



# Los Angeles Valley College

## Citizens Building Oversight Committee

March 1, 2016

### Minutes

### President's Conference Room

#### Members:

| Name                           | Association                               |
|--------------------------------|-------------------------------------------|
| Pat Ballew* ( <i>Absent</i> )  | Member of the College Foundation          |
| Eric Bubbers                   | LACCD Representative                      |
| Asta Criss ( <i>Absent</i> )   | Valley Glen Neighborhood Association      |
| Lisa Cahan Davis               | Studio City Neighborhood Council          |
| Charles Samson                 | Greater Valley Glen Neighborhood Council  |
| Diedra Stark ( <i>Absent</i> ) | Retirees Association of LAVC              |
| Daniel Rabaso                  | Student Representative                    |
| Vacant                         | Valley Village Neighborhood Council       |
| Vacant                         | Member at Large                           |
| Vacant                         | Sherman Oaks Neighborhood Council         |
| <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                       |

*Chair\**

#### Welcome and Introductions

Charles Samson called the meeting to order at 6:09PM.

Samson introduced himself and notified the committee of Pat Ballew's absence. Per Ballew's request, Samson had agreed to chair the meeting.

#### Approval of Minutes

A motion was made for the approval of minutes. This item was tabled for the next meeting. Due to the change in personnel, the minutes were not available for approval.

## **President's Report**

Dr. Endrijonas reported that the donation of one of the horses ("Horses across the Valley") fell apart due to licensing requirement; we did not have the capacity.

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

Eric Bubbers explained his role in the District Oversight Committee and provided a breakdown of the bond funding:

- \$6 Billion Bond
- \$4 Billion has been expended
- \$1 Billion in contract
- \$1 Billion left to budget and spend

There are a total of 35 ongoing projects; 23 large projects out of which 17 are expected to be completed by the middle of 2017. The remaining projects are expected to be completed by the middle of 2018. Everything is going according to plan.

- Bubbers reported that LAVC is currently facing two challenges
  1. Valley Academic and Cultural Center- Bid is higher than the budget.
  2. Central Plant- Bid protest that has been settled already.
- Bubbers stated there is underfoot activity for an additional bond project. Not a lot of information has been provided, but LACCD is gathering data from a poll and the timeline is vague.
- President Endrijonas stated that if the polling is favorable, then the item will be on the November 16 ballot. We are looking at higher voter turnout, but there will be other bonds on the ballot and ours will be at the bottom.
- Daniel Rabaso, Vice President of ASU, asked about the polling process and if students are being included since students are important. President Endrijonas explained that the Board of Trustees hired a company who will focus on taxpayers because their property tax will be affected.
- Bubbers mentioned that enrollment goals are optimistic; growth is under 4% and the average growth for the District is 4.75%.
- President Endrijonas explained in greater detail that 4.75% is the average growth and she only committed LAVC to 3%. Enrollment numbers are soft all across the state for three reasons:
  1. The economy is good and people are working.
  2. When proposition 30 passed, everyone started offering classes.

1. In 2013, there was a change in Ed Code & Title V, which capped the amount of times students can enroll in a class at 3. Prior to this, students could enroll and withdraw up to 4 times and could enroll and repeat a course to improve a substandard grade up to 3 times. . President Endrijonas provided some examples to illustrate the impact of this change and how it has affected various departments.
- Bubbers stated that the Cost Estimate Process has had a positive outcome. The data is impressive and database that has been built is now huge based on the number of programs. There is a fair amount of cost savings and more information is available on the [Build LACCD Website](#).

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

Mark Strauss provided an update on construction projects:

- The Monarch Student Union building has been open for 1 week, but not all departments are open operationally. The bookstore hasn't moved in yet as they are waiting for a better time that will not impact students.
- The Business Office moved over at the end of last week and the old trailer will be removed. Trailers can either be demolished or sold; they can't be reused on campus due to DSA codes. The goal is to get rid of all trailers on campus since it is contrary to what the bond stands for.
- Lisa Cahan Davis inquired about the cost and point of contact for acquiring the trailer. Strauss stated that William Scottsman is the point of contact and this specific trailer was scheduled to be demolished, but it will now be moved to a non-school setting. In place of the trailer, the area will be filled with cobble stones and contain a water retention base.
- The cafeteria is in full operation and continues to add variety to their food selection.
- The Student Health Center is moving in on March 2, 2016.
- The Lion Cafe will be opening after the week of Spring break.
- The new Admin Building is coming along nicely and they are currently starting on the stucco. They are trying to get the building dried and sealed off. The HVAC duct work is 75-80% complete, the electrical work is 75% complete, and one third of the roofing is complete. They anticipate the building to be in full operation in Spring 2017.
- The VACC project is a troubled project due to the procurement method. The bid went out as a "Lease-Leaseback" which provides the best value based on quality. In contrast, the Low Bid Selection method usually results in unqualified contractors who forget to add items on their bids to come in lower. Strauss explained how both methods work and the lawsuit that followed. The court ruled in favor of the Low Bid Selection method and we are no longer allowed to utilize the Lease-Leaseback process. This lawsuit caused a 6-month delay. The goal is to get the final terms of the contract amended and ready to go by May.

