



Project Number and Name: Prop A/AA Bond Advisory

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

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

Date of Meeting: May 22, 2006

Time of Meeting: 3:30PM

Meeting Location: Name LACC - Faculty & Staff Center

Address 855 North Vermont Ave. Los Angeles CA 90029

**Voting Members - Present**

Michael Adams  
Dana Cohen  
Maryanne Des Vignes  
Dr. Merrill Eastcott  
Dr. Jackie Ireland  
Mattie Moon  
Myra Siegel  
Lillian Yamaoka

**Non- Voting Attendees**

Richard Arvizu  
Jayesh Bhakta  
John Friedas  
Willie Richmond  
Nancy Cay Roberts  
Leanna Watts  
Richard Galope  
Dr. Maradian  
William Marmolejo  
Jane Melton  
Hayward Nishioka  
Ron Purisima

Purpose of Meeting: Review of the Proposition A/AA Bond Program

No.	ITEM DESCRIPTION	RESPONSIBILITY	TARGET DATE
1.	<b>Approval of Minutes:</b>		
	<b>Dr. Ireland:</b> The minutes from the May 22 <sup>nd</sup> meeting were accepted as distributed.		
2.	<b>Report out from Executive Committee –</b>		
	<b>Dr. Ireland:</b> The Executive Committee met and finalized the criteria for the selection of a new CPM. Scheduled interviews will be completed during the month of June. The Committee will have its recommendation ready for the President by end of the day June 8 <sup>th</sup> . The President will interview recommended candidates and the final selection will be on the Board Agenda, before the year is over.		
3.	<b>Project Budget Review –</b>		

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	<p><b>Dr. Maradian:</b> Explained that the Project Summary distributed by BLL is an information piece to provide a sense of how the funds have been allocated. The costs are based on information from estimates as well as square foot cost projections and we won't know the "real" cost until the bids are received.</p>		
	<p><b>D. Cohen:</b> Questioned the funding breakdown of the new MLK Library and the additional costs associated with the use of bond dollars which he likened to a "tax".</p> <p><b>Dr. Maradian:</b> The \$23m total project budget included \$19m of State funds and the balance will have to come from the Bond. The additional funds now required because this project is being managed by the bond program. Costs for things like fly throughs and move management costing more than the actual movers are determined by a formula set by the bond program in the form of a percent of construction cost or by square footage. The question whether these costs apply to the whole project or just the bond funded portion was raised as well as whether the services are needed at all. Dr. Maradian has all the information and will be contesting these new bond mandated costs with the District.</p> <p>Projects listed under "Projects to be Prioritized" are unfunded and not listed in any particular order. When new money is available, this list will be revisited.</p>		
	<p><b>M. Adams:</b> Questioned why the Women's Gymnasium project listed as Women's Gym - Student Services.</p> <p><b>Dr. Maradian:</b> Explained that this was the old designation before the building was retained by for use by PE Department when the Master Plan was modified. The project is unfunded.</p>		
	<p><b>M. Des Vignes:</b> Asked if there was funding for the Learning Skills Center.</p> <p><b>Dr. Maradian:</b> There is \$2.8m allocated in this budget for the LSC.</p>		
	<p><b>M. Des Vignes:</b> Expressed safety concerns about being left alone in the existing Library after the completion of the new MLK Library.</p> <p><b>S. Maradian:</b> There are several options available. One option is that Dr. Eastcott can move people in upstairs and provide security. This needs a lot of discussions about who moves in temporarily etc.. A second option is to accelerate the demolition of the PE Building while the user group works with the architect on a modular solution. There may be additional options and the best way to investigate those is to work it through the Prop A Committee and look at the options. Regardless of the option selected, Dr. Eastcott is committed to providing security.</p>		

