



Laney College Facilities Planning Committee Meeting

MINUTES

(approved, with revisions, 4/30/18)

April 16, 2018

2:30-4:30 pm, Tower 850

Membership – Laney Facilities Planning Committee (FPC)						
Name	Role		Name	Role	Name	Role
Stephen Corlett	Co-chair (Science Faculty)		Larry Chan	Classified (BEST center)	Kim Bretz	Faculty (KIN/Athletics)
Amy Marshall	Co-chair (Business)		Seth Silberman	Classified (Science)	<i>vacant</i>	Student rep (ASLC)
Gary Albury	Director, Student Activities (Admin)		Alejandro Acosta	Classified - Theater	Stephen Holloway	Student rep (ASLC)
Chuen-Rong Chan	Dean of Liberal Arts (Admin)		Jacqueline Burgess	Faculty (Arts)	Louis Quindlen	At large (CTE Faculty)
Seth Silberman	Note-taker		Evelyn Lord	Faculty (Library)	Gregory Schwartz	At-large (Science Faculty)

Guests: Pam Wallace, Lauren Jelks, Greg Coxsom, Mark Dune Smith

Absent: Greg Schwartz

AGENDA ITEM	DISCUSSION POINTS	RESULTS/FOLLOW-UP ACTION
Approvals (5 minutes)	1. Approve Agenda and minutes from 3/19/18 (quorum = 50%+1 = 7 votes)	JB, AM second approved (agenda) JB, GA second approved (minutes)
Public Comments (15 minutes)	2. Public Comments (5 minutes each)	AM: Laney clean-up day Saturday 9-noon
Facilities Updates (20 minutes)	3. Chemistry labs, HVAC, Doors, Shades, Leaks, Pool, Elevators, 30-day projects,	SC presents executive summary- AM- music room slated for completion end of April. Tammy's contract ending and projects being reassigned. See notes.
DFC Update (5 minutes)	4. TBA – 5 year construction plan (from DFC meeting)	Cost calculator released to calculate TCO. Document in teamworks. Documents for facilities plans need updating in FUSION.
Presentations (30 minutes)	5. Engie Services 6. Bees and Trees (Wallace, Kern)	SEE NOTES
FPC Members and Charge of Committee (20 minutes)	7. Committee assessment and survey – complete by 4/20	Not covered due to time
Space Allocation (10 minutes)	8. Updates on process and applications	Not covered due to time

Capital Outlay (20 minutes)	9. Five-year plan, FMP, and FUSION	Not covered due to time
Next Meeting	April 30, 2018, 2:30-4:30 pm T-850*	

Meeting adjourned 4:41pm

(* next meeting is at a special time, since only one regular meeting time in April)

NOTES:

FACILITIES UPDATES:

New project executive summary released.

-next phase of leak remediation project scheduled for summer. Different contractor chosen (BHM).

-elevator upgrade May-August 2018 (tower).

-Library flooring- staircase slated

-GNS signage installed in gender neutral bathrooms.

-Keyless entry fieldhouse/art house beta testing still being completed.

PRESENTATIONS:

TREES:

Pam Wallace (best center) and Lauren (friends of the garden) presentation on bees/trees

Process for adding trees and bees to campus. Board approval needed for tree planting.

Pam Wallace, BEST center director. Fruit tree planting on campus. Board approval needed to plant 5 trees. Maintenance provided by friends of the garden. ALCS paying for cost of trees. Urban relief company to plant trees. Not presented to board re: liability, other concerns.

Orchard also planned by friends of the garden. Variety of fruit trees planned.

Who owns the rights to Laney Garden? (GA)

KB- Orchard concept brought up 2 years ago (different location). District/state property MIOUs required. Lots of issues/layers need to be considered. Cost of water.

Autonomy to plant around Laney garden? Garden club takes care of garden. Also refugee org. has lease. Shed and wheelbarrow shared.

(EL)-Early 2000s laney campus had a rat infestation problem. Concern regarding pests on campus from adding fruit trees. Change view from BISTRO? Would be planted inline with current old growth trees.

(AA)- Friends of lake merritt wildlife- inline with wetland restoration plans? Replace other landscaping around campus with fruit trees?

(AM) MOU of garden use?

BEES:

Possible collaboration- bee keeping workshops, honey for bistro. Adds to community garden. 40-100k bees in hive.

(KB)- liability of bee allergy students? Educational opportunities vs liability. Bees near swimming pool?

(SC) Rulebook about bees on campus. Submit proposal with name of beekeeper and scope of project, amount of bees.

(SH) Student prospective- education about bees important.
Merritt college has bee hive on campus already.

ENGIE PRESENTATION: Greg Coxsom

Retained 1.5 years ago (opterra former name). Looked in to energy conservation and updating equipment.

Energy retrofits- guaranteed savings. Laney possible model for rest of nation.

Coordinated with master and sustainability plan.

Energy Study completed.

Electricity, gas and water use considered. Specific problems addressed at each campus. Met with M&O and campus committees.

Phase 1: paid from savings

Phase 2: paid from capital improvements

Measuring air quality. Information provided to administrative team. Both water and air quality being assessed.

Lighting, HVAC, controls, water, education (CTE classes), internship opportunities for students to work in Oakland office including business operations.

Turn-key design build provider. Designer/Contractor (engie)- installation done by subcontractors in coordination with district.

Engie's cost/payment outlined in proposal.

LANEY PROPOSALS:

Recommendation single upgrade to central plant, not two plants in master plan.

Maintaince for 20-30 years with eye for more localized energy plan for future.

HVAC most pressing out of peralta.

Replace air handler units and adding cooling. Exhaust fans outdated. Phase 1-replace equipment, phase 2 work on air quality improvement.

Possible start to work next summer (19)

Energy management system (EMS) currently manual operations. Controls need automation. EV charging station including (decisions need to be made regarding use and payment). Many management plans.

Energy storage (software important element, peak shaving through night charging). Big incentives for storage. Laney biggest energy user. storage 3x other campuses. \$15 million proposed at Laney for entire project. Batteries last 10 years, replacement cost written in to plan. Safety/access other issues...needs fence/enclosure.

Water: correct plumbing and flow controls to dispense the correct volumes.

Coordination with all repair lists?

TCO plan (LQ)? Regular Preventative maintenance included in plan+ training for engineers? Local operators will need to take ownership and run systems.

Pathway courses ideal for incorporating training in to curriculum. Process for TCO established. Guidelines will be followed.

Solar for Laney Lot?? Not in current plan due to unknown plans for future of lot. PGE has new solar plan specific to Oakland. New buildings should be solar ready.

30% improvement of efficiency in new Panels. 1 mW currently in solar.

OAR program cash flow presented.

Physical plant relocation in Master plan?

(LQ) who pays utility bills? Savings come back to campus? It is important to strengthen the coordination between Laney, District and Engie. Clarification of where the fund savings will go is important.