

Facilities Workshop

Friday February 12, 2021, immediately following the regular meeting (~11:00 a.m.)

Originating via Remote Conferencing at= <https://mohave.zoom.us/j/760248438>

<https://mohave.zoom.us/j/760248438> (viewing and public comment)

1-669-900-6833 (listening and public comment), Meeting Number: 760-248-438

To submit a public comment up until 7:00 a.m. on the day of the meeting, citizens can email comments to [jbare@mohave.edu](mailto:jbare@mohave.edu) or leave a voicemail message at 928-757-0801

(Action Items are in **bold** print)

I. Call to Order (Bare)

Dr. Bare called the workshop to order

II. Roll Call (Curley)

Julie Bare (#2)	Present
Susan McAlpine (#4)	Present
Vance Miller (#1)	Absent (excused)
Ashley Pascual (#3)	Present
Judy Selberg (#5)	Present

III. Fiscal Year 2021 Facilities Review

(College President Stacy Klippenstein, Facilities Director Don Montgomery)

Mr. Montgomery reviewed facilities project currently in progress.

<i>INV- Investment Funds</i>	<i>OTO- One Time Only Fund</i>	<i>PLT- Unexpended Plant Fund</i>	
Beale Street Center Remodel	\$872k		INV
Dental Hygiene Equipment- BHS	\$137k		OTO
RAD Equipment – BHC	\$127k		OTO
Campus Fiber, CCTV Project & Grey Network	\$164k		PLT
New Welding Building- BHC	\$660k		OTO
Roofing Repair Projects – Evaluation Spring 2021	TBD		PLT
E-Sports – NMC/BHC/LHC - Remodel Spaces	\$ 35k/Campus		TBD

Beale Street Center Status:

Design Development = Complete, Construction plans /details= Complete, Permits= Complete, Material selection/stakeholder input= Complete, Demolition = 100%, Concrete = 100%, Floor Leveling = 90%, Plumbing Rough-in = 85%, Electrical Rough-in = 75%, IT, LAN, TELCO, Access Control, Fire, Security = 55%, HVAC Rough-in = 45%, Framing= 85%, Drywall = Anticipated completion by 2/22/21, Front E-Glass Replacement = Anticipated completion by 3/17/21, Ceiling Grid Install = Anticipated completion by 3/4/21, Doors = Ordered, Interior Windows = Ordered, Exterior Façade Planning = in-progress, Signage Planning = in-progress, Casework = Ordered, Flooring= Ordered.

Dental Hygiene Lab Upgrade Status:

Equipment Installation, Dental Chairs & attachments = 100%  
Vacuum System Replacement = 100%

Radiology Equipment Status:

Old X-Ray unit removed = 100%,  
New X-Ray installed with Framework = 100%

Campus Fiber, CCTV Project & Grey Network Status:

CCTV System Installation: All cameras are installed , evaluation for add'l scheduled.  
GrayNet Installed on every campus = 100%

New Welding Building- BHC

Design & Reviews Completed, Pre-Soils Testing Completed, Metal Building Ordered, Sitework to Begin February 23<sup>rd</sup>, Substantial Completion Date –June 30, 2021

E-Sports Rooms (3 Southern Campuses)

Remodel Existing Space to Accommodate Program with Directional Lighting, Furnishings, Large Screen Monitors, X Box Equipment, PlayStation Equipment, Nintendo Equipment

IV. Annual Improvements

Mr. Montgomery reviewed typical facilities projects that are budgeted in three categories on an annual basis.

Annual Refresh Funds:

Refresh Projects – Each Campus small projects	2021	\$400k/yr.
Annual Classroom Furniture Replacement	2021	\$ 50k/yr.

Contingency Plant Funds

Roofing Projects – 2022 Annual projects based on condition 1- 3 roofs per year until all under warranty	TBD
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Deferred Maintenance Funds	\$ 255k
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Aged Equipment Replacement,  
 Aged Systems,  
 Building Envelopes,  
 Utility Services

V. Fiscal Year 2021-2022 Facilities Planning  
 (Klippenstein & Montgomery)

Mr. Montgomery review projects in the 2021-2022 pipeline.

*ACF- Annual Capital Fund ARF- Annual Refresh Fund PLT- Plant Fund OTO- One Time Only  
 CF- Carry Forward Fund PF- Perkins Fund*

Facilities Condition Analysis – Strategy 4.6	\$ 100k	ACF
PTA Remodel – LHC (\$100K from refresh)	\$ 200k	ARF
Access Control Systems – 2 Entries each Campus	\$ 100k	PLT
Marquee & Wayfinding Signage Refurbishment	\$ 350k	PLT
Advanced Manufacturing Training Center	\$ 7.7m	OTO/CF
NCK Pond Refresh + Improvements (future scope of work)	\$ 100k	TBD
NMC Building Replacement 200 + 400	\$ 2m	CF
LHC Electrical Program 2022	\$ 400k	PF

Facility Condition Assessment - Strategic Plan 4.6

A Facility Condition Assessment will include: Report with descriptions of major systems and corresponding current conditions, Digital photos of key components and deficiencies are included in the narrative, 20-year capital Reserve table with System/Sub-System replacement costs and dates for owner’s budgeting & replacement, Import of Systems-level data into client’s DSI capital forecasting solution, Import major Equipment Items into client’s CMMS work & asset management system.

PTA Remodel

Current Space Issues: PTA Main Entry thru 2 halls, Support Staff Offices in Lounge, Program Director Office in Hall, Last refresh of space > 5 yrs.

Substantial Improvements: Build New Exterior Entry off North Park Lot, Create 3 - Separate Staff Offices, Program Director Office in Classroom, Refresh all finishes, flooring, lighting & IT Old Hall Space to Maintenance/Storage.

Access Control

Create two access control entries for each campus building, Total of 144 Doors.

Signage

Main Marquee Signs: Install Digital Sign Displays, Rebuild Sign Base Structure, Replace Oxidized Acrylic Panels

Wayfinding (Maps): Remove signage, Repair & refinish frames, Install New Graphics

Advanced Manufacturing Training Center (AMTC)

Estimated Square Footage = 21,938

North Mohave Campus Modular Buildings

Building 200: Roof Leaks, Structural Issues, Window & Doors leak, HAVC Issues - Lack of Ventilation, Electrical Deficiencies

Building 400: Roof Replacement, Plumbing/Venting Issue

VI. Future Planning 2023-2033 (Klippenstein/Montgomery)

President Klippenstein and Mr. Montgomery reviewed potential facilities projects anticipated in the next 10 years.

CF- Carry Forward Fund	INV- Investment Funds	CO- Capital Outlay Funds
Remodel Projects – Identified in FCA Plan	TBD	TBD
DAC Expansion for EMS – Review for 2023	TBD	CF
LHC Property Purchase for Auto/Marine Tech	TBD	TBD
LHC Auto & Marine Tech Training Building	\$ 3.6m	CF
BHC Truck Driver CDL Range - 2023	\$ 300k	CF
BHC Culinary & Hospitality Program Building- 2023	\$ 3.5m	CF
College District Administration Building – NCK	\$ 6m	CF
Demo 4 modular buildings		
BHC Remodel of Quads for Science Labs	\$ 250k	TBD
NCK/BHC First Responder Training Center	\$ 3m	CF/CO
NCK Construction Sciences	TBD	
NMC Industrial Arts Building- Welding, CTE Training	\$3m	CF

VII. Adjournment (2021 Bare)