



Facilities Advisory Committee

Minutes
September 14, 2016
Meeting

Approved

ATTENDANCE (A = absent):

Committee Members			
✓	Ann-Marie Gabel	✓	Bob Maxell
✓	Richard Estacio	A	Kim Hatch
A	Karen Kane	✓	Alicia Kruizenga
A	Emmanuel Ndoumna	✓	Shannon Trisler
✓	Tim Wootton		
Guests			
✓	Terrance DeGray	✓	Brent Gilmore
✓	Medhanie Ephrem		

NOTE TAKER: Janet Falcon

Welcome and Introductions (Bob)

- Bob welcomed everyone to the meeting and introductions were made.

Approval of the April 13, 2016 Minutes (Bob)

- The minutes of the April 13, 2016 meeting were approved as submitted.

Construction Update including Scheduled Maintenance & Campus Improvement Projects (Tim)

(Refer to "Construction Update Facilities Advisory Committee dated September 14, 2016 P/P Presentation" handout)

- **Scheduled Maintenance Projects**
 - Fiscal Year 2015/16 \$1,322,393 (State Funds Only)
 - Water conservation landscape projects \$1,291,882
 - Awarded design contract to HPI
 - PCC Southwest Campus Water Conservation Project (In design)
 - LAC South Campus Water Conservation Project Buildings Z, O1 & O2 (In design)
 - PCC Building HH & II Water Conservation Project (In design)
 - LAC Central Plant Cooling Tower Loop Conditioner \$30,511 (In design)
 - Fiscal Year 2015/16 \$2,313,000 (One Time Mandated Cost)
 - Complete roof replacement Buildings F, H, J, HH and JJ. Roof tile replacement for Building K. This is anticipated to be a 360 day project.
 - Construction cost \$1,789,902
 - Contract awarded to Mid-west Roofing
 - Estimated construction start Fall 2016 – Start with Building J
 - Building D Interior door replacement – Defining work scope to include glass double doors on 1st floor
 - Paint exterior of Buildings O1 & O2 – Public bid Fall 2016
 - Building Z HVAC replacement – Estimated completion end of September
 - Building D rain gutter repair – Complete

**Construction Update including Scheduled Maintenance & Campus Improvement Projects
(continued)**

Scheduled Maintenance Projects (continued)

- Alicia asked about the noise level for the roof projects. Tim said they would be working with the construction team to reduce the noise as much as possible so as not to interrupt class instruction.
- Bob asked for clarification on the Building D interior door replacement. Tim stated most of the doors that are being replaced are on the first floor.
- Alicia inquired about the water conservation projects. Tim responded the laydown area around Buildings O1 & O2 will be much less than the quad water conservation projects.
- Fiscal Year 2016/17 \$2,846,905 (State Funds Only)
 - Certified Access Specialist Program (CASp)
 - Scope includes field survey of ADA deficiencies district-wide
 - CASp analysis completed at PCC Fall 2015
 - CASp analysis for the LAC campus estimated to be completed Fall 2016
 - District-wide project for ADA upgrades
 - Awarded design contract to Westberg and White for PCC
 - Consultant to prepare design documents to address deficiencies as identified in the CASp survey for the PCC campus
 - Upon completion of the LAC survey, District to procure design consultant to prepare design documents to address deficiencies that will be identified in the CASp survey for the LAC campus
 - Both projects will have to be approved by the Division of the State Architect (DSA)
 - Door Lockdown Project
 - Public bid June 2016
 - Contract awarded to Montgomery Hardware August 2016
 - Retrofitting doors in Buildings A, C, D, L, T, V, AA, BB, DD, EE, GG and LL to allow for lockdown from within room – covers classrooms and areas with 5 or more people
 - Anticipated construction completion Spring 2017 – project will start in October after materials are received that have already been ordered
 - Alicia asked about the lockdown areas specifically for Building A. Tim stated it would be for conference rooms and any suite door that houses more than five people.
- **District Wide Energy Projects**
 - Prop 39 Year 2 - 2014/15 Projects \$561,172
 - Retro Commissioning Buildings D and T (Complete)
 - Lighting Retrofit Buildings R, Q and Z (Finish Summer 2016)
 - Z (Complete)
 - R and Q (Complete)
 - Outside area LED lighting retrofits, PCC parking lots, Bldg. Z lot, Tennis Courts (Complete)
 - Approximately 721,798 kWh/yr. in energy savings and \$116,150 in cost savings

