FACILITIES PLANNING AND ADVISORY COMMITTEE
June 5, 2007
Minutes

Present: Pegi Ard, Doug Deaver, Rick Graziani, Gabe Gutierrez, Kate Hartzell (for Manuel) Ryan Kaplan, Renee Kilmer, Brian King, Joe Nugent, Nikki Oneto, Rock Pfotenhauer, Rob Ingram

Absent: Dale Attias, Arturo Cantu, Dan Martinez, Rory O’Brien, Bob Owen, Kathie Welch, Micki Witzig

Visitors: Peter Shaw, faculty, Michelle Merrill, faculty, Lisa McAdams, faculty, Joe Jordan, faculty, Roger Denault, Energy Solutions, Mike Manning, Generating Assets, Chris Shea, Sustainability Club/EarthDay founder.

Notetaker: Tatiana Bachuretz

Pegi opened the meeting at 4:04 pm. The committee and visitors introduced themselves.

The minutes of April 30, 2007 were approved unanimously (Nugent/Deaver).

Pegi distributed the Facilities Master Plan Board report from June, 2007.

Doug gave a brief update on each of the Facilities Master Plan projects:

- **Student Activities Center:** Although the building is expected to be completed prior to fall, occupancy is expected in October/November due to the critical student services provided in August and September. Furniture is on order. Rick asked whether the water issue was resolved. The FDO staff is working to redirect water to the lower campus and the Allied Health Buildings. The DSA has yet to approve the plan, but staff feels the issue has been addressed. The District continues to work with the new food service vendor Taher, Inc. and HGA Architects to design and complete the internet café/study area. This is a separately funded project tentatively scheduled to open in the October/November timeframe. Ryan noted that the proposal has not been well received by students. Pegi acknowledge that staff will continue to work on that with HGA Architects.

- **Allied Health Buildings:** Staff is currently bidding site work with the expectation of awarding a bid in late June. The goal is to do site work before the rainy season. The building portion of the project is scheduled to bid in late 2007 or early 2008.

- **Watsonville campus expansion:** Staff continues to negotiate the purchase of the Watsonville Library. The geotechnical report looks good. It is anticipated that a purchase decision will be made this summer.
• **Building Signs (Naming Convention):** The committee will meet when the proposal has been received by the Facilities Development Office for renaming the buildings.

• **Accessibility and Bus Stops:** There was discussion on east-west as well as north-south accessible routes, staff noted that accessibility is included in the Facility Master Plan as a campus wide issue. Ryan requested that staff talk to the Metropolitan Transit District about another bus stop along perimeter road near the Allied Health Buildings. Staff replied that one of the alternate plans includes another bus stop. There was also discussion of bike accessibility on campus. Ryan requested bike lockers on south campus in the new Arts Education Complex. Joe Nugent confirmed that there are already bike lockers by the 1300 building. Manuel has submitted a grant for additional bike lockers. It was suggested that a map be produced showing available accessible routes across campus including bike routes.

• **Space Planner Request for Proposals (RFP):** The RFP deadline is the end of July; proposals will be reviewed in August and go to Board in September. The goal is to have the space planner to work in fall to prioritize campus needs which could include moving people to free up space. Realign on tight budget. All campus components are involved in the review process. Ryan asked about secondary effects and the possibility of knocking out a wall, etc. Staff replied that yes, needs will be considered campus-wide, that is why a space planner will be utilized. The college has received state funds for renovating buildings 300, 500 and 1500 as a result of moves to the new Arts Education Classrooms and Allied Health buildings. Anyone is welcome to reviewing proposals for the space planner in early August.

• **Solar Energy:** Staff received two proposals for solar energy production; one for a roof mounted system and one for a ground mounted system. The FPAC committee supports solar on campus; it makes sense ecologically, although it does not produce a cost savings for the District. Bond funds were invested into a power redistribution system to buy power in bulk at the best possible rate. Campus wide usage is in excess of 1 million watts.

  Roger Denault from Energy Solutions and Mike Manning from Generating Assets spoke about their proposal where outside investors would pay for the solar project infrastructure, soil erosion tests, etc. so that the project would be cost neutral to the District. They have applied for rebates from PG&E, without which it would be impossible to put solar on the campus. Although a ground mounted system is not the preference, it is more feasible than a roof mounted system on existing buildings due to leakage and DSA approval on structural issues. Staff has been entertaining technical solutions for several months.

  Concerns raised by the faculty include aesthetics, soil erosion and preservation of the wildlife habitat. Suggestions included mounting panels on the new Allied Health Buildings and in pockets above the 600 building and in other smaller pieces. Roger and Mike replied that all ideas will be entertained. The District needs to make a decision on moving forward with the project or not, and then the timing of executing the project. Mike and Roger are willing to entertain all ideas, work on scaling down the project, and work with the faculty and staff to make it palatable to the college community, but smaller pieces would be significantly more expensive to be useful. The larger the project, the more energy produced; the smaller, the
more expensive. The District is committed to only pursuing an alternative that is cost neutral to the District. Mike and Roger are looking for direction from the District on how to make this a successful project. Chris Shea (visitor) suggested consulting with Bob Markowitz, a certified erosion control specialist in the Felton area, who also teaches at Cabrillo on rainwater runoff issues. She also mentioned that an organic winery in the wine country has learned to do all of this and solar is supported by Fred Kiwi and John Laird. Cabrillo could be a showplace.

Other notable issues discussed:

- Generating Assets investors don’t want to make a huge profit; they are looking for a high single digit, reliable return.
- Cabrillo does not have to use Generating Assets or the rebate from PG&E.
- The cost of energy to college is independent from the solar project proposal.
- A lot of research was required to get to this point and has taken a lot of time.
- De Anza did a solar project with bond money; Cabrillo doesn’t have bond money allocated to solar, and it is critical that the project not have a cost impact to the District.
- FDO and M & O have looked at the feasibility of solar inside out and cannot recommend a rooftop mounted system that would pass the maintenance cost on to the next generation.
- Faculty expressed concerned about all of costs, erosion safety and whether the project can be taken away in 15 years.
- A qualified investors report will be available to college.
- There will be more rainwater runoff from the panels. It is suggested to work with a certified erosion specialist.
- The size of the project is about 2 acres, under 100,000 square feet.
- The panels are made out of crystal; could be called “crystal power.”
- Architects can make the panels aesthetic.
- It is possible to put panels on the new buildings, some panels on the hillside and some tucked away here and there.
- It is crucial to the team to educate the college community on energy education.
- Santa Monica pier has a solar Ferris wheel.

Brian noted that due to faculty being gone over summer and the need for CPC involvement, it is challenging to envision making this decision during the summer, move forward on the project then back out of it potentially. An email and letter could be sent to faculty. The rebate is valid only until the end of August 2007. Doug will request a further extension so that a decision can be deferred until October. It was decided that the District does not need to make this decision this summer.

The next meeting will be held June 19th, 4:00 pm. Another meeting will be held July 5th at 4:00 pm.

The meeting was adjourned at 5:20 pm.