1. Time certain, 9:30 a.m.:

   Joe Vela, Aedis Architects, with update about South Valley MS Modernization Project

   A. Approval of minutes: Oct. 22, 2021

2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SITE</th>
<th>VENDOR</th>
<th>COST</th>
<th>FUNDING SOURCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>South Valley MS</td>
<td>Steel Inspectors of Texas</td>
<td>$7,000</td>
<td>Measure E</td>
</tr>
<tr>
<td>B.</td>
<td>Maintenance, Operations and Transportation (MOTS) yard</td>
<td>Aedis Architecture</td>
<td>$25,000</td>
<td>Measure E</td>
</tr>
<tr>
<td>C.</td>
<td>N/A</td>
<td>Colbi Technologies</td>
<td>$10,000</td>
<td>Measure E &amp; RRM (50%-50%)</td>
</tr>
<tr>
<td>D.</td>
<td>Brownell MS</td>
<td>TBD</td>
<td>TBD</td>
<td>Site funds</td>
</tr>
</tbody>
</table>

3. MAINTENANCE (DAN MCAULIFFE)

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SITE</th>
<th>VENDOR</th>
<th>COST</th>
<th>FUNDING SOURCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>Gilroy HS</td>
<td>Roofing contractors TBD; TREMCO to work as GUSD agent/consultant</td>
<td>TBD</td>
<td>Deferred Maintenance</td>
</tr>
<tr>
<td>B.</td>
<td>Gilroy HS</td>
<td>GUSD grounds staff</td>
<td>Approx. $15,000</td>
<td>RRM</td>
</tr>
<tr>
<td>C.</td>
<td>Gilroy HS</td>
<td>Plumbing America</td>
<td>TBD</td>
<td>RRM</td>
</tr>
</tbody>
</table>
4. AURELIO RODRIGUEZ’S ITEMS

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SITE</th>
<th>VENDOR</th>
<th>COST</th>
<th>FUNDING SOURCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Vape sensors</td>
<td>Mt. Madonna HS</td>
<td>QoVo</td>
<td>$4203.17</td>
<td>General Fund</td>
</tr>
</tbody>
</table>

5. ALVARO MEZA’S ITEMS

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SITE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Third Millennium Partners updated proposal for landscaping adjacent to Gilroy HS</td>
<td>Gilroy HS</td>
</tr>
</tbody>
</table>

OTHER PROJECTS/FACILITY ISSUES AT SITES

<table>
<thead>
<tr>
<th>SITES</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANTONIO DEL BUONO ES</td>
</tr>
<tr>
<td>BROWNELL MS</td>
</tr>
<tr>
<td>CHRISTOPHER HS</td>
</tr>
<tr>
<td>ELIOT ES</td>
</tr>
<tr>
<td>SOLORSANO MS</td>
</tr>
<tr>
<td>GECA</td>
</tr>
<tr>
<td>EL ROBLE ES</td>
</tr>
<tr>
<td>SOUTH VALLEY MS</td>
</tr>
<tr>
<td>GILROY HS</td>
</tr>
<tr>
<td>GLEN VIEW ES</td>
</tr>
<tr>
<td>MT. MADONNA HS</td>
</tr>
<tr>
<td>LAS ANIMAS ES</td>
</tr>
<tr>
<td>LUIGI APREA ES</td>
</tr>
<tr>
<td>DISTRICT OFFICE</td>
</tr>
<tr>
<td>ROD KELLEY ES</td>
</tr>
<tr>
<td>RUCKER ES</td>
</tr>
</tbody>
</table>

NEXT MEETING: 9 A.M. FRIDAY, DEC. 10, 2021
1. **ITEM**
   - **A. Time certain, 9 a.m.:** Solar Presentation/Analysis by ForeFront Power/SPURR

   **MINUTES**
   - Alvaro invited ForeFront Power/SPURR to present its preliminary analysis of district sites and how to reduce utility costs. Presenters are Nate Smith-Ide of ForeFront Power and Kevin Flanagan of School Project for Utility Rate Reduction (SPURR).
   - SPURR REAP Program (Renewable Energy Aggregated Procurement) aims to streamline solar buying process, drive down pricing and reduce risk through improved contract terms and conditions. It allows districts to join other districts in leveraging consolidated buying power.
   - Forefront’s “Power Purchase Agreement” (PPA) structure is the primary source of procurement. No upfront cost to district. Forefront finances and owns projects. The district then buys power from Forefront at a cheaper rate than PG&E. Forefront monetizes the solar credit tax credit, which is at 26% this year.
   - The estimated savings are that a Forefront project could reduce overall district current energy bill about 20%.
   - Net energy metering is the energy produced that is not consumed and sent back to the grid. PG&E pays GUSD for exported solar energy. The current program (NEM 2.0) maximizes payment to GUSD; NEM 2.0 pays GUSD near full retail energy payment. It is changing to NEM 3.0 for new projects, which may reduce payment for exported energy and a fixed fee for solar projects. Expected timing: January/February 2022.
   - District program timing is ideal to secure NEM 2.0 pricing.
   - Next steps: Alvaro and Aurelio keep working on this proposal. Bring back to FSC.

2. **ITEM**
   - **B. Approval of minutes: Sept. 24, 2021**

   **MINUTES**
   - Mark Good moved to approve. James Pace seconded.
   - All approved.

2. **ITEM**
   - **2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)**

   **ITEM** | **SITE** | **VENDOR** | **COST** | **FUNDING SOURCE**
--- | --- | --- | --- | ---
A. Fencing project | MOTS* | Dryco Inc. | $102,770 | Measure E

   **MINUTES**
   - These proposals address traffic through Swanston Lane.
• Phase I: Student path of travel – fencing in front of tennis courts angling toward field to put a barrier between students travel and trash. Approved.
• Phase 2: Relocate automatic gates from lower parking lot to front of the property line on Swanston Lane. Approved.
• Paul to research planting blackberry bushes along the secondary field fence to mitigate attempts to cut the fencing.
• Portables behind Gilroy Prep School will be fenced. Approved.
• Next steps: All approved to go to board for approval.

B. SPEC Safety and Accessibility Study 2021

<table>
<thead>
<tr>
<th>Elementary schools</th>
<th>N/A</th>
<th>N/A</th>
<th>N/A</th>
</tr>
</thead>
</table>

MINUTES
• Study used a color system to provide a clear breakdown for assessing equipment safety priorities for each of the seven elementary school sites.
• This vendor installed the new playgrounds at three GUSD schools in the last year. Installation costs are packaged with the equipment costs from this vendor.
• The study will be used to begin the process of installing a new playground at Luigi ES. Start with community engagement.
• The location on Luigi campus would likely be on the grass field. The cost estimates include preparation of the area, fencing, etc.
• Looking to install the new playground during the summer of 2022. Approximate cost: $940,000.

