

FACILITIES COMMITTEE

MEETING MINUTE SUMMARY

Date: February 01, 2017
Time: 9:30a.m. – 11:00 a.m.
Location: Griffin Gate 60-180

PRESENT: Thomas Armstrong, Liz Barrow, Patrice Braswell, Nicole Conklin, Jim Davies, Nadra Farina-Hess, Ken Emmons, Christine Girsch, Loren Holmquist, Beth Kelley, Lorenze Legaspi, Bill McGreevy, Michelle Miller, Genie Montoya, Michael Reese, Stephanie Rodriguez, Dave Steinmetz, Reyna Torriente, and Natalie Yturralde.

ABSENT: Agustin Albarran, Javier Ayala, Martha Clavelle, Skyler Delacruz, Marsha Gable, Nallely Gecik, Jacqueline Hall, Lisa Ledri-Aguilar, Julie Middlemas, Robin Sepulveda, and Katrina VanderWoude.

RECORDER: Patty Sparks

START TIME: 9:30 a.m.

INTRODUCTIONS: The Committee welcomed Bill McGreevy, Dean of Arts, Languages & Communication. Further she congratulated Ken Emmons on his new position, Sr. Director Districtwide Facilities and commended him on his efforts at the college.

Patrice passed on comments from Agustin Albarran that was provided in an email which stated, "I did want to give a "shout out" to Loren Holmquist, Kurt Brauer, Jack Newman, Stephanie Rodriguez, Johnny Gonzalez and Lorenze Legaspi. This is for the recent and professional manner in which everyone responded to a building need with the ESBS Division: deep cleaning of a few offices and installation of door sweeps over in building 52 – aa."

Discussion Items:

Village – Gafcon, Jim Davies

Jim provided a PowerPoint presentation providing a schematic look for the relocations for Building 31 and the Theatre Construction project.

Parking Lot 1 will house storage and equipment. Building 31 tenants will relocate to interim modular buildings in South Lot 5. This plan appears to minimize parking issues. The architect company LPA, is suggesting portable buildings sized at 24' x 40' and 24' x 36. This will not match square footage exactly. There may be extra square footage with approximately 19,000 square feet of space proposed. Costs are not conclusive, more space costs more dollars.

Building 31:

Consists of: Lab, classroom, lecture and office spaces

Modular Square Footage proposed: 19,440 Sq. Ft.

Building 24:

Consists of: Lab, classroom, lecture, office and storage spaces

Building 27:

Consists of: Lab, classroom, lecture, office and storage spaces

Modular Square Footage proposed: Both 24 and 27, 19,440 Sq. Ft.

22A:

Houses faculty and will be moved to modular buildings to grass areas located near Building 20.

An idea to accommodate Ceramics is to possibly take out a wall and put a modular building close to the kilns.

Jim stated that these are all draft plans, but he shared with the Committee to be aware of costs on the various options. He provided four costs scenarios, as followed:

Interim classrooms and offices to be located in Parking Lot 5 South:

Scenario 1 – Phase 1 Building 31/ Phase 2 Fine Arts: \$700,964

Building 31- Includes 24 x 40 classrooms (48) student classrooms for 36 months – less area than existing
Phase 2 - Removal of (2) 18 month, 24 x 40 units and adding (2) 18 month, 48 x 40 units for art lab

Scenario 2 – Phase 1 Building 31/ Phase 2 Fine Arts: \$747,288

Building 31- Includes (4) classrooms buildings to accommodate (50) students – match existing program
Phase 2 – Includes only 24 x 40 (48) student classrooms
Phase 2 - Removal of (2) 18 month, 36 x 40 units and adding (2) 18 month, 48 x 40 units for art lab

Scenario 3 – Phase 1 Building 1/ Phase 2 Fine Arts: \$866,208

Building 31- All classrooms buildings to accommodate (50) students – exceeds existing program
Phase 2 – All classrooms buildings to accommodate (50) students – exceeds existing program

Scenario 4 – Phase 1 Building 31/ Phase 2 Fine Arts: \$684,708

B 31 - Includes (4) classrooms buildings to accommodate (50) students – match existing program
Phase 2 – Keep B31 larger units – exceed existing program
No removal or additional buildings

Scenario 4 would keep the modular buildings on campus for 36 months (cost less to keep them longer) and this scenario provides for more space.

