

FACILITIES SUBCOMMITTEE MEETING

Friday, June 5, 2020

PRESENT

Debbie Flores
Mark Good
Dan McAuliffe
Alvaro Meza
Paul Nadeau
Anna O'Connor
Linda Piceno
Kimberly Smith

MEETING CALLED TO ORDER: 9:05 a.m.

APPROVAL OF MINUTES FROM MAY 1, 2020

- Linda made the motion to approve the minutes; Mark seconded.
- All in favor.

TIME CERTAIN: GREG CAMACHOLIGHT FROM CAREER TECH EDUCATION PROGRAM

CHRISTOPHER HS: BLACK BOX THEATER UPDATE

- Overall projected cost about \$100K-\$110K from Career Technical Education (CTE) Incentive Grant.
- These are improvements to Black Box Theater: rigging, theater lights, hanging of lights, sound system.
- Funding is from the CTE Incentive Grant. GUSD was just approved for \$350K for 30 months. This would be from the surplus grant funds after the rest is allocated to existing projects.
- Alvaro: We have to carefully watch these funds, given the budget situation at the state level. The state will have a clearer view of the budget situation in July-August.
- Next steps: Paul will talk to the contractor to assess the rigging. Greg will send an outline of the overall CTE budget for Dr. Flores to put into the Sunday report for the board.

FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

EL ROBLE ES AND GLEN VIEW ES: SHADE STRUCTURE TESTING

- \$9,232 from Measure P.
- Vendor: Earth Systems.
- These are inspections required to close-out these structures in lunch areas at these sites by Division of the State Architect (DSA).
- Third-party testing will check strength, bolting patterns of each structure.
- Next steps: This will go to the board of approval.

BROWNELL ES: MRP PAINT REQUEST

- Part of project budget.

- Vendor: Flint Construction.
- East-facing wall is scheduled to be painted leafy green as part of the Brownell MS modernization.
- Neighbor behind Brownell MS is requesting that we paint part of the eave of the MPR in the same leafy green to reduce contrast. This is one of two neighbors who have expressed concerns about this building being so close to their properties.
- Next steps: Paul will request the paint color change.

FACILITIES SUBCOMMITTEE: PROPOSED 2020-2021 MEETING CALENDAR

- The proposed dates are set for the first Friday of each month as much as possible to coordinate with board meetings.
- Dr. Flores: Move meeting to July 10 to avoid the holiday week.
- Next steps: These meetings will be set via Webex and sent to committee members' Google calendars.

FACILITIES: ZEO CARBON K-14 SCHOOL DISTRICTS GRANT PROJECT

- Vendor: Green Banks Associates.
- Letter of intent to opt in to a webinar series for this grant project. The goal is to educate districts about net zero and how to achieve it. Paul would like to participate in preparation of the South Valley MS project.
- Green Banks asks for districts to opt it into the series. The group is funded by a consortium, including state of California and PG&E.
- Dr. Flores and Linda would like more information about the group and what their goal would be. Alvaro asks for the tangible results of this series.
- Next steps: Paul will research and bring the information back to the committee at a future meeting.

BROWNELL MS: GYM MODERNIZATION (ADDITIVE OPTIONS)

- **INFORMATION ONLY**
- \$839,057 from Measure E/project budget.
- Vendor: Flint Construction.
- The overall modernization project is operating under budget. If it stays under the budget, some surplus funds would be available for additional work.
- These are proposed uses for surplus funds, based on what other parts of campus would need attention:
 - Modernization of gym: Upgrade of HVAC in gym. From gas to electric.
 - Update of a bathroom to make it ADA accessible.
- Mark: Should we consider putting these surplus funds to deferred maintenance?
- Alvaro: Yes, deferred maintenance would be a good option. We may also consider putting it toward South Valley MS budget because that modernization will be so extensive.
- Next steps: These decisions don't have to be made now. We can wait to make decisions later, even after South Valley MS project is launched.

BROWNELL MS, GILROY HS, SOUTH VALLEY MS: STYLE GUIDE UPDATES

- **INFORMATION ONLY**
- Vendor: Articulate Solutions.

- The guides set branding standards for signage, color palettes, fonts, logos, etc., for these three school sites. South Valley MS still needs to go through GUSD final approvals.
- Next steps: Vendor also is producing the style guide for the district office.

BROWNELL MS: BENCHES (OWNER-FURNISHED)

- \$33,027 from Measure E, part of the project budget.
- Vendor: Outdoor Creations.
- This is price will cover the manufacture and delivery of eight concrete benches. Flint will place them on campus, at no additional cost.
- 116" long. Grate design allows water to flow through. Surface is smooth to deter etching.
- They'll be placed behind the parking gates, but not along the larger campus fence.
- Dan: Does the site need additional lunch tables? More are available from Antonio Del Buono ES.
- Next steps: This will go to the board for approval.

