

REVIEW OF SERVICES

Miramar College

April 25, 2012

1 p.m.

Present: George Beitey, Brett Bell, Don Betz, Jim Bray, Gail Conrad, Tom Davenport, Daphne Figueroa, Dan Gutowski, Paulette Hopkins, Lance Lareau, Dane Lindsay, Lynne Ornelas, Susan Schwarz

Absent: Lou Ascione, Don Bertram, Jerry Buckley, Richard Burkhart, Charlie Hogquist, Patricia Hsieh, Dave Umstot, Jim Vincent

Guests: Jack Doherty, Kare Furman, Linda Woods

The meeting was called to order 1:05 pm. The minutes from the March 28 meeting were discussed. Dan Gutowski mentioned corrections needed for Susan Schwarz's name under the Aviation update and to change Dan Gutowski to Dan Wilkie under the HDAT update.

Prop S and N Update

Jim Bray provided updates on Propositions S and N projects.

Parking

Jim Bray stated that he had received two requests for additional laydown areas in the parking lots. One was for the Cafeteria/ Bookstore project and the other was for the Heavy Duty Advanced Transportation project. The requests will be taken to the next Facilities meeting.

LLRC

Construction is almost finished. The FF&E is being moved into the building. Concern was expressed over deliveries not being sent to the right location. Jim stated that there have been instances of this including vendors delivering items early, late in the day, or to the wrong building. In one case the vendor addressed the delivery to the Fieldhouse. Brett Bell mentioned the information the vendor had was from a previous order from the Fieldhouse. The vendor did not update the information to deliver to the LLRC. He suggested that the P.O. should list instructions on where the deliveries should go. Jim Bray mentioned they are working with the vendors to ship deliveries early and to route the deliveries to the backside of the campus. The grand opening of the LLRC is scheduled for September 5, 2012 at 10:00 a.m.

Fire Technology/Administration Building/Student Resources and Welcome Center/ A-100 Building

Fire Technology, the Administration Building, and the Student Resources and Welcome Center are all in the Division of the State Architect (DSA) for review and approval. George Beitey asked how long the DSA process takes. Jim Bray responded that the overall process takes 6 to 8 months. Once a project is submitted it waits 4 to 6 weeks for the review to start, the review takes two to three months and then the architect has to respond to the review comments and get final approval. Lance Lareau commented that the average is 8 months, but it can take up to a year. The start of the construction date is dependent on DSA approval and therefore the projects are expected to start in 6-8 months. If the DSA process takes longer than the construction start will move as well. Jim Bray

added that a schematic drawing presentation on the A-100 remodel is being scheduled with the District. When the District concurs with the views, the project will move into the next phase. Lance Lareau asked for confirmation of the official name of the center is Student Resources and Welcome Center. This was confirmed.

Hourglass Fields

There are no changes from the previous update. Jim Bray said they are working on getting pricing and numbers. He said that the project is currently at a very conceptual level and that more detailed information is required before moving forward. He added the District wants to make sure all required needs are met. A civil engineer firm is being tasked to develop the more detailed information. Dane Lindsay asked if they should proceed with needed repairs to the comfort station outside of the bond funding since these repairs need to be made soon. Dan Gutowski said the City has a wish list and asked whether they should get a second estimate for the roof. He said he will talk to Facilities to see what they should do. Susan Schwarz asked if it can be a college only field instead of a City field. Brett Bell responded the current Prop S&N funding will not support the additional costs for a college only field. He explained that the college only field was an additive version for the scope of the project. Jim Bray said from his understanding of when the fields were built there wasn't much soil. Dane Lindsay mentioned the drainage in the fields.

