



Facilities Advisory Committee

Minutes
November 18, 2015
Meeting

Approved

ATTENDANCE (A = absent):

Committee Members			
✓	Ann-Marie Gabel	✓	Bob Maxell
✓	Richard Estacio	✓	Kim Hatch
A	Karen Kane	✓	Alicia Kruiuzenga
✓	Emmanuel Ndoumna	✓	Tim Wootton
Guests			
✓	Michael Boomsma	✓	Lexi Donovan
✓	Medhanie Ephrem	✓	Brent Gilmore

NOTE TAKER: Janet Falcon

Welcome and Introductions (Bob)

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

Approval of the September 2, 2015 Minutes (Ann-Marie)

- The minutes of the September 2, 2015 meeting were approved as corrected. On page 5, the Project Prioritization List will be amended to read “Building E project timeline...”

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

(Refer to “Bond Construction Update Facilities Advisory Committee dated November 18, 2015 P/P Presentation” handout)

- **Prop 39 – California Clean Energy Jobs Act**
 - Prop 39 Year 2 – 2014/15 Projects \$561,172
 - Retro Commissioning Buildings D and T – mostly complete, in verification phase
 - Lighting Retrofit Buildings R, Q (both scheduled for Winter break) and Z (mostly complete)
 - Outside area LED lighting retrofits, PCC parking lots (planned for Winter), Building Z lot (done), Tennis Courts (done)
 - 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

Bond Construction Update (continued)

- **Scheduled Maintenance Projects**
 - Fiscal Year 2014/15 \$2,628,690 (State Funds Only)
 - Roofing contract awarded to Tecta America
 - Complete roof replacement Building K – Complete
 - Complete roof replacement Building G – Complete
 - Complete roof replacement Building Z – Underway; 95% complete
 - Complete roof replacement Building O-1– Complete
 - Complete roof replacement Building O-2 – beginning stages start 11/23/15
 - Paint exterior of Buildings LL & HH – Complete
 - Fiscal Year 2015/16 \$1,322,393 (State Funds Only)
 - PCC Southwest Campus Water Conservation Landscape Project (PCH & Orange)
 - PCC North Campus Water Conservation Landscape Project (Walnut & 20th St.)
 - LAC Building Z, O-1, O-2 Reclaimed Water Connection Project
 - LAC Central Plant Chilled Water Loop Conditioning Project
 - Fiscal Year 2015/17 \$2,313,000 (One Time Mandated Cost)
Targeted projects include:
 - Complete roof replacement Buildings JJ, HH, H, J
 - Tile roof replacement Building K
 - Interior door replacement Building D
 - Paint exterior of O-1, O-2, & High Voltage House
 - Building Z HVAC replacement

Building D is being considered to have new interior doors that lock from the inside. Building C and GG have doors that lock from the inside. We are adding this to our district standards for all future projects. We will evaluate existing doors to see if upgrades are available.

- **Campus Improvement Projects**
 - Facilities Advisory Committee approved on 9/2/15
 - Building Q – Paint Interior Hallways (\$16,000)
 - Building R – Paint Interior Hallways (\$24,365)
 - Building O-2 – Replace Carpet in all Hallways (\$47,347)
 - LAC CDC – Remove Old Fence and Replace (\$9,157)
 - Facilities Advisory Committee New Requests 11/18/15
 - Building T – Install Handrails around Viking Express (\$15,324)
 - LAC trash compactor – Install Sliding Gate for Safety (\$2,438)
 - Building O-2 – Replace 5 classroom Wall Talkers (\$22,000)
 - Building D – Install Reverse Osmosis Water Treatment System (\$18,000)
 - Building S (Stadium) Replace Press Box Windows (\$30,000)
 - Building L HVAC modifications for Media Services (\$9,700)

The Campus Improvement Project list was accepted and approved including new items listed above.

