



# Facilities Advisory Committee

Minutes  
 April 25, 2018  
 Meeting

*Approved*

**ATTENDANCE (A = absent):**

Committee Members			
X	Betty Miller	X	Bob Maxell
X	Sofia Beas	X	Tracy Bejarano
X	Camille Bolton	A	Jan Paolo Canteras
A	Andrea Marie Cocjin	X	Kim Hatch
A	Emmanuel Ndoumna	A	Jocelyn Reyes
A	Katie Sundara	X	Tim Wootton
Guests			
X	Terrance DeGray	X	Medhanie Ephrem

**NOTE TAKER:** Erin Murphy

**Welcome and Introductions (Betty)**

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

**Approval of the February 14, 2018, Minutes (Betty)**

- The minutes of the February 14, 2018, meeting were approved as presented.

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

*(Refer to "Construction Update Facilities Advisory Committee dated April 25, 2018, P/P Presentation" handout)*

- **Scheduled Maintenance Projects**
  - Fiscal Year 2015/16 \$3,089,434 (State Funds & Measure LB)
    - Water conservation projects
      - Awarded design contract to HPI.
      - PCC Campus Water Conservation Project
        - ◆ Southwest of Campus, Building HH and Building II.
        - ◆ Notice to proceed issued January 2018.
        - ◆ Estimated construction completion Summer 2018.
      - LAC South Campus Water Conservation Project
        - ◆ Building O1 and Building O2 – Landscape and reclaimed water.
        - ◆ Building Z – Reclaimed water only.
        - ◆ Design complete.
        - ◆ Currently in bid process. Bids due on April 26, 2018.

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

• **Scheduled Maintenance Projects (continued)**

- 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.
        - ◆ Phase 2 Building Package – Bid Process in progress.
      - LAC – DLR Group (Design Consultant) preparing design documents to address deficiencies as identified in the CASp survey for the LAC.
    - Door Lockdown Project
      - Phase II
        - ◆ PCC Campus – Retrofit doors in Buildings HH, GG, CC, JJ, II and MM.
        - ◆ LAC Campus – Retrofit doors in Buildings A, T, and CDC.
        - ◆ Bids due May 3, 2018.
  - 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.
      - Processing proposals for designers.
  - Kim asked if the oil is to cool the transformer. Tim responded that a gas switch insulates high-voltage power transmission.
    - Lighting Inverter Replacement – *Complete*
      - Scope includes lighting inverter replacement at LAC Building T and PCC Building JJ.
      - Notice to proceed issued on January 4, 2018.
      - Demo work complete.
      - Re-routing of conduit and new wiring complete for new inverter.
- **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.
      - Notice to Proceed issued to Baker Electric in June 2017.
      - Delayed due to lighting fixture manufacturer filing Chapter 7.
        - ◆ New manufacturer selected and approved.
      - All overhead work complete.
      - Building O-2 is 95% complete.
      - Building T is 40% complete.
      - Installation commences in June in Building HH.

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

- **District Wide Energy Projects – Integrated Energy Master Plan (IEMP)**
  - DLR Group was selected to create the Energy Master Plan.
  - 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 future designs.
    - Integrate IEMP to District Design Standards.
  - Assessment and Planning Services
    - Central Plant/Building Analysis – load analysis.
    - Design recommendations
      - District-Wide net zero goal
      - On-site energy generation
      - Water Management
    - Project started Summer 2017, estimated completion Summer 2018.
    - Total project budget = \$211,944
  - Kim clarified that the language in the legislation specifies that each building should be net-zero, rather than per District. Medhanie noted that the legislation is not as well suited to sites with multiple buildings, some of which are older. Tim discussed on-site solar generation and other energy-efficiency measures, which the Chancellor’s Office is reviewing. Tim expected to be able to share the IEMP later in the year.
  
