HMC Architects

Meeting Minutes 02

DATE: October 18, 2013

PROJECT: San Bernardino Community College District
Valley College Welding Lab Renovation

PROJECT #: 5007007-000

PRESENT: Sweta Dedania, Michael Villegas (Kitchell/BRj)
Guy Hinrichs, Mark Williams, Kenny Melancon, Eddie Sanker, Cecile Smith (SBVC)
Brad Glassick (HMC)

PURPOSE: The purpose of this meeting was to review the scope and schedule with the Vocational Technology staff.

ITEMS DISCUSSED:

2.1 **Project Scope**: HMC reviewed the scope of the project with the user group (see attached). HMC noted that the scope has been determined by numerous studies conducted throughout the building to identify the most critical life safety issues. The most critical of these are related to the ventilation and layout of the welding ventilation along with lack of HVAC in the automotive and the aeronautical labs. The project budget does not support being able to address all issues within the building so the scope is limited to these most critical items. Therefore, the approach of this project is to develop safe welding labs in the eastern wing of the building and then replace the swamp coolers in aeronautics and automotive with direct evaporative HVAC units.

Based on this, the user group noted that 118B has the same issues of lack of HVAC as the aeronautics and automotive spaces and this area should be seriously considered to be added into the scope. The classrooms in the front of the main building also reach excessive temperatures. Kitchell reviewed with the user group that the task of the design team and program manager is to design and deliver a project based on the budget that is established by the District administration and Board. Additional scope and augmentation of the budget is not within the design team and program manager's prerogative to change. This needs to happen at a District level.

Action/Responsibility: ***Information***

2.2 **Schedule:** HMC presented the preliminary schedule for the project (see attached). The schedule is based on getting through the State Architect's review so that construction can begin in December 2014. The size of the project is too big to be accomplished over a school break so the current schedule shows taking the east wing in December 2014 and keeping that area under construction until summer 2015. The major impact to the programs is the fact that there is not significant scope in 118A and 118B but due to properly safing off a building during construction, these spaces will not be available to the faculty for instruction. This has an impact to the auto collision courses.

Action/Responsibility: ***Information***

2.3 **Next Steps:** Based on the above scope and the schedule impacts to auto collision, the College has scheduled another meeting for October 23, 2013. The purpose of this meeting will be to strategize with the College administration and instructional staff how to accommodate the project within the academic year of spring 2015. This will entail understanding potential solutions to relocating the Auto Body program or developing a strategy for keeping it in place but keeping those spaces operational while the other spaces in the building are safed off for construction.

*Action/Responsibility**:*** ***Information***

NEXT MEETING: The next meeting is scheduled for October 23, 2013 at 4:00 pm.

The above notes document our understanding of items discussed in the above referenced meeting. Unless notice to the contrary is received, the notations will be considered acceptable and HMC will proceed with work based on these understandings. Any discrepancies should be brought to our attention within seven (7) working days of receipt.

Submitted by,

HMC Architects

Brad Glassick, AIA, LEED AP BD+C
Associate Principal

Attachments:
Attachment A-"Project Summary"
Attachment B-"Project Sketches"
Attachment C-"Preliminary Project Schedule"

BG

cc: Michael Villegas (For Distribution)
Ken Salyer (HMC)
File-MM

TECHNICAL BUILDING PROJECT SUMMARY
HMC Job #5007007
October 3, 2013

Welding Lab 121 Renovation

Renovate Lab 121 and 21 into a single welding lab with the following:

- 12 dual Weld Station 5 units with existing welding equipment and compressed air
- Relocation of existing track cutter
- Relocation of existing plasma cutter
- Electrical service as required for welding equipment
- New HVAC equipment
- New Lighting
- Fire Sprinkler Installation
- New Doors to meet current ADA codes
- New Chainlink tool enclosure

Classroom 119 and 120 Conversion

Convert the existing Classrooms 119 and 120 into a single welding lab with the following:

- 26 single Weld Station 5 units with existing welding equipment, connected to the relocated oxyacetylene manifold.
- Relocation of existing band saw
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Welding Yard Upgrades (Alternate)

Upgrade the existing welding yard with the following items:

