

# EL CAMINO COLLEGE

## Facilities Master Plan Report November 2008

### PROJECTS IN DESIGN

- I. Math, Business & Allied Health Building (MBA) – The scope of this building is the construction of a new building at the site of the existing Business Building. Originally planned to be a three-story building about 80,000 square feet in size, it has been decided to increase the number of stories to four and the total square footage to approximately 100,000 square feet. The Math and Business Divisions will occupy the new building along with Allied Health programs.
  - A. Design – The project’s architectural firm, LPA and representatives of the District agreed to the schematic design of the building exterior and floors one through three on July 29, 2008. Design of the fourth floor and the building interiors is in process.
    1. Added Service Request – The decision to increase the size of the building entitles LPA to request an increase in their fee for design. LPA has requested an increase of \$725,000 be added to the base contract of \$2,750,000 for a new total of \$3,475,000. The validity of the requested amount is under review.
    2. Revised Budget – The appropriate timing of when to present the project’s revised budget to the Board of Trustees has previously been discussed and linked to the recommendation for the architect’s fee increase. This recommendation will be ready for the December Board of Trustees meeting.
  - B. Budget – The current budget of \$63,456,000 is unchanged.
  - C. Schedule – The schedule is changed to the following to incorporate the added design time for the fourth floor addition.
    1. Design – 02/01/08 - ~~01/07/09~~ 03/24/09
    2. Division of the State Architect review – ~~01/08/09~~ ~~07/22/09~~ 03/25/09 to 10/06/09
    3. Bidding – ~~07/23/09~~ ~~09/16/09~~ 10/07/09 to 01/18/10
    4. Construction – ~~09/17/09~~ ~~03/02/11~~ 01/19/10 to 09/19/11
  - D. Relocation – Planning is underway to relocate the affected Business Division programs to the Communications Building for the Fall 2009 semester.

- II. 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.
  - A. Design – Preliminary plans were approved by the State Public Works Board on June 13, 2008 and funding in the amount of \$240,000 has been released for the working drawings phase. Discussions are ongoing with the System Office regarding possible limited plan modifications with the goal of increasing program effectiveness. Depending upon the results of these discussions both the following budget and schedule may be impacted.
  - B. Budget – The project’s current budget is \$11,345,000. Fifty percent of the funding will be provided by the State.
  - C. Schedule – The current schedule is unchanged from its last update in September 2008.
    - 1. Design – 09/01/07 to 01/30/09
    - 2. Review by the Division of the State Architect - 02/02/09 to 10/01/09
    - 3. Bidding – 10/15/09 to 12/18/09
    - 4. Construction – 01/12/10 to 01/12/11

**PROJECTS IN THE ACQUISITION PHASE**

- III. Restroom Accessibility Renovations – This project will improve the accessibility, functionality and appearance of 40 restrooms in 16 buildings on campus.
  - A. DSA Review – This project’s plans were approved by DSA on 11/06/08.
  - B. Budget – The budget for this project is \$2,360,000. The funding is from Measure E and is contained within the budgets of the individual buildings.
  - C. Schedule –
    - 1. Bidding – 01/15/09 to 03/15/09
    - 2. Construction – 04/15/09 to 12/31/09
- IV. Humanities Mall Landscaping and Food Service Venue – The scope of this project is to provide hardscape, landscaping and a food service venue in the area bounded by the MCS Building on the north, the Library Building on the south, the Humanities Building on the east and the main north/south walkway on the west.

