

FACILITIES COMMITTEE MEETING MINUTES

September 4, 2012
9:30a.m. – 11:00a.m.
College Conference Room

PRESENT: Lisa Ledri-Aguilar, Jeff Baker, Steve Baker, Sheridan DeWolf, Tim Flood, Beth Kelley, Kristi Kluka, Mike Reese, Priscilla Rogers, James Spillers, Dave Steinmetz, Reyna Torriente

ABSENT: Patrice Braswell-Burris, Kurt Brauer, Kerry Kilber, Debbie Yadow

RECORDER: Patty Sparks

- **Facilities Master Plan**

The Grossmont College Facilities Master Plan Committee that worked diligently on the Facilities Master Plan (FMP) was made up of faculty, staff, and administrators.

Tim explained the plan has two phases.

Phase 1: Involves the overall view of the Campus and possible building locations and placements, but not the programs and services offered in the buildings. There are placeholders identified based off the names of programs within the areas.

Phase 2: Involves the programmatic aspect, adjacencies, placements, and potential growth.

Tim utilized the overhead to present the complete Facilities Master Plan (FMP) and how it was created.

Why are we doing a FMP?

We just completed the Educational Master Plan and it is now time for us to work on our supporting documents and the FMP is part of that.

Districtwide Sustainability Workshop

Initially, there was a thought process at one time that we would do a separate sustainability plan, but truly it should be a component of the FMP. Tim reported that the last two remodeled buildings, Building 10 and 60 received LEEDS Certifications – gold for Building 60 and silver for Building 10. Tim disseminated copies of the Certifications for the Committee to review. He further stated that the following sustainability goals were drafted, they are:

- Promote a culture of sustainability through leadership, practices, policies and district-wide engagement of employees, students and the community.
- Manage and be accountable for water use
- Strive for energy independence with collective consciousness
- Foster environmental stewardship and economic prosperity
- Be local and regional leaders on training the green workforce
- Reduce, reuse, and recycle
- Improve environments for working and learning

It is not just about reducing utilities, but providing an overall better learning environment for our students, i.e., utilizing natural light and using green cleaning products.

Principles of Good Facilities Planning

Areas of focus are:

- Focus on students
- Promote campus and community engagement
- Maximize functional space
- Eliminate non-functional space
- Improve efficiency and reduce operational costs
- Integrate sustainability and energy conservation
- Right-size the campuses to address program needs
- Simplify implementation
- Enhance learning environments to support student success

Tim explained that architects and designers were taken on a tour of the campus for a comprehensive look at our buildings both good and bad, as well as, our health and safety challenges.

Tim presented slides showing the campus development over the last 50 plus years. There are still a substantial amount of original buildings on campus. Another slide showed the amount of portable buildings on campus. He presented slides that showed the Committee the existing vehicle and the pedestrian circulation on campus.

Tim reported that our campus is zoned very well – our existing building placements are good with the Library/Tech Mall located at the center of the campus and all other buildings no more than a five minute walk away.

Tim stated that the recommendations for the final FMP are recommendations made to make our campus the best it could be without the location restrictions of existing older buildings. Further, in some instances it would best to completely demolish a building and build new buildings. It is a plan that takes into consideration the views of the mesa we are built on and the idea that we would build multi-story buildings to better serve our students and better utilize our campus space.

Tim stated that with the information and data from both the Grossmont College and District's Facilities Master Plan Task Forces, the architects provided draft recommendations. The goal is to have the campus reflect a central quad area with educational structures surrounding the central quad. We currently have buildings like the Health & Sciences complex that have a small quad area with the educational components surrounding it.

Recommendations: Please remember that these are recommendations for the programmatic areas and are not definite homes for these programs size and location will be determined in phase two.

Quad 1 Science, Math and Career Tech The idea to take out Buildings 31 and 36 and build new buildings, the area will have its own small informal quad space with the educational components surrounding it. The Child Development Center is still there – either adding onto the structure or having a new building altogether this has yet to be defined.

Quad 2 Liberal Arts/Business and Technology

This area currently has a horse shoe shape and the recommendation is to again have its own small informal quad space with the educational component surrounding it. The area previously had three buildings and now area now shows five buildings. This would allow for growth and housing programs when construction occurs. Growth factors will help in determining how many stories buildings will be, and the number of buildings built.

Quad 3 Arts and Communications

The design includes a 600 seat theatre that faces out and shares a small informal quad with Ceramics.