Assumptions:

The listed price does not include the cost for temporary classroom, storage containers to be located in the existing Ceramics yard, temporary Theater office or the relocation of Bldg. 22 B.

The above price per scenario is based on existing building Modular Building inventory and does not include site improvement and infrastructure costs.

Reyna stated that one of the rooms in Building 31 has a room capacity of 72. Jim stated he will work with Instructional Operations to obtain accurate counts.

Next Steps for Task Force:

- Parking implications including offsite locals, if necessary
- Discuss Building 31 lecture hall relocation
- IT and IS timeline

Bill McGreevy motioned to move forward with Scenario 4 with the caveat that capacity needs will be met. The Committee moved the motion forward with one abstention.

Lorenze will take this to Planning & Resources as an information item.

Request for Signage Work Group – Lorenze Legaspi

Lorenze informed the Committee that hexagon signage for the drought tolerant gardens has come in.

Space Inventory – Lorenze Legaspi:

Lorenze stated that space inventory and requests are currently being reviewed. We are working diligently to marry needs with space, and identify timelines as requests come in. Lorenze will report back to this Committee once a space inventory report has been completed and ready to share.

District Sustainability Program/Presentation – Jacqueline Hall

Deferred to the next meeting.

District Public Safety and Emergency Preparedness Council Summary & Newsletter – Nicole Conklin

Nicole reported that over the winter break there were reports that phones were not working. Staff was assigned to go room to room to check on phones. Phones were checked for signal and routes and found that five phones on the Grossmont Campus were not working.

Smoking Signs

This Council recommended that no smoking signs in different languages be posted. Signs in Farsi, Chinese, and Spanish will be posted during the semester.

Crime Prevention through Environmental Design (CPTED)

A CPTED specialist provided a report and inspection and overall it was a good report with minor recommendations. One recommendation was to trim trees six feet off the ground. Once the new Director of Facilities is hired, she will meet with him/her and work through the recommendations.

Beth Kelly asked about recommendations and suggested bringing the back to this group for discussion. Nicole clarified that this inspection was for outside the classrooms and "decorative" areas. Beth suggested it should be on the PS&EPC Agenda. Lorenze stated that the recommendations will be assessed by grounds personnel. He will report back to this Committee once he meets with grounds staff.

Mental Health First Aid 8 Hour Certification Course – December 19, 2016

Over spring break 92 people were trained. Great outcome.

ASCIP Inspection

A check list of what staff can do to help will be sent out prior to the inspection.

Updates & Information – Loren Holmquist

Inlaid Ceramic Logos

We have 3 inlaid ceramic tile logos located on the campus. A finish layer was applied to address the slick surface on the ceramic logos especially during the rainy season. Unfortunately Bldg. 60 ceramic tile logo finish did not work as well as expected and the company will be returning in March to reapply the finishing.

Chiller Update

This project has been on-going for a year. There were a few setbacks due to rain and is currently behind 1 – 2 weeks. The chillers are running well and we have cold air. Next steps are to have the digital controls installed. Construction and landscaping will be complete by the end of February.

HVAC Update

Loren stated that Building 27 was heated with a very large, but old boiler that leaks. A new boiler will be delivered on Friday and installed next week. Construction heaters have been placed in both Buildings 26 and 27, ensuring buildings

