

Facilities Planning Commission Meeting Minutes

11/08/13

Attended:

Mary Ann Zemke (Chair), Brad Burda, Mateo Aboy, Erin Foley, Eric Rulofson, Wendy Ivie, Andy Abbott, Kelly Peterson, Robyn Cole, Debbie McCollam, James Ballard, & Spencer Jones

Note Taker:

Diana Angeli

Absent:

Mike Schell & Brian Moravec

Role of Commission:

The responsibilities of the Facilities Planning Commission are: 1) to recommend to the President the priority for building construction, remodeling, and equipment use on the basis of demonstrated need and optimal utilization; 2) to review building plans with particular regard to space requests for classrooms, laboratories, offices, and student facilities; 3) to review requests for additional space and equipment which would become a part of the building inventory; and 4) to review requests for changes in use of space, additions, and/or removal of equipment which would alter room use.

Reports

Deferred Maintenance Project Status

Concrete Stair and walkway repair phase 1

The first phase of the concrete stair and walkway repair project is going to be completed around December 5th. Phase two will be scheduled for this spring construction season.

Water well #1 Rehab and Water Tank control upgrade

The majority of the water well rehab project is finished. There is still a city water interconnection and they are going to be putting in a larger feed from the city so that if Oregon Tech ever had a failure of its water system, it could pretty much still run the campus off the city water; that project was also put off because of the construction season.

Parking lot maintenance and Campus environmental control system

Parking lot maintenance was finished and the campus environmental control system upgrade to the latest version of the software was completed.

The Semon Hall geo hot water tank and new backup system

The Semon Hall hot water tank project was completed and now there is an electrical backup water heater.

Dow Center Gas Valve Installation

The installation of gas valves in the Dow Center is complete as well as the electrical evaluation through the Arc Flash and the top two recommendations have been completed.

Campus Electrical System evaluation & recommendations (Arc Flash)

No bids were received for the reroofing project for the LRC, CU & Dorms. Facilities will request bids again in February. There is also an Asbestos removal component to that project.

Wilsonville

Wilsonville is having problems with their HVAC equipment however it's cooling down and the air conditioners are not needing to be run as much. Two of their large compressors had gone out so facilities is working to get those replaced. They are also in need of basins below their eye wash stations to prevent flooding to the lower floors if one were to remain running. A new design has is in the works so we're hoping that will go through.

Construction Project Status

Solar Array

The Solar Array project has been tested but still requires commission with Pacific Power. Anticipate January 2014.
(Turned on January 24, 2014)

New Geo Power Plant

The large Geo Power Plant is on schedule and expected to be completed around the first of the year and ready for startup sometime in the spring.

Emergency Project Submittals to Legislature

Utility Tunnel Repairs

There were a few emergency projects that were added, the roof of one of the tunnels was damaged when construction was taking place on one of the sidewalks due to a design flaw and that needed to be repaired. An analysis of all the tunnels was conducted to ensure that the design flaw was not present throughout the system. There were some problems found that were able to be submitted for emergency funding. It looks like Oregon Tech will receive some emergency funding but they have not yet heard back.

Fire Life Safety Retrofit

Some of the buildings on campus only have a manual fire alarm that has to be manually activated. A project is in the works so that there will be one networked fire alarm system and there will be command centers that will allow you to see what is going on in all the buildings. There will also be a mass communication component to the system, allowing communication to a building, a room in a building or the entire campus in the event of a fire, which is something that Oregon Tech does not currently have.

Discussion

Facilities Planning Commission's Charge

Basically the commission's charge is to recommend to the President priorities for building, construction, remodeling and equipment use, to review building plans and requests for additional space and equipment and to review any requests for changes in the use of space, addition or removal of equipment. In the last four years the commission met on average twice a year but will be meeting more often now due to the types of projects we will be doing.

Cornett Project (handout was given)

Building Integration Management (BIM)

The BIM gives us a 3D model of the campus and all the buildings and also allows for a virtual walk through of each building which can be helpful when planning remodels. The BIM would also allow facilities to track parts and supplies when they need to be re-ordered or replaced. The \$695,000 includes mapping our site and the buildings but not the drill-in function. There is a maintenance contract to maintain the software and upgrades. There is also the possibility of integrating the software with the website to allow potential students to take a virtual walkthrough of the buildings.

Cornett Soil Testing

The first phase of an environmental site assessment been done. In this first stage research is conducted into the history of a site, of the building and its surroundings. The history provides probabilities of a site's problems. That information is then used to identify areas that need to be tested in the second phase. There are about 20 different places in the Cornett building that they want to do soil samples. It won't show how far the contamination has spread but rather if there is contamination there, what kind of contamination it is, and how deep it goes. The biggest worry is solvents that turn into a vapor and can leak through cracks in the cement floor and leach into the classroom, causing health issues. Right now, the company that conducted phase 1 is putting together a quote on how much it would be to complete phase 2. The tentative schedule is to do it over this Winter break and then we should be receiving the testing results and analysis back sometime in February. The soil samples will help decide the fate of Cornett and the best option for the building moving forward. We would have to submit something in mid-January for the next biannual so work on Cornett will be somewhere around 2017-2019. As for funding, there are stipends we can use such as the asbestos remediation funds. There is some AVA, donor fund and we could apply for G bonds which don't have to be paid back. More to come later.

Calendar (Future Meeting Dates)

It has been decided to have these meeting every other month.

Adjournment

The meeting adjourned at 3:30 p.m. The next meeting will be sometime in early January of 2014.