



Facilities/Capital Construction Advisory Committee Meeting Summary

July 16, 2009
11:00 a.m. – 1:00 p.m.
Founders Room 108

Present: Donna Blagg, George Boodrookas, Lloyd Jackson, Bill Kaiser, Brian Larson, Brian Sinclair, Ken Meidl, Martha Robles, Mike Sundquist, Gary Whitfield, Sandra Vanwey, Sherri Suarez, Tim Nesmith, Dave Keener, John Zamora, Matt Kennedy (Kitchell), Audrey Mills (Kitchell), Mark Boddy (Kitchell), Marie Otaya (Kitchell)

ACTION ITEMS:

A meeting summary for the June 18, 2009 meeting was provided.

DISCUSSION

ITEMS:

- 1. ADDITIONS TO THE AGENDA**
None
- 2. MEASURE E PROJECT UPDATES**

HAMMER CAGE

Bill Kaiser stated that he hadn't visited the existing facility recently and asked that we postpone discussion of this item to the next meeting. The cages current location is in the way of the Measure E construction and an alternate location needs to be determined and the facility moved.

DTSC/CEQA West Campus Update

The CEQA document is complete and was posted at the State Clearinghouse on 6/18/09 which began the 30 day public review period. Once the public review period is complete on 7/20/09 and all public comments are received, it will go to the Board of Trustees for adoption.

West Campus – Loop Road and Utility Infrastructure

The project is currently under design. The project committee last met on July 9th. Increment I will be submitted to DSA on July 20th.

Library/LRC

Contract with the library consultant has been signed. The first meeting is scheduled for the 1st week of August.

Parking Lot

City of Modesto water issue is resolved and landscaping work is underway. Parking Lot will be opened after the ribbon cutting on July 21st. The traffic light at the corner of Stoddard and Tully is now installed and working.

Science Community Center

The Department of State Architect (DSA) continues to review the construction documents. Initial review by DSA should be complete by mid-September.

Student Services Building

The plans will be submitted to DSA on 7/17/09. The committee started to meet with the furniture vendors. Construction is anticipated to begin in February/March of 2010. The committee reviewed and approved a new exterior color scheme in its latest meeting with the architect. There was general agreement that the new color scheme was a great improvement.

Founders Hall Modernization

The project has completed the schematic design phase, and the architect has been given approval to proceed into the design development (DD) phase. The next meeting will be scheduled for August. The latest cost estimate from the architect shows the project is slightly under budget. This estimate includes the cost for two new chillers needed for the building.

Founders Hall Swing Space Taskforce

The committee is completing its feasibility study for placing modular buildings in the parking lot west of the electronics building with overflow use at the existing softball/football practice field area. The feasibility study will include a schedule and has a working budget of \$2M. An architect will be engaged after the feasibility study is complete. Bill Kaiser noted his concern that modular buildings on the existing softball/football practice field would impede the use field for football practice.

The buildings will accommodate 31 classroom, 1 restroom facility, and 50 faculty office. This does not include Dean Office, which will need to be included in the program.

High Tech Center

The project has completed the schematic design phase. The design development phase meeting is scheduled for 8/11/09.

Softball Complex

The project was bid on July 8th with the apparent low bid falling below budget. District Purchasing is currently reviewing the bid paperwork and working through bid protests. Construction is anticipated to start September 1st. Bill Kaiser intends to submit a Request for Measure E Funds form for an additional \$500k to fund restrooms and a concession stand which would be used by both the existing soccer field and the new softball field.

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

Ag-Modular Living Units are currently under production off-site. Three have been completed. The site work construction is currently underway and is expected to be complete by December.

The Ag-Animal Units project received bids. The lowest bidder was slightly over the estimated budget. The committee decided to use some of the Ag Pavilion FF&E funds towards the overage on this project.

The Ag-Multipurpose Pavilion is currently out to bid. Bids are due on July 29th. There are currently 24 general contractors prequalified to bid.

The Ag Museum complex may have found a funding source and may soon be progressing as a project.

Allied Health

Bids were opened on June 30th and were substantially lower than estimated. The District is currently reviewing documents from the low bidder as well as bid protests. The committee continues to meet to discuss furniture options.

Patterson Educational Site

The developer is working directly with the Chancellor. George Boodrookas indicated that he had seen a draft of the project budget and noted that the project is over budget. The project budget from the developer expected to be submitted to the Board at their August meeting.

An optimistic schedule has construction starting this fall with completion in Spring 2010. Classes and operations currently held at Patterson High School would be relocated to the new Educational Site once it is complete.

The task force is pursuing two potential funding sources to cover approximately \$1.4M of off-site work. The regional Economic Development office in Seattle (part of the Federal Stimulus package) will review their request in October. Alternately, the Economic Development

Administration (EDA) may approve funding if the task force can demonstrate the facility's ability to create jobs and "build a workforce."

The task force and the developer are working with Stanislaus County on the County's request that the project complete a road widening from Ward Avenue to Hwy 33, in part to serve traffic from the Newman area to the new site.

Turlock Education Site

No update provided.

3. REALLOCATION OF MEASURE E PROJECT FUNDS

The procedures to accompany the form were presented in draft form. Gary asked for comments on the form by the end of next week (7/24/09).

There was considerable discussion about when project budget savings could be realized and potentially made available for other projects. Kitchell indicated that project bidding locks up approximately 75% of the project budget, and that final project costs can be better estimated after bids are opened. Discussion ensued about the optimal time to transfer money from the project back into the Measure E pot of available money. Whitfield suggested transferring the money as soon as the bids were in while many others felt that the completion of the project was the appropriate time to transfer the money.

Sandra Vanwey reiterated the policy stated by the College President that funds allocated to a particular project belonged to that project, and that if savings were realized due to lower than estimated bids or other reasons, those funds should go towards project budget items that were sacrificed earlier in the project (e.g.: FF&E and equipment necessary to complete the building) before being subjected to the reallocation process.

No clear recommendation of when to transfer the money back to the Measure E pot to be reallocated was established by the committee.

4. PERFORMING AND MEDIA ARTS CENTER – REQUEST FOR MEASURE E FUNDS

Mike Sundquist provided an update and several positive comments were made by meeting attendees about recent events held in the finished building.

5. ART BUILDING

Gary Whitfield stated that funds from the Central Services budget would be used for this project. The District is currently working out the contract details with the Architect selected for this project.

6. PARKING

No update provided.

7. SCHEDULED MAINTENANCE PROJECTS

Construction continues on HVAC projects, the Student Center, Women's P.E., and the Electronics Building. John Zamora indicated that the contractor for the Electronics Building had worked quickly and was impressed with the quality of the contractor's work.

8. NEXT MEETING – August 20, 2009 11:00 am to 1:00 pm, Founders Hall Room 108.

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