



**MJC FACILITIES / CAPITAL CONSTRUCTION ADVISORY
COMMITTEE**

**August 20, 2009
11:00 a.m. to 1:00 p.m.
Founders Hall - Room 108**

AGENDA

ACTION ITEMS

1. Meeting Summary from July 16, 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
 - Science Community Center
 - Student Services Building
 - Founders Hall Modernization
 - Founders Hall Swing Space Taskforce *
 - High Tech Center
 - Softball Complex
 - Ag Projects
 - Allied Health
 - Patterson Educational Site

Turlock Education Site

3. Reallocation of Measure E Project Funds *
4. Art Building
5. Scheduled Maintenance Projects – update from Facilities and other members
6. Next Meeting – to be determined.

*Indicates handout



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.

**Yosemite Community College District- MJC East
Interim Housing**

5-Aug-2009

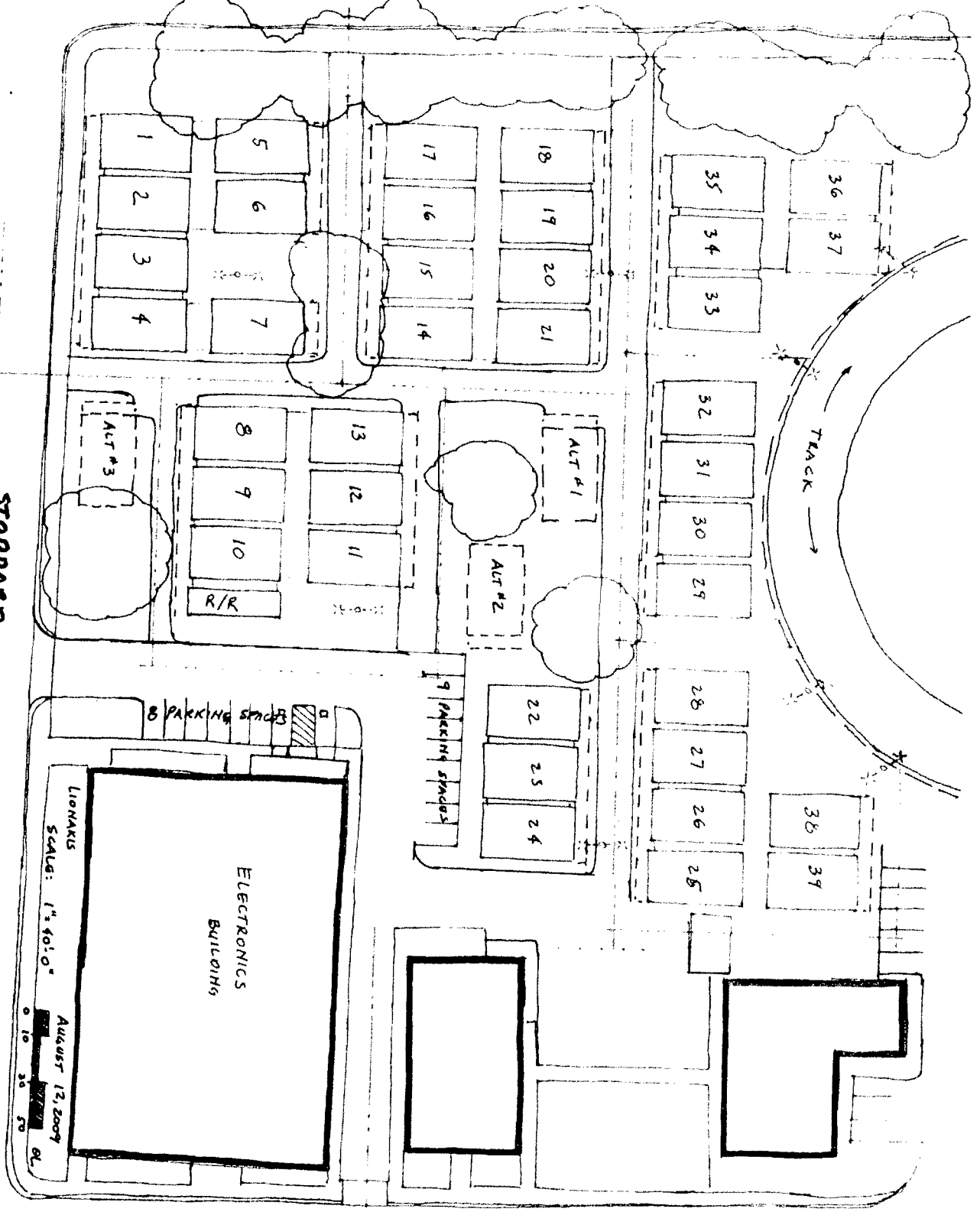
	Budget	Estimate	Delta	Comments
Hard Costs				
Construction	\$ 619,560	\$ 1,567,694	\$ (948,134)	50% Office; 75% Instructional Space; 1 Restroom Facility
Change Orders	\$ 61,956	\$ 156,769	\$ (94,813)	10%
Other Construction	\$ -	\$ 78,385	\$ (78,385)	
Group II Equipment	\$ 68,152	\$ 372,000	\$ (303,848)	"Smart" Classroom Stations
Subtotal	\$ 749,668	\$ 2,174,848	\$ (1,425,180)	
Soft Costs	\$ 216,256	\$ 522,885	\$ (306,629)	39%
Project Contingency	\$ 34,076	\$ 108,742	\$ (74,666)	5%
Project Totals	\$ 1,000,000	\$ 2,806,475	\$ (1,806,475)	

