



Facilities Advisory Committee (FAC)
Meeting Minutes – October 11, 2023, 9:00 a.m.
Via Zoom

I. Welcome & Confirmation of Quorum

Farrah Farzaneh called the meeting to order at 9:00 a.m.

Guests in attendance: Zoraida Gutierrez, Ashley Smith, Mirriam Abunaja, Ynez Canela

II. Approval of Minutes

Dave Stevenson made a motion to approve the minutes from September 13, 2023. Mike Strong seconded the motion.

There was no discussion. Heather Ford abstained, and all other members in attendance voted to approve.

III. Current Topics

A. Discussion of Campus Communication for Construction Impacts

Abel Favela shared an overview of how construction impacts are communicated with the campuses. Updates are shared with the VPAs and then distributed to the campus community. Mike Strong shared that these are emailed to all of the campus and staff, he asked if this system is working well or if there are any suggestions. Mike shared that the intent is to give people a heads-up on how construction is impacting the campus.

After discussion, it was evident that there needs to be improved communication with the faculty and staff that will be directly impacted by construction projects. The Bond Measure Team will continue to work to ensure that the communication gap is bridged. Mike shared that at CHC they do their best to walk through the building and talk directly to the faculty to let them know what impacts are coming. In the next month, there will be continued effects to increase communication with those who will be directly impacted. At the next meeting, we will follow up to ensure that communication has improved.

B. Overview of Bond Measure Construction Schedule

Abel shared a Bond Program schedule (see attachment).

a. SBVC Parking

The district has purchased a property across from the college on Mt. Vernon, and are also in negotiations on an adjacent property with the intent to utilize this land for parking. The property we currently own would provide an increase of potentially 111 parking spaces. In order to develop this land into parking, we will need work with the city of Colton to determine the best course of action for safe crossing and obtaining a conditional use permit. The process to obtain the conditional use permit could take between 6 to 12 months.

b. CHC Solar Farm

Tony Cong shared that the CHC Solar project is replacing the existing Solar Farm at the campus. The new system will produce 4.1M kWh in the first full year. The project is in the construction phase, it began in August 2023. The project will be completed in May 2024. All project demo is complete. After completion, the solar farm will provide 95 to 98% of the campus's electrical usage. Mike Strong shared that there are 6 solar fields, and with the updated system we will produce twice as much electricity with a third of the number of panels.

C. CHC Student Housing

Farrah shared that for Student Housing, the District engaged Volz Company and HPI Architecture to complete Feasibility Studies. For the CHC grant submission a conceptual design was prepared that is a three-story building with, 171 micro units that include restrooms and kitchenettes. Mike Strong spoke on the process, and how Volz Company and HPI Architects met extensively with the stakeholder group, Crafton Counsel, as well as conducted student interviews and surveys.

The CHC grant application was submitted in July, and notifications are expected in January. This is a very competitive grant. The state has been cutting the amount of funding that they have been giving for student housing, due to this, the district could only submit one grant application. Since CHC already owned land that can be utilized for student housing, they were selected to submit for this round. Both campuses received planning funds, and planning is continuing at both campuses. If the grant does not become available for CHC we will pursue other funding options.

For SBVC, the district has purchased a piece of property and are continuing to work with Volz Company and HPI Architects to look at various funding options and partnerships. For SBVC we have had two meetings to gain support at the city, county, and state levels.

IV. Future Topics

A. Open Discussion on Future Topics

- Softball Field.
- SBVC Wayfinding and Signage
- Campus Construction Updates – this topic will be carried over to next month so that there can be continued discussion and ensure that communication is improving.

V. Adjournment

Farrah adjourned the meeting at 9:50 am
The next Meeting will be on November 8th at 9:00 a.m.

QUORUM: Definition of Quorum is established by Chancellor’s Council. Committees cannot vote or make decisions unless they have met quorum, but in order to encourage participation, committee members can provide a designee or a proxy if they are not able to attend.

yes 1) 50% + one of appointed voting members (not 50% of members plus vacancies).

yes 2) Two persons from each site (CHC, SBVC, DSO)

yes 3) Three of four constituent groups represented (faculty, classified, student, management)

