

FACILITIES SUBCOMMITTEE MEETING

Gilroy Unified School District – Via Webex teleconference

Friday, Aug.7, 2020

PRESENT

BC Doyle

Debbie Flores

Mark Good

Dan McAuliffe

Alvaro Meza

Paul Nadeau

Anna O'Connor

Linda Piceno

Kimberly Smith

MEETING CALLED TO ORDER: 10:05 a.m.

APPROVAL OF MINUTES FROM JULY 10, 2020

- BC made the motion to approve the minutes. Dr. Flores seconded.
- All in favor.

TIME CERTAIN

AL ERKEL FROM GUSD LEGAL TEAM: SCHEIDER (ON-BILL FINANCING) AGREEMENT

- Overview of proposal with on-bill financing agreement with Schneider Electric. Proposed \$1M in retrofits. It'll be offset with financing repayment from PG&E.
- Two main issues with proposal:
 - Schneider wants 20 percent of costs upfront with progress payments. Al has communicated this is not possible.
 - The provision that Schneider makes no performance guarantees. The proposed guarantee that Al received raised questions. Those questions remain unresolved.
- District should decide if they want to consider whether to move forward to with this project or not. If the district moves forward with the proposal, what are the terms?
- Alvaro recommends that district doesn't need to continue with this because of the savings has already incurred during the shutdown. From a practical perspective, the district is saving more just with the closure.
- Next steps: The committee agrees to not continue with this agreement.

FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

FORMER ANTONIO DEL BUONO ES: SOUTH COUNTY ANNEX MODIFICATIONS

- SCCOE requests some changes to facilities at former ADB site:
 - Install an awning over the entrance to the student store;
 - Slurry (add a new top coat) and restripe the parking lot;
 - Paint the fence gate black to match the rest of the fence;

- In future, they're considering removing casework in library.
- This sets the precedent of how we treat rented facilities and similar proposed site modifications from now on.
- Paul wants to document what physical changes are made to the site so it's easier to track. The contract says SCCOE has to return the site back in the condition in which it was received.
- SCCOE will give us copies of their process and projects, as required by public agencies like ours.
- Next steps: The committee agrees that this is the process that will be moving forward. Dan or Paul will bring items as they come up in the future.

BROWNELL MS: GYM MODERNIZATION

- Estimated costs: \$959K for all items on project list.
- Measure E funds
- Vendor: Aedis Architects and Flint Construction.
- After last FSC meeting, Paul worked with Aedis for a proposal for changes that can be made to the gym.
- Items 1-3 are things that could be prioritized and would take advantage of the project crews that are already there. The other items on the could be done at another time.
- Project budget: \$2M in reserves as of now. We may have additional money in credits that will come back after project is complete.
- The expected costs for these changes include costs associated with abatement for potential asbestos work.
- The removal of the old water boiler above the P.E. office is already planned as part of the overall campus modernization project. It's not part of this smaller project list.
- If approved, the work would be able to start as soon as they get out of DSA. They would be done by December. Some of the classroom spaces in the gym would be closed off during DSA but most of the other spaces (such as the choir room) would remain useable.
- Next steps: The committee agrees move forward with all items proposed to this building for the modernization.

BROWNELL MS: FURNITURE CHANGES AND INSTALLATION

- Principal Laboranti has requested changes to peninsulas in some office desks and a larger table in the admin conference table.
- Frosted/one-way glass on the health office. Paul will check if this allowed and to see what other alternatives would be available.
- Next steps: The principal's desktop can be modified to his request. The others are subjected to ADA regulations, etc., and can't be changed. The approval to purchase of furniture for library and sixth-grade wing will be presented at next board meeting.

SOUTH VALLEY MS: MODERNIZATION "QUALITY OVER QUANTITY"

- Information only.
- Paul's recommends that messaging to South Valley MS should be quality over quantity as the theme of the project. Size of rooms, etc., will be downsized from a former high school campus to a middle school. The new facility sizes will be what's standard and appropriate to modern classrooms.

GILROY HS: POOL PROJECT FINANCIALS AND PROJECT STATUS

- Information only.
- The project is nearly done. The contractors have some equipment to move, etc.
- Swim and water polo coach is ready to see how equipment fits. Students may not be able to get in the pool yet, though. Dr. Flores has asked county public health for rules for athletic conditioning.
- Paul will email a report of the project financials. It wasn't ready in time for the publishing on the agenda.

FACILITIES: PLOTTER SERVICE

- \$250 a month lease from bond funds.
- Vendor: E-Arc.
- This is a proposal for a large-scale, black-and-white printer and full-color scanner device for Facilities.
- \$1.90/square foot at print shop vs. 12 cents/square foot if it was done in-house. Also, the department spent an average \$5,000 in printing and scanning services in last few years.
- After we are done with scanning our archives and aren't needing to print as often, we can end the lease and return the device.
- Next steps: The committee approves this purchase.

CHRISTOPHER HS: CTEIG PROPOSALS FOR BLACKBOX UPGRADES

- Greg CamachoLight has provided these quotes for hardware and lighting for the Blackbox Theater at Christopher HS. He discussed these at the last FSC meeting.
- These costs come out of CTEIG funds and still need cabinet approval.
- Paul points out that a catwalk that does need additional safety measures. As per Dr. Flores' request, Paul will check for need of safety railings of a similar theater catwalk at Gilroy HS.
- Next steps: The committee approves these improvements.

MULTIPLE SITES: SPEC PLAYGROUND BUDGETS

- Information only.
- These inclusive playgrounds are ADA-compliance and funded by grant money from Santa Clara County. \$400K-plus per site, including installation.
- They have pour-in-place ground surface, instead of tan bark, for better access for wheelchairs, walkers, etc.
- The committee agrees sites will choose design colors and other design details.

MAINTENANCE (DAN MCAULIFFE)**LUIGI ES: TRAFFIC IMPROVEMENTS**

- About \$5,000 from RRM
- Developed with City of Gilroy.
- City will be responsible for painting and signage on city streets. District is responsible to work on the property.
- Work also includes delineators and removal of 3-foot fence in bus turnaround.
- Next steps: Work will be done in August.

RUCKER ES: MURAL REQUEST

- Rucker ES Parent Club
- This is an additional mural by same artist who worked on campus before.
- This will go on back of campus on portable No. 20.
- Next steps: Committee approves.

ALVARO MEZA'S ITEMS

UPDATE ON LUIGI ES VANDAL WATCH

- Tenant is not living there. She is still moving her items out. Proposal is to give her until August to finish up.

HIGH SPEED RAIL UPDATE

- Alvaro and Principal Ramos have been vocal to the HSR authority about the impact of the rail on South Valley MS modernization plans.
- No funding is available for this segment of HSR but this the district's window to voice concerns.
- Alvaro's aim is to give the agency feedback that communicates the community benefit and impact of South Valley MS. This would help push up the priority of what would be needed from the agency if it ever gets funding for this segment of the HSR.

MEETING ADJOURNED: 11:40 a.m.

NEXT MEETING: 9 a.m. Friday, Sept. 4, 2020