

EL CAMINO COLLEGE

Facilities Master Plan Report November 2015

PROJECTS IN DESIGN & PRE-DESIGN

I. Administration Building Replacement Project – The scope of this project is the construction of a new building on the existing site.

A. Design – The project’s architectural firm, tBP Architecture, was awarded the contract at the July 20, 2015 board meeting.

B. Budget – The total project budget is \$16,161,470.

C. Schedule –

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|-----------------|---------------------|
| 1. Design | 10/01/15 – 08/31/16 |
| 2. DSA Review | 09/01/16 – 04/29/17 |
| 3. Bidding | 05/01/17 – 07/31/17 |
| 4. Construction | 08/01/17 – 01/31/19 |

II. Student Services Building Project - 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.

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, and the Language Academy.

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 \$37,359,209.

C. Schedule –

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|-----------------|---------------------|
| 1. Design | 10/07/13 – 02/27/14 |
| 2. DSA Review | 04/13/15 – 11/13/15 |
| 3. Bidding | 02/01/16 – 04/18/16 |
| 4. Construction | 05/02/16 – 01/15/18 |

III. Lot C Parking Structure – The need for additional parking has always been an issue. Because Lot F could not be expanded, an additional parking structure is needed. The option selected will consist of a four-level structure with 1,443 parking spaces. 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.

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

B. Schedule –

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|-----------------|---------------------|
| 1. Design | 02/03/14 – 10/31/14 |
| 2. DSA Review | 02/02/15 – 10/31/15 |
| 3. Bidding | 12/01/15 – 02/16/16 |
| 4. Construction | 03/07/16 – 09/29/17 |

IV. Gymnasium – This building is the first project identified in the 2012 FMP. Constructing this building will allow physical education 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.

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 \$34,979,151.

C. Schedule –

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|-----------------|---------------------|
| 1. Design | 02/19/14 – 12/31/14 |
| 2. DSA Review | 01/16/15 – 10/30/15 |
| 3. Bidding | 01/02/16 – 03/21/16 |
| 4. Construction | 04/04/16 – 12/29/17 |

V. Pool, Classrooms Complex - This project is the final project of the P.E. Precinct Master Plan. This project is currently over budget due to the needed space for classrooms and Title 5 requirements. The design of the main pool will be reduced from 50 meters to 35 meters; the adaptive pool will increase from four to six lanes, increasing the overall pool sizes and programs.

A. Design - The project’s architectural firm, HMC, was awarded the contract at the August 17, 2015 board meeting.

B. Budget - \$33,459,378

C. Schedule -

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|-----------------|---------------------|
| 1. Design | 09/14/15 – 09/14/16 |
| 2. DSA Review | 09/15/16 – 06/30/17 |
| 3. Bidding | 07/11/17 – 10/16/17 |
| 4. Construction | 11/01/17 – 11/29/19 |

PROJECTS IN CONSTRUCTION

VI. 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. Schedule –

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|-----------------|---------------------|
| 1. Design | 07/30/12 – 07/31/13 |
| 2. DSA Review | 08/01/13 – 10/22/14 |
| 3. Bidding | 05/12/15 – 08/19/15 |
| 4. Construction | 09/14/15 – 05/30/17 |

VII. 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.

A. Budget – The total project budget is \$45,846,456.

B. Schedule –

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| 1. Design | 01/28/11 – 05/21/12 |
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|-----------------|---------------------------|
| 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 (76%) |

OTHER ISSUES

VIII. Future Projects –

- A. Fire Academy – The scope of this project is to replace the existing facilities. The new complex would include the Administration/Classroom Building, apparatus storage, a training tower, and the Burn Building. The current construction estimate is \$8.1 million, with a total project cost of \$13.4 million.

This project was not identified in either of the bond initiatives. A possible budget source might be to reallocate funding from the renovation of the Marsee Auditorium if that project is voided due to excessive cost.

Issues:

1. Architectural services – HMC was the Selection on 10/09/15.
2. Soils conditions – Pending.
3. Hazardous Material – Pending.
4. Fault Zone.

- B. Marsee Auditorium: The seismic, hazardous material, ADA/fire life and safety evaluations have all been completed. The current estimate to renovate the building is in excess of \$49 million. The current budget is \$24,621,193

C. Request for RFQ –

1. Student Activities

IX. Bond Sale – Based on the current schedule of projects, \$80 million will be needed for the next series.