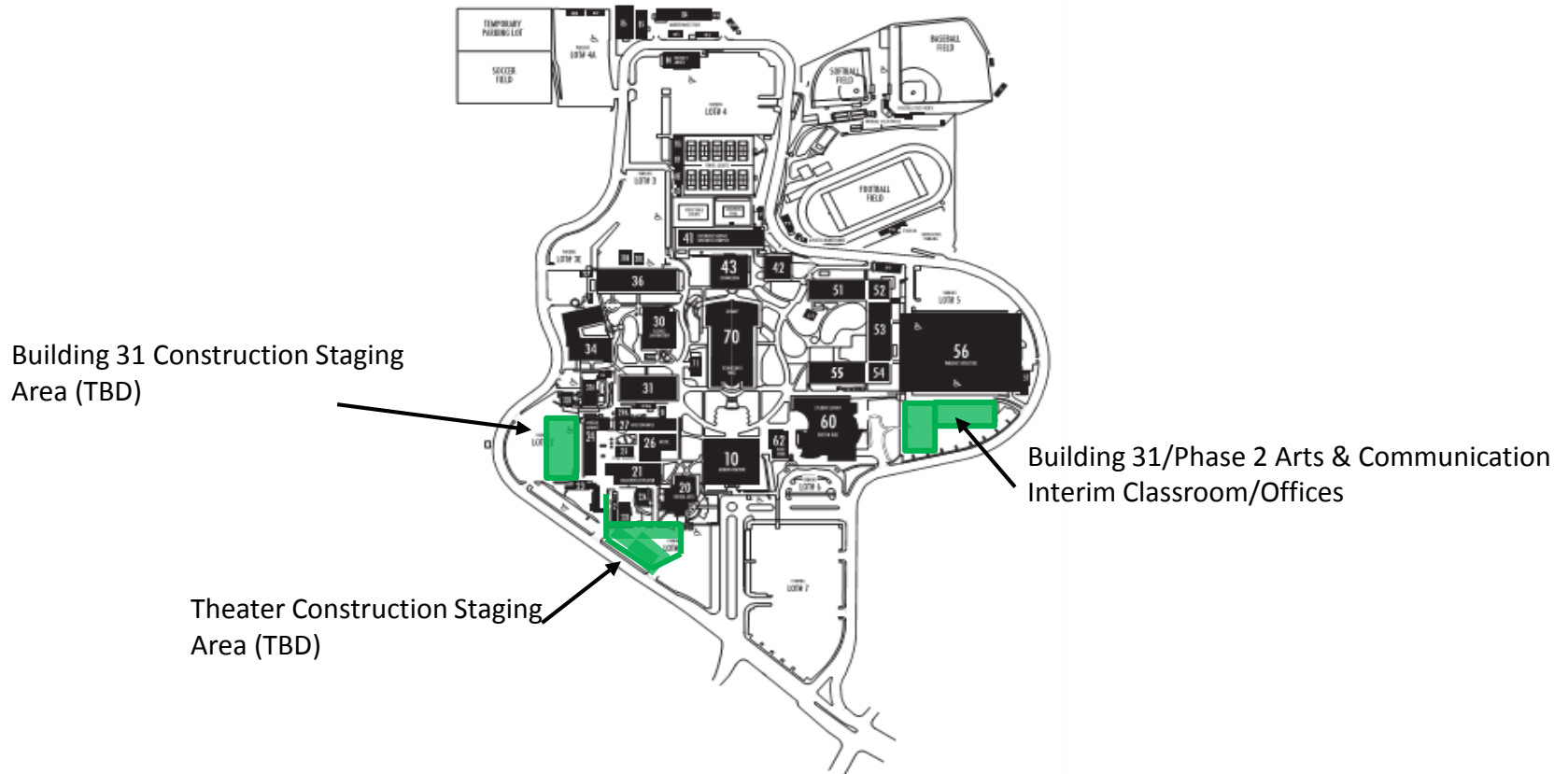
have adequate heat. There have been no complaints. Lorenze commended Loren and his staff for addressing this issue professionally and expeditiously.

Meeting adjourned at 11:01 a.m.

