

El Camino College – Office of the President
Minutes of the Facilities Steering Committee April 1, 2013

Present: Francisco Arce, Linda Beam, Tony Barbone, Bob Bradshaw, Tom Brown, Thomas Fallo, Ann Garten, Irene Graff, Jo Ann Higdon, Jeanie Nishime, Dipte Patel, Susan Pickens, and Angela Simon.

1. A “Purpose Statement” will be developed for the Facilities Steering Committee.
2. Projects completed since the last Facilities Steering Committee meeting:
 - a. Secondary Server Room
 - b. Inglewood Fire Academy asphalt
 - c. Parking Lot Lighting and Security Camera Upgrade
 - d. Electrical & Data
 - e. MBA
3. The Facilities Master Plan Report April 2013 was presented as follows:

PROJECTS IN DESIGN & PRE-DESIGN

- I. Athletic Education and Fitness Complex Project Phase 2 - The scope of this project is the construction of a new stadium incorporating a running track and field for both football and soccer. Various support facilities such as a field house will also be included in this venue.
 - A. Design – The project architectural firm, LPA, completed the DSA submittal documents. A submittal meeting, attended by LPA and College representatives, was held on June 15, 2012 and the submittal was accepted as complete.
 - B. Budget – The total project budget is \$37,167,859.
 - C. Schedule –
 1. Design 01/28/11 – 05/21/12
 2. DSA Review 06/15/12 - 06/15/13
 3. Bidding TBD
 4. Construction TBD
- II. Channel Parking Lot F Structure Improvement Project - The scope of this project is to repair all deficiencies identified in the conditions assessment report, upgrade the structure to meet current code requirements including seismic upgrade.

This project is being implemented in two phases. The first phase will address the repairs to mitigate further damage. The second phase will consist of the seismic upgrade, ADA and access requirements to meet current codes.

- A. Design – The project’s architectural firm, IDS Group, was awarded the contract at the August 20, 2012 board meeting.
- B. Budget – The total project budget is \$25,440,455. This budget was based on the architect’s estimates. As the project progresses, Lend Lease will do a construction budget based on design.

PROJECTS IN BIDDING PHASE

III. Science Technology Engineering and Math (STEM) Center – The scope of this project is to convert the lower level of the Natural Science Building to support the program requirements of STEM.

- A. Design - The project’s architectural firm, HMC Architects, has completed the Division of the State Architect (DSA) submittal documents. The documents were submitted on February 6, 2012.
- B. Budget - The project budget is \$3,382,000. As planned, Measure E will fund the entire project cost. At its November 2011 meeting, the Board of Trustees approved increasing the previous Measure E budget amount of \$446,000 to \$2,198,410. The balance is expected to be funded from excess budget in other Measure E projects.

C. Schedule –

1.	Design	04/11 - 12/11
2.	DSA Review	02/12 – 11/12
3.	Bidding	01/13 – 04/13
4.	Construction	05/13 - 02/14
5.	Occupancy	Spring - 2014

IV. Channel Parking Lot F Structure Improvement Project Phase I – This project will consist of removal, repair, and replacement of expansion joints, concrete areas, and drains.

- A. Budget – \$1,000,000.

B. Schedule-

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|----|--------------|---------------------|
| 1. | Design | 11/09/12 – 02/19/13 |
| 2. | Bidding | 03/19/13 - 06/17/13 |
| 3. | Construction | 07/08/13 – 01/06/14 |

V. Bookstore Elevator – This project is to provide an additional elevator on the north side of the Bookstore Building.

A. Budget - \$ 803,000

B. Schedule –

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|----|--------------|---------------|
| 1. | Bidding | 01/13 – 04/13 |
| 2. | Construction | 05/13 – 11/13 |

PROJECTS IN CONSTRUCTION

VI. Shops Building Replacement - The scope of this project is to construct a new building to house the Air Conditioning/Refrigeration, Auto Collision/Painting, Automotive Technology and Welding Programs of the Industry and Technology Division. Site improvements to the adjacent area are also included. At its March 2013 meeting the Board of Trustees approved awarding the bid to the responsive low bidder, Pinner Construction Co Inc. The bid amount is \$21,902,000.

