Committee: PBIM FACILITIES COMMITTEE DISTRICT-WIDE  
Date/Time: October 11, 2013, 9:00 am to 12:00 pm

Present: Bill Love, Kirk Schuler, Brock Drazen, Carlotta Campbell, Don Petrilli, Gregory Valentine, Helena Lengel, Mike Lanbarkis, Molly Sealund, Rosemary Vazquez, Sadiq B. Ikharo, Shirley Slaughter, Michael Dioquino, Tina Vasconcellos, Manny Uy, Norma Ambriz-Galaviz; Dettie Del Rosario

Absent: Louis Quindlen, John Nahlem; Kelly Purnell; Mary Beth Benvenutti, Wai Li, Atheria Smith,
Excused: Guest: Johnnie Fudge; Pinar Alscher; Mark Wilson

Facilitator: Tina Vasconcellos  Chair: Dr. Ikharo B. Ikharo  Co-Chairs: Don Petrilli & Mike Lanbarkis

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<tr>
<th>Agenda Item</th>
<th>Discussion</th>
<th>Follow-up Action</th>
<th>Decisions (Shared Agreement/Resolved or Unresolved?)</th>
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<tr>
<td>1. Meeting Called to Order</td>
<td>9:15 am</td>
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<td>2. Agenda Review &amp; Approval</td>
<td>By consensus, the agenda was reviewed and approved, as presented.</td>
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<td>3. Approval of Minutes</td>
<td>September 13, 2013 draft minutes, previously sent to members, approved, with minor corrections.</td>
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<td>Motion by Don Petrilli 2nd by Carlotta Campbell to accept the agenda, as presented, passed. Abstain - 1 (Norma Ambriz-Galaviz)</td>
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Committee members reviewed the letter received from PBC, dated October 8, 2013.

A lengthy discussion ensured with particular concerns expressed relating to paragraph 3 of the letter which read,

“.. allocations of any funds is dependent upon including language in the Budget Allocation Model (BAM) that would equitably disperse funds based upon FTES and agreed upon criteria for prioritization of projects.”

Discussion concerns and comments included:

- The presentation that was presented to the PBC committee April 26, 2013 outlined specifically what the college emergency facilities maintenance and repairs needs are. DFC did it’s due diligence;
- It is the responsibility for all the PBIM committees to work collaboratively;
- The DFC is a planning session; a shared-governance body. If resolutions are made and actions are not considered, why follow the shared-governance process?
- What is the function of this committee and do our recommendations count?
- Maintenance funds should be allocated based on repairs not FTES;
- Addressing issues that impact faculty and students is conducive to learning.
- The letter does not mention that DFC began communicating with PBC beginning in February 2013 and again in March and April 2013 only to have our agenda item continuously deferred until the May 2013 meeting;

Motion by Bill Love, 2nd by Don Petrilli to have the DFC reintegrate the motion made in January 2013 to allocate 2.5 million dollars annually to fund emergency College & DAC facilities maintenance and repairs and to meet with the BAM committee and the chancellor to discuss resolutions to address immediate life & safety issues as defined by OSHA, passed.

Abstain 1 - (Greg Valentine)
There are upcoming major capital projects and with antiquated infrastructures in need of repairs problems will certainly arise;
- Emergency repairs are not being addressed specifically those that pertain to life and safety issues. This is shocking;
- Having a line item in the annual budget should not be contingent on whether there are monies left over. There are immediate emergency maintenance repairs that need to be addressed now relating to life and safety issues;
- The funds allocated to DGS maintenance & operation budget is not sufficient to support all the college’s needs;
- It was suggested that the funding should be allocated to maintenance repairs off the top of the annual operational budget not based on FTE’s and agreed upon criteria for prioritization of projects.
- Why are PBIM Committee Chairs not represented as part of the PBC membership?

Committee members agreed to the following plan of action:
- A memo rebuttal memo will be sent to the PBC Committee that will include DFC concerns with the committee relationship. Motions passed will be included in the memo;
- A delegation of DFC members will attend the next PBC committee meeting to discuss DFC concerns relating to allocation of a budget item to address immediate college and DAC emergency facilities maintenance and repair needs;
- Risk will review the Emergency College & DAC Maintenance & Repairs Needs List, dated 10/22/13 to
rank items by order of priority;
- Emergency list with Risks ranking and comments will then be sent to the College Presidents to work in conjunction with their College Facilities Committees to review and rank the items in order of priority (1st, 2nd, 3rd, etc.).
- All Colleges will return the final ranked lists to DGS by October 21, 2013, in preparation for the October 25, 2013 PBC meeting.
- A request will be made to the PBC to be placed on the agenda for the October 25, 2013 meeting.

DFC delegation committee members will be
- Bill Love – Merritt
- Louis Quindlen – Laney
- VC Ikharo will also attend

VC Ikharo shared that he will follow-up with another memo to Finance regarding utilizing $400,000 of the solar rebates received to address Immediate college facilities maintenance & repair needs.

5. Update & Discussion: 6-months College Facilities Priority Short-Term Needs

Director Fudge reviewed the 6-month 6-months College Facilities Priority Short-Term Needs progress report.
Clarification was provided relating to specific projects.
Periodic updates will be provided as they arise.

6. Follow-up to

As follow-up, Manager Neal provided additional information
| Sustainability Report by Charles Neal | relating to Monitoring Base Commissioning (MBCx) payback numbers which included analysis data that is more quantifiable. PowerPoint presentation included:  
- A recap of the 9-13-13 information presented  
- Detailed Cost Estimates for  
  - LED Lighting Upgrades (COA, Laney Theater, DAC and DGS only)  
  - Monitor Based Commissioning (MBCx) for 71 Buildings  
  - Fuel Cell Technology  
Manager Neal recommended that the District implement MBCx for all 71 of Peralta’s permanent structures. The District should also institute a similar solution for the leased portable buildings. MBCx will enable the District to monitor energy usage by individual building. In general, MBCx is estimated to reduce energy use by 5-8%. It will also enable the District to measure and verify the effectiveness of other energy efficiency measures. Measurement and verification is a requirement to receive Prop. 39 funding.  
Presentation received favorable reviews and was followed by a question and answer session.  
Other discussion included:  
- The high costs of LED lighting;  
- New building construction and LEED certification – VC Ikharo indicated that all new construction will meet gold certification.  
Manager Neal indicated that he will provide committee |
members with a draft spending plan at a future meeting.

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<th>7. Discuss and Final Approval of Amended DFC 2013-2014 Committee Goals and Objective of the DFC</th>
<th>Due to time constraints, this item was deferred to the next meeting.</th>
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<td>8. Reports: Campus Facilities Committees</td>
<td>Due to time constraints this item was deferred to the next meeting.</td>
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| 9. RECOMMENDATIONS TO OTHER PBIM COMMITTEES | a) Reiterate to the PBC the motion passed by the DFC in February 2013 to allocate 2.5 million dollars annually to fund emergency College & DAC facilities maintenance and repairs.  
b) Meet with the BAM committee and the Chancellor to discuss resolutions to address immediate life & safety issues as defined by OSHA, |
| 10. Propose Agenda Items | Update on Capital Outlay Projects |
| 11. Adjournment | 12:05 pm |
| 12. Next meeting: | November 8, 2013 |
| 13. Upcoming meetings: | **2013**: Dec. 6  
**2014**: Feb. 7, Mar. 14, Apr. 11, May 2 |

Recorder: Rosemary Vazquez

All PBIM Committee Agendas and Minutes are posted on the Peralta Planning & Budget Integration Model webpage:  
http://eperalta.org/wp/pbi/