APPROVED 5/5/23

FACILITIES SUBCOMMITTEE MINUTES

Gilroy Unified School District
7810 Arroyo Circle, Gilroy, CA 95020 and via Zoom teleconference
9 a.m. Friday, April 14, 2023

PRESENT

Debbie Flores	James Pace	Marissa Van Patten
Mark Good	Linda Piceno	Matt Woolman
Paul Nadeau	Anna O'Connor	
Alvaro Meza	Aurelio Rodriguez	

1.

ITEM
A. Time certain, 9 a.m.: ABM update, Tony Roehrick and team.
MINUTES • ABM team reviewed preliminary pricing of its energy savings proposals. 98% of ABM's proposals are ready to go to contract. • ABM's estimates show the program does not self fund, which is when levels of savings would be sufficient enough to cover debt service and still have positive cash flow. The district's goal for these projects was to self fund. • If all of ABM's proposals are implemented at about $34M cost to the district, the first-year savings are estimated to be (initial estimate was $600K+). • ABM presented six options to that would self fund and require district investment ranging from $7M to $34M+; 20-year positive cash flow from $214K to $865M. • ABM's intent is to return to committee with final pricing for some aspect of this project. • The committee would like to continue considering the generator for the D.O. and Rucker. The plan also outlines which HVAC units are at a point that need to be replaced soon. • The committee would like to continue with projects in house with a recommendation that Maintenance present a plan for a future meeting. • Next steps: The committee agrees to not continue with ABM's proposals. The district should prioritize replacing lighting with LED lights and purchasing of generators for D.O. and Rucker.
B. Approval of minutes: March 3, 2023
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. Roof repair for Room 10 (Wellness Room)	GECA	Waterproofing Technologies	$28,172.26	Deferred Maintenance

MINUTES

- This room is being modernized as a wellness room and counselor room. This is to replace the roof and siding that were damaged in recent storms.
- The committee would like Room 8, which may have also been affected in recent storms, to be accessed for possible future work.
- Next steps: This will go to the board for approval.

B. Utility disconnect	CDS Building (275 I.O.O.F Ave)	GLS Lighting, Inc.	$3,979	Measure E

MINUTES

- This is to disconnect utilities in this building as part of its demolition.
- For the MPR at Gilroy Prep: Three units in this building were connected to the gas line, but are now disconnected because of the South Valley MS modernization doesn't include gas. The cost of keeping the connections to the GPS MPR is too expensive and Paul recommends exploring other options, such as electric or tapping into a gas line across from the campus. Dr. Flores would like to know the cost of possible options for a future meeting.
- Next steps: This will go to the board for approval.

C. Building siding / paint & ramps	Transportation	Anaya Construction	$103,450	State matching funds (Fund 35)

MINUTES

- This is part of the preparation work to get these portables ready for the Transportation department.
- Transportation should be ready to move in by next week.
- Next steps: This will go to the board for approval.

D. Emergency power / data hookups	Transportation	GLS Lighting, Inc.	$14,755.60	State matching funds (Fund 35)

MINUTES

- This is also for part of the preparation work to get these portables ready for Transportation department.
- Next steps: This will go to the board for approval.

E. Phase 2 furniture	South Valley MS	KI Furniture	$260,060.83	Measure E

MINUTES

- This quote is not ready because it doesn't include the final finish selections.
- It will include furniture for office, staff room, work rooms, library, foyer, MPR tables, etc.
- Next steps: This will come back to the committee at a future meeting when the quote is ready.

F. Door cores for IDF/MDF	South Valley MS	Opening Technologies	$9,320.29	Measure E

MINUTES

- This is the locking cores that are specific for I.T. needs at this site, with access being restricted to staff with certain level of access.
- Next steps: This will go to the board for approval.

G. Liquefaction study for DSA	Farrell Avenue Preschool	Earth Systems Inc.	$7,250	Measure E

MINUTES

- The Division of the State Architect (DSA) requires this study for this project because the property is close to a waterway.
- Next steps: This will go to the board for approval.

H. Installation of fencing around old CDS site	275 I.O.O.F Ave.	Dryco, Inc.	$10,383	Measure E

MINUTES

- This is to separate this area from pedestrians and other traffic from the former site of this building. The district does not have any further plans for this area at this time.
- Mark would like to note for future contracts with Dryco that the district ask for definition of liability of commercially reasonable cracks.
- Next steps: This will go to the board for approval.

