

FACILITIES SUBCOMMITTEE

9 a.m. Friday, Aug. 2, 2019

PRESENT

BC Doyle
Debbie Flores
Cheryl Galloway
Maribel Guizar
David Laboranti
Dan McAuliffe
Paul Nadeau
Anna O'Connor
James Pace
Linda Piceno

MEETING CALLED TO ORDER: 1:03 p.m.

APPROVAL OF MINUTES

- Linda Piceno requested change of wording in minutes.
- Dr. Flores made the motion to approve revised minutes; James Pace seconded.
- All in favor.

TIME CERTAINS

AEDIS ARCHITECHS: UPDATE ON PAINT SCHEME AND INTERIOR FINISHES FOR BROWNELL MS MODERNIZATION

- A design subcommittee has discussed this paint scheme:
 - These are the basic colors are based on Brownell's maroon color scheme.
 - The front of the school will be anchored by a metal accent wall, accented with plants.
 - Different accent colors identify grade levels. Sixth grade is pumpkin orange. Seventh grade is rust. Eighth is steel blue. The colors are on exteriors and carried through to inside classrooms.
 - Asphalt runs through the inside of campus. It can be tinted with color, which helps alleviate heat absorption that happens with black asphalt.
- James: What's the life of the asphalt paint? When it fails, how does it fail?
 - 10 years. Some chipping, not too much fading. UV tolerant paint. Slip-resistant surface.
- Concrete vs. asphalt. This is cheaper than putting in concrete. The asphalt goes through most of campus. But some concrete is there, too, and interior of pods.
- District-standard carpet.
- Paint accents flow into the classrooms: walls and floors.
 - BC Doyle: How durable are the carpets?
 - District standard is called Power Bond. Manufacturer says up to 25 years. The district standard is what Aedis would've recommended. You are able to patch pieces of carpet with it and it patches look seamless.
- James: This group has some opinions of the color scheme.
 - Paul Nadeau: We have a design committee that is will be making these choices. We'll collect your comments here and pass them to the committee.
 - Dr. Flores: I have some concerns of the color scheme. What we're seeing here isn't fitting into what we've discussed for a color standard across this district.

- Aedis would like wrap up color decisions by the end of August. Joe recommends to take note that the color schemes were designed to help provide direction on such a big campus.
- Linda: Remember that this may reflect where we are today but it may not remain static. Who will be in the room may change. Sixth graders may not always be in those rooms, but it'll have have sixth-grade colors?
- Floors in science and maker spaces are vinyl. In theory, the carpet manufacturer says we can use carpet in science classrooms but we're opting for vinyl.
- Aedis working closely with Dan to make sure we're recommending materials that will work with maintenance and not add additional custodial work.
- Science and maker rooms are 1,400-square feet. One science room, one maker space per grade level. 960 square feet for classroom. Each grade has two pods.
- Library: Continues wave design in carpet and design accents.
- Paul and Joe: Even if you pull back on the bright colors in accents, keep in mind the wave as a standard for help in identification.
 - Dr. Flores: We have new buildings recently in the district and they use numbers to identify. These seem to work well.
 - Linda: The numbers work well, even at our big schools.
 - David Laboranti: What about school colors?
- Paul: Is the entire committee here in agreement about pulling back on these colors?
 - James, David, Dr. Flores, Linda: Not orange.
 - BC: I like the different colors per module.
- Joe: Is this group held up on colors on exteriors, interiors or both?
 - Dr. Flores: Exterior for me.
 - BC: I would recommend a neutral scheme for interiors.
- Paul: I'd like the guidance of this committee and also would like to find out from the district standpoint what standard we should adhere to for accent. If you'd like to contribute to the discussion, please attend the design committee.
- The base color of this design is a district standard color.
 - The committee agrees the base color being shown is fine.
 - Linda, Dr. Flores: The district would like to see each school to have one color throughout. Each school can pick one district-standard color and carry it throughout the campus (not multiple colors on different buildings).
 - Linda: What I'm hearing is that we have two concerns: 1. the color of the accents; 2. the amount of the accent colors.
 - Dan: I agree with BC that I would more standard interiors, especially for carpet.
 - Joe: I would recommend against getting rid of all colors because colors do give the campus some life and excitement.
- Next steps: Paul will work with Alvaro Meza and Dr. Flores next week to move forward with what do to with color schemes. Aedis would like to wrap up color decisions by end of August.

