

El Camino College – Office of the President  
Minutes of the Facilities Steering Committee July 29, 2013

Present: Francisco Arce, Linda Beam, Bob Bradshaw, Thomas Fallo, Ann Garten, Chris Gold, Irene Graff, Jo Ann Higdon, Jeanie Nishime, Dipte Patel, Susan Pickens, Ericka Solorzano, Alex Ventura, and Rick Yatman.

1. Channel Parking Lot F
  - a. Students will be kept separate from construction traffic.
  - b. The Structure Improvement Project is separate from the on-going project and will include new lighting and fire sprinkler system.
2. The campus parking space report will be distributed with minutes.
3. It was noted that replacement equipment is unfunded at this time.
4. Restroom Accessibility – A listing of available single-use ADA restrooms was requested.
5. Student Services Center Replacement - Dr. Nishime will meet with deans prior to scheduling programming and user group meetings.
6. The Facilities Master Plan Report June 2013 was presented as follows:

**EL CAMINO COLLEGE**

**Facilities Master Plan Report June 2013**

**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 - 06/24/13
- 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, and upgrade the structure to meet current code requirements including seismic upgrade.

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.
  - 1. Design 07/30/12 - 07/31/13
  - 2. DSA Review 08/01/13 – 04/01/14
  - 3. Bidding TBD
  - 4. Construction TBD

**PROJECTS IN CONSTRUCTION**

III. Channel Parking Lot F Structure Repair – This project consist of removal, repair, and replacement of expansion joints, concrete areas, and drains. At its May 2013 meeting, the Board of Trustees approved awarding the bid to the responsive low bidder, Harik Construction Inc. The bid amount is \$1,377,000.

A. Budget – \$2,000,000.

B. Schedule-

- 1. Design 11/09/12 – 02/19/13
- 2. Bidding 03/19/13 - 05/20/13
- 3. Construction 06/03/13 – 01/06/14

IV. 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. Budget - \$ 803,000

- B. Schedule –
1. Bidding 01/13 – 04/13
  2. Construction 05/13 – 11/13
- V. 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 –
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
- 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 Company, 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 -
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 - 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 surrounding area. 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 -

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 -

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 – DLR Requested proposal
- B. Parking Structure - Manhattan Beach Blvd. – IPD Requested proposal  
- Campus Police?

### XIV. Projects in the 2012 FMP -

- A. North Gym Replacement – Creating Architectural Selection Committee
- B. Administration Building

## ECC Parking Stall Count on Feb 22, 2012

	Student Stalls	Staff Stall	Reserved Stalls**	Handicapped	Visitor Stalls	Carpool	Total Stalls in Lot
Lot A	0	13	22	4	9	4	52
Lot B East	0	43	4	1	0	0	48
Lot B West	0	0	0	5	0	0	5
Lot C North	0	55	3	5	0	0	63
Lot C East	0	58	14	6	0	0	78
Lot C South	0	79	2	9	0	5	95
Lot D	0	31	0	0	54	0	85
Lot E	0	32	0	0	0	0	32
Lot F Upper	910	0	0	0	0	0	910
Lot F Lower	856	0	0	0	0	0	856
Lot G	27	12	0	0	0	0	39
Stadium Way N	0	71	0	2	0	0	73
Stadium Way S	60	0	3	1	0	0	64
Lot H 1***	98	86	2	22	0	11	219
Lot H 2	228	0	0	0	0	0	228
Lot H 3	228	0	0	0	0	0	228
Lot H 4	228	0	0	0	0	0	228
Lot H 5	186	0	0	0	0	0	186
Lot H South	84	0	0	4	0	0	88
Lot J	0	104	3	13	3	0	123
Lot K	0	100	8	1	0	0	109
Lot L East	534	0	0	0	0	0	534
Lot L West	193	0	0	0	0	0	193
Lot L South	71	52	0	2	0	0	125
Lot L (Pie)	96	28	0	0	0	0	124
Lot L Center	201	0	0	0	0	0	201
Police	0	0	0	0	8	0	8
Central Plant	0	2	3	1	2	0	8
Facilities North	0	16	0	0	0	0	16
<b>Total</b>	<b>4000</b>	<b>782</b>	<b>64</b>	<b>76</b>	<b>76</b>	<b>20</b>	<b>5018</b>