



# LANEY FACILITIES UPDATES NEWSLETTER

FROM THE LANEY INFRASTRUCTURE WORKING GROUP

MARCH 2017

Below are the latest updates on the status of campus leaks, HVAC issues, doors, Office of Civil Rights/ADA corrective actions, improvements to the Laney swimming pool, the chemistry and biology departments, and other projects.

This newsletter is published monthly by the Laney Infrastructure Working Group (LIWG). The LIWG is a shared-governance subcommittee tasked with putting in place corrective action for the 300-plus items on the Emergency Repairs and Deferred Maintenance List, also known as the Laney "Fix It" List.

The Working Group is comprised of faculty, college administrators, the Chancellor, Vice Chancellors, Facilities Project Managers, the Laney Public Information Office, and the Chief Stationary Engineer.

For more information on the Working Group please visit, [www.laney.edu/wp/blog/liwg/](http://www.laney.edu/wp/blog/liwg/)

## LEAKS

Addressing leaks in various facilities across the campus continues to be a major priority for the District and the college.

### Leaks from Planters

Efforts are underway to fix planter leaks beginning March 25. The District has hired a contractor to do flood and destructive testing and forensic testing to map the leaks correctly.

The flood and water testing phase of the project involves applying water to the upper levels of Buildings B, F, and G near the planters and pedestrian pathways with the purpose to determine and document the exact location of leaks below.

The destructive testing portion of the project involves jackhammering and chipping in areas to be determined by the design professional in the upper levels near Buildings A, B, F, and G.

Work will be performed on the dates below:

Water Testing – Buildings B, F and G near planters and pedestrian pathways:

- Saturday, March 25 & Sunday, March 26
- Saturday, April 1 & Sunday, April 2
- Saturday, April 8 & Sunday, April 9

Destructive Testing – Buildings A, B, F and G near planters and pedestrian pathways:

- Week of Spring Break, Monday, April 10 to Saturday, April 15 to work areas. (Continues to next column)

## LEAKS

(CONTINUES FROM PREVIOUS COLUMN)

The operations will be noisy, vibrations will be felt, and dust will be generated (but controlled). The purpose is to determine the condition of the underlying substrate and waterproofing membrane.

The work will be done during the day and could take as many as six months. Faculty and students will be notified on the proximity to the classrooms.

### Roof Leaks

District maintenance staff is already fixing roof leaks at various buildings. The work is expected to be ongoing.

## HVAC

TRANE continues to identify and address heating and cooling problems on the campus schedule maintenance plan.

Work is being performed in Buildings A, G, and the Theater. Any HVAC problems encountered that are not on the scheduled maintenance plan will be bundled and put out for bid. The bid and board approval process takes about five weeks.

For questions about these updates, contact Phyllis Carter at [pcarter@peralta.edu](mailto:pcarter@peralta.edu), or Stephen Corlett, [scorlett@peralta.edu](mailto:scorlett@peralta.edu).

## OFFICE OF CIVIL RIGHTS/ADA

District and college personnel met with a representative from the California Office of Civil Rights to review corrective actions the college has taken and those pending in order to be in full compliance with OCR and ADA guidelines.

A deadline of August 31 was set by the District to address all the remaining non-compliance items on the list.

The work will include replacing and adjusting doors to meet ADA guidelines.

During that time, signs in Braille will also be placed in the recommended areas.

In addition, the architectural company MIG, is working with college personnel to identify other areas needing correction.





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## DOORS

Work to replace or fix doors at various campus locations continues. As part of the corrective actions the college is taking to meet Office of Civil Rights guidelines, the college is working with a contractor and the District to get the doors repaired and/or replaced as needed, including at the Student Center and Theatre.

An estimated 18 doors need to be replaced. The District is in the process of getting bids for this work.

District personnel will also work on fixing locks, hardware repairs, door closers, door-stops, and more. Inspection of the doors on campus will be completed by March 24. In the meantime, if you are experiencing a problem with a door, please report it to the Business Office at 510-464-3228 or [lbusinessoffice@peralta.edu](mailto:lbusinessoffice@peralta.edu).

## SWIMMING POOL

The final drawings for work at the Laney swimming pool were approved by the Oakland Health Department on February 28. The work involves the installation of new heating units and a chlorinating unit.

Dates for the work are being coordinated and may be completed in phases over a period of four to six weeks.

## CHEMISTRY LABS

The HVAC contractor, TRANE, is onboard and investigating what is needed to fix the air imbalance at various chemistry and biology labs.

## OTHER WORK: PARKING LOT C

The Laney Parking Lot C (main parking lot) Seal Coat and Striping Project was approved by the Board of Trustees last summer. The work was to begin in the Fall 2016, but the college didn't want the work to interrupt campus activities during the beginning of the school year.

A decision was made to do the work during the week of Spring Break 2017 or in the summer. At this time, the dates of when the project will begin are being worked out between the District and the contractor.

## SPECIAL SEGMENT

### STATE SEN. NANCY SKINNER'S AIDE TOURS LANEY

Frances Fortini, an aide from State Sen. Nancy Skinner's Office visited the campus on March 17 to tour facilities with leaky roofs, including the library. The District and college executives hope that Sen. Skinner can help secure state funding to help pay for the repairs.

During the tour, Ms. Fortini was accompanied by members of the Working Group, including Chancellor Laguerre, Vice Chancellor Sadiq Ikhara, Interim President Audre Levy, members of the faculty, and other college and district personnel.

Chancellor Laguerre met with Sen. Skinner later that day.



Vice Chancellor of General Services Dr. Sadiq Ikhara showing Ms. Fortini photos of classrooms with roof leaks. Ms. Fortini also learned about the infrastructure problems at the Laney Library. Also pictured, Business and Services Office Interim Supervisor Amy Marshall, and Head Librarian Evelyn Lord.