



**MJC FACILITIES / CAPITAL CONSTRUCTION ADVISORY
COMMITTEE**

**September 10, 2010
9:00 a.m. to 11:00 a.m.
Science Room 127**

AGENDA

ACTION ITEMS

Meeting Summary from August 12, 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

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 & Traffic Issues

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

5. Next Meeting – October 8, 2010, 9:00am – 11:00am, Science Room 127

* Indicates handout

Modesto Junior College
Facilities/Capital Construction Advisory Committee
Meeting Summary
September 10, 2010
9:00am – 11:00am
Science Room 127

Present: Mark Anglin, Melissa Beach, Donna Blagg, George Boodrookas, Lloyd Jackson, Bill Kaiser, Dave Keener, Matt Kennedy, Gaither Loewenstein, Maurice McKinnon, Ken Meidl, Audrey Mills, Bob Nadell, Tim Nesmith, Brian Sanders, Elaine Schuber, Brian Sinclair, Sherri Suarez, Mike Sundquist, Sandy Vanwey, Ken White, Gary Whitfield, Clement Xavier, John Zamora

ACTION ITEMS:

MEETING SUMMARY FROM AUGUST 12, 2010 – Minutes were unanimously approved by committee members.

DISCUSSION ITEMS:

1. MEASURE E PROJECT UPDATES

A. New Property on Campus Way

This property will be used as a parking lot in the near future, as it would cost too much to convert the building on it. There are too many safety issues to make it a parking lot for this semester.

B. West Campus –Infrastructure / Plaza

This is a 2-phase project with the underground portion close to completion. There has been a series of start up and shut down with the new electricity switch over, but they are all on schedule. The new sewer lift station is up and running. Tim N. is still working some glitches out, but it is functioning. Phase 2: “Loop Road” actually refers to upgrades to repair the roads on West Campus and the new Plaza that connects Allied Health and the Science building and that will begin in the spring.

C. Library / IRC

They are working with the architect to revise the floor plan and the deadline is September 30, 2010 on that. Brian Sinclair shared concern about changing plans this far along, saying this must cause a monetary loss and stated these changes were never brought back to this committee. He said the changes are pretty drastic and will have effects on everyone, but more importantly, procedure was not followed. Brian Sanders explained they are putting the Integrated Learning Center into the Library now because it is the only large space on campus to hold this. This will combine Math, Tutoring and English in one area like most colleges do. We have a crisis in basic skills and are hoping to raise those percentages with our students. The Career Center will be moved to Morris or possibly another area, providing more room in the Library. Brian Sinclair is concerned the Tutoring Center and Founders Hall were not included in the process; questioned where funding is coming from for all these changes; and stressed this has a cascade effect on everyone. Gaither Loewenstein wanted to clarify the process, as the design team got together and worked with the architects for the proposed plan. The plan was then reviewed by the President and constituent groups. The Design team met, came up with an alternative plan, and that plan was reviewed and approved. They asked to incorporate this alternative learning center into their plan. When the plan is completed it will be reviewed again by everyone and there will be two alternatives presented. Gaither L. met with the Transfer Center and concerns were shared with him regarding the Transfer Center’s possible compromised success by relocating it. In the original design there was a loss of classes in Founders, but by removing labs from Founders and placing them in the Learning Resource Center, gave more classroom space while saving money.

D. Central Plant Building

The Central Plant project is proceeding on schedule.

E. Science Community Center

Ken Meidl reported the footings and piers are finished. He questioned if there could be delays revolving around the contractor’s lawsuit and in the event people start picketing. Tim Nesmith reported a picket gate will be in place. The lawsuit was filed by a carpenter’s union with an issue of the lowest bidder/bad blood/possible on-going problems with the two companies and unfortunately YCCD is in the middle.

F. Allied Health Building

Nothing major to report at this time on the Allied Health building. They have scheduled a series of meetings this Fall to identify furniture and equipment needs and construction is proceeding on schedule. We are nearing the rainy season, so they need to get the roof in place to keep working through the wet months.

G. Student Services Building/Morris Building Remodel/Trees

The project is proceeding well. There was an initial delay with tree roots in the perimeter of the building, but Tricorp has recovered the lost time. Everything is going great with an expected October 2011 completion date. Gaither L. stated there is a tree in poor health in the northwest corner with a mound of dirt around it. He inquired if we should be concerned or has it already been reported as unhealthy. Matt Kennedy will get the information for him. He added that the arborist truly is present at all times when digging is occurring. The district even hired an additional arborist to review the first arborist's work.

