



Proposition A/AA Bond Advisory Committee  
General Meeting #41  
Meeting Minutes  
February 26, 2007

**Attendees—List attached**

**Agenda Item #1 / Approval of Meeting Minutes:**

General Meeting #40 Minutes for January 22, 2007 were approved with the following correction:

1. Al Germaine was in attendance as an alternate for Jon Freitas, who did not attend General Meeting #40.

**Agenda Item #2 / Executive Committee Report:** No report this week.

**Agenda Item #3 / Administrative Items:**

- a) **Space Inventory Update:** Charles Wren updated the Advisory Committee that 100% of the available space on campus across all of the various room uses has been assigned to be in current use by the 53 survey panelists. During the February 12, 2007 Prop A/AA Executive Committee Meeting, a new (temporary) committee was created to complete the survey to insure that each department, program and function has a recommended location at the completion of the bond program. The survey identifies the location of the departments, programs and functions per the Master Plan. The primary participants suggested by the Executive Committee were Jackie Ireland, Dana Cohen, Lawrence Bradford, Korla Williams, Willie Richmond, Dan Wanner and Myra Siegel, although others may join the committee as needed. At this time, the committee will meet on Friday mornings until the space survey has been completed and the committee disbanded.
- b) **Parking for Faculty & Staff:** Willie Richmond updated the Advisory Committee that 240 faculty & staff parking stalls were added when Parking Lot #5 was opened on 01-29-07. However, these additional spaces will be insufficient when the Sci-Tech Building and the Central Plant Expansion projects begin construction because the Snyder Field parking lot and the parking area behind Franklin and Jefferson Halls will be closed. As such, various options are under investigation, including valet services, surveys of parking areas within a 3 mile radius, the Hollywood/Vine MTA station, the Braille Institute (the Sherriff has parked there in the past), and opening the first floor of the Parking Structure as soon as possible.

**Agenda Item #4 / Informational Item Only – Project Update:**

A **brief project update** was presented by Bob DeLiso on the following projects:

a) **Project Update (Construction):**

- **Parking Structure & Athletic Fields:** Construction continues with completion last week of the drilling and inspection of the shafts for placement of permanent shoring soldier beams on the east side of the project. In addition, a meeting is being scheduled with the District's legal counsel, Roger Heyman (Heyman Densmore, LLC), Bomel

Construction Company, Studios Architecture and LACC to resolve the delays associated with approval of the shoring submittal by DSA.

- **Library:** Construction continues with the first floor concrete work completed except the slab on grade. The Contractor is currently backfilling, leveling and laying waterproofing membrane. The concrete pour for the slab on grade is scheduled for 2/26/07 (The pour was delayed 4 days due to rain). The project is currently 28 days behind schedule.
- **Child Development Center:** Demolition work continues for the old Community Services Center. In addition, the "B" Permit package was submitted to the City of Los Angeles on February 16<sup>th</sup>. An "A" Permit is also required for the driveway, curb, sidewalk, parking meters and tree and an "E" Permit is required for the street light relocation. Based on their coordination with the various departments so far, it turns out that the "E" permit will materialize after the "A" permit, as we need the "A" permit in order to complete the application for the "E" permit.
- **Repairs to PE Building:**

b) **Project Updates (Relocation Work):**

- **Parking Lot No. 5 (by CDC Contractor):** After meeting with DMJM, it was agreed that the Temporary Parking Lot will to be submitted to DSA as a separate project. TMAD Taylor & Gaines is preparing the package. The Contractor is planning on finishing up the requested changes over the next couple of days as the campus will be closed for Presidents Day.
- **Trash Compactor (by CDC Contractor):** This will not be going to DSA as it doesn't meet the requirements to be submitted. The project costs are under \$30,000 and the only thing required is a letter from the Engineer for the files.
- **Community Services Center (Complete):** Work completed by Willie Richmond.
- **Harris Trailer Relocation:** Vendor quotes are under evaluation based upon completed jobwalks. The new trailers must be installed prior to the start construction for the Central Plant, which has an early start date of June 1, 2007.

c) **Space Inventory Survey:** See Space Inventory Update, above.

d) **Project Updates (Bid and Award):**

- **Science Technology Building:** There have been two protests filed against the Notice of Intent to Award for this project, and based on recommendation from District's Legal Department, the project will be re-bid. The new Bid Opening date is March 28, 2007.

e) **Project Updates (Design):**

- **Central Plant:** Central Plant and Infrastructure (both Phases) was submitted to DSA on Wednesday Jan 31<sup>st</sup>. DSA Tracker shows this project (#110411) as having been registered February 1<sup>st</sup>. To date no review has been completed at any of the stages it has to go through. The Design Team is also reviewing the Switchgear to determine if it can be used as is without modification.

