

ACBO FACILITIES TASK FORCE MEETING

SUMMARY NOTES

March 1, 2018 Meeting

ATTENDEES

Task Force Members Present: Ann-Marie Gabel, Fred Diamond, Tim Flood, Peter Hardash, Victoria Lewis, Eric Mittlestead, José Nuñez (phone), Tracey Richardson, Doug Smith, Ken Stoppenbrink, Richard Williams (phone), Ron Beeler, Rick Williams,

Guests Present: Terrance DeGrey, Medhanie Ephrem

Chancellor's Office Staff: Carlos Montoya, Hoang Nguyen, Christian Osmena, Ronnie Slimp, Hilary Thomson, Eric Thorson (phone), Lan Yuan

Foundation for CCCs: Walt Kerns

CCC/IOU EE Partnership: Matt Sullivan

Southern California Edison: Dean Taylor

A. PROP 39 – CCC/IOU – Ron Beeler

- Ron provided an update on proposition 39-related outreach and activities over last few months
- In January, there was a Facilities meeting at LBCC with CBOs.
 - DSA presented and the Chancellor's office provided input for a profitable discussion.
 - An update on FUSION 2 and additional input was also provided.
 - Overall, there were many presentations including ones surrounding electric facilities:
 1. There is potential for an EV charging pilot-\$10 million per utility.
 - a. Funding will be available to all types of schools and is for 2 years.
 - i. All campuses have goals surrounding EV charging station installation as 23% of vehicles will be electrified by 2030.
 2. Steve explained that utilities would be reaching out to districts to understand their needs after the distribution of the surveys. Please also reach out to utilities with questions regarding current programs, including workplace-charging programs. There will be more than 10 million dollars available for these projects that should be taken advantage of.
 3. 1082 AB program applications will be coming out this summer.
 4. DSA issues are adding ~\$5000 per charging station-districts need to set funding aside for this prior to applying for funding.
 - Rick asked about timing and expressed concerns. Steve explained that PUC applications are due in the summer but will not be processed until December or early next year.
 - **Prop 39 Update-Carlos and Matt**
 1. There was a recent meeting with discussion of Prop 39 status, we have \$14 million still unencumbered, much is planned or in development. We have approximately \$500,000 left. We have only three more months of submittals.
 - a. \$3 million may come in in March.
 - b. We only have April and May left.
 - c. The Chancellor's Office knows of approximately \$2 million in projects in development for potential reallocation.
 - d. Chancellor's office staff rank the projects by SIR, highest first, after all proposals have been submitted.
 - i. This will be done in May; we will have to cut the checks by the end of the month.
 - e. There is no dollar threshold at this point, we are seeing a variety of project submittals at this time (dollar amounts) (\$60,000-\$277,000).
 2. We have until June 30, 2019 to complete all projects.
 - a. There is a list of internal completion deadlines for IOUs.

- i. SD gas and electric has one in mid-December for example, but dates are negotiable.
 - b. This deadline is for all closeout.
 - i. Peter expressed concern that year's 1-4 projects are not closed out.
 - ii. Ann-Marie expressed concern regarding ensuring utilities finish projects.
 - iii. Matt Sullivan has a list of suggested deadlines for projects with customized incentives, it will take utilities 2 months to closeout, SDGE will take 6 months, but he thinks that is only one project.
 - iv. Carlos stated that on March 10 we will get the new list of projects and can send a project closeout list.
- 3. 18-19 budget, no funding, but prop 39 is continuing.
 - a. The concern is that we need to advocate for funding because otherwise the line item may be eliminated. For example, we used to get ADA and Hazmat funding and no longer do.
 - b. Christian explained that adding it to scheduled maintenance is restrictive, which is not a goal of the Chancellor or Governor.
 - c. Carlos stated that the Chancellor's office is discussing adding energy efficiency projects to scheduled maintenance.
 - d. Peter explained that colleges have multi-year scheduled maintenance plans and there are no provisions for instructional equipment.
- 4. In 3 weeks, the Chancellor's Office will distribute a list of unencumbered projects.
- 5. Carlos shared that there will be a microgrid training; PGE will cover the cost, Tuesday, April 3 in Sonoma. We are currently working with So Cal Edison to cover the cost of a So Cal training.
- 6. Carlos also shared the need for training of new staff.
 - a. The Chancellor's Office is working with workforce and development group to get trainings tailored to our system to build capacity.
 - b. We have access to the international facility management system online programs as well and he will share that with everyone as well.
 - c. Different types of workshops, training brokered through college buys, and it is free! Further information will be coming out.
 - d. Ann-Marie asked how the sign up process would work.
 - i. Each college will assign an administrator who will sign people up.

B. COMMITTEE REPORTS/OTHER ISSUES

1. FUSION Update – Peter Hardash

Peter Hardash provided updates on the progress of FUSION including:

- The FUSION steering committee last met on February 28, 2018.
- We had a security breach and were unable to transfer to cloud, thus causing delays in the implementation of updates.
- On July 1, the chancellor's office staff may start converting from FUSION 1 to two if the project is ready.
- FUSION 2 is 80% complete and we are currently working through a menu of FUSION 2 enhancements.
- We are looking into district square footage and re-analyzing the fees that may be presented to ACBO tomorrow.
 - Proposal is to transition to current square footage. In the future, the square footage will be based upon what is in FUSION.
 - Proposal is to transition in 1/3 increases over 3 years.
 - Carlos will reach out to districts that are seeing the largest increase.

