

Meeting Minutes



SCCCD FIRST RESPONDERS CAMPUS

State Center Community College District

SIM-PBK Project Number 19-53

Date and Time	11.20.2019, 3-5 PM
Meeting Subject	Programming Meeting 4
Meeting Number	006
Meeting Location	Fresno Pacific University North
Meeting Facilitator	Raleigh Sullivan
Current Phase	Programming, Schematic Design

Attendees

See scan

Distribution

George Cummings, SCCC
Raleigh Sullivan, SIM-PBK
Becky Barabe, FCC
Keisha Oliver, SCCC

Submitted By Luis Perez

Items Discussed

- A. 3:00 PM Meeting Opens – Both Fire and Police representatives present
 - a. Raleigh opens the meeting with a recap of where we are in the schedule. Currently still on schedule with programming due to be complete by end of year.
 - b. First development is the site plan.
 - i. Changes include:
 - 1. Rotation of track orientation.
 - a. Question re: size of track. The current size would require 1.5 laps. It is the same as shown in previous meeting 11-6-19.
 - 2. Site was moved westward In order to avoid the cost of developing Willow.
 - a. SIM-PBK has a meeting with the City of Fresno on Friday 11/22 to discuss this as well as other offsite costs.
 - ii. Are there any issues or suggestions regarding the site plan?
 - 1. Director Greg Fief suggests to move the scenario village East in order to accommodate potential future growth.
 - a. Is there potential to simply rotate the village and shift the apparatus bay in order for N/S growth rather than E/W

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- growth?
- b. Is there any deeper issue with mirroring the site around the track?
 - i. Only with regard to the future burn tower and the current burn boxes.
- c. Can the police app bay be moved to the future Hazmat area in the NE corner of the site?
 - i. SIM-PBK will look into the space in that area.
- 2. Raleigh notes the potential to move the police apparatus bay to connect with the building similar to the fire app bay.
 - a. This would be ok.
- 3. Is the grinder being in the center “courtyard” an acceptable location?
 - a. Some concerns voiced re: classroom interruption.
 - i. The current building layout has classrooms on the outer edges of the building, not in the interior so disruption would occur more if it was moved to the previously shown location on the West side of building.
- c. Raleigh moves onto slides of the building floor plan as currently proposed.
 - i. Is this the correct direction? Are there any immediate issues noted?
 - 1. No immediate concerns voiced. The direction of layout appears to be in the correct direction.
- d. Raleigh brings up the issue of budget.
 - i. As it stands, preliminary numbers show that we are greatly over budget. While shrinking spaces and reducing finishes would help a bit, the program is too large to accommodate within the budget.
 - 1. SIM-PBK looked at removal of various site items including app bays, road, track and this did not get the cost down to the appropriate number.
 - ii. The best use of the meeting would be to discuss what items can be shared and what items can be planned for future/omitted in the current project scope.
 - iii. There are options to phase the project and utilize portables in the meantime while establishing the core functions/needs of the building.
- e. Request for breakdown of funds allocated to the project to the stakeholders. George Cummings from SCCCDC provides the funding breakdown.
 - i. Ultimately the construction costs of the building come out to 27 million, with an additional 8mil. allocated to offsite costs. This number could fluctuate depending on pending discussions with the City.
- f. In discussing potential cost savings, the track surfacing is mentioned as being potentially asphalt or decomposed granite.

SCCCD FIRST RESPONDERS CAMPUS

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SIM-PBK Project Number 19-53

- i. This could pose an issue with inclement weather.
 - g. Raleigh clarifies that while we currently are showing all items provided with regard to program, the architects need input from stakeholders with what items are 100% necessary and which can be lost, shared, planned for future.
 - i. Question of what the building itself would cost.
 - 1. At 65,000 square feet and a conservative estimate, the building alone is at 26 mil.
 - ii. Director Fief mentions that loss of the police app bay is amenable, though covered parking would need to be provided somehow.
 - iii. Director Cacossa says that Fire has so much gear that app bay would be best but they could continue to utilize c-trains.
 - iv. Without classrooms the project/accreditation would not happen.
 - h. The potential for the site to be built out for Fire with Police moving to the districts Herndon site is brought up.
 - i. A decision like this would be something for higher up staff in the District however that move has been discouraged.
 - i. Is there potential to shell out the building and build out over time?
 - j. Becky reiterates the potential to pull classrooms out of the layout for the time being and utilize portables while the remaining core spaces are built out.
 - i. Le. Lockers, restrooms, admin, fitness rooms and site items built out.
 - k. Stakeholders voice various concerns and dissatisfaction with this budgetary concern.
 - l. George Cummings notes the receipt of this information was less than 24 hours and all parties would need more time to digest and discuss options.
 - i. Suggests additional meetings including the district officials, program directors and admin, and the architects to come to decisions regarding program elements.
 - m. Raleigh discusses some alternatives that SIM-PBK has already begun to look at for cost savings.
 - i. These include reducing paving, both asphalt and concrete by limiting roads, reducing the east access from Willow, different building forms, reducing site program.
 - 1. Reiterates that information is fresh and SIM-PBK will continue working towards a functional solution for both programs.
 - n. George requests, in advance of further meetings, a breakdown of each program element both site and room by room, with costs attributed to them in order to parse what can be reduced and combined.
 - i. SIM-PBK to provide.
 - ii. George will also provide and District news regarding funding and other decisions with regard to the project to involved parties.
 - o. Next meeting will be December 4th.
 - i. Additional meetings set for December 11th and 18th.

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The preceding summation is our interpretation of the items discussed at the referenced meeting. Any persons desiring to add to or otherwise correct the minutes are requested to put their comments in writing to the project manager on or before the next meeting. Otherwise, the minutes will stand as written.

Luis Perez

END OF MINUTES

cc: File (006)