

## REVIEW OF SERVICES

Miramar College  
February 27, 2013  
1 p.m.

Present: Brett Bell, Jim Bray, Jerry Buckley, Susan Schwarz, Alma McGee, Roy Kinley, Tom Davenport, Daphne Figueroa, Paulette Hopkins, Diana Medero, Lynne Ornelas, Lance Lareau, Gerald Ramsey

The meeting was called to order and the minutes from the January 23, 2013 meeting were approved.

### Prop S and N Update

Jim Bray provided updates on Propositions S and N projects.

### Parking

There are no major changes. The area in front of Lot 1 used for the Cafeteria/Bookstore laydown will become the laydown area for the TES and Student Welcome Center projects. The area where the diesel vehicles are parked will be regained in the Fall 2013 semester. Faculty Lot #3 will go away and become the laydown area for the science building when construction begins. The walkway between the parking structure and the campus will still remain open. Susan Schwarz asked for the estimated timeframe of the laydown in Faculty Lot #3. Jim Bray replied the timeframe is 18 months starting in June or July. Susan Schwarz also asked if this area will be open for commencement. Jim Bray said most likely it will not be available for commencement.

### LLRC

The design task requests for the individual units of the MDF/IDF rooms have been approved. They are waiting for a schedule so that they are not on the campus central plant. The task request for the dedication wayfinding has been approved. The design is finished. Dave has questions regarding the lighting and tiered classrooms. Jim Bray has put details together and will try to have Dave respond. The task request for the AV Production Studio design has been submitted. They are expecting it will be signed within the next couple of weeks.

There are two factors that affect the LLRC building, which are not part of the work they are trying to close out. First, there is a backfill preventer that will need to be put on the domestic water to turn on the reclaimed water. A strainer will be added as a filter to help with the sand. It is impacting the automatic faucets by clogging it up. Second, is changing out the heating element in the hot water heaters. Hopefully those repairs will help with the issues with the faucets.

Susan Schwarz said she has submitted a Facilities work order for faucets in two of the restrooms in library. There are two sinks with the faucets not working. The cold water is intermittent and there is no hot water. Jim Bray said repairing the faucets will go through the same process. A price is needed and approval. They will take care of as soon as possible. Susan Schwarz asked about the water coming out onto the sidewalk. Jim Bray said the pipe is leaking water by the roof drain. The contractor and architects are taking a look at it. They are currently waiting for the architect's response to identify the cause and for the repair method. Susan Schwarz asked if the faucet was installed incorrectly or designed incorrectly, will it still be under warranty. Jim Bray responded yes. If the faucet was installed incorrectly, then they can go back to the contractor to install it correctly. If the faucet was designed incorrectly, they will work with Lance Lareau to go

through the architect's contract. Lance Lareau responded that items can be designed incorrectly, but can be installed perfectly. Once the building is occupied and then it is discovered that something does not work, it is not the contractor's fault. It means going back to architect's contract for redesign and then back to DSA again. Lance Lareau said that it can potentially be a long process rather than a short one. Susan Schwarz said their staff moved into the LLRC building in June and noticed this problem the last month and a half. Jim Bray said water is coming out of overflow drains. When something is not supposed to happen, it triggers them to check the regular drains to see if they are blocked. Theoretically, the drains should be dry. Jim Bray said this was noticed about five to six months ago. They did take a look, but it was very minor. Their theories are changing with the extent of how it is now. Susan Schwarz added that the third floor drains are dry on surface. Susan Schwarz also brought up that there is a smell in the large computer room. Jim Bray said there will be a smoke test on Friday. They will see if something was not installed correctly or is something was placed to close.

Jerry Buckley asked about the source of the leakage in the roof. Jim Bray said that they don't think it is in the pipe. Water is getting into a gap between the top slab and structural slab, which are located above the drain. With the way the drains are set, water is slowly leaking and creating a large opening for itself to flow down quicker. Lance Lareau said it is good to point this issue out. There is a two year window with a new building. Susan Schwarz asked if the two year period begins at substantial completion or when the building is occupied. Lance Lareau said it is two years from June, when the building was occupied. He added that late defects are 10 years, roofing is 20 years, and mechanical systems are 10-15 years. Jim Bray also said there is a 22-23 month punch walk.

#### Fire Technology/Administration Building

No change in status from the last update. Both were approved from DSA and are finishing up their guaranteed maximum price in design build. They are looking to start construction in April. However, the start of construction may depend upon what is finalized and goes to the Board of Trustees.

