

# FACILITIES SUBCOMMITTEE MEETING

MINUTES from Friday, May 6, 2022

## PRESENT

Debbie Flores	Alvaro Meza	James Pace	Marissa Van Patten
Mark Good	Paul Nadeau	Linda Piceno	
Dan McAuliffe	Anna O'Connor	Kimberly Smith	

1.

ITEM
<p>A. <b>Time certain, 9 a.m.:</b> Jorge Duran, City of Gilroy: Jorge Duran. Update on City Development (39 SFDs) on Kern by FFA Farm</p>
<p>MINUTES</p> <ul style="list-style-type: none"> <li>• The city proposes a temporary 4-foot sidewalk along the front of a new 2.5-acre development north of the district ag/FFA farm. The development will have 39 single-family homes.</li> <li>• It's a straight sidewalk, without grading the land. The part of the sidewalk across the driveway would slope to the ground level.</li> <li>• The farm is not in city limits but the new development is within of the city limits.</li> <li>• The construction can start within eight months. Access to farm gate would not be blocked or affected.</li> <li>• The second part is the city seeking a public utilities easement.</li> <li>• Paul recommends that the committee come up with a list of expectations for this project. He will collect to pass along to the city.</li> <li>• Next steps: The committee requests that the city keep the district better informed on future developments that are adjacent to district property.</li> </ul>
<p>B. <b>Time certain, 10 a.m.:</b> Jerome Zalinski, Inspector of Record</p>
<p>MINUTES</p> <ul style="list-style-type: none"> <li>• Jerome's comments on why he is asking for a fee increase:               <ul style="list-style-type: none"> <li>○ The project he bid on is not the project that's being built at South Valley MS. He bid on a project of modular buildings with large pre-assembled sections, similar to Brownell MS. The South Valley MS project's buildings are stick-frame metal structures with assembly done on site.</li> <li>○ He wasn't aware Phase 2 of the South Valley MS would a separate submission to the Division of the State Architect (DSA), which is a separate project with it's own set of paperwork, etc.</li> <li>○ The project cost is \$74M, not \$70M as the bid stated.</li> </ul> </li> <li>• The committee agrees with moving Jerome's proposal to the board. Paul will prepare the presentation for the board briefing to explain the reasons for the increase.</li> <li>• Next steps: This will go to the board for approval.</li> </ul>
<p>C. <b>Time certain, 10:30 a.m.:</b> Joe Vela, Aedis Architects, on Luigi playground project and DSA requirements</p>
<p>MINUTES</p> <ul style="list-style-type: none"> <li>• As Aedis has been working on the playground project, they've found some things that could potentially block DSA approval for the playground project:               <ul style="list-style-type: none"> <li>○ Drinking fountains may need to be replaced near restrooms. Some sinks may need to be replaced.</li> <li>○ The shade covers near the lunch area at Luigi ES are not DSA-certified.</li> <li>○ The Champion child-care program does not have certification numbers on file with the DSA.</li> </ul> </li> <li>• Potential solutions:</li> </ul>

- Shade structures: Move the shade structures to another part of the campus and install DSA-approved shade structures, such as solar, over the lunch tables.
- Champions: Relocate students in DSA-certified buildings and fence the non-certified portables.
- The certification process can be done and doesn't need to be complete before the DSA application. But the certification of the playground project would be on hold until the rest of the certifications are completed.
- Alvaro will speak to the solar team to see if the shade structures can be in lunch area.
- Dr. Flores will speak to the principal to discuss where the Champions program can be moved while the portables can be certified. Joe said the cost to certify them may be more than buying replacement DSA-certified portables. Another option could be moving two of the portables that are in the Maintenance/Transportation yard – but this could cost at least \$100K to move.
- Next steps: Paul will check with Champions. Dr. Flores will discuss options with Luigi ES principal.

D. Approval of minutes: April 1, 2022

- MINUTES
- Mark moved to approve. Linda seconded.
  - All in favor.

