

FACILITIES SUBCOMMITTEE MEETING

9 a.m. Friday, April 1, 2020

PRESENT

BC Doyle
Debbie Flores
Mark Good
Dan McAuliffe
Alvaro Meza
Paul Nadeau
Anna O'Connor
Linda Piceno
Kimberly Smith

MEETING CALLED TO ORDER: 9:01 a.m.

APPROVAL OF MINUTES FROM MARCH 6, 2020

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

FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

BROWNELL MS: MODERNIZATION PROJECT UPDATE

- Information only.
- Admin building, H wing and E wing are in. They are being plastered on exterior. F pod is placing this week
- Dr. Flores and Alvaro: The shelter-in-place rules have allowed for public works projects like this. The construction company has enacted some precautions to keep crews safe: social distancing, temperature logs.
- The project may be able to be accelerated if kids are out for the year, including the demolition of existing buildings. Those were not going to happen until the end of the school year, after students were out.
- Facilities will work with site administration to schedule times for building clean-out.
 - Dr. Flores would like to be involved in this process and protocols. We need to make the best effort we can to get parents to get the stuff students left.
 - Paul will accelerate plans for clean-out and next steps for construction. He'll have something ready for Dr. Flores and Alvaro to review by next week.

BROWNELL MS: RADIO QUOTE

- \$19,230, funding source is to be determined. About \$8,000 for infrastructure.
- Silke Communications is our regular radio vendor.
- This site doesn't have a repeater; it has been sharing with El Roble Elementary School.
- A repeater would allow this site to communicate better.
- Principal Laboranti is requesting 28 radios for internal use. This might be covered by non-bond money. Alvaro: This would not be covered by bond. Does he want to replace the radios he has or are these additional radios?
- Dr. Flores: Mr. Laboranti has brought up how the campus has several radio dead areas on campus where campus supervisors or other staff can't communicate. He'd also like more staff members to have radios for safety reasons.
 - Alvaro: Other campuses have purchased radios out of site funds. Infrastructure costs can be paid by bond funds.

- Kimberly: Brownell has sufficient site funds to pay for radios.
- Paul recommends that the committee only consider the infrastructure costs specifically for this
- Next steps: Silke will redo the estimate with only the infrastructure costs. That new quote will go the board for approval.

BROWNELL MS: HAZMAT MONITORING

- \$56,075 from Measure E.
- Vendor: EnviroScience.
- This is to monitor the abatement process. They test and make sure EPA guidelines are being met.
- Mark: I'd like to see what other bids we have for items for reference.
- Next steps: This will go the board for approval.

BROWNELL MS: COMMISSIONING AGENT

- Information only.
- As of 2013, a commissioning agent is required for a project this size.
- The commissioning agent will conduct tests on "building systems" throughout the project. They also conduct training on the backend for operations of systems, etc.
- We have a quote from Cypress Engineering. We asked two other vendors but we don't have other quotes yet.
- Mark would like to see quotes from local HVAC contractors as well, to the extent they're qualified to do this.
- Dr. Flores would like to see this folded into the construction contract for the South Valley MS project.
- Paul will reach out to Facilities colleagues to see how other districts handle this.
- Next steps: Paul will present the quotes once they're all in.

GILROY HS: SPORTS LIGHTING INSTALLATION AT POOL PROJECT

- \$398,000 from Measure E.
- Vendor: Musco Lighting.
- These are high-powered, efficient LEDs that replicate daylight for high visibility and low reflection. Also, fewer are needed (four) to light the area vs. the first plan (18), which is easier for maintenance and better fits the area.
 - This could qualify this facility for night events, which may be potential revenue sources for district.
 - BC: Four poles instead of 18 is much safer near this pool.
- The original quote for 18 lights was about \$120,000. This cost replaces that. This new cost keeps the project below the project budget.
- These are remotely controlled.
- Next steps: This will go to the board for approval.

GILROY HS: INSPECTION OF LIGHTING AT POOL PROJECT

- Information only.
- \$4,250 from Measure E.
- Vendor: River City Testing.
- Reminder that River City Testing is the vendor to be the inspector of this part of the pool project.
- They will inspect the foundation and bases of the lighting poles.
- Next steps: This was approved at a prior FSC meeting.

