

# FACILITIES SUBCOMMITTEE MEETING

MINUTES FROM SEPT. 24, 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:** 9:04 a.m.

1.

ITEM
A. Approval of minutes: Aug. 6, 2021
<p>MINUTES</p> <ul style="list-style-type: none"> <li>Mark moved to approve. James seconded.</li> <li>All in favor.</li> </ul>

## 2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Hazmat survey of old I.T. building (275 IOOF Ave.)	Gilroy Prep School	EnviroScience	\$7,518	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> <li>Required preliminary environmental assessment.</li> <li>Would like to be able to use the demolition crew that will be already on site for the South Valley MS Modernization Project. This would be done in June.</li> <li>This building has to be demolished because of safety concerns. Building was condemned in 2017 because of extensive roof damage.</li> <li>This will be for a empty lot. Paul has reached out to Gilroy Prep School to see if they would like to convert this to a parking lot, at their cost.</li> <li>Building is housing surplus furniture.</li> <li>Next steps: This will go to the board for approval.</li> </ul>				

B. Earth Systems Amendment (Phase 1, Inc. 2)	South Valley MS	Earth Systems Inc.	\$212,369	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> <li>Initial contract that went to the board was \$83K.</li> <li>This may have captured most of the project needs. This was in line with was spent at Brownell.</li> <li>Next steps: This will go to the board for approval.</li> </ul>				
C. Glen View garden fence	Glen View ES	Crusader Fence Co.	\$9,178	Site funds
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This chain-link, 4-foot tall fence that would go around garden bed near the playground.</li> <li>This item is being tabled on Dr. Flores' request. On a recent site visit, Dr. Flores, Trustee Piceno, Trustee Nelson and Principal Vasquez have discussed that this proposed location. It makes more sense to keep it where it was originally intended because that area has fencing, water access and has had some preparation done, thanks to a grant.</li> <li>The request now is to remove the rocky material from the area near the playground.</li> <li>Next steps: Paul will work on proposals of costs for covert the area near the playground to sod or concrete.</li> </ul>				
D. DTSC oversight	South Valley MS	DTSC	\$77,198	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This for the Department of Toxic Substances Control (DTSC) oversight of the California Environmental Quality Act (CEQA) process for the South Valley MS project.</li> <li>Linda requests the summary of the costs for Brownell modernization project for the regulatory items (such DTSC, inspector of records) – outside of architecture and construction costs – and what percentage of the total project cost they represent.</li> <li>Next steps: Paul will present the information Linda requested at the October FSC meeting.</li> </ul>				
E. Furniture installation	Christopher HS	Golden PMI	\$4,100	General fund
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This to install the new furniture at the computer lab at Christopher HS.</li> <li>The project includes buying additional computers, revamping a room for those devices and adding more power sources to the lab. The construction was completed last summer.</li> <li>Dr. Flores requests that committee be reminded about a project when a lot of time passes between committee approval and continuing work.</li> <li>Next steps: This will go the board for approval.</li> </ul>				
F. Installation of cameras	Christopher HS	QoVo Inc.	\$10,609.60	Measure E & site funds
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This started with cameras at Gilroy HS pool to deter vandalism and break-ins. To keep the sites equitable, two cameras are going to Christopher HS pool, near Day Road.</li> </ul>				

- Two other cameras will overlook storage bays near Cougar Court. They will be paid out of site funds.
- This request came to the committee in January but it was postponed because of security issues that arose about the vendor.
- Next steps: This is going to the board for approval.

G. Paul's brainstorm Facilities planning ideas (for feedback)	MOTS Yard	N/A	N/A	N/A
---	-----------	-----	-----	-----

MINUTES

- This request came from the Sept. 16 board BOE meeting.
- The district has collected several portable buildings into storage for future use. Paul was asked to articulate his ideas for possible uses for these buildings.
- This is what is in the Maintenance/Transportation yard:
  - Four buildings from Adult Ed, from Murray Avenue, were moved next to Transportation. These portables are set up on the asphalt and ready to use, pending utility hookups and decking/ramp installation.
  - Three buildings from SCCOE Head Start, also on Murray Avenue, made up of two classrooms and office space.
  - One building from SCCOE Head Start, a mobile office from Hollister.
- The key will be the assessment of the existing, permanent buildings. The buildings in the area are halfway through a structural analysis. These portables could be for Transportation, Maintenance or state preschool programs if they had to move because of the analysis findings.
- Alvaro: Money in Fund 35 (state matching funds) may be available to use for these.
- Two portables are set up for TK bathrooms.
- Another idea would be to evaluate if the Annex lease is needed and to move I.T. and P.D. area to some of these portables. That lease is \$100K a year.
- James said he was concerned that the price of moving portable can be more expensive than buying a new portable.
  - Alvaro said a significant issue now is the supply and wait for new portables. These could be valuable on the resale market, if needed.
  - Paul said a new 24' x40' portable is \$237K, finished and delivered by not hooked up (no foundation pad).
- Next steps: The committee would like to wait for the results of the structural analysis of the MOTS buildings before making decisions about the portables.

