LAS POSITAS
COLLEGE

Facilities Committee

October 21, 2013
2:30pm Room 1687

MINUTES

Present: **Members:** Mike Ansell, Eric Bolin, Janice Cantua, Rich Duchscherer, Katie Eagan, Steve Gunderson, Tina Inzerilla, PJ Johnson, Ernie Jones, Dyan Miller, Diana Rodriguez,

Ex-Officios: Douglas Horner, Janice Noble, Mario Rebholz, Bruce Rich

Guests: Rita Carson, Gerry Gire, Jeffrey Kingston, Natasha Lang, Scott Miner,

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Called to Order: 2:39 pm

1. **Welcome**

2. **Review and Approval of September Minutes**
   - **Motion: To Approve September Minutes with the following correction:**
     Page 4 - Remove sod and replace with DG – *decomposed granite*
     Moved: E. Jones/Second: J. Cantua
     Approved: Unanimously

3. **New Business**

New Academic Building 100 Update – J. Kingston– I have some good news, and I want you to leave this room understanding what we are trying to do. There is a timeline on Measure B by which funds need to be expended by which we achieved over 5 years. We have been given the goal to expend the remaining funds in the next two years for various reasons. So I was asked "what you can do.?" I said I could do (2) large projects, one project at each college. However, we will need the colleges to consolidate all their remaining funds and then the District would need to go through the district wide accounts and match funds. I was asked to analyze that. We were asked to fast track these projects. The colleges will benefit by getting a large project - LPC would get new academic building which would increase your capacity load. Capacity load is tracked and monitored. Capacity load is determined by "butts to seats.". LPC is under capacity load. You have more butts than seats. Lecture 78% and Lab 56%. I did a little training with the Presidents' this morning on this. The method to my madness is to plan our facilities around the master plan that identifies your academic building. We would remove the old one story buildings in the lower campus (100, 200, 300) and would also complete the campus blvd project that would give us access and would create natural way finding for students. The new building would be approximate 32,000 usable square feet. The overall building would be 40,000-45,000 square feet. A new 2 story building across from the Mertes Center that would create your other entrance to the campus and

would create the leading edge of your campus. Would be a signature building that would go right on the corner. It is the Master Plan. The visuals are there.

Question – How will this affect the plan we have for using the money for the library, and then the small projects? *I am getting there.*

You need to know how we got there….I am giving you the big picture so there is a general understanding of why were doing this and how we are doing this. There are 3 accounts in the Bond:

Districtwide	$33.35 mil
Chabot	$20.26 mil
LPC	$21.24 mil
Total	$75 million needs to be spent in the next 3 years.

We went thru the district wide allocation

Revisit your (LPC) plan for spending the $21.24 mil.

We would retain $10 mil and keep it district wide for the following:

$ 7 mil - Renewable Energy & Efficiency– we will leverage it into more over 5years we should get $3 mil. (pulled $10 million out)
$ 3 mil - IT hardware and software (pulled $10 million out)

Not going to talk about Chabot. LPC – $ 26mil construction cost. LPC set aside the following:

$8.5 – Building match – (You don't need that.)
$5 – Renovations for lower campus – (You don't need that)
$5 – Library – (Will not be touched.)
$5 – Small Projects/Deferred maintenance/Instructional Equip

All projects that are underway and in design will be delivered. But if we want to do this project, the remaining funds will need to go toward the project. The district wide account will match $11 mil. If we do not do this project then that $11 mil will go to another need in the district. LPC has to go all in with $21.24 mil with the district match of $11.6 mil for approx. $34 mil. What I propose to you is (which is why I am here, we need to get consensus) around this as we need to move fairly quickly.

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Then what is it you want to do? Do you want to build the academic building? Academic Building budget $29 – $31 mil. The current plan is $31 mil. You as the committee can say we want to

spend $31 on the building and take the remaining $3 mil and put it to small projects and instructional materials. I am looking for a decision or some direction. I need to take it to the Board which will then allow me to hire an architect. If you don't spend it someone else will. Did a couple of projects? This is a good problem. There is a balance of about $100mil and we are tasked with spending $75mil. Who was on the Science Building User group? We will move as fast as the Science Building. The user group was great. They didn't get involved in design. They told us what they wanted and let us go.

