

FACILITIES SUBCOMMITTEE – GUSD

Friday, Feb. 5, 2021

PRESENT

Debbie Flores

Mark Good

David Laboranti

Dan McAuliffe

Alvaro Meza

Paul Nadeau

Anna O'Connor

James Pace

Linda Piceno

Aurelio Rodriguez

Matt Brandon and team, Flint Builders

Joe Vela and team, Aedis Architects

MEETING CALLED TO ORDER: 9:01 a.m.**APPROVAL OF MINUTES FROM JAN. 8, 2021:**

- Mark made the motion to approve. Dr. Flores seconded.
- All approve.

BROWNELL MS: MUSIC ROOM DISCUSSION

- Estimated \$600K from Measure E
- Aedis Architects
- This is proposal to update a room in back corner of the gym building. The proposal is to gutting the room: take out casework; install new finishes throughout the room; remove drop ceiling to create large volume of space to help with acoustics; panels on walls; skylight would remain; add cabinets for instrument storage.
- This room is a good size for the program needs. A storage room is next door to the classroom, which would allow space for instrument storage.
- This has come from a request from three middle school music teachers. They raised equity issues and acoustics problems about Brownell not having a dedicated space for band.
- This is an estimated, not-to-exceed cost. The abatement process for this project may be the more variable because of the age of building.
- The other part of the building, which was being updated, is going through abatement – but the original plan was not to abate not the whole building.
- Dr. Flores: Can you come back with more finalized numbers so the committee can make a better decision?
 - Paul: Yes, but the timing is key. If we decide to go with it, it would be better while Flint is still on site.
- James: Should the noise from P.E. in the gym next door be a concern?
 - David: For now, the classes don't overlap enough to be a concern.

- This would not be for band and choir. Choir has opted to stay in the room it has now. This room could be used for other purposes. This could become a one of the two extra classrooms that could be converted to daily classroom use in the future.
- The aim is to be done at the end of May, when the project is set to be wrapped up.
- Linda: The band teachers should be consulted about this for their input on this design.
- Paul proposes that the committee set a “not-to-exceed” amount so that the abatement process can start and the band teachers can be consulted.
- Does this have to go to the Feb. 11 board meeting? If so, the timing is tight because the agenda is being posted today. If not, it would have to wait until the March 4 meeting, possibly going as a ratification.
 - Mark: To avoid a ratification, district personnel should discuss further at the end of this meeting how they’d like proceed. Once decided, then Paul can give direction to Flint, etc.
- David: Will choir’s requests be considered?
 - Choir (carpet) and P.E.’s (widen door way) requests will be done as part of the gym’s overall upgrades.
- With district personnel (later in the meeting):
 - We have \$4.6M in contingencies in the overall modernization budget. About \$1.3M is earmarked for anticipated expenditures, including \$600K for music room and \$400K for the gym contingencies. That leaves about \$3.3M left in the Brownell modernization budget.
 - What’s the limit we want to spend on the band room? The redesign of the ceiling would be the biggest cost. We should also consider whether two sets of lockers are needed or is one set in the storage room is enough?
- Next steps: The abatement and ordering of “long-lead items” will go forward. Paul will gather more information about more exact cost estimates for the other parts of the room (the ceiling, extra storage, etc.) for the committee to consider.

BROWNELL MS: MONITOR STANDS FOR CLASSROOMS

- \$24,196.95 from Measure E.
- CDW-G
- This is a proposal for 36 stands that would put each monitor on a cart. One per classroom.
- When the monitors were installed, some were installed on wall mounts, which sometimes covered casework (media center) or were in the way of doors (some STEM labs).
- Paul: This is an IT program but Flint installed.
- They can be kept on the wall but they’d have to be moved. Or they can go on the carts in this proposal. Teachers have said they’d like one mounted and one on a cart. The carts are like the ones in the math building at Gilroy HS, which the teachers have enjoyed.
- David recommends installing future monitors for sixth-graders lower because those students are generally smaller.
- Paul says this could be updated throughout the campus: One moved to a cart, one on a mount that’s been moved to a better spot.
- We haven’t had problems with stolen carts or monitors at Gilroy HS.
- Also, Paul will look in to moving the tree that’s in front of the school name at front of the school.
- Next steps: This would go the board for approval.