H. Notice of availability/offer to sell surplus property	Gilroy Gardens excess land	City of Gilroy	N/A	N/A
--	----------------------------	----------------	-----	-----

MINUTES

- Information-only item.
- The City of Gilroy has issued a notification that 245 acres, near Gilroy Gardens, is being surplus and sold.
- The notification is required.
- Next steps: No interest from the district.

**3. MAINTENANCE (DAN MCAULIFFE)**

A. Additional concrete hardscape	Mt. Madonna HS	EF&S Concrete	\$92,376	RRM	N/A
----------------------------------	----------------	---------------	----------	-----	-----

**MINUTES**

- Mt. Madonna HS has another flea infestation.
- The problem has been because of the area’s foliage, landscaping and crawl-spaces under buildings. The neighborhood harbors many pests, including skunks, possums, rodents.
- The additional work is excavation and concrete to reduce the access to these animals and the places were fleas can multiply. The area is in front of the front office, where fleas have been burrowing.
- Electronic traps are in the buildings.
- The work is between blacktop and lunch area. The site will get more useable surface area after this is done. This area would often get muddy during the rainy season.
- This project doesn’t need oversight from the Division of the State Architect (DSA) oversight
- This is phase two of the work at this site to control flea infestation.
- Staff will treat the entire area after the concrete is done.
- Some minor issues at Rod Kelley. As a preventive measure, the entire campus will be treated.
- Neighbors have reported cars spinning doughnuts in the parking lot after hours. The proposed deterrent would be speed bumps or parking stops. The committee supports installing stops, which would be the more economical option.
- The principal has requested shade structures over the area that’s being paved. MMHS will receive temporary shade structures for this area. Also, Dan is meeting with a vendor to discuss structure options.
- If we wait on this quote, the price may go up because the vendor would have come out again instead of continuing the work that is already started. Also, waiting would delay the return of students and staff to campus.
- We don’t have issues with fleas of this degree at other sites. The maintenance staff has been successful at containing small outbreaks anywhere else with the tools they have available.
- Dr. Flores asked that maintenance take a look at whether a sidewalk is needed between the campus and the parking lot, not as part of this work but as a possible future project.
- Next steps: The committee approves for the concrete work to move forward. The contract will go to the board as a ratification.

**4. SCHOOL SAFETY (AURELIO RODRIGUEZ)**

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Cameras for farm	Gilroy HS FFA farm	QoVo	\$10,170.04	General Fund

**MINUTES**

- This is an issue that has revisited. The farm has very little to no security. There have been issues with break-ins, stolen equipment and animal feed.
- The cameras would help monitor students who have to visit in mornings, evenings and weekends to feed and care for animals. It can also help with monitoring animals who are in labor.
- The quote includes the optional trailer. Aurelio recommends the stationary cameras, not at the trailer.

- The camera feeds are monitored by anyone who granted that access through Aurelio: Gilroy HS ag teachers and admin team.
- Next steps: This will go to the board for approval.

**OTHER PROJECTS/FACILITY ISSUES AT SITES**

SITES
<p><b>BROWNELL MS</b></p> <ul style="list-style-type: none"> <li>• This site has about 180 cameras installed. Principal David Laboranti has requested 360-degree cameras, now that the technology is available. The committee doesn't support this request for 360-degree cameras. Paul and Dr. Flores walked the site with David to talk about the camera system, once the site project was completed, to evaluate coverage. Paul is already working on a plan with Qovo to address blind spots that were identified in the walk-through. Dr. Flores: More research needs to be done into the blind spots in original design/installation vs. extra ones that principal is requesting. Next steps: Aurelio and Alvaro will do an additional walk-through and follow-up with David Laboranti with an emphasis of making the best use of the cameras that are already installed.</li> </ul>
<p><b>LUIGI APREA ES</b></p> <ul style="list-style-type: none"> <li>• Parents at a recent parent club expressed concern about the site's use of the playground at the adjoining park. The shared playground is part of the joint-use agreement with City of Gilroy. Next steps: Dr. Flores requests that a proposal for installing a playground within the campus to be added to the next FSC agenda. It should include what can be done, where it can go, cost and funding source. This should include cost of fencing.</li> </ul>

**MEETING ADJOURNED:** 10:33 a.m.

**NEXT MEETINGS (proposed):**

- 9 a.m. Friday, Oct. 22
- 9 a.m. Friday, Nov. 19
- 9 a.m. Friday, Dec.10