



FACILITIES SUBCOMMITTEE MEETING
 Gilroy Unified School District – via Zoom teleconference
 9 a.m. Friday, May 6, 2022

1.

ITEM	PAGE #
Time certain, 9 a.m.: Jorge Duran, City of Gilroy: Jorge Duran. Update on City Development (39 SFDs) on Kern by FFA Farm	
Time certain, 10 a.m.: Jerome Zalinski, Inspector of Record	
Time certain, 10:30 a.m.: Joe Vela, Aedis Architects, on Luigi playground project and DSA requirements	
A. Approval of minutes: April 1, 2022	1

2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE	PAGE #
A. IH monitoring and oversight for demo	South Valley MS	EnviroScience	\$146,715.63	Measure E	8
B. GHS grad plaques relocation Discussion Item	South Valley MS	N/A	N/A	N/A	9
C. RAW oversight	South Valley MS	Padre Inc.	\$63,900	Measure E	16
D. Occupancy agreement	Gilroy PS	GPS	N/A	N/A	25
E. Division of the State Architect (DSA) fee	Luigi ES	DSA	\$8,862.50	General Fund	27
F. Demo of old IT building	Gilroy PS	CVE	\$72,435	Measure E	30
G. Inspector of Record fee increase	South Valley MS	J.Zalinski	\$225,000	Measure E	34
H. CalSHAPE Grant	Many	School Facilities Consultants	\$25,000	General Fund	56
I. Aedis fee increase	South Valley MS	Aedis	\$422,287	Measure E	58
J. Oversight fees for bond projects	Briownell MS & South Valley MS	N/A	N/A	N/A	59

3. MAINTENANCE (DAN MCAULIFFE)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE	PAGE #
A. Quotes for office blinds	District office	Solar N Shades	\$16,272.00	RRM	63
B. New flag pole	El Roble	L. Ph. Bolander & Sons	\$5,679.00	RRM	64

4. ALVARO MEZA'S ITEMS

ITEM	SITE	PAGE #
A. New sidewalk on district property	Near FFA farm	66

OTHER PROJECTS/FACILITY ISSUES AT SITES

SITES		
ANTONIO DEL BUONO ES	BROWNELL MS	CHRISTOPHER HS
ELIOT ES	SOLORSANO MS	GECA
EL ROBLE ES	SOUTH VALLEY MS	GILROY HS
GLEN VIEW ES		MT. MADONNA HS
LAS ANIMAS ES		
LUIGI APREA ES	DISTRICT OFFICE	
ROD KELLEY ES		
RUCKER ES		

NEXT MEETING: 9 A.M. FRIDAY, June 3, 2022

FACILITIES SUBCOMMITTEE MEETING

MINUTES FROM Friday, April 1, 2022

Present

Debbie Flores
Mark Good
Paul Nadeau

Dan McAuliffe
Anna O'Connor
Linda Piceno

Aurelio Rodriguez

MEETING CALLED TO ORDER: 9:01 a.m.

1.

ITEM
A. Approval of minutes from March 4, 2022.
<p>MINUTES</p> <ul style="list-style-type: none"> Dr. Flores moved to approve. Mark seconded. All in favor.
B. Time certain, 9 a.m.: ForeFront Power
<p>MINUTES</p> <ul style="list-style-type: none"> Presenters from ForeFront Power and SPURR: Sam Zantzinger, Brian Taylor, Kevin Flanagan. Solar team met with all principals and walked all sites to discuss proposed designs. These designs were adjusted after the site meetings: <ul style="list-style-type: none"> Rod Kelley ES's proposal moved to southern half of campus, based on site meetings and stakeholder feedback. Luigi ES has two versions based on the playground project. Architect has reviewed and approved both options. Panels will not be over parking lot or blacktop areas based on stakeholder feedback. Paul anticipates using option 2, with landscaping remaining under shade. Forecasted savings are \$4M over 20 years at the six sites. GUSD and ForeFront secured legacy rates. Dr. Flores will discuss this with the executive committee at its next meeting to see when it should go to the board. The initial plan would be informational item for April 12 and request for approval on May 19. Construction is not feasible in summer 2022. The aim would be for summer 2023. Next steps: Full updated to board, if necessary. Contract negotiation and board approval.

2. FACILITIES & NEW CONSTRUCTION (PAUL NADEAU)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Playground equipment and installation	Luigi Aprea ES	SPEC	\$507,905.36	General Fund
<p>MINUTES</p> <ul style="list-style-type: none"> Lots of stakeholder feedback was collected for this project to reach the proposed design. 				

<ul style="list-style-type: none"> It will require a full review from the Division of the State Architect (DSA). It may require additional site improvements: lighting upgrades, drinking fountains adjustments. This review process could delay the project from the initial projection of summer construction. Mark requests more information about the contingency and bonding sections of the quote. Paul will research and provide update for Sunday report before next board meeting. Next steps: This item will go to the board for approval. 				
B. Inspector of Record fees	Luigi Aprea ES	Jerome Zalinski	\$3,000	General Fund
<p>MINUTES</p> <ul style="list-style-type: none"> This is required part of the playground project. This fee includes two projects that haven't been closed out with DSA. This fee includes the closing out of those project as well as the playground project. Jerome Zalinski is the IOR for the South Valley MS. 				
C. Tree trimming at Miller Slough	MOTS yard/ Gilroy Prep School	Anderson Tree	\$49,500	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> This proposal is one of three for the same project. The other proposals are listed on items 2K and 3A on this agenda. The encampment has one last area that will be cleared out. Gilroy PD will provide security for the clean-up but needs dates so the department can plan ahead. The area needs clean up and tree-trimming work. The quotes received: <ul style="list-style-type: none"> Item 2C: \$49,500 from Anderson Tree for tree work only. Item 2K: \$19,375 from Smith Tree Services for clean-up and tree work. This vendor works with an organization called Cheer to keep waterways clean and clear. Item 3A: \$110,521 from BOSCO for clean-up only. The district should expect to need BOSCO to do some amount of work. Linda requests an update at the next committee meeting. Next steps: The committee approves to continue with Smith Tree Services (proposal in Item 2C). This will go to a ratification to the board so that the work can be done over spring break. 				
D. Demolition of condemned building INFORMATION/ DISCUSSION ONLY	Gilroy Prep School	N/A	N/A	Measure E
<p>MINUTES</p> <ul style="list-style-type: none"> This is for the demolition of the old I.T. building near Gilroy Prep and South Valley MS. Staff would like to gather bids but leveraging the demo crew already at South Valley MS may be the most cost effective. Next steps: Paul will start to solicit bids to present to the board. 				
E. Special Inspections for Phase 2/Increment 2	South Valley MS	Earth Systems, Inc.	\$413,143	Measure E

MINUTES

- Required special inspections for admin building and gym.
- Next steps: This will go the board for approval.

F. Inspector of Record fee increase	South Valley MS	Jerome Zalinski	\$225,000	Measure E
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MINUTES

- Zaliniski is proposing fee increase because of type of buildings that are part of the project and that the project has been split into two projects.
- Paul recommends renegotiation of his proposals.
- Next steps: Paul will work with legal to renegotiate the proposal. He will update committee next month.

G. Moving services	South Valley MS	Hollister Moving & Storage	\$62,000	Measure E
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MINUTES

- This proposal moves classroom materials into the gym for summer while old buildings are demolished. It includes the moving materials and supplies to new classrooms at the end of the summer.
- This includes a \$12K contingency for things that may come up during the move.
- Price is similar to Brownell MS move.
- Next steps: This will go to the board for approval.

H. SCCOE day care and playground installation INFORMATION ONLY	SCCOE @ Glen View ES	SCCOE	N/A	N/A
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MINUTES

- SCCOE will be replacing a parking lot, playground and rehabbing a building on corner of Hanna and 8th
- This is opposite where a new building is being put in on Hanna and 9th.

I. Division of the State Architect (DSA) closeout	Brownell MS	DSA	\$95,986.54	Measure E
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MINUTES

- Last invoice for Brownell MS closeouts. It is less than the \$175K that was budgeted for this.
- Next steps: This will go to the board for approval.

J. Roofing project of 2022	Gilroy HS	Brazos Urethane Inc.	\$1,955,934	Deferred Maintenance
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MINUTES

- Brazos' bid includes a 10% contingency.
- This was a full bid-out project. Mark would like to other bids listed in the board briefing.
- If approved, this project is scheduled for summer.
- The project will be a tear-off and replace of roofs on academic and administration buildings.

<ul style="list-style-type: none"> Next steps: This will go to the board for approval. 				
K. Tree trimming and clean up	MOTS yard/ Gilroy Prep School	Smith Tree Specialists, Inc.	\$19,375	RRM
MINUTES <ul style="list-style-type: none"> See minutes for Item 2C. 				
L. Prop. 51 application	Gilroy Prep School	N/A	N/A	N/A
MINUTES <ul style="list-style-type: none"> GPS would like submit a Prop. 51 application to: <ul style="list-style-type: none"> Update parking lot. Renovate old athletic field. Replace asphalt on playground. Add four classrooms and a library building. Prop. 51 would fund 50% of cost. Navigator would have to seek loans to fund other 50%. Dr. Flores would like legal to review implications if charter isn't renewed in the future, etc. Mark would like this analysis in writing. The application is due June 3, 2022. Dr. Flores recommends that Navigator provide information to board on April 21 meeting. Next steps: The committee agrees that Navigator present an informational item to the board on April 21. The district will work with legal team to review. 				

3. MAINTENANCE (DAN MCAULIFFE)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Homeless encampment clean-up	South Valley MS /MOTS yard/ Gilroy Prep School	BOSCO	Not to exceed \$110,521	RRM
MINUTES <ul style="list-style-type: none"> See minutes for Item 2C. 				
B. Pool lane touchpads	Christopher HS	Colorado Time Systems	\$6,802.24	RRM
MINUTES <ul style="list-style-type: none"> Two touchpads were approved before pandemic. This is for four additional ones because the existing are failing. Next steps: This will go to the board for approval. 				
C. Pool chemical controller	Christopher HS	Knorr Systems	\$42,070.15	RRM

MINUTES

- It has been difficult to get competitive bids for this project.
- Dan recommends taking this to board soon because it is being controlled manually and may fail.
- Mark would like to get the City of Gilroy's cost contribution in writing to include in board item.
- Next steps: This will go to the board for approval.

D. Tree work	Luigi Aprea ES	Anderson's Tree Care	\$47,314	RRM
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MINUTES

- Two proposals are for two areas of concern:
 - High hazard is urgent: A split tree that need to resolved. \$16K of the \$47,314 quote amount.
 - The rest of the bid is for maintenance work that isn't as urgent. Dan would like to get additional bids for this part of the project.
- Also, committee should expect quotes for tree work at Gilroy HS and El Roble ES in next few months.
- Next steps: The high hazard part of the proposal will be done over the break.

E. Lighting studio proposal INFORMATION ONLY	Gilroy HS H-1	TBD	TBD	TBD
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MINUTES

- Dan will connect with Principal Kapaku next week to get more information about a proposal to do work in the old photography dark room at Gilroy HS.
- Next steps: Dan will meet with Principal Kapaku to find out more details.

F. Kindergarten playground repair	Glen View ES	Miracle	\$9,012.39	RRM
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MINUTES

- Rope structure needs to be replaced. This structure is six or seven years old.
- Miracle will inspect district playgrounds soon.
- Next steps: This will go to the board for approval.

G. Weed abatement with Sheep/goats	Club Drive property	Living Systems Land Management	\$16,000	RRM
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MINUTES

- Staff has cleaned up as much as possible with a tractor on this 16-acre property.
- Prices have gone up substantially for this service. It was about \$9K-\$10K the last time the District used these services.
- Mark would like the district to consider alternatives in the future.
- Paul recommends the site be leveled and compacted after South Valley MS project is done.
- Next steps: This will go to the board for approval.

H. Gym floor work INFORMATION/ DISCUSSION ONLY	Christopher HS & Solorsano MS	CHS Main CSF \$7,650 CHS Aux HY\$6,013 CSF \$6,440 ASMS HY\$37,573	TBD	RRM CHS auxiliary gym and ASMS gym 50% shared with COG
<p>MINUTES</p> <ul style="list-style-type: none"> • These prices are from the only two viable floor refinishers in the Bay Area. • The City of Gilroy is responsible for 50% of the costs for the Christopher HS auxiliary gym and Solorsano MS gym. Dan will get this in writing before this goes to the board. • Dan recommends: Coastal Flooring for Christopher HS and HY Flooring for Solorsano MS. • Next steps: This will go to the board for approval. 				
I. Woodshop planer request INFORMATION ONLY	Christopher HS	TBD	TBD	RRM
<p>MINUTES</p> <ul style="list-style-type: none"> • A new \$20K planer was removed from the school woodshop because it was inappropriate for high school students. • The program teacher would like to replace the existing Delta planer with a new on that is more age-appropriate. • Proposal one: Fixing the existing Delta planer. No longer made but parts are available. The only serviceperson for this planer is in Fresno and charges for travel time as well as maintenance fee of \$100/hour. This would be about \$2,500 for the initial fix. • Proposal two: Buy a new, smaller Powermatic planer for \$6,600. Christopher would pay out of site funds. This machine could be serviced by Bay Area-based Powermatic dealers. • Next steps: The committee approves the purchase of the new Powermatic planer. If it comes out of the maintenance budget, this will go to the board for approval. 				

4. FISCAL (ANNA O'CONNOR)

ITEM	SITE
A. Facility project history	All
<p>MINUTES</p> <ul style="list-style-type: none"> • Anna will prepare and present this every quarter for the committee to track projects. • Mark would like this added to website. 	

5. SAFETY AND SECURITY (AURELIO RODRIGUEZ)

ITEM	SITE	VENDOR	COST	FUNDING SOURCE
A. Camera system replacement and installations	Various sites <i>** See below for</i>	QoVo	<i>Total estimate:</i> \$561,449.90	Fund 35 <i>(proposed)</i>

INFORMATION/ DISCUSSION ITEM	quote details by site/type			
** Quote details, by site and type:				
	Gilroy HS: System replacement	\$166,233.83		
	Las Animas ES: System replacement	\$61,153.67		
	Eliot ES: System replacement	\$66,939.33		
	Mt. Madonna HS: System replacement	\$29,695.29		
	Glen View ES: New system install	\$48,240.73		
	Luigi Aprea ES: New system install	\$63,874.35		
	Rod Kelley ES: New system install	\$72,792.11		
	El Roble ES: New system install	\$52,520.59		
MINUTES <ul style="list-style-type: none"> Cameras are starting to fail at district sites. The existing cameras are no longer made so parts are not available. Mt. Madonna's system is offline. The proposed new systems are cloud-based, accessible off site. The proposed funding is Fund 35, which holds the state matching funds. The fund has enough to cover this proposed project. Because of the potential cost, this project has to go out to bid. Aurelio also will get quotes for GECA and Rucker ES. A project this size will not be done over the summer. The sites with most dire needs will be prioritized. Next steps: Aurelio and Maribel will work to take this to bid. 				

