

FACILITIES SUBCOMMITTEE MEETING

Friday, July 10, 2020

PRESENT

Debbie Flores

Mark Good

Dan McAuliffe

Alvaro Meza

Paul Nadeau

Anna O'Connor

Linda Piceno

Aurelio Rodriguez

Kimberly Smith

MEETING CALLED TO ORDER: 9:02 a.m.

APPROVAL OF MINUTES FROM JUNE 5, 2020

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

TIME CERTAIN: AEDIS ARCHITECTS ABOUT SOUTH VALLEY MS MODERNIZATION PROJECT

- Recap of budget, schedule and progress with stakeholder engagement.
- Budget: \$90M. High priority to keep it within budget.
- RFQ for contractors got out a little earlier, based on feedback from stakeholders.
- Contractor fees will be locked once they're selected.
- Preliminary design work will begin this summer.
- Wish lists is alternate items if budget allows is also being developed.
- It can't necessarily be the same design as Brownell modernization because of site needs and location.
- 34 classrooms with capacity of 815 in preliminary plans. Alternate to add more classrooms in future and increase capacity to 911.
- Mark: We should include discussions of potential expansion of campus in the future.
- Dr. Flores: We are looking at fewer classrooms so that we could use budget to rebuild the gym.
- We should be aware of things like built-ins and the space they occupy and whether they're needed.
- Stakeholder engagement findings: Guiding principles groups have developed show a priority on a campus that also is inclusive and supportive of diverse population. Groups have also talked about site plan, educational vision, amenities.
 - The groups strongly expressed these preferences: the school entrance be off of Murray; a central quad and amphitheater; placement of gym; access to the gym for general public
- Aedis would like to set up a call with Dr. Flores and Alvaro to talk about what GUSD plans are for the fall in light of the pandemic.
- Will an arborist survey the tree at the site? We have a recent report that did identify some trees that need to be removed and others that can be safely kept.
- Next steps: Aedis will continue to work with stakeholders and admins. Setting up user-group meetings. Contract selection continues.

FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

BROWNELL MS: PHASE II FURNITURE INSTALLATION (6TH-GRADE POD)

- \$284,719.25 from Measure E
- Vendor: KI Furniture
- Media library quote is not ready for this meeting. The library at Brownell MS similar to a classroom space with lots of needs for tables. At next meeting, Paul provide quote for this.
- 6th-grade pod furniture is scheduled to deliver about Dec. 9.
- Furniture installation will start Monday for Phase I (admin building and pod H).
- The next FSC meeting may be a good time for a walk-through of the site as well as the Gilroy HS pool project. Plastering of pool is happening July 21.
- Next steps: This will go to the board for approval.

BROWNELL MS: ACCESS CONTROL HARDWARE/SOFTWARE/VAPE SENSORS

- \$107,409.70 from Measure E
- Vendor: Ojo Technologies
- This is hardware and software that control entry gates at each pod.
- Vape sensors will be in restrooms. The sensors can sense different kinds of vapors and are tamper-proof.
- Paul, Aurelio and Maribel will work together to set up these systems as well.
- Next steps: This will go to the board for approval.

EL ROBLE ES, GLEN VIEW ES AND ROD KELLEY ES: CEQA EXEMPTIONS FOR PLAYGROUNDS

- \$5,000 from Measure E
- Vendor: School Site Solutions (SSS)
- This compliance is part of the playground-replacement grants we received.
- We use SSS for CEQA (environmental) compliance issues.
- Next steps: This will go to the board for approval.

SOUTH VALLEY MS: TOPOGRAPHIC SURVEY

- \$49,800 from Measure E
- Vendor: Carroll Engineering
- Baseline drawings for South Valley MS modernization. This topography work is first step for architects to begin work.
- Alvaro requests at least two other quotes for this work.
- Next steps: Lowest quote will go to the board for approval.

BROWNELL MS: INSTALLATION OF CAMERAS/VAPE SENSORS/DOOR HARDWARE

- About \$60K from Measure E
- Vendor: TBD
- Next steps: Quotes were not ready for this meeting. They'll be discussed at a future FSC meeting.

BROWNELL MS: GYM MODERNIZATION

- Information only
- Paul emphasizes that modernization to this building would be less expensive while modernization project crews are already on the campus. The project can be done later but it would be much more expensive as a stand-alone project.
- Paul would recommend the restroom update and some cosmetic work in gym over the full gym modernization. It could be done for less than the \$800K proposal presented at the last meeting.
- Next steps: Paul will consult Aedies for some project specifics and estimated costs for the committee's consideration.

