

Annual Resource Plan

2012-2013 Academic Year

Maintenance and Operations

Academic Affairs

KRV campus the lease is up in July 2013 we are in the process of negotiations with the facilities new ownership. We have several concepts for the new renovated spaces that we are currently working with architects, engineers and a local budget to create a learning environment that fosters a quality of learning that has been lacking under current conditions.

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Liberal Arts and Sciences:

Some of the issues with the science labs identified are problems with sinks depths, this will require the sinks to be replaced at some point and at a great expense, and there is currently a temporary solution in place at this time to allow for instruction to move forward.

Another problem is the way the exterior doors are configured with one of the automatic doors and the way it is accessed will require M&O to make modifications to the system. *This change may be able to be incorporated into main building modernization project.*

An ongoing expense that will be required for science is to have the exhaust hoods certified this coming year. \$2000.00

Career Technical Education:

During the main building modernization Administration of Justice/Fire Technology/EMT/Occupational Safety programs will need to be relocated once again. The location is yet to be determined. As we move forward a permanent location will be determined.

Trades Instructional Space: Additional space has been identified and is in the design phases of the project. It will increase the size of the welding program and provide 30 new work stations equipped with all necessary electrical and exhaust systems, as well as various other equipment such as plasma cutters and such. The project is budgeted at approximately \$1.2 million.

Health Careers Program: currently located on the first floor will be included in the main building modernization project. The design team is working at identifying the needs of the program at this time.

Eastern Sierra College Center: Bishop

Many items listed in the section plan are referred to as “low hanging fruit” such as building re-commissioning of the energy management system to maximize the efficiency of the building utilities this is a \$2000.00 - \$3000.00 expense with a very short return on investment.

Another project that should be considered during the budget process is a total re-lamp with the new high efficiency lights throughout the campus building the project would cost approximately \$10,000.00 with a ROI of two to three years.

One of the expensive issues at this site is the ongoing concerns with well water and the amount of work is required to keep it compliant with state and federal laws. With constant testing we are still finding issues with the water to the point of not be able to drink it. As we work through solutions to this problem we may need to invest in a very expensive filtration system to resolve the overall problem

The art facility has been identified by the local fire Marshall as a possible hazard because of the flooring and kiln location. Before resuming instruction in the space we would recommend that removing all flooring material, grind the concrete floor and seal it with a protectant that can be easily cleaned. We also recommend that we build an outside yard or compound equipped with the required electrical needs that would house the kiln and storage for art products. This project would cost approximately \$10,000.00 - \$15,000.00

Eastern Sierra College Center: Mammoth

Mammoth campus has a need to expand the art program and has identified a location adjacent to the existing art room. The project would consist of removing a wall to double to size of the classroom, adding a larger sink area, removing carpet and grinding the concrete floor to level, seal it with a protectant to easily clean it when needed. The project will need to be routed through DSA for design. We are currently in discussions with a local architect to get a design contract. A budget for this has not been established as of now; the project will be a measure C funded project with approvals.

Mammoth campus is currently in design stages with a local architect, MLF, and the Town of Mammoth Lakes to design and install a monument sign that would have a digital display for Cerro Coso Community College events as well as MLF events. The project is a measure C funded project.

Mammoth campus has some needs that should be addressed. As with the Bishop campus a project of re-commissioning the building to maximize energy efficiency would be very beneficial to the operating costs of doing business, it would identify areas of concern for maintenance such as failing air handler motors, electronic valves, etc.

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While most functions such as Counseling, Financial Aid, Student Services will be addressed in the Main Building Modernization project; there is concern for the older buildings.

East Wing:

The classroom wing is in need of a complete interior paint job. White boards need to be replaced; the classroom and building doors need to be modified to include lockdown capability. The restrooms need a complete overhaul with the thought of conserving water as we plan. The building HVAC system infrastructure is pretty sound; we do need to address some minor issues with the updating of energy controls, hot & cold water actuators, once these items are addressed we will need to re-commission the EMS to maximize the updates. By addressing these minor issues we make the instruction environment efficient and a quality space for our students to learn. There is no current budget for this project.

LRC:

The LRC is in pretty sound shape as far as the overall condition of the building; however we do need to address several conditions. The lighting in the facility really needs to be addressed since the lights are very high and not accessible by our M&O staff or equipment we have on hand to use. The overall project will need to be contracted and will be very expensive. There upside is there may be some “rebate” possibilities to help offset the costs. As we plan this project we will consider the new generation of high intensity lights that use less wattage per lamp overall saving us valuable funds along with updating the automated controls that operate these systems. Once this is completed we would re-commission the building, again to maximize the energy efficiencies of the building.

The art gallery is now empty and almost ready for the art department to use for displaying student art or having an art show from a visiting artist, with minimal costs we need to paint the space, seal the new floor and address the locking capability of the workroom.

GYM:

The gym is currently in design for new air conditioning system with all new controls throughout the building; the heating side was replaced last year under a similar project. This is a DSA project, working with BFGC Architects.

