



# Facilities Advisory Committee

Minutes  
 May 15, 2019  
 Meeting

**ATTENDANCE (A = absent):**

Committee Members			
X	Marlene Drinkwine	A	Bob Maxell
X	Sofia Beas	X	Tracy Bejarano
A	Wayne Bergman	A	Camille Bolton
X	Gene Carbonaro	X	Kim Hatch
A	CHI Representative		
Guests			
X	Terrance DeGray	X	Lexi Donovan
A	Brendan Hayes		

**NOTE TAKER:** Kimberly Casuga

**1. Welcome and Introductions (Marlene)**

Marlene welcomed everyone to the meeting.

**2. Approval of the February 27, 2019, Minutes (Marlene)**

The minutes of the February 27, 2019, meeting were approved as presented.

**3. Construction Update (Marlene)**

*(Refer to "Construction Update Facilities Advisory Committee dated April 22, 2019" handout)*

- **Scheduled Maintenance Projects**

- Fiscal Year 2015/16 \$3,089,434 (State Funds & Measure LB)
  - Water conservation projects (continued)
    - LAC South Campus Water Conservation Project
      - ◆ HPI Architects – Design Firm, Green Giant – Contractor.
      - ◆ Building O1 and Building O2 – Landscape and reclaimed water.
      - ◆ Building Z – Reclaimed water only.
      - ◆ Notice to proceed issued September 2018. Project is 85% Complete.
      - ◆ Estimated completion Summer 2019.
- Fiscal Year 2016/17 \$2,846,905 (State Funds & Measure LB)
  - District-Wide Project for ADA Upgrades
    - PCC – Westberg and White (Design Consultant) preparing design documents to address deficiencies as identified in the CASp survey for the PCC campus.
      - ◆ Phase 1 Site Package – Notice to proceed issued March 28, 2018, to Axiom Group. – *Complete*
      - ◆ Phase 2 Building Package – Notice to proceed issued July 24, 2018, to CalCo Construction Services, Inc. Project to be complete by Summer 2019.
    - LAC – DLR Group (Design Consultant) preparing design documents to address deficiencies as identified in the CASp survey for the LAC. Design packages for the Site

and Building packages currently being prepared. DSA plan submission planned for Fall 2019.

- Door Lockdown Project
  - Phase I
    - ◆ Retrofitted doors in Buildings A, C, D, L, T, V, AA, BB, DD, EE, GG, and LL to allow for lockdown from within room – *Complete*
  - Phase II
    - ◆ PCC– Retrofit doors in Buildings HH, GG, CC, JJ, II and MM – *Complete*
    - ◆ LAC– Retrofit doors in Buildings A, T, and CDC– *Complete*
- Fiscal Year 2017/18 \$639,456 (State Funds Only)
  - Project Facilities Proposals (PFP) Submitted on September 13, 2017
  - High Voltage Electrical Improvements
    - Replacement of oil switch and transformer at Building G.
    - Replacement of oil switch at PCC main distribution.
    - P2S Engineering (Design Consultant) preparing construction documents. Bid in summer 2019.
  - Lighting Inverter Replacement – *Complete*
    - Scope includes lighting inverter replacement at LAC Building T and PCC Building JJ.
- Fiscal Year 2018-19 \$472,595 (State Funds Only)
  - Facilities portion of State supported Scheduled Maintenance funding will be utilized for Instructional Equipment.
  - No Scheduled Maintenance projects from state funding for fiscal year 2018/19.
- **District Wide Energy Projects**
  - Prop 39 Years 3, 4 & 5 – 2015-18 Projects \$1,878,957
    - LED Lighting Retrofits, Buildings T, HH, and O-2
      - Approximately 207,140 kWh/yr. in energy savings and \$30,263 in cost savings.
      - Building O-2, T, and HH - *Complete*
  - Prop 39 Years 5A – 2018 Project \$360,000
    - LAC Parking Light LED Retrofits and PCC Parking Lot 6
      - Installation scheduled for summer 2019.
  - Integrated Energy Master Plan (IEMP)
    - IEMP to include a clear path towards compliance with the Governor’s Executive Orders.
      - District-Wide Net Zero Goal.
    - IEMP will be integrated with the 2041 Facilities Master Plan and Design Standards.
    - IEMP presentation to the Board of Trustees on November 13, 2018.
    - LBCCD awarded “Sustainability Champion” award to all CCDs by Board of Governors.
    - Energy Efficiency Measure – Phase 2 (EEM-2) Projects
      - EEM 2A – Working to solicit design proposals for ASHRAE (American Society of Heating, Refrigeration and Air-Conditioning Engineers) Level 2 recommended energy saving projects.

