

GROSSMONT COLLEGE FACILITIES COMMITTEE

MEETING MINUTES

Date: March 05, 2013

Time: 9:30a.m. – 11:00 a.m.

Location: Griffin Gate - A

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

ABSENT: Patrice Braswell-Burris, Genie Montoya, Chris Hill, Dale Switzer, Sue Gonda, and Sunita Cooke

RECORDER: Stephanie Rodriguez

Opening Introduction and Summary Briefing:

Tim Flood apologized for the delay of meeting minute notes and request for agenda items. He distributed a Draft FMP priorities power-point presentation handout for discussion. He stated that the Facilities meeting will be a discussion and deliberation of project priorities in reference to the handout.

The Facilities Master Plan Phase II was accomplished. The 2013 Facilities Master Plan (FMP) was approved by the Governing Board. The approved 2013 FMP has been updated onto Grossmont College Facilities website and the college planning web site. The program management RFP submissions are being reviewed on paper and anticipated interviews will occur soon. Tim is unaware of current status for RFQ of Architects; hopefully he will be able to inform the committee as the process moves forward.

Facilities Master Plan Priorities Projects

The main agenda goal is recommending FMP project priorities. The committee is tasked to recommend priorities; however sequencing can be subject to change due to funding of bond sales and construction sequencing. Tim does not have a dollar allocation for the College. District allocation for infrastructure will include IS and telephone equipment for district-wide support. Each College Campus will have monies allocated to localized infrastructure. Currently, State funding match has been requested with an IPP for two projects which is the 500 and 200 Complex (only classroom areas).

○ ***FMP Map***

Slide 1, Tim explained the Facilities Master Plan Map that depicts each building on campus. The lighter-green buildings are new construction, darker-green buildings are completed, and mint green represents new renovation and expansion.

○ ***Grossmont College Project Priority Summary***

The District summarized a list of categorized construction types rather than identifying per complex building. The committee will review and prioritize the project list. Tim will discuss reasons and explanations of his drafted priority summary to the committee.

List of projects are divided in three main areas:

New Construction

- 200's Complex area
- 300's Complex area
- 500's Complex area
- Exercise & Wellness Main Gym

Renovation & Repurposing

- ESW & Athletics Teaching Facility (renovation the old Main Gym)
- Child Development Center

Site Improvements

- Roadway & Parking Improvements
- Additional Parking Structure (under the Tennis Court)
- Gateway Entry Signs (Entrance / Emergency Signs in front of Campus)
- Pool Improvements
- Modernize Permanent Seating & Site Improvements
- Campus wide Landscape Improvements
- Water Conservation, Hardscape & Landscape Improvements
- Safety & Stabilization of Nature Preserve

○ **Draft Priority #1**

Draft Priority #1 is the Theater. The Theater was one of the last two projects submitted to the state from our 2000-2002 FMP, we had completed an FPP but it did not receive matching construction funding from the state. This will be a continuation of the commitment from 2000-2002 Master Plan. The program currently is without any appropriate space. It will require the removal of temporary buildings 22A-22B, and could provide revenue from scheduling events.

○ **Draft Priority #2**

Draft Priority #2 is the 200's Complex. This was the second project submitted to the state as part of our 2002 master plan. In addition, 200's Complex areas have received the least amount of infrastructure and renovation upgrades. There are also some health and safety issues that need to be addressed. This will require a major re-design in the ceramics and other areas. This is also the next logical progression for construction, as we may be able to use existing staging areas from theater project. This also consolidates the construction process and gets this area completed. Tim will consider Mike's suggestion of new construction going around proximity of the campus, but reminded everyone that the construction timing will be based on multiple factors, and we are developing priorities.

○ **Draft Priority #3**

Draft priority #3 is replacement of building 31 & 36. Replacement will increase usable instructional space. The College can also reclaim space back into our space inventory that is currently being used to store furniture and equipment. It allows us to build the appropriate amount of storage space instead of using lecture and labs spaces. The project also provides permanent space to replace the space lost due to the removal of temporary buildings. This project was not submitted for state match since it's a smaller project in comparison to the 200's and 500's complex projects. Reyna asked Tim which portable had holes in the roof? Tim responded 340 storage area and offices. The last remaining faculty member will be relocated out of this building and the building will only be used for storage. Portable Building 342 will require some roof repairs to provide water intrusion protection and add 3-5 years so the trailer lasts until construction begins. Tim has received quotes for the roof repairs.