	Representation	Member Name or Vacant	Site	Rep	Present or Absent?
1	Director Facilities Planning, Emergency Management & Construction, Chair	Farrah Farzaneh	DSO	MAN	<i>Present</i>
2	Associate Director of Energy, Sustainability & Safety Administration, Co-Chair	Yash Patel	DSO	MAN	<i>Present</i>
3	VP, Admin Services, CHC	Mike Strong	CHC	MAN	<i>Present</i>
4	VP, Admin Services, SBVC	Steve Sutorus	SBVC	MAN	<i>Present</i>
5	Facilities Director, CHC/Management Association	Larry Cook	CHC	MAN	<i>Present</i>
6	Facilities Director, SBVC	Bob Jenkins	SBVC	MAN	<i>Present</i>
7	Associate Director, Bond Program Planning & Construction	Abel Favela	DSO	MAN	<i>Present</i>
8	Measure CC Campus Project Manager	Tony Cong	DSO	MAN	<i>Present</i>
9	Environmental Health & Safety Administrator	Dave Stevenson	DSO	MAN	<i>Present</i>
10	Facilities Project Manager	Hassan Mirza	DSO	MAN	<i>Present</i>
11	Academic Senate, CHC	Meridyth McLaren	CHC	FAC	<i>Absent</i>
12	Academic Senate, SBVC	Davena Burns-Peters	SBVC	FAC	<i>Absent</i>
13	Classified Senate, CHC/DSO Representative	Karen Peterson	CHC	CLA	<i>Present</i>
14	Classified Senate, SBVC	Sarah Yearyearn	SBVC	CLA	<i>Present</i>
15	Student Body Association, CHC	Enggie Ocampo	CHC	STU	<i>Absent</i>
16	Student Body Association, SBVC	Nelva Ruiz-Martinez	SBVC	STU	<i>Absent</i>
17	Black Faculty & Staff Association	April Dale	SBVC	MAN	<i>Present</i>
18	Latino Faculty, Staff, & Administrators Association	Ernest Guillen	SBVC	CLA	<i>Present</i>
19	CTA (appointed by CTA)	Robert McAtee	CHC	FAC	<i>Present</i>
20	CSEA (appointed by CSEA President)	Deborah Castro	CHC	CLA	<i>Present</i>
21	Confidential Group	Heather Ford	DSO	CON	<i>Present</i>
22	Police Officer’s Association	James Quigley (proxy: Angelica Arechavaleta)	DSO	MAN	<i>Present</i>
23	Asian Pacific Islanders Association	Souts Xayaphanthong	CHC	MAN	<i>Present</i>
24	TESS Representative	Roger Robles	DSO	MAN	<i>Present</i>
25	EDCT Representative	Tim Vasquez	DSO	MAN	<i>Absent</i>
26	KVCR Representative	Cheryl Alexander	SBVC	MAN	<i>Present</i>
27	Print Shop Representative	Nicholas Judson	CHC	CLA	<i>Present</i>

Facilities Advisory Committee (FAC) Meeting

Via Zoom: <https://sbccd-edu.zoom.us/j/83346290797>
Or Dial-In: 669-900-6833 **Meeting ID:** 83346290797