**Construction Update including Scheduled Maintenance & Campus Improvement Projects
(continued)**

- **District Wide Energy Projects (continued)**
 - Prop 39 Year 3 - 2015/16 Projects \$583,855
 - LED Lighting Retrofits, Buildings T, HH and O-2
 - Currently in design with P2S Engineering
 - Approximately 207,140 kWh/yr. in energy savings and \$30,263 in cost savings
 - Prop 39 Year 4 - 2016/17 Projects \$759,362
 - LED Lighting Retrofits, Buildings II, JJ and LL – additional buildings may be added
 - Buildings selected from the SCE LED energy analysis done in 2015
 - Currently soliciting engineering firms for design
 - Energy and cost savings to be determined
- **Campus Improvement Projects**
 - Facilities Advisory Committee approved on 9/2/15
 - Building Q – Paint Interior Hallways (Complete)
 - Building R – Paint Interior Hallways (Complete)
 - Building O-2 – Replace Carpet in all Hallways (Complete by Fall 2016) Replacing carpet and putting in tile.
 - Facilities Advisory Committee Approved on 11/18/15
 - Building O-2 – Replace 5 classroom Wall Talkers (Complete)
 - Building D – Install Reverse Osmosis Water Treatment System (Complete)
 - Building S (Stadium) – Replace Press Box Windows (Complete)
 - Building L – HVAC modifications for Media Services (Complete)
 - Facilities Advisory Committee New Requests 2/17/16
 - Building Q – Athletics Student Success Center – new computers, furniture, media equipment, paint, etc. (Getting Proposals)
 - Building Q – Motorize Bleachers (Complete)
 - Various Locations – New student outdoor & hallway seating and benches (On-going)
 - Facilities Advisory Committee New Requests 4/13/16
 - Building K – Room 102 New furniture and carpet for classroom upgrades in conjunction with technology upgrade (\$25,000) (Complete)
 - Athletics Field – Hammer Throw Cage installation (\$28,000) (Getting AE Proposals)
 - Facility Advisory Committee New Requests 9/14/16
 - Building O-2 – IITS space improvements (\$320,000)
 - Building L – Bookshelves relocation and space improvement (\$290,000)
 - Both projects require architects

Construction Update including Scheduled Maintenance & Campus Improvement Projects (continued)

- **Campus Improvement Projects (continued)**
- Shannon asked about reverse osmosis and how many buildings have the treatment system. Tim responded only Building D as it is necessary for the labs.
- Alicia confirmed that Buildings BB and EE will be receiving interior benches where needed. Tim reminded the group that interior benches are only allowed where they do not interfere with fire and accessibility codes.
- The committee approved the new projects for 2016-17: O2 renovation for IITS and Building L remodel of bookshelves.

- **Current Construction Projects**
 - **LAC Building D 1st and 2nd Floors – Science Labs (Measure E)**
 - MSP Architects Design Team, Public bid June 2016. Estimated construction start Fall 2016
 - Renovate 16,000 square feet of 1st floor and 2,573 square feet of 2nd floor for new Science Labs
 - Physiology, Diagnostic Medical Imaging, Allied Health, Medical Assisting and Anatomy
 - Estimated construction completion Fall 2017. Ready for classes Spring 2018.
 - Budget will need to be augmented as bids came in higher than expected
 - Initial total project estimate = \$11,465,026. Due to the increase in bid, the new total project budget = \$14,169,853
 - Project budget augmented by \$2,346,921 after Board approval on August 23, 2016
 - Project awarded to T.B. Penick & Son's
 - Project went to bid twice. The second bid process was still higher than anticipated, but lower than the first responsive bid.

