

FACILITIES COMMITTEE

MEETING MINUTES

Date: March 25, 2014

Time: 9:30a.m. – 11:00 a.m.

Location: Griffin Gate 60-180 A

PRESENT: Agustín Albarrán, Steve Baker, Patrice Braswell-Burris, Elizabeth Barrow, Kurt Brauer, Joel Castellaw, Sunita Cooke, Esau Cortez, Jim Davies, Ken Emmons, Larry Fugal, Tim Flood, Doug Hersh, Beth Kelley, Lisa Ledri-Aguilar, Pablo Mercier, Julie Middlemas, Genie Montoya, Michael Reese, Priscilla Rogers, Jim Spillers, David Steinmetz, Christina Tafoya Reyna Torriente, Katrina VanderWoude, and Peter White

ABSENT: Dale Switzer and Debbie Yaddow

RECORDER: Stephanie Rodriguez

Start time: 9:45 a.m.

OPENING INTRODUCTION AND SUMMARY BRIEFING:

Special Facilities Committee meeting was held to discuss and review Proposition V Funding Plan and draft project schedule prior to Planning and Resource Council. Tim Flood presented a power point presentation to the committee members. Committee member introductions including two additional attendees from Gafcon, Larry Fugal District Program Manager and Jim Davies Senior Project Manager.

Proposition V Funding

The original Proposition V Funding Plan had high contingency factors and no state construction funds passing and took a very conservative approach. The funding plan included in this presentation is a bit more optimistic, and includes the passage of one state construction bond. A few of our major projects are in the queue requiring state funding. Recent update information from State Chancellor's office reported a 60 percent support rate for construction bonds.

Planned bond sales were reported as follows: Series "A" bonds of \$80.6 million were sold in 2013, Series "B" bond sale \$95 million to be sold in 2017, Series "C" bond sale of \$95 million to be sold in 2022 and Series "D" bonds to be sold in 2025. This sequencing may change and is partly driven by local property values and our bond language..

First Draft of Proposition V Sequencing and Project Cost Estimates

These are estimated project schedules and costs only. These are all subject to change due to a variety of issues including:

- Approval and timing of California State Facilities Bonds Passage
- Infrastructure needs
- Construction cost fluctuation
- Refined sequencing requirements
- Cash flow requirements
- Unforeseen conditions

First Project: Expand Central Chiller Plant

There is a need to increase HVAC capacity due to the current central plant system being at maximum capacity. Last year during summer heat swells the system ran at 102% of capacity which caused the system to shut down, effecting the entire campus. As we expand our campus facilities we will require expansion of the Central Chiller Plant . Design starts in 2014, DSA review in 2015, and Construction starts in 2015. Project cost estimate including escalation \$3.4 million.

Second Project : Phase I – 200's Fine Arts Complex Teaching and Performance Theater

Construction of a new Theater with seating for approximately 350. The proposed seating was reduced due to funding issues, . The reduction of seating allows the college to fund additional critically needed facilities. The college will need to create swing place for 200's instructional spaces prior to renovation. The 200' s Fine Arts Complex is divided into three phases. Steve Baker expressed his concerns about the music department needs and proposed idea of reducing seating from 600 seats to 350 seats. The

project design starts in 2014, DSA review in 2015, and Construction starts in 2016. The project budget including escalation is approximately \$28.3 million.

Third Project : Phase I – 300’s Complex (Bldg. 31)

300 complex includes renovation of Building 31. The 300’s complex is divided into two phases. The division is based upon bond sale cash flow. The design phase is estimated to start in 2015, DSA review in 2016, and construction estimated to start in 2017. The project budget including escalation is approximately \$12.9 million.

Fourth Project: Maintenance Area

Maintenance Area project was originally proposed as a District Warehouse and Maintenance project. This allocation was later split into two projects, the Maintenance Area and the Warehouse Area. Some of the maintenance buildings are from World War II (Quonset huts) and have surpassed their useful life. Parking lot 4A is a proposed location for Maintenance Area, this is dependent depending on the District decision regarding their permanent location. Design starts in 2015, DSA review in 2016, and construction start in 2017. The project budget including escalation is approximately \$9.9 million.

