

**LOS ANGELES COMMUNITY COLLEGE DISTRICT  
BOARD OF TRUSTEES  
MINUTES - FACILITIES MASTER PLANNING & OVERSIGHT COMMITTEE  
Educational Services Center  
Board Room – First Floor  
770 Wilshire Boulevard  
Los Angeles, CA 90017  
Wednesday, September 21, 2016  
4:45 p.m. – 6:15 p.m.**

Committee: Mike Eng, Chair; Ernest H. Moreno, Vice Chair; Mike Fong, Member

Chair Eng called the meeting to order at 4:49 p.m.

PUBLIC SPEAKERS

None.

TIME CRITICAL MATTER

Early Buyout of 2009 Photovoltaic Systems at Colleges

A document entitled "Los Angeles Community College District (LACCD) Program Management Services, Early Buy Out of 2009 Solar Photovoltaic System at Colleges" was distributed.

Chair Eng stated that the LACCD has a deadline of October 31, 2016 in order to decide to elect the early buyout option for six Photovoltaic systems. He introduced Mr. Paul Steinke, Program Director, Build-LACCD Program Management Office.

Chair Eng requested a summary from 2009 to the present regarding the net benefits of the six college solar photovoltaic systems in terms of energy savings, profit of grid sales, and the appropriateness of the initial investment in the system.

Mr. Steinke discussed various components regarding the buyout alternatives. He indicated the total energy savings will be \$35 million with the early purchase buyout price of \$6 million. He recommended that the LACCD exercise the Early Buyout option for all six systems.

Chair Eng requested an explanation of the transfer of responsibilities to Opterra Energy Services with respect to the operational maintenance agreement.

Mr. Steinke discussed various issues of concern with respect to Chevron's decision to transfer all responsibilities to Opterra Energy Services and Chevron's refusal to take on any responsibility. He continued to discuss the Opterra Energy Services correction action plan to address the Schott panel glass cracking.

A question and answer session was conducted regarding the early buyout of 2009 Photovoltaic Systems at the colleges.

Chair Eng entertained a motion that the Board exercise the early buyout of six solar photovoltaic systems at East Los Angeles College (ELAC), Los Angeles Harbor College (LAHC), Los Angeles Southwest College (LASC), and Los Angeles Pierce College (LAPC) for \$6,019,049.

Motion by Trustee Moreno, seconded by Trustee Fong, to recommend that the full Board authorize the early buyout of the six 2009 Photovoltaic Systems at the colleges.

*APPROVED: 3 Ayes*

## DESIGN PRESENTATIONS

### School of Math and Science Project at Los Angeles Southwest College

The following documents entitled were distributed:

- Los Angeles Southwest College, School of Math & Science, September 21, 2016
- LEED 2009 for New Constructed and Major Renovations, Project Checklist
- Facilities Master Planning & Oversight Committee (FMP&OC)
- Building User Group (BUG) Project Milestone Sign-Off
- Map of the School of Math & Science

Chair Eng described the new LASC two story Math and Science project. He stated that today's presentation will be conducted to approve the design and make a recommendation to the full Board. He introduced Dr. Denise F. Noldon, Interim President, LASC, and Mr. Brett Tullis, Principal Architect, Sillman Wright Architects.

Chair Eng expressed his concern that the project is short two points to achieve a LEED™ Silver rating and inquired as to when the project would earn sufficient points to be considered this rating.

Mr. Tullis discussed various components with respect to reaching the Silver LEED™ rating.

Chair Eng noted that he would vote to approve the project with the understanding that it be a priority to obtain Silver LEED™ rating and that a progress report be provided to the Committee regarding the targeted goal of Silver LEED™ rating.

Chair Eng posed various questions with respect to the School of Math and Science design-build project.

Dr. Noldon and Mr. Tullis responded to Chair Eng's inquiries regarding the project.

A question and answer session was conducted regarding the School of Math and Science design-build project.

Trustee Moreno expressed his concern with respect to student security, the lack of shaded areas, and open space.

Mr. Tullis responded to Trustee Moreno's concerns.

Chair Eng entertained a motion to approve the project with the understanding that it achieve a Silver LEED™ rating and that an overhang be installed at each of the exits in order to provide covered spaces for protection of the outside elements.