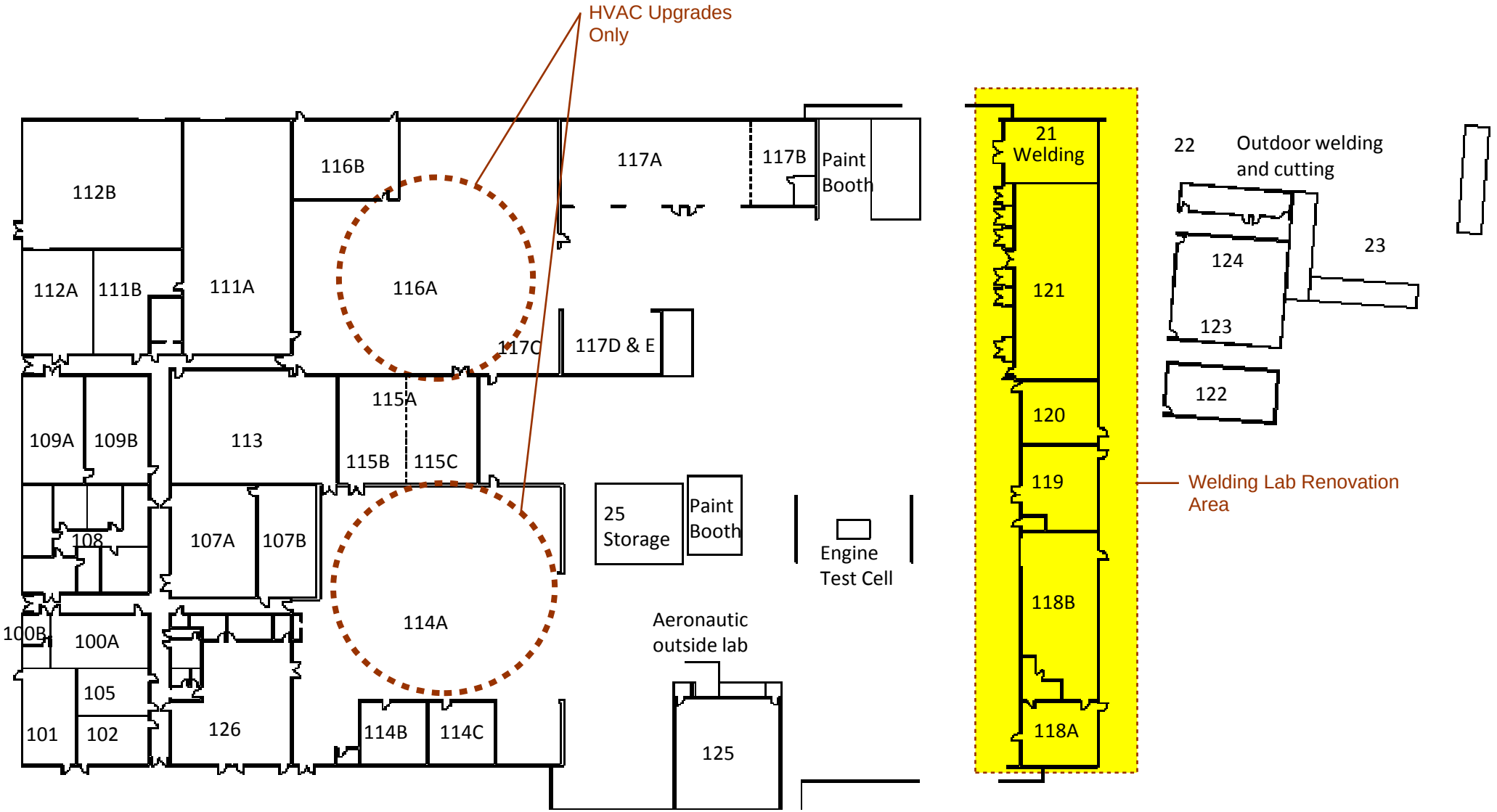
- Additional chainlink fencing and gates to fully contain yard and connect to Lab 121.
- Block wall to screen north side of site.
- New 20’ x 30’ metal canopy in yard.

Lab 118B Welding Station Installation

Install 3 welding stations on the north side of Lab 118B for Auto Repair use.

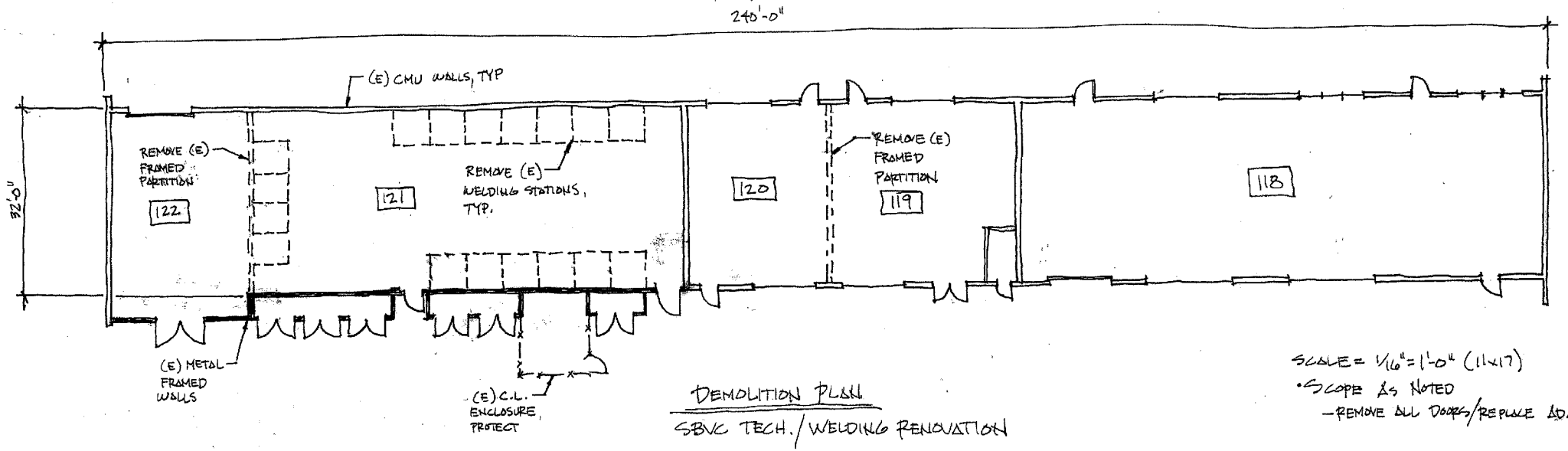
Aeronatuics and Automotive Upgrades

Remove the existing swamp coolers in these two spaces. Provide a new 17 ton DX cooling unit in each space with distribution. This will be done as a separate DSA project. HMC will confirm that this does not trigger additional DSA requirements throughout the main building.



