



# Los Angeles Valley College

## Citizens Building Oversight Committee

November 7, 2017

### Minutes

### President's Conference Room

#### Members:

Name	Association
Pat Ballew*	Member of the College Foundation
Kevin Ary ( <i>Absent</i> )	Member at Large
Eric Bubbers	LACCD Representative
Asta Criss	Valley Glen Neighborhood Association
Lisa Cahan Davis	Studio City Neighborhood Council
Carlos Ferreyra ( <i>Absent</i> )	Greater Valley Glen Neighborhood Council
Waltona Manion	Member at Large
Diedra Stark ( <i>Absent</i> )	Retirees Association of LAVC
Jo Ann Rivas	NOHO Neighborhood Council
Vacant	Valley Village Neighborhood Council
Vacant	Sherman Oaks Neighborhood Council
Vacant	Student Representative
<b>Ex-Officio:</b>	
Erika Endrijonas	College President
<b>Resource:</b>	
Mark Strauss	College Project Director
Mike Lee	Vice President of Administrative Services
Armine Galukyan	Executive Assistant
<b>Public Members:</b>	
Bob Peppermuller	

Chair\*

#### Welcome and Introductions

Pat Ballew called the meeting to order at 6:05PM.

Everyone introduced themselves around the room.

## **Public Comments**

Bob Peppermuller inquired about the services Los Angeles Valley College (LAVC) offers to homeless students and whether any members attend the [Los Angeles Homeless Services Authority](#) (LASHA) meeting.

President Endrijonas gave brief explanations of the current projects and upcoming plans that are in progress to help assist homeless students at LAVC.

- LAVC has a group called Helping Hands, which is comprised of a group of faculty and staff across the college, but sits in the CalWORKs Office. Helping Hands, CalWORKs program and Family Resources Center all work on helping assist homeless students.
- We are putting together our pantry and the plan is to have the pantry open for 4-5 days a week from 12PM-2PM.
- We are also working with [The Village Family Services](#) (TVFS) and a couple of other organizations to try and help homeless students.
- We also host showers on our campus two hours a day from Monday through Friday for homeless students; toiletries such as shampoos and towels are provided.
- Trying to work with food forward and other organizations. We do fundraising through helping hands.
- President Endrijonas serves as a board member on TVFS and both the college and TVFS is working on a partnership with City of Los Angeles, Hope of the Valley, and USC School of Architecture to try and provide housing here on campus for homeless students. USC is currently working on single person pods.

Endrijonas stated that the biggest struggle for LAVC is the funding. There is no clear funding stream and all of the services are from soft funding; we do fundraising through Helping Hands. The college is funded from the state and can't use general funds for these purposes. LAVC is in the process of pulling everything together to try and capitalize on the resources that we know are available in the community.

Endrijonas will inquire into whether anyone from LAVC attends the LASHA meetings to help spread the word about the services LAVC offers homeless students.

## **Approval of Minutes**

A motion was made and unanimously passed for the approval of the September 5, 2017 minutes.

## **Chairperson's Report- Pat Ballew**

No reports at this time.

## **President's Report**

Done in conjunction with Mark Strauss during the building Construction Update. Please see below for "Building Construction Update".

## **Update on District Citizen's Oversight Committee- Eric Bubbers**

Eric Bubbers reported on the meeting that was held on October 20, 2017 at the LACCD headquarters in downtown.

- There is a new program management organization and the vendors have changed to Jacobs; October 16<sup>th</sup> was their first start date. Prior to Jacobs, AECOM was the management organization in charge for 4.5 years but, under law, they are required to re-compete and in this competition, Jacobs won.
- A conversation came up about the organizational hierarchy and Mark Strauss gave a breakdown as followed:
  1. Board of Trustees
  2. Chancellor Rodriguez
  3. Chief Facilities Executive – David Salazar
  4. Director of Facilities – Tom Hall
  5. PMO (Jacobs) Program Management – they manage all of the projects. They are headquartered in Monterey Park. They run all of LACCD projects including the 13 properties.
  6. Construction Management Teams (Also known as CPT)
- The annual report issued by the DCOC was approved on October 20<sup>th</sup>. It's not posted on the [buildlaccd.org](http://buildlaccd.org) website yet; typically, they get posted within 30 days of approval.
- As of October 20<sup>th</sup>, there are currently no lawsuits with LAVC and only one unresolved issue at Los Angeles Mission College.
- A bimonthly report on projects at every college including project information was distributed at the DCOC meeting. There are currently three projects for LAVC, which includes two Storm water implementation projects and the VACC. VACC is 23% complete and expected to be completed by January 2019.
- The estimated amount of risk exposure for LAVC is \$1.7 million, which is 2% of the total remaining construction budget. The contingency reserve is over \$7 million. There is a rebar issue with one of the walls in the VACC building so the risk exposure may go up because of that.

