

**Cumming**

### LACCD Proposition A/AA & J Bond Program

**Project Number**: 06S.6691.05

**Location**: Los Angeles Southwest College, Cox Building, President’s Conference Room

**Meeting Date**: June 17, 2010

**Meeting Number**: MTG061710

## Six Pack Meeting – Project Updates

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<tr>
<th>Name</th>
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<tr>
<td>Dr. Jack E. Daniels III</td>
<td>LASC</td>
<td>President</td>
<td>Ed Bilezikjian</td>
<td>Cumming</td>
<td>CPM Project Director</td>
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<td>Dr. Mary M. Callahan</td>
<td>LASC</td>
<td>VP Academic Affairs</td>
<td>George Snead</td>
<td>Cumming</td>
<td>CPM Assist. Project Director</td>
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<td>Dr. Dave Romero</td>
<td>LASC</td>
<td>VP Admin. Services</td>
<td>Edward Wundram</td>
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<td>CPM Project Manager</td>
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<td>Greg Sandoval</td>
<td>LASC</td>
<td>VP Student Services</td>
<td>Mohammad Saeid</td>
<td>Cumming</td>
<td>CPM Project Manager</td>
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<td>Sven Thiess</td>
<td>LASC</td>
<td>IT Coordinator</td>
<td>Vera Rangel</td>
<td>Cumming</td>
<td>CPM Project Manager</td>
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<td>Vibha Gupta</td>
<td>LASC</td>
<td>IT Director</td>
<td>Sam Stubbs</td>
<td>Cumming</td>
<td>Project Engineer</td>
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<td>Blanchie Hollier</td>
<td>LASC</td>
<td>Facilities Assistant</td>
<td>Andy Doran</td>
<td>Cumming</td>
<td>Project Engineer</td>
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<td>Alex Main</td>
<td>PSI</td>
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<td>Dennis Bauman</td>
<td>ISDG</td>
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<td>David Converse</td>
<td>gkkworks</td>
<td>ADA Analyst</td>
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**CC:**

- Randy S. Craig LASC Director of Plant Facilities Rinaldo Veseliza Cumming CPM Project Manager
- Robert Zamora LASC Facilities HVAC Super Fay Gonzalez Build-LACCD RPM
- Larry Eisenberg LACCD Exec. Dir. Facilities Planning & Development Eric Brooks Build-LACCD RPM
- Roma Nandlal LACCD Senior Facilities Assistant Gustavo Ripalda Cumming CPM Design Manager
- Dr. Allison Moore LASC Senate Faculty Senate President
- Steve Harvey LASC Operations Manager

**Action / Decisions / Follow up / Dates**

- CPM to coordinate remediation work with outside contractors

### Discussion Items

1.1 CDC Water Softening System

- Water intrusion remediation work began 06/14/10 and is scheduled to be completed 06/18/10
- Environmental testing occurred

2.1 Child Development Center: DSA certification in progress

2.2 NEQ – Student Quad & Palm Court: DSA certification in progress

2.3 Technical Education Center Building Modernization: DSA certification in progress

2.4 Student Services Education Center: DSA certification in progress

2.5 Design-Build Update: DSA certification in progress

- Campus Security Facility, Park’g Structure, M&O Facility, Athletic Field House/Stadium, SSB, and Campus Corner Sign are all in-progress
- Status of Warranty Expiring (Attachment “D”)

2.6 New Central Plant

(By Chevron Energy Solutions - CES)

- Construction 100% complete.
- Commissioning is 100% complete and as-builds are in progress and to be complete 06/30/10
- Final DSA paperwork in process

Cumming will rely on these notes as the approved record of issues discussed and conclusions reached during this meeting unless written notice to the contrary is received by Cumming within ten calendar days of the issue date of these meeting minutes.