Aviation

Lynne Ornelas asked what the vertical poles and beams are for near the entrance of the project. Jim Bray said one of the main issues with the old building was that it didn't have a real entrance. The vertical poles and beams are intended to be a focal point leading people to the building entrance. The architectural feel of the vertical poles and beams represent "planes taking off". The other entrance to the building will have a small canopy to help define it. Construction is expected to be done between the end of May and June. The next steps are to bring the equipment back from Rehco Road. Lynne Ornelas asked about the electrical transformer placed in front of one of the faculty office windows. She wanted clarification of the removal and placement of the electrical box. Jim Bray replied that the electrical box wasn't removed to relocate it, but for some additional work that needed to be done to it. Lynne Ornelas questioned if the placement of the electrical transformer was part of the design plans. Jim Bray said it was in the plans, but he is unsure if the perspective of the electrical transformer was shown in the plans. Lynne Ornelas mentioned a faculty member moved to another office space due to the view of the electrical box outside the window of his previous office space. Brett Bell said the Thermal Energy Storage (TES) Tank may cause similar concerns with the views from the Cafeteria and Bookstore project. Lynne Ornelas also inquired about the status of the test cell. Jim Bray said they acquired it for the program. He will check with Tyler Campbell and the FF&E process.

George Beitey discussed the agility course near the Aviation building. He mentioned that the surface of the ground has formed depressions. A faculty member brought this concern to George's attention because it affects the use of the agility course in his physical education classes. Jim Bray asked which of the walls were affected. George Beitey replied it is at the south side. Dane Lindsay added that this faculty member puts his physical education equipment at the west side of the wall. George Beitey said the faculty member said the depression affects all three walls. He asked for an update of the completion of the construction work on the grounds.

Science

The Science Building project is targeted to go to DSA at the end of May. Details are still being worked on.

Thermal Energy Storage Tank (TES)

The TES tank is 50 feet wide and about 65 feet tall and will be used to keep utilities costs down. It's currently scheduled to go to DSA in May. The review process should take 6-8 months. Lance Lareau said strictly engineering projects are unique as a whole. He added it is unknown, but it may get done quicker, closer to 6 months. Susan Schwarz asked for the projected timeline for the completion. Jim Bray responded that they are looking at finishing in March 2013. He added that the process is in increments. The first increment was in March. They are now in the second increment. Lance Lareau said it is a million gallon tank. San Luis Obispo has a similar tank.

Upgrade of Central Utility Plant Summer Operations

The Central Plant project should finished by the middle of July. There will be boilers and chillers installed.

HDAT

The block walls are going up and the structural steel is being placed. The project is going well and has maintained its schedule. January 2013 is the projected completion date.

12kV Electrical Upgrades

Work is being completed alongside the Fieldhouse and by the Child Development Center. Once this is completed they will move to the south end on the A-100 Building. The final area to be worked will be on the East Campus Road from the south end of the A-100 Building to the A-200 Building. Brett Bell asked when will the areas related to the parking project by the Administration building will be filled in or resolved. Brett Bell added there are 30-40 feet ditches with fences laid down over them and open trenches that run parallel to the road. Jim Bray said he will look into this concern.

Pool Solar Thermal Heating

The parking structure posts south of the pool house and the PVC roof supports on the north end of the pool house have been installed. Dan Gutowski said there is a crushed storm drain near the Fieldhouse. Lance Lareau suggested to Dan to contact Philip san Filippo regarding the crushed storm drain.

Cafeteria/Bookstore

The projection date is also for January 2013. Brett Bell asked Jim Bray to discuss the project planned after January 2013 to outfit the building. Jim Bray said from the construction date it's a 4 month period. The plan is to start the Red Zone meetings during the Fall 2012 semester. The Red Zone meetings bring together all of the groups involved in the move in process. This includes representatives of the end users, movers, fire and intrusion installers, District locks etc. Susan Schwarz questioned if there were will be classrooms requiring Instructional Support staff to be brought in. Susan Schwarz also asked if students will use computer rooms. Gail Conrad responded

to the concern of open access or computer use for the students. She said there will be kiosks for students to access in the Student Resource Center. She also mentioned she is unsure if there are any in the multipurpose room. Brett Bell responded there will be not any. Gail Conrad said there is a swap pending with the Assessment Center. Susan Schwarz asked for clarification if there is an Internet Café. She will inform ICS that there will be no classrooms in the building. Jim Bray asked if Janice was notified. Susan Schwarz said Janice is involved in the faculty side. Brett Bell asked if there can be another check to see if Instructional Support services are not required. Gail Conrad will follow up.