- **Campus Improvement Projects – Fiscal Year 2016/17 (Measures E & LB)**
  - Facility Advisory Committee Approved 2/22/17
    - Building HH – Artificial Turf for courtyard (\$100,000) *Complete*
    - Building T – Room 1200 Replace carpet and paint (\$30,000) *Complete*
    - Building R – Thermostat for gym heater (\$60,000) – Processing proposal.
  
  - Facility Advisory Committee Approved 4/19/17
    - Baseball field – Scoreboard replacement (\$130,000) *Complete*
    - Building MM – Trailer removal (\$20,000) *Complete*
    - Building L – Replace basement Vinyl floor (\$13,000) *Complete*
    - Building CDC (LAC) – Replace carpet in classrooms and offices (\$16,000) *Complete*
  
  - Facility Advisory Committee Approved 11/8/17
    - Building Q – Installation of glue down ceiling tiles for Q113 (\$13,000)
      - Soliciting proposals.
    - Building MM – HVAC upgrade (\$65,000) *Complete*
    - Building EE – Room 108 upgrade (\$50,000) *Complete*
      - Blinds installed.
      - Processed PO for installation of batting insulation.
    - Building HH – Shade structure installation (\$20,000)
      - Processing proposals for design firm.

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

- Kim requested an update on the progress of the safety shower, eyewash, sink, and main gas shutoff in laboratory classroom EE-213. Medhanie responded that he would follow up after reviewing instructional funds.

*Note: Bob Maxell arrived at 1:58PM.*

- Facility Advisory Committee Approved 2/14/18
  - District-wide – Siemens integration to Simplex Truesite Workstation (\$125,000)
    - Processing proposal.
  - Building R – Carpet square replacement (\$50,000)
    - Processing proposal.
  - EE-109 and L-257 – Installation of black-out shades (\$3,000)
    - Processing proposal.
  - EE-108 – Carpet installation (\$15,000) *Complete*
- Facility Advisory Committee New Requests 4/25/18
  - Building A – Bulletproof glass windows for enrollment services (\$150,000)
- Camille asked about the condition of the glass in Building A. Tim responded that the enrollment services desk did not have any safety glass, unlike the cashier's office across the building lobby.
  - District-wide CalSense irrigation upgrade (\$40,000)—controls both campuses. Would be more efficient in measuring rainwater and how the system responds, better web-based network control. Would be an efficiency improvement, water-saving costs.
  - Buildings Q/R Scoreboard upgrade (\$350,000)—includes the PA systems.
  - Parking Structure – Oil coolers for elevators in mechanical room (\$20,000).
- The Campus Improvement Projects requested for April 25, 2018, were approved as presented.
- **Current Construction Projects**
  - **LAC Building D 1<sup>st</sup> and 2<sup>nd</sup> Floors – Science Labs (Measure E)**
    - MSP Architects – Design Firm, Soltek Pacific Construction – Contractor
    - Renovate 16,000 square feet of 1<sup>st</sup> floor and 2,573 square feet of 2<sup>nd</sup> floor for new Science Labs.
    - Project started September 2016, original estimated construction completion Fall 2017.
    - New estimated construction completion Fall 2018.
    - LBCC issued termination letter on 5/22/17 to TB Penick & Sons. Finalized agreement with Western Surety Company to move project forward in November 2017. Soltek was issued Notice to Proceed on December 4, 2017.
    - Currently working on MEP finishes and casework.
    - Total project budget = \$14,635,024
  - Kim asked whether it would be possible to repair or replace the flume hoods in rooms 301 and 319 when Building D will be closed for the summer. In describing the issues with the flume hoods, Kim shared that broken equipment negatively affects student and faculty morale. Tim responded that he was unaware of the problem and requested additional information. Tim and Medhanie offered to follow up on the flume hoods and update Kim on the status.