#### Science Building

The completion of DSA approval is expected in March. The guaranteed maximum price is being finalized in order to start construction. Brett Bell asked what will be the changes for the existing S5-100 building. Jim Bray said the restrooms in the existing science building on the first and second floor will be blown out. There will be an open pathway through the middle of the existing science building to the new science building. There will be two wings. A new bathroom building will be constructed near the existing science building. The existing science building will be painted to match the new color palette. Susan Schwarz asked if the existing science building will still be used during construction. Jim Bray said yes. Susan Schwarz asked for clarification when the restrooms will be out of order. Jim Bray said the new restrooms will be built first before the existing restrooms are taken away. Construction is expected to begin in either May or June with an 18 month timeframe.

Jerry Buckley asked what will be the plans for the power distributions due to the HVAC affecting the laboratories. Brett Bell responded that the first issue was the increase of equipment that was not originally planned for. The equipment has been identified. The second issue is circuits on the bottom and top floors were set at incorrect loads. The additional pieces of equipment were tripping

the circuits. District Electricians and a third party electrician have reset the breaker load to a higher level. They are waiting to see if that will resolve the problem. The project manager and architect need to be aware of what is being put in the building so that it doesn't cause another problem in the future. Brett Bell stated to Lance Lareau that the commissioning of the HVAC in S5-100 is still not correct. There are some rooms that are cold and some rooms that are not. Brett Bell requested assistance for re-commissioning or finding a solution. He also added that Dane was not able to resolve the issue from their stand point. Lance Lareau said all buildings get fully re-commissioned. He is not sure if retro commissioning was done recently. Jim Bray said someone was paid to do retro commissioning two years ago. However, he did not see results. Lance Lareau said retro commissioning can save energy. Susan Schwarz mentioned that in the Instructional Computing Services area, there isn't sufficient cooling since they have moved to the LLRC building. The temperature can rise with all the computers in that room. A Facilities work order has been placed regarding this concern. Brett Bell asked if there has been a resolution. Susan Schwarz said she will check if the work order has been closed out. Brett Bell stated when there are issues regarding their building, the faculty and staff should submit Facilities work orders to report issues in their building. They are not to send an email to him, the project manager, and/or construction team. The issues should be documented and have gone through the work order process to show history, which is very important. The issues will go through an evaluation and analysis process. District will make the determination.

### Hourglass Fields

The next level of design on the south end of the campus was recently completed. Pricing will be reviewed at the District. Daphne Figueroa asked who is acting as Hourglass Park Coordinator while Dan Gutowski is working his new assignment at Mesa College. Brett Bell replied that Anna Liza Soriano is the acting Hourglass Park Coordinator and Roberto Barnet is the acting Hourglass Park supervisor.

### Continuing Education

The finalization of the designs is pending. It will go to DSA in November.

### HDAT

Construction is expected to finish in March. The staff will move in between May and June.

### Cafeteria/Bookstore

The project should be complete at the end of March. The staff will move into the building after graduation. The red zone planning has started. Susan Schwarz asked if the Student Services staff have gone through the layout and see how their work spaces will be set up. Jim Bray said they haven't taken all groups through the building yet. He said possibly in the middle of March they may start taking people through.

### Thermal Energy Storage

It has received DSA approval. A few weeks after the approval, the documents will be released. The contractor is putting together a schedule. Construction will start within 1-2 months. The concrete work will be on site. The steel will be prepared off site before the start of construction for the tower. It will take approximately eight months to build. Brett Bell commented that the construction of TES will affect how deliveries are made to the Cafeteria and Bookstore. The delivery drivers will not be able to use the planned delivery route. It will be evaluated by the end users as soon as possible.

### Student Welcome Center

The bidding has begun. Construction is expected to start in April. The back path between the former library and diesel building will stay open until the end of May. There will be connections from the back of the former library so that pedestrians can walk on a ramp to the new Student Services building. Gerald Ramsey asked if the design will tie in with the new Student Services building. Jim Bray replied that the Student Welcome Center will fit in. It will not be a miniature version. There will be a skylight in the front of the building. There will be exits out to the pathway with signage. Students will be able to see where to go for the Cafeteria, Bookstore and Student Services building. Brett Bell added that pathways and visual aspects will be created to link the two buildings. Jerry Buckley asked about the street near the center. Jim Bray said it will be a fire lane. The rolled curb by the science building will be gone. The street will be filled across and raised to the top of the curb. The intent is to have a walkway from the classroom buildings, such as the M building, to the A-200 elevator to be at the same level.

### New Business

None

Meeting adjourned at 1:45 pm.