SOUTH VALLEY MS: DESIGN UPDATE

- Aedis Architects
- Through the RFP process, Hummingbird was selected as the modular building manufacturer for this project. The design has been based on row house and village concepts. The goal was to include modular efficiencies without the modular look. The latest iteration of the design adds details on the roof elevations so they're not as linear at the base design.
- Mark: What is the maintenance look like for building with so many colors?
 - Hummingbird: The products are be low-maintenance so the upkeep would be nominal in the grand scheme of things.
 - Paul: It may be about the same as Brownell because this design includes about the same number of the hues.
- James: Which parts of the buildings have overhangs for dry paths? Should we be concerned about this if there aren't consistent dry paths?
 - Aedis: All doors have overhang, minimum 5 feet wide with varying heights. Parapet, no doors.
 - Overhangs can be added to make continuous dry paths.
 - Guillermo Ramos should be consulted about the design proposal, specifically the village concept with the question about whether overhangs are needed or not.
- The village concept is coming in below the cost estimate of the base design by \$150K to \$250K.
- The classrooms have sloped roofs with exposed ceilings. The restrooms do not have sloped roofs.
- Next steps: Follow-up meeting with Aedis and Hummingbird with Principal Ramos to review plans. Paul will pass along the outcome of the meeting for one of Dr. Flores' Sunday report.

BROWNELL MS: ADDITIONAL ARCHITECTURE FEES 1:

- \$183,451 from Measure E
- Aedis Architects
- This is the difference between the estimated costs and the actual costs.
- Moving into contingency money for this project.
- This doesn't include the work for the band room update because that wasn't part of the original contract or estimates.
- Next steps: This does not go to the board because it's a contingency that's part of the board-approved budget.

BROWNELL MS: DOOR STATION INSTALLATION

- \$1,218.52 from Measure E
- QoVo, Inc.
- This is an intercom system that allows visitors communicate with the office staff.
- Next steps: This will go to the board for approval.

ROD KELLEY, EL ROBLE, GLEN VIEW: AT-RISK INSURANCE FOR AIPG INSTALLS

- \$1,768
- Zurich Inc.
- This is builders' risk insurance for the playground projects. It's not provided in the county grant that is paying for everything else for these playgrounds.

- This would be the only cost to the district for these projects.
- Next steps: This will go to the board for approval.

TBD: RE-LOCATION OF ADULT ED FROM SOUTH VALLEY MS CAMPUS

- With the South Valley MS modernization project, Adult Ed will have to be re-housed.
- The program has four classrooms and an office. Three classrooms are used for instruction. The fourth is used for child care for the students' families.
- Dr. Flores this will go cabinet for discussion.
- Next steps: This will go on the agenda for future cabinet discussion.

GILROY HS: ADDITIONAL INSPECTOR OF RECORD FEES FOR LIGHTING PROJECT

- \$6,300 from Measure E
- Jerome Zalinski
- This would cover the additional fees for inspector services for the pool lighting.
- Next steps: This will go to the board for approval.

ALL: DISTRICT STANDARDS UPDATE

- These set the standards for design-related things – colors, finishes, etc. – across the district.
- These were last updated in 2017. These changes for these go to the board for approval.
- Next steps: This will go the board for approval for the March 4 meeting.

