Building Program Management Committee Meeting
MEETING SUMMARY
Thursday, September 16, 2010
3:00 p.m., HLRC, 4th Floor

Present: Aracely Aguiar, Karen Burzynski, Eloise Crippens (alternate for A. Foster), Judith-Ann Friedman (alternate for R. Sprague), Allan Hansen, Sheila Jeter-Williams, Rose Marie Joyce, Jeffrey Lee, Ahmed Mohsin, John Oester, Betsy Regalado, Abel Rodriguez, Jack Ruebensaal, Olga Shewfelt, Jane Witucki

Resources: Steven Jacobson, Phillip Vogt, James Walker

Guests: Michael Arata, Norma Barragan, Kevin Considine, Fran Leonard, Michelle Long-Coffee, Maureen O’Brien, Laura Peterson, Jawell Samilton, Joyce Sweeney, Rebecca Tillberg

The meeting was called to order at 3:14 p.m.

1. Allied Health and Wellness Building (AHW) and Athletic Field

J. Witucki presented the proposed changes on behalf of the building stakeholders. She distributed and went over two handouts listing the proposed alternatives solutions to the AHW Building. Stakeholders expressed their willingness to forgo the AHW Building under the conditions below:

- Build a Butler-style building (PEC West) behind the PEC, PEC N and PEC S buildings that will consist of the following:
  - Two practice courts: they will be without bleachers but will have curtain dividers for versatile usage.
  - Three dance/exercise studios
  - Bathrooms and storage area
  - Sprung wood floors for practice courts and studios

  The estimated cost for the Butler-style building is $4.5M compared to original cost of $91M for AHW.

- Do improvement projects for PEC, PEC N, PEC S and C-1 Buildings. The buildings were built in 1975 and some things are badly in need of repairs.

- Consider accommodation for other offices and divisions that are also impacted if AHW is not built: Sheriff, Westside Extension, Allied Health programs, and Administration of Justice.
o Complete the following pending projects: erosion control to the soccer/baseball field and the baseball field project.

o Convert PEC classrooms into smart classrooms.

Discussions regarding the proposed changes to the AHW are as follows:

o Pro factors on the Butler building solution are as follows: tremendous cost saving, shorter DSA approval process, design versatility and durability of the building.

o FF&E cost should be added to all of the estimates.

**TASK:** J. Witucki will obtain cost of new equipment that will be needed.

o Allied Health would not mind relocating their space needs to Math Science (MSA), General Classroom (GCB), Student Services (SSB) or possibly TLC. They need spaces to house the Nursing program and various allied health laboratory classes.

o Athletics and PE, Dance and Health agreed to let Lot 5 remain as parking if needed.

2. **Watson Center**

J. Friedman and A. Aguiar went over the *Summary of Proposed Modifications* on behalf of the building stakeholders: Motion Picture Television Production (MPTP) and Cinema Entertainment Media Arts (CEMA). They briefly went over the background of these programs. The following are the proposed alternatives to the Watson Center:

o Build a Butler-style building that will have the following: a high ceiling, 4,000-sq. ft. shop; prop house; and a 10,000-sq. ft. sound stage.

o Construct metal post/beam walls for outside set.

o Secure pad/parking for truck and trailer classrooms near the sound stage and provide a road access.

o Perform the necessary upgrades to the FA facilities currently being used by the programs. The divisions currently are able to utilize rooms in the ATA and FA Buildings.

The cost for these proposed projects is estimated at $12-15M.

A request was brought up for division stakeholders to provide enrollment and student population data to determine the growth prospect. There is a concern about moving programs to alternative locations. A review should be made to make sure the building is capable to accommodate the relocation before making any decisions. Classrooms analysis report is still in progress.

Approximately, $13.5M in design cost had been expended for AHW Building and $8.3M for the Watson Center. The designs will be property of the college even if a decision is made not to build the buildings.
Under the Termination for Convenience clause in the contract, the college has the right to terminate the full or a portion of a contract; and the contractors will be paid only for the work they had done and the demobilization cost of removing heavy equipment.

Daily penalty costs due to construction delay are as follows: $12,500 for AHW and $5,000 for each TLC, North Parking and Watson Center. The cost is estimated at $100,000 per month. Turner is trying to negotiate the fees with the contractors-McCarthy and FTR Int’l, but a sum will still have to be paid due to the delay. The contractors have been postponing the project pending the SEIR process.

The cost to build a Butler-style building is approximately $50-$75 per sq.ft., which is considerably less than the $300-$500 per sq. ft. for TLC, AHW, and Watson.

R. Joyce commended the divisions for their willingness to look at all of the possibilities and try to consolidate their needs with the best that can be achieved. She suggested that the committee not to make any premature decision and wait for all information to have been presented and provided.

**Motion:** To cancel the [AHW] building as originally planned (J. Witucki/A. Aguiar); Amended to:...; however, make every effort to find sq. ft. for some of the Allied Health labs as identified by L. Kamibayashi necessary for the Nursing and two laboratory classrooms, possibly integrated into TLC or MSA.

--WITHDRAWN

Turner will work on providing the following information by next week:

1. To provide an accurate estimate for the proposed changes to TLC: moving partitions, converting areas into classrooms and offices, etc. Include FF&E cost in the estimate.

2. To provide an accurate estimate for the proposed solutions from PE, Dance and Health; Athletics; MPTP; and CEMA that also includes FF&E cost in the estimate.

Turner had been directed by the president to include contingency fund for any unexpected costs in the estimate. They need to do an in-depth analysis to come up with an accurate estimate for all the above projects. They will try to provide the requested information by September 23rd or 24th.

The following motion was made in response to another motion that was passed at the last meeting on whether to move forward with TLC.

**Motion:** To postpone voting on TLC until September 23rd. (J. Witucki/O. Shewfelt). PASSED.

**Announcements:**

- **Change of meeting activity:**

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<th>Thursday, September 23</th>
<th>College Council</th>
<th>Winlock Lounge</th>
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<tr>
<td>1:00 p.m.</td>
<td>BPMC: Work on recommendations</td>
<td>HLRC, 4th Floor</td>
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<tr>
<td>Friday, September 24</td>
<td>BPMC</td>
<td>Winlock</td>
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<td>9:00 a.m. to 11:30 a.m.</td>
<td>College Council Regular Meeting</td>
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- **Town Hall Meeting**: Monday, September 20, 2010, at 3:00 p.m. in HLRC, 4th Floor.

  The meeting was adjourned at 5:15 p.m.