

SADDLEBACK COMMUNITY COLLEGE DISTRICT
28000 Marguerite Parkway
Mission Viejo, California 92692

MINUTES OF THE STUDY SESSION
BOARD OF TRUSTEES
September 5, 1984 - 7:00 p.m.
South Campus - Facilities Planning Office

The Study Session of the Board of Trustees was called to order by Trustee Walther who turned the session over to Chancellor Larry Stevens.

Members of the Board of Trustees

Ms. Harriett Walther, President
Mr. John Connolly, Vice President
Mr. Robert Moore, Clerk
Mrs. Shirley Gellatly, Member
Prof. Eugene McKnight, Member
Mr. William Watts, Member

Administrative Officers

Dr. Larry Stevens, Chancellor
Dr. Edward Hart, President - North Campus
Mr. William Shaw, Facilities Planning Administrator
Mr. Everett Brewer, Dean of Instruction - South Campus
Mr. William Kelly, Dean of Student Services - South Campus
Dr. Dale Larson, Dean of Instruction - North Campus

Chancellor Stevens announced that Vice Chancellor Graftsky was back in Humana Hospital, Westminster, with pneumonia. He also announced that Bill and Judy Kelly's son was severely injured in an automobile accident.

Chancellor Stevens announced that Deans Brewer and Kelly would represent President Carroll who teaches a class this evening. He announced that President Hart would join the group following a meeting in which his presence was required earlier.

Chancellor Stevens introduced Bill Shaw who stated that this session was really a follow-on to the schedule of the Five-Year Plan which the Board had reviewed in January. He said the submittal of Program Planning Guides was the second step in seeking State funding for the various projects. He then reviewed for the Board the four Program Planning Packages (PPP's) which would be discussed during this meeting: (1) Loop/Access Road Site S-1, South Campus; (2) Equipment for the new general classroom building now under construction on South Campus; (3) Building A, North Campus; and (4) Building B, North Campus.

Mr. Shaw stated that the equipment for the new classroom building is ranked number four on the State-wide list of projects to be funded and the loop/access road is ranked number five. Building A

is ranked 25th State-wide and Building B is ranked 26. The State expects to be able to fund through level 36.

Mr. Shaw said the other thing to be examined this evening would be the Master Plan for the South Campus. He said it would be the objective to show where the District is presently with the new classroom project under way, to see what happens in the five-year plan with new buildings being constructed and other facilities being removed and the final phase-off in ten to twenty to twenty-five years from now when the Campus is built out as planners now see it.

In response to Trustee Moore's question about the likelihood of State funding priorities changing, Mr. Shaw responded that those priorities could indeed change.

Mr. Shaw stated it would require \$41,000 to cover the State's share of the first phase of the PPP's.

Mr. Shaw announced that on October 25 a representative of the Office of the Legislative Advocate would come to the District for a full day to review the projects, to ask questions, assess needs, etc.

Mr. Shaw introduced Robert I. Hench, Senior Partner, and Bill Bethmann, Administrative Architect of The Blurock Partnership, who were present to talk with the Board about these various projects.

During discussion Mr. Hench pointed out it is much less expensive to balance, cut and fill dirt on the site as opposed to purchasing the dirt elsewhere and hauling it to campus for the various projects. He said the cost is approximately 75¢ per foot versus from seven to eight dollars per foot.

Trustee Moore stated it was his understanding the loop/access road would be closer to the library and closer to the center of campus.

Chancellor Stevens suggested that in the final build out as this meeting progresses, it would become clear what is intended for that loop/access road.

The architects displayed the five-year plan with schematics and renderings which depicted two large parking lots intended to serve the large classroom building. It is hoped a Student Center can eventually be incorporated into that same area. It is also planned that as temporary buildings are phased out on the South Campus, that a vocational/technical complex can be built. More utilities will also need to be provided for water and electrical services to support buildings in this same area.

Mr. Shaw said the District was attempting to fund the hydrogenic system for water on a deferred maintenance basis where 50% of the funding would come from the State. This project will be submitted in October, 1984.

Mr. Shaw pointed out that when the State is considering various projects, it looks at the project to be built less the buildings to be removed for a total square footage figure.

The architects then reviewed the Master Site Plan and talked about the possible relocation of the District Offices from the third floor of the Library to a place on lower campus. Space there will become available in the Fall of 1985 when the new business/science classroom building is occupied.

The architects also presented the proposal of locating all athletic facilities in the same area of the campus. They gave the proposed locations of supplemental entrances to the campus.

Trustee Moore suggested it might be wiser to spread athletic facilities around the periphery of the campus and provide parking in all areas.

Trustee Connolly stressed the need for showers and lockers with athletic facilities.

Trustee Watts cautioned that athletics should be viewed as a supplemental activity to that of instruction.

Mr. Shaw said that as athletic facilities are relocated, other parking areas would probably be developed. He said it was the hope of the District to return to building on pads and avoid building in gulches.

