



**MJC FACILITIES / CAPITAL CONSTRUCTION ADVISORY
COMMITTEE
February 27, 2009
10:00 a.m. to 12:00 p.m.
Founders Hall - Room 121**

AGENDA

ACTION ITEMS

1. Meeting summary review of January 23, 2009. *

DISCUSSION ITEMS

1. Additions to agenda
2. Measure E Project Updates:
 - DTSC / CEQA West Campus Update
 - West Campus - Loop Road and Utility Infrastructure
 - Library / LRC
 - Parking Lot
 - Science Community Center
 - Student Services Building
 - Founders Hall Modernization
 - Founders Hall Swing Space Taskforce
 - High Tech Center
 - Softball Complex
 - Ag Projects
 - Allied Health
 - West Side Site - Patterson
 - Turlock Education Site

3. Measure E Project Budget Update *
4. Art Building
5. Schedule Maintenance Projects *
6. CDC – The Campus Development Advisory Committee status.

*Indicates handout



Facilities/Capital Construction Advisory Committee Meeting Summary

**January 23, 2009
10:00 a.m. – 12:00 p.m.
Founders Room 121**

Present: Brian Larson, Ken Meidl, Sandy Vanwey, Dr. Richard Rose, Tim Nesmith, Dave Keener, Gary Whitfield, William Kaiser, Dale Pollard, Jim Howen, Michael Sundquist, John Zamora, Sherri Suarez, Bob Nadell, Brian Sinclair, Ken White, Lloyd Jackson, Mark Anglin, Martha Robles, Elaine Schuber, Tobin Clarke, Matt Kennedy (Kitchell), Audrey Mills (Kitchell), Mark Boddy (Kitchell)

ACTION ITEMS:

Meeting summary of November 14, 2008 meeting was approved as written.

DISCUSSION

ITEMS:

1. **ADDITIONS TO THE AGENDA -- None**

2. **PROJECT UPDATES**

West Side Site

The project is in DSA for review and approval. The CEQA process is continuing to move forward. The committee is putting together a program Review. The target completion date is December 2009 with a Spring 2010 opening.

Art Building

The Art Building, Assessment Building Report, generated by Kitchell indicates that there are some life and safety issues that need to be addressed. Most of the work that needs to be done is HVAC systems. The final report has been finalized and sent to the YCCD Board. The Committee is unsure of how the work is going to be paid. The project could be part Measure E and Scheduled Maintenance. There was concern voiced that the report included aesthetic and deferred maintenance and this should not be paid for with Measure E money.

NOTE: The committee chair clarified that the committee is now covering more than just Measure E projects. The name was changed and the committee now has a broader scope. Items being reviewed by the committee should be clearly identified as Measure E projects or not Measure E projects.

Parking Lot

They are in the process of disconnecting the utilities to get ready for construction. Work is to begin February 2009. A signal is being installed at the corner of Stoddard and Tully. The project will be completed in April. There will be a total of 455 parking stalls.

Concern was voiced by a number of attendees regarding the location of the west driveway of the new parking lot. They noted that the location does not align with the signal and will cause major traffic issues with students trying to get in and out of the parking lot via this driveway.

Science Community Center

A Value Engineering session was held in December to bring the project back into budget. The final report has been issued and the project is back within budget. The 50% construction drawings have been completed and are under review. The architect is progressing on the 95% construction documents.

DTSC

All the testing is complete, the hot spots have been identified, the report is complete and submitted to DTSC. DTSC promised a response by today. Lack of DTSC clearance is holding up the Ag Housing, Ag Pavilion, Softball field, Beef & Sheep, and Allied Health.

Student Services Building

Student Services Building has moved past the Schematic Design and is Design Development. Drawings are expected in February. The project is significantly over budget. The trees that were within the project building envelope were removed during the winter break.

Founders Hall Modernization

Currently the project is \$2 million over budget plus the cost of interim housing. A swing space committee has been formed to review possible locations for the swing space. The swing space committee has nine months to solve the swing space issue. The architects and the project committee are looking at ways to reduce the construction costs. The project is about ready to go into Schematic Design.

One of the potential sites being looked at for swing space is Muir Hall once the Allied Health building is completed. Elaine Schuber wanted the committee to note that the LVN program will have no place to go if they are displaced from the 2nd floor of Muir Hall. The LVN program is not moving into the Allied Health building.

High Tech Center

The project is slightly over budget but the project committee is confident that the project will be value engineered into budget. The project is on track. Timing of the High Tech Center could be an issue if the West Campus Science Community Center is delayed.

Softball Complex

The softball field is in DSA awaiting approval. Currently the Softball Field is \$320,000 over budget and does not include a restroom/concessions facility.

