

FACILITIES COMMITTEE MEETING MINUTES

November 3, 9:30a.m.
College Conference Room

PRESENT: ASGC Student Representative-Kevin Arvidson, Fred Allen, Steve Baker, Jerry Buckley, Janet Castanos, Sheridan Dewolf, Tim Flood, Julie Middlemas, Alba Orr, Walter Sachau, Laith Shammass, Dave Steinmetz, Reyna Torriente, Jim Wilsterman

RECORDER: Tasa Campos

REVIEW OF AGENDA & MEETING MINUTES

Tim welcomed the committee to the meeting and briefly reviewed the day's agenda via teleconference. Tim apologized for the teleconference but stated he needed the committee's review and recommendation prior to moving forward some construction projects to Planning & Resources Council next week.

FUNDING ALLOCATION PLAN

The committee reviewed a hand out on funding allocation reflecting project names, costs or estimates, and statuses of projects here on the Grossmont campus and were broken up into two major funding resources. Tim informed the committee he needed consensus to move the listed projects forward to GC Planning & Resources Council at next week's meeting. The committee discussed the following projects with funds in 4116873:

- **Building 51 Restroom & ADA Accessibility Upgrades** – Tim shared that the bid documents are complete for the project of remodeling and the construction of ADA upgrades in Building 51 student restrooms. The college has discussed moving forward with this next set of restrooms and designs were under way, but this is the first time an actual tentative budget is able to be shared with the facilities committee. This project will be a pilot project with the testing and use of waterless urinals. Back up plumbing will be built into the walls in the case water urinals will later need to be installed with low flow flush-o-meters. The doors will meet ADA and building code requirements but- will not be automated. This project has been estimate at \$300,000. The construction is scheduled to be completed Winter Break 2009.

The committee gave consensus to move this project forward.

- **Science Building Fume Hood Resolution** – Tim reported the college is continuing to have problems with the fume hoods in the New Science Building. The fume hoods are causing white noise that is distracting and making it difficult to hear in the rooms. The project is 95% complete and finishing costs are estimated at \$53,259. Remaining Prop R funds will partially cover this cost and any additional costs will be augmented.

The committee gave consensus to move this project forward.

- **Building 36 Secondary Effects** – Tim reported he recommends allocating the _remaining funds left in the college's Facilities Issues Fund- towards the secondary effects in building 36. Once the Health/Physical Sciences departments currently located in building 36 have relocated into the new Building 34, approximately 2/3 of Building 36 will available and one third will be used for science labs. The committee needs to identify funds to allow the college to go into Building 36 and reclaim and reutilize the classrooms in order to offer classes and claim FTES. The committee needs to form a task force in order to identify needs in this area. Once a funding source has been allocated a task force will be identified. Expected down time of the entire building will be summer 2010 and then 1/3 of the building will be opened back up for fall of 2010.

Tim briefly reviewed the various classes and labs using this area and the times/semesters they may be shut down.

The group gave consensus to move this project forward.

- **Football Field Turf Replacement** – Tim reported the college needs to set aside \$50,000 a year to cover the over the next 12 years to ensure the college has the funding required to replace the football field turf at the end of its life span. There needs to be an annual set aside of \$50,000 for this purpose. Questions were brought forward regarding setting aside funds for the football field while there are other important issues on campus. It was reported the field turf/track area is used for many other classes and sports beside -football. The turf needs to be replaced/maintained on a 10-12 year basis because of safety issues. The committee discussed the possibility of receiving outside funding for an athletic stadium.

The committee gave consensus to move forward with the setting aside of \$100,000.

- **Roofing Replacement** – Tim stated the college had a roofing replacement assessment done approximately a year ago. The assessment broke the roof needs into 1-3, 2-4, 3-5, 5-7, 7-9, and 10+ year sections. Tim estimated \$450,000 will be needed in order to complete the 1-3 year roofing replacement needs and \$450,000 a year for the next eight years in order to complete the other year needs. Tim stated that the college has approx. \$7 million in roofing, so a conservative estimate would require \$350,000 per year to ensure we were replacing the roofs over their 20 year life span. Tim shared the work is tentatively scheduled to take place during summer 2010 pending the purchasing process along with campus and funding timing. The summer would include 1-3 year repairs of flat roofs and roof overhangs. This would include the LRC, 500 buildings and whatever touch ups are need in these areas. Once these areas are completed the college will move to the 300 buildings. The type of roofing materials used meet district and campus standards come with a 20 year warrantee. The issue of the impact on classes in the 500 buildings was brought forward. Tim stated there would be slight noise and there would be no classroom closures required.

