

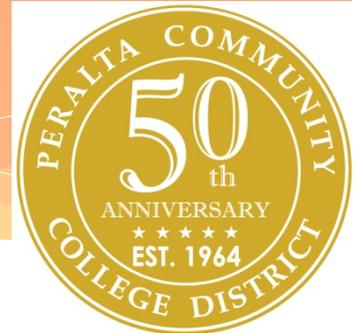
# 2014/15 Approved Scheduled Maintenance Projects

**Peralta Community College District**

**Department of General Services**

**Presented by: Dr. Sadiq B. Ikharo, Vice Chancellor  
of General Services**

**Date: January 13, 2015**



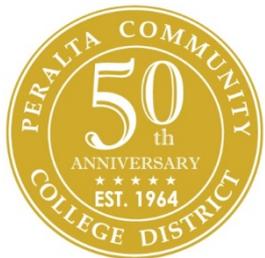
# Funding

- \* The State Chancellor's Office granted the District one time funding of \$ 2.4 million for the 2014/15 Physical Plant and Instructional Support; and
- \* In 2014, the District is not required to provide 50% matching funds for Scheduled Maintenance Projects.



# The Chancellor's Cabinet Approved 2014/15 Funding Allocation

- \* The District has the responsibility to divide up the allocated one time funding;
- \* \$ 1,966,966 was allocated for Scheduled Maintenance Projects throughout the District; and
- \* \$ 400,000 was allocated to colleges for instructional equipment/Library.



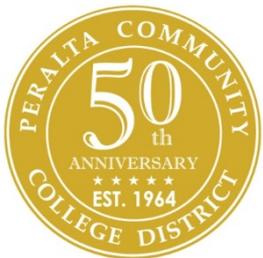
# Scheduled Maintenance Priority

- \* A committee reviewed and prioritized Scheduled Maintenance Projects;
- \* Priority was based on CA Life and Safety, and State Chancellor's Office requirements;
- \* Projects with the highest points received the highest priority and funding;
- \* Recommended projects were reviewed and supported by the Chancellor's Cabinet; and The State Chancellor's Office approved these projects.



# Scheduled Maintenance Project Priority Point Ranking System

- \* Life, Health, & Safety Requirements – 1 to 10 pts
- \* State Chancellor's Office Requirements:
  - Facility Type – 1 to 7 points
  - Project Type – 1 to 5 points
- \* Scheduled Maintenance Committee: 1 to 5 points
- \* Projects with the total highest points received the highest priority and funding.



# State Chancellor's Office Priority By Type Of Project

<u>Project Type</u>	<u>Points</u>
* Roofing	5
* Infrastructure	4
* Mechanical	3
* Exterior	2
* Other	1



# State Chancellor's Office Priority by Facility Types

<u>Facility Type</u>	<u>Points</u>
* Classrooms and Laboratories	7
* Library	6
* Faculty and Admin. Offices	5
* Cafeterias	4
* Theater & Phys. Ed. Facilities	3
* Site Development	2
* Warehousing and Maintenance	1



