



Facilities Committee Meeting Minutes

April 28, 2025

Roll Call

Committee Members:

Administrators: Alberto Vasquez (Chair), Amy Coffey, Edith Kaeuper

Faculty: Steven Brown (co-Chair), Madeline Mueller, Alan D'Souza

Classified Staff: Michael Snider, Colin Hall

Students:

Committee Alternates:

Administrators: Zachary Lam, Kit Dai

Faculty: Anna-Lisa Helmy, Leslie Simon

Classified Staff (3): Jeffrey Kelley

Students (3):

Not Present:

Administrators: Geisce Ly, Kit Dai

Faculty: Stephanie Robison

Classified Staff: Maria Salazar-Colon, Edward Tang

Students: Christina Michaud, Angelica Campos, Israel Gutierrez

Resources: [Facilities Committee Web Page](#)

1. Call to Order

- a. The meeting was called to order by Chair Vasquez at 1:06 PM.

2. Approval of Agenda

- a. Discussion – none.
- b. A motion to approve the agenda was made by Steven Brown, seconded by Colin Hall.
- c. Voice vote to approve the agenda
 - i. No abstentions
 - ii. No nays
 - iii. Motion passes

3. Public Comment – Items not on the agenda

- a. None.

4. Approval of Minutes

- a. Discussion – none.
- b. A motion to approve the minutes was made by Steven Brown, seconded by Colin Hall.
- c. Voice vote to approve the minutes
 - i. No Abstentions
 - ii. No nays
 - iii. Motion passes

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

a. Hiring

- i. We are close to concluding the hiring process for a new Director of Buildings & Grounds and will be submitting final paperwork to HR this week.
- ii. We are in various stages in the process of hiring a couple of utility workers, 2-3 stationary engineers, painters and a locksmith.

b. Heating

- i. For Creative Arts Extension (ARTX) and Smith Statler, which were bid recently, we are finalizing the contracts and purchase order for the contractors. They will soon be providing a schedule and procure the equipment.
- ii. During the summer we will be developing an interim hot water system to supply the Culinary program. This is something we are doing internally. There will be a future option to either run it from the boiler systems or keep it separate, so there will be a redundancy for hot water for Culinary in the future.
- iii. At Rosenberg Library a crane has been on site. The existing cooling tower was removed and three new boilers have been brought up. Unexpected chilly weather has prompted us to find a few small space heaters we had on campus and to order additional units. We expect the boiler to be up before the start of the Fall Semester.
- iv. The Science Hall stand-alone heating system has been resubmitted to DSA. The current system is tied to Cloud Hall, but the new system will be separate.
- v. The Cloud Hall project has DSA approval, but we need to disconnect the other buildings that are tied into the old Cloud Hall-centered heating system first.

c. Bond Projects

i. Diego Rivera Theater

1. The DRT was re-submitted to DSA in March. We are expecting to hear in the next few weeks, which may be approval or may be further comments. Rudolph & Sletten has the Construction Manager at Risk contract and is starting to get preliminary pricing to ensure we are within budget. We are trying to make sure we are not caught in the tariff/supply chain issues.

ii. STEAM Building

1. The building has been in use for instruction since January. The next stage of the move in May/June will be the Chemistry and Art Department sections that didn't move in the first round. Soon all the programmatic space in the building will be in use.

iii. Student Success Center

1. The contractor continues to work on the exterior and the interior. A ribbon-cutting is scheduled in May, followed by a move-in during June. We are still coordinating and planning the processes with the departments.

iv. 200 Bungalows

1. The bungalows have been demoed, and some patchwork has been done. There is still a small fence to be added around the area.
2. The old bookstore demolition will happen soon. We are working with PG&E to ensure disconnection first.

d. State-Funded Projects

i. Utility Infrastructure

1. We have approved plans and are working to identify additional scope.
2. We have a meeting with the State Office to review projects and funding.

ii. Cloud Hall

1. The roof replacement project is in bidding, which we will be receiving on May 6. We are also planning exterior door replacements, as there have been security issues since some of the doors do not lock well or have been pried open in the past. That requires a DSA review. We are also looking at options for a new additional elevator, either on the exterior perimeter or something in the middle.

iii. John Adams

1. For the Allied Health relocations, we are working to identify building user groups before the summer break. They will consist of individuals from the departments that are currently there as well as the departments that are relocating. They have met in the past, but we need to loop them in on the next round of design. We are also exploring the addition of another elevator.

iv. Science Hall

1. The architect has completed their initial assessment. They are compiling the information along with information from the departments about current usage and requests for the space to determine how things can be configured and the challenges that might exist.

v. Evans Center

1. The plans were submitted to DSA in April; we are waiting for approval.
2. We are working with the on-site staff and the contract programs with CityBuild to understand the logistics of swing space while work is being done.

vi. Campus-Wide Roofing

1. Consultants have completed preliminary assessments. We will be reviewing their assessment for priority and expect to have a list in the next couple of weeks. This will be followed by design and bidding. In-kind work doesn't necessarily need DSA review. Batmale Hall, which is on the critical side, already has a contractor and will start work in the summer. Horticulture is also a top priority.

6. Buildings & Grounds Report – Steven Brown from notes provided by Alberto Vasquez

- a. A Director of Buildings & Grounds will be hired soon.
- b. Graduation – we are working with the Gardeners to make specific areas ready for commencement.
- c. There will be more tree trimmings to address neighboring homes and powerline issues.
- d. Pest control items – we have been following up on these, and there have been fewer instances than we dealt with previously.
- e. We are utilizing the Bin-Genie system to help prioritize projects for the summer.
- f. City-required testing of water valves is being scheduled and performed.
- g. New interior signage for lactation rooms and restrooms has been received and are being installed.
- h. Thermostats at the Creative Arts building are being replaced.
- i. Lactation – furniture, etc. in multiple locations.

7. Old Business – Steven Brown from notes provided by Alberto Vasquez

- a. 1550 Evans
 - i. The Interim Chancellor has been very busy with other priorities, and we have received no further news on this item.
- b. Parking Structure update
 - i. Later in May we will have a Notice of Preparation (NOP) for a parking structure, to be located between STEAM and Riordan HS. The tentative plan is 5-level parking lot structure (which is lower than a 5-story building). Planned capacity is about 650 cars with 10% EV charging. That will replace a lot of the parking we have lost in recent years with our projects. RFQ Proposals for architectural design will hopefully take place in May for the selection of a design team.
- c. AMT Program update
 - i. No update has been provided by David Yee, but we know it is on the radar.
- d. Student Union MLK space
 - i. We have been checking the space during heavy rain, but that hasn't happened this year, so we haven't been able to pinpoint the problem in a way we can act on it. We will continue to monitor the situation.
- e. 750 Eddy St
 - i. This is still part of our discussion with the state. We are still waiting for a final decision on what the use of this space will be.
- f. Security Camera Projects
 - i. We are working with a vendor, Convergent, who is the source of the equipment associated with the software. We are working on a project list; some of the first will be exterior cameras around Cloud Hall and Science Hall.
 - ii. There are also plans being made to upgrade the older cameras at the centers.

8. New Business

- a. Board Items – Informational
 - i. none
- b. Board Items – Action
 - i. none
- c. Building/Space Inventory
 - i. We hope to share an update at the May meeting. We have reached out to the Center Deans on this item.

9. Future Business

- a. Call for agenda items

10. Adjournment

- a. Meeting adjourned at 2:20 PM