

FACILITIES SUBCOMMITTEE MEETING

Gilroy Unified School District – Board Room

9 a.m. Friday, March 8, 2019

PRESENT

BC Doyle

Edgar Esquivel

Debbie Flores

Cheryl Galloway

Dan McAuliffe

Natalie Martinez

Alvaro Meza

Paul Nadeau

Anna O'Connor

Linda Piceno

James Pace

MEETING BEGAN: 9 a.m.

APPROVAL OF MINUTES: Feb. 8, 2019

- BC Doyle made the motion to approve the minutes; Dr. Flores seconded.
- All in favor.

FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

MEMORADUM OF UNDERSTANDING WITH GILROY GARLIC FESTIVAL

- This would be for potential parking for the Garlic Festival at Gilroy HS, Solorsano MS and the "Olive Grove" property.
- It would be \$0.
- It looks like this would be for volunteers, not festival-goers.
- The festival is looking to see if they can develop parking at Gilroy HS, instead of Gavilan College. Tennis courts could be potential motorcycle parking. Some ADA parking could be incorporated at this site.
- This MOU would also encompass Solorsano MS but festival doesn't have plans to use it as of now.
- The Olive Grove property is available but festival would have to maintain it (grade and disc the area).
 - Paul: I'd like to see how far Brownell comes along for the excavation of the utility; if needed, we could use that extra mound of dirt from this property to fill in at Brownell.
- James Pace: Do we have any flood elevation issues at Olive Grove? Will these be addressed before we move or give away that extra dirt?
 - Paul: Yes.
- Alvaro Meza: We'll work with RJA, which has done a lot of work with Glen View School.
- Dr. Flores: I'd like to have Mark Good to look at the MOU to make sure that's clear about what we are agreeing to in the vacating language. We need to make sure we don't want it restored to

the current condition. We need AI, from our law firm, to do this language and then run it by Mark.

- Paul: We are under the impression that we are going to ask for the Grove to be leveled and that the festival will use for several years.
- Dr. Flores: This sounds really hopeful.
- Alvaro: One other clear thing we want the committee to know that we first talk about this as a revenue generator but the value would be in the potential grading of the Olive Grove property, not the rental of the property. They used to pay Gavilan College \$1 for the use of those lots, for example.
- Paul: Also note that these plans haven't been through traffic and parking with the City of Gilroy.
- The festival has also expressed interest in busing and the message was passed that it's not viable for GUSD. They have workarounds, according to the festival. One plan is to put in a bus route from Olive Grove to the festival.
 - Dr. Flores and Alvaro: They'd have to get it in writing and it has to be a conversation between legal teams.
- Next steps: Paul will pass on message to festival organizers about concerns regarding buses; connect with AI to finalize the section 2.9 of the MOU; and consult with School Site Solutions for any effect this may have on property as a school site in the future.

BROWNELL MS: PROPOSED CHANGES TO MODERNIZATION DESIGN PLANS TO THE ADMIN/MEDIA BUILDINGS

- The process will be that proposed design changes need to go through the Facilities Subcommittee for final decision and recording.
- The proposed modifications:
 - Health office is moved to other side of the building (facing interior side of the building).
 - Principal's office is swapped with a conference room. This is to separate the lobby from the rest of the office area. Visitors wouldn't have access to the office open space.
 - In media center/library, restrooms are moved to exterior wall.
- Paul: Is the feel of this modification too sterile?
- Dr. Flores: We should discuss this with David Laboranti when he returns. He also has permission to participate on the phone before he returns on March 15.
- Linda Piceno: We have to consider the staff security. But I also have concerns when we're talking about a wall. Is it a wall or a half-wall?
- Alvaro: Can we have a clearer diagram and better printout from Aedis?
- We also have some concerns about what could be unused space in alcoves behind the lobby wall.
- Linda: I like the conference room on page 19 but not the size on page 20.
- Dr. Flores: Will waiting a month delay the project?
 - Paul: Aedis requested to have it signed off before the first design meeting.
- Next steps: Paul will set up a meeting with David and Aedis, preferably before the first design meeting with the larger group and Aedis on March 15.

BROWNELL MS: EXTERIOR FACADE DECISION

- Aedis would like a decision from us based on materials cost.
- The options: Wood, corrugated metal or stucco finish.

- BC: Wood would take a lot of maintenance. Stucco would be better.
- Dan McAuliffe: I'd say stucco. Color coat (adding the color the plaster to the stucco) would help protect the building better.
- Paul: I like the look of corrugated metal but only at a higher elevation so it avoids getting damaged.
- Next steps: The committee choice is stucco with color coating.