October 11, 2023

Agenda

I. Welcome & Confirmation of Quorum – Farrah Farzaneh, Chair

II. Vote to Approve Minutes - from September 13, 2023

III. Current Topics

A. Discussion of Campus Communication for Construction Impacts

B. Overview of Measure CC Construction Schedule

- SBVC Parking

- CHC Solar Farm

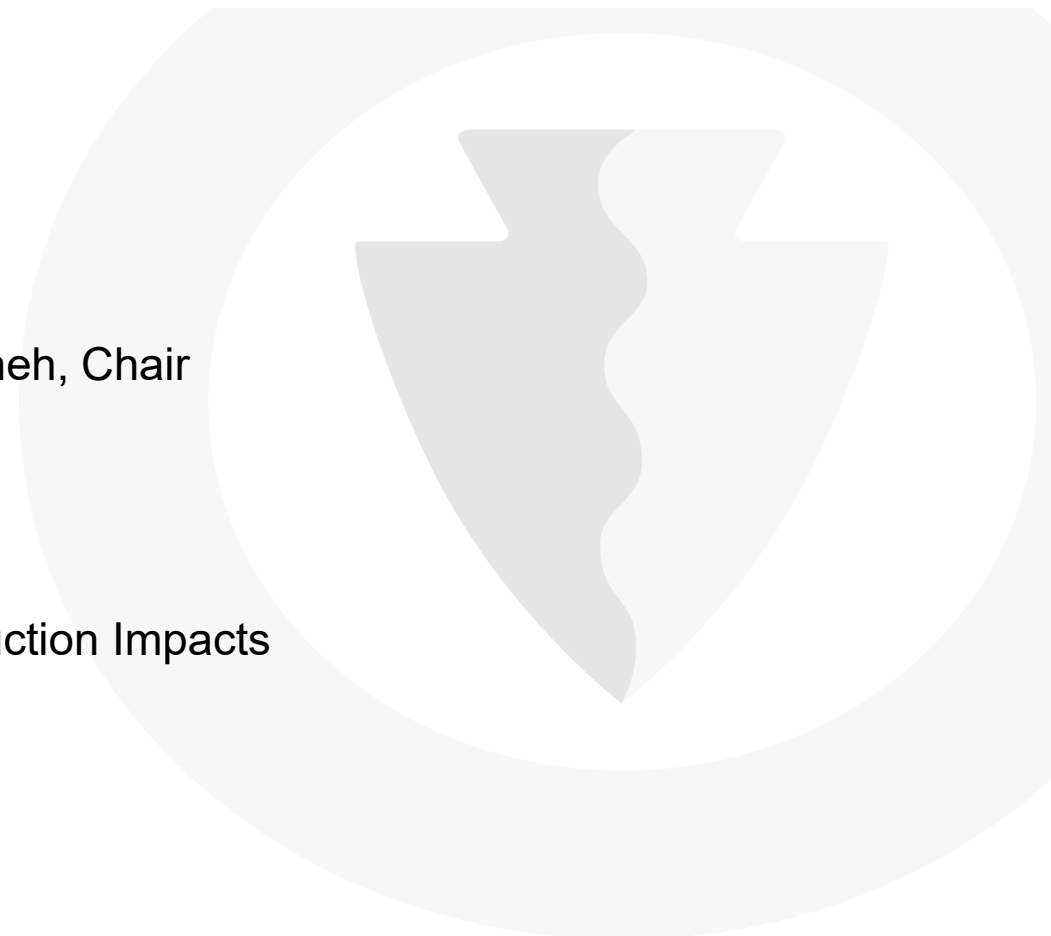
C. CHC Student Housing

IV. Future Topics

Open discussion for future topics

V. Adjournment

Next Meeting will be November 8th at 9:00 a.m.



II. Vote to Approve Minutes

September 13, 2023



Meeting
Minutes

III. Current Topics



Discussion of Campus Communication for Construction Impacts

CHC WEEKLY CONSTRUCTION UPDATE

	Week of October 2	Week of October 9	Week of October 16
Construction Activities & Impacts	Parking Lot K & L - Campus Accessibility/ Improvement Project		
	Construction Activity: Intermittent area closures in Lot L and K to correct punch list items.	Construction Activity: Intermittent area closures in Lot L and K to correct punch list items.	Construction Activity: Intermittent area closures in Lot L and K to correct punch list items.
	Impacts: Localized closures within each lot will be scheduled once contractor submits work activity schedule.	Impacts: Localized closures within each lot will be scheduled once contractor submits work activity schedule.	Impacts: Localized closures within each lot will be scheduled once contractor submits work activity schedule.
	Solar Field Replacement		
	Construction Activity: Equipment & Crews working on Demo of existing Solar fields	Construction Activity: Equipment & Crews working on Demo of existing Solar fields	Construction Activity: Equipment & Crews working on Demo of existing Solar fields
	Impacts: Trucks & Equipment possible on Tower Rd., parking Lots "O" & "M" and existing Solar Fields	Impacts: Trucks & Equipment on Tower Rd., parking Lots "O" & "M", Campus Dr. (west end) and existing Solar Fields	Impacts: Trucks & Equipment on Tower Rd., parking Lots "O" & "M", Campus Dr. (west end) and existing Solar Fields
	BL 2 Child Development Center		
	Construction Activity: Punch List Activities After Hours possible.	Construction Activity: Punch List Activities After Hours possible.	Construction Activity: Punch List Activities After Hours possible.
	Impacts: None.	Impacts: Potential for early morning local power shut down for 2 hours for hot water heater tie in.	Impacts: None.
	BL 3 Crafton Hall Renovation		
	Construction Activity: None	Construction Activity: None	Construction Activity: None
	Impacts: None.	Impacts: None.	Impacts: None.
	BL 9 New Instructional Building Project		
	Construction Activity: None	Construction Activity: None	Construction Activity: None
	Impacts: None.	Impacts: None.	Impacts: None.
	BL 10 Cooling Tower Replacement		
	Construction Activity: None	Construction Activity: None	Construction Activity: None
	Impacts: None	Impacts: None.	Impacts: None.
	BL 11 CNTL 2 Renovation		
	Construction Activity: None	Construction Activity: None	Construction Activity: None
	Impacts: None.	Impacts: None.	Impacts: None.
	BL 17 New Performing Arts Center		
	Construction Activity: Utility trench and retaining wall contained within the site	Construction Activity: Utility trench and retaining wall contained within the site	Construction Activity: Site utilities and retaining wall form and concrete work. Footings work expected in Building A.
	Impacts: Expected rebar delivery occurring directly on site	Impacts: Concrete form boards delivery for expected concrete pour following week. All work occurring on site.	Impacts: Concrete trucks focused delivery with single pump truck staged on site.
	BL 20 Public Safety Training Center Project - Parking Lot I		
	Construction Activity: Fine Grading Site. Contained within the Construction Site.	Construction Activity: Site curb and gutter. Contained within the Construction Site.	Construction Activity: Seal Floor and stair decks. Contained within the Construction Site.
	Impacts: None.	Impacts: None.	Impacts: None.
	Road Improvement Project		
	Construction Activity: None	Construction Activity: None	Construction Activity: None
	Impacts: None	Impacts: None	Impacts: None
	Campus Security Upgrade Project		
	Construction Activity: On site Equipment installation in IDF rooms.	Construction Activity: Possible Training & Trouble shooting as needed.	Construction Activity: None
Impacts: Access programing & testing	Impacts: Access programing & testing	Impacts: None	

