



Peralta Community College District District Facilities Committee (DFC)

Minutes

Friday, June 5, 2020

9:00am – 10:00am

Location: Zoom Meeting

Chair: Dr. Leigh T. Sata, Interim Vice Chancellor for General Services

Co-Chair: Stephen Corlett, Laney Faculty Representative

Committee Members: Names and Roles	
Alejandro Acosta – PCS Appointee	Amy Marshall - Present Director of Facilities & Operations (Laney)
Benny Aranda - Absent Assistant Chief Stationary Engineer (Merritt)	Victoria Menzies - Present Director of Business Services (Merritt)
Chungwai Chum - Present Director of Business Services (College of Alameda)	Royl Roberts - Present Director of Risk Management & Safety Committee Representative
Stephen Corlett – Co Chair - Present Laney Faculty Representative	Jeff Saneri - Absent PFT Representative
Brock Drazen - Present PFT* Representative (Merritt)	Dr. Leigh T. Sata – Chair - Present Vice Chancellor of District General Services
Rachel Goodwin - Present Faculty Representative (COA* Facilities Committee)	Atheria Smith - Present Director of District Facilities Planning & Development
Fernando Hossain - Absent Student Government Representative	Shirley Slaughter - Present Director of Business Services (Berkeley City College)
Toufiq Hossain - Absent Student Representative	Richard Thoele - Present Chapter President SEIU 1021
Tara Marrero - Absent Safety SEIU* Representative (Merritt)	
Guests: Scott Barringer (BCC), Jennifer Briffa (Merritt), Annie Javier (DGS), Keith Kajiya (AECOM), Stacy Lancaster (DGS), Ray Loving (AECOM), Cynthia Martin (AECOM), Sharon Millman (DGS), Sharon Serrano (AECOM), Jamille Teer (DGS), Dante Zedd (DGS)	

* COA – College of Alameda

* PFT – Peralta Federation of Teachers

* PIO – Public Information Officer

* SEIU – Service Employees International Union Local 1021



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Agenda Items	Discussion
<i>I. STANDING ITEMS</i>	
A. Call to Order	9:05am
B. Adoption of the Agenda	Stephen Corlett motioned to approve the District Facilities Committee Agenda for June 5, 2020. Royl Roberts seconded the motion. The Motion was approved unanimously. No abstentions. Motion passed.
C. Approval of Minutes from Last Meeting Date	Meeting Minutes from May 1, 2020: Rachel Goodwin motioned to approve May 1, 2020 Minutes. Royl Roberts seconded the motion. The Motion was approved unanimously. One abstention, Stephen Corlett. Motion passed.
D. Public Comment(s)	No public comments.
E. Sub-Committee Reports	No Sub-Committee comments.
<i>II. CARRIED OVER AND NEW ITEMS</i>	
A. Feedback Time	No Feedback.
B. Design Update – Information Item	Presenter – Leigh Sata (Powerpoint Presentation) Presentation to the Board of Trustees; Tuesday June 9, 2020: Status of Maintenance and Construction Projects



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FCMAT – CBT (Collaborative Brain Trust)

- Organized by Priorities.
- Incorporated in FCMAT (Fiscal Crisis & Management Assistance Team) Response.

CBT – Complete Critical Repairs, Safety & Compliance Projects

- Fire Alarm Test, Inspect, Repair & Modernization (Laney, Merritt)
- Elevator Maintenance & Repair – Remove all red tags (All Campuses)
- ADA (American Disabilities Act) Compliance Projects (Laney, BCC)
- Pool Deck and Filter Improvements (Laney)
- BEST (Building Efficiency for a Sustainable Tomorrow) Center Close Out with DSA (Division of the State Architect) (Laney)
- Trip Hazard (Merritt)
- Blue Light Phones (All Campuses)
- ADA Locker Room Upgrade (Laney)
- Comprehensive DSA Close Out (All Campuses)

