

FACILITIES SUBCOMMITTEE MEETING

9 a.m. Friday, March 5, 2021

PRESENT

Debbie Flores

Mark Good

Dan McAuliffe

Alvaro Meza

Paul Nadeau

Anna O'Connor

James Pace

Linda Piceno

Aurelio Rodriguez

Kimberly Smith

MEETING CALLED TO ORDER: 9: 18 a.m.

APPROVAL OF MINUTES FROM FEB. 5, 2021:

- Mark made the motion to approve. Linda seconded.
- All approve.

FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

BROWNELL MS – ACOUSTIC CONSULTANT FOR BAND ROOM

- \$12,500 from Measure E
- Salter Inc.
- Consultant will conduct testing and make recommendations on Aedis' design for this band room. They'll also conduct post-construction testing.
- Next steps: This will go to the board for approval

BROWNELL MS – INDUSTRIAL HYGIENIST AIR QUALITY MANAGEMENT MONITORING FOR BAND ROOM

- \$17,298 from Measure E
- EnviroScience
- This monitors the abatement process and conducts air quality tests.
- This is required.
- Next steps: This will go to the board for approval.

ADDITIONAL CAMERAS – CHRISTOPHER HS

- \$10,444.84 from Measure E and site funds
- QoVo, Inc.
- These cameras are for pool area, in conjunction with the additional pool cameras at Gilroy HS.

- We put in additional cameras to cover less pool and more entrance points. Plus, this includes the maintenance room, as per the recommendation of the district pool techs. (60% of the overall quote.)
- In addition, the Christopher HS principal requested two cameras on two courtyards on Cougar Court. These would be paid out of site funds. (40% of the overall quote.)
- The City of Gilroy has a camera system for its part of pool area. Mark requests more information: Does GUSD have access to those cameras? Alvaro will check with Maribel about the system.
 - Mark would like to see a demo of camera feeds during a future FSC meeting.
- Next steps: This will go to the board. Also: Mark requests a demo of camera feeds for a future committee meeting.

INCREASE IN P.O. FOR NORCAL PORTABLES, INC. – GILROY HS

- \$6,000 from Measure E
- Norcal Portables, Inc.
- The original P.O. had a not-to-exceed amount. This would add more money to the P.O. because the project has gone longer than expected.
- This would keep the fences for at the area until June, when the contractor takes it over and provides the fencing.
- Next steps: This will go the board for approval.

INSPECTOR OF RECORD – SOUTH VALLEY MS

- Amount is TBD from Measure E
- We received two quotes from two inspectors of record: Jerome Zalinski and Fred Powers.
- Fred Powers' quote (\$15K/month for life of project) is significantly lower than Jerome Zalinski (about \$700K or 1% of project budget). The difference is about \$350K.
- Fred was brought in for a preliminary interview and a site walk. Paul interviewed some first references and they've checked out so far. He has some experience with schools.
- What has Jerome helped out that is beyond the project scope? Dan: Maintenance has consulted with him a couple times a month for things like the CHS woodshop, HVAC assessments and upcoming projects.
- Linda's concerned with the price difference. Is he of the same caliber as Zalinski?
- Paul pointed out that the South Valley MS project is under the 2019 building code, which increases the required special inspections.
- The concern is whether going with someone new to the district for such a big project.
- Dr. Flores: Please ask Fred if he's ever worked for the district as well as any other districts he's worked for.
- Alvaro: If Powers is recommended, more information about Powers' project history should be included in the board briefing. We can switch out IORs mid-project, under a specific process, but it's doable. We would have to figure out a new IOR, though, and we'd be
- Alvaro: Make sure their proposals are "apples to apples" that is they are bidding on the same terms, etc. Jerome has included time and costs for close-outs, etc. that Fred hasn't.
- It should go to the board by May; June at the latest.

- Next steps: The committee recommends that Powers' qualifications and references are thoroughly vetted.

