

**Modesto Junior College**  
Measure E Task Force Meeting  
Meeting Summary  
**Friday, September 9, 2011**  
**9:30 – 11:30am**  
**Founders Hall 254**

**Measure E Taskforce Members**

**Present:**

Jenni Abbott  
*Jennifer Ahlswede*  
Mark Anglin  
*Flerida Arias*  
*Sharin Barnes*  
Melissa Beach  
George Boodrookas  
*Larry Calderon*  
*Ellen Dambrosia*  
Lorena Dorn  
Carmen Fernandez  
Antoinette Herrera  
*Lloyd Jackson*  
Matt Kennedy  
*Carol La Rosa*  
Brian Larson  
Maurice McKinnon  
*Ken Meidl*  
Pedro Mendez  
*Audrey Mills*  
Martha Robles  
Elaine Schuber  
Brian Sinclair  
Sherri Suarez  
Sandy Vanwey

**Absent:**

Francisco Banuelos  
Becky Crow  
Tim Nesmith  
Brian Sanders  
Mike Sundquist  
Nadia Vartan  
John Zamora

*MEETING BEGINS: 11:04 am*

President Larry Calderon stated he recognizes the challenge for the Measure E Task Force to reconcile the budget and address space needs. He realizes this is an overwhelming task with minimal funds, but it needs to be completed. This is a stop gap measure and we need to look at it as such. He understands we have the identified projects and some have been modified and redefined under different past leadership(s); however, we cannot change the past but we can reach consensus and pass our recommendations to the Board. He has been told that many projects were on the list from the beginning and others have just popped up later and were not on the original plan. He said reviewing the space inventory should help, as the space inventory is a direct outcome of the Facilities Master Plan created by MJC.

Carmen Fernandez stated they were able to obtain all information requested from the last taskforce meeting on 9/7/11. Tim Nesmith was unable to make the meeting but has provided all requested/necessary information regarding space utilization. She provided handouts of the updated exposure report from Matt Kennedy, with reordered projects complete, closed out, etc. She stated that Matt Kennedy would address each project, providing a verbal summary on each one. She also provided a room list prepared by Sherri Suarez and copies of 8/4/11 and 9/7/11 meeting minutes from Melissa Beach.

## **DISCUSSION ITEMS:**

**Meeting Summary from August 4, 2011** – Correct Nadia Vartan’s job title to “Director of Media & IT.” Sandy Vanwey wanted it noted there was discussion of setting up a taskforce for security cameras in buildings at the July 2011 meeting and that taskforce is presently on hold. August 4, 2011 MJC Facilities/Capital Construction Advisory Committee minutes were unanimously approved by Facilities voting members, with suggested corrections.

### **Meeting Summary from September 7, 2011**

September 7, 2011 Measure E Taskforce minutes were unanimously approved by taskforce members.

Carmen Fernandez welcomed President Larry Calderon to our Measure E Taskforce meeting and all members present made introductions.

Matt Kennedy explained the exposure report is prepared monthly and is a tool for Kitchell on what it would cost to complete a project if all plans are moving forward. Projects on the form under “Board approved” have already been submitted and approved by the YCCD Board. He was asked to add 3 projects to the list (Community Education, Media & IT and Campus Security) and stated those projects might be duplicated in other project names listed above on the original report. These 3 areas have been displaced due to the Champion Building’s destruction and had to move off campus to lease space; however, we must find space for them. Larry Calderon questioned what happened to the \$8 million savings that was accrued when MJC decided on a parking lot vs. parking structure. The intent was some of that savings would be used to find housing for Community Ed, Media & IT and Campus Security and this was a verbal agreement from past Chancellor Roe Darnell and he stated he would find that housing. The justification at the time was these areas were designated as “swing space.” The \$8 million savings went into redistribution at an earlier time.

Matt Kennedy explained that expenditures have not hit yet even when a project has been completed. It takes over a year at times to close a project: financially, DSA, Board agenda, etc. Larry Calderon asked if we ever received a maximum guarantee price and Matt Kennedy said they get that from the general contractor but there are FF&Es that are not included in that initial price. He said \$3 million of that \$8 million went to interim housing in Pirates Village.

Sherri Suarez questioned the projects Loop Road & Utility Infrastructure and Art building, as they were all in place due to ‘safety issues’ and shouldn’t that have been on the District list of projects, as opposed to MJC’s responsibility. Matt Kennedy stated that Roe Darnell said he would pay \$600,000 only for the Art building and the remaining cost would be MJC’s responsibility. Members present stated this never came to the Facilities Committee for knowledge or approval and they want this notated in the minutes. Larry Calderon questioned if it is a safety issue why wouldn’t this be paid for by the State? Matt Kennedy said there is a Deferred Maintenance list and Tim Nesmith can answer that question appropriately.

Larry Calderon asked if there is any way to move these “safety issue” costs back out. He recommended inquiring on transferring health and safety issue costs to the Deferred Maintenance expenses to Tim Nesmith, as District contingencies exist for this very reason.

Sherri Suarez stated she is very concerned with the Library project, as initially \$6 million was given as “match money” and when the project did not get funded through the State, it was brought back to the Facilities committee and the committee agreed to \$6 million and then items kept getting added to this project and now it is listed as a \$13 million project. How did this happen? Matt Kennedy explained the \$6 million was for a very light facelift (ex: carpet, paint, lights and small technology.) He said past President Gaither Loewenstein wanted a Library Integrated Learning Center and sent the architect back out to redesign. His direction was to redo the entire building. That first re-design increased the price on this project and they found out the mechanical system of the Library was completely outdated and would need to be redone, thus, raising the project price substantially. Larry Calderon asked can we stop this and save \$3 million. Sherri Suarez questioned if this Integrated Learning Center could be moved to the High Tech Center instead of the Library. Matt Kennedy said it could be done.