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	<p><b>L. Yamaoka:</b> Noted that there are other users such as the Plato and Speech labs that are not part of the new MLK Library or the LSC and they should not be forgotten.</p> <p><b>S. Maradian:</b> Confirmed with D. Cohen that they were on his list of "homeless" departments.</p>		
	<p><b>L. Yamaoka:</b> Stated for the record that the PE user group is opposed to the demolition of the Men's Gym until a suitable replacement is provided. After brief discussion, the statement was revised to say the Men's PE Building. For clarity, the President explained that only the Men's Gym will be demolished beginning at the end of June so that the new library can be constructed. The other part of the facility (Men's PE) remains until we solve all these other problems and get things underway in PE. In the interim there is a lot of logistical work that Dr. Ireland and others have to do to accommodate teaching all those courses in one gym versus two.</p>		
	<p><b>D. Cohen:</b> Noted that there is still an encumbrance for Chemistry Village portable classrooms showing even though that contract was terminated. Once the Program corrects its books, the funds will be unencumbered and can be used for something else.</p>		
4	<p><b>Parking -</b></p>		
	<p><b>Dr. Eastcott:</b> Met with Work Environment Committee to explain concerns that their resolutions eluded to and that the faculty senate supported. Waiting on answer back from the committee.</p>		
	<p><b>L. Yamaoka:</b> Requested a copy of the parking survey provided to Dr. Eastcott &amp; Dr. Ireland. Dr. Eastcott will follow up.</p>		
	<p><b>Dr. Eastcott:</b> Summary of changes.</p> <ol style="list-style-type: none"> <li>1. New lot plan does not affect trees in area &amp; will not go any further east than where the paved road is right now.</li> <li>2. Any full time employee (Faculty and Staff member) willing to ride the Metro will not be required to turn in their parking pass in order to be compensated for their Metro Pass.</li> </ol>		
	<p><b>Dr Eastcott:</b> We currently have 360 parking spaces available. By using the MTA Lot and Lot 5 (former "Tennis Court" area) we will be down approximately 50 spaces. This should not pose as a problem. On most days there are well over that amount of spaces left unused. Film crews will not be allowed to park in the lot Monday – Friday.</p>		
5	<p><b>Community Services Relocation</b></p>		
	<p><b>Dr. Ireland:</b> There is no need for a project shepherd but Richard Galope as the Dean would be the single point of contact.</p>		

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	<p><b>R. Purisima:</b> When we initially met with R. Galope regarding his department's needs, we identified a program that could be housed in a modular (portable) building which could be leased. One possible location for the modular could be at the old CDC site atop an existing foundation which remained after the relocation of one of the CDC bungalows to Melrose. The project was put on hold pending the finalization of the PE building location.</p>		
	<p><b>R. Galope:</b> Mentioned the need for a computer lab of approximately 3,000 SF and that as an alternative to leasing, modular classrooms may be available from LAUSD.</p>		
	<p><b>Dr. Ireland:</b> Dr. Ireland called for a motion to allow Richard Galope and his staff to meet with BLL and M&amp;O to begin the planning process. The motion passed 7-0-0.</p>		
	<p><b>R. Purisima:</b> Bungalow 150 will not need to be vacated sooner than the end of August.</p>		
6	<p><b>Timelines –</b></p>		
	<p>Timelines were distributed for the Sci Tech, CDC and MLK Library.</p> <p><b>Sci Tech</b></p> <ul style="list-style-type: none"> <li>• Hazmats consultant is completing the Chemical Inventory submittal package for DSA.</li> <li>• The user group is scheduled to meet with the architect on the conversion of the Rad Tech space into general classrooms June 5th. Once the design work is complete, this package will be submitted to DSA as a revision which will occur after the main project is stamped out.</li> </ul> <p><b>CDC</b></p> <ul style="list-style-type: none"> <li>• The need to review additional bond costs relative to the State funding portion of the project was reiterated.</li> <li>• \$166,000 has been pledged from outside foundations through the hard work of Leanna Watts and Jane Melton</li> <li>• The adjustment to provide required clearance between the Sci Tech building was incorporated into the new drawings which are expected to be approved by DSA on June 7<sup>th</sup>.</li> </ul> <p><b>MLK Library</b></p> <ul style="list-style-type: none"> <li>• Adoption of plans and specs is on the May 24<sup>th</sup> Board</li> <li>• Demolition of the Men's Gym is scheduled to start at the end of June</li> </ul>		
5	<p><b>Holmes Hall</b></p>		
	<p><b>R. Purisima:</b> The Request for Contract for the architect to separate the conversion of classrooms 101/103 into an independent bid package was approved by the Board on May 10<sup>th</sup>. The architect is awaiting the contract from DMJM. The 30 day electrical demand analysis is nearing completion and the early results indicate sufficient power for the new sub panel to be installed in 101/103 which simplifies the electrical work.</p>		

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	<p><b>L. Yamaoka:</b> Questioned what happens if the DSA permit expires before the redesign of the new HVAC system is completed.</p> <p><b>Dr. Maradian:</b> The new HVAC system will have to go through the DSA review process again therefore a permit extension is not an issue. This has to go back to the Board to get the architect under contract, and then the system is designed and submitted to DSA. Changing the HVAC system will add time to the project and could delay things up to several years.</p>		
	<p><b>Dr. Ireland:</b> Reminder that if you want something added to the agenda, please contact Dr. Ireland directly or a committee member.</p>		
	<p><b>Meeting adjourned.</b></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: Nancy Cay Roberts  
Project Field Assistant Bovis Lend Lease

Copies to: All present  
File: Meeting Minutes (Bond Advisory)