

El Camino College – Office of the President
Facilities Steering Committee
September 12, 2011

Present: Francisco Arce, Rebekka Asher, Rocky Bonura, Tom Brown, Thomas Fallo, Ann Garten, Chris Gold, Irene Graff, Bruce Hoerning, Jo Ann Higdon, Tom Lew, Jeanie Nishime, Dipte Patel, Susan Pickens, Gary Robertson, Angela Simon, Luukia Smith, and Arvid Spor.

1. Future Meeting Dates: November 7, 2011 (2 p.m.); February 6, 2012 (2 p.m.); and May 7, 2012 (2 p.m.). All meetings will be held in the Board Room.
2. Campus Standards will be reviewed at the November 7, 2011 meeting. The topic of single-use restrooms was discussed.
3. There is still a desire to extend our bond.
4. Facilities Master Plan Report September 2011
 - a. Projects in Design & Pre-Design
 - i. 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.
 1. Budget – The estimated project cost is \$2,700,000. It is anticipated Measure E will fund the entire project cost. Currently \$446,000 is budgeted in Measure E. The balance is expected to be funded from excess budget in other Measure E projects, primarily the Social Sciences Modernization.
 2. Schedule – The project’s architectural firm, HMC Architects, is currently producing design development drawings.
 - a. Design 04/20/11-10/17/11
 - b. DSA Review 10/18/11-03/15/12
 - c. Bidding 03/16/12-05/21/12
 - d. Construction 06/01/12-12/31/12
 - e. Occupancy Spring 2013
 3. Notes: The STEM Center will be a major focus of our fundraising for this year.
 - ii. 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.
 1. Design – The project architectural firm, tBP, completed design development drawings. A cost estimate and constructability

review of the drawings performed by Lend Lease indicates the project is within budget.

On August 23rd, representatives of the College and project architects met with Division of the State Architect's (DSA) staff for a pre-submittal meeting. Items discussed included project overview, fire and life safety, access compliance, structural safety and project schedule. The discussion was productive and confirmed the design team's approach is in line with and DSA expectations.

2. Budget – The total project budget is \$31.9 million.
3. Schedule
 - a. Design 09/01/10-12/16/11
 - b. DSA Review 12/19/11-08/17/12
 - c. Bidding 08/20/12-11/30/12
 - d. Construction 12/03/12-03/07/14
 - e. Occupancy Fall 2014
4. Notes: The Shops Building will be located on the North field.

iii. Industry & Technology Building Modernization (formerly Math & Computer Science) – 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 are the Cisco Lab and the Information Technology Services Division.

1. Design – HPI, the project architect, submitted schematic design documents. Building users and responsible project managers reviewed, provided comments and approved the design documents. HPI also updated the drawings to incorporate suggested changes to the building exterior.

In August, representatives of the College and the project architects met with Division of the State Architect's (DSA) staff for a pre-submittal meeting. Items discussed included project overview, fire and safety, access compliance, structural safety and project schedule. The discussion was productive and confirmed the design teams' approach is in line with DSA expectations.

2. Budget – The total project budget is \$36, 942,427.
3. Schedule
 - a. Design 01/21/11-12/16/11

- b. DSA Review 01/02/12-09/01/12
- c. Bidding 09/02/12-12/17/12
- d. Construction 01/03/13-06/30/14
- e. Occupancy Fall 2014

iv. Athletic and Fitness Complex Project – 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 separate practice field will also be constructed.

- 1. Design – The project architectural firm, LPA is scheduled to submit schematic design documents on September 9th. College acceptance and comments should occur by September 16th.

A pre-submittal meeting with DSA will take place in latter September.

- 2. Budget – The total project budget is \$42,223, 638. A cost estimate will be performed on the schematic design documents.
- 3. Schedule – The project will be implemented in two phases. The first phase will construct the new practice field. The intention is to construct the field prior to starting the Shops building construction on the North Field.

- a. Design 01/28/11-12/16/11
- b. DSA Review 01/03/12-08/31/12
- c. Bidding
 - i. Phase 1 04/01/12-06/16/12
 - ii. Phase 2 09/01/12-01/20/13
- d. Construction
 - i. Phase 1 07/01/12-12/31/12
 - ii. Phase 2 02/01/13-05/15/14

v. Parking Lot Lighting/Security Upgrade – The scope of this project consists of four elements; (1) upgrading of parking lot lighting to current lighting standards, (2) installation of additional pole mounted security cameras, (3) installation of new emergency phones, and (4) bulb replacement of existing walkway lighting.

- 1. Design – Construction documents are complete.
- 2. Budget – The total project budget is \$3,000,000.
- 3. Schedule
 - a. Design 10/01/10-06/30/11
 - b. Bidding 09/15/11-12/19/11
 - c. Construction 01/15/12-07/31/12

4. Notes: 35 security cameras will be installed. All current emergency phones will be replaced and three or four new ones will be installed.

b. Projects in Construction

- i. Restroom Accessibility Renovations – This project will improve the accessibility, functionality, and appearance of selected restrooms on campus. The project consists of two phases. At its January 2011 meeting, the Board of Trustees approved awarding the bid in the amount of \$1,247,000, to the low bidder, Pacwest Construction.