C. MOTS building structural analysis review

<table>
<thead>
<tr>
<th>MOTS*</th>
<th>N/A</th>
<th>N/A</th>
<th>N/A</th>
</tr>
</thead>
</table>

MINUTES
• The review evaluated the Transportation/Maintenance and Facilities and State Preschool buildings.
• Transportation building: $400,000 to make it structurally sound (in case of earthquake). At the very least, non-permitted structures within the building should be addressed. Significant foundation issues.
• Building 300, Maintenance shops: Good. Nothing needed.
• Building 400, Facilities/Maintenance and State Preschool: $500,000 to make it structurally sound. It was built in 1911; updated 1949. It is not seismically fit.
• Possible solutions:
  o Transportation: Demolish existing building and migrate department to four of the portables that are set up in the yard. Initial cost estimate for hooking up the portables: $70K-90K.
  o Facilities/Maintenance: Relocate to Flint trailer after South Valley MS project is completed.
  o State Preschool: Needs more time and attention for possible solutions. Paul would like to ask Aedis Architects to prepare proposal of options for the program (two classrooms of 20 students in two cycles daily, plus staff).
  o Costs to hook up portables to power, sewer, internet, etc. may be able to come out of Measure P and Measure E balances, state matching funds and emergency funds.
• For Transportation: Setting up the portables and moving the department would be fast. The more complicated process would be demolition of old buildings. It may be worth waiting to demo when other demo is happening at the adjacent South Valley MS campus.
• Next steps: Paul will approach Aedis Architects to design relocation ideas and assist in creating a plan for the Preschool. Quote from Aedis at next board meeting. He'll also start getting quotes for demolishing the existing Transportation building and for connecting the existing portables.
D. Costs of oversight for Brownell project report

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SITE</th>
<th>VENDOR</th>
<th>COST</th>
<th>FUNDING SOURCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>Wheelchair, ADA-compliant concrete work</td>
<td>Luigi ES</td>
<td>EF&amp;S</td>
<td>$8,300</td>
</tr>
</tbody>
</table>

**MINUTES**
- One student in a wheelchair has difficulty navigating campus, specifically around empty planter areas in the quad.
- These areas are also trip hazards for others on the campus.
- Work will be completed by the end of October.
- Next steps: This will go to the board for approval as a ratification.

E. Plaza change order

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SITE</th>
<th>VENDOR</th>
<th>COST</th>
<th>FUNDING SOURCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>Lunch shade/canopies</td>
<td>All sites</td>
<td>USA Shade &amp; Fabric</td>
<td>Est. $960K</td>
</tr>
</tbody>
</table>

**MINUTES**
- Prices range from $40,000-$100,000/site for permanent structures, with fabric shades.
- All sites will be evaluated but primarily looking at elementary sites, GECA, Swanston Preschool and Mt. Madonna HS.
- Staff also looked into short-term rentals but the vendor was not sufficiently responsive to district needs.
- Next steps: Will bring quotes to the next FSC meeting.
C. Water stations update

<table>
<thead>
<tr>
<th>All sites</th>
<th>Plumbing America Quotes</th>
<th>Est. $500K</th>
<th>ESSER III</th>
</tr>
</thead>
</table>

MINUTES
- Continuing to get quotes for all sites.
- Will need to retrofit water stations with drinking fountains vs. stand-alone units because of cost.
- Approximate cost is $3,000-$6,000/unit.
- Discussion: The proposed units should be outside because elementary sites are reporting they’re not using interior units.
- Linda states that two units/school is not enough; should be three to six per school.
- Principals should be consulted for where to place water stations on campuses.
- Next steps: Dan will continue to get quotes for all locations.

4. ALVARO MEZA’S ITEMS

<table>
<thead>
<tr>
<th>ITEM</th>
<th>MINUTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Updated Modernization Eligibility (information)</td>
<td>Alvaro reviewed School Facility Consultants’ 2020-21 Modernization Eligibility Analysis. Modernization eligibility is site specific, driven by buildings that are 25 years old or portables older than 20 years old. State share is 60% of eligibility, district share is 40%. Ten sites (minus Gilroy Prep School) for a total of $17,231,819 of state funds; district’s share would be $11,487,879.</td>
</tr>
<tr>
<td>B. Updated Bond Priorities Budget Worksheet (information)</td>
<td>Anna reviewed the updated Measure E &amp; P: Priority Aging Middle Schools Worksheet. Balance of $17,185,921 of remaining E and P funds. Remaining funds will continually change because of salaries tied to the two construction management lines. Next steps: Anna will update and present to the FSC every few months.</td>
</tr>
</tbody>
</table>
OTHER PROJECTS/FACILITY ISSUES AT SITES

GILROY HS

- The main sewer line at the XY building has had several sewer back-ups the last few weeks, including at the first football home game. The building restrooms are currently offline as crews continue to identify source of problems. Per Dan, this could be a design flaw in the system. Maintenance will need to continually check the line and provide regular preventative service. Mark suggested contacting our legal team. Alvaro, Paul and Dan will review with our legal team regarding possible design flaws in the Math Building sewer design. LPA Architects was the design firm; Premier Builders was the contractor.

NEXT MEETINGS:

9 A.M. FRIDAY, NOV. 19, 2021
9 A.M. FRIDAY, DEC. 10, 2021
Date: October 27, 2021

Marissa Van Patten
Gilroy Unified School District

RE: COST PROPOSAL FOR THE IN-PLANT WELDING INSPECTION ON THE SOUTH VALLEY MIDDLE SCHOOL SHADE STRUCTURE

USA Shades stated that the shop welding on the shade structures should take fourteen (14) days. We propose to do these shop inspections not to exceed $7,000. This cost includes travel time, mileage, and visual inspection and report time. Cost could be less but will not exceed this amount.

If you have any questions please do not hesitate to call my office 817-246-8096.

Thanks

Tiphony Hulsey

PO Box 150987, Fort Worth, TX 76108 (817) 246-8096 (817) 246-5889 Fax
October 29, 2021

Mr. Paul Nadeau
Director of Facilities Planning & Management
Gilroy Unified School District
7810 Arroyo Circle
Gilroy, CA 95020

Subject: Facilities Study and Master Planning for Facilities, Maintenance Operations and Transportation Site
Proposal for Architectural Services

Dear Mr. Nadeau,

Per your request, we are submitting this Proposal for architectural service on the subject project. We will honor the terms herein for 30 calendar days from the date of this proposal. The proposal is as follows:

PROJECT UNDERSTANDING

The project consists of a feasibility study and master planning for the entire District owned property North, and adjacent to, South Valley Middle School. This includes the current day care facility, Facilities, Maintenance, Operations transportation, and athletic field. This will create a long-term vision and implementation plan for this site.

The existing buildings and utilities are old and at the at the end of their expected life. The District has relocated surplus portable units on this site and is considering using these for the displaced departments mentioned above, along with other new facilities.

The intent of this proposal/agreement is to engage in Aedis in preliminary planning, site planning, order of magnitude cost anticipation, process planning, and meeting with District personnel/administration to discuss the uses, outcomes and next steps.

SCHEDULE

The period during which our services will occur will be from the date of approval through March 15, 2021.

COMPENSATION

We will perform these services on an hourly not to exceed fee of $25,000.

All services described above will be invoiced based upon standard hourly rates listed in Attachment D.

REIMBURSABLE EXPENSES

Reimbursable expenses are invoiced at 1.10 times actual cost.

We are available to proceed immediately on the Project, upon your approval of this Proposal. Please do not hesitate to call us if you require additional clarification on any of the above points. Otherwise, we ask that you
indicate your acceptance of this Proposal by signing the enclosed copy of this letter, which will become our working agreement, and return an electronic copy to our office.

We thank you for the opportunity to be of service.

Sincerely yours,
AEDIS, Inc.