The interior of the building needs painting and updating throughout, including carpet in the faculty offices. We should also consider an energy project to retrofit the interior lighting in these spaces, again utilize the new high intensity technology that is now available and seek rebates from the utility company.

As we increase the main gym usage by adding new programs and allowing the neighboring K-12 access to the facility we need to address an updated scoreboard/shot clocks and electronics to operate them; we need to consider a new sound system, bleacher repairs and or replacement if needed, we need a total re-lamp of the interior gym lights. We need to consider the usage of the main floor and how we would fund the re-surface of the floor when required.

We need a project to replace all plumbing to the showers in the locker rooms for health and safety of our students. The current system is obsolete and requires a total overhaul of the system to include a new high efficient water heater and supply lines. We need to replace all of the “instant hot” units under each sink, with a new or different system that requires less maintenance and is more energy efficient.

Athletic Fields:

Tennis Courts were identified several years ago as needing resurfaced, the need is still there. As we offer classes, community usage and the harsh weather the courts held up pretty good for over 20 years now.

All-weather Track the track has also held up very well under the same conditions as the tennis courts, and it’s a constant community demand for the local K-12’s and other outside organizations. It would be very much cost prohibited to have it resurfaced right now, however the need will arise in the very near future. The immediate need would be to re-lamp the field completely and reduce the green areas for water conservation, continue to maintain the infield by over seeding and using drought tolerant strategies.

Baseball immediate needs are to have the lights on the field re-lamped and re-aimed to ensure the safety of our athletes during competition. The dugouts need to have a safety screen installed in front of them; this will require DSA to be involved. The need for bleachers is still a concern as well as ADA access to and from the field for spectators. The press box and snack shack need to have a new exterior paint job, roofs and overall update.

Softball has no current needs; this field is only utilized by the local K-12 schools.

Restrooms need to be replaced with a permanent structure that is ADA accessible and designed as low water usage facility large enough for Cerro Coso Community College events as well as large community events as we have become known for throughout our region.

Overall surrounding areas need to have the green areas reduced, we need to continue to reduce water where and when possible by utilizing the strategies available with our Rainbird Irrigation System. Our immediate need to work with the system is to have our booster pumps replaced with high efficient variable speed drive pumps, these pumps allow us to deliver water to the needed area by increasing the volume of water and decreasing the amount of time needed to run each station.

Gym exterior lighting including the parking lot need to be addressed by changing the fixture to energy efficient fixtures, modernize the controls that operate the lighting systems.

Child Development Center:

We need to consider the exterior yards of the child care center; currently there are several generations of irrigation none of which are very efficient as far as water being delivered to the trees. The overall solution would be to remove all of it and replace it with new system.

Under each apparatus there are areas of concern with the control frames being too high or in some cases too low, sidewalks that are heaving up from tree roots. The amount of needed bark to cushion the fall of a child should be addressed.

All fences and gates have a variety of wooden or plastic slates between the chain links some are in very bad condition the immediate need is to replace all of them.

All exterior painted trim needs to be resealed and repainted. Exterior lighting all needs to be replaced with high efficiency lighting and updated controls.

All interior restrooms for children were updated a few years ago, using grant funds; we need to address the 2 staff restrooms by changing the flooring and fixtures again using water wise products to minimize water consumption.

We have immediate need for the custodial closet to be repaired, the walls are made of FRP and are coming apart, and we need to update the floor sink.

All classrooms and lab area walls need to be patched and painted, new rubber top set base needs to be installed, some of the flooring issues need to be addressed throughout the building.

Interior lighting should be upgraded to high efficiency lights again to maximize energy consumption.

The kitchen hood needs to be upgraded to current code as it is now out of compliance with the new fire code. This will happen in July when the next inspection is due. The kitchen stove/oven utilizes a constant pilot light and should be changed out with a new unit that uses ignition type flame starter.

M&O buildings:

The new building is currently seeking BOT approvals once approved then we can begin design phase of the project.

Maintenance building: the overall condition of the building is in good shape as of now. The immediate concerns are the exterior lighting; security.

The interior need is the ceiling insulation is all falling down and becoming very messy and inefficient. We need to explore options to replace.

The warehouse is being addressed by utilizing Interscholar to surplus outdated equipment and electronics, the process is working very well to date.

An issue that has been growing for a while is that the end users of the warehouse need to keep track of the individual storage areas by identifying document destroy dates, keeping up with their files and notifying M&O when they need assistance in removing items whether it be to have them scheduled for shredding or some other way of removal. This would go a long way to keeping the facility available for other storage as needed.

Photovoltaic building: this building is in very good condition and utilized as clean storage for items that are frequently used such as tables, chairs, podiums.

Solar field is very low maintenance we need to make sure that we schedule the field walkways and rocks between the panel rows for weed neutralization this reduces growth of the weeds and should be done every 3-5 years.