**For the record:** Trustee Moreno expressed his concern that the School of Math and Science structure is extremely large and will not be fully occupied with the current student population. He stated that the LACCD continues to spend bond funds to construct buildings without taking into consideration the declining student enrollment.

He stated that he is going to vote to approve the project because at this phase of the project there is no other recourse but to go forward. He indicated that the LACCD needs to build facilities adequate for the current student population and address the declining enrollment at the colleges.

Motion by Trustee Moreno, seconded by Trustee Fong, to approve the School of Math and Science Project at Los Angeles Southwest College.

*APPROVED: 3 Ayes*

## NEW BUSINESS

### Procurement Status Update

A document entitled "LACCD, Program Management Services, Procurement Status Update" was distributed.

Mr. Bryan Payne, Director of Contracts, Build-LACCD, discussed the procurement process with respect to task orders and purchase orders from January – August 2016.

Chair Eng posed various questions regarding the prequalified services providers of Local, Small, Emerging, Disabled, Veteran (LSEDV) awards.

Mr. Payne responded to Chair Eng's inquiries with respect to the outreach efforts and the prequalified service providers LSEDV awards.

Chair Eng commended Mr. Payne for zero protests in 2016.

### 40J Technology Update and Districtwide Information Technology Assessment Findings

A document entitled "LACCD, Program Management Services, Districtwide Information Assessment Findings and 40J Technology Update, September 21, 2016" was distributed.

Chair Eng introduced the following presenters and requested an explanation of the critical key findings and the cost associated with the recommendations to address them: Mr. Sunil Snah, Information Technology (IT) Project Director, Build-LACCD; Dr. Mary Gallagher, Vice President, Los Angeles Trade-Technical College (LATTC); Ms. Joanna Robinson, Burwood Group, and Mr. Chris Pond, Burwood Group.

Ms. Robinson discussed the six month assessment process to identify the key findings and the recommendations.

Dr. Gallagher discussed various components that created the critical findings and the recommendations to address them with respect to the baseline uniformity to the colleges.

Trustee Moreno stated that this presentation to develop a Measure J Bond eligible Districtwide solution is pretext to spend more bond money and someone has to be accountable. He expressed his concern that additional funding is being allocated from Measure 40J Technology funds in order to implement the corrective action plans. He stated that with all the LACCD resources and funding allocated to Information Technology these critical findings should have been prevented. He requested an audit be conducted on the Districtwide Information Technology Assessment Findings.

With respect to the baseline infrastructure regarding the virtual desktops and the accounts and email, Chair Eng inquired why the status is still code red.

Mr. Snah indicated that these items have been determined not to be eligible for Measure 40J funding.

Dr. Gallagher indicated that the baseline infrastructure will be addressed in Phase 2 with operational funds.

Chair Eng requested an update on the corrective action plans at a future Committee meeting.

Mr. James D. O'Reilly, Chief Facilities Executive, responded that this item will be brought back to the Committee regarding the progress on the recommendations being implemented.

## CONTINUED BUSINESS

### Action Construction Summary

Documents entitled "Projects Completed Date Range 09/15/15 through 09/01/16" and "Active Construction Projects" were distributed.

Chair Eng inquired as to the process for improvement in order to ensure that construction projects are completed on schedule and on budget.

Ms. Lisa Turnabaugh, Program Management Office (PMO) Build-LACCD, discussed various procedures to keep the projects and the budget on track.

Chair Eng inquired if there are any projects that have issues of concern.

Ms. Turnabaugh referred to the document entitled "Projects with Construction Not Active, Substantial Completion > 12/31/18 and Potential Mitigation Efforts" with respect to the projects that are identified as problematic and the recovery plan to address the issues.

**Due to time constraints, Trustee Moreno requested that this item be brought back to the Committee for further discussion.**

### PMO Semi-Annual Report

A document entitled "Los Angeles Community College District, Program Management Services, Program Management Office, Semi-Annual Report" was distributed.

Chair Eng posed various questions of concern with respect to cost overruns, procedures in place to mitigate cost overruns procedures, prevention measured to do better.

Ms. Turnabaugh responded to Chair Eng inquiries.

**Due to time constraints, Trustee Moreno requested that this item be brought back to the Committee for further discussion.**

## SUMMARY – NEXT MEETING

None.

## ADJOURNMENT

There be no objection, the meeting adjourned at 6:28 p.m.