Owner’s Meeting Minutes 333  
11/22/11

Attendees:
A. Tomlinson   N. Malone   A. Patterson   E. Colocho
B. Englert     L. McKinsey  M. Wood      B. Young
J. Baez        S. McMurray  M. Schoepnner T. Johns
L. Rosas       L. Heimgartner

SAILS (Student Union, Astronomy, Infrastructure, Landscaping & Security)

11/22/11
• The first collaborative meeting for the Student Union with DSA was on 11/18. The HVAC and plumbing system design development issues with Facilities on 11/18.
• Astronomy Modernization was permitted through DSA on 11/10. Construction started on 11/18.
• The planning for the replacement of the sewer lift station and electrical switchgear at the stadium has begun. This work is to be completed over the winter break.

11/08/11
• Student Union Schematic Design has been submitted and is being reviewed. The design/build team has initiated the Collaborative Process with DSA for plan review.
• Final DSA permit for the Astronomy Building was received on November 1st. Construction will begin on November 14th.

10/25/11
• The Schematic Design for the Student Union has been submitted and is being reviewed.
• Final DSA permit for Astronomy is anticipated this week. Construction will start within two weeks of receipt of permit.
• Routing of chilled water and heating hot water to Astronomy Building has been completed. Installation of Heating and Chilled water lines to Music is underway.

10/11/11
• Design Team completing Schematic Design. Beginning reviews of FF&E requirements.
• Astronomy Modernization - DSA review comments are being addressed and final permitting is anticipated in October.
• Infrastructure – Routing of chilled water and heating hot water to Astronomy Building is underway. Heating and Chilled water lines to Music is planned to start in October.

09/27/11
• HMC presented the Schematic Design drawings for the Student Union to the Core Group. Comments regarding the Counseling offices and the means of egress from the Welcome Center were received. The Design Team will be considering them.
• The Amendment revising the Student Union design and related contract scope changes was approved at the September 7th Board meeting.
• Routing of chilled water and heating hot water to Astronomy Building is underway. Heating and Chilled water lines to Music is planned to start in October.

09/13/11
• The Amendment revising the Student Union design and related contract scope changes was approved at the September 7th Board meeting. Program Validation meetings have been held with the User Groups and the Design Team is making the requested modifications to the design. Schematic Design briefing to CORE is scheduled for September 27th.
• Astronomy Modernization - DSA review comments are being addressed and final permitting is anticipated this month.
• Routing of chilled water and heating hot water to Astronomy Building is underway.

Campus Art

07/20/10
• The final Campus Art policy is pending approval.

06/01/10
• M. Wood will follow up on using Carlos Ricco’s services for creating a mural.

05/04/10
• The Art Committee will investigate the price of a proposed mural at the new CDC.

02/23/10
• It was confirmed that the Campus Art program will be managed on a campus-wide basis rather that project by project.

Child Development Center

11/22/11
• Security Enhancements – Bids have been received and a contract with the successful bidder, Rafael 26, is being recommended on the December 7th Board Agenda.

11/08/11
• Bid walk today. The construction is expected to begin over winter break.

10/25/11
• Security Enhancements – Bid package is being reviewed for publication. Construction is expected to begin over winter break.

10/11/11
• Security Enhancements – Bid package is being prepared for bid review at program. Construction is to begin this year.

09/13/11
• A concern was raised over the rear gate from the play area being accessible to unauthorized personnel. Arcadis will review.
**Humanities Modernization**

11/22/11
- DSA approval of the design for the exterior portion of the project was received on November 12th. The Theatrical portion of the project was submitted to DSA on July 25th and we are still awaiting review comments.

11/08/11
- Demolition work in the Quad began on October 19th. DSA approval of the design for the exterior portion of the project is anticipated to be received on November 12th.

10/25/11
- Demolition work in the Quad began on 10/19. DSA approval of the exterior portion is anticipated shortly. The theatrical portion was submitted to DSA on 07/25 and initial review comments are anticipated in November.

