

Meeting Minutes

College Facilities Committee Agenda

Tuesday, December 7, 2021

3:00 p.m. – 5:00 p.m.

Zoom URL: <https://cccconfer.zoom.us/j/93975566272>

MEMBERS:

VOTING – List full name below (place X in box adjacent to name when present)			
X	Tara Marrero-Classified Co-Chair		Chriss Foster Administration
X	Brock Drazen-Faculty Co-Chair	X	Patricia Rom Classified
X	Waaduda Karim Classified		Tony Powell Faculty
X	Molly Sealund Classified	X	Lesley Scurry Faculty
	Stefani de Vito-Faculty		
X	Garth Kwiecien Administration		
Guests – List full name below (place X in box adjacent to name when present)			
X	Atheria Smith		
X	Sharon Serrano		
X	Joan Davis- Notes		

AGENDA ITEM	DISCUSSION	FOLLOW-UP ACTION
I. Call to Order	Called to order at 3:08 pm	
II. Adoption of Agenda	Motion: To approve the agenda as written. Motioned (Kwiecien), Seconded (Scurry) Agenda approved unanimously.	Chair – Email to merrittgovdocs@peralta.edu
III. Approval of Minutes	Motion: To approve the minutes as written (Scurry) Seconded (Sealund). Meeting minutes from 11/2/2021 approved unanimously.	
IV. Action Items/Presentations	Bond Project Update- Sharon Serrano Project proposals -Locker room / Gym- dependent on the State bond passing in November 2022. -Renovate Building D-dependent on the State bond passing in November 2022. Bond Spending Plan was discussed-see presentation slide.	

	<p>Project Status</p> <ul style="list-style-type: none"> -Child Development Center received DSA approval. Currently waiting on state approval for funding. -Horticulture Building is currently awaiting DSA approval. -Science/Allied Health TI Buildout is currently with the RFP which will go out to architect firms. <p>Alignment Considerations</p> <ul style="list-style-type: none"> -Hyper-Escalation -Children Development Center \$4 million dollar increase, 16% hyper-escalation -Horticultural Center \$300,000 estimate increase received on interim housing \$2.4 million estimate increase on the actual horticultural project -Infrastructure ADA assessment for the entire campus \$5 million will need to be set aside -Retro Commissioning, there is currently a RFP for a consultant which needs to come on campus -Updated Facilities Master Plan This is dependent on when the district wide strategic master plan is completed along with the ed plan for Merritt. <p>Cashflow for the entire bond program</p> <ul style="list-style-type: none"> -The projects are schedule in 2 waves. -The first wave includes the CDC building, Horticultural building, and the Science/ Allied Health building. -The second wave includes the Locker Room/ Gym, Renovation of Building D, the demolition of Building A and the final fence at parking lot B. <p>With regards to the revised bond spending plan a realignment was suggested. It was suggested that \$10 million dollars from the renovations of building D be reallocated by giving \$6 million dollars to CDC building and \$4 millions dollars to the horticultural buildout. This would address the alignment concerns.</p> <p>The funds \$3,335,000 from the demolition of building A would be refocused into infrastructure which includes the Retro Commissioning and ADA.</p> <p>It was also mentioned that included in the updates includes updating building A. Although building A is scheduled to be demolished. A request will be made with the State to determine if the update to building A is still required if the building will be demolished.</p> <p>Please see the attached presentation.</p> <p>It was mentioned that there are 16 smart classrooms in the A building as well as the ceramics class and the administration of justice class.</p>	<p>Sharon Serrano will forward the presentation to Joan Davis and Garth Kwiecien who will distribute the document.</p>
--	---	--