Accepted:

Joe A. Vela, AIA
Managing Principal Central Valley

For Gilroy Unified School District
ATTACHMENT D
Owner Architect Agreement

ARCHITECT’S SCHEDULE OF HOURLY RATES

Client: Gilroy Unified School District
Project: Feasibility and Master Planning of Facilities, Maintenance Operations and Transportation Site
Date: 10/29/21

(Effective 1/1/2021 to 12/31/2021)

<table>
<thead>
<tr>
<th>Position</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>President / CEO</td>
<td>$250.00 / hr</td>
</tr>
<tr>
<td>Principal</td>
<td>$225.00 / hr</td>
</tr>
<tr>
<td>Associate Principal</td>
<td>$210.00 / hr</td>
</tr>
<tr>
<td>Director of Educational Planning</td>
<td>$200.00 / hr</td>
</tr>
<tr>
<td>Senior Project Manager</td>
<td>$200.00 / hr</td>
</tr>
<tr>
<td>Project Architect/Project Manager</td>
<td>$180.00 / hr</td>
</tr>
<tr>
<td>Contract Administrator</td>
<td>$180.00 / hr</td>
</tr>
<tr>
<td>Senior Designer</td>
<td>$180.00 / hr</td>
</tr>
<tr>
<td>Assistant Project Manager</td>
<td>$160.00 / hr</td>
</tr>
<tr>
<td>Designer</td>
<td>$135.00 / hr</td>
</tr>
<tr>
<td>Interior Designer 1</td>
<td>$150.00 / hr</td>
</tr>
<tr>
<td>Interior Designer 2</td>
<td>$130.00 / hr</td>
</tr>
<tr>
<td>Office Manager</td>
<td>$160.00 / hr</td>
</tr>
<tr>
<td>Administrator</td>
<td>$120.00 / hr</td>
</tr>
</tbody>
</table>
Each year, the District needs to review and approve / decline expiring applications for contractors wishing to do business with us. In November, an advertisement goes out to the trade publications reminding contractors about the renewals. We start collecting applications and reviewing them in January of 2022. We utilize Colbi Technologies Inc. to process all applications for us prior to the District’s approval of a contractor. Below is the fee schedule for Colbi Technologies for this service. To process the number of applications we wish to work with, I’m recommending that we increase our PO with Colbi Technologies Inc. by $10,000 to cover this cost.

<table>
<thead>
<tr>
<th>Fees for Services</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pre-Qualification Application Review Fees: Billed at $85/hour</strong></td>
</tr>
<tr>
<td>• Colbi will review submitted applications including, submitted financials, license and registration, and will conduct reference checks using standardized questions for a minimum of two recently completed projects. Colbi will document review and reference checks and mark each application as ready for final determination by the Customer based on score.</td>
</tr>
<tr>
<td>• CUPCCAA Review Service Fee: $5,000.00 per year</td>
</tr>
<tr>
<td>• Colbi will provide daily monitoring of CUPCCAA registration applications. Colbi will register contractors for Customer informal bidding based on our ability to verify Contractor License and DIR registration. During the month of November, Colbi will mail out a written notice on behalf of the Customer, to construction trade journals designated by DIR for the District, inviting all licensed contractors to submit registration applications for inclusion on the Customer’s CUPCCAA informal bidding list for the next year.</td>
</tr>
</tbody>
</table>
Athletics Storage
8 messages

David Laboranti <david.laboranti@gilroyunified.org>  Tue, Oct 19, 2021 at 3:17 PM
To: Paul Nadeau <paul.nadeau@gilroyunified.org>
Cc: Marissa Van Patten <marissa.vanpatten@gilroyunified.org>, Alvaro Meza <alvaro.meza@gilroyunified.org>, Debbie Flores <debbie.flores@gilroyunified.org>

Hello everyone,

We have an issue that we need help with, but I am not sure how to address it. At the start of the rebuild project we had the old staff lounge that we were going to use for athletics storage for the larger items like hurdles, mats, volleyball poles, etc. As you know during the construction project the staff room was turned into the new music room, and it is GREAT!

However, it leaves us with no storage for the larger items. When ASMS was built they got a pod that they store their items in, and we used to have one to store ours. We have tried to figure out a place for them, but there is none. With that said, our solution is basically to go back to having the pod again. We have an area where it can be put, but need to figure out how to get one.

Can anyone advise us on any ideas or how to make this happen?

Thanks in advance,

David Laboranti
Principal
Brownell Middle School
Phone: (669) 205-5100

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Alvaro Meza <alvaro.meza@gilroyunified.org>  Tue, Oct 19, 2021 at 4:37 PM
To: David Laboranti <david.laboranti@gilroyunified.org>
Cc: Paul Nadeau <paul.nadeau@gilroyunified.org>, Marissa Van Patten <marissa.vanpatten@gilroyunified.org>, Debbie Flores <debbie.flores@gilroyunified.org>

Are you using all your classrooms? For now, that could be a temporary solution.
Most schools use classroom space for storage until they grow in enrollment to need the classroom.
Let us know if that's an option.

Alvaro Meza
Assistant Superintendent, Business Services
Chief Business Official
Gilroy Unified School District
7810 Arroyo Circle
Gilroy, CA 95020
(669) 205-4080

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[Quoted text hidden]
David,

To assist with the storage of large PE items like hurdles, mats and volleyball poles, we have dedicated room 26 in the gym. We have removed the casework around the room and installed durable laminate flooring and refinished the walls and ceiling. This space is about 1,200 square feet in total and has an adjacent room with two storage cabinets and a wall with lower and upper cabinets and a sink. This is about 320 square feet. A typical storage container is about 160 square feet. The District no longer allows these types of containers on-sites without prior approval from the Facilities Subcommittee. I've pasted a diagram of the room below.

We installed an extra-wide door in this room to accommodate moving large PE equipment in and out of the room. It is indicated as an orange rectangle in the diagram above. I have visited the campus this evening to observe the spaces and their uses. I noted that the storage room (Q19) above, is not utilized at all yet. This will provide you with great space to store smaller items as well as some large items.

Room 26 is full of the PE Equipment I believe you mentioned in your earlier email. It appears to fit fine, however, I would suggest organizing these items to maximize the space. Also, Room 27 is utilized as the Choir room. I note that Avey has made this space her own very well. There is a large wall of casework that is not utilized at this time and could be used to store PE equipment of smaller nature (balls, jump rope, cones, paddles, etc. I have attached photos of my observations below for your review.

The first 3 photos are of room 26
The above casework is empty save the window box at the far right. This isn’t ideal but if you found yourself really needing more space, I’d suggest using this.

I hope this helps you in your quest for storage. I understand the desire to possibly install a storage container, but we have been methodically removing them from all campuses as possible. They are really unsightly, attract vandalism and theft and usually cost much more than their contents.

Please let me know if you would like to discuss this further.

---

**Paul Nadeau**

Director of Facilities Planning & Management

(408) 726-1686
Hi Paul,

Thank you for the detailed response. I understand that there is an approval process for the storage units, which is why I wanted to start the conversation. It is great that we have room 26 for PE to store their items, and with the large door that is great for supervision while students are getting out equipment. That is why we asked for the large door, not for the size of the equipment. Yes, the door makes it easier to remove the equipment, but supervision was/is our main concern. If a student(s) were unsupervised and got hurt, the teacher of record could be in jeopardy of potentially losing their credential.

While Q19 is a good storage room in theory, it does not work in application for PE or after school athletics. A PE teacher cannot send the students into the room to get equipment, as then the student would not be supervised. The converse is also true in that if a teacher went into the room to supervise the students getting equipment then there would be no one supervising the rest of the students outside.

Yes, it is true that room 26 is not organized yet. Regular classroom teachers had time to get into their classrooms, set up, and organize them prior to school starting. My PE teachers are in the process of organizing room 26, but remember they did not have access to the room until after school started, at no fault of GUSD. They are trying to create time to organize during their prep periods, when they have time away from their other duties like prepping for classes, grading, inventorying missing equipment, etc.

Room 27 is much like room 26, in theory it works for storage, but in application it does not. We cannot store items in the for PE classes or after school athletics in room 27. We have added a lot of counseling services this year to try and support students coming back from distance learning/COVID. Room 27 is sometimes used for counseling during the regular school day, and therefore we would be interrupting counseling when we went in to get equipment. After school is the same, as the room is used for choir class. If after school athletics needed equipment and had to go in there then they would be interrupting choir class.

Dedicating a classroom for storage also presents a problem. If equipment is stored away from the fields, or track area, then it needs to be transported back and forth. Unfortunately, the time spent moving equipment from a farther location presents a problem as it takes time away from practice/events.