SBVC - THREE WEEK CONSTRUCTION UPDATE

	Week Ending 9/29/23	Week Ending 10/06/23	Week Ending 10/13/23
SBVC Measure CC Construction Projects			
Construction Activities & Impacts			
Technical Building - CPA	Concrete placement at Level One of the building for slab on grade Section B and C. Baseball batting cages underground utilities continues. Impacts: Potential Impacts to Eureka and College Drive.	Overhead framing, routing of all mechanical, electrical, and plumbing (MEP) utilities through out the interior of the building to commence. Impacts: Contractor ramp up to begin to support the shift in work. Parking and pedestrian traffic will increase as the project progresses.	Overhead framing, routing of all MEP utilities through out the interior of the building to commence. Impacts: Contractor ramp up to begin to support the shift in work. Parking and pedestrian traffic will increase as the project progresses.
New Softball Field	Working with surety company to complete the project. Currently bidding with surety company for new contractor. Impacts: NA	Working with surety company to complete the project. Currently bidding with surety company for new contractor. Impacts: NA	Working with surety company to complete the project. Currently bidding with surety company for new contractor. Impacts: NA
Career Pathways 2 - CP2	Currently in design with DLR. Impacts: NA	Currently in design with DLR. Impacts: NA	Currently in design with DLR. Impacts: NA
Student Services Building - SSB	In design with McCarthy/Cannon. Next steps: DBE to continue with Design Development (DD) phase. Swing space user group meetings are scheduled for this week. Impacts: NA	In design with McCarthy/Cannon. Next steps: DBE to continue with DD phase. Impacts: NA	In design with McCarthy/Cannon. Next steps: DBE to continue with DD phase. Impacts: NA
SBVC Campus-Wide Infrastructure Projects			
PS/HLS Mechanical Improvements (Fume Hoods)	Contractor is working on completing the exterior roof work this week. Once exterior install is complete, contractor to shift to interior overhead work. Impacts: Any impacts are confined to the PS/ HLS buildings and affected department will be contacted directly.	Contractor is scheduling to begin work on the interior of the HLS building to address the modifications to the ductwork and complete the project. Impacts: Any impacts are confined to the PS/ HLS buildings and affected department will be contacted directly.	Contractor is continuing with work on the interior of the HLS building to address the modifications to the ductwork and complete the project. Impacts: Any impacts are confined to the PS/ HLS buildings and affected department will be contacted directly.
East Wing Improvements - Phase 1	Working on punch list items and touch ups to the interior of the project. Addressing any items brought up by the faculty once on site. Underground utility placement including canopy footings and electrical is ongoing. Exterior work will be ongoing while we wait to receive all long lead items to complete the project. Impacts: The long lead time items such as mechanical units and electrical switch gear will delay the completion of the project. The existing HVAC and electrical gear will support only half of the labs while we receive the new equipment.	Working on punch list items and touch ups to the interior of the project. Addressing any items brought up by the faculty once on site. Underground utility placement including canopy footings and electrical is ongoing. Exterior work will be ongoing while we wait to receive all long lead items to complete the project. Impacts: The long lead time items such as mechanical units and electrical switch gear will delay the completion of the project. The existing HVAC and electrical gear will be support only half of the labs while we receive the new equipment.	Working on punch list items and touch ups to the interior of the project. Addressing any items brought up by the faculty once on site. Underground utility placement including canopy footings and electrical is ongoing. Exterior work will be ongoing while we wait to receive all long lead items to complete the project. Impacts: The long lead time items such as mechanical units and electrical switch gear will delay the completion of the project. The existing HVAC and electrical gear will be support only half of the labs while we receive the new equipment.
Planetarium HVAC Replacement	Contractor continues with the placement and build out of new unit along with the lined ductwork. Impacts: No HVAC available throughout building.	Contractor continues with the placement and build out of new unit along with the lined ductwork. Impacts: No HVAC available throughout building.	Contractor continues with the placement and build out of new unit along with the lined ductwork. Impacts: No HVAC available throughout building.
Campus Perimeter Fencing	New fence panel system and chain link fence installation continues. Impacts: NA	New fence panel system and chain link fence installation continues. Impacts: NA	Tentative completion of new fence panel system and chain link fence installation. Impacts: NA

III. Current Topics



Overview of Measure CC Construction Schedule



MEASURE CC SBCCD Measure CC Bond Projects Greater than \$1M

BUILDING NEW OPPORTUNITIES FOR
OUR STUDENTS & OUR COMMUNITY

- Project in Design
- Project in Construction
- Project Completed
- Future Project

