



MJC FACILITIES / CAPITAL CONSTRUCTION ADVISORY COMMITTEE

February 11, 2011
9:30 a.m. to 11:30 a.m.
Science Room 127

AGENDA

ACTION ITEMS

Meeting Summary from January 14, 2011. *

DISCUSSION ITEMS

1. Additions to Agenda
2. Measure E Project Updates:
 - West Campus –Infrastructure / Plaza – Matt Kennedy
 - Library / LRC – Tobin Clarke
 - Science Community Center / Central Plant – Ken Meidl/Sandy Vanwey
 - Allied Health Building / Central Plant – Maurice/Elaine
 - Student Services Building/Morris Building Remodel/Trees – Don Low
 - Founders Hall Modernization and Swing Space – Brian Sanders
 - High Tech Center – Brian Larson/John Zamora
 - Softball Complex, Concessions/Restrooms Facility – Bill Kaiser
 - Ag Projects – Mark Anglin
 - Art Building – Mike Sundquist
 - Patterson Educational Site – George Boodrookas
 - Turlock Site – George Boodrookas
3. Secondary Effects
 - Student Center / Career Transfer – Don Low
 - Phase 2 – Pirates Village – Brian Sanders
 - El Capitan – George Boodrookas
 - New Property – Campus Way – Tim Nesmith
 - Leased Spaces/New Homes
 - a. Community Ed, Carpenter Rd – *exp. 5/8/11*
 - b. Founder's Storage, Woodland Av – *exp. 5/31/11*
 - c. Security, 9th St – *exp. 6/30/12*
 - d. Tech Svcs., 9th St. – *exp. 5/31/13*
 - e. Tech Svcs., Stoddard Av. – *exp. 6/1/13*
 - f. MICL – *Needs to be relocated*
4. Parking & Traffic Issues – Becky Crow
5. Scheduled Maintenance Projects – Update from Facilities and other Members – Tim Nesmith
6. Next Meeting – March 4, 2011, 1:00pm – 3:00pm, Science Room 12

* Indicates handout

Modesto Junior College
Facilities/Capital Construction Advisory Committee

Meeting Summary
February 10, 2011
9:30am – 11:30am
Science Room 127

Present:

Mel Ainsworth, Technology Services
Mark Anglin, Agriculture Project's Workgroup Chair
Melissa Beach, Facilities Committee Recorder
Becky Crow, Campus Safety
Carmen Fernandez, Facilities Committee, Co-Chair
Bill Kaiser, Softball Field Workgroup Chair
Dave Keener, Facilities Planning & Operations
Matt Kennedy, Kitchell
Brian Larson, Co Chair/High Tech Center Workgroup Chair
Gaither Loewenstein, MJC President
Don Low, Student Services Building Workgroup Chair
Maurice McKinnon, Allied Health Workgroup Chair
Ken Meidl, Science Community Center Workgroup Chair
Audrey Mills, Kitchell
Tim Nesmith, Infrastructure/Loop Road Workgroup Chair
Martha Robles, Student Services Building, Member
Elaine Schuber, Allied Health, Member
Sherri Suarez, Founders Hall and High Tech, Member
Sandy Vanwey, Science Community Center, Co-Chair
John Zamora, Founders Hall and High Tech, Member

Absent:

Patrick Bettencourt, Literature & Language Arts Dean
Donna Blagg, Allied Health, Member
Mark Boddy, Kitchell
George Boodrookas, Patterson/West Side Ed Workgroup Chair
Nancee Carrillo, ADA Committee Representative
Tobin Clarke, Library/LRC Workgroup Chair
Luz Gonzalez, Kitchell
Jim Howen, Technical Education
Cece Hudelson Putnam, Business, Behavioral & Social Sciences/High Tech, Member
Lloyd Jackson, Campus Safety
Judy Lanchester, Facilities Planning & Operations
John Mendes, Agriculture Projects, Co-Chair
Mark Newton, Kitchell
Marie Otaya, Kitchell
Brian Sanders, Founders Hall Modernization, Member
Mike Sundquist, Performing, Media and Arts Center Workgroup Chair
Nadia Vartan, Interim Manager, Media & Technology
Karen Walters Dunlap, Vice President, Instruction

