



**MJC FACILITIES / CAPITAL CONSTRUCTION ADVISORY
COMMITTEE
July 8, 2010
11:00 a.m. to 12:00 p.m.
Science Room 127**

AGENDA

ACTION ITEMS

Meeting Summary from June 10, 2010. *

DISCUSSION ITEMS

Additions to Agenda

1. Measure E Project Updates:

New Property on Campus Way

West Campus - Loop Road and Utility Infrastructure

Library / IRC

Central Plant Building

Science Community Center

Allied Health Building

Student Services Building/Morris Building Remodel/Trees

Founders Hall Modernization and Swing Space

High Tech Center

Softball Complex/Concession Stand, Restrooms, Storage Shed & Press Box

Ag Projects

Art Building

Patterson Educational Site

2. Leased Spaces/New Homes

Community Ed, Carpenter Rd – *exp. 5/8/11*

Security, 9th St – *exp. 6/30/12*

Founder's Storage, Woodland Av – *exp. 5/31/11*

MICL – *Needs to be relocated*

Tech Svcs., 9th St. – *exp. 5/31/13*

Tech Svcs., Stoddard Av. – *exp. 6/1/13*

Founder's Storage, Woodland Av – *exp. 10/10/10*

3. Parking *

4. Scheduled Maintenance Projects – Update from Facilities and other Members

5. Next Meeting – August 12, 2010, 11:00am – 12:00pm, Science Room 127

* Indicates handout

Modesto Junior College
Facilities/Capital Construction Advisory Committee
Meeting Summary
July 8, 2010
10:00am – 12:00pm
Science Room 127

Present: Mark Anglin, Melissa Beach, Patrick Bettencourt, George Boodrookas, Tobin Clarke, Jim Howen, Lloyd Jackson, Dave Keener, Matt Kennedy, Brian Larsen, Gaither Loewenstein, Ken Meidl, Audrey Mills, Bob Nadell, Tim Nesmith, Marie Otaya, Martha Robles, Brian Sanders, Elaine Schuber, Sherri Suarez, Sandy Vanwey, Karen Walters Dunlap, Gary Whitfield, John Zamora

ACTION ITEMS:

MEETING SUMMARY FROM JUNE 10, 2010 – In paragraph “A” change to “another AMR property;” paragraph “M” “at present would cost \$6.2 million” and correct spelling of President Obama’s name. Minutes approved unanimously after suggested corrections made.

DISCUSSION ITEMS:

1. MEASURE E PROJECT UPDATES

A. New Property on Campus Way

There is no additional information at this time, but we should have a report at the next meeting.

B. West Campus – Loop Road and Utility Infrastructure

Audrey Mills reported they are 90% complete with the utility trenching and the majority of utilities are connected. Some road repairs will continue into the Fall semester by the fill station and Ag Pavilion. Mark Anglin asked who to report to for repairs that were done inappropriately and those reports need to go to Mark Boddy.

C. Library / IRC

Tobin Clarke reported they have not met since May, but the design team is currently analyzing systems (mechanical and electrical) and have provided options of how to fix these. She will schedule a meeting with the committee soon to discuss these options.

D. Central Plant Building

The foundation is complete and the slab will be poured next week with utility trenching next month. The project is moving right along.

E. Science Community Center

After 2 ½ months they have accepted the low bidder and construction should begin soon. Clean soil is being moved to the site at this time and we should see activity with trailers next week.

F. Allied Health Building

Most of the cement walls are up and they have met with Kitchell and are planning the topping off ceremony. There will be a meeting in mid-August to pick out colors. They will begin the metal decking on the second floor, roof and concrete slabs for the lobby very soon.

G. Student Services Building/Morris Building Remodel/Trees

The project is in construction and moving on track and the Morris remodel cannot begin until Student Services is complete. They are hand digging around trees to install the drip systems to minimize damage. There is a Tree Protection plan in place and there is a penalty if they lose a tree. Conversation was held as to the extent of protection (ex: sometimes a damaged tree is not lost until a year later, so how would they know, etc.)

H. Founders Hall Modernization and Swing Space

This morning 30 potential bidders were touring the buildings. All rooms have been emptied except for the 2 division offices. Classrooms and offices are being furnished tomorrow in Pirates Village and they are presently verifying that security and fire alarms are in place. Technology moves in soon. Next Wednesday the division offices are moving into Journalism 180 but their phone numbers will be the same. Signage with arrows leading to Pirates Village will be installed soon. 20 parking spaces will

be closed in front of Founders Hall. Sherri S. questioned if we are still on schedule to move back into Founders Hall next Summer and Tim Nesmith said the completion date is scheduled for July 2011.

I. High Tech Center

The Design meetings are scheduled for Fall and this project is still on hold until the Science Center is completed.

