

FACILITIES SUBCOMMITTEE MEETING

9 a.m. Friday, March 6, 2020

PRESENT

BC Doyle
Linda Piceno
James Pace
Alvaro Meza
Aurelio Rodriguez
Debbie Flores
Kimberly Smith
Anna O'Connor
Paul Nadeau

MEETING CALLED TO ORDER: 9:12 a.m.

APPROVAL OF MINUTES FROM JAN. 31, 2020

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

FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

BROWNELL MS: APPROVAL OF COMMISSIONING AGENT

- \$58,000 from Measure E.
- Proposed vendor: Cypress Engineering.
- A commissioning agent is an advocate for the district, usually an engineer or contractor. The agent goes through the site and review everything room by room to make sure everything is working the way it should.
- This work is done right during transference, or the handover from contractor to district for occupancy. They do their review before the district owns the building. It is still in the hands of the contractor.
- How is it different than inspector on record (IOR)? An IOR is in charge of safety and fire items, works with architect. This is for other non-safety/fire issue. Many of these agents are HVAC experts so their focus is on that.
- It's not a requirement. But we hope this would help catch issues before they happen.
- Paul will explore the possibility of sharing the cost with Flint.
- Alvaro: I'd like to see how some other quotes to see how this cost compares.
- This would cover this work for the whole project (all phases).
- Next steps: Paul will explore cost sharing with Flint, see about more quotes and get more insight from Aedis or Flint.

BROWNELL MS: TECHNOLOGY ITEMS DISCUSSION

- Information only.
- Measure E, within project budget.
- Two displays per room: \$61K per pod. Six pods.
- We were modeling after what we used in the math building at Gilroy HS.

- IT will be talking to the teachers about other options that may help bring down the cost. We'd like them to test some options.
- We're also looking at other options to give us some better ways to upgrade in the future. We'd like to explore to upgrade by component vs. replacing entire devices.
- New camera system will be implemented. The existing camera system will be repurposed as spares for other sites. New buildings will match the new technology standard.
 - Web-based system. Camera stores 30-days of video and then stored in the cloud (Amazon Web Services servers). Also offers audit trails to see who has accessed what and when.
 - We have about five vendors to cover all of our schools.
- Battery backups will be up to 40 minutes.

MULTIPLE SITES: OBF LIGHTING PROJECT

- Vendor: Schneider Electric
- Vendor will replace lighting across different sites. The On-Bill Financing, or OBF, would essentially allow the district to continue to pay their current bill and part of that money would be applied to the cost of this retrofit. This retrofit will be implemented at no additional cost to the district now.
- This proposal is to address retrofits that aren't covered by the OBF plan. Those retrofits would be \$1.1 million. (See Page 23 of the handout.)
- We can look to see if we can shift credits to sites with higher priority.
- Dan has proposed that our crews can slowly swap in LED fixtures as the old fixtures go out of non-OBF sites.
- Next steps: Alvaro will ask for a schedule of the payback for the OBF. The committee approves going with OBF-funded sites and doesn't approve going with the non-OBF sites.

SOUTH VALLEY MS: REQUEST FOR QUALIFICATIONS DISCUSSION

- Information only.
- 15 responses to the RFQ received.
- Paul has worked to get these two Top 5, based on what was turned in:
 - Aedis Architects
 - Lionakis
 - JK Architecture Engineering
 - QK Architecture
 - HED
- Dr. Flores would like to see the full list of submissions.
- The initial (pre-construction) work can be done by one firm and final actual design by another.
- Kick-off meeting will be at the site. Paul would like the principal or designee on this review of architects.
- Our proposal: We'd like to interview for 3/10 (after 2 p.m.) and 3/12 (after 1 p.m.) for presentation to board on 3/19. Dr. Flores would like to do this all in the same afternoon: 3/12. Linda isn't available.
- Even if the rest of the candidates won't be the one selected for South Valley MS, the rest of the pool look to be qualified to in our general pool of architects.
- We'll seek general contractors in the same process as we did for Brownell MS. That process will start soon.
- Next steps: Paul will send a list of the submissions with bookmarks with PDFs. The interviews will start at 1 p.m. 3/12. All five interviews will be on the same afternoon.

