Members Present
Paul Bielen, Mike Garcia, Tony Ichsan, Doug Kuula, Erik Oden, Diana Rangaves, Laura Rivera, Mike Seibold, Gary Watts, Patie Wegman

Members Absent
Nick Anast, Jill McCormick, Doug Roberts, Keith Simons

Staff
Kimberly Kalember

1. Approval of Minutes
   The minutes of November 18 were approved as presented.  
   MSC

2. PLANNING ISSUES, UPDATES, CONCERNS
   - Diana Rangaves reported a leak in Room 1575.

3. CURRENT MAJOR AND MINOR CAPITAL PROJECTS UPDATE:
   A. 1700/1710 Mendocino Ave Project (R House Coffee Shop)
      I. The parking lot plans for this property are currently on hold per the request of the Neighborhood Association. The district is reviewing the 2-story structure and has completed a very rough estimate on the first floor only to meet “Field Act”. Estimated for this conversion at $250-300K. Tony will report back at the February meeting on a more formal rough order of magnitude.

   B. 1500 Mendocino Avenue Surplus
      I. The former 10,000 square foot garage on the corner of McConnell and Mendocino Avenue has gone through a surplus process where the district is required to first offer to the UC Board of Regions, CSU Board of Trustees, County, City, and Parks & Recreation. The property, appraised at $425K has been advertised and is in a sealed bid process.

   C. College Skills Lab Project
      I. The Analy Village Modular E is being converted into a large computer lab. The design has been finalized with the end-users and is in a projected DSA approval of approximately two months. The completion date is slated for end of summer 2015.

   D. Garcia 855 Multi-Use Modernization
      I. Garcia 855 is two rooms formerly used as the kitchen for the Culinary Arts Center. The room is being converted to a multi-use space and will require DSA approval.

   E. Haehl Pavilion and Bailey Field Switchgear and Transformer Replacement Project
      I. Two years ago, an analysis was performed on all of the District’s switchgears and transformers and FPO has been in a process of replacing this old equipment. The new equipment will enable
facilities to isolate a given building in order to perform preventative maintenance. Approximate cost, from Measure A matching funds (schedule maintenance), is $260K for both projects. Building that will be offline for this project are the parking structure, Bailey Field, Haehl, Maggini, Quinn, and Shuhaw.

F. Forsyth Hall HVAC Unit 1 & 2
   I. Forsyth Hall HVAC unit 1 and 2 is for the band and choral rooms. A roof and electrical repair will be conducted while the AC units are removed. The bid is scheduled for next week for approximately $285K.

G. OES Athletic Field Scoreboards
   I. The district is currently working with a contractor, a structural engineer, KAD, and the baseball coach on the installation of the donated OES Scoreboard for the baseball field.

H. EMS Modernization (SR and Petaluma)
   I. The Energy Management System (EMS) is the heating/cooling and digital control system for the district. Upgrades for the EMS system are made possible through Prop 39 and Measure A funds. Barnett, Shuhaw, and Bech buildings will be upgraded at a later time with Measure H funding. The new Alerton system will use less energy and be more cost and energy efficient.

I. Plover Re-Roofing
   I. Based on the life cycle of the Plover roof ending, and a series of leaks, the existing solar panels will be removed and stored. Cantilever PV units, similar to those at the PSTC, and potentially EV stations, will be installed. The district will take care in the scheduling of the re-roofing of Plover for the least amount of disruption to students, staff, and faculty. FPO continues to explore opportunities for incentives, and partnership projects for PV panels.

J. Facilities Switchgear and Transformer Replacement Project
   I. This is the last of the switchgear and transformer upgrades and modernization projects.

K. Bailey Hall HVAC Replacement
   I. The tarp over the HVAC will be replaced to include flashing and roofing repairs on this 1964 building.

L. Child Call Developmental Center Flat Roof Modernization
   I. The flat roof section of this building is slated for replacement with a cool white sun repellent water vapor material that will include a 25 year warranty.

4. CURRENT MAINTENANCE PROJECT UPDATE:

District-Wide
   - ACCJC Site Visit March 9th
     - The Accreditation Team site visit is scheduled for the week before Spring Break. IIIB is the facilities portion of the accreditation standards and credit was given to Doug Kuula for chairing much of the work for IIIB, and to Mike Garcia for his hard work in completing the Accreditation Book. Corrections are being made to some of the links in the IIIB evidence and hardcopies will be available.