MEETING ADJOURNED: 11:06 a.m.

NEXT MEETING: 9 A.M. FRIDAY, May 6, 2022



South Valley Middle School
Daily IH Monitoring + Final Clearance Inspection

IH MONITORING PROPOSAL

Proposal Date: 04/07/22	Submitted By: EnviroScience, Inc.	Attn: Gilroy Unified School District	Proposal N°: P55-R
Project #: 208-22.72 To: Gilroy Unified School District Ms. Marissa Van Patten Attn: Project Manager, Facilities cc1: 408-612-2720 Email: Marissa.VanPatten@gilroyunified.org		Site: South Valley Middle School Daily IH Monitoring + Final Clearance Inspection Scope: 1) Additional scope identification 2) Daily IH Monitoring during Haz-Mat work 3) Post abatement visual inspection 4) Clearance air sampling in select abatement areas 5) Sample analysis at a certified lab 5) Final report of all IH activities	

TASK	DESCRIPTION	COST
1	ADDITIONAL Testing/Analytical Services: (12/20/2021) <ul style="list-style-type: none"> Travel to and from Site on 12/20/21 Re-inspect flooring surfaces room-by-room Re-inspect all interior wall/ceiling surfaces for presence of Plaster vs. Sheetrock Collect plaster samples & analyze at a certified lab Analyze some samples by PLM-400 Point Count for <1% confirmation Mark sample locations on existing floor plans for future reference Document all field data 	<i>Lump Sum</i> \$ 10,352.50
2	Pre-start Services: (4/6/2022) <ul style="list-style-type: none"> Travel to and from Site on 4/6/22 Attend a pre-start scheduling meeting Review scope of work in each room and fine-tune the schedule Discuss final inspection & clearance strategy Collect & analyze additional samples of floor tiles & countertops 	<i>Lump Sum</i> \$ 1,495.00
3	Pre-Start Services & Submittal Review: <ul style="list-style-type: none"> Review haz-mat contractor submittals Request additional submittals based on deficiencies Approve contractor submittals in writing 	<i>Lump Sum</i> \$ 1,250.00
4	Field IH Services & Air Monitoring during Haz-Mat Abatement: <ul style="list-style-type: none"> Daily Travel to and from Site Visually inspect & approve all containments prior to abatement start Daily random air sampling for fibers during abatement Air sample analysis by PCM at a State-certified lab Post abatement visual inspection to confirm abatement completion Daily field & photo documentation 	<i>Sr. Field IH</i> 25 days of IH Monitoring @ \$1,440.00 /Day \$ 36,000.00 <i>Jr. Field IH Technician</i> 15 days of IH Monitoring @ \$1,095.00 /Day \$ 16,425.00 24-hr RUSH analysis of all PCM Samples 25 days of RUSH Analysis \$ 500.00 /Day \$ 12,500.00 Same-day RUSH Analysis of all PCM Samples 100% Surcharge if elected
5	Post Abatement Clearance Testing Services: <ul style="list-style-type: none"> Conduct visual clearance inspections at each containment Collect air samples in random containments Complete lab COC forms & deliver samples to a certified lab Analyze all clearance air samples by PCM per NIOSH Method 7400-A Review analytical data and if PASSED submit to contractor for tear-down Observe containment tear-down practices following each clearance Release each work area to non-haz demo trades Issue the written clearance certificates to the Owner 	30 containments to clear @ \$ 995.00 /Clear. \$ 29,850.00 <i>(Visually or by PCM)</i>
6	Final Written Report for all IH Services: <ul style="list-style-type: none"> Summarize all analytical findings in an Excel Table Provide a written report of daily IH activity Include all waste manifests copies 	<i>Lump Sum</i> \$ 3,500.00
7	Direct Expenses: <ul style="list-style-type: none"> Daily auto mileage to and from Site Auto mileage to and from Lab Sampling supplies and consumables 	25 days for Sr. IH \$ 150.00 /Day \$ 3,750.00 15 days for IH Tech. \$ 150.00 /Day \$ 2,250.00
SUB-TOTAL:		\$ 117,372.50
25% CONTINGENCY:		\$ 29,343.13
TOTAL PROPOSAL:		\$ 146,715.63









GENERAL SITE PLAN NOTES

- A CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT AND PATH OF TRAVEL COMPLIES WITH CBC 11B206.
- B CONTRACTOR SHALL MAINTAIN FIRE LANE ACCESS THROUGHOUT PROJECT.
- C CONTRACTOR TO COORDINATE WITH LOCAL FIRE MARSHALL, CITY, AND DISTRICT FOR THE INSTALLATION OF FIRE HYDRANTS AND FIRE SPRINKLER SYSTEMS. NEW FIRE HYDRANTS ARE TO BE INSTALLED AND OPERATIONAL PRIOR TO STORING COMBUSTIBLE MATERIAL ON SITE PER CFC SECTION 1411. AN APPROVED TEMPORARY WATER SUPPLY FOR FIRE PROTECTION SHALL BE PROVIDED IF PERMANENT SOURCE IS NOT AVAILABLE.
- D DO NOT INTERRUPT EXISTING UTILITY SERVICES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AND COORDINATED WITH THE OWNER.
- E PROTECT EXISTING & NEW STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, TREES AND SHRUBS FROM DAMAGE DURING CONSTRUCTION.
- F REFER TO CIVIL, PLUMBING, ELECTRICAL AND LANDSCAPE DRAWINGS FOR EXTENT OF CIVIL, PLUMBING, ELECTRICAL AND LANDSCAPE WORK.
- G THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS, AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT 1) HAVE BEEN IDENTIFIED AND 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THE PROJECTS WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLDS OR LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE SO INDICATED IN THESE CONSTRUCTION DOCUMENTS. DURING CONSTRUCTION IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCOMPLYING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE.

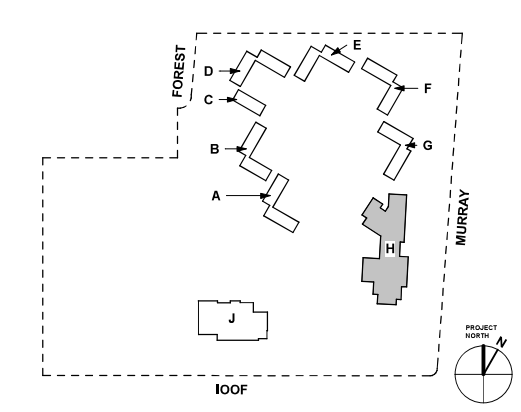
KEYNOTE LEGEND

- 1 ACCESSIBLE PARKING, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- 2 FREE STANDING DRINKING FOUNTAIN, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- 3 ACCESSIBLE DROP OFF LOADING ZONE, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- 4 ACCESSIBLE CURB RAMP, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- 5 PAIR 4 ADA ACCESSIBLE ORNAMENTAL GATE WITH PANIC HARDWARE, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- 6 4 ADA ACCESSIBLE ORNAMENTAL GATE, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- 7 PAIR 4 ADA ACCESSIBLE ORNAMENTAL GATE, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- 8 PAIR 10 VEHICULAR ORNAMENTAL GATE, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- 9 VEHICULAR PIPE GATE, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- 10 TRACK AND FIELD, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- 11 UTILITY ENCLOSURE, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- 12 PO SHADE STRUCTURE, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-02
- 13 BICYCLE PARKING, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-02
- 14 PAIR 4 ADA ACCESSIBLE CHAIN LINK GATE WITH PANIC HARDWARE, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- 15 FIRE HYDRANT, PREVIOUSLY REVIEWED AND APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- 16 EXISTING FIRE HYDRANT

GRAPHIC KEY

- NEW CONSTRUCTION, THIS DSA APPLICATION INC 01
- NEW CONSTRUCTION, THIS DSA APPLICATION INC 02
- NEW TOILET ROOMS, REFER TO NOTES FOR ADDITIONAL INFORMATION
- BUILDING REVIEWED/APPROVED UNDER DSA APPLICATION #01-119488-INC-02
- OFFSITE, NO SCOPE OF WORK
- PROPERTY LINE
- ASSUMED PROPERTY LINE
- ORNAMENTAL FENCE, REVIEWED/APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- CHAIN LINK FENCE, REVIEWED/APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- D.A. PATH OF TRAVEL REVIEWED/APPROVED UNDER DSA APPLICATION #01-119488-INC-01
- D.A. PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELLED AT 1:2 MAXIMUM SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAXIMUM AND AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. D.A. PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM HEIGHT AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL ABOVE 27" AND BELOW 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- FIRE HYDRANT, REVIEWED/APPROVED UNDER DSA APPLICATION #01-119488-INC-01

BUILDING KEY PLAN



aedis architects

www.aedisarchitects.com
387 S. 1st Street, Suite 300
San Jose, CA 95113
tel: (408)-300-5160
fax: (408)-300-5121

PHASE 2 - INC. 1

PROJECT
SOUTH VALLEY
MIDDLE SCHOOL
CAMPUS
REPLACEMENT



GILROY UNIFIED SCHOOL
DISTRICT
CONSULTANT



REVISIONS

No.	Description	Date
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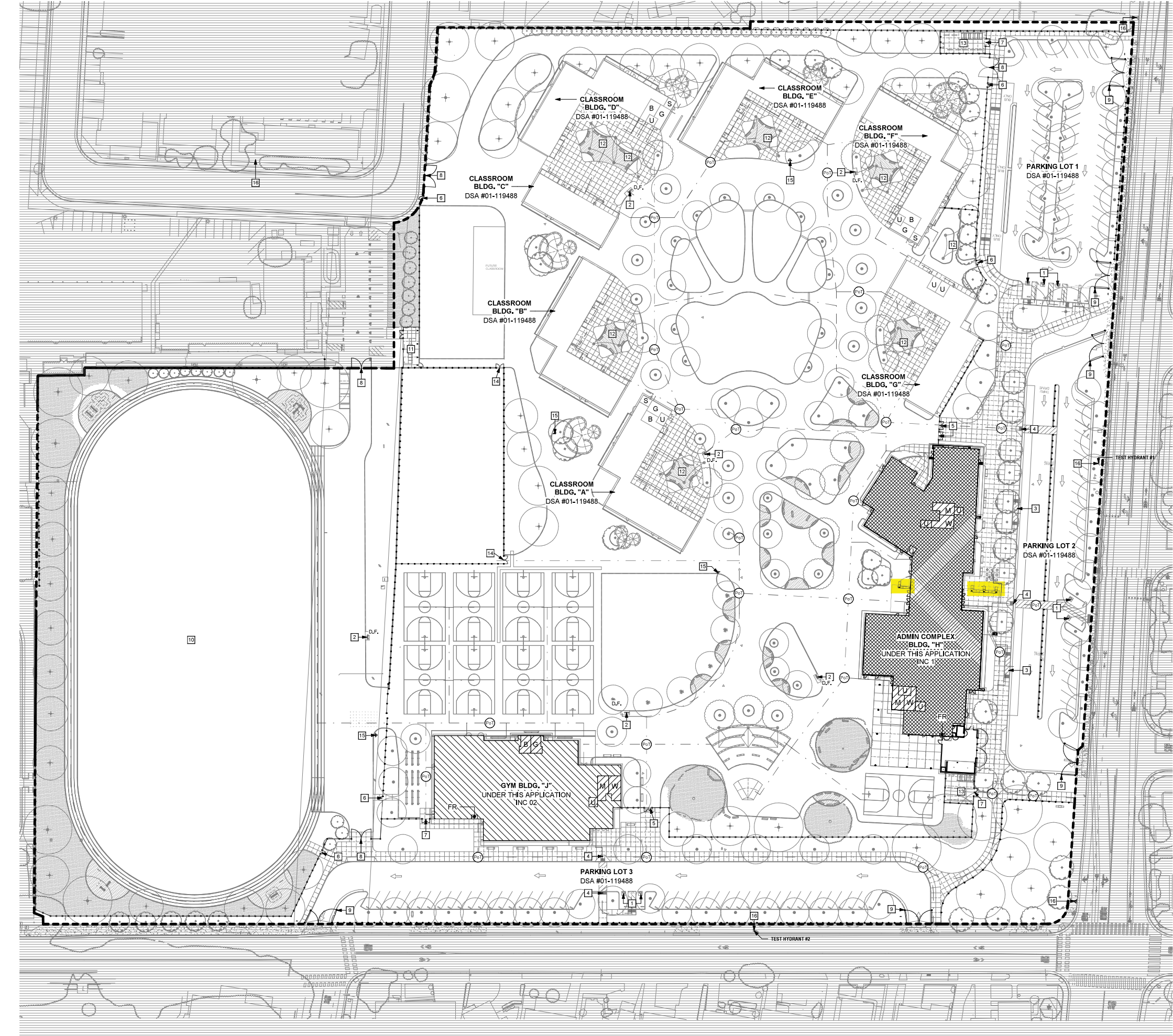
MILESTONES

