

GROSSMONT COLLEGE FACILITIES COMMITTEE

MEETING MINUTES

Date: February 05, 2013

Time: 9:30a.m. – 11:00 a.m.

Location: Student Administration Center, Griffin Gate - A

PRESENT: Agustin Albarran, Jeff Baker, Steve Baker, Patrice Braswell-Burris, Kurt Brauer, Joel Castellaw, Sheridan DeWolf, Tim Flood, Beth Kelley, Kerry Kilber, Lisa Ledri-Aguilar, Jim Spillers, Dave Steinmetz, Reyna Torriente, Mike Reese, Julie Middlemas, Genie Montoya, and Christina Tafoya

ABSENT: Chris Hill, Dale Switzer, Sue Gonda, Sunita Cooke

RECORDER: Stephanie Rodriguez

Introductions:

Tim Flood introduced Stephanie Rodriguez as a new hire for Administrative Assistant III for Facilities, Maintenance, and Operations Department. All members are introduced.

Faculty Parking

Tim Flood addressed the question of under-utilize faculty parking in parking lot #7. Tim presented a campus map that shows the current staff parking spaces and proposed possible relocation spaces. Parking lot #7 has an estimated fifteen (15) staff spaces under utilized throughout the day. Tim suggested taking twenty (20) spaces from Lot #7 and relocating 13 spaces to Parking lot #1 (to the existing faculty parking row). In addition, add a couple more staff parking spaces near the sculpture building. Community members normally will not utilize spaces marked "staff" during evening events on campus, so we need to be careful removing spaces. He further suggested allocating six (6) spaces to the Child Development Center staff spaces. Over all he is suggesting removing twenty spaces and adding twenty-one.

Jim Spillers recommended taking the piece of parking 22C by Sculpture and moving it up to CDC to finish off the row. Joel Castellaw suggested another option would be to not do a row 22B and complete CDC parking with remaining parking out near 22C. He implied that first driveway creates a traffic jam coming and out. It was further suggested it should be an entrance only and second driveway to be exit only. Tim responded that currently we do not have enough full-time public safety staff to monitor traffic issues. He asked the committee for consensus on the reallocation.

Steve Baker said he thinks it meets the need of faculty on the west side and his concerns about the congestion leaving and entering Parking Lot 1 during high traffic times on campus. Reyna asked when was the count taken of the fifteen open spaces in lot #7? Her experience with this spring semester there has been no parking spots available during certain hours. Reyna recommends taking in consideration Griffin Drive and Lot #7 is only places to park and parking cannot be found due to parents parking in front of Griffin Drive. Tim responded he wants separate traffic enforcement problems with parking spaces locations. Tim will communicate with Public Safety about creating a student drop-off zone so parking won't be taken from faculty. Statistics were taken at the mid-semester and end-semester because in the beginning of the semester calculations are not reflective since students are parking in the faculty parking spots.

The Committee agreed to move forward with the allocation of parking spaces from Lot #7 to the CDC Lot and Lot #1 during the spring break. Next step is to get a contractor and expedite a contract through purchasing. Joel mention the Art, Languages and Communication Council meeting still support restoring some of the staff regular vehicular parking in the lot near theater due to being converted to motorcycle parking. Also he mentions for Tim to contact Beth Duggan in regards to enough access for the tour van and ADA parking. Beth Kelley had an additional suggestion to put highlighted final version of the faculty staff parking spaces and upload it onto faculty staff website. Tim agrees final adjustments need to be made of the campus map to reflect accurate ADA parking and space count. The next meeting Tim will bring an updated copy of faculty parking to distribute in department meeting.

Facilities Master Plan Phase II

Tim mentioned the Facilities Master Plan presentation can be accessed on the Facilities and College website. All division updates were completed in Phase II. Final edits were completed and submitted to Anne Krueger. We should have a complied document ready for the governing board's approval for February. Once the document is finalized Tim will interchange Phase II draft with an updated Facilities Master Plans for the committee to access.

○ ***Complex Areas***

Tim explained the Facilities Master Plan divides up to complex areas:

- 200s – Arts + Communication Complex Replacement
- 300s - Science, Math + Career Tech Complex Replacement
- 500s – Liberal Arts/Business + Tech Complex Replacement
- Teaching + Performance Theater
- Main Gymnasium Replacement
- Maintenance Operations + Warehouse Replacement

We are looking at complexes, new buildings, and renovations. Task force meetings looked at main area of improvements and assist with edits of verbiage. The buildings are listed under the type of structural. For example complex areas 200s group had main improvements in showcasing the arts, community resource, create common identity for the arts, create outdoor learning environments, and foster collaboration. Each area had a college-wide task force approximately 90 people to look at each complex area.

○ ***Renovation Areas***

The renovation areas are ESW Athletic Teaching Facilities and Child Development Center. Renovation of the main gym is due to the lower gym removal. Replacement of the main gym in the new construction with gym in parking lot 3, renovation will take place of the lower gym and classrooms. Child Development Center will remove half of CDC portables and it will allow for expansion of the building. FMP mentions to take a carefully look at the expansion location of CDC.

○ ***Site Improvements***

There are many improvements listed such as Entry Signs, Water Conservation, Landscape, Hardscape (sidewalks/walkways), and modernization of permanent seating. Tim mentions for Jim Spillers and Beth Kelley, to review Athletics Exercise and Science components in three different areas such as the pool, stadium, and bleachers for modernization of seating. Also, includes Roadway improvements, parking lot, and additional parking.

