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SANTA MONICA COMMUNITY COLLEGE DISTRICT  
BOARD OF TRUSTEES

SPECIAL MEETING AND CLOSED SESSION

TUESDAY,  
JUNE 21, 2016

Santa Monica College  
1900 Pico Boulevard  
Santa Monica, California

Board Room - Business Building Room 117

*The complete minutes may be accessed on the  
Santa Monica College website:*

<http://www.smc.edu/admin/trustees/meetings/>

SANTA MONICA COMMUNITY COLLEGE DISTRICT  
BOARD OF TRUSTEES SPECIAL MEETING/CLOSED SESSION

**MINUTES**  
**TUESDAY, JUNE 21, 2016**

The Santa Monica Community College District Board of Trustees held a Special Meeting and Closed Session on Tuesday, June 21, 2016 at Santa Monica College in the Board Room (Business Building Room 117), 1900 Pico Boulevard, Santa Monica, California.

**I. ORGANIZATIONAL FUNCTIONS**

A Call to Order – 5:32 p.m.

ROLL CALL

Dr. Louise Jaffe, Chair - Present  
Dr. Andrew Walzer, Vice-Chair - Present  
Dr. Susan Aminoff - Present  
Dr. Nancy Greenstein - Present  
Dr. Margaret Quiñones-Perez - Present  
Rob Rader - Present  
Barry Snell - Present  
Laura Zwicker, Student Trustee – Not Present

**II. PUBLIC COMMENTS - None**

**III. MAJOR ITEMS OF BUSINESS**

#1 Award of Bid – Temporary Air Conditioning

**IV. CLOSED SESSION – 6:04 p.m.**

CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)

Agency designated representatives: Marcia Wade, Vice-President, Human Resources  
Robert Myers, Campus Counsel  
Employee Organization: SMC Faculty Association

PUBLIC EMPLOYEE – EVALUATION (Government Code Section 54957)

Evaluation of the Superintendent/President

**V. ADJOURNMENT – 9:05 p.m.**

The next regular meeting of the Santa Monica Community College District Board of Trustees will be **Tuesday, July 5, 2016** 7 p.m. (5:30 p.m. if there is a closed session) in the Santa Monica College Board Room (Business Building Room 117), 1900 Pico Boulevard, Santa Monica, California.

<b>BOARD OF TRUSTEES</b>	<b>ACTION</b>
Santa Monica Community College District	June 21, 2016

MAJOR ITEMS OF BUSINESS

**RECOMMENDATION NO. 1**

**SUBJECT:** **AWARD OF BID – TEMPORARY AIR CONDITIONING**

**SUBMITTED BY:** Vice-President, Business/Administration

**REQUESTED ACTION:** It is recommended that the Board of Trustees award the bid to PACIFIC PLUMBING CO. for an amount not to exceed \$1,171,595 for four months of service for the Temporary Air Conditioning project. Bids received (costs for two months shown on bids):

<u>Bidder</u>	<u>Amount</u>
Pacific Plumbing Co.	\$641,280
Fast Track Construction	\$863,909

**FUNDING SOURCE:** District Capital Fund 40

**SUMMARY:** In fall 2015 Santa Monica experienced unusually high temperatures and humidity resulting in numerous complaints of uncomfortable classrooms in SMC buildings with no air conditioning. The District responded with additional fans and campus cooling stations. However, due to the lack of electrical power in these buildings, the college was unable to install any additional portable air conditioning units.

The college has been able to operate many of these buildings for almost 60 years without air conditioning but changes over time have led to more complaints about comfort.

- The average daily temperature in Santa Monica has increased over the years.
- Classes are now more full, meaning there are more warm bodies in a room at the beginning of the school year.
- Air conditioning is now almost universal, meaning more people expect air conditioning and are used to the comfort that it provides compared to the past when air conditioning was rare, especially on the Westside.

A temporary system was installed in the fall 2015 in the Counseling office to test the viability of using temporary power and air conditioning systems. The test was considered successful.

The District commissioned a feasibility study by P2S Engineering on installing air conditioning in those major buildings without any cooling systems. The study covered six buildings and the cost of additional electrical power and permanent air conditioning was estimated at \$8.8 million. Due to the fact that these would be large public works construction projects with DSA approval required the consultants estimated at least two years for implementation.

Due to the high cost and the long lead-time for implementation of a permanent solution, it was decided that immediate measures would be necessary to mitigate the impact of excessive heat during 2016. Plans were drawn up for temporary air-conditioning for the following facilities: Counseling, Cayton Center, Letters & Science, Liberal Arts, the Madison Building at the Performing Arts Center, and the west wing of Science. A first bidding took place in May with proposed installation in June; however, participation from qualified bidders was low, so the project was quickly re-bid with increased outreach. If the current bids are approved by the Board of Trustees, the project will start as soon as possible, and the temporary systems will be in place until November 1, 2016.

In addition, several other major air conditioning upgrades are taking place this summer in conjunction with the construction of a new Central Plant on the main campus. The combination of these new and upgraded systems along with a new energy management system throughout the campus will create a more comfortable campus environment and energy savings. The Humanities and Social Science Building (HSS) is currently under construction for the addition of permanent air conditioning. Cooling systems in the Library, Science East Wing, and Business are all being upgraded this summer. Other permanent and temporary measures are being planned to address cooling issues in some of the smaller buildings.

MOTION MADE BY:	Susan Aminoff
SECONDED BY:	Margaret Quinones-Perez
STUDENT ADVISORY:	Absent
AYES:	7
NOES:	0