- A. DSA Review – This projects plan was approved in October 2008.
  - B. Budget - The total cost of the project is estimated to be \$3,350,000 of which \$2,700,000 is for construction.
  - C. Schedule –
    - 1. Bidding – Bids will be opened November 26, 2008.
    - 2. Construction – 01/01/09 – 09/30/09
- V. 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.
- A. Budget – The total project cost is estimated to be \$14,048,000
  - B. Schedule –
    - 1. Bidding – 01/05/09 – 04/15/09
    - 2. Construction – 05/01/09 – 01/31/10
- VI. Infrastructure Phase 3 – The third infrastructure phase project has been bid and four bids received. The process of evaluating the bids and bidders is ongoing. The low bidder has requested to withdraw its bid based upon a math error. It is anticipated a construction contract will be presented for approval at the December 2008 Board of Trustees meeting.
- A. Budget – The project budget is \$17,400,000.
  - B. Schedule – The contract construction period is 365 days.
  - C. Construction Administration – Due to dissatisfaction with the services of the design engineering firm, it is being recommended another engineering firm perform the construction administration. Landscape design is also included in the proposal. The recommendation is included in the Measure E section of the November 2008 Board of Trustees meeting agenda.

**PROJECTS IN CONSTRUCTION**

- VII. MCS Computer Room Cooling Upgrade – The scope of this project is to provide increased cooling capacity to the portion of the computer room containing the network switching equipment and computer drives. Also included are measures to provide redundant cooling capacity and electrical supply for the same area.
- A. Budget – The cost of construction is \$675,000 and equipment costs of \$420,600.
- B. Schedule -
1. Design – 01/01/08 to 06/13/08
  2. Bidding - 07/13/08 to 09/01/08
  3. Bid Award - 10/20/08
  4. Construction – 11/01/08 to 01/31/09
- VIII. Learning Resources Center – The scope of this project is to construct a 20,117 square foot addition on the north side of the Library. Construction is complete and the building is occupied.
- A. Budget – The total project budget is \$13,703,000. Funding for the project consists of State funding of \$8,615,000 and \$5,088,000 from Measure E.
- B. Furniture and Equipment – The majority of furniture and equipment has been installed. Outstanding is the equipment for the multimedia conference room. This equipment is being acquired by bidding. A bid award recommendation is in the Measure E section of the November 17, 2008 Board of Trustees meeting agenda.
- IX. Infrastructure Phase 1 – The installation of piping and conduit is complete and the correction of punch list items is nearly complete. A notice of completion is included in the November 2008 Board of Trustees meeting agenda.
- X. Lot H Parking Structure and Athletic Facilities – The scope of this project is to construct a five-level parking structure, ten tennis courts, and a softball field.
- A. Budget – The budget of \$25,175,480 is unchanged from the last update detailed in the April 2008 FMP Report.
- B. Schedule – The contract period is 14 months, which would provide for a May 2009 completion date. The contractor’s working schedule projects a shorter construction schedule. It is planned to have the intersection and spaces for 300 vehicles completed by the start of the Spring 2009 semester. In addition, it is planned to rent 100 spaces at an off-site location and provide shuttle service

from that location. If rainy weather is not encountered, the North Field will also be available for parking.

- XI. Projects Awaiting DSA Certification – The construction on the following projects is complete. The status of DSA closeout documentation is listed below.
- A. Humanities Building – LPA, the project’s architectural firm, is compiling the closeout documentation and will be submitting it to DSA this month.
  - B. Science Complex – All closeout documentation has been submitted.
  - C. Modular Buildings – All closeout documentation has been submitted.
  - D. Central Plant – The project’s design firm is preparing the closeout documentation with an anticipated submission date in December 2008.

### **OTHER ISSUES**

- XII. Track Modernization & Fieldhouse Replacement – A user group panel has been formed to participate in the selection of the project design architect and in the design of this project. The user group is identified below.

Irv Drew, Dean  
Gene Engle, Assistant Football Coach  
Dean Lofgren, Track Coach  
Michael Fenison, Athletic Director  
LeValley Pattison, Faculty  
Pete Wright, Equipment Attendant

- A. Scope - A long period of time has passed and the Division’s management staff has changed since the scope of this project was determined. It is desirable to confirm the scope with the Division before proceeding. It is anticipated to confirm the project’s scope in December.
- XIII. Maas Companies – The program manager was terminated for internal company reasons on August 28, 2008. A replacement has not been identified. This position is critical to the District’s Facilities Master Plan implementation. The urgency of filling this position with a person acceptable to the District has been communicated to the Maas Companies senior management.