

## FACILITIES SUBCOMMITTEE

9 a.m. Friday, Sept. 6, 2019

### PRESENT

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

**MEETING CALLED TO ORDER:** 9:03 a.m.

### APPROVAL OF MINUTES

- James Pace made the motion to approve revised minutes; BC Doyle seconded.
- All in favor.

### TIME CERTAINS

#### CITY OF GILROY UPDATE

- Gary Heap, Niron Than and Weston Hill are presenting.
- Traffic update:
  - Painting program will be striping soon Church Street, Santa Teresa Boulevard and Sunrise Drive.
  - The area near IOOF Avenue and South Valley MS is still a problem with pick up and drop off. The city's recommendations:
    - Add a double-double yellow and no left-turn sign to prevent people from making left turn into parking area.
    - Add a white-curb passenger loading zone on Murray. Would be from 7 a.m. to 4 p.m.
- Dr. Flores: Thank you to the city for your help with the traffic issues near Solorsano MS.
- Future repavement: North part of Monterey (from Leavesley north), Chestnut Avenue, Camino Arroyo. A consultant is looking at other streets citywide for five-year plan for repavement.
- James: Are we about to tear up First Street for the Brownell Modernization, correct?
  - Paul: No. Most our utilities are coming from Carmel. Nothing on First.
- Linda: What can be done on trees obscuring stop signs? Particularly Third Street and Church Avenue, near Brownell MS.
  - Gary: We do rely on reports like this to get this done.
- Gary: Sign replacement program is coming up. All stop signs will be replaced to be reflective.
- Flashing beacons will be installed will be installed at 10<sup>th</sup> Street and Orchard Drive. Council approved funding. Working on design now then will go out to bid.
- To address speeding concerns along Princevalle Street coming from Luchessa, city will make lane narrower. Bike lane will also be added.

- 10<sup>th</sup> Street bridge. Last estimate was \$22M for this proposal. No decision has been made yet for this yet, though. We took a \$10M-12M bare-bones design to the team, with most improvements stripped away. It may go to the council later this year.
- Land development:
  - Syrah Court, Merlot, Ballybunion Drive: Solorsano MS. Expected to be open Ballybunion Drive in one to three months.
  - Dr. Flores: The city and district should get together to discuss traffic patterns in this area once this opens. We should involve the Solorsano MS principal.
  - First Street and Santa Teresa Boulevard: 200-plus townhouse development. In review. The earliest this may start would be later this year and that's optimistic prediction.
  - Also at First Street and Santa Teresa Boulevard: A little park is being constructed there that will link up to bike path.
  - Hecker Pass roundabout: Developer is still working with CalTrans for this. The expectation, if all goes well, is to start in April. It would be a five- to six-month construction period.
- School closing: Board voted to close ADB ES. Dr. Flores said we should meet with city to discuss how this will be impact traffic, etc.
- Alvaro Meza: High Speed Rail meeting is coming up. District issued them a letter expressing concern about gates at crossings. Has city had similar concern?
  - Gary: Yes, we expressed concerns in the city about crossing safety as well. We also asked for follow-up on quiet zones.
- Development at Miller Avenue and Santa Teresa Boulevard: Developer will close the tie-in for 10th street and Santa Teresa. We will bring district into the discussion about road closures when the time comes. We are hoping for a closure for only three days.
- Miller Avenue realignment project: The developer is getting bids from contractors. We don't see it happening for weeks. No exact date set yet. We will have to have another discussion with district, etc., about detours and traffic. This closure will be about three months long.
- Round-about at Ballybunion Drive and Santa Teresa Boulevard: It will be landscaped and additional lighting added.
- Gary: Who will be our contact in the future with Cheryl's absence?
  - Alvaro will be the contact in until the position is filled.

#### **RANDY MERRITT OF RAYMOND JAMES**

- Randy will speak about the refinancing of the district's general obligation bonds.
- Where GUSD is: Turning point in some pages because we closed Measure P in May. What's remaining is about \$94M in Measure E. Earmarked for South Valley MS.
- District refinanced in 2013 and 2015 to save tax payers money.
- The interest rate environment is near an all-time low. Rates are same or lower than what the district is borrowing.
- A lot of these rates are driven by the tariff discussion going on. Caution that these rates may change, depending on those discussions.
- Current borrowing rates on bonds: 4.6% borrowing rate. Current rates on refinancing on same bonds: Lowered to 3.01%.
- What does it mean? The recommended refinance could save tax payers roughly \$21M, based on current market rates. (\$14.6M in today's dollars.)
- James: Is it extending the life of the bond?

