Fine Arts Building Update

Measure C Bond Program

Study Session for the Board of Trustees

October 18, 2011
1. Building turnover process
   - Building turnover status & processing of requests
2. Completed items since last modernization report
   - 2a. Last update & budget – 6/28 BOT meeting
   - 2b. Definitions
   - 2c. NOC for GC and other contracts
3. Weatherization
4. Safety & Training
5. Questions and Process
1. Building Turnover Status:
1. Building Turnover Status

- Maintenance & Operations have management of the building as of September 1st
- Temporary assignment of Lab Tech extended 30 days for transition
- Continue executing requests as prioritized by the Art department (to the extent project funding allows)
- Continue to explore solutions and pricing for currently un-funded items (such as weatherization).
2. Completed Items Since Last Modernization Report:

1. Slides from June board meeting
2. Definitions
3. NOC and other contracts
Supplemental funding requests to complete the FA building:

Part 1 – Action item in this meeting to cover costs of changes, modifications, and added scope to be completed summer and fall 2011. ($350,000)

Part 2 – Future funding request to cover improvements that require a longer lead time due to design, user group involvement, and DSA approval.
  - Weatherization – all floors
  - Improved entrance to future arts “complex”
  - Architectural fees
<table>
<thead>
<tr>
<th>Room</th>
<th>Summer 2011 completion items</th>
<th>Fall 2011</th>
<th>Summer 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sculpture</td>
<td>Exhaust noise <em>(meets design criteria, adding additional insulation as requested by Faculty)</em>, Foundry/Kiln operation <em>(complete)</em></td>
<td>Foundry roof extension <em>(bid, fabrication in process)</em> and membrane <em>(complete)</em>, widen driveway <em>(complete)</em>, roll up doors <em>(troubleshooting)</em></td>
<td></td>
</tr>
<tr>
<td>Ceramics</td>
<td>Plumbing modifications, dust collector exhaust modifications, battery backup kiln, minor electrical <em>(complete)</em></td>
<td>Kiln roof extension and membrane <em>(bid, fabrication in process)</em> roll up doors <em>(troubleshooting)</em></td>
<td></td>
</tr>
<tr>
<td>Art History</td>
<td>Lectern <em>(complete)</em> and AV equipment adjustments <em>(additional training to be scheduled)</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jewelry</td>
<td>Storage <em>(complete)</em>, torch pressure &amp; gas safety <em>(booster pump installed, piping change underway, peer review of system underway)</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Painting/drawing</td>
<td>Storage, lighting <em>(Storage complete, lighting near completion due to back-ordered parts)</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2D/3D &amp; printmaking</td>
<td>Storage, lighting, minor plumbing and equipment modifications <em>(complete)</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Architecture &amp; graphic design</td>
<td>Lighting <em>(complete)</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site</td>
<td>Door hardware improvements <em>(?)</em>, temporary benches <em>(complete)</em>, trash receptacles <em>(on order)</em>, roof hoist <em>(on order)</em>, gas system safety review, <em>(complete)</em>, slippery floors (interior) – epoxy coating <em>(complete, mats ordered)</em></td>
<td>Permanent benches, mechanical room fixes <em>(not teaching critical – deferred)</em></td>
<td>Weather protection – all levels, improve Circle Drive entrance</td>
</tr>
</tbody>
</table>

*2a. From 6/28/11 BOT meeting:*)
2a. Kiln and Foundry awnings

AWNING INFORMATION FOR DESIGN / BUILD CONTRACTOR

DESIGN BUILD AWNING NOTES

1. AWNING SYSTEM SHALL BE DESIGN-BUILT. INCLUDING ALL STRUCTURAL CONNECTIONS, SUBMIT DESIGNED SYSTEM TO PROPOSED CONSTRUCTION FOR OWNER APPROVAL, MAY BE AS REQUIRED TO SECURE APPROVAL.

2. TOP OF AWNING ELEMENT SHALL BE UP TO 4 INCHES ABove Awning Support. If Lower Awning Ribs are shown, lower awning shall be modified. Refer to Structural Engineer's Calculations for AWNING Width and projection. INSIDE AWMNING SCHEDULE IS IN CHARGE WALL.

