



CHABOT LAS POSITAS

COMMUNITY COLLEGE DISTRICT

Maintenance & Operations Major Repair Project Status Updates

Updated as of:

1/2/2024 8:50

Report Overview: The projects listed in this report are projects under the oversight of Maintenance and Operations and do not include capital projects under the oversight of the Facilities Department (Bond Projects). This report does not include repairs and improvements being managed through the School Dude work order management system. If you would like further information, please contact John Seybert, Director of Maintenance and Operations at: jseybert@clpccd.org

Las Positas College Project	Chabot College Project	LPC & CC Project	Completed
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College	Bldg/Area	Type	Status / Update
LPC	Swimming Pool	Pool	The bid documents for the project are being processed and will be public in early January. Bids are due in late February and an estimated start date of mid May. Concurrently, plans will be submitted to ACHD for review.
LPC	Bldg. 1800	Roof	Temporary drain holes were opened in the bottom of the soffits to help mitigate leaking. On Thursday, July 27, RGS Consulting and State Roofing conducted an onsite investigation on the building to determine next steps and a best process to permanently repair the roof. The consultant submitted the initial findings and, after discussions with RGS, we have determined that it is best to move forward with an exterior gutter system. We are in the process of working with an engineering firm to design the new gutter system.
Chabot	Flag Pole Area	Install	We are planning an installation of (2) secondary flagpoles and associated concrete pad area. We have completed initial design of the flag pole installation details and we are currently waiting for quotes to come in. Through communication with President Cooks' office, this project is on hold until Spring 2024.

LPC	Bldg. 2500	Structural	We received preliminary results of the second survey on 10/18/23 and we are reviewing those results. These results will determine next steps on how we can best mitigate the apparent "sinking" of portions of the structure. The District is now working with geotechnical engineers to determine the best possible way to mitigate the sinking. Repair of associated interior damage will be conducted once we know that the "sinking" has been mitigated.
Chabot	Trash Compactor	Equipment Replacement	A PO has been issued for the purchase and replacement of this unit. We expect the delivery and installation will be completed by November 2023.
Chabot	Bldg. 3800 (interior)	Construction	COMPLETED - The construction of the temporary wall has been completed by our contractor.
Chabot	Bldg. 700 West Side	Landscaping	Grounds is currently working on a plan to provide labor for the installation of committee supplied materials to relandscape this area with a small path and planting area. This will be completed when staffing allows. A review meeting is set up for 10/4/23 at the site. A plan was determined. However, with some recent changes in Grounds Department staffing, this project is delayed until staffing levels allow us to complete the work.
Chabot	Bldg. 1000 - Kilns	Electrical	M&O is contacting an electrical contractor to determine the best way to provide adequate power for the new kiln units that were purchased. The new units purchased were not compatible with existing electrical infrastructure in this area.
Chabot	Parking Lot B	Grounds	The restriping and numbering of the parking lot for the flea market is being recontracted as the original contractor was nonresponsive.
LPC	CUP	Boilers	We are currently reviewing information needed to develop a scope of work to replace the existing boilers with Riello boilers similar to Chabot. We have entered into a PSA for Lionakis to design the necessary building/wall addition to weather-proof the area for the new boilers. Once the design is complete, we can start to seek quotes for the entire project.

Chabot	Campus-wide	Hot Water	<p>Upgrades to the existing hot water delivery system are being studied for feasibility and may include the areas below. We have worked with Bonnetti Plumbing to provide the following system upgrades:</p> <p>a) (5) mixing valves for ECE (Bldg. 3500) and overall increased hot water temp in the building.</p> <p>b) Cafeteria - Hot water booster heater for dishwasher. Not needed. The rinse temperature is adequate when retested.</p> <p>c) Improved hot water delivery in (2) main sinks in the health care clinic area.</p> <p>We have contracted with Bonetti Plumbing to complete this work in late December.</p>
Chabot	CUP	Chiller Repair	<p>The parts necessary to repair the VFD / controls have arrived. Southland is completing the repairs at this time and the Chiller should be up and running by EOB 8/29/23. Unfortunately, one of the parts received was not the right one and we are now waiting for our contractor to receive the correct item. Scheduled repairs TBD.</p>
LPC	CUP	Chiller Repairs	<p>Southland will be conducting the 10 year chiller maintenance that will also include the previously planned "leak investigation" work. Any necessary repairs will be recommended after completion of the service.</p>
LPC	CUP / Bldg 2100	Hot Water	<p>Southland (and Pac Tab) continue to investigate issues with hot water delivery to Bldg. 2100. We have determined that the cause is not related to the in-line strainers. M&O is working with the contractor of the new building to determine other possible causes. This project is under the oversight of Facilities as it is only related to Bldg 2100.</p>
LPC	Campus-wide	PG&E electric service - Underground.	<p>A feasibility study report application has been submitted to PG&E. We are currently working with the PG&E construction management and engineering staff to confirm a possible design for this project. A site visit was conducted by PG&E on 10/31 and they are reviewing the possibility of undergrounding the service in the existing pole-line easement. PG&E returned with a report that states we could not underground the service in the same area as the overhead lines. We have asked PG&E to escalate the issue to a higher level of review.</p>
LPC	Bldg 4000	Automatic doors	<p>M&O's contractor recently completed repairs to the east side set of automatic doors (motor replacement) that will ensure the doors operate consistently.</p>
LPC	Amphitheater	Railings	<p>The railings have been delivered to M&O and we are waiting for the contractor to schedule the installation in early January.</p>

LPC	Bldg 1900	HVAC	We are working with a contractor to supply/install portable AC units for the server rooms that will provide additional redundancy for main HVAC system failures. We in the process of securing the PO and ordering the units for installation.
Chabot	Bldg 3800 - Phase 2	Remodeling	M&O will continue to work with Saleem and his team to provide support to the renovation of this student resource center. We will contact a painter to repaint the interior and currently working with a contractor to replace the carpet.
LPC	Campus-wide	Elevators/IT/ Phones	M&O is working with IT to replace (10) elevator phones that currently use very costly POTS phone lines for communication. We have contracted with Kone Elevator for the replacements and are awaiting installation scheduling.
Chabot	M&O Fuel Area	Fuel System	We are currently awaiting quotes to make necessary upgrades to the vehicle fuel delivery system.
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Chabot	Bldg. 2100	Transformer	On Thursday night, 11/16, the main transformer serving Bldg. 2100 suffered a catastrophic fire the rendered the transformer permanently out of service. We were able to restore power to the rest of the campus that was shut off during the incident and we are working on potential options to rent a transformer or move uses in Bldg 2100 to another location.
Chabot	Tennis Courts	Paving	There have been sub-surface leaks reported on some of the courts. M&O is investigating and will be developing a plan to address the issue.
Chabot	North Area	Well Pump	The deep well pump failed a couple years ago and was recently hoisted out of the well. We are working with a contractor to design a replacement pump system for the well.
LPC/Chabot	Software	Work Order Management System	As School Dude is being phased out by the manufacturer, we are working with the same software company to merge our work order management system to Asset Essentials. We expect this new system to go "live" in March or April of 2024
LPC	Parking Canopy	Structural Installation	M&O is installing a VersaTube canopy at the LPC offices to house the "bucket truck"