



## FACILITIES SUBCOMMITTEE MEETING

MINUTES FROM MARCH 4, 2022

### Present

Debbie Flores

Alvaro Meza

Linda Piceno

Mark Good

Paul Nadeau

Aurelio Rodriguez

Dan McAuliffe

Anna O'Connor

Kimberly Smith

**Called to order:** 9:20 a.m.

1.

| ITEM  |
|---|
| A. Approval of minutes: Feb. 4, 2022  |
| <p>MINUTES</p> <ul style="list-style-type: none"> <li>• Dr. Flores moved to approve. Linda seconded.</li> <li>• All approve.</li> </ul> |

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

| ITEM  | SITE            | VENDOR           | COST       | FUNDING SOURCE |
|---|-----------------|------------------|------------|----------------|
| A. Purchase of KI furniture for phase 1 classrooms  | South Valley MS | KI Furniture     | \$837,649  | Measure E      |
| <p>MINUTES</p> <ul style="list-style-type: none"> <li>• Furniture for this project will be purchased in two phases: Classrooms in phase 1 (70%) and admin/gym in phase 2 (30%). This purchase is for phase 1.</li> <li>• Follows the standard set by Brownell with furniture types and styles.</li> <li>• This includes furniture and installation. It is about the same cost for what was paid for Brownell. The budgeted amount was \$1.5M for just furniture (not installation).</li> <li>• South Valley MS furniture will have a lifetime warranty.</li> <li>• Next steps: This will go to the board for approval.</li> </ul> |                 |                  |            |                |
| B. Purchase of storage container for bikes  | South Valley MS | Container Outlet | \$7,596.78 | RRM            |
| <p>MINUTES</p> <ul style="list-style-type: none"> <li>• Specialized Bikes has given bikes to Solorsano MS and South Valley MS as part of a bicycle education program.</li> <li>• The bikes at South Valley MS are stored in a room that's not appropriate for bikes.</li> <li>• The water-tight storage container (size 8' x 40') will store the bikes. It'll be painted, door will be reinforced and have additional security measures.</li> <li>• Aedis included the container into its design of the campus.</li> </ul>  |                 |                  |            |                |

- Paul and Dan will work to plan out a system for hooks hang the bikes.
- This is also a proposal for a second container as temporary storage for the bulk of the South Valley MS library. It will hold materials until the permanent library is completed in summer 2023. Once it's not needed at South Valley MS, this container will move to Solorsano MS or Brownell MS to store bikes at those sites.
- Next steps: This will go to the board for approval. ``

|   |                         |             |     |     |
|---|-------------------------|-------------|-----|-----|
| C. Building replacement schedule<br><b>INFORMATION ONLY</b> | Gateway site<br>(SCCOE) | Artik / 101 | N/A | N/A |
|---|-------------------------|-------------|-----|-----|

MINUTES

- SCCOE is replacing a building at Gateway site, on Hanna, between 8<sup>th</sup> and 9<sup>th</sup>, near Glen View ES.
- GUSD owns the property. The state preschool is near to this facility.
- The demolition and compaction will happen in March.

|   |     |     |     |     |
|---|-----|-----|-----|-----|
| D. Property report<br>for all GUSD sites<br><b>INFORMATION ONLY</b> | All | N/A | N/A | N/A |
|---|-----|-----|-----|-----|

MINUTES

- Paul presented this report of district property lines, by site. Most are what is expected.
- Christopher HS: The district does not own Cougar Court. It is City of Gilroy property.
- No issues found: Solorsano MS, Brownell MS, Eliot ES, Glen View ES, Las Animas ES, Rucker ES, Gilroy HS FFA farm, former ADB ES.
- Potential concerns, such as where property lines may not be as obvious: Gilroy HS, Mt. Madonna HS, Rod Kelley ES, El Roble ES, Luigi ES, South Valley MS, D.O.
- Gilroy HS: City owns 6.5 acres adjacent to site, which house Gilroy HS sports fields and parking lot along 10<sup>th</sup> Street.
- Rod Kelley ES/Mt. Madonna HS: The district also owns the 6.5-acre piece of land where Rainbow Park sits. The city operates the park. A swap of the Gilroy HS 6.5 acres and the Rainbow Park 6.5 acres between the city and the district could be an option.
- El Roble ES: The district property line encompasses the field adjacent to fenced-in campus. No MOU with the city has been found for this piece of property.
- Luigi ES: Property line bisects park. Perimeter fence will be put in as part of the new playground project.
- South Valley MS: Some lot lines are odd because of how they've been cut up over the decades. They may be cleaned up in the future but no big concerns otherwise.
- D.O.: The land beyond the back parking lot goes 120 feet past the asphalt. Amazon has bought the property behind the district's property.

|   |     |     |     |     |
|---|-----|-----|-----|-----|
| E. Colbi Technologies services<br>report<br><b>INFORMATION ONLY</b> | N/A | N/A | N/A | N/A |
|---|-----|-----|-----|-----|

MINUTES

- Staff uses Quality Bidders, a service of Colbi Technologies, to pre-qualify contractors and for software to bid and organize projects.