SD	12/23/20
DD	06/08/21
50% CD	07/09/21
DSA SUB	11/05/21

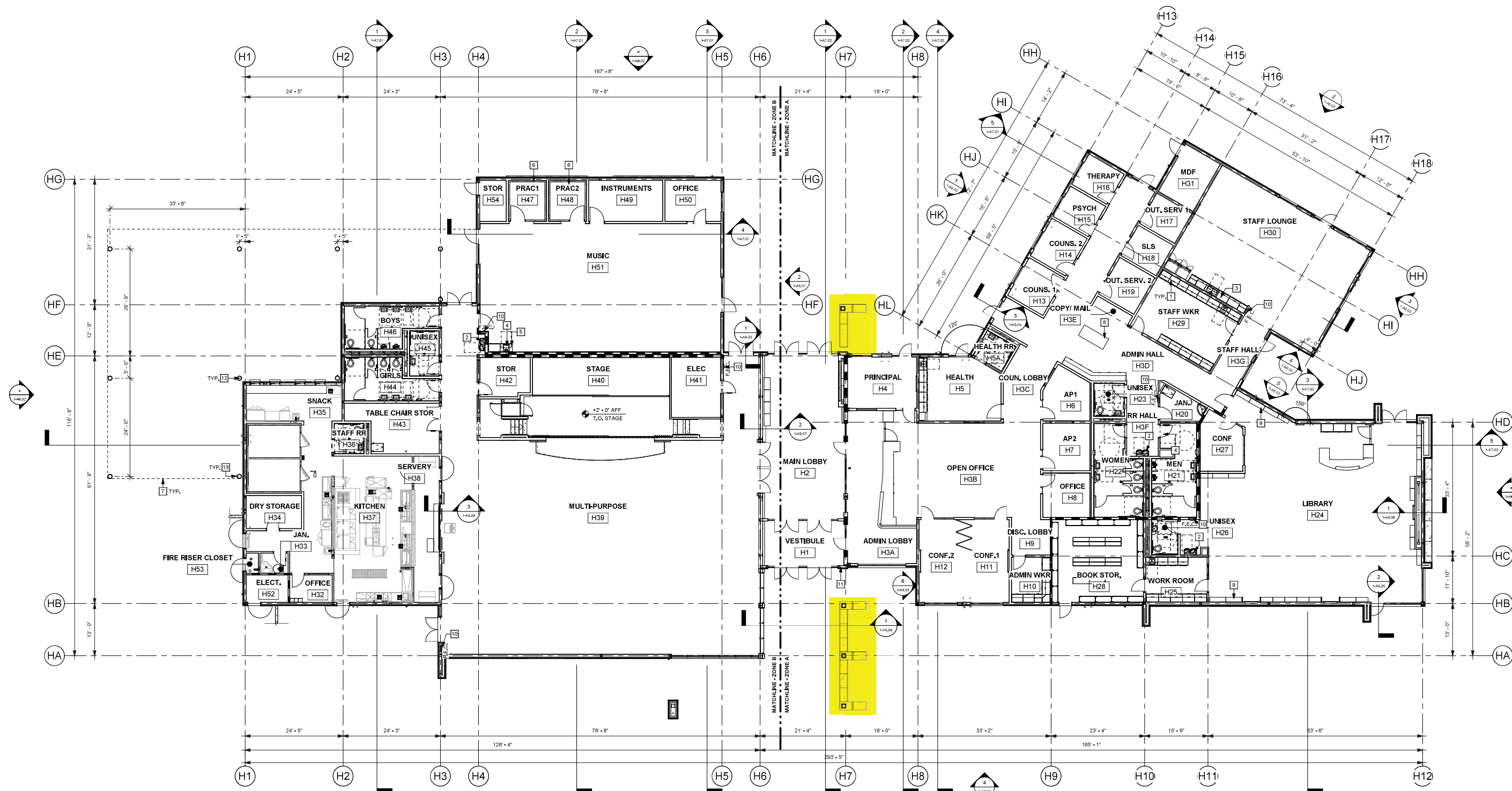
SHEET
SITE PLAN

DATE 11.05.21
JOB # 2020016
SHEET #

1 of 106



1 NEW SITE PLAN
SCALE: 1" = 40'-0"



1 FLOOR PLAN
SCALE: 1" = 10'-0"

KEYNOTE LEGEND

- | | |
|----|---|
| 1 | ACCESSIBLE HEIGHT BASE AND UPPER CABINETS, SEE CASEWORK SCHEDULE AND DETAILS ON 1-A/11.10 |
| 2 | NOT USED, REPLACE WITH 22-04 |
| 3 | DISHWASHER, I.N.C. |
| 4 | D.A. SINK, S.P.D. AND SEE DETAIL, 9/1-A/11.10 |
| 5 | ACCESSIBLE HEIGHT BASE CABINET AND COUNTERTOP, SEE DETAILS ON 1-A/11.10 AND CASEWORK SCHEDULE |
| 6 | PREAMANUFACTURED HENGER PRACTICE ROOM |
| 7 | LUNCH SHELTER, PAINTED, TYP., S.D.D. |
| 8 | BUILT-IN WORK SURFACE WITH BASE CABINET, SEE CASEWORK SCHEDULE AND INTERIOR ELEVATIONS, TYP. |
| 9 | BUILT-IN BOOK SHELVES AT 6'-0" HEIGHT, SEE CASEWORK SCHEDULE, TYP. |
| 10 | SEMI RECESSED FREE EXTINGUISHING, SEE DETAIL 8/1-A/04.0 |
| 11 | PLAQUE, SEE DETAIL 19/1-A/05.0 |
| 12 | H-3,3, COLUMN, S.D.D. FOR LUNCH SHELTER STRUCTURE, TYP. |
| 13 | WATER FINDER, SEE DETAIL 8/1-A/04.0 |

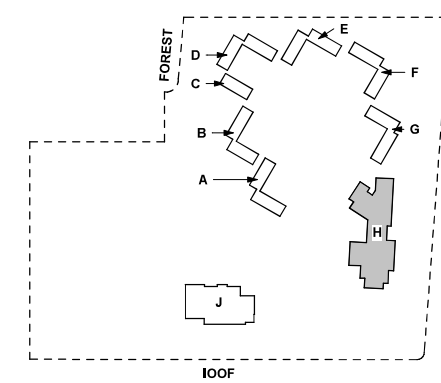
GENERAL SHEET NOTES

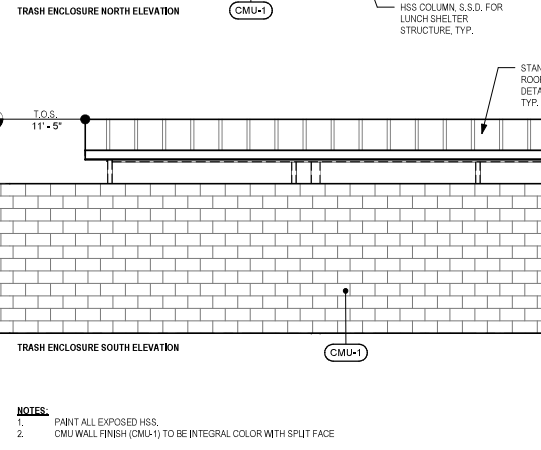
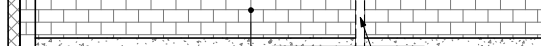
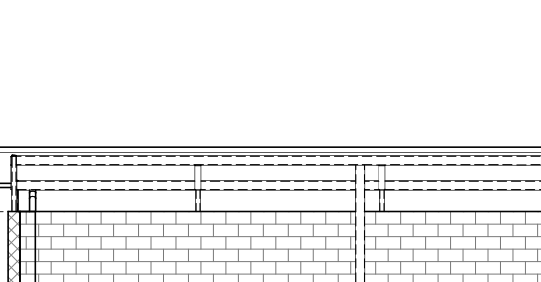
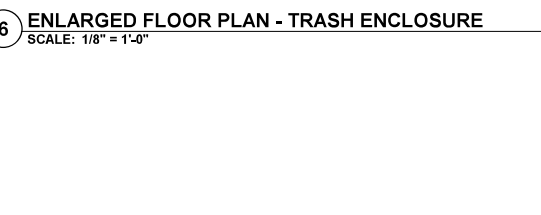
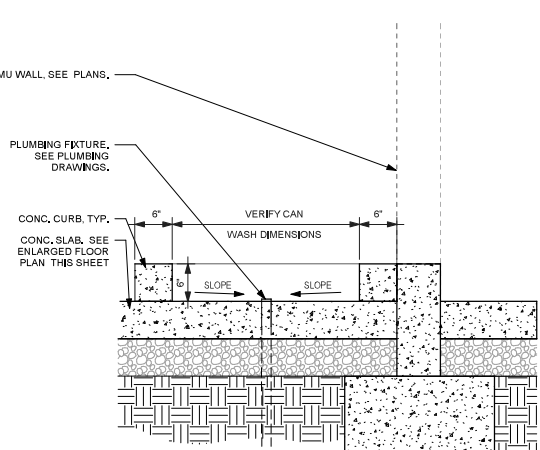
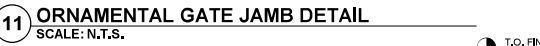
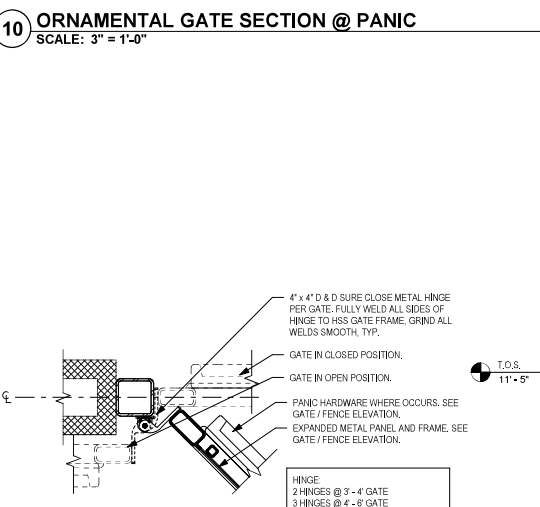
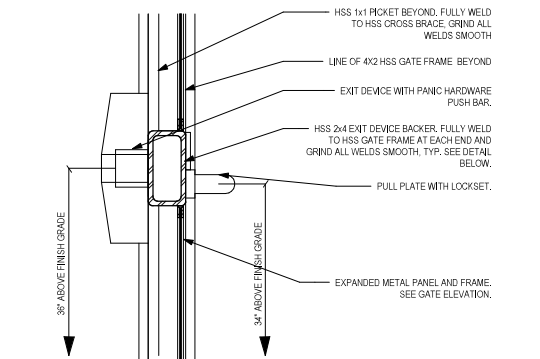
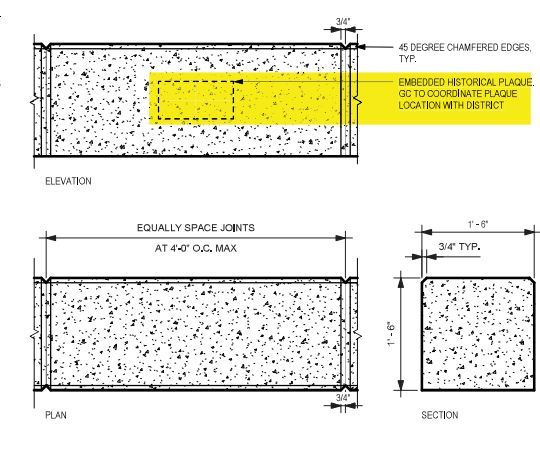
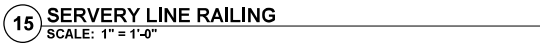
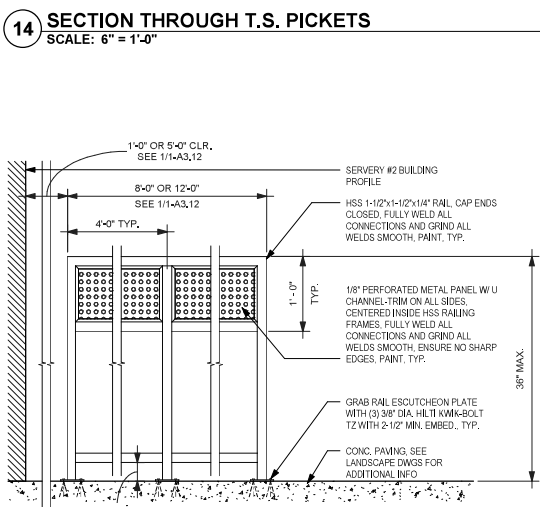
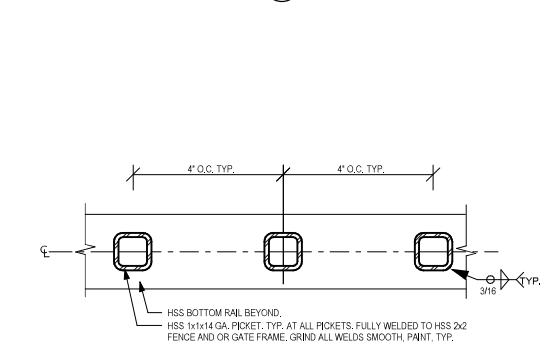
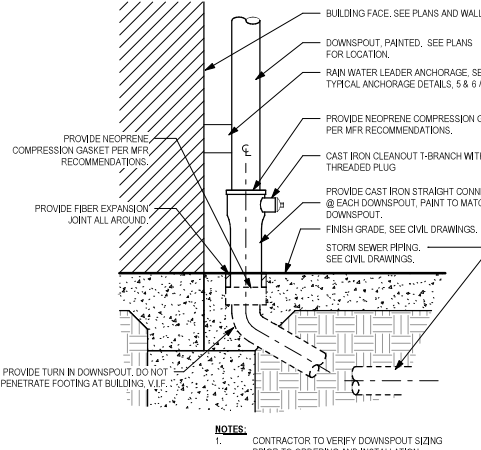
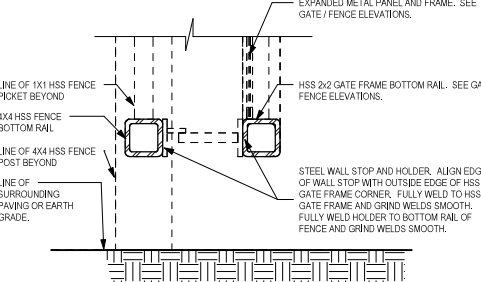
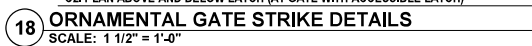
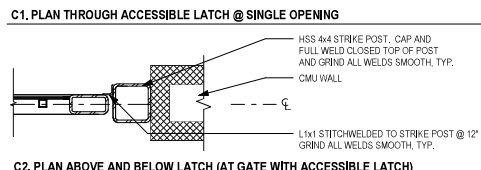
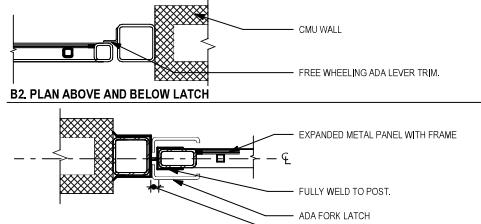
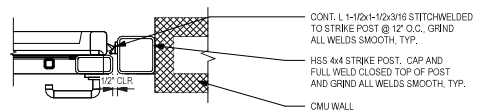
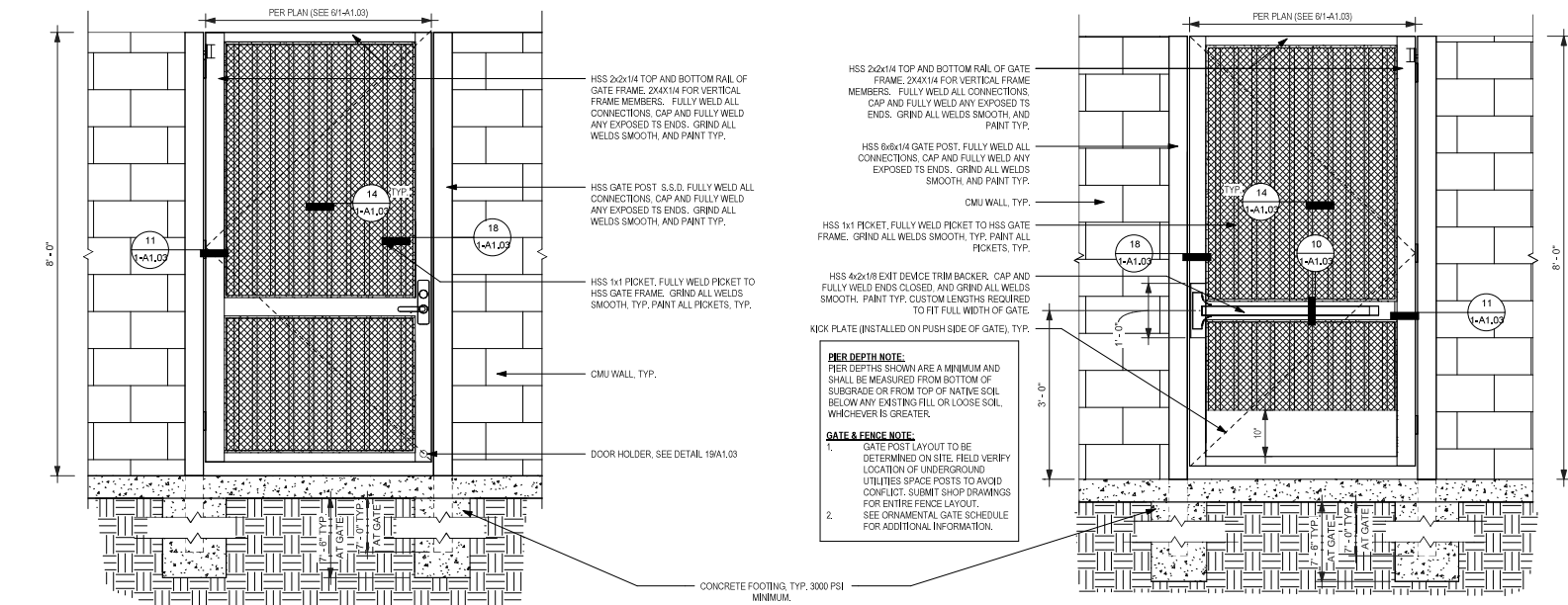
- A SEE STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR EXTENT OF STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, AND FOOD SERVICE WORK.
- B SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND STRUCTURAL MEMBER SIZES.
- C PROVIDE 6" CONCRETE CURB AT ALL EXTERIOR WALLS AND TOILET ROOM WALLS.
- D ALL EXTERIOR STUD WALLS SHALL HAVE MIN. R-21 FOIL BACKED INSULATION.
- E ALL TOILET ROOM STUD WALLS SHALL HAVE SOUND ATTENUATION INSULATION.
- F PROVIDE WALL BLOCKING AT ALL TOILET FIXTURE AND ACCESSORY MOUNTING LOCATIONS. SEE TYPICAL BACKING AND BLOCKING DETAILS, SHEET 1-A&B.05.
- G FOR TOILET ROOM FIXTURE MOUNTING HEIGHTS, SEE TYPICAL FIXTURE MOUNTING HEIGHTS DETAIL, SHEET 1-A&B.05.
- H WATER SUPPLY AND DRAIN PIPES ACCESSIBLE UNDER WALLS AND WALLS SHALL BE INSULATED OR OTHERWISE COVERED, THERE SHALL BE NO SHARP OR ABRASIVE OBJECTS OR SURFACES UNDER WALLS, TYP.
- I SEE WALL TYPE PLANS AND WALL TYPE DETAILS FOR IDENTIFICATION OF ALL WALL TYPES.
- J SEE FINISH PLAN AND SCHEDULE FOR IDENTIFICATION OF ALL FINISHES.
- K VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF DISCREPANCIES.

