



Proposition A/AA Bond Advisory Committee
General Meeting #43
Meeting Minutes
April 16, 2007

Attendees—List attached

Meeting # 43 was held “unofficially” in April as an informal meeting for informational purposes only. Dr. Ireland suggested that official minutes are not “appropriate” for an informal meeting.

• **Approval of Meeting Minutes:**

General Meeting #42 Minutes for February 26, 2007 were accepted as issued without any changes.

• **Administrative Items – Informational Item Only:**

- a) **Space Inventory Update:** Charles Wren updated the Advisory Committee that six (6) meetings have been completed in order to evaluate the possible need of a Modular Village to be used as swing space in order to complete the modernization projects. The modular Village on campus would be located in the main quad and/or on the west lawn of the Communications Bldg.

• **Project Update – Informational Item Only:**

A brief project update with PowerPoint slides and photographs was presented by Bob DeLiso on the following projects:

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

- **Parking Structure & Athletic Fields:** Charles Wren updated the Advisory Committee that all shoring activities (other than monitoring of soldier beams) had been completed and that excavation of foundation footings and pouring of concrete columns adjacent to the golf driving range was ongoing.
- **Library:** Safi Ishrati updated the Advisory Committee that the project is currently three (3) weeks behind schedule, due to unforeseen conditions associated with a high water table. However, the project is expected to finish on time.
- **Child Development Center:** Michael Jahr updated the Advisory Committee that the Storm Sewer and the Fire Line work-arounds have been underway for the past 2 weeks and should be completed soon. In addition, the Contractor will mobilize on April 23, 2007 to begin the remaining demolition for the parking lot.

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

- **Parking Lot No. 5 (by CDC Contractor):** Michael Jahr updated the Advisory Committee that the last of the striping is completed and the parking lot lighting has been

installed. Lillian Yamaoka requested information regarding the overall parking situation campus wide. Willie Richmond responded that he is preparing a presentation for review by the Advisory Committee and that was currently reviewing bids for valet services to be in place by the fall semester for Parking Lot #5 and the student Lot (Parking Lot #1). Other options under consideration include parking at the Braille Institute, other locations along Santa Monica Blvd and Vermont Ave and parking of the custodial staff on the west lawn of the Communications Building. Mr. Richmond also noted that faculty and staff parking in Parking Lot #1 is not permissible.

- **Trash Compactor (by CDC Contractor):** Michael Jahr updated the Advisory Committee that site grading has been completed and that the Compactor has been temporarily located across from the PE Building and is operational.
- **Harris Trailer Relocation:** Bob DeLiso updated the Advisory Committee that project quotes are under consideration for the installation of new trailers and that the project delivery approach is also under consideration for the Central Plant contractor to install the building utilities.

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

- **Science Technology Building:** Bob DeLiso and Michael Jahr updated the Advisory Committee that the Bid Opening took place on Wednesday, March 28, 2007 from a total of five general contractors, as follows:

1. Sinanain Development	\$31,444,444.00
2. S.J. Amoroso	\$32,287,000.00
3. FTR International	\$32,550,000.00
4. Kemp Bros.	\$33,877,000.00
5. Emma Corp.	\$35,200,000.00

- The Notice of Intent to Award the Construction Contract was mailed to all five bidders on March 30, 2007 and the five (5) day protest period begins on March 30, 2007. A PBA has been submitted for April 11, 2007 BOT Agenda for award of the construction contract.

d) **Project Updates (Design):**

- **Central Plant & Switchgear:** Michael Jahr updated the Advisory Committee that the Central Plant project is in DSA and the DSA Tracker shows everything has been submitted including the additional information requested. For the Switchgear project, the architect has received the spec package from the switchgear manufacturer and is assembling the bid package. This will be set to advertise in the next few weeks.
- **PE Building:** Drew Bagdasarian updated the Advisory Committee that the architect (Steinberg) was recently retained to provide programming and design services for this project. Project parameters have been reviewed with Steinberg and programming services will commence soon.
- **Campus Site Work:** Safi Ishrati updated the Advisory Committee that the architect (Ted Tanaka) has provided new fee proposal and the architect's estimate is being reviewed by Harris for accuracy.

- **Vermont Improvements:** Safi Ishrati updated the Advisory Committee that the maintenance and liability of the improvements were being discussed with the City and that a user group is being formed for landscaping.
- **Survey & ADA Transition Plan:** Safi Ishrati updated the Advisory Committee that the architect (PSOMAS) was issued an NTP on 3/30/07 to complete the survey work and that a user group is being formed for landscaping.

