

**Gilroy Unified School District
Facilities Subcommittee Meeting Minutes
March 2, 2018**

Meeting began at 9:31 a.m.

Present:

- Dr. Flores
- Patricia Midtgaard
- Linda Piceno
- James Pace
- Alvaro Meza
- Jim Bombaci
- Dan McAuliffe
- Kimberly Mason
- Anna O'Connor
- Cheryl Galloway

Aedis Architects, Pool deck at GHS (Henrick)

- Henrick from Aedis provided 3 different options, shared pertinent information that is necessary for the project.
- Started with very basic option basically shows the 2 pools
- Access gates to the pool deck are non-compliant and highlight to the standard of safety code would have to update those as well, certain rules we have to comply with
- Ada improvements were done to existing lockers and restrooms
- In this scenario the two pools will remain
- Diving block are in the shallower end of the deeper pool and the recommendations are that there shall be no starting block allowing students to jump dive in pool at the depth of 6ft or less, relocate the diving blocks at opposite end where it is 12ft.
- Remove existing concrete benches, specify some kind of benches that the district purchases.
- The new code 2010 requires each pool has its own separate filtration system and heated system, what we have now is just one system which handles both.
- Underground lines that deliver the water are probably old, mid 70's, once we open the deck and have access to these other utility lines we are going to have to replace them.
- Option 2, joining the pool together, gives you more or less an idea, turning it in to a competition size pool like the one at CHS, would have to extend a little
- Have to make necessary improvements to the mechanical room which is deteriorating, the current equipment would not be able to handle this size pool.
- Option 3, bring in shade structure
- Requested a quote from shade people, the cost will probably go up (aluminum)
- If there is an evening event you would have overhead sport lights
- Each light is \$50K, that is just one light not installed, \$75K each after it is installed
- Currently no lighting it is really poor

- Put new score board, for competition for water polo
- In addition notice inconvenience access to mechanical room to side gate, wanted to improve so it is easier to maintenance personnel to access to maneuver truck to load and unload chemicals to use in the mechanical room
- We don't have a budget for this, Alvaro says he has come up with a number but it is 3 million.
- The 859 does not include the architect fees (option 1) plus 115, 305 plus the other soft cost would be approximately how much 20% of the total. This is 1.5 million to do project one. More than 4, it is 4.5 million
- The best we have right now is 3 million, at this point given what we know we can only afford option 1.
- Option one was there any modification to chemical storage (very minimal)
- Anticipate once the health department gets involved it would be progressive
- Is there something between options one and 3 where we can get the big pool, think it would be a great idea to make one big pool?
- Can we use the same heater if we make one large pool? Cannot answer the question without looking at it. Relatively new 2 years or so.
- Life of the heater? We got 20+ years from the old one, should get 15+ years as long as we do MPN on that.
- Our estimation is this, we look through any available drawings, we think that we are going to have to upgrade electrical, conduits and then the wiring from the switch gear to facility is at the end of its life, when we spend that kind of money to do the work we should do it right. It is 40 years old
- There was another pool that was filled. When it was covered nothing was taken out, it was just filled in with cement. When they come in they are going to have to take that out.
- Should replace the underground utilities as we are at it, why would we redo the deck and just leave the utilities as they are?
- The Gators are willing to put some money in, have had the discussion with them, they are willing to have the discussion with us
- Do we have a consensus on option two and taking funds from other projects (SVMS & BR), a million from each?
- Come back with a plan, this can be part of a discussion on March 22nd with the study session (this is the consensus)
- Will be bringing the architectural agreement contract to the board on March 22nd
- This is going to be done next summer not this summer
- Estimated 9 months, once of the reasons is that there very few pool installers usually not local usually from down south most work for pools is done during the summer'
- For 9 months instruction, GHS and Gators can either use CHS or Gavilan pool
- Option 3 is out of the question

CHS CHANGE ORDER # 1

- Art lab and science lab

- Credit \$11.621714
- Following that on the March 8th meeting will be the NOC (notice of completion) going to the county as well

GLEN VIEW CONTRACT FOR DSA CLOSEOUT

- One project left to close out
- Requiring us to redraw the fire alarm system from scratch, they want a new drawing for the entire system.
- We have drawings for part of the system but not entire, in order for us to close this out we need to get this to them
- Not to exceed \$10k