	<p>These areas will be relocated, prior to the demolition of the A building.</p> <p>Phase II Cleaning- Atheria Smith</p> <p>Phase II cleaning is nearly complete. The final HVAC check will be done today. The areas which do not pass will be posted on Safe Peralta website tomorrow. The areas which do not pass will receive and air purifier, there are 3 different types of air purifiers.</p> <p>1-covers a large area 2400 to 2500 square feet.</p> <p>2-covers an office size area of 500 square feet.</p> <p>3-covers a classroom or lab size with the area of 1100 to 1200 square feet.</p> <p>These air filters will help ensure that these the spaces have the correct air exchanges.</p> <p>A standard operating procedure for the custodians will be developed, including performing electrostatic cleaning on campus on a regular basis.</p> <p>Another water flushing will be performed prior to the campus reopening.</p> <p>Carpet cleaning is not apart of RFP.</p> <p>Storm Damage- Garth Kwiecien</p> <p>The ceiling tiles and floor tiles need to be replaced in Room F105. There are a few other rooms in other buildings such as in Building Q and P. Atheria Smith will follow up with Michael Terry with regards to the repairs.</p> <p>The floor tiles in the production room needs to be repaired as well.</p> <p>This will be completed as a part of a project.</p> <p>There is also a hole outside of the Cashiers office leaking water.</p> <p>There are roof leaks in the P building.</p> <p>The electrical repair will be completed prior to the start of the next semester.</p> <p>Atheria Smith will research the status of the Air Conditioning in the network room in the D Building.</p> <p>Patricia Rom and Tara Marrero will send the list of the rooms which require attention relating to air conditioning including the network rooms.</p> <p>Return to Campus- Garth Kwiecien</p> <p>Management is waiting to finalize the return to campus date once discussions are completed with the union.</p>	<p>Garth Kwiecien will send a list of rooms which needs repairs to Atheria Smith.</p> <p>Tara Marrero will send a list with the details to Atheria Smith.</p> <p>Tara Marrero and Patricia Rom will send a list of the locations.</p>
--	---	---

	<p>A two-week notice will be given. The possible start date is January 3 or January 10, 2022.</p> <p>President Johnson has communicated the return schedule for staff of Tuesday, Wednesday, and Thursday from 9am to 4pm.</p> <p>The Spring semester will start on January 24, 2022 with the possibility of 40 % returning face to face, Monday through Saturday.</p> <p>It was mentioned that the chemistry lab in S Building was 85 degrees. The chief engineer was asked to check on the heat in this room. Garth will check the status of this.</p> <p>Keys- Tara Marrero</p> <p>We are currently back logged over 20 keys. All keys for the Q building have been received. The core was changed on the Sheriff's office in the F building. The new employee key request is pending.</p>	<p>Garth Kwiecien will research this.</p> <p>Tara Marrero will notify President Johnson of the core change.</p>
V. Standing Items	<p>Goals</p> <ol style="list-style-type: none"> 1. Have a quorum from every meeting. (50% of voting members) 2. Review, understand and enforce CFC Bylaws. The bylaws will be updated and sent to the committee chairs for approval. 3. Take minutes every meeting and make sure they are posted to the website. 4. Understand the processes involved in the 5-year facilities master plan. <p>Update the CFC webpage.</p> <p>Review/adopt the CFC Bylaws. https://www.merritt.edu/shared-governance/wp-content/uploads/sites/300/2021/09/Merritt-College-Participatory-Governance-Handbook-Revised-May-2021.pdf</p>	<p>Joan Davis will send out the bylaws to the committee chairs for updating.</p>
VI. New Business	<p>Outside Facility Rentals Update</p> <p>There are no additional long-term rentals currently.</p> <p>Latitude has not provided a move out date yet. The anticipated date is at the end of January 2022. The invoice and check for WCC was received.</p>	

	<p>A request for Roots 510 was received for a rental however a decision was not made at this time. It was suggested that a late fee be assessed if a request is received with less than 2 weeks' notice.</p> <p>A draft to Lincoln will be sent with Merritt's response.</p> <p>It was asked if the MLK Freedom Center is paying rent. No, the MLK Freedom Center is not paying rent based on a previous MOU with the District. The agreement was worked out with the previous Chancellor Laguerre. MLK has been approached and notified the organization will need to start paying rent. A new contract will be negotiated with MLK Freedom Center.</p> <p>COVA is vacating the campus.</p> <p>Building S Buildout- Garth Kwiecien</p> <p>There were no concerns expressed. It was mentioned there are 2 computer labs with built in power and data in the floors for each desk which are not being used due to the microscopy program using the room.</p>	<p>Garth Kwiecien will incorporate a late fee assessment for his presentation to the board, it will be presented to the committee prior to the presentation to the board.</p> <p>Patricia Rom will send the details of the computer labs.</p>
VII. Announcements	The next meeting will be held on February 8, 2022.	
VIII. Adjournment	Adjourned at 4:26 pm	



Merritt College Bond Update

Presented to the Merritt College Facilities Committee

December 6, 2021

Sharon Serrano

Merritt Five Year Capital Outlay




Project Proposals

- Locker Room / Gym
 - Resubmit FPP
 - Dependent on State Bond Passing (November 2022)
- Renovate Building D
 - Resubmit IPP
 - Dependent on State Bond Passing (November 2022)



