



FACILITIES SUBCOMMITTEE MEETING MINUTES

Gilroy Unified School District – 7810 Arroyo Circle, Gilroy, CA and via Zoom teleconference
 9 a.m. Friday, Aug. 5, 2022

PRESENT

Debbie Flores
 Mark Good
 Maribel Guizar

Alvaro Meza
 Anna O'Connor
 Paul Nadeau

James Pace
 Linda Piceno

1.

ITEM
<p>Time certain, 9 a.m.: ABM Bundled Energy Solutions</p> <p>MINUTES</p> <ul style="list-style-type: none"> • ADM's preliminary assessment will look at everything related to energy in the district. ABM presenters: Stefan Slattery, Mike Enzler and Tony Roehrick. • The firm will conduct site visits to examine mechanical/control systems, water fixtures and building envelopes, lighting. It'll also look at EV charging and energy storage potential. • The preliminary assessment is at no cost to district. The assessment will identify potential savings opportunities to the general fund, which the committee and the board can choose to pursue or not. • Rucker was identified as a potential top priority because of the special situations at that campus: Unincorporated location, well water, subject to PG&E outages. Water savings at other schools would also be priorities. • The process beyond the preliminary assessment are review and engineering; reporting of findings and scope of work; and negotiation and approval of contract. • Engineering fee and architect fees could come into play, if the district and ABM move into the engineering phase. • GC4217 allows districts to contract with vendor to develop energy plans. Benefits of GC4217, if a district qualifies, include: facility, technology and infrastructure improvements; reduce utility and operational expenses. • Timeline: Assessment will be six weeks. Report to FSC in September or October. If district approves project recommendations, done in March or April 2023. • The group will come to the board with specific projects. Only then would costs be involved, if the board approves the contract. • Next steps: Alvaro will forward the GUSD-ABM MOU to committee.
<p>Time certain, 10 a.m.: Principal Sonia Flores, GECA</p> <p>MINUTES</p> <ul style="list-style-type: none"> • See Items 4C and 4D below for the minutes for this time certain presentation.
<p>A. Approval of minutes: June 3, 2022</p>
<p>MINUTES</p> <ul style="list-style-type: none"> • Mark moved to approve. Linda seconded. • All in favor.

2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Monitoring agreement	South Valley MS	HCI Systems, Inc.	\$75/month	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> • For the fire panel monitoring system at South Valley MS. This would be a test run of this vendor to see if it is more efficient and cost-effective. • District is using already HCI for development of fire panels at South Valley MS. • Superior is at all other schools for fire monitoring and intrusion alarms. The costs are not uniform throughout the district. • Next steps: Superior will be used for fire panel monitoring at South Valley MS. 				
B. Cost increase for playground project	Luigi ES	SPEC Play	\$30,307	General Fund
<p>MINUTES</p> <ul style="list-style-type: none"> • This is for the contract for the installation of playground, which is a Division of the State Architect (DSA) project. • \$940K was budgeted for this project. \$690K has been allocated. These changes are still within the original project budget. • This increase because of architectural changes requested by DSA as well as changes in internal scope from district staff recommendations. • The new project completion date is Nov. 15. The project is in DSA and expected to be out of that phase by end of August. • The school will continue to use the current district-city playground while the project continues. • Mark requests that the summary in the board item includes the reasons for the cost increase. • Next steps: This will go to the board for approval. 				
C. State preschool plan UPDATE	Swanston preschool	N/A	N/A	N/A
<p>MINUTES</p> <ul style="list-style-type: none"> • The committee prioritized the plan for a future location of state preschool. • Aedis has worked on potential alternatives for state preschool. • The stockpile of portables at the MOTS yard include two rooms and office building. They could go: <ul style="list-style-type: none"> ○ Option 1: The former ADB site has room for portables. ○ Option 2: Glen View ES has room to create a “super campus.” The utilities tie into the district ones. • Program administrator Beatrice Magdaleno liked the idea of consolidated preschool site. • Dr. Flores’ recommendation is to move the Swanston preschool to the ADB site because of better access and more parking space. She’d like to see pros and cons for each site. • Next steps: Paul will develop pros and cons to share at a future meeting. 				

D. Champions UPDATE	Luigi ES / Rod Kelley ES	Division of the State Architect	N/A	N/A
<p>MINUTES</p> <ul style="list-style-type: none"> Paul is working with Champions to get a new agreement in place. The program has been instructed to remove portables at the ADB site at its own expense. The portables at Rod Kelley ES and Luigi ES are subject to \$260K total of DSA certification work before the buildings can be turned over to GUSD ownership, as outlined in the original agreement. If the program does not go through the certification process, GUSD cannot take back those portables and Champions would have to find another entity to take ownership of the portables, including the removal costs, etc. Champions says it is moving away from having its own facilities. It is working on getting licensed to be housed out of the Rod Kelley ES library and Luigi ES multipurpose room, instead of stand-alone portables. Alvaro and Dr. Flores: For Rod Kelley, the MPR would better long-term option instead of the library. The program and the district will have to develop a rental agreement if the program were to remain at Rod Kelley ES and Luigi ES. The decision for the preschool plan needs to be made before making a final decision about the future of the Champions portables at Luigi ES. Next steps: Paul will meet with Champions about a long-term plan. 				
E. Five-year maintenance plan	All	N/A	N/A	Deferred Maintenance/ General Fund
<p>MINUTES</p> <ul style="list-style-type: none"> The committee saw a draft of the list. Alvaro and Paul will work to update with projects that are under way and to add the fifth year. Next steps: This item will move to next month's FSC agenda so that the committee can review the plan beforehand. 				
F. IH oversight contract	275 IOOF Avenue	EnviroScience	\$20,944	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> This is the abatement monitoring before the demolition of the old I.T. building. The aim is to complete the work during Gilroy Prep's break in March when the demo team will be at South Valley MS to demo the gym. Next steps: This will go to the board for approval. 				