MEETING BEGINS: 9:32am

ACTION ITEMS:

MEETING SUMMARY FROM January 14, 2011 – Jim Howen, per Elaine Schuber, requested change on: 3H High Tech Center, 3rd paragraph "West Campus parking should be considered if additional funds are left." Minutes unanimously approved, with correction made.

DISCUSSION ITEMS:

1. **ADDITIONS TO AGENDA** - No additions.

2. MEASURE E PROJECT UPDATES

A. West Campus –Infrastructure / Plaza

Matt Kennedy reported the underground utilities are complete. The pathway is underground for Fiber Optics and that project is almost complete. Some facilities require overhead electricity, but all of the overhead utility poles will eventually be eliminated. The Plaza is out to bid which has two parts, one being the Plaza connecting Allied Health and Science buildings and the second being road repairs. To maintain traffic they can only work on half of the road at a time and notifications will be made regarding any road closures/obstructions due to repairs. The plan is to start at the end of the term and be completed by Fall 2011. Sherri Suarez questioned where the road repairs are located as she has several events that will be held on West Campus in June 2011 and Matt K. stated most are on the back side of West Campus, Student Center Drive off Brink has improvements and they will be adding a right turn lane to the major entrance to West Campus. Matt K. and Sherri S. will work together on the schedule of work to take place (location and timeframe.)

B. Library / LRC

Matt K. stated the design is complete for the Library and the architecture is working on construction documents, getting ready to go to DSA, get DSA approval and are on target to start construction. So, in Pirates Village phase 2, the Library will relocate there after the others move out.

C. Science Community Center / Central Plant

Ken Meidl stated the Science project is running behind. They had issues getting the steel in a timely fashion, had to bring in an additional contractor, but are still scheduled to be complete by June 2012.

D. Allied Health Building / Central Plant

Maurice McKinnon stated the Allied Health project is on schedule and they plan to move at the end of the term. They are presently working on FF&E.

E. Student Services Building/Morris Building Remodel/Trees

Gaither Loewenstein reported they looked at the plans for the Student Center and they appear to be overbuilt and under built in areas. They have 29 counseling offices and only 18 counselors, 2 labs- the Testing Center and DSPS labs that duplicate what we already have on West Campus and this is all very problematic. He needs Don Low and his managers/staff/faculty to discuss what needs to be done. After seeing the results of these plans, we will now be able to put more in the Student Services Building than originally planned. We will not have to do the Morris Remodel which will save money, as presently we are \$2 million in the hole on our exposure report and savings by eliminating the Morris project will put \$1 million back into our college contingency fund. Brian Larson asked if there would be extra costs with these changes to the Student Services building and Gaither L. reported there would not be, as they are using the existing plans and making it work. Gaither L. stated it's a utilization issue and we have to see if it is feasible to decommission the West Campus Labs. Mel Ainsworth asked for Technology Services representation at the next Student Services building planning meeting. Gaither L. asked Mel A. for Technology Services to do an assessment on sufficiency of size of labs on East Campus and inventory of equipment on West Campus in the 2 labs: Testing and DSPS. Are they utilized wisely? Is the age of the equipment adequate or outdated?