Question – When you say the building will cost $31 mil where does that number come from? *From the Facility Master Plan that Steinberg did for us.*

Question – Is this a 2 or 3 story building? *The Master Plan calls for 2 story building…however it could be a 3 story.*

Question – How many classrooms would we gain? *That depends on lab vs lecture. Need to replace what we are losing by removing 200 and 300 and add enough additional spaces to help our capacity problem.*

Question – What happens to One Stop? *It was to be assigned to 100. They occupy roughly 3000 sq ft of space. We can place them somewhere else.*

Question – What happens to Instructional Equipment Fund? *It will go away or it goes down to what you think you would need and size appropriately.*

I think you could build this building, do your small projects, and fund the library for the next 3 years. Then we are done. At the end of the 3 yrs we should have spent 85% of the money. It is our first step in a new master plan.

Question – Does this include the IT account which includes funds used for computer cycles, instructional support equipment for classrooms? Are they included? This will be another conversation.

Can I get consensus? Not hold you to it. Do you want to build a new building?

Clarification - Projects underway – Library, 1310/1320, 1700, 900, 700,

Tina - In favor of building and the library is funded for the next 3 years.

Mike – For the new building however with input regarding IT and Library.

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Student – Concerned that the money has been allocated and now you are pulling it. Concerned how those items would be addressed.

Ernie – Ok with the new building. Same reservations as Mike.

Janice N – For the new building.

Janice C – Generally on board.

Question - Where will the temporarily displaced programs be moved to? *Possibly portables and the cost will be included in the project.*

Rita – Likes the idea. However concerned with the general upkeep due to limited staff.

Steve – On board for new building. However we need to have a more in depth discussion regarding instructional equipment in regards to technology and recycled equipment. We had developed a 3 year budget for computers and technology. We don't want a beautiful building and have failing systems all over campus. We thought we had 4 more years. We now have accelerated the plan. We just need to have

Rich – Support the college in its decision.

PJ – Concerned about the instructional equipment needs and if they are included the budget.

Question – How did we go from hold on and save and allocate slowly to spend now? There is a legal time lime on the bond. Invested in a fixed account at 5% which resulted in $90 mil. Our plan did not include spending that $90 mil as well. Our plan needed to include all proceeds of the bond. We were not planning on spending the proceeds that included the interest. Chancellor called me in and said can we do this? And I said yes. That is why I am here, trying to get consensus for that plan. Originally, a 10 year plan, and we were directed to accelerate the plan to a 5 year plan.

New Academic Building Timeline - Anticipate – 12 month design process and a 2 years for build. We are the only constraint. 18 months of construction.

4. Updates

Construction – Presentation **(Attachment A) – Not Presented due to time constraints**

Measure B – D. Horner – Quick update. Remodel of Building 700 will start at the end of February. Will be complete by May 2014 for the Library move in June. The remodel of Building 1700 should

be complete by the end of the spring 2014 semester and Building 1310/1320 should be complete by the end of summer 2014.

5. Old Business

   Small Projects Requests – List given to Committee Members **(Attachment B)** The list is not ready for ranking. This is a list of the requests. We need the cost estimates. The Executive Staff still needs to review and prioritize at which point the list would be ready for ranking.

   Review Charge of the Committee – **Tabled until next meeting due to time constraints**

6. Good of the Order

7. Adjournment @ 4:38pm

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Facilities Modernization Program
Funded by Measure B
Project Report

October 21, 2013

PROJECT PROGRESS REPORT
Library Remodel

LAS POSITAS COLLEGE
October 21, 2013

Project Team:

Architect: Noll & Tam
Construction Manager: Parsons Brinckerhoff
Contractor: TBD

Project Update:

- Project has reached 50% design review.
- Preparing for submission to DSA on November 20, 2013
- Construction begin Summer 2014.

Occupancy: December 2014

PROJECT PROGRESS REPORT
Renovations – 100, 900, 1000, 1310/1320, 1700

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Project Team:

Architect: Charles Ham and Associates
Construction Manager: Parsons Brinckerhoff
Contractor: TBD

Project Update:

- .B1700 Final Design has been approved–Print Shop, Mail Room and Large Group Meeting Room
- B1310/20 Conceptual design meeting have started- Veterans Program
- B100 on Hold,
- B900 – temporary classroom- renovate Spring/Summer 2014
- B1000 will be demolished once vacant- Summer 2014
- B700– Swing space for Library during B2000 renovation

Occupancy: Phased

Las Positas College Prop 39 Log

	Project description	Submitted	Approved	Phase	Estimate	$ 400,000 Grant Funding	Net Cost
1	Replace 4 HVAC units Bld 2000/2100						
2	Connect HVAC units to Central Plant- Bld 2000/2100						
3	Replace 25 VAV Boxes						
4	Replace Pneumatic controls with Direct Digital- Bld 2000						
5	Replace Roadway light with LED fixtures						
6	Replace Parking lot light s with LED fixtures						
7	Replace Gyp High Bay lights with LED fixtures						
8	Recommissioning for Bld 1800 and 2400						