40/11/11
- Still awaiting DSA approval of the design for the exterior portion of the project. Fencing surrounding the Fine Arts Quad has been set in anticipation of start of demolition on October 17th. Theatrical portion of the project was submitted to DSA on July 25th and initial review comments are anticipated this week.

09/27/11
- DSA approval of the design for the exterior portion of the project is anticipated within two weeks. Pankow is establishing emergency exit routes from the Theater, Music and Fine Arts buildings.

**Central Plant**

04/27/10
- Arcadis is pursuing an study of the operation of the Plant that takes into consideration all installed equipment, the current and near term building loads, the potential use of the micro-turbines and Broad Chiller, and a reevaluation of the sequence of operations and controls.

**Tech. Building**

11/08/11
- The project is not moving forward due to the lack of A/AA funding. Arcadis currently recovery AA money for potential funding.

10/25/11
- At this point in time, the team has not been able to identify the BuildLACCD stipulated Prop A/AA funds needed to move forward with the Project. As a result, the project is currently on indefinite hold.
10/11/11
- This project has been delayed due to funding issues outlined by Build-LACCD. Based on the BOT bond description, much of this work will have to be funded utilizing Prop A and AA funds. The remaining budgets are currently being reviewed and further status will be reported shortly.

09/27/11
- This project has been delayed due to funding issues outlined by Build-LACCD.
- The HP All-in-One computers and height adjustable drafting tables were recently installed in the Computer Lab. This should resolve the accessibility issues.

09/13/11
- The Architect is working on adding the new compressor design that will be added to the drawings.

08/23/11
- The new compressor design will be added to the drawings.

NEA/SS

11/22/11
- The contractor is going to connect the water to the 1st and 2nd floor of the staff restrooms before Thanksgiving break. They will be installing conduits and running cables for the camera systems on the 1st and 2nd floor of the staff offices.

11/08/11
- The contractor has begun working. L. McKinesey and B. Young requested a schedule and scope listing.

10/25/11
- Enhancement Phase II – The project is now active and the Contractor is will begin running conduit on the roofs this week.

10/11/11
- A tentative claim settlement agreement with Mallcraft was presented. There were no questions raised. A summary of the proposed agreement is attached to these minutes.

09/27/11
- The contractor has been issued a Notice to Proceed dated September 19th. A pre-start site inspection is being scheduled for next week so that photo documentation can be taken of the existing conditions. Work is expected to begin immediately after submittal approvals in October.

09/13/11
- The preconstruction meeting was held on September 8th and we anticipate that the NTP will be issued within the next two weeks.
08/23/11
- The BuildLACCD mandated post award meeting has been held and we anticipate a preconstruction meeting to occur within the next 10 days. A NTP should be issued the first week of September. An internal plan and site review meeting is scheduled for Wednesday 8/24/11. Installation of evacuation signage will be a priority.

Parking Structure

10/11/11, 09/27/11
- Building punch list and building commissioning are 100% complete. There is 1 Field Change Directive and 4 Change Orders at DSA.

09/13/11
- Training for Facilities and Commissioning was completed and connection of the PV to the campus grid was accomplished on Friday. Signage is on order.

08/23/11
- The DWP meter has been installed. Connection of the PV power to the campus grid is currently on hold until the interconnect agreement with DWP can be completed. The interconnect agreement is currently awaiting final signature. Training for Facilities Staff and commissioning will commence for the system once the agreement has been executed.

Science Complex

11/22/11
- Roofing, framing, electrical, plumbing, fire sprinklers, exterior siding and the PV steel structure are all moving forward.

11/08/11
- The 17 day schedule shortage previously reported has been reduced to 12 days and the contractor continues to work 6/10s. Mid July is the expected completion date.

10/25/11
- The schedule is currently off by 17 days however, the contractor has initiated a 6/10s work week.

