



# Peralta Community College District District Facilities Committee (DFC)

## Minutes

Friday, March 6, 2020

9:00am – 10:00am

Location: District Boardroom

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

**Co-Chair: Stephen Corlett, Laney Faculty Representative**

Committee Members: Names and Roles	
<b>Alejandro Acosta</b> - Absent PCS Appointee	<b>Amy Marshall</b> - Absent Director of Facilities & Operations (Laney)
<b>Benny Aranda</b> - Absent Assistant Chief Stationary Engineer (Merritt)	<b>Victoria Menzies</b> - Absent Director of Business Services (Merritt)
<b>Chungwai Chum</b> - Present Director of Business Services (College of Alameda)	<b>Royl Roberts</b> - Present Safety Committee Representative
<b>Stephen Corlett</b> – Co Chair - Absent Laney Faculty Representative	<b>Jeff Saneri</b> - Absent PFT Representative
<b>Brock Drazen</b> - Present PFT* Representative (Merritt)	<b>Dr. Leigh T. Sata</b> – Chair - Present Vice Chancellor of District General Services
<b>Rachel Goodwin</b> - Absent Faculty Representative (COA* Facilities Committee)	<b>Atheria Smith</b> - Present Director of District Facilities Planning & Development
<b>Fernando Hossain</b> - Absent Student Government Representative	<b>Shirley Slaughter</b> - Present Director of Business Services (Berkeley City College)
<b>Toufiq Hossain</b> - Absent Student Representative	<b>Richard Thoele</b> - Absent Chapter President SEIU 1021
<b>Mark Johnson</b> (Guest) Marketing PIO	
<b>Tara Marrero</b> - Absent Safety SEIU* Representative (Merritt)	Annie Javier Note-Taker (District)

\* COA – College of Alameda

\* PFT – Peralta Federation of Teachers

\* PIO – Public Information Officer

\* SEIU – Service Employees International Union Local 1021



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<b>Agenda Items</b>	<b>Discussion</b>	<b>Action Items</b>
<b>I. STANDING ITEMS</b>		
A. Call to Order	9:05AM	
B. Adoption of the Agenda	Motion to adopt the agenda by Chungwai Chum, 2 <sup>nd</sup> by Shirley Slaughter. Motion approved unanimously.	
C. Approval of Minutes from Last Meeting Date	Last Meeting; Friday - December 13, 2020 Minutes not available.	
D. Public Comment(s)	No public comments.	
E. Sub-Committee Reports	No Sub-Committee comments.	
<b>II. CARRIED OVER AND NEW ITEMS</b>		
A. Introduction of AECOM to the Team	Presenter(s) - Keith Kajiya (Vice President) and Sharon Serrano (Program Manager). <ul style="list-style-type: none"> <li>• Presentation with Slides.</li> <li>• Presentation/Road Show will be presented at all the campuses.</li> </ul>	Mark Johnson will email the link of the presentation from District Board Meeting to committee members.
B. Measure G Bond Progress and Status of State Funded Projects	Presenter – Atheria Smith <ul style="list-style-type: none"> <li>• Met with State Facilities Consultant and five Architects to discuss status of projects and delivery date.</li> <li>• Merritt CDC (Childcare Development Center) and Laney Library to be completed first.               <ul style="list-style-type: none"> <li>○ Merritt CDC – Anticipating to be out of DSA (Division of State Architects) at the end of March</li> </ul> </li> </ul>	



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	<p>2021. Project to start during the summer and construction to begin in September.</p> <ul style="list-style-type: none"><li>○ Laney Library; currently in the design phase. The project will be more complex. It will include the Cooling Towers, Chillers and coordination with EBMUD (East Bay Municipal Utility District).</li><li>○ Other three projects: College of Alameda Autotech's deadline will be March 2021.</li><li>○ Stakeholder meeting with all the campuses will be held twice a week instead of weekly to collect supporting documents submit preliminary plans to the state.</li></ul> <ul style="list-style-type: none"><li>● Noll &amp; Tam Architects' Projects:<ul style="list-style-type: none"><li>▪ Merritt Horticulture.</li><li>▪ Laney Library</li></ul></li><li>○ Five Year plan due in July. Department of General Services (DGS) will be attending Facilities Meetings and meet with Campus Business Managers at each campus to assess next projects for state funding. Internal staff is also welcome to attend the meetings for their input.</li><li>○ Application for state funding is a two-year process.</li></ul> <ul style="list-style-type: none"><li>● Current projects:<ul style="list-style-type: none"><li>○ College of Alameda; modernization or replacement of the Library.</li><li>○ For Berkeley City College, there is discussion about the Annex and how to get state funding. The Project will move forward with or without state</li></ul></li></ul>	
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	<p>funding. First draft of Utilization Study has been submitted to VPI Kuni Hay to begin discussion with BCC's Leadership Team. DGS will meet with BCC's Leadership Team to discuss the findings from the survey.</p> <ul style="list-style-type: none"> <li>○ Two FPP's (Final Project Proposals) currently with the State: College of Alameda Aviation and Merritt College Gym and Locker Rooms in Buildings E &amp; F. State decision, approve and denied letter is expected end of March.</li> <li>○ College of Alameda;             <ul style="list-style-type: none"> <li>▪ For the Automotive Center; JK Architects and Stakeholders meeting twice a week to meeting State Funding Date.</li> <li>▪ For Aviation, there are two Grant Funded projects.</li> </ul> </li> </ul>	
<p>C. FacOps and Maintenance Projects - Update</p>	<p>Presenter – Leigh Sata</p> <ul style="list-style-type: none"> <li>▪ Elevators: Items in progress or completed by DGS Engineering Team, Consulting Construction and Project Management:             <ul style="list-style-type: none"> <li>○ For Laney Theatre and Student Services; elevator modernization, the vertical hydraulic lift shafts were replaced and both elevators are running again.</li> <li>○ For Laney Tower, the problem has been identified and Project Manager has been assigned to this project. Architect needs to be hired because this</li> </ul> </li> </ul>	