Site	Project Name	Brief Scope	Project Start	Start of Construction	Estimated Completion Date
SBVC	Library Roofing Replacement	Replacement of Library Roof	Aug-2021	Sep-2020	Jan-2021
SBVC	Campus Roof Replacement	Replacement of roofs at Child Development Center, M&O Offices, Planetarium, and Observatory	Jul-2021	Jan-2022	Aug-2022
SBVC	Gym Lobby Flooring R&R	Replace Gym lobby flooring from Ardex to decorative and durable flooring with college logo integrated	Sep-2020	Dec-2022	Mar-2023
SBVC	Career Pathways 2	1. Construction of the new Allied Health Building and Aeronautics Building 2. Demolition of the existing Tech Building and construction of a new 136 space parking lot	Jun-2021	TBD	TBD
SBVC	Business Quad Development	Zero scaping and upgrading the quad area between Business Building, Library, and North Hall	Jun-2020	Jan-2024	Aug-2024
SBVC	Student Services Building	Construction of the new Student Services Building and demolition of the existing Liberal Arts Building	Jun-2022	Oct-2024	Nov-2026
SBVC	Biology Garden Expansion	Expansion of the existing Biology Garden next to the New Tech Building, including field turf and shade structure.	May-2023	Oct-2023	Apr-2024
SBVC	Landscape Master Plan Project	College-wide landscaping master plan development and construction implementation to update irrigation infrastructure and curb of appeal of the college.	TBD	Aug-2024	Jun-2025
SBVC	Planetarium HVAC Replacement	Replacement of HVAC system and equipment in the Planetarium	Oct-2021	Jun-2023	Nov-2023
CHC	Campus-Wide Solar	This project replaces the existing solar array at CHC with a battery energy storage system (BESS).	Jun-2020	Aug-2023	Jul-2024
CHC	Central Complex 2 Renovation	Renovation of spaces, ADA, and MEP upgrades within Central Complex 2	Aug-2021	Jan-2024	Sep-2024
SBVC	Old Central Plant Repurposing Project	Demolition of equipment at existing Central Plant and repurposing for storage	Apr-2021	Dec-2022	Sep-2023
SBVC	PS&HLS Mechanical Improvements	Refurbishment/replacement/upgrade of ventilation systems	Aug-2021	Dec-2022	Nov-2023
SBVC	Perimeter Fencing	SBVC Perimeter fencing	Jul-2019	May-2023	Nov-2023
SBVC	CP1 Technical Building Replacement	Construction of the new Applied Technology Building for CTE programs	May-2020	Jun-2022	Mar-2025
CHC	Public Safety Training Center	New Public Safety Training Center to expand instruction, lab spaces and new burn tower for fire sciences and paramedic programs	May-2021	Dec-2022	Jan-2024
SBVC	East Wing Mechanical Upgrades: Part 2*	Replacement of welding booths, relocation of equipment, ventilation upgrades, ADA upgrades, temperature control upgrades, Electrical infrastructure upgrades.	Apr-2020	Jan-2023	Aug-2024
CHC	Irrigation Controls	Replacement of existing irrigation controllers and control system campus-wide and new sprinklers at Athletic Field.	Apr-2020	Jun-2021	Oct-2021