F. Founders Hall Modernization and Swing Space

John Zamora stated the furniture for Founders was selected on Tuesday and this project is running ahead of schedule, with a July 2011 completion date. He is fairly confident they will complete on time or earlier. They will move furniture in and then Technology Services will do their part. Matt K. will work with Technology Services regarding an earlier move in date. Matt K. stated he would like to do the transition as labs and classes become available and start moving in early. John Z. said for an example close the Magic Lab for 2 days and move computers. Mel A. shared concerns about moving in the middle of a working semester and further discussion was held regarding moving dates. Carmen Fernandez asked Mel A. the amount of time needed for the move. Mel A. explained there is too much involved to answer that question. He needs to know the number of computers being moved, how many network printers, faculty with KVM switches for sharing, etc. Gaither L. asked for Mel Ainsworth, Nadia Vartan, Matt Kennedy and users to meet and develop a timeline for all moves regarding technology. Gaither L. stressed he wants everything running by Spring even if overtime and/or working over the winter break is needed. Matt K. will convene the meeting of these parties and report back at the next Facilities Meeting.

G. High Tech Center

John Z. and Brian L. the High Tech Center project is in architecture-mode right now and getting ready for designs.

H. Softball Complex, Concessions/Restrooms Facility

Bill Kaiser reported activity is taking place on the Softball field and restrooms. He stated he has completed a request for Measure E Funds for the Press Box to complete the original plan. He is presently looking at a modular unit and is requesting \$20,000 for this \$17,500 project, adding the extra amount to be safe. Bill K. handed the request to Carmen F. and we will put this on our agenda for next month. Gaither L. stated with our \$2.5 million deficit it is highly unlikely this Press Box will be funded and he does not want to give false hope. Sherri S. asked since we have had several projects come in under budget, isn't our contingency doing better? Gaither L. stated many huge items were forgotten about along the way or not planned for. We were leasing space off campus and did not plan any homes for any of these areas. As we get newer figures from Kitchell maybe things will change. We presently have \$4 million dollars held in a legal contingency for the Science lawsuit locked up. If that problem is solved, maybe we will be okay and any unspent monies will revert

back to the college contingency. Mark Anglin stated he appreciates Gaither L. informing us of this and asked if departments still have needs, can they bring those forward in the future and if funds become available perhaps those needs could be looked at. Gaither L. stated absolutely keep those plans/requests in writing as money could become available, even with fundraising. The important thing is to still plan and try to design to meet your needs and that keeps your needs list alive.

I. Ag Projects

Mark A. reported the Ag Pavilion has suffered significant challenges with subcontractors, etc., with an original completion date of December 2010 which has moved to July 2011, with furniture and IT moving in taking an additional 2 months and taking possession October 2011. He added they have had to make alternate plans with events and such so many times and their Ag Open House is scheduled for the second week in October 2011 and he is very eager that the completion will be done in order to hold their Ag Open House at that time. Sherri S. stressed concerns because the completion of the Pavilion adds to all the other projects (Founders, Library, etc.) with Mel A. for Technology Services and this must be looked at now for planning. Mark A. stated they have not scheduled classes in there for Fall 2011 and they have started conversations for the Facilities procedures plan for that building. Maurice M. asked if it would be helpful to have a schedule showing all projects and their completion dates. Matt K. will bring this schedule regarding project completion dates, moving in, Technology service needs, furniture, etc. to our next Facilities meeting.

J. Art Building

Matt K. stated this project is out to bid for improvements with all work being scheduled during the summer. There are presently no changes at this time. The Art project is mostly mechanical with exhaust and HVAC issues. Sherri S. asked if the Art patio would be off limits during Summer and Matt K. said yes, as they are adding onto that area. The area will be fenced off during construction.

K. Patterson Educational Site

Gaither L. stated in context with cutting \$8 million dollars from our MJC budget, many concerns have risen on why we are building in Patterson and Turlock. He stated those areas were part of the 2004 Bond Initiative and we received huge voter support on this. We are keeping construction costs below budget and keeping other costs to a minimum with staffing and other needs for these sites. We were given land for free in Patterson, however, with needed improvements it was going to cost \$3.5 million, so it was looking like a \$9 million project with only \$4.5 million budgeted for it. Instead they are buying land for \$850,000 and putting Gen7 modulars in that are energy efficient, equipped with solar panels on the awnings. We have a HUD grant as well. By designing this way, we enormously save on utilities. We have downsized and the staffing will be provided by Stanislaus Alliance. Gaither L. stated he is doing all he can to keep within the original budget and to keep the promise to our voters and the communities who want this. The Patterson project is scheduled to open Fall 2012. Sherri S. asked what happened to the \$1 million already spent on the Patterson project and Gaither L. stated District will cover that with the District contingency fund.

