



Facilities Advisory Committee

Minutes
February 17, 2016
Meeting

Approved

ATTENDANCE (A = absent):

Committee Members			
✓	Ann-Marie Gabel	✓	Bob Maxell
A	Richard Estacio	✓	Kim Hatch
A	Karen Kane	✓	Alicia Kruiuzenga
A	Emmanuel Ndoumna	✓	Tim Wootton
Guests			
✓	Michael Boomsma	✓	Lexi Donovan
✓	Medhanie Ephrem		

NOTE TAKER: Janet Falcon

Welcome and Introductions (Ann-Marie)

- Ann-Marie welcomed everyone to the meeting.

Approval of the November 18, 2015 Minutes (Ann-Marie)

- The minutes of the November 18, 2015 meeting were approved as submitted.

Bond Construction Update including Scheduled Maintenance & Small Improvement Projects (Tim)

(Refer to "Bond Construction Update Facilities Advisory Committee dated February 17, 2016 P/P Presentation" handout)

- **Scheduled Maintenance Projects**
 - Fiscal Year 2014/15 \$2,628,690 (State Funds Only)
 - Roofing contract awarded to Tecta America
 - Complete roof replacement Building K – Complete
 - Complete roof replacement Building G – Complete
 - Complete roof replacement Building Z – Complete
 - Complete roof replacement Building O-1 – Complete
 - Complete roof replacement Building O-2 – 95% Complete
 - Paint exterior of Buildings LL & HH – Complete
 - Fiscal Year 2015/16 \$2,313,000 (One Time Mandated Cost)
 - Complete roof replacement Buildings JJ, HH, H, J – Preparing bid docs; anticipating work to be during Summer 2016
 - Tile roof replacement Building K
 - Interior door replacement Building D – Defining work scope
 - Paint exterior of O-1 & O-2 – Preparing bid docs
 - Building Z HVAC replacement – Reviewing pricing
 - Building D gutter replacement – Getting pricing (possibility of just coating the gutters)

Bond Construction Update (continued)

- **Scheduled Maintenance Projects (continued)**
 - Fiscal Year 2015/16 \$1,322,393 (State Funds Only)
 - PCC Southwest Campus Water Conservation Landscape Project - \$634,000
 - Finalizing contract with HPI Architect for design
 - LAC South Campus Water Conservation Project - \$419,481
 - Converting Buildings O-1, O-2 and Z to reclaimed water
 - LAC Central Plant Cooling Tower Loop Conditioner - \$30,511
 - PCC Building HH & II Water Conservation Project - \$238,401
 - Finalizing contract with HPI Architect for design
- **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
 - Z complete
 - R and Q scheduled to start February 2016
 - Outside area LED lighting retrofits, PCC parking lots, Building Z lot, Tennis Courts
 - PCC parking lot – waiting for fixtures from manufacturer to complete; mostly finished
 - Building Z and Tennis Courts complete
 - Prop 39 Year 3 - 2015/16 Projects \$583,855
 - LED Lighting Retrofits, Buildings T, HH and O-2
 - Finalizing design contract with P2S Engineering; Facilities will look into the possibility of having warmer lights rather than cool color
 - SCE Pilot Program, SCE provided LED retrofit energy analysis per building
 - Prop 39 Year 4 – 2016/17 Projects \$TBD
 - LED Lighting Retrofits
 - Defining work scope
 - Buildings selected from the SCE LED energy analysis done in 2015
 - Facilities will inquire about charging stations
- **Campus Improvement Projects**
 - Facilities Advisory Committee approved on 9/2/15
 - Building Q – Paint Interior Hallways (\$16,000) (Waiting for PO)
 - Building R – Paint Interior Hallways (\$24,365) (Waiting for PO)
 - Building O-2 – Replace Carpet in all Hallways (\$55,000) (Waiting for final pricing)
 - LAC CDC – Remove Old Fence and Replace (\$9,157) Complete

Bond Construction Update (continued)

• **Campus Improvement Projects (continued)**

- Facilities Advisory Committee Approved on 11/18/15
 - Building T – Install Handrails around Viking Express (\$15,324) Complete
 - LAC trash compactor – Install Sliding Gate for Safety (\$2,438) Complete
 - Building O-2 – Replace 5 classroom Wall Talkers (\$22,000) (Processing proposals)
 - Building D – Install Reverse Osmosis Water Treatment System (\$18,000) (February 2016)
 - Building S (Stadium) Replace Press Box Windows (\$30,000) (Getting 3 quotes)
 - Building L HVAC modifications for Media Services (\$9,700) (PO issued – scheduling work)
 - Increasing amount of CFM in room
- Facilities Advisory Committee New Requests 2/17/16
 - Building Q Athletics Student Success Center (\$40,000)
 - Computers, furniture, blinds, paint
 - Building Q Motorize Bleachers (\$36,000)
 - Various Locations – New student outdoor & hallway seating and benches (\$13,000) (including Buildings BB, DD, and EE)

The Campus Improvement Project list was accepted and approved including three new projects listed above for February 17, 2016.