SAN BERNARDINO VALLEY COLLEGE

Technical Education Building

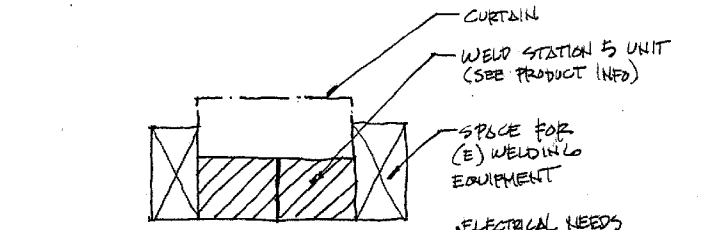


DEMOLITION PLAN

SBVC TECH./WELDING RENOVATION

SCALE = 1/16" = 1'-0" (11x17)

- SCOPE AS NOTED
  - REMOVE ALL DOORS/REPLACE ADA



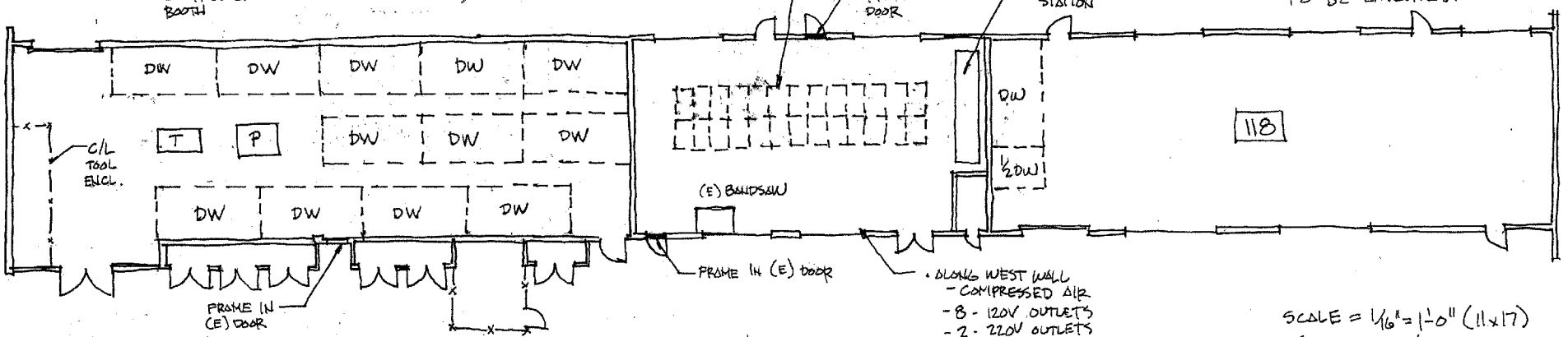
1/8" = 1'-0"

DW – DOUBLE WELDING STATION
- COMPRESSED AIR IN EACH BOOTH

- ELECTRICAL NEEDS FOR EACH EQUIPMENT AREA
  - 480V, 3-PHASE OUTLET
  - 120 OUTLET
  - 240 V, 3-PHASE OUTLET

QUESTIONS FOR PZS:

- MECHANICAL UPGRADES
- FIRE SPRINKLER EXTENSION
- ENVELOPE (TITLE 24) NEW CODE
- ELECTRICAL SERVICE UPGRADE
- COMPRESSED AIR – IN BUILDING, NEEDS TO BE EXTENDED.



- ALONG WEST WALL
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T – TRACK CUTTER - 120 V OUTLET

P – PLASMA ARC - 480 V, 3-PHASE OUTLET W/ COMPRESSED AIR

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REMODEL PLAN

SERVC TECH./WELDING RENOVATION

Proposed Project Schedule

HMC Project Number 5007

SBVC
Welding Lab Renovation
October 3, 2013

HMC Architects

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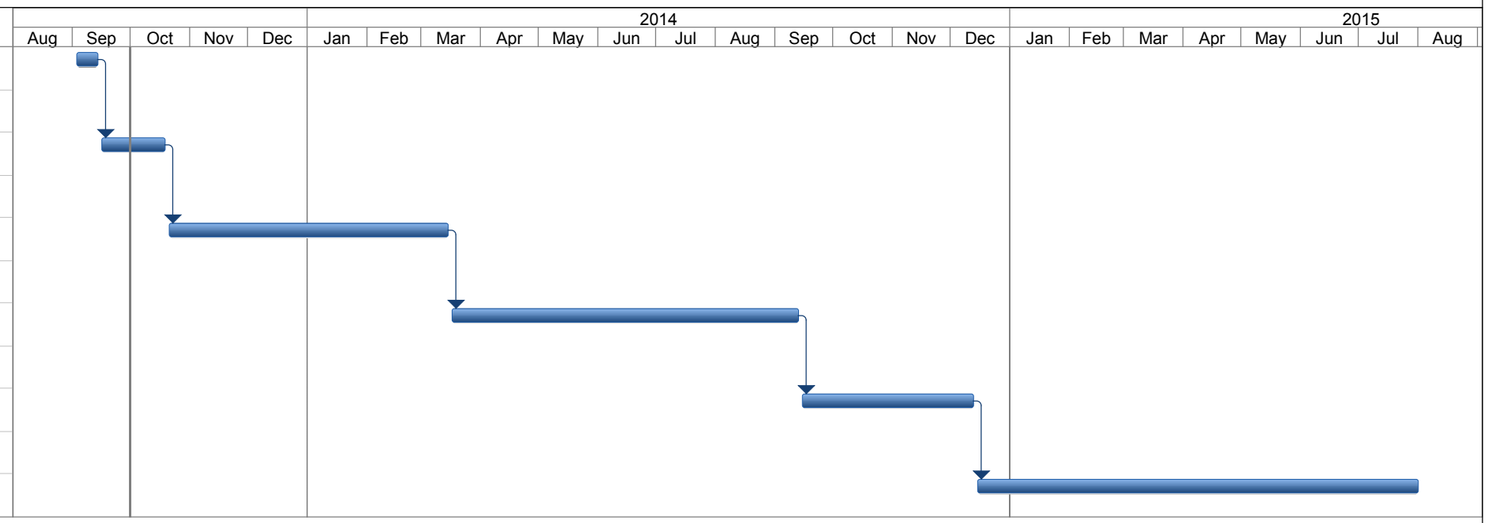

Project: Proposed Project Timeline-11
Date: Tue 10/1/13

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HMC Architects

Meeting Minutes 04

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PROJECT: San Bernardino Community College District
Valley College Welding Lab Renovation

PROJECT #: 5007007-000

PRESENT: Sweta Dedania, Michael Villegas (Kitchell/BRj)
Scott Starks, Guy Hinrichs, Mark Williams, Eddie Sanker, Cecile Smith, Richard Jaramil, Dr. Haragewen Kinde (SBVC)
Brad Glassick (HMC)

PURPOSE: The purpose of this meeting was to discuss the logistical issues of running the current programs while the proposed project is under construction from December 2014 to summer 2015.

