



# Facilities Advisory Committee

Minutes  
November 8, 2017  
Meeting

*Approved*

## ATTENDANCE (A = absent):

Committee Members			
A	Ann-Marie Gabel	✓	Bob Maxell
✓	Sofia Beas	A	Tracy Bejarano
A	Jan Paolo Canteras	A	Andrea Marie Cocjin
✓	Katie Sundara	✓	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 September 27, 2017 Minutes (Bob)

- The minutes of the September 27, 2017 meeting were approved as presented.

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

*(Refer to "Construction Update Facilities Advisory Committee dated November 8, 2017 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 (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
  - 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 – 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.

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

- **Scheduled Maintenance Projects (continued)**
  - 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, T, and CDC.
- 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.
  - Lighting Inverter Replacement
    - Scope includes lighting inverter replacement at LAC Building T and PCC Building JJ
- **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 June 2017
      - 10 weeks for equipment submittal and procurement
      - Installation targeted for Fall 2017
      - All work to take place during the 3<sup>rd</sup> 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 Governor’s Executive Orders
    - District-Wide Net Zero Goal
  - IEMP will be integrated with the 2041 Facilities Master Plan & future designs
    - Future designs of buildings
      - 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
- Kim asked if the lighting projects are replacing just the light bulbs. Tim responded that some places will be able to just change the light bulbs and other areas will require the fixtures to be changed.

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

- **District Wide Energy Projects – Integrated Energy Master Plan (IEMP) (continued)**
  - Katie requested the lighting outside of Building II at PCC be addressed. Medhanie answered Facilities has already looked into the issue and will be addressing the lighting for that area.
  - Medhanie commented the Chancellor’s Office is looking at what the District is doing with respect to energy plans and may use the plans as an example for other districts in the state.
  
- **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) – Board approved in October – waiting for Notice to Proceed from Contracts
    - Building T – Room 1200 Replace carpet and paint (\$30,000) – Soliciting proposals
    - Building R – Thermostat for gym heater (\$60,000) – Soliciting proposals
  
  - Facility Advisory Committee Approved 4/19/17
    - Baseball field – Scoreboard replacement (\$130,000)
      - Board approved in October – waiting for Notice to Proceed from Contracts
    - 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)
      - 98% complete
  
- **Campus Improvement Projects – Fiscal Year 2017/18 (Measures E & LB)**
  - Facility Advisory Committee New Requests 11/8/17
    - Building Q – Installation of glue down ceiling tiles for Q113 (\$13,000)
    - Building MM – HVAC upgrade (\$65,000)
    - Building EE – Room 108 upgrade (\$50,000)
    - Building HH – Shade structure installation (\$20,000)
  
  - Sofia asked for clarification why the HVAC is being upgraded in Building MM when the building is scheduled for major construction in the future. Tim responded the current HVAC project is for the administration side of the building which is not part of the proposed construction schedule.
  
  - The Campus Improvement Projects requested for November 8, 2017 were approved as presented.
  
- **Current Construction Projects**
  - **LAC Building D 1<sup>st</sup> and 2<sup>nd</sup> Floors – Science Labs (Measure E)**
    - MSP Architects – Design Firm, T.B. Penick & Sons - 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, 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

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

- **Current Construction Projects (continued)**
  - Medhanie updated the committee on this project with the latest information. The terms of the agreement are being finalized for a new contractor to take over and finish the project.
  - Kim requested paperless dryers in the restrooms for Building D. Medhanie responded the air dryers are the new standard for the District.
  - Kim said there are vacuum hoods in the Chemistry department that need to be addressed as well as the air lines. Tim and Medhanie asked for a list of issues that could be sent to them. If the issues are not part of the scheduled project, Facilities will look into it further.
  - **District Wide Security Monitoring System (Measures E & LB)**
    - P2S Engineering – Design Firm, Pars Arvin - Contractor
    - 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
    - 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
  - **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 interior demolition, framing and MEP rough-in
    - Construction started February 2017, estimated completion Fall 2018
    - Total project budget = \$8,670,713
- **Upcoming Construction Projects**
  - **LAC Building J – Auditorium (Measures E & LB)**
    - SVA Architects – Design Firm
    - 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
    - DSA approved October 3, 2017
    - Notice of bid went out on October 13, 2017 and job walk held October 23, 2017
    - Anticipated construction start January 2018 and construction completion Fall 2019
    - Total project budget = \$24,629,548

**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
    - 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 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 Fall 2017
    - Total project budget = \$21,493,800
- Kim asked if there are plans to have digital signs at the entrance to the parking structure showing how many spaces are available. Tim confirmed the current design does include that technology.
- **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 = \$70,164,781 (State funded = \$20,601,755)
- **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.
  - Anticipated construction start Fall 2019, construction completion Fall 2020.
  - Total project budget = \$19,679,951 (State funded = \$7,096,729)

**Revision to FAC Charge (Tim)**

*(Refer to "FAC Charge and Membership" handout)*

- Tim reviewed the suggested changes to the FAC Charge and Membership.
- The changes are to update some of the membership titles, add a representative for the Classified Senate, and update the meeting location.
- It was agreed by consensus to accept the revisions to the Charge and Membership as presented.

**Other (Bob)**

- None

Meeting adjourned at 2:25 pm.

**Next Meeting** – February 14, 2018  
1:30 – 3:00 pm  
LAC – T-2065