Assumes:

- 31 Classrooms
- 0 Labs
- 50 Offices
- 1 Restroom
- 31 - 24x40 buildings
- 5 - 24x40 buildings
- 1- 12x40 building

TULLY ROAD

STODARD



ELECTRONICS BUILDING

LIONAKIS

SCALE: 1" = 40'-0"

AUGUST 12, 2009

OL

8 PARKING SPACES

9 PARKING SPACES

ACT #3

ACT #1

ACT #2

R/R

TRACK

MJC East Campus Founders Hall Renovation and Swing Space Schedule - Plan A (Move Winter 2010-2011)

ID	Task Name	Duration	Start
1	Swing Space	622 days	Thu 7/30/09
2	Architect Selection	20 days	Thu 7/30/09
3	SD, DD, CD Design	90 days	Thu 8/27/09
4	DSA Review	60 days	Thu 12/31/09
5	Bid	60 days	Thu 3/25/10
6	Construction (6 months)	130 days	Thu 6/17/10
7	Move-In (3 weeks)	15 days	Thu 12/16/10
8	One Year in Portables	247 days	Thu 1/6/11
9			
10	College Schedule Milestones	445 days	Mon 8/23/10
11	Start Fall Classes 2010	1 day	Mon 8/23/10
12	Start Spring Classes 2011	1 day	Mon 1/10/11
13	End Spring Classes 2011	1 day	Fri 4/29/11
14	Start Fall Classes 2011	1 day	Mon 8/22/11
15	Start Spring Classes 2012	1 day	Mon 1/9/12
16	End Spring Classes 2012	1 day	Fri 5/4/12
17			
18	Founders	638 days	Thu 7/30/09
19	Design	171 days	Thu 7/30/09
20	DSA Review	101 days	Fri 3/26/10
21	Bid	60 days	Mon 8/16/10
22	Submittals / Order Materials	43 days	Mon 11/8/10
23	Construction (11 months)	247 days	Thu 1/6/11
24	Move-In (3 weeks)	15 days	Mon 12/19/11
25	Start Spring 2012 Classes	1 day	Mon 1/9/12

Project: MJC East Swing Space Plan
Date: Tue 8/11/09

<p>Task</p> <p>Split</p> <p>Progress</p>	<p>Milestone</p> <p>Summary</p> <p>Project Summary</p>
<p>External Tasks</p> <p>External Milestone</p> <p>Deadline</p>	



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

******* Draft *******

Requesting available Measure E Funds will occur when the College President and District are in agreement that one or more of the current MJC Measure E Projects is deemed under budget, including any add alternates and furniture/fixtures & equipment approved by the MJC President.

The amount to be relocated will be shared with the MJC Facilities / Capital Construction Advisory Committee and a deadline will be announced for all "Requests of Measure E Funds" to be submitted to the Vice President, College and Administrative Services.

All "Requests for Measure E Funds" should be very specific on how the additional funds will support the goal(s) of MJC's Strategic Plan; the need is identified in the unit's Program Review by growth or other data, and the Project is consistent with the Facility Master Plan.

Highest priority will be given to current MJC Measure E Projects, then to Projects that were dropped from the original project list and lastly, if funds are available (all projects completed) to new projects (i.e. parking lots and etc.)

The "Request for Measure E Funds" will be submitted to the Vice President, College and Administrative Services and will be reviewed by the MJC Facilities / Capital Construction Advisory Committee and rated. The ratings will be discussed and a recommendation will be forwarded to the MJC President for consideration.

The decision(s) by the MJC President will be shared with the MJC Facilities / Capital Construction Advisory Committee prior to the reallocation decision being forwarded to College Council.



**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 Approved Budget: \$

Requesting Changed Amount: \$

Check the following that applies to your project:

- Architect been hired
- Schematic design phase been completed
- Design phase completed
- Value engineering completed
- Construction documents completed
- Approved by DSA
- Bid process completed
- Construction started
- Construction completed

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 each applicable question 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 benefits of 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.

Additional Comments Section:

Please forward Request for Measure E Funds to:

Gary Whitfield
MJC College and Administrative Services Office