APPROVED 8/4/23

FACILITIES SUBCOMMITTEE MINUTES

Gilroy Unified School District
9 a.m. Friday, June 2, 2023

PRESENT

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

CALL TO ORDER: 9:02 a.m.

1.

ITEM
A. Approval of minutes: May 5, 2023
MINUTES • Linda moved to approve. Dr. Flores seconded. • All approved
B. Time certain, 9 a.m.: Kevin Sved, CEO/Navigator Schools Navigator Schools, on proposed facility MOU

MINUTES
• In May 2022, GPS got board approval to apply for state funding for rehabilitation of the school facilities.
• In October 2022, the state approved the application for $5.5M (½ grant, ½ low interest loan).
• Plans for funding:
  ○ Two new TK classrooms.
  ○ Two new K classrooms to serve 60 existing K students (both sets of new classrooms will be bigger than current classrooms and will include restrooms).
  ○ All four classrooms will meet Title 5.
  ○ Also includes more parking, safer traffic flow, more restrooms.
• Program requirement: 30-year lease, as long charter is valid. If charter ceases to operate, GUSD retains property improvements.
• Proposed MOU is near final draft. The goal is to go to the GUSD board at the June 15 meeting.
• Next steps: The new MOU will go to the board for approval.

C. Time certain, 10 am: ABM on lighting, data center and Rucker project

MINUTES
• From ABM: Tony Roehrick and Brett Lichtenhaler.
• Proposed scope and pricing:
  ○ Lighting upgrades and electrical generation.
  ○ About $315K in utility incentives.
  ○ Negates $180K in engineering fee to ABM.
  ○ Solves infrastructure issues at Rucker ES and D.O.
  ○ Guarantees energy savings and is CA code 4217 compliant.
• 10-year warranty on parts, instead of the usual five-year warranty.
• If approved, the work of changing out bulbs could start in July.

- Some schools are not the list of the schools because they already have the LED fixtures in place, either because of recent modernization (South Valley, Brownell) or had already been refurbished under a previous program (MMHS, etc.).
- The savings are General Fund savings but funded out of Facilities funds.
- Follow up needed: What exactly is being replaced?
- Alvaro will send the report again, with a summary of the costs broken out by project.
- Next steps: This committee recommends that Alvaro will work with ABM to get all of the questions answered. If those questions are addressed, the item will go to the board a future meeting.

2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Admin furniture	South Valley MS	KI Inc.	$254,029.56	Measure E
MINUTES • This is the furniture for the remaining buildings in the modernization project. • This is slightly under the budgeted amount. • Next steps: This will go to the board for approval.				
B. Change order for Kasavan Architects	Multiple	Kasavan Architects	$5,000	Measure P
MINUTES • This is to close out non-certified projects as part of any open projects for the Division of the State Architect (DSA). • Next steps: This will go to the board for approval because it is funded by Measure P.				
C. Removal of existing shade structures for solar arrays	Luigi Aprea and Eliot	Kent Construction	$13,690 $80,779.36	General Fund

MINUTES
• These sites will get these structures this summer:
  ○ Solar projects: Rod Kelley, Glen View, Luigi (starting 6/10), Solorsano (starting 6/10), El Roble (July), Eliot (July)
  ○ Shade structures: Mt. Madonna, Rucker, Las Animas.
• The construction is starting at the beginning of the summer break so most will be done or mostly done by the time summer starts in the fall.
• James: At the next board meeting, include this information about all structures in facilities monthly update.
• Luigi: The non-DSA-approved shade structures over the lunch tables will be removed. The structures will be taken to the maintenance yard in case they can be repurposed there. This removal will be $13,690.
• Eliot: The four shade structures will be removed. $80,779.86
• Next steps: This will go to the board for approval.				

D. Permission to solicit bids for ADB State Preschool	ADB State Preschool	N/A	N/A	N/A
MINUTES • The completion of the facilities is projected for end of the calendar year. The licensing part of the process cannot begin until after the facility is completed. • Next steps: This will go to the board for approval.				
E. Fire panel hook-up	Transportation	HCI Inc.	$4,761	Fund 35 (state-matching funds)
MINUTES • HCI will replace the fire panel to address the known issues. New batteries, new pulse stations, • Next steps: This will go to the board for the approval.				
F. Pre-demolition environmental testing	MOTS Yard (Transportation & Maintenance)	EnviroScience	$51,060	Deferred Maintenance
MINUTES • This testing is required to prepare with the eventual demolition of this building. • Next steps: The committee approves for this work. Does not need to go to the board.				

3. MAINTENANCE (MATT WOOLMAN)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Computer room countertop removal so space can be used as standard classroom **INFORMATION ONLY**	Luigi ES	In-house demo, wall patch and paint.	N/A	N/A
MINUTES • The school would to configure this former computer lab into an SDC classroom. Countertop would have to be removed. This room is in a better location and with better access to restrooms and admin building. • All work would be done in-house. • Next steps: The committee approves this request.				
B. Pelican installation **INFORMATION ONLY**	ASMS	ESI	$140K	N/A
MINUTES • This would bring Solorsano into the Pelican system, which is the new district-wide thermostat system. • This would be funded from Deferred Maintenance or RRM, depending on the final quote.				

• Matt will send a list which sites will not be on the Pelican system at the start of the school year. The goal is to get all sites on Pelican system for HVAC and lighting. • Next steps: Matt will bring more quotes to a future committee meeting.				
C. Fence bracing **INFORMATION ONLY**	Las Animas ES	ASI	N/A	N/A
MINUTES • Multiple points on a perimeter fence are weak so the fence rods/panels can be bent. • Matt proposes a metal bar welded into each section to fortify weak points in 160+ panels. • The first quote came after the agenda was posted: $38,473. • Next steps: Matt will get at least one more quote for this project.				
D. Fire panel replacement **INFORMATION ONLY**	Mt. Madonna HS	N/A	N/A	N/A
MINUTES • The panel is close to failing. Also, several classrooms do not have enunciators and/or strobes. • Matt estimates cost could be $150K or more. • This would be funded out of Deferred Maintenance. • Next steps: Matt will start to gather quotes.				
E. Awning roofing replacement **INFORMATION ONLY**	Eliot ES	N/A	N/A	N/A
MINUTES • The roofing on the covered structures in the interior courtyard need to be replaced. • Next steps: Matt will gather more information and quotes for a future committee meeting.				
F. Concrete **INFORMATION ONLY**	Eliot ES	N/A	N/A	N/A
MINUTES • This area in the interior courtyard needs to be resurfaced because of potential safety issues. • Next steps: Matt will gather more information and quotes for a future committee meeting.				

4. ALVARO MEZA'S ITEMS

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Navigator Schools Facilities MOU	GPS/Navigator Schools	N/A	N/A	N/A

MINUTES
- See minutes for Item 1b.

5. TRANSPORTATION (LINDA FIGONE)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Proposal for three new 84-passenger buses **INFORMATION ONLY**	District-wide	BusWest	$276,148.72 each (Total for 3: $825,446.15)	General Fund/ Transportation

MINUTES
- This is a proposal. This is the last year districts can buy diesel-powered buses.
- Alvaro does not recommend these purchases at this time.

MEETING ADJOURNED: 11:34 p.m.

NEXT MEETING: 9 A.M. FRIDAY, Aug. 4, 2023