College Service Center

May-June is the timeframe to finish construction. The progress of the trade contractor with the majority of the exterior building finishes is being closely monitored.

Campus Signage and Wayfinding

Brett Bell said there is a general master plan developed. A walk through of the campus is planned. Jim Bray suggested for the walk through to be done during the summer semester. He added that they will be able to do an assessment and determine what needs to be done. Brett Bell said the faculty is away starting May 19th. He added that the subcommittee has no faculty members. Daphne Figueroa said she will be on campus due to her move in the LLRC. She said she can attend the walk through. Susan Schwarz asked if a student can participate in the walk through. Gail Conrad suggested the Associated Students Council.

Paulette Hopkins asked about the paper signs posted outside of the classrooms. She mentioned that the signs in their building have been on laminated paper for three semesters. Lance Lareau responded there is a contract in place. Jim Bray added that the shop drawings have been approved. Lance Lareau asked for the schedule. Jim Bray responded that he will be looking into it. Susan Schwarz asked if the signs for the LLRC will be up in September. Jim Bray said the signs will be posted in August. Jim Bray said the District changed over to the new style signage.

Upgrade of Central Utility Plant Summer Operations

Brett Bell said the summer session has been finalized. He will give Jim Bray a list of summer classes that will be offered. Brett Bell discussed with Paulette Hopkins two outstanding items for her school. The first is where the Stem Program classes will be offered. The second is a Biology class scheduled to meet in S5-102. Paulette Hopkins mentioned the Biology class will meet for six days. She stated there are two sections of the MLTT classes (Stem Program classes), which will meet for twelve days. Brett Bell asked if the MLTT classes need to be held in the S-500 building. He explained that HVAC sends chilled water, which brings cold air to the building. The plan is to shut down cooling in buildings with no classes. It is not preferred to send chilled water for one class. It will be better if the class can be moved into another building that is already operating its HVAC.

Brett Bell said that per Jerry Buckley, the Deans will go to their offices in the mornings and then report to the LLRC in the afternoons. Paulette Hopkins said she does not have a problem with no air in her building. She is concerned about the laboratories that contain specimens and expensive lab equipment. Paulette Hopkins added that these rooms cannot be hot, which will cause the

microorganisms to spoil. Brett Bell advised Paulette Hopkins, that he, she, Jerry Buckley and Dane Lindsay should have a meeting to discuss her requirements. Paulette Hopkins suggested closing a wing of the building because she doesn't need the classrooms.

Susan Schwarz asked about the cooling for the Fieldhouse. Dane Lindsay responded that some of the buildings are not set up to where they can separate areas to shut down. He said that the District Automated Logic control system can be used to shut down the building and then bring it back up for that section. Dane Lindsay gave the example of this using this procedure for the Fieldhouse. He added the Science building is a different approach. Lynne Ornelas asked about the classes in her S-200 and C-100 buildings. Brett Bell said that the S-200 building is not by the Central Utility Plant, but the C-100 building is. Brett Bell stated if there are summer classes to be held in the C-100 building, the discussion should have taken place in the Dean's Council meeting to determine whether to provide power and AC. Lynne Ornelas said the C-100 building will have 2 classes. Jim Bray said the closing down of buildings are to happen at the end of the spring semester. Due to monthly costs the intent is not to provide chilling where it can be avoided. Susan Schwarz asked if there are cost savings if the chiller is turned off after the classes end. Jim Bray said that the intent is to save costs by not cooling buildings that don't need to be cooled. They are trying to minimize what they have to do. Susan Schwarz also asked if the air conditioners in T-400 building will be demolished. She suggested if the chilled air is turned off in the building the air conditioners can be used independently in areas where the cooled air is needed. Dane Lindsay responded that the air conditioners cannot be removed from the T400s and connected to other buildings.

Announcements

No announcements or comments. Meeting adjourned at 1:55 p.m.

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