



# Facilities Advisory Committee

Minutes  
November 7, 2018  
Meeting

*Approved*

**ATTENDANCE (A = absent):**

Committee Members			
X	Marlene Dunn	X	Bob Maxell
X	Sofia Beas	X	Tracy Bejarano
X	Wayne Bergman	X	Camille Bolton
A	Gene Carbonaro	X	Kim Hatch
A	CHI Representative		
Guests			
X	Terrance DeGray	X	Lexi Donovan
X	Brendan Hayes		

**NOTE TAKER:** Erin Murphy

**1. Welcome and Introductions (Bob)**

Bob welcomed everyone to the meeting and introductions were made.

**2. Approval of the September 26, 2018, Minutes (Bob)**

The minutes of the September 26, 2018, meeting were approved as presented.

**3. Construction Update (Brendan)**

*(Refer to "Construction Update Facilities Advisory Committee dated November 7, 2018" handout)*

**a. Scheduled Maintenance Projects**

- Fiscal Year 2015/16 \$3,089,434 (State Funds & Measure LB)
  - Water conservation projects
    - LAC South Campus Water Conservation Project
      - ◆ HPI Architects – Design Firm, Green Giant – Contractor.
      - ◆ Building O1 and Building O2 – Landscape and reclaimed water.
      - ◆ Building Z – Reclaimed water only.
      - ◆ Notice to proceed issued September 2018.
      - ◆ Estimated completion Summer 2019.
- 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 – Notice to proceed issued March 28, 2018, to Axiom Group. Project to be complete in Spring 2019.
      - ◆ Phase 2 Building Package – Notice to proceed issued July 24, 2018, to CalCo Construction Services, Inc. Project to be complete by Summer 2019.
    - LAC – DLR Group (Design Consultant) preparing design documents to address deficiencies as identified in the CASp survey for the LAC. Schematic Design package was submitted July 2018. Currently under review to proceed with design documents with a site and building package.

- Door Lockdown Project
  - Phase I
  - Retrofitted doors in Buildings A, C, D, L, T, V, AA, BB, DD, EE, GG, and LL to allow for lockdown from within room – *Complete*
  - Phase II
    - ◆ PCC– Retrofit doors in Buildings HH, GG, CC, JJ, II and MM.
    - ◆ LAC– Retrofit doors in Buildings A, T, and CDC.
    - ◆ Notice to proceed issued to EJ Enterprises. Work to be complete by Fall 2018.
- 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.
    - P2S Engineering (Design Consultant) preparing design documents.
  - Lighting Inverter Replacement – *Complete*
    - Scope includes lighting inverter replacement at LAC Building T and PCC Building JJ.
- Fiscal Year 2018-19 \$472,595 (State Funds Only)
  - Facilities portion of State supported Scheduled Maintenance funding will be utilized for Instructional Equipment.
  - No Scheduled Maintenance projects from state funding for fiscal year 2018/19.
- **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.
      - Buildings O-2, T, and HH are 98% complete.
  - Prop 39 Years 5A – 2018 Project \$360,000
    - LAC Parking Light LED Retrofits and PCC Parking Lot 6
      - Design proposal under review.
  - Integrated Energy Master Plan (IEMP)
    - DLR Group was selected to create the IEMP.
    - IEMP to include a clear path towards compliance with the Governor’s Executive Orders and achieve a District-Wide Net Zero Goal.
    - IEMP will be integrated with the 2041 Facilities Master Plan and future designs, as well as with District Design Standards.
    - Assessment and Planning Services—Central Plant/Building load analysis.
    - Design recommendations
    - On-site energy generation
    - Water Management
    - Project started Summer 2017, completion Summer 2018. Presentation to the Board of Trustees on November 13, 2018.
    - Total project budget = \$249,789

- Kim initiated discussion regarding adding visible electrical charging stations for vehicles, noting the current limited number of mobile, solar-powered charging stations. Marlene responded that the solar-powered charging stations were provided at no cost for five years, and she reported that the District is planning to add permanent charging stations at more campus locations. However, she noted that charging powered by the District's electrical grid cannot be provided at no cost because it would constitute a gift of public funds. Terrance estimated that an additional 35-55 charging stations were anticipated for LAC in the near future. Kim inquired about the timeline, and Marlene responded that draft amendments to the Board Policy were anticipated to be approved by Summer 2019, which would be the first step. She added that charging stations were integrated into the PCC parking structure project currently in design. In regard to locations such as parking lots E, F, G, or H, Marlene noted that there might be challenges to provide electricity to certain areas, so careful review of potential locations would be needed. In regard to funding the cost to charge vehicles, Wayne suggested that one option might be to increase the cost of parking permits, and Marlene commented that LBCC and Cerritos College have the lowest parking pass fees among community colleges in the region. Wayne offered ASB's assistance with surveying students and assisting with communications to students once the District was ready to move forward. Kim offered to meet with Marlene to discuss the District's sustainability efforts at greater length.
- Marlene concluded discussion of the IEMP by noting that it was the first of its kind in California and that LBCC was considered a national leader for developing the plan.