Las Positas College Small Projects Log

	Project description	Requested by	Estimated Cost	Final Pricing	Exec Committee?	Fac Ctte Review?	Status	Total Remaining $ 2,000,000.00
1	Item s 1-9 Completed							$
10	Slippery Pool Tile and Bathrooms	Steve Navarro	$ 8,000.00	$ 6,560.00	Approved	YES	Design	$ 1,841,152.25
11	PE III Double Gate	Rene Pegues	$ 7,500.00	$ 8,263.00	Hold	YES	Hold	$ 1,832,889.25
12	Crosswalk from PE II to PE III	PJ	$ 15,000.00	$ 11,100.00	Approved	YES	Complete	$ 1,821,789.25
13	Install sod at 100B	Exec Comm	$ 29,000.00	$ 29,165.00	Approved	No	Construct	
14	Install sod at 1300A-D	Exec Comm		$ 23,500.00	Approved	Yes	Construct	
15	Amphitheater	Exec Comm	$ 150,000.00		Approved	Yes	In Design	
16	Reconfigure entry to Lot C and add Bike way and crossing	Exec Comm	$ 50,000		Approved		Planning	

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Notes	Project #	Type of Request	Location	Description	Division	Const	Tech	Furniture
	1	Equip	2500	Scoreboard for synthetic field	BSBA			
	2	Equip	4211	Lock for Room 4211 Forensics Lab - Programmable key pad for student access.	ALSS			
	3	Space	New	It is proposed that a portion of the available facilities in the700 building or a similar vacant space in another building proximate to the current English basic skills space in the 400 building be identified and renovated into a multi-use classroom space with computers, cabinet storage, and a desk or small office space for an Instructional Assistant.	ALSS	x	x	x
	4	Reno	400	Renovating 400, Basic Skills English Center - Remove back wall in 401A.	ALSS	x		
	4	Equip	400	Renovating 400, Basic Skills English Center - Replace carrols with spectrum desks with computers	ALSS		x	x
	5	Space	New	Radio, Television, and Video Laboratory	ALSS	x	x	x
	6	Equip	802	Room 802 - Shades or screens on windows and 10 ft. wide(+/-) window to interior hall space.	ALSS			
	7	Space	New	Language Lab	ALSS	x	x	
	8	Reno	4130/4138	Rooms 4130 and 4138 - Dropped ceilings and/or acoustic discs (ceiling panels/circles) installed in MCA Rooms 4130 and 4138 (similar to Davies Symphony Hall after finished construction- a typical acoustic problem to new facilities) *Extra acoustical treatment necessary from 4138 to 4226, downstairs to upstairs. A false/double floor was in the original design plan for 4226.	ALSS	x		
	9	Space	Outside 4000	Storage Shed - 9'x32' Shed for storage of flats, platforms and risers.	ALSS	x		
	10	Space	New	An additional MAC lab for VCOM and PHTO courses	ALSS	x	x	x
	11	Equip	Lobby 4000	Student Furniture in Building 4000 Foyer	ALSS			x
	12	Equip	4000	Key pad locks and security cameras in Music Practice Rooms	ALSS	x	x	
	13	Reno	Amphitheater	Completion of Amphitheater - Truss, lighting, sound, cabling, etc	ALSS	x	x	
	13	Equip	Amphitheater	Completion of Amphitheater - Truss, lighting, sound, cabling, etc	ALSS	x	x	
	14	Reno	Track/Field	Permanent bleachers and Press Box at Grass Field and Track	BSBA	x		
	15	Reno	Track Field	Pole Vault area needs to be cemented.	BSBA	x		
	16	Equip	Equip	Gym net divider with removable poles	BSBA			
	17	Reno	2500	Remodel Team rooms to be more functional and accomadating for home teams.	BSBA	x		
	18	Equip		Purchase 25 passenger Van	BSBA			
	19	Space	804A-808	Renovation of space between 804A and 808 as part of the toolroom.	STEMPS	x		