10/2/2023



MEASURE CC SBCCD Measure CC Bond Projects Greater than \$1M

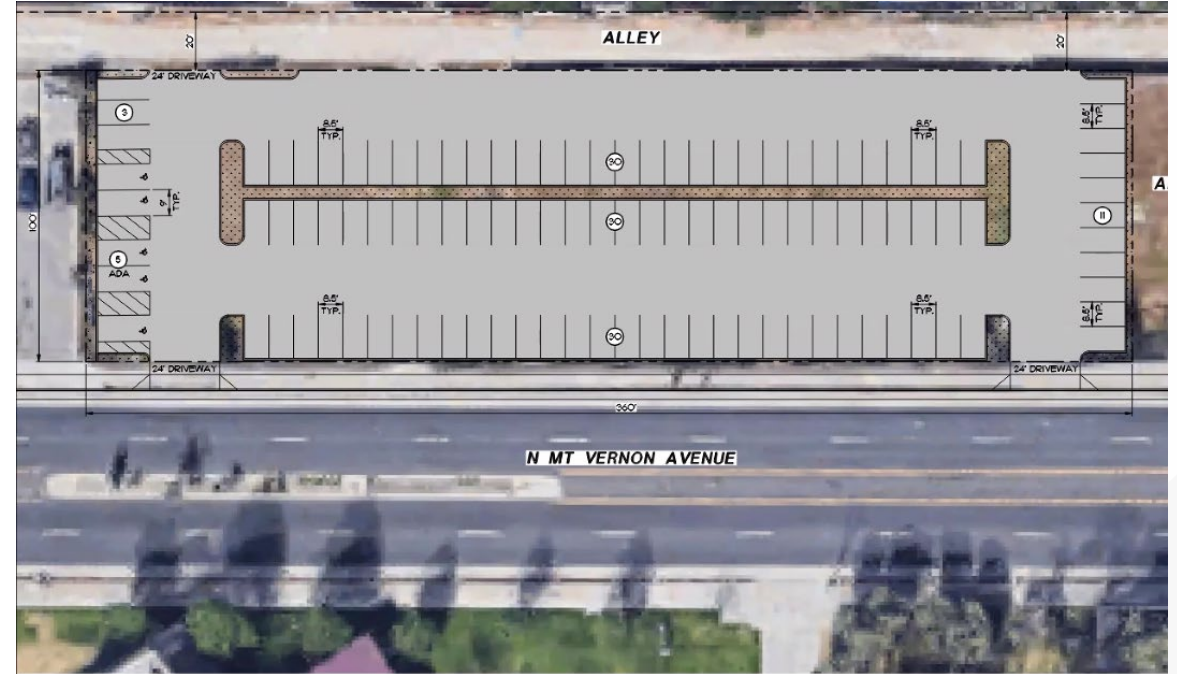
BUILDING NEW OPPORTUNITIES FOR
OUR STUDENTS & OUR COMMUNITY

- Project in Design
- Project in Construction
- Project Completed
- Future Project

Site	Project Name	Brief Scope	Project Start	Start of Construction	Estimated Completion Date
CHC	Performing Arts Center	Construction of the new Performing Arts Center for theater and music programs	May-2022	May-2023	May-2025
CHC	Crafton Hall Renovation	Renovation of spaces, ADA, and MEP upgrades within Crafton Hall	Mar-2023	Feb-2024	Mar-2025
CHC	Instructional Building	Project comprised of demolition of existing PAC, new IB building, renovation to the LRC, demolition at the East Quad, and site improvements.	Dec-2019	Jun-2025	Dec-2027
CHC	CCR Multi-Purpose Room Acoustical Improvements	Improvements to the acoustics of the Multi-Purpose Room in the Crafton Center Roadrunner Cafe.	May-2023	Dec-2022	Jul-2023
CHC	Exterior Lighting	Replacement of exterior lighting controls campus-wide and upgrades to lamps	Dec-2019	Nov-2020	Aug-2021
CHC	Gym Demolition	Demolition of existing Gymnasium	Nov-2020	Dec-2020	Aug-2021
CHC	SSB Renovation	Renovation of spaces, ADA, and MEP upgrades within the Student Services Building	Nov-2020	TBD	TBD
CHC	CDC Renovation	Renovation of spaces, ADA, and MEP upgrades within the Child Development Center	May-2020	May-2022	Nov-2023
SBVC	Softball Field	Construction of the Softball Field with storage building, outdoor restrooms, and batting cages	Apr-2021	Jan-2022	TBD
SBVC	Campus-Wide Utility Upgrades	Installation of building sub-meters campus-wide and earthquake gas valves	Jul-2020	Jun-2022	Oct-2023
CHC	Campus Access & Site Improvements	Parking accessibility, resurfacing & site accessibility improvement. New framed deck w/stair & ramp and dome replacement	Feb-2021	Aug-2022	Jul-2023
CHC	Campus Accessibility & Site Improvements - Phase 2	Resurfacing and improvements for various parking lots across the CHC campus.	Aug-2021	Nov-2023	Apr-2024
CHC	Replacement of Existing Cooling Towers	Repair/replace existing cooling towers (CT), dry coolers, air-cooling, condenser water pumps and all associated piping at Crafton Hills College.	May-2023	Sep-2023	Feb-2024
SBVC	New Parking Lot Across Mt. Vernon	Development the land newly purchased into a parking lot.		TBD	TBD
SBVC	Administration/Campus Center Repurpose	MEP upgrades and repurposing of spaces within the existing Administration Building and Campus Center after all Student Services programs move from those buildings into the new Student Services Building	10/2023	Nov-2026	Feb-2028

