



Project Number and Name: Los Angeles City College Prop A/AA Bond Advisory Meeting

Project Location (City/State): Los Angeles City College

Project Coordination Meeting Number: \_\_\_\_\_

Date of Meeting: May 8, 2006

Time of Meeting: 3:30 PM

Meeting Location: Name LACC – Faculty & Staff Center

Address 855 North Vermont Avenue, Los Angeles, CA 90029

**Voting Members - Present**

Michael Adams

Dana Cohen

Maryanne Des Vignes

Dr. Merrill Eastcott

Diane Hayes

Dr. Jackie Ireland

Mattie Moon

Myra Siegel

Lillian Yamaoka

Terry Booty

John Freitas

Safi Ishrati

Jane Melton

Fred Piegonski

Ron Purisima

Willie Richmond

Rochelle Sechooler

Fleur Steinhardt

Barbara Vasquez

**Non-Voting Attendees**

Dr. Steve Maradian

Sonia Anderson

Dean Arvidson

Jayesh Bhakta

Jeremy Villar

Dan Wanner

Leanna Watts

Patrick Woods

Steven Yip

Purpose of Meeting: Review of the Prop A and AA Program

No.	ITEM DESCRIPTION	RESPONSIBILITY	TARGET DATE
1.	<b>Dr. Ireland:</b> The minutes from the April 24, 2006 meeting were accepted as distributed.		
2.	<b>Report out from Executive Committee meeting</b> <b>Dr. Ireland:</b> The Executive Committee met today to discuss criteria and possible interview questions to be used for the selection of a new CPM. The committee will meeting again in Dr. Ireland's office two weeks from today at 12:30pm to continue the discussion.  Parking was also discussed at the meeting however there is nothing to report at this time. Parking will be a main issue on the agenda two weeks from today.	Executive Committee	5/24/06

No.	ITEM DESCRIPTION	RESPONSIBILITY	TARGET DATE
3.	<p><b>Understanding Decisions and Implications</b></p> <p><b>Dr. Ireland:</b> One thing that has been very important to Senior Staff this year is to minimize misunderstandings and to be sure that everyone involved understands the implications of the decisions that are being made. Senior Staff feels that often a decision is made then a user group will go back and reconsider the issues not realizing fully what the implications of that decision were. Revisiting decisions on a project that have already been approved causes delay.</p> <p><b>Dr. Maradian:</b> Stressed the importance of understanding and documenting issues and decisions. Once we move forward we need to make sure that we know what we are saying. We all don't have to agree that we like the decision but we have to agree that this is what it means. The implications are time consuming and costly. Those costs end up being translated in to some other project not getting done. These decisions will become a part of the Project Summary book that BLL putting together. This book will become the "Bible" for City College.</p>		
4.	<p><b>Sci Tech and General Purpose Classrooms</b></p> <p><b>Dr. Maradian:</b> This is an example of the need to ensure that everyone is on the same page.</p> <p><b>J. Freitas:</b> The Sci Tech user group would like to have the same functionality in the new classroom space as it has in the lecture hall so that an instructor can do demonstrations. This will involve additional utilities.</p> <p>A general discussion followed by the committee.</p> <p><b>Dr. Maradian:</b> The architect will sit with the Sci Tech user group to review the options and analyze any potential for delay at DSA . The re-design of the Rad Tech space cannot delay the approval of the Sci Tech building by DSA.</p> <p><b>Dr. Ireland:</b> Restated the importance that everyone understand what the decision means and agrees on the definition.</p>		
5.	<p><b>Martin Luther King Library Timetable</b></p> <p><b>S. Ishrati:</b> Was introduced as the Project Manager for the Library and provided an update on the project.</p> <ul style="list-style-type: none"> <li>• Approval of the low bidder for a construction contract is on the May 24<sup>th</sup> Board Agenda</li> <li>• Demolition of the Men's Gymnasium is scheduled for the end of June</li> <li>• The overall schedule for demolition and construction is 18 months</li> <li>• Construction access sketches were distributed and discussed. These are preliminary sketches and will be fine tuned to show pedestrian as well as construction routes. Once the contractor is on board, coordination meetings will be held with the College to finalize the access plan.</li> </ul> <p><b>W. Richmond:</b> Asked if there had been any discussion regarding moving the summer classes out of the PE Building during demolition because of the noise and was directed by Dr. Ireland to contact Dr. Bradford, who is coordinating it with the PE Department and that they are fully aware of what was going to be going on.</p>	S. Ishrati	Prior to contractor mobilization

