



BOARD FACILITIES & LAND USE PLANNING COMMITTEE

Peralta Community College District

ADOPTED MINUTES – AUGUST 20, 2009

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

Meeting Date: Thursday, August 20, 2009
Time: 3:00 pm to 5:00 pm
Location: District Administrative Center, Department of General Services
Physical Plant Conference Room
333 E. 8th Street, Oakland, CA 94606

Present:

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| ✓ Nicky Gonzalez Yuen, Trustee (Chairperson) | ✓ Raymond Thompson, Chevron Energy Solutions |
| ✓ Dr. Sadiq B. Ikharo, Vice Chancellor of General Services | ✓ Adan Rosillo, Chevron Energy Solutions |
| ✓ Abel Guillén, Trustee | ✓ Marco Menendez, Laney |
| ✓ Bill Riley, Trustee | ✓ Karolyn van Putten, DAS, Laney |
| ✓ Jake Sloan, Davillier & Sloan | ✓ Rosemary Vazquez, Staff Service Specialist, DGS |
| ✓ Rita Mouton-Patterson, Student Trustee | ✓ Jack Lin, Sustainable Peralta |
| ✓ Thuy Thi Nguyen, General Counsel | ✓ Mathew Ajiake, Sonika |
| ✓ Greg Valentine, District Risk Management | ✓ Atheria Smith, Planning & Development, DGS |
| ✓ Trent Tornabene, DGS, PM | ✓ Ernesto Ramirez, DGS |
| ✓ L. Mark Sennette, Capital Projects | |

1. Approval Of Agenda Items: Agenda was approved with suggested changes.
Consensus: Pull agenda items #3, 4, 8, and 11. Modified agenda was then approved.

2. Minutes: Trustee Guillén commented that he would like to clearly see more consensus items and committee's recommendations noted in future minutes.

- March 19, 2009 meeting minutes – Approved, as presented.
- June 4, 2009 meetings minutes – Deferred, pending review from Trustee Withrow, who attended this meeting as an alternate.
- June 18, 2009 minutes – Deferred. Minutes will be modified to include Trustee Guillén's comments relating to the Laney Athletic Field and will be brought back to the next meeting for approval.

3. Disaster Preparedness - Emergency Supplies, Communications, etc.: Director Valentine gave a presentation relating emergency preparedness, as it relates to facilities. Dir. Valentine explained that a comprehensive project needs to be developed and implemented to achieve the end result of preparing the District for a disaster, including but not limited to effective and efficient use of emergency equipment and protection of our facilities. Risk Management recommends that the District complete an Emergency and Disaster Preparedness project as soon as possible and has sent a request to earmark \$500,000 of Measure A funds for this project. He summarized the planning scope/definition, project timing and metrics which included general assessments, training and the procurement of emergency supplies and equipment. A contract with Marsh (insurance broker and risk advisors) is being finalized. By the end of this year, they should have completed their assessment and provided the District with timelines and overall costs. Dir. Valentine is also looking into other funding as well.

General Counsel Nguyen is working with Vice Chancellors Smith and Ikhara to address endeavors. She also addressed FEMA requirements explaining the importance in showing good faith when requesting funding from FEMA. In response to Trustees inquiry relating to the Board of Trustees role, Dir. Valentine commented that he is working on publishing a training session so that Board Members can receive certification. Notification will be sent to Trustees when ready. Trustee Yuen requested that this item be brought back to this committee for a presentation once completed in January 2010.

4. Presentation PLA Projects- Managing Agreements: Jake Sloan from Davillier and Sloan gave an overview of what is a Project Labor Agreement (PLA), how it affects workers and why it is important. In addition, he summarized goals for Local Hiring Programs, requirements for non-local contractors and outlined implementation procedures. He also provided information on administrating agreements which included an outline of the role of the administrator and a summary of his proposal to the District, which included his hourly base rate and scope. Presentation was followed by a question, answer and discussion session.

