



Facilities Advisory Committee

Minutes
February 14, 2018
Meeting

Approved

ATTENDANCE (A = absent):

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

NOTE TAKER: Erin Murphy

Welcome and Introductions (Bob)

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

Approval of the November 8, 2017, Minutes (Bob)

- The minutes of the November 8, 2017, meeting were approved as presented.

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

(Refer to "Construction Update Facilities Advisory Committee dated February 14, 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 5, 2018.

➤ Camille asked about the color-coding in the PCC Water Conservation Project illustration. Tim responded that the blue and green colors on the rendering indicated different types of plant materials. Sofia asked if the PCC project would include seating. Medhanie responded that a seat wall will be included. Tim mentioned that the designated smoking area plan may also include a seating area. Tim added that the black line on the rendering indicated fencing around the large storm-water retention area, and Medhanie noted that most landscape projects of this size must include storm water retention mitigation efforts.

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 – Bid process complete. Awaiting Board approval February 27, 2018.
 - ◆ Phase 2 Building Package – DSA back-check scheduled for February 20, 2018. Bid process to start in March.
 - 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.
 - ◆ Currently in bid process.
 - Bob raised a faculty concern with the lockdown project in the V Building. Faculty are supposed to be able to lock doors from the inside, but they cannot tell from inside the classroom whether doors are in fact locked or not. Bob asked if there was a way to label the door locks more clearly. Tim agreed to follow up with the Facilities team about whether labeling could be added to address the issue.
 - 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.
 - Currently soliciting proposals for designers.
 - Lighting Inverter Replacement
 - 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.
 - Estimated project completion February 2018.
- **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.
 - 10 weeks for equipment submittal and procurement.
 - Installation targeted for Spring 2018.

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

- **District Wide Energy Projects (continued)**
 - Delayed due to Manufacturer filing Chapter 7.
 - ◆ New manufacturer selected and approved.
 - All overhead work complete.
 - Next phase will be to install new LED fixtures. Work will start in Building O-2.

- Tracy asked about the completion date, and Medhanie responded that it was estimated in Summer 2018.

- **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 Spring 2018.
 - Total project budget = \$211,944

- Tracy asked for clarification about the meaning of “net zero,” and Tim responded that it refers to a building producing as much energy as it consumes, which he noted can be a challenge with older buildings. Tim continued by remarking that LBCC is advocating with the State Chancellor’s office to amend the definition of net zero to be applicable to the District as a whole, rather than per building. He added that the District is considering additional solar power, battery storage, and other methods of generating power.

- **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) – Soliciting proposals

 - Facility Advisory Committee Approved 4/19/17
 - Baseball field – Scoreboard replacement (\$130,000)
 - Removed existing scoreboard.
 - Equipment delivery expected February 2018. New scoreboard has been mounted and will soon be operational.
 - 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*

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

- **Campus Improvement Projects – Fiscal Year 2017/18 (Measures E & LB) (continued)**
 - 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)
 - Processing bid proposals (Equipment and Installation)
 - Tracy commented that her understanding was that Building MM had two HVAC units, not one. Tim responded that one HVAC unit also serves the administration area of MM.
 - Building EE – Room 108 upgrade (\$50,000)
 - Blinds installed.
 - Processing PO for installation of batting insulation.
 - Building HH – Shade structure installation (\$20,000)
 - Soliciting proposals for design firm.
 - Facility Advisory Committee New Requests 2/14/18
 - District-wide – Siemens integration to Simplex Truesite Workstation (\$125,000)
 - Building R – Carpet square replacement (\$50,000)
 - EE-109 and L-257 – Installation of black-out shades (\$3,000)
 - EE-108 – Carpet installation (\$15,000)
 - Tracy inquired about the need for blackout shades in EE-109. Medhanie responded that the Film department uses EE-108 and EE-109 classrooms, and they need darker rooms, as well as carpet for sound insulation. He noted that Multimedia Services is also upgrading the media technology in those classrooms.
 - The Campus Improvement Projects requested for February 14, 2018, were approved as presented.
- **Current Construction Projects**
 - **LAC Building D 1st and 2nd Floors – Science Labs (Measure E)**
 - MSP Architects – Design Firm, Soltek Pacific Construction – Contractor
 - Renovate 16,000 square feet of 1st floor and 2,573 square feet of 2nd 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.
 - Total project budget = \$14,635,024
 - **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.

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

- **District Wide Security Monitoring System (Measures E & LB) (continued)**
 - 98% of the 200 cameras have been installed at PCC
 - 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.
 - 98% of the approximately 400 cameras have been installed at LAC.
 - Total project budget = \$10,308,743

- **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 rough-in.
 - 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.
 - Notice to Proceed issued on January 16, 2018.
 - Estimated completion Fall 2019.
 - Total project budget = \$29,021,602

- Camille announced that the Groundbreaking Event for Building J was scheduled for March 8, 2018, at 10:00 a.m. Medhanie remarked that swing space has been challenging with this project because of special event needs. He added that Facilities will draft a response regarding alternative venues for events such as the Fashion Show, noting the intention to be fiscally responsible and also follow up with requests as soon as possible.