### **3.b. Campus Improvement Projects**

- Facility Advisory Committee Approved 11/8/17
  - Building Q – Installation of glue down ceiling tiles for Q113 (\$13,000) *Complete*
  - Building MM – HVAC upgrade (\$65,000) *Complete*
  - Building EE – Room 108 upgrade (\$50,000) *Complete*
  - Building HH – Shade structure installation (\$20,000)
    - Notice to Proceed issued to TSK Architects in July 2018. Currently in design. Plans delivered to Division of the State Architect (DSA) on November 6; partial approval granted. Marlene added that the DSA requested that some portions be constructed of more permanent material than fabric, which may increase the cost for additional design and more expensive materials.
  - Kim inquired about the removal of six seats in the front row of the Planetarium to create additional ADA-accessible space. He shared that a student who uses a wheelchair preferred not to use the front row because of neck strain when viewing the astronomical projections. Brendan replied that ADA improvements are based on strict percentages and the width required for wheelchair access and maneuvering, as well as the number of seats.
- Facility Advisory Committee Approved 2/14/18
  - District-wide – Siemens integration to Simplex Truesite Workstation (\$125,000)
    - Quotes obtained; pending purchase order to begin work.
  - Building R – Carpet square replacement (\$50,000) *Complete*
  - EE-109 and L-254 – Installation of black-out shades (\$3,000) *Complete*
  - EE-108 – Carpet installation (\$15,000) *Complete*

**3.b. Campus Improvement Projects (continued)**

- Facility Advisory Committee New Requests 4/25/18
  - Building A – Bulletproof glass windows for enrollment services (\$150,000)
    - As reported at FAC on September 26, 2018, the project will not be moving forward.
  - In response to a question from Tracy, Marlene explained that bulletproof glass is currently only in the Cashier’s office because that office handles cash. Upon further examination, no data supported the need to install bulletproof glass, which would also make student engagement more difficult.
  - District-wide CalSense irrigation upgrade (\$40,000)
    - Requesting a proposal.
  - Buildings Q/R Scoreboard upgrade (\$350,000)
    - Proposals received and under review.
  - Parking Structure – Oil coolers for elevators in mechanical room (\$20,000).
    - Currently soliciting proposals for the infrastructure related to this project.
- Facility Advisory Committee New Requests 9/26/18
  - LAC Baseball Field – New Poles and Netting (\$140,000)
    - Soliciting proposals from contractors.
  - LAC Building A – Welcome Center, Veteran Services, and other Student Support Services Programs (\$160,000)
    - Initial User meetings scheduled to prepare bid proposal package.
  - Wayne inquired about the plans for Veterans Services. Marlene responded that the office would be moving to the A building permanently and that office moves would be phased over the next several months to minimize disruption for students, with estimated completion by Summer 2019. Wayne asked about Veteran students at PCC and whether there were plans to provide services at that campus. He noted that the first year is the hardest for veterans, and that attracting veterans is a strategy to increase FTES. Wayne also noted that veterans are named in the 2016 Measure LB Bond and had supported the efforts to pass the bond measure.
  - Building GG – Enrollment and Counseling Services (\$65,000)
- Facility Advisory Committee New Requests 11/7/18
  - LAC and PCC Marquee Sign Display Replacement (\$154,000)
  - LAC Building E – Valhalla Room (\$45,000)
  - LAC Building L – Student Technology Help Desk (\$7,200)
  - PCC Building LL – Relocate Electrical Boxes to Remove Trip Hazard (\$4,500)
  - Sofia inquired about plans for the area formerly used by Assessment in Building LL, and Marlene responded that Dr. Muñoz is considering where best to locate student-serving offices to help students navigate the spaces on campuses most easily.
  - Bob noted that the projects would total \$211,100, and Kim confirmed with Marlene that funds come from the Measure LB Bond.
- **The Campus Improvement Projects requested for November 7, 2018, 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, Soltek Pacific Construction – 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, 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.
  - Currently working on finish and completion items. First floor classrooms occupied in the Fall 2018. Second floor work to begin in Fall 2018 and complete in Spring 2019.
  - Total project budget = \$14,635,024
- Kim asked whether Astronomy would be able to store telescopes and optical equipment in D-149 as discussed in the planning stages. Marlene recommended contacting Dean Paul Creason, as the offices would revert to faculty in January 2019 once construction was completed. Following up on discussion at the September 26, 2018, FAC meeting, Terrance reported that the elevator inspection is scheduled for November 14, 2018, whereupon construction on the south elevator could commence.

