APPROVED 9/8/23

FACILITIES SUBCOMMITTEE MINUTES

Gilroy Unified School District
9 a.m. Friday, Aug. 4, 2023

PRESENT

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

1.

ITEM
A. Approval of minutes: June 2, 2023
MINUTES • James made the motion to approve. Linda seconded. • All in favor to approve.

2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Gym SpeedQueen washer & dryer	South Valley MS	Baker Bros Appliance	$2,905.95	Measure E
MINUTES • This is a proposal is for industrial-grade washer and dryer as part of the South Valley MS Modernization Project. • Next steps: This will go to the board for approval.				
B. Contract for closeout projects	Multiple sites	Kasavan Architects	$10,000	Measure E
MINUTES • This is to continue the close-out of about 30 pending legacy projects around the district. This is a continuation of contract with Kasavan from last year. This $10K contract will address about six pending projects. • The Division of the State Architect (DSA) is requiring the close-out of pending projects before any new projects can start. • The Facilities team would like to finalize the 30 pending projects in the next year. • Next steps: This will go to the board for approval.				
C. Special inspections / geotech for shade structure projects	Rucker ES, Las Animas ES, Mt. Madonna HS	Earth Systems Inc.	$55,570.50	ELOP

MINUTES

- The DSA is requiring these inspections for these shade structures.
- Also, these are three contracts because they are three separate DSA projects.
- Next steps: These contracts will go to the board for approval.

D. Notice of completions	Gilroy HS	N/A	N/A	N/A

MINUTES

- These notices of completions are resolutions for three projections for Gilroy HS: pool replacement, plaza project and roof repair project.
- Next steps: These resolutions will go to the board for approval.

E. Update on solar projects	Rod Kelley ES, Glen View ES, Luigi ES, Solorsano MS, Eliot ES, El Roble ES	N/A	N/A	N/A

MINUTES

- All solar arrays are physically complete.
- Maintenance is working on moving tables back under the structures over lunch areas at Luigi ES, Solorsano MS and Eliot ES.
- Pending details: Final panel boards for electrical connections; dates for power shutdown at sites for final connections.
- Next steps: Most structures are expected to be fully operational by December or January.

F. Update on canopy shades	Rucker ES, Las Animas ES, Mt. Madonna HS	N/A	N/A	N/A

MINUTES

- Rucker's shades are in quad and near playground. Las Animas' shades are one on Greenfield Drive and two shades at the front of the school. Mt. Madonna's shades are near lunch area.
- More landscaping will be added to Mt. Madonna.
- The deadline to use ELOP funds for these structures has been extended a year.
- Next steps: The completion date is not known yet. The vendor will not set a firm completion date until the materials are confirmed on the way. Paul's conservative estimate is late September.

G. EV charging policy	All	N/A	N/A	N/A

MINUTES

- South Valley MS is first district site to have EV charging stations. Brownell MS had the infrastructure for stations built in as part of the modernization project. Paul estimates it would cost about $5,000 to fully outfit each charging station at Brownell MS.
- Linda proposes allowing GUSD employees to charge for free. Dr. Munshi and Alvaro said SCCOE and other districts offer charging for free to employees.
- Super chargers are available, are more expensive and require separate substations. Alvaro said that some unrestricted funds could be used to pay for super chargers. Aurelio suggested that super chargers could become available to rent for the general public.

- Next steps: Linda requests more information about super chargers. Committee approves a pilot program of allowing GUSD employees to use existing chargers at no charge.

3. MAINTENANCE (MATT WOOLMAN)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Generator	Rucker ES	ABM / Silver Creek	$860,000 (minus $50K PG&E incentive)	Fund 35 (state-matching funds)
MINUTES • These quotes (Items 3A, 3B, 3C) are for diesel generators. • ABM's quote was for about $487K for two natural gas generators. • PG&E's $50K incentive is applicable to only diesel and propane generators. • Next steps: The committee would like a quote for a comparable natural gas generator. The generator should be large enough to power key district services (internet access, emergency lighting, etc.) in case of a major power outage.				
B. Generator	D.O.	ABM / Silver Creek	$780,000 (minus $50K PG&E incentive)	Fund 35 (state-matching funds)
MINUTES • See Item 3A minutes.				
C. Generator **INFORMATION ONLY**	Christopher HS	PG & E	*Pending quote* (minus $50K PG&E incentive)	TBD
MINUTES • Christopher HS is a part of the grid that automatically shuts off in bad weather or natural disaster. PG&E will give the district the infrastructure (concrete pad, etc.) for a generator. The district would have to provide the generator.				
D. Asphalt repair	Las Animas ES	DB Trenching	$7,900	RRM
MINUTES • This is to repair area near kindergarten area. It can be done before school starts. • Next steps: This committee approves this to go to the board as a ratification.				
E. Walk-in refrigerator removal	Gilroy HS	Maintenance Department	In-house	In-house
MINUTES • This non-working fridge is in the kitchen area in the gym building, across from the student center. • This area would be used for storage.				

