

DPAC Facilities Planning Subcommittee Meeting Minutes

May 11, 2023 at 2:00pm

This meeting will be held via Zoom

<https://us06web.zoom.us/j/84643222441?pwd=MIUrSzIRckE3VkpLVlB4UXdTzdldz09>

Members: (blue is present)

[Daniel Phillips](#), Admin Representative, Chair
Sasha King, Administration Representative
[Don Girard](#), Administration Representative
[Charlie Yen](#), Administration Representative
Cindy Ordaz, CSEA Representative
[Dagmar Gorman](#), CSEA Representative,
[Judith Mosher](#), CSEA Representative,
Marco Zetina; CSEA Representative

[Judith Marasco](#), Faculty Representative
[Catherine Matheson](#), Faculty Representative
Alicia Villalpando, Faculty Representative
Francis Yang – AS Dir of Activities, Student Representative

[Eric Oifer](#)

Interested Parties: Ferris Kawar

I. Call to Order

II. Approval of Minutes

March 23, 2023 no quorum. The group decided that the previous meeting was not actual minutes because we did not have quorum. So, we will call this as “Notes”. The committee approved the notes as long as they receive Terry’s update from the previous meeting.

III. Public Comments –

Individuals may address the DPAC Facilities Planning Subcommittee concerning any subject that lies within the subcommittee’s jurisdiction. Individuals with comments pertaining to a specific agenda should notify the committee co-chairs prior to the agenda item being reached. The cochairs reserve the right to limit the time for each speaker.

IV. Construction / Maintenance Update

1. Draft 5-year Construction Plan: Charlie gave an update on the 5-year master plan and any changes that have happened. There was discussion regarding office space and future use of offices.
2. State Scheduled Maintenance Project Updates: Terry provided an update of current maintenance projects.

V. Safety Issues Update, as needed

1. General safety update: No update

VI. Future Agenda items

VII. Announcements

VIII. Adjournment

Next meeting: May 25. Scheduled meetings: June 8.

For all documents, visit <https://www.smc.edu/administration/governance/district-planning-policies/facilities-planning-subcommittee.php>

2021-2022 Schedule Maintenance Projects Updater 3/17/23				
Project	Description	Location	Update 3/17/23	Update 5/11/23
Water Pump, Water Valve, Backflow Repair/Replacement	Water Pumps repair replace in various locations to remove water from subterranean locations and assist with circulation of Chilled Water from Central Plant. Valve Replacement to shut off water to isolate immediate location of repairs. Backflow Repairs/Replacement of units that have reached or exceeded their useful life.	Various Location on Main Campus and Satellite Campuses including but not limited to Science East, Parking Lot 3 Dresher Hall Media Center, Corsair Field.	Sewer Pumps servicing Business Building and Storm Drain Pumps supporting Parking Lot 3 have an anticipated delivery date of March 28 th and will be installed in early April.	All Pumps have been installed and are functioning
Exterior Fountain Repairs	Replace non-functioning equipment, repair to drain line, repair to leaks in stone pavers.	HSS Quad, Library and CMD Fountains	CMD Repairs are currently in progress being performed by SMC Staff. HSS Quad and Library fountains suffered mechanical damage as a result of flooding from a rain event and will be repaired with funding from an Insurance Claim	CMD Fountains are in the process of having pumps and motors replaced. Possible completion date of 5/30/23. Contractor has ordered equipment for HSS and Library fountains no delivery date received yet.
Door Replacement	Replace tall entry doors that no longer close properly and cannot be repaired.	Dresher Hall East near Elevator and West near P 4	Bid was awarded and currently waiting for delivery of electronic door hardware.	No update delivery pending.
Sewer Line Replacement	Cracked and ageing sewer line need continual maintenance to remove roots. Replacement of damaged locations.	Near Student Activities	Repairs performed by SMC Staff have increased efficiency. Systems will be monitored to prevent failures	Hydro Jetting provided and will be scheduled regularly to insure function.
Electrical Upgrade	Replace old or failing equipment due to but not limited to rust, availability of replacement parts, lack of available capacity, lack of room	Madison Campus 50 years old, 2714 Pico 40 years old, Library 30 years old,	Electrical engineer inspected and reviewed sites that were on the list and found upgrades have occurred during modernization projects and no current issues were found.	No action required

