

FACILITIES SUBCOMMITTEE MEETING

MINUTES FROM AUG. 6, 2021

EPRESENT

Debbie Flores

Alvaro Meza

James Pace

Kimberly Smith

Mark Good

Paul Nadeau

Linda Piceno

Dan McAuliffe

Anna O'Connor

Aurelio Rodriguez

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

1.

ITEM
A. Approval of minutes: June 4, 2021
<p>MINUTES</p> <ul style="list-style-type: none"> Linda moved to approve. James seconded. All approved.

2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Taking possession of portables from SCCOE	South Valley MS	Anaya Construction	\$60,750	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> These portables housed the Santa Clara County Office of Education's (SCCOE) preschool program. SCCOE's lease was up June 30 and were not able to take these buildings. GUSD assumes ownership of these buildings, which are equivalent to two classrooms and an office space. The portables have been relocated to the Maintenance yard because they are in good shape. Moving them cost about half as much as demolishing them. They could be used for other uses in the District, like future space for other preschool programs, for example. Next steps: The portables have been relocated to Maintenance yard. 				
B. SWPPP application	South Valley MS	Santa Clara County Waterboards	\$1,301	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> This required application is to inform the water board of the activity at the South Valley MS modernization. This is the District's due diligence to keep the county updated about the project's impact of waste water management. Next steps: This will go to the Board for approval. 				

C. City of Gilroy offsite permits	South Valley MS	City of Gilroy	\$32,083.63	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> • These are permits to hook up the off-site utilities to the city utilities for the South Valley MS modernization. • These permits will be for the length of the project. • Next steps: This will go to the Board for approval. 				
D. Contract for geotech and special inspections	Gilroy HS	Earth Systems	\$23,036	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> • These inspections are required for this project. • Jerome Zalinski is already the Inspector of Record on South Valley MS and Brownell MS. • Next steps: This will go to the board as ratification. 				
E. Inspector of Record	Gilroy HS	Jerome Zalinski	\$7,000	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> • These inspection services are required for this project. • Next steps: This will go to the board as ratification. 				
F. Tennis courts DISCUSSION ONLY	Gilroy HS	Aedis Architects fee to relocate tennis courts	\$346,665	TBD
<p>MINUTES</p> <ul style="list-style-type: none"> • The initial request was from Principal Greg Kapaku, who asked for a review of the tennis courts. Gilroy HS admin wanted to know what it would cost for improvements the tennis courts: resurfacing, repairs to fences, backboard fixes, etc. • When the Facilities/Maintenance team was visiting the area, the GHS team brought up concerns about safety and supervision issues in this area. This led to a discussion of a request that would relocate the tennis courts to near the XY building, installation of a sand volleyball court and other improvements. This plan would require relocating the JV baseball fields as well. This proposal could cost as much as \$3.2M. The committee does not support this option. • Dan reached out to Dryco for a quote for improvements to the existing courts (this is Item 3a on this agenda). The quote is about \$335K to improve the existing courts. In general, it is an old facility, although not a safety issue at this time. The Dryco quote (Item 3a on this agenda) includes resurfacing as well as new bleachers, repairs to fencing and backboards. Dan doesn't recommend pursuing all of the items that are included in the Dryco quote. He said the District can look at less expensive repairs than are in the quote and not doing things like the bleachers for now. • Minor repairs have been made to the surface but a major repair hasn't been done in at least the 10 years Dan has been here. • If this were to be done, the funding would come from Deferred Maintenance. • The District has to keep in mind the equity issue between the schools because Christopher HS facilities are in good shape. 				

- Dr. Flores supports prioritizing the improvements to the existing courts and completing the most pressing item. Alvaro and Dan recommend prioritizing the resurfacing. Dan said Maintenance will fix fencing and gate problems in the next couple of weeks.
- Next steps: With this new direction, Dan will get updated quotes from Dryco as well as quotes from other vendors, like EF&S.

G. Plans for Gateway property	Gateway (9th and Hanna streets)	SCCOE	N/A	N/A
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MINUTES

- SCCOE has programs in this building, on the east side of the property, next to Glen View ES. The plan is to replace the existing buildings with new a modular building, with three classrooms in 5,400 square feet. This will also include, on a separate budget item, a modernization of a classroom on 8th and Hanna.
- GUSD owns the property. Anything done on the property is subject to district approval. GUSD will provide approval on the Division of the State Architect (DSA) plans.
- Project completion is December 2022.
- As per Mark's request, Alvaro will follow up getting the agreement with SCCOE for this property as well the one near Brownell MS.
- Next steps: Paul will present the DSA plans to the committee when they're ready in a few months.