○ **Draft Priority #4**

Draft priority #4 is replacement of the 500's complex. The 500's Complex is part of replacing aging facilities and increasing usable instructional spacing. This will allow us to build permanent space and remove modular trailers from our campus. This larger project will take more time for design. IPP was submitted to the state for matching funds. Another reason for sequence after 300's is due to the recent cosmetic updates of classrooms in the 500's, they are in better shape than the 300's complex overall.

○ **Draft Priority #5**

Draft priority #5 renovation of Child Development Center. We have safety concerns and need to upgrade the indoor classroom and outdoor playground in order to meet code requirements. CDC is one of the last modular buildings for removal and will be replaced by extending the permanent building space. CDC modular building was remodel and the expansion was provided by Grant funds which created an observation area for classrooms. Also, FMP did not designate a location; FMP mentions we need to further investigate the placement of CDC.

○ **Draft Priority #6**

ESW and Athletics Site Improvements identify the soccer, baseball, football field, bleachers, accessible pathway, facilities, concession and restrooms facilities. The project also includes improved sustainability by looking into irrigation and possibility to add artificial turf into the baseball and softball fields to reduce our water consumption. We could improve revenue generation and Community Connections if we had a Stadium it would allow us to host events and rent the space. It will save the College operating costs by removing rented bleachers and restroom facilities which could be reallocated to other college needs. We will need to coordinate with the District due to their undeclared location. Mike Reese asked Tim about freeing up of the District trailers; will they be relocated to old soccer field? Tim replied District Annex Trailers are falling apart and would not survive relocation.

- **Draft Priority #7**

Next suggested priority is Pool Improvements. We are required to rent outside pool facilities due to the configuration of our pool which as a 4ft. shallow end and deep end for the diving area. It would be a huge advantage to use the pool for the athletic team's home games. We currently meet ADA requirements due to the age of our pool however we may be required to do more permanent improvements to meet accessibility requirements in the future. Mike suggested swim lesson may raise revenue through community connections. Tim agrees this would increase our community connections opportunities and make the College a more valuable asset.

- **Draft Priority #8**

Priority #8 is additional parking. We need to add parking prior to removal of parking for the new gym. Construction projects will create a lot of movement during improvements of the pool and parking structure, Tim doesn't want trucks or equipment transfers to damage any parking lot improvements. It will allow us to increase parking spaces. Tennis courts were resurfacing but have cracks in the concrete. If the concrete heaves or shifts upward, this will affect the playing surface making it unusable for ESW, athletic teams, and the public.

- **Draft Priority #9**

Draft Priority #9 Road and Parking Improvements. We need to provide enough parking for our students. Lack of adequate parking will impact our ability to attract and train students and also negatively impacts our neighbors. We are still unsure as to the destination of the District Facilities and District plan's possible impacts to the College. The District had shown three options. One options showed the District site located on the Grossmont' s old soccer field, another option showed the District located at Cuyamaca College, and another option showed the district located on a neutral third site. The FMP does not state or determine the permanent destination of the District.

Mike asked if there was consideration into creating a parking structure in the hill that has access from 125 to give another route on campus. Tim said this would be a huge cost impact of development for parking and there was a brief parking study by an engineer that ruled that site out. Beth Kelly likes the idea of the underground parking. She asked if SDSU had created an underground parking structure. Jim Spillers replied they did it with a sports deck but Tim can elaborate on tennis court proposal for upper and lower deck. Tim stated the tennis court will have an entry level down below. Jeff Barker asked if the funds are UGF or RGF. Tim said since parking lots generate revenue, he cannot use unrestricted general funds to repair or build them. It will come from parking funds which in turn are funded by students. This fund has been under budget so repairs would likely need to come from Prop "V". Beth made a comment about not enforcing parking permits, and potentially using federal work study students to assist with enforcement. Tim said there are many options to enforce parking.

