

REVIEW OF SERVICES

Miramar College
June 27, 2012
1 p.m.

Present: Lou Ascione, Brett Bell, Jim Bray, Jerry Buckley, Gail Conrad, Tom Davenport, Daphne Figueroa, Paulette Hopkins, Adela Jacobson, Roy Kinley, Lance Lareau, Dane Lindsay, Greg Newhouse, Lynne Ornelas, Susan Schwarz

Absent: Richard Burkhart, Dan Gutowski, Donn Betz, Charlie Hogquist, Patricia Hsieh, Ryan Murphy, Jim Phalan, David Umstot

The meeting was called to order 1:07 pm.

The minutes from the March 28th, April 25th and May 23rd meetings were approved.

Prop S and N Update

Jim Bray was not present at the first half of the meeting. Brett Bell provided updates on Propositions S and N projects.

Parking

Parking will be impacted during the Fall 2012 semester. Part of the construction lay down for the Cafeteria/Bookstore has been moved to the middle of Parking Lot #1. The diesel vehicles have been moved to the north side of Parking Lot #2. The diesel vehicles will be up for auction soon. The number of diesel vehicles that will remain on campus is unknown. Parking Structure 3 has the capacity for increased parking. This structure was highly recommended to use as an alternate parking area for the staff. As parking issues arise, they will be discussed in depth at the Facilities committee meetings. Very significant parking issues will be reviewed at the Review of Services meetings.

LLRC

The staff and faculty have moved into the new building. It is the largest building on the Miramar campus. Lance Lareau added it is the largest building in the District until the Math and Science building is completed at City College. There a few minor issues that Susan Schwarz is spearheading. Susan Schwarz commented that all the staff has moved in and that the progress is good. Lance Lareau brought up the concern about a commissioning issue with the heating and cooling. It is not working as great as it should. They hope to resolve the problem by August. The air balance is not as tight. There is a leakage in the air that they need to find. Jerry Buckley asked if this process involves a computer analysis or to break into ceilings to check for the leakage. Lance Lareau responded that in areas that they cannot access, they will have to block off the area as close as possible for testing. They will need to run the air and identify where the problem is. He added it's a sequential process. Susan Schwarz mentioned there will be a soft opening and asked if it should not continue. Lance Lareau said the repair may take up to one or six weeks to solve. He suggested that Susan speak with Jim Bray about this concern. Brett Bell asked if the

commissioning can be done after hours so that there is no added affect of people coming in and out of doors. Lance Lareau said currently the regular hours are from 7:30am-3:00pm.

Jerry Buckley asked Susan Schwarz about the problem in the server room regarding the water supply. Susan Schwarz said it was in the telecom room. It has been resolved. Dane Lindsay mentioned that the air can be felt through the walls. He said this is the same problem in the S5 Science building. The Science building's plaster has cracks. Susan Schwarz also brought up the concern about the 3rd floor deck has cracks in the concrete. Lance Lareau said concrete tends to shrink and crack. He said hairline fractures are minor and typical. However, if a quarter can be inserted in between a crack, then it is a concern.

Fire Technology/Administration Building/CE/A-100 Building/

The Administration Building went to DSA in May. It is expected to be out of DSA in October or November. Once it is out of DSA, construction should start soon after. The Fire Technology building went to DSA in late April. The Continuing Education Building will follow behind the Administration Building. Continuing Education will move into the remodeled Administration building after the Administration staff has moved out. The CE user group has finalized their design processes. They are going through their final stages of design and approval at the District.

Hourglass Fields

The concept of having a College Only field is no longer in the planning stages for Hourglass. It is only for the renovations of the fields. When fields were originally created, the excavation did not go far enough. There wasn't enough top soil on top. The renovation will consist of digging further down, bringing in new soil, and upgrading the irrigation systems. Roy Kinley added the drainage will be updated, also. Paulette Hopkins mentioned the City of San Diego did not support the college only field. Brett Bell responded that the City was neutral. He added that the agreement can be difficult to understand and implement. In a year or two they will review the contract about the joint effort between the college and the City of San Diego to review and/or revise the agreement. A step forward is the Hourglass Joint Use Operations manual, which was approved by the Joint Use committee. This will give the city of San Diego and Miramar guidelines on how to implement the joint use agreement. There are ongoing issues related to how the City of San Diego maintains or oversees their activities over the weekend. Hourglass is currently working with the Director of Parks and Recreation. There is more improvement since the City of San Diego is taking on more responsibility of the fields and facility on the weekends during their events.