Fifth Project: Phase II – 200’s Fine Arts Complex

Phase II – 200’s Fine Arts Complex includes (buildings 24, 25 &27) Speech & Communication, Ceramics, Drawing, Painting, and Hyde Gallery. The second bond series for sale in 2017 will be sold in time for sequence construction of 200’s phase II project. Design starts in 2016, DSA review in 2017, and construction starts in 2018. The project budget including escalation is approximately \$23 million.

Sixth Project: 500’s Complex

500’s Complex project includes buildings 51, 52, 53, 54, 55, 590’s, ACE, GMCHS, and Veterans Resource Center. The project budget includes funding from a state facilities construction bond, so this project timing will be dependent on the ability of the state to pass a construction bond. Design starts in 2018, DSA review in 2019, construction starts in 2024. The project budget including escalation is approximately \$83.8 million.

Seventh Project: Phase II – 300’s Complex

Phase II – 300’s Complex includes building 36, trailer 37, and trailers 38-A, 38-B, and 38-C. The portable trailers will be removed from campus, and occupants will be moved into the new permanent facilities. This project task force will need to discuss how to phase the 300’s complex and decide what programs are located in each of the buildings. This project will increase the overall square footage of campus facilities. Design starts 2019, DS review 2020-21, construction starts in 2024. The project budget including escalation is approximately \$38.4 million.

Eight Project: Phase III – 200’s Fine Arts Complex

Phase III – 200’s Fine Arts Complex includes building 21 and 26. Music and the existing theater building will be remodeled and will also include architectural barrier removal. Design starts in 2025, DSA review in 2025-26, Construction starts in 2026. This project budget cost including escalation is approximately \$3.4 million.

Additional critical projects may be funded pending on how the projects come in at bid time, escalation, use of the contingences for unforeseen issues, a second state bond, and making sure that all projects stay within their design scope. Total college allocation is \$278,807,680. The remaining balance is \$469,189.

Tim Flood will distribute presentation to committee members.

Meeting Adjourned: 10:46

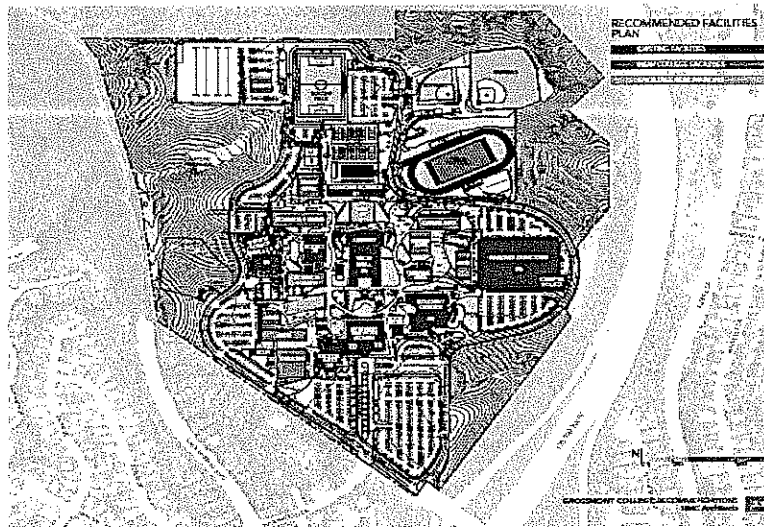
Next meeting will be held on April 01, 2014, 9:30 – 11 a.m., Griffin Gate 60-180A

Meeting Minutes and attachments will be posted on the facilities, operations, and maintenance website.