Implement Deferred Maintenance Plan

- Started Roofing and Waterproofing Assessment (All Campuses)
- Electrical Transformer Fuse Replacement (Merritt)
- Electrical Transformer Replacement (Laney)
- Electrical Wiring Replacement (COA)
- Electrical Issues in Labs (Laney)
- Water Line Rupture (COA)
- Potholes and Trip Hazards (Laney)
- Glass Replacement (Laney)
- Elevator Upgrades (All Campuses)
- ADA Transition Plan (All Campuses)
- Annual Fire Mitigation (Merritt)



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- Lighting Improvements (Laney)

Implement Bond Program and Long-Term Facilities Plan

- Create and Approve Facilities and Technology Master plan
- Hire Program Manager & Construction Managers
- Hire Architects for State Funded Projects
- Coordinate 5YCOP and Bond Spending Plan
- Create Vendor Outreach Program
- Complete Classroom Utilization Study
- Develop Program and Financial Controls System
- Approve Bond Spending Plan
- Hire “Bench” Consultants
- Negotiate PLA (Project Labor Agreement)

College of Alameda – JK Architects Engineering to create Auto Technology and Diesel Project, to replace and consolidate current buildings into one building.

Merritt College – AE3 Architects for Child Development Center and Noll & Tam Architects for Horticulture Project.

The new Child Development Center will include; Play Ground, Classrooms and Teach/Electric Classroom. Unique feature of this building, it’s for training students enrolled in the Child Development Program. Status of the project is on schedule. The design and drawings were turned into the state. Next phase is the working drawings.

The new Horticulture Building will include; classrooms, labs, greenhouse and courtyard.



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	<p><u>Laney College</u> – Taylor Design for Locker Room Modernization, ELS Architects for Theater Modernization and Noll & Tam Architects for Library /LRC (Learning Resource Center).</p> <p>Locker Room Modernization will include: open circulation, central training room, secure and light-filled, accessible team rooms, improved sightlines, all-gender bathroom, right-sized men’s day lockers, enhanced storage and dedicated laundry room.</p> <p>Theater Modernization to correct ADA challenges in the building, better access to restrooms, upgrades to existing areas, upgrade for the elevator and emergency exits for wheelchairs.</p> <p>Laney Resource Center to create gateway entrance to the campus. Building will include atrium area and classrooms surrounding it.</p>
<p>C. Bond Spending Plan – Information Item</p>	<p>Presenter – Keith Kajiya, AECOM (Powerpoint Presentation)</p> <p>Measure G</p> <ul style="list-style-type: none"> • Methodology/Key Assumptions • Campus Bond Spending Plans • Districtwide Spending Plan <p><u>Methodology/Key Assumptions</u> – Capital Cost Components.</p> <p>Site Costs – Land: Land Cost, Commissions & Fees, Title Insurance, Transfer Taxes, Surveys, Demolition and Sitework.</p> <p>Hard Costs, most influenced by architects’ decisions. Main driver is the Construction Market Escalation, Cost Index for Bay Area.</p> <ul style="list-style-type: none"> • Building: Foundations, Structure, Enclosure, Interior Finishes, Conveying, HVAC & Plumbing and Electrical. • Interior: Tenant work, Artwork, Furniture, Fixtures & Equipment, Telephone & Data Communications Systems.



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Soft Costs – Inspection & Testing, Design Fees, Management Fees, legal Fees, Taxes & Levies, Insurance, Owner’s Administration, Leasing Commissions, Interim Finance and Moving Costs.

Bond Spending Plan Summary for each campus:

- Total Project Cost Estimate
- Anticipated Funding:
 - Measure G
 - State Match
 - Measure A
 - Federal

Total Project Cost Estimate - All-inclusive of hard and soft cost for each campus.

Anticipated Funding – Projects mentioned earlier, are state matched projects.

Chart for College of Alameda

Funds set aside for Infrastructure repair, projects and Information Technology Budget. The total project cost estimate includes escalation factors and contingency allowances for each project.

Anticipated funding for the projects will be from State and Federal.

Legend - Color Scheme:

- Green – Construction segment, period of time. The project is anticipated to be under construction.
- Orange – the design period.
- Red – DSA.
- Blue – Bidding for construction.

Project name is followed by letters after each major capital project:



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DB – Design Build

D BB – Design Bid Build

BB – Hiring a designer, going through design

In cases where the project is entirely funded by local funding sources such as Measure G for design build methodology.