THESE AGENDA ITEMS WERE NOT READY TO DISCUSS:

- Brownell MS: Johnson Electronics
- Brownell MS: Outdoor Creations and others
- Gilroy HS: Pool project lighting amendment No. 4

MAINTENANCE (DAN MCAULIFFE)**DISTRICT-WIDE: ROOF ASSESSMENT**

- Information only.
- Dan Lajeunesse from Tremco presented a five-year plan for district roofs.
- From Dan's handouts: Roofs were evaluated and categorized. Green means roofs in maintainable condition. Amber/yellow – restoration/refresh recommended. Red – at the end of life cycle, no longer candidates for restoration.
- We try to avoid letting roofs get to red stage. This is most costly solution: \$2-\$3/square foot for cost of tearing off of roof materials alone.
- These are rough money estimates, based on today's costs, for planning. As of today, district has about 1 million square feet of roofing. That is an asset worth about \$20 million.
- The estimate forecasts about \$5 million of roof costs over the next five years.
 - For example: Glen View ES will require shingle replacement on some buildings within five years.
 - Gilroy HS has some roofs that are no longer candidates for restoration. But it doesn't have to be replaced immediately. The key will be planning for this project so the district maximize return on investment. But restoring these site's roofs will provide the most return for your investment.
 - The restoration process we recommend is perpetually restorable. It means that once a roof is put on this route, it can be restored/refreshed into infinity, while avoiding total replacement.
 - How much time will it take to address the red roofs at Gilroy HS?
 - Dan: Yes, it can be done in one summer. But remember that summer is one of the most impacted times of the year, in terms of contractor time and labor pool. Other districts have saved up to about 15 percent by shifting that work to fall or winter work.
- Linda: Can this list be prioritized so we can see what should be addressed when and costs?
 - Paul: Dan McAuliffe has organized this list by priority with the district needs and restrictions in mind.

LAS ANIMAS ES: GUARD RAILINGS

- \$20,217 from RRM.
- Guard rail would be installed near the two-story building. To help address large step/drop off.
- Next steps: Committee agrees this will go to the board for approval.

LUIGI ES: FLOOR REPLACEMENT IN ADMINISTRATION OFFICES

- \$21,231.19 from RRM.
- Vendor: Cottage Floors.
- This would replace the worn carpet in the office with our new thicker standard.
- Linda: Will this replace flooring in staff lounge?
- Alvaro: If the carpet needs replacing in the lounge, add that to the original proposal.

- Next steps: Paul will check to see if this includes staff lounge. Committee agrees this will go the board for approval.

CHRISTOPHER HS: TWO DIVING BOARD REPLACEMENTS

- Refinish: \$2,079, each plus tax and shipping both ways; 6-8 weeks. New: \$5,048, each plus tax and shipping. From RRM.
- Vendor: Knorr Systems, Inc. (Knorr has been the only responsive bidder so far.)
- BC is concerned about Knorr product quality. He'll reach out to another vendor to see if they can present a quote.
- Next steps: Paul will ask pool vendor/consultant for more recommendations for additional quote. If this bid is not higher this quote, the committee approves this going to the board.

ITEMS AT OTHER SITES

- **DISTRICT-WIDE:** Maintenance has been disinfecting all surfaces at all sites. They worked at all sites during the break. They're doing spot treatment now with the disinfectant machine. Surfaces are wiping down with wipes and regular cleaners every day. Sites have been keeping soap stocked in bathrooms.

MEETING ADJOURNED: 11:18 a.m.

NEXT MEETING: 9 a.m. Wednesday, April 1, 2020. Group will tour Brownell MS before regular FSC meeting.