DISTRICT-WIDE: CLOSEOUT PROPOSALS

- \$10K, from Measure P.
- From Edgar: 27 projects need closeout. \$10K to start working on the closeouts. Kasavan Architects is one of the architects.
- On handout: Items in grey are closed; green are ones that are good shape to get going; items in blue at DSA for review.
- As long as we have a 95% review from the inspector, Edgar can push it through. Architects are needed for change orders, etc.
- Dr. Flores: Anything we can do to get it closed out, we should do.
- James: For \$10K, what do we get?
 - Edgar: It depends on what DSA will ask for as we're going through the process. It could be three projects or so.
- Linda: What is the negative for not getting these closed?
 - Alvaro: It's a liability issue. If something catastrophic happens and if it's a project that's not closed out, it exposes us to litigation.
- Alvaro: We have to prioritize this list so we can get the most pressing one and optimize the \$10K.
- Next steps: This will go to the board.

MAINTENANCE (DAN MCAULIFFE)

DISTRICT OFFICE, TRANSPORTATION, GILROY HS GYM: CANVAS EXTERIOR DOOR AWNINGS

- District office: \$5,233.52; Transportation: \$5,233.52; GHS gym: \$1,460.41; all from RRM.
- These are quotes from one vendor: City Canvas.
- This would include:
 - Three spots at the D.O.
 - Four doors at Transportation because they get really hot in the sun. They've had to use a pop-up canopy to shade the doors or else the door knobs have to be opened with gloves.
 - Gilroy HS gym.
- Canvas awnings will get about 10 years of use. Metal would cost too much.
- Linda: Have you check out what other sites in the district may need these?
 - Dan: Yes, we looked around. These were the ones that bubbled up.
 - James: Rucker MPR might need a look.
- Next steps: Dan will get competitive bids from two more vendors. The lowest bid will go to the board.

GLEN VIEW ES: SECURITY CAMERAS AND CLASSROOM ALARMS

- Information only.
- This quote is TSCS only at this time: \$68,122.78.
- Two recent break-ins at Glen View ES: Rooms 20 and 22. Portables on 8th Street side. Some minor vandalism to a classroom.
- Maintenance has added dowels to block windows in portables, which should go a long way to stop the window from opening.
- Site has requested cameras and alarms.
 - Other sites have requested cameras and alarms: ADB, etc.
- Dr. Flores: If we were to do this, we'd have to do this for all schools in district to be equitable. Break-ins and vandalism at sites that used to frequently get hit have gone down since fences have gone in.
- Dan: A group of us went to a training at Cisco recently to learn about new tech for school security. The company has an opportunity to beta test of their Meraki system for us to try to see how it works for us.
 - Alvaro: It could be something we could consider for the D.O. so we can evaluate how if this would work for us.
 - Cheryl: Maribel and I are putting together a proposal based on what we've learned at the Cisco training that we'd like to bring to a future subcommittee meeting.
- Linda: Are we looking to replace the system we have eventually?
 - Dan: Not entirely, because we have lots of money invested on our current system. It could be something we'd like to explore as an option if things start to fail or we have to supplement with our current system.
 - Paul: These new systems do have limitations: they're non-PMZ (users can't control movement from a desktop) and have limited zoom capabilities.
- BC: Adding dowels in windows and making doors are locked will make a difference.
- Dan: We are reminding custodial staff to check that doors are locked as they work through campuses.
- Next steps: We're not supporting new cameras or alarms at Glen View ES.

GILROY HS: PORTABLE RESTROOM REPAIRS

- \$47,500 is the final bill, from Deferred Maintenance.
- The job is almost complete.
- This is an update to item present last meeting. These are a high-use area on campus.
- Next steps: Dan commends Overhaul Construction for doing great work again on this project. They've done three renovations to portable restrooms for us.

RUCKER: WATER SYSTEM REPAIRS

- Information only.
- We are working with Plumbing America, Inc., on the project.
- Two new pressure tanks, roll-up door.
- Work was done during the February break.
- We are constantly communicating with Water Board.

GILROY HS: GAS LEAK REPAIR

- Final bill: \$25-27K, from RRM.
- MBD Engineering did great. They were fast work to detect and repair this underground leak.

- The vendor also checked and found some other minor leaks, which were fixed March 7.
- Next steps: This will go to the board as a ratification.

OTHER PROJECTS/FACILITY ISSUES AT SITES

DISTRICT OFFICE

- The Citizen Oversight Committee: We have a few vacant seats on the Measure E and Measure P committee. Bylaws say that we have to advertise; promoting on the website would be OK for this. We have to fill spots for a taxpayers' association, a community-at-large member and a resident who is active in a school parent club. Next steps: Paul will check with principals and SPAC.

MEETING ADJOURNED: 10:30 a.m.

NEXT MEETING: Friday, April 12, 2019