

## **FACILITIES SUBCOMMITTEE MEETING**

Gilroy Unified School District – Board Room

9 a.m. Friday, April 12, 2019

### **PRESENT**

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

### **MEETING BEGAN:** 9:01 a.m.

- The next subcommittee meeting will be moved from May 3 to May 10 because of conflicts on the superintendent's and board members' calendars.

### **APPROVAL OF MINUTES:** March 8, 2019

- Dr. Flores made the motion to approve; Linda Piceno seconded.
- All in favor

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

### **GLEN VIEW ES: FIRE ALARM SYSTEM**

- \$5,500 from Measure E.
- This is to close-out one of the unclosed projects with DSA. We have started to look at around the district for what's pending.
- Contractor has to look at the system, inspect it and assure the DSA that will is in order.
- Linda: When it was that system installed?
  - Paul: 2016-17
- Projects have to be closed out so that work can be done in the future.
- Linda: Can you email us an updated list on where we are with the close-out projects? Does ADB have any close-outs that are pending?
  - Anna O'Connor: I'll update this.
- Next steps: This will go to the board for approval.

### **SOUTH VALLEY MS: PEA GRANT FROM DTSC**

- Preliminary environmental assessment: First steps for environmental work that needs to work.
- Jim Bombaci applied and was given a grant for this.
- The grant has to be executed by June 30.
- Dr. Flores: Can we do this work in time to get the grant money?
  - Paul: Yes, the money is all going through DTSC.
  - For reference, the same PEA was about \$60K for Brownell. We're expecting this to be a bit more for South Valley MS because it's a bigger site.

### **SOUTH VALLEY MS: TENANT NOTIFICATION TO NON-SCHOOL PARTIES**

- These are the non-school parties on this campus:
  - Adult ed and day care (GUSD-run)
  - Medical facility/clinic

- Gavilan College Computer Lab
- Vandal watch.
- Clinic: Mrs. Mondragon may know what the formal agreement is for this.
- Dr. Flores: We need to do a walk-through to find out who is there and for how long.
- Linda: How long do we have?
  - Paul: We have about a year.
- Dr. Flores: Is the DTSC OK with us rebuilding on this site?
  - Alvaro: Yes. We can't get away from the area is. We've been studying: What is the most cost-effective and safe way to rebuild this school?
- Next steps: The committee agrees to authorize Paul to start seeing what agreements we have in place with these tenants.

#### **GILROY HS: UPDATE ON POOL PROJECT**

- The pool project is in review with DSA. It went in March 7. Aedis has forecasted about 11-week turnaround for this.
- Deputy fire marshal reviewed plans, especially the chemical room. They were happy with the plans so far. One item came up during the initial review: They had a concern about one part of the room in case of a chemical spill.
- The deadline for Gators and Gilroy HS water polo is set now for Aug. 4. This deadline is because maintenance has to do work in a window of four-six weeks to do some clean-up before.
  - Dr. Flores: Can we push further out?
  - Paul: We won't know definitely until we have DSA's verdict in hand.
  - Dr. Flores: I don't want the pool to be idle for too long, from when we close the pool and when the project can actually start.
    - Cheryl: We have some backup plans in place that are moveable depending on when the DSA verdict comes, no one will be left without a pool. Christopher HS and Morgan Hill are the options that are lined up.
  - The earliest it could go to the board for permission to go to bid would be Aug. 9 because it can't go to bid until it comes back from DSA.
- Next steps: Dr. Flores recommends we move the pool deadline to Aug. 30. The user groups should be updated of the new deadline and that it may possibility go beyond that date, depending on DSA verdict and timeline.

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

##### **GILROY HS: TENNIS COURT FENCE REPAIR**

- \$11,216 from RRM
- This fence needs a lot of attention. A bottom rail was never installed.
- This would add bottom rail around parameter and other work to secure the area.
- Next steps: This will go to the board for approval.

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

- Information only.
- Dan walked the roof with Tremco to assess what needs to be done to expand the life of this site's roofs the year before it's rebuilt.
- Dan estimates the quote may be about \$20K.
- Next steps: This will go to the board after quotes come in.