- The fair thing to do is to bring all districts into line.
- Budget
 - We pay for staffing out of FUSION fees, however, the largest line item is FUSION development
 - Comet system needs replacement and will probably cost \$100,000 and not in budget
 - The budget shows a surplus of \$275,000, however, it is likely to break even.
 - Districts are requesting free training.
 - The foundation is exploring developing a training video through IEPI.
 - Ann-Marie asked if we are ready to submit a proposal for comet.
 - Peter explained that we are seeking additional information first.

C. DSA UPDATE

- DSA is moving forward with electronic plan review.
- AE com will be providing training to DSA and consultants. September 1st is the anticipated start date.
- DSA is exploring using electronic payments too.
- Appointment system.
 - Pablo expressed concern that plan review is taking 8 months, his college is working out of the Sacramento office.
 - Hoang and Carlos shared that Compton took a year and lost funding because its budget appropriation expired.
 - Kurt Copnick, DSA asks that we reach out to him if this happens again.
 - Terrance DeGray has added an additional review at the 75% point to ensure plans submitted to DSA are of the expected quality. His plans were approved 8-12 weeks later.
 - DSA 3 is a checklist that should be used for construction documents and part of submission.
 - Minor errors can cause significant delays.
 - Architects have been submitting projects to DSA; however, DSA has a staffing shortage. The department is currently hiring to make up this difference.
- DSA 20-20.
 - Focus on the future.
 - 1-day event, school and educational facilities building workshop.
 - Conversation about issues that they are seeing.
 - Architects not aware of form 3, considering requiring it.
 - Has an "I've never done this before" workshop.
 - Will be done every 6 months in each office.
 - Sacramento on Tuesday, San Diego on the 13th
 - Ann-Marie asked if the "how do I do this" module (for beginners) could be condensed and delivered at one of our conferences.
- Christina Castro is setting up a meeting with Jeff Mizrek to look at construction inspection programs in colleges.
 - There is a shortage of project inspectors.
 - There are 1,033, 30% are between 25-55, 70% are 56-95 years old.
 - There are only 26 field engineers in the state.
 - We lost 80 engineers and added 10 last year.
 - Terrance has a comprehensive list of inspectors.
 - Peter brought up that districts have had OSHA issues regarding fall protection tie offs. This has been overlooked in the past. OSHA performed a surprise inspection at his district and held them accountable; however, state architects do not review for tie-

offs. He is requesting that this be added to the list of items for review. His school now has to retrofit and add tie offs to additional completed buildings as well.

- Ann-Marie asked about DSA and standards for lockdown procedures/development
 - This is a fire marshal issue, not DSA. DSA could start looking at it; however, the fire marshal will have to be involved.
 - It was suggested that it be shown on plans and DSA provide comment.
 - DSA will consult with George Barns-Fire Life Safety and Ida Claire-Principal Architect regarding this.
 - According to Eric, Kern has installed button locks on doors, but it took years and lots of money.
 - Long Beach changed locks on new buildings, but they have to change doors on older buildings to make this happen and it is expensive/lengthy process.

D. 2019-20 SPENDING PLAN– Carlos Montoya

- Projects that re-competed but did not make it onto the list are still in play.
- We received an email from DOF regarding state supportable equipment.
 - We will be moving equipment to being locally funded and shift additional funding to the district's construction phase. There will not be a DF 14 and will not go through legislative process.
 - We are making this shift, dollars will show zero on state side, and construction will increase on state side.
- Erik clarified that we will not need an equipment list for E phase.
 - If you need funding for equipment, it will be moved to construction, a list still needed.
- Lan explained that as long as the percentage of local contribution at the end is correct, it is acceptable.
- We have two other opportunities for projects, the May revise and June.
- We like to get to the board in May; however, we usually go in July. This means that the item will be prepared in late May or early June.
- Additionally, the Call Letter dates are shifting. Expect it around the weekend of the 16th there will also be changes regarding E and the new SAM section.
- The Chancellor's Office will be submitting to DOF in July.
- FUSION 2 will not be subject to allowing the plan year to roll, which allows districts to start their work earlier.

E. INTEGRATED ENERGY MASTER PLAN

- **Discussion of interpretations of Executive Orders and their implications**-Medhanie and Terrance
 - LBCCD has a budget line item in 2041 plan to address executive orders and has used it for energy efficiency work.
 - AB 32 did not provide guidance to reach goals so the focus is primarily on achieving them with master plan.
 - S 12-04.
 - 1. One of the original executive orders surrounding energy. Other entities of state government are requested to actively participate in this effort, including the Community Colleges.
 - 30-15 greenhouse gas.
 - 1. Lessons learned: One of the Eos asks to go back to 1990 levels, but the data is not available. However, from 1990-2003, the campus did not grow much. 2003 is being used for benchmarking. It is difficult to determine building energy use without meters for each building.
 - Integrated Energy Master Plan.
 - 1. There are several phases: Phase 2 projects, Phase 3 energy generation, and Phase 4 future projects.

2. Title 24 effected 2020, Components for residential and nonresidential to have pathway to roof for solar.
- Issues surrounding existing buildings are mostly focusing on funding, grants are available. There needs to be a new sustainability policy that gives districts a path to fund projects.
 1. According to Peter, the master plan is being perceived as a suggestion because it is not funded, if a building is renovated for energy purposes, other areas have to be addressed as well (ADA, OSHA, etc.).
 2. There are not any penalties at the moment, however, the enactment of penalties are anticipated at some point.
 - New Building institute has offered to provide assistance.
 1. LBCCD and Los Rios will be contributing as well.