○ ***Vehicular Circulation and Parking***

Parking improvement references the move of Perimeter Road to the outside of campus, so all campus facilities are incorporated inside the road. Athletics, Exercise and Science soccer field will be brought

back into the rest of Exercise Facilities. In addition, it puts the parking lot along the side which allows for expansion of parking spaces for the community and campus.

- ***Sustainability, Habitat Issues***

Task Forces needs to further review into Sustainability Plans, habitat, preservation, and restoration of Landscape. Some concerns are invasive plant materials that have ability to spread into Cowles Mountain preserve and start to impact that area. It includes the walk ways to lead into the nature preserve, site walk and viewing areas so students don't stand in the road.

There will be another meeting to discuss Sustainability due to lengthiness of the topic. We will discuss the consumption of utilities, removal and recycle waste, replace utilities with photovoltaic, become more green overall and setting goals for carbon footprint. The new Facilities will incorporate some of these items which we are actively doing and can build upon. Key of suggestions are to reduce of energy consumption, natural ventilation, building insulation, thermal massing, glass retaining heat, photovoltaic occupancy, transition to LED lighting, and tree shading. Overall these suggestions are to help us become a better campus.

Next Photovoltaic slide, Photovoltaic are solar panels that allow the college to off load some energy consumption to produce ourselves. Two different parts to considered, first size is square footage of photovoltaic to offset 50% of our current use. Secondly size if we reduce energy footprint in turn will lower the cost by a smaller photovoltaic field and maintenance.

- ***Request for proposal and qualification***

The next phase is RFP for Program Management. The plan entails seeking bidder proposals to management Prop V. RFQ is a request for qualification which prequalifies a pool of Architects. The pool of Architects will give a presentation to the task forces of their version of meeting our FMP.

Tim Flood and Dale Switzer are working with firm on cost estimate of all projects. They are comparing previous cost on square footage and FF&E. Joel questioned do you think we will have sequencing by the end of spring? Tim we need to final budget and we are asking for 50 % matching from the state on certain projects. Sequencing takes into a count circumstances of construction, state bond passed, secondary effects relocation, and sales of bonds from the public. Reyna is interested if the task force will be involved. Tim responded task forces will develop with progression with office users, Maintenance, Electricians, and IMS.

Steve Baker shared his concerns with geometric design and structural safety issues of the building. Tim replied the college will increase the amount of camera installation and increase in a higher degree of security. Also he suggest the committee to discuss in depth security issues since security and safety topics were last discussed in 2002. These topics were guided by Public Safety input. Beth agrees for consultant assistance and recommends creating a task force for risk and lost prevention due to her department experience with theft. Tim states theft incidents are occurring all over campus and he reassures security and safety will be a part of it. Also, key access cards can utilize security of people entering and exiting the building.

Project Update List

- ***Construction Future Impaction***

Hyde Art Gallery Storage: This project allows correcting the safety access for faculty and students. Phase I is to create more storage area, removal of shrubs, and correct drainage issues. Phase II starts to remove safety issues of gas lines which will be consolidate with Architect. Utilize funding to replacement of Kilns and the last replacement of two kilns saved the college 12% of cost for natural gas.

Campus Wide Signage: This project includes way finding signs, campus maps, new building signage, and temporary signage. Temporary signage is for existing buildings to meet code requirements. Packet II ASGC contributed \$100,000 for two electronic signs. The locations will be near the front entrance and Fanita Drive entrance. Packet II will include hardscape and landscape in addition to marquee signs.

Electrical Cart Storage: This project provides a location (former Mowie Wowie) to store electrical carts and charge station to prevent parking near Exercise Science & Wellness area. It allows a safe secure location to store carts in a fenced area with landscape. Services will be relocated from the Sodexo shed into the modular building. A long term solution is to design a mediation and permanent eating area. DEI committee approved and the project is pending on establishing a designation of 500s area. Beth informs high volume of walking and cart traffic in that area and encourages in moving it to the east side or closer to fire ramp decrease possibility of incidents.

Science Fumehood: In the original design (1) classroom was requested no installation of a fumehood. This project will add a fumehood and more capacity for HVAC in this classroom to complete the Science Building.

Mechanical HVAC System: This project will look at campus mechanical HVAC system due to the sequencing of projects. HVAC system may not last due to stretch of life span beyond 50%.

Roof Repairs: Overall there are \$5 million in roof repairs. The sequence of projects will determine the type of repairs on each building. Building 36 will need repairs to protect the water leaks under demolition.

- ***Construction Impacted***

500s Classroom Upgrade: All classrooms were successfully updated with furniture, removal of old furniture, and new painting. Carpeted classrooms need removal and will be address this summer. The contractor did not account for asbestos under carpet and requested 50% change order request for work. The college decided denied the change order request for work within scope. Currently, some of the classrooms access are changed and were posted incorrectly from an old list. Gafcon is working on correcting classrooms access numbers.

ADA Building 60 Restroom Doors: This project addressed restroom doors in building 60 for ADA to become automatic doors. There was a problem with the design, students had to go into the hallway areas it was too short of a turn. Students had a hard time negotiating the turn; it was requested by of a group of students.

Finally, we are collecting a final list of hazardous materials Tim asked for any comments on the above items. Reyna asked during building 36 roof repairs will there be any remodeling of the existing office spaces to turn into classrooms? Tim responded we are looking into options.

Meeting Adjourned: 11 a.m.

Next meeting will be held on March 05, 2013, 9:30 – 11 a.m., Griffin Gate