Quad 4 Exercise Science

There will be significant changes in this area. The soccer field has been brought inside the perimeter road. This will help mitigate some of the traffic and pedestrian issues in the area. There will be a bridge for accessibility to the athletic fields and seating for stadium and restroom facilities. The new tennis courts will be above a new parking structure to make up for the parking lost by placement of new buildings in parking areas.. The main gym will take the place of Building 42 and a new main gym will be built. There will more square footage. Also in Exercise Science area, we are completely re-doing the pool and pool facilities.

Tim stated that each area will have its own quad areas and will be located close to the main core of the campus. We are designed similar to the University of Virginia's academic village concept.

The Committee discussed growth and growth potential. Our College serves beyond feeder areas and more in depth growth analysis will be gathered to help determine a realistic grow rate.

Tim reported that District Services, after having a choice of which campus to be located, voted to stay on the Grossmont Campus. Tim stated that the District Offices are projected to be located where the soccer field is now. The Maintenance Warehouse will be moved to parking lot four. The planetarium and observatory will be located in the area as well. The Warehouse and District Offices (both north and south) will have access from the perimeter road. This allows for truck deliveries to the Warehouse without having to stop traffic on the main perimeter road.

Tim reminded the council that we will do a parking study as we get closer to the implementation of the Plan. Tim stated that the FMP will go to the Governing Board this month for approval.

- **Meditation Garden**

Tim provided a presentation provided by architects KTU+A for the Meditation Garden. He informed the Council that this initially started from a student group request that the college provide prayer space. There has been a lot of interaction and discussion to provide one space to a small population. The Meditation Garden Task Force, includes members from the Diversity, Equity and Inclusion Committee, recommended to utilize the old Sodexo site to create a functional space that all students and staff and use. There will be hard surfaces and soft surfaces for students. There will be an area for students who want use the space for prayer - it will have a 4 ft. wall at the front of the garden that will help with sound issues from the adjoining coffee kiosk. The Task Force met several times with the architects to review and refine plans. Sodexo will also use the space moving their current coffee kiosk from its location to the area near the Meditation Garden (where the tables are located now).

- **50 Building**

We have a Task Force to discuss and make recommendations regarding upgrades to instructional classrooms in the 50's Buildings. The Task Force will make recommendations regarding the updating of the furnishing, flooring, and painting in buildings 51, 52, 53, 54, and 55. Secondary doors will be installed to meet the Fire Code requirement with classes of 50 or more. The Fire Code also states that the two doors have to be separated by at least 50% of the diagonal of the room (meaning that the doors cannot be to close together). There is one classroom where the capacity has to go down, but architects have been able to address all of the other issues. The desks considered will have accommodations for left and right handed students, as well as an adjustable table top for larger students. The goal is to maintain the same desk count the rooms have now. Tim stated that the Task Force will meet next week, he will bring the final recommendations back to his Committee.

- **Parking Structure Lighting**

Tim stated that the lighting will be replaced by LED Lighting. We are replacing the lights as they are starting to fail. The LED Lighting is cost effective. The work will be done over the next few Fridays.

- **Conversion of the Sound Booth in Distance Ed**

This issue was discussed and recommended that it be heard at IAC prior to coming to Facilities Committee.

- **Safety**

Tim reported that there is a District Wide Safety Committee (DWSC) and meeting minutes are available on the District website. Tim reported that Hazmat and Safety Issues have moved back to the College to help coordinate inspections. The campuses have become responsible for their collection logs and other safety and risk management tasks that were once performed by Risk Management personnel. Tim stated the DWSC is discussing driving on campus. Recently we had a person hit by a vehicle on campus. There are times we need to have people drive on campus however parameters will be set for driving on campus. In addition, Public Safety is working with the City of El Cajon to deal with skateboarders on campus. Cliff Diamond is working on the ability to cite students with appropriate fees, and he a few different options to assist in getting this moving forward.

Facilities staff is going through buildings with eye wash stations, fire extinguishers and showers. This is a monthly requirement that Joel Lopez has been assigned.

Other:

Mike Reese inquired about the Math Study Center space requested. Tim stated he will talk with Barbara Blanchard and request the prioritized list for Building 36 from IAC. Tim is suggesting that this Committee review the list and discuss. There is additional space in Building 31 as well. Tim suggested for the next meeting he will bring IAC recommendations for discussion. He is further suggesting the different Councils present on what their recommendations are for the vacant spaces.

Next meeting will be held on October 2, 2012