Members Present: Ron Little, V.P., Administrative Services
Gari Browning, President/Superintendent
Ron Travenick, V.P., Student Services
Leta Stagnaro, V.P., Academic Affairs
Bruce Griffin, AVP, Information Technology
Walt Birkedahl, Dean, Arts and Social Sciences
Bob Bradshaw, Faculty
Lesley Buehler, Dean, Learning Resources and Academic Technology
Arti Damani, Staff
Mike Holtzclaw, Dean, Science, Engineering and Mathematics
Alex Lebedeff, Director, Purchasing, Contracts and Auxiliary Services
Carmen Madden, Faculty
Tim Roberts, Faculty
Farhad Sabit, Director, Business Services
Kathy Sparling, Faculty
Chris Warden, Athletic Director

Members Absent: Thomas Moore, Director of Facilities and Modernization
Shairon Zingsheim, AVP, Human Resources
Rick Arellano, Faculty
Ann Burdett, Director, Disabled Students Programs and Services
Michael Martinez, Staff
David Wood, Staff

Guests: Kelly Abad, Administrative Services (minutes)
Diane Berkland, Faculty
Patrice Birkedahl, PIO / Director, College Advancement
Gale Carli, Dean, Health Sciences and Environmental Studies
Paul Iannaccone, Director, Foundation
Heidi Birch, Gilbane
Joel Heyne, Gilbane
Patrick Downey, Gilbane
Doug Espland, Overaa
Teri Jones, Sundt
David Downey, Sundt
Ron Deal, Sundt

Meeting: Ron Little opened the meeting at 2:32 p.m.
SCHEDULED ITEMS

1. Introductory Remarks
Ron Little opened the meeting with introductory remarks. The group will be updated on what has happened over the winter break. There was a lot of work done around parking lots: tree removal, increased stalls, restriping. Today, at parking’s peak, there were about 200 stalls available.

We had a successful swallow nest abatement project. There is thin black netting covering the tops of the buildings. The swallows won’t return to the buildings that are scheduled to come down.

The Geo Coils repairs at Newark are done thanks to Thomas Moore and Gilbane.

We are rehabbing Building 27 for the President to move up there, as well as the V.P. of Academic Affair and Mike Bowman’s office.

Overall, there has been a deep cleaning of the offices and classrooms.

2. Lease-Leaseback Presentation – Sundt
Joel Heyne introduced the Sundt team, which included Teri Jones, David Downey and Ron Deal. Sundt was chosen by the District as the Lease-Leaseback contractor. Teri showed an organization chart for Sundt. Dave Downey is involved in the preconstruction phase. Ron Deal is the Senior Project Manager that oversees construction. Their team has a combined 193 years of experience. They specialize in education projects. The team is being brought on as a partner to the college and not just a general contractor.

Dave Downey discussed the preconstruction phase. His goal is that every dollar spent is spent wisely by making sure that systems are competitively designed. They will work with Canon and make sure that everything is competitively designed and to make sure that details are good and correct before going out in the field. They will talk with a third party consultant to make sure that there is no water infiltration with this project.

The goal is to have a headline on the student newspaper that states: Academic core buildings: Huge Success! Another goal is to minimize the impact on the campus during construction.

Relevant project experience includes a majority of Community College Campuses and classrooms, tiered lecture halls, labs, learning resource centers, music classrooms, and central utility plants.

Ron Deal discussed that he will be the one to get the calls. He presented where the buildings will be and a bird’s eye view of the barriers that will be put up. All construction trucks will go up Pine Street. There is a staging yard by the tennis courts. The fences will be setup in a way that they will not have to be moved again. He also discussed Building Information Modeling, which is a 3-D modeling process. This will let the team know exactly how it goes together instead of doing that out in the field. Digital record documents are used and all drawings are electronic. These documents and plans will be kept updated on a daily basis with any changes. Complicated MEP/structure will show everything that needs space and how it all fits together in advance. A composite mock-up will be made to test a model to see if anything leaks.
Ron Deal also stated our District’s mission during the project, “In collaboration with our college community members, Ohlone will create an engaging, flexible, comfortable and sustainable environment that inspires lifelong learning.” Their team is committed to our mission.

Teri Jones clarified that the renderings are conceptual. Things will change over the next several months. They are concept models and will be similar but not exact.

3. Measure G Schedule Changes – Gilbane
Heidi Birch discussed the schedule on how it relates to parking. What we didn’t share with the group is what happens after the frontage property development starts. Over the winter break, we finished our planning through 2020 and some items changed. Our first plan showed projects stacked in 2014 and 2015 with ball fields, the field house, the south parking structure, the academic core buildings and the utility infrastructure.

We have proposed a change to delay the athletic fields by 10 months. The fields originally had to be done by January so that the season could start and it was a concern. By delaying the project by 10 months, we are able to add an extra month to the construction phase and another month to contingency. Starting the ball fields at the end of the 2015 softball/baseball season will allow for adequate parking from now until 2020. It will create a better parking situation for the campus as a whole and will provide a contingency month to make sure that it will be completed before the season.