10/11/11
- The schedule is currently off by a few days however, the Contractor expects to recoup them over the next 5 weeks by working overtime. Curtain wall supporting steel is being installed at the East side of the project on all floors. Exterior fiber board installation has commenced at the roof level on the Southwest side. Roof work is scheduled to commence next week. Framing, rough plumbing, rough HVAC and rough electrical continues.

09/27/11
- Exterior fiber board installation at the south face will commence this week. Framing, rough plumbing, rough HVAC and rough electrical continues through the east side of
the building on all floors.

**PE Building**

11/22/11

- The parking lot will be open within a week.

11/08/11

- Irrigation, planting, and asphalt work is scheduled to be completed by 11/11.

10/25/11

- The concrete sidewalks, fire lanes, installations of the exterior light poles, storm drain, and chilled water system have been completed. The testing of the lights will take place next week. Irrigation and planting should be completed by 10/28.
- It was questioned whether there were parking pay stations in the lots adjacent to the PE & Wellness Building. Arcadis will investigate.

10/11/11

- The concrete sidewalks and fire lanes are 98% completed. The installations of the exterior light poles are completed and testing of the lights will take place next week. The storm drain and chilled water system have been completed. Irrigation and planting is scheduled to be completed by October 21.

**09/27/11**

- Grading for concrete sidewalks and the installation of the exterior light poles are completed. Testing of the lights will take place next week. The storm drain, chilled water system, and the fire lane will be completed by September 29th. Irrigation and planting is scheduled to be completed by September 30th.

09/13/11

- Grading for concrete sidewalks is 95% completed. The storm drain, the chilled water system and the new ADA push pads for the Adaptive PE doors are complete. Irrigation and the fire lane will be completed by September 16th.

**Library and Learning Resource Center**

11/22/11

- Exterior activities continue with sheathing, waterproofing, plaster, architectural panels, roofing and the curtain wall. Interior work consists of framing, insulation, drywall, painting, elevator installation, acoustic ceiling, suspended ceilings, HVAC, electrical and plumbing rough-in.

11/08/11

- Work continues on exterior sheathing, waterproofing, exterior plaster and the architectural panels. Interior framing on both floors is nearing completion. Anticipated completion is 2nd Quarter 2012.

10/25/11
• Substantial Completion is anticipated for the 1st Quarter of 2012.
• Work continues on exterior sheathing, waterproofing, exterior plaster and the architectural panels. Interior framing on both floors is nearing completion. Insulation, drywall and interior painting are in progress.

10/14/11
• Contractor is continuing exterior sheathing and waterproofing around the building, as well as starting exterior plaster. Interior framing on both floors is nearing completion. Insulation and drywall are in progress. HVAC, electrical and plumbing rough-in is on-going. Roofing installation is nearing completion. Curtain wall construction is in progress. A portion of the exterior hardscape at building entrances is being placed in advance of general hardscape/landscape.

09/27/11
• The Contractor has experienced significant subcontractor issues. Move in is currently anticipated over Spring Break.
• Insulation and drywall, HVAC, electrical and plumbing rough-in is on-going. Roofing installation is nearing completion. Curtain wall construction is underway.

Marquee Sign

11/22/11
• The problem with existing foundations has been reviewed and pending a FCD approval by DSA we can use the existing foundation.

11/08/11
• Excavation for the new foundation commenced last week and another problematic discovery was made. The existing pole foundations do not match the record drawings and the work was halted due to safety concerns. We are now working on a solution which will require a review by DSA.

10/25/11
• All DSA and subcontractor issues have been resolved and the contractor is moving forward with the project. The display should be activated prior to winter break and final completion early 2012.

10/11/11
• The concrete sub-contractor hearing was held on Friday 10/9. Work has recommenced on the project. A revised schedule was delivered and we anticipate the displays will be active by December 25th. The project is now scheduled to be 100% complete by the end of January 2012.

09/27/11
• The concrete sub-contractor has objected to their replacement and the matter is scheduled for a hearing on October 7th.

T.V. Studio
11/22/11
- A full DSA submittal is expected before the end of the year.