• **Current Construction Projects**

- **LAC Building D – Science Labs**
 - MSP Architects – public bid to determine contractor
 - Renovate 16,000 square feet of 1st & parts of 2nd floor for new Science Labs
 - Physiology, Diagnostic Medical Imaging and Allied Health
 - Design documents underway, construction to start Winter 2016
 - Two phased project. Phase 1 – Demolition complete
- **PCC MD Trailers Demo**
 - Contract awarded to MZN Construction, Inc.
 - NTP to be issued February 16, 2016
 - Remove MD Trailers and TO Trailer currently in LOT 2
 - Contractor to asphalt patch, slurry seal, and stripe for parking stalls
 - Anticipated project completion Spring 2016
- **PCC Buildings QQ & RR – Electrical Program**
 - HPI Architects – Public bid to determine contractor
 - New 24,000 GSF Building will be built for Electrical labs, classrooms, offices and Lifetime Learning Center
 - 6,000 GSF Building RR to be renovated for the Electrical program's robotics labs
 - DSA approved plans October 2015
 - Currently in bid process. Bids due February 2016
 - Estimated construction start Spring 2016

Bond Construction Update (continued)

- **Upcoming Construction Projects**
 - **LAC Building J – Auditorium**
 - SVA Architects – public bid to determine contractor
 - User group meetings are ongoing
 - Structural, ADA, mechanical systems and program enhancements
 - Submit design documents to DSA for preliminary review January 2016
 - Scheduled to start construction Spring 2017 and complete Fall 2018
 - Approximately four months out before submittal to DSA
 - **LAC Building P – English Studies**
 - Steinberg Architects – public bid to determine contractor
 - Occupants will be moved to swing space in Buildings M & N
 - Project will address ADA, classrooms, offices and mechanical systems
 - Submit design documents to DSA for review January 2016
 - Estimated construction start Fall 2016 for swing space, completion Spring 2018
 - **District Wide Security Monitoring System**
 - P2S Engineering is designing the system
 - Design documents are expected in Spring 2016, public bid to follow
 - Initial plan covers all exterior, building entrances and outdoor restrooms entrances
 - On the diagrams, red = facial and/or license plate recognition
 - **LAC Building E – Student Center**
 - Design awarded to TBP Architects – public bid to determine contractor
 - Renovate 50,276 GSF building, originally built in 1968
 - Project will address ADA, Food Services, ASB, mechanical & electrical systems
 - Started the design process and meeting with the user groups Fall 2015
 - Estimated construction start Spring 2018, completion Summer 2019
 - **LAC Football Field – Turf/Track Renovation**
 - Replace football field artificial surface with FieldTurf ®
 - Resurface running track area
 - Project funded with stadium reserve funds
 - Estimated start of construction Summer 2016
- **Completed Construction Projects**
 - **LAC Building C – Nursing Program**
 - BCA Architects – Construct One, Construction Contractor
 - Complete renovation of 31,567 GSF Nursing Building C
 - 10 classrooms, 6 simulation labs, 12 Faculty offices and computer labs
 - Project substantially completed October 2015
 - Move in completed Winter 2016, classes began Spring 2016

Bond Construction Update (continued)

• **Completed Construction Projects (continued)**

- **PCC Building GG – Student Services Center**
 - RNT Architects - Balfour Beatty, Construction Contractor
 - New 38,855 GSF Student Services Building with 2 additional classrooms
 - Project substantially complete August 2015
 - Audio Visual equipment and furniture were installed November/December 2015
 - Opened January 2016

- Kim asked about the gum stains throughout campus. Tim responded Facilities tries to keep up with the cleaning of gum on the sidewalks and explained the process for doing so.

Project Prioritization List (Mike)

(Refer to “Project Prioritization List Updated February 2016” handout)

- Mike reviewed the Project Prioritization List including the following highlights:
 - Future Projects were updated with the latest state funding amounts for projects G & H and MM.
 - The amounts in the Comments column for both phases of Building MM are not current and will be modified to show the current amount anticipated in state funding.

The Project Prioritization List was accepted as amended.

PCC Accessibility Study Review (Medhanie and Terrance)

(Refer to “Construction Base Cost Data; Total Construction Costs with Design Fees; and Comparison Table: Use/Severity/Location Type” handouts)

- A study of PCC Accessibility was conducted by an outside vendor utilizing CASPs. Several outreach efforts were used to reach as many Faculty, Staff and students to receive their input on any accessibility issues at PCC.
- A public forum was held on December 1, 2015; input from DSPPS and student clubs was sought. From all of the information collected, the team consolidated the information to create the reports attached to these minutes. Identified 2,019 total issues. Issues were categorized into severity codes, numbers of years to fix, and who would be responsible to fix them.
- The District has a Transition Plan from 2006 and we have been addressing compliance issues as we work on each of the buildings. The new plan will focus our attention on the areas that still need to be addressed.
- Ann-Marie reminded everyone that when we build a building we build it to the current codes and guidelines. Over time, these codes and guidelines may change and we have to review the buildings to address any issues that may arise.
- The LAC CDC will be assessed next and then LAC will be assessed afterwards.

2041 Facilities Master Plan (Medhanie)

(Refer to “LBCCD Facility Master Plan Project List as of 2/10/16” handout)

- Medhanie reviewed the draft of the 2041 Facility Master Plan.
- The timeline and funding for the Master Plan was discussed along with the possibility of state funding on some of the projects.
- Swing space for each project has been incorporated into the plan.
- The committee is in support of the draft of the 2041 Master Plan. The final plan will be brought back to FAC at the next meeting.

Redevelopment Funds (Tim)

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

- Tim reviewed the Redevelopment Fund Projects 2015-16. There is a total of \$214,505.42 available for the projects listed on the report.
- Pricing is still being determined and the final project list is being decided.

Building V Survey – Spring 2016 (Ann-Marie)

- Ann-Marie announced a survey will be sent to the occupants of Building V in mid-March and then results will be brought back in April

Other (Bob)

- It was confirmed the April meeting will be at PCC.

Meeting adjourned at 3:05 pm.

Next Meeting – April 13, 2016
1:30 – 3:00 pm
PCC – TBD