L. Turlock Site

Gaither L. stated we are in partnership with CA State University, using the Gen7 concept again, with 2 classrooms, restrooms and parking for \$900,000 budgeted and his goal is not to add any more expense to this project. Turlock is scheduled to open Spring 2012. Sherri S. questioned about staffing for the Turlock site and Gaither L. stated, in the beginning we will only hold night classes and MJC will be responsible for maintenance and CSUS may want to use the facility during the day and actually share maintenance costs with us. The CSUS President must handle this facility delicately as we cannot compete with their classes. Initially we will hold Workforce and ESL classes there. We will meet with our faculty and theirs regarding pre-collegiate classes being held eventually. For now the plan is "chalk and talk" classes with no needs for technology. MJC's Turlock site is located across from the CSUS campus.

3. SECONDARY EFFECTS

A. Student Center / Career Transfer

Matt K. reported the Career Transfer project is scheduled to meet with the architect in March and are just getting started on the design plans. The modulars presently placed in Pirates Village are leased. The question came up if we end up with extras can we return them to save money, but the leases were paid up front. If we need them longer when the lease expires we can pay month to month.

B. Phase 2 – Pirates Village

Discussed above.

C. El Capitan

Matt K. reported they are presently trying to get a cost model for El Capitan. Technology Services is moving in and Workforce Training is moving out and into John Muir. The Dance Studio will stay intact in El Capitan.

D. New Property-Campus Way

Tim Nesmith reported the plans for the parking lot are presently in DSA. They will first abate and then demo the building. They will save money on this project by resurfacing the parking lot instead of building a new one. The existing asphalt and concrete slab are usable so they will resurface over that.

E. Leased Spaces/New Homes

Gaither L. stated the Founders storage has been vacated. George Boodrookas has extended his lease for Community Ed on Carpenter Road with a month-to-month lease through the summer. This has been approved, as long as Community Ed can pay for it. Security from 9th Street is still exploring areas to relocate. Technology Services from 9th Street will move to El Capitan and they could move out early but we need to check the status of the lease. Teresa Scott handles the leases. Carmen F. asked Tim N. to bring back an update to our next Facilities meeting from Teresa Scott regarding the status of leases.

4. **PARKING & TRAFFIC ISSUES** – Becky Crow stated nothing new to report at this time.
5. **SCHEDULED MAINTENANCE PROJECTS – Update from Facilities and Other Members** – Tim Nesmith stated nothing new to report at this time.

MEETING ADJOURNED: 10:29am

Action Items

- **Matt Kennedy & Sherri Suarez-meet to discuss road repair schedule on West Campus.**
- **Martha Robles-next Student Services building planning meeting include Mel Ainsworth.**
- **Mel Ainsworth-assessment on sufficiency of size of labs on East Campus and inventory of equipment on West campus labs: Testing & DSPS. Are they utilized wisely? Is equipment adequate or outdated? Report back to next Facilities meeting.**
- **Matt Kennedy, Mel Ainsworth, Nadia Vartan, other necessary users-meet to discuss move dates from Pirates Village to Founders, develop timeline and report back to next Facilities meeting.**
- **Matt Kennedy-bring updated schedule of all projects, completion dates and move dates list to next Facilities meeting.**
- **Tim Nesmith-meet with Teresa Scott regarding status/details of Leases and report back to next Facilities meeting.**
- **Melissa Beach-Add Press box to agenda, scan and copy Bill Kaiser's Request for Measure E funds for next meeting.**

NEXT MEETING – March 4, 2011, 1:00pm – 3:00pm, Science Room 127