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

- **Franklin Hall:** Drew Bagdasarian updated the Advisory Committee that the State approved release of "Preliminary Planning" funds for this project recently enabled the design process to be restarted earlier this month after a 2 year suspension. The architect has stated that there are several scope items not yet included in the scope of work and is researching what changes to the drawings may be needed to meet project requirements (for example, seismic upgrades required by code, waterproofing at basement, asbestos removal, audio visual equipment, and current campus design standards). In the interim, the architect is in the process of producing the Preliminary Plan Phase submittal to meet State Capital Outlay funding requirements. The next Project Team meeting is set for Wednesday, April 18 to review the final draft Preliminary Plan submittal package for the State and to continue discussions on potential additions to the scope of work (as indicated above) and the likely cost and schedule impacts of these additions. In addition, the architect recently informed Harris and LACC that they have yet to discuss this project with DSA (even though the design is 80% complete). Finally, a meeting is being scheduled with DSA as soon as possible to determine the extent of seismic improvements required.
- **Jefferson Hall:** Drew Bagdasarian updated the Advisory Committee that a meeting with Debbie Schaeffer, Harris, Willie and Mattie Moon was recently conducted to review the updated FFE quotes. Most approvals were provided by LACC at the meeting (with the exception of minor adjustments and clarifications needed). Prior to delivery (projected to be June 15), the campus will need to clear out existing furniture in that room as well as provide labor to install the whiteboards/tack boards per Debbie.
- **Holmes Hall:** Drew Bagdasarian updated the Advisory Committee that an updated construction cost estimate is being generated. This requires clarification of the scoping assumptions associated with the envisioned design changes (i.e. HVAC improvements and elevator modifications listed in "Amendment #6" to the AE contract). In addition, a meeting is being scheduled with DSA as soon as possible to determine the extent of seismic improvements required due to HVAC and related structural modifications.
- **Student Services Center (MLK Modernization):** Drew Bagdasarian updated the Advisory Committee that the architect (WWCOT) is in the "programming" and "existing condition analysis" phase of their contract. They have generated a rough draft of the program which has been reviewed and annotated by Harris and the User Group. In addition, a "test fit" is being completed to see what can be included within the existing structure as well as within the construction budget. In addition, it remains to be determined if locating the Catering Program on the top floor of this building will prove cost prohibitive or not. Regarding available space, we know that all programs initially considered for this building cannot fit within the existing structure. LACC will have to decide which programs stay and which must be accommodated in other buildings. The architect has been asked to also estimate the incremental cost of locating the Catering Program in our building as well as determine which programs can fit in the building and for LACC to then decide if it is worthwhile.

- **Learning Skills Center (at Chemistry Building):** Drew Bagdasarian updated the Advisory Committee that direction for locating LSC in the Chemistry Building needs to be confirmed. If LSE is located here, the building will require major renovation including a new core. The current budget 8.5M plus the 2.5M for LSC is sufficient to address accessibility issues.

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

- **Education Building:** Charles Wren updated the Advisory Committee that a smooth transition period is being worked out from the current architect (Steven Erlich Architects) to a new architect, to be determined. A termination letter has also been drafted in the event that the current architect continues to be non-responsive. The current architect received DSA's plan check comments on April 4, 2006 and has yet to incorporate the comments and resubmit to DSA.
- **Van De Kamp Building:** Charles Wren updated the Advisory Committee that coordination efforts are ongoing to complete the Bakery Building bid package which must include the Education Building site plan, the Education Building Utilities Plans, the Central Plant project and the San Fernando Road and Bakery Lane Street improvements in order for the building to be functional. The architect (Roschen Van Cleve Architects) has incorporated nearly all of the fire and life safety and accessibility comments from DSA. DSA is currently reviewing the structural revisions.
- **Central Plant:** Charles Wren updated the Advisory Committee that the architect (ARUP) continues to incorporate the constructability review and DSA plan-check comments for resubmittal to DSA within the next few weeks.

h) **Project Updates (Energy Conservation):**

- **LEED Compliance:** Drew Bagdasarian updated the Advisory Committee implementation of the Board of Trustees requirements for (1) That all new buildings are to be LEED certified; and (2) That 10% of the energy requirements of these buildings shall be supplied with on site renewable energy (PV, etc.). With respect to existing projects, LEED compliance is ongoing.
- **Commissioning:** Drew Bagdasarian updated the Advisory Committee that Commissioning services are required for LEED certified buildings and in some cases are prudent for non-LEED buildings with sensitive operational requirements. The current "commissioning" contract with Carter-Burgess is for several LACC buildings (such as new Parking Structure, Sci-Tec and Health/Fitness/PE building projects on the main campus and all buildings on the Northeast campus).
- **Photovoltaic (PV) Farm:** Drew Bagdasarian updated the Advisory Committee that we at least \$3 million will likely be needed and that at least 50% of this amount (\$1.5 million) would be financed by the bond and the rest through a vendor (such as Chevron) through a design/build/finance delivery approach that most other LACCD campuses are doing to minimize upfront capital costs as well as the overall Project Schedule.

Motion to adjourn proposed and accepted