



# Facilities Advisory Committee

Minutes  
September 2, 2015  
Meeting

*Approved*

## ATTENDANCE (A = absent):

✓	Ann-Marie Gabel	✓	Bob Maxell
✓	Richard Estacio	A	Karen Kane
A	Emmanuel Ndoumna	✓	Tim Wootton
✓	Michael Boomsma	A	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 1, 2015 Minutes (Bob)

- The minutes of the April 1, 2015 meeting were approved as submitted.

### Bond Construction Update including Scheduled Maintenance & Small Improvement Projects (Tim)

*(Refer to "Bond Construction Update Facilities Advisory Committee dated September 2, 2015 P/P Presentation" handout)*

#### ▪ **Scheduled Maintenance Projects**

- Fiscal Year 2014/15 \$2,628,690 (State Funds Only)
  - Roofing contract awarded to Tecta America
  - Complete roof replacement Building K – started 6/15, 95% complete
  - Complete roof replacement Building G – started 7/15, 90% complete
  - Complete roof replacement Building O-1 – started 8/15, tear down ongoing
  - Complete roof replacement Building O-2 – start 11/15
  - Complete roof replacement Building Z – started 9/2/15
  - Paint exterior of Buildings LL & HH – estimated completion 9/15
- Fiscal Year 2015/16 \$2,313,000 (One Time Mandated Cost)
  - Complete roof replacement Buildings JJ, HH, J, P
  - Interior/exterior door replacement Buildings D, K, H, Q
  - Paint exterior of Buildings L, O-1, O-2, high voltage house
  - HVAC air handler upgrades Buildings D, T, F, Z, MM, N
  - ADA accessibility and compliance – various locations

**Bond Construction Update (continued)**

- Scheduled Maintenance Projects (continued)
  - Discussion ensued regarding the additional \$1.3 million allocated from State funds in 2015-16. The District will be undertaking several water conservation projects to comply with newly imposed regulations, including:
    - Re-landscaping south of Building BB at PCC along PCH with drought tolerant plants
    - Re-landscaping grass strip along Orange Avenue at PCC
    - Converting Buildings O1, O2, and Z at LAC to reclaimed water
    - Re-landscaping north of Building II at PCC along 20<sup>th</sup> Street is another possibility if funding allows
  
- **Prop 39 – California Clean Energy Jobs Act**
  - Prop 39 Year 1 - 2013/14 projects \$706,947
    - Central Plant Expansion (Project Complete)
    - \$273,584 in rebate incentives
    - Load Based Optimization System (LOBOS)
  
  - Prop 39 Year 2 – 2014/15 Projects \$561,172
    - Retro Commissioning Buildings D and T
    - Lighting Retrofit Buildings R, Q (R and Q going out to bid) and Z (Z completed)
    - Outside area LED lighting retrofits, PCC parking lots, Building Z lot, Tennis Courts are currently underway.
  
  - Prop 39 Year 3 - 2015/16 Projects \$583,855
    - LED Lighting Retrofits, Buildings T, HH and O-2
    - SCE Pilot Program, SCE provided LED retrofit energy analysis per building, Prop 39
  
- Current Construction Projects
  - **LAC Building C Retrofit – Nursing Program**
    - BCA Architects – Construct One, Construction Contractor
    - Complete renovation of 31,567 GSF Nursing Building C
    - 10 classrooms, 6 simulation labs, 12 Faculty offices and 2 computer labs
    - Construction started on September 8, 2014
    - Anticipated project completion Spring 2016
  
  - **PCC Building GG – Student Services Center**
    - RNT Architects - Balfour Beatty, Construction Contractor
    - New 38,855 GSF Student Services Building with 2 additional classrooms
    - Admissions & Records, Financial Aid, DSPS, EOPS, Student Counseling, Student Health Services, Cashier’s Office and Student/Staff Dining Services
    - Construction started Fall 2014, estimated completion Spring 2016