H. Founders Hall Modernization and Swing Space

A meeting was held yesterday to look at furniture and fixtures. In a couple weeks contractors will be in the building. The bid protest delayed the start but those issues have been resolved and all Bond documents have been submitted. The fence will go up on 9/22/10. Discussion was held regarding the possibility of Founders not being ready for Fall. When dealing with remodels of existing buildings you can run into additional problems. Gaither L. stated we should not plan on Founders for Fall other than a possible soft opening. Ken White asked if they could move in mid-semester instead of waiting for the short winter break and this was highly advised. Tim N. reported they are bringing in extra electricity to allow for coffee pots, microwaves, etc., and they will have better climate control with new thermostats. Ken W. expressed concern raised by faculty regarding security. Pirates Village is a very dark atmosphere at night, hard to see around corners of buildings, walking to their cars, etc. Lloyd Jackson stated they are installing mirrors to see around corners, but that unfortunately there is no funding for student escorts this Fall. Ken W. said we need to find the funding, as this issue is causing a lot of uneasiness. Gary W. suggested we get an estimate on the cost for escorts for both semesters. Gaither L. stated this discussion will be held at College Council on Monday. Sherri Suarez stated concerns were shared with her regarding last Friday night's game and how loud it was in the stadium which was quite disrupting in the Pirates Village classrooms. She said there are a lot more events scheduled at night so this will continue. She will send the Spring schedule of events to the deans.

I. High Tech Center

There is nothing to report at this time. The next meeting is scheduled this Fall.

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

Bill Kaiser stated he emailed concerns last Tuesday regarding the Softball field pitching mound as it is actually the dimensions/size of a Baseball pitching mound; therefore, it is not regulation height. The pitching mound will be adjusted to regulation. Sherri S. will forward the COA information to Marie Otaya. Bill K. asked if we could lock up the field as people are walking their defecating dogs on it. This is a huge frustration to the coaches because the physical plant for Athletics is significant and we do not have people to take care of it like we should. It takes special attention for all these facilities. We need to hire someone as a caretaker of Athletics. Gaither L. asked if this was included in his program review. Tim N. stated they have added padlocks to the gates and will start locking it. Conversation was held that all departments are running into this problem, as we do not have enough Facilities staff. Gaither L. agreed this needs to be addressed and will be and stressed this is also an accrediting commission mandate. Bill K. said they want to fence the soccer field for the same reasons, but they were quoted \$30,000-\$50,000 to do so and do not have the funding. Signage is needed on all fields stating "For Athletic Use Only." Gary W. said to bring the signage plan to the Campus Development Advisory Committee (CDAC) for approval. Further communication was held regarding the MJC Track being considered a public facility and questions were asked regarding the Foundation raising money for Athletics and how that is coming along.

K. Ag Projects

The beef and sheep units are complete and occupied and the Pavilion is moving forward nicely.

L. Art Building

They are meeting to review plans and enhancements shortly.

M. Patterson Educational Site

The Patterson project is moving along and the plans have changed a bit. Originally modulars were going to be purchased, but they have decided to bid out stick-built buildings instead for legal and budgetary reasons. The estimated completion of phase 1 is scheduled to open Fall 2012. The Educational Master Plan is being prepared now for the Patterson project. They have applied for the HUD Grant, which is a long shot, but if accepted it would pay for FF&E's, staffing, solar panels, etc.

2. LEASED SPACES/NEW HOMES – The Community Ed leased space is the next area to expire. Brian Sanders reported they are performing another "pass through" with managers to re-deploy furniture to other buildings not being remodeled and we will then go to Auction with all remaining items. Sherri S. asked if the Vacated Space Task Force has been formed yet and Gary W. and Tim N. are working on it at this time.

3. PARKING & TRAFFIC ISSUES – Currently we have fewer parking spaces this year and have more students parking in prohibited areas. On several occasions we have had parking availability in Parking lots 103, 104, 105, etc. and still have students parking where they shouldn't be. We have a parking problem on 4th Street and a massive traffic jam on 4th and Blue Gum. They used signage directing people to alternative exits, performed traffic control and relocated the bus. They need to keep the bus on Blue Gum to keep the disabled from having to travel an even further distance across campus. Facilities fixed the road. There was a traffic accident on Brink and Collegiate and that area continues to be a hazard with low visibility and

traffic back-up. Lloyd J. has addressed the concerns and how to deal with this to the city. The only stop on West campus now is on Blue Gum due to construction. Students are parking on the dirt and on construction sites on West campus. When making parking lots they designate areas that are safe, surfaced correctly, etc., not just any open field.

4. SCHEDULED MAINTENANCE PROJECTS – Update from Facilities and Other Members – The HVAC project will be completed on 9/22/10 and they are presently reconstructing the ceilings in the coach's offices. The boiler is up and running and the second one will be up soon as well.

8. NEXT MEETING – October 8, 2010, 9:00am – 11:00am, Science Room 127