   - Alarm Phone Transition
The district is working with the SR Fire Department on a back-up line to the fire monitoring panels. Incoming alarms are currently monitored through an outside company called Grand Central that communicates with SR Fire and district police in the case of a fire or emergency.

A. SANTA ROSA
1. Bertolini Cleaning Project is complete and a third party industrial environmental firm monitored the project throughout. Tony thanked the purchasing department for their support and efforts in completing this important project. The soundproofing was removed and the open air plenum was cleaned. FPO continues to communicate with the 3rd floor occupants to ensure their safety and comfort.
2. Call Developmental Center Hot Water Boiler Replacements: The hot water heaters for the Call Development Center have been replaced.
3. Maggini White Board Replacement Project: Paul worked with Josh Adams on replacing 18 white boards on the 1st and 2nd floors of Maggini Hall.
4. Maggini N/E Water Intrusion/Roof Repair: Water intrusion tests were conducted by Aquatech, a consulting firm, who were able to identify the exact location of the water intrusion. A new Z-Flashing detail will replace the existing J-Flashing, and a beta-test will be conducted before the final repair of 18 offices is completed.
5. Shuhaw HVAC Replacement: A small DX 5 ton HVAC unit was replaced over the winter break and is up and running.
6. Burdo Culinary Arts Center Fire Pump Installation: This project is complete and the fire blanket will be installed within the next two weeks.
7. Burbank Auditorium Fluorescent Replacement: FPO met with an electrical engineer for the replacement of the fluorescent lighting to LED’s for both the house lights and class lighting for Burbank Auditorium.

B. PETALUMA
1. High Temp Hot Water Line – Doyle/Jacobs Replacement: The new phone number for Petaluma Facilities is 778-3976. Thanks was given to Jane Saldana-Talley for her support of this project. The hot water temp water line will be replaced via schedule maintenance.
2. The Cooling Tower for Jacobs, Doyle and Ellis Auditorium are scheduled projects for Petaluma as well as Prop 39 Lighting Retrofit replacements to Bi-Level LED’s.
3. Petaluma Community Access (PCA) FM Transmitter: The Petaluma Campus is partnering with PCA to be the central location for an FM station for promotional and outreach opportunities.
4. Richard Call Building roof leaks are under review.

C. SHONE FARM
1. Electric Vehicle Charging Station Partnership: the district has been working with the Kashaya Pomo Tribe who received an MTA grant for EV Charging Station locations; Shone Farm is a designated location. Kashaya Pomo is collaborating with Sonoma County on this project and although they’ve received a tentative agreement, it garners approval by Sonoma County Legal Counsel and the Board of Supervisors. The district is moving ahead with the MOU with no cost to the district. Future beta sites includes SR and Petaluma campuses.

D. PSTC
1. Fire Academy: Shelter Structure and Roof Venting Prop: the contract for this project is finalized and has been approved by DSA.
2. Building 500 (shooting range) Roof Repair: this deferred maintenance repair will be a two-part project. The roof will be surveyed for leaks to access the extent of the repair.

3. Facilities Roll-Up Door Modernization: the doors at the PSTC are frequently in use and unprotected from the elements. The doors will be upgraded with the addition of protection units.

E. FPO TOOLBOX ~ INSIDER
1. Updates, information and news on FPO can now be found in the INSIDER newsletters every month. A specific department or location will be highlighted and may include a photo, project update, or staffing news. The idea behind this endeavor was to increase communication between FPO and the district and create transparency. Laura shared that the Board of Trustees approved obtaining three bids if the project budget exceeds $5,000. An increase in the previous threshold.
2. The CUPCCA procedure has changed with the outreached efforts of purchasing and FPO. The prequalified bidding list has gone from 32 to 70 submissions.

ADJOURNMENT
• The meeting adjourned at 10:43 a.m.

The next DFPC meeting will be held on Tuesday, February 17, 2015
9:30-11:00 am, Video conference rooms Plover 526 & Mahoney Library 726