
M E E T I N G M I N U T E S

W O R K S H O P # 3

DATE: May 22, 2017 **A/R = Action Required**

TIME: 10:00 am – 12:00 pm

LOCATION: Fresno City College

PRESENT:

Dr. Carole Goldsmith, President FCC
Christine Miktarian, Associate Vice Chancellor for Business and Operations FCC
Brian Speece, Assistant to Chancellor for Capital Projects SCCC
Don Lopez, VP of Technology FCC
Shirley McManus, Dean of Math, Science and Engineering FCC
Tim Woods, Dean of Workforce Development CTC FCC
Harry Zahlis, Director of Technology FCC
Lijuan Zhai, Director of Institutional Research FCC
Matt Kennedy, Program Manager Kitchell
Alan Kroeker, Principal PMSM
Monisha Adnani, Associate Principal PMSM
Michelle Lang, Architect PMSM

Please notify sender within 10 days if there are any changes to be made to these meeting notes.
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The purpose of this meeting was to briefly review findings from Workshop #2, Review Revised Concept studies and Draft Budgets:

I. Summary of Workshop #2:

A. PMSM gave a brief summary of workshop #2 where participants went through what is working well versus what is needed for Fresno City College Campus, Math Science Building, Art/Home Economics Modernization, Child Development Center, The Police Academy, Fire Academy, CTC Campus and the West Fresno Campus needs. Additional items were added to these lists at the workshop. Also at workshop #2 five site plan options were reviewed.

II. Review Revised Concept Studies: PMSM presented the following revised site plan options:

A. Revised Option A:

1. Design Highlights differing from the original version presented at Workshop #2:

- a. Created more parking spaces from the Original Option A turning the parking structure from 2-stories with 530 parking spaces to 4-stories with 1,000 parking spaces.
 - b. Revised city property boundary off of E. University Ave. for District operations.
 - c. Showed the (N) Police Classroom Building, still at its existing location, as a one story building rather than two stories as was shown in Workshop #2.
2. Design Highlights remaining the same as the original version include:
- a. Expansion within existing campus footprint
 - b. Creating a new entrance from Blackstone
 - c. Improving campus presence along Blackstone and distributing the program spaces between east and west side of the campus.
 - d. Relocating the Weldon entrance and improving the vehicular circulation within the campus
 - e. Proposing the new Math Science Building on the east side to reduce the demand for parking on the west side of the campus. Distributing the programs and improving student flow between east and west campus.
 - f. Demolition of district office building and relocating it within the new parking structure
 - g. Locating the District Operations to a new site
 - h. Keeping the proposed childhood development center at existing location on the east side of the campus
 - i. Proposing green spaces near the tracks
 - j. Proposing removal of T100 and T600 building to create a roundabout at the west side of the underpass to improve vehicular circulation.
 - k. Creating a plaza between T200 and Arts complex
 - l. Another round about is proposed at campus drive to address traffic issues.
- B. Option A1: Very similar to Option A with the exception of acquiring additional property to the North East to expand the parking structure footprint.
1. Other Design Highlights of this Option differing from Option A include:
- a. A larger parking structure containing 1,300 parking spaces
 - b. District Office would be located somewhere off campus
2. Comments:
- a. It was suggested to look at making the Math & Science building 3 stories rather than 2 stories.
- C. Revised Option B: Similar to Option A, however includes the possibility of acquiring additional property along Cambridge and Blackstone (KFC, Wendy's and residential property).
1. Design Highlights differing from the original version presented at Workshop #2:
- a. Police Academy has been moved to an alternate location and District Operations is now shown at the (E) Police Academy site.
 - b. The proposed parking structure has been increased to 4 stories with 1,500 parking spaces.
2. Design Highlights remaining the same as the original version include:
- a. Has more square footage for parking structure than Option A.
 - b. Located retail and culinary Arts program along Blackstone.
 - c. Could possibly have Wendy's and KFC be part of retail space.
- D. Option C: This Option is new and originated from comments made at Workshop #2.
1. Design Highlights include:

