



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

AGENDA

ACTION ITEMS

1. Meeting summary review of March 13, 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 – No report, Tobin unable to attend
 - 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. Reallocation of Measure E Project Funds *
4. Art Building
5. West Campus Parking
6. Scheduled Maintenance Projects *
7. Next Meeting scheduled for May 7th is cancelled due to planned Institutional Effectiveness Assessment Workshop. Suggested schedule during the summer: Every second Thursday 8:00 to 10:00 am.

*Indicates handout



**Facilities/Capital Construction Advisory Committee
Meeting Summary**

**March 13, 2009
10:00 a.m. – 12:00 p.m.
Founders Room 121**

Present: George Boodrookas, Brian Larson, Ken Meidl, Tim Nesmith, Dave Keener, Gary Whitfield, John Zamora, Sherri Suarez, Brian Sinclair, Lloyd Jackson, Martha Robles, Elaine Schuber, Tobin Clarke, William Kaiser, Rich Rose, Jim Howen, Matt Kennedy (Kitchell), Audrey Mills (Kitchell), Mark Boddy (Kitchell)

ACTION ITEMS:

Meeting summary of February 27, 2009 meeting was approved as written.

DISCUSSION

ITEMS:

1. ADDITIONS TO THE AGENDA – None

2. PROJECT UPDATES

DTSC/CEQA West Campus Update

Kitchell stated that a testing anomaly occurred in the area of the Ag-Housing project. Testing was done this week with DTSC on site to witness testing. They found a lot of concrete and rebar most of which will be broken up and removed. Test results should be available in the next couple of weeks. Also, modifications to the structural slab for Allied Health, Ag-Multipurpose Pavilion, and Science Community Center are necessary to vent the slab for vapor mitigation.

West Campus – Loop Road and Utility Infrastructure

Kitchell stated that the scope of work was reduced and only utilities (water, electricity, storm, sewer, gas, and plaza) to the new Measure E projects will be provided.

Library/LRC

Tim Nesmith reported that the committee has been notified that the FFP to the state was not accepted and will not receive state funds for construction. The Library/LRC Committee recommends not resubmitting another FFP and that the committee be allowed to use some of the Measure E funds to perform basic upgrades (i.e. carpet, paint, electrical upgrade), to the existing library.

Parking Lot

Kitchell stated that the project is on schedule.

Science Community Center

The project is in the construction document phase. Final construction documents are due in March with DSA submission in April.

Student Services Building

The Student Services Project is composed of two separate buildings, a new building and the renovation of the first floor at the Morris Building. The project is at 90% design development phase. The new building will be bid first then the Morris Renovation. The project is \$5.4 million over budget. \$2.5 million is due to the delay and relocation of the building from its original placement and \$2.5 million is due to adjacency issues created from the new location and square footage issues for the work stations in the admissions / Records / Evaluations area. Chancellor's clarification is needed on the commitment level previously provided. The project is holding a VE session next week.

Founders Hall Modernization

The project is in the schematic design phase and is currently about \$2 million over budget. There have been scope reductions in order to bring the project within the allocated budget. Ken White stated that the President has committed to finding funds to allow all of the classrooms to be upgraded. There will be a meeting next week.

Founders Hall Swing Space Taskforce

The taskforce met on 2/20/09 and potential swing space ideas were discussed (i.e. vacated spaces moving into the new buildings, scheduling issues). Opposition was made to the delay of High Tech Center if the building is to be used for swing space. Kitchell is to provide a copy of the Master Schedule of all the projects for the next task force meeting in March. No decision has been made yet.

High Tech Center

The project is in the schematic design phase and is currently within the allocated budget. The design team is in the process of performing additional code analysis for the building. Next project meeting scheduled for today, March 13, 2009.

Softball Complex

The softball complex project is currently having some minor at DSA for review and approval.

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

Ag-Modular Living Units are currently out to bid for the site work construction. The contractor for the modular units has been provided a Notice to Proceed to begin manufacturing the units.

