



**Proposition A/AA Bond Advisory Committee  
General Meeting #47  
Meeting Minutes  
September 17, 2007**

**Attendees—List attached**

This meeting (Meeting # 47) established quorum.

• **Approval of Meeting Minutes:**

- 2) The General Meeting #46 Minutes for August 20, 2007 were NOT approved because a quorum was not achieved

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

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

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

- **Parking Structure & Athletic Fields:** Construction continues without delay. The lower level columns, slab on grade and the first level deck are finished and the field deck is approximately 10% complete. Large concrete pours continue to occur every Wednesday. The parking levels of the project will be complete by August of 2008. At such time, the facility will become available for parking to the College. Athletic Field work is scheduled to be complete Fall of 2008.
- **MLK Library:** Construction is 65% complete. Currently, the majority of the work consists of interior Mechanical, Plumbing and Electrical work. Substantial completion is anticipated for the end of January 2008 and final completion in March 2008.
- **Child Development Center:** Project is 15% complete as of August 2007. All underground utilities have been installed and stubbed out. Footings and foundations have been poured. Preparation for slab on grade is near completion and pour will be taking place this month. We continue to work with the User Group to address last minute changes and securing order for Furniture and Equipment.
- **Science & Technology:** This project is 15% complete. Concrete footings for foundation are currently being poured. The scheduled project completion date is April 2009.

b) **Project Updates (Design):**

- **Central Plant & Switchgear:** This project has been resubmitted to DSA with corrections based on their initial review comments. We remain hopeful that the stamp out will occur in October.

- **PE Building:** This summer, the User Group approved the Program Documents generated by Steinberg (AE), thus allowing the Schematic Design Phase of the Project to commence.  
A Schematic Site Plan recently generated by Steinberg has been approved by the User Group.  
The next design meeting involving Harris, AE and the User Group will be held on Tuesday, October 9 to continue discussions on schematic floor plans and stacking plans.
- **Landscaping Campus Wide Work:** The project is currently in Schematic Design Phase. The User Group Kick-off meeting took place today, September 17, 2007. The scope of this project includes Landscape improvement of the entire campus. Design phase is scheduled to be completed by Fall of 2008.
- **Vermont Improvements:** The project is currently in Schematic Design Phase. The User Group Kick-off meeting took place today, September 17, 2007. The FTA grant has been secured for \$2,054,000.00. A second grant application has been submitted to MTA for additional funding. The project was short listed by the FTA as one of the top five projects which may be funded.
- **Survey & ADA Transition Plan:** This scope of work was removed from Ted Tokio Tanaka Architect's Campus Landscaping Project. Three firms selected by LACCD to provide ADA Transition Plan Services to the District were interviewed. The team of BOA Architecture/Psomas has been selected by LACC to provide this service. A PBA has been submitted for the October 3, 2007 BOT agenda to authorize a contract for BOA Architecture. Once the contract is approved, a Notice to Proceed will be issued. The scope of work includes a survey to inventory the campus buildings and all elements governed by ADA code. This survey will provide a status report on ADA compliance.

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

- **Franklin Hall:** Project construction will be phased. Harris and LACC are in discussions on how to phase the project to minimize disruption while controlling costs. The AE (Albert Group) is modifying the drawings based on recent comments from Harris, Carlos Reyes (design peer review expert for the LACCD Bond Program) and Magdalen Hron (primary DSA liaison for the LACCD Bond Program). A follow up meeting is scheduled for Wednesday, October 3 to review the status of modifications. In addition, a Constructability Review is being performed by PC Associates prior to DSA submittal (rather than concurrently) to minimize the overall DSA review time; a draft report is expected for the Wednesday, October 3 meeting. In addition, a code consultant (Owens Group) is being hired to review the drawings prior to DSA submittal. The Owens Group has provided similar services on other LACCD projects and will provide services under their existing District-wide Task Order Contract for a code review of the drawings. A draft report is expected for the Wednesday, October 3 meeting. Based on the above, all preliminary comments for correction should be in hand by October 3 and final comments by mid-October; the drawings are then expected to be finalized and submitted to DSA soon thereafter. Magdalen Hron is aware of the funding deadlines associated with this project (Request for Award of Construction Contract by May 2008) and believes DSA can turn around plan check comments in 90 days (in accordance with the LACCD-DSA Memorandum of Understanding) so that the funding deadline can be met.
- **Jefferson Hall:** Furniture for the mockup classroom (Room 102) has been delivered and installed (with the exception of the lectern which is on back-order and should be arriving soon).

- **Holmes Hall:** The amount of available swing space is under review in order to determine whether or not phasing will be required to complete construction in a cost effective manner with minimal disruption to campus operations. A new Design Services Contract is currently being negotiated as required by LACCD since the existing contract will exceed 5 years in duration. The revised proposal for remaining A/E services is being analyzed.
- **Student Services Center (MLK Modernization):** Over the summer, WWCOT (AE) completed a Programming / Feasibility Study for the Project, including conceptual designs with associated cost projections for several schemes for the existing library to be converted into a student services center. In July, LACC Senior Management selected the preferred development scheme for the site (consists of demo of the front structure and adaptive reuse of the rear structure with a new facade) which is serving as the basis of design going forward into the Schematic Design Phase of the project. The Programming / Feasibility Study was then finalized and forwarded to the User Group for approval (so that the Programming phase can officially be completed and the Schematic Design Phase of the project may commence; waiting for User Group approval of the Study (the Project Sheppard is in the process of obtaining User Group sign-off on the Program and Feasibility Study). A Kickoff Meeting for the Schematic Design Phase of the Project was held in August to keep the process moving along; a follow up Schematic Design workshop with WWCOT, LACC and E7 is scheduled for Wednesday, October 3. Design fees continue to be negotiated with WWCOT for the remaining phases of design; a corresponding PBA will then be generated.
- **Learning Skills Center (at Chemistry Building):** Steinberg Architects will submit a proposal to complete a building analysis which will be used to complete a second proposal to remodel the entire building with the Learning Skills department as a component.

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

Bids opened for the project on Thursday, September 13, 2007. Three General Contractors submitted bids. Base bid included the construction of the Bakery Building, the Central Plant and the Sitework. The New Education Building was bid as an additive Alternate. While the low bid came in within our construction estimate, it is still approximately \$5,000,000.00 over the current budget. The College must decide whether to proceed with award of contract with current base bid or to include the New Education Building. If the New Education Building is chosen to be built now, \$5,000,000 must be reallocated from the main campus budget.

The District has secured the services of a Developer Consultant to provide options of furthering developing the site. These options are expected to be presented prior to a contract being awarded for construction. The Community oversight committee will be made aware of the work conducted by the Developer.

- **Master Plan Update/ Gap between Prop A/AA and Prop AAA**

Harris has solicited proposals from Steinberg to update certain elements of the Master Plan for both the Northeast Campus as well as the main campus. Steinberg is expected to utilize the Space Utilization Study information generated to date by LACC and Harris in order to sort out these and other issues. This study should help determine phasing and swing space requirements in Franklin, Holmes, Jefferson and DaVinci Halls as well as other buildings on

campus. A meeting was held on September 13 with various project consultants to discuss master planning strategies for both campuses. A follow-up meeting is scheduled for Wednesday, October 10 to review preliminary findings. Harris will continue to keep LACC Senior Management posted on progress and findings