

FACILITIES SUBCOMMITTEE MEETING

9 a.m. Friday, Dec. 13, 2019

PRESENT

BC Doyle
 Debbie Flores
 Dan McAuliffe
 Alvaro Meza
 Paul Nadeau
 James Pace
 Kimberly Smith

MEETING CALLED TO ORDER: 9:02 a.m.**APPROVAL OF MINUTES FROM OCT. 31, 2019**

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

TIME CERTAIN**CITY OF GILROY UPDATE FROM GARY HEAP**

- Neighborhood traffic plan was approved in November. Gives us a document we can follow.
- Considering traffic collector in key areas. These are larger roads to funnel traffic away from more residential areas (Mantelli, Welburn, etc.).
- 10th Street bridge: Council directed us to go back to designer to get a final decision. We had several options:
 - Glen Loma had some contribution for this. No cap on Glen Loma's contribution to the bridge – but they're supposed to be reimbursed into by the city in whole in 30 days of finishing. This is in the development agreement. Glen Loma is challenging development agreement, though. They don't want to build either bridge.
 - Four-lane bridge.
 - Council asked finance to explore funding options, such as bond ideas, to build it.
- Miller re-alignment: On hold until at least June 2020 until they figure out who will do this.
- Hecker Pass bike trail: In construction soon, after the Santa Teresa-First Street park is completed.
- Hoey North: Development on north side of Hecker Pass. 73 units.
- Eagle Gardens: First and Santa Teresa. 200-plus units. Still going through design process.
- Parcel behind new bike park is also OK'd for development.
- Dr. Flores: Paul, please send Gary the Friday pictures of Brownell we get from Flint.

FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)**GILROY HS: LIGHTING CHANGE**

- Estimated: \$275K for construction/installation and about \$43K for architectural work, from the allocated project funds.
- The original lighting design wasn't set up for night-time use. Because the project quote came in under budget, we are able to explore better lighting solution for night events.

- Architect recommended: 15 stations in current design could be converted to fewer stations for better lights and for better access for pool cover. The new design are for taller lights, LED, more efficient. Stadium-style lighting.
- All coaches have OK'd this new plan.
- James Pace: What are your ideas for shade for this area?
 - We have some options: Shade structures we can install there or bleachers with shade structures incorporated. But we have to look at whether there's room in that area.
 - Dr. Flores: Send me a memo with your initial information and I can put in my Sunday report.
- Next steps: Already went to the board.

GILROY HS: POOL COVER INFORMATION

- We can't do a below-deck pool cover. Too late into the project that would require redesign, etc. The infrastructure that needs to be put in for the cover is too big for the available area.
- We are looking at alternatives: Assistive rollers that help fan attach on the above-deck racks that help to unroll/roll covers.
- Dr. Flores: Who puts the covers on now?
 - BC Doyle: We used to try but it would take a lot of time.
 - Dan: Our crew tries but it's too time-consuming.
- Who would put the covers at Christopher High?
 - BC: Whomever it is would have to be there late at night once renters are done every day.
 - Paul: My recommendation would be district employees to avoid liability issues.
 - Alvaro, Paul: From Schneider, the offset in energy-related loss going without the covers are worth the price of the assisted roller or extra staff time.
- Paul: The good thing we have time to research what's available for us.
 - James: When you're researching options for Gilroy High, keep in mind options for Christopher High.
- According to Schneider's report, the escape is about \$2,000 per night in energy and chemical costs.
- Next steps: The built-in cover is not an option for this pool. Paul will research what options are available for these pools. More information will be presented at a future meeting.

BROWNELL MS: UPDATE STRATEGY FOR KEEPING THE SCHEDULE

- Information only.
- Flint says they are about 14 days behind, because of weather.
- They're saying they may have some cost escalation: winterizing for the fire roads, design alternatives, flat work (concert pads, seat walls). They're exploring to pre-cast the concrete off-site.
- We've put money aside for this and it's still within our budget.
- Dr. Flores: When did they plan to have this phase done?
 - Mid-July for the first phase. Late July to early August for second phase.

BROWNELL MS: INTERIM HOUSING FOR ADMINISTRATION FOR SUMMER 2020

- Information only.
- The school will need to be closed for the summer to help with construction: no power, water or Internet.
- But the principal and office manager usually work on site during the summer. We are proposing that they be set up at the district office, starting June 9.
- We are recommending that teachers and office start packing everything they don't need now. We will need access and everyone exited on the last day of school. Facilities can move school property.
- The plan has been to have sixth grade into their current area for 2021-22 school year. We are considering moving sixth grade into the empty classrooms on the new site first instead. This would accelerate the construction and may be safer. If we do move them, we may be able to get the sixth-grade classes into their permanent homes at this time next year.

- Dr. Flores: I'd like to do a walk-through of Brownell anyway. Let's schedule a walk-through at 8 a.m. before the next FSC meeting. We can meet with David to discuss these details at this time as well.
- Next steps: The committee approves the proposal to move the principal and office coordinator to the D.O. The committee approves the plan to get sixth grade moved but running through the plan through David Laboranti.

LUIGI ES: VANDAL WATCH UPDATE

- Information only.
- Resident is planning to move in February.
- Found a firm to appraise both Vandal Watch properties. That will be done by late January.