H. Property behind tennis courts	Gilroy HS	Third Millennium Partners	N/A	N/A
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MINUTES

- This is a proposal for an area of district property near a planned development near Gilroy High.
- This is at a stale mate because all parties can't reach an agreement for arrangement that would benefit both parties. The city also wanted an access road in that area. The developers could only offer a 6- to 8-foot walkway that would accommodate emergency vehicles but not through traffic.
- The district's lawyer advised that an easement could be a gift of public funds.
- Mark says he would advise the district to not enter into any agreement unless the developers can come back with something to benefit the district.
- Next steps: Paul will draft a letter to the developers that says the district is not interested and advises that no trespassing or work is allowed on district property. He will send to Alvaro for review and approval.

I. Structural evaluation of Transportation/ Maintenance yard	Maintenance/ Operations Transportation Yard (MOTS)	Hobok – Lewin	\$15,000	Measure E
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MINUTES

- This is a structural analysis of the buildings in this area. The maintenance building is from the 1940s.
- Correction: The cost of this evaluation will be coming out of Restricted Routine Maintenance (RRM), not Measure E.
- Joe Vela of Aedis Architects recommended this structural engineer.
- This study will include the preschool wing on Swanston Lane.
- If the evaluation finds that transportation buildings are not habitable, the district can use the portables that were moved from SCCOE. The district would then be able to demolish the old buildings. This would cost about \$60K-\$100K, depending on abatement findings.

- If the maintenance/preschool buildings have issues, some portables are available. One option could be the Flint construction building will be available in two years after South Valley MS project is done.
- Emergency matching funds are available if the preschool wing would be affected.
- When this goes to the board, Paul should emphasize that this is a routine inspection because of the age of the buildings.
- Next steps: First step is to have buildings evaluated.

J. Staff lounge furniture (outside)	Brownell MS	Belson	\$6,500 est.	Measure E
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MINUTES

- This is to furnish outdoor furniture in the lounge area.
- Next steps: This will go to the board for approval.

3. MAINTENANCE (DAN MCAULIFFE)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Tennis court renovation INFORMATION	Gilroy HS	DRYCO	\$334,647	TBD

MINUTES

- See the minutes for Item 2f.
- Next steps: Dan will come back to the committee with updated priorities and quotes for this.

B. Awnings	4-DO, 3-GECA, 1-GHS, 1-Maint, 2-Transp.	*waiting on updated quotes from vendors	\$16,500 +/-	RRM
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MINUTES

- Unit pricing is about \$1,752, including tax and installation. Eleven are needed throughout the district. The total cost would be about \$20K.
- City Canvas and a company in Morgan Hill have provided updated quotes.
- Alternative material would require more engineering. Dan recommends canvas as a cost-effective, lasting solution. These are custom made to each area.
- Next steps: This will go to the board for approval.

C. Generator radiator repair	ADB/South County Annex	Peterson Cat	Option 1 New \$5,82.62 Option 2 Rebuild \$8,452.42	RRM
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MINUTES

- This repair recommendation was brought up in a routine evaluation.

- The replacement is the lower cost but the part may take up to six months to receive from Europe. The rebuild price is the maximum price. The price may be less once it's taken into the shop and evaluated.
- The other option is to take the generator offline. The agreement for the site should be consulted to see what the district's obligation to keeping this generator.
- Alvaro: The agreement doesn't call an emergency generator as part of HVAC or plumbing.
- Next steps: Dan will contact SCCOE to let it know the generator will go offline The agency can pay for repairs or replacement if it wants to keep the generator working.

D. Security gate and fence Improvements	Rucker ES	Architectural Systems Inc.	\$62,480	RRM
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MINUTES

- This will address the site's immediate security needs. It will raise the height of the gates but not the height of rest of the fencing.
- The committee agrees this can go to the board as a ratification because this work should be done as soon as possible because students will be back soon.
- Next steps: This will go to the board for as a ratification.

E. Blacktop asphalt repair and slurry seal	Luigi ES	EF&S	\$71,149	RRM
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MINUTES

- Information only.
- The site's parent club has requested permission to improve painting and striping on the blacktop.
- This repair and seal have to happen first because it is at the point if this isn't fixed now, it may cost it more to repair or replace in the future.
- Dan would like to collect at least one more quote.
- If approved, this work will be pushed to the spring or summer because of winter weather.
- This quote doesn't include striping.
- Next steps: This will go to the board for approval.

