Measure C Bond Program
Successful completion of the Bond:

1. What we’ve accomplished thus far

2. What remains to be accomplished
   - Getting it done right
   - ADA Accessibility
   - Successful Academic Center project

3. Here’s how we plan to do it
The Team

Laura McCarty  Director of Modernization, COM
Sally Swanson  Architect, Sally Swanson Architects, Inc.
Ken Brazzel  Program Manager, Jacobs
Sarah Schoening  Consultant, Schoening Group
Mark Kelley  Dannis Woliver & Kelley

also contributing:
Don Flowers  Interim Director, Maintenance and Operations, COM
Chris Schultz  DSPS Counselor, COM
Major accomplishments

✓ 7 new buildings:
  ▪ State of the art teaching and learning facilities
  ▪ New furnishings and equipment throughout
  ▪ Fully ADA Accessible
  ▪ LEED certified

✓ Technology (separate report)

✓ Utility infrastructure

✓ Renewable energy (Geothermal & Photo-voltaic)

✓ New track surface serving college and community

✓ Academic Center ready for construction
ADA accessibility data & definitions

Description of 2004 ADA Survey

Review of student reported accessibility issues

Resolved =

- Demolished/decommissioned
- built new/modernized
- program relocated
Kentfield

1. Resolved to date:
   78% barriers removed* (not including Austin)

2. Remaining to go:
   LRC, FH, SS, remaining site & parking

IVC

1. Resolved to date:
   31% barriers removed* (not including Ohlone)

2. Remaining to go:
   Pomo #3-7
   Miwok
   Building 17 (old library, downstairs only)
   Pool building
   Administration building

* From the 2004 Sally Swanson survey. Includes demolished, built new, modernized, de-commissioned, or program relocated.
Breakdown of ADA Projects
Resolved vs. Remaining - Kentfield

Resolved 78%
Remaining 22%

Site
Student Center
Fusselman
LRC
Current Accessibility Progress

ININDIAN VALLEY CAMPUS
1 Transportation Technology Complex
2 Machine & Metals Tech
3 Marin Simulation Center
4 College Operations
5 Child Development Programs
6 Pool/Locker-Shower Building (LS)
7 Maintenance/Police
8 Greenhouse
9 Shade Structure
10 Classrooms/Labs/Student Services & Media Resource Center
11 Organic Farm & Garden
12 Classrooms
13 Classrooms
14 Labs/Meeting Rooms
15 Classrooms
16 Classrooms
17 Ticket Dispensing Machine
18 Bus Stop
19 Accessible Parking
20 Complete
21 Pending
22 Decommission

LEGEND
You are Here
Building Number
Parking Lot
Visitor Parking

POLICE PHONE NUMBERS
Emergency: 911
Urgent: 415.485.5666
IVC Police Business: 415.485.3170

PARKING
Designated parking available for carpool/rampool, motorcycles, persons with disabilities and fuel efficient vehicles.

Vehicles on campus are subject to parking and traffic regulations.

All cars must have a permit which may be purchased from the parking ticket dispensers located in parking lots.

Parking permits are required at all times, except Saturdays, Sundays and school holidays.
Breakdown of ADA Projects
Resolved vs. Remaining – IVC
Excluding Ohlone

- Resolved: 31%
- Remaining: 69%

Admin
- Pool Bldg
- Bldg 17
- Miwok
- Pomo
Breakdown of ADA Projects
Resolved vs. Remaining – IVC
Including Ohlone

Resolved 25%  Remaining 75%

Admin
Pool Bldg
Bldg 17
Miwok
Pomo
Ohlone
ADA cost estimates

Kentfield estimates *include*:

- Ramps, restrooms each level, signage, hardware
- Items likely to be required by DSA; fire alarm & structural at LRC
- Allowances for lifts and/or elevator improvements included but further study needed
- Improvements to the DSPS center in the LRC

IVC

- Remaining IVC reserves can cover some targeted improvements but *will not be enough* to cover unforeseen conditions due to poor condition of buildings, fire alarm, structural, or elevators
- *A timeline for implementation or resolution will be necessary*
Questions
Identify program drivers and objectives
- President’s directives to finish well
- End of program means approaching end of funds

Identify critical expenditures and uncertainties
- Project completions
- New Academic Center
- Accessibility
- Program team and services

Right-size budgets to serve objectives
- Bottom up project detail
- Thorough budget scrub of all program lines

Sequence expenditures to respond to decreasing uncertainties
$2,164,000 Net Increase

- Reconciled Estimates
- 10% Change Order Contingency
- 3% Project Contingency
- Project Construction Management Fee
  - Staffing appropriate to phase
- Possible 5% overbid scenario presented as a possible scenario below
Performing Arts

$250,000 Increase

• $250,000 has been put aside based on a prioritization of requested “come back” projects.
• Budgeted FF&E remains unchanged at approx. $370,000
$100,000 Increase

- Original change order allowance 3.3% actual 4%
- Unforeseen added inspection fees for DSA
- Construction Management Fees (previously unbudgeted)
$150,000 Allocation

- Budget for historic preservation required by the new Academic Center EIR
- Any additional cost that may be required for this area will require fundraising
$400,000 Increase in budget for most urgent items addressing safety, health and operation of HVAC system

1. Acetylene and Oxygen Tank Piping and Manifold
2. Paint Studio HVAC Remediation
3. Mechanical Room 204 HVAC Remediation
Fine Arts Weatherization

Current Budget is $1,148,000

1. Central stairway cover

2. Cover walkway on ground level

3. Glass curtain wall south elevation

Due to the magnitude of the bids over budget, all three of the items cannot be accomplished within the current budget
FA additional needs not covered

Remainder of FA Mechanical, an additional $750K

- DCU Acoustical Remediation
- Slurry Room Exhaust Modifications
- Soda Kiln Hood Installation
- Exhaust Hood Modifications
- New Energy Monitoring Meters
- Mechanical Room 135 Modifications

FA Weatherization increase due to over bid $800K

Total $1.55M
$1,560,000 Increase for Program Management through close out of the Academic Center (4th Quarter 2015)

- Management oversight and support to the College
- Accounting and cost support
- Administrative support
Expenditure Sequencing for the remainder of the bond

Milestones for project cost predictability

- New Academic Center bid (July ‘13)
- New Academic Center foundation completion (spring ‘14)

Project starts after AC milestones

- ADA updates
- Fine Arts Weatherization
# BSP Options Worksheet

<table>
<thead>
<tr>
<th>#</th>
<th>Description</th>
<th>A</th>
<th>Notes - Scenario A</th>
<th>B</th>
<th>Notes - Scenario B</th>
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<tr>
<td>309A</td>
<td>ADA upgrades - KTD</td>
<td>$ 3,485,000</td>
<td>$2.235M est. remaining KTD ADA, $2M LRC structural (augments $750 remaining in current ADA project)</td>
<td>$ 3,485,000</td>
<td>$2.235M est. remaining KTD ADA, $2M LRC structural (augments $750 remaining in current ADA project)</td>
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<td>303B</td>
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<td>CSC</td>
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<td>SMN</td>
<td>$(784,655)</td>
<td>Reserves $175K for come back projects and $200K for general contingency</td>
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<td>306D</td>
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<td>Retain $1.148M budget; defer any items over budget</td>
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**Notes:**
1. Does not assume any offsetting funds recovered from legal processes
2. ADA and structural figures are very preliminary and need to be verified