ITEMS DISCUSSED:

4.1 **Project Scope**: HMC briefly reviewed the scope of the project as presented in the October 18, 2013 meeting. The staff noted that temperatures in rooms 116B, 115A, 114B, and 114C are well above comfort levels on high temperature days. With these spaces adjacent to the labs getting new cooling, HMC will investigate with the mechanical engineer if there is an efficient and cost effective way to provide cooling to these smaller spaces.

The staff also noted that the classrooms in the main building will also have excessive temperatures at times. The College noted that this area appears to be a Maintenance and Operations item as the spaces do have conditioned air. A meeting will be set with the campus Maintenance and the building faculty to address how this can be rectified outside of the construction project.

Action/Responsibility: ***Information/SBVC/HMC***

4.2 **Program Impacts:** Based on the proposed scope and schedule, the project will cause impacts to the welding program and the auto collision program.

- Welding: When the eastern building is taken down for construction, all welding labs will need to be held in the main building lab as swing space is not viable due to the project budget. The College will need to look at providing more sections in that room and potentially limiting how many courses are offered. The existing welding equipment in the eastern wing will be put into storage in a shipping container as this is the most cost effective way to deal with the equipment in the interim. The exterior cutting yard will also be out of use during the project. It was briefly discussed if an alternate outside area could be developed but this type of space could not be developed in time through the DSA approval process and it would also trigger other requirements that would not make it a feasible solution due to cost of providing path of travel and accessibility upgrades.
- Auto Body: The key issue with this program and space is if the lab space and classroom can be kept on line while the rest of the building is under construction. HMC will coordinate with the project electrical engineer to come out within the next few

weeks to survey the current electrical service and if it can be configured in a manner to safely shutdown the rest of the building while keeping auto body functioning. This would be a major benefit to the programs as the space is key to offering the required courses each semester for a certificate. It may be possible to place some temporary measures in place in a cost effective manner to keep this space operational but again this needs to be confirmed by the project electrical engineer. If it is not possible to keep auto body in the building, it was noted that the frame straightener is movable but a place for this equipment would need to be identified.
The exterior covered area will also need to be kept operational to some degree. The team discussed that this area can still be occupied by staff and student but temporary construction barricades will be in place to separate the work from the students and staff which will limit this area.

- Automotive/Aeronautical HVAC upgrades: The team discussed that the HVAC upgrades will not take as much time and will be less of an impact to the spaces involved. One possible solution is to shorten the teaching term in the spring of 2015 so that the HVAC can be done without impacting a whole teaching term. This will be confirmed by the College as the project is developed.

*Action/Responsibility**:*** ***HMC/Information***

4.3 **Construction Logistics:** The staff noted that access through both gates will still be needed to the central yard area. This is an area that will be coordinated by Kitchell with the construction access routes. The project will be staged out of the construction yard across from the technical building but some area within the technical building yard may need to be dedicated to construction staff and storage.

*Action/Responsibility**:*** ***Information/Kitchell***

NEXT MEETING: The next meeting will be schedule as needed.

The above notes document our understanding of items discussed in the above referenced meeting. Unless notice to the contrary is received, the notations will be considered acceptable and HMC will proceed with work based on these understandings. Any discrepancies should be brought to our attention within seven (7) working days of receipt.

Submitted by,

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Associate Principal

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cc: Michael Villegas (For Distribution)
Ken Salyer (HMC)
File-MM

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Classroom 119 and 120 Conversion

Convert the existing Classrooms 119 and 120 into a single welding lab with the following:

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Welding Yard Upgrades (Alternate)

Upgrade the existing welding yard with the following items:

- Additional chainlink fencing and gates to fully contain yard and connect to Lab 121.
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Lab 118B Welding Station Installation

Install 3 welding stations on the north side of Lab 118B for Auto Repair use.