# State Chancellor's Office Approval

## APPROVED 2014/2015 SCHEDULED MAINTENANCE PROJECTS

PLANNING > Local Assistance >  
Peralta Community College District - 2014/2015

Local Assistance

3MSR 51P

### 2014/2015 Scheduled Maintenance Projects

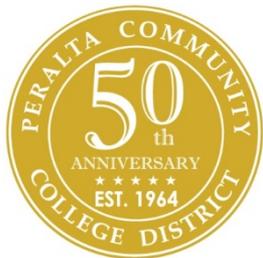
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	Priority	Project Title	Campus	Problem Existed	Project Type	Facility Type	Total Funds	Status
<input type="checkbox"/>	1	HVAC Repairs and Replacements	Peralta District Office*	Always	Mechanical	Faculty/Administration Office	\$204,500	Approved
<input type="checkbox"/>	2	Repair or Replace Blue Phones and its Infrastructure	Laney College	2-5 yrs.	Exterior	Campuswide	\$180,000	Approved
<input type="checkbox"/>	3	Repair or Replace Blue Phones and its Infrastructure	Menlo College	2-5 yrs.	Exterior	Campuswide	\$180,000	Approved
<input type="checkbox"/>	4	Repair or Replace Blue Phones and its Infrastructure	College Of Alameda	2-5 yrs.	Exterior	Campuswide	\$180,000	Approved
<input type="checkbox"/>	5	Repair Locks and ADA Door	Laney College	2-5 yrs.	Other	Campuswide	\$13,200	Approved
<input type="checkbox"/>	6	Repair lights	Laney College	6 mo. - 1 yrs.	Utility	Campuswide	\$45,000	Approved
<input type="checkbox"/>	7	Replace Flooring	Laney College	2-5 yrs.	Other	Classroom/Laboratory	\$10,000	Approved
<input type="checkbox"/>	8	Replace pool system equipment	Laney College	6 mo. - 1 yrs.	Mechanical	Physical Education	\$55,000	Approved
<input type="checkbox"/>	9	HVAC Repairs	Laney College	1-2 yrs.	Mechanical	Classroom/Laboratory	\$46,500	Approved
<input type="checkbox"/>	10	Plumbing repairs	Laney College	6 mo. - 1 yrs.	Utility	Campuswide	\$170,000	Approved
<input type="checkbox"/>	11	Roof replacement	Laney College	1-2 yrs.	Roof	Classroom/Laboratory	\$714,000	Approved
<input type="checkbox"/>	12	Replace Appliances, Hocc, Fire Suppression (Galleteria)	Laney College	2-5 yrs.	Mechanical	Cafeteria	\$100,000	Approved
<input type="checkbox"/>	13	Stage Renovation	Laney College	2-5 yrs.	Other	Theater/Performing Arts	\$100,000	Approved
<input type="checkbox"/>	14	Door & Retaining Wall Repairs	College Of Alameda	1-2 yrs.	Exterior	Classroom/Laboratory	\$80,000	Approved
<input type="checkbox"/>	15	HVAC repairs	College Of Alameda	1-2 yrs.	Mechanical	Classroom/Laboratory	\$90,000	Approved
<input type="checkbox"/>	16	Plumbing repairs	College Of Alameda	1-2 yrs.	Utility	Campuswide	\$21,600	Approved
<input type="checkbox"/>	17	Door Repairs	Menlo College	1-2 yrs.	Other	Classroom/Laboratory	\$24,200	Approved
<input type="checkbox"/>	18	Electrical Repairs & improvements	Menlo College	1-2 yrs.	Exterior	Library/JRC	\$15,150	Approved
<input type="checkbox"/>	19	Plumbing Repairs	Menlo College	6 mo. - 1 yrs.	Exterior	Support Services	\$15,000	Approved
<input type="checkbox"/>	20	HVAC Repairs	Menlo College	1-2 yrs.	Mechanical	Classroom/Laboratory	\$22,200	Approved
<input type="checkbox"/>	21	Floor Repairs	Belkley City College	1-2 yrs.	Other	Classroom/Laboratory	\$16,000	Approved
<input type="checkbox"/>	22	HVAC Repairs	Belkley City College	1-2 yrs.	Mechanical	Classroom/Laboratory	\$8,200	Approved
<input type="checkbox"/>	23	Door repairs	Belkley City College	1-2 yrs.	Other	Classroom/Laboratory	\$16,500	Approved
<input type="checkbox"/>	24	Replace VFD (Bldg G)	Menlo College	1-2 yrs.	Mechanical	Classroom/Laboratory	\$9,000	Approved
<b>Approved Total</b>							<b>\$1,916,090</b>	

# Other Scheduled Maintenance Factors

- \* Age of the building;
- \* Severity of the problem;
- \* Adverse effect(s) if uncorrected;
- \* Future Bond projects; and
- \* Parking lots, stadiums, student centers other than cafeterias, and single-purpose auditoriums will not be considered in the Scheduled Maintenance Program under the Community College Construction Act.



# Berkeley City College, College of Alameda, and District Admin. Center Scheduled Maintenance Projects

## \* **Berkeley City College**

- Repair smoke detectors;
- Repair Variable Air Volume (VAV) controllers for HVAC;
- Rebuild front door and fire controls; Fire sprinkler repairs;
- Repair laminate flooring;
- Chemical water treatment system;
- Replace five ABB VFD monitors.

## \* **College of Alameda**

- Repair plumbing; Repair doors;
- Repair retaining wall;
- Repair sewer lift stations; and
- Repair blue phones and HVAC.

## **District Administrative Center**

- HVAC repairs and replacement.



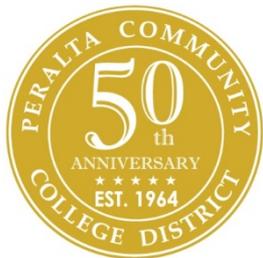
# Laney College & Merritt College Scheduled Maintenance Projects

## \* Laney College

- Door repairs & emergency exit lights;
- Electrical repairs;
- HVAC repairs;
- Plumbing repairs; Roofing;
- Blue phone repairs/replacement; and
- Kitchen equipment and plumbing repairs;

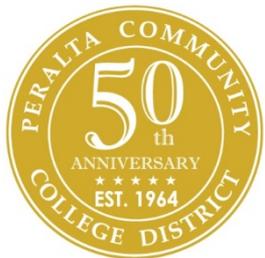
## \* Merritt College

- Door repairs; electrical repairs;  
HVAC repairs; and Blue phone  
repairs.



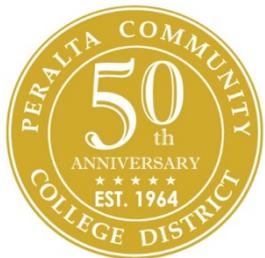
# Scheduled Maintenance Funding Summary

* Berkeley City College	\$ 40,700
* College of Alameda	\$ 377,600
* District Administration Center	\$ 213,700
* Laney College	\$1,036,500
* Merritt College	<u>\$ 286,550</u>
Total	\$1,955,050
Schedule Maintenance Funding	<u>\$1,966,996</u>
Contingency	\$ 11,946



# Deferred Maintenance

- \* Non-funded Scheduled Maintenance Projects are now Deferred Maintenance Projects; and
- \* Future Deferred Maintenance Projects need exceeds \$10 million.



# Five Year Deferred Maintenance Plan

- \* District is reviewing and updating the Five Year Deferred Maintenance Plan;
- \* State Chancellor's Office uses the Five Year Deferred Maintenance Plan to lobby for annual Scheduled Maintenance funding; and



# Question & Answer Session