- Randy: It's like for like. It's lowering interest rate. State law doesn't allow extending out a bond. You can shorten it.
- Page 7 of the handout: Other things to consider, including the refunding efficiency. If the efficiency is over 50%, makes sense to refinance. The district has options. We have opportunity to do bond refinance today or all the way through 2023.
- Also to consider: What is the district's the debt policy?
- James: Does this open capacity to go for another bond?
  - Randy: Sure. The savings to individual tax payers will be about \$5 per \$100K. So, for homeowner with \$500K house, that's savings of \$25 a year.
- The cost of this refinance is roughly \$650K-\$675K in fees. Fees are tied to complexity of the transaction. They're payable from the bond.
- At the end of this, the JPA goes away.
- This was evaluated in May and didn't make sense at the time. But interested rates have changed enough to make this a better opportunity for the district.
- The plan is to go the board Oct. 3. It would go to the market Oct. 10.
- Next steps: The committee agrees this will go to the board Oct. 3.

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

### **BROWNELL MS: MODERNIZATION PROJECT – GRADING UPDATE**

- Within project budget, from Measure E.
- The grading work has been done on garden area and north field.
- We pulled in 8,000 cubic feet from Club Drive site so far. More may be moved.
- Trenching will start soon.
- Utility ties will happen onto Carmel Street side of campus.
- Buildings B and C are being abated for chemicals before they're demolished.
- Dr. Flores: We will start to do walk-throughs once a month once as more work is done.
  - Paul: We may even start doing walk-throughs in October.
- Don't bring anything to the ground-breaking – except closed-toe shoes. Vests and hard hats will be provided.

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

- Within project budget.
- Bids were opened Sept. 5.
- Three contractors submitted bids.
- Next steps: We are in 72-hour waiting period to see if the contractors will contest the others' bids.

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

- Information only.
- Total completion: Spring.
- Everyone is out of the rooms. We are going to walk through to see what equipment is left.
- Contractor will demo the portables on the weekend.
- Next steps: The plan is to have the portables removed by mid-October. It'll be two to three weeks to demo them.

**MAINTENANCE (DAN MCAULIFFE)****EL ROBLE ES, GILROY HS, SOUTH VALLEY MS: STORAGE CONTAINERS**

- 20-foot and 40-foot containers, would come RRM. (\$4,475 for El Roble ES; \$5315 for Gilroy HS and South Valley MS.)
- Vendor: Container Outlet.
- Locations at sites are TBD.
- South Valley MS has to have storage for the bicycles for P.E.
- Gilroy HS wants storage space now that the portables are gone. They're asking for room to store wrestling mats, swimming and water polo gear.
  - Dan: I'd like to do evaluate at the storage areas on campus and see how they're being used.
  - Dr. Flores: We need a walk-through with Principal Martin [Enriquez] to evaluate storage areas on the campus.
- El Roble ES for school event equipment. Requested 20-foot container for Home and School Club event items.
  - Linda Piceno: Does El Roble have any empty classrooms that can be used instead?
  - Dr. Flores: Each room may be in use. Will contact Principal Otteson to check.
- Next steps: The only one that's essential now is South Valley MS. Dan will meet with Mr. Otteson to discuss El Roble's needs.

**SOLORSANO MS: GUTTER REPAIRS**

- \$45,000 – rough estimate, from RRM.
- Vendor would be TREMCO/WTI.
- Every seam has failed. Only last about 14-15 years before they fail.
- This vendor fixed similar problems at ADB ES.
- Recommend doing now, before it gets colder and rainy, and in phases. Recommendation is to do admin and gym building first.
- If we don't know this, it's a nuisance and could cause eventual damage.
- Work can be done in about a week and can be done during school hours.
- Next steps: This work will be done a building at a time.

**CHRISTOPHER HS: LIGHT POLE BANNER INSTALLATION**

- Information only.
- The eight to 10 banners were donated to the school.
- Simple installation along main entrance to school on Day Road.

**GILROY HS: SOLAR COMPOST AT FFA FARM**

- Information only.
- Grant for this compost device that would replace existing composting.
- Proposal looks to be for device that's low voltage and low maintenance.
- Next steps: This has to be reviewed by legal and perhaps to the board before it can proceed.

**CHRISTOPHER HS: POOL ISSUES AND CONCERNS**

- Information only.
- Water pressure is too low the hydraulic controls for the ADA lift. We have a contractor evaluating whether a booster can be installed.

- Filtration controls are going bad, including the motherboard. This issue may have to come back soon to the committee if it gets worse.
- Diving boards: Surface is wearing out. Contractor also looking at them for resurfacing or replacing.
- VFD is failing. Dan's team is working on evaluating the best the solution for this.
- Cheryl Galloway: Starting last week, this pool is being used 5 a.m. to 8 p.m. Mondays through Fridays; and 6 a.m. to 3 p.m. Saturdays. The city pays a percentage of supplies and maintenance costs for the pool overall.

#### **SOLORSANO MS: SIDEWALK AND FENCE**

- Waiting on pricing as of Aug. 30, from RRM.
- Vendors would be EF&S and ASI.
- This is near the drop-off area. Major defect in design that needs to be fixed.
- Maintenance has already started to work there, in preparation if the traffic issues were to continue. Even with the traffic alleviated with opening of the park, the recommendation is to do this to fix the design flaw.
- New sidewalk would be 6-feet wide. New ADA ramps and crosswalk.
- City consulted with district to see what the solution could be.
- Next steps: Will go to the board as a ratification.