F. Wood bleacher Replacements INFORMATION	Gilroy HS	In the process of obtaining quotes	TBD	RRM
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MINUTES

- The report found that Gilroy HS has four or five wood bleachers that need to be replaced because they're not code complaint and in disrepair.
- This could more than \$100K (about \$25K each) for aluminum bleachers. This would include a set on the pool deck.
- Next steps: The best quote will go to the board for approval.

G. 9 new lunch tables	GECA	Belson Outdoors	\$18,000 +/- *plus shipping and taxes	RRM
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MINUTES

- The requested tables are the district-standard tables.
- Dan said many schools is also requesting more outdoor tables. These are coming after a recent principals' meeting that brought up the need for more tables to accommodate increased outdoor tables.
- Paul will reach out to the Garlic Festival to see if we can borrow the tables we donated to them. It would provide the temporary solution for the immediate need. We also have a lot of surplus desks that we could repurpose for the immediate need.
- Linda recommends taking this to the board for ratification.
- Alvaro: This should be paid out of ESSER III funding instead of RRM because they are needed to provide distancing for students.
- Mark would prefer metal and power-coated tables instead of plastic-coated tables. The committee agrees to go with thermoplastic tables because of comfort, improved technology and better protection against heat.
- Next steps: The proposal for GECA thermoplastic tables will go the board as a ratification. Paul and Dan will work to find solutions for borrowing the Garlic Festival tables as well as repurposing surplus desks.

H. Pool heater repair	Christopher HS	Knorr	\$15,077.96	RRM
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MINUTES

- This seems to be a standard repair for these heaters. The exchanger in this type of heater goes out every six to eight years.
- Mark requests information about using solar power to heat school pools.
- Dan said the new requirement to keep pool covers on while not in use helps with costs associated with evaporation of water and chemical.
- Next steps: This will go the board as ratification.

I. Homeless camp remediation, hill leveling and proposed fence INFORMATION	District Office field	BOSCO EF&S **Assistance provided by the Gilroy Compassion Center for the homeless relocation	BOSCO \$6,088 EF&S \$12,750 Added cost of \$3,200 for additional cleanup and haul away	RRM
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MINUTES

- The vendors held onto their pricing, even if the work was under-bid.
- This was urgent work because structures had been built – about 5-6 feet tall, 20-25 feet long with three entrances. It was a safety issue that needed urgent need.
- This for work to remediate the encampment and dumping site that had grown behind the D.O. and to level the hill.
- The Gilroy Compassion Center helped with relocating the people who lived in the encampment.
- Dan said this area can be fenced. Paul has seen preliminary plans from Amazon, which will be developing the property adjacent to district property. Fencing may be part of Amazon's plan for its own property line. Amazon's plans haven't been approved yet. Construction isn't expected to start until at least 2023 or 2024.
- To help Dan get the proper quotes to fencing: The area that needs to be fenced would be from the parking lot edge to the property.
 - Dan said if the district is to do any fencing in this area, this property line will likely have to be re-surveyed and re-staked.

<ul style="list-style-type: none"> Next steps: This will go to the board as a ratification. Dan will work on getting fencing quotes for this area. 				
J. AC repair	District Office server room	Val's	\$5,290	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> The AC units in this room keep it at a constant 72 degrees so that the servers work properly. The minor repair that was done for this didn't hold and the room temperature reached into the 80s. Val's repair fixed the problem. Next steps: This will go to the board as a ratification. 				

4. ALVARO MEZA'S ITEMS

ITEM	SITE
A. Gilroy Historical Society presents GUSD with Architectural Award for Brownell	Brownell MS
<p>MINUTES</p> <ul style="list-style-type: none"> Alvaro and Paul attended a ceremony to honor the design of Brownell MS. The society had would like to present the award at a public board meeting. 	

OTHER PROJECTS/FACILITY ISSUES AT SITES

SITES
<p>ELIOT ES, LUIGI ES, EL ROBLE ES, SOLORSANO MS</p> <p>MINUTES</p> <ul style="list-style-type: none"> Update: MPR tables haven't been repaired at these sites as the vendor is waiting for parts to arrive.
<p>GILROY HS</p> <p>MINUTES</p> <ul style="list-style-type: none"> Vaccination clinic debrief: Both gym floor sustained damage. The repair will be \$60K to refinish the floor. The Santa Clara County will pay for this, as outlined in the agreement. The gym will be off limits until Sept. 6.

MEETING ADJOURNED: 10:53 a.m.

NEXT MEETING: TBD