10/2/2023

Additional Parking Lot

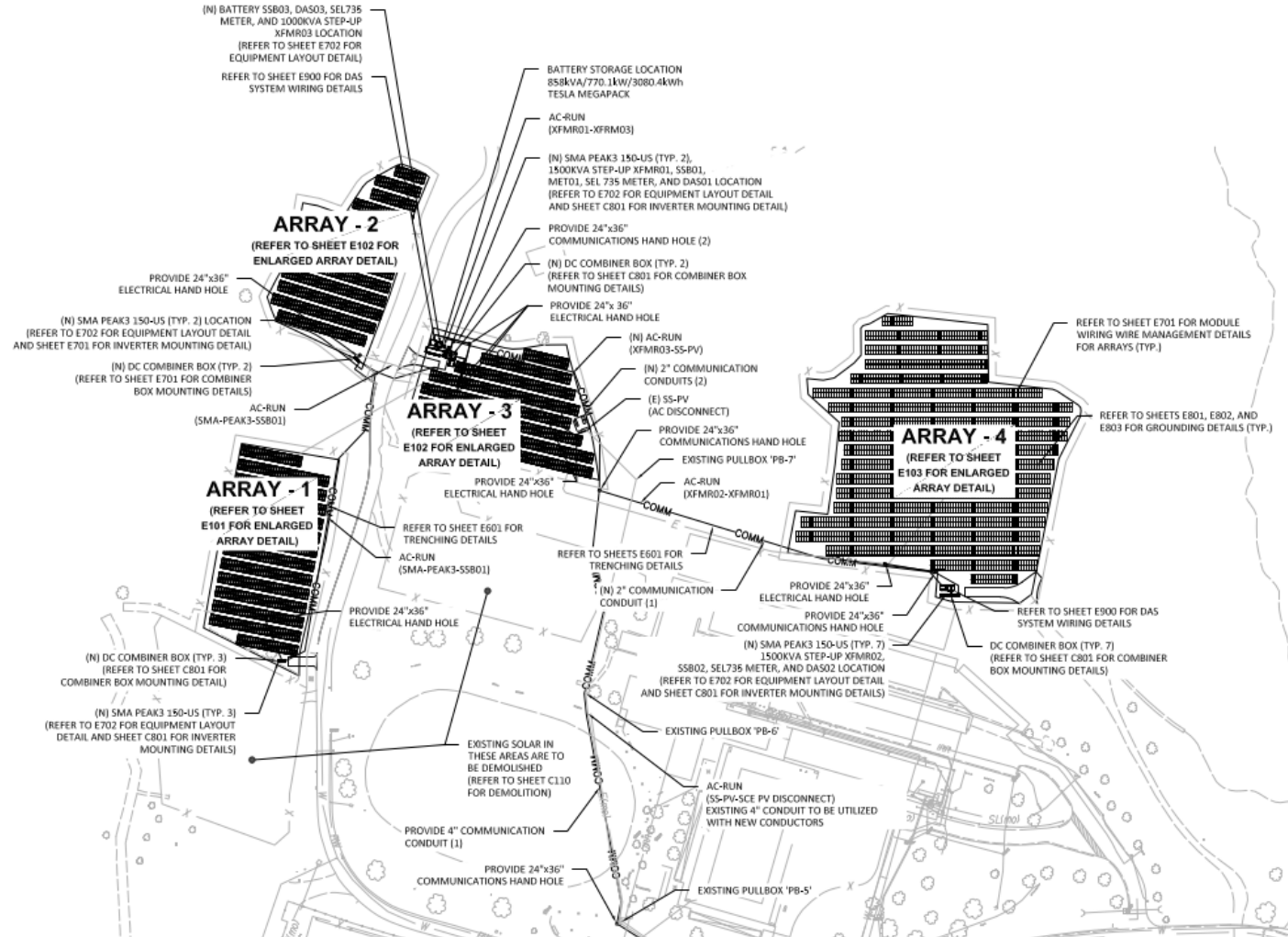


- Located across the upcoming SSB Building
- The Measure CC team will work to engage the City of Colton on two potential options.
 - Create a safe walkway across the street via two potential options
 - 1) Adding a streetlight
 - 2) Adding a Stop sign

- Design and construction would begin only after the city issues the Conditional Use Permits (*the permit could take between 6-12 months*)
- Based on the concept proposed here, the current lot can fit up to 111 potential parking spaces.
- Since we must work with the City of Colton to get a Conditional Use permit for this parking lot, the entire process can take up to 1.5 years to complete.

CHC-CWI SOLAR PROJECT:

- Ground Fixed Tilt PV Panel System
- 4,100,000 kWh in first full year
- Solar + Battery Energy Storage System (BESS)
- Design Built Project contracted with Design Build Entity Total Energies, LLC
- In the construction phase
 - Construction Start: August 2023
 - Closeout & Certification: May 2024
- Provide 100% CHC campus electrical usage after the project is completed.



III. Current Topics



Student Housing at CHC

An architectural rendering of a modern, multi-story student housing building. The building features a mix of light-colored panels and dark window frames. A central courtyard area is visible, with a paved walkway, green lawn, and several wooden planters containing various plants and flowers. The sky is bright and blue with some light clouds.

Student Housing Feasibility Planning

Student Housing Feasibility Planning
Update for the Facilities Advisory Committee

