

FACILITIES SUBCOMMITTEE MEETING

Gilroy Unified School District – Via Webex teleconference

Friday, Nov. 13, 2020

PRESENT

BC Doyle

Mark Good

Anna O'Connor

Alvaro Meza

Debbie Flores

Paul Nadeau

Linda Piceno

Dan McAuliffe

Guillermo Ramos

City of Gilroy: Gary Heap, Niron Than

Representatives from Flint Builders and Aedis Architects

MEETING CALLED TO ORDER: 9:06 a.m.

APPROVAL OF MINUTES FROM OCT. 2, 2020:

- BC made the motion to approve the minutes, Linda seconded.
- All approve.

TIME CERTAIN

GARY HEAP AND NIRORN FROM CITY OF GILROY RE: 10TH STREET AND ORCHARD DRIVE IMPROVEMENTS

- Update on crosswalks at 10th Street and Orchard Drive.
- Gilroy HS, Gilroy Police Department and surrounding community have discussed this crossing for years. This is one of main routes for Gilroy HS pedestrian and car traffic before and after school.
- City council provided \$27K to start the project design last year. Because the 10th Street bridge project funding and timeline is further out, the city would like to propose this semi-temporary solution for the crossing. The overall project is expected to cost about \$60K-\$70K overall.
- City wants to partner with district to fund the overall cost of this project.
 - Alvaro: If district contributes, it would be from deferred maintenance, not bond funds.
- This will be pushed first than the 10th street bridge.
- What it is there now: Two marked crosswalks – on Orchard and on 10th. No controlled stop on 10th. The ramps are not ADA-compliant. Cars are parked along the streets right up to the crosswalks, which can block visibility for drivers and pedestrians.
- What it is being proposed:
 - Rectangular crossing beacon (similar to Wren and Byer near El Roble Park).

- Concrete floating islands that allow vehicles to see pedestrians and shortens crossing distance.
- Striping improvements with delineators, with a wider, green bike lane.
- Upgrading curb on both sides to make them ADA-compliant.
- Widen crosswalks to 12 feet to accommodate foot traffic.
- Narrower travel lane to encourage slower traffic.
- Flashing beacons. Intersection will be lit at night. Stand-alone system, run on solar battery.
- This will not impact the school bus turning radius.
- Mark: Transportation department should review these plans.
- If the board approves, how soon could this project start? The city is aiming to take out to bid in early January, with construction to start soon after. The project would take about a month to complete.
- Annual paving program. \$3.2M project. Major streets: Monterey Road, from Day Road to Leavesley Road; Farrell Avenue, from Murray Avenue; Chestnut Street, from 10th Street to Lewis Street; Martin Street; 8th Street; Camino Arroyo. San Ysidro. Concrete work starts Monday. Asphalt improvements would be until March 2021.
- Paul: We should connect about the South Valley MS project so we can coordinate work here. Niron says to meet next week.
- Next steps: Dr. Flores, Mark and Linda will discuss when this crosswalk project can go on the board agenda, probably for Dec. 17 meeting. City will work with Alvaro to work on numbers and details to share with for staff report and board.

AEDIS ARCHITECTS ON SCHEMATIC DESIGN FOR SOUTH VALLEY MS

- Since we last met, Flint is fully onboard.
- Project budget: \$90M. Construction costs about \$79M.
- Project schedule: Will start summer 2021. First phase completion: Summer 2022. August 2023 for project completion. Key will be minimal impact to the campus. Full functionality to remain. Will start in sports field.
- Design concept
 - Worked with site design committee to incorporate their ideas
 - Focus on community with “village” feel, main street.
- Site plan:
 - Move admin and entrance to Murray Avenue.
 - Classrooms will be where the existing grassy area.
 - Gymnasium with own parking off of IOOF and near the track/field and sports area.
 - Admin building concepts include metal clad with stucco exterior.
 - Gymnasium, faces IOOF. Entrance through lobby. Bleachers for 500 people. Storage, weight room, practice room. Locker rooms. Also entrances from within the campus.
 - Classrooms: Designed and sized similar those at Brownell MS. Discussions are ongoing about roll-up walls, etc., potential maker spaces. The classroom are built around 13 “village” groupings. Roofs are sloped with some flat for HVAC features.

