



Los Angeles Valley College

Citizens Building Oversight Committee

July 11, 2017

Minutes

President's Conference Room

Members:

Name	Association
Pat Ballew*	Member of the College Foundation
Kevin Ary (<i>Absent</i>)	Member at Large
Eric Bubbers	LACCD Representative
Asta Criss	Valley Glen Neighborhood Association
Lisa Cahan Davis	Studio City Neighborhood Council
Carlos Ferreyra	Greater Valley Glen Neighborhood Council
Diedra Stark (<i>Absent</i>)	Retirees Association of LAVC
Vacant	Student Representative
Vacant	Valley Village Neighborhood Council
Vacant	Sherman Oaks Neighborhood Council
Ex-Officio:	
Erika Endrijonas (<i>Absent</i>)	College President
Resource:	
Mark Strauss	College Project Director
Mike Lee	Vice President of Administrative Services
Armine Galukyan	Executive Assistant
Public Members:	
Waltona Manion	

Chair*

Welcome and Introductions

Pat Ballew called the meeting to order at 6:05PM.

Public Comments

No public comments.

Approval of Minutes

A motion was made and passed for the approval of the January 10, 2017 minutes.

A motion was made and passed for the approval of the March 7, 2017 minutes.

Chairperson's Report- Pat Ballew

- **Proposition J Remaining Money**
 - Pat Ballew discussed how Los Angeles Community College District ("LACCD") had \$18 million out of Proposition J placed into reserves by the district office, but will be redistributing the funds back to the campuses.
- **New Bond Money**
 - With the approval of Measure CC, Los Angeles Valley College ("LAVC") will be receiving around \$475 million for new bond projects. Therefore, this committee will continue to meet until completion.
- **Increasing CBOC Members**

Pat Ballew drafted a letter and emailed it out to various councils and neighborhood associations asking for interested members to join the committee. Ballew intends to follow up with phone calls in hopes of increasing membership in order to expand and create diversity. Members do not need to have construction background and can be members at large, but the goal is to have people with some kind of stake in this community.

Once the fall semester begins, the Associated Student Union department will be contacted for a student representative.

President's Report

- Mike Lee presented on behalf of Dr. Erika Endrijonas.
- LAVC will be receiving funds from the \$18 million reserves from Prop A/AA/J; the goal is to complete the planetarium, parking lots H & G, and the demolition of bungalows.
- When the Valley Academic and Cultural Center ("VACC") building is complete, everyone in the theater arts building will be moving into the new building.
- With Measure CC funds, the plan is to demolish the Theater Arts building and build the new Campus Center in its place.
- The goal is to also demolish all the single story buildings such as the Engineering building, foreign languages building, etc.

Update on District Citizen's Oversight Committee- Eric Bubbers

- Eric Bubbers reported on the District Citizen's Oversight Committee ("DCOC") meeting that was held on April 28, 2017 at Los Angeles Southwest College. There was a subsequent meeting held on June 9th at the Build LACCD Project Management Office in Monterey Park, but Bubbers was unable to attend and the minutes have not been posted online as of yet.
- At the April 28th meeting, there was a presentation on the risk management aspect of current projects. There was a lot of discussion about risk and how you measure it. Initially, there was not a lot of risk management and now there is a very sophisticated process for the outstanding risks. The goal is to have more revenue available to cover any risks that can be identified.

- For the program overall, as of December 2016, there is enough revenue (\$130 million) to cover potential risks of \$120 million. This report is drafted every six months and the new one should be coming out soon. If you look across the 9 campuses, LAVC only has a two percent risk. [Click here for DCOC agendas, minutes and presentations.](#)
- The next DCOC meeting will be taking place on August 25, 2017.

Building Construction Update- Mark Strauss

- Mark Strauss reported on the following projects:
 - **Storm Water Project** (Underground Pipeline) – Intersection off Ethel is currently closed off to build new drain lines to feed out to the LA river known as the Coldwater Extension. It is about 80 percent complete and the project is anticipated to be complete by August or September of this year. We discovered 2 sewer lines that weren't identified on the city maps so this is causing a delay in the completion.
New irrigation system and planters are being installed in Lot D on Ethel Street. The selection of plants are mostly drought tolerant.
 - **Valley Academic and Cultural Center ("VACC") Project**- there has been a lot of work in the East side of the building that is two stories starting at ground level. Over the last few months, the crew has been working on the basement. All the basement walls are almost done and in the next few weeks, they will be sealing the basement.
 - **Campus Wide ADA Project** – Three quarters of the project has been approved by the DSA. There is one more project still in DSA.
 - **Central Plant** – This project includes upgrading the central plant building and tunnels underground.
 - We have the program reserve funds of \$18 million and the funds will be used for the following three projects:
 - Demolition of bungalows on the South end of campus
 - Build parking lots H & J in place of the bungalows
 - Expand and modernize the planetarium
 Still in the process of getting final estimates and coming up with a final scope, which will take months.
 - Measure CC Plans
 - A master planning consultant will need to be hired to update the master plan. The data gathered by the consultants will help determine what sorts of facilities LAVC is lacking. This process will take at least a year or more.
 - The Campus Center is aging, needs a lot of upgrades and is not ADA complaint. A remodel is not the best value as it would cost \$30 million just for the basement and first floor only. A brand new building is

estimated to cost around \$50 million. The plan would be to knock down the Theater Arts building and build the new Campus Center in that lot.

- Plan to knock down the one story buildings in the Northwest corner of campus (Environmental Science, Math, Engineering, Humanities, etc.) that have been around for almost 70 years. Build in its place, two new multi-story buildings.

Items from the Floor

- The committee will sign the bylaws in September 2017.
- Discussion about possibly changing meeting time or days took place. The committee decided to keep the same schedule for now and hold off on changing it.
- Carlos Ferreyra asked Mark Strauss about the sidewalks on Oxnard Street. The sidewalks have been popping out, but it has been determined that they are the property of the city.
- A request was made for a list of awards LAVC buildings have received (see below).

ALLIED HEALTH & SCIENCES CENTER

- 2009 Green California Leadership Award in the category of "Green Building"

COMMUNITY SERVICES CENTER

- [2016 San Fernando Valley Business Journal Commerical Real Estate Silver Award for Public Project](#)
- [2016 American Institute of Architects, San Fernando Valley Chapter \(AIA SFV\) Design Citation Award](#)

STUDENT UNION (a.k.a. Monarch Center project)

- [2016 Award of Merit in the Higher Education/Research category for Southern California from Engineering News Record \(ENR\) California](#)
- [2016 Award of Merit in the Educational Facilities category from the Design-Build Institute of America \(DBIA\)](#)
- [2016 Award of Excellence in Design from the Community College Facility Coalition \(CCFC\)](#)
- [2016 American Institute of Architects \(AIA\) San Fernando Valley Chapter's Merit Award](#)
- [2017 IDEAS² National Award in the category of \\$15 million to \\$75 million dollars in total project costs](#)

Adjournment

Meeting adjourned at 6:53PM.