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

- **LAC Building P – English Studies (Measures E & LB)**
  - Steinberg Architects – Design Firm, A&B Construction – Contractor
  - Occupants moved to swing space in Buildings M and N.
  - Project will address ADA, classrooms, offices and MEP systems.
  - Currently working on framing, sheathing and MEP systems.
  - Construction started February 2017, estimated completion Spring 2019.
  - Total project budget = \$11,015,941
  
- **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 abatement and demo inside the building.
  - Notice to Proceed issued on January 16, 2018.
  - Estimated completion Fall 2019.
  - Total project budget = \$29,021,602
  
- **Current Design Projects**
  - **LAC Kinesiology Labs and Aquatic Center (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.
    - Currently in Design Development phase. Package due May 3, 2018.
    - Anticipated construction start Spring 2019.
    - Total project budget = \$44,238,099
  - Kim asked whether the project included adequate event seating. Tim responded that he would share additional information when design documents were received, and Terrance added that the project includes a multipurpose room for larger-sized meetings as well as a shaded seating area near the pool.

*Note: Tracy Bejerano arrived at 2:17PM.*

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

- **PCC Parking Structure – P2 (Measure LB)**
  - HPI Architecture selected to prepare bridging design documents.
  - Design-Build delivery method.
  - 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.
  - Design-Build Entity to be selected Spring 2018.
  - Total project budget = \$21,493,800
- Kim asked about the rendering, and Tim responded that it was not final, and therefore the project may look different depending on which architect is chosen. Kim asked if it would have electric car charging and space monitoring, and Tim said that there will be a minimum of 12 EV parking spaces, perhaps with provisions for more.
  
- **LAC Building M – Multi-Disciplinary Classroom (Measures E & LB & Prop. 51 State Funding)**
  - First State funded project utilizing the Design-Build delivery method.
  - GKK Works selected to prepare bridging design documents.
  - 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).
  - Preliminary document package submitted to State Chancellor's office for approval on March 1, 2018.
  - Design-building entity to be selected Fall 2018.
  - Anticipated construction start Fall 2019, construction completion Fall 2022.
  - Total project budget = \$70,096,798 (State funded = \$27,760,000)
  
- **PCC Building MM – Construction Phase I (Measures E & LB & Prop. 51 State Funding)**
  - State budget approved funding for Preliminary Plans only during fiscal year 17/18.
  - 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.
  - Preliminary document package submitted to State Chancellor's office for approval on March 1, 2018.
  - Anticipated construction start Fall 2019, construction completion Fall 2020.
  - Total project budget = \$17,665,877 (State funded = \$7,096,729)
  
- **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.
  - Currently in Construction Document phase.
  - Anticipated construction start Fall 2019, construction completion Spring 2020.
  - Total project budget = \$6,190,506

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

- **Completed Construction Projects**
  - **District-wide Security Monitoring System (Measures E & LB)**
    - P2S Engineering – Design Firm, Pars Arvin – Contractor
    - Project started in October 2016, estimated construction completion Spring 2018.
    - Design plan covers all exterior building entrances and heavy use areas.
    - 100% of the 200 cameras have been installed at PCC.
    - 100% of the approximately 400 cameras have been installed at LAC.
    - Currently working on programming Video Management System (VMS).
    - Notice of Completion to be issued on May Board of Trustees agenda.
    - 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 through VMS.
    - Total project budget = \$10,308,743
    - Terrance noted exceptionally low 0.26% change order percentage
  - Kim asked if it was possible to install signage about video monitoring near the bike areas to discourage theft. Tim responded that a survey of District signage had demonstrated a need for a campus sign standard, which guides the number and style of signs. He added that a legal warning about video monitoring had been added to different locations where there was already campus signage, such as the parking lot signs. Camille asked if the bike racks are in view of the cameras, to which Tim responded that they should be. Tim also noted that the police department has access to the video monitoring, so they can view the camera footage if bike thefts are reported.

**2018-19 Meeting Dates (Bob)**

Bob noted the proposed 2018-19 meeting dates on the agenda: September 26, 2018; November 7, 2018; February 27, 2019; and April 24, 2019.

**Other (Bob)**

- None

The meeting was adjourned at 2:32 p.m.

**Next Meeting** – September 26, 2018

1:30 – 3:00 pm

**LAC – T-2065**