Ellen Dambrosio, Librarian, stated the new concept proposed by Gaither Loewenstein was for the Library to integrate Tutoring with the Library and be a one-stop-shop for students. To move this into the High Tech Center would not be part of that vision; therefore, we would need to relook at the plan. Larry Calderon asked what happened and Matt Kennedy stated MJC applied for the State application for the match money and fell below the line in our submittal. We could resubmit, but he is uncertain if we would prevail given the present economy. Sandy Vanwey asked if the Library, given its outdated electrical status could be added to the Scheduled Maintenance list for the State. Larry Calderon asked George Boodrookas if there were any plans by the MJC Foundation to raise money for the Library project and it has not at this time.

Brian Larson asked how much has already been spent in Design funds on the Library at this time. Conversation ensued amongst members on whether or not this project was brought to the Facilities committee and that some space from the Library basement is being used by the Library and Sherri Suarez, for scheduling needs was not aware of this designated space change.

George Boodrookas suggested a couple of solutions. He stated the 2 non-Board approved projects; Turlock and Student Center/Career Transfer Center. The Turlock project at \$3 million was a handshake agreement only, so why not cancel that at this time and save the funds. He also inquired on the Student Center/Career Transfer Center project, if it's going to cost so much, can we find another location for the Transfer Center that would even be better for them, as we would save \$7 million with these two changes. Several members agreed.

Matt Kennedy said Allied Health is showing \$436,675 under budget and if they did nothing else with this project, they will go in the negative and they definitely have more needs. Sherri Suarez re-stressed the subject addressed at the 9/7/11 Measure E Taskforce meeting and how Allied Health and Ag projects both came in a few million dollars under budget, but were stripped of their savings and now appear to be in the negative and she strongly feels they need to get their money back and complete their projects. Matt Kennedy stated the Ag project, with budget stripped is hurting intensely with much technology needs.

Carmen Fernandez reminded all members that only certain projects on the list had been approved by the YCCD Board. She appreciated President Calderon's participation in this meeting for gathering history and knowledge on exactly where the Measure E projects stand. She stressed the importance of respect and adhering to our processes, which has obviously been overlooked for some time. Larry Calderon stated we cannot go back in time, but can move forward, need to move forward and find the funds to complete these projects. Larry Calderon will meet on the Turlock project, as there is presently no financial obligation on that project and stop it for the time being.

Matt Kennedy said there are two options for the Morris first floor project: we can use the DSA plan or use the building as it exists now. There are presently no funds for this project.

Brian Sinclair stated, since there are no representatives present for the Career Transfer Center, so he would like to speak on their behalf. He stressed the importance of keeping their unit visible. They are extremely successful statewide and never wanted to move into the Morris building for fear of zero visibility to students. Lorena Dorn shared concern that in meeting with this group, they were only told they needed \$1.5 million, not \$2.5 million for the project, but she will let them know ASAP. Matt Kennedy stated, once again, with the proposed Morris remodel we are looking at dealing with an old building. When you make changes that are 50% more than the total worth of an existing building, you have to bring the entire building up to code; essentially, a complete renovation of that building.

Matt Kennedy went through the entire Exposure Report of projects providing summaries on all projects. He stated some that were complete, closed out, etc., adding special note to the following:

211 Campus Way Property – this was a new project for parking, not in the original plan.

Art Building – shows \$89,379 in the red; add \$600,000 to this project coming from District.

Loop Road & Utility Infrastructure – There is a savings there (approximately +\$1 million) add \$2 million from Central Services, as they have committed that money for the fiber back bone.

Science Outdoor Education – Larry Calderon inquired on this item, as it was not Board approved. Matt Kennedy explained that the 2005 plan included this outdoor project for Science. The budget reallocation in 2009 indicated there were not enough funds for the Outdoor Science project; however, due to economy the Science project came in extremely under budget, so designs were started for the Science Outdoor Ed project. Larry Calderon asked if this was brought to the Facilities Committee and members present said it was not; it was approved by Gaither Loewenstein. Sherri Suarez questioned if this project was to be used for MJC or for Great Valley Museum and/or outside schools only. Sandy Vanwey and Ken Meidl explained it will be used by both. Mark Anglin asked how much under budget the Science project was and it was \$4.5 million under. He explained that Ag's project was initially a \$12 million budget that went under by \$4 million.

Patterson – Based on 4 years of conversation Patterson is expecting a classroom there. This is a project we must complete, with 70% of the voters approving this and Patterson is VERY interested! The question arose, can we afford it?

Muir Hall – Maurice McKinnon explained that Muir Hall was in the original project plan years ago and then just disappeared.

El Capitan – When asked his opinion on the El Capitan project, Matt Kennedy said El Capitan was built in 1940 and from an architect's perspective, he would not recommend spending much money on the building, as it is near the end of its lifespan. He said we should use it a bit longer and then demolish the building.

Carmen Fernandez thanked all members for their attendance and input and stated the feedback she received for future Measure E Taskforce meetings best times were Wednesdays 1pm-3pm. She will schedule these weekly meetings and have Melissa Beach cancel all scheduled Fall 2011 Facilities Committee meetings until the Task Force completes its work.

The Measure E Taskforce members requested that Mark Anglin and Maurice McKinnon meet with Matt Kennedy to address exactly what is needed to complete their projects (Ag & Allied Health)—as of now \$1.5 million is needed for Ag and \$1.5 million is needed for Allied Health. Larry Calderon asked taskforce members to be prepared next week to take action with decisions on these projects.

*MEETING ADJOURNED: 11:43 am*

Reported by Melissa Beach

**NEXT MEETING – September 14, 2011, 1:00pm – 3:00m, Founders Hall 254**