I understand the pods are not ideal, but in lieu of losing the old staff room I dont really see another option. With that said, I am open to discussing other options.
# Gilroy High School
## Roofing Inventory
### 12-1-2020

<table>
<thead>
<tr>
<th>Campus / Building / Roof Level</th>
<th>Roof Area</th>
<th>Priority Ranking</th>
<th>GAR</th>
<th>Recommendation</th>
<th>Budget</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gilroy HS (2006 - 2004)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main &amp; Aux Gym, Locker Rooms &amp; Foyer</td>
<td>42,500</td>
<td>1</td>
<td></td>
<td>Restore</td>
<td>$500,000.00</td>
<td>Mod Bit</td>
</tr>
<tr>
<td>Bldg D</td>
<td>15,000</td>
<td>2</td>
<td></td>
<td>Replace</td>
<td>$300,000.00</td>
<td>Mod Bit w/ 3 tab shingles</td>
</tr>
<tr>
<td>Bldg C</td>
<td>15,200</td>
<td>3</td>
<td></td>
<td>Replace</td>
<td>$304,000.00</td>
<td>Mod Bit w/ 3 tab shingles</td>
</tr>
<tr>
<td>Bldg B</td>
<td>14,400</td>
<td>4</td>
<td></td>
<td>Replace</td>
<td>$288,000.00</td>
<td>Mod Bit w/ 3 tab shingles</td>
</tr>
<tr>
<td>Bldg A (office &amp; library)</td>
<td>15,000</td>
<td>5</td>
<td></td>
<td>Restore within 3 years</td>
<td>$225,000.00</td>
<td>Mod Bit</td>
</tr>
<tr>
<td>Bldg CE (2002)</td>
<td>10,800</td>
<td>6</td>
<td></td>
<td>Maintain; Replace within 5 years</td>
<td>$216,000.00</td>
<td>Mod Bit</td>
</tr>
<tr>
<td>M &amp; H (2002)</td>
<td>19,000</td>
<td>7</td>
<td></td>
<td>Maintain, Replace within 5 years</td>
<td>$418,000.00</td>
<td>Mod Bit w/ 3 tab shingles</td>
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<tr>
<td>Bldg E1</td>
<td>7,200</td>
<td>8</td>
<td></td>
<td>Maintain; Replace within 5 years</td>
<td>$144,000.00</td>
<td>Mod Bit w/ 3 tab shingles</td>
</tr>
<tr>
<td>Bldg E2</td>
<td>4,700</td>
<td>9</td>
<td></td>
<td>Maintain, Replace within 5 years</td>
<td>$94,000.00</td>
<td>Mod Bit w/ 3 tab shingles</td>
</tr>
<tr>
<td>BE 1 &amp; BE 2</td>
<td>4,600</td>
<td>10</td>
<td></td>
<td>Maintain</td>
<td>$2,489,000.00</td>
<td>FOAM</td>
</tr>
<tr>
<td>Total</td>
<td>148,400</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
GYM / Foyer / Boys & Girls LR

- Roof restoration using AlphaGuard MTS fluid applied roofing.
- 25 year warranty – will provide lowest long-term roofing cost for District.
- No tear-off + non-disruptive installation = spring construction.

**Option #1:** Turn-key thru CMAS

Utilize the California Multiple Award Schedule (CMAS) to procure a turn-key solution.

Firm Cost: $482,000

**Option #2:** CMAS w/ Formal Labor Bid

Purchase materials thru CMAS and bid out labor.

Estimated Cost: $550,000 - $600,000
Buildings: B, C, & D

Buildings B, C & D
- Replace roofs with new Tremply KEE roofs.
- Replace 3-tab shingles on parapet wall w/ Tremply KEE membrane.
- 30-year warranty
- Building would need to be un-occupied – Summer??
- Replace cast iron drains with new no-hub drain assemblies.

Estimated Cost: $810,000 - $990,000
Buildings: Office/Library

- Roof restoration using AlphaGuard MTS fluid applied roofing.
- 25-year warranty
- Buildings would need to be un-occupied = Summer Construction
- 3 – tab shingles on parapet walls to remain.
- Restoration window is currently 2 - 3 years.

Estimated Cost: $165,000 - $225,000
Buildings: M & H, CE, E1 & E2

- Roof restoration is no longer an option.
- With preventative maintenance, the roofs can be maintained for another 3-5 years.
We have prepared a quote for you

GUSD - MT. Madonna HALO Sensors and 5Y Licensing

Quote # Q-GG003612
Version 2

Prepared for:

Gilroy Unified School District

Aurelio Rodriguez
aurelio.rodriguez@gilroyunified.org
Wednesday, September 22, 2021

Gilroy Unified School District
Aurelio Rodriguez
7810 Arroyo Circle
Gilroy, CA 95020
aurelio.rodriguez@gilroyunified.org

Dear Aurelio,

QOVO Solutions, Inc. is pleased to present this proposal for hardware and services as requested. We pride ourselves on the quality and simplicity of the solutions that we deliver and our company was founded on philosophy that the customer makes the business.

This proposal is presented without a prior site survey. As such the proposal cannot be considered final until a site survey has been performed and all pricing is considered budgetary until the final site survey is completed.

The following is included in this proposal:

- 2 x HALO Smart Sensors for the bathrooms at Mt. Madonna High School
- 2 x HALO 5 Y Licenses
- Wiring and Installation of sensors.
- Configuration and Testing
- HALO Cloud Configuration

Ongoing maintenance as proposed and available through QOVO Solutions, Inc. (QSI) typically proposed monthly, quarterly or yearly.

QOVO is a CMAS approved vendor. In situations where CMAS approved hardware or services are proposed all pricing will be at or below CMAS approved pricing.

Please do not hesitate to let us know if there are any questions.
- WIRELESS
- MANAGED SERVICES
- VIDEO SURVEILLANCE

Sincerely;

Garth Gilmour
QOVO Solutions, Inc.
HARDWARE

<table>
<thead>
<tr>
<th>Line#</th>
<th>Qty</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>1</td>
<td>Misc Material</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Conduit, Mounting Boxes, Velcro, zip ties. Mounting screws and unistrut.</td>
</tr>
<tr>
<td>1.2</td>
<td></td>
<td>HALO Smart Sensors</td>
</tr>
<tr>
<td>1.3</td>
<td>2</td>
<td>HALO-V2.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HALO real-time vape detector and security device. HALO V.2 real-time vape detector and security device. HALO has 12 unixedetctions sensors that work in conjunction to detect a multitude of measurements with unlimited customization. It's the only vape detector that detects THC oil.</td>
</tr>
</tbody>
</table>

Subtotal: $2,362.24  
Estimated Tax: $212.60

LICENSING & MFR. SUPPORT

<table>
<thead>
<tr>
<th>Line#</th>
<th>Qty</th>
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<tbody>
<tr>
<td>2.1</td>
<td></td>
<td>HALO Smart Sensor Licensing</td>
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<tr>
<td>2.2</td>
<td>1</td>
<td>HALO-CLOUD-5YR</td>
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<tr>
<td></td>
<td></td>
<td>Halo Cloud 5 Year Plan</td>
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Subtotal: $618.33

PROFESSIONAL SERVICES

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<tr>
<th>Line#</th>
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<tbody>
<tr>
<td>3.1</td>
<td>2</td>
<td>PS-WP-INT Camera Interior - Wire Placement</td>
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</table>

Subtotal: $618.33
PROFESSIONAL SERVICES

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<tr>
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<tbody>
<tr>
<td>3.2</td>
<td>2</td>
<td>QOVO-PS</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Install</strong> and <strong>Wire Placement for cameras.</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Configure, Label and Test HALO Cloud</strong></td>
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Subtotal: $962.00

