



**Facilities, Health, and Safety Committee**

**MINUTES**

Friday, Nov. 12<sup>th</sup>, 2021

12:30 – 1:30pm

Location: <https://cccconfer.zoom.us/j/91874648244>

**Membership:**

**Membership (X=Present); (A=Absent); (E=Excused)**

Administrator		Classified		Faculty		Student	
Sean Brooks	X	Michael Alvillar	X	Joshua Boatright	X	Alex Bacon	X
Brenda Johnson	X	Scott Barringer	X	Charlotte Lee	X	Sergio Mazariegos	X
John Nguyen	X	Bobby Birks	X	Thomas Kies			
		Johnny Dong	X	Randy Yang	X		
		Natalia Fedorova	X				
		Vincent Koo	X				
		Joanna Louie					
		Jasmine Martinez					
		Roger Toliver					

**I. Standing Items**

- a. Call to Order – 12:31PM
- b. Approval of the 11/12/21 Agenda
  - i. Bobby Birks moves to approve the agenda.
  - ii. Michael Alvillar seconds.
  - iii. Discussion
  - iv. 10-0-0
- c. Approval of 10/8/21 Minutes
  - i. Approval moved to 12/10/21 meeting

**II. Bond Program Updates on the Milvia Street Project and Infrastructure Projects**

- a. Bob Parks and Jeremy Bordi Kitchell - Construction managers for the Bond Program Project for Berkeley City College. In their presentation:

- i.** Capital Program Bond Update - The total dollar value of the \$845 million bond for BCC's portion is about \$122 million. Total project cost for the 2118 Milvia Street new building is about \$84 million. Of that \$84 mil, \$65 million is the design build entity under the Excel Construction Ratcliffe Architect Team.
- ii.** BCC Milvia Street Expansion - As of now, the schematic design is being finished and they plan on moving into design development this month through early January. For January - April, the current target is to get to the Division of State architect (DSA) who issues the permit in May of 2022, and then break ground in January 2023. They hope to be done with construction Q4 in 2024 and move into the building during Q1 of 2025.

**J.** Design Updates:

- a.** They have begun creating the Welcoming Center Vision for the new building.
- b.** Entrance has been relocated to the corner, in order to have a direct line of sight from the Center St. building.
- c.** Bookstore to remain at Center Street. Level 1 - Student Life Offices & Meeting Room.
- d.** Level 3&4 - Faculty offices (Instructional Dean's Office & Meeting Room).
- e.** Level 5 - Expansion for Student Services to include URC, Society of Scholars (SoS), Umoja, Puente, and CLC. Level 5 will also include the Associate Dean's office.
- f.** Mental Wellness and Health Center to be combined into a Wellness Center.
- g.** Level 6 - Create a more welcoming approach off the elevator and stairwell.

**K.** Branding & User Experience by Theme (Hope to solidify this approach within the next upcoming campus forum & user group meetings):

- a.** Level 1 - Engaged (welcome & student life)
- b.** Level 2 - Focused (supported/ group learning)
- c.** Level 3 - Valued (humanities & social sciences)
- d.** Level 4 - Connected (arts & communications)
- e.** Level 5 - Nurtured (SoS & Wellness)
- f.** Level 6 - Directed (community & events)
- g.** Roof level

**L.** Floor Plans: Stacking and Massing

- a.** Center St. side - glass windows
- b.** Milvia St. side - location for stairwells gives an opportunity for graphics/signage
- c.** Accessible outdoor balcony & rooftop
- d.** Level 1 Current Plan:
  - i.** Entry/reception area
  - ii.** Student Lounge (gallery)
  - iii.** Student Life Suite

- iv.** Will also include: bathrooms, elevator bank, loading dock storage, one classroom, PG&E electrical transformer room (looking at other options to free that space)
  - e.** Level 2 Current Plan:
    - i.** LRC welcome desk, offices, work stations, study rooms, etc.
    - ii.** 2 classrooms
    - iii.** Will also include: bathrooms, elevator bank, outdoor balcony, etc.
  - f.** Level 3 Current Plan:
    - i.** Anthropology & storage
    - ii.** 3 classrooms (2 large, 1 small)
    - iii.** Faculty offices
    - iv.** Will also include: bathrooms, elevator bank, outdoor balcony, etc.
  - g.** Level 4 Current Plan:
    - i.** 2 large art studios & art storage space
    - ii.** 1 communications classroom & 1 General Ed. classroom
    - iii.** Faculty offices (Dean's)
    - iv.** Will also include: bathrooms, elevator bank, outdoor balcony, etc.
  - h.** Level 5 Current Plan:
    - i.** SoS - 5 private offices
    - ii.** CLC - 2 private offices & 3 open spaces
    - iii.** Wellness Center - Reception desk, 2 private offices for health, 2 private offices for mental wellness, 1 exam room, waiting area, and storage area
    - iv.** Shared space - reception/seating area, workstation, staff lounge, 12 seat conference room, storage area,
    - v.** Will also include: bathrooms, elevator bank, outdoor balcony, etc.
  - i.** Level 6 Current Plan:
    - i.** Administrative area - President's office & other offices
    - ii.** 1 classroom
    - iii.** 1 conference area
    - iv.** Outdoor balcony area
    - v.** Will also include: bathrooms, elevator bank, etc.

