

DEPARTMENT OF GENERAL SERVICES
Maintenance & Operations: Year to Date Project Update
Monday, November 28, 2016

The intent of this Maintenance & Operations Report is to apprise the stakeholders of the various ongoing projects occurring in the District during this school year. Copies of this report can also be found on the DGS webpage at: <http://web.peralta.edu/general-services/30-day-projects-district-wide/>

PERALTA FACILITIES STATUS ADVISORY

LANEY COLLEGE

Sustainability & Energy Conservation

The project calls for replacement of existing florescent lighting fixtures in the library with low energy LEDs. The project also includes the replacement of some electrical equipment and accessories such as circuitry and panels. Funding for the project was done with Proposition 39 – statewide funding for sustainability and energy improvement. This project, in tandem with the recently completed painting and new flooring, provide a much desired facelift for the library.

Chemistry/Biology Labs

Much of on-going repairs in the various labs have been completed –repairs include sink drains and faucets particularly in A-235 in addition to general cleaning of sinks, countertops, cabinets and flooring. Additional work were identified during a recent joint job-walk with faculty and General Services. Job items outstanding include installation of counterweights on chemistry fume hoods glass enclosures, electrical outlets upgrade, and faucet replacement. Extensive countertop/cabinet and ceiling tile replacement are proposed for the biology and chemistry labs –to be undertaken as a modernization project.

Restrooms

All designated restrooms earmarked for renovation (toilet, mirrors, sinks, painting, dispensers, and graffiti removal) have been completed and are now fully functional.

Cafeteria/Kitchen

Cafeteria modernization and renovation project is now completed; however, additional deficiencies have been identified and those items will be rectified under a bid process that is underway (bids are due November 30th) and is progressing and the upgrade work is expected to be completed during the Christmas holidays/fall break. The proposed work entails replacement of existing ceiling, flooring, plumbing and equipment/fixtures upgrades.

Swimming Pool

The heating and chlorination system requires equipment upgrades and new design that ensures proper ventilation for the gas-fired heaters and a reliable and efficient looping schematics for the piping system. The design was completed during the summer. Bid for construction and installation of the redesigned system is being advertised and construction work will slated for the spring semester.

Elevator Modernization

Total of four (4) elevators including two in the tower building and two exterior arteries area elevators are earmarked for modernization at a total cost of \$1.2 million. Modernization entails rebuilding of the elevator cars, cabling, lighting and controls systems. Survey work is ongoing and is intended to provide accurate dimensions and materials testing prior to preparation of shop drawings. Thereafter, the actual installation of new parts and modernization of the cars will commence. The project is expected to be completed in spring 2017.

MERRITT COLLEGE

General Cleaning

Floors, sinks, countertops, cabinets and equipment in the new Science & Allied Health Building was completed prior to the first day of classes in fall 2016.

Building S Plaques Placement, et.al

Installation of plaques and 100 atomic magnetic clocks in hallways, classrooms and office suites throughout the building was done by in-house staff.

Sustainability & Energy Conservation

The District has awarded a contract for the construction and installation of new bike racks for parking of 72 bicycles at 12 locations on campus. The project should be completed and ready for use at the beginning of Spring Semester.

BERKELEY CITY COLLEGE

Dust Remediation

The Berkeley Center Street Garage is undergoing demolition and the wind is blowing this dust toward the college and the environment is dusty. The District Administration met with the City of Berkeley Administration to find solution to this challenge before school opening. An understanding was reached by both parties that the following steps be taken to mitigate against this situation:

The demolition of the garage was completed in October 2016.

Sustainability & Energy Conservation

The sum of \$450,000 was earmarked for electrical fixtures and equipment upgrade intended to convert existing lighting fixtures to LEDs (Light Emitting Diodes) with the goal to reduce energy consumption and improve brightness of ambient lighting in the college. The project was completed in October 2016 and all the new lighting fixtures are fully functional and in use.

COLLEGE OF ALAMEDA

Elevator Repairs in Building D

Repair contract to fix elevator was contracted out to KONE Elevator Company. In addition, elevators in other buildings have also been repaired.

Sustainability & Energy Conservation

The District is working with the City of Alameda Power & Telecommunications regarding construction and operations of electric vehicles charging stations on campus. The city has expressed interest in the financing of the project contingent upon the understanding that the District would grant uninhibited access to the general public.

DISTRICT ADMINISTRATIVE CENTER (DAC)

A&R Building

Contract for renovation of both men & women restrooms was awarded to N.S. Construction. The renovation work including installation of low-flow toilets and hands-free sinks and new wall laminate was completed in October – facilities staff coordinated with Admissions & Records to workout construction logistics in order to minimize disruption.

DAC Main

Contract for the renovation of the women's restroom in the Academic Affairs/Finance Offices has been awarded to N.S Construction; work will commence upon delivery of flooring and partition materials currently on order by the contractor.

DGS Warehouse

Contract has been awarded for the renovation of men's restroom in the warehouse area. The work entails the installation of bathroom stalls to separate toilet and shower activities from urinal in order to improve space utilization –three (3) activities is anticipated to happen simultaneously upon completion. In addition, the toilet was upgraded to low-flow hands-free model; also, new flooring and LED lighting upgrades will be implemented as part of the renovation. The ladies restroom has been upgraded with new low-flow toilets.