Bond Spending Plan





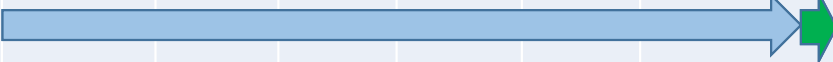

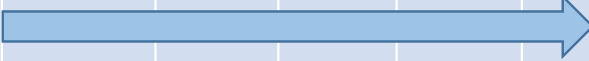
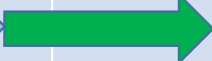
	9/30/21 Total Project Cost Estimate 2	Anticipated Funding			2020				2021				2022				2023				2024				2025				2026				2027				2028	
		Measure G	State Match 3	Measure A	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
Merritt College																																						
Child Development Center - DBB	\$27,429,210	\$20,267,240	\$6,128,000	\$1,033,970																																		
Horticulture Building - DBB	\$34,872,971	\$24,852,734	\$9,789,000	\$231,237																																		
Science/Allied Health - TI Buildout - DBB	\$6,809,193	\$6,809,193	\$0	\$0																																		
Locker Room/Gym - DBB	\$48,255,645	\$31,237,645	\$17,018,000 FPP(S)	\$0																																		
Renovate Building D - DBB	\$64,830,273	\$52,162,273	\$12,668,000 IPP(S)	\$0																																		
Demolish Building A - DBB	\$3,335,000	\$3,335,000	\$0	\$0																																		
Infrastructure	\$10,830,000	\$10,830,000	\$0	\$0																																		
Fence at Parking Lot B	\$2,500,000	\$2,500,000	\$0	\$0																																		
Information Technology	\$2,850,000	\$2,850,000	\$0	\$0																																		

Schedule Key	
	Contractor or Design Build Entity Procurement
	Design
	DSA Review
	Construction
	June 2020 BSP



Project Status



Current Progress (12/1/21)  Previous Status (3/1/21)  Project – Delivery Method (DBB/DB)	Next Milestone	Planning	Design				DSA	Bid/Award	Construction
		Early Procurements	Programming	Schematic Design	Design Development	Construction Documents	DSA Approval	Bid/Award	Construction
Child Development Center – DBB	DSA Approval								
Horticulture Building – DBB	100% CD								
Science/Allied Health – TI Buildout DB	Scoping								



