



FACILITIES SUBCOMMITTEE MEETING MINUTES

Gilroy Unified School District – 7810 Arroyo Circle, Gilroy, CA, and via Zoom teleconference
9 a.m. Friday, Oct. 7, 2022

PRESENT

Jeremy Dirks

Alvaro Meza

Linda Piceno

Deborah Flores

Paul Nadeau

Deborah Padilla

Mark Good

Anna O'Connor

Marissa Van Patten

CALL TO ORDER: 9 a.m.

1.

ITEM
A. Approval of minutes: Sept. 2, 2022
<p>MINUTES</p> <ul style="list-style-type: none"> • Linda Piceno first, Dr. Flores seconded. • All approved.
B. Time certain, 9 a.m.: Jeremy Dirks, Christopher HS principal, and Deb Padilla, director of curriculum and instruction (secondary), about the proposal for Christopher HS screens in the gym. Cost: \$149,923, funded by Christopher HS endowment.
<p>MINUTES</p> <ul style="list-style-type: none"> • Request to buy two large screens for gym. Screens would go next to scoreboards as on each side of the gym. • Screens can be used for sports, assemblies, presentations, professional development events in gym. • The committee has concerns about equity for all other district high schools. The Gilroy HS gym would need air conditioning first before similar boards could be installed there. • Next steps: Committee requests quote for A/C for the Gilroy HS main gym.
C. Time certain, 10 a.m.: Sonia Flores, GECA principal
<p>MINUTES</p> <ul style="list-style-type: none"> • Paul presented to this information on behalf of Principal Flores, who was not able to attend this meeting. • See minutes for Item 2D.
<ul style="list-style-type: none"> • Time certain, 10:30 a.m.: Preliminary Report from ABM Building Solutions, LLC. on possible energy projects
<p>MINUTES</p> <ul style="list-style-type: none"> • Tony Roehrick and Stefan Slattery presented for ABM Building Solutions, LLC. • ABM has completed a preliminary assessment of district sites for potential energy projects. The group's findings include: <ul style="list-style-type: none"> ○ The district's utility (electricity, gas, water, sewer) costs are about \$2.7M a year for all district sites.

- Mechanical equipment controls: Aging equipment across the district (wall-mounted bards, packaged RTUs, split systems, domestic hot water heaters. Recommended measures: Upgrade equipment.
 - Lighting: Many sites can still be upgraded to LED lighting. Recommendations: Minimal upgrades, including prioritizing interior lighting conversion to LED.
 - Building envelope and water conservation: Varying ages and standards. Recommendations: Weather stripping and sealing; window tinting; upgrade to low-flow fixtures and smart irrigation controllers.
 - Recycled water recommendation: Tap into South County Recycled Water Pipeline Project at Gilroy HS and Las Animas ES to save \$70K+ in landscaping water use.
 - Battery storage system back-up: Power outages at Rucker ES, which has a well pump, mean portable toilets have to be brought in to keep school open. Recommendation: Battery storage system to keep a well pump operational during power outage.
 - Other areas of improvement: Add EV charging stations and EV fleet conversion; sports field conversion to artificial turf; upgrade of transformers older than 2007; student learning opportunities.
- Savings estimate: \$439,617 for year one. Potential long-term (about 15 years) savings could be \$8M-\$9M.
 - Government Code (GC) 4217 is a policy allows agencies to do certain improvements without going to bid as long the savings in year one are more than what was invested.
 - If the district decides proceed with recommendations, next stages of project: master development agreement (MDA), review and engineering, report findings and scope of work, contract negotiation and approval.
 - Engineering fees are included in the MDA.
 - Next steps: ABM will prepare an MDA by next week. Alvaro requests that ABM present this proposal to the board, first as an information item and, if applicable, then as an action item.

2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Gym roof INFORMATION ONLY	Gilroy Prep	Tremco Inc.	~\$280k	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> ● This has been postponed to the next meeting. 				
B. Change order for IH oversight on phase 2 demo	South Valley MS	EnviroScience Inc.	\$15,920	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> ● This is a change order for this phase of the demo because additional work had to be done than what was in the original contract. ● Original contract was \$146,715.63. This is a 10% increase. ● Next steps: This will go to board as a ratification for approval. 				

C. Topo survey for State Preschool relocation project	Ferrell Avenue Site	Carroll Engineering Inc.	\$9,500	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> Survey will evaluate area before starting preschool relocation. Next steps: This will go to the board for approval. 				
D. Admin office furniture	GECA	KI Furniture	\$5,388.06	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> This proposal is new furniture to replace furniture in the front office. The new items provide better use of space and address safety issues. Maintenance will install these items. Next steps: This will go to the board for approval. 				
E. Power School to certify Champions Buildings	Rod Kelley & Luigi Aprea	Aedis / DSA	\$285,805	Power School
<p>MINUTES</p> <ul style="list-style-type: none"> Champions has three sets of buildings at district sites: Luigi ES, Rod Kelley ES and Farrell Avenue. The district-Champion lease stipulates that the buildings are to be turned over to district ownership this year. The Farrell Avenue portables are being removed. The Luigi ES and Rod Kelley ES buildings are in good condition but need to be DSA-certified before changing ownership. The district does not want the buildings. Neither Champions or district wants to pay for the DSA certification. Power School will take ownership of the Luigi ES and Rod Kelley ES, including paying for the certification. Next steps: This will go the board for approval. 				
F. New resolution for Unhoused Pupils for 21/22 School Year	N/A	N/A	N/A	N/A
<p>MINUTES</p> <ul style="list-style-type: none"> This is to update this resolution with 21-22 student numbers. This is required to update the district's construction eligibility. Next steps: This will go to the board for approval. 				