- **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 finish items and Commissioning activities.
  - Construction started February 2017, estimated completion Spring 2019.
  - Ribbon-cutting Event – Save the Date on March 14, 2019, at 10:00 a.m.
  - Total project budget = \$11,015,941
- Tracy asked whether classes would be in session in Building P in the Spring, and Marlene affirmed that Building P would be in use and also providing swing space for Building M construction.

- **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.
  - Currently working on structural upgrades and MEP infrastructure.
  - Notice to Proceed issued on January 16, 2018.
  - Estimated completion Fall 2019.
  - Total project budget = \$29,021,602
- Camille asked if the Auditorium would be available in August 2019 for College Day, and Marlene responded that it would not be available for College Day until 2020.

- **Current Design Projects**

- **LAC Kinesiology Labs and Aquatic Center (KLAC) (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 Construction Document Design phase.
  - Anticipated construction start Spring 2019.
  - Total project budget = \$44,238,099
- **LAC Building M – Multi-Disciplinary Classroom (Measures E & LB & Prop. 51 State Funding)**
  - First State funded project utilizing the Design-Build delivery method.
  - C.W. Driver, Inc., to be the Design-Build entity.
  - 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 offices.
  - This building will house Language Arts, Foreign Language, and Computer and Office Studies (COS).
  - Preliminary document package submitted to State Chancellor's office for approval on March 1, 2018.
  - Anticipated construction start Fall 2019, construction completion Fall 2022.
  - Total project budget = \$70,096,798 (State funded = \$27,760,000)
- **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 Construction Document Design phase. DSA Submittal in December 2018.
  - Anticipated construction start Fall 2019, construction completion Spring 2020.
  - Total project budget = \$6,190,506
- **PCC Building MM – Construction Phase I (Measures E & LB & Prop. 51 State Funding)**
  - State budget approved funding for Working Plans only during fiscal year 18/19. State Chancellor's office approved preliminary plans in August 2018.
  - 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 Construction Document design phase.
  - Anticipated construction start Fall 2019, construction completion Fall 2020.
  - Total project budget = \$17,665,877 (State funded = \$7,096,729)

- Tracy asked if the west side of the building would be included in Fall 2019 construction, and Brendan confirmed that it would, and that Phase II would be the east side.
- **PCC Parking Structure – P2 (Measure LB)**
  - HPI Architecture selected to prepare bridging design documents. Design-Build delivery method.
  - McCarthy Building Companies, Inc., to be the Design-Build Entity.
  - 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.
  - Currently in the Construction Document design phase.
  - Anticipated construction start Spring 2019.
  - Total project budget = \$23,862,144.04
- Marlene noted that the District is considering adding signage on the corner and dedicating a portion of the space to rotating seasonal messages (e.g., Fall Enrollment).
- Marlene added that the PCC parking structure will have the ability to close completely overnight for safety.
- Wayne asked whether there were plans to allow overnight parking on District property for housing-insecure students. Marlene responded that allowing overnight parking was a challenging proposition, but that she could consider the request and report back. She observed that it can be difficult to distinguish between students and non-students, as well as public safety challenges. Currently, overnight parking is not allowed.
- Sofia inquired about the cleanliness of Building GG. Marlene responded that Facilities is hiring an additional evening custodial supervisor and restructuring custodians to address cleanliness at both campuses. Sofia asked about the water fountains, and Brendan replied that some of the water bottle refilling stations are outdated and the District cannot get parts for them any longer. He added that it would be more cost-effective to replace them in the future. Marlene offered to perform an evaluation of the fountains.
- Kim asked about requesting additional cleaning using the website. Brendan responded that staff can enter a Facilities ticket online or call x4040 to report issues. Marlene added that the District could also increase notifications and communication to faculty and staff about Facilities services.
- Wayne asked about ADA concerns in the “Fishbowl” in Building E, particularly the restrooms. Marlene referred to the ADA upgrades projects currently in progress. Wayne also reported that the button to open the M Building door automatically is not working and that a Facilities ticket had been submitted a month ago.

#### **4. Other (Bob)**

Marlene announced that the District was proposing to amend Board Policy to become a smoke-free campus and convening a task force to discuss how best to educate and inform the campus community before the policy is implemented, including identifying cessation resources to offer faculty and staff. Wayne mentioned that based on his experience at Fullerton College, if the crosswalk is also near the public sidewalk, students using the crosswalk may have to pass through smokers on the sidewalk.

The meeting was adjourned at 2:40 p.m.

**Next Meeting** – February 27, 2019, at 1:30 p.m. at LAC