



# Facilities Advisory Committee

Minutes  
February 27, 2019  
Meeting

**ATTENDANCE (A = absent):**

Committee Members			
X	Marlene Dunn	X	Bob Maxell
X	Sofia Beas	X	Tracy Bejarano
A	Wayne Bergman	X	Camille Bolton
A	Gene Carbonaro	X	Kim Hatch
A	CHI Representative		
Guests			
X	Terrance DeGray	X	Lexi Donovan
X	Brendan Hayes		

**NOTE TAKER:** Erin Murphy

**1. Welcome and Introductions (Bob)**

Bob welcomed everyone to the meeting and introductions were made.

**2. Approval of the November 7, 2018, Minutes (Bob)**

The minutes of the November 7, 2018, meeting were approved as presented.

**3. Construction Update (Brendan)**

*(Refer to "Construction Update Facilities Advisory Committee dated February 27, 2019" handout)*

**a. Scheduled Maintenance Projects**

- Fiscal Year 2015/16 \$3,089,434 (State Funds & Measure LB)
  - Water conservation projects
    - LAC South Campus Water Conservation Project
      - ◆ HPI Architects – Design Firm, Green Giant – Contractor.
      - ◆ Building O1 and Building O2 – Landscape and reclaimed water.
      - ◆ Building Z – Reclaimed water only.
      - ◆ Notice to proceed issued September 2018. Project is 95% Complete.
      - ◆ Estimated completion Summer 2019.
- 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. – *Complete*
      - ◆ Phase 2 Building Package – Notice to proceed issued July 24, 2018, to CalCo Construction Services, Inc. Project to be complete by Summer 2019.
    - LAC – DLR Group (Design Consultant) preparing design documents to address deficiencies as identified in the CASp survey for the LAC. Design packages for the Site and Building packages currently being prepared. DSA plan submission planned for Fall 2019.

- Door Lockdown Project
  - Phase I
  - Retrofitted doors in Buildings A, C, D, L, T, V, AA, BB, DD, EE, GG, and LL to allow for lockdown from within room – *Complete*
  - Phase II
    - ◆ PCC– Retrofit doors in Buildings HH, GG, CC, JJ, II and MM – *Complete*
    - ◆ LAC– Retrofit doors in Buildings A, T, and CDC– *Complete*
    - ◆ Bob mentioned that in the doors with interior lock and crash bar. The bare conflicts with the crash bar when it’s locked open. Brendan requested a report so that it can be assessed and adjusted.
    - ◆ Sofia—in the GG building, there are no instructions on using the lock and it couldn’t be used with the omni code. Brendan—receiving feedback and considering how best to address the issues that have arisen.
- 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.
    - P2S Engineering (Design Consultant) preparing design documents.
  - Lighting Inverter Replacement – *Complete*
    - Scope includes lighting inverter replacement at LAC Building T and PCC Building JJ.
- Fiscal Year 2018-19 \$472,595 (State Funds Only)
  - No Scheduled Maintenance projects from state funding for fiscal year 2018/19 because Facilities portion of State supported Scheduled Maintenance funding is being utilized for Instructional Equipment.
- **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.
      - Buildings O-2, T, and HH are 99% complete.
  - Prop 39 Years 5A – 2018 Project \$360,000
    - LAC Parking Light LED Retrofits and PCC Parking Lot 6
      - Design documents finalized. Bid process to start in February 2019 to complete work in the Summer of 2019.
  - Marlene added that there is the potential to double the quantity of lights that can be purchased with the funding available, which will further reduce our energy costs.
  - Integrated Energy Master Plan (IEMP)
    - DLR Group was selected to create the IEMP.
    - IEMP to include a clear path towards compliance with the Governor’s Executive Orders and achieve a District-Wide Net Zero Goal.

