

Record of Conference



Architecture

San Jose
Bakersfield
San Luis Obispo

Client/Project: Yosemite Community College District
Modesto Junior College - Master Plan

Project No.: 06136.000

Regarding: Master Plan
Cost Models

Location: Modesto Junior College
Morris Conference Room A

Date/Time: May 10, 2007
10 am & 1 pm

Attending: See List Attached

Copies To: Attendees

This memo reflects BFGC's understanding of comments made and decisions reached. Participants should contact BFGC if clarifications are required.

1. Purpose of the meeting was to present cost allocation options, matching Measure E resources with the Master Plan concept, particularly in Phase One, to solicit prioritization of allocating which projects to meet the overall total construction budget.
2. To date, BFGC has had discussions with individual departments at their request, to collect specific feedback. These meetings were with held with departments including be not limited to Ag. Ed., P.E., SME, Electronics, Allied Health, and Community Education. The comments were considered when developing the cost options that were presented today.
3. Kitchell and BFGC developed four cost model (4) options. All options show that the Library would be removed from the Measure E funding because it is eligible for State funding. YCCD Facilities and Kitchell are presently putting together a funding request package that will be submitted to the State in July. This would free up some of the bond funding to be allocated elsewhere within the Measure E projects.

Common to all the options are the fixed projects: Auditorium is under construction. Parking Structure, Turlock and West Side centers as directed by Board to proceed. Allied Health, Ag. Living Units, Ag. Animal Facility and Ag. Pavilion all have their designs underway.

Common to all the options are the proposed projects: Science/GVM move to West Campus and the conversion of Science to High Tech at East Campus. Ag Instruction would remain at East Campus.

Common to all the options is the allocation of funds for a loop road at West Campus and utility infrastructure for both campuses. The initial Bond language did not account for infrastructure needs that affect the building projects.

- A. Option 1 – Academic Focus
 - a. Fund: Limited modernization of Founders, limited modernization of 2nd Flr. at Muir, and interim housing costs.
 - b. Unfunded: Library, Softball, Student Center, and Student Services

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- B. Option 2 – Student Focus
 - a. Fund: Limited modernization of 2nd Flr. at Muir, Softball, and full modernization of the Student Center.
 - b. Unfunded: Library, limited modernization of Founders, and Student Center.
 - C. Option 3 – Student Services Focus
 - a. Fund: Student Services and Softball. There could be some limited modernization to the Student Center as a secondary effect of the Student Services being collocated next to it.
 - b. Unfunded: Library, limited modernization of Founders, full modernization of the Student Center, and limited modernization of 2nd Flr. at Muir.
 - D. Option 4 – Community Ed. Consolidation
 - a. Fund: New/Addition of Community Ed facility, Softball, demolition of Electronics and Journalism at East. This would allow some classroom FTES spaces to come off the inventory and provide future opportunities for State funding.
 - b. Unfunded: Library, limited modernization of Founders, limited modernization of 2nd Flr. at Muir, Student Services, and full modernization of the Student Center
4. General comments 10:00 am meeting:
- A. Math should still reside at both campuses.
 - B. Founders is the main classroom building and currently produces the largest FTES allotment. Consideration of whether extensive modernization should be done was discussed. Whether completely or limited modernized, the building is not ever going to be a desirable teaching facility. It was determined that it is better to do minimal upgrades and work towards total replacement with a state of the art classroom facility.
 - C. Science/GVM move to West Campus will move FTES to West, alleviating some classroom loading at East.
 - D. Softball budget was increased slightly to provide for Title IX requirements. Bill Kaiser noted that it is possible that by providing quality sports facilities, attracting larger student enrollment is often experienced.
 - E. Classroom space is a priority.
 - F. Instruction and student services go together; the quality of instruction and how the student is serviced can enhance the student's experience at MJC and should be a priority.
 - G. If Measure E funds are used wisely, it will encourage the community to support future bonds.
 - H. Community Ed is open to working with MJC on space utilization of existing and new spaces so that a separate Comm. Ed facility does not impact Measure E funds. They are encouraged that there are several viable options of using Science and Ag spaces at West Campus to accommodate their programs.
5. General comments 1:00 pm meeting:
- A. SME would prefer use of Sierra Hall to have Math lecture classes rather than John Muir. There should be general math courses on both campuses.
 - B. Consider moving Allied Health north.
 - C. High Tech is concerned that modernization of Science at East Campus should address functionality of converted spaces. General lecture spaces are needed in lieu of wet labs and general science classes are not needed.



- D. By moving some of the larger projects such as Science/GVM earlier, there is possibly \$40 Million in funds that would go towards projects instead of escalation.
 - E. Founders Hall funding is limited, but could be supplemented with deferred maintenance funding source. This can be reviewed with facilities.
 - F. Currently not all classes at West have full enrollment. By shifting some classes from East to West Campus, it may more fully fill the classes on West, but not change the overall FTES of the college.
 - G. Have same concerns regarding Founders Hall as the 10 am meeting.
 - H. Student Services will have presence on both campuses, but efficiency is gained if staffing at East can be consolidated.
 - I. If Student Services is moved to a new facility on East, Community Ed. could also consolidate by using the vacated 1st floor of Morris Bldg.
 - J. The successful use of Measure E funds will provide a better chance that projects not funded in this bond will be funded in the future, if the community sees that the bond program was executed thoughtfully.
 - K. The Library project is an attractive project, that when completed could draw large use of the facility, by students and the community.
6. Kitchell will post the options and a summary description on the FMP website for public review and comment.
7. All comments and feedback shall be made to BFGC by May 16, 2007, by 12 noon. They should be addressed to davec@bfgc.com and pattyl@bfgc.com.
8. Next meeting is scheduled for May 17, 2007. Feedback to be discussed.

Attendees 10 am:

Dr. Richard Rose, Pres., MJC
Bob Nadell, Student Services
Susie Agostine, Student Services
John Martinez, Special Dean Programs
Pat Wall, Basic Skills
Bill Kaiser, P.E.
Brian Sinclair, BBSS
Michael Sunquist, Arts Division
Steve Collins, Alt. FCS
Judith Lanning, Comm. Ed.
George Boodrooker, Comm. Ed.
Tim Nesmith, YCCD
Mark Newton, Kitchell
Matt Kennedy, Kitchell
Maria Otaia, Kitchell
Natalie Culver Dockins, ACCCA/MCCD
David R. Carnal, BFC
Patricia Lock, BFGC

Attendees 1 pm:

Carolyn Hart, Admin Assist.
Bob Nadell, Student Services
Sandra Vanway, SME
Michael Sunquist, Arts Division
Ken Meidl, SME
Tobin Clarke, Library Learning
Dave Strock, Academic Senate/Allied Health
Karen Walters Dublap
Mark Anglin, Ag. Ed./Tech Ed./CC
Paul Cripe, Academic Senate
Sherri Suarez, Facilities & Events Spec.
George Boodrooker, MJC
Judy Lanchester, YCCD
Mark Newton, Kitchell
Matt Kennedy, Kitchell
Thad Hollimon, Kitchell
Maria Otaia, Kitchell
David R. Carnal, BFC
Patricia Lock, BFGC