#### **SOUTH VALLEY MS: ENTRANCE GATE AND FENCE RELOCATION REQUEST**

- Estimate is about \$30,000 from RRM.
- Vendor would be ASI.
- They want to move the fence out to have controlled entrance access like Brownell.
- Access to the field at four points of the campus. Gates are accessible to community at large all the time. Foot traffic uses it as access path between Swanston and Forest.
- The proposal to seal two points and close field off during the school day. We'd put in a fence along the west side to seal off the field but still allow walking path for community.
- Linda: This is worth the money to address these issues.
- Proposed structure would be 6-foot cyclone fence.
- Next steps: This will go to the board for approval.

#### **GILROY HS: BOLLARD INSTALLATION REQUEST**

- Information only.
- School has requested to have removable post, similar to what Christopher has, at the pedestrian entrances that would prevent vehicle traffic onto campus.
- Dan doesn't recommend because it's not the best, most efficient solution to the concerns. Also, GFD make not be in agreement either because of emergency access concerns.
- What are the district rules about vehicles on campus?
- Next steps: No on the bollards. The committee recommends that the site find other solutions to vehicles on campus.

#### **CHRISTOPHER HS: SHOP CLASS SAFETY REPORT**

- Information only.
- Report outlines fixes needed for metal and work shop. No surprises but extensive.
- The district worked with ASCIP to produce this.

- We may deviate from our first plan to get rooms back to their original design because some of the equipment just isn't match the layout that's required. This will all be done with the approval of Jerome Zalinski, the inspector of record for this project.
- Goal is to have wood shop back up by early October. Class is meeting in instruction-only classroom.
- The metal shop will be longer to fix because it's in worse shape. An equipment inventory is also coming. No metal shop class is being offered this year.
- The welding shop will be the longest. We are addressing getting the materials out of there first, which involves tons of metal first.
- Maintenance will move material to storage area on campus. Equipment can go to maintenance yard.
- Dan recommends an extra camera to maintenance yard.
- James: Are these classes worth continuing?
  - Dr. Flores: Yes. These are viable career paths and we have invested lots of money into these shops.
- James: At the end of this, will these shops be what the teacher want it to be?
  - Dan: No.
- Next steps: Dan will meet Christopher HS administration and the teacher to go over the report.

## ALVARO MEZA'S ITEMS

### UPDATE 2018-19 YEAR-END BALANCES FOR DEFERRED MAINTENANCE & ROUTINE RESTRICTED MAINTENANCE

- The state is changing the way we recognize our pension share on our books. That means its more money for maintenance.
- Dan will have more money in the RRM and deferred maintenance funds – as well as many projects that require attention.

## CHERYL GALLOWAY'S ITEMS

### UPDATE ON SCHNEIDER ELECTRIC

- Vendor chosen for design-build work.
- They've done a thorough assessment of what could be improved energy-wise in the district.
- Their report is coming in about a month that will address many things in the district. We've requested that they present their findings to this committee.
- We went in and requested that they look at projects that will won't cost anything but they also looked at any potential problems that they identify as well.
- Alvaro: We requested they look Rucker ES, in particular, for how to deal with the well.

### RED CROSS SHELTER STORAGE CONTAINER

- Red Cross shelters in district: 1. Christopher HS; 2. Gilroy HS; 3. Solorsano MS.
- Red Cross asked if they could have a container for their emergency equipment (cots, supplies, etc.). They'd prefer to have it at Gilroy HS because it's more central to other shelters.
- Next steps: Paul will work with Dan and Cheryl to find a good spot at Gilroy HS.

### KEYS AT GILROY HS

- Cheryl has met with new principal and athletics director to discuss protocols about facility use.

- Gilroy HS is finding that too many people have access to rooms and storage areas. Justin Pors (new athletic director) and Martin don't have keys for storage areas, especially. They're committed to get this under control.
- Next steps: We need to know which rooms and storage areas need attention. Cheryl will work with Justin to get a list of areas.

#### **OTHER PROJECTS/FACILITY ISSUES AT SITES**

- Glen View ES: Urgent asphalt failure near Eighth Street, near the portables in this campus. The area is marked but we need to fix as soon as possible. Contractor is evaluating for estimate.
- Christopher HS: Asphalt walkway near the stadium. Contractor is evaluating for estimate.
- Solorsano MS: Urgent asphalt failure near food service-delivery area. Will be about \$30K. The asphalt on the rest of the campus may become an issue we need to address in the future, too.
- Rod Kelley ES and El Roble ES: Playground slides need to be replaced. Working on getting estimate.

**MEETING ADJOURNED:** 12:22 p.m.

**NEXT MEETING:** 9 a.m. Friday, Oct. 4, 2019