- Mark: What is the plan for the field near Gilroy Prep School? Do we have to maintain that large of a piece of the property? Dr. Flores: Prop. 39 sets the requirements for what has to be offered to a charter school. Alvaro will check and might have to consult with legal to check the requirements.
- Joe will make some adjustments to the presentation and resend for the Nov. 19 board agenda.
- Next steps: Aedis will present to board on Nov. 19. Then, design development, departmental meetings.

FACILITIES & NEW CONSTRUCTION – PAUL NADEAU

EL ROBLE ES: FENCING

- South end of the field of El Roble Park is not fenced. This field is used by community groups, leaving garbage, causing turf damage. This is also a safety issue with community access.
- Title report verifies the south part of the park with the playground and tennis courts is city-owned. The field near the school fence, with the baseball diamond and track are district-owned.
- The city and district joint meeting is in February. This would be a logical time to bring this up for discussion. But this should be brought up for the board as a future agenda item.
- This should be presented with preliminary cost estimates for fencing this area for board consideration. This could be paid with bond money. Paul will get estimates.
- Next steps: Dr. Flores will talk to mayor and city manager at Dec. 18 as well as a discussion topic for the board. Alvaro will consult with legal. This needs to be done if it were to go to the city-district joint meeting in February 2021.

SOUTH VALLEY MS: BERT MAR GYM DEDICATION

- Information only
- The new gym will keep the name as the existing one. We'll also keep the plaque instead that commemorates a long-serving P.E. teacher.
- Brass plaques from around the campus for Gilroy HS will be kept. Future display is TBD.
- Other sports memorabilia will be kept as well.

SOUTH VALLEY MS: MODERNIZATION PROJECT IMPACT ON GILROY PREP SCHOOL

- This project will have direct impact on GPS. They will lose access to 23 parking spaces they've been using as part of a gentlemen's agreement.
- The proposed solution: The old IT building has been condemned and needs to be removed. Paul proposes demo the building while the rest of the campus is being demo'd and turn this area into a parking lot for GPS.
- Linda and Mark: If this is turned into parking space, it should be with the least cost possible.
- Next steps: Paul will get estimates for how much this would cost.

BROWNELL MS: OWNER-FURNISHED ITEMS

- Vendor: Various
- \$5,422.12 from Measure E
- This is the proposal to buy trash liners for recycling bins around campus; recovery couch and required mini fridge for health office; shelving for custodial closets.
- Next steps: This will to the board for approval.

GILROY HS/CHRISTOPHER HS: CAMERAS FOR POOLS

- Vendor: QoVo
- \$37,829.60 for both schools from Measure E.
- The original proposal was for Gilroy HS only. The committee wanted to hear a proposal for Christopher HS as well.
- Christopher HS proposal is \$24,510.96. It more than Gilroy HS because of the layout of the pool area at Christopher HS is more complex.
- Next steps: This will go to the board for approval.

MAINTENANCE – DAN MCAULIFFE

RUCKER ES: FENCE AND GATE IMPROVEMENTS

- Vendor: ASI
- \$237,932.81 from deferred maintenance.
- This is an estimate of cost. This has to go to bid because of the cost.
- This proposal is for 7' or 8' fence. Same price range with either height.
- This would address problems throughout the site. People jump the fence to access campus.
- Dr. Flores and board is in favor of getting as high as a fence as possible.
- Next steps: Proposed project list that would be from deferred maintenance. Dan will get additional bids for the fencing project. He'll also get a list of priorities for deferred maintenance projects.

CHRISTOPHER HS: LOCKER ROOM REPAIRS

- GUSD maintenance staff
- Approximately \$7,500 from RRM.
- This addresses the patching of damage from vandalism in locker rooms. Maintenance would like to put a fire-resistant plywood that would be painted to prevent damage to drywall walls, from 8 feet down.
- GUSD crews has fixed the vandalism damage above 8 feet.
- This is also a supervision issue. Dr. Flores will address that issue with site admin. Dan will send facility photos and dollar amount to share with site admin.
- Add signage to area to warn of risks of damaging school property. Alvaro will send specific language we've used before.
- Next steps: Dan will send facility photos and dollar amount to share with site admin.

