

Facilities & Sustainability Minutes

Wednesday February 7, 2024 – 1:00 pm Zoom Meeting

Admin: Co-Chair: Marcos Rodriguez, Faculty Co-Chair: Pamela Kelley

Admin Reps: Calvin Yu, Kristin Rabe, Justin Berhow & Denice McCauley

Faculty Reps: Chris McCraw, Daniel Gomes, Tim Heasley, Vic Posey, & Mychael Phillips

Classified Reps: Juan Torres; Timothy Hernandez, Martha Gonzalez, & Jessalyn Choate

Students Reps: Cecil Dexter and Lily Linares

Attendees Role for 02/07/24: Marcos Rodriguez, Kristin Rabe, Chris McCraw, Justin Berhow, Martha Gonzalez, Pam Kelley, Tim Heasley, Mychael Phillips, Vic Posey, Denise McCauley, Lily Linares, Cecil Dexter, Shelly Payne (clerical support) & Rachel Salazar (clerical support), Kevin Ruiz (Guest) & Matthew Jones (Guest).

Absent Role for 02/07/24: Jessalyn Choate, Calvin Yu, Juan Torres & Tim Hernandez

****UNAPPROVED Facilities & Sustainability 02/07/24 Meeting Minutes ** Call to order at 1:03pm**

I. Approval of December Minutes – (Kelley)

- Chris McCraw motions to approve the minutes, Tim Heasley seconds
- Committee votes to approve. No opposition. No Abstention

II. Approval of Agenda – (Kelley)

- Justin Berhow motions to approve the agenda, Chris McCraw seconds
- Committee votes to approve. No opposition. No abstention

III. Facilities Status – (Rodriguez)

- There will be a new software program that will provide a facilities status update report on all projects being conducted on campus(s). This software program will provide a general review of the projects that are in progress, near completion or at completion and it will be updated regularly. This new software program will be available online in the near future.

IV. Measure J Update – (Rodriguez)

- A Measure J Project Summary power point was provided at the committee meeting.
- Completed - Surface repair parking, facilities master plan, Veterans Resource Center, ABC Student Campus Center, Campus Center 3rd floor kitchen, campus signage, Memorial Stadium upgrades (3), infrastructure projects (multiple), Administrative Services building, Welcome Center, Humanities elevator and, Science and Engineering building.
- In Construction - Combined gym fieldhouse, Arvin Educational Center, Agriculture building, swing space, and Ag swing space.
- Bidding / Future – New sports field – Soccer, infrastructure projects, Delano LRC street and site improvements, General Science modernization, combined gym fieldhouse – pool buildings, Public Safety Training building, and Center for Student Services.
- Removed – Mt. Vernon Culinary Arts, Shafter General Ed building, Humanities, Fine Arts remodel (match), and Language Arts remodel (match).

V. Deferred Maintenance Update – (Rodriguez)

- Industrial Arts – There are plans to replace the roof tops this coming Summer. Questions arose about what area(s) of Industrial Arts will roofing be replace. The main building roof will be replaced and there is still discussion on labs one and two of the building. Questions arose about the work that was done a few years ago and leaks in that area of the building. There will be inquires on the roof in the areas of the building with leaks. Questions also arose about access for vehicles in the area. The plan at this point in time is to have a contractor come in at parking lot 4, clear out some of the area, expand the side walk and put road graded plates over the irrigation valves, asphalt the area to make it wider and make that a temporary rode entrance. Then block off the Ag swing space once that takes place.
- Library – There is an itemized list we are working on to correct any deficiencies and will be completed soon. The damaged tiles will be replaced and the building will be painted in the inside and on the outside. Question arose about the timeline to complete the work at the Library. The painting of the exterior of the building may start next month, the replacement of the roof tiles should start within the next two weeks and bidding still needs to take place for the interior painting of the building. Questions arose about the root causes for the leaks in the building. The roof has been replaced and is under warranty and the leaks are being addressed. Once the leak issues are resolved the items damaged by leaks will be replaced if needed. Questions arose about placement of digital signage in the building. A walk through will be needed in the future to go over what is being proposed for the digital signage.
- FACE Building – The plumbing system well be reviewed for renovations. The plumbing system in the building is the original system from when the building was built.
- Concrete replacement projects will be conducted across the campus.
- LA Building Basement – The air handler system is being reviewed for replacement and services the Forum. Also, installation of a new energy management and control system and a new chiller HVAC mechanical unit in the building.