Chris Warden: Is there any concern that the South Parking Structure will be completed on time? Is the South Parking Structure project aggressive enough?
Doug Espland: The weather is a little bit of an unknown.
Joel Heyne: During the soccer field construction is when we really need the parking. If we see the signals that the South Parking will not be delivered on time, we have contingency plans.
Ron Little: By moving the fields back, it really takes a lot of what the next six months intensity will be. We are going to spread out the utility structure work one more summer as well. It gives some breathing room and time to make sure things come together.
Leta Stagnaro: Is there a possibility of starting the soccer field in December? Would this allow for the field to be done a month earlier? I’m wondering if it is flexible enough to have a window of opportunity to finish faster.
Heidi Birch: We can look into that, but I do not think it will take 6 months to finish.

4. South Parking Structure Update – Gilbane
Joel Heyne introduced Patrick Downey, of Gilbane, and Doug Espland, of Overaa, to the group. Patrick is a Project Manager for Gilbane and will be working on the South Parking Structure and the Site Utilities project. Doug Espland has been involved with the project from the beginning.

Doug discussed the project with the committee. He stated that we will have temporary fencing up with green screen for dust control and will also shield the contractors from campus. There are now a few spaces in parking lot P for Public ADA. To get to this area, Overaa will provide a temporary asphalt road, while being careful to protect the pond. The old basketball court will be available for extra parking for the construction workers. There is signage on the campus that will help
subcontractors and Overaa workers to use Pine instead of Witherly as access to the construction site. Fencing is about 95% complete. Utility locating will be done to know where the utilities are and at what depth. There will be a lot of excess soil and the temporary stockpile will most likely be behind the tennis courts, but this still needs some discussion.

Chris Warden: Obviously there will be a lot of construction traffic flow on Pine. Are there any conversations about how the kids the play tennis will get to the courts?
Doug Espland: Anytime there is heavy construction traffic, there will be a full-time flagger.
Chris: What about chemical delivery to the pool?
Patrick Downey: Dave and Thomas need to be involved in the discussion.
Joel Heyne: At the end of the project, there will be a drive-through, but we need to figure out what we need to do in the meantime.

Mike Holtzclaw: What kind of signage and direction will there be for the trailhead?
Heidi Birch: The website for the preserve shows that the parking has changed and tells them to park in lot K or lower.
Ron Little: If the East Bay Regional Park District wants to provide a sign, we would be happy to put it up.
Chris: What about dust mitigation?
Doug: I’m confirming that it is on our radar. It shouldn’t be a problem. General best practice is to have a water truck on site when we do the grading.
Joel: If you see something or have a concern, tell us. Contact Gilbane.
 Patrice Birkedahl: What about noise mitigation? Can we know in advance during class times if there is any especially noisy activity?
Leta Stagnaro: I don’t know how much construction they will be doing near Building 8.
Joel: We are going to follow the EIR with regards to sound mitigation.
Patrick: If we know about it ahead of time, we can discuss this at our bi-weekly meeting.
Mike: Finals week is extra sensitive.

5. Swing Space – Departmental/Office Locations – Gilbane

Joel went over swing space program locations. Planning meeting will happen in mid-February to go over where people are moving. The invitee list is getting put together now.

Fremont Campus:
Building 3 – large lecture hall will end up in 2133.
Building 4 – music library, music offices, music practice.
Building 5 – purchasing vacate over winter break and fiscal operations will move in.
Building 6 – Gallaudet will move to building 6 from 20.
Building 12 – Library is moving into the first floor, as well as the PIO and Foundation.
Building 19 – The CDC space will become Human Resources.
Building 20 – The V.P. of Administrative Services and A.V.P. of Information Technology’s offices will move into Building 20. The Flea Market will move into a trailer.
Building 27 – The President’s Office, V.P. of Academic Affairs Office and the Executive Dean of Research will move into this space.

Fremont portables: Purchasing, Curriculum/Scheduling, Information Technology, Reprographics, Mail Room, Faculty Offices, Classrooms and Laboratories.
Newark Campus:
Second floor – CS/C-net
Newark portables: Faculty Offices, Administrative Offices, Classrooms, and Laboratories.

Mobile modular is under contract and will bring out modular on May 1st. Redgwick will start site work in February. There will be another contract to connect our utilities to the modular. Expected occupancy date of Fall 2014 for the first phase and Spring of 2015 for the second phase.

Gale Carli: What admin offices will be going into the modular at Newark?
Joel Heyne: It will probably only include faculty offices.
Gale: What is the access to Building 20? Will the building only be available to walk up to?
Joel: You will be able to access from the Witherly side. Security will have access to the building.
There may be some spaces up close to the building.
Chris Warden: Will the student lounge offer any services?
Joel: Right now it is only a shell with a counter and tables and chairs. This is more of an interactive space.
Mike Holtzclaw: Are all faculty offices finished in phase 2?
Joel: All lab buildings and faculty offices will be done in phase 2 because there is a DSA review.
Building 1, 2, and 8 will still be up and alive.

Ron Little closed the meeting at 3:31 p.m.