



**MJC FACILITIES / CAPITAL CONSTRUCTION ADVISORY  
COMMITTEE**

**November 12, 2010  
9:00 a.m. to 11:00 a.m.  
Science Room 127**

**AGENDA**

***ACTION ITEMS***

Meeting Summary from September 10, 2010. \*

***DISCUSSION ITEMS***

Additions to Agenda

1. El Capitan Building – Future Use

2. Measure E Project Updates:

New Property on Campus Way

West Campus –Infrastructure / Plaza

Library / IRC

Central Plant Building

Science Community Center

Allied Health Building

Student Services Building/Morris Building Remodel/Trees

Founders Hall Modernization and Swing Space

High Tech Center

Softball Complex/Concession Stand, Restrooms & Storage Shed

Ag Projects

Art Building

Patterson Educational Site

3. Leased Spaces/New Homes

Community Ed, Carpenter Rd – *exp.* 5/8/11

Security, 9<sup>th</sup> St – *exp.* 6/30/12

Founder's Storage, Woodland Av – *exp.* 5/31/11

MICL – *Needs to be relocated*

Tech Svcs., 9<sup>th</sup> St. – *exp.* 5/31/13

Tech Svcs., Stoddard Av. – *exp.* 6/1/13

Founder's Storage, Woodland Av – *exp.* 10/10/10

4. Parking & Traffic Issues

5. Scheduled Maintenance Projects – Update from Facilities and other Members

6. Next Meeting – December 10, 2010, 9:00am – 11:00am, Science Room 127

\* Indicates handout

**Modesto Junior College**  
**Facilities/Capital Construction Advisory Committee**  
**Meeting Summary**  
**October 8, 2010**  
**9:00am – 11:00am**  
**Science Room 127**

**Present:** Mel Ainsworth, Mark Anglin, Melissa Beach, Donna Blagg, George Boodrookas, Tobin Clarke, Jim Howen, Bill Kaiser, Dave Keener, Matt Kennedy, Brian Larson, Gaither Loewenstein, Ken Meidl, Audrey Mills, Tim Nesmith, Martha Robles, Brian Sanders, Elaine Schuber, Brian Sinclair, Sandy Vanwey, Ken White, Gary Whitfield, Clement Xavier

**ACTION ITEMS:**

**MEETING SUMMARY FROM October 8, 2010** – Minutes were unanimously approved by committee members.

**DISCUSSION ITEMS:**

- 1. DISCUSSION OF UNDERFUNDED/UNFUNDED MJC MEASURE E PROJECTS & PROPOSAL TO ALLOCATE CONTINGENCY FUNDS TO SOME PROJECTS** – Gaither Loewenstein passed out a list of “Unfunded and Underfunded Measure E Projects” showing the current budget and shortage amount per project. There is a list of items that have either been unaddressed or underfunded. The Library project is underfunded by \$3.5 million and that project was in that status when Gaither L. came to MJC in July 2010. He stressed that the underfunding is not due to changes in the Library plan, but the needs for additional funding come from remodeling a building of that age where all plumbing, electrical, etc., need to be replaced/redone. A lot of unforeseen expenses come up when dealing with a building that old. The Art Building was not originally a Measure E project; however, the issues needing to be addressed are “safety” ones and the Board has required him to address them. There are hazardous fumes and the kilns need to be moved outside. Roe Darnell used district funds (\$600,000) to address it but asked Gaither L. to take \$900,000 out of the President’s contingency fund to address this. The AMR property with a dilapidated building on it, purchased for upgrading into a parking lot is an eyesore, covered in graffiti and a ‘crack house’ waiting to happen and he stressed the immediate need to demolish the old building on it. He asked members present to look at his handout of suggestions that he would like to address ASAP with committee approval. He stressed the dollar amounts are estimates only and to not be alarmed.

Gaither L. stated Community Ed has been leasing sites to hold their classes off campus using Measure E funds. The problem is there were no plans in place to bring Community Ed “back” to MJC. 80-90% of campuses have Community Ed classes on their own campus. The present plan would be to re-do El Capitan for Community Education. If we choose to move Community Ed off campus then we need to revise our college Mission Statement as we would no longer be about ‘lifelong learning’ and I don’t see that happening, he said. Gaither L. held discussion regarding all the different projects and departments relocating stating all of that must be taken into consideration before we spend our monies and unfortunately when plans were initially made for Measure E projects, no one included enough money for unforeseen needs. John Zamora stated the High Tech Center is an underfunded project and should be on this list as well. Gaither L. said the High Tech Center originally budgeted at \$16 million, but again being a renovation of an older building has unforeseen costs and that is why they are under budgeted. Gaither L. has been asking for the list of Empty Spaces on campus since July to plan appropriately but has yet to have received it and we need to remember as we keep relocating for projects we might have even more vacated spaces. Martha Robles asked why Campus Safety is on the list since they are a district function and the President was told MJC must fund it. Elaine Schuber asked with these new Unfunded and Underfunded projects brought to light, if the Allied Health project comes in under bid if the extra money will be available to them since they have cut back several times to help out other projects, as they very much want those extra items that were in their original plan. She said they were told by Kitchell they have options to add back some of their items. Brian Larson would like to see a column added on this list showing where the cost is as it relates to the project that caused the secondary effects.