NOTES

<table>
<thead>
<tr>
<th>Line#</th>
<th>Qty</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>5.1</td>
<td>1</td>
<td>Note</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Terms and Conditions Taxes, shipping, handling and other fee</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Terms and Conditions Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors. All orders paid by Credit Card will incur and 3% handling and convenience fee.</td>
</tr>
<tr>
<td>5.2</td>
<td>1</td>
<td>Note</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Please note that the proposed system needs to have a Basic High Speed Internet to configure, control to be functional. This allows for remote monitoring and visibility to the camera system. The Verkada model is to remove the need for a local DVR/Machine that draws power and requires maintenance and updates. The High Speed internet can be shared with other facility uses such as Access Control Systems and other shared services.</td>
</tr>
<tr>
<td>5.3</td>
<td>1</td>
<td>Note</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pricing in this proposal is based on the proposed quantity and scope of work. In the event that the proposed quantities change the proposed pricing will be adjusted to reflect the revised quantities and scope of work.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Discounts in this proposal as based on the proposed hardware and licensing quantities. QOVO retains the right to adjust discounts as quantities on hardware and licensing items change.</td>
</tr>
<tr>
<td>5.4</td>
<td>1</td>
<td>Exclusion</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Qovo Solutions Inc is not providing high speed internet or managed services unless otherwise noted with in this quote.</td>
</tr>
<tr>
<td>5.5</td>
<td>6</td>
<td>Note - IDF Power</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Each MDF/IDF location will need access to 1 power outlet to power up provided switch which will provide power to cameras.</td>
</tr>
</tbody>
</table>
This proposal including all elements, diagrams, documents, and communications are considered the proprietary work product of QOVO Solutions, Inc. Any dissemination of these documents beyond the intended recipients and related entities will be considered a violation of a confidentiality agreement and any items related to this proposal cannot be disclosed to any third party without the express written permission of QOVO Solutions, Inc.
GUSD - MT. Madonna HALO Sensors and 5Y Licensing

Prepared by: QOVO Solutions, Inc.
Garth Gilmour
844.768.6462
garth@qovoinc.com

Prepared for: Gilroy Unified School District
7810 Arroyo Circle
Gilroy, CA 95020
Aurelio Rodriguez
(669) 205-4050
aurelio.rodriguez@gilroyunified.org

Quote Information:
Quote #: Q-GG003612
Version: 2
Delivery Date: 09/22/2021
Expiration Date: 10/22/2021

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### Quote Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>HARDWARE</td>
<td>$2,362.24</td>
</tr>
<tr>
<td>LICENSING &amp; MFR. SUPPORT</td>
<td>$618.33</td>
</tr>
<tr>
<td>PROFESSIONAL SERVICES</td>
<td>$962.00</td>
</tr>
<tr>
<td><strong>Subtotal:</strong></td>
<td><strong>$3,942.57</strong></td>
</tr>
<tr>
<td><strong>Shipping:</strong></td>
<td><strong>$48.00</strong></td>
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<td><strong>Estimated Tax:</strong></td>
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<td><strong>Total:</strong></td>
<td><strong>$4,203.17</strong></td>
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### Payment Details

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<tr>
<th>Description</th>
<th>Payments</th>
<th>Interval</th>
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<tbody>
<tr>
<td>Mobilization Deposit</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Mobilization Deposit Billed Upon Approved Contract.</td>
<td>1</td>
<td>One-Time</td>
<td>$2,101.58</td>
</tr>
<tr>
<td>Progress Billing</td>
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<td></td>
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</tr>
<tr>
<td>Progress Billing @ 100% Completion</td>
<td>1</td>
<td>One-Time</td>
<td>$2,101.58</td>
</tr>
</tbody>
</table>
- WIRELESS  
- MANAGED SERVICES  
- VIDEO SURVEILLANCE

**TERMS AND CONDITIONS**

**PRICING:**
Quote is valid for 30 days from issuance.

**PAYMENT TERMS:** Net 21

Taxes, shipping, handling, and other fees may apply, actual amounts will be provided upon invoicing. Unless otherwise agreed in writing by QOVO Solutions Inc. all invoices are payable with twenty-one (21) days of the date of invoice. All hardware, software, and/or manufacturer related services will be invoiced upon shipment from the manufacturer. We reserve the right to cancel orders arising from pricing or other errors. QOVO Solutions, Inc. retains all ownership of equipment installed until payment for equipment and installation is made in full. We retain the right to file a lien where applicable under the relevant state and local laws including those of the applicable licensing authorities.

**LATE PAYMENT POLICY:**
Penalties will be applied to all late payment of 3% of the outstanding value.

**PURCHASE ORDERS:**
In the event your company does not issue Purchase Orders (PO), please utilize the signature option below. Your signature below is considered equivalent to your signed Purchase Order. With your acceptance, you are also signing and agreeing to the purchase of the products and services included and the terms and conditions of this quote. If you have any questions, please contact your sales representative directly.

**COMMUNICATIONS:**
The information contained in this transmission may be confidential. Any disclosure, copying, or further distribution of confidential information is not permitted unless such privilege is explicitly granted in writing by QOVO Solutions, Inc. (QSI). QSI reserves the right to have electronic communications, including email and attachments, sent across its networks filtered through anti-virus and spam software programs and retain such messages to comply with applicable data security and retention requirements. QSI is not responsible for the proper and complete transmission of the substance of this communication or for any delay in its receipt.

This proposal including all elements, diagrams, documents, and communications are considered the proprietary work product of QOVO Solutions, Inc. Any dissemination of these documents beyond the intended recipients and related entities will be considered a violation of a confidentiality agreement and any items related to this proposal cannot be disclosed to any third party without the express written permission of QOVO Solutions, Inc.

**QOVO Solutions, Inc.**

<table>
<thead>
<tr>
<th>Signature:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
<td>Garth Gilmour</td>
</tr>
<tr>
<td>Title:</td>
<td></td>
</tr>
<tr>
<td>Date:</td>
<td>09/22/2021</td>
</tr>
</tbody>
</table>

**Gilroy Unified School District**

<table>
<thead>
<tr>
<th>Signature:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
<td>Aurelio Rodriguez</td>
</tr>
<tr>
<td>Title:</td>
<td></td>
</tr>
<tr>
<td>Date:</td>
<td></td>
</tr>
</tbody>
</table>

---

Quote #Q-GG003612 v2  521 Charcot Ave - Suite 239B - San Jose - CA 95131 - Main 844-768-6462 - Lic #1058025  Page 33  Page: 8 of 8
Landscape Maintenance Agreement

This Landscape Maintenance Agreement (the “Agreement”) is entered into by and between Gilroy High School District, a political subdivision of the State of California (the “District”) and TMP Royal Way, LLC, a California limited liability company (“TMP”) on ________________, 2021 (the “Effective Date”).

WHEREAS, the District is the owner of that certain real property known located at 750 W. 10th Street, Gilroy, California, also known as Gilroy High School, the location of which is more particularly depicted on Exhibit A attached hereto and incorporated herein by this reference (the “District Property”).

WHEREAS, TMP is the owner of that certain real property known located at Royal Way, Gilroy, California, also known as Assessors Parcel Numbers ________________, the location of which is more particularly depicted on Exhibit A attached hereto and incorporated herein by this reference (the “TMP Property”).

WHEREAS, TMP is in the process of developing the TMP Property (the “Development”) and has proposed installation and maintenance of certain landscaping, hereinafter defined, within a portion of the District Property, the location of which is more particularly depicted on Exhibit C attached hereto and incorporated herein by this reference (the “Landscape Area”).

WHEREAS, the District has agreed to TMP’s installation and maintenance of the Landscape Area subject to the terms and conditions set forth in this Agreement.

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and TMP hereby agree as follows:

1. **Landscape Installation.** Within the Landscape Area, TMP shall **at its sole expense** install (i) a water supply system, and (ii) trees, shrubs and other plants which are consistent with those installed elsewhere in the Development (the “Landscaping”). **Prior to its installation, the plans for the Landscaping are to be approved in writing by the District.**

2. **Landscape Maintenance.** TMP shall, at its sole cost and expense, maintain the Landscaping in a healthful, attractive and weed-free condition, using generally accepted methods for the cultivation of normally health plant growth. Maintenance shall include replacement when necessary, of plantings and all ordinary and usual care, including irrigation, fertilization, pest and disease control, weeding, rotation of plantings, and the removal of trimmings, rubbish, debris, and other solid waste. Replacement plantings shall be of like number, type, and quality of plantings being replaced. All shrubbery and trees shall be maintained so as to not interfere with use of the remaining District Property.