Trustee Walther mentioned a recent visit to Rio Hondo College where she had noted their terraced hillsides and provision of transportation from the parking lots to the facilities. She stressed that it was the need to get students to classes, not necessarily getting cars to the campus. She said she felt the District had not really studied the alternatives to providing parking spaces for every student and urged that such a study be undertaken. She suggested that perhaps the gullies be used for parking and people be transported from those gullies to the main part of the campus. She also inquired about the cost of multi-level parking structures.

Mr. Shaw said in his experience multi-level parking structures had been very expensive to the point that the value of the land runs out eventually.

Mr. Hench stated that the cost to accommodate 300 to 400 cars would be \$6,000 to \$7,000 per car but when the land costs are included and exceed that, it could become necessary to go to multi-level structures.

Trustee Moore said he would support Trustee Walther's request for a study of the alternatives to providing parking spaces for every student but not at this meeting.

Mr. Shaw pointed out that the PPP's being discussed would not address parking so there would be time for such a study.

Trustee Watts said he felt it would be helpful if circle charts would be provided to show the distances to and from several points on campus.

Trustee Connolly asked about the ultimate projections for parking spaces as compared to enrollment. He urged the importance of such comparisons.

Mr. Hench said about 100 cars per acre are usual but that consideration had not been included at this point.

Mr. Bethmann said at present the District is parking about 80 cars per acre.

Mr. Hench pointed out that parking would be included in the formal master plan that is adopted by the Board.

Trustee Moore suggested that when comparing costs of dirt to fill in a location to provide a parking lot, then possibly a multi-level parking structure should be considered.

Trustee Watts expressed concern about the high tech/vocational/technical complex that is shown so far away from the Library. He said if it were included closer to the Library, perhaps athletic facilities would not have to be moved.

Mr. Shaw acknowledged the differing philosophies on the provision of facilities and expressed gratitude for this discussion.

Trustee Watts expressed concern about noise levels, building tennis and baseball facilities and suggested that by moving the high tech/vocational/technical complex closer to the Library, the tennis and baseball facilities can be left as they are, or at least not have to build additional facilities in the area where temporary buildings are located at present.

Trustee Walther stated she felt it would be a long time before people in the community would support removing existing facilities and re-building them.

Mr. Shaw pointed out that by the time that would occur, there would be a need for re-building and/or replacing facilities since it is probably fifteen to twenty years down road.

Mr. Hench supported the theory for grouping like facilities.

Trustee Gellatly asked for an explanation of what the architects considered "high tech." Mr. Shaw said there was not a definite answer to that question now.

Trustee Moore stressed the Board should think in terms of providing facilities for what is known today and what will happen in five years in terms of technology. He also stated that flexibility should be built into any plan.

Mr. Hench pointed out that the definition of "high technology" would be a part of the educational master plan rather than of this discussion on PPP's.

Prof. McKnight asked about the provision of central heating and cooling for the new business/science classroom.

Mr. Shaw explained the process that will be used. This will involve an ice chilling plant that will be incorporated into existing facilities. Ice will be created at night and released during the day. It was pointed out this is a cost savings of approximately \$30,000.

NOTE: Mr. Kelly arrived at this point in the meeting.

Mr. Hench pointed out that existing chillers which are more efficient at night will be utilized.

Trustee Gellatly expressed concern that every time the Board goes through this process there is a new plan. She urged that notes be taken to avoid duplication of effort.

Mr. Shaw stated this was the first time he had been in on the master planning since he has been with the District but to his knowledge, there has not yet been any one definite direction been given. Rather the District was still at the discussion level of various options.

Mr. Hench pointed out that a publication had been prepared which takes into account District priorities.

On the subject of North Campus Planning, Buildings A and B were shown through schematics and site plans. The architects' designs and elevations were shown and it was explained that President Hart and his staff had reviewed and approved these plans, which are also in line with the educational master plan.

Approval could be given by the State as early as next Fall for the "go-ahead" on Buildings A and B. Following that approval, it will take approximately 18 months to complete the buildings.

Mr. Shaw pointed out that the request as it relates to Building A is for working drawings and construction funding. As the request relates to Building B, it is for working drawings only. The following year a request would be made for funding Building B.

Trustee Gellatly asked if it was common to request approval of working drawings and then wait as long as five years to begin construction.

Mr. Shaw explained that it does happen depending on the State. He said the District is more or less directed by the State on the manner in which projects should be submitted to the State. The California Community Colleges Facilities Department is also giving direction.

Trustee Gellatly expressed concern about the need for a Student Center/Cafeteria complex on the North Campus.

Mr. Shaw said that unfortunately the State does not put a high priority in funding such facilities. First priority is given by the State to provision of classroom facilities.

Mr. Hench pointed out that while plans for Buildings A and B show two-story buildings, all will be accessible for the physically handicapped.

Trustee Gellatly expressed concern after talking with a staff member at North Campus who did not feel staff/student needs were being taken into account by the architects in providing the kinds of laboratory storage spaces for chemicals, etc. that were needed.

