

## **FACILITIES SUBCOMMITTEE MEETING**

8:30 a.m. Friday, June 14, 2019

### **Present**

BC Doyle  
Debbie Flores  
Cheryl Galloway  
Dan McAuliffe  
Natalie Martinez  
Alvaro Meza  
Paul Nadeau  
Anna O'Connor  
James Pace  
Linda Piceno

**MEETING CALLED TO ORDER:** 8:33 a.m.

### **APPROVAL OF MINUTES**

- Dan McAuliffe made the motion to approve; BC Doyle seconded.
- All in favor.

## **FACILITIES AND NEW CONSTRUCTION (PAUL NADEAU)**

### **GILROY GARLIC FESTIVAL MOU UPDATE**

- Gilroy Fire Department has asked if it can have a truck parked at Las Animas ES from July 15-Aug. 7 in preparation for the festival. They would also need access to a classroom and bathroom.
- This is part of the FD's plan to set up on that area of Gilroy.
- Linda Piceno: What about custodial?
  - We have joint-use agreement with the city. Whenever they use our facilities, they bring their crews to clean up.
- Next steps: Let them know they can use Las Animas. Cheryl will consult with Mrs. Reyes to identify available classrooms.

### **BROWNELL MS: MODERNIZATION UPDATE**

- All three increments have gone to DSA.
- Brownell has some chemical residuals, including some arsenic levels. They may be remnants of apple or plum orchards from long ago. The board approved the plan to clean this up on June 13 as a two-parter. This clean-up plan also includes tents over the buildings as they demolish them to help contain any chemicals in the demolition.
- Linda Piceno: How are we going to let the public know about safety plan for when the demolition occurs? Would like to minimize concerns over fears of chemicals being released.
- Dr. Flores: Are there other options besides the tents?
  - Paul: Depends on the vendor but, yes, we will explore other processes as we are considering contractors for this part of the project.

- If the DTSE and soil cleanup moves along nicely as well as what we need from CEQA, we are hoping would allow for partial site approval by the end of summer. We are not going to be starting July 1 as originally planned.
- What will be happening this fall (2019) and spring (2020)? They will start this summer on ground work: grading, trenching, utility, foundations. Buildings will start to be dropped in February or March. By May, we hope to see some classrooms finishing up.
- Things to think about: Once seventh-grade and eighth-grade wings are done, we will have enough spare rooms to house sixth grade. Moving there could mean a chance to catch up but also would mean teachers would move twice.
- James Pace: Do we have the budget matrix for this project?
  - Paul Nadeau: Yes, the high-level chart was in the board packet for June 13. Edgar has a more detailed one.
  - James: For board briefings, it would be helpful in the future to note what is part of the approved budget and if anything is not in the scope of the budget? Also, in the title of the item could the amount of the line item. Also, add the budget matrix as an attachment.
- Next steps: Include request information in board briefings.

#### **GILROY HS: MODULAR DECONSTRUCTION**

- \$370K from Measure E.
- The original plan was to put in a large concrete pad but Facilities recommends against it. A large concrete pad may be too expensive to remove if any construction needs to go there in the future. A softer landscape may achieve the same results we are seeking, with less issues than the large concrete pad would bring up.
- James: I'd like to see this plan.
- Linda: When will the portables be removed?
  - Paul: The hope is to get the portables removed before school starts. The removal of those should take about a week. The plan was approved last night and we will go to bid.
- Where the portables used for eligibility?
- Next steps: In Studio will design some options of the landscaping that the committee will consider.

#### **MAINTENANCE (DAN MCAULIFFE)**

##### **ELIOT ES: SIDEWALK REPLACEMENT**

- \$123,016; City of Gilroy to reimburse \$110,328.50; rest from RRM.
- City sidewalk program that splits the cost with the district.
- 17 trees need to be removed and replaced as well. We'll work closely with the city to get the recommended trees put in.
- Also including some ADA recommendations for the sidewalk.
- This will be about a three-week project. Could be done during the summer but would be a ratification for the board.
- Four bids came in. EF&S was the lowest bidder.
- The district funds the entire amount, then are reimbursed for 80% from the city.
- Next steps: This will be done and taken as a ratification to the board.

#### **RUCKER ES: CARPET REPLACEMENT**

- We had only heard from Rucker ES at the time of the agenda published. More came in yesterday (June 13), for a total of 10 classrooms.
- The total cost would be closer to \$35,000 because of the additional rooms and each classroom is about \$3,500 average.
- Maintenance will determine if the changes are warranted or needed.
  - Dan McAuliffe will consult with Dr. Flores with the full list of requests.
  - People missed the deadline set in two messages from Dan.
- Next steps: Rucker will be the only one that gets it unless other safety issues need attention. This will go as a ratification to the board.

#### **LUIGI ES: KINDER PLAYGROUND EQUIPMENT**

- The proposal would replace an ADA swing that has been removed.
- The proposed equipment would
- Next steps: It's less than \$5,000 so it can go without board approval.

#### **RUCKER ES: ROOF MAINTENANCE**

- \$8,060 from RRM.
- This would get us a five-year extension on the life of this roof.
- This roof was replaced in 2003.
- Next steps: This will go as a ratification to the board in August.