The committee gave consensus to move forward with the roofing replacement projects and funding.

- **Building 31-370 Large Lecture Classroom Remodel** – Tim reported room 31-370 is the next large lecture room scheduled for remodel. The estimated cost is \$400,000. The remodel will be similar to the remodel of room 575. With the upgrade of classroom furniture over the years across campus, these large lecture rooms have been ignored. This project has been presented to the Facilities Committee before. The college is seeking a design quote and also needs to develop a task force. Once the design quote is complete and a task force has been developed the project will come back to the Facilities Committee approximately in February 2010. The project is tentatively planned for summer 2010.

The committee gave consensus for the project budget and to move forward with the design quote and a task force for this project.

- **Scheduled Maintenance Matching Funds-Next Project Building 50 Single Zone Air Handlers** – Tim reported the college has used almost all of its matching funds in Prop R. State scheduled maintenance comes with the requirement that the college match it. It is a one to one match. The next scheduled maintenance project the college will be looking at would be the HVAC single zone fan coils in the 50 buildings. These fan coils are past their useful lives and the college has already had one of the units drip pans fail. The college will need to start working on a plan to replace ~~the~~ these units prior to more of them failing. The fan coils handle not only air conditioning but they also handle heat so they provide the temperate conditions in the classrooms in both summer and winter. After the 50s are complete then the college will need to move to the north 300s. The college has replaced many of the multi-air handlers due to new buildings and

scheduled maintenance. Once approval is received the college will move forward with the design process and Tim will return the project to the committee with a projected budget and timeline. The college is tentatively looking at winter break 2010.

The committee gave consensus to move forward with the project and funding.

The committee then reviewed and discussed the following projects with funds in 4116876. Tim shared the district had allocated funds to both colleges to take care of campus parking, sidewalks, and wayfaring. Tim reported the ESW & Athletic Field Access Road Project is estimated at \$345,867 and the Building 51 North Sidewalk Replacement Project is estimated at \$240,862 are priority projects. Both projects are past design stage and are out for bid. The college was planning on a 2009 winter completion. The funds remaining after the completion of these two projects, approximately \$122,255, will be allocated to completing Lot 1B.

The completion of Lot 1B is pending on additional funding. Tim stated he would bring the issue forward to the District Parking Task Force to determine the availability of additional funds.

Tim shared Dale Switzer confirmed that the perimeter road damage cause during new building construction will be repaired through Prop R funding.

The committee gave consensus to move forward on these projects.

RECAP OF PROJECTS GOING to GOVERNING BOARD

Tim reported the following two projects will be going to the next Governing Board Meeting:

- Building 36 Special Needs Restrooms
- North 500 Building Sidewalk Replacements

Tim stated both projects will be moving forward to the Board as Permission to Award status.

SAFETY

- **Fire Inspection** – Tim reported the college campus had an annual fire inspection a couple of weeks ago. The inspection found the Grossmont campus to be in compliance with the fire codes in effect in the City of El Cajon. No serious fire or life safety hazards were noted during the inspection. Tasa read, from the fire inspection report, the minor items the college would need to address. Tim stated the inspection had gone exceptionally well and the next follow-up inspection is planned for November 30, 2009.

OTHER/NEW ITEMS

- ASGC student representative brought forward the issue of the campus needing a dog area for handicapped students with assistant dogs. Tim shared the college is currently discussing the need for two dog runs on campus. This item will be placed on the agenda at the next Facilities Committee meeting.
- ASGC student representative asked questions regarding the fire alarm strobe lights and the possibility the flashing of the strobes may cause seizures. Tim stated that the strobes were required by code, and that the students and staff would be evacuating when the strobes went off which would mitigate the exposure to the strobe lights.
- It was noted room max changes/implementations have been put on hold until summer or fall 2010. Some internal construction changes can be made to meet the requirements. Currently, the only classroom the college has a set max on is room 575.

The meeting was adjourned at 11:00 a.m.

The next meeting is scheduled for Tuesday, December 1, 2009 at 9:30 a.m. in the College Conference Room