Aeronatuics and Automotive Upgrades

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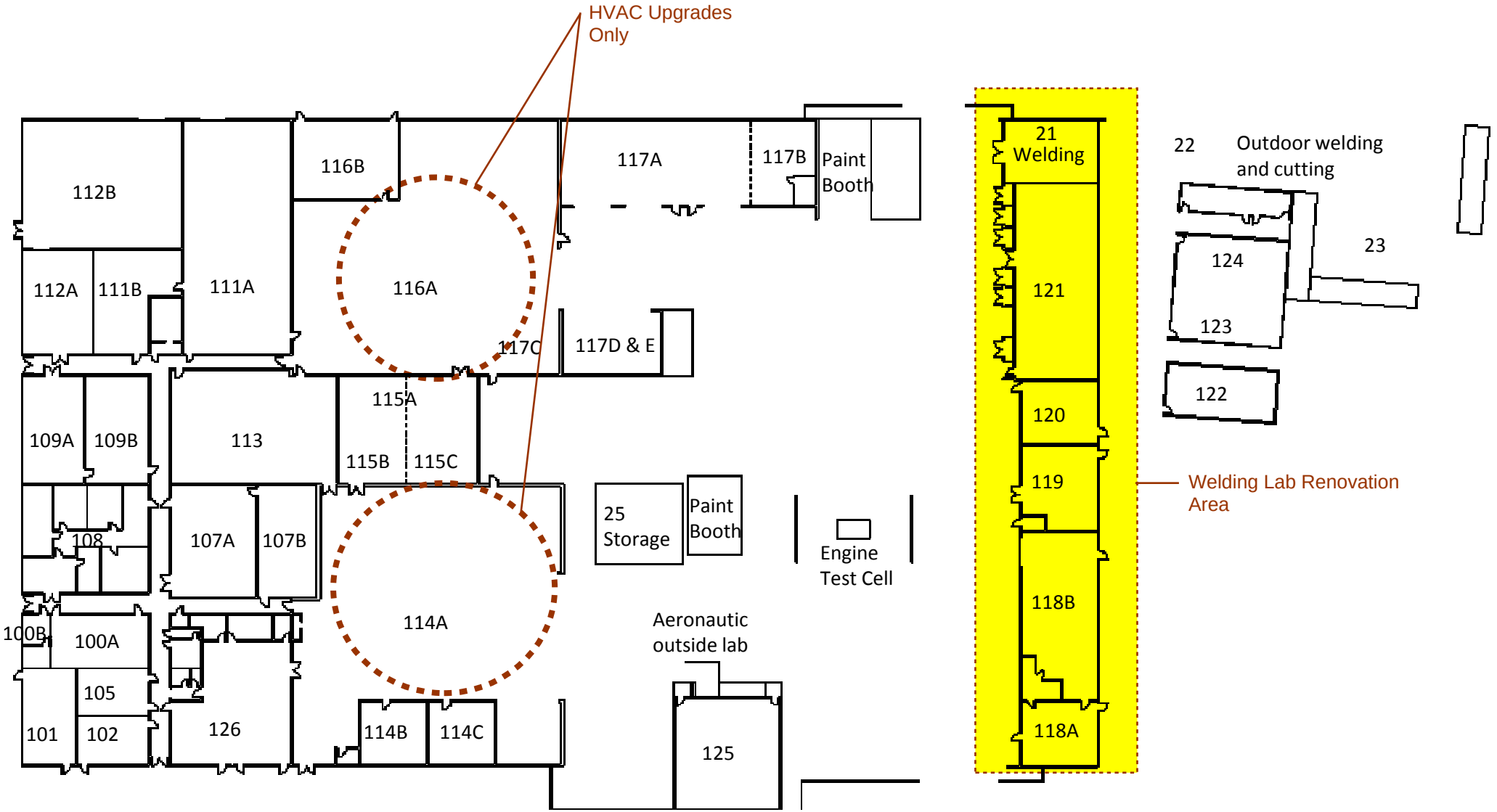

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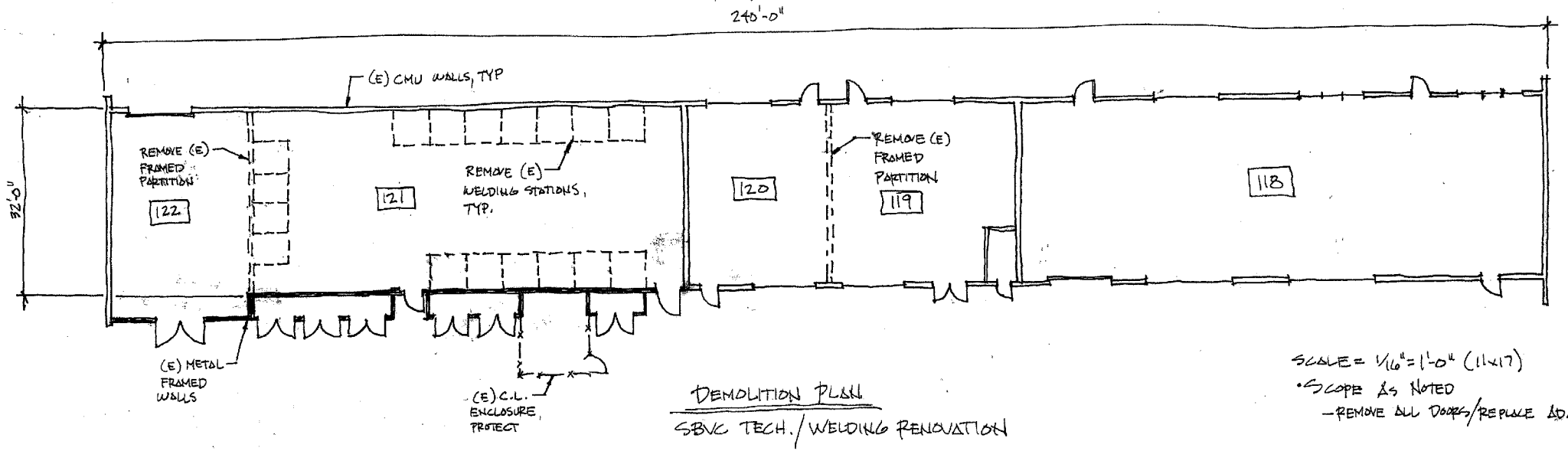

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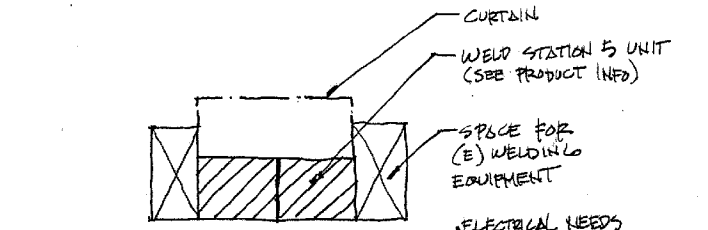