## **Building Construction Update- Mark Strauss**

- **Valley Academic and Cultural Center (“VACC”) Project**
  - There have been some issues with the reinforcing steels. These tall walls are very complex to build and the contractor is asserting that the drawings are not very clear, which has delayed the project; all of this information is being vetted out.
  - There is a proposal that will be put out in front of the Board of Trustees to put additional funding in the contingency fund because of the higher risk. As a precautionary measure, the proposal is to put it into that project.

- **ADA Project**

- Our gymnasium project got stamped out of DSA yesterday; the college will now await for the official approval letter from them.
- This project is a bundle that contains the following: 1) complete the wing in the North Gym, 2) convert the tap studio, 3) remove asbestos from the NW corner of the South Gym, 4) the Allied Health weatherization project, and 5) the ADA project. They are lumped together on purpose to avoid having so many smaller projects, fewer bids, and many different contractors. With a bundle, you will get a much larger construction company.
- The prequalification stage has started, which means the project is being advertised and interested contractors are asked to submit resumes and financials to create a pool of contractors. The actual drawings will be distributed to prequalified contractors next year.
- For the most part, this is Prop J funding. Some of the projects have a combination of funding. I believe by next June, they want to have A and AA funding to be closed.

- **TDS Tank**

- There is currently a central plant upgrade that is in design. The campus needs more heating and cooling capacity; the central plant has not been able to keep up.
- It is designed and has been in DSA for a year now. The drawings have been updated and going back to DSA the next few weeks. In the meantime, we are validating our estimates to see what the changes in piles will do to our budget; design includes fewer piles but deeper as opposed to more piles and shallower.

- **Storm Water Project**

- The underground storm water system has been completed, the roads have been paved and speed bumps added to the road. Paperwork is being prepared to submit to the city.

- **Program Reserve Projects**

- Every college was required to give a certain percentage to the district for legal reserves and now the college is receiving \$18 million back that we did not have access to the last five years.
- The funds received from the program reserve will be used for the following projects:
  - Expand and modernize the planetarium
  - Demolition of bungalows on the South end of campus
  - Build parking lots H & J in place of the bungalows
- The bundle costs about \$24 million and the college only has \$18 million from the reserve funds. Additional funding will be requested from the board in order to

fund the project, but there is no guarantee. If additional funds are not provided, the college's other option would be to expand the planetarium and only take a few bungalows down.

- **Measure CC & Master Plan**

- President Endrijonas announced that there has been several discussions about allocating out Measure CC money, but that the board hasn't decided on the criteria for Measure CC funds yet. In the meantime, they have asked every college to develop a new master plan.
- The master plan will be a very in-depth report including space planning (classroom space, office space, etc.); it focuses more on capacity rather than materials being used.
- The plan is to replace all one story buildings with modern multi-level buildings and to demolish the theater arts building after VACC is complete. In addition, the college needs a new campus center and the plan is to use that theater building plot to build the new Campus Center.
- The following is the priority list voted on by faculty and staff:
  1. Planetarium-South campus improvements
  2. Demolish old theater arts building
  3. New campus center
  4. New classroom building number 1 and 2 (one story buildings)
  5. Utility upgrades (heating, cooling, etc.)

## **Items from the Floor**

- Lisa Cahan Davis announced that there is a fight to maintain our urban forest in neighborhood communities. People are being granted money to pull out their trees and lawns. The neighborhood council is making an initiative to improve our quality of life by protecting the urban forest. Davis asked for a representative from Valley College to meet with and speak to regarding best practices. President Endrijonas spoke about the colleges tree committee and tree master plan.
- JoAnn Rivas brought up concerns about the new library and ADA accessibility with a specific door; there are certain guidelines regarding door weight and accessibility. Mark Strauss will look into the specific door mention.

## **Adjournment**

Meeting adjourned at 7:12PM.