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

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. IH monitoring and oversight for demo	South Valley MS	EnviroScience	\$146,715.63	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> <li>● This for industrial hygiene and oversight of the demolition of the old South Valley MS. Environment monitors air quality, etc.</li> <li>● Next steps: This will go to the board for approval.</li> </ul>				
B. GHS grad plaques relocation <b>Discussion Item</b>	South Valley MS	N/A	N/A	N/A
<p>MINUTES</p> <ul style="list-style-type: none"> <li>● Committee members feel plaques would be better at Gilroy HS than South Valley MS.</li> <li>● Mark recommends creating an alumni advisory group to provide input about where the plaques should go.</li> <li>● James would like a list of potential places where the plaques can go on Gilroy HS campus.</li> <li>● Also: The former Gilroy HS memorabilia that is in South Valley MS gym will be moved to Gilroy HS.</li> </ul>				
C. RAW oversight	South Valley MS	Padre Inc.	\$63,900	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> <li>● This is for oversight for soils at this site. Most of the removal is of asbestos in the soil.</li> <li>● Next steps: This will go to the board for approval.</li> </ul>				

D. Occupancy agreement	Gilroy PS	GPS	N/A	N/A
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This is part of Gilroy Prep's Prop. 51 application.</li> <li>Next steps: This will go to the board for approval.</li> </ul>				
E. Division of State Architect (DSA) fee	Luigi ES	DSA	\$8,862.50	General Fund
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This opens the Luigi ES playground project.</li> <li>Next steps: This will go to the board for approval.</li> </ul>				
F. Demo of old IT Building	Gilroy PS	CVE	TBD (Friday)	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This would leverage the demo crew that is already scheduled to demolish buildings at South Valley MS.</li> <li>Quote: \$72,432</li> <li>This work would be done during the summer break, while Gilroy Prep is on vacation.</li> <li>Next steps: This would go to the board for approval.</li> </ul>				
G. Inspector of Record fee increase	South Valley MS	J. Zalinski	\$225,000	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> <li>Minutes are recorded in Item 1B of this meeting.</li> </ul>				
H. CalSHAPE Grant	Many	School Facilities Consultants	\$25,000	General Fund
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This for consultants to help the staff prepare this grant application is for funding for HVAC work. This would be a not-to-exceed amount, for per-hour charges.</li> <li>The grant amount varies, potentially as much as \$700K. It would cover the cost for switching out the HVAC filters at designated five-six sites. The grant submission deadline is in the summer and will be awarded in the fall.</li> <li>This consultant fees would be funded from RRM.</li> <li>Next steps: This would go to the board for approval.</li> </ul>				
I. Aedis fee increase	South Valley MS	Aedis	\$422,287	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This increase is part of the contingency within the board-approved contract with Aedis.</li> <li>Next steps: This will go to the board for approval.</li> </ul>				

J. Oversight fees for bond projects	Brownell MS & South Valley MS	N/A	N/A	N/A
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This is as per Linda's request for a breakdown of oversight fees for two middle school projects: <ul style="list-style-type: none"> <li>South Valley MS: \$2.353M</li> <li>Brownell MS: \$1.987M.</li> </ul> </li> <li>South Valley MS is the bigger project.</li> </ul>				

### 3. MAINTENANCE (DAN MCAULIFFE)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Quotes for office blinds	District office	Solar N Shades	\$16,272	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This would replace about 33 sets of blinds in in most offices along exterior walls at D.O. The quote does not include the board room and a few windows in Ed Services, which have recently been updated.</li> <li>Linda would like to that the number of blinds being replaced included in the board briefing and details about how often blinds are replaced throughout the district. Most D.O. blinds have not been replaced in decades.</li> <li>Next steps: This will go the board for approval.</li> </ul>				
B. New flag pole	El Roble	L. Ph. Bolander & Sons	\$5,679	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> <li>This flagpole is broken and needs replaced. A solar up-light will be part of the replacement to allow the flag to fly 24 hours a day.</li> <li>Next steps: This will go to the board for approval.</li> </ul>				

### 4. ALVARO MEZA'S ITEMS

ITEM	SITE
A. New sidewalk on district property	Near FFA farm
<p>MINUTES</p> <ul style="list-style-type: none"> <li>Minutes are recorded in Item 1A of this meeting.</li> </ul>	

Meeting adjourned: 11:20 a.m.

NEXT MEETING: 9 A.M. FRIDAY, June 3, 2022