I. Naming of state preschool	Preschool at Farrell Avenue	N/A	N/A	N/A

MINUTES

- The proposal would to name the new preschool facility after Antonio Del Buono.
- Dr. Flores would like to know what is on the plaque/tribute is the front of the school and SCCOE has covered. Alvaro says it can be moved.
- The committee approves that the facility be named Antonio Del Buono State Preschool.

J. Fence repair	Gilroy HS ag/FFA farm	Architectural Systems	$18,389	RRM

MINUTES

- This to fix the fence along the front of the property, which was damaged in a recent car accident. This repair will also move the fence, which was the original plan with the City of Gilroy and the developer of a new neighboring project. The district and district insurance will pay for the repair from the car accident. The developer is going to pay to move the fence behind a new sidewalk along this area.
- Next steps: This will go to the board for approval.

K. Facilities project update	Multiple sites	N/A	N/A	N/A

MINUTES

- This item is moved the end of the meeting, in case the committee has time to discuss.

3. MAINTENANCE (MATT WOOLMAN)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Emergency gates project	Multiple sites	Crusader Fence	$707,998	ELOP
MINUTES • This was on the only bid submitted. The funds have to be used by June 30 and the district would like this completed during the summer break. • Next steps: This will go to the board for approval.				
B. Boiler mixing valve *(Project completed)*	Christopher HS	ESI	$7,377	RRM
MINUTES • This valve in the kitchen had to be replaced to keep the equipment working during the school year. • Next steps: This will not go to the board because it is below the maintenance contract limit.				
C. Tree trimming	Gilroy Prep	Anderson Tree Service	$35,300	RRM
MINUTES • This work has been scheduled because it is a safety issue.				
D. Tree removal *(Project completed)*	Gilroy HS	Anderson Tree Service	$40,044	RRM
MINUTES • This work has been completed because it was an emergency and a safety issue during recent storms.				
E. Cafeteria/restroom plumbing repair *(Project completed)*	Solorsano MS	Plumbing America	$28,287.53	Deferred Maintenance
MINUTES • This started as a repair for clogged toilet and grew as more issues were found.				

- All work had to be done because it affected the cafeteria and a restroom at the school.
- Maintenance will follow up to make sure the grease from kitchen is being checked and cleared out of pipes.

F. HVAC units wearing	Solorsano MS	ESI	*Total:* $13,526 50% = $6,763 (GUSD) 50% = $6,763 (City of Gilroy)	GUSD (RRM) & City of Gilroy

MINUTES

- These units should be fixed as they are close to malfunction. The three units are in the gym.
- The committee would like to revisit board policy that sets the price limit of when items go to the board or not.
- Next: If the city approves, this will go to the board for approval.

G. Paver project with parent club steps	Christopher HS	Parent club & MG Builders	No materials cost to GUSD; some GUSD labor	Parent club & MG Builders

MINUTES

- This proposal is for a parent club project at the school that would extend an existing a walkway of personalized pavers in the quad. It would not affect the ADA compliance of this area of campus.
- Parent club could pay for materials. The committee doesn't approve GUSD labor for this.
- Next steps: The committee approves this proposal but without the donated GUSD labor.

H. Gate security upgrade – Not in Item A Scope	El Roble ES	ASI	$11,764	RRM or ELOP

MINUTES

- Two people broke into the campus by rigging a way to open the gate from the outside. They walked into the campus and broke windows with BB guns.
- This proposal is to extend the fence mesh and upgrade the gate to new standard to prevent this from happening again.
- This happened after the bid for Item A (emergency gate project) was finalized so this gate was not part of that bid.
- The committee would like an estimate to fix any other gates like this at other campuses.
- Next steps: The committee approves this repair at El Roble. Matt will gather estimates for other campuses that need this repair.

