



**BOARD FACILITIES & LAND USE
PLANNING COMMITTEE**
Peralta Community College District

ADOPTED MINUTES – SEPTEMBER 18, 2008

Meeting of the Board’s Facilities & Land Use Planning Committee

Meeting Date: **Thursday, September 18, 2008**
 Time: 4:00 pm to 6:00 pm
 Location: District Administrative Center, Department of General Services
 Physical Plant Conference Room
 333 E. 8th Street
 Oakland, CA 94606

Present:

✓ Nicky Gonzalez Yuen, Trustee (Chairperson)	✓ Joseph Bielanski, Academic Senate President, BCC
✓ Dr. William Riley, Trustee	✓ Helena Lengel, 1021 Steward, COA
✓ Abel Guillén, Trustee	✓ Carlotta Campbell, COA
✓ John Banisadr, Purchasing Compliance Manager	✓ Reza Majiesi, COA
✓ Dr. Sadiq B. Ikharo, VC General Services	✓ Rosemary Vazquez, Staff Service Specialist, DGS
✓ Robert Beckwith, DGS, M & O	✓ Shirley Coaston, Faculty Classified President
✓ Dary Hsu, WLC Architects	✓ Karolyn van Putten, DAS & Laney
✓ L. Mark Sennette, Director of Capital Projects	✓ Michael Terry, WLC Architects
✓ Leo Ray Lynch, WLC Architects	✓ Atheria Smith, SCALA
✓ Jack Lin, Sustainable Peralta	

AGENDA ITEMS DISCUSSED

1. APPROVAL OF AGENDA ITEMS: Agenda was approved, as presented.

2. MINUTES: Minutes from the July 17, 2008 meeting were approved, as presented.

3. STATUS REPORTS

A) BCC Multi-Media Lab

Dr. Ikharo gave an update. Existing equipment has been moved to PCTV (Laney Tower, 9th Floor) for use in that department. Dir. Sennette provided contractual background information. Contract is still under negotiations. Dr. Ikharo is working with Legal to reconcile discrepancies. In the meantime, Contractor has requested a letter of intent, which Dir. Sennette will forward by the end of this week (by 9/19/08). Manager Banisadr commented that Purchasing has not received the equipment specifications from BCC. Equipment needs to be delivered and installed by May/2009. Dr. Ikharo will follow-up with College President.

Trustee Yuen led a discuss relating to establishing protocol for the shared governance process, where applicable. The consensus was that protocol, guidelines and timelines are

important in order to recognize the contributions and requirements of all members of the college in a group consensus process. Trustee Yuen requested that Dr. Ikharo develop a draft protocol for the share governance process to be put on the Oct/2008 DWFAC agenda for discussion. Dr. Ikharo will prepare a draft.

B) BCC Plaque (Trade workers)

Dr. Ikharo gave an update. Plans are to hire a consultant to research the names of contractors that worked on both phase I & II of the BCC project. Dr. Ikharo has met with Swinerton to determine the criteria; only the workers that worked more that 100+ hours on this project will be considered. The District is also working with the vendor that created the BCC plaque to provide input, coordination and deploy product. The cost is estimated at \$55,000 (Consultant's fee is est. at \$8,000; with plaque est. at \$47,000). Trustees Guillén and Yuen both commented that this seems too costly for a plaque. Dr. Ikharo explained that collecting the data is a very time-communing process and described the methods involved. Alternative methods to collect data will be explored. The overall goal is to collect the names and deploy plaque by Dec/2008.

C) New Parking Meters

Dr. Ikharo gave an update. Concrete work to parking lots is complete. Parking meters are to arrive in the district warehouse on 9/19/08. Meters should be ready for installation (after they are prepped) by Monday, Sept. 25, 2008. Meters should be fully operable by Oct/2008. Douglas Parking will maintain meters.

D) Laney Athletic Field Complex

Approval to begin negotiations with Bothman, Inc. was approved by the Board on 9/16/08. However, a protest has been submitted by one of the submittal vendors. DGS/Legal is working to address this matter. Construction is estimated to take approximately 15 months; DSA approvals, approx. 3 months; to build field house, approx. 5 months.