GILROY PREP SCHOOL: CAMPUS MODIFICATION AND REQUESTS

- Quotes from multiple vendors: \$26,003.
- This campus has issues with proper egress because it's surrounded by fire lanes. This an issue that was identified in the past. It is could become a safety issue in the event of an evacuation.
- Several requests are included in this:
 - Egress modifications, at 50/50 shared cost with GUSD and GPS.
 - Addition of stairs, at GPS expense.
 - Fill in a hole, near flag pole, at GPS expense.
- Dr. Flores: Why is this coming up now? We have to address this immediately if it's a safety issue.
 - GPS came to us to add concrete to a few areas. But Paul knew about the egress issues because of past work and meetings at the site.
 - We need to have an expert to access this to give us an official look at this.
 - Mark: 1) Can we get confirmation from FD that it is a safety issue? And 2) how much it would cost?
 - Alvaro: We have to get the fire department or police department to weigh in ASAP before it goes to the board at the next meeting.
- Next steps: This will go to the board of approval on June 11 if we can get the FD assessment.

GILROY HS: REQUEST FOR POOL ITEMS

- This list of requested items from coaching staff at the school.
- Most of the items are not covered by bond funds. Only the requested benches, tables bleachers would be one this committee could consider.
- The shade structures wouldn't be covered by the bonds because they aren't permanent.
- Next steps: Paul will bring a proposal for the specific items that can be covered by bond funds – shade structure, storage containers, benches.

CLUB DRIVE SITE: DIRT REMOVAL

- Updated quote: The original quote was \$36,000 but updated quote is about \$21,000 from Measure P.
- Vendor: PARC.
- Part of Gilroy HS pool project.

- The Club Drive site needs soil to cap the site for future use. Soil moved from Gilroy HS to Club Drive, and then it was tested. One “hot spot” was identified during testing and has to be removed. 415 tons to be removed.
- Paul will ask Padre Associates to confirm that this will adhere to Department of Toxic Substances Control (DTSE) requirements and that we will not have to test later.
- Next steps: This will go to the board of approval, if Padre Associates and Paul can confirm DTSE requirements.

BROWNELL MS: RAW OVERSITE

- \$35,425 from Measure E, part of the project budget.
- Vendor: Padre Associates.
- This is required and has been scheduled as part of the project timeline.
- Removal of dirt near admin building and near kitchen.
- This will complete our work with the DTSE for soil concerns.
- Next steps: This will go to the board for approval.

MAINTENANCE (DAN McAULIFFE)

ANTONIO DEL BUONO ES: PORTABLE BUILDING REPAIRS

- Quote is \$24,800. Funding source would have to be determined.
- Vendor: Overhaul Construction.
- These portables need repairs. These structures are not included in the lease with SCCOE.
- Mark suggests asking SCCOE if they are interested in these portables but if they can pay for repairs.
- Dan thinks they may be able to be moved, if they are fixed.
- Next steps: Alvaro and Dan will ask if SCCOE is interested during the walk-through next week.

LUIGI ES: EXTERIOR PAINTING

- \$139,500 from RRM.
- Vendor: Overhaul Construction.
- Four quotes came in for the same scope of work.
- Next steps: This will go to the board of approval.

CHRISTOPHER HS: POWERWASH

- **INFORMATION ONLY.**
- This was a request from Christopher HS admin, who was willing to pay for it out of site funds. But after learning about effects of powerwash on stucco walls, etc., Dan says the site admin may not choose to do this.

MT. MADONNA HS: HVAC REPLACEMENT

- \$34,946 from Prop. 39 funds.
- Vendor: Val's Plumbing and Heating.
- This proposal is to address these units at the site, which are the oldest and most problematic HVACs in the district.

- If the funds can be rolled over to next fiscal year, this isn't an urgent issue and we can propose to do work later in the summer.
- Next steps: This will go to the board of approval in August.

SOUTH VALLEY MS: CONCERNS ABOUT CLASSROOM

- **INFORMATION ONLY.**
- Request from site admins about materials falling from ceiling in classroom C5.
- Samples are being tested for lead and asbestos. But initial review looks like this may be calcium build-up from roof leak.
- The room is off-limits and no one is using the room.

ALVARO MEZA'S ITEMS

CLUB DRIVE SITE: CITY OF GILROY REQUEST FOR TEMPORARY FIRE STATION

- The city has requested the use of the site for a temporary fire station.
- They're asking to use it for free for six months to a year, possibly longer. It depends on the development in that area.
- They have two other options they are considering as well.

OTHER PROJECTS/FACILITY ISSUES AT SITES

ELIOT ES

- Vendor has recommended that the cafeteria tables not be used. The recommendation is that they be rolled up and locked up until they can be replaced. Maintenance is planning to move tables from ADB ES to El Roble ES and Eliot ES to replace the decommissioned tables.

DISTRICT-WIDE

- Dan: We're due for an update the state-required AHERA report, which is an assessment of hazardous materials at all of our sites. Potential cost for report preparation: \$24,225. This can go to the board with a quote in August.
- Alvaro: On-bill financing will go forward with PG&E at multiple sites in district. Zero out-of-pocket costs to district and zero interest with eventual savings once the loan is paid back. It'll go as a ratification in August, if a contract is required.

NEXT MEETING: Friday, July 10.

MEETING ADJOURNED: 10:58 a.m.