Building Program Management Committee Meeting

MEETING SUMMARY
Thursday, October 7, 2010
1:00 p.m., Winlock Lounge

Present: Aracely Aguiar, Karen Burzynski, Adrienne Foster, Sheila Jeter-Williams, Allan Hansen, Rose Marie Joyce, Ahmed Mohsin, John Oester, Betsy Regalado, Abel Rodriguez, Jack Ruebensaal, Olga Shewfelt, Robert Sprague, Alice Taylor, Jane Witucki

Resources: Phillip Vogt, James Walker

Guests: Celena Alcala, Judy Chow, Kevin Considine, Judith-Ann Friedman, Fran Leonard, Michelle Long-Coffee, Maureen O’Brien, Scott Stamler, Rebecca Tillberg

The meeting was called to order at 3:16 p.m.

1. **Program Management:** R. Joyce wanted to make a brief remark to the committee regarding Turner Construction. Turner staff was requested to momentarily leave the room.

2. **North Parking Structure:** The revised Parking Estimate handout was distributed. Revision was made on the total count for spaces available in 2021-22 with and without North parking. Without the North parking, there will be 1,997 spaces available which includes lots 1, 2, 5, 7, and A. These parking lots will need to be repaved and rebuilt, and it will cost approximately $3.5M to do so. According to the SEIR, by 2021-22 the campus needs to have 2,650 parking spaces on-site. District Legal Counsel is concerned about the reactions from the City and the neighbors if the college does not meet the SEIR requirement and also about the problems that could entail.

Total money that had already been spent on the North parking project is $10.2M, and a remaining $28.8M is needed for completion. The remaining bond fund balance will not be sufficient for the completion of North parking. On the upside, the college will not be compromised if the college decides not to build the structure right now. The college owns the design of the structure and can decide to build later on. The college will pay $1M in penalty cost if the project is terminated, but Turner will try to negotiate it with the contractor.

Turner will meet with McCarthy to discuss options and possible value engineering that can be done to bring the cost down.

3. **Student Union:** No motion was made at the last meeting regarding the Student Union project due to pending discussion by the ASO Board. Upon discussion with the Board and also with input from VP Regalado and President Joyce, A. Mohsin reported that the ASO agreed to move into the Student Services Building (SSB) with the conditions that they are provided with adequate space and that the...
possibility of having a stand-alone building be re-assessed within two to three years upon evidence of successful expansion of the ASO program.

Per A. Mohsin the current office space does not provide enough rooms to adequately serve the students. Currently, three officers have to share one office which does not allow much privacy; but more importantly, the location is not conducive to program expansion. Even though the college general fund helps support the ASO by way of providing space and two employees, it operates its activities based on money generated from memberships, fundraising and various activities. Program expansion is crucial to their operation and their ability to better serve the students.

The question of where the Bookstore will be relocated was brought up. Concerns were expressed about how the relocation will affect classroom availability, the cost, and the “orphan” programs. The Bookstore is currently occupying one of the temporary trailers in D Village and will need a permanent home when the trailers have to be removed. DSA only allows the usage of these trailers for a maximum five-year period. The committee was reminded of the goal of not having any more temporary bungalows on campus and of the December 2013 construction completion deadline.

4. **Bond budget for proposed projects:** Turner distributed and went over the Re-Masterplan Effort handout that consisted of recap of A/AA and J construction, information on remaining bond funds, and projects for consideration.

Regarding the new road, the college is waiting for one more permit from the County for the road opening. The County required a 12-ft retaining wall to be built; however, the college had proposed other alternatives which if accepted will allow the road to be opened within several weeks while work to meet the County’s requirement is being done.

Turner was able to successfully conclude negotiations on TLC and Watson, and notice to proceed with TLC construction was issued today. Work will begin next week.

A percentage of each project has been set aside as a contingency fund to anticipate change orders. The remaining bond fund is $21M which does not include the 10100 Jefferson property ($40M). The total amount for projects under consideration is $64-73M.

**Motion:** To move on to agenda item 5 [Prioritize Bond budget decisions] (O. Shewfelt/S. Jeter-Williams). PASSED. (Yes-7, No-2, Abstention-0)

5. **Prioritize Bond budget decisions:**

   a. **Confirm list:** See Re-Masterplan Effort, page 1. List was reviewed as presented by J. Walker.

   b. **Prioritize:** Suggestion was made for the college to consider reviewing its master plan and do a study to determine the appropriate locations for the “orphan” programs. This would be a comprehensive space allocation study, which was not done as part of the master plan.

   The president was reluctant to move forward with the North parking due to the insufficient
available fund and found it necessary to postpone the project instead. Discussion on this issue occurred.

**Motion:** We will postpone the decision to build the north parking structure and will cancel the current contract and pay all the contractual penalties (O. Shewfelt/A. Rodriguez). PASSED. (Yes-11, No-0, Abstention-0)

Due to the pending negotiations, the decision will be kept confidential until further notice.

Prioritizing task will be postponed until when the committee meets again next Thursday, October 14 at 1 PM. This will allow J. Walker time to put more details into the proposals and cost them out more accurately.

**Tasks for the next meeting:**

- J. Walker will provide a budget report for the next meeting that will include the updated numbers as a result of cancellation of the Allied Health/Wellness and the Watson Center.

- Presentation on the Classroom Analysis Report was due to be made at the next meeting. R. Joyce suggested it be included as part of the space utilization study.

The meeting was adjourned at 3:51 p.m. The next meeting will be held on Thursday, October 14, 2010, at 1:00 PM in HLRC, 4th Floor.