



Facilities Advisory Committee

Minutes
February 22, 2017
Meeting

Approved

ATTENDANCE (A = absent):

Committee Members			
✓	Elizabeth Miller	✓	Bob Maxell
✓	Richard Estacio	A	Kim Hatch
✓	Karen Kane	A	Alicia Kruizenga
✓	Emmanuel Ndoumna	✓	Shannon Trisler
✓	Tim Wootton		
Guests			
✓	Terrance DeGray	✓	Lexi Donovan
✓	Medhanie Ephrem	✓	Greg Peterson

NOTE TAKER: Janet Falcon

Welcome and Introductions (Bob)

- Bob welcomed everyone to the meeting.

Approval of the November 9, 2016 Minutes (Bob)

- The minutes of the November 9, 2016 meeting were approved as submitted.

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

(Refer to "Construction Update Facilities Advisory Committee dated February 22, 2017 P/P Presentation" handout)

- **Scheduled Maintenance Projects**
 - Fiscal Year 2015/16 \$3,089,434 (State Funds & Measure LB)
 - Water conservation projects
 - Landscape projects \$3,058,923
 - ✓ Awarded design contract to HPI
 - ✓ PCC Southwest Campus Water Conservation Project (*Submitted to DSA 2/3/17*)
 - ✓ LAC South Campus Water Conservation Project (*In design/surveying*)
 - ✓ PCC Building HH & II Water Conservation Project (*Submitted to DSA 2/3/17*)
 - LAC Central Plant Cooling Tower Loop Conditioner \$30,511 (Finalizing pricing)
 - 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.
 - Construction cost \$1,789,902
 - Contract awarded to Mid-west
 - Construction commenced 10/14/16 at Building J 70% complete, Building H 30% complete
 - ✓ Rain delays
 - Paint exterior of Buildings O1 & O2
 - Bids due February 28, 2017
 - Building Z HVAC replacement – *Complete*
 - Building D rain gutter repair – *Complete*

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

- **Scheduled Maintenance Projects (continued)**
 - Fiscal Year 2016/17 \$2,846,905 (State Funds Only)
 - Certified Access Specialist Program (CASp)
 - Scope included field survey of ADA deficiencies district-wide
 - CASp analysis completed at PCC Fall 2015
 - CASp analysis completed at LAC Fall 2016
 - District-wide project for ADA upgrades
 - Awarded design contract to Westberg and White.
 - 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
 - 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
 - 95% complete
 - Anticipated construction completion Spring 2017
- **District Wide Energy Projects**
 - Prop 39 Years 3 & 4 – 2015-17 Projects \$1,343,217
 - LED Lighting Retrofits, Buildings T, HH and O-2
 - Approximately 207,140 kWh/yr. in energy savings and \$30,263 in cost savings
 - Year 3 & Year 4 have been combined to fund Year 3 projects
 - Bid walk completed January 18, 2017
 - Bids due March 9, 2017
- **Campus Improvement Projects – Fiscal Year 2016/17**
 - Facilities Advisory Committee Approved on 2/17/16
 - Building Q – Athletics Student Success Center
 - Requisition submitted for furniture, computers and AV
 - PO issued for minor tenant improvement. Parts on order
 - Final installation phase scheduled for Spring Break
 - Facility Advisory Committee Approved on 9/14/16
 - Building O-2 – IITS space improvements (\$320,000)
 - Awarded design contract to Westberg and White
 - Currently in design
 - Building L – Bookshelves relocation and space improvement (\$290,000)
 - Contracts processing proposal from TSK (Design Firm)
 - Design to start Spring 2017

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

- **Campus Improvement Projects – Fiscal Year 2016/17 (continued)**
 - Facility Advisory Committee Approved 11/9/16
 - Building B – Lighting panel replacement (\$30,000) – *Soliciting proposals*
 - Installation of Dry wells (\$20,000) –
 - Contracts issued PO
 - Work to be completed Spring 2017
 - Building D – Install new smoke detectors (\$70,000) –
 - Contracts issued PO
 - Work 90% complete
 - Facility Advisory Committee New Request 2/22/17
 - Building HH – Artificial Turf for courtyard (\$100,000)
 - Building T – Room 1200 Replace carpet and paint (\$30,000)
 - Building R – Thermostat for gym heater (\$60,000)
 - Shannon asked for clarification on the dry wells project. Tim explained a dry well collects storm water and puts it back into the ground below the clay layer.
 - Tim stated Building HH (the Child Development Center at PCC) has been flooding when it rains. The artificial turf would be a good solution for this problem.
 - Shannon questioned the Building R project and asked about the cost of the thermostat installation. Tim said it is not only a thermostat but the installation of connecting it to our energy management system.
- **Current Construction Projects**
 - **LAC Building D 1st and 2nd Floors – Science Labs (Measure E)**
 - MSP Architects – Design Firm, T.B. Penick & Sons awarded construction contract
 - 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)
 - Project started September 2016, estimated construction completion Fall 2017
 - Project is currently on schedule
 - Total project budget = \$14,169,853
 - Karen asked if the plans are to have classes held in Building D in Fall 2017. Medhanic replied it is their intention to have classes in the building and Academic Affairs has been notified.