GABE GONZALEZ, CITY OF GILROY: UPDATE ABOUT GILROY GARLIC SHOOTING INCIDENT

- Gabe presented a letter from the City of Gilroy, thanking the district for assistance in the incident.
- The investigation at Christmas Hill Park is still an ongoing effort. FBI will be there for a while longer because of size of crime scene.
- Dr. Flores: We appreciate this acknowledgement.
- BC: Please let us know if we can help with anything else.

FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

ELIOT, ROD KELLEY, EL ROBLE ES: ALL-INCLUSIVE PLAYGROUND GRANT

- We were approached by Spec, Inc., a playground manufacturer, for a grant program to replace these playgrounds.
- State grant would cover removal of old equipment, manufacture and install. Not in-fill.
- These playgrounds would be made inclusive. They may have to be made accessible to community at large, though. They'd have to be open to community on day light and weekends.
- This is being brought to committee for feedback only.
- Next steps: Committee is opposed to this. We don't open our schools in this way.

MAINTENANCE (DAN MCAULIFFE)

MULTIPLE SITES: SUMMER FLOORING REPLACEMENTS AND REPAIRS

- \$64,000 from RRM.
- Follow-up on item from last meeting on requests to replace floors.
- All of them had to be done because of safety issues.
- Every floor was evaluated. Dan consulted with Alvaro along the way to make sure he was informed.
- Next steps: This will go to the board as a ratification.

ADB ES: EXTERIOR SIDING AND TRIM REPAIRS FOR PORTABLES 4 AND 5 ON FARRELL AVENUE

- When the crew were opened up the buildings to make, they discovered. Sidewall and floor system are rotted.
- Next steps: Dan will wait to consult with Alvaro to see how this room will be used. Dan will consult with vendor to evaluate what work will be needed.

RUCKER ES: BUILT-IN COUNTERTOP AND TABLE REMOVAL IN ROOM 20

- Teacher has requested countertop removed. It's expensive and labor-intensive to remove because it's a built-in countertop.
- Dan doesn't recommend removal.
- Next steps: This countertop will not be removed.

CHRISTOPHER HS: EXTERIOR GATE LOCKS

- \$5,400 from RRM.
- We have to do this, as per request from Gilroy Police Department.
- We don't have exterior locks to open the gates. You have to open from the inside.
- We have to put a lock at every gate.
- In addition, we have ordered small combination lockboxes that will be at each site with keys, in case of emergency.
- Next steps: This work will be done. Then it will go to the board as an information item to update the board about security measures we're taking at sites.

CHRISTOPHER HS: WOOD SHOP AND METAL SHOP CORRECTIONS

- \$1,000 from RRM.
- Jerome Zalinski, inspector of record, has been there twice.
- He has deemed very unsafe because of too much equipment, unsafe conditions, blocked exit paths, etc.

- Our intention is to bring that classroom back to its original, approved design. The room has about 10 to 20 times the amount of equipment that should be there. For example, room has about 20 welding stations but it should only have four.
- We will remove the excess equipment and move to storage at maintenance.
- We will move the material outside. It is a lot of heavy material. It will take a lot of labor from our crews.
- We will rekey the door to limit access.
- The instructor will move to another room for classroom-teaching only. He will not be allowed into the shop until further notice.
- James: How does this happen?
 - We don't know.
- The school wood shop also has issues with too much equipment.
- We will evaluate Gilroy HS next.
- Next steps: Equipment and materials will be cleared out. Classroom will be put back in original configuration. Students will be moved to a classroom for instruction only while this work is done.

ROD KELLEY ES: REMEDIATION WORK FOR LIBRARY FIRE SPRINKLER ACTIVATION

- Information only.
- The library is back and functional after the sprinkler incident in the spring.

SOUTH VALLEY MS: REMEDIATION WORK FOR SEWAGE BACKUP IN ROOMS C4 AND C5

- Information only.
- These rooms are back and functional.
- Testing is coming back clean.

ELIOT ES: REVISED CITY SIDEWALK REPLACEMENT

- Sidewalks are close to being completed.
- Updated cost is \$67,790. District will be reimbursed \$38,190.
- The original quote brought to this subcommittee was closer to \$130K.
- They approved only sidewalk, not the removal of 17 trees.
- EF&S is doing the work.

