

Citizens Building Oversight Committee

November 13, 2018

**Minutes**

**President’s Conference Room**

Members:

| **Name** | **Association** |
| --- | --- |
| Waltona Manion**\*** | Member at Large |
| Kevin Ary | Member at Large |
| Asta Criss (*Absent*) | Valley Glen Neighborhood Association |
| Lisa Cahan Davis  | Member at Large |
| Rachel DeLano | Member at Large |
| Carlos Ferreyra (*Absent*) | Greater Valley Glen Neighborhood Council |
| Diedra Stark (*Absent*) | Retirees Association of LAVC |
| Jo Ann Rivas (*Absent*) | NOHO Neighborhood Council |
| Sebastian Diaz | ASU Vice President, Student Member |
| Vacant | Valley Village Neighborhood Council |
| Vacant | Sherman Oaks Neighborhood Council |
| Vacant | Studio City Neighborhood Council |
| **Ex-Officio:** |  |
| Erika Endrijonas | College President |
| **Resource:** |  |
| Mark Strauss  | College Project Director |
| Mike Lee  | Vice President of Administrative Services |
| Armine Galukyan | Executive Assistant |

Chair\*

# Welcome and Introductions

Waltona Manion called the meeting to order at 6:07PM.

# Approval of Minutes

A motion was made and unanimously passed for the approval of the May 8, 2018 minutes.

# Chairperson’s Report

Manion thanked everyone for their time, support and service to the committee and to the college.

# Update on District Citizen’s Oversight Committee

There is no report from the District Citizen’s Oversight Committee “DCOC” since Eric Bubbers has retired. Erika Endrijonas will ask the District for a representative and hope to get one for the next meeting.

# Building Construction Update- Mark Strauss

Mark Strauss reported on the following projects:

* **Valley Academic and Cultural Center (“VACC”) Project**
	+ Strauss showed a PowerPoint of the VACC project with visuals of the construction in progress. The estimated completion date is spring of 2020 and open for instruction in September of 2020.
	+ The VACC construction site is broken down into 4 areas (A, B, C, and D)
		- A Wing:
			* Dry walls will be going up soon.
			* The backside of the main stage is 68ft tall and the third lift of concrete will be poured on November 14th with a pump truck. The tall walls have to be really high in order for the equipment to be hung up.
		- B Wing
			* The tall walls in the B wing will be about 30ft tall and this area will have about 1 inch steel cables installed, which will hold up the scenery backdrops. There was a discussion about how often the steel cables would need to be changed; Strauss didn’t have the exact answer at that moment.
		- D Wing
			* The D wing contains mostly offices and study rooms. This part of the building is most advanced and moving along pretty well.
			* The exterior steel is getting installed on the building and the roof is about done.
			* Once the exterior waterproofing is complete, the windows will be installed by the end of the year.
* **ADA Project**
	+ The ADA Transportation Accessibility project has been in progress since September and they are in the process of changing the exterior sidewalks and handicap ramps to create new pathways for ADA compliance.
	+ *North and South Gym*
		- One of the classrooms in the South Gym is being remodeled and is expected to be ready by February 7th of 2019.
		- The storage rooms in the North Gym had been converted into a tap studio and is currently undergoing demolition. The tap studio will have sprung wood floor. This was a project that was shut down many years ago due to our General Counsel’s misinterpretation of the threshold rule.
* **Academic Complex Number 1 & Academic Building Number 2**
	+ As per the priority list dated 2/24/2017, the Campus Center project was initially created as a multi-funded, renovation project. The project has since been deferred.
	+ The Academic Complex #1 Project includes the demolition of the Behavioral Science, Business Journalism, Theater Arts, Campus Center, Math-Science and Emergency Services Training buildings, was number one priority for the College under Measure CC and will move forward first.

