



LONG BEACH COMMUNITY COLLEGE DISTRICT
CITIZENS' OVERSIGHT COMMITTEE

DRAFT SUMMARY NOTES

August 17, 2020

Members Present: Eric Berg, representing Senior Citizens' Organization; Jack Cunningham, representing the Bona-Fide Tax Payers' Association; Eric David, representing the Community at Large; Sharon Diggs-Jackson, representing the Community at Large; Cesar Fierro, representing the Associated Student Body Joan Greenwood, representing the Community at Large; Aaron Moore, representing the Support Organization for the College; and Rebecca Turrentine, representing the Community at Large.

Members Absent: N/A – vacancy due to end of term resignation of Randy Gordon, representing the Local Business Community

LBCCD/Bond Program Staff/Guests Present: John Duong, BMT; Marlene Drinkwine, VP Business and Administrative Services; Walter Johnson, Sr. Director, Facilities Planning, Construction & Operations; Robert Rapoza, Director, Business Support Services; John Thompson, Director, Fiscal Services; Stacey Toda, Associate Director, Public Relations & Marketing.

1. WELCOME AND ANNOUNCEMENTS (Aaron Moore)

- 1.1 Shonda Jones called the roll.
- 1.2 Chair, Aaron Moore, welcomed everyone to the meeting and introductions were made.

2. PUBLIC COMMENTS

- 2.1 There were no public comments.

3. OLD BUSINESS

- 3.1 There was no old business.

4. NEW BUSINESS

4.1 NEW COMMITTEE MEMBER (John Thompson)

Marlene Drinkwine welcomed new committee member, Cesar Fierro, representing the Associated Student Body, who introduced himself. VP Drinkwine also updated the committee as to the vacancy for the Local Business Community Member position. After a failed initial search (shortly after campus closure due to COVID crisis,) a second recruitment has been opened and applications have been received. We hope to have a new committee member present in that position by the January 2021 meeting.

4.2 OFFICER ELECTIONS (Aaron Moore)

Chairman Moore thanked Sharon Diggs-Jackson for her service as COC Secretary since 2018. He then, with Diggs-Jackson's approval, opened the floor for nominations for a new committee Secretary. Chairman Moore then nominated Jack Cunningham for the Secretary position which was seconded by Rebecca Turrentine. All in favor, none opposed; no abstentions.

4.3 APPROVAL OF JANUARY 27, 2020 MINUTES (Aaron Moore)

Motion by Eric David and seconded by Rebecca Turrentine. All in favor; none opposed; no abstentions.

4.4 QUARTERLY EXPENDITURE REPORTS (Marlene Drinkwine)

(Refer to letters addressed to Aaron Moore dated July 17, 2020, and August 7, 2020, RE: Measures E and LB Expenditure Summary Update from John Duong, AIA, LEED AP, Program Director, Bond Management Team. Documents are on file with the Minutes.

- **Measure E 2008 and Measure LB 2016**

- VP Drinkwine reviewed the Measures E and LB Expenditure Summary Update, the LBCC 2008 Measure E Bond-Fund 46 and the LBCC 2016 Measure LB Bond-Fund 47 Reports through March 31, 2020, and June 30, 2020 with the following highlights:
 - Primary cash payments for all of our construction projects are being paid out of Measure LB instead of Measure E at this point because Measure E has largely been exhausted until it's next bond issuance. Activity reflected in Measure E is refunding of bonds and interest earnings, but nothing that reflects actual construction expenditures.
 - Attachments to both reports show a more detailed level which projects expenditures occurred.
- The committee had no questions on the quarterly expenditure reports.
- Motion by Eric David and seconded by Rebecca Turrentine to accept the reports as presented; the motion carried unanimously.
- Due to member requests, hard copies of all COC meeting documents will be sent, to those who request it, at least one 1-2 weeks prior to each meeting. VP Drinkwine also advised members to please let us know of any suggestions for improvement as we navigate the new realm of virtual COC Meetings.

4.5 CONSTRUCTION UPDATE (Marlene Drinkwine/John Duong)

(Refer to “Construction Update Citizens’ Oversight Committee—August 17, 2020” PowerPoint presentation handout). For a full list of both completed and continuing projects please see document on file with the Minutes.

VP Drinkwine reviewed the following highlights:

Throughout the COVID-19 Pandemic, we have continued work on all construction projects pursuant to the list designated by the State Public Health Officers orders which allow Public Works construction projects to continue.

