

Facilities Committee Meeting Minutes – July 15, 2024

Roll Call

Committee Members:

Administrators: Alberto Vasquez (Chair), Kit Dai, Zachary Lam
Faculty: Steven Brown (co-Chair), Madeline Mueller, Jennifer Rudd
Classified Staff:
Students: Christina Michaud
Unrepresented: Tim Ryan

Committee Alternates:

Administrators: David Yee is no longer a committee member due to his new interim duties. We have reached out to Stephanie Chenard for a replacement.
Faculty:
Classified Staff: Colin Hall
Students:

Not Present:

Administrators: Erin Denney
Faculty: Thomas Menedez, Alan D'Souza, Stephanie Robison, Anna-Lisa Helmy
Classified Staff: Maria Salazar-Colon, David Delgado, Michael Snider, Shawn Clifton, Robert Lam
Students: Travis Ezell, Angelica Campos, Israel Gutierrez
Unrepresented:

Resources: [Facilities Committee Web Page](#)

1. Call to Order

- a. The meeting called to order by Chair Vasquez at 1:07 PM

2. Approval of Agenda

- a. Discussion – Tim Ryan requested the addition of the topic of the abandoned 200 bungalows to New Business. It was agreed to add this as item 8c under New Business
- b. Motion to approve the agenda was made by Steven Brown and seconded by Tim Ryan.
- c. Voice vote was called to approve the amended agenda:
 - i. No abstentions.
 - ii. No nay votes.
 - iii. Motion passed.

3. Public Comment – Items not on the agenda

- a. Public comment was made by Harry Bernstein regarding a public information request.

4. Approval of Minutes – May 13, 2024

- a. Discussion – Madeline Mueller requested clarification on two items, which Chair Vasquez provided.
- b. Motion to approve the minutes was made by Steven Brown, seconded by Jennifer Rudd
- c. Voice vote was called to approve the minutes:
 - i. No abstentions.
 - ii. No nay votes.
 - iii. Motion passed.

5. AVC report – Design & Construction Projects – Alberto Vasquez

- a. Hiring
 - i. We are still working on filing the positions as outlined in the last meeting.
 - ii. We completed the interviews for Utility Worker candidates.

- b. Safety Projects
 - i. The tree removal/pruning contract is being finalized for a start date prior to the end of July.
 - ii. The scope of the water intrusion project at Student Health is being finalized.
 - iii. The soccer field project will be wrapping up by the end of the month.
 - iv. As a part of other projects, fire alarm testing is scheduled for 7/26 & 7/27/24.
 - v. Ductwork hazards are being addressed at the Wellness Pool. It will have some impact as school starts, but we are working with Phong Pham to make sure there is minimal impact on scheduled pool use.

- c. Heating
 - i. Creative Arts high-pressure steam project – 2 pipes had to be ordered due to unexpected obstructions; they will be arriving tomorrow. This will be followed by welding and testing of the lines. Then the soil will have to be returned and concrete/paving work will be required. This is planned for completion before school starts.
 - ii. Rosenberg Library– the project plans were approved. We are communicating with the contractor to get contract paperwork completed. This project is scheduled for Summer 2025.
 - iii. The following projects are all at DSA. The plans call for disconnecting the various buildings from the original steam service to have individual heating capabilities.
 1. Science Hall
 2. Smith/Statler
 3. Arts Building (2nd wave of review)
 4. Cloud Hall

- d. State-Funded Projects
 - i. 750 Eddy – we are waiting for release of construction funding.
 - ii. Infrastructure – we will be producing revised estimates for the total infrastructure project.
 - iii. John Adams – we are working on finishing the space test fits, which is somewhat paused due to involved groups being gone for the summer. We are also looking into the possibility of adding an additional elevator.
 - iv. Science Hall – the architect selection will be done in early August.
 - v. Evans Center – the plans are going to DSA late July/early August for final approval.
 - vi. The campus-wide camera project is ongoing. We are adding security to Science Hall and Cloud Hall.
 - vii. Campus-wide roofing project – we are waiting for the RFP to come back so we can make a selection to get the proposals done, after which they will analyze the different varieties of roofing.
 - viii. The project waterfall list on the website has been updated.

- e. Bond Projects
 - i. Diego Rivera Theater – We are expecting comments from DSA in July. Once we receive and review those, we will work with the contractor to move forward preliminarily, until we get the final approval from DSA. The groundbreaking can happen when we get approval, but logistics and mobilization planning needs to be done before construction starts. Updated images were shared.
 - ii. STEAM Building – Chair Vasquez shared images from the website and provided updates. Classes in this building are scheduled to start in January 2025.
 - iii. Student Success Center – contractors are putting up the exterior walls and windows. The next step is to dry-in the building.

6. Buildings & Grounds Report – Alberto Vazquez

- a. One landscaper and a couple of custodians have retired.
- b. We have been able to fill vacancies in Custodial, but with retirees we will have 4 vacant positions by the end of August. We will continue working on having a full team at our Ocean Campus and the centers.
- c. The BIM-Genie work order system is working well and is being used to address maintenance items.
- d. We are dealing with fiscal year-end items to close out our financial books on the bond, Facilities and Buildings and Grounds.

7. Old Business

- a. 1550 Evans
 - i. Alberto Vasquez will work with new interim chancellor to see how he wishes to proceed with this item.
- b. Parking Structure update
 - i. We are working with environmental consultant regarding studies, and parking garage consultant for preliminary designs. We are targeting August for approval of those contracts.
- c. Frida Kahlo Quick Build
 - i. This is underway; concrete work and a bus shelter have been done. They are prepping for striping of street. Asphalt replacement is scheduled for the future after the various construction projects are completed.
- d. AMT Program update
 - i. David Yee doesn't have any updates, but he will continue to meet with SFO in his new AVC capacity and will hopefully get more information.
- e. Student Union MLK space
 - i. We plan to expose the exterior walls in the fall to investigate the water intrusion.

8. New Business

- a. Board Items – Informational
 - i. None.
- b. Board Items – Action
 - i. None.
- c. Abandoned 200 Bungalows
 - i. There was a fire a couple of weeks ago. There are still fire-damaged debris/materials on the site.
 - ii. Alberto Vasquez advised that it is on the radar. There was a suggestion to fence off the area until we can coordinate hazmat removal and plan demolition. This will be assigned to a Project Manager.
 - iii. Tim Ryan pointed out that there are some critical communication infrastructures below grade at the location that need to be taken into consideration.

9. Future Business

- a. Call for agenda items
- b. Building/Space Inventory

10. Adjournment

- a. Adjournment at 2:05 PM