Next meeting will be held on March 1, 2017 at 9:30 – 11:00 a.m. in Griffin Gate

Grossmont College

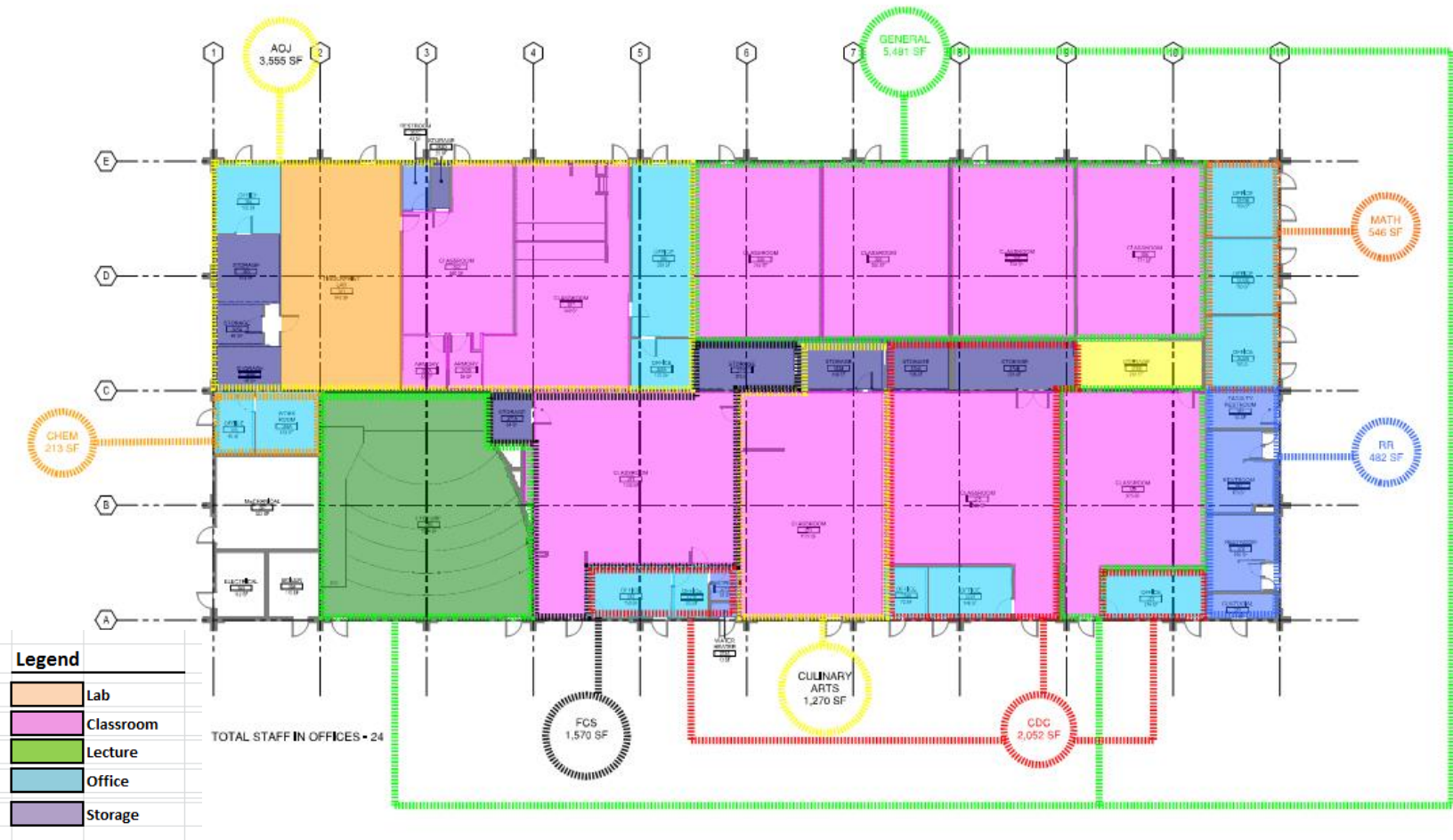
Theater/Building 31/Phase 2 Communication & Fine Arts (Conceptual)



Site Map

Grossmont College

Building 31- Existing Space (Conceptual)



Grossmont College

Building 31/ Interim Classroom Area Comparison (Conceptual)