- **Scheduled Maintenance Projects**
 - Electrical infrastructure work is a running theme throughout most of the projects
 - LAC ADA accessibility as well as exterior painting on the LAC Child Development Center are currently in progress or set to begin soon.
- **District Wide Energy Projects**
 - There are many ongoing energy projects at this time which both saves the district money as well as making the campus greener for future generations.
 - Prop 39 funds were largely spent on lighting retrofits
- **District Wide Energy Projects – Integrated Energy Master Plan (IEMP)**
 - The EV chargers have not been activated as no one is parking in the spaces just yet, and also, the activities of the City of Long Beach’s testing stations at PCC require that spaces are left open so as to provide parking for students/faculty participating in essential labs.
 - SCE provided a nearly \$1M grant for infrastructure work to support the charging stations.
- **Campus Improvement Projects**
 - These are major projects that arise and are needed to support the educational programs. The projects go through the Facilities Advisory Committee and are supported with Bond funds.
- **Completed Projects**
 - LAC Library upgrades were completed. The project initially began as a response to accessibility issues and then grew to include flooring and painting.
 - Building J Project (Auditorium) gained Substantial Completion in July 2020
- **Current Construction Projects**
 - Lack of activity on campus has allowed for many projects to be ahead of schedule, including the LAC Kinesiology Labs and Aquatic Center (KLAC)
 - Building X (Central Plant Expansion) is nearly complete.
 - Completion of LAC Building M expected in approximately 2 years.
 - Concrete work at the Stadium has been completed and work has begun on the Press Box to make sure that the entire area is safe.

- **Current Design Projects**
 - **LAC Building G/H - Construction Phase I (Measures E & LB & Prop. 51 State Funding)**
 - The new designs will have state of the art facilities to serve the needs of the programs, beautify the campus and enlarge the interior quad area including adding an exterior stage. Construction to begin Spring 2022.
 - **PCC Building MM**
 - The PCC Building MM Project was approached in 2 phases in order to continue operating the Construction Trades programs during construction.
- **Upcoming Design Projects**
 - Districtwide Door Access Control system which allows for a safe perimeter. The system can lock down all doors in a single building in an emergency situation and track access to the building by linking access to employee badges. Access control will be examined by a Feasibility Study.
 - Building E is being reviewed to make sure that it meets the district's current needs
 - A feasibility study needs to be done for the stadium to determine the cost in the current construction market for renovation or new construction. There will also be a much longer period of engagement with the community as well as our other user groups to determine the overall needs.
 - VP Drinkwine praised the construction team for maintaining a sense of consistency in the architecture of our campuses. ASB President, Cesar Fierro, also praised the team's work.
 - Vice Chair Turrentine noted that the Campus Site Plans are helpful when answering questions from community members regarding the various projects.
 - The floor was opened for questions:
 - ASB President, Cesar Fierro, asked if student housing is being considered for the future.
 - VP Drinkwine advised that the college is working with Brailsford & Dunlavey to explore the possibility of student housing. The company will provide an implementable plan to serve the students in need of reliable housing. The final study should be available within the next 6-9 months and will be presented to the Board of Trustees for review. VP Drinkwine also noted that an examination of the Bond language was done to ensure that student housing was listed on the ballot, and it was. She also pointed out that while there is not a specific budget for *Student Housing* in the 2041 Master Plan, there is a budget for an *Undefined Joint Use Project*. Other ways of funding also include the potential use of unbudgeted funds from completed projects. The Student Housing Feasibility Study will be shared with the COC once it has been presented to the Board of Trustees.
 - Will students have after-hours access once the Districtwide Door Access Control system is implemented?
 - Per VP Drinkwine, since LBCC is an open campus, it depends on the building and the time of day. The access would allow teachers or faculty to unlock classrooms and offices, and certain people would have access to unlock the entire building. However, once the campuses close at 10pm nightly, students would no longer have access.
 - How are projects prioritized? And what is the thought process in deciding to move projects up the timeline?