**Distribution List:** All Attendees

**Prepared by:** Sam Stubbs

**Date Issued:** June 24, 2010

1600 W. Imperial Highway
Los Angeles, CA 90047

Tel: 323.241.1750
Fax: 323.779.5271
   • Installation of Elevator #2 jack assembly is in process.
   • Overall project is 70% complete
   • Elevator #2 tentative Substantial Completion: TBD (per CGC recovery schedule, State elevator inspection is scheduled for 07/16/10 – CPM will monitor progress)
   • Elevator #3 tentative Substantial Completion: TBD (per CGC recovery schedule, State elevator inspection is scheduled for 10/29/10 – CPM will monitor progress)
   • Notice of Beneficial Occupancy: TBD (per CGC recovery schedule 11/11/10 – CPM will monitor progress)

2.8 IT Infrastructure & Security upgrade
   **CDC Security Systems Upgrade:**
   • Siemens in process of troubleshooting and will provide report of findings to ISDG to review
   **Security Systems Migration:**
   • Simplex is under contract with ISDG
   • Server procurement is in progress
   **IT and Security Strategic Plan:**
   • Interviews are complete with Administration, Faculty and Staff. First Draft Report submitted to IT committee 05/27/10. CPM to confirm that comments from College have been received.
   **Campus-wide EMS Integration:**
   • Procurement of server is in progress. Expected delivery 7 to 10 days after GST receives PO
   • GST to visit site 06/18/10 to survey connection for power supply, emergency power and UPS
   **Blackboard Software:**
   • CPM proceeding per Colleges instructions.
   **BIM Proposal:**

2.9 LACCD-LAUSD - Middle College High School
   • IOR has been selected and is on-site
   • Testing lab is under contract and available
   • Relocation of vaults will require campus power shutdown scheduled to occur starting at 12Noon Friday, 07/02/10 to Sunday, 07/04/10 Monday will be a day for IT to re-set the servers, UPS and Security cameras. Cutover pre-con meeting occurred 06/02/10.
   • DSA review is at 100% completed. HMC is responding to balance of back-check comments and anticipated resubmittal and approval from DSA in mid July 2010

2.10 Site Improvements – Campus East Pump House & Fire Water Upgrade
   • CPM received proposal on 06/14/10. CPM has reviewed Harpers’s proposal and recommend the College approve it and amend the DB1 Contract to include the additional scope.
   • Duration of work to be 8-9 months
   • Final Pay Request for CGC has been sent to Build-LACCD for processing
   • CGC has indicated that they will file a claim against the District

2.11 Chevron’s Renewable Energy/Solar Panel Project (Parking Lot #3)
   • Parking Lot #3: Beneficial Occupancy on 12/31/09
   • Notice of Substantial Completion is pending LACCD authorization
   • Site work now complete. DSA-6 forms requested from IOR, AOR and Testing lab to be submitted to DSA

CPM to ensure CGC posts appropriate signage to efficiently direct pedestrian traffic to the elevator. Temporary barricades and signage to be removed by 06/30/10
Chevron to submit As-Builts and closeout binders
LACCD still working on financing with 3rd Party for operating Lease
PV System turned off until direction to energize is given by LACCD

2.12 Bookstore
- OWP/P - Cannon Design – Architects.
- Submittal to DSA on 05/11/10. Per DSA, review will commence 06/22/10.
- DSA status report states that they will begin reviewing this project on 06/22/10. Tentative schedule reflects their comments due to the Architect by 07/13/10. Architect’s response and back-check by 07/27/10. Projected to be out of DSA by 08/13/10.
- CPM coordinating with College and RPM’s for FF&E.
- CPM to meet with College Staff for final FF&E review and sign-off on 07/13/10
- The anticipated notice of beneficial occupancy (space ready and furniture installed) to be 01/27/11

2.13 DB-1 Award Phase: SCTE and SAH:
School of Career and Technical Education and School of Arts and Humanities
- NTP for design issued on 05/03/10
- Drawings received from Contractor 06/02/10
- DSA review to commence 06/15/10 and 06/29/10
- Substantial completion, 03/23/12
- FF&E Meeting to be held week of 06/22/10