|  |  |  |  |
| --- | --- | --- | --- |
| **Building** | **Year Built** | **FCI %** | **Gross Sq.Ft.** |
| **Business & Journalism** | **1964** | **66%** | **22,590** |
| **Math Science** | **1964** | **60%** | **19,611** |
| **Behavioral Science** | **1965** | **60%** | **13,700** |
| **Theater Arts** | **1961** | **52%** | **21,693** |
| **Campus Center** | **1971** | **52%** | **83,552** |
| **Bungalows 80-85** | **1951** | **108%** | **5334** |
| **Emergency Services Training** | **1962** | **60%** | **20,660** |

* + - The complex will be sitting on the parcel close to the CPT trailer and main pool area. The idea is that this parcel will be cleared to make way for a new building, which will be approximately 155,897 GSF; a net reduction of 57,978 Sq.Ft.
		- The classroom sizes will be 40-45 and there won’t be any computer labs being built. Endrijonas announced that computer labs are changing with time and are a lot more adaptable; only laptops and iPads are required as opposed to computers and desktops.
		- The campus Master Plan 2002 indicates that the single story buildings would be demolished and replaced by more efficient multi-level buildings.
		- The Campus Center will not be coming down at this point; demolition will occur at a later phase in the project.
	+ Academic Complex #1 Project Phases:
		- **Phase 1:** Construction of Swing Space for occupants of Admin 1, 2, & 3, and the CPT modular building. Relocate classes currently meeting in the Emergency Services Training building.
		- **Phase 2:** Demolition of the Theater Arts and Emergency Services Training buildings, Bungalows 80-85, Admin 1, 2, & 3, and the CPT modular building.
		- **Phase 3:** Construction of the new Academic Complex #1 Building including a replacement Alpha Data Center.
		- **Phase 4:** Demolition of the vacated Campus Center, Behavioral Science, Math Science and Business & Journalism buildings and on those vacated parcels, install landscaping and Storm Water collection/infiltration measures (a.k.a. Sustainable Mall).
	+ The cost of the total project will be around $235 million and the first half is $130 million. The cost of phase two will vary and depend on the economy at the time it comes up.
		- The Board of Trustees (“BOT”) don’t want to allocate that much money to any college all at once. There are nine colleges in the district and the BOT needs to consider some of the other projects. They have a lot they want to do with the bond and they want to authorize one significant building initially per college.
		- The goal is to have both buildings completed by the year 2026, but it has taken almost two years for the board to approve anything, which will prolong the process.
		- There will be more classrooms in phase one in comparison to phase two. Phase two will have more office spaces and go on the parcel that is currently occupied by the Theater Arts building. Academic Building #2 will house engineering, humanities, and foreign languages.
		- LAVC has submitted a match funding application for phase two, but the college won’t know if they qualify until 2020. Until the college receives a response, no construction or planning can begin, otherwise the college will automatically be disqualified.

# President’s Report

* The canary pine trees can’t be used inside of the VACC since they are a fire hazard. Saving the trees were not part of the architect’s plan, but faculty wanted the trees to be saved in hopes of reusing them.
	+ Strauss announced that the plan is to use some as a wood composite; it will be a treated MDF wood, which will be faced with either maple or some other kind of hardwood. The pine trees are currently in Temecula, but there is a discussion about possibly donating the wood.
* The fencing has gone up around the bungalows and the demolition is expected to begin in February 2019.
	+ Strauss announced that a notice to proceed with the central plant project was received today. The plant will be shut down in order to replace all of the chillers and pumps. There will be an 8,000 TES gallon tank, which will be complete in 435 days from today. The plan is to seal off Lot H and manage the central plant from that location.
* The next meeting is scheduled for January 15th and there are still a few vacant positions left to fill. Endrijonas asked members to reach out and invite any community members that would be interested in being part of the committee.

# Items from the floor

Lisa Cahan Davis announced that Councilmember Krekorian will be attending an upcoming Studio City board meeting. The Burbank Airport has recently changed their flight paths and residents from many communities are concerned about the noise.

Davis also announced that the Los Angeles City Planning Department has launched new [Community Plan](https://www.lacity.org/blog/los-angeles-city-planning-department-launches-nine-new-community-plan-updates) updates. For the next few years, they are updating 35 communities and this community is part of one including development, infrastructure, zoning, etc.

# Adjournment

Adjourned at 7:17PM