- EEM 2B – Photovoltaic Car Port panels design process and design proposals going to May 22, 2019 BOT Meeting for Approval.
  - Marlene added that EV charging stations will go to the June Board of Trustees meeting for first reading for a board policy for parking fees to be administered because energy will need to be paid for. The amount of fees will be determined at another board meeting once the assessment of how other fees are charged has been completed.
  - Tracy asked for clarification on how the fees are going to be charged. Marlene responded that it will be a fee for the EV charging and pointed out that it's been about 5 or 6 years since fees increased.
  - Kim asked if it's possible to have a subcontractor such as ChargePoint which Marlene confirmed.
  - Tracy asked if parking passes/permits will be required to park in the EV charging spots since local residents have parked in past EV stations on campus. Marlene confirmed they would still have to buy a \$2 parking permit. She also added that per code, we are required to have a certain number of EV designated spaces which at this time should result with an excess of EV spaces. They will be installed on the ground level of the LAC Parking Structure and be built into the PCC Parking Structure.
- EEM 2C – Collecting data for 1 year from the Energy Management System.
- EEM 2D – Electric Vehicle Charging Stations. Currently in Step 2 of Step 3 with Southern California Edison ChargeReady Program. This will provide 65 EV charging stations at LAC Parking Structure and 25 EV Charging Stations at PCC Lot #10.
- **Campus Improvement Projects**
  - Facility Advisory Committee Approved 11/8/17
    - Building Q – Installation of glue down ceiling tiles for Q113 (\$13,000)
      - On hold, while monitoring and reviewing sound system installed in Fall 2018.
    - PCC Building MM – HVAC upgrade (\$65,000) – *Complete*
    - Building EE – Room 108 upgrade (\$50,000) – *Complete*
    - Building HH – Shade structure installation (\$20,000)
      - Installation scheduled for Summer 2019.
  - Facility Advisory Committee Approved 2/14/18
    - District-wide – Siemens integration to Simplex Truesite Workstation (\$125,000)
      - Quotes obtained; pending purchase order to begin work.
    - Building R – Carpet square replacement (\$50,000) – *Complete*
    - PCC EE-109 and L-254 – Installation of black-out shades (\$3,000) – *Complete*
    - PCC EE-108 – Carpet installation (\$15,000) – *Complete*
  - Facility Advisory Committee Approved 4/25/18
    - LAC Building A – Bullet proof glass windows for enrollment services - \$150,000
      - As reported at FAC on 9/26/18, the project will not be moving forward.
      - Marlene confirmed that the project is still not moving forward and the monies will be reassigned.
    - District-wide CalSense irrigation upgrade - \$40,000

- Requesting a proposal.
- LAC Buildings Q/R Scoreboard upgrade - \$350,000
  - Proposals received and under review.
- LAC Parking Structure – Oil coolers for elevators in mechanical room - \$20,000
  - Awaiting a purchase order to complete infrastructure related to this project. Work to be complete in Summer 2019.
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- Facility Advisory Committee Approved 9/26/18
  - LAC Baseball Field – New Poles and Netting (\$140,000)
    - Proposals being reviewed and routing for a Purchase Order. Work planned for Summer 2019.
  - LAC Building A – Welcome Center, Veteran Services, and other Student Support Services Programs (\$160,000)
    - Currently requesting Purchase Orders for Welcome Center and Veterans Services.
    - Work planned for Summer 2019.
  - PCC Building GG – Enrollment and Counseling Services (\$65,000)
    - Meeting with staff to be scheduled prior to finishing scope of work.
- Facility Advisory Committee Approved 11/7/18
  - LAC and PCC Marquee Sign Display Replacement (\$154,000)
    - Proposals received. Work planned for Spring 2019.
  - LAC Building E – Valhalla Room (\$45,000)
    - Proposals received. Work planned for Summer 2019.
  - LAC Building L – Student Technology Help Desk (\$7,200)
    - Proposals received. Work planned for Spring 2019.
  - PCC Building LL – Relocate Electrical Boxes to Remove Trip Hazard (\$4,500)
    - Work completed Spring 2019. – *Complete*
- Facility Advisory Committee Approved 2/27/19
  - LAC Building Q, Room 113 – Dance Studio Mirrors (\$8,000)
    - Replace, reinstall, and upgrade to safety glass
    - Currently soliciting proposals
  - LAC Building R – Ceiling tile removal and painting (\$20,000)
    - To address potential safety issue
    - Phase (1) Complete – Spring 2019
  - LAC Building K – Art Museum (\$50,000)
    - Improvements to museum floor and bathrooms
    - Processing Art Museum flooring proposal
  - LAC Building T, Room 1200 – Multipurpose Room (\$20,000)
    - Acoustical improvements
- Facilities Advisory Committee – Request for Approvals on May 15, 2019
  - LAC Building S Stadium – Restroom renovations (\$175K)
    - Sofia asked if fees charged are used to pay for the stadium and Marlene clarified that bond monies are used to pay for the renovations as it is a long term renovation. Fees

charged go back to the general stadium account that help cover stadium maintenance.

