

El Camino College – Office of the President
Minutes of the Facilities Steering Committee April 14, 2014

Present: Francisco Arce, Linda Beam, Bob Bradshaw, Thomas Fallo, Ann Garten, Jo Ann Higdon, Chris Jeffries, Jeanie Nishime, Dipte Patel, Susan Pickens, Angela Simon, Luukia Smith, and Rick Yatman.

1. The April 14 2014 Facilities Master Plan was reviewed (attached).
 - a. Student Services Center Replacement. This project is two weeks behind schedule. It was noted that programming meetings have occurred. Once the size of the building has been determined the user groups (faculty and staff) will be brought in. The architects maintain a list of all persons they meet with. President Fallo has requested a copy of that list.
 - b. Solar Energy. It was reported that solar energy is not cost effective for us due to our low electricity rates.
 - c. Chanel Parking Lot F. There was discussion about delaying this project until after the completion of Lot “C” Parking Structure.
 - d. Lot “C” Parking Structure. A more accurate count on spaces will be forthcoming. It was noted that covered waiting areas will be considered.
 - e. Science Technology Engineering and Math (STEM) Center grand opening is May 8, 2014 at 5 p.m.
 - f. Future Projects.
 - i. Administration Building. This is a new project.
 - ii. Campus Police – Lot D. Campus police needs a larger building.
 - iii. Parameter Road/Campus Entrances. There is a possibility of eliminating the perimeter road. This would change entrances to campus and expand parking.
2. Development Options (Vacant Land). The area south of Redondo Beach Blvd. will be studied to determine the best use of our land value.
3. Expansion of Art in Public Places. There was a lot of positive response to the new sculpture. In the future art will be placed outdoors and incorporated into buildings.
4. Response to Safety and Security Issues.
 - a. The following measures have been taken.
 - i. 18 cameras installed in the MBA;
 - ii. 1 camera in Student Activities Center;
 - iii. 5 Cameras in Cashiers Office;
 - iv. 3 Blue Poles;
 - v. Replacement of card readers campus wide;
 - vi. Replacement of radios campus wide;
 - vii. Modification to Financial Aid area (screening) – there was a question as to what was holding the screening in place.

- b. Another safety measure that is being considered is having phones in each classroom. There was a request to have doors that lock from the inside.
- 5. Proposition 39 General Obligation Financial and Performance Audit 2012-2013. The audit was presented to the Citizens' Bond Oversight Committee and will go to the Board on April 21, 2014. The Audit is posted on the web at:
<http://www.elcamino.edu/administration/bond/docs/Audit-2012-13-El-Camino-CCD-Financial-and-PerformanceAudit13-GFR.pdf>

EL CAMINO COLLEGE

Facilities Master Plan Report April 2014

PROJECTS IN DESIGN & PRE-DESIGN

- I. Student Services Center Replacement – The scope of this project is the construction of a new building at the site of the existing Shops Building. This project will replace the existing Student Services Building and is a goal identified in the Campus Facilities Master Plan.

Programs in the new building will include; Admissions & Records, International Students, Veterans, Assessment and Testing, CalWorks/CARE/EOPS, Career & Transfer Center, Counseling, Enrollment Services, Financial Aid, First Year Experience, Outreach & School Relations, Special Resources, Community Education, Foster Care, Language Academy, and the Health Center. The Cashiers will remain in the Bookstore.

A. Design – The project’s architectural firm, DLR Group, was awarded the contract at the August 19, 2013 board meeting.

B. Budget – The total project budget is \$38,351,116.

C. Schedule –

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|-----------------|-------------------------|
| 1. Design | 10/07/2013 – 09/30/2014 |
| 2. DSA Review | 10/31/2014 – 06/30/2015 |
| 3. Bidding | 10/05/2015 – 01/18/2016 |
| 4. Construction | 02/01/2016 – 08/07/2017 |

- II. Channel Parking Lot F Structure Improvement Project - The scope of this project is to repair all deficiencies identified in the conditions assessment report, and upgrade the structure to meet current code requirements including seismic upgrade. A major challenge in this upgrade is the phasing of the construction to accommodate this necessary retrofit while minimizing the impact on campus parking. The extent of this project was not envisioned in our current Campus Facilities Master Plan but was recognized as a high priority during our campus-wide exterior lighting project. The Facilities Steering Committee had discussed the possibility of adding a third level, complete with solar; however, further structural review has eliminated the possible addition of the third level as an option. This restriction has resulted in the need to expand the size of and number of parking spaces in the planned Lot “C” Parking Structure (see Item III page 2).