Proposition V Funding Plan and Draft Project Schedule

Facilities Committee Special Meeting
3/25/14

Facilities Master Plan Map



Grossmont College Facilities Committee Priority Summary	
Draft	Priority
New Construction	
1	The 200's-Arts & Communication Complex Replacement
-	Theater (600 seats)
-	Remaining classrooms & Labs submitted as part of JPP
2	The 300's - Science, Math & Career Tech Complex Replacement
4	The 500's - Liberal Arts/Business & Technology Complex Replacement
5	Exercise Science & Wellness (Main Gym)
Renovation & Repurposing	
11	ESW & Athletics Teaching Facility (Main Gym renovation, classroom)
3	Child Development Center
Site Improvements	
9	Road & Parking Improvements
8	Additional Parking
7	Pool Improvements
6	Modernize Permanent Seating & Site Improvements for ESW/Athletics
14	Campus wide Landscape Improvements
13	Water Conservation, Hardscape & Landscape Improvements
12	Safety & Stabilization of Nature Preserve

Grossmont College Project Summary	
Draft	Priority
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13	Water Conservation, Hardscape & Landscape Improvements
12	Safety & Stabilization of Nature Preserve

Final Project Sequencing/Phasing

- Final phasing of the projects will be contingent upon:
 - Sale of Proposition V bond series
 - Voter approval of California State Facilities Bonds (even years only) Hoping for 2016.
 - Infrastructure needs
 - Realistic and cost effective sequencing that most optimally ensures continuity of services

Planned Bond Sales

- Series A Bond Sale
 - \$80.6 million sold in 2013
- Series B Bond Sale
 - \$95 million to be sold in 2017
- State Construction Bond
 - Hopeful passage in 2016
 - Hopeful allocation of \$41 million in 2017
- Series C Bond Sale
 - \$95 million to be sold in 2022
- Series D Bond Sale
 - \$128 million to be sold in 2025

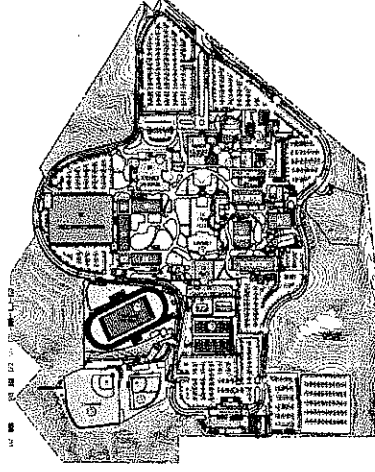
* Initial sequencing may change.

FIRST DRAFT OF PROPOSITION V SEQUENCING AND PROJECT COST ESTIMATES

These are estimated project schedules and costs only. These are all subject to change due to a variety of issues including:

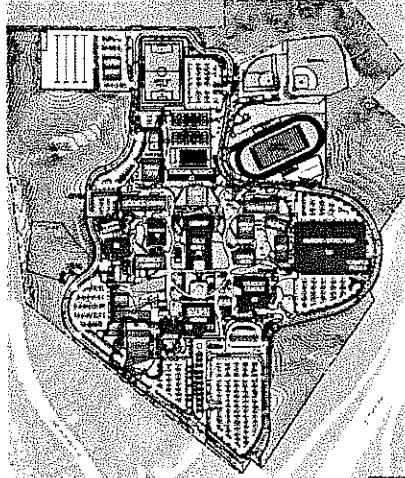
- Approval and timing of California State Facilities Bonds passage
- Infrastructure needs
- Construction cost fluctuations
- Refined sequencing requirements
- Cash flow requirements
- Unforeseen conditions, etc.

- Must Expand Central Chiller Plant, the current plant is at its maximum capacity
- Must increase HVAC capacity prior to expansion of facilities
- Design starts: 2014
- DSA Review: 2015
- Construction starts: 2015
- Cost estimate including escalation - \$3.4 million



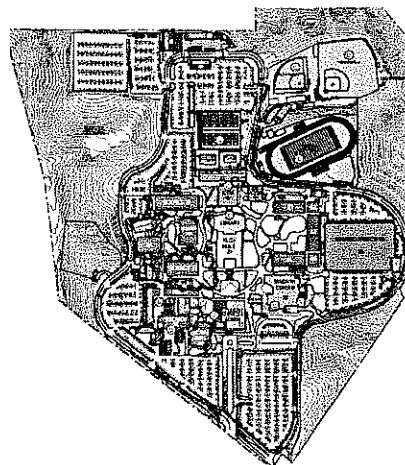
Expand Central Chiller Plant

Phase I – 200's Fine Arts Complex (Teaching and Performance Theater)