• Next steps: The committee approves this project. It does not need to go to the board.				
F. HVAC Room 6 replacement	Rucker ES	ESI	$22,168	RRM
MINUTES • The HVAC unit is aged and needs to be replaced. • Next steps: This committee approves this to go to the board as a ratification.				
G. Front of school concrete remove and replace	Solorsano MS	DB Trenching / J&S	DB Trenching – $118,500 J&S – $84,350	Deferred Maintenance or RRM
MINUTES • This is an area of the concrete, near the admin office, that is a safety issue. This would be funded out of Deferred Maintenance. • Mark recommends that if the nearby tree is causing the concrete damage, it should be removed as per the district tree policy. • Next steps: This committee approves this to go to the board as a ratification.				
H. Dirt parking lot repair	Rucker	DB Trenching	$19,900	RRM
MINUTES • This parking lot is near the front of the school. This repair would smooth and level the surface. • Next steps: This committee approves this to go to the board as a ratification.				
I. Pelican install	Solorsano MS	ESI / Val's	ESI – $158,970 Val's – $239,508	RRM
MINUTES • This would bring Solorsano MS to the district HVAC standard. With the existing system, any • The thermostats and controls would be in every room at the site and can be remotely controlled. The installation would be done over several months. • Next steps: The $158K quote will go to the board for approval.				
J. Pelican update – request from last FSC **INFORMATION ONLY**	Various	N/A	N/A	CALSHAPE
MINUTES • Matt presented a list of the district sites that are on Pelican system or not. Rucker and Solorsano are the two school sites that are not using Pelican system. • Matt will keep up this list for the committee's reference.				

K. Marquee install **INFORMATION ONLY**	Las Animas ES	Quil school Signs	$86,284.19+Electrical and DSA 30K ROM	Site
MINUTES • This is a request from site principal. • Most district elementary schools do not have electronic marquees. • Next steps: The committee does not approve this request.				
L. Trellis roofing – wood to metal **INFORMATION ONLY**	Eliot ES	COBE *Also getting a quote from Tremco (pending)*	$69,608 – Roofing $22,989 – Painting	TBD
MINUTES • The trellis roofing needs to be replaced because the wood is damaged. • Next steps: At least one more quote is needed. This would be funded from RRM.				
M. Fill eating areas under trellis with concrete **INFORMATION ONLY**	Eliot ES	DB Trenching	$97,900	TBD
MINUTES • Alvaro said this could be funded from RRM. • Next steps: The committee requests at least one more quote.				
N. Pressure wash **INFORMATION ONLY**	Christopher HS	Shine XD	$61,815	TBD
MINUTES • This is a request from the site principal. • Next steps: The committee does not approve this request.				
O. Parking lot asphalt resurfaced **INFORMATION ONLY**	Solorsano MS	DB Trenching / J&S	DB Trenching – $149,000 J&S – $75,740	TBD
MINUTES • This is informational alert that this parking lot surface is in bad shape. This proposal would patch the worst spots. • Matt recommends considering as a project for next summer because it would be too disruptive to traffic during the school year.				

P. Bleacher repairs **INFORMATION ONLY**	Various	Faciliserv	$34,103	TBD
MINUTES • This is an information item because Matt would like to do more research.				
Q. Additional fencing for special needs area **INFORMATION ONLY**	Las Animas ES	ASI	*Pending quote*	TBD
MINUTES • This is to better secure a part of the fence near the kindergarten area by portables. • Next steps: This committee approves this to go to the board as a ratification.				
R. Tennis courts resurfacing **INFORMATION ONLY**	Christopher HS	J&S	$139,500	TBD
MINUTES • Two courts have large crack and holes in surface. It could become a safety issue. • Mark requests quote for patching, if that can be done for less and would address the problem. • Next steps: The committee approves only patching the holes.				
S. Tennis courts resurfacing **INFORMATION ONLY**	Gilroy HS	J&S	$231,350	TBD
MINUTES • Matt recommends that if not considering this until next school year.				
T. Tennis courts windscreen **INFORMATION ONLY**	Gilroy HS	J&S	*Pending quote*	TBD
MINUTES • Quotes for materials are not ready. Matt said district staff can hang screens. • This would be funded out of RRM. • Next steps: The committee approves, if wind screens are less than $5K.				

OTHER PROJECTS/FACILITY ISSUES AT SITES

SITES
CLUB DRIVE PROPERTY • A development is going into property across the street from the district property and, as part of the project, the developer has to do some work near the creek. The developer is accessing its property via the district property, with strict limits on what can be done on district property. This is expected to be completed before the start of the school year.
MT. MADONNA HS • The quote for new fire panel came in after this meeting's agenda was finalized. The committee requests that this go to the board for approval so the work can start as soon as possible. This will be paid out of Deferred Maintenance.
PRESCHOOL • Linda asked for update on bids for preschool project. Paul said district legal counsel is reviewing bid documents. Paul said he anticipating going out to bid in September.
SOUTH VALLEY MS • James asked for update on modernization project. Work continues on last phase of buildings, landscaping. Mobile kitchen will serve meals later in fall. Tentative completion date is Nov. 8. • The committee will tour SVMS before the next FSC meeting.

NEXT MEETING: 9 A.M. FRIDAY, Sept. 8, 2023