3. **Term of Agreement.** This Agreement shall remain in full force and effect until either party elects to terminate the Agreement (the “Term”) by delivering written notice thereof to the other party (a “Notice of Termination”). This Agreement shall terminate thirty (30) days after delivery of a Notice of Termination.
4. **Permission to Enter.** The District hereby grants TMP and its agents, employees, and contractors permission to enter upon the Landscape Area for the purpose of installing the Landscaping and maintaining the Landscaping for the Term of this Agreement. TMP shall not use the Landscape Area for any purposes other than those set forth in this Agreement.

5. **Assignment/Successors and Assigns.** TMP shall have the right, at its sole and absolute discretion, to assign this Agreement to a homeowners association formed to manage the common areas of the Development (the “HOA”). Upon assignment of this Agreement to the HOA, TMP shall be relieved of all obligations related to this Agreement. This Agreement shall be binding upon and inure to the benefit of and be enforceable by the successors and assigns of the parties hereto.

6. **Indemnity.** TMP shall indemnify, hold harmless, and defend the District, its trustees, officers, employees and agents against and from any and all claims, demands, actions, suits, losses, liability, expenses and costs for any injury, death or damage to any person or property occurring in, on or about the Landscape Area arising from TMP's use of the Landscape Area or from the conduct of its business or from any activity, work, or other things done, permitted or suffered by TMP in or about the Landscape Area.

   TMP shall further indemnify, hold harmless, and defend the District, its trustees, officers, employees and agents against and from any and all claims arising from any breach or default in the performance of any obligation on TMP’s part to be performed under the terms of this Agreement, or arising from any act, omission or negligence of TMP, or any officer, agent, employee, volunteer, guest, or invitee of TMP, and from all costs, attorneys’ fees, and liabilities incurred in or about the defense of any such claim or any action or proceeding brought thereon.

   If any action or proceeding is brought against the District by reason of such claim (regardless of whether a claim is filed), TMP upon notice from the District shall defend the same at TMP's expense by counsel reasonably satisfactory to the District. TMP shall give prompt written notice to the District's Risk Manager in case of casualty or accidents in, on or about the Landscape Area. TMP shall indemnify and hold the District harmless from any loss, claims, liability or expense, including reasonable attorneys’ fees and costs, for personal injury or death, or property damage, arising out of or in connection with the activities of TMP or its agents, employees or contractors in performance of the maintenance obligations set forth in this Agreement.

7. **Additional Insured.** The District shall be named as an additional covered party on TMP’s comprehensive/commercial liability insurance coverage and property insurance. TMP’s liability coverage shall be primary coverage for the Landscape Area and also for liability arising from acts or omissions by TMP, its officers, agents, employees, volunteers, guests or invitees.

8. **Breach of Maintenance Obligations.** In the event TMP fails to maintain the Landscaping pursuant to the terms of this Agreement, the District may either (i) terminate this Agreement pursuant to the terms set forth in Section 3 above, provided the termination shall be immediate upon delivery of a Notice of Termination, or (ii) perform those actions necessary to correct the condition of the Landscaping, in which event, TMP shall upon demand from the District, deliver to the District those sums incurred by the District in performance of such maintenance.
98. **Notices.** Any notices required to be delivered pursuant to the terms of this Agreement shall be given in writing by personal delivery or overnight mail to the following address:

**The District:**
Gilroy Unified School District  
7810 Arroyo Circle  
Gilroy, CA 95020  
Attn: Superintendent

**TMP:**
TMP Royal Way, LLC  
5671 Santa Teresa Blvd., Suite 216  
San Jose, CA 95123  
Attn: Office Manager

Either party may change the addresses set forth above by delivering written notice thereof to the other party by the means set forth above.

109. **General Provisions.**

9.1 **Amendment.** Any amendments to this Agreement must be in writing and signed by both parties to this Agreement.

9.2 **Entire Agreement.** This Agreement represents the entire agreement between the parties with respect to the subject matters set forth herein.

9.3 **Construction.** The parties acknowledge that each party and its counsel have reviewed this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement. If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, any remaining portion of this Agreement shall remain in effect.

9.4 **Attorneys’ Fees.** If an action is filed by any of the parties hereto, to enforce and/or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney’s fees and costs.

9.45 **Headings.** Any headings or captions used herein are inserted only as a matter of convenience and for reference only and in no way define, limit or describe the scope of this Agreement nor the intent of any of the provisions hereof.

9.56 **Counterparts.** This Agreement may be signed by the parties in different counterparts and the signature pages combined shall create a document binding on all parties.

9.67 **Governing Law.** This Agreement shall be governed by the laws of the State of California.
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date first set forth above.

Gilroy Unified School District, a political subdivision of the State of California

By:______________________________
Name:____________________________
Its:______________________________

TMP Royal Way, LLC, a California limited liability company

By:______________________________
Name:____________________________
Its:______________________________
Exhibit A

The District Property
Exhibit B

The TMP Property
Exhibit C

The Landscape Area
ROYAL WAY TOWNHOMES PROJECT
Gilroy, California

PROJECT DIRECTORY

OWNER
TMP ROYAL WAY, LLC
ATTN: MICHAEL CAVEY
SUITE 200
100 MID COAST PARKWAY
GILROY, CA 95020
F: 408.393-9769

ARCHITECT
HOCHHAUSER & BLATTER
ARCHITECTS + PLANNING
122 E. ARRELLAGA STREET
SANTA BARBARA, CA 93101
T: 805.962.2746 X 102
F: 805.962.4984

SURVEY
MED COAST ENGINEERS
70 PENNY LANE, SUITE A
WATSONVILLE, CA 95076
T: 831.724.3580

PROJECT TYPE
149-E model townhouse

SITE MAP

GENERAL NOTES

1. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE CODES, REGULATIONS AND STANDARDS PUBLISHED OR ENACTED BY THE LOCAL, STATE OR FEDERAL GOVERNMENT OR THE AUTHORITY HAVING JURISDICTION. SUCH APPLICABLE CODES, REGULATIONS AND STANDARDS ARE THOSE IN EFFECT AT THE TIME PERMIT APPLICATIONS FOR THE PROJECT ARE FILED.

2. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE CODES, REGULATIONS AND STANDARDS PUBLISHED OR ENACTED BY THE LOCAL, STATE OR FEDERAL GOVERNMENT OR THE AUTHORITY HAVING JURISDICTION. SUCH APPLICABLE CODES, REGULATIONS AND STANDARDS ARE THOSE IN EFFECT AT THE TIME PERMIT APPLICATIONS FOR THE PROJECT ARE FILED.

3. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE CODES, REGULATIONS AND STANDARDS PUBLISHED OR ENACTED BY THE LOCAL, STATE OR FEDERAL GOVERNMENT OR THE AUTHORITY HAVING JURISDICTION. SUCH APPLICABLE CODES, REGULATIONS AND STANDARDS ARE THOSE IN EFFECT AT THE TIME PERMIT APPLICATIONS FOR THE PROJECT ARE FILED.

4. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE CODES, REGULATIONS AND STANDARDS PUBLISHED OR ENACTED BY THE LOCAL, STATE OR FEDERAL GOVERNMENT OR THE AUTHORITY HAVING JURISDICTION. SUCH APPLICABLE CODES, REGULATIONS AND STANDARDS ARE THOSE IN EFFECT AT THE TIME PERMIT APPLICATIONS FOR THE PROJECT ARE FILED.

5. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE CODES, REGULATIONS AND STANDARDS PUBLISHED OR ENACTED BY THE LOCAL, STATE OR FEDERAL GOVERNMENT OR THE AUTHORITY HAVING JURISDICTION. SUCH APPLICABLE CODES, REGULATIONS AND STANDARDS ARE THOSE IN EFFECT AT THE TIME PERMIT APPLICATIONS FOR THE PROJECT ARE FILED.

6. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE CODES, REGULATIONS AND STANDARDS PUBLISHED OR ENACTED BY THE LOCAL, STATE OR FEDERAL GOVERNMENT OR THE AUTHORITY HAVING JURISDICTION. SUCH APPLICABLE CODES, REGULATIONS AND STANDARDS ARE THOSE IN EFFECT AT THE TIME PERMIT APPLICATIONS FOR THE PROJECT ARE FILED.

7. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE CODES, REGULATIONS AND STANDARDS PUBLISHED OR ENACTED BY THE LOCAL, STATE OR FEDERAL GOVERNMENT OR THE AUTHORITY HAVING JURISDICTION. SUCH APPLICABLE CODES, REGULATIONS AND STANDARDS ARE THOSE IN EFFECT AT THE TIME PERMIT APPLICATIONS FOR THE PROJECT ARE FILED.

8. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE CODES, REGULATIONS AND STANDARDS PUBLISHED OR ENACTED BY THE LOCAL, STATE OR FEDERAL GOVERNMENT OR THE AUTHORITY HAVING JURISDICTION. SUCH APPLICABLE CODES, REGULATIONS AND STANDARDS ARE THOSE IN EFFECT AT THE TIME PERMIT APPLICATIONS FOR THE PROJECT ARE FILED.
OVERALL FLOOR PLAN FOR BUILDINGS B, C
UNIT PLANS ARE TYPICAL FOR THE BUILDINGS A, B, C, D, E, F, M, L
SEE A3.0 FOR ELEVATIONS OF BUILDING B & C

GENERAL NOTES
1. NOTE

2nd FLOOR UNIT LAYOUT 1/8" = 1'-0"

1ST FLOOR UNIT LAYOUT 1/8" = 1'-0"
Keynote Legend

Key Value

Keynote Text

62 DECORATIVE TRELLIS STRUCTURE: ARCHITECTURAL GRADE WOOD MEMBERS, REFER TO DETAILS. PRIME AND PAINT PER EXTERIOR FINISH SCHEDULE.

EP1 SLOPED WOODEN FRAMED BALCONY AWNING WITH CURRAGATED METAL PANEL ON TOP

EP2 ASPHALT SHINGLE ROOFING

EP4 STUCCO FINISH PER STRUCTURAL AND ARCHITECTURAL DRAWINGS

DUNN-EDWARDS DE6298 "Agate Green"

EP5 DUNN-EDWARDS BOARD AND BATTEN - FIBER CEMENT DE6176 "CREAMY CAMEO"

P7 EXTERIOR WALL TO RECEIVE STUCCO FINISH PER STRUCTURAL AND ARCHITECTURAL DRAWINGS, DEW383 "COOL DECEMBER"
OVERALL ELEVATION BUILDING A - WEST 1/8" = 1'-0"

OVERALL ELEVATION BUILDING A - SOUTH 1/8" = 1'-0"

OVERALL ELEVATION BUILDING A - EAST 1/8" = 1'-0"

OVERALL ELEVATION BUILDING A - NORTH 1/8" = 1'-0"

Keynote Legend

- **62 DECORATIVE TRELLIS STRUCTURE:** ARCHITECTURAL GRADE WOOD MEMBERS, REFER TO DETAILS. PRIME AND PAINT PER EXTERIOR FINISH SCHEDULE.

- **EP1 SLOPED WOODEN FRAMED BALCONY AWNING WITH CURVATURE METAL PANEL ON TOP**

- **EP2 ASPHALT SHINGLE ROOFING**

- **EP4 STUCCO FINISH PER STRUCTURAL AND ARCHITECTURAL DRAWINGS**

- **DUNN-EDWARDS **
  - DE6298 "Agate Green"
  - DE6176 "CREAMY CAMEO"

- **P7 EXTERIOR WALL TO RECEIVE STUCCO FINISH PER STRUCTURAL AND ARCHITECTURAL DRAWINGS, DEW383 "COOL DECEMBER"**
OVERALL ELEVATION F - SOUTH 1/8" = 1'-0"

OVERALL ELEVATION M - WEST 1/8" = 1'-0"

OVERALL ELEVATION F - EAST 1/8" = 1'-0"

OVERALL ELEVATION M - NORTH 1/8" = 1'-0"

OVERALL ELEVATION F - NORTH 1/8" = 1'-0"

OVERALL ELEVATION M - EAST 1/8" = 1'-0"

OVERALL ELEVATION F - WEST 1/8" = 1'-0"

OVERALL ELEVATION M - SOUTH 1/8" = 1'-0"
ROYAL WAY TOWNHOMES
COLOR + MATERIAL BOARD

EP1 - CURRAGATED METAL PANEL
ROOFING, SLOPED, SLIPLINE (SHAKE METAL)

EP4
DUNN-EDWARDS
FIBER CEMENT
COLOR: "Agate Green"

EP2
ROOF SINGLES
"TIMBERTEX ROYALISH GREY"

WINDOWS:
Milgard Montecito Line (Vinyl)

ROYAL WAY TOWNHOMES
COLOR + MATERIAL BOARD

EP5
DUNN-EDWARDS
BOARD AND BATTEN
FIBER CEMENT
DE6176 "CREAMY CAMO D"

EP7
DUNN-EDWARDS
FIBER CEMENT
DE6139 "SUMMERVILLE BROWN"

DOORS:
Milgard Montecito Line (Vinyl)

EP3
DUNN-EDWARDS
ACCENTS
WOOD TRIM, FACES
DE 612 "SUMMERVILLE BROWN"

WINDOWS:
Milgard Montecito Line (Vinyl)

EP6
DUNN-EDWARDS
BOARD AND BATTEN
FIBER CEMENT
DE6298 "Agate Green"

ROOF SHINGLES
"TIMBERTEX ENGLISH GREY"
### Luminaire Schedule - LED

**Project:** ROYAL WAY TOWNHOMES - GILROY

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Qty</th>
<th>Label</th>
<th>Arrangement</th>
<th>LLF</th>
<th>LLD</th>
<th>UDF</th>
</tr>
</thead>
</table>

**Luminaire**

- **Remarks:**

**Calculation Summary**

**Project:** ROYAL WAY TOWNHOMES - GILROY

<table>
<thead>
<tr>
<th>Description</th>
<th>CalcType</th>
<th>Units</th>
<th>Avg</th>
<th>Max</th>
<th>Min</th>
<th>Avg/Min</th>
<th>Max/Min</th>
</tr>
</thead>
</table>

**PRIVATE STREET**

- **Illuminance**
  - Fc: 0.44
  - Avg: 1.2
  - Max: 0.1
  - Min: 4.40
  - Avg/Min: 12.00

*Notes:*

- Calculations have been performed according to IES standards and good practice. Significant differences may occur due to site differences, environmental conditions, and uncertainties in the input data.
- Differences between measured values and calculated values are expected due to site differences, environmental conditions, and uncertainties in the input data.
- Some differences between measured values and calculated results may occur due to site differences, environmental conditions, and uncertainties in the input data.
- Calculations have been performed according to IES standards and good practice.
- Lighting calculations. If the real environment conditions do not match the input data, some differences will occur between measured values and calculated values.