GHS CONTRACT FOR ROLLER SHADES

- This project does not include window coverings
- The cost is \$12k
- The ones at GV are California blind roller shades
- Feel strongly enough we can go for those blinds as oppose to the Mecco
- They are similar to Mecco

GECA ARCHITECTURAL SERVICES PROPOSAL

- Talked about putting a lab in at GECA, Sonia wanted a chemistry lab
- The stations are little tables
- We have to turn this in to a lab similar to GHS and CHS
- Install fume hood, bring water and gas
- \$450K total for 1.5 labs, that is what the architect predicted
- Most will be furniture at CHS anywhere from \$60-100K, thinking more in \$200-300K range
- The \$450K includes everything
- What has changed at GECA is NGSS requirements
- Do not have this budgeted
- If we don't bring on the architect and get started we cannot get it done this summer
- This is going to push into September and they start in August before the rest of the sites
- At this cost there is an in between year where we make some accommodations and study it a little bit
- Go back to Marty (ARTIK) and tell him were really questioning the cost
- Had a meeting with Sonia, architect and teacher
- Dr. Flores thinks we need to get a second opinion
- Busing for students to the other high schools may be cheaper
- Our chemistry lab is not equivalent at all high school sites
- Would sure like to get a better number, by the next time we meet need to narrow down what we have to do to a 20 year old portable

BROWNELL MS CEQA

- School site solutions doing CEQA taking them both to the board as a ratification because we have to start immediately especially for Brownell, any delay will cost us
- When we were looking at South Valley MS there is a whole lot of complexity
- Trying to push both feasibility studies
- Both on March 8th agenda

SOUTH VALLEY MS CEQA, CDE

- CDE acceptance for the CEQA is different from CDE acceptance overall
- Have to go through whole process of doing traffic study
- 10 or 15 more that occur at BR
- Brownell falls under the modernization and the other one does not

VARIOUS AUTHORIZATION TO SOLICIT BIDS (HVAC)

- Prop 39
- Hoping to be on the March 8th board meeting
- Just authorization
- Page 48 shows summary of project

VARIOUS AUTHORIZATION TO SOLICIT BIDS (LIGHTING)

- Also Prop 39

EL ROBLE AUTHORIZATION TO SOLICIT BIDS

- March 8th agenda
- Other piece that came with us concerned that there is a lot of dry rot out there and painting over dry rot is not the best thing to do
- Asked Kent Construction to go over and do a walk through came up with a price to repair all dry rot
- Think it is really important to get this in on March 22nd agenda
- Everything complete, just the repairs
- \$22,270
- Don't know the paint because we have to go out to bid
- Somewhere in between \$200 to \$250K
- Repainting the whole school
- All agreed to paint the entire building

BROWNELL MS FEASIBILITY STUDY (AEDIS)

- Larger discussion at board meeting on the 22nd
- Sat down with 3 architects that was WLC, LPA and Aedis
- We chose them because they are the larger groups
- Need an architectural firm with enough people to put attention to all this
- Take anywhere from 2 to 3 months to present the study
- Our window of opportunity is January 2020

- What it came down to the bottom line is the only thing we can do realistically to avoid arbitration is to go to the board on the 22nd have the discussion that Brownell is really only opportunity and we would have to put an architect on this project that same night
- Getting a piggyback contact and getting the buildings into Brownell in very short order
- In essence we would be looking at 3 of the classroom buildings, similar to what we are doing at GHS right now.
- In essence we will bring which of the architects we want to bring to the board
- We may have to do some interim housing
- The kitchen is going to be put adjacent to MPR
- Upgrade the server at Brownell
- The library admin can be a building 3 classroom building
- Will talk to each staff next Monday want to avoid comparisons

STUDENT OPPORTUNITY SCHOOL ARCHITECTURAL SERVICES (AEDIS)

- Replacement for odyssey
- Gilroy Unified Alternative Education Center
- Will get 3 bids and bring it to the board
- Talking about putting it back here and doing the parking lot at the same time shooting for next summer not this summer
- This year we are contracting with south county office and will transport them ourselves
- \$3K to 11K increase, and transportation for them

SOUTH VALLEY MS ARCHITECTURAL FEES (WLC)

- On March 22nd will put all 3 of the proposals
- May recommend LPA if they are a little higher
- List all quotes and one contract