GRAPHIC KEY

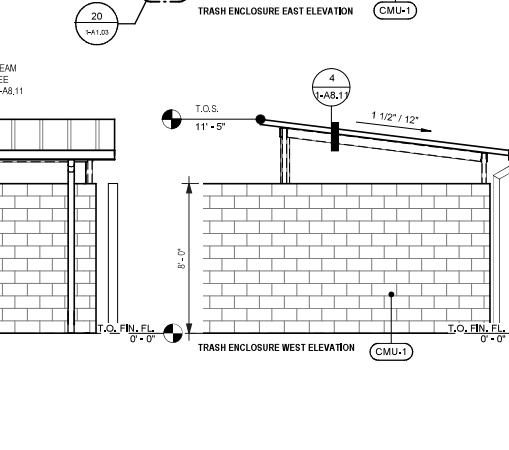
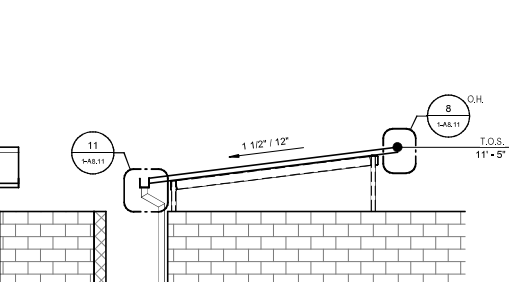
-
- WALL TYPES:**
- WALL TYPE: ADDITIONAL WALL TYPE TAGS (SHOWN DASHED) INDICATE WALLS ABOVE, W.O.
 - SEE SHEETS 1-A9.01 AND 1-A9.02 FOR WALL TYPE DESCRIPTION, FIRE RATING LISTING, AND SOUND RATINGS WHERE APPLICABLE. TYP.
- STUD WALL**
- 1HR. FIRE BARRIER, SEE TYPICAL FIRE BARRIER PROTECTION STENCIL, DETAIL 1/1-A9.04**
- CMU WALL**
- FIXTURE TYPES:**
- SEMI RECESSED FIRE EXTINGUISHER CABINET.
 - SURFACE MOUNTED FIRE EXTINGUISHER CABINET.
- FIRE EXTINGUISHER CABINETS,**
- WINDOW TYPE: ADDITIONAL WINDOW TYPE TAGS (SHOWN DASHED) REFER TO WINDOWS ABOVE, W.O.**
- SEE SHEETS 1-A10.01 AND 1-A10.02 FOR WINDOW TYPES**
- DASHED LINES INDICATE EXTENT OF WINDOWS ABOVE, W.O.**
- OPENING, SEE OPENING SCHEDULE AND TYPES**

BUILDING KEY PLAN





NEW GATE SCHEDULE						
GATE TYPE	W	H	PANIC	COUNT	MATERIAL	HARDWARE GROUP
A	4'-0"	8'-0"	NO	1	ORNAMENTAL	A
B	4'-0"	8'-0"	YES	1	ORNAMENTAL	A
C	2'-4"	8'-0"	NO	1	ORNAMENTAL	B



April 13, 2022
Project Number: 2101-0112

Mr. Paul Nadeau
Director of Facilities Planning & Management
Gilroy Unified School District
7810 Arroyo Circle, Gilroy, California 95020

Subject: **Proposal for Completing a Removal Action for the South Valley Middle School Modernization Project**

Dear Mr. Nadeau:

Padre Associates, Inc. (Padre), on behalf of Gilroy Unified School District (District), has prepared this proposal to provide environment services for completing a *Removal Action* for the South Valley Middle School Modernization Project. located at 385 I.O.O.F. Avenue in Gilroy, Santa Clara County, California (Project Site). Refer to Plate 1-2: Site Map.

Background

Previously completed environmental investigations identified the presence of organochlorine pesticides (primarily dieldrin) in soil above risk screening levels for school sites. The selected remedial action as described in the Department of Toxic Substances Control (DTSC) approved Removal Action Workplan (Padre, December 2021), consists of the excavation of approximately 320 cubic yards of impacted soil and offsite disposal to an appropriate landfill facility. The location of the planned excavation area is presented on Plate 7-3 – Excavation Plan.

SCOPE OF SERVICES

Task 1 – Project Management

Padre will provide overall project management, planning, coordination, and scheduling for the planned removal action. This task includes project coordination and meetings with the District, their selected removal contractor, and DTSC.

Task 2 – Pre-Construction Activities

Padre will attend an onsite pre-construction meeting with the District and the District's removal contractor. Pre-construction activities will include discussions on the delineation of the excavation area; utility clearance; project site security; and contaminate control during removal activities.

Task 3 – Environmental Oversight, Monitoring and Sampling

Padre will provide environmental oversight during soil excavation, soil stockpiling and truck loading activities. Dust monitoring will be performed during earthwork activities. Dust levels will be monitored using particulate meters (Thermo Scientific PDR 1500 or equivalent). Upon completion of the planned excavation area, Padre will collect composite soil samples from the stockpiled soil for waste classification and landfill approval for disposal. Additionally, Padre will collect confirmation soil samples from the excavation area to document the remaining concentrations of OCPs and lead in soil at the Project Site.

Task 4 – Laboratory Program

The laboratory program will consist of analyzing collected confirmation soil samples for the presence of:

- OCPs by U.S. EPA Method 8081A.

The laboratory program will consist of analyzing collected waste classification soil samples for the presence of:

- OCPs and PCBs by U.S. EPA Method 8081A/8082;
- CAM17 Metals by U.S. EPA Method 6000/7000 series;
- TPH (g, d, mo) by U.S. EPA Method 8015M; and
- VOCs by U.S. EPA Method 8260B.

Task 5 – Removal Action Completion Report

Padre will prepare a removal action completion report (RACR), documenting that all activities were conducted pursuant to the RAW and that the RAW's standards and objectives have been met. The report will include results of confirmation soil sampling from the excavation areas, and copies of weight tickets from the landfill. An electronic copy and bound copies of the report will be provided to the District and DTSC.

COST SUMMARY

The scope of services detailed herein will be performed on a time and materials basis in accordance with Padre's Professional Services Agreement and General Conditions, which are attached, for an estimated not-to-exceed cost of *fifty-three thousand, two hundred and fifty dollars (\$53,250)*, unless otherwise approved by the District in writing. A cost summary is outlined below:

RA Scope of Services**Cost Estimate**

Task 1 – Project Management	\$ 4,100.
Task 2 – Pre-construction Activities	\$ 4,350.
Task 3 – Environmental Oversight, Monitoring and Sampling	\$ 25,550.
Task 4 – Laboratory Program	\$ 12,750.
Task 5 – Removal Action Completion Report	<u>\$ 6,500.</u>

Total Cost Estimate: \$ 53,250.

Plus 20% Contingency (\$10,650.): \$ 63,900.

SCHEDULE AND ASSUMPTIONS

Padre is prepared to begin work on the described scope of services immediately upon receiving authorization. Padre understands that planned field activities are scheduled to be completed during spring break and/or when school is not in session.

Several assumptions have been made in developing this proposal and cost estimate and, if not valid, will constitute a change in the scope of services, requiring an adjustment in project cost. We will notify the District of any such changes in writing. Assumptions and limitations to our scope of services are presented below.

- The District will contract directly with the selected removal contractor;
- The removal contractor will follow the procedures and requirements presented in the DTSC approved RAW;
- Only authorized personnel will enter the removal action (RA) work zones;
- The RA work zones will be secured by a chain-link fence;
- All imported fill material will be pre-certified as "Clean Fill Material" per the RAW.

AUTHORIZATION

To Authorize this proposal please sign the attached Professional Services Agreement and return a copy to Padre. Padre appreciates the opportunity to provide environmental consulting services to Gilroy Unified School District.

If you have any questions or require additional information, please contact the undersigned at (916) 333-5920, Ext. 240.

Sincerely,

PADRE ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Alan J. Klein'.



Alan J. Klein, R.E.P.A., C.P.E.S.C., QSD/QSP
Senior Environmental Scientist

A handwritten signature in blue ink, appearing to read 'Alan Churchill'.



Alan Churchill, P.G.
Project Geologist

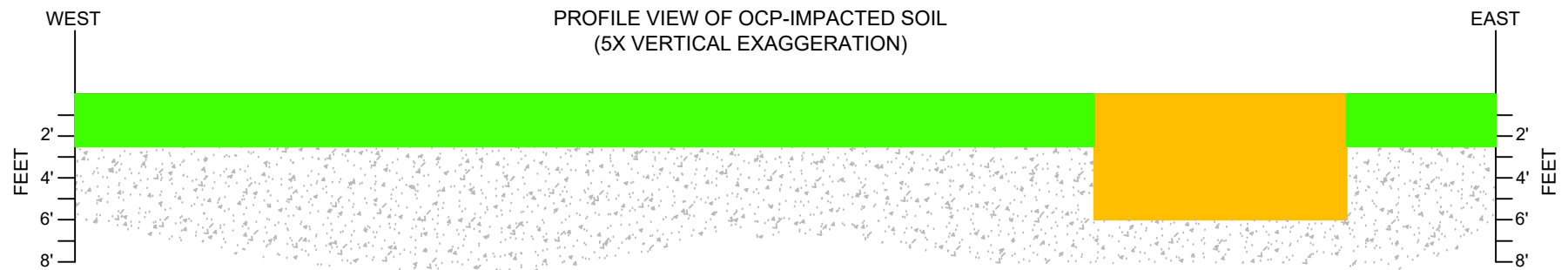
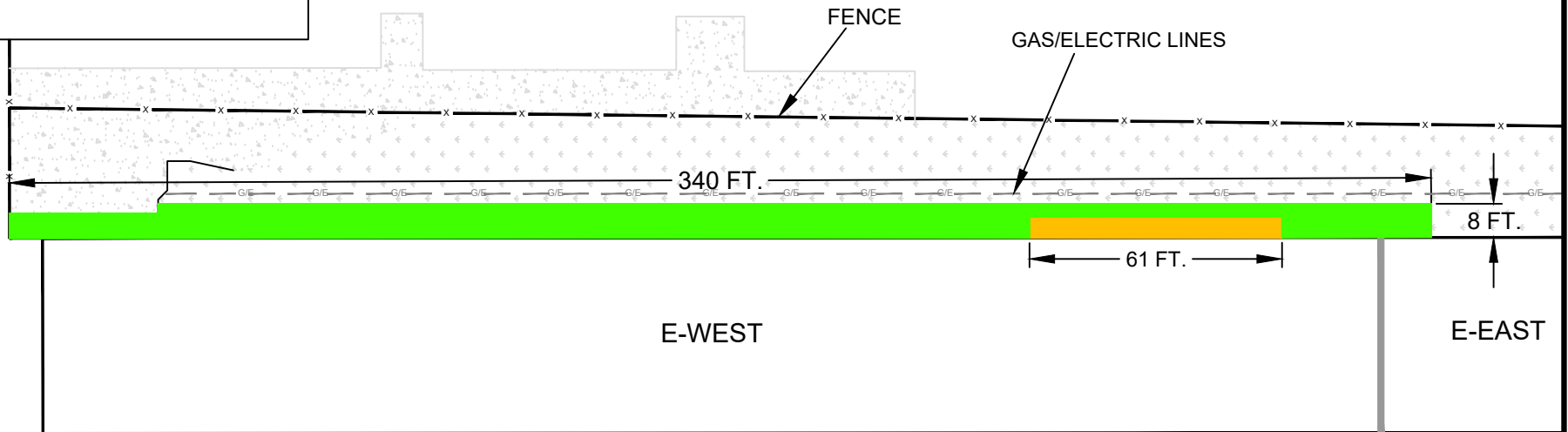
ATTACHMENTS: Plate 1-2: Site Map
 Plate 7-3: Excavation Plan
 Professional Services Agreement and General Conditions
 Padre 2021 Standard Fee Schedule