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

- **Current Construction Projects (continued)**
 - **PCC Buildings QQ & RR – Electrical Program Relocation/Dyer Hall/Lifetime Learning Center Relocation (Measure E)**
 - HPI Architects – Design Firm, R.C. Construction awarded construction contract
 - Building QQ (24,454 GSF) renovated for 5 Electrical labs, 3 classrooms, 9 faculty offices, Lecture Hall and Lifetime Learning Center
 - Construction started April 2016, estimated construction completion Fall 2017
 - Expanding Horticulture area by 6,798 square feet
 - Moving all functions of Building FF to Building QQ
 - Currently working on framing and MEP rough-in at Building QQ
 - Building RR (7,667 GSF) renovated for the Electrical program’s robotics labs with 2 electrical labs, 1 electrical machinery room and 1 workroom
 - Exterior building sacking, MEP overhead and storm water piping to retention system work is complete
 - Currently working on new concrete slab, hydronic piping for hot and chilled water
 - Project is currently on schedule. Project is 60% complete
 - Total project budget = \$20,302,962
 - **District Wide Security Monitoring System (Measure E & LB)**
 - P2S Engineering – Design Firm, Pars Arvin awarded construction contract
 - Project started in October 2016, estimated construction completion Fall 2017
 - All underground utility rough-in work completed at LAC & PCC
 - PCC will have approximately 200 cameras installed – installations have started at night
 - Design plan covers all exterior building entrances and heavy use areas
 - Maintenance and support assessment addressed during the design process. New staff position created based on assessment
 - Long Beach Police can view cameras in an emergency
 - LAC will have approximately 400 cameras installed
 - Project is currently on schedule
 - Total project budget = \$10,000,000 as stated in the 2041 Facilities Master Plan. Medhanie added the actual project budget is \$6,000,000.
 - **LAC Building P – English Studies (Measure E & LB)**
 - Steinberg Architects – Design Firm, A&B Construction awarded construction contract
 - Occupants moved to swing space in Buildings M and N
 - Project will address ADA, classrooms, offices and MEP systems
 - NTP issued for 2/14/17
 - Construction started February 2017, estimated completion Fall 2018
 - Total project budget = \$8,670,713
 - Karen confirmed that classes would be held in the renovated building in Fall 2018. Tim confirmed her statement.

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

- **Upcoming Construction Projects**
 - **LAC Building J – Auditorium (Measure E & LB)**
 - SVA Architects – Design Firm, public bid to determine 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
 - Submitted design documents to DSA for review October 2016, DSA approval expected Spring 2017
 - Construction start Summer 2017, construction completion Spring 2019
 - Total project budget = \$24,629,548
 - **Current Design Projects**
 - **LAC Outdoor Kinesiology Labs (Measure E & LB)**
 - Design contract awarded to Westberg and White, Fall 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
- **Upcoming Design Projects**
 - **LAC Building W – Aquatic Center (Measure E & LB)**
 - 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
 - Emmanuel inquired if the new Aquatic Center facility will be available to the public. Tim said it would. He added the District is considered a civic center and the public will be allowed to reserve the facilities with a permit, as available. Classes and student groups would take priority in using the facilities.
 - **PCC Parking Structure – P2 (Measure LB)**
 - Currently in planning & programming phase
 - Parking structure to address long term student and staff parking needs
 - Parking structure to serve 500-600 vehicles
 - To be located in parking lot 6
 - HPI architecture selected to prepare bridging design documents
 - Karen asked in addition to the proposed parking structure at PCC, what other buildings have been design-build? Tim responded Building V and the Parking Structure at LAC and Building GG at PCC have all been design-build projects.

Redevelopment Funds (Tim)

- Tim updated the group on the Redevelopment Funds. As per the November 9, 2016 minutes, Alicia announced the Deans had prioritized the Redevelopment list and would be coming to Facilities shortly with their requests. Facilities did not receive the list. At this time in the current fiscal year, it is too late to start any projects associated with the Redevelopment Funds.
- Karen asked if these are the funds that Vice Presidents and Deans work on each year. Tim said it is. The funds will roll over into next year and when the list is received, the projects can begin on July 1, 2017.
- Bob asked if that means the Redevelopment Funds will be \$400,000 next year. Tim said that is a possibility. Betty added the dollar amount for Redevelopment Funds has not been finalized for the District.