**Bond Construction Update (continued)**

- Current Construction Projects (continued)
  - **PCC Building JJ – Alternate Transportation Retrofit**
    - Additional retrofit work that required DSA approval
    - Work is underway to relocate the Dynamometer
    - Install 2 new auto lifts, Carbon Dioxide & Methane detectors
    - Anticipated construction completion September 2015
  - **PCC Buildings QQ, OO & PP Demo – Measure E 2008**
    - Demolition of Building QQ was bid as separate project
    - Buildings OO and PP were also demolished with Building QQ; demolition complete, site work still underway
    - New Building QQ will sit on the old site of Buildings OO,PP and QQ
- Upcoming Construction Projects
  - **PCC Buildings QQ & RR – Electrical Program**
    - HPI Architects – Interior Demolition Inc. contractor for demolition
    - New 24,000 GSF Building will be built for Electrical labs, classrooms, offices and Lifetime Learning Center
    - 6,000 GSF Building RR to be renovated for the Electrical program’s robotics labs
    - DSA submittal April 2015, estimated construction start Spring 2016
  - **LAC Building D 1<sup>st</sup> & 2<sup>nd</sup> Floor – Science Labs**
    - MSP Architects – public bid to determine contractor
    - Renovate 16,000 square feet of 1<sup>st</sup> floor for new Science Labs
    - 1<sup>st</sup> floor demolition to start Winter 2016
    - Remodel 2<sup>nd</sup> floor for Microbiology, construction to start Spring 2016
  - **LAC Building J Renovation – Auditorium**
    - SVA Architects – public bid to determine contractor
    - Renovate 37,878 GSF Auditorium, originally built in 1956
    - Structural, ADA, mechanical systems and program enhancements
    - Submit design documents to DSA for review November 2015
    - Scheduled to start construction Fall 2016 and complete Spring 2018
  - **LAC Building P Renovation – English Studies**
    - Steinberg Architects – public bid to determine contractor
    - Renovate 16,016 GSF building, originally built in 1935
    - Project will address ADA, classrooms, offices and mechanical systems
    - Submit design documents to DSA for review December 2015
    - Estimated construction start Fall 2016, completion Spring 2018

**Bond Construction Update (continued)**

- Upcoming Construction Projects (continued)
  - **District Wide Security Monitoring System**
    - Red Five Security completed phase 1 of the districtwide security assessment July 2015. Phase 2 will be full design of bid documents.
    - Locations and type of cameras, infrastructure assessment still underway
    - Initial plan covers all exterior building entrances and heavy use areas
    - Maintenance and support assessment underway
    - Scope will include cameras for the exterior restroom entrances
  - **LAC Building E – Student Center**
    - Design awarded to TBP Architects for feasibility study
    - Renovate 50,276 GSF building, originally built in 1968
    - Project will address ADA, Food Services, ASB, mechanical & electrical systems
    - Design and DSA approval is estimated to be about 12 months
    - Estimated construction start Spring 2018, completion Fall 2019
    - Dates are subject to change upon statewide bond
- Completed Construction Projects
  - **LAC Math Technology Building V – Math & Culinary Arts**
    - Sillman Wright Architects – Harper Construction
    - 73,650 GSF Math and Culinary Arts building, as well as Reprographics
    - 20 classrooms, 30 Faculty offices, 7 Culinary labs
    - Substantial completion awarded April 2015
    - Ribbon cutting ceremony held August 17, 2015
    - Classes held in building August 24, 2015
  - **LAC Storm Water Runoff Compliance – Central Quad**
    - Lynn Capuoya Architects - Pima Corporation, Construction Contractor
    - Substantial completion awarded May 2015
    - Courtyard and walkways currently open to the public
    - Contractor terminated due to construction license suspension June 2015
    - Working with Bond Surety to complete items on punch list
  - **PCC Building AA Basement Infill – Measure E 2008**
    - Remove basement next to Building AA and back filled area
    - Construction started February 2015 and completed May 2015
    - Schedule Maintenance funds will be used for the landscaping of the area with water conservation guidelines.
  - **PCC MD Trailer Removal – Measure E 2008**
    - A portion of the trailers have been removed
    - The remaining trailers house operations that will relocate to Building GG
    - All trailers will be removed when we move into Building GG