- IEMP will be integrated with the 2041 Facilities Master Plan and future designs, as well as with District Design Standards.
  - Assessment and Planning Services—Central Plant/Building load analysis.
    - Design recommendations
    - On-site energy generation
    - Water Management
  - Project started Summer 2017, completion Summer 2018. Presentation to the Board of Trustees on November 13, 2018.
  - LBCCD awarded “Sustainability Champion” award to all CCDs by Board of Governors.
  - Total project budget = \$249,789
- Marlene shared that the goal is for the District to be net zero by 2050, which is achievable with the bond funding. Kim added that another consideration is getting students and faculty here in a sustainable way and mentioned scooters. Marlene requested a report of any scooters on campus because it may mean that the geofencing that is supposed to prevent scooters from operating within campus is not working.

**3.b. Campus Improvement Projects**

- Facility Advisory Committee Approved 11/8/17
  - Building Q – Installation of glue down ceiling tiles for Q113 (\$13,000) *Complete*
  - Building MM – HVAC upgrade (\$65,000) *Complete*
  - Building EE – Room 108 upgrade (\$50,000) *Complete*
  - Building HH – Shade structure installation (\$20,000)
    - Notice to Proceed issued to TSK Architects in July 2018. Currently in design.
- Facility Advisory Committee Approved 2/14/18
  - District-wide – Siemens integration to Simplex Truesite Workstation (\$125,000)
    - PO issued. Simplex preparing design drawings. Summer 2019 installation.
  - Building R – Carpet square replacement (\$50,000) *Complete*
  - EE-109 and L-254 – Installation of black-out shades (\$3,000) *Complete*
  - EE-108 – Carpet installation (\$15,000) *Complete*

**3.b. Campus Improvement Projects (continued)**

- Facility Advisory Committee Approved 4/25/18
  - District-wide CalSense irrigation upgrade (\$40,000)
    - Quotes obtained. Pending purchase order for installation.
  - Buildings Q/R Scoreboard upgrade (\$350,000)
    - Obtaining proposals to run the required new infrastructure for new scoreboards and sound system.
  - Parking Structure – Oil coolers for elevators in mechanical room (\$20,000).
    - PO issued. Infrastructure work scheduled for the last week of February 2019.
  - Note: Building A project not moving forward, as previously reported. Funds (\$150,000) returned for future projects, pending FAC approval.
- Facility Advisory Committee Approved 9/26/18
  - LAC Baseball Field – New Poles and Netting (\$140,000)

- Proposals being reviewed and routing for a Purchase Order. Work planned for Summer 2019.
- LAC Building A – Welcome Center, Veteran Services, and other Student Support Services Programs (\$160,000)
  - User meetings in progress. Work planned for Summer 2019.
- Sofia noted that the project is proposed to repurpose the break room and said that counselors would like to be included in the decision because they would like to preserve the break room.
  - Building GG – Enrollment and Counseling Services (\$65,000)
    - User meetings to proceed in the Spring of 2019. Move planned for Summer 2019.
- Sofia noted that the QQ building houses the foster program, which includes one counselor, and that there is street access from Walnut; with the rain, homeless individuals have been sheltering in the building. Marlene responded that it can be a challenge to accommodate all of the services in one area and also ensure a safe and inclusive campus.
- Facility Advisory Committee Approved 11/7/18
  - LAC and PCC Marquee Sign Display Replacement (\$154,000)
    - Proposals received. Work planned for Spring 2019.
  - LAC Building E – Valhalla Room (\$45,000)
    - Proposals received. Work planned for Spring 2019.
  - LAC Building L – Student Technology Help Desk (\$7,200) *Complete*
  - PCC Building LL – Relocate Electrical Boxes to Remove Trip Hazard (\$4,500) *Complete*
- Camille asked if there was any consideration of reshaping the PCC marquee because since it is a different shape from LAC's marquee, the same artwork cannot be used. She indicated preference for a square shape. Brendan responded that there were no plans to change the shape of the marquee, but that he would follow up.
- Facility Advisory Committee New Requests 2/27/19
  - LAC Building Q, Room 113 – Dance Studio Mirrors (\$8,000)
    - Replace, reinstall, and upgrade to safety glass
  - LAC Building R – Ceiling tile removal and painting (\$20,000)
    - To address potential safety issue
  - LAC Building K – Art Museum (\$50,000)
    - Improvements to museum floor and bathrooms
  - LAC Building T, Room 1200 – Multipurpose Room (\$20,000)
    - Acoustical improvements
- Camille asked about the dance studio mirrors for Building Q and the plan when the Building J dance studio opens after the completion of construction. Brendan responded that the mirrors are on wheels and can be locked and moved from one classroom or building to another.
- **The Campus Improvement Projects requested for February 27, 2019, were approved as presented.**