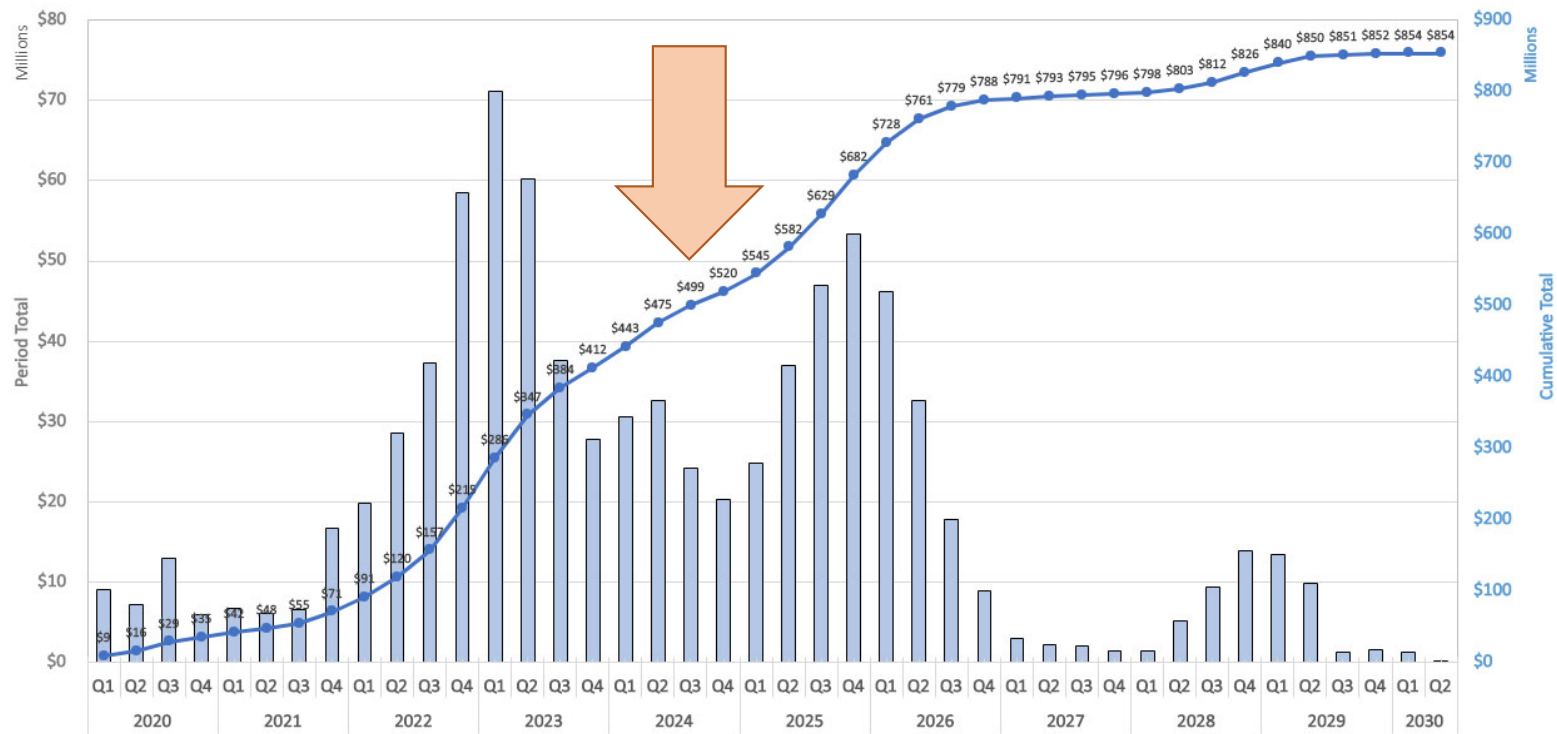
Alignment Considerations



- Hyper – Escalation
- Children Development Center
 - \$4 M Estimate Increase
- Horticultural Center
 - Interim Housing \$300,000 Estimate Increase
 - \$2.4 M Estimate Increase
- Infrastructure
 - Retro Commissioning and ADA
- Updated Facilities Master Plan




Cashflow



Next Steps




- Merritt Campus Total Budget
 - \$203,246,949
- Project Priorities

 BuildPERALTA	9/30/21 Total Project Cost Estimate 2	Anticipated Funding		
		Measure G	State Match 3	Measure A
Merritt College				
Child Development Center - DBB	\$27,429,210	\$20,267,240	\$6,128,000	\$1,033,970
Horticulture Building - DBB	\$34,872,971	\$24,852,734	\$9,789,000	\$231,237
Science/Allied Health - TI Buildout - DBB	\$6,809,193	\$6,809,193	\$0	\$0
Locker Room/Gym - DBB	\$48,255,645	\$31,237,645	\$17,018,000 FPP(S)	\$0
Renovate Building D - DBB	\$64,830,273	\$52,162,273	\$12,668,000 IPP(S)	\$0
Demolish Building A - DBB	\$3,335,000	\$3,335,000	\$0	\$0
Infrastructure	\$10,830,000	\$10,830,000	\$0	\$0
Fence at Parking Lot B	\$2,500,000	\$2,500,000	\$0	\$0
Information Technology	\$2,850,000	\$2,850,000	\$0	\$0



Option



 BuildPERALTA	Total Project Cost Estimate Variance (Over)/Under	9/30/21 Total Project Cost Estimate	Anticipated Funding		
			Measure G	State Match ³	Measure A
Merritt College					
Child Development Center - DBB	\$6,000,000	\$33,429,210	\$26,267,240	\$6,128,000	\$1,033,970
Horticulture Building - DBB	\$4,000,000	\$38,872,971	\$28,852,734	\$9,789,000	\$231,237
Science/Allied Health - TI Buildout - DBB		\$6,809,193	\$6,809,193	\$0	\$0
Locker Room/Gym - DBB		\$48,255,645	\$31,237,645	\$17,018,000 FPP(S)	\$0
Renovate Building D - DBB	\$10,000,000	\$54,830,273	\$42,162,273	\$12,668,000 IPP(S)	\$0
Demolish Building A - DBB		\$0	\$0	\$0	\$0
Infrastructure	\$3,335,000	\$15,707,855	\$15,707,855	\$0	\$0
Fence at Parking Lot B		\$2,500,000	\$2,500,000	\$0	\$0
Information Technology		\$2,850,000	\$2,850,000	\$0	\$0



Questions?