3. MAINTENANCE

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Gate repair (ratification)	Gilroy HS	Architectural Systems	\$6,640	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> This is to repair and secure gates at Gilroy HS. Next steps: This will go the board as a ratification for approval. 				

B. Backstop repair (ratification)	Glen View ES	Architectural Systems	\$19,521	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> This was to fix the backstops at the baseball fields at the site. Next steps: Alvaro will follow up with principal to see if baseball fields are being used. This ratification will go to the board for approval. 				
C. Pool deck repairs	Christopher HS	MG Constructors & Engineers	\$9,911.81	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> These repairs were done because of safety issues during the summer pool season. Next steps: This will go to the board for approval. 				

4. ALVARO MEZA'S ITEMS

ITEM	SITE	VENDOR	FUNDING SOURCE
A. Request to remove casework in computer lab	Eliot ES	GUSD staff	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> Principal Rivera has requested the removal of casework in former computer lab to open up the room for other uses. She'd like to keep electrical outlets on the floor. The demolition work could be done mostly by district staff. Additional costs and work would be from carpet replacement, etc. Mark and James would like to know the cost for this project and how it would funded. Next steps: If it can be done in house, then do it. Otherwise, the committee would like to see costs for outside vendors and to know where will funding will come from. 			
B. Facility modification request	Brownell MS	GUSD staff	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> Assistant principal requests changes in her office, including moving some furniture and moving a built-in cabinet. Next steps: The furniture can be moved but the cabinet will not be moved. 			

C. Facility modification request: Office layout (safety concern)	GECA	GUSD staff	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> The request is to reconfigure the front office layout because of safety concerns and to have better customer service for students and guests. Service windows have been installed to greet and help people while they remain in outside but they're not always aligned with desks or for best visibility. For example, the school secretary's window is in a different direction than her desk and computer. Dr. Flores suggests having an architect look at the whole space to see how it can be better reconfigured. Mark suggested exploring if another expert can provide guidance instead of an architect to avoid architect fees. Alvaro suggests KI, the district's furniture vendor, as a potential option to provide design ideas. This work will not probably be eligible for one-time funds. It would probably have to come out of routine restricted maintenance or, if walls have to be moved, deferred maintenance. Paul suggests approaching in phases by first trying new furniture layout to see if that is sufficient to address most of the concerns before trying larger, construction projects. Aurelio will work with Qovo to continue replacing cameras on exterior of office but to wait on interior cameras until this project is finalized. Next steps: Paul will work with KI to develop a design proposal. 			
D. Wellness Center proposal	GECA	GUSD staff	Learning Recovery Emergency Block Grant
<p>MINUTES</p> <ul style="list-style-type: none"> GECA students are still coping with mental-health issues as they've adjusted to coming back to in-person learning. A former health clerk established a space for a welcoming and calming health office in the former computer lab. Mrs. Flores proposes to continue using this space as a wellness center for GECA. Request is to purchase furniture and other items to continue to use this space. The proposed cost would be \$6,000-\$8,000 from the Learning Recovery Emergency Block Grant, which is a total of more than \$13M for GUSD. Paul recommends asking for a higher budget to include contingencies. Next steps: The committee approves requesting \$15K to include contingencies. 			
E. Proposal for two viewboards	Christopher HS	\$149,923.41	Christopher HS endowment fund
<p>MINUTES</p> <ul style="list-style-type: none"> These are large screens, not viewboards, for gym. Linda, James and Mark are concerned about equity for other high schools in the district. This quote is only for equipment. There could be potential costs for installation, including inspector of record because of the device weight, and structural issues. Next steps: The committee doesn't approve this purchase. 			

5. SAFETY & SECURITY (AURELIO RODRIGUEZ)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Zenitel Intercom UPDATE / INFORMATION ONLY	All	Qovo	N/A	N/A
<p>MINUTES</p> <ul style="list-style-type: none"> The intercom installations and configuring are almost done. All school front doors and gates will be locked. All schools will have a single point of entry and one admin dashboard. Next steps: Aurelio will work with Qovo to postpone work in GECA front office while it is potentially reconfigured. 				

NEXT MEETING: 9 A.M. FRIDAY, SEPT. 2, 2022