- a. Acquiring three blocks north of East campus along Yale Ave.
 - b. Police and Fire Academies are combined and located along Yale Ave with training fields and green space.
 - c. District Operations are shown along Yale.
 - d. Police and Fire Academy provides a buffer from the residential neighborhood to the parking structure and traffic.
 - e. 4 story parking structure with 1,500 parking spaces.
 - f. Relocated District Offices to the existing location of the Police Academy.
 - g. Many attributes in this option are the same as shown in Revised Option B with Located retail and culinary Arts program along Blackstone, creating green space on the West side of campus and locating Math and Science to the East.
2. Comments:
- a. Occupying existing residential would not be ideal.
 - b. Doesn't provide space for a scenario village or low speed driving range.
 - c. Drill and burn tower would go to an alternate location.
 - d. Would want to screen the training fields from the neighborhoods.
 - e. Consider a partnership with the City of Fresno Housing Authority perhaps along Blackstone.
- E. Revised Option D: This is the revised version of the original Option C from Workshop #2.
- 1. Design Highlights differing from the original version presented at Workshop #2:
 - a. Revised parking structure with 1,500 parking spaces
 - b. Revised roundabout near the proposed parking structure.
 - c. Reduced the new Police Academy classroom to a one story building as it is only 10,000 SF.
 - 2. Design Highlights remaining the same as the original version include:
 - a. Expansion of campus on west side only and developing the campus core.
 - b. Proposing relocation of T100-T600 (Automotive, mechanics and Construction program only) building programs to the new campus.
 - c. Incorporating engineering, Cad and Photography programs into the new Math Science Building.
 - d. Locating the new Math Science building opposite student center and creating a plaza in between the two buildings.
 - e. Locating parking structure in lot E.
 - f. Keeping the proposed childhood development center at its existing location on the east side of the campus.
 - g. Proposing green spaces near the tracks and the new parking structure.
 - h. Creating a roundabout at the west side of the underpass to improve vehicular circulation.
 - i. Creating a plaza between new Math Science Building and Arts complex.
 - 3. Comments:
 - a. The community is expecting to add up to 1,500 new parking spaces to the campus. Since the new parking structure is located on top of existing surface parking are not gaining as many new parking spaces. Need to add square footage to this parking structure to make up for the lost spaces.
 - b. 120,000 sf for Math & Science and Technology.
 - c. Secondary effect is that would need to replace all T-Buildings.
- F. Revised Option E:

1. Originally this option was Option D. Design Highlights differing from the original version presented at Workshop #2:
 - a. Proposing a 3-story larger footprint parking structure with 1,100 spaces where the original showed a 2-story parking structure to accommodate 530 parking spaces. Still creating retail and culinary Arts program as the front face of the proposed structure.
 - b. Created additional onsite parking to the North East.
 - c. Reduced the new Police Academy classroom to a one story building as it is only 10,000 SF.
 - d. Added two more roundabouts on the west side of campus
 2. Design Highlights remaining the same as the original version include:
 - e. Acquiring the property along Blackstone and McKinley Ave.
 - f. Creating a new entrance from Blackstone
 - g. Improving campus presence along Blackstone and distributing the program spaces between east and west side of the campus.
 - h. Relocating the Weldon entrance and improving the vehicular circulation within the campus
 - i. Proposing the new Math Science Building on the east side to reduce the demand for parking on the west side of the campus. Distributing the programs and improving student flow between east and west campus.
 - j. Connecting the Math Science Building with the parking structure and Culinary Arts program with a sky bridge
 - k. Demolition of district office building and relocating the building where the current District Operations is
 - l. Locating the District Operations at District office location
 - m. Keep the Police Academy at its current site.
 - n. Keeping the proposed childhood development center at existing location on the east side of the campus
 - o. Proposing green spaces near the tracks
 - p. Proposing demolition of T100 and T600 building to create a roundabout at the west side of the underpass to improve vehicular circulation.
 - q. Creating a plaza between T200 and Arts complex
 3. Comments:
 - a. Maybe look at adding more parking in the proposed greenspace west of CDC.
- G. Option F:
1. This Option was originally Option E. Design Highlights differing from the original version presented at Workshop #2:
 - a. Increased the parking structure foot print significantly achieving 1,300 parking spaces.
 - b. Acquiring additional property along Blackstone Ave.
 - c. Added two more roundabouts on the west side of campus
 2. Design Highlights remaining the same as the original version include:
 - a. Acquiring additional property along Cambridge and Blackstone (KFC, Wendy's and residential property)
 - b. Weldon Street moving slightly south and becoming the new campus entry.
 - c. A new Math and Science Building would occupy the corner where KFC and Wendy's are currently located.
 - d. A three-story parking structure would be located across from the Childhood Development Center.

