

FACILITIES SUBCOMMITTEE MEETING

Gilroy Unified School District – Via Webex teleconference

Friday, Dec. 4, 2020

PRESENT

BC Doyle

Mark Good

Anna O'Connor

Alvaro Meza

Debbie Flores

Paul Nadeau

Linda Piceno

Dan McAuliffe

MEETING CALLED TO ORDER: 9 a.m.**APPROVAL OF MINUTES FROM NOV. 13, 2020:**

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

FACILITIES ITEMS (PAUL NADEAU)**GLEN VIEW ES: ADDRESS UPDATE**

- Glen View had a modernization a few years ago that moved the admin offices from 9th Street to Princevalle. But the school address is still listed as 9th Street. The district still also owns the Princevalle address.
- It just makes the Princevalle address officially the primary address, which makes it easier for deliveries, etc. No cost to make this change. It's a form that's filed with the city.
- Next steps: The form will be submitted to the city for approval.

SOUTH VALLEY MS: TRAFFIC STUDY

- About \$70K from Measure E.
- This is part of the preparation for the modernization project. It's required for any major projects like this, from the city at least. Paul can look in to the specific law that requires it.
- We've requested quotes from five firms. Two have responded, including the firm that did Brownell's study.
- The challenge will be that the regular traffic isn't there to study. But also considers placement of drop-off and pick-up areas, driveways, etc.
- Linda: Will this cost us less if the traffic isn't at the same volume as when school is in session?
 - Alvaro: This should be less because the count is less.
- If this has to be pushed to January for board consideration, this will not hold up the project
- Committee agrees that this can go to the board, if Alvaro and Paul determine if the price is reasonable.

- Next steps: This will go to the board for approval, if Alvaro and Paul consider the price to be reasonable for the work that will be done.

SOUTH VALLEY MS: GEOLOGICAL STUDY

- About \$50K from Measure E.
- Two firms have submitted firms. We've used both firms for previous projects.
- Earth Sciences, Inc., was the firm that did the study for Brownell mS.
- Linda wants to make sure whichever firm is selected, it is meticulous in its work.
- This study looks at the "buildability" of the land to put a building on the property.
- It's not a hazardous materials study. Some hazmat has already started: ball fields been clean; some hot spots at base of buildings. One of the last things to be done is the analysis of the buildings itself.
- Next steps: The quote with Earth Sciences will go to the board for approval.

BROWNELL MS: SECONDARY FURNITURE ORDER

- \$10,200 from Measure E.
- KI Furniture.
- These are for additional file storage cabinets in the administration building and the health office. We were hoping to avoid having any of the cabinets from the old site but some old filing cabinets are being used.
- More requests for additional storage may be coming once staff returns to campus.
- Next steps: This will go to the board for approval.

BROWNELL MS: CONCRETE CURE SITUATION

- This has led to a stop work order for Flint at Brownell MS.
- Earth Systems informed Aedis the solar footings in the C pods and D pods did not pass their tests.
- The test will be to dig into the subterranean of the poles to pull core samples to test those columns themselves, instead of just relying on the test pour.
- Dec. 10: Earth Systems will conduct the next test. We will know more about the status at that point.
- Jerome Zalinski, the project's inspector of record (IOR), was the first one notified and he's responsible to report these findings to us and the Division of State Architect (DSA).
- Bachmann Enterprises and Don Chapin are the subcontractors for this concrete work.
- If the worst-case scenarios occurred, what happens? The structural engineers would have figure out a mitigation for allowing the piers to remain – by adding collars, additional support, etc.
- Note that the district would like to not use Chapin as a subcontractor for South Valley MS project.
- Next steps: Construction at this area has to stop for timeframe to allow for the correct curing time of the concrete on this area. Paul will send an update to the committee on Dec. 11. A report of this situation and finding should be given at Dec. 17 board meeting.

BROWNELL MS: WATER DAMAGE REPORT

- A subcontractor was testing a water line. During this test, a drain in a bathroom in the admin building backed up and flooded part of main office area.
- Flint quickly responded to clean up and dry up the area. They also brought in a firm to test the area for mold, etc.
- The area was dry by later in the afternoon.
- Mark would like clarity on where or if the report chronicles any physical damage. Answer the questions and send to Dr. Flores so she can send them in her Sunday report for Dec. 13. Mark would also like documentation of what the reasonable expectation of mold developing or not.
- Next steps: Paul will answer Mark's questions and prepare a damage report so Dr. Flores can include in her report.

MAINTENANCE ITEMS (DAN McAULIFFE)

CHRISTOPHER HS: FILTER CONTROLS FOR POOLS

- The automatic controls have failed. They can't be fixed. They'll need to be replaced for about \$50K.
- The pool crew is doing this manually and it's working fine. It's not an urgent issue because it's sustainable at least until the pools return to full activity.
- Next steps: Dan recommends that we don't replace for now.

OTHER PROJECT/FACILITY ISSUES AT SITES

GILROY HS:

- Pool project is technically done. The note of completion is expected in January. We are working on a plan to increase security in this area at night. We've gotten some quotes from three firms. Paul will bring additional information for this item to the next FSC meeting.
- Courtyard project, formerly the site of the old portables, is back at the architect because the quotes were coming in higher than expected. It isn't ready for quotes yet.

RUCKER ES:

- Two additional contractors are evaluating the site for additional quotes. The principal said the fencing is the No. 1 priority for the site.

MEETING ADJOURNED: 10:17 a.m.

NEXT MEETING: Jan. 8, 2021