- LAC Building R and Q (Locker Rooms) – Locker room renovations (\$120K)
- LAC Building R – Gym – Mezzanine gym floor refinishing (\$50K)
- Marlene added that timing may seem long but it is based on design approvals and being mindful to minimally impact programs and activities taking place.
- **The Campus Improvement Projects requested for May 15, 2019, were approved as presented.**
- Gene asked for the status of the acoustical improvements in T-1200. Marlene responded that priorities were shifted to the Welcome Center and Veterans spaces, but the quotes are in progress.

- **Current Construction Project**

- **LAC Building J – Auditorium (Measures E & LB)**

- SVA Architects – Design Firm, Novus Construction – Contractor
- Renovate 37,878 GSF Auditorium, originally built in 1956.
- Adding 14,119 GSF onto northwest corner for additional classrooms, offices, storage, and elevator.
- Upgrading structural, accessibility, and fire/life/safety to current codes.
- Currently working on structural upgrades and MEP infrastructure.
- Notice to Proceed issued on January 16, 2018.
- Estimated completion Fall 2019.
- Total project budget = \$29,021,602
- Delays were caused from the excess rain and procuring specific electrical equipment. It is expected to be able to use the auditorium for end of year 2019-20 events.

- **Current Design Projects**

- **LAC Kinesiology Labs and Aquatic Center (KLAC) (Measures E & LB)**

- Design contract awarded to Westberg and White, Spring 2017.
- Design for renovation of Outdoor Kinesiology Labs, which includes a softball field, soccer fields, sand volleyball courts, tennis courts, and associated support facilities and infrastructure.
- Design also includes construction of a new Aquatic Center, which includes 50-meter pool and support building of approximately 15,000 sq. ft. to provide showers, locker rooms, storage, pool equipment, and office spaces. Addressed ADA access issues, lighting, and parking.
- Construction Documents currently with the Division of State Architect (DSA) for review and approval.
- Anticipated construction start Fall 2019.
- Total project budget = \$44,238,099

- **LAC Building M – Multi-Disciplinary Classroom (Measures E & LB & Prop. 51 State Funding)**

- First State funded project utilizing the Design-Build delivery method.
- C.W. Driver, Inc., to be the Design-Build Entity.
- Project requires demolition of the existing Buildings M and N.

- New construction of a 3-story building of 81,970 GSF to include classrooms and offices.
- This building will house Language Arts, Foreign Language, and Computer and Office Studies (COS).
- Project is currently in the Design Development Phase.
- Anticipated construction start Winter 2020, construction completion Fall 2022.
- Total project budget = \$70,096,798 (State funded = \$27,760,000)
- **LAC Building X – Central Plant Expansion (Measure LB)**
  - P2S Engineering selected to prepare design documents.
  - Project will consist of expanding the capacity of the existing Central Plant to accommodate upcoming growth shown in the 2041 Facilities Master Plan.
  - Construction Documents to be submitted to Division of State Architect (DSA) for review and approval.
  - Anticipated construction start Fall 2019, construction completion Spring 2020.
  - Total project budget = \$6,190,506
- **PCC Building MM – Construction Phase I (Measures E & LB & Prop. 51 State Funding)**
  - State budget approved funding for Working Plans only during fiscal year 18/19. State Chancellor's office approved preliminary plans in August 2018.
  - HPI Architecture selected to prepare design documents.
  - Project will consist of renovating West Wing of MM which houses the HVAC and Carpentry departments. Project will include demolishing the former Alternative Fuels section.
  - Construction Documents currently with Division of State Architect (DSA) for review and approval.
  - Anticipated construction start Fall 2019, construction completion Fall 2020.
  - Total project budget = \$17,665,877 (State funded = \$7,096,729)
- **PCC Parking Structure – P2 (Measure LB)**
  - McCarthy Building Companies, Inc., to be the Design-Build Entity.
  - Parking structure to include solar panels on top floor.
  - Parking structure to serve 500-600 vehicles for long-term student and staff parking needs.
  - To be located in parking lots 5, 6, and 8.
  - Construction Documents currently with Division of State Architect (DSA) for review and approval.
  - Anticipated construction start Spring 2019.
  - Total project budget = \$23,862,144.04
- Marlene noted that we will be taking advantage of large signage as it is at the corner of Pacific Coast Highway and Walnut Avenue.
- Kim asked about using the biology room that has the vents that come down from the ceiling to be able to use for chemistry. However, there was no stock room planned for the chemistry, so he is asking if they can get another stock room planned, like in EE? Marlene responded that the process needs to start with the dean which will eventually lead to the VP and then further result in coming to Marlene and FAC.