Bond Construction Update (continued)

• **Current Construction Projects**

○ **LAC Building C – 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 computer labs
- Project is substantially complete as of November 4, 2015
- Move in scheduled for Winter 2015, classes beginning 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
- Project is substantially complete as of August 2015
- Audio Visual equipment and furniture are being installed in November/December 2015. Opening in January 2016

• **Upcoming Construction Projects**

○ **PCC Buildings QQ & RR – Electrical Program**

- HPI Architects – Public bid opening scheduled for January 2016
- 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 approved plans October 2015, estimated construction start Spring 2016

○ **LAC Building D – Science Labs**

- MSP Architects – public bid to determine contractor
- Renovate 16,000 square feet of 1st & parts of 2nd floor for new Science Labs
- Physiology, Diagnostic Medical Imaging and Allied Health
- Design documents underway, construction to start Summer 2016

○ **LAC Building J – Auditorium**

- SVA Architects – public bid to determine contractor
- User group meetings are ongoing
- Structural, ADA, mechanical systems and program enhancements
- Submit design documents to DSA for review April 2016
- Scheduled to start construction Spring 2017 and complete Fall 2018

○ **LAC Building P – English Studies**

- Steinberg Architects – public bid to determine contractor
- Occupants will be moved to swing space in Buildings M & N
- 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**
 - P2S Engineering is designing the system
 - Design documents are expected in Winter 2016, public bid to follow
 - Initial plan covers all exterior, building entrances and outdoor restrooms entrances
 - **LAC Building E – Student Center**
 - Design awarded to TBP Architects – public bid to determine contractor
 - Renovate 50,276 GSF building, originally built in 1968
 - Project will address ADA, Food Services, ASB, mechanical & electrical systems
 - Started the design process and meeting with the user groups Fall 2015
 - Estimated construction start Spring 2018, completion Summer 2019
- **Completed Construction Projects**
 - **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
 - Punch list is complete, 30 days left on 90 day maintenance period
 - **PCC Buildings QQ, OO & PP Demo – Measure E 2008**
 - Demolition of Buildings QQ, OO, & PP was bid as separate project
 - New Building QQ will sit on the old site of OO,PP and QQ
 - **PCC Building JJ – Alternate Transportation Retrofit**
 - Additional retrofit work that required DSA approval
 - Dynamometer relocation and installation
 - 2 new auto lifts, Carbon Dioxide & Methane detectors
 - Project is complete as of October 2015

Alicia asked about swing space and what the process is. Ann-Marie and Michael responded they meet with the Deans and user groups regarding swing space. It is an important part of the process for construction and they treat it as such.

Building D will be bid out for construction during the day with an alternate bid if construction was done during the night. BMT will be contacting the City of Long Beach to see about any limitations there may be for construction during the night.

Project Prioritization List (Mike)

(Refer to “Project Prioritization List Updated November 2015” handout)

- Mike reviewed the Project Prioritization List including the following highlights:
 - Funds were moved from PCC to LAC for campus improvements
 - Building J was amended from 2016/17 as a start date to 2017/18
 - Building FF demo was amended from 2017/18 as a start date to 2019/20 to allow for swing space for Building J

The Project Prioritization List was accepted as amended.

Campus Wide Survey (Ann-Marie)

(Refer to “New Summary Report,” “Comments Report,” “LAC Summary Report,” and “PCC Summary Report” handouts)

- Ann-Marie reviewed the results of the survey. The survey was sent district wide in Fall 2015.
- Over 400 responses were received. The responses were mostly good with some areas that need attention such as cleanliness of restrooms. Facilities is trying to be proactive and create routes and task lists for each area/classroom.

ADA Transition Plan Update (Medhanie)

- Medhanie discussed the ADA Transition Plan. We are required to have an ADA Transition plan and we are currently in the process of updating the plan. Faculty and Staff are invited to participate in comments/suggestions for PCC on December 1, 2015. LAC will be reviewed in the near future.

Other (Ann-Marie)

- Kim asked Facilities to look at the exterior door for Building D that leads to the balcony. This particular exterior door was not replaced and is in need of repair.
- Ann-Marie announced the District is currently developing a survey to see if the community would be interested in another measure on the ballot for LBCC.
- Kim distributed a flyer for the LBCC On-line Weather Station that is installed on the top of Building D. Anyone can download the application and find out the current weather for the LAC campus.
- Due to scheduling conflicts, the locations will be switched for the February and April meeting.

Meeting adjourned at 3:15 pm.

Next Meeting – February 17, 2016
1:30 – 3:00 pm
LAC