Notes	Project #	Type of Request	Location	Description	Division	Const	Tech	Furniture
	20	Reno	200	Maintenance/Renovation of Building 200 Classrooms	STEMPS	x		x
	21	Space	New	Welding Yard Cover	STEMPS	x		
	22	Space	804A	Welding Lecture Room	STEMPS	x	x	x
	23	Reno	810	Electrical Outlets-Welding Lab	STEMPS	x		
	24	Equip	2300	Tilt Zoom Cameras for three (of the 7) Child Development Center Classrooms (Two cameras needed for each classroom) to be utilized in the observation booths for honing observation and assessment skills of Early Childhood students and other disciplines, such as Psychology, who utilize the lab. The infrastructure for this technology is in place. The cameras are needed to complement the audio that is within the booths and to enable students to view children engaging in areas of the environment not visible through the window. The cameras capability of scanning and zooming will enable to successfully carry out course assignments without disturbing the children's actions or environment. (Steve Gunderson is aware of the specific needs of this project. The cameras would be placed in two of the toddler classrooms on the left and for the first preschool classroom on the right.	BSBA		x	
	25	Space	New	Dedicated or additional computer photography & print lab	ALSS	x	x	x
	26	Equip	2500	Improve quality of learning and teaching environment by replacing desks and chairs in room PE 209 and PE 212	BSBA			x
	27	Equip		1850 Install and Mount a Video Camera & Feed to Website of Two Bird Nesting areas on second floor of building (see Gire for specifics)	STEMPS			
Code Issue	28	Reno	1850	1850 Men's Restroom adjust urinal height	STEMPS	x		
Code Issue	29	Reno	1850	Redesign one of the 1850 second floor classrooms to allow 56 students to have seats.	STEMPS	x		
	30	Reno	1850	Replace Biology lab countertops throughout 1850 with heat resistant, chemical resistant, scratch resistant black countertops similar to the recent change made in 1807 with epoxy resin solid core countertops	STEMPS	x		x
	31	Reno	2500	Removal of plants & rosemary inside pool are and cement over it.	BSBA	x		
In Progress	32	Space	2100	Honors Center	ALSS			x
	33	Reno	4000	Sound Proof-FIX-elevator noise in room 4130	ALSS	x		

Notes	Project #	Type of Request	Location	Description	Division	Const	Tech	Furniture
	34	Reno	4000	Fix the bathroom on first floor of MCA between rooms 4133 and 4135. Re-tile floor/different color to hide grime?! (or steam clean!)Fix wall boarding/dry wall near floor by soap dispenser or tile up the side of wall near soap dispenser. Replace toilet or at least grout around toilet.	ALSS			
	35	Equip	4000	Immediate Access to ATM or Credit Card Payment	ALSS			
In Progress	36	Space	700	Computer Lab classroom space-renovation of vacated office space for multi-discipline computer lab.	STEMPS	x	x	x
	37	Equip	607	Math X Program	STEMPS			x
	38	Reno	2300	Safety Repair at the Child Development Center	BSBA	x		
	39	Reno	1812	Vent ammonia storage cabinet to outside of building	STEMPS	x		
M&O	40	Reno	1850	1850 Greenhouse needs a peephole added to the door (see Gire for specifics)	STEMPS			
	41	Equip	1850	1851, 1854, 1855, 1855, 1871, 1872, 1873, 1874 window covering tracks need to be more robust (see Gire for specifics)	STEMPS			
M&O	42	Reno	1850	1851, 1854, 1855, 1858 microscope cabinets needs to be realigned so the microscope tray does not dig into the microscope door when opened. (see Gire for specifics)	STEMPS	x		
M&O	43	Reno	1800	Power wash and paint interior and exterior of the 1800 building including power wash of surrounding sidewalks. Note: protect for second floor leaks (see Carol Edson).	STEMPS	x		
	44	Reno	1850	1851, 1854, 1855, 1858 Instructor Desk add additional electrical quad receptacles to end near hoods (see Gire for specifics)	STEMPS	x		
M&O	45	Equip	1812-1856	1812 & 1856 attach backing or lip to prevent items from falling off shelving. (see Gire for specifics)	STEMPS			
	46	Reno	2100	2100 Building Updates	ALSS	x		
	47	Space		Acquire Portables - 100B, 1300ABCD for use at the Grass Field and Track	BSBA	x		
	48	Reno	2400	Renovate and replace screen in 2420 - Possibly replace projectors if needed	Admin Services	x	x	
	49	Equip		Purchase 70 folding tables to be used for various events - internal and external	Admin Services			
	50	Equip		Purchase 5 canopies to be used for various events - internal & external	Admin Services			
	51	Equip	2500	Ten Quick connect pool deck plates for the starting blocks on competition pool	BSBA			