



Facilities Committee Draft Minutes

MINUTES

November 21, 2016

Student Services Building, Room 414, 3:15 PM

Present:

1. *Kevin Considine*, Faculty Co-chair, AFT rep
2. *Iris Ingram*, Co-Chair, VPAS
3. *Robert Sprague*, VPAA
4. *Matthew Robertson*, WEC Chair
5. *Barry Sloan*, Teamsters
6. *Rudy Triviso*, AFT Faculty Guild Rep. (alternate)
7. *Tim Russell*, AFT Faculty
8. *Jeff Lee*, Academic Senate
9. *Parveneh Ghaforyfard*
10. *Bruce Hicks*, SEIU
11. *Jesus Reyes* (ASO)

Guest:

1. *Laura Peterson*
2. *William Davis*

Resource:

Subhi Murad, CPT
Karl Schrader, CPT

1. Call to Order/Approval of Agenda

Meeting was called to order at 3:27 p.m. by Iris Ingram, Committee Co-chair. Agenda approved as modified. Per the request of Prof. Jeff Lee, maintenance for new buildings (GC, SSB) was added as an agenda item under New Business. Motion moved by Jeff Lee, seconded by Matt Robertson

2. Approval of October 17, 2016 meeting minutes

Minutes from October 17 meeting approved as written. Motion to approve minutes made by Barry Sloan, seconded by Jeff Lee.

3. Bond Program Reports:

A. Campus Construction Program report (Subhi Murad & Karl Schrader CPT)

Subhi Murad provided cost and schedule update on pending and future construction projects. According to Subhi some projects have been completed however cost remains the same from last meeting. The Physical Education and Dance Renovation has been completed and is currently in the close out stage. The light replacement in the Fine Art Building is complete and the floor patch is pending. The Slope Stabilization Project is in closeout stage and a request to imprint the WLAC logo on the slope was recently submitted per President Limbaugh's request. The Physical Security & Hardware is still in DSA. Parking lot 7 re-pavement has a January 7 start

date. TLC is being prepared to go to Board in December and the Watson Center 2 is still in DSA.

Karl Schrader reported that the DSA completed review of the Plant Facilities Center/Storm Water Project and the Design Builder has prepared the back check package for approval. The Design Development drawings for the TLC were completed for the Design Build Procurement. However, there is a \$2.2m budget shortfall at the current rate for this project (refer to item 5A for recent development).

The procurement of Programming Architect for the Energy Efficiency Project is currently in process as an alternate solution to the Design-Build procurement. Originally, there was going to be a separate structure behind the parking structure however due to the excess capacity of the current Central Plant there is feasibility studies currently being conducted for possible connection to existing Central Plant.

4. Operational Reports

A. Status of Local Projects (Kim Morera)-None

VPAA Bob Sprague reported that a number of Department Chairs and Faculty members have asked about adding items from Program Review to the Facilities Committee Agenda. Co-Chair Ingram mentioned that the request should be entered into Program Plan because all Facilities-related requests out of Program Plan are currently sent to the Facilities Committee for prioritization.

VPAA Sprague requested to have member of administration be present during meetings regarding the programming of space in current projects in order to ensure that concerns and input of affected stakeholders considered. For example, in the recital hall the electrical plugs in the floor are raised and users had complained about potential hazard. Co-Chair Ingram explained that the example cited is a "punch list" item not a program need, but agreed that senior management should attend space programming meetings, at least the initial ones.

5. New Business

A. Status of TLC Project – (I. Ingram)

Lisa Turnbaugh, Deputy Program Manager of BuildLACCD contacted President Limbaugh to provide Information on the current issue with the TLC bids. She relayed to the President that the new Best and Final Offer (BAFO) received from bidders did not result in cost savings and the revised bids actually increased. There is small window to get this project on the December board agenda and Dr. Limbaugh was presented with 2 options given the shortfall:

1. Cancel proceedings/plan for TLC and move forward with Watson Center Project given that this is already in DSA.
2. Slightly defer Watson Center and move forward with getting TLC on the December 8 Board Agenda.

A review of construction reserve is underway. This will help determine the amount of excess funds that might be available to help cover the shortfall of the TLC project. However, this will take weeks and the review will not be completed until January. Essentially, with option 2 the college will be backfilling the TLC project with funds from the Watson project. Proceedings to obtain DSA stamp for Watson Project will still continue and this stamp is good for 3 years. However, the only way to add TLC to the Board Agenda before the deadline is to use funds from Watson Center. Co-Chair Ingram noted that this is a cash flow issue and not necessarily a budget issue. The President was forced to make a decision and decided to delay the Watson Project and proceed with the TLC project because it is easier to remove an item from the board agenda than to add to it.

Co-Chair Considine questioned why the Watson project is being delayed for the TLC and noted that the Watson project could eventually be short by \$2M if the money from the reserves is not high enough. The trend is that the price of construction is on the uptrend and bids are only valid for 90 days. Stakeholders for Watson have already made concessions to make this project work and it is not worth it to prioritize the TLC over the Watson Center.

The decision will be made after the holiday to decide whether or not to pull this on the agenda.

B. Proposition CC Projects (Skipped)

C. New Building Maintenance Projects (Jeff Lee)

Prof. Jeff Lee discussed with the Committee that new buildings are beginning to show wear and tear and he wondered if we can add or consider the maintenance of these new buildings. Co-Chair Ingram, noted that funding into the Maintenance and Repair budget was increased. \$200,000 was added to this budget and some important items have been fixed and repaired. Items are added on the basis of work order. Co-Chair noted that it is important to input noted repairs into the work order system because work orders are reviewed and ranked. The first order of priority is health and safety.

6. Adjourn

Meeting adjourned at 4:48 p.m.