#### **Current Construction Project**

- **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 structural upgrades and MEP infrastructure.
  - Notice to Proceed issued on January 16, 2018.
  - Estimated completion Fall 2019.
  - Total project budget = \$29,021,602
- In response to a question from Sofia, Terrance noted that the new design will include additional storage space that will minimize potential safety hazards.

- **Current Design Projects**

- **LAC Kinesiology Labs and Aquatic Center (KLAC) (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.
  - Construction Documents submitted to DSA on January 28, 2019, for review and approval.
  - Anticipated construction start Fall 2019.
  - Total project budget = \$44,238,099
- **LAC Building M – Multi-Disciplinary Classroom (Measures E & LB & Prop. 51 State Funding)**
  - First State funded project utilizing the Design-Build delivery method.
  - C.W. Driver, Inc., to be the Design-Build entity.
  - 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).
  - Project is currently in the Design Development Phase.
  - Anticipated construction start Winter 2020, construction completion Fall 2022.
  - Total project budget = \$70,096,798 (State funded = \$27,760,000)

➤ Tracy asked when demolition was scheduled. Terrance responded that it was tentatively scheduled for January 2020, noting that they were hoping to do a relocation in Summer 2019, but reconsidered to allow use of Buildings M and N in Fall 2019. Moves would occur after December exams and in January if necessary. Marlene added that some people have moved back into Building P and that the District phases moves and construction to be the least impactful to students.
- **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.
  - Construction Documents to be submitted to DSA in February 2019 for review and approval.
  - Anticipated construction start Fall 2019, construction completion Spring 2020.
  - Total project budget = \$6,190,506
- **PCC Building MM – Construction Phase I (Measures E & LB & Prop. 51 State Funding)**
    - State budget approved funding for Working Plans only during fiscal year 18/19. State Chancellor’s office approved preliminary plans in August 2018.
    - 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.
    - Construction Documents to be submitted to DSA in February 2019 for review and approval.
    - Anticipated construction start Fall 2019, construction completion Fall 2020.
    - Total project budget = \$17,665,877 (State funded = \$7,096,729)
  - **PCC Parking Structure – P2 (Measure LB)**
    - McCarthy Building Companies, Inc., to be the Design-Build Entity.
    - 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.
    - Construction Documents to be submitted to DSA in March 2019 for review and approval.
    - Anticipated construction start Spring 2019.
    - Total project budget = \$23,862,144.04
  - Kim noted that the CSULB sustainability committee had laid conduit in parking structures in anticipation of future charging stations. Terrance responded that LBCCD will meet current minimum Title 24 requirements for charging stations and also is installing infrastructure to support future growth. Marlene added that the District is in the process of finalizing agreements with Southern California Edison to provide electric vehicle charging throughout both campuses. Kim mentioned that environmental science is taught in the D building and asked if charging stations could be added near that location to show students how they work. He recommended adding more teaching opportunities around campus and on the website. Terrance offered to come to class to talk about projects and show pictures. Camille observed that the Campus Bird online mapping software also could integrate sustainability information.

### **Completed 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, 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.
- Project is substantially complete. Punch item completion is ongoing. Classes scheduled for Spring 2019 semester.
- Ribbon Cutting Event—April 4, 2019, at 10:00 a.m.
- Total project budget = \$17,435,024
- Kim asked if the first-floor bathroom would be open on April 4, and Terrance responded that there had been issues with door hardware and safety.
  