### **Small Improvement Projects (Tim)**

*(Refer to "Small Improvement Projects September 2, 2015" handout)*

- Tim reviewed the Small Improvement Projects.
  - Requests 2014/2015 – Total Cost Estimate \$170,795, Actual Cost \$85,513.35
    - Replace GAS Meter Shed PCC Campus
    - Sports Field Wind Screen Replacement (on hold – may be doing field upgrades)
    - Building T Classroom Chair Rails
    - FMS Fire Suppression System Various Locations
    - Lift Station PCC Campus upgrade controls
    - Upgrade electrical power for events in Building R
    - Upgrade Central Plant cooling tower coupling
    - Additional building emergency lighting
    - Storm Water Retention Building T (west side)
    - Wire landscape fence multiple locations
  - New Requests 2015/2016 – Total Cost Estimate \$82,325
    - Building Q paint interior hallways
    - O-2 replace carpet hallways and stairs
    - LAC CDC remove old fence and replace
    - Building T hand rail @ Viking Express
    - Sliding gate at LAC trash compactor
    - Replace Wall Talker white boards in Building O-2
  
- Small Projects List for 2015-16 was accepted as amended by adding the replacement of the carpet on the stairs in O-2 and removing the second line item for the LAC CDC fence replacement.

### **Project Prioritization List (Mike)**

*(Refer to "Project Prioritization List Updated June 2015" handout)*

- Mike reviewed the Project Prioritization List including the following highlights:
  - Math Tech was on time and on budget.
  - Building B decreased \$8 M.
  - Building J increased from \$11 M to \$22.8 M.
  - Created Campus Wide Security System for \$5.8 M.
  - Funds for Building J and the Campus Wide Security System came from Building B, Contingency and Math Tech.
  - Building B no longer has funding due to Buildings J, P, D and camera projects.
  - Building E project timeline will be dependent on State funding.
  - Building G & H became one project.
  - Building MM is dependent on State funding.
  - Building F will be demolished.
  
- The Project Prioritization List was accepted as submitted and amended.

**Buildings AA & BB Survey Results (Ann-Marie)**

*(Refer to "AA & BB Satisfaction Survey Summary Report" handout)*

- Ann-Marie reviewed the results of the survey. The survey was sent to all occupants/users of Buildings AA & BB as of Spring 2015.
- 32 responses were received. The responses were relatively good overall. Suggestions from the surveys include:
  - Whiteboards on at least two walls in the classrooms.
  - Benches in the hallways if the size of the hallway allows for it.
  - Corkboards outside the classroom doors.
  - Evaluating larger tablet armchairs.
  - Include the Key Request with the move in packet. Facilities will work with the Deans and their departments in the future to streamline the process.

**Campus Wide Survey (Ann-Marie)**

*(Refer to "FAC Campuswide Survey Fall 2015" handout)*

- Ann-Marie reviewed the draft of a FAC Campuswide Survey for Fall 2015. The link for the survey will be sent district wide via email. Results should be available at the next FAC meeting.
- Discussion occurred on the process of the design of classrooms. Bob asked if there is any follow up inside the classrooms after a building is built. The input that Facilities and BMT receive from Deans during the design process is relied upon heavily as well as the design standards and best practices set for LBCC.
- Rick asked to include a survey question regarding Facilities Event Setup Requests. Ann-Marie will have a question added.
- A survey for the occupants of the new Building V will be sent this fall as well.

**FAC Update for CPC, Spring 2015 (Ann-Marie)**

*(Refer to "Spring Semester 2015 Status Report to the College Planning Committee" handout)*

- Ann-Marie reviewed the update that was sent to CPC in Spring 2015 regarding the activity for FAC.

Meeting adjourned at 2:37 pm.

**Next Meeting** – November 18, 2015  
1:30 – 3:00 pm  
COC Report