



Facilities Advisory Committee

Minutes

September 27, 2017

Meeting

Approved

ATTENDANCE (A = absent):

Committee Members			
✓	Ann-Marie Gabel	✓	Bob Maxell
✓	Sofia Beas	✓	Tracy Bejarano
✓	Jan Paolo Canteras	✓	Andrea Marie Cocjin
A	David Gonzales	✓	Kim Hatch
A	Emmanuel Ndoumna	✓	Tim Wootton
Guests			
✓	Terrance DeGray	✓	Lexi Donovan
✓	Medhanie Ephrem		

NOTE TAKER: Janet Falcon

Welcome and Introductions (Bob)

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

Approval of the April 19, 2017 Minutes (Bob)

- The minutes of the April 19, 2017 meeting were approved as presented.

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

(Refer to “Construction Update Facilities Advisory Committee dated September 27, 2017 P/P Presentation” handout)

• **Scheduled Maintenance Projects**

- 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. - *Complete*
 - Construction cost \$1,789,902
 - Contract awarded to Mid-West Roofing
 - Paint exterior of Buildings O1 & O2 - *Complete*
 - Construction cost \$72,450
 - Building Z HVAC replacement – *Complete*
 - Building D rain gutter repair – *Complete*
- 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

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

- **Scheduled Maintenance Projects (continued)**
 - Fiscal Year 2016/17 \$2,846,905 (State Funds Only) (continued)
 - 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 – Submitted for DSA review
 - ◆ Phase 2 Building Package – Currently in 95% CD phase
 - 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 – Finalizing work scope to allow for lockdown from within room
 - ◆ PCC Campus – Retrofit doors in Buildings HH, GG, CC, JJ, II and MM.
 - ◆ LAC Campus – Retrofit doors in Buildings A and T.
 - Kim asked for direction on how to get disabled people down stairs during an emergency. Ann-Marie responded that the Building Emergency Coordinators and/or first responders are responsible to aid or get additional assistance to get disabled students and faculty out of the area affected. She suggested for Kim to contact Brendan Hayes to get additional information.
 - Sofia asked about the Counseling area in Building GG. There is no visible access between offices in the area. She is concerned about being able to communicate with other areas within the area. Tim said that safety is always looked at when designing a new building or remodeling an existing building. If issues arise, they can always be reviewed and discussed for appropriate solutions. Tim said one option to review would be panic buttons and Ann-Marie suggested the use of a code word that all staff in the area would know in the event of an emergency.
 - Fiscal Year 2017/18 \$703,531 (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.
 - Lighting Inverter Replacement
 - Scope includes lighting inverter replacement at LAC Building T and PCC Building JJ

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

- Fiscal Year 2015/16 \$3,089,434 (State Funds & Measure LB)
 - Water conservation projects
 - Awarded design contract to HPI
 - PCC Campus Water Conservation Project (Submitted to DSA 2/3/17)
 - ◆ Southwest of Campus, Building HH and Building II
 - ◆ Job walk held 9/12. Bid opening 10/5. Targeting November Board meeting.
 - ◆ Anticipated start of Construction end of Fall 2017
 - LAC South Campus Water Conservation Project
 - ◆ Building O1 and Building O2 – Landscape and reclaimed water
 - ◆ Building Z – Reclaimed water only
 - ◆ Currently in 50% CD Phase
 - ◆ Targeting to go to bid end of Fall 2017
- **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
 - Years 3, 4, and 5 have been combined to fund Year 3 projects
 - Notice to Proceed issued to LBCC, June 2017
 - 10 weeks for equipment submittal and procurement
 - Installation targeted for Fall 2017
 - All work to take place during the 3rd shift
 - Delayed due to Manufacturer filing Chapter 7
 - ◆ New manufacturer selected and going through approval process with contractor
- **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 Executive Orders
 - District-Wide Net Zero Goal
 - IEMP will be integrated with the 2041 Facilities Master Plan
 - Future designs of buildings
 - Integrate IEMP to District Design Standards
 - Assessment and Planning Services
 - Central Plant/Building Analysis
 - Loan Analysis
 - Design recommendations
 - District-Wide net zero goal
 - On-site energy generation
 - Water Management
 - Project started Summer 2017, estimated completion Spring 2018
 - Total project budget = \$211,944

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

- **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) – Finalizing proposal
 - Building T – Room 1200 Replace carpet and paint (\$30,000) – Soliciting proposals
 - Building R – Thermostat for gym heater (\$60,000) – Soliciting proposals
 - Sofia asked if carpet was the best investment for flooring in T-1200. Tim said the new carpet will be for high traffic areas and should last longer with the wear and tear on the carpet in that area.
 - Kim asked if the new thermostat will be able to access remotely. Tim said no but that the thermostat will be connected and “talk” to the building management system.
 - Facility Advisory Committee New Requests 4/19/17
 - Baseball field – Scoreboard replacement (\$130,000)
 - Working on procurement of scoreboard
 - 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)
 - PO issued and working to schedule the work
- **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, original estimated construction completion Fall 2017
 - New estimated construction completion Fall 2018
 - LBCC issued termination letter on 5/22/17. Working through process with Western Surety Company to get the project completed.
 - Total project budget = \$14,635,024
 - **District Wide Security Monitoring System (Measures E & LB)**
 - P2S Engineering – Design Firm, Pars Arvin awarded construction contract
 - Project started in October 2016, estimated construction completion Winter 2018
 - Design plan covers all exterior building entrances and heavy use areas
 - 98% of the 200 cameras have been installed at PCC QQ & RR cameras to be installed in 2 weeks
 - Currently working on programming Video Management System (VMS)
 - 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
 - LAC camera installation has begun. Approximately 400 cameras to be installed at LAC
 - Total project budget = \$10,308,743

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

• **Current Construction Projects (continued)**

- Kim asked if the coverage would include entrances to restrooms. Ann-Marie said only if the restroom has a door to the outside. The camera that covers the entrance to the building will show those entering and exiting the building.