|  |                 |       |     |     |
|--|-----------------|-------|-----|-----|
| <ul style="list-style-type: none"> <li>• Only pre-qualified contractors can be used for capital projects. Quality Bidders interview contractors, conduct background screenings as part of its pre-qualification process.</li> <li>• The software helps staff to bid projects and to store project information in a database. \$16K/year.</li> </ul>  |                 |       |     |     |
| F. Homeless encampment schedule<br><b>INFORMATION ONLY</b>   | South Valley MS | N/A   | N/A | N/A |
| <p>MINUTES</p> <ul style="list-style-type: none"> <li>• March 12 is the 30<sup>th</sup> day after the encampment was notified that the area will be cleared out. Gilroy PD will go into the area on March 14 and clear out anyone who is still living there.</li> <li>• Two encampments have moved across the railroad tracks, outside the GUSD property line.</li> <li>• The district has worked with Gilroy PD, the City of Gilroy and the Compassion Center.</li> <li>• About 25-30 people have been living in the area.</li> <li>• Next steps: After the encampment are cleared, the area needs to be cleaned up and then trees trimmed. The district will likely will be responsible for the cost of cleaning up the area.</li> </ul> |                 |       |     |     |
| G. Millwork disposition  | ADB (SCCOE/SCA) | SCCOE | N/A | N/A |
| <p>MINUTES</p> <ul style="list-style-type: none"> <li>• SCCOE would like to remove the shelving in the library to accommodate a meeting/conference area for the site. The question is if this is done, how is it documented so that it fulfills the lease requirements.</li> <li>• Paul's recommendation is to allow SCCOE to remove the shelving but also add stipulation to the current MOU / Facilities agreement to require that similar shelving (not the same items taken out) be put back.</li> <li>• Paul would like to use the shelving in the container for the temporary library at South Valley MS.</li> <li>• Next steps: Paul will work with Alvaro to evaluate the agreement and recommend changes.</li> </ul>              |                 |       |     |     |

### 3. MAINTENANCE (DAN MCAULIFFE)

| ITEM   | SITE           | VENDOR           | COST                                | FUNDING SOURCE |
|--|----------------|------------------|-------------------------------------|----------------|
| A. Storage container   | Mt. Madonna HS | Container Outlet | \$7,000+/-<br>*Depending on options | RRM            |
| <p>MINUTES</p> <ul style="list-style-type: none"> <li>• Steel sheds installed after concrete was added to this part of the campus are not adequate. The district is limited to what can legally be used in this area. This proposal is for a half storage container, 8' x 20'.</li> <li>• Used to store P.E. equipment and some paper files.</li> <li>• The proposed area would be in the front area, where the food trailer used to be. Dr. Flores would like to consider other parts of campus.</li> <li>• Next steps: Dr. Flores, Dan and Principal Padilla will meet to discuss campus locations and storage options.</li> </ul> |                |                  |                                     |                |

|  |                              |  |   |  |
|--|------------------------------|--|---|--|
| B. Blacktop repairs/asphalt seal/re-stripe   | Luigi ES                     | DRYCO  | \$51,445  | RRM  |
| <p>MINUTES</p> <ul style="list-style-type: none"> <li>Asphalt is in good shape but some repairs will need to be made and the surface will be sealed.</li> <li>One more quote is expected.</li> <li>Next steps: The committee approves the lowest quote to go to the board for approval.</li> </ul>   |                              |  |   |  |
| C. Gym floors refinish and top coat  | Christopher HS, Solorsano MS | TBD<br>CSF<br>HY Floors (waiting for quotes) | CSF:<br>CHS MAIN \$7,650<br>CHS AUX \$26,875<br>ASMS \$46,950 | RRM:<br>CHS MAIN<br>GUSD<br>CHS AUX<br>50/50<br>City/GUSD<br>ASMS 50/50<br>City/GUSD |
| <p>MINUTES</p> <ul style="list-style-type: none"> <li>Gym floors are in need of this maintenance every few years.</li> <li>Christopher HS main gym floors need clean-up and one-coat seal. Aux gym need total sand-down and finish.</li> <li>Solorsano MS also needs total sand-down and finish.</li> <li>More quotes are expected.</li> <li>Next steps: The committee approves the lowest quote to go to the board for approval.</li> </ul> |                              |  |   |  |

**OTHER PROJECTS/FACILITY ISSUES AT SITES**

| SITES                |                 |                |
|----------------------|-----------------|----------------|
| ANTONIO DEL BUONO ES | BROWNELL MS     | CHRISTOPHER HS |
| ELIOT ES             | SOLORSANO MS    | GECA           |
| EL ROBLE ES          | SOUTH VALLEY MS | GILROY HS      |
| GLEN VIEW ES         |                 | MT. MADONNA HS |
| LAS ANIMAS ES        |                 |                |
| LUIGI APREA ES       | DISTRICT OFFICE |                |
| ROD KELLEY ES        |                 |                |
| RUCKER ES            |                 |                |

**NEXT MEETING:** 9 A.M. FRIDAY, April 1, 2022