10/25/11
- An IPTV meeting with the user group and designer was held on 10/18. The resultant preliminary design will be circulated in late November. The submittal of the full TV studio project to DSA is expected by year’s end.

10/11/11
- An IPTV survey was conducted on Friday 10/9. A features meeting with the User Group and Designer is scheduled for Tuesday 10/18. The project is currently meeting the revised schedule.

09/27/11
- A design meeting was held on September 20th and the project is again moving forward. The anticipated completion is 1st quarter of 2013.

09/13/11
- The District’s execution of the design addendum was achieved on 8/27/11. We are currently scheduling a meeting with the design team to review status and update the schedule.

Nursing/Data Center - Community Services - ADA Transition Plan

11/22/11
- The project has been removed from the moratorium list. We are expected the RFP will be issued shortly. We will be working with the Selection Committee over the next week to reschedule dates.

11/08/11
- The District imposed moratorium has impacted the release of the RFP. Delay in completion of the Nursing modernization project will delay the Student Union construction and completion of the Bond Program at Harbor College and will extend Arcadis’ presence on campus.

10/25/11
- All requested additional information has been executed and delivered to BuildLACCD. The RFP is currently awaiting final approval from the District.

10/11/11
- The dates for the LAHC Selection Committee will be revised when the RFP issuance is confirmed. We will work to keep as many of the already confirmed dates as possible. In regards to the Nursing Modernization, the negotiation process for the termination of the previous Design Build contract is complete. Final payment arrangements are currently in process.

09/27/11
• The RFP issuance has been rescheduled for Monday, 10/3. A Pre-Submittal Conference has been tentatively scheduled for Thursday, 10/6 to introduce the (3) short-listed Design Build teams to District standards and RFP procedures.

An email has been distributed to the LAHC Selection Committee members regarding the following revised dates:

=10/17 - Design Build Team Interviews #1
=10/07 - Design Build Team Interviews #2
=12/14 - Final DB Team Presentations
=01/25 - Selection Committee Scoring

09/13/11
• A Pre-Submittal Conference has been scheduled for Friday, 9/16 to introduce the (3) short-listed Design Build teams to District standards and RFP procedures.

08/23/11
• Request for Qualifications is currently advertised. Submissions are due on Friday 8/26. The Short List Selection Committee will meet on 9/8 to select (3) Design Build teams to compete for this contract. RFP is scheduled to be released on 9/12.

Campus Restrooms

11/22/11
• The contractor is complete with structural steel erection. Metal roof deck will begin installation this week. Completion is scheduled for 01/12.

11/08/11
• The contractor is complete with the masonry block installation. Structural steel for the roof deck is in progress. Completion is scheduled for early 2012.

10/25/11
• The contractor is complete with the masonry block installation. Structural steel for the roof deck is scheduled to arrive on Tuesday, 10/25.
• B. Englert discussed the Board resolution that established waterless urinals as District Standards that allows for subsequent replacement with water-supplied urinals if desired. It was agreed by those present that the Campus desires not using waterless urinals; therefore water-supplied urinals will be installed at the Campus restrooms. Arcadis will revise the contract to install water-supplied urinals provided there is sufficient change order contingency.

10/11/11
• The contractor is 65% complete with the masonry block installation which is expected to be finished in a couple weeks. Trenching and installation of the sewer line to the street is 70% complete. Structural steel for the roof deck is scheduled to arrive on October 17.

09/27/11
• The contractor is 50% complete with the masonry block installation which is expected to be finished in two weeks. Trenching and installation of the sewer line to the street is
50% complete.

09/13/11
  • The contractor has started the masonry block installation. Under slab utility line installation is complete and the concrete slabs have begun.

Harbor Teachers Preparatory Academy

11/22/11
  • Some response from LAUSD has been received but not all issues were addressed.

10/11/11
  • The last two meetings have been cancelled by LAUSD.

09/13/11
  • A meeting to discuss this issue the differences regarding the commitment of LAUSD to use LAHC instruction was held without resolution. The next meeting is scheduled for 09/22.