Legend	
	Lab
	Classroom
	Lecture
	Office
	Storage

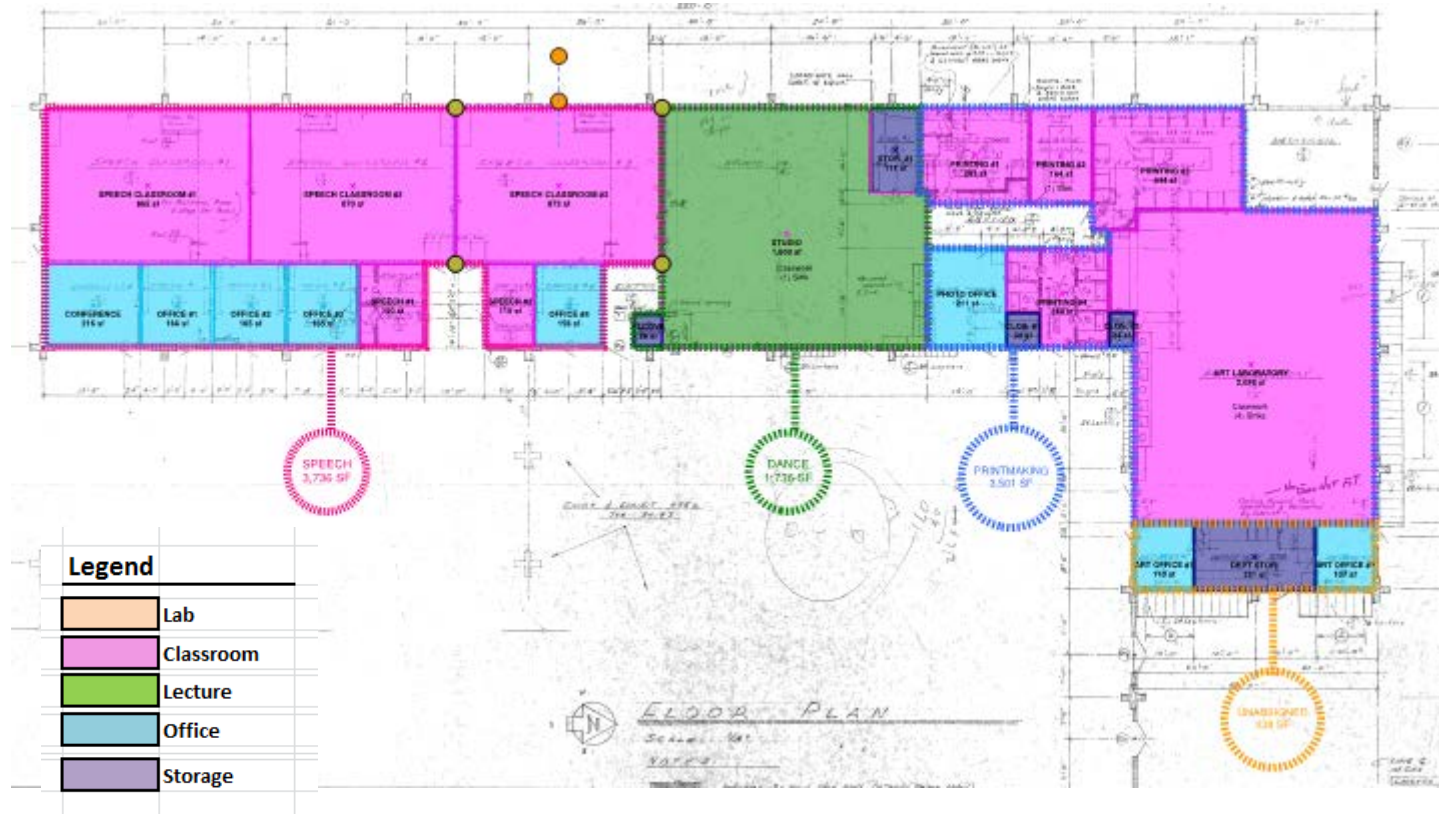
Grossmont Community College - Interim Housing PHASE I

Existing vs. Proposed

Building	Phase	Name	Room #	(E) Area	Modular Area	Delta
1	1	AOJ Fingerprint Lab + Dedicated	363, 362	1,522	1,920	398
2	1	CDC (Dedicated)	375	1,126	960	-166
3	1	Culinary Arts	373	1,122	960	-162
4	1	General Classroom	361	940	960	20
5	1	Restroom + Custodial		482	480	-2
6	1	Office		994	960	-34
7	1	Office		994	960	-34
8	1	General Classroom	359	757	960	203
9	1	General Classroom	358	766	960	194
10	1	General Classroom	357	738	1,440	702
11	1	General Classroom	356	771	1,440	669
12	1	General Classroom	376	925	1,920	995
13	1	General Classroom	371	1,333	1,920	587
14	1	General Lecture	370	1,524	1,920	396
15	1	Storage + Armory		1,175	1,680	505
TOTAL				15,169	19,440	4,271