The Ag-Animal Units project is currently at DSA for review and approval.

The Ag-Multipurpose Pavilion is currently at DSA with approval anticipated for mid-March.

Allied Health

The project drawings are still at DSA awaiting approval. A meeting with DSA is scheduled March 19th. They are working on FF&E budgets including specialty items.

West Side Site (Patterson)

The project has had its eighth task force meeting. The donation of the 10-acre parcel was finalized this month. The site will include a multipurpose facility (for staff, a library, and a computer lab) and two classroom buildings (four classrooms each). The LAFCO meeting is scheduled for April 22, 2009 and the drawings continue to be reviewed by DSA for approval. The operational plan process will begin in March along with the program review (anticipated small start of about seven sections).

Turlock Education Site

There was no report provided on this project.

3. Art Building

Tim Nesmith stated that the funding source for the Art Building has not been identified and that there is no time line identified as to when the work will take place.

4. Scheduled Maintenance Projects

The Student Center on the east campus will be closed from May to October for scheduled maintenance of the HVAC system.

Stadium light replacement - The track will be closed at dark and there will be no night classes in the Spring. No outside groups will be allowed to rent the space during the construction period.

5. Reallocation of Measure E Project Funds – Discussion

Whitfield passed out a document labeled “Reallocation of Measure E Project Funds – Discussion” which outlined potential standards that could be used to rank the additional funding requests.

After a lengthy discussion the following was decided:

- Whitfield and Larson will work on developing a submittal form for the next meeting.
- The form will standardize the request format so the projects can be reviewed and processed.
- The form will include a breakdown of dollars requested and what they will be used for.
- An outline of project costs and a description of the project needs to be included
- It is expected that each project proponent will submit all the necessary data to support/justify their request for additional funding.
- In addition to the items listed on the handout the project should also state how it relates to or meets the intent of Measure E.
- Every project needs to have gone through a Value Engineering session.
- It is expected that all the requests for additional funding will be submitted at one time and will provide a snapshot in time of the project.

Dr. Rose stated that each project should try and stay within their budget; if you can't then you come to this committee with a request for additional funds for review and recommendation. The budgets are a fixed number but may have to be adjusted.

Howen asked who has standing to come and suggest defunding projects or downsizing projects that haven't justified their expenditure. After a discussion it was decided that committee members could bring ideas to this committee and the group can make recommendations if they deemed it appropriate.

Other items discussed:

West Campus Parking Issues

Concern was expressed regarding the lack of adequate parking for both students and staff/faculty on West Campus when the new buildings come on line. Currently, there are only 100 spaces available on west campus

during the first few weeks of each semester. At the last meeting Lloyd Jackson stated that there is a Parking and Traffic committee (a District committee) that could analyze and review the parking impact that will occur with the addition of the new buildings on west campus. Upon further discussion with his superior, becky Crow she does not feel the committee is the correct body to represent this issue. Whitfield suggested adding a Facilities representative to better round out the committee.

NEXT MEETING:

The next meeting is scheduled for April 10, 2009, Founders Hall Room 121, from 10:00 am to 12:00 pm.



**MJC Facilities / Capital Construction Advisory Committee
Request for Measure E Funds
***** Draft *******

Date:

Current Measure E Project: Yes or No (circle one)

Project Name:

Current Budget: \$

Requested Amount: \$

Has the Project been through value engineering? Yes or No (circle one)

List members of requesting group or committee members requesting funds:

Description and status of the Project:

Provide a breakdown of the needs, explanation of the need (with supporting data or justification) and individual costs for each:

Please answer in detail with supporting data the following questions:

1. The requesting project supports one or more of Modesto Junior College Strategic Plan Goals.
2. The requesting project can provide Program Review data that supports growth demands of the program or service.
3. The requesting project has critical safety issues that need to be funded.
4. The requesting project can show the negative consequences of not completing the project.
5. The requesting project can show evidence of long-term campus or community facility needs.
6. The requesting project is consistent with the Facility Master Plan.



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