#### **SOUTH VALLEY MS: ROOF MAINTENANCE**

- \$18,000 from RRM.
- Will address the problems in that area until the school is rebuilt.
- If we don't do this, it'll cost us at least three times more to call for repairs.
- Next steps: This will go as a ratification to the board in August.

#### **CHRISTOPHER HS: METAL SHOP IMPROVEMENTS**

- Ongoing issue of equipment being purchased and maintenance called after-the-fact for installation. Maintenance has concerns with safety of the installation and the equipment.
- This was originally built as a basic metal shop. It has become a production welding shop but it was not intended to be one. For example, they've purchased a fume extractor and we were asked to install.
- Cheryl Galloway: I'm concerned that what is going on this summer. Mr. Dirks says this is being used.
- Dr. Flores: We should go see this metal shop to see what's going on. We should also have Jerome Zalinski, the district's inspector of record, to review it and tell us what he recommends.
- James: Where is the money coming from to buy this equipment? We need to know how it's funded.
- Next steps: Dan will ask Jerome to review. His work will go as a ratification to the board in August.

#### **GLEN VIEW ES: FLOOR REPLACEMENT**

- This is a request from the school to replace the flooring with carpet in set of classrooms at this site. Site administrations say the floor soils easily and doesn't look clean, etc.
- Dan says this is not necessary and he doesn't recommend replacing this.
- This set of classrooms had an unidentified smell in the carpet. We spent close to \$40K-\$50K to mitigate the smell and, even then, the solution was to change the carpet with hard flooring.

- Dan doesn't recommend the change because it is not needed.
- Next steps: The committee says no to the carpet replacement. But Dan and Teofilo Delgado will look into waxing it twice a year and adding gliders or wheels on furniture.

## BUSINESS SERVICES (ALVARO MEZA)

### VANDAL WATCH UPDATE

- Alvaro and Cheryl have spoken to all vandal watch people.
- South Valley MS: Tenant has been two-year verbal notice while the new agreement is being finalized.
- FFA farm: Keeping that vandal watch because it's needed. Legal has been looking how this can be handled so that it has updated language and specific responsibilities for both parties.
- Luigi ES: Tricky because tenant may not be to fulfill the duty of the agreement. The husband died. Now, the widow, who is in her 70s, lives alone. The contract requires six-month notice and buyout of the mobile.
  - Linda: We are vulnerable and need to give her a year notice.
  - Highest one we've paid out to end vandal watch: \$60K.
- We are phasing out vandal watch at school sites because we have cameras and fences that have lowered the problems with it. We have to keep at the farm.
- Cheryl: Legal has a one-year template but would like to know if it should include the money amount. Fair-market value or replacement cost? It'll be replacement cost.
- Next steps: Our legal team will work on a letter for the Luigi ES tenant.

### UPDATE ON MODERNIZATION AND NEW CONSTRUCTION ELIGIBILITY

- Brownell MS is not eligible.
- South Valley MS is eligible: \$1.67M from state.
- It depends on the state and availability of our share. We'll get in line for South Valley MS.
- Also, an update on high-speed rail: What is happening with HSR?
- They had a community meeting at South Valley MS. One resident was there. CEO of Rebekah's, Alvaro and Cheryl were only other people there.
- What are the chances of this even happening in our lifetimes and will it affect South Valley MS?
  - We don't know. But if the rail is in the future and it has to go through South Valley MS site, the HSR would have to pay to rebuild the school.

### UPDATE ON COMMUNITY HEALTH CLINICS

- Cheryl and Alvaro meet with the clinic director.
- She was appreciative of the two-year notice. But CEO reached out this week to Dr. Flores to consult with her.
- The MOU is being rewritten to be two-year agreement with specific steps for how to hand it over.
- Next steps: This MOU is being prepared.

## OTHER PROJECTS/FACILITY ISSUES AT SITES

### SOUTH VALLEY MS

- Fires have broken out on the campus over some weekends. On-site security has been set – how long can we extend it? We have a huge wood chip pile there that was where kids pulled for the fires.

Linda suggests security at the school until at least a week after July 4. Paul suggests soaking the wood pile until it can be moved.

- This has prompted need for additional cameras to cover blind spots near maintenance yard and South Valley MS (baseball, football fields).
- Cheryl: Mary Gutierrez of the City of Gilroy has signed us for the arson program. Any student who is caught will go through a six-week program for arson-prevention education.
- Snack shack: Dan would like to have this torn down. It's not used and has had issues with break-ins and garbage. Next steps: Tear it down.
- Storage for Specialized bikes: This site will need a place to store the bikes that will be coming for the bike program. Make sure the location and security will work for the program.

**ADB ES**

- We have a request for to replace or repair the back of the curtains on the MPR stage. \$5,720 from RRM to replace the sections that are damaged. Next steps: Will go the board as an action item on Aug. 22.

**ROD KELLEY ES**

- Student got finger stuck in a hold in folding table. The other similar tables were removed. Need to get tables to the site for summer school. We have taken two tables from South Valley MS. \$4k-\$5K for two more tables to get Rod Kelley. Next steps: RT Specialties, table repairers, will be looking at tables across the ES and MS sites.

**NEXT MEETING:** 9 a.m. Wednesday, July 31.

**MEETING ADJOURNED:** 10:41 a.m.