



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

ADOPTED MINUTES – FEBRUARY 20, 2009

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

Meeting Date: Friday, February 20, 2009
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
✓ Robert Beckwith, DGS, M & O	✓ Karolyn van Putten, Laney
✓ Atheria Smith, SCALA	✓ Cliff Renry, Penry Engineering
✓ David Byrens, Byrens & Associates	✓ Bonita Schaffer, BCC
✓ Dr. Sadiq B. Ikharo, Vice Chancellor of General Services	✓ Rosemary Vazquez, Staff Service Specialist, DGS
✓ Jack Lin, Organizer for the Sustainable Peralta Initiative	✓ John Banisadr, Purchasing Compliance Manager
✓ Calvin Ranson, Architect	✓ Dong Kim, Byrens & Associates
✓ Mark Sennette, Dir. of Capital Projects	✓ Terry Miller, Terry Miller & Associates
✓ William Riley, Trustee	

1. AGENDA ITEMS DISCUSSED

2. MINUTES

January 15, 2009 minutes were approved, as presented. The 11/25/08 minutes were deferred to the next meeting for approval.

3. MEETING SCHEDULE

Meeting schedule for January – June 2009 was approved, as presented.

4. MERRITT COLLEGE MODERNIZATION & SHORT-TERM PROJECTS

At the request of Trustee Yuen, Terry Miller Associates (TMA), along with Byrens & Associates was asked to provide clarification on Amendment 1 presented to the Board of Trustees at the Feb. 10, 2009 meeting. Language and scope of work was not clear, specifically issues related to ADA, sustainability (waterless urinals), HVAC and air-quality (Bldg. Q).

Dr. Ikharo provided clarification, addressing ADA issues and waterless urinals and also gave a brief history of issues relating to air quality in Bldg. Q. Dr. Ikharo also spoke of the DGS’ commitment to addressing mechanical/electrical provisions as well as ADA issues during the design phase of the project. Group discussed the pros/cons of waterless urinals, but due to time constraints, Trustee Yuen wanted to defer further discussion on the maintenance of waterless urinals for a future meeting.

TMA explained justification for the replacement of gymnasium floor and bleachers, explaining that bleachers were very old (more than 40 yrs old) and that the gym floor was warping in places

due to sub-surface seepage and was no longer functional.

Byren spoke relating to chiller design plans and units and explained that all new ductwork would not provide air conditioning until it was connected to a central chiller plant. Thus, there would be no redundancy in the provision of air conditioning. They also spoke about Merritt projects included in Amendment 1. Additional information was discussed relating to:

- Building Q - HVAC upgrade
- Buildings E and F Improvements
- Design work that specifically addresses sustainability
- Design work that specifically address ADA issues

5. DEVELOPMENT OF STANDARD PROTOCOL FOR CONSTRUCTION

Trustee Yuen commented on the need for a standard protocol to be developed that would insure that various stakeholder groups (and in particular end-users) had adequate input and consultation during the development stages of any facilities remodeling or new construction. to consult with and get buy-in from facilities end-users. Such a process would both improve the quality of the final building design, but would also help create better stakeholder acceptance of whatever projects were being undertaken.

He asked for the development of a draft document with standard protocols, check-offs, consultation schedules and methodologies, etc which could then be circulated, commented on, and eventually approved.

Dr. Ikharo gave an overview providing historical information on facilities planning consultation, land use analysis and development, funding, sources, FPPs, public/private partnerships and DGS action plans and then discussed what needed to happen moving forward.

Mark Sennett spoke on the coordination efforts that are ongoing in the development of construction and design protocols, giving examples of standards that are in place so far and shared governance processes that are currently in practice. Dr. Ikharo explained what the Colleges are currently doing and what the best-practices are in the industry.

Discussions and concerns included:

- Shared governance process, is it working?
- Problems with non-technical staff making decisions.
- New delivery methods.
- The importance of communications with end-users during the design phase of a project.
- Consultation protocols and signoff forms being developed.
- Lessons learned from BCC multi-media projects.
- What other colleges are doing.
- What is in the best interest of the District?

Trustee Yuen would like staff to begin development of a written draft of protocols to be re-calendared for discussion at a future meeting.

6. UPDATE ON SOLAR PANEL DEVELOPMENT

Jack Lin gave an update on solar PV for Peralta. Update included information on possible locations, historical background, cost and financing of solar PVs and Power Purchase Agreements (PPA) models. Update was followed by question and answer session.

Discussions and concerns included:

- The RFP process; how Chevron was selected as Peralta's Energy Services Company consultant (ESCO) and what the status was of Chevron's PV proposal;
- Various deadlines for rebates and incentive that Peralta has missed or may be about to miss because of delays in the moving forward with the PV project
- PG&E Rebates; how incentives work and how they apply.
- Funding resources for infrastructure. Finance and current economic conditions drive how quickly plans for this project moves forward.
- Board role in making decisions about funding, options and direction to pursue.

Dr. Ikharo will develop an option plan that will outline what the implications will be to use bond funding strategies, implementing Power Purchase Agreements (PPA), using a hybrid plan involving bond funding and a PPA. He will invite GRES to make a presentation to the entire Board on steps needed to move forward. The goal will be to present information to Board in April/2009.

[Meeting Adjourned](#)