Chart for Berkeley City College

Two major projects both anticipated to be design build deliveries. From meeting with end users, this will be six story building approximately 60,000 square feet. Measure A to supplement this project. Following the completion of the building, folks can move from the Center Street building into the new building.

Construction, renovation and reconfiguration can begin with the Center Street building. Major element will be new lab spaces on the top floor of the building. Similar to each campus, there is and infrastructure and Information Technology allowance.

Campuses are asked to work with their Construction Management Firms to start identifying their needs related to infrastructure projects and priority their lists.

Chart for Laney College

Portable modular village project as an interim facility to make way for the construction of the Learning Resource Center and the locker room modernization. Projects in line to support the Learning Resource Center; collaborating with East Bay Mud Project to relocate the main water line and relocate & upgrade the cooling towers.

Future projects; Student Activity Center and Welcome Center. The two departments will occupy the renovated library space to open into the courtyard.



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Q&A:

Q – Will AECOM produce future spending plan information?

A – Plan provided today is based on larger previous plan. There are some significant changes, moving Laney Student Activity Center is the difference. The overall order is more or less the same with the exception of assembling. This is the first time this is presented to this group to explain the logic.

Q – Infrastructure estimates and IT estimates seems to have gone down from previous versions for all campuses.

A – Regarding infrastructure for Information Technology; DGS coordinated with Antoine Mehoulley, Director of Network Services. Funding left in place to refresh the computers and media gear and classrooms. The infrastructure portion will be brought back to district because Antoine's and his IT team will be taking care of the infrastructure needs from the office. The numbers is actually the same as the overall end. This is a snapshot for the beginning and will certainly be making adjustments as well.

Q- Laney needs one more review session of the presentation with AECOM and Dr. Leigh Sata before presenting to the Board. Meeting will take place next week.

A – Dr. Leigh Sata approved meeting for next week.

Q – What is the Prospect of state funding in the future?

A – The projects that are already funded will continue forward. The projects for the future will require statewide forum and the advocacy group CCFS is working on strategizing the best date to go back out. March 2020, the statewide bonded passed \$13 billion bond.

Chart for Merritt College

Child Development Center and Horticulture Building Projects are state funded receiving apportionment and moving through design phase. Projects through DSA may be delayed by 16-18 months. Approval from DSA is needed to move forward to contract the Contractor.



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The Barbara Lee “S” building for Science Allied Health, Kitchell Firm will meet with the campus to define the scope of the project. State funding will offset the capital costs includes projects: renovation of buildings D and F Locker Room & Gym and renovation of building D. The campus is also discussing other renovation projects for existing buildings.

Chart for Districtwide

There are allocations defined district wide such as: Blue Phones across all the campuses and Chromebook purchases moved forward due to Covid Pandemic which may be reimbursed by FEMA.

There are several levels of contingencies. Each Capital Project was three “buckets’ of contingencies; Design is 10% of the construction estimate, construction contingency another 10% of construction and 5% project contingency. Each is buried within project line items.

Another allocation is for program management fees and the District Bond Management, these are oversight of the capital program. There is also budget for legal services for seven years with capital program for auditing services.

There’s an allowance for district wide library equipment and books carried over from previous bond spending plan.

Q&A:

Q – Is this allocation that all libraries can draw from?

A – It’s a tentative \$10 million allocation agreement with the previous Chancellor.

Q – The Program Management and District Bond Management.

A - The Program Management fees was never separated, which was an oversight. Certain staff members who focus on bond work are paid by Bond Funds.



