



Facilities Committee

Meeting Minutes

March 18, 2019

3:30 PM

SSB 414

Title/Role	Name	Present	Title/Role	Name	Present
1. VPAS, Co-chair	Iris Ingram	X	13. ASO	Shyann Cox (alternate)	
2. Faculty Co-chair	Laura Peterson		14. ASO	Juderay Almario (alternate)	
3. Academic Senate	Cameron Iverson	X	15. SEIU 721 Steward	Bruce Hicks	
4. Academic Senate	Parveneh Ghaforyfard	X	16. Resource	Maria Teresa Carvajal	
5. Academic Senate	Todd Matosic		17. Resource	Carey Demas	X
6. AFT Classified Guild	Michael Tesfai		18. Resource	J.C. Saunders-Keurjian	
7. AFT Classified Guild	Cristi Lizares (alternate)		19. Resource	Doug Graham	
8. AFT Faculty Guild	Matthew Robertson	X	20. Resource	Dave Bautista	X
9. AFT Faculty Guild	Olga Shewfelt	X	21. Administration, President	James Limbaugh	
10. AFT Faculty Guild	Rudy Triviso (alternate)		22. Administration, VPAA	Aracely Aguiar	X
11. Plant Facilities Director	Kim Morera	X	23. Administration, VPSS	Roberto Gonzalez	
12. ASO	Leticia Sanchez-Perez				

1) Call to Order/Approval of Agenda

Action

Meeting called to order at 3:41 p.m. by Co-chair I. Ingram. The agenda was approved as written.

2) Approval of meeting minutes:

Action

- a. **February 25, 2019 Minutes** - The minutes were approved as written.

3) Bond Program Reports:

a. Campus Construction Program Report (D. Bautista)

Information

Plant Facilities Center: This project is substantially complete. The date of occupancy has been moved back from March to April due to a recently discovered leak in the roof and a few pending items at DSA.

40J - Physical Security: We're continuing to test the fire alarm system as it's being upgraded. It's expected to be complete towards the end of April. The fiber optic cables are in place and a punch list is pending. D. Bautista clarified that a punch list is prepared towards the end of a project and lists all of the smaller items that are still pending testing and/or completion. This is not the door lock project.

TLC: The rain slowed down the contractor but they're back on track now. This week there will be lots of work – they're putting in the footing which means a great deal of concrete being poured and concrete trucks on campus. One of the key issues about this project is the



rerouting of the bridge. There are easements that are making it very difficult to place the bridge straight across B-Street in a North/South direction. As a result, we're studying moving the bridge to another location which may increase costs. In the original design the bridge extended from the 3rd floor and across B Street, now it will drop to the 2nd floor and run over F Street. The easement runs north/south, parallel to the bridge and includes all the space above the pipe as well.

O. Shewfelt asked what could have been done ahead of time in the design build to avoid this?

D. Bautista responded that the key issue was the easements and those sorts of problems with the city and the state are very difficult to predict. Once we started having difficulties, we decided it would be better to look at an alternative because we didn't want to impact the public schedule. I. Ingram explained the original bridge design was more elaborate. The subsequent design that was more direct involved the easement, which we had assumed would not be a problem because you're basically just talking about air. The city's property that they're worried about is below ground and that would technically never come in contact with the footing of the bridge. However, when you issue an easement, it includes the space above the property as well. The design that we were working with was a cheaper alternative than the original design, which had to be reengineered to come in under budget. C. Demas added that it became more of an issue because the state architect wanted us to get a letter from the City. I talked to DSA and they've agreed to rescind the letter requirement. The city said we couldn't pump concrete or have any construction activity on B Street. Design build should have considered the north/south access to begin with, but they were prioritizing a direct link between the bus stop and the building and didn't think the easement would be an issue. It is a lesson learned and won't happen again in our region.

Watson Center: This project is moving along and is still slated to be completed in November of this year. We're working closely with DSA to address an issue with the wall system.

Energy Efficiency Project: This project is currently in DSA.



Master Planning - Temporary Noise Wall: We're preparing to hire a civil engineer to plan the removal of the sound wall, with dismantling set to begin in Fall 2019. We're restriping part of the street because the wall is partially built on county property and that requires an encroachment permit. The construction crew will also need scaffolding because they'll be working into the street in some areas. Work is scheduled to begin in October and projected to last 3 months. This project was a part of the Master Plan so the Environmental Impact Report (EIR) was updated to reflect the sound wall coming down. The estimated cost is \$700 K but until we receive the construction bids, we won't know for sure.