Ag Complex /Modular Living / Ag-Animal Facilities / Multipurpose Pavilion

Ag Modular Living is ready to move forward once DTSC is cleared. The Beef and Sheep Units and the Ag Pavilion are in DSA.

Allied Health

The project is in DSA awaiting approval. DSA approval is expected mid-February. The project colors have been chosen. Elaine Schuber reminded the others that everyone needs to be mindful of changes; the architect's contract allows for a certain scope. If you exceed the scope of the contract the architect will request an additional services contract.

Scheduled Maintenance

The Student Center on the east campus will be closed from May to October for scheduled maintenance. They will try to keep the food court open. The HVAC system needs to be upgraded. The Business office and bookstore will be closed.

Numerous other projects are scheduled and will be listed in the next agenda. The committee members voiced concern that the library, media and IT departments haven't been informed about all of these projects. By notifying these departments it will help so they can be prepared to deal with the issues caused by the closures and relocation of services.

3. CAMPUS MASTER PLAN UPDATE

The campus master plans have been updated and are posted on the website for review. A number of projects changed from what the BFGC master plan illustrated so an update has been prepared. Matt Kennedy

from Kitchell reviewed the changes between the old master plan and the updated master plans for the committee.

Concern was raised about the configuration of the new Tully Road parking lot. The driveway to get in and out near the signal may be problematic. Those entering or exiting the parking lot from the east driveway will create a traffic hazard both entering and exiting the lot. The driveway should have been aligned so that the traffic from the parking lot could enter or exit at the signal. It was pointed out that there is not enough land to align the drive and additional land would have needed to be acquired to do this.

A question was asked regarding the West Campus' ability to handle the increase demands that will be made on the utilities. Kennedy provided an update on the West Campus Infrastructure project which will upgrade the utilities to serve the new buildings.

There was great concern about the amount of parking that will be available on the West Campus once the new buildings are completed and occupied. No additional parking stalls are planned even with the addition of numerous new buildings. The lots are impacted now and once additional students are added the problem will only increase. There is no money in the budgets to pay for additional of parking. Suarez stated that the parking issue was discussed in the original meetings but everyone was more concerned with having the money allocated to their project so allocating money to increase the parking stalls was tabled. Consensus of the committee was that the parking issue needed to be studied.

4. MEASURE E EXPOSURE PROJECT UPDATE

The Student Services budget shows an increase of \$5.4 million and that it was approved by the Steering Committee. Many committee members voiced concern that the budget increase was approved without first coming to this committee for discussion and recommendation.

Dr. Rose responded by stating that they had Kitchell put together numbers to see where the project stood; the school wanted the project to get back on track. The project was stopped and it was costing even more money. Student Services will be value engineered to minimize costs. The budget has not been changed but the project was given permission to move forward with Design Development. Dr. Rose stated that every project needs to stay in budget.

Elaine Schuber stated that the committee she represents would like to change their buildings name from Allied Health & Life Sciences Building to Allied Health Building. It was explained to her that there is an established process to follow in

naming or renaming of a building. Sandra Vanwey offered to forward that procedure to Schuber.

NEXT MEETING:

The next meeting is scheduled for February 27, 2009, location to be determined, from 10:00 am to 12:00 pm.

**Yosemite Community College District –
Measure E
MJC All Projects**

Projects	Budgets
Parking Structure	581,085.76
Parking Lot	8,563,914.24
Student Services Building	18,500,000.00
Ag-Modular Living Units	3,300,000.00
Ag-Animal Facilities	1,500,000.00
Ag-Multipurpose Pavilion	20,000,000.00
Allied Health & Life Sciences Building	25,822,000.00
Auditorium Renovation/Addition	19,617,000.00
Softball Complex	1,106,300.00
Turlock Educational Site	937,185.00
West Side Educational Site	5,037,370.00
High Technology Center	16,000,000.00
Library & Learning Resources Center	6,145,145.00
Science Community Center	70,000,000.00
Founders Hall	12,000,000.00
Loop Road	5,000,000.00
Utility Infrastructure	5,000,000.00
Interim Housing	1,000,000.00
College Contingency	-
Totals	220,110,000.00

\$2,500,000 was added for the Student Services Building for relocation and delay costs, \$320,000 was added to the Softball Complex and \$2,820,000 removed from Parking Lot.



2009 Scheduled Maintenance Projects at Modesto Jr College

Replace Student Center Mezzanine HVAC – East Campus
Dates: May 4 through November 4, 2009

Replace Automotive Building HVAC – West Campus
Dates: May 4 through July 6, 2009

Replace Women's PE HVAC – East Campus
Dates: May 4 through July 6, 2009

Replace Stadium Lights – East Campus
Dates: December 1, 2009 through April 1, 2010

Replace Electronics HVAC – East Campus
Dates: May 4 through July 6, 2009