I. Sidewalk repairs *(Project complete / safety issue)*	El Roble ES	DB Trenching & Anderson Tree Services	*Total:* $18,076 • DB: $9,900 & $3,500 • Anderson: $4,676	RRM
MINUTES • The sidewalk had lifted in an area along the side of the school (near a tree) and posed a trip hazard. • The repair has been completed because it was a safety issue.				
J. Theater painting, sheet walls for supports, lights, etc.	Christopher HS	COBE Construction	$52,918 + $10,000 contingency	CTE
MINUTES • CTE funds would pay for this project. Matt and staff would manage the project but the work possibly would be done by outside vendors. • This work is for interior work in the Christopher HS theater. It includes painting, some clean-up work, etc. • Alvaro and his team will meet with Greg CamachoLight to discuss CTE projects. • Next steps: The committee approves moving forward with this project.				
K. Bathroom partitions for all bathrooms **INFORMATION ONLY**	Luigi ES	N/A	*Estimate: $40,000 (not quoted yet)*	N/A
MINUTES • Bathroom partitions at this site are corroded. Matt recommends replacements. • Next steps: The committee approves getting a quote for this work to be considered at a future FSC meeting.				
L. Roof repairs	Glen View ES	Tremco	$145,000	Measure E
MINUTES • This is a repair estimate for roof damage in the building housing room 16, which is along 8th street. • Next steps: This is an information-only report.				

M. Roof repairs	Luigi ES	Tremco	$45,000	Measure E
MINUTES • This is a repair estimate to fix leaks and damage that have affected front door and admin building. Maintenance has patched this but more repairs needed. • Next steps: This is an information-only report.				
N. Roof repairs	Rucker ES	Tremco	$10,000	Measure E
MINUTES • This is a repair estimate to fix roof damage in a portable that needs repair beyond patching. • Next steps: This is an information-only report.				
O. Cafeteria water valve	Gilroy HS	ESI & DB Trenching	*Total:* $16,856 - DB: $9,950 - ESI: $6,906	RRM
MINUTES • This valve should be replaced before it breaks. It will require the campus water supply to be turned off while this is being repaired. • Next steps: Matt would like to get an additional quote for the trenching.				
P. Auto shop clean up and transform to ag mechanics	Gilroy HS	Various	*Estimate: $50,000*	CTE
MINUTES • CTE funds will pay for this project. • Maintenance has surplussed items and started to clean out the former auto shop area. Old chemicals need to be removed and disposed. • This area will be made into a shop for ag mechanics and small-engine repair. • Next steps: The committee approves moving forward with this project.				
Q. Photography shop remodel	Gilroy HS	COBE Construction	$67,899 + $10,000 for contingency	CTE

MINUTES

- CTE funds will pay for this project.
- Matt has had safety clean vendor remove and dispose of the old photo chemical items.
- Additional work to make changes to walls, outlets would have to be completed by outside vendors.
- Next steps: The committee approves moving forward with this project.

R. New mower	Maintenance / grounds	Abbots Supply	$47,053.61	RRM

MINUTES

- This is a proposal for a new mower, which has to be electric as per new state law. The mower battery has a seven-hour charge. The motor is quiet enough that would allow mowing during school hours without too much noise.
- Matt would like to use a buy-back program that would subsidize up to 90% of the cost if the district trades in one of its diesel-powered mowers.
- Also, Maintenance has bought five electric leaf blowers that have been working out well.
- Next steps: The committee approves this purchase.

S. Robot Sports field marker - https://tinymobilerobots.com/field-marking-robot/tinylinemarker-pro-x/	Maintenance / grounds	Tiny Robots	$42,769	RRM

MINUTES

- This is an electric robot can be programmed to draw lines on sports fields.
- To draw lines on a soccer fields now, for example: Two people do the work with a motorized vehicle (gator) and a motorized paint sprayer in two hours, using latex paint. As a test, this device painted the same field in 20 minutes, using water-based paint.
- It uses GPS for navigation and can store the specifics of each field and school. It could be used on sports fields at both comprehensive high schools, three middle schools as well as other needed fields in the district. It would free up time for staff to do other landscaping work.
- Next steps: The committee approves this purchase.

APPROVED 5/5/23

4. ALVARO MEZA'S ITEMS

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. "Bass Rule" Board Policy follow up	District-wide	N/A	N/A	N/A

MINUTES

- This is a proposed change to board policy.
- Committee suggestions to the wording:
  - Linda: Change "school campuses" to "school properties."
  - James: Remove "native trees" as a requirement.
  - Mark: Include wording prohibiting destructive species, like liquid amber trees, that lift sidewalks, etc. Alvaro said the proposal can reference the district standard for trees for species, size, etc.
- Dr. Flores and Linda would like to extend invitation to Heather Bass to attend meeting when this goes to the board.
- Next steps: Once the wording is set, this will go to the board for approval.

NEXT MEETING: 9 a.m. Friday, May 5, 2023