

GROSSMONT COLLEGE FACILITIES COMMITTEE MEETING

March 21, 2007

MEETING SUMMARY

Present: John al-Amin, Fred Allen, Patrice Braswell-Bur, Jerry Buckley, Val Eskridge, Shad Farmer, Jim Fenningham, Tim Flood, Kats Gustafson, Tammy Huston, Beth Kelley, Roger Owens, Walter Sachau, Jim Spillers, Brad Tiffany

Recorder: Kelly Rosas

Tim Flood convened the meeting at 9:35am

Tim stated today's meeting handouts were a copy of the PowerPoint presentation; Tim would outline the majority of the slides.

FIRECAPE PLAN

Tim stated that the Governing Board has allotted Grossmont College and Cuyamaca College \$300,000 each out of the contingency funding to minimize the danger of a fire on campus. Tim reviewed a map that illustrated what areas on the Grossmont campus needed to be mitigated and the areas that needed irrigation only. The main concern is at the baseball field and District offices. Tim stated the map is the architect's first draft of what is needed. Once the plan is in place, Tim will bring it back to the committee for review.

Follow Up Items & Next Steps:

- None

HEALTH PROFESSIONS UPDATE

Tim stated that the building design for health professions had been chosen; the building with the atrium design had been selected. Tim reviewed the floor plans with the committee and stated these have been rearranged twice already and will probably be altered a few times before the final floor plan is decided on.

Follow Up Items & Next Steps:

- None

INFRASTRUCTURE/STORM DRAIN

Tim reviewed the infrastructure/storm drain information with the committee. Tim stated the main problems in the infrastructure are the blue highlighted areas on the map – the two year flood map (the 500 quad areas, bookstore area, the 100's, and the exterior roadways); this is where the flooding would occur if the college were to receive substantial rainfall. The 10 year flood map outlined where the flooding would be substantial; these areas include the 500's because the drains could not handle the rain flow, the 100 quad area in addition to the exterior roadways. The third map was of the 100 year flood outlining the flooding in the same areas, only worse.

The college will need to start working on a storm water management plan in order to prevent the water from puddling in some of the areas. Roger stated that outside the Hyde Art Gallery there were some puddles outside but they had not been noted on the maps. The areas were assessed by the size of the pipes and the output of the pipe and the travel distance. Tim stated the areas listed have large amounts of standing water when it rains and do not have the drainage to support the flow of water expected. The first phase of the plan implementation should focus on the 500's as that area has the greatest potential for flooding at this time.

Follow Up Items & Next Steps:

- None

PROP “R” FUNDING PLAN/POTENTIAL INTEREST INCOME

Tim stated that there is a possibility of additional income from refunding series A and series B within Prop R. In regards to legislation, this is being closely looked at to see if this will be allowed at the state level. The committee asked for a better understanding of this procedure. Tim stated it is basically like refinancing; John A. stated that long term, the amount of interest paid on the bonds is less; we will capitalize quicker; very similar to refinancing your home and withdrawing equity. Overall, the interest rate is lower and the taxpayer will be repaying less overall.

The District is looking at the possibility of an extra \$10 million in interest income; the splits listed are based on the previous bond split percentages. Grossmont College's amount would be \$5,374,000 if the interest is received.

With these numbers in mind, Tim showed a spreadsheet that outlined where the college is currently in regards to the construction projects and where we would logically allocate funds. The two sheets (the north property assumption sheet and the parking structure assumption sheet) were reviewed; Tim reminded the committee that the budget for the east canyon was almost identical to that of the lot 5 structure, which is why he was using the east canyon spread sheet for monetary reference. Tim stated that there are some expectations of the committee with the first one being allocating funding for the student center.

Tim reminded the committee that the first parking choice was the north property; if that option was not feasible, the committee agreed to go with the parking structure in parking lot 5. Because the committee is uncertain of the outcome with the north property, Tim recommended that when determining where to place the interest funds; budgets should be built for both scenarios – the north property and the parking structure option due to the different amount allocated for projects in each sheet. For example, when looking at the student center on the north property sheet, there is more funding allowed because the cost of the property is significantly lower than building a parking structure.

It was recommended to put the entire \$5 million (approximately) towards the renovation of the student center. The rest of the committee concurred with this recommendation. Shad inquired about the possibility of seeking outside vendors for the student center. The committee stated this has been reviewed previously; outside vendors want to see profitability. The idea for the student center is to make it a food court atmosphere that would make it a desirable place for students; however it is not do-able with such a limited budget. Shad also asked about the possibility of locating a “grab-and-go” shop next to the Tech Mall to create the feel of an Internet Café as there are a large number of students always in the Tech Mall using the computers. The committee stated that an Internet Café was the initial feeling that was going to be put forward in the original plans.

An additional topic regarding the additional funding was the Theatre project. The Theatre project currently has enough priority points that it would qualify for State funding, if the next state construction bond moves forward. This means that for approx. \$4.6 million dollars, Grossmont College could have a new \$20 million dollar Theatre. Tim stated there is \$9.8 million dollars allocated for the 200/300 remodel, of which the \$4.6 million could be pulled from here, leaving \$5.2 million for the remodel. Tim stated that no matter what happens, the north 300 building is going to have to be completely self funded, as the bond spend out timeline would occur prior to qualifying for a second future bond issue.

Tim asked the committee for a recommendation as to where they see the possible funds being applied. Beth inquired about the cost of a pool facility and stated the pool does generate a lot of FTE's; in addition, the pool could be used to generate revenue as it could be rented to outside agencies for use. Tim recommended that he update the funding plans with 2-3 possible scenarios, at that time everyone could take these plans back to their divisions and get the divisions input. Tim stated he would update the plans and send them to the committee.

The committee asked for an update on the north property. At this time there is no update; Tim hoped that for the next meeting he would have an update.

Follow up Items & Next Steps

- Tim to update funding plans and provide 2-3 scenarios for the possible additional income.
- Committee to take the scenarios to their respective divisions for input.

KEY RESPONSIBILITY AND LOST/STOLEN KEY REPLACEMENT POLICIES

John A. stated there are numerous key replacement requests for instructors and staff that come through his desk weekly. John stated at the next meeting, he would like the committee to discuss a policy for lost keys and would like to see this implemented by July 1st.

Follow up Items & Next Steps

- Discuss a key policy for the Grossmont campus.

MEETING SCHEDULE FOR SPRING BREAK

The April 3, 2007 meeting will not be held; the next meeting will be on Wednesday, April 18, 2007.

The following items will be reviewed at the April 18, 2007 Facilities Committee:

- Key Responsibility/Replacement Policies
- Facilities Update
- Office Furniture Update

Meeting adjourned 11:29 a.m.