SOILS MANAGEMENT ENGINEERING – SOUTH VALLEY MS

- \$45,960 from Measure E
- Padre Associates
- This is the CEQA process to remove contaminated soils from the site in preparation for construction.
- Removal action work (RAW) plan.
- This process is phased and would get started as soon as possible.
- Padre will walk us through all of the public notifications need to go out the neighborhood.
- Next steps: This will go the board for approval.

PRE-CONSTRUCTION AGREEMENT AMENDMENT – SOUTH VALLEY MS

- \$1.140M from Measure E
- Flint Builders, Inc.
- Hummingbird has been selected as the modular builder of the classroom buildings.
- This adds Hummingbird's pre-construction costs of \$790K (design, development and certification). This amount is added to the original pre-con of about \$350K for total of \$1.14M.
- Next steps: This will go the board for approval.

SCHOOL CLEANUP AGREEMENT – SOUTH VALLEY MS

- \$ 77,563 from Measure E
- Department of Toxic Substance Control (DTSC).
- This is the government part of the soils management process. This agency gives the final certification. Padre will work with DTSC.
- We did about \$100K of this work with government grant.
- Next steps: This will go to the board for approval.

FACILITIES – MAAS DATA FIELD ELEMENTS MAPPING FOR AUTO IMPORTATION

- \$3,500 from Measure E
- MAAS
- This will help migrate data from one platform to another.
- This enables the financial data to automatically update from QSS (county payment system) to MAAS.
- This is for about 20 hours of work. Paul hopes for it to be done in 15 or less hours.
- Next steps: This will go to the board for approval.

MAINTENANCE (DAN MCAULIFFE)

DISTRICT-WIDE – HVAC ASSESSMENT UPDATE

- We are in phase 2. It is going well.

- Christopher HS has been certified and is 100%. Gilroy HS is close; waiting on parts for repairs for XY building, after elementary schools and preschools are done.
- We are installing MERV11 now. We also have supplier of MERV13 available. We've ordered filters for Rod Kelley ES to test them. If we like them, we will order for whole district.
- Dan doesn't anticipate many issues at the elementary schools. Luigi and Rod Kelley are going now; Las Animas and Eliot are expected to be fast. We've encountered minor repairs at Glen View and Rucker; parts are on the way.
- Dan and Val's have strategized how to do this in the fastest, most efficient way possible. Val's has tapped out its team is working at its limit. Dan and team are aiming for completion by end of March but says realistically it may be closer to April 12.
- The concern is South Valley MS and what the findings will be at that site. Would HEPA air purifiers help this site?
 - Alvaro: Order more of the larger, classroom-sized filters.
- Next steps: Dan will follow up with Leeanna Hammer to order more HEPA air purifiers.

ALVARO MEZA'S ITEMS

SOUTH COUNTY ANNEX – SCCOE SOUTH COUNTY PROJECT REQUEST

- With the South Valley MS project, we needed to find a new home for the Gilroy Neighborhood Clinic. SCCOE has reached a potential solution by housing them at the South County Annex/former ADB site.
- The proposal would retrofit the lobby area to house the clinic.
- The county would be responsible to restoring the rooms to the condition that they first leased it.
- The clinic will actually more exam rooms here than at South Valley MS.
- Clinic administration has asked if they can take cabinetry and maybe other items from South Valley MS to the annex. It would be items that would be removed and possibly thrown out anyway during the modernization project. It's a win-win for the clinic and district.
- Mark: Please include the original agreement with the board briefing.
- Next steps: This will go the board for approval.

OTHER PROJECTS/FACILITY ISSUES AT SITES

SOUTH COUNTY ANNEX / FORMER ANTONIO DEL BUONO ES

- We are keeping an eye on roof issues at this site. First built in 1999. It's on the target list to be replaced in two or three years. We've had some leak issues. We have two roofs at this site. The built-up roof (flat areas) is at the end of its life expectancy. The metal roof, while it should last indefinitely, has had issues because of shifting, not materials. Budgeted cost: \$320K.

MEETING ADJOURNED: 10:35 a.m.

NEXT MEETING: 9 A.M. FRIDAY, April 2, 2021