No.	ITEM DESCRIPTION	RESPONSIBILITY	TARGET DATE
	<p><b>S. Ishrati:</b> Distributed a Budget Report with columns showing the Total Project Budget, State Funding and the Shortfall of \$4m which sparked a lively discussion about the District mandated costs and their contribution to the shortfall which will have to come from Bond funds. Had the Library remained a District project, it would still have been over budget but not to this extent. The construction costs alone were \$1.8m higher than budgeted.</p> <p><b>Dr. Maradian:</b> Will question the District about a number of the items in the Budget Report marked with asterisks in an effort to have them removed.</p>		
6.	<p><b>Items on the next BOT Agenda</b></p> <p><b>Ron Purisima:</b></p> <p><b>May 10<sup>th</sup></b></p> <ul style="list-style-type: none"> <li>• AsBuilt Information Systems to provide professional services related to additional information on existing details requested by the DSA for Building One at the NE Campus</li> <li>• Kleinfleder to provide soils testing for the new Central Plant at the NE Campus</li> <li>• Geobase to provide soils testing for the Central Plant expansion at the Main Campus</li> <li>• Harely Ellis Devereaux to provide professional services to produce a separate bid package for the room101/103 conversion into a computer lab in Holmes Hall</li> <li>• BLL termination of services as CPM for both campuses</li> </ul> <p><b>May 24<sup>th</sup></b></p> <ul style="list-style-type: none"> <li>• Terry A. Hayes Associates to provide additional traffic study for the NE Campus</li> <li>• Smith Group to provide professional services to redesign the Rad Tech space in Sci Tech into "general classrooms"</li> <li>• Approval of the low bidder for the construction of the MLK Library</li> </ul>		
7.	<p><b>Dr. Ireland:</b> Meeting adjourned</p>		

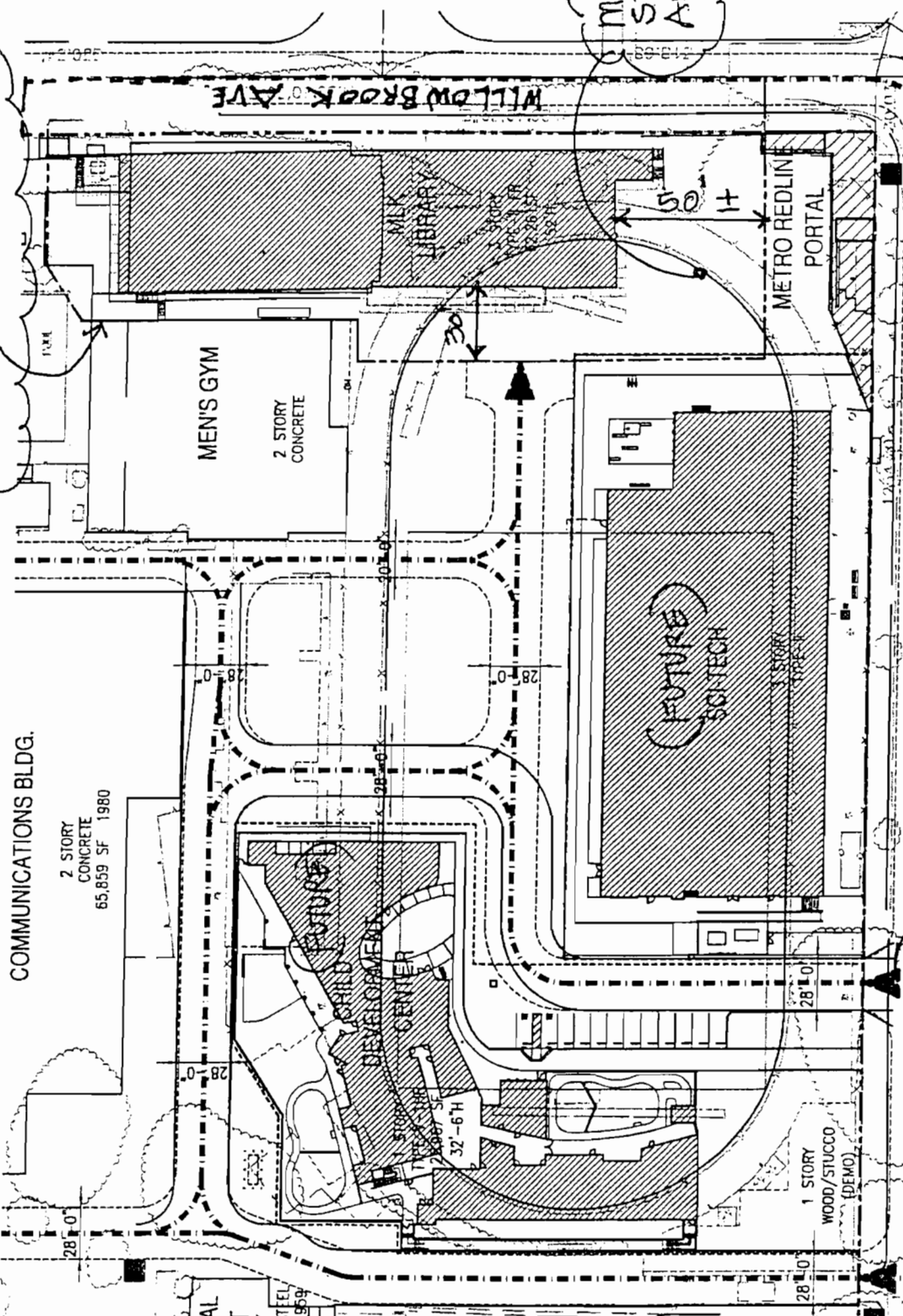
The above represents Bovis' understanding of conclusions reached and responsibilities assigned at this meeting. If it does not agree with your understanding, please notify this office in writing within five (5) days of the date of distribution or at the next meeting, whichever occurs first.