- Project includes the construction of a new Theater
- Approximately 350 seats
- Design starts: 2014
- DSA Review: 2015
- Construction starts: 2016
- Project budget including escalation: \$28.3 million

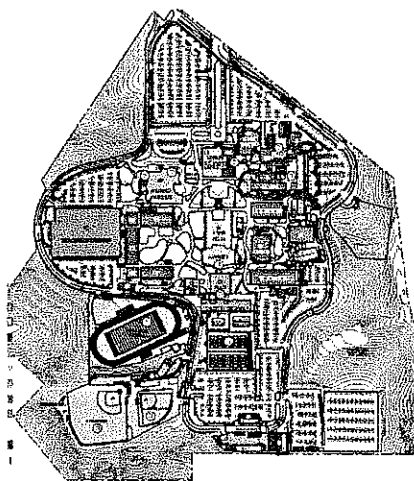
Phase I – 300's Complex (Building 31)



- Project includes the renovation of building 31
- Design starts: 2015
- DSA Review: 2016
- Construction starts: 2017
- Project budget including escalation: \$12.9 million

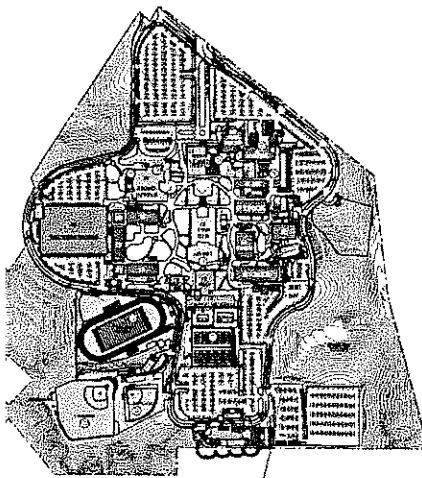
Phase II – 200's Fine Arts Complex (Buildings 24, 25 & 27)

- Project includes Speech & Communication, Ceramics drawing painting, and Hyde Gallery
- Design starts: 2016
- DSA Review: 2017
- Construction starts: 2018
- Project budget including escalation: \$23 million

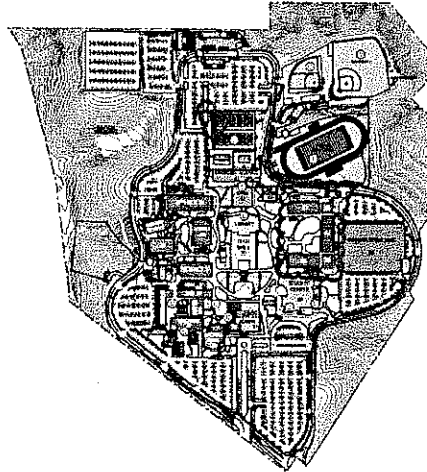


Maintenance Area

- Replaces buildings 82, 83, & 84, and relocates maintenance area to parking lot 4A
- Was originally in District Projects as part of Warehouse replacement
- Design starts: 2015
- DSA Review: 2016
- Construction starts: 2017
- Project budget including escalation: \$9.9 million

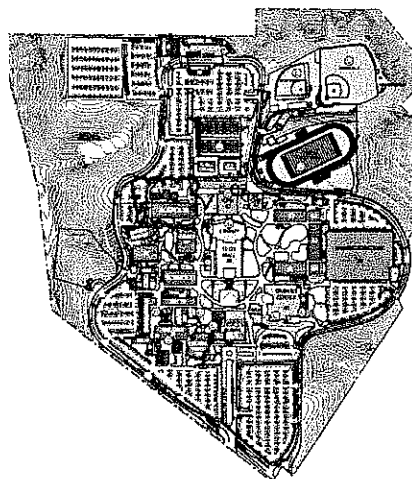


500's Complex (Buildings 50-55 and Portables)



- Includes buildings 51, 52, 53, 54, 55, 590's, ACE, GMCHS, and Veterans Resource Center
- Design starts: 2018
- DSA Review: 2019
- Construction starts: 2024
- Project budget including escalation: \$83.8 million

Phase II – 300's Complex Phase (Building 36 and Portables.)