3. PROJECT IS RESPONSIBLE FOR STRUCTURAL CALCULATIONS AND MATERIALS, AS REQUIRED TO SECURE AWNING CLEARANCE.

4. DRAFT FOR REVIEW & PRICING PURPOSES

AWNING SCHEDULE

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>DESCRIPTION</th>
<th>SHAPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A7</td>
<td>HORIZONTAL TERMINAL</td>
<td>TRIANGULAR</td>
</tr>
<tr>
<td>A4</td>
<td>FIXED VERTICAL AWNING</td>
<td>TRIANGULAR</td>
</tr>
<tr>
<td>A8</td>
<td>PROJECTED TERMINAL</td>
<td>TRIANGULAR</td>
</tr>
<tr>
<td>A11</td>
<td>FIXED VERTICAL AWNING</td>
<td>TRIANGULAR</td>
</tr>
<tr>
<td>A5</td>
<td>HORIZONTAL TERMINAL</td>
<td>TRIANGULAR</td>
</tr>
<tr>
<td>A12</td>
<td>PROJECTED TERMINAL</td>
<td>TRIANGULAR</td>
</tr>
</tbody>
</table>

CONNECTION SCHEDULE

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>WELDED 9&quot; RIVETED TO (3) 1/2&quot; 4&quot; X 4&quot; GALVANIZED STEEL COLUMN - TOP AND BOTTOM OF AWNING</td>
</tr>
<tr>
<td>C2</td>
<td>WELDED 9&quot; RIVETED TO (3) 1&quot; 4&quot; X 4&quot; GALVANIZED STEEL COLUMN - TOP AND BOTTOM OF AWNING</td>
</tr>
<tr>
<td>C3</td>
<td>WELDED 9&quot; RIVETED TO (3) 1/2&quot; 4&quot; X 4&quot; GALVANIZED STEEL COLUMN - TOP OF AWNING SHALL BE BELOW CIRCUMFERENCE</td>
</tr>
<tr>
<td>C4</td>
<td>WELDED 9&quot; RIVETED TO (3) 1/2&quot; 4&quot; X 4&quot; GALVANIZED STEEL COLUMN - TONGUE-AND-GLUE ASSEMBLY</td>
</tr>
</tbody>
</table>
2b. Definitions

- **Punch list:**
  - Base scope items for which the General Contractor is responsible for completing (and/or correcting) to meet the terms of the bid documents

- **Warranty items:**
  - Items that were installed per specification but are malfunctioning and require correction by the General Contractor

- **Added scope (pending funding):**
  - Items that were not shown in the original plans, specifications, or FF&E list. These items require additional funding.
Punch List items required for NOC:

<table>
<thead>
<tr>
<th>Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roll-up doors in ceramics and sculpture</td>
<td>“Chain fall” solution will be tested on east door in sculpture. If not acceptable to District, tracks will be replaced with larger radius and top pane will be “frozen”</td>
</tr>
</tbody>
</table>
## Warranty/Operational items:

<table>
<thead>
<tr>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light ballasts – repaired (burned out bulbs replaced, Room 201 wiring fixed)</td>
</tr>
<tr>
<td>Artwork vapor/BMS system operation – fresh air override switch operational and graphics installed explaining to users how to use it</td>
</tr>
<tr>
<td>Window handle broken off – in process</td>
</tr>
<tr>
<td>FA 312, HVAC Unit 3.02 inoperative – in process</td>
</tr>
<tr>
<td>FA 123, Jewelry gas booster repair – loaner in place</td>
</tr>
<tr>
<td>FA 118, Clean inoperative “Go Filter” unit, trips power breaker – in process</td>
</tr>
<tr>
<td>Jewelry room shear – repair or replacement being pursued with manufacturer</td>
</tr>
<tr>
<td>Oxy/acetylene system piping – complete (replaced copper pipe with steel pipe)</td>
</tr>
</tbody>
</table>
Added scope requests, pending funding:

- Larger AV screens for sculpture and ceramics
- Further improvements to ambient noise level in sculpture
- Permanent benches
- Storage & table refinishing for architecture room
2c. NOC and other contracts

- NOC issued to General Contractor when:
  - Base scope is complete
  - Starts 35 day period before District obligated to release retention or pay interest on “held” amount
  - Implies that the District has “accepted” the building
- All design and construction projects require multiple contracts:
  - Main contracts are Architecture and General Contracting, however:
  - EIR, testing and inspection, hazardous materials, small contractors, FFE procurement and various other design and construction contracts are required to complete a project
  - Total of 227 contracts for Fine Arts
3. Weatherization:

1. Ground floor: Challenges & possible solutions
2. 2nd and 3rd floors: Challenges & possible solutions
3. Stairway: Challenges & possible solutions
Challenges:

- Without a continuous walkway cover, the only dry place is in front of the Art Office
- The Lockers get wet
- During the worst conditions, wind driven rain can blow into the classrooms
- The central staircase is slippery
• Ground floor – west elevation

• Possible Solutions:
  • Without a continuous walkway cover, the only dry place is in front of the Art Office – *add a continuous fabric canopy to the west elevation*
  • The Lockers get wet – *fabric canopy will prevent most rain from hitting the lockers*
  • During the worst conditions, wind driven rain can blow into the classrooms – *fabric canopy will prevent most rain from hitting the doors*
  • The central staircase is slippery – *adding non-slip treads (ongoing)*
  • *NOTE: Fabric solution has an 8 year lifespan (similar to kiln/foundry cover) and will require replacement by M & O*
Ground floor walkway

Original concept

Current condition + patio canopy = Possible solution
Challenges:
- The height of the overhang gives insufficient cover in wind driven rain
- The metal screens collect rain and wind gusts splash it on users
- During the worst conditions, wind driven rain can blow into the classrooms
- The central staircase is not covered
Possible Solutions:

- The height of the overhang gives insufficient cover in wind driven rain – *the existing corridor height cannot be changed, however...*
- The metal screens collect rain and wind gusts splash it on users – *fabric screens can be added to the inside face, preventing wind driven rain from being blown into the corridor*
- During the worst conditions, wind driven rain can blow into the classrooms – *fabric screens, thoughtfully placed, will prevent the rain from entering classrooms*
- The central staircase is not covered – *add a fabric cover*
South elevation – 2\textsuperscript{nd} and 3\textsuperscript{rd} floors

Strategically placed fabric screens (at doors)
2nd floor walkway

Fabric screens protect doors from water & wind

Non-slip Treads

3rd floor walkway
Central Stairway

- **Challenges:**
  - Without a roof over the stair, rain water runs down the stair, making the treads slippery.
  - The metal treads meet code, but with the additional water, the edge of the tread can become slippery.
Central Stairway

- **Possible Solutions:**
  - Without a roof over the stair, rain water runs down the stair, making the treads slippery – add a canvas cover over the stair. *This reduce (though not eliminate) some of the water.*
  - The metal treads meet code, but with the additional water, the edge of the tread can become slippery – *add non-slip tread covers (pricing ongoing)*
Central Staircase

Rendering

Proposed solution

fabric cover over main stair
4. Safety and Training:
Training on specialized equipment (power tools etc) is being administered and lab technicians are comfortable operating the equipment.

What is needed and is being developed is a “Train the Trainer” program where appropriate staff will be trained and certified to instruct others how to use the equipment.

A Safety consultant has been identified to perform this training.
5. Questions and Next Steps:
## Miscellaneous Questions:

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Why are there cracks in the concrete?</td>
<td>Shrinkage cracks in concrete are a natural occurrence as concrete hydrates. The size and length of the cracks are within normal tolerances.</td>
</tr>
<tr>
<td>2. What is the status of stairway “evacuation chairs?”</td>
<td>These are not required by code or by the local the fire department. M&amp;O installed chairs in the old facility and a determination will be made whether they can be installed in this facility.</td>
</tr>
<tr>
<td>3. Is there outdoor lighting control?</td>
<td>The outdoor lights have emergency battery backup that lasts approximately 2 hours. They are operated by the building management system which automatically turns them on and off.</td>
</tr>
<tr>
<td>4. What is the status of the art gallery design modifications?</td>
<td>The art gallery is part of the Performing Arts project. Recent requests are being documented for the Dean, and will be considered pending budget development and weighed against other priorities.</td>
</tr>
<tr>
<td>5. Does the floor drain (outside ground level rest room) function properly?</td>
<td>The drain functions properly and the walk area around the drain is sloped to meet code (to prevent slips and falls). After a hard storm this area can have standing water up to approx. 1/8” which evaporates in a matter of hours after the rain stops.</td>
</tr>
</tbody>
</table>
Next Steps:

- **Solutions include:**
  - Peer review by safety consultant to confirm issues of concern. Address immediately, if necessary
  - A thorough “Train the Trainer” process is underway (by the College)
  - Continue to address warranty items promptly (by M & O)
  - Additional scope or equipment requests are reviewed by the Dean and VP and if budget allows, are implemented

- **Possible weatherization solutions will be presented for the Board’s consideration**