SOUTH VALLEY MS: RFP FOR GENERAL CONTRACTOR

- Information only
- Responses are due Aug. 6.
- Would like to bring on the general contractor earlier in the process than we did for Brownell MS so they can weigh in on the overall project and work closer with the architects.
- Proposal is a lease-lease-back similar to what we had for Brownell MS. Paul has worked with legal to develop this.
- The FSC will be involved in the interviews, which are being planned to be in mid-August.
- Next steps: The aim is to present our recommendation by the first September board meeting.

BROWNELL MS: ADDITIONAL GEOTECHNICAL AND SPECIAL INSPECTION SERVICES

- \$164,352 from Measure E
- Vendor: Earth Sciences
- These services are needed to complete increment 2 and 3 of the project.
- Next steps: This will go to the board for approval.

MAINTENANCE (DAN MCAULIFFE)

CHRISTOPHER HS: HVAC ROOF DUCTING LEAK REPAIRS/SEALING IN E WING

- \$39,190 from RRM
- Vendor: WTI/TREMCO
- The entire site roof has issues but this has the most urgent because of water intrusion into classrooms. The problems occur when HVAC are shut off.
- The best solution is to reseal joints and correct efficiencies in ducting.
- We will have to address the rest of the roof eventually.
- This is for about 40 HVAC units.
- Next steps: This will go the board for approval.

CHRISTOPHER HS: ARTIFICIAL TURF SERVICE FOR STADIUM

- \$6,500 from RRM
- Vendor: Field Turf Program 2
- Regular services that's needed for upkeep of the turf.
- Doesn't need in-fill this season. But it may need it next year.
- Next steps: This will go to the board for approval.

GILROY HS: GAS SYSTEM REPAIR

- \$25,085 from RRM
- Vendor: MBS
- This work fixes two defects at the campus. One is minor. The major part for underground work that needs to be fixed and brought to code.
- No danger to the campus.
- The other is underground and needs to be addressed. Two- to three-day project.
- Next steps: This will go to the board for approval.

VARIOUS SITES: HVAC SYSTEM PERFORMANCE SURVEY INSPECTIONS

- Information only
- If we depend on Val's, it would be about \$600 per unit. We have 14-16 unit at the D.O.
- Looked at HVAC performance, safety and outside-air intake for D.O., in particular.
- Commissioning agent at Brownell will survey a couple of units at the site to get an initial idea of what we have at the sites.

ALL SITES: ALARM CODE CHANGES

- \$1,500 from RRM
- Vendor: Superior Alarm
- Dan proposes changes because it's time and we've had some turnover.
- Dan will work with Aurelio to develop new codes and passwords district-wide.
- Next steps: This can go ahead without board approval because it's less than \$5,000.

RUCKER ES: MURAL

- Proposal from Rucker Parent Club
- The proposed artwork would go near the entrance of the school.
- They'd like to start tomorrow. Done by the same artist who has done other murals in the district.
- Next steps: The committee approves this work.

DISTRICT-WIDE: HVAC IAQ & FILTER OPTIONS

- Information only
- Maintenance has researched some addition to HVAC changes.
- UV lighting and reverse ionization. Both are controversial and expensive at this time.
- Reverse ionization: \$1,500/per unit. Dan doesn't recommend installing at this time because of unknown outcomes.

OTHER PROJECTS/FACILITY ISSUES AT SITES

BROWNELL MS

- Do we want glass partitions in the admin/lobby area? Is that something district does or Aedis?
- Paul will bring a list of owner-furnished items at the Aug. 6 board meeting, including trash cans, garden beds, signage like the MPR sign and other things. The logo sign on the MPR has been removed because it has an update. The replacement would be \$1,100.

GILROY HS

- Pool update: Paul has met with AD and coaches for building turnover. AD has proposed change to ticket booth and pool office that would fix some ADA issues at this spot. Paul will work on a sketch for later meeting.

DISTRICT-WIDE

- Glass partition installations are starting to begin in front offices. Dr. Flores would like to see one of the first ones to know what they look like. Order is in for 800 plexiglass shields that are modular and gives district flexibility of where these can go.
- Maintenance staff will be back 100% Monday. Team will observe social distancing as much as possible for meetings, etc.

MEETING ADJOURNED: 10:49 a.m.

NEXT MEETING: 9 a.m. Friday, Aug. 7, 2020