



MJC FACILITIES / CAPITAL CONSTRUCTION ADVISORY COMMITTEE
December 10, 2010
9:00 a.m. to 11:00 a.m.
Science Room 127

AGENDA

ACTION ITEMS

Meeting Summary from October 8, 2010. *

DISCUSSION ITEMS

1. Additions to Agenda
2. El Capitan Building – Future Use
3. Measure E Project Updates:
 - New Property on Campus Way
 - West Campus –Infrastructure / Plaza
 - Library / LRC
 - Science Community Center / Central Plant
 - Allied Health Building / Central Plant
 - 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
 - Student Center / Career Transfer
 - Patterson Educational Site
 - Turlock Site
4. Leased Spaces/New Homes
 - Community Ed, Carpenter Rd – *exp. 5/8/11*
 - Founder's Storage, Woodland Av – *exp. 5/31/11*
 - Security, 9th St – *exp. 6/30/12*
 - Tech Svcs., 9th St. – *exp. 5/31/13*
 - Tech Svcs., Stoddard Av. – *exp. 6/1/13*
 - MICL – *Needs to be relocated*
5. Parking & Traffic Issues
6. Scheduled Maintenance Projects – Update from Facilities and other Members
7. Next Meeting – January 14, 2010, 8:00am – 9:30am, Science Room 127

* Indicates handout

Modesto Junior College
Facilities/Capital Construction Advisory Committee
Meeting Summary
December 10, 2010
9:00am – 11:00am
Science Room 127

Present: Mel Ainsworth, Mark Anglin, Melissa Beach, George Boodrookas, Tobin Clarke, Becky Crow, Lloyd Jackson, Bob Nadell, Tim Nesmith, Martha Robles, Brian Sanders, Elaine Schuber, Brian Sinclair, Sherri Suarez, Mike Sundquist, Sandy Vanwey, Gary Whitfield, John Zamora

ACTION ITEMS:

MEETING SUMMARY FROM October 8, 2010 – John Zamora asked to change page 2, letter I, High Tech Center to state “they met with the High Tech Center and their first value engineering session. George Boodrookas added “and I don’t see that happening” to the end of the “lifelong learning” sentence in first paragraph, as that is what Gaither Loewenstein stated. Minutes were unanimously approved by committee members after suggested corrections were made.

DISCUSSION ITEMS:

Gary Whitfield stated there were some changes made to the new Student Center, etc. and if people want to know what their present Measure E budgets are they should look at the board agenda.

1. MEASURE E PROJECT UPDATES

A. New Property on Campus Way

The AMR property (parking lot) is on schedule for Fall 2011 completion and they are doing the hazmat now. They have the preliminary plans and the first step is to abate and demo the building. The parking space will provide 138 spaces. The savings for paving over the lot as opposed to building a new lot is \$180,000 less.

B. West Campus –Infrastructure Plaza West

They go out to bid in 1 month and in 2 months should have a bid on the Plaza, roads and signage.

C. Library / LRC

Tobin Clarke received the first Library plans, had questions and has not yet heard back on them.

D. Science Community Center / Central Plant

The steel is starting to be erected. The lawsuit is hopefully settled and we will hear the outcome in about 2 weeks. They are presently working on the museum, big equipment, and are on schedule.

E. Allied Health Building / Central Plant

An Allied Health building presentation was given to the Board and was very impressive, reported Gary W. Grants are going out for nursing technology funds and Elaine Schuber reported on the Allied Health building walk-thru.

F. Student Services Building/Morris Building Remodel/Trees

The Student Center Career Transfer project went through the architecture process and they chose Lionakis.

The floors have been poured on the Student Services building and they have begun working on the interior wall structures. They are on track to open Fall 2011, approximately in October, to be fully functional for Spring 2012. Nothing will take place in Morris until they move into the new building. They made minor changes downstairs to address the international students and tutorial changes. They are presently picking colors, paint, etc.

Brian Sinclair reported the Tree committee is putting together a listing of tree species for Gaither L. This will help us to pay attention to what is being planted and the care that will be needed. We won't just consider aesthetics, but instruction as well with our arboretum and labeled trees. They are trying to replace trees in conjunction with construction. The problem isn't only watering the trees, but being careful not to damage them with a weed eater, etc. There is language in the contract that is quite extreme on what needs to be done in care of the trees. They took a picture of a tree that had been abandoned; assessed it; and determined it did not need to come out; however, they did find that contractors were not taking any steps to protect this tree. Brian S. said after we lost the Laurel on the east side of the Auditorium, the President called Matt in unexpectedly and told him to go get the contractors and make them take care of it.

