



LANEY FACILITIES UPDATES NEWSLETTER

FROM THE LANEY INFRASTRUCTURE WORKING GROUP

AUGUST 2017

Below are the latest updates on the status of campus leaks, HVAC issues, doors, Office of Civil Rights/ADA corrective actions, improvements to the swimming pool, the chemistry and biology departments, and other projects.

This newsletter is published by the Laney Infrastructure Working Group (LIWG). The LIWG is a shared-governance subcommittee tasked with putting in place corrective action for the 300-plus items on the Emergency Repairs and Deferred Maintenance List, also known as the Laney "Fix It" List.

The Working Group is comprised of faculty, college administrators, Peralta vice chancellors, facilities project managers, the Laney Public Information Officer, and the Chief Stationary Engineer.

For more information on the Working Group please visit,
Laney.edu/facilitiesplanningcommittee/laney-infrastructure-working-group/

LEAKS

Construction documents for the Leak Remediation Project have been completed and are out to bid. Bid reviews will take place Wednesday, Aug. 2, 2017.

Due to scheduling conflicts and the time necessary to carryout leak mitigation at various campus facilities, the project will be completed in phases.

In July, President Tammeil Gilkerson announced that "Courtyard B" will be the first area to be remediated because it has the potential to be completed this fall.

Work is scheduled to be performed during off-hours and on weekends in order to minimize the impact to the campus.

District General Services is working with the campus to ensure that the work will be completed before the rainy season.

Other courtyards will be scheduled for remediation in the spring and summer 2018.

In order to prevent the potential of future leaks in the areas currently affected, the existing planter structures will be removed. The District is presently requesting the services of a landscape architect to recommend improvements in the years to come.

HVAC

Various HVAC items on the "Fix-it" List have been completed, specifically the replacement of variable frequency drives (VFDs) at Building G and the Theater, and insulation on the hot water system at G160.

HVAC issues on campus are complex and have taken longer than initially anticipated. In regards to Building A, an evaluation report was recently received and the District is in the process of reviewing it. The contractor will perform recommendations allowable by the current budget, while other more costly items will be performed as funding becomes available.

As of yet filters and belts for the various equipment in the penthouse spaces of Building A have been changed and the coils cleaned with the intent of improving existing conditions.

With regards to additional work that has been completed or is in progress:

1. Variable Frequency Drives (VFDs) were replaced in Building G and in the Theater, improving air ventilation and control.
2. Hot water system insulation has been replaced at G-160, maintaining the heat within the system and covering exposed piping and valves.
3. Negative air pressure issues at the Laney Bistro are currently being fixed by the contractor and are expected to be resolved before students return on Aug. 21. When work is completed, the restaurant doors will have no issues opening and closing.

OFFICE OF CIVIL RIGHTS/ADA

A number of building doors are currently being repaired in order to meet ADA requirements.

A lift will be installed in the music performance room in Building G as well as way-finding signage.

DOORS

Opening Technologies is working on repairing and/or replacing 85 doors around campus.

Priority has been given to broken doors and those needing to meet ADA requirements.

This work began on July 24 and is anticipated to be completed by August 22. Some repairs could take a little longer due to lead times on replacement doors.

Note: Some doors pending locks and/or hardware replacement may have been slated to become SMART classrooms and are scheduled to have new keyless entries installed.



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SWIMMING POOL

The installation of a new chlorinator for the swimming pool began on Aug. 1.

It will be necessary for both pools to be closed while the mechanical work is being performed.

It is anticipated that the competition pool will open by the time school starts on Aug. 21.

Work on the smaller pool may stretch into the first week of school. An updated schedule will be provided on Aug. 8.

In the meantime, alternate practice space will be needed for the water polo team. Plans will be adjusted as needed once the updated schedule is provided.

It is anticipated that the second project -- the installation of new heaters -- will take place over the winter break.

CHEMISTRY LABS

This project entails replacing faucets and fixing the drains.

During a bid walk last week, a conversation took place to redefine the scope of work to include additional safety components and code compliance items.

SMART CLASSROOMS

The first phase of the SMART classroom project is well underway. The vendor, Netxperts, is currently getting classrooms ready to receive the technology, performing tasks such as cleaning up superfluous wiring, removing old technology, and more.

New hardware for the classrooms has been ordered and will be installed as soon as it arrives on campus. In addition, classrooms will be updated with new paint, whiteboards (where needed), blinds, podiums, and furniture.

The SMART classrooms project will also include a new keyless entry system for doors. The plan is to eventually convert all doors on campus to a keyless entry system.

Classroom Furniture

The campus community had the opportunity to view new classroom furniture options earlier this summer. Based on the feedback received, additional furniture options will be available for viewing during Flex Days on August 17 and 18 in the lobby of the Tower Bldg. Your feedback will help us decide which new classroom furniture will be ordered. The goal is to furnish the classrooms during the Thanksgiving break.

PROJECTS TO BE COMPLETED OVER THE NEXT 30 DAYS

- Paint of exterior doors with chipped paint such as the side library door, mechanical rooms, area rear the locker rooms; finish the yellow stripping and clean-up of various graffiti areas.
- Power wash at Field House, pool area, quad, and walkways
- Window cleaning
- Bird netting repair and pigeon spike replacement
- Repair and repaint exterior railings
- Install doors stops in classrooms as needed. Replace the slip mitigation strips near the locker rooms.

For questions, please contact Stephen Corlett at scorlett@peralta.edu, or Chungwai Chum at cchum@peralta.edu.

View all facility updates online at
Laney.edu/facilities-status-updates/