 - Shannon requested the review of toilets with “green” handles as the automatic toilets seem to be sensitive.
 - Alicia asked about the parking guidelines for contractors. Medhanie responded we do have guidelines in the agreements with contractors where they will park. Ann-Marie added there may be times where contractors may have their own agreements with third party contractors that may supersede our parking agreements.

 - **PCC Buildings QQ & RR – Electrical Program/Dyer Hall/Lifetime Learning Center (Measure E)**
 - HPI Architects – Design Firm, R.C. Construction awarded construction contract
 - Electrical labs, classrooms, offices, Lecture Hall and Lifetime Learning Center
 - Building RR to be renovated for the Electrical program's robotics labs
 - Expanding Horticulture area by 6,798 square feet
 - Moving all functions of Building FF to Building QQ
 - Construction started May 2016, estimated construction completion Fall 2017
 - Adding 7 new classrooms and 9 new faculty offices

Construction Update including Scheduled Maintenance & Campus Improvement Projects
(continued)

- **Current Construction Projects (continued)**
 - Project is 30% complete. Currently working on concrete masonry lifts and grouting for 3 weeks in Bldg. QQ. In Bldg. RR, currently working on underground electrical/plumbing and overhead MEP.
 - Total project budget = \$20,302,962

- Shannon inquired about the area for Horticulture. Tim answered they will be getting a new fence that will give them approximately 7,000 square feet of added space.

- **Upcoming Construction Projects**
 - **LAC Building J – Auditorium (Measure E & LB)**
 - SVA Architects – public bid to determine contractor
 - Adding 14,119 GSF onto northwest corner for additional classrooms, offices, storage and elevator
 - Structural, ADA, mechanical systems and program enhancements
 - Submitted design documents to DSA for *preliminary* review January 2016
 - Scheduled to start construction Spring 2017 and complete Fall 2018

 - Ann-Marie reminded the group the reasoning behind spending both Measure E & LB. The reason is mainly for cash flow purposes. The budgets will stay the same but we will be using cash from each Measure.
 - Dance will be moving to Building J who is currently in Building Q.
 - Alicia asked about air conditioning for Building J. Terrance answered the current building does not have air conditioning; however the new building will have it.
 - DSA intake meeting will be late September/early October.

 - **LAC Building P – English Studies (Measure E & LB)**
 - Steinberg Architects – public bid to determine contractor
 - Occupants will be moved to swing space in Buildings M and N
 - Project will address ADA, classrooms, offices and mechanical systems
 - Submit design documents to DSA for review January 2016 – Submit to DSA in October.
 - Estimated construction start in Winter 2017, completion Summer 2018
 - Total project budget = \$8,670,713
 - In January 2017 there will not be any classes in Building P

 - Shannon inquired about earthquake requirements. Tim and Ann-Marie both stated DSA reviews and requires us to bring buildings up to code to the level that is in existence at the time.
 - Terrance reviewed the DSA process.