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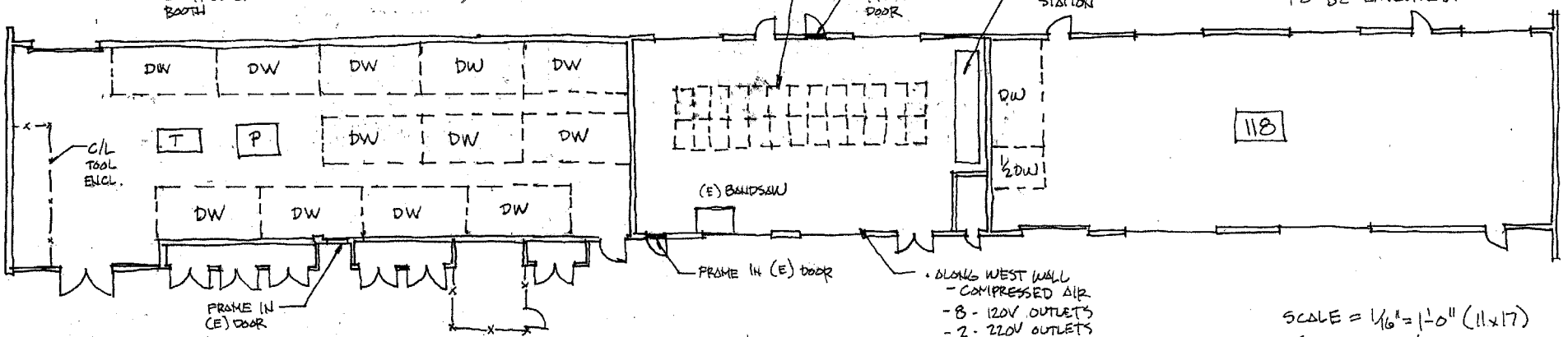

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REMODEL PLAN

SERVC TECH./WELDING RENOVATION

Proposed Project Schedule

HMC Project Number 5007

SBVC
Welding Lab Renovation
October 3, 2013

HMC Architects

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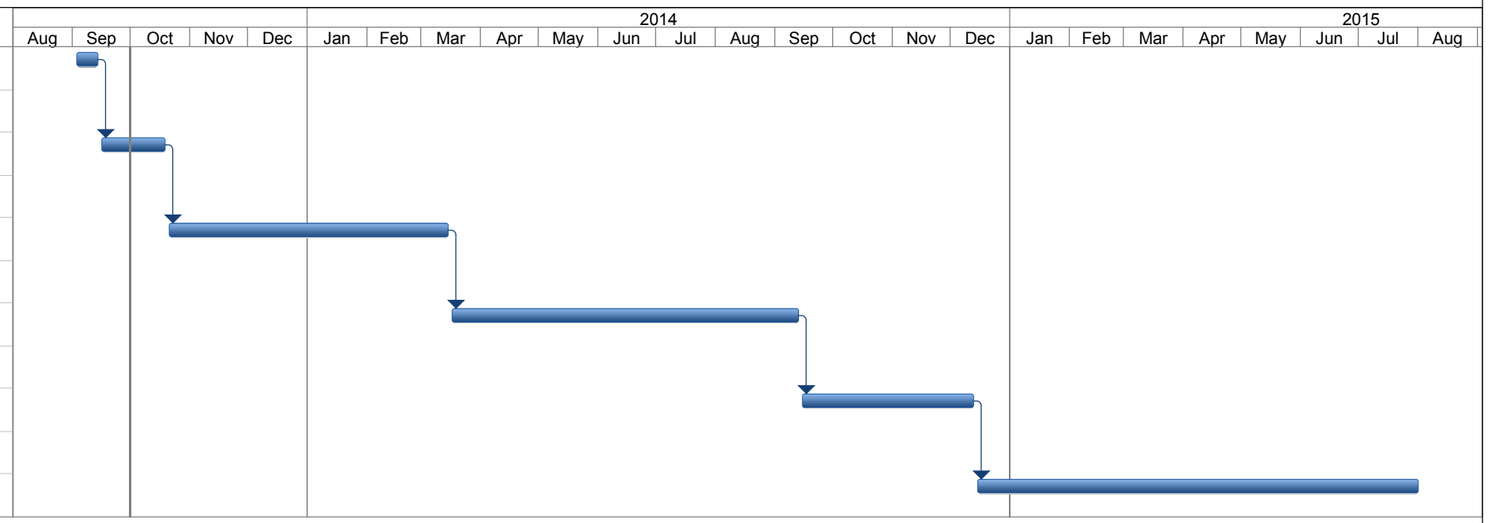

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HMC Architects

Meeting Minutes 03

DATE: October 23, 2013

PROJECT: San Bernardino Community College District
Valley College Welding Lab Renovation

PROJECT #: 5007007-000

PRESENT: Sweta Dedania, Michael Villegas (Kitchell/BRj)
Scott Stark, Aaron Beaver, Gino Vargas, Rick Hrdlicka, S. McCurry (SBVC)
Brad Glassick (HMC)

PURPOSE: The purpose of this meeting was to review the project scope and schedule with the Maintenance and Operations staff and campus police for any input related to the departments.

ITEMS DISCUSSED:

3.1 **Project Scope**: HMC reviewed the scope of the project with the user group (see attached). HMC noted that the scope has been determined by numerous studies conducted throughout the building to identify the most critical life safety issues. The most critical of these are related to the ventilation and layout of the welding ventilation along with lack of HVAC in the automotive and the aeronautical labs. The project budget does not support being able to address all issues within the building so the scope is limited to these most critical items. Therefore, the approach of this project is to develop safe welding labs in the eastern wing of the building and then replace the swamp coolers in aeronautics and automotive with direct evaporative HVAC units. The staff present was in agreement with the defined scope for the project.

Action/Responsibility: ***Information***

3.2 **Schedule:** HMC presented the preliminary schedule for the project (see attached). The schedule is based on getting through the State Architect's review so that construction can begin in December 2014. The size of the project is too big to be accomplished over a school break so the current schedule shows taking the east wing in December 2014 and keeping that area under construction until summer 2015.