Solar Charging Stations (Tim)

(Refer to "Long Beach City College Proposed DC Solar Unit Placements" handout)

- Tim reviewed the information from DC Solar. They will offer at no charge mobile car charging units. Some of the units can charge phones. Some of the units would be ADA accessible as per government regulations. Tim said the unit is the size of a parking space. It would be a five year contract.
- Karen was concerned about hacking for people that charge their phones with the charging stations. Shannon inquired about the wi-fi on campus. The District has wi-fi for students that is not secure. Employees can log in to a secure connection.
- Bob asked about the sponsor advertising on the units. Tim said the District has right of refusal.
- Karen asked about revenue based car charging units. Tim said that because the solar charging stations are free to the District, it would be free those that use the system.
- Bob asked if the stations are plugged into our electrical system in the future would they become a fee-based system. Tim said the District has applied for a fee-based system through Southern California Edison that may be in place within a year.
- Tim recommended the project. The committee agreed to recommend this project by consensus.
- Shannon suggested this project be announced during Sustainability Fair in April.

Project Prioritization – Student Housing (Tim)

- Tim said there was a request to change one of the line items in the 2041 Facilities Master Plan for the Joint Use Project. There has been a request to use this line item for Student Housing for LBCC students. Greg Peterson, in Alicia's absence, gave information regarding student housing. There are a few colleges in the state that offer student housing, most are rural colleges. Santa Ana had looked at it but it was not viable. Mt. Sac looked at it but it was not viable. Orange Coast is currently offering it for their international students as a revenue generating project. The challenges for LBCC Student Services would be the additional on-going costs. One of the major concerns would be Title IX. The District would be responsible for all of the liability requirements associated with student housing.
- Student Housing is often started as a revenue generator rather than something subsidized by the college.
- Tim added information about revenue generation. Maintenance, up keep, and security would be the responsibility of the District. The income from the rentals would need to pay for the maintenance and repair of the facility.
- We would need a ground lease and we do not have that at this time. Los Coyotes is not viable for a ground lease and the property is currently considered surplus.

- Betty said student housing was looked at in Santa Maria for Allan Hancock College. There was a feasibility study conducted and there were two formal processes conducted. Both were not viable. Hancock College looked at several different models including a ground lease. That district also looked at a property management company running and owning the building. Several different concerns included: neighbors were not interested in having student housing; there are security issues involved; and adherence to district policies regarding alcohol. She added a district has regulations on how taxpayer funds can be spent. When Hancock did their most recent RFP, no bids were received.
- Karen said there doesn't seem to be a model for housing instability.
- Tim stated CSULB has toured the Los Coyotes property in the past and determined it was too small and not profitable for their project.
- Betty commented our campus community has little open space and wondered how we could have another major site without negatively affecting the academic programs.
- Bob said he is sensitive to students' needs; however, this may not be the best recommendation for this issue.
- Karen offered there may be other ideas to explore. She said our international students are housed with local residents and possibly there is something like that worth looking into. Greg said there is a non-profit organization in Venice, California where home-owners rent out rooms to students.
- Shannon said she is originally from San Diego and experienced housing issues when she came to LBCC. It would be a huge project to create housing and a financial concern for the District. It may be better for the District to have a place for students to go that may offer something better if they attend LBCC. Karen added the responsibility would be with the third party and not the District. Emmanuel agreed and said that some colleges have a contract for housing and recommends the students to the outside agency. Karen recommended the District have a third party and not have a contract with the company.
- There was a consensus that the committee would recommend against a line item change to the 2041 Facilities Master Plan regarding student housing as a solution for housing instability related issues. The committee advised that this is not the way to address housing instability and security issues.

LAC Accessibility Survey (Tim)

- Medhanie informed the committee the LAC Accessibility Survey is being completed. It is anticipated to have more information at the April meeting.

Building ID & Monument Signage (Tim)

- Tim discussed the Building ID and Monument Signage on both campuses. He said this is a safety issue for emergency response teams and agencies that come to our campuses in the event of an emergency. The newer buildings have ID and signage but the older buildings do not. This project would provide building IDs and monument signage for those that currently do not have them.
- The project was approved by consensus.

Other (Bob)

- Groundbreaking for Building P will be at 10:00 on March 8th.
- Shannon announced Sustainability Fair will be on April 20th.
- Mini Grand Prix will also have an Eco-fair. It will be on that Saturday, April 22nd.
- LBCC was granted funds by the Truth Initiative regarding a smoke-free environment. She has a survey and asked for support.
- The District has the opportunity to submit an application to receive funds for a healthy living mural on campus.

Meeting adjourned at 3:10 pm.

Next Meeting – April 19, 2017
1:30 – 3:00 pm
LAC – T-2065