G. Founders Hall Modernization and Swing Space

The completion date is for 7/25/11 as of now. They are still scheduling for Fall in Pirates Village, with a slow transition back into Founders Hall. Brian Sanders said a meeting was held the other day and all is on schedule. The deans will tour the building next week. They are meeting with the furniture people now picking teaching stations, furnishings, etc.

H. High Tech Center

John Zamora stated they held their second value engineering session and were \$1.5 million over budget, but after the second meeting they are now \$609,000 under budget and now have a \$500,000 contingency fund, so they are quite ecstatic. They are taking plans back for finalizing and sending to DAC.

I. Softball Complex/Concession Stand, Restrooms & Storage Shed

The softball concession will start to mobilize in approximately one month for \$421,000 and will take 6 months to build. They will keep an accessible pathway to the field and that is stated in the contract. Conversation was held regarding the first initial price for all Softball projects at \$225,000 that has turned into a \$1.6 million project.

J. Ag Projects

Mark Anglin reported they ran into problems with the siding and roofing and had to go through 2 separate contractors. When you change contractors you have to go through a new search, approval, etc. and this causes delay. They have the contractor now and are ready to get started. Mid to late January the siding should be done. He said you walk in and see these changes that you know you did not request or make and then you have to fix that, which further delays things (example, a wash rack was installed without a drain.) He suggested that everyone should perform weekly walkthroughs of their projects.

K. Art Building

One tree will be cut down on the side of the Art building over Christmas break to allow space for moving the kilns outdoors and extending the patio. Ten new trees will be planted there. HVAC on the Art building starts in the summer, so the building will be closed then.

L. Patterson Educational Site

The Board agreed to let us look at different sites and an industrial park is being costed out right now. They started looking at infrastructure on the initial site and it was too costly, but we do still have that donated property, though it is not an ideal location on the outskirts of town. Conversation was held regarding how much money has been lost in the past 2 years on this property so far. They were \$3.5 million over budget. The new location they are looking into is really nice. They plan to keep within budget and it will come back to this group. For the record, there is concern that Patterson site will stay within its original budget, since they have to move it to a new area.

M. Turlock Site

They are negotiating with Stan State about property leased or given to us where the old dorms were at Stan State. We could put in portable classrooms on this site and hold Basic Skills classes such as Math and English. Gaither L. is working with Stan State on this project. The Turlock project is budgeted at \$1 million and Patterson is budgeted at \$5 million. The goal is to get the land and buildings on the Turlock property for \$1 million. Measure E does not pay for securing, cleaning, staffing or faculty, so these expenses must be taken into account. Discussion was held on how we have not planned accurately by not always figuring the cost of staffing, faculty, security, etc., and Gary W. stated there is a 5-year plan with total cost of ownership and staffing regarding the additional buildings and Gaither L. is working on this and asking YCCD to do the same. Unfortunately, this did not take place years ago when initial planning took place.

2. **PARKING & TRAFFIC ISSUES** – The President responded to student concerns and gave back 25 spaces in Lot 102 (Ag) to the students. The loss of Lot 103 put an extra burden on the Ag parking lot and students complained it was underutilized by staff. Tim Nesmith stated they are waiting for the Plaza bid to come back and then look at what they might have for lots on West in regards to additional parking needs.
3. **SCHEDULED MAINTENANCE PROJECTS – Update from Facilities and Other Members** – Tim N. reported that El Capitan will be converted and made into the Technology Services building. Workforce Training would go to the second floor of John Muir. Mel Ainsworth stated they have done extensive work on plans preliminary to costing and no ceiling, floors, redesign of walls are needed visually or security-wise. Gaither L. held a planning meeting with Matt Kennedy for estimates. Mike Sundquist shared concerns he had regarding his shared space there for performance use. He said the public has to have access to the restrooms and an office was dedicated as dressing room space, so these things would need to get worked out. He's concerned as security is developed, that those areas have always been open. Tim N. will include Mike S. in the planning meeting.

People have gone through the Founder's storage and claimed furnishings. They are working with the Interschola company, doing inventory and assessment, and an auction on EBay. Whatever is left over will be considered of no value and disposed of. This is a one-month process. The storage lease has expired so they are on a prorated daily fee instead of renewing the lease.

4. **HAMMER CAGE** – The proposed hammer throw/discus location was ruled out after viewing the spot and feeling it was an accident waiting to happen, so it will be placed by the new Softball field.

5. NEXT MEETING – January 14, 2011, 8:00am – 9:30am, Science Room 127