 <p>GOOGLE EARTH IMAGERY (09/20)</p> 	<p>SOUTH VALLEY MIDDLE SCHOOL GILROY UNIFIED SCHOOL DISTRICT 385 I.O.O.F. AVENUE GILROY, SANTA CLARA COUNTY, CALIFORNIA</p>				<p>PLATE 1-2</p> <p>SITE MAP</p>	
	PROJECT NO.	DATE	DR. BY	APP. BY		
	2101-0111	11/4/21	AC	AJK		

LEGEND

-  OCP-IMPACTED SOIL (2.5' DEPTH)
(APPROX. 250 CUBIC YARDS)
-  OCP-IMPACTED SOIL (6' DEPTH)
(APPROX. 70 CUBIC YARDS)



PROFESSIONAL SERVICES AGREEMENT

This AGREEMENT is made by and between **PADRE ASSOCIATES, INC. (CONSULTANT)**, and **GILROY UNIFIED SCHOOL DISTRICT (CLIENT)**. This AGREEMENT is subject to the GENERAL CONDITIONS, printed on the second page, along with any other attachments specifically referenced herein.

Date:	<u>April 13, 2022</u>	Project No: <u>2101-0112</u>
Client:	<u>Gilroy Unified School District</u>	Contact: <u>Paul Nadeau</u>
Address:	<u>7810 Arroyo Circle, Gilroy, CA 95020</u>	Phone: <u>(669) 261-5901</u>
Padre Contact:	<u>Alan Klein</u>	Phone: <u>(916) 333-5920 x240</u>

Project Title: South Valley Middle School Modernization Project

Scope of Services:	<input checked="" type="checkbox"/>	Removal Action
Compensation:	<input checked="" type="checkbox"/>	\$53,250. (Cost Estimate)
		<u>\$10,650.</u> (20% Contingency)
		\$63,900. (Total)

Terms and Conditions: ☒ Attached

The TERMS AND CONDITIONS of this AGREEMENT are accepted by:

CLIENT:

CONSULTANT:

GILROY UNIFIED SCHOOL DISTRICT

PADRE ASSOCIATES, INC.

BY:

BY: Alan J. Klein

Re J. H.

Date: _____

Date: April 13, 2022

GENERAL CONDITIONS

1. PAYMENT. CLIENT accepts responsibility for payment of CONSULTANT under the conditions stated herein. All invoices are due and payable upon presentation. Amounts unpaid more than thirty (30) days after the date of the invoice shall bear interest at the rate of one-and-one-half (1.5) percent per month or the maximum rate permitted by law, whichever is less.

2. STANDARD OF CARE. CLIENT recognizes that site and subsurface conditions may vary from those observed at locations where drill holes, surveys, or explorations are made, and that site and subsurface conditions may change with time. Data, interpretations, and recommendations by CONSULTANT will be based solely on information available to CONSULTANT. CONSULTANT is responsible for its data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed, or for information provided by others.

CONSULTANT agrees to strive to perform the services set forth in this AGREEMENT in accordance with generally accepted professional engineering and geologic practices, in the same or similar localities, at the time the services are performed. CONSULTANT's services shall not be subject to any express or implied warranties whatsoever.

3. CLIENT RESPONSIBILITIES. The CLIENT shall provide all information it has access to that relates to the site and may bear upon the services of the CONSULTANT, including, but not limited to, a legal description of the site, a site plan, the location of utilities and underground structures at the site, previous geologic/geotechnical reports and any previous environmental assessments and audits. The CLIENT shall obtain all necessary authorizations and permits to allow the CONSULTANT to have access to the site at reasonable times throughout contract performance. CONSULTANT will take reasonable precautions to minimize damage to the site, but unavoidable damage or alteration may occur and CLIENT agrees to assume responsibility for same. CLIENT agrees to assume responsibility for damages due to CONSULTANT's interference with subterranean structures such as pipes, tanks, and utility lines that are not correctly shown on the documents provided to CONSULTANT.

4. LIMITATION OF LIABILITY. CLIENT hereby agrees that to the fullest extent permitted by law the CONSULTANT's total liability to CLIENT for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way relating to the project, the site, or this AGREEMENT from any cause or causes, including, but not limited to, the CONSULTANT's negligence, errors, omissions, strict liability, breach of contract, or breach of warranty, shall not exceed the greater of the total amount paid by the CLIENT for the services of the CONSULTANT under this contract or \$50,000.00, whichever is greater. CLIENT and the CONSULTANT further agree that, to the fullest extent permitted by law, neither party shall be liable to the other for any special, indirect, or consequential damages.

5. INDEMNIFICATION. CLIENT shall defend, indemnify, and hold harmless CONSULTANT and its directors, officers, shareholders, employees, contractors, subcontractors, agent, or affiliates from and against any and all suits, actions, legal or administrative proceedings, claims, demands, actual damages, fines, punitive damages, losses, costs, liabilities, interest, and attorneys' fees (including any such fees and expenses incurred in enforcing this indemnity) which, irrespective of CONSULTANT's negligence: (a) exceed the limitation on CONSULTANT's liability provided for in Article 4, or (b) result from, arise out of, or are in any way connected with: (i) acts or omissions of CLIENT, CLIENT's employees, agents, and subcontractors and their employees or agents; (ii) the release of any hazardous substance; or (iii) any other generation, treatment, or transport of waste materials.

CLIENT agrees that CONSULTANT had nothing whatsoever to do with the creation, existence, or presence of asbestos, hazardous substances, or pollutants on or near the subject property. Accordingly, and to the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold CONSULTANT, its agents, subcontractors, and employees harmless from and against any and all claims, defense costs, including attorneys' fees, damages, and other liabilities arising out of or in any way related to CONSULTANT's reports or recommendations concerning this AGREEMENT, CONSULTANT's presence on the project property, or the presence, release, or threatened release of asbestos, hazardous substances, or pollutants on or from the project property; **provided that** CLIENT shall not indemnify CONSULTANT against liability for damages to the extent caused by the negligence or intentional misconduct of CONSULTANT, its agents, subcontractors, or employees.

6. DISCOVERY OF UNANTICIPATED POLLUTANT RISKS. If, while performing the services, pollutants are discovered that pose unanticipated risks, it is hereby agreed that the scope of services, schedule, and the estimated project costs will be reconsidered and that this contract shall immediately become subject to renegotiation or termination.

7. SAMPLE DISPOSAL. Samples of unpolluted soil and rock will be disposed of by the CONSULTANT thirty (30) days after submission of the final Report. If samples are suspected to contain hazardous substances as defined by federal, state, or local statutes, regulations, or ordinances, CONSULTANT will, after completion of testing (i) return such samples and materials to CLIENT, or (ii) reach an agreement in writing to have such samples and materials properly disposed in accordance with applicable laws. CLIENT agrees to pay all costs associated with the storage, transport, and disposal of samples and materials. CLIENT recognizes and agrees that CONSULTANT is acting as a bailee and at no time assumes title to said waste.

2021 STANDARD FEE SCHEDULE

PROFESSIONAL SERVICES

Principal Professional II	\$	210/hr
Principal Professional	\$	180/hr
Senior Professional II.....	\$	160/hr
Senior Professional.....	\$	150/hr
Project Professional II.....	\$	130/hr
Project Professional.....	\$	120/hr
Staff Professional II.....	\$	110/hr
Staff Professional.....	\$	95/hr
Senior Technician (Non-Prevailing Wage).....	\$	90/hr
Senior Technician (Prevailing Wage).....	\$	95/hr
Technician (Non-Prevailing Wage)	\$	80/hr
Technician (Prevailing Wage)	\$	85/hr
Senior GIS/CAD Specialist.....	\$	110/hr
GIS/CAD Specialist.....	\$	95/hr
Drafting.....	\$	75/hr
Word Processing/Technical Editor	\$	80/hr

*Overtime rates for Technicians and Office Staff is 1.3 x rates shown.

Fees for expert witness preparation, testimony, court appearances, or depositions will be billed at the rate of \$425 per hour.

OTHER DIRECT CHARGES

Subcontracted Services.....	Cost Plus 15%
Outside Reproduction.....	Cost Plus 15%
Travel, Subsistence, and Expenses.....	Cost Plus 15%
Vehicle	\$ 80/day
Photoionization Detector	\$ 120/day
Nuclear Density Gauge	\$ 85/day
Automobile Mileage	\$ 0.85/mile

Charter School Facilities Program Use Agreement
Between Gilroy Unified School District and Navigator Schools
May __, 2022

DRAFT

Purpose of Agreement

The purpose of this agreement is to apply for state funding to rehabilitate school buildings on the South Valley Middle School Campus for the use of Gilroy Prep School (GPS), a charter school operated by Navigator Schools, a 501(c)3 non-profit corporation.

Background

With the passage of Proposition 51 in November 2016, \$500 million has been made available for the Charter School Facilities Program (CSFP). The CSFP provides preliminary apportionments for new construction projects and rehabilitation of district owned existing facilities that are at least 15-years old. A requirement of the application process is an agreement between the school district and the charter school for use of the facilities to be rehabilitated.

The Needs

Navigator Schools seeks to make improvements to the section of the South Valley campus provided by Gilroy Unified School District School (the “District”) for GPS. Specific improvements may include rehabilitating one or more classrooms that are older than fifteen years, replacing failed asphalt, and adding two classrooms to support universal transitional kindergarten.

Agreement

This agreement acknowledges the ~~Gilroy Unified School District~~’s support of Navigator Schools’ intention to apply for CSFP apportionment in order to rehabilitate the school facilities at the South Valley Middle School Campus, and the District’s willingness to begin negotiations regarding additional agreements required prior to the release of the funds. However, it is understood that if agreements cannot be reached, the project will not move forward.

Once signed, this agreement is to be submitted by Navigator Schools with the application for funding. If funding is approved by the State, it is understood that formal agreements with the District will be required prior to receiving funds. If formal agreements cannot be reached, the request for funding will be withdrawn. It is further understood that all improvements made to the site must be approved in advance by the District as well as the appropriate state agencies. agrees to allow Gilroy Prep School to utilize facilities refurbished and constructed through the Charter School Facilities Program for as long as Gilroy Prep School’s charter is valid. It is also agreed that Gilroy Unified School District and Navigator Schools will continue to collaborate in good faith to implement the rehabilitation and construction project if the application for the Charter School Facilities Program is approved and funded.

By: _____
Dr. Deborah ~~hry~~ Flores, Superintendent
Gilroy Unified School District

By: _____
Kevin Sved, CEO
Navigator Schools

The agreement was discussed and approved at a Gilroy Unified School District Board of Trustees meeting on May __, 2022.

By: _____Board Secretary

Ayes:

Noes:

Abstain:

Absent:

Date: April 8, 2022
 To: Gilroy Unified School District
 Attn: Paul Nadeau
 7810 Arroyo Circle
 Gilroy, CA 95020

Subject: DSA Initial Plan Review Fee warrant
 Owner: Gilroy Unified School District
 Project No: 2022003 Luigi Aprea Play Ground Modifications File # 43-17 App. # 01-120260

We are transmitting:

- ☐ As Requested
☐ Via UPS
☐ Via Overnite
☒ Via Email
☐ Via Hand Delivery
☐
☐

The following:

- ☐ Prints
☐ Specifications
☐ Submittals
☐ Letter
☐ Originals
☒ Request for DSA Plan Review Fees
☐

For:

- ☐ Your use
☐ Your information
☒ Your action
☐ Your review
☒ Your records
☐
☐

Copies	Description
1	Warrant - (1) Request for check for DSA plan / field review fees in the amount of \$8,862.5
1	Copy of DSA plan /field review fee calculator

Remarks

Hi, please see attached the DSA plan/ field review fee calculator showing the breakdown of the DSA plan review fees.

We requested an exemption for fire and life safety review, but we have not received confirmation it has be granted. If for some reason the exemption is denied, we will have to provide another check to cover the extra fee for fire and life safety review.

Please send the check to my attention to our San Jose office to arrive no later than May 4th, 2022.

Att: Eve Olimpo
 Aedis Architects
 387 S. 1st St, Ste 300
 San Jose, CA 95113

Transmitted by - AEDIS, Inc.

Plan/Field Review Fee Calculator

Project submitted to DSA

- ☒ on or after 5/1/2021
- ☐ between 3/1/2019 and 4/30/2021
- ☐ between 10/1/2017 and 2/28/2019
- ☐ between 2/1/2016 and 9/30/2017
- ☐ between 12/1/2014 and 1/31/2016
- ☐ between 6/1/2013 and 11/30/2014
- ☐ between 2/16/2010 and 5/31/2013
- ☐ before 2/1/2010

Project Type: **Select project type**

School(K-12) ▼

Estimated Amt: 750000

Contracted
Amt: 0

Construction
Change 0

Document Amt:

Check review(s) for project

- ☒ Access Compliance
- ☐ Fire & Life Safety
- ☒ Structural Safety

Calculate

Fees may be mailed or hand delivered. DSA also accepts payments by credit card or electronic check online through a third-party software run by Fiserv at [DSA Filing, Invoice & Re-Exam Fees](#) (www3.thepayplace.com/ca/dgsdsa/firfees). Proof of online payment must be submitted as directed in procedure *PR 20-02: Online Payments for Plan Review Filing Fees, Plan/Field Review Fee Invoices & Project Certification Re-Examination Fees*.