Action/Responsibility: ***Information***

3.3 **Next Steps:** The College noted that this is the preliminary meeting regarding the project. This same group will be engaged once the construction documents are developed to a sufficient level for review. The group will also be provided with the DSA submittal so that a final review can be performed and compliance with campus standards and practices can be confirmed.

Action/Responsibility: ***Information***

NEXT MEETING: The next meeting is scheduled for October 18, 2013 at 3:30 pm.

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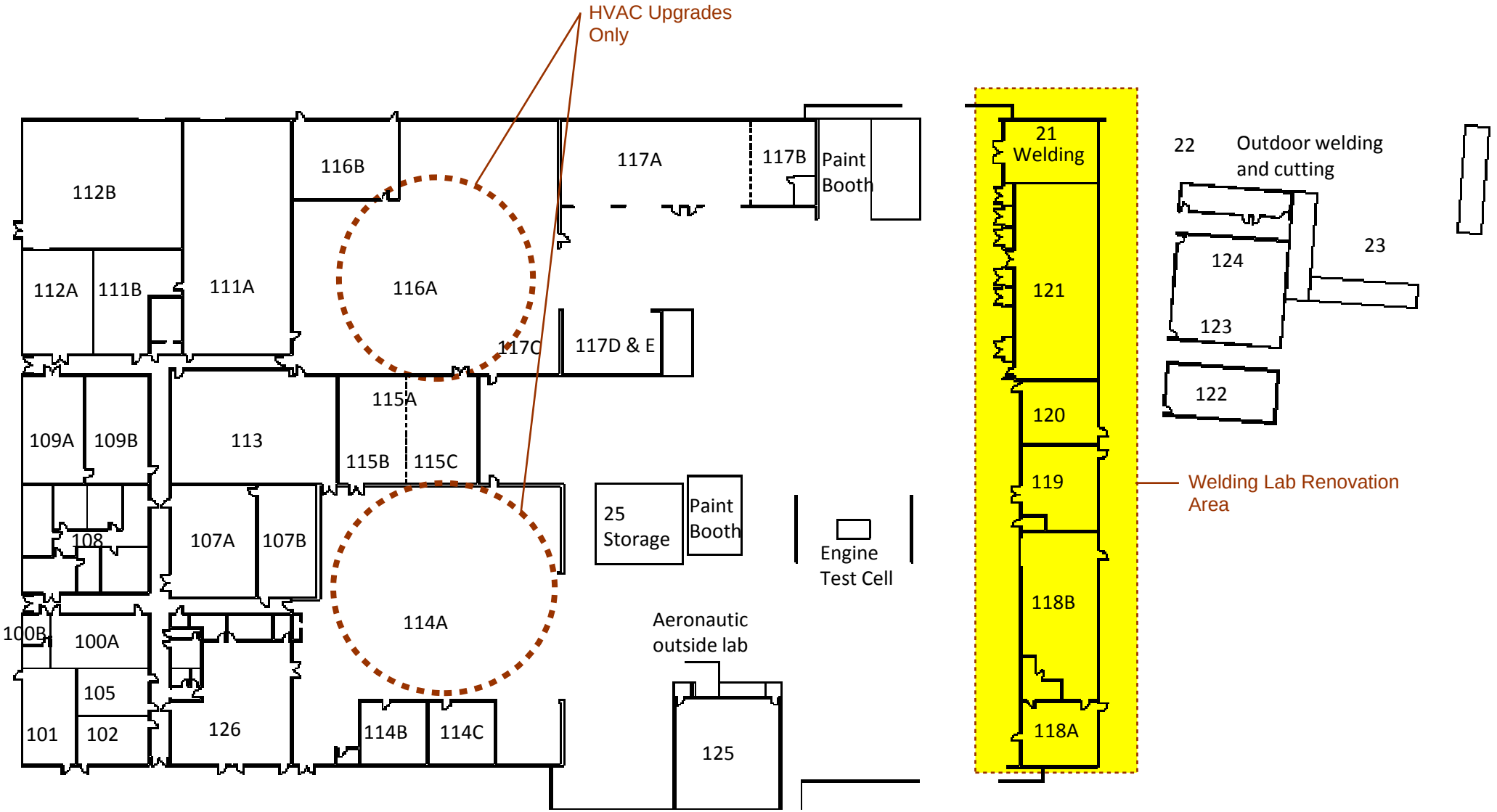

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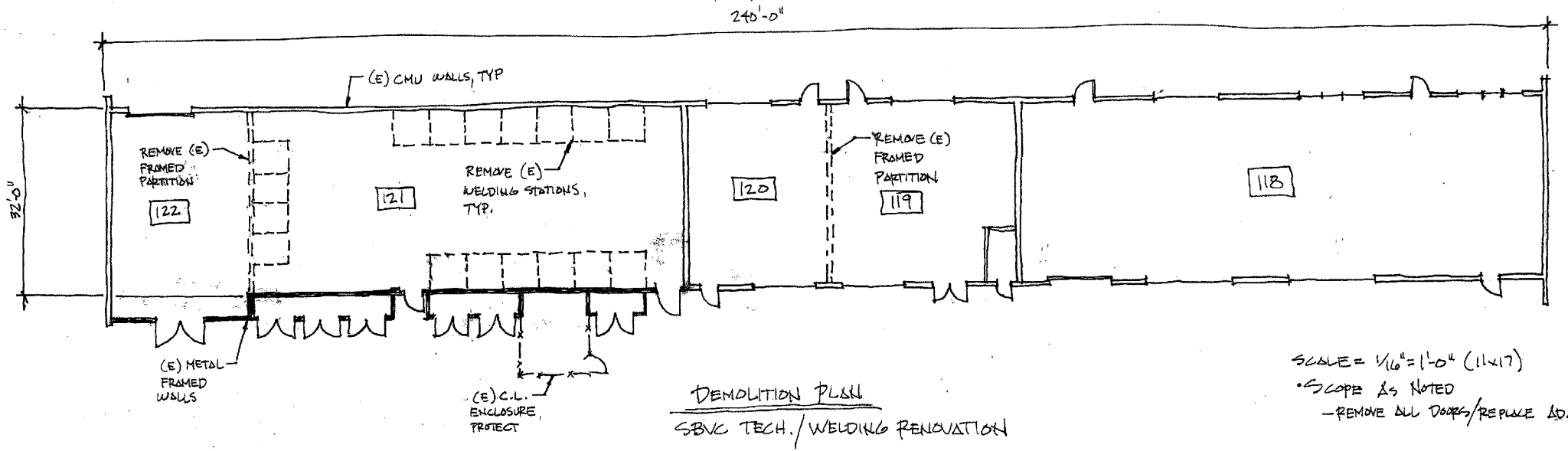