*Additional Information:*

- Calculations are based on established IES procedures and published photometric data used as input for these calculations.
- Lamp, ballast, electrical, and site characteristics.
- Lamp, ratings, field performance will depend on actual lamp, ballast, electrical, and site characteristics.
- All values shown are maintained horizontal footcandles at grade.
EXISTING TREE SUMMARY

<table>
<thead>
<tr>
<th>Tree #:</th>
<th>Tree Name:</th>
<th>DBH:</th>
<th>Heritage Tree:</th>
<th>Protected:</th>
<th>Status:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fraxinus uhdei</td>
<td>20&quot;</td>
<td>No</td>
<td>No</td>
<td>Remove</td>
</tr>
<tr>
<td>2</td>
<td>Olea europea</td>
<td>30&quot;</td>
<td>No</td>
<td>No</td>
<td>Move or Remove</td>
</tr>
<tr>
<td>3</td>
<td>Koelreuteria bipinnata</td>
<td>16&quot;</td>
<td>No</td>
<td>No</td>
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</tr>
<tr>
<td>4</td>
<td>Quercus lobata</td>
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<td>Yes</td>
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<tr>
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<td>Community</td>
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<tr>
<td>25</td>
<td>Quercus lobata</td>
<td>16&quot;</td>
<td>No</td>
<td>Community</td>
<td>Remove</td>
</tr>
<tr>
<td>27</td>
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<tr>
<td>28</td>
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<td>No</td>
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<tr>
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<td>No</td>
<td>Preserve</td>
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<td>Fraxinus uhdei</td>
<td>16&quot;</td>
<td>No</td>
<td>No</td>
<td>Remove</td>
</tr>
</tbody>
</table>

ARBORESCENT REPORT: TREE PROTECTION NOTES

Tree Protection Zone

All of the trees in the proposed work area were identified by staking, marking, tree maps, tree inventory sheets, walk-through notes, photographs, and existing trees located on the property line, and those that are outside the property line. These trees were identified as above and also based on the information provided in the Arborist Report. These trees were identified as follows:

- Trees within the property line according to the 2016 Alta Survey, Numbered according to Arborists Report
- Trees outside the property line according to the 2016 Alta Survey, Numbered according to Arborists Report
- Trees within the property line located on the 2016 Alta Survey and aerial images, but not identified in the 2021 Arborists Report

These trees were based off available aerial imagery (September 2020).

LEGEND

1. Indicates tree number as referenced in Arborist Report
2. Time To Replant: Preserve and Protect. See Tree Protection Notes
3. Tree To Be Removed: Preserve and Protect. See Tree Protection Notes
4. Tree To Be Moved or Removed: Heritage Tree or Protected Tree

Existing Trees to Remain: Preserve and Protect

LineWidth 2.0

This tree outline was based off available aerial imagery (September 2020).
*WUC CODE*  |  **BOTANICAL NAME**  |  **COMMON NAME**  |  **SIZE**
---|---|---|---
L  |  Am  |  Abies menziesii  |  Madrone  |  24" Box
L  |  Rr  |  Paulownia tomentosa  |  Chinese Fringe Tree  |  24" Box
L  |  Qr  |  Quercus × leucodendron  |  Western Silverspot  |  24" Box
L  |  Ul  |  Ulmus pumila  |  Chinese Elm  |  24" Box

**Ornamental Trees**

L  |  As  |  Abies concolor  |  Straberry Tree  |  15 Gal.
L  |  Co  |  Cercis canadensis  |  Western Redbud  |  15 Gal.
L  |  Cl  |  Chilopsis linearis  |  Chinese Pistache  |  15 Gal.
L  |  Li  |  Larix laricina  |  Bay Laurel  |  15 Gal.

**Common Landscape A**

L  |  As  |  Arbutus unedo  |  Lily of the Nile  |  1 Gal.
L  |  Cc  |  Callistemon viminalis  |  Dwarf Bluegum  |  5 Gal.
L  |  Cd  |  Carex divulsa  |  California Sedge  |  1 Gal.
L  |  Fr  |  Festuca rubra  |  Red Fescue  |  1 Gal.
L  |  Ha  |  Heteromeles arbutifolia  |  Toyon  |  5 Gal.
L  |  Km  |  Koeleria macrantha  |  Prairie Junegrass  |  1 Gal.
L  |  Mq  |  Muhlenbergia rigens  |  Deergrass  |  1 Gal.
L  |  Rb  |  Rhamnus californica  |  Coffeeberry  |  1 Gal.
L  |  Rm  |  Romneya coulteri  |  Matilija Poppy  |  5 Gal.

**Common Landscape B**

L  |  Bs  |  Baccharis pilularis  |  Coyote Bush  |  5 Gal.
L  |  Cd  |  Carex divulsa  |  Berkeley Sedge  |  1 Gal.
L  |  Fr  |  Festuca californica  |  California Fescue  |  1 Gal.
L  |  Fs  |  Festuca rubra  |  Red Fescue  |  1 Gal.
L  |  Ha  |  Heteromeles arbutifolia  |  Toyon  |  5 Gal.
L  |  Km  |  Koeleria macrantha  |  Prairie Junegrass  |  1 Gal.
L  |  Mq  |  Muhlenbergia rigens  |  Deergrass  |  1 Gal.
L  |  Rb  |  Rhamnus californica  |  Coffeeberry  |  1 Gal.
L  |  Ro  |  Romneya coulteri  |  Matilija Poppy  |  5 Gal.

**SUPPLEMENTAL PLANT LIST**

L  |  As  |  Anigozanthos spp.  |  Kangaroo Paw  |  1 Gal.
L  |  Ct  |  Choisya ternata  |  Mexican Orange Blossom  |  5 Gal.
L  |  Ek  |  Erigeron karvinskianus  |  Santa Barbara Daisy  |  1 Gal.
L  |  Ll  |  Leonotis leonurus  |  Lions Tail  |  1 Gal.
L  |  Lb  |  Lobelia laxiflora  |  Mexican Lobelia  |  1 Gal.
L  |  Pt  |  Pittosporum tobira  |  Japanese Pittosporum  |  5 Gal.
L  |  Mf  |  Mischleria gracilis  |  Rose  |  5 Gal.
L  |  Sl  |  Sesleria ‘Greenlee’ or ‘Fairytales’  |  Moor Grass  |  1 Gal.

**WATER USE CATEGORY (WUC) KEY**

*WUCOLS Region Applicable to this Project: REGION 1*

* H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed*  


**PLANTING NOTES**

1. The project Geotechnical Report recommends over excavation to remove twelve (12) inches of site soil for new construction (see report excerpt). Given that the site will largely be imported soil, BFS will specify a soils and amendment horticultural test for approval prior to any planting.

2. Mulch: Chipped wood to contain less than 1% foreign matter including soil, weeds, seeds, etc. by dry weight at three (3) inch depth.
IRRIGATION NOTES

1. THE IRRIGATION DESIGN WILL COMPLY WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND LOCAL ORDINANCES.
2. THE DESIGN WILL INCLUDE A SEPARATE METERED POINT OF CONNECTION WITH A BACKFLOW DEVICE.
3. THE CONTROLLER WILL HAVE A MASTER VALVE AND FLOW SENSOR FOR MANAGING FLOW.
4. THE CONTROLLER WILL UTILIZE EVAPOTRANSPIRATION DATA FOR MANAGING RUN TIMES.
5. THE CONTROLLER WILL UTILIZE EVAPOTRANSPIRATION DATA FOR MANAGING RUN TIMES.
6. THE SYSTEM WILL BE DESIGNED TO PREVENT RUNOFF.
7. THE SYSTEM WILL BE DESIGNED BY GROUPING PLANTS OF SIMILAR WATER USE TOGETHER INTO HYDROZONES.
8. IRRIGATION DISTRIBUTION WILL BE THROUGH HIGH EFFICIENCY/LOW VOLUME SPRAY HEADS, DRIP EMITTERS OR SUBSURFACE DRIP TUBING.
9. SELECT AREAS OF NATIVE PLANTS TO BE IRRIGATED WITH TEMPORARY IRRIGATION; IRRIGATION TO BE REMOVED ONCE THOSE PLANTS ARE ESTABLISHED.