

Laney Infrastructure Working Group
Meeting Minutes and Notes
October 12, 2017

Present: Sadiq Ikharo, Tammiel Gilkerson, Stephen Corlett, Chungwai Chum, Stephen Daniels, Tammy Marchand, Kirk Schuler, Dolores Bernal, Myisha Lewis, Jason Busby, Amy Marshall

I. Update on Critical Items

- A. Leaks (Stephen Daniels): Contractor is making a lot of progress. About 40% of the demo is complete. They found some rebar in the planters. Investigation on conditions will continue. Careful documentation is occurring during demolition. Demo is expected to be complete by 10/14/17. Landscape architect is working on some options. Expect to see some concepts by 10/19. Campus leadership team will determine how to collect input / feedback from campus community. There will be a leak remediation Phase II meeting on 10/13 to plan for the second phase.
- B. HVAC (Stephen Daniels): Trane to replace coils in three areas with negative air pressure: A235, 236 and 237; A191; and A152-153, 154. Working on scheduling an uninterrupted block of time to do the work. Some of the completed work to date includes the VFDs in the theater and G building. Two VFDs and the pumps will be replaced in the library as soon as the contracts are fully executed. Stephen Daniels created a list of failed equipment. He's been working with Kirk Schuler to finalize the list and get it out to bid. Some of the necessary work will be completed by DGS engineers. Stephen Daniels to distribute the non-performing / broken HVAC equipment list. Kirk will provide a spreadsheet listing the work related to Stephen Daniels' report including work order numbers. He will update the spreadsheet as work is completed.
- C. OCR Doors / ADA (Carylon Tyler): Signage / way finding: Carylon Tyler was unable to attend the meeting however she reviewed the MIG report and indicated all of the items were included in GNU's proposal.
 - a. Are items not covered in GNU's report from the original OCR report no longer required by code or do they need to incorporate ADA compliance items? Dr. Ikharo to review and advise.
 - b. What is Laney required to do specific to the OCR compliance report findings and how much will that cost? Dr. Ikharo and Carylon Tyler will help clarify these answers.
 - c. Where did budget come from to cover GNU's original work? Where will the budget come from to complete the necessary work? Dr. Ikharo and Carylon Tyler will help clarify these answers.
 - d. Based on budget and compliance answers, Campus leadership to determine what part(s) of the GNU sign program to undertake.

- D. Doors (Tammy Marchand): Some of the doors reported as complete are not complete including Forum and A238. Jason Busby and Tammy Marchand met with Opening Technologies to review the issues with those two doors in particular. Opening Technologies will return for repairs. Once change orders are complete a determination needs to be made which doors in need of repair can be added (Field House, 3rd floor student center rear doors, etc). DGS and architect will verify that doors are ADA compliant. Tammy Marchand confirm the final list of doors used for the Opening Technologies contract, before change orders so all can be clear about the doors needing repair. Tammy Marchand to provide update indicating the status of repairs. In the event doors were removed from the list, it should be noted accordingly.
- E. Pool (Tammy Marchand): Pool work on chlorinator almost complete. CO2 still wired into old controller and there is a small amount of commissioning work to complete. The pool heater project has presented some logistical challenges related to code. Contractor and DGS working on possible solutions.
- F. Locker room – not a part of this group’s work.
- G. Chemistry / Biology (Tammy Marchand): The bid documents are almost complete. One item involving the glass pipes below in A152 and 153 needs to be addressed. Stephen Corlett will provide feedback by Monday. Hoping to advertise by 10/20/17.
- II. Work orders (Kirk Schuler / Jason Busby): A lot of work orders were added in a short period of time. Many of the outstanding work orders are related to keys, cores and locks. The engineers and Ted Hoffman have been working to complete all of the work. Amy Marshall to complete the Measure A forms to accompany the requisition created for the Securall work. The new keyless entry system should eliminate a large number of key and lock issues moving forward. DGS staff will do the installation. IT will work on the IT integration.
- III. Scheduled Maintenance Projects (Carylon Tyler): Carylon Tyler not available. Dr. Ikharo reports that some of the HVAC work going on at this time is part of the scheduled maintenance work.
- IV. 30 Day Projects (Carylon Tyler): Carylon Tyler not available. Dr. Ikharo indicated that a 30 Day Project update was provided at the District Facilities Committee meeting. At Laney, the deep cleaning and power washing was completed. Carylon Tyler will provide a full update for the next meeting. Note: Dr. Ikharo will request that the relevant DGS committee reports be sent to Dolores Bernal and college leadership so that they can be posted to the Laney website.

- V. Blue phones (Dr. Ikharo): Blue phones went out to bid and the price was not feasible. It was determined to re-bid the project to include only Laney and Merritt. This project will go out to bid again soon. The plan is to replace all of the blue phones. More information will be provided at the next meeting.
- VI. Elevators (Dr. Ikharo): The drawings were submitted to DSA on 9/28/17. If there are no revisions, the project can hopefully go out to bid this month. All things being equal, the work will occur between January and April 2018. Fabricator will be the same company that does the installation. In the meantime, Kone elevator will continue to service the campus elevators. They were recently onsite completing state compliance work.

Side note: the pungent order emanating from the elevators seemed to coincide with the elevator work. It was present near the Bistro (E elevator), student center kitchens and the library. An instructor cancelled class in the student center due to the stench. We want to be sure that a response is sent to the instructor who emailed. Dr. Ikharo provided a written response. It should be standard protocol to respond to facility complaint related correspondence.

Dr. Ikharo will coordinate a comprehensive update to be provided to the IWG in the next week. The document will have reports from all of the project leads. Updated Scheduled Maintenance list and 30 Day Project list will be sent to campus leadership team.

Fix-it List: Stephen Corlett and Amy Marshall to send corrections to the Fix-it List to Myisha Lewis. An updated list will be sent up prior to the November 9th meeting.

Next Meeting: November 9th at 3:00pm in T750.