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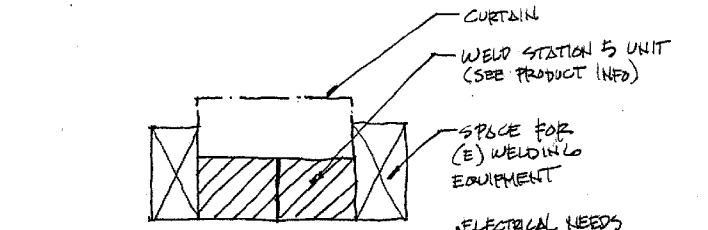

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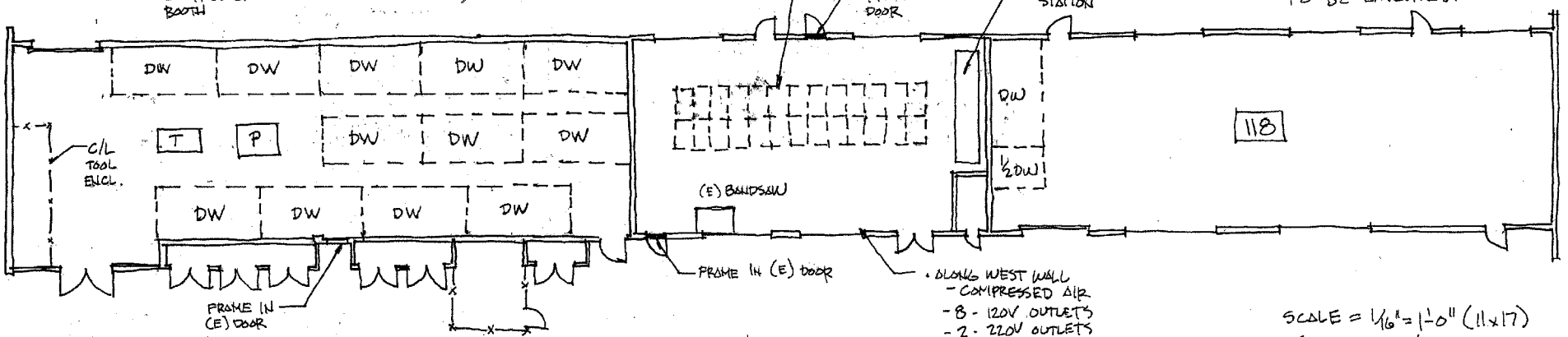

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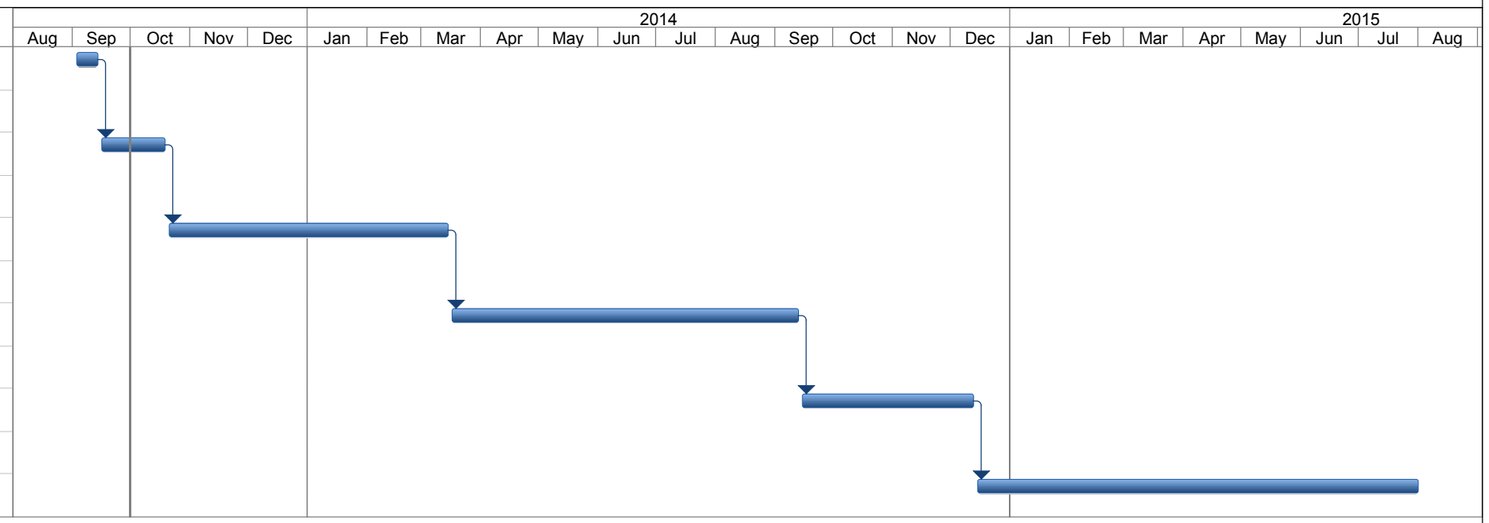

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