LAS ANIMAS ES: UNDERGROUND DRAIN AND ASPHALT REPAIRS

- Whole area will need to be excavated and redone. Defect in roof drains may be causing asphalt damage and sink holes.
- EF&S doing the work.
- Next steps: No estimated cost yet because crews have to be evaluate extent of work needed.

CHRISTOPHER HS: WATER PRESSURE ISSUE IN POOL AREA

- Extremely low pressure at the pool that affects water-driven ADA wheelchair lift.
- It prevents the lift from working properly. The temporary fix is a trip hazard.
- Only way we can effectively fix this is to put a booster on one line. But Dan will explore to see what other options are available.
- James: Can we make sure that the new pool design doesn't include a lift that will have these problems?
 - Paul will ask consultant to confirm placement. He will email the committee to update.
- Next steps: Dan will explore to see what other options are available to fix this.

ALL SITES: MAINTENANCE SUMMER 2019 PROJECTS

- Dan will email subcommittee with list of projects.
- The list was ambitious and team worked hard.

GILROY HS FFA FARM: SOLAR COMPOSTING PROJECT

- Dan will request scope of work, plans and more.
- Next steps: Dan will collect more information before it can be pushed forward.

CHERYL GALLOWAY'S ITEMS**UPDATE SCHOOL HEALTH CLINICS**

- Cheryl, Alvaro and Dr. Flores have met with clinic leadership to give them two-year notice.
- New MOU spells out the last two years and exit date.
- They expressed interest in being notified of any potential space in the future. They were told the caveat that they'd be responsible for any modification.
- Next steps: MOU will go to the board on Aug. 22.
- Letter has been written but parameters need to be finalized:
 - She will have 90 days from date of the meeting to vacate residence;
 - She will be offered \$40,000-\$60,000.
- MOU specifically states tenant isn't a district employee and isn't required to do any district-assigned responsibilities.
- This committee needs to set how much time we'll give the tenant to vacate the home and how much money will be given for the mobile home.
- The district will demo what's left.
- Next steps: Dr. Flores suggests requesting a meeting with her at the district office to let her know the vandal watch is ending at that site, instead of going to her home. This will go to board in closed session.

FIRE DEPARTMENT AT LAS ANIMAS ES

- The fire department has been grateful for the use of Las Animas ES.
- They've had two trucks there. They've discovered that the plans the department has for a station near that the location is effective to getting to calls quickly in the area.
- They are supposed to leave Aug. 7. They were supposed to move to Christmas Hill Park.
- They've asked if they could park in front of Solorzano MS gym from 9 a.m. -noon and use of gym office during those times. This would be done until Christmas Hill Park opens up again.
- Their office will be done in November.
- Dr. Flores: Is Ballybunion open? Because our Solorzano walkers can't go through Christmas Hill park.

JOINT-USE AGREEMENT WITH CITY OF GILROY

- We have multiple joint-use agreements (JUAs) with the City of Gilroy.
- The outdated one is Gilroy HS, ended in 2007. But they have different dates and specifics. They own some sports fields. Plus, they use pool, theater, gym, more.
- The JUA was written in a way that it is a difficult task for both sides to keep track of specifics.
- Cheryl is recommending one updated and overall agreement that covers the whole site.
 - Do you want us to work on just Gilroy HS?
 - Or do you want us to look at one overall JUA for the whole district and COG?

- Linda: What does our legal team think? What do other districts do – overall JUAs or piecemeal like we have now?
 - Cheryl will consult with legal to confirm.
- Is the committee opposed to an overall JUA? More specifics are necessary: what are other districts doing? What's in the best interest of district?
- Next steps: Cheryl will consult with legal with input from this committee.

DR. FLORES' ITEMS

PROPOSED FSC MEETING DATES

- Dr. Flores proposes that we have a regular meeting date: first Friday of every month as much as possible. The proposed dates reflect that except where noted when other already scheduled events would prevent that.
- Updated:
 - Nov. 1 moved to 1:30-4:30 p.m. Thursday, Oct. 31.
 - Feb. 7 moves to 9 a.m.-noon Jan. 31.
- Next steps: This will be sent out the committee for an update.

MEETING ADJOURNED: 10:41 a.m.

NEXT MEETING: 9 a.m. Friday, Sept. 6.