	for additional circuits, match current utility company A/C ratings.	Maintenance Shops 66 years old,	Future modernizations to the listed sites will include upgrades as necessary.	
Roof Replacement	Repair/Replace roofs at several locations due to age and history of leaks.	Gym 30 years, Emeritus 23 years, Library 20 years, Dresher Hall 25 years, Science 25 years, Student Health and Activities 50 Years. Broad Stage (repairs)	To prepare Plans and Specifications for Bidding a roofing consultant visited sites and upon investigation the extent of damage was larger than anticipated and the cost to Replace/Repair increased. The Roofing Bid was awarded and we are in the process of scheduling this work	Site walks completed waiting for Schedule from roof contractor. Upon receipt of schedule meeting with Administrators directly affected by the work will be scheduled to insure the least amount of disturbance to normal classroom activities and schedules.
Storm Drain Replacement/Repair	Repair/Replace storm Drains that can no longer sufficiently drain during heavy rains to prevent flooding and damage to building interiors.	Areas around Student Health and Activities, Theatre Arts and Library.	Significant efforts by SMC Staff have increased efficiency and reduced the threat of major flooding preventative maintenance will be scheduled at an increased rate to locations that have historically flooded and we will monitor for replacement if required.	Hydro Jetting provided and will be scheduled regularly to insure function.
Replacement/Repair of ATS (Automated Transfer Switches) for backup generators.	Recommended replacement after 15 years of service several generators have exceeded this recommendation.	Bundy, Library, Dresher Hall, Science 2714 Pico, Parking Structure 3 Cayton (old KCRW)	Duthie Power performed inspections on ATS (Automated Transfer Switches) and verified that existing ATS of at least 15 years of age do not require replacement at this time	All equipment recently inspected and no issues found
Emergency Lighting Replacement/Repair	Equipment is obsolete and can no longer be repaired.	Broad Stage, HSS South, Parking Lot 3	Back up Lighting has been replaced. Project complete	No further action.
Interior Painting at various locations	Due to age, water intrusion and excessive use and availability various locations need to be painted.	Broad Stage (Leaf in auditorium custom stucco repair and paint), Business (various classrooms),	Painting at Broad Stage, Gymnasium, Book Store and Cafeteria will be awarded at the next Board Meeting. 2 nd Floor Computer Lab of Cayton, Business	Interior painting contract awarded. Site walk completed. We have met with Administrators to determine the

		Bookstore, restrooms (various locations), Art,	Art and restrooms were removed from Scope of Work and will be performed by SMC Staff. The other location exceeds heights for SMC Staff to work safely or have areas of Lead Paint and certifications are required to address.	available block of time to complete the painting.
HVAC Repairs	Boilers, Heat Pumps, Package Units, Coils, Air Handlers, Condensers, Control Boards, Actuators, VAV's need repair or replacement. Systems are functioning but back up equipment needs repair/replacement to insure continuous service.	Bundy, Science, HSS, Central Plant, CMD, Library, Media Center, IT, Theatre Arts, Business, Art.	Job Walk for the Replacement and Repair of HVAC Equipment is scheduled for this month.	The scope of work has increased due to failing equipment. Large ventilations fans that provide ventilation to the Science Fume Hoods will be replaced. Repairs have been made to allow use until replacement can occur. Bids received and Award of Bid will be on the next Board Meeting Agenda

Santa Monica College 2025-2029 Five Year Construction Plan Summary Page

ABBREVIATIONS:

- M Modernization
- G Growth
- A Life and Safety
- P Preliminary Planning Phase
- W Working Drawings Phase
- C Construction Phase
- E Equipment Phase
- O Occupancy

Priority	Project Name	Category	Funding Status	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Occupancy Date	State Funding	District Funding	Total Cost
1	Math/Science Addition	G	State Funded	C	C	C/E	C/E	O										2024/2025	\$39,615,000	\$72,110,835	\$111,725,835
2	Art Complex Replacement	M	State Funded	W	W	C	C/E	O										2024/2025	\$10,901,000	\$10,625,000	\$21,526,000
3	Student Housing Complex	G	Student Housing App. Preparing			P	W	C	C/E/O									2025/2026	\$52,298,612	\$17,432,871	\$69,731,483
4	Modular Classroom Replacement Building	G	Locally Funded				P	W	W	C	C	E/O						2028/2029	\$0	\$70,620,000	\$70,620,000
5	M&O/Facilities/Modular Classroom Replacement	G	Locally Funded					P	W	C	C	C	E/O					2029/2030	\$0	\$78,000,000	\$78,000,000
6	Business Replacement	M	FPP Preparing						P/W	C/E	C	C	O					2029/2030	\$34,008,306	\$34,008,305	\$68,016,611
7	Drescher Hall Replacement	M	IPP Preparing							P/W	C/E	C	C	O				2030/2031	\$30,260,694	\$30,260,694	\$60,521,387
8	Classroom Replacement Building/East Quad	G	IPP Preparing							P/W	W/C	C/E	C	O				2030/2031	\$21,252,121	\$21,252,121	\$42,504,242
9	Instructional Space/Campus Police on Pearl	G	Future Project								P	W	C	C/E	O			2031/2032	\$0	\$37,400,000	\$37,400,000
10	Instruction/Administration on Pico	M	Future Project								P	W	C	C/E	O			2031/2032	\$0	\$47,300,000	\$47,300,000
11	Athletics Support/Stadium Replacement	G	Future Project								P	W	C	C/E	O			2031/2032	\$0	\$34,359,600	\$34,359,600
12	Amphitheater	G	Future Project									P	W/C	C/E	O			2031/2032	\$0	\$20,000,000	\$20,000,000
13	Instructional Building on Pico	G	Future Project									P	W	C	C/E	C	O	2033/2034	\$0	\$89,100,000	\$89,100,000
	Malibu Campus (Online To Be Removed from 5YCP)	G	Locally Funded	C	C/E	O												2022/2023	\$0	\$61,582,273	\$61,582,273