The President said the problem is they handed out all the money for projects without holding a pot of contingency funds and he felt it crucial to bring these issues to the Facilities Committee in hopes to work through this. Gaither L. passed out the Proposed Summary sheet and said he feels some items on the list must be addressed right now like the Library renovation. We could stay at the lower amount and just upgrade the plumbing, electrical, heating and air; however, we would not be meeting our student needs like we would by building an integrated Learning Resource Center. He also stated we have no choice but to do the Art Building project because of the safety issue and being legally culpable. The AMR site needs to have the structure destroyed immediately as it is a huge liability. We need to make a choice with Community Ed by either going to the community to hold all classes; which would decimate their program or we need to find a home for them on campus permanently. The Student Center project: when Admissions & Records vacate the Student Center we are going to need to move the Career & Transfer Center there and this will cost additional money. The Student Center and Library projects are linked. The college contingency shows \$8,585,689 and we need to move forward on these projects. The initial plan was for Founders Hall to move to Pirates Village, then back to Founders Hall and then the Library would move into Pirates Village.

Ken Meidl stated the Contingency list doesn’t include any dollars for the Science Center, he’s spent all Spring planning and going through engineering and all this information is very sudden. Another member questioned if the ILRC would help our Basic Skills. It brings everything together Math, English, Tutoring and Labs, along with all the Library tools.

Brian Sanders and Matt Kennedy shared the updated Library plan. The oldest part of the Library will have no invasive modifications to save as much money as possible. The new design shows everything opened up with minimal walls. The ceiling will be built with absorption rate keeping sounds down in the quiet rooms. Focus groups and online surveys were used to determine the needs and requests from students to arrive at this design. The President listened to comments, concerns and frustration from committee members and stated unfortunately it seems all Measure E recipients have been misled from what they were initially told.

We need to see our Inventory of Space List to figure everything out and possibly find space for Community Ed. We start scheduling now for Summer using any free space before the 5/8/11 expiration date. George Boodrookas expressed his concerns that Community Education always comes last when it comes to space issues. Gaither L. urged members to remember bids haven't been received yet on the College Contingency list and we could end up coming in lower. He asked members if they preferred to pull Community Ed off the list right now and move forward on the other projects and bring back a more concrete plan for Community Ed later; however, he reminded them we are using architects every time we consider different options, thus spending more Measure E funds. The majority of members present are in favor of moving forward with the Library, Art, Campus Way Parking and Student Center/Career Transfer projects.

## **2. MEASURE E PROJECT UPDATES**

### **A. New Property on Campus Way**

No time to discuss.

### **B. West Campus –Infrastructure Plaza West**

No time to discuss.

### **C. Library / LRC**

No time to discuss.

### **D. Central Plant Building**

No time to discuss.

### **E. Science Community Center**

No time to discuss.

### **F. Allied Health Building**

No time to discuss.

### **G. Student Services Building/Morris Building Remodel/Trees**

No time to discuss.

### **H. Founders Hall Modernization and Swing Space**

No time to discuss.

### **I. High Tech Center**

John Zamora reported he met with the High Tech Center group for their first value engineering session. Matt K. stated structural issues bring up unforeseen things we have to fund, which drives the cost up for renovation and secondly exterior cladding adds to unforeseen costs.

### **J. Softball Complex/Concession Stand, Restrooms & Storage Shed**

Bill Kaiser asked why the Press Box was removed from the standing agenda item and Gary Whitfield said he was informed that was not part of the project. Gaither L. researched this and found that the Press Box was included in the Facilities Master Plan but not the last set that went through; so basically Bill K. says it is and the consultants says it is not included. Gary W. stated if there are savings later this could be discussed but as of now there is no Press Box.

### **K. Ag Projects**

No time to discuss.

### **L. Art Building**

No time to discuss.

### **M. Patterson Educational Site**

No time to discuss.

**2. LEASED SPACES/NEW HOMES** – No time to discuss.

**3. PARKING & TRAFFIC ISSUES** – Gary W. reported the Shuttle Bus has been moved and is stopping on Blue Gum as opposed to on campus and will remain this way. They are presently building a much larger new covered bus shelter on Blue Gum. They are also fixing

the pavement and sidewalk. The new buses are much larger and with all the construction there is not enough room for them on campus.

**4. SCHEDULED MAINTENANCE PROJECTS – Update from Facilities and Other Members** – Tim Nesmith reported the HVAC gym project and Boiler projects are completed and they are presently just working out little kinks at this time.

**5. HAMMER CAGE** – Bill K. stated the Hammer Throw event has caused a big safety issue and needs relocation. Presently the device is being thrown on the Football field and football and softball players are getting injured due to the holes. After each event they must haul in sand to fill the holes, but it's not helping enough, as players keep tripping in them. They used to be located on West Campus but moved to East due to construction. He found a spot to use that was the location in the 1980's. There is a concrete handball court on West Campus by Collegiate and Student Center Drive and he would like to relocate the Hammer Cage to that area. They will use the existing small building for storage and paint it to look more appealing, add netting and he stated it is not necessary to fence the area. Bill K. said there is no cost for this project. Gary W. told Bill K. to bring this item to the Campus Development Committee Advisory meeting on 10/15/10. Melissa Beach will send him the CDAC procedures document for him to complete.

**8. NEXT MEETING – November 12, 2010, 9:00am – 11:00am, Science Room 127**