## CHERYL GALLOWAY ITEMS

### UPDATE ON RFQ FOR ENERGY CONSERVATION

- Six companies put in proposals. Three were interviewed.
- Prop. 39 has money in place to finalize/closeout Prop. 39 as well as the energy audit.
- Next steps: April 19, finalist will be selected so it can go to the board for approval.

### SOUTH VALLEY MS: REMOVAL OF FENCE/CLEAR EVACUATION ROUTE

- Site administration has requested that a fence be removed because of issues of when it's raining during a fire drill. The area becomes muddy and is messy to walk through.
- The fence was in place because of portables that are now gone. It doesn't have a purpose now.
- The area behind the fence, though, is not safe for walking. Removing the fence would may prompt additional improvements to that area as well.
- Next steps: Subcommittee says no action on this requested project at this time.

### 2019-2020 CLASSROOM CLOSURE PLAN RECOMMENDATION

- Cheryl has put together a mockup, using Luigi ES as an example.
- The recommendation: This summer we work on reworking the use of classrooms so that space is re-allocated and empty classrooms are closed up. The potential savings is 17% in utilities cost at this site.
- James: How often are rooms set up for emergency classrooms needed?
  - It's fairly common (norovirus, flea infestation, etc.) and might be utilized more if they were ready to go.
  - Linda: I don't have a problem closing up classrooms that are used for storage. But I don't like closing classrooms that are being used for programs or specialized work, like the music program.
  - Dr. Flores: This is a discussion that has to be done with principals and other people at the site because lots of factors involved, including sensitive ones.
- Cheryl: Can we declare a spring clean event to encourage sites to clear out old things?
  - Dr. Flores: We could set it up as phases, with cleaning up or clearing out as the first phase.
- Next steps: Dr. Flores recommends starting discussions at principals meeting.

## OTHER PROJECTS/ISSUES AT SITES

### ANTONIO DEL BUONO ES

- The Santa Clara County Office of Education approached the district with interest in using two classrooms in the district. ADB is a good option with two portables recently vacated by the state preschool program (those classes moved to another part of the campus). The SCCOE plan would pay the district \$27,000 per classroom.
  - In exchange: Alternative-ed classes could be held at the site near Brownell.
  - Next steps: MOU would go to the board in May.

### SOUTH VALLEY MS

- Fire alarm system: The system is in bad shape. We might have to look into putting a newer system or see how we can get this fixed. One alternative is to have a fire watch system put while school is being built, which is a live person who is tasked with watching for fire overnight. Dan: Hopefully, we can find some options.
- Sewer: We are having trouble with this, too. We are going to scope the lines there to see what the problems are.

**ROD KELLEY ES**

- The fires sprinkler went off in the library last night. The maintenance crew found the source and corrected it as quick as they could. They

**CHRISTOPHER HS**

- Graduation ramps need updating. They need to be ADA compliant. Rental ramps are available and quotes are coming in. We don't know prices yet. It's expected to be up to a few thousand for the rental; they can be purchased but they're about \$10K each. We need to quickly move on the rental because of time constraints. We'll look for options for the future as well.

**BROWNELL MS**

- Modernization: We've been having design meetings with Aedis and Flint. We're working to get a guarantee maximum price (GMP). Go to the DSA on April 21.
  - Cheryl: Cisco would like to run a demo in our district of their lighting and door lock systems. The proposal is to do the lighting demo at the Brownell gym in June.

**GILROY HS**

- Update on portable removal project: Edgar Esquivel and Paul are working on a bid. Paul projects the price to be about \$300K. But he's still working on possible third-party removal of a portable or two, which would reduce that price by about \$60K. The goal is to have it start this summer and done in about a month. The target to be done by Aug. 1.

**DISTRICT OFFICE**

- City of Gilroy update: Alvaro met with Jorge Duran from the city about the Miller Avenue extension. It will be a two-month closure (vs. the year-long closure we were updated a couple of months ago during a committee).
  - James: Please communicate to the city that the developer on Miller has been great about working with the surrounding community. They worked during the break and not during peak school traffic.
- James on recent press coverage of use of Round-Up around Gilroy: Thank you to Dan's department for not using Round-Up. Dan: In house, we don't use any EPA-registered product.

**Meeting adjourned:** 11:02 a.m.

**Next meeting:** Friday, May 10.