

FACILITIES SUBCOMMITTEE MEETING

MINUTES FROM OCT. 22, 2021

PRESENT

Debbie Flores
Mark Good
Dan McAuliffe

Alvaro Meza
Paul Nadeau
Anna O'Connor

James Pace
Linda Piceno
Kimberly Smith

1.

ITEM
A. Time certain, 9 a.m.: Solar Presentation/Analysis by ForeFront Power/SPURR
<p>MINUTES</p> <ul style="list-style-type: none"> 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.
B. Approval of minutes: Sept. 24, 2021
<p>MINUTES</p> <ul style="list-style-type: none"> Mark Good moved to approve. James Pace seconded. All approved.

2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Fencing project	MOTS*	Dryco Inc.	\$102,770	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> 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

Elementary schools

N/A

N/A

N/A

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

MOTS*

N/A

N/A

N/A

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:
 - 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.
 - Facilities/Maintenance: Relocate to Flint trailer after South Valley MS project is completed.
 - 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).
 - 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	Brownell MS	N/A	N/A	N/A
<p>MINUTES</p> <ul style="list-style-type: none"> Information item. At the last FSC meeting, Linda asked what the percentage of oversight and consultant costs for the Brownell MS Modernization Project. Per Paul's spreadsheet, the percentage cost is approximately 3% of total project. Cost: \$2,069,138. 				
E. Plaza change order	Gilroy HS	Kent Construction	\$16,608.84	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> Paul presented the Gilroy HS Plaza change order log showing adding an additional \$16,608.84 to Kent Construction's contract of \$787,571. New total = \$804,179.84. Next steps: This item will go the board for approval. 				

***MOTS = Maintenance, Operations & Transportation Yard**

3. MAINTENANCE (DAN MCAULIFFE)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Wheelchair, ADA-compliant concrete work	Luigi ES	EF&S	\$8,300	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> 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. 				
B. Lunch shade/canopies	All sites	USA Shade & Fabric	Est. \$960K	ESSER II
<p>MINUTES</p> <ul style="list-style-type: none"> 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	All sites	Plumbing America Quotes	Est. \$500K	ESSER III
<p>MINUTES</p> <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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

ITEM
A. Updated Modernization Eligibility (information)
<p>MINUTES</p> <ul style="list-style-type: none"> 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.
B. Updated Bond Priorities Budget Worksheet (information)
<p>MINUTES</p> <ul style="list-style-type: none"> Anna reviewed the updated Measure E & 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.

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