Aviation

Jim Bray said the project is wrapping up. The ceiling and walls are a work in progress. Lynne Ornelas asked if the work also includes the storage area. She said the ceiling is unfinished with the insulation exposed. Brett Bell asked for clarification. Lynne Ornelas said there are gaps in the storage area. Birds can fly in from the outside to nest in the insulation. She requested a canopy to possibly cover the openings around the support pillars. Jim Bray said they will take look into that. He was told they cannot do that, but it may be possible. The contractor is moving away from project. The campus may need to take care of any outstanding issues. Brett Bell suggested that he, Lynne and Jim get together to discuss this concern. Lynne Ornelas also asked about the transporter

box, which needs to be moved out. Jim Bray said he has not heard the final resolution regarding it. Jerry Buckley asked if he can be involved in the meetings. Brett Bell responded that it is the responsibility of Dean to share the concern with the VPI. Susan Schwarz asked that when the buildings are built and there are visible gaps, are the gaps noted in the contract before the contractor leaves the project? Lance Lareau responded there are several inspections done in the building. He explained if the design of building incorporates “gaps” in the contract, then the inspector has to enforce it. However, if the “gaps” are not in the contract, then it will be flagged. Jim Bray said there is a punch list with issues and solutions in regards to the building. He added that typically there are no random openings to the outside due to dirt, dust, and moisture exposure. Dane Lindsay inquired about the stucco wall above the canopy. Jim Bray said it should be finished. Dane Lindsay clarified it is the wall above the sliding doors. He said it looks undone with a burnt like appearance. Dane Lindsay added he noticed it as he was looking down the hill. Jim Bray said the stucco work was done over a month ago.

Science

The DSA date is July 3rd at 2:30pm. When the comments are returned, the construction start date can be determined. Dane Lindsay asked about the laydown and access. Jim Bray said surface Staff lot 3 between the M building and the Parking Structure is the location for the laydown. Lynne Ornelas what is the expected timeframe. Jim Bray responded approximately 12-18 months. Staff parking will be shifted. Brett Bell responded that the walkway that comes straight down out Parking Structure 3 bisects the surface lot 3 and the construction area will stay open. There will be a clear walkway. Brett Bell also added that when items are moved from the laydown, it will occur either early morning or with Flagmen. This process is similar to the Cafeteria and Bookstore.

HDAT

The block work and roofing are done. The steel is up in interior. Construction is expected to finish in January. Brett Bell asked Paulette Hopkins if she had any feedback on the gas outage for two weeks. Paulette Hopkins said natural gas is not needed. Greg Newhouse confirmed that he will work around the gas outage. The outage will be held during July 20-August 15. Classes start on August 20. Lance Lareau said students may be on campus starting August 13. Jim Bray responded that is fine. When courses begin The area is fenced off from plant. The concern is usage of the gas impact.

12kV Electrical Upgrades

The landscape areas are being restored. The critical work will be done inside the central plant itself. The metal will be shipped on July 6. August 3, 4, and 5 is the scheduled dates for the power outage. Brett Bell confirmed these dates are Friday, Saturday and Sunday. After July 6, a review will be done to determine if the following Friday is needed. July 6 is the time when the equipment will be delivered. Then it will be determined if the outage scheduled for August 3, 4 and 5 will actually be conducted on those dates. Jim Bray commented the outage may only be on August 3 and 4.

Pool Solar Thermal Heating

The heating is now working. The panels are on, which provide heat to the pool. The controls can be looked at to adjust the temperature. Brett Bell explained the strategy plan during the two week gas outage. The pool is heated with gas. The solar panels installed are used as supplementary to top off. The gas is used to keep the baseline of the pool at the highest point. It is anticipated that when the gas is turned off, there will not be heating issues. The point of heat on the solar panels will be set higher for the competition pool and even higher in the recreational pool. This is due to the heat that will be lost in the evening due to radiation. Then the heat can be recouped in the day by the amount of heat provided by the solar panels.

Cafeteria/Bookstore

The building is taking shape. The completion of construction is projected for January 2013. Sometime between January 2013 and June 2013 the Cafeteria/Bookstore will be completely done. The building will be outfitted sometime during the Fall 2012 semester. Brett Bell stressed that although construction is expected to be completed in January, the building is not fully open. It will take a full semester to outfit the building and then move into Student Services building. The same procedure taken with the LLRC should be followed. He requested to respect the staff that are moving into the Cafeteria/Bookstore and not ask for a tour of the building. Gail Conrad said Student Services can move by the end of June or in October. Priority registration is in July. Brett Bell said after the completion in January, the outfitting will be a month or two after. Then the move will take place shortly after. Dane Lindsay asked if the furniture can be covered. He gave an example of moving furniture out of the LLRC and seeing paint on the carpet.

College Service Center

Finishes to the exterior is expected to be completed by the end of June. The furniture is expected to arrive in the middle of July.

Thermal Energy Storage Tank (TES)

There are minor corrections to the drawing. It is going back to DSA. The Central Plant process is separate and should be done in July. The plant will function without it. The heating is done. The cooling should be completed in July. For the existing and future buildings, it is expected to be completed in August. The TES is an additional energy savings device.

Student Resources and Welcome Center

Approval from DSA is expected in mid July. The bid process will begin July 1, 2012. Demolition is expected to start in October or November. The estate sale is scheduled for July 19, 2012. Lance Lareau asked for clarification on the entry way canopy. Brett Bell responded the name is Student Resources and Welcome Center. Lance Lareau replied the letters can be spelled out on the building. Dane Lindsay asked if the rooms can be stripped for supplies and/or parts. Jim Bray said yes and that he will need a list by August.

Campus Signage and Wayfinding

There are no updates. A date has not been set for the walk through.

Announcements

Susan Schwarz shared that in the LLRC, there are two informational touch screen kiosks showing the wayfinding for the LLRC and the additional buildings on campus. It will also have campus map and the departments with phone numbers. There will be no hours of operation.

Meeting adjourned at 2:00 p.m.