Upon completion of the first phase, the College elected to terminate the construction contract due to unsatisfactory performance by the contractor. The termination agreement will be finalized pending agreement of the final amount due the contractor.

1. Budget – The budget for this project is \$2,000,000.
 2. Schedule – At this time the dates of Phase 2 construction are not determined.
- ii. Electrical & Data Conversion – The scope of this project is to connect all the campus buildings to the new electrical substation and provide for an expanded data network with redundant capacity. A recommendation to award the bid to the low bidder, HPS Mechanical, was approved at the October 18, 2010 Board of Trustees Meeting. The bid amount is \$7,289,053.
 1. Budget – \$11,610,000
 2. Schedule
 - a. Construction – 11/18/10-03/30/12
 3. Notes: We have backup generators to get out of buildings in emergencies.
 - iii. Bookstore Renovation – The scope of this project is to upgrade the building infrastructure, improve accessibility, and convert a portion of the Cafeteria to house Fiscal Services, Business Services, the Print and Copy Centers, and other components of the Public Information Office. Also included is the renovation of the Bookstore Office area.
 1. Budget – The project budget is \$7,700,000. A detailed breakdown of the budget is shown in the June 2009 Facilities Master Plan.
 2. Schedule – The project is substantially complete and the building is occupied. Final acceptance is pending correction of damaged work.

The project's contractor drilled into the building's pre-stressed concrete beams at locations prohibited in the construction documents. An investigation was conducted to determine if the drilling compromised the beams. Final test results indicate one beam will require strengthening. Structural engineers have completed plans to strengthen the beam.

Discussions with the contractor are ongoing to develop a work plan and schedule to accomplish the repair. The contractor is responsible for the costs associated with this issue.

3. Phase 2 – Due to the need for DSA review of the plans for the additional elevator and the Buyback/Cashiering area, it is planned to bid and construct the work in a separate phase of construction.
- iv. 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.

The construction of the project's landscape and hardscape improvements extends beyond the current construction fencing and will temporarily disrupt pedestrian and vehicle circulation and parking adjacent to the project.

1. Budget – The previously estimated total project budget has been reduced to \$36,900,000 due to the bid award being substantially lower than estimated. A detailed budget for this project is shown in the December 2010 Facilities Master Plan Report.
2. Schedule – The scheduled construction period is 04/02/10-10/31/11. The contractor is requesting an extension of the completion date to December 2011. The responsible project managers consider the December date as overly optimistic and a more realistic estimate is March 2012.
3. Notes: Faculty Offices will be the same as in the Humanities Building. The pedestrian walkway south of the Administration Building should be opened by the end of October 2011. The grand opening is planned for fall 2012.

v. Social Sciences Building – The scope of this project is the renovation and modernization of the existing Social Sciences Building. Additional classroom space will be obtained by increasing the building’s efficiency ratio of assignable square feet to gross square feet.

1. Budget – The \$5,600,000 funding for this project is jointly provided by the State and Measure E. Due to the restrictions on the State’s cash flow, there is a slight possibility reimbursements will be delayed.
2. Schedule – construction is complete and a Grand Opening event was held on August 15th at 3:30 p.m.
3. Notes: Additional bookshelves will be provided for faculty offices.

vi. Other Projects

1. Baseball Field Improvements – The scope of this project is to make fencing, paving and bleacher improvements.
 - a. Budget - \$235,000. The work is funded from the Measure E Equipment Fund. The low bid amount is \$198,178.
 - b. Schedule – the construction period is July 15, 2011 to September 15, 2011.
 - c. Notes – The budget amount includes engineering fees. There are some minor change orders.
2. Marsee Auditorium Logo – The scope of this project is the installation of a large El Camino College logo on the east facing side of the Marsee Auditorium.
 - a. Budget - \$40,000.
 - b. Installation – January 2012.
3. Construction Technology Dust Collection System Replacement – The scope of this project is the replacement and expansion of the existing dust collection system. Also, electricity will be installed for new roll up doors. Plans are prepared and submitted to DSA.

vii. Future Projects – The 2010 Facilities Master Plan includes funding for two additional major building projects, a new Student Services Center and a new parking structure. These projects are scheduled to be constructed in sequence after the completion of the Industry and Technology Modernization Project.

The following recommendations are made to advance the planning process for the projects.

1. It is recommended the scopes of these projects be reviewed and agreed upon by Cabinet.

2. After review of the scope for the Student Services, it is recommended the College negotiate with the architect firm, WWCOT to provide design services. WWCOT is the firm previously selected for the project at another site on campus.
3. After review of the scope of the new parking structure, it is recommended the College negotiate with the architectural firm, International Parking Design (IPD) to provide design services. IPD designed the Lot H Parking Structure and performed satisfactorily.