FACILITIES PLANNING AND ADVISORY COMMITTEE
March 23, 2010
Minutes

Present: Pegi Ard, Dennis Bailey, Cathy Broggoitti, Doug Deaver, Karen Groppi, Rick Graziani, Renee Kilmer, Brian King, Victoria Lewis, Lena Mason, Joe Nugent, Nikki Oneto, Rock Pfotenhauer

Absent: Jeff Vella

Guests: None.

Pegi opened the meeting at 3:03 pm.

The minutes of October 9, 2009 were approved unanimously with one abstention. (Nugent/Groppi).

I. Announcements:
Renee noted that the stop sign in parking lot I is a noticeable improvement and that the stop sign on the first floor of parking garage P is great. Renee requested a line down the center on second floor to guide the two way traffic.

Karen announced that the bike coop is working on ways to make the campus more bike friendly. The coop will ask for student senate funds for “share the road” signs and arrows. Sesario wrote a grant request to Ecology Action for bike racks and a bike loan program.

Rick asked about CS/CIS signage for trailers and for the programs to be on the campus map. Signs will be redone for fall semester. Now is a good opportunity to request any changes—contact Rob Ingram in the Facilities Development Office. Marketing manages the map in the class schedule, but the FDO creates the other campus maps.

II. Update on Potential Partnership with EDD
Rock explained that the old bookstore location did not meet state ADA standards for the EDD; the 350 building, although it requires substantial renovation, is a possible site. The space would need to be stripped down to sheet rock and rebuilt to their standards. Generating income is less likely given the renovations needed. The EDD issued a request for proposals to keep project under consideration. Cabrillo submitted a proposal with a number of conditions: the lease would include renovation and operation costs for at least 4 years with a potential to
renew and the facility must be left in a condition that permit classroom use with minimal cost to the District. EDD would need to cover all of the M&O and renovation expenses and few other conditions. At this point, staff has not heard back from the EDD, but is making an effort to keep the option open for the college. Renee noted that the BELA programs slated for building 350 have been part of the discussion and are aware that the space is very costly to renovate, it will not happen in near future, and that they are not moving in soon. If the building is renovated at someone else’s expense, there was no problem with the idea of leasing the space if it is a good business decision; otherwise it sits empty.

III. Lot P Parking
There was an in depth discussion of the Stroke Center and Dental Hygiene request for dedicated spaces in Lot P. Across the campus, the total demand for parking will not change significantly but the desire to park in Lot P will be greater in the fall. Possible solutions under consideration are to create short term parking for drop off and pick up, like at ECE, and time limited dedicated spaces similar to what Dental Hygiene has now. It was noted that anyone with a handicap permit can park in any space, it is difficult to remove blue handicap spaces, and that it is hard to balance people’s frustration at circling for parking when spaces are sitting empty. It was suggested to be judicious and to see how it goes and dedicate additional parking as needed. Staff will take input from the committee and present a draft plan at the next meeting. In general, parking has improved on campus as there are fewer complaints of parking in the neighborhoods.

IV. FMP Update and funds available for space allocation
Doug reviewed the FMP semi-annual report.
- VAPA is occupied and operating.
- Health & Wellness is very near occupancy and has been funded 50% by the local bond and 50% by the state. The equipment will not be available until late summer/early fall.
- Bldg. 300 is in renovation and will be operational in spring 2011. There will be 12 classrooms and some office spaces. There were 19 bids all below the cost estimate.
- The Green Technology Center plans are currently at the Division of the State Architect and will go to bid this summer. The DSA changed their procedure but did not apprise us of those changes. A geotechnical review will need to be completed which requires 90 days lead time. Staff anticipates going to bid this summer with a targeted occupancy in spring 2012.
Doug distributed a summary of all bond funds available as of January 29, 2010. Of the 18 construction claims; 12 have settled.

**Measure C & D Bond Funds Available** $8.1M

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential claims</td>
<td>$8.6M</td>
</tr>
<tr>
<td>Balance (worst case)</td>
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<tr>
<td>Balance (mid range)</td>
<td>$2,500,000</td>
</tr>
<tr>
<td>Balance (best case)</td>
<td>$4,000,000</td>
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</tbody>
</table>

There will be mediation in April and August and it will be clear what can be settled by September 1. If claims go to arbitration, it can take up to a year to complete that process. It is unlikely that all claims will be paid at face value. Renee noted the remodel of building 800 needs to be separated out.

Staff is operating under the strategy to not spend the remaining bond funds until it is known what is available, but it is clear that not everything on the original list of projects will be possible. The good news is that major projects are complete but the smaller projects are awaiting commencement. The Green Technology Center budget is tight. Staff has not lowered the allocation for Bldg. 300 at this time because the state matches the bid amount with contingencies and the equipment piece is still unknown.

Short-term space needs: It was agreed that interim space allocation proposals will be reviewed by Cabinet.

- Two proposals were received to use the same space in the CTC from Digital Media and from the CISC0 lab. The space is not ideal for move in, needs $35k for renovation. In the space allocation plan, DM was to move to the CTC. A decision needs to be made in 30 days as to which group, CISCO or DM, will move to the CTC.

- It is possible to use building 200 for the Digital Bridge Academy cohorts for one year until Building 300 becomes available. The DBA HP grant will end next year but they may get funding to sustain program at the same level. Building 200 is right across from the current DBA office; it’s a good way of handling it for one year.

- Title V staff need office space; there are two faculty members and Director. It is possible to use the former Dental Hygiene space Building 600 for Title V for the term of the grant.

The space allocation plan will be rolled out as space becomes available, but resolution of the construction claims is part of that puzzle. FPAC could assist in solving some of the short term space issues. Cabinet’s review of proposals will integrate short and long term solutions.
Building 1400 renovation is hoped to be completed by the fall. It is under powered and DSPS needs to be there as well.

All of the smaller renovation projects are reducing that $4M best case scenario of remaining bond funds; pragmatically, there is no funding stream to complete many of these projects, so they will need to be prioritized. That is why the District looked into leasing space to the EDD as one way of reducing renovation costs.

Renovation options:
- partner to subsidize space renovation
- Private fundraising
- Programs generate for renovation funds through grants, etc.
- New bond/parcel tax? No support right now to do that.

This committee can help realign expectations by talking with colleagues about the plan. No one anticipated hurricane Katrina or the effect of construction in China. Staff needs to be flexible in expectations. It was noted that we are trying to be more strategic in how space is brought back online balancing costs and timing.

Next meeting: April 29th at 3:00 pm in VAPA conference room 1014.

The meeting was adjourned at 4:07 pm.