- Kim is also part of the Long Beach Climate and Adaption Plan and has become the unofficial LBCC rep. He is also part of the CSULB. Do we have materials to put at tabling events showing the sustainability efforts that the district has done? Marlene and Terrance confirmed that there are a lot of efforts on LBCCD's part to integrate sustainability within all of our projects. Kim and Terrance will attend the CSULB-LB Climate Fest event on June 1.
- Sofia expressed that QQ area needs more patrol due to homeless people using the facilities and eating food that was set out for students. Marlene responded that she will mention to LBPD to come by more frequently.

#### **4. Project Prioritization List (Marlene)**

- Fire and safety projects are prioritized to address safety issues. The scoring matrix is based on the Vision for Success. Two projects were in the queue and only one ended up on the list in January. Scenario 1 assumes funding for Building G and H for \$15 million, but it was not on the approved list. If it was, we would comply with the state's timeline requirements to get the project built. Scenario 2, which is ordered based on no state funding, reorders the list to move Building E up and moves Buildings G and H to 2025 instead of 2021. Building E contains a lot of services for our students. It also means that we will not receive state funding for Buildings G and H. Marlene went on to note that our Facilities Master Plan budget does not include state funding.
- Vision for Success matrix is the guiding document for how all community colleges will be funded such as district match funding or need for classrooms. Our goals were already in alignment with the goals they set. Every year, colleges submit IIP/FFP to the Chancellor's Office. Colleges with low-income students will have a greater priority and completion rates will help improve our score.
- Kim asked for clarification of the length of bonds. Marlene explained that there is no expiration on bonds. What varies every year is the actual data with property values.
- **The Project Prioritizations Lists (Scenarios 1 and 2) were approved as presented on May 15, 2019.**

#### **5. Building D and P Survey (Marlene)**

- This is a typical process once we complete projects. Terrance went on to explain that a survey for users are administered. They include questions on move management, etc., to facilitate new and improved processes for future projects. It may be on a survey gizmo.
- Kim asked if students are being surveyed. Terrance said in the past we've done faculty and staff. Marlene responded that we can most definitely consider inviting students to participate in the survey as well.
- Sofia mentioned how the D-144 classroom has small desks and dirty blinds. Marlene expressed not all of D was renovated and that there was more of a focus on labs. Terrance added that Building D originally only had one lab and now it has three. Marlene also noted that swing space is critical as other construction is being utilized and that we should revisit Building D.

#### **6. Other (Marlene)**

- Marlene explained the May 1, 2019 incident went through a minute by minute assessment which was total of thirty-one minutes from when a student notified an officer to the all-clear signal. A

report will be provided at the next Board of Trustees meeting. Three areas of improvement were identified.

- 1. Notification. Additional modes of notification such as on desk phones and computers as well as external and internal alarms are being considered.
  - 2. Facilities. A PCC locks assessment has taken place. An outside professional will look into specific evacuation plans. A remote locking option will also be considered.
  - 3. Training. We will continue to have active shooter trainings. Provide trainings to specific areas and departments to identify evacuation options.
- Kim asked if training can be included on Flex Day with emergency situations like active shooter, earthquake, and fire. They were advised at a union meeting that students are adults and don't have to stay in a lockdown classroom and they are allowed to leave. Marlene responded that trainings will focus on what you can control and that we hope to have annual trainings. Tracy also confirmed the importance of area specific training so 4040 is not inundated with calls. Marlene added that trainings will also be correcting information about the roles different employees play.
  - Sofia asked if we're obligated to stay because she knows of a faculty member who just left. Also, phones do not work until a staff/faculty turns on the computer. Marlene responded that protocols will be developed and communicated which will result in a role for everyone to participate in to be effective.
  - Kim talked about a comment that was brought up at the last union meeting asking why a fake firearm was used. Marlene shared that there is a protocol that is being evaluated and academic freedom is being considered; and that every angle is being scrutinized.
  - Email Marlene or Kimberly Casuga regarding the future meeting dates proposed. Preferences were expressed for Wednesday's, or as it not conflicted with any Deans' meetings.

The meeting was adjourned at 3:00 p.m.

**Next Meeting** – October 3, 2019, at 10:30 a.m. at LAC, T-2002