A. Design - The project was submitted to DSA on December 22, 2011 and received final approval on September 17, 2012.

B. Budget - The project budget is \$31.9 million. The College's program management firm, Lend Lease, prepared a construct cost estimate based on the design development document. The cost estimate indicates the project is within budget.

C. Schedule -

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|----|--------------|---------------------|
| 1. | Design | 09/01/10 - 12/16/11 |
| 2. | DSA Review | 12/22/11 - 09/17/12 |
| 3. | Bidding | 11/27/12 - 03/18/13 |
| 4. | Construction | 04/03/13 - 11/14/14 |
| 5. | Occupancy | Spring 2015 |

VII. Industry & Technology Building Modernization – The scope of this project is to perform a complete building systems modernization and reconfiguration of internal space to accommodate the needs of the Industry and Technology Division Programs designated to occupy the area. Some programs outside of this division will also occupy portions of the renovated building. Included in this group is the Information Technology Services Division. At its March 2013 meeting the Board of Trustees approved awarding the bid to the responsive low bidder, S.J. Amoroso. The bid amount is \$25,427,000.

A. Budget – The total project budget is \$36,942,427. The College’s program management firm, Lend Lease, prepared a construct cost estimate based on the design development document. The cost estimate indicates the project is within budget.

B. Schedule -

1.	Design	01/21/11 - 01/31/12
2.	DSA Review	02/01/12 - 09/28/12
3.	Bidding	11/27/12 - 03/18/13
4.	Construction	04/03/13 -10/30/14
5.	Occupancy	Spring 2015

VIII. Restroom Accessibility Renovations Phase 2 - This project will improve the accessibility, functionality, and appearance of selected restrooms on campus.

A. Budget - The budget for this project is \$800,000.

B. Construction Schedule – 04/30/12 - 02/08/13

IX. Bookstore Cashiering & Book Buy-Back Area – The scope of this project is the renovation of an area at the first-level, southeast corner of the building. The area will be occupied by Fiscal Services cashiers and the Bookstore’s Buy-Back Program. At its September 2012 meeting, the Board of Trustees approved awarding the bid to the responsive low bidder, Caltec Corporation. The bid amount is \$370,000

A. Budget - The project budget is \$450,000.

B. Schedule -

1.	Bidding	06/12 - 09/12
2.	Construction	10/12 - 04/13

X. Math Business Allied Health Building (MBA) - The scope of this project is the construction of a new building at the site of the existing Business Building. The

building will be a four-story structure, approximately 105,000 square feet in size. Also included are landscape and hardscape improvements to the area surrounding the new building. The Math and Business Divisions will occupy the new building along with the Nursing, Respiratory Therapy, and Radiological Technology Programs.

A. Budget - \$36,900,000

B. Schedule - Classes began spring semester 2013.

XI. Manhattan Beach Boulevard Modular Removal – This project will consist of removal of the temporary modular buildings and one food-service modular on Manhattan Beach Boulevard. This will allow lay-down and swing space for contractors working on both the STEM and Industry & Technology Projects. At its July 2012 meeting, the Board of Trustees approved awarding the bid to the responsive low bidder, Jenn-Matt, Inc. The bid amount is \$185,628.

A. Schedule -

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|----|--------------|---------------------|
| 1. | Bidding | 04/25/12 – 07/16/12 |
| 2. | Construction | 08/13/12 – 09/28/12 |

XII. Athletic Education and Fitness Complex Project Phase 1 – The scope of this project will consist of the construction of the practice field and field events for the track. At its June 2012 meeting, the Board of Trustees approved awarding the bid to the responsive low bidder, Byrom-Davey. The bid amount is \$2,810,095.

A. Budget – The budget amount for this project is \$5,160,424.

B. Schedule -

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| 1. | Bidding | 04/19/12 -06/18/12 |
| 2. | Construction | 07/16/12 – 03/15/13 |

Other Issues

XIII. Remaining Projects in the 2010 FMP –

A. Student Services Center Replacement

B. Parking Structure - Manhattan Beach Blvd.

XIV. Projects in the 2012 FMP -

A. North Gym Replacement

B. Administration Building

XV. Selection of Architectural Firms –

A. Discussion