	Access Compliance	Fire & Life Safety	Structural Safety	Total Due
Filing Fee	\$3,125.00	\$0.00	\$5,737.50	\$8,862.50

Additional Fee	\$0.00	\$0.00	\$0.00	\$0.00
Further Fee	\$0.00	\$0.00	\$0.00	\$0.00

DGS Links

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CENTRAL VALLEY ENVIRONMENTAL

Corporate Office- 4263 N Selland- Fresno, CA 93722- Ph: (559) 222-1122- FAX: (559) 222-1174
North Bay- 135 Utility Court, Suite A- Rohnert Park, CA 94928- Ph: (707) 584-1900 –FAX: (707) 584-1911
San Diego- 7912 Armour St., San Diego, Ca. – Ph: (619) 838-4035
CONTRACTOR'S LICENSE #: 913083 A, B, C-21, C-22, ASB, HAZ CAL-OSHA DOSH Reg#938
DIR Reg#1000001553

PROPOSAL – D22156

May 3, 2022

Marissa Van Patten

(408) 612-2720

Marissa.vanpattenn@gilroyunified.org

PROJECT: Building Demolition – 275 I.O.O.F. Ave., Gilroy, Ca.

SCOPE OF WORK: Building Demolition

1. Demolition and disposal of existing structure per site visit.
2. Demolition and disposal of all associated slabs, footings, and foundations.
3. Includes removal and disposal of existing asphalt pavement near building. Asphalt pavement on building side of existing fence line included.
4. Includes capping of existing sewer line as needed within 5'-0" of existing building.
5. Includes air board notifications and fees.
6. Excludes permits and permit fees.
7. Off Hauling, Disposal/Recycling of all demolition debris included to meet City/County Recycling requirements

SCOPE OF WORK: Asbestos Abatement

1. Mobilization of Crew and equipment.
2. Set up of engineering controls and establishment of negative pressure containment during Asbestos removal operations.
3. **Remove and dispose of approximately 1600 SF of asbestos lower roof. Includes demo of HVAC equipment for access.**
4. **Remove and dispose of asbestos containing VCT at storage room**
5. **Remove and dispose of asbestos drywall at staff room**
6. **Remove and dispose of asbestos mastic around the rooftop and edges.**
7. **Remove and dispose of all fluorescent light tubes and ballast**

*All lead work performed will be done with properly trained personnel and in accordance with all EPA, AHERA, Cal/OSHA, DOT, and all other Local, State and Federal Regulatory Agencies.

*Includes all hazardous waste hauling, disposal fees.

Total Cost:

\$ 72,435.00

EXCLUSIONS/CLARIFICATIONS:

1. Importing of fill material, encroachment permits, compaction/ compaction testing excluded.
2. Excludes the removal of base rock or sand under concrete slabs and asphalt.
3. Includes 1 mobilization for each scope of work.
4. Excludes SWPPP and SWPPP BMP measures.
5. Excludes salvaging of equipment
6. Excludes performance and payment bonds (If needed CVE can provide at additional cost)



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PROPOSAL – D22156

7. Excludes removal of any contaminated soils.
8. Demolition requires the use of equipment. Occasionally the weight of equipment may crack concrete and asphalt. Repair or replacing any damaged concrete or asphalt excluded.
9. Anything not included in scope of work excluded from this proposal

PROPOSAL TERMS

This proposal is based upon our legal terms and conditions as included as part of this proposal. All work shall be performed in accordance with State and Federal regulations. Unless otherwise noted the customer agrees to provide a sufficient water supply to perform work mentioned above. This bid is based on performing the work during regular work hours. CVE Contracting Group, Inc. shall not be responsible for weather protection or for damages resulting from weather or vandalism; this proposal is subject to change and may be withdrawn if not accepted within 30 Days of the above-mentioned date.

PAYMENT TERMS

Cash forthwith for any portion of work commenced and completed in any one calendar month. Balance of contract price due and payable within 30 days upon completion of CVE Contracting Group, Inc., work. Unpaid monies shall be subject to a finance charge of 1.5% per month. The customer agrees to compensate CVE Contracting Group, Inc. for any collection related costs, including reasonable attorney fees, if full payment is not made to CVE Contracting Group, Inc. The customer agrees that the court of jurisdiction for any claim shall be located in Sacramento County.

REQUIREMENTS

All Movable items shall be removed from the work area prior to mobilization of CVE Contracting Group, Inc. crews and equipment unless otherwise stated in this proposal CVE Contracting Group, Inc. will not be held responsible for items missing or loss during the course of work. All salvage value of all materials shall become property of CVE Contracting Group, Inc.

This project will be scheduled and worked based upon the following work hours: 8 hours per day Monday through Friday, excluding holidays.

All prices in this proposal are based on one mobilization unless otherwise noted. If an additional mobilization and/or demobilization is required, an additional cost will be charged accordingly and paid for by the customer.

This proposal is based upon our legal terms and conditions as included as part of this proposal. This proposal is subject to change and may be withdrawn if not accepted within (30) days of this date.

CHANGES AND EXTRA WORK

Customer may change the work at any time, including changes in scope methods, scheduling or performance requirements, in case the contract price and completion time will be adjusted accordingly.

DIFFERING SITE CONDITIONS

If CVE Contracting Group, Inc. encounters subsurface or latent physical conditions at the site differing materially, or in quantity from those stated in the bid documents, "as built" prints of existing structure, and/ or unknown physical conditions at the site of an unusual nature, CVE Contracting Group, Inc. will notify customer. If such conditions cause an increase in cost or the time required for performance of any part of the work an equitable adjustment in price and contract time modified accordingly.

FORCE MAJEUR

CVE Contracting Group, Inc. shall not be deemed in default nor be liable for damages for any failure or default in performance of its work which arises out of causes beyond its reasonable control. Such sovereign or contractual capacity, fires floods, epidemics, quarantine, restrictions, strikes, freight, embargos, material shortages, or unusually severe weather. In the event the work is delayed by such causes, the time and cost for performance and repair will be equitably adjusted.



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DIR Reg#1000001553

PROPOSAL – D22156

GENERAL EXCLUSIONS

Bonding, Retention, addendums, suspect material soils, liquidated damages, soil compaction, anything unforeseen, patch and repair, survey report, salvage, third party air clearance, removal, PCB light fixture ballast's, fluorescent light tubes and unless mentioned in scope of work above.

ACCEPTANCE

By signing below you are hereby agreeing that you have read and understand the provisions contained herein and any attachments hereto.

Accepted and approved this _____ Day of _____ 2022

Customer

CVE Demolition

By: _____
(Print Name)

By: _____

Sign: _____

Sign: _____

Title: _____

Title: Estimator _____



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DIR Reg#1000001553

PROPOSAL – D22156

PRELIMINARY INFORMATION REQUEST FORM

Please fill out and fax back to 559-222-1174 Or Email to

Valerieo@cvecorp.com

CVE Contracting Group, Inc. is the sub-contractor on the following project. Would you please take a few minutes to answer some questions and provide the information requested. This form allows us to complete our project file and comply with the state/federal requirements that may exist regarding this project. This request in no way reflects the credit worthiness of any party named. Please return this form to fax 209-629-8837 or email dustind@cvecorp.com. You may also call 559-222-1122 with any questions or concerns.

Project Name / Address _____

- What type of project is this? (circle one) Private Public Federal
- If a public or federal project, is there a payment bond? (Circle one) Yes No
- If yes, please provide the surety name & bond# _____

Please provide the name, address and phone number for each party listed below:

PROPERTY OWNER _____

General Contractor _____

Construction Lender _____

Other (If any) _____

**PLEASE FILL OUT THE INFORMATION BELOW AND SEND INTO OUR OFFICE
BEFORE THE START OF THE JOB.**

Construction Services of Jerome R. Zalinski

Request for Increase in
South Valley Middle School Replacement Project
Inspection Fees

ISSUES CAUSING THE REQUEST FOR AN INCREASE IN THE INSPECTION FEE.

- The inspection services bid for the South Valley Middle School Replacement Project was based upon the use of preassembled relocatable sections to build the structures within the project's scope. This method of construction was not used once the project commenced.
- The actual method of construction is in fact, in our opinion, a stick frame prototype metal structure for the classrooms and a heavy structural steel frame for the administration and gymnasium building.
- In addition, the Construction Services of Jerome R. Zalinski was not informed that Phase 2 was a separate submission to DSA, which makes it a complete separate project in the eyes of DSA. Also, the total construction cost is \$74,000,000 not \$70,000,000 as we were originally informed.
- An email letter was sent to Mr. Paul Nadeau, GUSD Facilities Director, on March 3, 2022, after several conversations concerning the issue. A copy of the text of that email is on the following slide.
- The remainder of the slides of this presentation will provide you visual examples of the construction and schedule differences that are incurred by the change in construction methods and, subsequently, leads to an increase in inspection quantity, time and labor.

Dear Paul,

As we have discussed a few times over the last couple of months, my previous proposal of one percent for the South Valley middle school replacement project was estimated on incorrect information. The first issue is the building construction types are not relocatable structures similar to Meehleis Modular Buildings or American Modular Systems. I was informed by yourself and Doug that the project building types were going to be relocatables. They may be partially pre-fab buildings but they are not even close to being relocatable modular systems. In fact, in my opinion, this is a stick frame prototype metal structure for the classrooms and a heavy structural steel frame for the administration and gymnasium building. Plus, at no time, was I informed that Phase 2 was a separate submission to DSA, which makes it a complete separate project in the eyes of DSA. The second item is the total construction cost is \$74,000,000 not \$70,000,000 as I was originally informed.

Based on this information, of the actual building types, my typical estimate for these buildings would be 1 1/4% for the stick frame / Prototype building and 1 1/2% for the heavy structural building. If bid separate the inspection fees would be as follows, based on \$42,000,000 for phase 1 and \$32,000,000 for phase 2.

Phase 1 Classrooms = \$525,000

Phase 2 Admin and Gym = \$480,000

Proposal total = \$1,005,000

However, considering my relationship with the District for 15 years, the fee amount will be 1 1/4% for both projects which equals \$925,000, which is an additional \$225,000 for inspection services added to my contract.

Please understand the change from off site fabrication of Relocatable buildings to stick frame adds 25% more to my inspection requirements on site. The separating of the projects into two different application numbers doubles our workload on administration time and heavy structural steel frame construction increases the inspection oversight on and off site.

I believe this provides you with the necessary information supporting my request for the additional fees for Inspection Services. As always, I look forward to working towards the successful completion of our projects together.

Jerome R. Zalinski

Project Inspector

P.O. Box 36

Gustine, CA 95322

209-652-9447

Building Type Comparisons

Original Bid is based upon expectation that buildings would be Relocatable Sections from American Modular Systems. A possible alternative was a Meehleis Modular System. Neither building type is currently being used on this project.

Actual Construction of the Classrooms is using a Stick Frame Prototype Metal Structure by Flint/Hummingbird.

Actual Construction of the Gymnasium and Administration buildings is using a heavy structural steel frame.

Classroom Structures built utilizing **Relocatable Sections**

Sections are preassembled at fabricator and are set in place on construction site.

All Conduits, Electrical Runs and Plumbing are fully enclosed within the preassembled walls, ceilings and floors, as applicable. Inspections only required for section modular line connections.



Classroom Structures built utilizing **Relocatable Sections**

All sections are placed for a specific building usually within one day.

Interior view shows that unconnected sections already have all electric, plumbing and ducting preassembled when placed into position.



Classroom Structures built utilizing Relocatable Sections

In-Plant Inspector Inspection Card/ Verified Report (Example Only) – Inspections done prior to On-Site Arrival



152-IPI

IN-PLANT INSPECTOR INSPECTION CARD/VERIFIED REPORT

This form shall be completed by the In-Plant Inspector as work progresses of construction of modular or relocatable buildings in a manufacturer's facility, in accordance with California Code of Regulations (CCR), Title 24, Part 1, Section 4-336, and in accordance with [DSA Procedure PR 13-01](#). This form shall also be completed by the architect or structural engineer verifying observation of plant construction for projects submitted for DSA plan approval after April 22, 2016. The in-plant inspector shall submit the form to DSAbox in accordance with PR 13-01 when the structure leaves the manufacturing plant and shall affix a copy of this form to each building or module(s). If the project is "Stockpile," then enter "Stockpile" for the Project Name and Building Number. Attach additional pages, using form DSA 211, if necessary.

Buildings shipped by the manufacturer prior to completion and signing of the DSA 152-IPI shall be subject to a STOP WORK ORDER by DSA.

School District/Owner: Gilroy Unified School District	DSA File #: 43 17
Project Name/School: Brownell Middle School	DSA App. #: 01 118187
Building #: 1-IP	DSA Card #: A
EXCEPT WHERE NOTED, THE IN-PLANT INSPECTOR SHALL ENTER ALL INFORMATION BELOW THIS LINE.	
Building Manufacturer: Meehleis Modular Buildings, Inc.	(Preliminary)
Building Serial #: 198649-655 (7) / 198656-659 (4) / 198660-665 (6)	<input checked="" type="checkbox"/> Check box when ALL modules for this building have been fabricated.
DSA-approved construction documents, referred to below, are those portions of the construction documents, duly approved by DSA, that contain information related to and affecting the Structural Safety, Fire/Life Safety, and Accessibility portions of the structure.	
The In-Plant Inspector shall date and initial each block and section when the identified areas are determined to be in compliance with the DSA-approved construction documents and all required special inspections (welding, etc.) and material testing is complete. If any block or section is not applicable to the construction, then the Inspector shall enter "NA" under date, and provide initials.	