- Central Plant- There was a bid protest that delayed the project for 4-6 months. The best value procurement process was selected for this “Design Build” project, which are the only type of projects that can use this method anymore. OpTerra Energy Services believed they had a leg up and came in a million over the budget. They were disqualified and, subsequently, they made a complaint to the board stating they are worth it. They filed their protest, which was reviewed by FMPOC. FMPOC agreed to recommend to the board and the board agreed so the protest was knocked down. Now the appeal is with the Chancellor. LAVC is now going with Southland and QDG.
- Davis asked about bundling of projects to get a bid and Strauss explained that bundling is used for smaller projects, but not on a larger scale.
- ADA Project (Handicap Compliance) - The North Gym is incomplete with open framing. The contractor was told to stop, which is why it is not DSA certified. When there are change orders that equal or exceed 10%, the contract might come to a halt and be terminated.
- TSK was hired and currently has 7 ADA projects that will go out for DSA approval by the end of the year. TSK is going to meet at the North Gym to understand what is currently there and conduct a facilities analysis to determine what needs to be done.
- Bubbers inquired about the fences in front of the parking structure. Strauss stated that it will be a retention basin to capture the water and avoid it from going out to the street. After one inch of rain, the water goes out to the streets. The pipe underground goes to the dry creek bed to hold water. The water will be reused and we are currently installing purple pipes for the underground system.
- The Athletic Center opened on January 29, 2016. It houses the large football weight room, locker rooms, briefing rooms, small training facility, offices, washer and dryer room, etc.
- TES Tank (Central Plant) - Thermal expansion tank helps improve energy efficiency and pumps heat and air conditioning to our buildings. Strauss explained how the water pipe system functions. The same water is recirculating around campus and the capacity needs to be expanded to reach all buildings.
- Restroom building in Lot G is currently unoccupied. It houses 2 restrooms, a janitor’s closet and the BDF room with the computer equipment. The BDF room provides power to the signs everywhere in the baseball field. This building was hung up in DSA and is expected to be completed by the end of the month.

### **Freeway Lady Unveiling [Tentative: April 14, 2016 at 5PM]**

Dr. Endrijonas deferred at first and most of what was reported fell under Potential New Bond.

Dr. Endrijonas invited the committee to the ribbon cutting event for the Freeway Lady. It is an iconic mural of Lillian Bronson and the current tentative date for the unveiling is set for April 14<sup>th</sup> at 5:30PM.

## **Potential New Bond**

President Endrijonas stated that the BOT asked the college presidents for their need list of projects by May. No decisions have been made and nothing has been set in stone. Dr. Endrijonas passed out the “Horizon 2- Preliminary Project List.”

When the bond started, there were many risk factors to take into consideration and a need to set aside funding for these risks. For example, the VAC project came in \$11 million over budget. As we start completing projects, the amount in the legal contingency, currently \$18 million, can become available.

Panorama City Education is currently on the list, but will need to be re-evaluated as better transportation is available now. The question is whether we can generate enough FTEs too. Research at the time showed we could support it and at that time, there was a big push from the community to go to those locations.

David Falk is fighting for the Planetarium Expansion to be above the line.

There is a parallel effort district-wide to provide improvements with a pot of \$71 million regarding security issues and bringing all campuses up to a minimum level. The amount for LAVC is listed at \$16,793,067, but it is unclear how much it will cost.

Dr. Endrijonas briefly reviewed all the items listed under “New Project”. There was a discussion about getting rid of smaller buildings and building new larger ones with larger capacity classrooms. Dr. Endrijonas shared her experience at a conference back in February to New York to become an all Steinway School. Steinway pianos are the best quality pianos out there. LAVC has bought 3 already and has funding for 2 more.

## **Items from the Floor**

Mike Lee announced that there will be a flea market here at LAVC with vintage items, food trucks and jumpers creating a family oriented atmosphere. The flea market will be taking place in Lot G and will be shared with Santa & Sons. Lee mentioned that they are trying to determine whether the flea market should be held once a week or once a month on a Sunday.

Davis suggested a tour of the campus for the next meeting and Dr. Endrijonas stated that we can start our next meeting with a tour.

Samson announced that he will not be running for office again. He did it for 5 years and will be stepping down.

Davis mentioned that she will not be a Studio City Neighborhood Council board member, but she is still interested in attending the CBOC meetings as a representative. President Endrijonas stated it’s not a problem and to have the council president send a letter to us saying they want her here during the meetings.

Davis encouraged the committee to go online and register to run or vote for a board seat. There are a total of 96 neighborhood councils and not one seat is currently being contested.

## **Adjournment**

Meeting adjourned at 7:45PM.