Trustee Guillén wants assurance that the District will be diligent in assuring hiring goals are met and that PCCD students will have an opportunity to utilize the training provided by apprenticeship programs. In addition, he commented that he is in favor of going out to bid for PLA agreement management services. Dr. Ikhara concurred and will begin the process, commenting that in the interim Davillier & Sloan will assist until the RFQ process is completed.

5. BCC Plaque Honoring Worker, Status Report: A status report was given. Production of plaque is on hold pending response from family of deceased worker to place his named on plaque. A letter has been sent asking permission, but was returned. Vendor suggested leaving name off for now, which can easily be added at a future date. After a brief discussion, the group consensus is to leave the deceased worker's name off the plaque for now, so that vendor can begin production, which takes approximately three weeks to complete. DGS staff will contact vendor with instruction to proceed. The design of the plaque should be such that the workers name could be added at a later date without difficulty.

4. Solar Power Projects: Dr. Ikhara, along with Jack Lin led a discussion relating to Chevron's Energy Solution's (CES) proposal to provide design-build services for a new Photovoltaic (PV) System at Merritt College to reduce energy usage. Dr. Ikhara provided a historical background on alternative sources of energy for the future; growth requires more power with a need to reduce energy costs. Representatives from CES distributed copies of their proposal, summarizing recommendations and financing options. Dr. Ikhara noted that once the shared governance process is complete this item will be brought back to the Board for approval. Trustees concerns and comments regarding CES proposal included the following:

- Page 2: Donation, by CES, of solar panels for Merritt and Laney College's Solar Lab. This donation was never brought before the Board for acceptance. Dr. Ikhara will have staff prepare paperwork to be presented to the Board at the Sept. 15, 2009 meeting.
- Page 7 "Total Estimated Cost": Trustee Guillén would like to see a cost breakdown. Attachment I was not included in CES's handout.
- Trustee Yuen concerns were related to the cost. He commented that costs have been too high and feels that other vendors can do this for less. He recommends soliciting for RFPs for this

project. Trustee Guillén concurred.

- Trustee Riley feels that the District needs to show good faith and follow process; this item needs to move forward to the Board to make a decision.
- Trustee Guillén's suggested that it would be a good idea to invite adjacent neighbors around Merritt Campus to Town Hall meetings to get their input as well. Trustee Riley will contact area homeowners associations to invite.

Dr. Ikhara mentioned that he is also having other outside consultant's review and evaluate CES proposal and provide feedback. He explained the downside of soliciting for RFP's for this project is that it will further delay the process. Design drawing would take approximately 3 months to develop; approximately 6 months to get DSA approval. The advantage with using CES is that they have developed the design-build drawings, which have already been approved by DSA; no downtime. Trustee Yuen noted that other vendors, including the very subcontractors that CES has used, certainly have DSA-approved plans that would be as fast as those CES is proposing to use.

MOTION: Motion by Trustee Guillén, seconded by Riley to move forward with this project, continue with the shared governance process and community input and send approval to entire Board to negotiate a contract with CES to complete Merritt Solar PV Project, Phase I only (*installation of solar PV on parking Lot "C" and Hillside*) provided that there is no significant opposition among stakeholder groups. Saving will be evaluated and all other solar PV projects will be bid out.

AYES: Trustee Guillén and Trustee Riley

NOES: Trustee Yuen

5. Selection of Vendors – Insuring Integrity of Process: Trustee Yuen led a discussion on ICC contracts. Are they competitive? How can the District make sure that there is no appearance of favoritism? Trustee Yuen commented that Trustee Withrow suggested the District consider forming a panel of Administrators to be part of the process to review ICC's. Dr. Ikhara provided information relating to current procedures. Trustee Yuen suggested a more formalized process. Dr. Ikhara will work on developing a draft to be presented to Standards & Management Committee review committee.

Meeting adjourned