- **PE Building:** The architect submitted a revised fee proposal on Feb. 20 which has been approved. The PBA has been generated per this agreement. In addition, a Project Team Kickoff Meeting will be scheduled with Dr. Bradford, Harris, Steinberg and the Project Sheppard to discuss project parameters, phasing strategies, AE deliverables, User Group responsibilities and resolve who at LACC should be interviewed.
- **Campus Site Work:** The architect will provide a revised proposal based on new scope. The combined preliminary construction cost estimate for the three areas defined in the new scope of work is \$ 15,800,000. The current strategy is to complete all design work and fund construction dollars through the upcoming bond measure in 2008. However, a transition construction-drawing package will be prepared by the architect to address the North East Quad building issues.
- **Vermont Improvements:** A meeting was held on 2/20/07 to introduce MTA to the project. Ted Tanaka presented the preliminary drawings prepared to date. Field deputy from Gracetti's office was also in attendance. Gladys Low of MTA will confirm if LACCD needs to follow federal procurement process for all construction related services including A & E and CPM services even if these services are being paid from the 20% Bond match. A meeting with Alejandra Marroquin of Garcetti's office will be scheduled next week to discuss this and other projects.

f) **Project Updates (Modernization Projects):**

- **Franklin Hall:** On Feb. 21, the LACC Board approved the PBA for the additional fees requested by the architect to complete the Preliminary Plan Phase submittal (required for State Capital Outlay funding). The upcoming scope clarification and cost estimating tasks by the architect will help clarify exactly to what extent the estimated costs exceed the Project Budget. In the interim, approx. \$3 million extra (to be confirmed) may be needed to afford the planned central HVAC upgrade, new windows, etc. that were not in the original scope of work.
- **Jefferson Hall:** Debbie Schaeffer has forwarded updated furniture quotes for college signature. A meeting has been proposed for Wednesday, March 7 to approve the furniture and place the orders. The campus will then need to clear out existing furniture in that room prior to install date as well as provide labor to install the whiteboards/tack boards per Debbie.
- **Holmes Hall:** An updated construction cost estimate is in progress. This requires clarification of the scoping assumptions associated with the envisioned design changes (i.e. HVAC upgrade and elevator modifications listed in "Amendment #6" to the AE contract). In addition, construction phasing needs to be considered as we generate updated estimates; an occupied building is more costly to renovate than a vacant building and presents potential disruption and safety issues; conversely, we also need to determine if swing space can be made available to some (or all) of these users. After the above scope clarification/budgeting/scheduling efforts, we should know if we have sufficient sources of funds to afford the estimated uses of funds (both the DSA-permitted and additionally desired improvements such as Amendment #6). If so, we presume LACC will authorize us to direct the AE to proceed with Amendment #6 as previously approved. If not, we face some tough decisions as to whether we simply bid the DSA permitted improvements, proceed with the redesign/Amendment #6 with the hope of future funding or find another option TBD.

- **Student Services Center:** The architect is in the “programming” and “existing condition analysis” phase of their contract and has completed a rough draft of the program which has been reviewed and annotated by Harris and the User Group. WWCOT and TMAD are also analyzing the existing building and performing a “test fit” to see what can be included within the existing structure as well as within the construction budget. The Project Team is in discussions with DSA regarding the conceptual design of the minimal reuse scheme (low cost approach) to see if DSA will allow a minimal seismic upgrade (to control costs) or if they will require a full seismic upgrade (which may result in a recommendation to construct a new building).
- **Learning Skills Center:** The LSC has decided to relocate in the Chemistry Building. The budget of \$2,500,000 originally established is insufficient to address accessibility issues. This building may require an addition of an independent elevator core.

g) **Project Updates (Northeast):**

- **Education Building:** As of 2/23/07, the architect has not responded to the concluding correspondence sent 2/8/07 regarding the final counterproposal. As such, the architect’s contract will be recommended for termination for cause and the final contract deliverables will be claimed. SEA states that 80% of the backcheck comments have been incorporated.
- **Van De Kamp Building:** DSA is reviewing the structural revisions to the Bakery Building that were submitted to DSA on 2/8/07.
- **Central Plant:** DSA’s comments were returned on 2/14/07 and the architect is incorporating these comments. DSA and the structural engineer are continuing dialogue to resolve DSA’s comments

**Motion to adjourn proposed and accepted**