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	<p>project needs to be reviewed by DSA (Department of State Architect).</p> <ul style="list-style-type: none"><li>○ For Merritt College; elevator vertical hydraulic lift shafts need to be replaced.</li><li>○ For BCC (Berkeley City College) Elevator, waiting for parts delivery.</li><li>○ District-Wide Elevator Modernization Project: AECOM Team to coordinate the project for each campus.</li></ul> <p>▪ Fire Alarms:</p> <ul style="list-style-type: none"><li>○ For Merritt and Laney Campuses – Repair and modernization is currently in progress. Target date for completion is March 13<sup>th</sup>. Oakland Fire Department is expected week of March 16<sup>th</sup> for inspection. This will determine if the campuses will be off or continue to be on Fire Watch.</li><li>○ Next locations to be inspected; BCC (Berkeley City College) and COA (College of Alameda).</li></ul> <p>▪ Project Status:</p> <ul style="list-style-type: none"><li>○ Laney Transformer has been replaced.</li><li>○ Laney Parking Lot lights has been restored. With additional assessment, 15% are still out and replacement parts are not available. Looking at alternative plans to get the lights working again.</li><li>○ Laney Welding Lab safety issue has been addressed and the work is near completion. Welding Lab is now available.</li></ul>	
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	<ul style="list-style-type: none"><li>○ COA Transformer; issue was underground wiring and electrical lines which are now replaced. New Center for Liberal Arts building includes a Transformer which will bring additional power to the campus.</li><li>○ Laney Art Building:<ul style="list-style-type: none"><li>▪ Electrical boxes needed to be plated over. Project completed.</li><li>▪ Sump Pump was replaced.</li></ul></li><li>○ Laney Campus-Wide:<ul style="list-style-type: none"><li>▪ Inoperable doors. Out of 570 doors, 18 still need to be 100% operable to meet current code. Target date to complete this project, end of April. Affecting the doors are the HVAC systems making it difficult to open.</li></ul></li><li>○ Doors at the District and COA Air Program still need addressing.</li><li>○ BCC:<ul style="list-style-type: none"><li>▪ Project Team continue to work on ADA issues.</li><li>▪ Kitchel Team currently working on bathroom signage, upgrades and moving furniture</li></ul></li><li>○ Laney:<ul style="list-style-type: none"><li>▪ Music Lift project is now completed.</li><li>▪ Theater Lift will be replaced prior to the future upgrade because of current challenges, risk is too high.</li></ul></li></ul>	
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	<ul style="list-style-type: none"><li>▪ Locker Room Project; design build project for Swinerton Management and Consulting has been designated Project Manager (PM) and Construction Manager (CM). In coordination with Taylor Design, the project is progressing well.</li><li>▪ Glass replacement throughout the campus completed.</li><li>▪ IT Classroom upgrade completed.</li><li>○ College of Alameda:<ul style="list-style-type: none"><li>▪ Airframe building, replace the HVAC system.</li><li>▪ Fire Sprinkler line replacement, project is halfway completed. Project will be completed following March 24<sup>th</sup> Board Meeting.</li><li>▪ Underground leaky fire sprinkler system resulted with flooding next to an existing building. With the collaboration with the Purchasing Team and on-site Construction Manager, the sprinkler system was fixed over the weekend. Final repair to take place after March 24<sup>th</sup> Board Meeting. Special thank you to Director Brian Slaughter and his Purchasing Team.</li></ul></li><li>○ Butler Building at the District<ul style="list-style-type: none"><li>▪ DGS collaborated with Oakland Roots Sports Club to renovate the storage shed.</li></ul></li></ul>	
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	Project completed. Installed new light fixtures, new gate and yard cleaned.	
D. ReOrg of DGS	<p>Presenter – Leigh Sata</p> <p>Centralization vs De-Centralization</p> <p>Focus on Centralization, to efficiently manage and address various facilities challenges. Organization chart will be shared once the model is complete.</p> <p>The model is to have a Facilities Director at each campus or “Territory” of approximately 550,000 square feet. There will be a Director at the locations listed below:</p> <ol style="list-style-type: none"> <li>1. Laney College</li> <li>2. Berkeley City College and Merritt College to share.</li> <li>3. College of Alameda and District to share.</li> </ol> <p>The Central Director’s will oversee the campus crews: Engineering, Custodial and Grounds; in addition to high priority needs.</p>	
E. New Business (Parking Lot)	Presenter – Leigh Sata	
<b>III. ADJOURNMENT</b>	10:15AM	
<b>IV. NEXT MEETING</b>	April 3 <sup>rd</sup> or 17 <sup>th</sup> , 9:00am – 11:00am (non-standard time)	