BROWNELL MS: SECURITY DESIGN-BUILD AND INSTALL

- Information only.
- Final cost is to be determined. Initial proposal is \$50K.
- Maribel and Edgar are working with Johnson's Electronic on plan for security for the school.
- Key cards and fobs for access.
- Traditional keys and locks will still be in use.
- Not part of the construction scope.

GILROY HS: TRAINING ROOM CLEAN-UP

- \$4,300 from Measure E.
- Sewer back-up in the F building flowed up into adjoining training room.
- EnviroScience cleaned up and tested.
- Next steps: Ratification will go to the board.

DISTRICT-WIDE: ADDITIONAL DSA CLOSEOUT WORK

- \$10,000 from Measure P.
- Facilities have been working on closing out pending projects. Solorsano MS has not been closed out at all.
- This would be additional \$10,000 to put Kasavan Architects on closing out Solorsano MS.
- Dr. Flores: Can Edgar share the list of projects that haven't been closed out?
- Next steps: The committee approves. This will go to the board for approval.

BROWNELL MS: FENCING OPTIONS AT THE ALLEY

- \$26K for security fence; \$45,320 for ornamental.
- The current plan has been to leave the existing chain-link fence but the architects are recommending security fence for the back area.
- The fence will go from round-about to trash pick-up area.
- Next steps: The committee agrees the security fence for the alley area. This will go to the board for approval.

GILROY HS: PORTABLE REMOVAL

- Information only.
- The portables are gone.
- We are working on a plan to move some electric subpanels that were left over.
- The project went over about \$1K because of the moving these elements.
- Next steps: More information to be determined for the subpanels.

MAINTENANCE (DAN MCAULIFFE)

CHRISTOPHER HS: RESTROOM REPAIR

- \$7,000 is estimated cost.
- Information only.
- This project is going well. It is to repair damage from leaking fixtures. Insurance has paid for part of this.
- Dan is recommending that low-flow fixtures instead of the waterless.
- Next steps: This will go to the board in January.

ROD KELLEY ES: REPAIR LEAK IN LIBRARY ROOF

- Information only.
- This repair is going well. Remediated.
- The leak has been isolated to a gutter. The insurance will research this to see whose responsibility this is.

CHRISTOPHER HS: CANOPY LIGHTS

- \$3,530.50.
- Only five of 12 lights in the canopy are working.
- This will need to be out-sourced because it requires specialized equipment.
- Next steps: This can be done without board approval because it less than \$5,000.

ANTONIO DEL BUONO ES: MPR PROJECTOR SCREEN

- Quote: \$6,644.42.
- The screen is not functioning properly all of the time. With manual assist, it can be lowered and moved up.
- Dr. Flores: Let's find out much the site uses it.
- Next steps: Dan will find out how much the site uses this screen.

CHRISTOPHER HS: BOOSTER PUMP FOR POOL LIFT

- The final quote hasn't arrived but it'll be in the range of \$9K-\$10K.
- This booster pump will be the best solution to power the ADA lift for this pool. What is there now is not sufficient to safely operate this lift.
- Next steps: This will go to the board for approval.

LUIGI ES: CARPET REPLACEMENT

- The final quote hasn't arrived but it'll be about \$20K.
- This is for six classrooms that will be occupied next year with students from Antonio Del Buono ES.
- Next steps: These will go to the board for approval.

ÁLVARO MEZA'S ITEMS

PROVISION ON FACILITIES BOND INITIATIVE

- Information only.
- If this goes through, this will reduce developer fees for multi-family developments to zero if it's within a certain distant from a transit stop.

FACILITY PROJECT HISTORY

- Anna O'Connor has updated this list.
- It includes Brownell MS.
- Next steps: Alvaro will send this to Dr. Flores as a PDF.

RUCKER ES: FOLLOW-UP ON BACK-UP POWER OPTIONS

- We asked Schneider for options. The estimate keeps going higher.
- Dr. Flores: These options are so expensive.
- Dan: Maintenance has explored how much it costs to buy portable bathrooms. They're about \$700 each; \$1,400 for ADA-accessible ones. If we were to buy them, they can be stored on site for easy access in case of an outage.
- Next steps: Dan will get quote for five to six units, one ADA and a handwashing station. If he gets a formal quote for portables, he'll take to the board for approval. Alvaro asks to him to include some context for why this is being presented.

OTHER PROJECTS/FACILITY ISSUES AT SITES

BROWNELL MS

- James: Are we going to see the buildings under construction?
 - Paul: Yes, Flint is working on some best dates so we can maximize what we see. It would be at on-site at the building manufacturer.
 - Whole board would be invited.

CHRISTOPHER HS:

- Dan will refer the leak in the ticket booth to the insurance to see if there's a possibility of a claim. Roofing company is checking out the work that needs to be done.

LUIGI APREA ES

- This is school could use a new paint job. Dan has been looking at potential quotes but project may have to go to bid because it'll be higher than the threshold.

DISTRICT OFFICE

- The portable lights/lanterns we had in the district office have been given to Christopher HS. We need more lanterns for D.O. Kimberly Smith will let Leeanna Hammer in Purchasing know.

MEETING ADJOURNED: 11:28 a.m.

NEXT MEETING: 10:30 a.m. Friday, Friday, Jan. 10, 2020.