Committee: **PBIM FACILITIES COMMITTEE DISTRICT-WIDE**  
Date/Time: May 02, 2014, 10:45 am to 12:45 pm  

**Present:**  Atheria Smith, Dettie Del Rosario, Don Petrilli, Gregory Valentine, Helena Lengel, Louis Quindlen, Mary Beth Benvenutti, Molly Sealund, Rosemary Vazquez, Sadiq B. Ikharo, Shirley Slaughter, Michael Dioquino, Norma Ambriz-Galaviz; Phyllis Carter; Mark Lansbarkis  

**Absent:**  Bill Love, Brock Drazen; Katherine Kocel; Rich Lee; Carlotte Campbell, Tina Vasconcellos,  
**Excused:**  John Hendrickson; Amy Jane Frater; Antonio Beriero; Johnnie Fudge  

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

<table>
<thead>
<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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| 1. Call to Order | 10:59 am  
VC Ikharo introduced Amy Jane Frater who is a consultant working with tBP/Architecture. The District hired Ms. Frater to work on the District’s Comprehensive Master Plan. She is here as an observer. |                  |                                                      |
| 2. Agenda Review| Approved, as presented.                                                                                                                                                                                    |                  | Motion by MaryBeth Benvenutti, 2nd by Atheria Smith to approve agenda, as |
3. Approve Meeting Minutes

April 11, 2014 draft meeting minutes, previously emailed to committee members, was approved, as presented.

In response to comments that the PBIM (DFC) webpage is not showing all the DFC meeting documents, VC Ikharo will work with Ed Services to correct this.

Motion by Norma Ambriz-Galaviz, 2nd by MaryBeth Benvenutti to accept the 4/11/14 meeting minutes as presented, passed unanimously.


VC Ikharo reported that a letter has been sent to the California Community College Chancellor’s Office (CCCCO) with a list of projects that will remain on CCCCCO’s list of potential projects for the 2016-17 school year. They are:

- COA – Replacement of Building B & E (Auto & Diesel Technologies)
- Laney – Learning Resources Center
- Merritt – Child Development Center

An IPP will be created for to modernize the BCC Annex.

VC Ikharo shared that he is working with Ed Services to obtain updated information from the Colleges for the 5-year Construction Plan,
Final Project Proposal (FPPs) and Initial Project Proposals (IPPs). Capital Outlay proposals and 5-year construction plans are due in the State Chancellor’s office by July 1, 2014.

In response to Helena Lengel inquiry for clarification regarding the COA Building C&D budget, VC Ikharo reported that this proposed project will only be 67% complete without the science wing until there is future bond funding so that the college can have one contiguous campus that is not spread out between 860 Atlantic Avenue and the main campus.

VC Ikharo also reported that the funding for the Laney Waterproofing & Water Infusion Remediation Project has increased because the lowest responsible bidder came in higher than the estimated construction cost and there were additional associated soft costs. He will request that the additional funding sources come from the CSI solar rebate revenues. This item is slated to be presented at the May 13, 2014 Board meeting so that the work could begin by the end of May 2014. Work is to be scheduled during non-operational hours.


VC Ikharo summarized the 2015 Revised College Emergency list. This list is a draft.

Motion to accept the following resolution:
Some items were removed from the original master list and placed on separate lists for the following reasons:
- Projects were considered a major capital project;
- Projects that will be addressed in-house by the Maintenance & Operation department or College custodial staff;
- Projects were in-progress or completed;
- Projects listed on the 2014 Emergency list;
- Some projects were not specific and required further clarification.

Estimated funding needed for the remaining projects totals $706,200.

A lengthy discussion ensued regarding the memo received by the PBC, which included the following statement:

“The PBC decided to return this request to the District Facilities Committee and to request that the District Facilities Committee provide the PBC with information regarding a source of funding available to complete these emergency needs.”

DFC membership discussed the following:
- The inappropriate response from the PBC.

Recommendation to allocate an annual line item of 1.5% of the District-wide budget into the Planning Budget Integration Model to be utilized for infrastructure maintenance and repair projects with a roll-over provision, passed unanimously.
The DFC consensus is that identifying funding to support the DFC’s request is an obligation of the PBC not this committee.

- The frustration felt by the DFC committee membership when, after extensive due diligence, recommended items are returned by PBC with unreasonable requests for additional information and/or deferred.
- How the State defines “emergency” priority project. VC Ikharo provided clarification as any repairs, alterations, work, or improvement necessary to any facility of the college, or to permit the continuance of existing college classes, or to avoid danger to life or property. More information can be found in CA Public Contract Codes, sections 20651-59.
- The importance of having an annual line item in the budget for infrastructure maintenance and repair projects that should be integrated into the budget assumptions of the budget allocation model.
- The lack of sufficient allocated deferred maintenance funds. Current amount is not enough to cover district-wide needs as buildings are antiquated and infrastructures are deteriorating.
Deputy Chancellor Hendrickson commended the DFC membership for the work done to identify the most critical areas in need of maintenance and repairs. He shared his support for DFC recommended resolution and will work with leadership to identify appropriated allocated funding needed.


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<tr>
<th>Project</th>
<th>Description</th>
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<tr>
<td>Project 01 – Parking Lot Pathway &amp; Stairway Replacements (COA &amp; Merritt):</td>
<td>Architect has been hired to write scope of work and specifications. Next step – June bid project out.</td>
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<td>Project 02 – Structural Concrete Replacement (Laney):</td>
<td>Bid complete, will go to Board May 13, 2014.</td>
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<td>Project 03 – Emergency Response Phones (District-wide):</td>
<td>Engineering review &amp; evaluations are complete. Replace with digital phone; solar/wireless for phones further away. DGS staff is getting quotes. Estimated amount is not sufficient to repair/replace all the phones.</td>
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<td>Project 04 – Corrosive cabinet replacement (Laney): This project is complete</td>
<td></td>
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<tr>
<td>Project 05 – New Vent System (Laney):</td>
<td></td>
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<tr>
<td>• DGS is getting quotes.</td>
<td></td>
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<tr>
<td>Project 06 – New Independent Domestic Hot Water System:</td>
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<tr>
<td>• This project is complete with the exception of a few minor repairs.</td>
<td></td>
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<tr>
<td>Project 07 – Replacement &amp; Upgrade of Chiller Plant Boilers (Laney):</td>
<td></td>
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<tr>
<td>• Project is in progress</td>
<td></td>
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<tr>
<td>• Must meet EPA requirements</td>
<td></td>
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<td>• Building A air conditioning</td>
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7. Assessment of 2013-14 DFC Goals & Objectives
   Due to time constraint, this item was deferred to the next meeting.

8. Campus Facilities Committee Reports
   Due to time constraints, this item was deferred to the next meeting.

9. RECOMMENDATION/ACTION ITEMS TO BE SENT TO OTHER PBIM COMMITTEES
   The following DFC resolution will be sent to the the PBC committee.
   “Recommendation to allocate an annual line item of 1.5% of the District-wide budget into the Planning Budget Integration Model to be utilized for infrastructure maintenance and

   VC Ikharo will send a memo to the PBC with recommendations. This memo will include a request for this item to be placed on the on
repair projects with a roll-over provision.”

10. Meeting Adjourn 12:47 pm

Next meeting: TBA

Dr. Ikharo thanked the membership for their participation.

Upcoming meetings: TBA

Recorder: Rosemary Vazquez

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