- **Draft Priority #10**

Priority #10 is the new gym. We need to build the new gym before renovation of the old gym. Revenue generation / Community Connections will allow us to host tournaments, concession stands, and additional parking. Lisa Ledri-Aguilar recommends looking at UCSD system of having a pool of part time workers whose duties would include parking enforcement. The committee supports Lisa's idea. Also, he will submit a request for Facilities Committee to meet with District Wide Parking / Public Safety.

- **Draft Priority #11**

Next goal is the renovation of the current gym to expand classroom space and office areas which will replace building 42 (old lower gym and multipurpose room). Tim also reminded the committee of Beth's suggestion from the previous meeting to re-visit and develop a long -term cart storage area.

- **Draft Priority #12**

Draft Priority #12 is Safety & Stabilization of the Nature Preserve. We have nature preserve, trails, and students' observation on Perimeter Road. This project is part of providing a safer access for students to use the reserve out of traffic, improve sustainability, and create safe pathways. It also addresses the stabilization of the area due to a washout in the bank from Health & Sciences Complex construction.

- **Draft Priority # 13**

Draft Priority #13 is Water Conservation, Hard-scape, and Landscape. This will be campus wide look at lawn areas and making these areas more sustainable. Also the goal is to reduce water cost and to provide accessibility to all those areas.

- **Draft Priority #14**

Draft Priority is Campus wide Landscape. This project is very similar to Priority #13 and not much differentiation between these two projects. Campus wide Landscape is more a finalization of landscape areas. It was separated in the FMP.

Tim announced these were his suggestions and asked the committee for any response.

Beth asked Tim what is the timeline again? Tim stated he was unsure but would estimate 12-15 years total, we are about 12 years into Prop "R" and nearing the end. He anticipates about the same timeline with Prop V. Beth mentioned she believes the 300 building has a higher need for improvements since the 500's would take more time than the smaller 300's area. She stated she had concerns that ESW was a high priority but appears to have moved down on the list. She had additional concerns including two non-functional drinking fountains and no HVAC installed for the main gym. She asked him if there can be a temporarily fix versus waiting 12-15 years? Tim stated drinking fountains can be fixed at any time however the building roof may not be able to support an HVAC system. Beth's third point was that ESW facilities offer numerous health & wellness opportunities to faculty, staff, and students and it will impact those programs. Tim mentions we can put a work order together to look for areas install additional drinking fountains.

Tim stated that the 200's, 300's, and 500's have the most impact for students and we have not done a lot of renovations in these Buildings. Mike made a suggestion to move up CDC in the priority list to #4 and 500's complex to #5. Tim agrees from a construction stand point. Reyna requested Tim to elaborate on removing current safety hazard concerns for CDC? Tim stated safety hazard is the separation of two spaces and trying to combine them. The location hazard is people having to cross the parking lot and code requirements need to be met for playground area. In addition the portable is nearing the end of its useful life. There was further discussion regarding the CDC priority and a suggestion was made to move it to #3 as we may be able to utilize the construction staging area from the 200 complex and we would be right there next to the CDC. The Committee made a consensus on moving CDC up on the list to priority 3, moving the 300's to priority 4 and the 500's to priority 5.

Jim Spillers reemphasize the importance and complications of the pool facility. Tim explained the placement of Exercise & Science Site improvement over Pool Improvements is due to accessibility and addressing a larger group of people. Joel made a comment that priority and sequencing are different topics but it doesn't mean can't it be constructed simultaneously. Tim stated that these are the college priorities summary but they are subject sequencing to change based on state funds, bond withdrawal, and construction sequencing requirements.

Tim informed the committee that he would send the presentation electronically after he had made the changes recommended by the committee. All Facilities Committee meetings will remain every first Tuesday of the month.

Meeting Adjourned: 10:41 a.m.

Next meeting will be held on April 02, 2013, 9:30 – 11 a.m., Griffin Gate