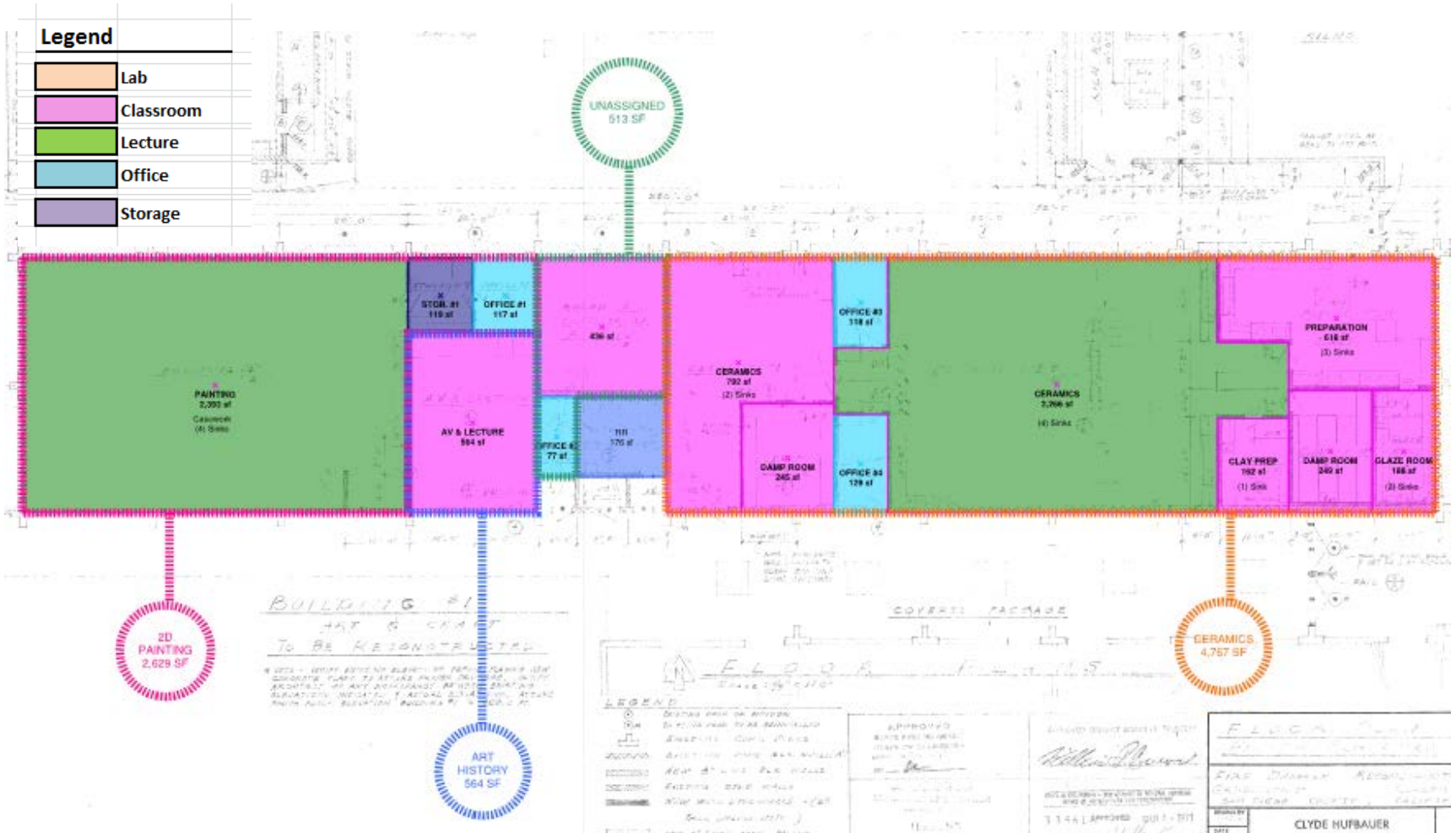
Grossmont College

Building 24- Existing Space (Conceptual)








Grossmont College

Building 27- Existing Space (Conceptual)



Grossmont College

Building 24/27 Interim Classroom Area Comparison (Conceptual)

Legend	
	Lab
	Classroom
	Lecture
	Office
	Storage

Grossmont Community College - Interim Housing PHASE II

Existing vs. Proposed

Building	Phase	Name	Room #	(E) Area	Modular Area	Delta
1	2	2D Painting		2,629	1,920	-709
2	2	Printmaking Classroom		1,037	960	-77
3	2	General Classroom		1,191	960	-231
4	2	Restroom + Custodial		176	480	304
5	2	Office (Speech)		868	960	92
6	2	Office (Photo, Art, Painting, Ceramics)		869	960	91
7	2	Office (Math dept Bldg 36)		994	960	-34
8	2	Speech		1,080	1,440	360
9	2	Speech		1,020	1,440	420
10	2	Speech		983	960	-23
11	2	ASL		513	960	447
12	2	Art History		564	1,920	1,356
13	2	Dance		1,736	1,920	184
14	2	Storage		753	1,680	927
15	2	Printmaking		2,099	1,920	-179
TOTAL				16,512	19,440	2,928

Grossmont College

Projected Lease Budget – Alternatives (Conceptual)

Interim classrooms and offices to be located in Parking Lot 5 South:

Scenario 1 – Phase 1 B31/ Phase 2 Fine Arts: \$700,964

- B 31- Includes 24 x 40 classrooms (48) student classrooms for 36 months – less area than existing
- Phase 2 - Removal of (2) 18 month, 24 x 40 units and adding (2) 18 month, 48 x 40 units for art lab

Scenario 2 – Phase 1 B31/ Phase 2 Fine Arts: \$747,288

- B 31- Includes (4) classrooms buildings to accommodate (50) students – match existing program
- Phase 2 – Includes only 24 x 40 (48) student classrooms
- Phase 2 - Removal of (2) 18 month, 36 x 40 units and adding (2) 18 month, 48 x 40 units for art lab

Scenario 3 – Phase 1 B31/ Phase 2 Fine Arts: \$866,208

- B31- All classrooms buildings to accommodate (50) students – exceeds existing program
- Phase 2 – All classrooms buildings to accommodate (50) students – exceeds existing program

Scenario 4 – Phase 1 B31/ Phase 2 Fine Arts: \$684,708

- B 31 - Includes (4) classrooms buildings to accommodate (50) students – match existing program
- Phase 2 – Keep B31 larger units – exceed existing program
- No removal or additional buildings

Assumptions:

The listed price does not include the cost for temporary classroom, storage containers to be located in the existing Ceramics yard , temporary Theater office or the relocation of Bldg. 22 B.

Prices above are based on existing building Modular Building inventory and does not include site improvement costs



GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT

CAPITAL PROJECTS UPDATE – January 2017

Districtwide Energy Conservation Measures Year 3

This is Grossmont-Cuyamaca Community College District's third year of energy conservation projects funded by Proposition V, Proposition 39 and SDG&E rebates. All work at Cuyamaca College is substantially complete. All the lights in the LRC have been installed. The lighting controls and switches are currently being installed. Contract closeout will begin once Grossmont College work is complete. Anticipated completion is for February 2017.



Grossmont College Main Chiller Addition

This project includes upgrading and expanding the existing central chiller plant to accommodate the increased air conditioning demand from new buildings, including the Teaching and Performance Theater and Building 36 Science, Math and Career Tech Complex. The cooling towers have been erected. Carpentry work is underway with the installation of cooling tower accessories. Plumbing and welding work is ongoing in the chiller room. In addition, the new transformer is installed and cabling is now connected from the 12kv to the main chiller addition. Completion is anticipated for February 2017.



Grossmont College Arts & Communication Complex – Teaching & Performance Theater

The Performing Arts Complex at Grossmont College will include a new 390-seat theater, with a full stage, orchestra pit and balcony. This project has been submitted to the Division of the State Architect (DSA) for approval. DSA has completed its review of the plans and specifications. The project architect is in receipt of comments and is in the process of responding to DSA. Construction is anticipated to begin in June 2017.

Grossmont College Science, Math and Career Tech Complex – Building 31 Renovation

The first phase of the Science, Math and Career Tech complex is the renovation of Building 31. Plans and specifications were submitted to the Division of the State Architect (DSA). The DSA review is anticipated to take up to nine months. Program/project management, the College and District discussed and assessed swing space needs for when construction begins. Next step will be the design of the swing space. Construction is anticipated to begin in the winter of 2018.

Cuyamaca College Exercise Science Building D Renovation



Work on Exercise Science Building D includes renovating the fitness center, replacing flooring and equipment, providing an additional 50-seat classroom and reconfiguring the reception area to improve service to students. In addition, the locker rooms will get new lockers and individual shower stalls. Construction is substantially complete in the Exercise Science fitness center, classroom, and locker rooms. The remaining work includes the installation of curtains and a projector screen in the classroom. Construction completion is anticipated in January 2017.

Cuyamaca College Track Enhancement



The scope of work for this project includes resurfacing the existing running track, expanded event areas, moving the sprint starts to the opposite side of the track and adding new perimeter fencing. Also included is a modification to the existing irrigation and storm drainage systems. The fencing installation and the addition of three bioswales to address any water runoff has begun. In addition, the track material has arrived. Project is anticipated for completion in spring 2017.

Cuyamaca College Child Development Center Roof Replacement

This project includes improvements to the Child Development Center's roofing system and replacing the existing roof with a more energy-efficient and durable material. The project is substantially complete and close out efforts have begun.

Sue Rearic

Vice Chancellor – Business Services