- iii.** Next Steps

- a.** 11/22/2021 - 2118 Milvia Campus Forum
- b.** Design Development Phase
  - i.** Week of 11/29/2021 - Building User group Meetings
- c.** Preliminary Design Review

- i. 12/14/2021 - Board of Trustees Meeting to approve preliminary design in order for the architect to begin construction documents in January.
  - d. Artwork Opportunities - Design team is currently mapping out the building to see where those areas would be for potential murals or other artworks. Planning to reach out to the college faculty and students in the upcoming weeks for what those opportunities will look like.
  - e. Build Peralta website for followup information - In any browser, type in "Build Peralta" and you will be able to access the bond programs website. You can click on any Peralta college on that website and if you click on BCC, it will take you to current updates on the Milvia St. Project.
  - f. Informational Bulletin Boards for Center St. - Likely in the Spring 2022 semester, they will place informational bulletin boards to communicate updates
- iv. Questions, Comments, Concerns about the Milvia St. Project
  - J. Vincent - Is Level 1 taller than other levels?
    - a. Answer: Yes, since it is intended for a truck to be able to backup in a section of level 1.
  - K. Scott - Suggestion to get rid of past tense themes for the levels and make them present tense (ex. nurture instead of nurtured)
  - L. Vincent - Concern about the greenery on the sidewalks. We don't currently have any staff to handle landscaping and having those components have been problematic
    - a. Response by Bob - I understand and we're currently working with the design team about the sustainability requirements for the city and for DSA that require a certain amount of stormwater, called "bio retention areas". We'll continue to look at the design, especially the one on the side of Center St.
  - M. Natalia - Concern about the carbon footprint and a lot of glass on southside = hot classrooms
    - a. Response by Bob - the building is on track for LEED Silver, a sustainability goal, and we're looking at every little component down to the glass, concrete, etc. to reduce our carbon footprint.
  - N. Vincent - Concern about the corner entrance being a congestion point if we have a fire drill or evacuation
    - a. Response by Bob - We're looking at all of the code requirements in case of emergency. The back stairwell will also have an exit that comes out at the other end of the building. There may also be an opportunity to add a crosswalk scramble, and we are currently looking into how that could impact the bike lane project. The expanded piece of sidewalk at the entrance is part of the city's project.

- v. Infrastructure - Priority Projects**
  - J.** Bundle 1: HVAC/BMS Controls - In the process of identifying the work and hope to get started in Dec.
  - K.** Bundle 2: Rebuilding Custodial Sinks/Floor Repairs - Majority of work is done, just need to follow up with the flooring repairs
  - L.** Bundle 3: Fire Alarm Smoke Control Failures & Fire Alarm Inspection Issues - In the process of identifying annual maintenance
  - M.** Bundle 4a & 4b: Replace Work Backdraft Dampers & Cooling Tower Upgrades - Initial inspection has been done for the cooling tower, but there is some follow up work on the platforms. Working on pricing for backdrop damper repairs.
  - N.** Bundle 5B: Student lounge Window Shade Replacement - Hopefully get to work this month. All that's left is getting the purchase order & contract
  - O.** Bundle 6: ADA Paddle/Switch Issues - In the process of getting the purchase order & contract
  - P.** Elevator Modernization Work - BCC is at the bottom of the list as far as priority wise.
  - Q.** Roofing - Contract going to the board for approval 12/14
  - R.** Front Doors: Current ones are too heavy, new ones will be lighter & more functional. Hoping for approval within the next month in order to get pricing.
  - S.** Bond Spending Plan Allocation: \$3 million
- vi. Questions, Comments, Concerns about the Infrastructure - Priority Projects**
  - J.** Vincent - Should the release date for the elevator modernization be 07/30/2021 or 2022? Is there no project to fix the window shade? How will we be able to protect the exterior of the college? Are we going to have any barriers at the entrance to prevent people using that as a resting area?
    - a.** Response by Jeremy - 7/30 is the release for the district wide contract to start the work and it is 2021. As for the window shade, it is my understanding that there is no current project for the window shade.
    - b.** Response by Sean - I believe the design team is currently looking into how to protect the exterior, but is something that needs to be explored more
    - c.** Response by Sean - That's kind of new so well will look into that (regarding barriers at the entrance)
  - K.** Scott - Maybe we could use the non-skid deck coating navy aircraft carriers use (for the entrance)

### **III. Return to Campus**

- a.** Sean - Weekly email to come out at about 4:00pm. We will continue to work to get the campus in good shape for the Spring return.
- b.** Weekly testing group on BCC Campus Thursday 8:00am - 12:00pm
  - i.** Rapid testing, results come 15 -10 min after test

**IV.** Adjourn - 1:15pm