



Campus Master Plan Coordinating Team

MEETING NOTES

JUNE 21, 2022, 1:00 P.M.

- PRESENT:** Dr. William Scroggins, President/CEO
Audrey Yamagata-Noji, Vice President, Student Services
Kelly Fowler, Vice President, Instruction Services
Morris Rodrigue, Vice President, Administrative
Madelyn Arballo, Provost, School of Continuing Education
Gary Nellesen, Ex. Director, Facilities Planning & Management
Caitlin Rodriguez, Facilities Planning & Management (record of notes)
- GUESTS:** Angelic Davis, Director, Purchasing, Print and Mail
Alan Kinkaid, Project Manager, Facilities Planning & Management
Cathy Hayward, Administrative Specialist, Facilities Planning & Management

SUMMARY OF DISCUSSION:

1. REVIEW OF PREVIOUS MEETING NOTES

Notes from the June 7, 2022, meeting were approved.

- The Technology and Health project was submitted to DSA at the end of June 2022. Gary noted that the Maintenance and Operations team will be meeting with the Project Manager, Gary Gidcumb to review engineering, drawings, etc. to ensure the project is align with the operational needs. Demolition is scheduled for buildings 27 ABC and pool early 2023 including abatement work. Gary noted that the abatement work does not require DSA approval, only the Department of Finance, the budget for this work is approximately \$300,000. Working with Alma Strategies on the final funding documentation from the State.

2. SAND VOLLEYBALL AND WILDLIFE SANCTUARY/LOT W IMPROVEMENTS

- Sand Volleyball – Bids were received higher than expected due to the Community Workforce Agreement and inflation; CMPCT approved.

3. PARKING INVENTORY AND EVALUATION REPORT

Project Manager, Alan Kinkaid, joined the meeting to present the Parking Inventory and Evaluation Report, prepared by Psomas Engineering (*see handout attached*). The presentation was reviewed at Facilities Advisory Committee in Jun 2022, Campus Safety concurs.

The group reviewed the inventory spreadsheet, overall parking counts, and parking scenarios. Estimated five years to return to 70% capacity. Dr. Scroggins questioned proximity preferences; Gary noted a heat map on hourly basis can be completed to measure the walking distance. Audrey questioned guest parking for the new Student Center, not at this time. Additional parking will be measured in September with adjusted assumptions and report back December 2022.

Dr. Scroggins – Parking Structures-Roads and Intersection impacts- two open structures impacts on Temple Avenue and Grand Avenue. Show results. Fall 23 Intersection analysis.

4. PHARMACY TECHNOLOGY PROGRAM AND SPACE

Madelyn Arballo informed the group that the program needs lab space as well as classroom space on campus by fall 2022. Dr. Scroggins agreed this is a priority. Gary suggested Modular buildings 32 or 35 or Building 80. Professional Expert, Project Manager, Laura Rule, will begin working on this immediately.

5. DUAL ENROLLMENT/POD LOFT SCHEDULE

The furniture from POD will be relocated and repurposed in the Dual Enrollment space. The two projects will be bid concurrently with POD Loft, presented at the September Board meeting, and start construction in the October 2022. Gary recommended using multiple prime delivery method for Dual Enrollment to save cost and time. Gary noted evening/night work will be best for this environment. Gary will schedule a time to walk the space with Kelly and Meghan (7/21/2022).

6. BUILDING 28 LIGHTING FINISHES FFE INITIAL BUDGET

Gary recommended an approximate budget of \$100,000 per room for the building 28 Renovation. This budget includes lighting, flooring, paint, lecture space, and audiovisual. Construction would begin with 25 rooms in December 2022 during winter break. CMPCT approved.

7. PROJECT BUDGET UPDATE

- Student Center – the project budget has increased from \$100 million to \$115 million, increase equipment budget; CMPCT approved. Gary informed the group of a possible contract amendment for the August Board meeting. The project is scheduled for substantial completion February 2023. The first event in the third floor Event Center is scheduled for April 2023.
- Wellness Center Equipment Budget - the group reviewed and revised funding, Assistant Director, Capital Construction Programs, Valerie Arenas Rey, will work with Director of Purchasing, Angelic Davis.
- School of Continuing Education Phase 1 – Increased from 4% to 5% annual escalation allowance and holding.
- Bid Software – Angelic Davis informed the group that Purchasing is researching a new Bid software to provide a streamlined Purchase Order process that is more interactive and collaborative with our departments and Tilden-Coil.
- Campus Store and Technology and Health – a reconciled/updated cost estimate will be presented at the next CMPCT meeting.
- Gymnasium – Gary suggested sweeping \$3 million from the project at the end of Summer 2023.
- School of Continuing Education Phase 2 – the preliminary project budget is \$62 million. CMPCT approved of these budget updates.

Future Meetings: July 19, 2022, 1:00 p.m. – 3:00 p.m.
August 2, 2022, 1:00 p.m. – 3:00 p.m.
August 16, 2022, 1:00 p.m. – 3:00 p.m.