G. AHEARA Report for District	All	EnviroScience Inc.	\$24,225	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> This report is updated every three years. Tracks re-inspection of asbestos and other materials at every district site. Next steps: This will go the board for approval. 				
H. Portable building improvements for DSA closeout	Luigi ES	Anaya Construction	\$51,540	General Fund
<p>MINUTES</p> <ul style="list-style-type: none"> This two-portable set had not gone through DSA certification. This closes out the certification. The buildings were flagged because of the playground project, which requires closing of any pending DSA certifications on the entire school site. This proposal is for work to make these portables ADA-compliant. Next steps: This will go to the board for approval. 				
I. Environmental testing for the final demolition phase	South Valley MS	EnviroScience	\$11,631.0	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> This for the last demolition phase of the project. The testing will take place over winter break. Next steps: This will go to the board for approval. 				
J. New ornamental perimeter fence at field area and chain link maintenance fence and gates	Luigi ES	Crusader Fencing	\$136,912	General Fund
<p>MINUTES</p> <ul style="list-style-type: none"> This quote is for fencing to be installed as part of the playground project. The \$136,912 quote is part of the overall budget for the Luigi ES playground project. The committee requests an updated quote so the section of the fence at Red Hawk Drive is upgraded. Marissa also presented options for ornamental fencing on the other areas of campus that aren't getting new fencing as part of the playground project. Dr. Flores has asked Aurelio Rodriguez to assess which sites do not have ornamental fences around the full parameters of campuses. This assessment will be presented at a future committee meeting for discussion Next steps: Facilities will proceed with this proposal, with quote updated to include ornamental fencing for Red Hawk Drive. The rest of campus would be part of a separate district-wide project. 				

K. New shed	Las Animas ES	Lowe's	N/A	Las Animas ES Parent Club
<p>MINUTES</p> <ul style="list-style-type: none"> This request was for placement of a donated shed to store sports equipment. Paul recommends not using this donated shed. Alternatives: Two sheds are at the school's garden area; empty classrooms in main building. Next steps: Dr. Flores will discuss this proposal with Principal Codiga and report back to the committee. 				

3. MAINTENANCE

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Repair of gym floor	Christopher HS	Coastal Sports Flooring	\$23,895	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> The damage appeared after the all-staff meeting at Christopher HS. Next steps: This will go to the board for approval. 				
B. Sewer camera	Maintenance for use district-wide	Standard Plumbing Supply	\$9,903.09	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> This equipment would allow district plumbers to assess plumbing issues district-wide. Next steps: This would go to the board for approval. 				
C. Rodent control	Transportation	Animal Damage Management	\$3,075	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> This proposal is for physical barriers to prevent rodents getting under the Transportation portable. Next steps: The committee approves this proposal. The contract is less than \$5K so it will not go to the board. 				

4. ALVARO MEZA'S ITEMS

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Replacement of existing wood fiber in the kinder/SDC playground area with rubber surfacing.	Las Animas	Playgrounds Unlimited	\$72,580.07	RRM

MINUTES

- The request is to remove the wood chip filler at this playground because it presents access issues for student wheelchairs and issues with students throwing or putting the chips into their mouths.
- Recommendation is for rubber surfacing that has been used for the district’s newest playgrounds. The quote includes removal and disposal of the wood chips; tying into storm drainage; and, if applicable, temporary fencing.
- Next steps: This will go to the board for approval. Facilities will see if the work can be done over winter break.

B. State preschool project
INFORMATION ONLY

State preschool at
Swanston

N/A

N/A

N/A

MINUTES

- The report done on this area noted that repairs to the state preschool in Swanston would be at least \$500K to modernize this building.
- The district had determined that moving the preschool to Farrell Avenue site is the better option because of better access and parking.

5. SAFETY & SECURITY (AURELIO RODRIGUEZ)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Zenitel intercom systems	District Office, Annex and Adult Education	QOVO Solutions, Inc	\$55,390.98	General Fund (Equipment Replacement Fund)

MINUTES

- Proposal is for intercom and door cameras for the district office (three spots at the D.O.), the Annex and Adult Education.
- This includes making the D.O. front door ADA-compliant.
- The quote includes card access to the D.O. doors and Adult Ed.
- Next steps: This is going to the board for approval.

NEXT MEETING: 9 a.m. Friday, Nov. 4, 2022