Dr. Ikharo led a discussion relating to LEED silver vs. gold. Dir. Sennette explained the difference in criteria as it relates to the maintenance and operations components. LEED gold would be more costly. A presentation will be made to the entire Board relating to the costs for LEED silver vs. gold and approval of additional funds, should a decision be make to pursue LEED gold. CEQA (CA Environmental Quality Act) Notice of Exemption will be completed and sent by the end of this month.

E) Merritt Science Building

Dr. Ikharo gave a progress report as follows:

- CEQA Notice of Exemption will be completed and sent;
- A Contractor to will be hired to complete required surveys;
- A special Board workshop will be scheduled in Oct/2008 relating to different delivery methods available (TBA);
- Once the Board approves the Architect for this project, bridge work can begin.

F) 860 Atlantic Ave., Alameda

Dr. gave an update. Key has been turned over to the District. Staff will meet with COA personnel to plan tenant improvements. The goal is to do minimal improvements for now and turn over the building for use as soon as possible. In the interim, plans will be developed for the long term use of building. Trustee Guillén commented that from a District-wide perspective, it was a good deal for the District purchase this building as it will contribute to the success of trade program.

G) COA – Bldgs. C & D

Dr. Ikharo spoke briefly relating to the possible utilization of these building as swing space. He also mentioned that he will be proposing to the Board to build (drop-and-replace) a new science building verses renovation of existing buildings. Because the amount of money involved to renovate the existing buildings, given the Architect's outdated configurations, it is not cost effective. Due to time constraints, Trustee Yuen suggested that this be put on a future agenda for more discussions.

4. SUSTAINABEL PERALTA

Jack Lin gave a sustainable project update and distributed a detail report which included the following:

- Information on solar PV systems, current assembly bills and tax credits:
- A summary of the current progress of Chevron's ES Early Action program:
- GRESS' proposal for stakeholder's management/training which included information relating to GRES' development of an energy and environmental management program.
- Recycling Implementation: Deployment of bins is 99% complete with educational campaign rapping-up. Feedback has been positive.

Report was followed by discussions on solar financing structures. Trustee Guillén commented that he is against PPA (Power Purchase Agreement). He favors self-financing; the rate of return is higher. The goal should be to maximize how much money goes into the classrooms. Trustee Yuen agreed and commented on the amount of bond money needed to cover maintenance. Trustee Yuen asked Jack Lin to also give a status report to the stakeholders.

5. FACILITIES MASTER PLAN UPDATE

Dr. Ikharo, along with WLC, gave an update (in the form of a PowerPoint presentation), which included information relating to:

- Methods of the analysis process which included sample analysis criteria, existing conditions, and new implementations;
- Establishing Goals & Objectives and the prioritization of those goals and objectives;
- Sustainability conditions (exterior courtyards, water & storm water conservation, landscaping, sunlight, natural ventilation and alternative materials & energy resources, etc);
- Easy to read graphics of assessment condition overviews with color-coded rankings;

Also discussed was the schedule for Facilities Master Plan distribution. Presentation was followed by a question and answer session.

Trustee Guillén commented that he would like ADA issues to be a priority. Dr. Ikharo responded that ADA issues have been identified through a separate study. The District, in conjunction with Legal and WLC, is conducting a separate assessment to address ADA issues, District-wide.

Dr. Ikharo also spoke briefly and led a discussion relating to capacity ratio loads at PCCD and “smart classrooms” deployment. A meeting is scheduled for 9/29/08 with stakeholders to discuss "smart classroom" facilities and equipment standards and to share any ideas and goals. The plan is to begin incorporating the smart classroom technology into the Facilities Master Plan. In addition, a tour of Ohlone and Foothill Danza Colleges is tentatively scheduled for 10/24/08. Ohlone College personnel are willing to work with PCCD to share lessons-learned relating to their FMP and “smart classrooms” technology strategies; what worked and what didn’t.

Due to time constraints, Trustee Yuen commented that the following items will be put on future agenda for discussion:

- Statues at Laney College (Art eyesore?)
- Parking Structures at Laney

Meeting Adjourned at 5:04 pm