APPROVED: 2/3/23

FACILITIES SUBCOMMITTEE MEETING MINUTES

Gilroy Unified School District – 7810 Arroyo Circle, Gilroy, CA 95020 and via Zoom teleconference
9 a.m. Friday, Jan. 13, 2023

PRESENT

Deborah Flores	Paul Nadeau	Aurelio Rodriguez
Mark Good	Anna O'Connor	Marissa Van Patten
Alvaro Meza	Linda Piceno	

CALL TO ORDER: 9:02 a.m.

1.

ITEM
A. Approval of minutes: Dec. 9, 2022
MINUTES • Dr. Flores made the motion to approve. Linda seconded. • All approved.

2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Our City Forest installation dates and details	Multiple sites	Our City Forest	N/A	N/A
MINUTES • Our City Forest brings trees to public and private properties. The agency conducted an assessment of existing trees and makes recommendations for new trees. • The agency will plant dozens of trees at Solorsano MS. Volunteers from the community will help. • GUSD is responsible for irrigating the new trees. • The attached report lists the sites that qualify for trees under the agency's program. Some sites didn't qualify for the free trees but the agency can make recommendations for what trees would best suit the sites; the district would be responsible for buying those trees but the agency would plant them for free. • Next steps: The committee approves this to move forward with the proposed sites.				
B. Athletic needs from P.E. Department	Brownell MS	N/A	N/A	N/A
MINUTES • The P.E. department requests additional storage. • The department was given a dedicated storage as part of the modernization project. Paul checked the room and he estimates it is about 50% empty.				

- The request also includes backstop and base plugs for softball and baseball.
- Dr. Flores says the committee should consider that if a softball field is put into one school, the district will have to consider fields for the other middle schools. Ask for regulations for softball fields.
- Next steps: The committee needs more information about these requests. Matt and Paul will meet with Principal Nebesnick and Brownell P.E. department to discuss request rationale.

C. Colbi Services for 2023	N/A	Colbi Technologies	$15,500 / $10,000	RRM / Measure E (50/50)

MINUTES

- $15,500 amount is for the board-approved, three-year contract.
- The $10K is for a renewal of this CUPCCA services, which provides pre-qualification software for construction services.
- Next steps: The $10K contract renewal will go to the board for approval.

D. DSA oversite for Preschool Project	Farrell Avenue	DSA	$19,350	Measure E

MINUTES

- The proposed construction is $1.5M. Project budget is $2.4M.
- Next steps: This will go to the board for approval.

E. Moving Services	South Valley MS	Hollister Moving and Storage	$22,121.25	Measure E

MINUTES

- Phase two of the modernization project. Weight, band, gym equipment will be moved out to make room for abatement and eventual demolition of the last building.
- Includes contingency and moving weight equipment back to the new campus. A separate quote will be needed to move the rest of the equipment as well as other equipment
- This move will be during February break.
- Next steps: The committee approves this to go to the board. Melissa will work with vendor to be more specific about the return of the weight equipment in the proposal that goes to the board.

F. Band class	South Valley MS	N/A	N/A	N/A

MINUTES

- The band classes at South Valley MS needs to be relocated because they've been meeting in a room that will be demolished in March. Brownell MS is the best option for an alternative class meeting location.
- Two classes (periods 1, 2) will be transported in buses from South Valley MS to Brownell MS. For students in zero period, parents will drop off at Brownell MS and a bus will take students South Valley MS.
- Next steps: This is an information-only item.

G. Transportation Building / Operations	MOTS	N/A	N/A	N/A

MINUTES

- Update on what to with the transportation building. The current building is not structurally sound.
- Potential solution: Migrate dispatch office to parked portables and rental portable restrooms. Committee recommends exploring this temporary.
- Next steps: Paul will bring updated proposal to committee.

3. ALVARO MEZA'S ITEMS

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Lighting walkway between Rod Kelley ES and Mt. Madonna HS **INFORMATION ONLY**	Rod Kelley ES, Mt. Madonna HS	N/A	N/A	N/A

MINUTES

- Gilroy resident reached out to Trustee Piceno about her concerns with the walkway between these two schools. She requested solar lighting in this area.
- Mt. Madonna HS and adult ed students use the area during after the sun goes down as well.
- Solar panels and lights are going in close to the Rod Kelley ES buildings, which will light a big part of the walkway.
- Next steps: The committee recommends installing stand-alone lights along the rest of the walkway as a first measure. Work with ABM to see about installing conduit and potential lights in case needed in the future.

B. Lease agreement (renewal) GPS/Navigator School **INFORMATION ONLY**	Gilroy Prep/ Navigator	N/A	N/A	Proposal: Trade rental fee of $130K for removing Def. Maintenance obligations

MINUTES

- This the draft contract for a 30-year lease for the GPS site.
- The big ask in the agreement is to have all deferred maintenance on GPS in exchange for waiving the annual $130K rental fee.
- Alvaro recommends considering shorter lease term and to get a better assessment of how much the true annual cost of deferred maintenance. Mark recommends considering annual inspections and comparing the agreement with the county for the former ADB site.

4. SAFETY/SECURITY (AURELIO RODRIGUEZ)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Update on elementary school site threat assessments **INFORMATION ONLY**	Eliot, El Roble, Glen View, Las Animas, Luigi Aprea, Rod Kelley, Rucker	N/A	N/A	N/A

MINUTES

- Aurelio presented an updated report from his presentation on threat assessments first given at the December FSC meeting. The updated report provides recommendations of where push gates should be installed.
- Aurelio and site principals walked through the sites first and a group of committee members has toured the sites.
- Measures to prevent accidental, non-emergency openings of gates: Mesh and slat boards will be installed at the push gates and adjacent panels to prevent opening the gates from the outside the fence perimeters; alarms that are triggered when the doors are opened.
- The estimated costs will be in the hundreds of thousands of dollars; more exact costs are unknown until bids are collected. This project will go through the formal bid process.
- Some sites also need additional P.A. equipment in areas, including Luigi ES.
- Next steps: The committee recommends moving forward with the bid process as fast as possible because of time involved in getting equipment.

5. INFORMATION TECHNOLOGY (MARIBEL GUIZAR) & MAINTENANCE (MATT WOOLMAN)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Emergency generator **INFORMATION ONLY**	District Office	N/A	N/A	N/A

MINUTES

- If the district office loses power, internet and phone connectivity is eventually cut for the whole district (after about 25 minutes).
- Maribel suggests a generator for the district office server room to keep connectivity in case of a future outage. Matt recommends an on-site generator for immediate power loss or a switch to connect to a rented generator.
- Next steps: Maribel and Matt will work with ABM, which is doing an energy audit of the district, for possible solutions. A proposal will be presented to the committee at a future meeting.

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OTHER PROJECTS/FACILITY ISSUES AT SITES

SOUTH VALLEY MS

- Dr. Flores will be touring South Valley MS at 7 a.m. Friday, Jan. 20. She extended an invitation to committee members.

ADJOURNED: 11:41 a.m.

NEXT MEETING: 9 A.M. FRIDAY, FEB. 3, 2023