SECTION 1						SECTION 2					
SECTION 1	Structural	AREA OF COMPLIANCE				SECTION 2	Appurtenances	AREA OF COMPLIANCE			
		Block#	Description	DATE	Inspector's Initials			Block#	Description	DATE	Inspector's Initials
		1	Material Verification	1/10/20	DA			8	Tags with DSA Aff etc.	NA	DA
		2	Welding *	1/17/20	DA			9	Exterior Cladding	NA	DA
		3	Columns/Walls	12/30/19	DA			10	Accessibility Work	NA	DA
		4	Floor Framing	NA	DA			11	Rated Assemblies	NA	DA
		5	Roof Framing	12/18/19	DA			12	Fire Alarms	NA	DA
		6	M/E/P Anchorage	2/7/20	DA			13	Fire Suppression	2/4/20	DA
	7	Ceilings	2/8/20	DA	14	M/E/P (Fire & Life Safety)	2/7/20	DA			
SECTION 1 COMPLIANCE (blocks 1 thru 7 are complete)				2/8/20	DA	SECTION 2 COMPLIANCE (blocks 8 thru 14 are complete)				2/8/20	DA

* Prior to signing off block 2, if the in-plant inspector is not an AWS CWI or SCWI performing the welding special inspection, receipt of a DSA 291 or DSA 292 is required.

1. DEVIATIONS AS OF THE DATE OF THIS REPORT (Check applicable box.)	
<input checked="" type="checkbox"/>	There are no outstanding deviations related to work shown in the DSA-approved construction documents.
<input type="checkbox"/>	There are unresolved deviations related to work shown in the DSA-approved construction documents. They are documented by the attached forms DSA 154 "Notice of Deviations" (list the notice numbers and attach the forms).
2. IN-PLANT SCOPE OF WORK AS OF THE DATE OF THIS REPORT (Check applicable box.)	
<input checked="" type="checkbox"/>	All superstructure work (work above the foundation level) shown in the DSA-approved construction documents is complete.
<input type="checkbox"/>	There is superstructure work shown in the DSA-approved construction documents not complete that must be completed in the field (list the work).

DSA 152-IPI

IN-PLANT INSPECTOR INSPECTION CARD/VERIFIED REPORT

DSA App. #: 01 118187	DSA Card #: A	<input checked="" type="checkbox"/> ALL modules for this building have been fabricated.
------------------------------	----------------------	---

ARCHITECT OR STRUCTURAL ENGINEER with responsibility for observation of In-Plant Fabrication of Modular/Relocatable Buildings: (Applicable only to projects submitted for DSA plan approval after April 22, 2016.)

I attest, based on my own personal knowledge (as defined in California Code of Regulations, Title 24, Part 1, Sections 4-336 and 4-214) that, except as marked in Section 2, as of the date of this report, the work has been performed and materials have been used and installed, in every material respect, in compliance with the DSA-approved construction documents. I declare under penalty of perjury that I prepared this report and that all statements are true.

Signature: _____ Date: _____

Print Name: _____ CA Registration #: _____

Signature: _____ Date: _____

Print Name: _____ CA Registration #: _____

Signature: _____ Date: _____

Print Name: _____ CA Registration #: _____

Signature: _____ Date: _____

Print Name: _____ CA Registration #: _____

IN-PLANT PROJECT INSPECTOR:

I attest, based on my own personal knowledge (as defined in California Code of Regulations, Title 24, Part 1, Sections 4-336 and 4-214) that, except as marked in Section 1 and 2, as of the date of this report, the work has been performed and materials have been used and installed, in every material respect, in compliance with the DSA-approved construction documents. I declare under penalty of perjury that I prepared this report and that all statements are true.

Inspector Signature: David N. Acrell GP Date: 02/10/20

Print Name: David N. Acrell GP DSA Certification #: 0454

AWS CWI Certification #: 88060651

Submit completed form to the DSA Regional Office with construction oversight authority for the project.

When utilizing **Relocatable Modular Systems** for the Classroom Structures the following, as previously shown in the In-Plant Inspector Inspection/ Verified Report, is already completed prior to arrival onsite with American Modular Systems:

T-Bar Ceilings	- 75% or more complete
Walls, including all interior electrical and plumbing	- 75% or more complete
Ducting	- 75% or more complete
Exterior, including finishes	- 75% or more complete

If the Meehleis Modular System was utilized instead then the pre-arrival to building site completion for each of these attributes would be approximately 65%. All these completed attributes within the relocatable section do not require inspection onsite as inspections are done at the fabricators. Regarding the actual sections only modular line connections require inspections on site.

By not utilizing the Relocatable Modular Systems all the construction steps are performed onsite and require inspections at each step. These were not expected nor included in JRZ Inspection Services' bid for this project. The increased steps can be seen as follows:

Classroom Structures built utilizing **Stick Frame Prototype Metal Structure**

Wall Structure Starts By Setting Metal Columns

Each Wall Panel Is Set Between Metal Columns



Classroom Structures built utilizing **Stick Frame Prototype Metal Structure**

Ceiling Trusses Being Set Individually on Wall Columns – Example Partially Complete



Classroom Structures built utilizing **Stick Frame Prototype Metal Structure**

Wall Panels Individually Being Set – Front Side Partially Complete

Setting Metal Decking on Building



Classroom Structures built utilizing **Stick Frame Prototype Metal Structure**

Interior of Building with Roof Decking Installed



Classroom Structures built utilizing **Stick Frame Prototype Metal Structure**

Interior Plumbing Roughed-In and Interior Steel Framing



By utilizing **Stick Frame Prototype Metal Structure Construction Method** for the Classroom Structures all the construction steps are performed onsite, increases schedule time for structure to be enclosed with exterior walls, roof and interior plumbing, electrical along with interior walls extends out to 2-3 months (compared to 1 week for the preassembled relocatable system) and require inspections at each step. The increased inspection steps now include:

- | | |
|-------------------------|---------------------------|
| Ceilings | - 100% inspections onsite |
| Walls, | - 90% inspections onsite |
| all interior electrical | - 100% inspections onsite |
| all interior plumbing | - 100% inspections onsite |
| Ducting | - 100% inspections onsite |
| Exterior | - 95% inspections onsite |

Current Inspection Schedule requires a greatly increased number of inspections and more time and labor to perform the inspections.

Gym or Admin Structures built utilizing **Relocatable Sections**

All walls are usually erected in 1-2 days.

Roof Trusses are placed usually within 1-2 days.



Gym or Admin Structures built utilizing **Relocatable Sections**

Roof Trusses already weather tight after placement.

Total erection time is 4 days. Onsite inspections are modular line connections. Building is not yet finished and completed but structure is fully erected.



Again, the inspection services that were bid for the Gymnasium and Administration buildings were based upon either an American Modular Systems or a Meehleis Modular System being used to construct the buildings.

If this was the method used the building structures would have already been weather tight and the inspections for these modular sections already performed at the fabricator. In addition, the time to erect the preassembled sections onsite would have been only 4 days with the number of inspections minimized and the depth of attributes inspected reduced.

The actual construction method being used for the gymnasium and administration building is the heavy structural steel frame method. As you will see in the following slides this method takes longer, i.e. 10 days to erect, is not weather tight when initially erected and requires more onsite inspections and more detailed inspections.

Gym or Admin Structures built utilizing **heavy structural steel frame method**

Just to complete the skeleton steel frame with this method takes 10 days.

Day 3



Day 4



Gym or Admin Structures built utilizing **heavy structural steel frame method**

The skeleton steel frame is not considered weather tight as no walls or roof covering is being added during erection of the frame.

Day 5



Day 6



Gym or Admin Structures built utilizing **heavy structural steel frame method**

At the end of the 10 days erection period then additional construction steps are taken to make the structure weather tight. This will take 10 weeks with Inspection taking place during the extended period.

Day 9



Day 10



In summation, the Construction Services of Jerome Zalinski bid the South Valley Middle School Replacement Project on information provided by the GUSD that a Preassembled Modular Building System would be utilized in constructing the various structures within the project. This method did not turn out to be what is being used for the project and subsequently the number of inspections, along with the time and labor to perform the increased inspections has also increased.

We believe it can be seen, derived and confirmed in the example picture slides provided that the inspection workload for the current construction methods has greatly increased the costs incurred by the Construction Services of Jerome R. Zalinski for the Inspection Services bid for this project.

This leads us to requesting the following fee adjustment as detailed on the next page.

Based on this information, of the actual building types, the typical estimate for these buildings would be 1 1/4% for the stick frame / Prototype building and 1 1/2% for the heavy structural building. If bid separately the inspection fees would be as follows, based on \$42,000,000 for phase 1 and \$32,000,000 for phase 2.

Typical:

Phase 1 Classrooms = \$525,000

Phase 2 Admin and Gym = \$480,000

Proposal total = \$1,005,000

However, considering my relationship with the District for 15 years,

the fee amount will be 1 1/4% for both projects which equals a proposal total of \$925,000, which is an additional \$225,000 for inspection services added to my contract.

Please understand the change from off site fabrication of Relocatable buildings to stick frame adds 25% more to my inspection requirements on site. The separating of the projects into two different application numbers doubles our workload on administration time and heavy structural steel frame construction increases the inspection oversight on and off site.

Thank you for your consideration and time.

2h

April 27, 2022

Mr. Paul Nadeau
Director of Facilities, Planning and Management
Gilroy Unified School District
7810 Arroyo Circle
Gilroy, CA 95020

Subject: Proposal for California Schools Healthy Air, Plumbing and Efficiency Program (CalSHAPE) Assistance

Dear Mr. Nadeau:

School Facility Consultants (SFC) is pleased to present the Gilroy Unified School District (District) with this Proposal for Consulting Services. We believe that SFC can assist the District with the California Schools Healthy Air, Plumbing and Efficiency Program (CalSHAPE) program applications.

Specifically, SFC proposes providing the following services to the Gilroy Unified School District:

- Conduct fact-finding with the District to gather information for use in the development of the application(s)
- Assist the District determine school site eligibility
- Advise the District on the information needed to prepare program funding application(s)
- Prepare, submit and monitor program application(s)
- Advise and assist the District regarding program funding reporting requirements
- Assist the District with planning services as requested by the District, and as accepted by SFC.

SFC proposes to provide services on a time and materials basis at the hourly rate schedule identified below not to exceed \$25,000 without prior District approval. The fees shall cover all expenses incurred in Sacramento by SFC on behalf of the District. If it becomes necessary for a Consultant from SFC to visit the District, the District will pay for travel time at the rate schedule below. The District will also reimburse SFC for all necessary and pre-approved travel expenses.

Hourly Rate Schedule

Principal	\$240 per hour
Director	\$200 per hour
Senior Consultant	\$195 per hour
Consultant	\$175 per hour
Research Analyst	\$145 per hour
Administrative Support	\$ 90 per hour

We very much appreciate your consideration of our firm and are happy to discuss in detail any of the services outlined above. Please do not hesitate to contact us at your earliest convenience with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alexander R. Murdoch', with a stylized, flowing script.

Alexander R. Murdoch
President

May 2, 2022

Mr. Paul Nadeau
 Director of Facilities Planning and Management
 Gilroy Unified School District
 7810 Arroyo Circle
 Gilroy, CA 95020

Subject: Replacement of South Valley Middle School
 Architectural Service Fee Update

Dear Mr. Nadeau:

As we discussed, the architectural fee on the project needs to be updated to reflect the construction costs as bid, in accordance with the Owner-Architect Agreement.

We have documented this below showing the initial contract placeholder numbers, the updated construction costs and updated fees.

	Estimated Const. Cost	Actual Const. Cost	Estimated Architectural Fee	Updated Architectural Fee
Sitework (6%):	\$20,000,000	\$25,488,105	\$1,200,000	\$1,529,286
New Construction (8%):	\$16,500,000	\$19,574,781	\$1,320,000	\$978,739
Modular Construction (5%):	\$33,500,000	\$31,390,778	\$1,675,000	\$2,511,262
Construction Contingencies			\$452,000	\$20,000
Specialty Consultant (Fixed fee)			\$127,000	\$127,000
Total	\$70,000,000.00	\$76,452,626.00	\$4,744,000.00	\$5,166,287.00

Architectural Fee Difference: \$422,287.00

In our initial Agreement, there is a contingency line item of \$452,000. Per our previous discussions, this is to be applied toward the Architectural Fee Difference and the remainder will be applied towards the use of the Construction Contingencies and reimbursables as they occur. Note that these fees will be updated again at the end of the contract to account for the use of contingencies that may occur between now and then, again in accordance with the agreement.

This revision will be shown as a revised fee on our monthly invoicing.

Please do not hesitate to call us if you require additional clarification on any of the above points.

We thank you for the opportunity to be of service.

Sincerely yours,
 AEDIS, Inc.



Joe A. Vela, AIA
 Managing Principal Central Valley



BMS and SVMS Fee Comparison

1 message

Anna O'Connor <anna.oconnor@gilroyunified.org>
To: Paul Nadeau <paul.nadeau@gilroyunified.org>
Cc: Marissa Van Patten <marissa.vanpatten@gilroyunified.org>

Mon, May 2, 2022 at 1:41 PM

Paul,

Attached are the BMS and SVMS project cost matrixes highlighting the fees for each project.

BMS totals \$1,987,429

SVMS totals \$2,353,460 **without** ESI for \$146,716; Padre for \$63,900 and Zalinski which I put at \$150,658. All three of these costs are on the 5/6/22 FSC agenda and have not been approved yet.

The difference now between BMS and SVMS is **\$364,031**

Adding in the items from this week's FSC agenda the difference will be \$727,305.

Let me know if you have any questions.