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<p>D. Security RFP – Action item</p>	<p>Presenter – Leigh Sata</p> <p>Based on student workshop from Thursday, June 4, 2020; layer of community based service will be added to focus on mental health.</p> <p>Public Health and Safety:</p> <ul style="list-style-type: none"> • Law Enforcement – Sheriff Office. • Private Security – A-1 Security Service • Student Interns – Safety Aides and Merritt College Criminal Justice Program. • Community & Student Centered Safety – The Goal is to provide a new option for Dispatch, so that there is a community based, de-escalation oriented option to address potential issues that do not require a traditional police presence. New wellness and security plan. <p>The goal for the RFP is to get the committee’s endorsement for the new approach to security and answer questions & hear comments. Hope the committee considers this as an action item and approved the scope of work.</p> <p>Q&A:</p> <p>Q - What is the funding source and why hire another layer instead of replacing current security firm?</p> <p>A – Sheriff Officers are trained in community policing but are limited. The A-1 security firm was hired to control areas.</p> <p>Q – Las Positas has their own security or police who are SEIU members. Has Peralta considered having their own Peralta security?</p> <p>A – This option was discussed at one point. The issue is, it’s not easy to create one’s own security services. It’s a multi-year effort and perhaps it will be considered in the next cycle.</p>
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Comment:

Student organizations does not always want as much heavy police armed guard feel on campuses. This is generally a place of learning. That has to be balanced with the fact that we may need an armed guard to come to depending on the circumstances. It's an attempt to balance out needs and wants of several different stakeholders and a step to move toward that. The goal is for this to be cost neutral or a decrease in cost. The RFP is not an end all solution. It's an ability for the District to see what other options are out there besides the current Sheriff and security companies.

Stephen Corlett motioned to extend the meeting until 10:40am. Rachel Goodwin seconded it. Motion passed.

Comments continued:

Last year the police contract with Alameda County Police Services contract had expired or was about to expire which was a real rush last year. Today's presentation is in response to that. The decision to renew the contract was to also look into other alternatives.

I liked the idea in theory. It's important to be able to connect with the community groups that will help police. During school hours A-1 Security is not on campuses except for Berkeley City College. I can agree with the notion of the scope of work. Whenever police force is too much and it's overboard, I get that. But really!! At each campus we have one or two officers during the daytime. Not very many people and it only takes one quick action for things to go south, with no other support around the City of Oakland. I am here to tell you they are not coming. At least my experience at Laney, the Sheriff Department has served us well. There's issues with cultural competency. As part of the overall big policing and security and wellness on the campus, they are an extremely needed service we cannot be without. I myself had issues to call police. Everyone should take a beat and think what it would be like to have no Alameda County Sheriff Department



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	<p>supporting our campuses. We all have issues with police, but just want to remind people to remember that they have done very good things for us as well.</p> <p>With the discussion of not keeping the police service contract and there were a lot of opposition from various campus community constituent group. Take in consideration as well. How would they react to this proposal! I'm not against looking out for other options.</p> <p>Stephen Corlett to motion the scope of work. Royle Roberts seconded. Four abstention, Shirley Slaughter, Atheria Smith. Chungwai Chum, Sharon Millman and Richard Thoele. Motion passed.</p> <p>Stephen Corlett motioned to extend meeting for five minutes. Richard Thoele seconded. Motion passed.</p>
<p>E. Confirmation of membership for next Fall – Action Item</p>	<p>Presenter – Stephen Corlett</p> <p>Proposal to alter membership to the committee to be more representative by adding more faculty from each campus and less DGS members or engineers. The revisions must be approved by the PGC (Participatory Governance Committee) to be in effect for next academic year.</p> <p>The revision is:</p> <ul style="list-style-type: none"> Two faculty from each campus (8) Two DGS (District General Services) Directors and VC DGS (3) Business or Facilities Director from each campus (3) Laney Facilities Director (1) One Classified from each area (4) One Local 39 member (1) Total 22 Members



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	<p>Suggestion; one facility member from each campus should attend the Facilities Planning Committee.</p> <p>Comments: Union Representation is excluded and disproportionate number of classified staff in comparison to everybody else. There's only four classified or so and others are up to eight. Senate are able to appoint and the union is able to appoint on person. Classified is not equally represented.</p> <p>Increasing membership maybe an issue to meet quorum.</p> <p>Action Item: Dr. Leigh Sata and Stephen Corlett to discuss membership for adequate representation. The revision will be presented at the next committee meeting in September.</p>
<p>F. New Business (Parking Lot)</p>	<p>Presenter – Leigh Sata</p>
<p>III. ADJOURNMENT</p>	<p>10:55 AM</p>
<p>IV. NEXT MEETING</p>	<p>Friday, September 4, 2020 @ 9am</p>