GILROY HS: STRUCTURAL EVALUATION OF CORE DRILLS AT BUILDING F FOOTING

- \$5,315 from Measure E for this amendment.
- Amendment No. 4. This brings total of whole project for Aedis to \$390,235.
- The core drills between the pool and mechanical room have to be re-enforced and are required by the Division of State Architect (DSA).
- This for evaluation of that plan for this work that was put together by Aedis and Western Water Features.
- Next steps: This will go to the board for approval.

DISTRICT-WIDE: E-ARC MAPPING APPLICATION

- Information only.
- \$68,472 from multiple sources.
- Vendor: Arc Document Solutions.
- This software would provide uniform, updated maps of district sites. It would also create maps of maintenance-related items (shut-off locations, links to user manuals, etc.), IT-related items (camera locations). For safety, the information can be communicated to first responders (at not additional costs).
- It can also catalog items, like asset-tagged items.
- Dr. Flores requests a demo so that the committee can have more information.
- Alvaro cautions that this cost has to be carefully scrutinized because the district is heading into a difficult budget situation in upcoming years.
 - Dr. Flores and Linda: If we can't show how this will save the district money, it's not worth considering.
- Next steps: Paul and Alvaro will consider the funding sources and costs. If they deem it's worth continuing, the committee requests a demo at the next meeting, if possible.

MAINTENANCE (DAN MCAULIFFE)

CHRISTOPHER HS: DIVING BOARD REPLACEMENT

- \$13,827.70 from RRM.
- Vendor: AquaSource.
- This is the second quote we received. Lincoln Aquatics was reached but they didn't turn in a quote.
- This will replace the existing diving boards. This was presented at the previous FSC meeting.
- We also received a quote to repair these diving boards. The cost for repair was almost as much as the replacement cost, once shipping and installation were factored in.
- Dr. Flores: This is a safety item, so it has to be done.
- Next steps: This will go to the board for approval.

ELIOT ES: WINDOW REPAIR

- \$94,944.57 from RRM.
- More quotes are expected.
- The expansion joints on arch windows at this school are failing. It's an energy issue now. This is for 189 windows at the site. Ultimately, every one of these windows will have to be re-manufactured and installed.
- It's not super urgent but will be dealt with eventually. They're not leaking in rain but weather could affect these as they continue to deteriorate.
- Dr. Flores: Can vendor be asked to assess and prioritize which need replacement now?
- Next steps: Dan will follow up with vendor to prioritize which windows need most urgent replacement.

DISTRICT-WIDE: PLAYGROUND INFILL

- \$11,389.95 from RRM.
- Vendor: JetMulch.
- We do this every year at all elementary sites. But it's not urgent and we can wait, vendor said.
- Our playgrounds are not in unsafe conditions and not neglected for this.
- Mark proposes for committee to approve this and allow maintenance to act on it in future, after the start date for fall is determined.
- Dr. Flores: It's worth having Alvaro talk with City of Gilroy to close playgrounds that are shared.
- Next steps: The committee approves this and defer the work until maintenance determines best time.

GILROY HS: STADIUM TURF MAINTENANCE

- \$22,720 from RRM.
- Vendor: AstroTurf.
- We are due for this annual service with manufacturer: cleaning, packing and disinfecting.
- We are also do for additional infill, which will extend the life of the turf.
- Next steps: This will go to the board for approval.

SOUTH VALLEY MS: GYM FLOOR REFINISH

- \$6,450 from RRM.
- Vendor: Coastal Sports Flooring.
- Dan doesn't consider this essential or urgent but site administration requested that this be brought to committee.
- Maintenance might be able to do this in-house.
- Last refinish was done three years ago.
- Next steps: Maintenance will determine if it can be done in house once crew is fully back.

GILROY HS: AUXILIARY GYM REPAIR

- \$4,200 from RRM.
- Vendor: Coastal Sports Flooring.
- Dan does consider this urgent because it cannot be done in-house.
- Water intrusion caused the damage to this floor.
- Next steps: The committee approves this work to be done but doesn't need to go board because it's less than \$5,000.