DISTRICT-WIDE: TEMPORARY TOILET OPTIONS

- Information only.
- Vendor: Nor Cal Portable Services.
- \$455 for each toilet unit from RRM.
- A temporary measure during COVID. At Rucker ES: With 2/3 of staff on campus, plus the students for the learning center, means the site doesn't have the social distancing needed for restroom use.
- This is something we have to address for reopening other campuses.
- This proposal is based on what is available in the market at this time. The trailer option isn't available on the market. This means this solution may not be scale-able if all sites were to be re-opened.
- Dr. Flores: We need an analysis for what is needed at each campus for this particular issue. We need to know how many staff restrooms are on sites, how many people can safely use each restroom and how many more we need.
- Next steps: Share this with board in a public meeting as an item to consider for reopening campuses.

DISTRICT-WIDE: TREMCO/WTI ROOF REPAIR

- Information only
- Tremco/WTI is our roofing contractor and repair company.
- Mark would like to discuss what services this company provides.
- Dan: We do pay a premium for their services. They are warranty-holders for the majority of roofs in the district. The benefits:
 - They provide fast service, repair, consulting.
 - Our consultant is exceptional. His expertise helped us get the roof replacement at Christopher HS, Glen View ES, Rod Kelley ES.
 - We have a P.O. every year for leak repairs. This has resulted in much more effective and consistent leak repair. At South Valley, we extended the life of roof by at least five years with the consistent leak maintenance.
 - They have recommended solutions/repairs that aren't Tremco products.
- Mark asks that we keep our eyes open for any potential issues, though.

EL ROBLE ES: CONCRETE REPAIRS

- EF&S Concrete
- \$10,674 from RRM
- The campus does need a complete overhaul of the concrete throughout the campus. But it would be a costly, extensive project.
- The proposal addresses immediate hazards. This for grinding of 750 linear feet of concrete to address problems throughout the campus.
- We should consider if trees need to be removed to prevent additional damage.
- For future, we may want to consider the colored asphalt like the one used at Brownell MS.
- Next steps: This will go the board for approval.

DISTRICT-WIDE: COVID HVAC PROPOSAL

- Information only
- Val's Plumbing & Heating
- Team up with a plumbing contractor to do this work.
- Complete comprehensive testing of HVAC units in district. The average unit will take about an hour to inspect at about \$700 each.
- Dr. Flores, Alvaro and Dan attended HVAC webinar handling COVID-prevention standards. Bottom line: Ventilation is may be the most critical component to campus preparations. If the air isn't properly circulated, the virus will spread because it's airborne. This is the first step: To evaluate functionality of existing HVAC units.
- This needs to be done as part of preparation for getting students and staff back to campuses. This will also address the air balancing in the buildings.
- Mark: The board will need documentation of the requirement from department of health.
- Dan has requests to other contractors.
- These should go ahead as a ratification for the four campuses with students now. They'll get going as soon as possible so we can try to get findings ready by Dec. 17 board meeting.
- Two-part process: 1) evaluation of units; 2) district will make decision on what do about the evaluation findings.
- We'd need a schedule of how long it'll take for the rest of the campuses.
- Next steps: Ratification to go ahead with these evaluations with standard GUSD contract and not-to-exceed amount for the four schools open to students for the Dec. 17 board meeting. We should allow for making repairs that may be found. It should be accompanied by a request/presentation to do the same for other campuses.

ALVARO MEZA'S ITEMS

RUCKER ES: REQUEST FOR ADDITIONAL RESTROOMS

- Principal Wells-Southland has requested permanent restrooms in the part of the campus, near bus turnaround and garden. As of now, the restrooms are all on the other side of campus. Dr. Flores: We need principal to prioritize of this vs. the proposed fencing.

MEETING ADJOURNED: Noon.

NEXT MEETING: 9 a.m. Friday, Dec. 4.