• **LAC Building P – English Studies (Measures 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
- Currently working on interior demolition, framing and MEP rough-in
- Construction started February 2017, estimated completion Fall 2018
- Total project budget = \$8,670,713

- Sofia inquired how the District determines between remodeling and replacing a building. Tim said there is a process to look at the benefits of both options before a final determination is made.

• **Upcoming Construction Projects**

• **LAC Building J – Auditorium (Measures 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 Fall 2017
- Construction start Spring 2018, construction completion Fall 2019
- Total project budget = \$24,629,548

▪ **Completed Construction Projects**

○ **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
- Building RR (7,667 GSF) renovated for the Electrical program's robotics labs with 2 electrical labs, 1 electrical machinery room and 1 workroom
- Completed Summer 2017
- Total project budget = \$20,302,962

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

- **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 pool and support building of approximately 15,000 sq. ft. to provide showers, locker rooms, storage, pool equipment and office spaces
 - Addresses ADA access issues, lighting and parking
 - Anticipated construction start Spring 2019
 - Total project budget = \$44,238,099
 - **PCC Parking Structure – P2 (Measure LB)**
 - HPI Architecture selected to prepare bridging design documents
 - Design-Build delivery method
 - Parking structure to address long term student and staff parking needs
 - Parking structure to serve 500-600 vehicles
 - To be located in parking lots 5, 6 and 8
 - Design-Build Entity to be selected Fall 2017
 - Total project budget = \$21,493,800
 - Kim asked if solar panels on top of the parking structure were a state requirement. Ann-Marie said it isn't mandated by the state but it does help offset the electrical charges to the District. The District is also planning to increase the number of electric car charging stations on the campus but is sensitive to placing the charging stations where they take up valuable parking spaces.
 - **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 office.
 - This building will house Language Arts, Foreign Language, Computer and Office Studies (COS)
 - Anticipated construction start Fall 2019, construction completion Fall 2022.
 - Total project budget = \$70,164,781 (State funded = \$20,601,755)

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

- **Current Design Projects (continued)**
 - **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 awarded design contract.
 - 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.
 - Anticipated construction start Fall 2019, construction completion Fall 2020.
 - Total project budget = \$19,679,951 (State funded = \$7,096,729)
 - Sofia asked what departments would be in Building MM. Tim responded it would be for classes in the HVAC and Carpentry subjects. Ann-Marie added when a plan is submitted for state funding, the District is required to state which programs (TOP Codes) will be housed within the building. The scope cannot be changed. The initial plans to the state were submitted in 2007.
 - Sofia asked about maintenance and custodians for new buildings. Ann-Marie said there is a process for new buildings called the Initial Project Proposal (IPP) and Final Project Proposal (FPP). The District has started to include in the plans for maintenance and custodian staff to maintain the building. Kim confirmed that funding from the bond money cannot be used for District salaries.

Prioritization Report (Ann-Marie)

(Refer to “Prioritization Report Updated September 2017” handout)

- Ann-Marie reviewed the Prioritization Report dated September 2017.
- The report is for Current Projects and Future Projects. To answer a question from Kim, Building E is scheduled to begin in 2022 which means the design project would start around 2020.
- Medhanie said they are cognizant of how many buildings are being worked on at one time to help alleviate a lot of disruption to staff and students.
- Buildings G & H are the next buildings that may get funded in the 2019-20 State budget.
- With the approved State funding for Buildings M/N and MM, those projects have been moved up on the Prioritization Report.
- The District tries to have two projects in construction and two in design at the same time.
- Building OO has been pushed back due to moving up Building MM. The intent for Building OO is to bring in as many disciplines as possible so that students can get their degrees by just attending PCC. This would include science labs.
- Ann-Marie said that as part of the design process, users of new buildings are included in user meetings to hear input from each area. Design for Building OO is scheduled to start in 2020.
- It was agreed to accept the Prioritization Report as presented by consensus.

Redevelopment Funds (Tim)

- Tim reviewed the funding for Redevelopment Funds. The District usually allocates approximately \$200,000 for Deans to use in their instruction programs. There is a project list that will be brought back to the November meeting. Ann-Marie added the Deans use their Department Plans to request items within the Redevelopment Funds. The final draft will be presented to the Deans for approval.

COC Expenditure Report 6/30/17 (Ann-Marie)

(Refer to "Measures E & LB Expenditure Summary Update" handout)

- The report is for information. This is the final expenditure report for year end 2016-17. The report is prepared quarterly and presented to the Citizens' Oversight Committee which oversees the bond measures.

Other (Bob)

- Paolo ask how they can help the students regarding the facilities on the campuses. He is interested in developing a survey for the students and faculty. Ann-Marie suggested to work with Tim and Medhanie on the design of the survey.
- Students want to be involved in the design of Building E. Ann-Marie agreed they should be involved but said the design phase would not start until 2020.
- As the Representative for Sustainability, Andrea likes how the District is adding solar and refillable water stations. Medhanie said the refillable water stations are now a standard for any new building or remodeling project.

Meeting adjourned at 2:55 pm.

Next Meeting – November 8, 2017
1:30 – 3:00 pm
LAC – T-2065