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 \$28,000,000.

C. Schedule –

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|-----------------|---------------------|
| 1. Design | 07/30/12 – 07/31/13 |
| 2. DSA Review | 08/01/13 – 05/01/14 |
| 3. Bidding | TBD |
| 4. Construction | TBD |

III. Lot “C” Parking Structure –The need for additional parking has always been an issue. Due to the fact that Lot F could not be expanded to a third level, a larger parking structure was needed. This parking structure is now planned as a five-level, 1400–1500 parking space lot. The budget for the parking structure in the 2012 FMP was estimated at \$20.8 million. The revised estimate for the project is \$33.2 million. The need for a parking structure on the north side of campus, near the Student Services Building, was a goal identified in the Campus Facilities Master Plan.

A. Design – International Parking Design was awarded the contract at the January 21, 2014 board meeting.

B. Schedule –

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|-----------------|-------------------------|
| 1. Design | 02/03/2014 – 10/31/2014 |
| 2. DSA Review | 11/03/2014 – 06/30/2015 |
| 3. Bidding | 07/01/2015 – 09/30/2015 |
| 4. Construction | 10/01/2015 – 10/31/2016 |

IV. Gymnasium – This building is the first project identified in the 2012 FMP. Constructing this building will allow P.E. and Athletic programs to continue during the implementation of the FMP. The scope of this project is the construction of a new gym building centralizing basketball, volleyball, and other indoor sports. It will consist of two basketball courts. This project was a goal identified in the Campus Facilities Master Plan.

A. Design – The project’s architectural firm, HMC, was awarded the contract at the February 18, 2014 board meeting.

B. Budget – The total project budget is \$30,159,074.

C. Schedule –

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|-----------------|-------------------------|
| 1. Design | 02/19/2014 – 02/06/2015 |
| 2. DSA Review | 02/16/2015 – 07/31/2015 |
| 3. Bidding | 08/03/2015 – 10/30/2015 |
| 4. Construction | 11/05/2015 – 01/13/2017 |

PROJECTS IN CONSTRUCTION

- V. 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. At its November 2013 meeting, the Board of Trustees approved awarding the bid to the responsive low bidder, Sinanian Development, Inc. The bid amount is \$32,880,000. This project was a goal identified in the Campus Facilities Master Plan.

A. Design – The project architect is LPA.

B. Budget – The total project budget is \$37,167,859.

C. Schedule –

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|-----------------|---------------------|
| 1. Design | 01/28/11 – 05/21/12 |
| 2. DSA Review | 06/15/12 – 06/24/13 |
| 3. Bidding | 08/20/13 – 11/18/13 |
| 4. Construction | 12/09/13 – 12/31/15 |

- VI. Bookstore Elevator – This project is to provide an additional elevator on the north side of the Bookstore Building. At its April 2013 meeting, the Board of Trustees approved awarding the bid to the responsive low bidder, Avi-Com, Inc. The bid amount is \$617,400.

A. The architect is Flewelling & Moody (Bookstore Building architect)

B. Budget – \$803,000

C. Schedule –

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|-----------------|---------------|
| 1. Bidding | 01/13 – 04/13 |
| 2. Construction | 05/13 – 05/14 |

VII. 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 \$2,607,695. As planned, Measure E will fund the entire project cost.

C. Schedule –

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

VIII. 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 Company, Inc. The bid amount is \$21,902,000. This project was a goal identified in the Campus Facilities Master Plan.

A. Design – The project architect, tBP, 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 construction 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 |

IX. 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. This project was a goal identified in the Campus Facilities Master Plan.

A. The architect for this project is HPI.

B. 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.

C. 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

OTHER ISSUES

X. Future Projects -

A. Administration Building

B. Campus Police – Lot D

C. Parameter Road/Campus Entrances

D. Vacant Land

E. Art in Public Places