Project Status Report (Attachment “B1”)

2.14 DB-2 Selection Phase: 5 Building Bundle (Mods):
Cox Bldg/Little Theater + Lecture Lab + Fitness & Wellness Center & Pool Cover and DB East Parking Structure (650 Cars) + Option A Storm Water Improvements with 5 yr Extended Warranty
- Proposals scored on 05/27/10 at 1pm in the CDC
- Negotiations Required: All three bidders were over budget
- De-scope meeting held with bidders on 06/04/10
- Review for BAFO #2 presentation to be held 06/23/10
- BAFO #2 due 07/20/10
- Anticipated Award of Contract to selected Contractor at 07/28/10 LACCD BOT Meeting
- Anticipated NTP 09/01/10

Schedule (Attachment “B2”)

2.15 SSEC Building Renovation Project
- DSA Back –Check submitted 06/09/10
- DSA requested:
  - Additional information on the fire sprinkler system – in progress
  - Additional stair – may be needed as a result of the original Architect’s classification of space which did not correctly note occupancy loads – A/E investigating

2.16 Campus-wide Reclaimed Water
Consultant selected:
- Tetra Tech, Inc. – $52,000
- CPM Project Manager is Alfonzo Wilson
- Providing programming design then CPM will issue RFP for DB
- CPM has forwarded all necessary documents to the Programming Architect
for his assessment and proposed programming design. Conceptual plan due from Tetra Tech by 06/24/10.

2.17 Technical Education Center Upgrade
- CPM Project Manager is Gustavo Ripalda
- 90% CD’s submitted to CPM 03/05/10 and are under CPM review
- Fine tuning of EMS integration and commissioning is underway
- DSA Pre-Submittal meeting occurred 06/11/10. DSA comments to be addressed and re-submitted to DSA 07/02/10
- SimplexGrinnell will survey Fire Alarm and Fire Sprinkler systems in June 2010

2.18 ADA Campus-wide Improvements
- Fremer Architects design/program criteria submitted end of May 2010. CPM reviewing this package for completeness and budget validation.
- RFQ – List of (7) Design Builders to be scored, on hold per BuildLACCD
- Board approval of contractor to perform striping of Parking Lot 3 on 06/16/10

2.19 LASC Master Plan Update
- LASC Master Plan/Final EIR supplement was presented to the LACCD Board on 05/26/10
- Final approval for the EIR occurred at 06/16/10 Board Meeting
- Master Plan and EIR are both approved

2.20 SMP Projects
None at this time

2.21 Enhanced Service Bus Stops
- Complete proposal was mailed to Diana Ho on 04/27/10
- CPM met MTA liaison “Richard” on 05/21/10

2.22 On-Site Food Vendor
- Outside food vendor with school experience is interested in leasing space on campus
- Possible locations:
  - Health Academy 1st floor
  - Building of new dedicated space
- District legal team reviewing which includes Ann Diga, Legal Counsel and Roma Nandlal, District member.

2.23 CDC Water Softening System
- Overall project is 99% complete
- Punch List corrections are in progress

2.24 Emergency Response Planning
- The College has requested the CPM to investigate the implementation of a campus wide emergency response plan.
- Upon further investigation, this is not a bond allowable expense therefore no CPM involvement required.
Project: LACCD Proposition A/AA & J Bond Program

Meeting Date: June 17, 2010

Discussion Items

Attachments:
A. Campus Active/Completed Project List and Status
B. Campus Projects Project Status & Schedule
   1. DB2
C. Campus Projects Financial Updates
   1. A/AA
   2. J
D. Project Completion and Warranty Status
E. J Projected Occupancy Dates
F. Construction Update
G. ADA Access Compliance Memo

Action / Decisions / Follow up / Dates

End of Meeting Minutes