Mr. Bethmann said that in the architects' field trips to the campus, these shortcomings were pointed out by staff and that the architects were taking them into account. Mr. Hench stated that there would be a committee of staff who would give input into the design of such areas.

Trustee Watts asked about the feasibility of sinking the new buildings to provide for earth burming etc.

Mr. Hench responded that these facilities were at the end of a sewer line and that for that reason, the buildings must be slightly raised rather than sunken.

Mr. Shaw pointed out that with the burming process that had been used in existing facilities, maintenance staff had over the years found problems with leakage.

Mr. Hench described the process of flushing in fresh air to chemical laboratories to eliminate any bad smells and to take that stale air out through air vents in the roof and up high to avoid it being sucked right back into the facility.

Trustee Walther asked about the feasibility of three-story buildings. Mr. Hench stated that due to expense and aesthetic considerations, a third story approach was not being considered at this time. It could be done but the preference is not for it to be so now.

Mr. Shaw noted that in PPP consideration you are held pretty close on square footage limitations. Sometimes a third-story design would not lend itself well to the facilities that are needed.

Dr. Larson explained the plans for relocating biology and/or chemistry programs at the North Campus. He also said that some Biology classes would stay in Building 400 for awhile.

Trustee Moore asked about the construction of a three-story building and what would be required to add on to a two-story building.

Mr. Hench explained the process of designing a different type of support base that would be needed if a three-story facility was required.

Trustee Moore asked about the concept of pressurized buildings where more air than the building can hold is always pumped in.

Mr. Hench responded this was not planned for North Campus but it would have instead a variable volume system.

Trustee Walther asked if any consideration was being given to solar heating. Architects responded that consideration had been given but at this level, the pay-back would really not come for approximately 30 years.

Trustee Moore acknowledged the need for thermo-pane windows that are tinted with double glazing because of the air traffic around North Campus.

Mr. Hench explained that buildings will be compatible with existing buildings and neighborhoods. The brick and tile colors will be the same as that in use in the area.

Trustee Walther asked if the existing library facility would stay as is until the "hub" is completed. An affirmative response was given.

Chancellor Stevens said that the Irvine Medical Center President had asked to meet with District Trustees in the near future to discuss the possibility of working on a joint building project for the North Campus. IMC has included such a project in its Fiscal Year 1985 Budget but Dr. Stevens said there are several concerns that need to be discussed before the project can go forward. He stated President Myers of IMC would meet with the Board soon.

In response to Trustee Moore's question about completion dates for these buildings, Mr. Shaw said that Building A with funding one year from now would take from five to six months to get the necessary approval from the Office of the State Architect. This would mean it could be completed in late Spring, 1985.

Trustee Watts requested that architects work on the elevation plans for Building B as it faces the hub.

Trustee Connolly asked if shifting plans 90 degrees would help any as far as taking advantage of the position of the sun during the day as it relates to energy conservation.

Mr. Hench pointed out the provision of large overhangs on the proposed buildings and the use of tinted and double glazed windows.

Mr. Bethmann pointed out that by rotating plans 90 degrees, you would have a bad Southern exposure.

Dr. Larson expressed support of the plaza idea and said it had really been good for North Campus students in the past.

Prof. McKnight asked about the width of stairwells between the first and second floors of the new Buildings A and B. The architects felt a six-foot width would adequately handle the flow of students.

Trustee Gellatly expressed concern about difficulty in getting into computer classes and felt perhaps lots of money was being spent for fancy buildings which have classes that are not filling up now.

Chancellor Stevens pointed out that the provision of facilities follows the Master Plan developed by the Board years ago.

Trustee Gellatly asked if the Master Plan were driving the building or vice versa. She asked what if the Board wanted a liberal arts college at the North Campus.

Chancellor Stevens responded that this is a very basic set up and in his experience it was appropriate for a two-year college.

President Hart reviewed the plans for classes and their location in the new facilities. He said for the first time with the new facilities North Campus would be able to properly house electronics, computer science and printed circuits classes that are poorly housed at the present time.

In response to Mrs. Gellatly's concerns about computer students who are being crowded out, President Hart pointed out that the emphasis is now on microcomputers which only require a standard outlet. He said he was less concerned about that than in properly housing the chemistry and biology laboratories and classrooms.

Chancellor Stevens said that in summary on September 10 the Board would be asked to approve the four PPP's that had been discussed here this evening. He said the suggestions made here this evening would be taken into account as the architects and planners work on design details which come later in the process. The architects will also be asked to develop a rendering that shows the overhangs in more detail on Buildings A and B.

Mr. Hench suggested that an independent task force be set-up to work with architects on various design options drawn to scale to answer concerns expressed this evening.

Trustee Moore stated he would like to re-visit the Master Plan regarding the loop road as it relates to the position of high tech/technical/vocational buildings.

Chancellor Stevens stated that staff would return to the Board with a definite proposal.

The meeting was adjourned by Trustee Walther at 9:00 p.m.

Larry P. Stevens
Secretary to the Board of Trustees

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