- Tracy asked if there were any renderings of the interior of the auditorium. Terrance responded that the interior will look very similar because the auditorium already has good acoustics; however, the project includes refinishing the seats (which were reupholstered recently) and applying a new coat of paint. In regard to the stage, Terrance noted that the project will also include lighting and sound improvements, as well as a removable/adjustable wall to better facilitate theatrical productions and special events. Medhanie added that extensive improvements are planned for the lobby area and the doors, and that air conditioning and an elevator would also be added to the building.

**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 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.
 - Anticipated construction start Spring 2019.
 - Total project budget = \$44,238,099
 - Tracy inquired whether the project included a multipurpose room similar to T-1200, and Tim responded that such a room was planned for the second floor of the center. Camille asked about the orientation of the center. Tim stated that the structure will be oriented north/south along Faculty Avenue, which will be converted from a road to a pedestrian-only way, with parking available in the former Facilities area. He added that additional site plans and renderings will be available at the next meeting.
 - Camille asked whether the pool would remain in Building Q, and Tim responded that it would be reevaluated once the new center was completed.
 - Sofia asked if there were any plans to add Kinesiology facilities at PCC. Tim responded that it was not in the 2041 Facilities Master Plan. Medhanie added that Building CC is the only PCC building that is related to Kinesiology.
 - **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
 - Sofia asked about the capacity of the LAC parking structure, and Tim replied that it can accommodate 900 cars. He added that that solar panels at LAC generate 460 kilowatts of power, and that the PCC garage was anticipated to generate approximately 300 kilowatts of power. Katie confirmed with Tim that the PCC parking garage site will be where the Foster and Kinship Care Education (FKCE) program is currently housed.

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

- **Current Design Projects (continued)**
 - **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, and Computer and Office Studies (COS)
 - 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.
 - Currently in Schematic Design phase.
 - Anticipated construction start Fall 2019, construction completion Fall 2020.
 - Total project budget = \$17,665,877 (State funded = \$7,096,729)
- Camille clarified with Tim that the administrative area in Building MM was not included in the project. Tim added that the project was first submitted to the State 10 years ago, and that Facilities was preparing to request additional State funding in July for the other part of the building. Tracy asked where Carpentry would hold classes during construction, and Medhanie responded that Facilities was meeting with CTE Dean Gene Carbonaro and Carpentry instructor Javier Rivera to identify suitable swing space.
- **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 Schematic Design phase.
 - Anticipated construction start Fall 2019, construction completion Spring 2020.
 - Total project budget = \$6,190,506
- Sofia asked whether the FF Building would be removed. Tim responded that eventually it would be demolished as indicated in the 2041 Facilities Master Plan, but that it was currently functioning as swing space for the Theatre Department. Sofia asked about plans for Buildings NN and KK, and Medhanie responded that there were no plans for projects in those areas. Katie inquired about where FKCE would be relocated once the parking structure was under construction. Tim responded that Facilities was working on it and hoped to have more information soon.

Prioritization Report (Betty)

(Refer to “Prioritization Report” handout)

- Betty deferred to Lexi, who noted that the report was similar to the last time it was presented to the committee, although she mentioned that the Building J budget had been augmented because the bids came in higher, which the Board had approved. Tim added that the report is intended to closely resemble the 2041 Facilities Master Plan and that in the past, the committee has used the list to rearrange prioritization of projects as needs arose. Medhanie noted that the Central Plant project was an addition to the report to address current needs based on new construction over the past 10 years and changes in technology. Medhanie also provided an example of a potential change to the list of Future Projects, explaining that the Building G project is State approved and planned for 2026, but if State funds were available sooner, the priority could possibly change.

Redevelopment Funds (Tim)

(Refer to “Redevelopment Funds” handout)

- Tim explained that Redevelopment funds continue to be received annually, even though the program has been discontinued. The annual allocation to academic/instructional areas is \$200,000, and Facilities works with the Deans to identify academic program needs. Tim noted that the document indicates tentative estimated costs, and that throughout the year, cost estimates are finalized and reported back to the Deans before projects are executed. He mentioned that the document also reflects a project management fee of about 10%.
- Sofia inquired about which office was located in room GG-107, and Medhanie responded that it is Disabled Students Programs and Services (DSPS). Sofia also asked about the estimated cost of \$4,000 for a shredder; Tim responded that departments provide estimated costs, but that when a project moves forward, Facilities gets actual quotes based on what is proposed.

Other (Bob)

- None

The meeting was adjourned at 2:42 p.m.

Next Meeting – April 25, 2018
1:30 – 3:00 pm
PCC – AA-101D