Anna

--

Anna M. O'Connor
Fiscal Services Controller
Gilroy Unified School District
[7810 Arroyo Circle](#)
[Gilroy, CA 95020](#)
669-205-4083
anna.oconnor@gilroyunified.org



BMS and SVMS Fee Comparison 5.2.22.pdf

548K

Fee = 2,351,460

Total Project Cost Matrix			
South Valley Middle School Modernization Project			
April 21, 2022 Board Meeting			
Measure E Funding Allocated	Encumbered	Future Expenditures	Description
Aedils Architects	\$ 4,744,000.00		Architect
Articulate Solutions	\$ 1,155.00		Logos, Signage
Krueger International	\$ 12,591.31		Teacher Lounge furniture
New SV Media	\$ 3,180.00		RFQ Notification
Great White Installation	\$ 1,100.00		Install Teacher Lounge furniture
School Site Solutions	\$ 41,250.00		CEQA and CDE Approvals
The Printing Spot	\$ 4,000.00		Printing
Carroll Engineering	\$ 49,800.00		Aerial, Ground Topo; Underground Utility and Boundary Surveys
Flint Builders, Inc./Hummingbird	\$ 1,140,000.00		Preconstruction Agreement
Earth Systems Pacific	\$ 50,600.00		Geological Studies
W-Trans	\$ 11,130.00		Traffic Study
First American Title Insurance	\$ 1,500.00		Title Search
California Geological Application	\$ 3,600.00		Geological Hazards Assessment
DTSC	\$ 77,563.00		School Clean-up Agreement
Padre Associates	\$ 45,960.00		Soils Management
Division of State Architect	\$ 322,250.00		Application #1
Division of State Architect	\$ 217,600.00		Application #2
Jerome Zalinski	\$ 700,000.00		Inspector of Record
EnviroScience	\$ 18,690.00		Industrial Hygiene Survey/Air Quality Mgmt.
City of Gilroy	\$ 600.00		Fire Hydrant testing - 2
PG&E	\$ 5,000.00		Engineering Advance
W-Trans	\$ 16,000.00		Contract Amendment - traffic striping
S&M Moving	\$ 4,515.00		Move Adult Ed to MMHS
Anaya Construction	\$ 98,300.00		Move Adult Ed Portables to Transportation
Monterey Bay Systems	\$ 300.00		Moving Adult Ed copiers to MMHS
Uline	\$ 362.03		Moving Boxes
Flint Builders, Inc.	\$ 76,452,626.00		Lease Leaseback Agreement
EnviroScience	\$ 38,982.00		Air Quality Mgmt. oversight Phase 1 Bldgs. I and J
S&M Moving	\$ 10,780.00		Contract Amendment - Phase 1 Demolition
S&M Moving	\$ 1,216.44		Moving equipment
Earth Systems Pacific	\$ 5,500.00		Soils Testing/Observations Phase 1 demolition
Anaya Construction	\$ 60,750.00		Taking possession of portables from SCCOE
State Water Resource Control Board	\$ 1,301.00		Permit Registration Documents (PRD)
City of Gilroy	\$ 32,083.63		Offsite permits
Earth Systems Pacific	\$ 83,353.00		Geotech/Special Inspections Phase 1/Increment 1
Earth Systems Pacific	\$ 212,369.00		Geotech/Special Inspections Phase 1/Increment 2
DTSC	\$ 77,198.00		Annual Cost Estimate through 6/30/22
EnviroScience	\$ 5,994.00		Hazardous Survey of vandal watch trailer
Dept. of Environmental Health	\$ 2,347.00		Kitchen review submittal for Health Fees
Dept. of Environmental Health	\$ 670.00		Kitchen Hood Specific Review Fee
Steel Inspectors of Texas, Inc.	\$ 7,000.00		Special Inspector for the steel in shade structures
PG&E	\$ 58,957.51		Engineering Services
Krueger International	\$ 837,649.33		Furniture Phase 1 Classrooms, Makerspace, Science & SPED
CDS Moving Equipment, Inc.	\$ 4,495.13		Purchase of Library carts
Container Outlet	\$ 7,711.35		Storage containers for bikes and book storage
Earth Systems Pacific	\$ 413,143.00		Special Inspections for Phase 2 - Increments 1 & 2
Hollister Moving & Storage	\$ 61,385.64		Moving Services
Total Encumbered	\$ 85,946,558.37		
Estimated Future Expenditures		\$ 3,553,441.63	District Contingency - \$2,320,000
Total Project Cost	\$	89,500,000.00	
Total Project Budget	\$	89,500,000.00	

Fee = 1,987,429

Total Project Cost Matrix			
Brownell Middle School Rebuild and Modernization			
April 21, 2022 Board Meeting			
Measure P & E Funding Allocated	Encumbered	Future Expenditures	Description
Aedis Architects	\$ 3,331,900.00		Architect
Ruggeri-Jensen-Azar & Associates	\$ 48,433.00		Topographic Survey
DTSC - PEA & SCA	\$ 86,312.99		Preliminary Endangerment Assessment & Standard Condition of Approval
California Geological Survey	\$ 3,600.00		Seismic Review
City of Gilroy	\$ 17,329.62		Off Site Improvements & Parcel Map
School Site Solutions	\$ 37,856.44		CEQA Consultant
Padre	\$ 169,443.48		PEA, SRS, SMP, & RAW
Placeworks	\$ 9,550.00		Dam Inundation & Pipeline Study
Earth Systems	\$ 225,054.00		Geotechnical Report & Inspection. Construction Inspection
EnviroScience (Hazmat Investigation)	\$ 128,000.00		Hazmat Report
Kimley-Horn	\$ 18,120.00		Traffic Study
Mighty Tree Movers	\$ 13,000.00		Arborist
PG&E	\$ 42,527.10		Pacific Gas and Electric
Old Republic Title	\$ 1,000.00		Title Reports
First American Title	\$ 3,000.00		Property Description & Map
Dept. of Environmental Health	\$ 3,615.00		Plan Check Fees - Kitchen
Gym Roof Repair Tremco	\$ 120,397.39		Gym Roof Repair & Materials
Division of State Architect (DSA)	\$ 358,750.00		Plan Check Fees
Legacy Project Closeout	\$ 3,477.66		Past Brownell Projects Closed Without Certification
Advertisement	\$ 597.50		Newspaper Advertisement
Flint Builders Pre-Construction	\$ 700,000.00		Pre-Construction Services
The Printing Spot	\$ 3,330.00		Printing and Reprographics
Flint Builders Construction Contract	\$ 57,378,386.00		Construction Contract
Jerome Zalinski (IOR)	\$ 484,000.00		Inspector of Record
Hollister Moving and Storage	\$ 4,857.78		Move Bldgs. B&C to storage
Krueger International	\$ 698,552.86		Phase 1 Furniture/Pilot Program
J&H Panel Installation	\$ 4,890.00		Brownell Pilot Program Furniture Install
CDW-G	\$ 16,094.60		Brownell Pilot Program Displays
Acrell Inspection Services	\$ 68,740.00		In plant Inspector
Hollister Moving and Storage	\$ 47,030.80		Move to new Buildings
Water Resource Board Fee	\$ 1,114.00		Fee for SWPPP
Padre and Associates	\$ 5,000.00		Environmental consulting services
Braccos Towing	\$ 250.00		Construction area
Ruggeri-Jensen-Azar & Associates	\$ 3,450.00		Additional Scope of work for Offsite
Johnson Electronics	\$ 77,528.00		Intrusion Alarm Design and Installation
Converge One	\$ 800,000.00		Equip. Installation and support services
Golden PMI	\$ 62,075.00		Install Phase 1, Makerspace & Classrooms
QoVo Solutions Inc.	\$ 192,669.73		Security Camera Purchase and Install
Golden PMI Install Administration	\$ 9,510.00		Administration Building

Cypress Engineering	\$ 58,000.00		Commissioning Agent
Outdoor Creations	\$ 33,027.00		8 Concrete Benches
Padre and Associates	\$ 35,425.00		Amendment #1 RAW
Silke Communications	\$ 6,827.83		Radio Repeaters
OJO Technologies	\$ 107,376.70		Access Control Hardware/Software/vape sensors
QoVo Solutions Inc.	\$ 61,465.99		Install Cameras, Vape Sensors, Door Hardware
Earth Systems	\$ 25,000.00		Additional Testing Services, Increment 3
Earth Systems	\$ 139,352.00		Adding Inc. 3 for Special Insp. & Testing
Signtech	\$ 1,187.84		New Banner over MPR
QoVo Solutions, Inc.	\$ 18,967.52		Additional Access Hardware
Krueger International	\$ 284,719.25		Phase 2 Furniture 6th Grade
Krueger International	\$ 50,091.61		Media Library Furniture
Golden PMI Install	\$ 33,900.00		6th Grade/Makerspace
Golden PMI Install	\$ 5,100.00		Library
Padre and Associates	\$ 4,300.00		Amendment #2 RAW
Owner Furnishings	\$ 25,430.83		Belson - \$21,538.09; EBRs \$3,892.74
EnviroScience	\$ 4,770.00		Abatement of Gym
Jerome Zalinski (IOR)	\$ 54,610.00		Additional Inspector of Record Fees
Mighty Tree Movers	\$ 8,200.00		Tree trimming and removal
Owner Furnished Items	\$ 5,422.12		Misc. Owner Furnished Items
Krueger International	\$ 10,955.81		Additional Storage Furniture
OoVo Solutions, Inc.	\$ 20,857.36		Additional camera's
Hollister Moving and Storage	\$ 5,986.45		Amendment No. 1
EnviroScience, Inc.	\$ 26,202.00		Hazmat Abatement for Gym
Golden PMI	\$ 1,500.00		Install Health Office/Filing Cabinets
QoVo Solutions, Inc.	\$ 1,218.52		Door Communication Station
Aedis Architects	\$ 183,451.00		Additional Fees
CDW-G	\$ 24,196.95		36 Monitor stands for Classrooms
Salter Inc.	\$ 12,500.00		Acoustical Consultation - Music Room
EnviroScience	\$ 17,298.00		Air Quality Mgmt. - Music Room
Krueger International	\$ 32,505.44		Kitchen/Gym Furniture
Flint Builders, Inc.	\$ 1,000,000.00		Contract Amendment/Add'l Scope
Krueger International	\$ 4,212.00		Library Mobile Bookshelves
Golden PMI	\$ 5,480.00		Kitchen/Gym/Mobile Bookshelves
Hollister Moving and Storage	\$ 3,524.00		Amendment No. 2
Belson Outdoors	\$ 6,904.60		Staff Lounge furniture
QoVo Solutions, Inc.	\$ 19,937.40		Halo Cloud Sensor 5 yr. plan
Pro Acoustics	\$ 1,337.57		Open Ceiling Sound System
Knox Company	\$ 518.15		Knox Box 3200
Division of State Architect (DSA)	95,986.54		Final Cost Invoice
Owner Alternate Contingency		\$ 3,244,355.57	
Encumbered to Date	67,617,188.43		
Balance Remaining		\$ 3,244,355.57	
Total Project Budget	\$	70,861,544.00	

SOLAR n'SHADES
530 SMITH ROAD
WATSONVILLE, CA 95076
(831)724-4911 & fax
LIC #621518

April 21, 2022

ATTENTION: Dan McAuliffe (dan.mcauliffe@gilroyunified.org)

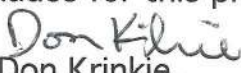
PROJECT BID: District office - 7810 Arroyo Circle, Gilroy

ALL PERIMETER SHADES EXCEPT FOR AREAS WITH ROLLER SHADES

PRODUCT:	Manual UrbanShades by MechoShade with fascia Price includes drilling concrete.
FABRIC:	SoHo 1122 Howard 1% open
FASCIA:	Black
QUANTITY:	33 each
COST:	\$16,272.00

Note: We will remove & dispose of old blinds.

The above price includes tax, delivery and installation
Thank you for considering Solar n'Shades for this project.


Don Krinkie,
Solar n'Shades

L. Ph. Bolander & Sons

Flags and Flagpoles Since 1885

1355 Evans Ave.

San Francisco, CA 94124

(415) 648-5611 • Fax (415) 648-0402

211423 QUOTE

INVOICE

SOLD TO:

GILROY UNIFIED SCHOOL DIST.
7810 ARROYO CIRCLE
GILROY CA 95020

SHIP TO:

EL ROBLE SCHOOL
930 THIRD ST.
GILROY, CA.

PHONE (408) 846-7523 FAX (408) 848-6424

	ORDERED BY	PURCHASE ORDER	TERMS	INVOICE DATE
AL	DAN MCAULIFFE		1% 10 NET 30	04/01/22

DATE ORDERED	DATE SHIPPED	SHIPPED VIA	FOB	ACCOUNT NUMBER
04/01/22	04/01/22	OUR TRUCK	SFO	GIL95020A

QTY ORDERED	QTY SHIPPED	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	1	HTJS35" ALUMINUM FLAGPOLE WITH CAM CLEAT INTERNAL HALYARD SYSTEM AND SATIN FINISH	2,958.99	2,958.99
1	1	FREIGHT	250.00	250.00
1	1	LABOR TO REMOVE OLD POLE AND RE-INSTALL THE NEW POLE QUOTED ABOVE	2,200.00	2,200.00

DISCOUNT

SALES AMOUNT

5,158.99

TAXABLE TOTAL

2,958.99

SALES TAX

270.01

FREIGHT

250.00

TOTAL

5,679.00

A FINANCE CHARGE OF 1 1/2% PER MONTH (18% PER ANNUM) WILL
BE CHARGED ON PAST DUE INVOICES

THANK YOU

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Natalie Martinez <natalie.martinez@gilroyunified.org>

Fwd: sidewalk on school district property

Alvaro Meza <alvaro.meza@gilroyunified.org>

Tue, Apr 26, 2022 at 1:34 PM

To: Natalie Martinez <natalie.martinez@gilroyunified.org>

Hi Natalie,
Please add this to my items for the FSC meeting, with attachment.
Thank you!

Alvaro Meza

Assistant Superintendent, Business Services/

Chief Business Official

Gilroy Unified School District

7810 Arroyo Circle

Gilroy, CA 95020

(669) 205-4080

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----- Forwarded message -----

From: **Jorge Duran** <Jorge.Duran@ci.gilroy.ca.us>

Date: Tue, Apr 26, 2022 at 1:00 PM

Subject: sidewalk on school district property

To: Alvaro Meza <alvaro.meza@gilroyunified.org>

Hello Alvaro,

It's been a while and hope all is well with you and family.

The City has a new development (39 single family homes) project located on Kern Ave, between Mantelli Dr and Tatum Ave – See images below. The school district owns a parcel immediately adjacent and to the south of the proposed development. The City would like to provide pedestrian connection from the new development to the existing sidewalk in the developed area south of the project site. This would require installing a 6' sidewalk along the frontage of the school district's property. The construction of the sidewalk would not interfere with the district's property, or affect its operations now or in the future. If this property develops in the future, the sidewalk would simply be removed and replaced with a new sidewalk at the designated location. The only impact to the district's property would be for the project to move an existing chain link fence along the frontage.

Please see the attached exhibit showing the proposed sidewalk and existing conditions. The only thing needed from you is granting a public sidewalk easement to the City through your property. We would draft and record the sidewalk easement. Please let me know when we can have a follow up discussion on this.

Thank You and looking forward talking with you.



Jorge Duran, P.E.

Land Development Engineer

City of Gilroy, Public Works

408-846-0226



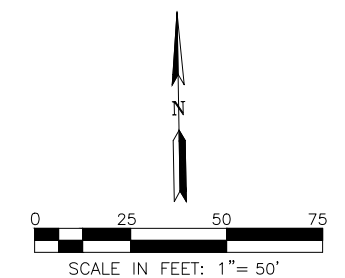


EXHIBIT
PUBLIC SIDEWALK CONNECTION
THE COTTAGES AT KERN
GILROY, CALIFORNIA
APRIL 2022

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ■ PLANNERS ■ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

JOB NUMBER: 202016