**Construction Update including Scheduled Maintenance & Campus Improvement Projects
(continued)**

- **Upcoming Construction Projects (continued)**
 - **District Wide Security Monitoring System**
 - Design plan covers all exterior building entrances and heavy use areas
 - Maintenance and support assessment to be part of the design process
 - Total project budget = \$10,000,000
 - Notice to Proceed (NTP) for design awarded to P2S Engineering October 2015
 - Project approved by DSA September 6, 2016
 - Began public bid process Summer 2016, award project construction Fall 2016
 - Construction estimated to be complete Summer 2017
 - Project awarded to Pars Aravin for \$2.6 million. On the Board agenda for 9/27/16.
 - Targeted to start November 2016
 - Alicia asked for clarification on facial recognition vs. camera coverage. Terrance responded the cameras with facial recognition will be a higher quality picture that we will be able to zoom in to see details on the picture. Camera coverage will not be as high in quality for facial recognition but you will still be able to see the area the camera covers.
 - Shannon asked where the monitoring system would be. Ann-Marie said there would be no live monitoring. There will be access to the system in Campus Security to review when necessary.
 - Bob stated the surveillance system may be helpful for the vandalism that occurs on the air compressors for bikes. Medhanie added the solar air compressors have not been the best technology and they are looking at other options.
 - Bob also suggested to have school supplies available in the vending machines.
- **Upcoming Design Projects**
 - **LAC Outdoor Kinesiology Labs**
 - Design contract awarded to Westberg and White, Summer 2016
 - Design for renovation of outdoor kinesiology labs
 - Including softball field, soccer fields and tennis courts
 - Address ADA access issues, lighting and parking
 - Installation of artificial turf on some fields
 - **LAC Building W – Aquatic Center**
 - Construction of a new 50 meter x 25 yard pool
 - Scope includes construction of a support building of approximately 12,000 sq. ft. to provide showers, locker rooms, storage, pool equipment and office spaces
- **Completed Construction Projects**
 - **PCC MD Trailers Demo**
 - Contract awarded to MZN Construction, Inc.
 - All MD Trailers and TO Trailer have been removed
 - All asphalt patch and striping for parking stalls has been completed

Construction Update including Scheduled Maintenance & Campus Improvement Projects (continued)

- **Completed Construction Projects (continued)**
 - **LAC Football Field – Turf/Track Renovation**
 - Replaced football field artificial surface with FieldTurf®
 - Resurfaced running track area
 - Project funded with Stadium Reserve Funds
 - Construction completed Summer 2016
 - Total project budget = \$1,028,135

COC Expenditure Report (Ann-Marie)

(Refer to “Measure E Expenditure Summary Update” letter dated August 18, 2016 handout)

- Ann-Marie reviewed the Expenditure Report.
- The report shows every project that has been associated with the 2008 Measure E Bond and introduces the budgets for the 2016 Measure LB Bond. These budgets were taken from the approved 2041 Facilities Master Plan.

Redevelopment Funds (Tim)

(Refer to “RDF Projects 2015-2016” handout)

- Tim reviewed the 2015-16 Redevelopment Fund Projects for the Deans. There is a total of \$214,505.42 available for the projects listed on the report. It is estimated the projects will total \$214,539.07 with an average of \$33.65.
- Tim has requested quotes for any line items that are for equipment.
- Alicia asked for a list of requests that were not approved so the Deans can review the requests for 2016-17. Tim would provide that information.
- Ann-Marie asked for the 2016-17 list from the Deans as soon as possible. The budget is \$200,000. Tim will attend the Deans’ meeting to facilitate the process. The prioritized list will be brought to the next FAC meeting on November 9, 2016.

Building C & GG Surveys (Ann-Marie)

(Refer to “Building C & GG Satisfaction Surveys” handouts)

- Once a new building has been “live” for six months, we send out a survey to those individuals that work/teach in the buildings whether the spaces built and/or modernized met the end users’ needs and expectations. The surveys will be emailed and asked to be completed by October 31, 2016.
- Alicia commented about the entry, exit, and doors for areas. Ann-Marie said user meetings are conducted and every Dean signs off on the plans as agreement for the area. She also stated the areas are built to fire code.
- Alicia expressed concern about the move from Building M being used as swing space for the Language Arts department. There were filing cabinets, chairs, and podiums that were taken away. Medhanie said he would look into it.

Other (Bob)

- Alicia asked for Facilities to follow up with Mollie Smith regarding the concerns she has with the bathroom in Building MM.
- Richard asked for a platform around the flag pole so that the flag doesn’t touch the ground when they take it down and put it up.

Other (continued)

- Ann-Marie mentioned the District is receiving the 2016 Board of Governor's Energy and Sustainability Award for our Central Plant retrofit project.

Meeting adjourned at 3:01 pm.

Next Meeting – November 9, 2016
1:30 – 3:00 pm
LAC – L-213