MAINTENANCE (DAN McAULIFFE)

GILROY HS AND ADB/SOUTH COUNTY ANNEX: ROOFING NEEDS

- TREMCO Consultant Contractor
- We may have to defer this project until the site is done being used as a vaccination center.
- The roof needs to be restored on both gyms. A restoration is less disruptive than a total replacement.
- The M and H buildings also have significant leaks.
- The projects can't co-exist with the vaccination site because of access conflicts, noise, mess, etc.
- Dan estimates that with some leak patches, we can get through the winter until the fixes can be addressed in summer 2022. The leaks can be isolated until the work can be done in 2022.
- The vaccination center is the priority to our residents.
- The showers and coach office areas will also need attention soon. Dan recommends waiting until after the vaccination site is done. He will also explore whether at least some of the work can be done during school breaks.
- Next steps: Dan recommends the restoration be postponed until after the vaccination site is finished at Gilroy HS. Dan will work with TREMCO to identify what roof patches can be made now to get the site through the next year.

TRANSPORTATION AND MAINTENANCE YARDS: STORM WATER CONCERNS

- Information only.
- We have to sample the flood water after every storm at the parking lots of this area.

- The tester expressed concern after the last storm on first look. Depending the tests results, we may have to address in the future.

ALL REMAINING SITES: HVAC ASSESSMENTS #2

- Not to exceed \$395K for continuing of the assessment to the rest of the district. This is not for repairs that come up from the assessment.
- Team Val's and Cypress.
- Alpha Air
- The assessments at the two comprehensive high schools cost \$66K. \$90K in repairs at Gilroy HS. Minor repairs at \$15K or so at Christopher HS.
- Priority is on the elementary schools. They will be quick. Brownell MS will be quick because even though it's bigger, it's a new site. We will have two teams to do two sites at the same time.
- Next steps: This is going to the board on Feb. 11.

ALL SITES: TREE RISK ASSESSMENT ARBORIST REPORT

- \$9,675
- Anderson's Tree Care
- This would be for a risk assessment for all trees in the district.
- Next steps: Dan is waiting for one more bid to come in so he can take the best price option to the board.

RUCKER ES: ROOF REPLACEMENT FOR FIRE PUMP HOUSE

- \$8,548
- Waterproofing Associates
- This is to replace the roof of this structure is near the MPR and water-storage tanks. It may have vandalized at some point plus weather damage.
- Next steps: This will go to the board for approval.

MAINTENANCE YARD: ROOF REPLACEMENT FOR OLD PUMP HOUSE

- \$6,708 Waterproofing Associates
- The building houses data connections and other important items.
- This is to replace the roof as soon as possible to avoid damage to the stored items. We've been using a tarp as a temporary solution but more is needed.
- Next steps: This will go to the board for approval.

SAFETY AND SECURITY (AURELIO RODRIGUEZ)

GLEN VIEW ES: SECURITY CAMERAS

- \$32,228.78
- QoVo
- The principal has expressed concerns about safety at the school with issues in the neighborhood.
- Most of the perimeter would be covered by these cameras. One spot on 9th Street has a gate but no camera. Aurelio recommends moving a camera here or adding one.

- This is an issue the board needs to consider district-wide. The funding source would also need to be identified.
- Aurelio will tell the principal that this will be revisited later in the year while a funding source is identified and the board considers the issue district-wide.
- Next steps: This is not approved. The board would have to address this as a district-wide need and identify a potential source of funding.

OTHER PROJECTS

- **GILROY HS:** The contractor estimates for the courtyard projects have been coming back at as much as \$900K. That's much higher than the original \$300K project budget. Paul has sent it back to architects to rework. But even after that, the project looks like it's closer to \$570K – still more than original budget. More value engineering has brought it closer to \$500K. This project should be completed to finish this area of the campus. This would be end of the math building project at this school. Anything less would be a disservice to this campus. The question is how much money do we want to spend. One option to fund it with funds is left over from pool project.
 - Dr. Flores: Can we revisit this design? Can we schedule a meeting to look at the site? Dr. Flores, James, Mark, Alvaro and Paul will meet at Gilroy HS at 8 a.m. Monday to discuss the project. Dr. Flores will update Linda.

MEETING ADJOURNED: 11:42 a.m.