J. Softball Complex/Concession Stand, Restrooms, Storage Shed, Press Box

The Softball field is basically completed and they are presently finishing up the punch list. Fall classes will be held out there as well as the ribbon cutting. The concession stand/restrooms project was submitted to DSA on 6/25/10 so they probably will not be looked at until the end of July. The project should move quickly through the process. Discussion is being held on the storage shed and the concrete has been poured and they are getting a new estimate on the Press Box.

K. Ag Projects

Mark Anglin reported some progress. The Beef and Sheep units will not be completed on time but about 6 weeks later than expected and Lambing starts in September. They are hoping to disassemble the old unit by then. The Ag Housing project went well with only a few items needing to be addressed and those repairs were done on the first day. Mark A. stressed the need for a Plan B regarding the upcoming national Ag event that was to take place in the Pavilion, as it looks like the project might not be completed in time because of problems with the steel manufacturer. They would probably use an off-site facility like the Turlock fairgrounds. The initial completion date was December, then February and now due to other issues they are uncertain of the date.

L. Art Building

The Design team is in the process of implementing the DSA correction requests and Art will remain scheduled next summer for construction.

M. Patterson Educational Site

George Boodrookas reported the Chancellor intends to speak to the Board at the next Board meeting with options regarding the Patterson project and he will report back.

2. LEASED SPACES – Gary W. stated that “Leased Spaces/New Homes” will be a standing agenda item to keep us aware of leases expiring so we know ahead of time when people need to find space. The old MICL building has housed the older adult community education program for 25 years and will eventually be torn down, needing a different space. George B. stated MJC has promised a space to this group and would like to give the jewelry and lapidary programs a new ‘home.’ Elaine S. said that MICL did look at Muir 265 to possibly use for their program; however, since Allied Health had to downsize their new building some time ago, it was also promised that our Vocational Nursing program would have the first chance at using Muir 265 and 262 for their program when the remaining Allied Health programs vacated the second floor of John Muir.

Tobin C. wants it noted that the Library will need storage when their project begins.

3. PARKING – No report at this time, due to absence.

4. SCHEDULED MAINTENANCE PROJECTS – Update from Facilities and Other Members – Nothing new to report at this time. The HVAC in the gym and boiler project are ongoing to both be complete before Fall semester begins.

8. NEXT MEETING – August 12, 2010, 11:00am – 1:00pm, Science Room 127

MEETING ADJOURNED



6-30-10

MJC PARKING ANALYSIS

	A	B	A1	B1
EAST	W/Seats @25%	W/Seats @ 50%	W/Measure E Changes and 25%	W/Measure E Changes and 50%
Full time: 443 X 75%	333	333	333	333
Classrooms	87	87	107	107
Seats: 5488 X 25%	1372	2744	1548	3095
Adjunct/PT: 350 X 60%	210	210	210	210
Use of Services	479	479	479	479
Total Needed	2481	3853	2657	4127
Current Total Spaces	2307	2307	2307	2307
Spaces Surplus/Short	(174)	(1546)	(350)	(1820)
WEST				
Full time: 300 X 75%	225	225	225	225
Classrooms	47	47	91	91
Seats: 2120 X 25%	530	1060	946	1891
Adjunct/PT: 108 X 60%	65	65	65	65
Use of Services	306	306	306	306
Total Needed	1173	1703	1589	2578
Current Total Spaces	1418	1418	1418	1418
Surplus Spaces/Short	245	(285)	(171)	(1160)

- “Spaces” = paved spaces
- Staff spaces needed on East = 543; current staff spaces on East = 395; (148)
- Staff spaces needed on West =290; current staff spaces on West = 246; (44)
- Motorcycle permits issued annually = 349; current M. spaces = 52;

one motorcycle space for every 6.7 permits issued. With current behavior, motorcycle spaces seem to be meeting the need.

- Loss of Lots 103, 108, 109 & South Campus Way = 302 spaces; staff = 167; motorcycle = 22; Disabled = 15. Replacement spaces have been taken from student parking in Lots 102, 104, 105 & 106 for staff and disabled and some motorcycle. We will likely need more motorcycle spaces. We will lose additional spaces in front of Founders Hall for the remodel, but it is undetermined by Kitchell at this time.
- Underutilized lots this year: 103 (50-staff spaces); 112 (50-staff spaces); 107 (394-student spaces), and 111 – Kruse Lucas (98-student spaces). Usage averages 50%.
- Measure E Changes:
 - We do not know how John Muir will change.
 - Pirates Village will temporarily reduce the formula by 4 classrooms and 70 seats (not shown in table).
 - We don't know how much staffing will move from East to West Campus.
 - We don't know if we will hire more staff and where they will be located.
 - We don't know how "use of services" will change.

AMR property (211 Campus Way) = 150 – 200 spaces possible, 85 now
Proposed lots on West = 400 spaces

Disabled Spaces: East required = 67; currently have 71. West required = 50; currently have 44.

Submitted to Parking and Traffic Advisory Committee by Becky Crow