Prepared by: Ron Purisima

Copies to: All present  
File: 01C-1.5-6191 - Meeting Minutes - Bond Advisory

MLK LIBRARY PROJECT  
LIMIT OF WORK.

MLK LIB. STAGING  
AREA.



COMMUNICATIONS BLDG.  
2 STORY  
CONCRETE  
65,859 SF 1980

CENTRAL  
PLANT  
1 STORY  
CONCRETE/STEEL  
11,854 SF 1999

MEN'S GYM  
2 STORY  
CONCRETE

CHILD DEVELOPMENT  
CENTER

FUTURE  
SCI-TECH

MLK  
LIBRARY

METRO REDLINE  
PORTAL

WILLOW BROOK AVE

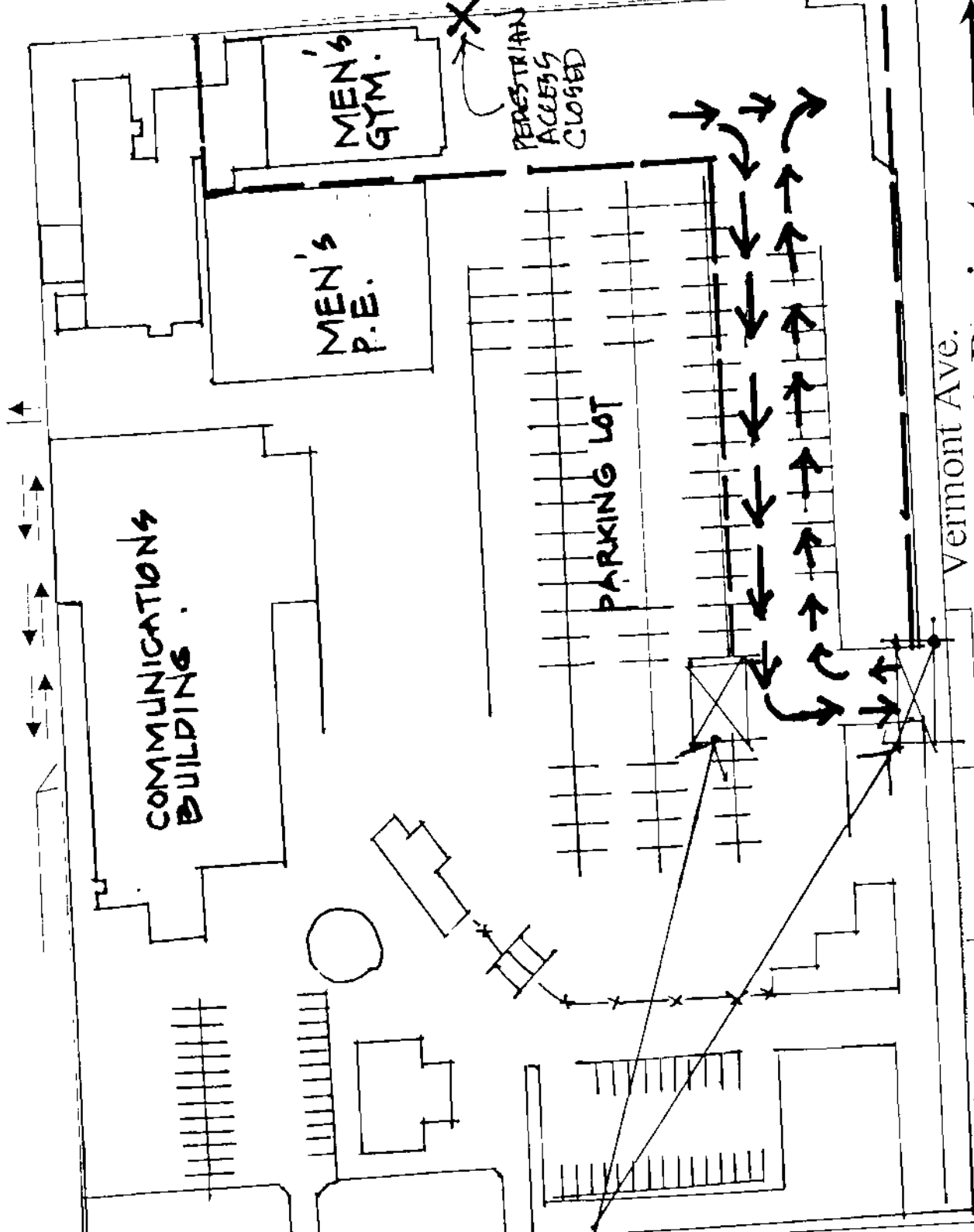
VERMONT AV.

AVENUE

SITE ACCESS  
575.00

1314.28'

249.77'



Vermont Ave. →  
Truck Access to MILK LIBRARY Project

LACC – MLK Library  
 Budget Report  
 5/8/06

	Total Project Budget	State Funding	Short Fall
Construction	\$16,652,000	\$14,791,000	\$1,861,000
OCIP	\$ 499,571	\$ 00	\$ 499,571*
