Building Program Management Committee Meeting
MEETING SUMMARY
Thursday, September 23, 2010
3:00 p.m., HLRC, 4th Floor

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

Resources: Steven Jacobson, Phillip Vogt, James Walker

Guests: Celena Alcala, Siraze Bawa, Judy Chow, Kevin Considine, Maria Echeverria, Rodney Escobar, Judith-Ann Friedman, Fran Leonard, Michelle Long-Coffee, Maureen O’Brien, Laura Peterson, Mister Searcy, Scott Stamler, Rebecca Tillberg, Kathy Walton

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

The committee went over the summary of proposed changes contained in the BPMC Recommendations Worksheet as presented by stakeholders of Teaching and Learning Center, Allied Health and Wellness, Athletic Fields, Watson Center, Student Union, Jefferson Entrance and campus signage, Utility Infrastructure, North Parking and Plant Facilities.

| Teaching and Learning Center (TLC) | Budget increased by proposed changes: $400K |

Postpone decisions in the programming of TLC until the in-depth classroom analysis study has been completed and a report is produced. The report will be ready by Thursday, September 30, 2010.

Motion: Not to accept first and second recommendations [on Teaching and Learning Center project proposal] and to move forward with the third recommendation [to keep original floor plan of the Mall level as is with IT occupying the Data Center and Training Room areas]. (A. Foster/A. Mohsin). PASSED (with one abstention).

Motion: To move forward with building the TLC and have further discussion to finalize TLC’s interior decisions within two months (A. Foster/B. Regalado). PASSED.

Installing dividers to split large classroom will cost $45,000. It is already included in the additional cost calculation. FF&E cost for a 50-seat classroom is $53,000 and $65,000 for a 70-seat classroom.

VP Academic Affairs expressed the division willingness to remain in the CE Building and to allow conversion of the allotted space in TLC into classrooms for the students’ benefit. VP Student Services supported the notion of removing her office from the TLC floor plan.
Motion: **Academic Affairs and President Office will remain in the CE Building** (O. Shewfelt/ S. Jeter-Williams). **PASSED.**

Motion: **Move digital library to HLRC** (O. Shewfelt/A. Foster). **WITHDRAWN.**

The proposed plan was to move digital library into 4th Floor of HLRC. Ideally, upgrading the elevators in HLRC would be necessary to accommodate this change; however, the cost is high and the process is lengthy because it will require DSA approval. **Turner will meet with Library chair to discuss the move of digital library into HLRC and come up with the cost estimate.**

Interim President Joyce will put through the decision on selling the 10100 Jefferson property to the College Council, and she will then forward the Council's recommendation to the District Office. The property is estimated to worth more than $40M.

<table>
<thead>
<tr>
<th><strong>Allied Health and Wellness and Athletic Fields</strong></th>
<th>Budget saved by proposed changes: <strong>$64.2M</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Watson Center</strong></td>
<td>Budget saved by proposed changes: <strong>$15.6M</strong></td>
</tr>
</tbody>
</table>

Watson Center: Turner will meet with Motion Picture Television Production (MPTP) staff to discuss the logistics of the Butler building. A concern was brought up about the necessary ground grading required for the Butler building.

| **Student Union**                                | Budget increased by proposed changes: **$3.1M** |

A concern was raised about whether the decision of Student Union ever went through the shared governance process. When the master planning architect did the master plan and EIR, they included the Student Union in the plans in anticipation of future need and placed the building within proximity of the Student Services Building (SSB). Programming architect met with B. Regalado and C. Alcala to go over the plan. B. Regalado reiterated the history of the approval process for the Student Union which was made by BPMC in spring 2007. **A. Mohsin requested to postpone the decision on Student Union until the ASO can meet and have further discussion. He will report back to the committee at the next meeting.**

Turner will provide estimate for Student Union proposal #2: move the ASO into the space in SSB currently allotted for the Bookstore, and relocate the Health Center elsewhere.

| **Jefferson Entrance and Campus Signage**        | Budget saved by proposed changes: **$2.28M** |

Having an entrance sign that conveys a positive image of the college will help signify its existence in the community. R. Joyce urged the committee to consider going back to the original budgeted amount for the campus entrance and building signage project.

**Motion: Increase the budget for Jefferson entrance and campus signage to $2.5M.** (S. Jeter-Williams/no second). **WITHDRAWN.**
The previously proposed Jefferson Arch had already gone through the DSA process and ready to start. Turner will confirm that the $1.2M cost of construction has not changed before any decision on the entrance sign is made.

<table>
<thead>
<tr>
<th>Utility Infrastructure</th>
<th>Budget saved by proposed changes: $8M</th>
</tr>
</thead>
</table>

The proposed change to the Utility Infrastructure of adding only limited additional piping to TLC and completing loop connection to the existing piping will not be sufficient for any future plan of renovating CE, SC and FA. When the time comes to renovate these buildings in the future, the cost for infrastructure expansion must be included in the plan.

<table>
<thead>
<tr>
<th>North parking and Plant Facilities Center</th>
<th>Budget saved by proposed changes: $3.5M (with possible additional savings from contractor negotiation)</th>
</tr>
</thead>
</table>

North parking and Plant Facilities Center are integrated into one contract. Turner will negotiate with McCarthy for a reasonable cost separation of the two projects. As of now, McCarthy agreed to give $8M credit to the college for the elimination of Facilities Center. [On August 12, BPMC passed a motion not to build the Plant Facilities Center and build a Butler building in its place.] Recently discovered was that McCarthy had submitted a lower bid to another sister college for a similar parking structure. This could be used as a point of negotiation.

There is a concern of not being in compliance with the EIR’s requirement on the number of available parking spaces and how it will affect the relationship with the neighbors. If in the future adequate parking is not available, the college will have to resort to off-site parking and transporting students to the campus.

Another benefit for having adequate parking spaces is income generation for the college through allowing others to use parking facilities during weekend or low-activity period. Safety reason for campus traffic flow from Jefferson entrance was also mentioned.

Turner explained that both TLC and Watson Center are under the same contractor, and the college will have a stronger position if the negotiation for the two buildings is being done at the same time.

**Motion:** That we cancel Watson as originally designed. (S. Jeter-Williams/O. Shewfelt). PASSED.

**Motion:** Watson original building will be replaced by Watson [II], to be considered at the next BPMC meeting (A. Aguiar/O. Shewfelt). PASSED

**Motion:** To cancel Allied Health [and Wellness Center]. (B. Regalado/A. Foster). PASSED (with one abstention).

**Motion:** To consider the Dance and PE project including completion of the athletic field at the next BPMC meeting (J. Witucki/B. Regalado). PASSED.

For negotiation purposes, Turner requested that the decisions made by the committee today be kept confidential until further notice.
The meeting was adjourned at 4:32 p.m. The next meeting will be held on Thursday, September 30, 2010, at 1:00 PM in HLRC, 4th Floor.