VI. Work Order Report Overview – (Berhow)

- The work order system we are currently using may be replaced with a new system this year. We are currently using School Dude; however, School Dude was bought out by Brightly. We may start a new system with Brightly; however, it is still under review. The new system will allow us to input, edit, remove and delete, etc. as needed. It will also allow us to provide more reporting duties as needed.
- A work order report was provided at the committee meeting. The work order report reflects how many repairs and jobs were captured in a 12-month period. There were 8,719 work orders in the past year; 2,015 were preventative maintenance (PM) and 6,704 were corrective maintenance work orders.
- There were 8.74 work orders per square foot of the campus including Delano Campus; this is well above the median.
- Work orders have steadily increased sine the pandemic in 2020 and 76% of work orders are completed within a weeks' time period. There were roughly 313 work orders per employee and 71 work orders per technician in 2023. In the last three months we've received 1,126 work orders and 637 of those work orders have been completed and roughly 410 work order are in progress.
- Preventative Maintenance work orders were added to the system and we do not have the ability to add preventative maintenance work orders to School Dude; however, with the new system we will be able to add preventative maintenance workers and/or adjust them. Preventative maintenance work orders decreased in 2023 compared to 2022; however, this

will be reviewed to see why there has been a decrease in the completion of these types of work orders. 74% of the equipment on campus has a preventative maintenance work order assigned to it. There work 1607 hours spent on preventative maintenance work orders in 2023.

VII. Facilities Requests – (Rabe)

- A facilities program review of all requests and a report from Elumin was provided to the committee prior to the meeting in an email. This is an overview and has not been prioritized yet. There are three categories in the facilities requests; furniture requests, renovations requests and space allocation requests. Space allocation requests come out of the report; however, it is sent to the executive team. Furniture and renovation requests are reviewed by the F&S committee. Some of the items listed may need to be a work order rather than a facility request or may have already been addressed with other funding and can be reviewed to determine if that is the case. Departments may come to speak on behalf of their facilities requests; however, if this is an option it will be determined at a later date. Priority may also be determined by votes within the committee. Questions arose about adding a box to the program review if the request has been made in previous years. This was brought up last year; however, it did not make it into the cycle at that time. It can be added to the cycle for next year as it is currently being modified. Questions about having departments speak to their requests. The list will be reviewed by M&O to determine what is already being addressed as a work order, what items should be a work order, and/or is being taken care of by other funding. This will be tabled for the next F&S meeting.

VIII. New Business - (Kelley/Rodriguez)

- Division of State Architect (DSA) – On 12/5/2023 and 12/6/2023 the Division of State Architects visited Bakersfield College along with local architects, engineers, students, & consultants. They toured Bakersfield College, the Delano Campus and local schools in Bakersfield and Delano areas. They visited four schools in Delano; Wonderful College Prep Academy, Harvest Elementary School, La Vina Middle School & Robert F. Kennedy High School in conjunction with the Delano Campus. They also toured Martin Luther King Jr. Elementary School, Del Oro High School, the Regional Occupational Center (ROC). They came with their sustainability team for the State of California. Both the San Diego and Sacramento Offices of the Division of Architects were in attendance. DSA provided information about new rules and regulations. A representative with the New Buildings Institute which is a non-profit organization spoke about net energy usage and carbon in buildings.
- State Chancellor Office – Sustainability Goals – Tabled for March 2024 F&S Committee Meeting
- Parking Lot Concerns – With all the construction happening on campus and with the power data re-route project; the parking lot to the west of M&O was closed for a while and has opened back up. Due to the re-route project the road in front of the pool has been closed and tennis court parking lot will also close soon. Questions arose about persons having to go a long distance to vehicles with the parking lots closed and if cart services can be provided. We will reach out to College Safety about cart services being offered. Questions arose about an emergency happening and not having emergency road access. There is a plan to put in an access road from roadway south of the new Gym building and south of the volleyball courts that will provide direct access to the Stadium and should be constructed by April 2024. The road closed by the pool was only to be closed for a few days; however, the weather delayed the progress. If the weather permits the road should re-open soon as construction has started back up again.

- Urban Tree Summit – The Urban Tree Summit was held on campus December 8, 2023 in the Fireside Room. There were speakers from Cal Fire, Urban Forestry Department, the West Coast Chapter of the International Aboral Culture. Also, Lindsey Ono, Reynaldo Oro, Jalisca Thomason & Marcos Rodriguez gave presentations at the event along with a tour of the campus.

IX. Adjournment – (Kelley)

Motion to adjourn by was not taken.

Meeting adjourned at 2:05 pm