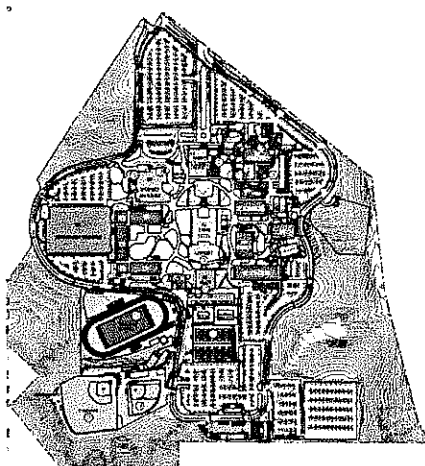
- Includes building 36 and trailers 37 & 38A-C
- Design starts: 2019-20
- DSA Review: 2020-21
- Construction starts: 2024
- Project budget including escalation: \$38.4 million

Estimated Budget

	Total Grossmont College Allocation	\$278,807,680
	Estimated amount allocated above	\$278,338,491
	Remaining to be allocated (not counting site contingency of \$8.4 million or possible second state facilities bond)	\$469,189

**Phase III – 200's Fine Arts Complex
(Buildings 21 and 26)**

- Music and existing theater building remodel
- Design starts: 2025
- DSA Review: 2025-26
- Construction starts: 2026
- Cost estimate including escalation - \$3.4 million



Grossmont College Overall Budget (Prop. V and Possible State Funds)

Project Description	Prop V	State Funding	Total Estimate with Escalation
Allocation of Tech/Tech Infrastructure	\$19,781,677	\$0	\$19,781,677
Allocation of Program Management	\$10,469,251	\$0	\$10,469,251
Allocation of Site Contingency	\$8,328,545	\$81,073	\$8,409,618
Environmental Impact Report (EIR)	\$128,020	\$0	\$128,020
Infrastructure/Utilities Allocation	\$4,749,726	\$0	\$4,749,726
Scheduled Maintenance Allocations	\$2,672,000	\$0	\$2,672,000
Prop V Start Up Projects	\$1,689,962	\$0	\$1,689,962
Lighting Fixtures & Controls Update (Energy Reduction)	\$810,038	\$384,811	\$1,194,849
Main Chiller Addition	\$3,449,407	\$0	\$3,449,407
Phase I -- New Teaching & Performance Theatre	\$28,350,725	\$0	\$28,350,725
Phase I -- 300 Complex Bldg. 31	\$12,899,694	\$0	\$12,899,694
Maintenance Bldgs. 82, 83, 84	\$9,906,557	\$0	\$9,906,557
Phase II -- Fine Arts Complex Bldgs. 24, 25, 27	\$23,043,888	\$0	\$23,043,888
500 Complex Bldgs. 50, 51, 52, 53, 54, 55, ACE, MCHS, and Veterans Center	\$58,128,390	\$25,660,350	\$83,788,740
Phase II 300 Complex Bldg. 36 and Portables 38A-C	\$38,364,212	\$0	\$38,364,212
Phase IIIA -- Fine Arts Complex Bldg. 26	\$29,440,165	\$0	\$29,440,165
Phase IIIB -- Fine Art Complex Bldg. 21	\$0	\$0	\$0
Total	\$252,212,257	\$26,126,234	\$278,338,491

Projects Not Currently Funded

Projects not included in the Proposition V allocation table (not in priority order)
Child Development Center
Modernize Permanent Seating and Site Improvements ESW/Athletics
ESW & Athletics New Gym
Renovation of Existing Gym Bldg. 43 and Site Work
New Soccer Field
Field Upgrades
Pool
Additional Parking Structure and Tennis Courts
Road and Parking Improvements
Gateway Entry Signs
Campus Landscape Improvements
Safety and Stabalization of Nature Preserve
Circulation, Parking and Site Improvements

Allocations to possibly fund items from this list could come from project remaining balances, release of college contingency and possible 2nd state facilities bond



Discussion & Questions

Allocation Location	Amount
Program Costs	\$11,163,412
Grossmont College	\$278,807,680
Cuyamaca College	\$125,842,155
District Services	\$24,306,986
Total	\$440,120,233

Fund Allocation
Includes State Funding