- **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 finish items and Commissioning activities.
  - Construction started February 2017. Project is substantially complete. Punch item completion is ongoing. Classes scheduled for Spring 2019 semester.
  - Ribbon-cutting Event –March 14, 2019, at 10:00 a.m.
  - Total project budget = \$12,800,941
  
- **Smoke- and Tobacco-Free Campus**
  - Board Policy/Administrative Regulation 7002: Smoking in District Facilities and Vehicles
  - Board approval December 11, 2018: “It is the policy of the Long Beach Community College District to provide a safe and healthy environment for its students, employees, and visitors. In light of evidence that the use of tobacco and nicotine and exposure to secondhand smoke and aerosol (commonly referred to as “vapor”) from electronic devices pose significant health and environmental hazards, the District has established a smoke-, vapor-, and tobacco-free environment. Smoking of any kind, including use of electronic devices, and all uses of tobacco are prohibited on all property and in all indoor and outdoor spaces owned, leased, license, or otherwise controlled by the District, and in all District-owned vehicles.”
  - Task Force includes representatives from Academic and Classified Senates, LBCC Faculty Association, Long Beach Council of Classified Employees, ASB, and other staff.
  - Met in November and January to discuss how best to implement the policy. Will continue to meet monthly through May.
  - Jointly authored memo to campus community, including cessation resources.
  - “Breathe Easy” communications campaign
  - Kick Butts Day March 20, 2019
  - Sofia—students are coming in smelling of having vaped or smoked marijuana. Marlene—more difficult because students can legally use.
- Kim shared that a student had mentioned that smokers would be moved to the public areas and discard cigarette butts there. Marlene responded by noting that the Smoke- and Tobacco-Free Campus Task Force had discussed adding cigarette receptacles at key locations on the perimeter of both campuses in order to discourage littering and protect waterways.

#### **4. Other (Bob)**

The committee reviewed the beta version of Campus Bird online maps. Bob noticed at LAC that there is a parking lot J, which is now the parking structure, and there is a Building J at the north end of the campus. Marlene observed that the buildings and parking areas were lettered in alphabetical order. Brendan noted that the parking structures will be known as PS1 (LAC) and PS2 (PCC). Kim asked about how to report updates to the maps, and Marlene recommended e-mailing Brendan, who will communicate with Mo in Communications.

Marlene shared the Citizens' Oversight Committee 2018 Annual Report with the FAC. Marlene also mentioned that the LBCCD Board of Trustees had started a Board Facilities Subcommittee.

Kim reported that Superintendent-President Romali had attended the last faculty union meeting, at which the biggest discussion was on the cleanliness of offices and bathrooms. Kim mentioned that the 3<sup>rd</sup> floor D Building faculty and staff restrooms are particularly in need of attention and that the floors are not swept regularly. Kim referred to a custodian who did a great job, but was transferred from that building. Kim also noted that the Chemistry labs run out of paper towels, and extra paper towels are not stored in the cabinets. He reported that faculty have been submitting Facilities tickets through SchoolDude as well as calling the Facilities office to request service. Sofia added that the GG Building is in need of glass cleaning as well as cleaning the elevator, and Kim said that the stairwells also need attention. Marlene responded that the deficit is an ongoing concern, but that the District was hiring a custodial supervisor at LAC for better accountability and support. Marlene also offered to follow up on those specific issues as well as an ongoing plan to address issues. There was some discussion regarding whether staff restrooms were accessed via key or code and satisfying the competing concerns of ADA and safety in door locks.

Kim reported that students asked to share with the FAC that the Building D Biology Club wanted to include a learning garden of native plants on the southeast corner of the building near the parking machine, for which they received a grant and were told that it would have to be approved by the DSA. He mentioned that Horticulture professor Jorge Ochoa had offered to bring students on Saturday to help maintain the garden. Marlene requested the names of the students and the District staff who spoke with them. Marlene offered to meet with the students if Kim would provide their contact information.

The meeting was adjourned at 3:00 p.m.

**Next Meeting** – May 15, 2019, at 1:30 p.m. at PCC, GG-238