Measure CC - HLRC Demo and Replacement: I. Ingram reported that there have been two BUG meetings and there are several presentations scheduled in the coming weeks including a Town Hall and a combined Academic Senate/College Council meeting. Stir Architects will present their recommendations for the placement of the building and after we obtain all the required approvals, we hire a programming architect. We'll try to begin that conversation this Spring but we need to go through the procurement process, so it may not happen until Fall. Of the two groups that have met thus far, the preferred site has been Option A - parallel to SSB, replacing the CE building and shifting it towards the cement ramp. C. Iverson added there were two other sites considered – where the amphitheater is and where HLRC is now. With option A nothing would go where the old HLRC is right now; they have it listed as "future building". In the interim, it would be a large quad area with, potentially, places for people to congregate. The primary advantage of Option A is that displacing the entire library would require a significant amount of swing space - for the library, the CE building, the SC building and all the bungalows. And if we can cut the cost of swing space, that money could go into the new building. Another issue was access to the lower part of campus. With option A there's more potential for elevators going from the lower part of campus all the way up the hill. It also aligns better with the future plans for the campus. Option C doesn't require swing space and its closer to the parking structure but it doesn't fit the future plans of the campus. Maintaining the view was also a priority and it would be partially obstructed by the Fine Arts building in that



location. I. Ingram explained that the further you encroach on the hill the more likely it is to generate additional costs in the form of a retaining wall or other elements.

Cost Update: All projects are on budget and on schedule.

Classroom Door Locks – President Limbaugh will send a memo with information from the Build LACCD office about the progress of this project. He'll also post it on his blog and the campus website. The District is still moving forward though the dates have changed from early April to May 10th. Phase One focuses on the locks and doors that are the easiest to upgrade; those that involve simply replacing hardware. Phase Two is replacement of more complicated doors and door frames which will require DSA approval or some other issue like ADA requirements. DSA just sent Build LACCD the list of which rooms will be converted in Phase One and they will forward that to the campus administration for distribution. WorldWide Construction will work on this project at night, from about 11 pm to 7 am.

4) Operational Reports

a. Status of Local Projects (K. Morera)

Information

Spring Break will be very busy as we make use of less traffic on campus. We'll launch the *Fine Arts Exterior Lights Project* over Spring Break which will convert 80% of the exterior lights to LED. Baker Electric was awarded the bid and Prop 39 funds the project. The new lights should be brighter and will definitely save energy. The project is fast-tracked and has to be completed within a month. All crews will be staged in Lot 4.

Another project happening during Spring Break is the *Concrete Sidewalk Repair*. That job came in under budget at about \$120 K. It involves replacing some of the sidewalks that have popped up because of the rain as well as some asphalt repair around C Street that's a potential hazard.

We received the consulting back on the *Fine Arts and Aviation Complex Waterproofing and Sealing Project* and we're in the process of putting a scope of work together.

We've been going out to bid on some flooring projects including the *B7 Bathrooms* that are used pretty heavily during graduation.



We're in 50% design with the *PE Heating and Ventilation Project*. We're taking the chilled water from the energy and efficiency project and extending it into the PE complex. The gym is going to get air conditioning. Both North and South Men's and Women's PE will be on the central plant for energy savings. We're also adding chilled water to C1 and that will be air-conditioned and digitally controlled.

We still have *PE Plumbing Repair Projects* on the books. We'll repair many of the showers and restrooms including the baseball field restrooms which are in pretty bad shape. O. Shewfelt asked how many showers are on campus. I. Ingram explained there are approximately 30 showers on campus. Two years ago, California passed a law that said all Community Colleges are required to make their showers available to their homeless students – not any homeless person but anyone enrolled as a student. The homeless student can't disrupt any class or team that may need the showers and may have to wait until the class is done. They may only use the facilities during the hours the college is open and they have to be able to produce proof that they're enrolled. However, they don't need proof they're enrolled in a particular class. The law doesn't include use of towels, only water and shower facilities. The President sent a notice campus wide.

O. Shewfelt asked how long will Lot A be faculty/staff only because there are still some altercations between students that shouldn't be parked there and staff. I. Ingram reported that Watson is scheduled to be under construction until Fall 2019. Lot A will remain parking for employees only up to January 2020 because we need time to dismantle, move the construction crews out, have Watson open, and restripe parking lots 1 and A. There are currently signs that say 'Faculty and Staff Only' but facilities will work on a better solution over Spring Break including crossing out the 'ASO Preferred' markings on the ground.

5) New Business:

a. HLRC Building User Group Update (I. Ingram)

Information



There will be at least three more opportunities for the campus community to weigh in on the siting of the new building. There will be a presentation to the Facilities Committee after the Town Hall and other shared governance meetings.

6) Next Meeting: April 15, 2019

7) Adjournment

The meeting adjourned at 4:32 p.m.

Action