September 2023



CRAFTON HILLS
COLLEGE

VOLZ
COMPANY

HPI
architecture

ADMA
2018

Strategic Objectives



Ensure financial viability to avoid unsustainable financial burdens



Provide quality, affordable and accessible housing



Address basic needs and concerns for students



Promote student success



Increase Student Recruitment

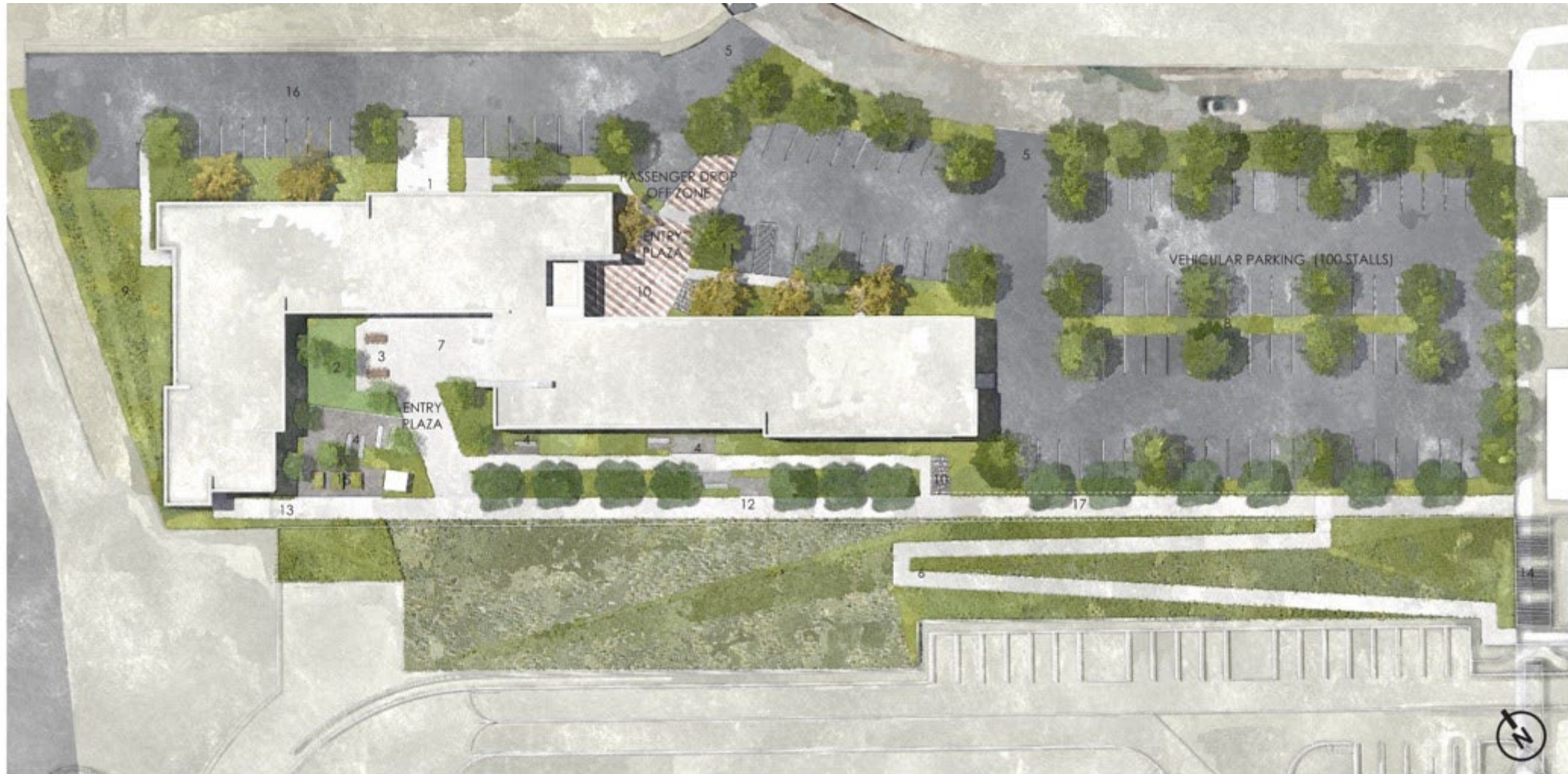
District-wide

CHC Specific

Site Plan – North Campus



Site Plan



- | | | | |
|-----------------------|--------------------------------|------------------------------|----------------------------------|
| 1 TRASH ROOM ACCESS | 6 4.7% SLOPED CONCRETE WALKWAY | 11 ADA PARKING | 16 FIRELANE ACCESS |
| 2 ACTIVE CENTRAL LAWN | 7 CONCRETE PAVERS | 12 EXISTING CONCRETE WALKWAY | 17 5% SLOPED RAMP WITH HANDRAILS |
| 3 AMENITY SPACE | 8 BIOFILTRATION BASIN | 13 NEW CONCRETE WALKWAY | |
| 4 SOCIAL SEATING AREA | 9 BIOSWALE | 14 EXISTING STAIRCASE | |
| 5 DRIVEWAY | 10 BICYCLE RACK | 15 COMMUNITY GARDEN | |



Program

Residential Program

Unit	No. of Units	No. of Beds	Unit Beds
Residential Program			
Micro-Unit Single	163	1	163
Micro-Suite Single-Mobility	8	1	8
Housing Director Apartment	1	2	
Totals	172		171

Note: Housing Director Beds not Included Purposefully



IV. Future Topics



Open Discussion on Future Topics

Thank You

- Next Meeting is November 8th at 9:00a.m.

October 11, 2023