TRANSPORTATION AND MAINTANCE: ASPHALT REPAIR IN YARDS

- \$45,860 from RRM.
- Vendor: EF&S Concrete.
- Asphalt is failing in the yards. We have to test the water in this area because of the runoff after rain. It would also include repair to some curb repair as well.
- If we got a citation for contamination in the area, it would be expensive.
- Additional vendor will provide another quote.
- Dan recommends that be done because it's an environmental issue and exposes us to fines.
- Next steps: This will go to the board for approval.

SOLORSANO MS: ASPHALT REPAIR IN PARKING LOT

- \$31,500 from RRM.
- Vendor: EF&S Concrete.
- Additional vendor will provide another quote.
- Drainage needs to be corrected, asphalt replacement. Asphalt is beyond repair.
- It's not urgent but would recommend getting fixed before school returns in the fall.
- Next steps: This will go to the board for approval.

ELIOT ES: ASPHALT INFILL ON BLACKTOP

- \$18,200 from RRM.
- Vendor: EF&S Concrete.
- Big planter area on playground is empty and the proposal is to remove this.
- This is not urgent and it's been there for a while as is.
- Mark: Can we replant trees in this area for less than this proposal?
- Next steps: Dan will explore what planting trees here to see if that can be a better solution.

ELIOT ES: PERGOLA REPAIR

- \$59,393 from RRM.
- Vendor: BOSCO.
- 11 pergolas at the site need repair.
- More quotes are coming in.
- Instead of going with this vendor's quote, Dan would like to evaluate if this work can be in-house, depending on when the crew can come back.
- Dan would prefer redwood or other product here, not doug fir wood like is in the quote. Dan says redwood would be about the same price for a better product.
- Next steps: Maintenance will evaluate if this work can be done in-house.

CHRISTOPHER HS: DRYWALL REPAIR AND PAINTING IN GYM FOYER

- \$14,230 from RRM.
- Vendor: BOSCO.
- This is something Maintenance has been waiting to do while school is out of session. It's too disruptive while students are there because the entire area needs to be done.
- Instead of going with this vendor's quote, Dan would like to evaluate if this work can be in-house, depending on when the crew can come back.
- Next steps: Maintenance will evaluate if this work can be done in-house.

LUIGI ES: RAFTER TAIL REPAIR

- Information only.
- Potential cost: \$119,484.
- In-house crew cannot do this.
- These features on the building rafters need to be treated.
- Contractor (Sierra Construction) has offered to donate these services. Legal is reviewing this offer.
- Dr. Flores: Legal should tell us if this can be done during the shelter-in-place.
- Next steps: Legal is evaluating offer.

SOLORSANO MS: CONCRETE INFILL REQUEST

- \$90,171.
- Vendor: EF&S Concrete.
- Administration asked to bring this to committee. Dan says it is not urgent and can wait.
- This is a dirt area, near the eating area. It has become a maintenance issue because the area is trampled by hundreds of students a day and is messy.
- Next steps: Maintenance will evaluate what else our crews can be done this area.

GILROY HS FFA FARM: CONDUIT REPLACE

- \$9,545.
- Vendor: EF&S Concrete.

- Power was lost from the bridge to the main barn. There's no way to pinpoint where the defect without digging up a significant area. The conduit has to be replaced. Another section of the farm had similar work a few years go.
- Dan says this is essential: Because power was lost, no electricity is available in the barn to care for the students' animals in the early mornings or evenings.
- Next steps: The committee approves that should go the board as a ratification.

ALVARO MEZA'S ITEMS

SOUTH VALLEY MS: MODERNIZATION PROJECT

- Information only.
- Alvaro, Paul and site administration met to kick off project.
- Adult ed and Head Start program are on the site. Will these facilities include these facilities or not?
 - Mark: This is an issue for the board.
 - Dr. Flores: We should explore if they can be housed at other sites in the district. These bond funds aren't for these two programs; bond funds specifically are for South Valley MS.

ITEMS AT OTHER SITES

- **LUIGI ES:** Painting contractor quotes were postponed because of the shelter-in-place but Maintenance will restart the process.
- **MULTIPLE SITES:** GUSD has received a county grant for an \$442,000 each at Glen View ES, Rod Kelley ES and El Roble ES for new all-inclusive playgrounds. Paul will have more information about this project at the next committee meeting.

MEETING ADJOURNED: 11:23 a.m.

NEXT MEETING: 9 a.m. Friday, May 1.