- e. Relocating T500 and the District Office.
 - 3. Comments
 - a. It will cost too much to acquire KFC and Wendy's. Locate Math and Science further south where it currently shows "future building" on the plan.
- III. PMSM Reviewed Draft Budgets: PMSM explained that these are preliminary draft budgets and that they are still working with the estimators. Once the final scheme is selected we will be able to solidify the cost.
- A. Math and Science Building:
- 1. Discussed how much can build with the current budget for Math and Science. If build with the current budget the building would be smaller than what they currently they have.
 - 2. Looked at what it would cost to rebuild Math and Science's 58,000 sf.
 - 3. Other Comments:
 - a. Costs have gone up significantly since the market has picked up. Will need to carefully consider how to distribute the bond funds. May not be able to do more on surface parking since it's cheaper than building a parking garage and put some of the funds towards Math and Science.
 - b. It was asked if the construction costs take into effect secondary effects such as renovating the existing Math and Science Building. The construction costs only take into account the new buildings.
 - c. The more labs that have, the costlier the space will be.
 - d. Maybe explore leaving Math in the current building and just move Science. This way would need less new building square footage.
 - e. Technology upgrades in the existing Math and Science Building would be a challenge due to existing asbestos.
 - f. Could do an IPP for Math and Science as a modernization to the existing building. Can still occupy the building in the meantime. The deadline is June to submit for the IPP.
- B. Police Academy Building: PMSM reviewed Police Academy for Budget with the group.
- C. Fire Academy Building: PMSM reviewed Academy for Budget with the group.
- D. Parking Structure:
- 1. PMSM reviewed budget for 1,500 parking spaces with the group.
 - 2. It was asked where PMSM's estimators got their costs. PMSM explained that they got them from their data base and that they are finding that parking structures are costing approximately \$30,000 a stall. Currently are finding that surface parking is \$45 a square foot.
- E. CTC: PMSM reviewed the budget for CTC.
- 1. This would be a rebuild on the current site with the same square footage as existing. This cost doesn't include Police or Fire Academies or other programs joining them.
- F. Site Plan Option A Budget was reviewed by PMSM.
- G. Site Plan Option A-1 Budget was reviewed by PMSM.
- H. Site Plan Option B Budget was reviewed by PMSM.
- 1. Estimated cost may need to be higher to acquire Wendy's and KFC restaurants and relocate them within the new parking structure.
- I. Site Plan Option C Budget was reviewed by PMSM.
- J. Site Plan Option D Budget was reviewed by PMSM.
- K. Site Plan Option E Budget was reviewed by PMSM.
- L. Site Plan Option F Budget was reviewed by PMSM.
- M. These site option draft budgets exclude:

1. Costs for relocating signal and road improvements to relocate Weldon.
 2. Costs for Arts/Home Education renovation.
 3. Costs for CTC and West Fresno Center.
- N. Other Comments During Review of Draft Budgets:
1. Need to look at moving the District office off of campus, possibly acquiring property on Blackstone for Math & Science and reconfiguring as much as can within the current campus. May need to move some of the Applied Technology to CTC and make things work more efficiently. There are a lot of options.
 2. District Operations serves the campus and needs to remain nearby but not necessarily in the same location. Grounds, Maintenance and the FCC Police Department all need to remain as close as possible. Some of the Options show District Operations relocated but nearby.
 3. May need to reassess if really need 1,500 new parking spaces. Will need less parking spaces if move Applied Technology and the District Office off of campus. Also if move Math and Science to the East side of campus a lot of the parking needs will move from the West side of campus to the East.
 4. Look at strategic land acquisition that would benefit both parties. Again mentioned partnering with Fresno Housing Authority and having a conversation with them about creating housing.
 5. Need more lecture spaces on campus.
 6. Possible partnership with others for external funding. However we cannot plan on receiving additional funds.

PMSM will prepare revised design options. A/R =PMSM

V. Next Meetings

- A. Workshop #4 – Review Revised Concept Master Plan Alternates
 Date: 6/2/17
 Time: 4:00-5:00
 Location: Fresno City College/Conference
 Attendees: Steering Committee