- Per VP Drinkwine, many decisions were based on the following criteria:
 - ❖ Highest need
 - ❖ The ability to relocate programs to other buildings during construction so as not to disrupt program services.
 - ❖ Eligibility for state funding - once approval is received, the project must be prioritized as there are only 3 years to spend the funds.
- In light of changes happening in response to COVID-19, are there any best practices that can be implemented to maximize the new construction?
 - VP Drinkwine noted that this is not an option for current construction projects. However, Essential Lab needs are being evaluated and Plexiglass is being installed throughout the campus in student and public facing areas. Additional adaptations to classrooms and other areas to accommodate in-person return, once approved, is also being considered.
- Chairman Moore opened up the floor for responses to previous questions asked by the COC at the 1/27/20 meeting. They were as follows:
 - The budget breakdown between state and bond funding was addressed in the presentation.
 - The PCC Parking Structure will be locked down after hours and on weekends for over-all security purposes. There may be a potential to use it for specific event parking, but that will have to be negotiated with the district and the Facilities department so that they could handle access and security. A \$2/day permit is needed in order to park in any of the spaces, and, should one also choose to use the EV Chargers, they would pay the specified rate for the charging which is very low. However, after 4 hours, EV rates would increase as an incentive to move cars once charging is complete. EV charging stations will also be installed in front of the gym once the KLAC project is complete.
 - LBCC does not receive contract rebates because the district is able to piggy back on system wide, Community College, UCNC issue agreements for discount rates/fees.

5. OTHER

5.1 Integrated Energy Master Plan (IEMP) Update (John Duong)

John Duong reviewed the highlights of the IEMP which can be found on the LBCC website and downloaded in its entirety.

- The plan was created in 2018 to provide a roadmap to align the previous energy efficiency projects along with future projects noted within the 2041 Facilities Master Plan, which was published in 2016. The plan was driven by various assembly bills, state goals and executive orders (Exec. Order EOB1812 it also aligns w/ EOB3015, EOS305, etc.) and is the most ambitious plan to date in the State of California and the United States.
- The district was awarded the Sustainability champion by the Board of Governors

- It outlines processes utilized to determine the current energy use, future energy use, and energy efficient measures completed to date and the proposed future energy efficient measures to provide a path towards the goal of zero net energy along with the associated cost benefits.
- Source energy, site energy, carbon neutrality and zero net energy are some of the key definitions referenced in the plan that relate to the design guidelines.
- By implementing the IEMP, LBCC is going above/beyond the ever increasingly stringent building codes.
- John opened the floor for questions:
 - What is the difference between the two oversight committees in the Green Building Action Plan?
 - The 2 oversight groups are established within the Executive Order (B-18-12) from the State and the Green building action plan developed by the State. The State established a staff level Sustainability Working Group and their executive level Sustainability task Force, to ensure these measures are met.
 - When will the college start to see savings and a reduction in energy costs as a result of investments being made into the IEMP plan?
 - VP Drinkwine responded that it depends on the measure in question. For example, Prop 39 allowed for lighting to be switched out which led to an immediate savings because the funds to purchase them was provided to the district directly from the state expressly for that purpose. However, with other projects, like the solar panels, while the cost for the panels is paid via Bond funds, the savings is to the general fund. So, in this case, it may take years to see that balance out.

5.2 Other Updates

- Due to a schedule conflict, Chairman Moore turned the meeting over to Vice President, Turrentine at approximately 6:55pm (just before IEMP presentation.)
- VP Drinkwine opened the floor for closing comments or questions:
 - ASB President, Cesar Fierro, asked what part he could play in supporting the possibility of student housing at LBCC.
 - Per VP Drinkwine, promoting student participation with Brailsford & Dunlavey as they gather much needed information in the stakeholder groups for the project is very important.
 - Committee member, Jack Cunningham, asked if it is within the committee scope to make recommendations to the board regarding the use of funds for housing, specifically?
 - VP Drinkwine advised that while it is not in the role of the committee to make recommendations on such matters, a member of the COC, representing themselves as an individual member of the public, may make a public comment at a Board of Trustee meeting. She recommended that they attend the meeting where the Feasibility Study will initially be presented.

6. UPCOMING EVENTS

- College Day, the annual event held for faculty and staff prior to the start of the Fall semester, will be done virtually with a combination of recordings and live messages. The specific focus will be equity issues and serving students, faculty and staff of color.

7. FUTURE AGENDA ITEMS

- Quarterly Expenditure Report
- Construction Update

8. ADJOURNMENT

- The meeting adjourned at 7:23pm
- Eric David made a motion to adjourn which was seconded by Sharon Diggs-Jackson. All in favor, none opposed; no abstentions

NEXT MEETING

- 2/1/2021 - ConferZoom: <https://youtu.be/0Yprim2kJJI>

Respectfully Submitted by:
Sharon Diggs-Jackson, Secretary
August 17, 2020