Contingency	\$ 1,665,238	\$ 740,000	\$ 925,238
Inspection & Testing	\$ 269,000	\$ 269,000	\$ 00
FF & E	\$ 1,256,000	\$ 1,256,000	\$ 00
Soft Costs	\$ 1,687,000	\$ 1,687,000	\$ 00
Commissioning	\$ 224,807	\$ 224,807	\$ 00
Consulting (abatement)	\$ 15,000	\$ 00	\$ 15,000
Aerial Photo	\$ 4,500	\$ 00	\$ 4,500*
Asset Assessment Mg.	\$ 38,745	\$ 00	\$ 38,745*
Move management	\$ 47,250	\$ 00	\$ 47,250*
Moving services	\$ 22,208	\$ 00	\$ 22,208*
e7 Studio	\$ 203,422	\$ 00	\$ 203,422*
Const. Management	\$ 296,000	\$ 296,000	\$ 00
Legal Fees	\$ 126,122	\$ 00	\$ 126,122*
Audit Fee	\$ 75,266	\$ 00	\$ 75,266*
<b>Total</b>	<b>\$ 23,082,503</b>	<b>\$ 19,039,000</b>	<b>\$ 4,043,503</b>

Note  
 DR Manadian will discuss the issues w/ \*  
 next to it with the district.