Measure C Bond Program

FOR THE BOARD OF TRUSTEES
STUDY SESSION
AUGUST 20, 2013
The Team

**Presenters:**

Laura McCarty, Director of Modernization, COM  
Ken Brazzel, Program Manager, Jacobs  
Sarah Schoening, Consultant, Schoening Group

And thanking the entire team:  
Board of Trustees  
President Coon  
Students, Faculty & Staff  
College Leadership  
User groups & Move teams  
Maintenance, Operations, OIM & IT  
Architects, Engineers & Consultants  
Silverado, demolition contractor  
Dannis Woliver & Kelley, the legal team  
Our local neighbors and community  
Kentfield Planning & Advisory Group  
County Supervisor Katie Rice & staff
Objectives

- New information since March retreat
- Process Coordination and Strengths
- Decision Scheduling
Agenda

- Academic Center
- Fine Arts Mechanical & Weatherization
- Access & Safety
  - ADA transition plan estimated costs
  - LRC structural
Bond Completion Timeline

Prudent window of opportunity for decisions on remaining projects and funds

* Timeline is calendar years
Program and Project Processes

Program goals: credible, accountable, lean, effective

- Community and stakeholder engagement
- Peer reviews of design and estimates
- Constructability reviews; document coordination
- Refocused program team
- Budget analyses, projections, leaned and rebuilt
- Delivery options: scrutiny and debate
- Robust, tailored prequalification process
- Program decisions prioritized and sequenced
CONSTRUCTION UPDATE
New Academic Center Demolition
Week Ending June 26, 2013

- Excavations of all foundations are complete. Silverado Demolition contractor separating concrete and steel and preparing for removal to recycling centers on Friday 07/26/13. Debris Removal will 95% complete.
- Larger excavation equipment has been removed from site.
- Silverado will be working on Saturday 07/26/13. Work times 9:00AM - 4:30PM. Work will include underground utility removal and grading preparation. Any issues or questions contact Jacobs construction manager who will be on site is Billy Pate: 310.347.6321.

Upcoming Activities for Week of July 29th:
- Continue final debris removal and grading and site preparation.
Academic Center Demolition

On time

On budget
Excellent community feedback
Academic Center Update

Bid results:
- 12 prequalified
- 7 bids submitted
- Tight spread
- Reputable bidders

Estimated demolition + hazmat abatement + construction \( \approx 23.6 \text{ m} \)
Fine Arts

MECHANICAL & WEATHERIZATION IMPROVEMENTS
Fine Arts

Mechanical - Top 3 health & safety concerns designed, bid & installed:

- *Painting room new air system*
- *Oxyacetylene system safety improvements*
- *HVAC maintainability improvements*

Weatherization items bid and awarded:

- *This phase: Covered walkway. Goal – to be installed by Thanksgiving 2013*
- *Future phases: Roof over central stair & south elevation glass wall*
Fine Arts Additional Needs

Remainder of FA Mechanical, an additional $700,000

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

Remainder of Weatherization, an additional $450-975K
WHEREAS, the Board has determined that the maintenance, modernization and replacement of worn-out classrooms, buildings, laboratories and instructional equipment; the provision of state-of-the-art computer technology; the installation of fire safety equipment; the improvement of electrical, lighting, ventilation and fire detection systems in existing classrooms; the need for pedestrian, cyclists, and disabled student access improvements; and the improvement of campus safety are also among the highest priorities of the Board…
Access & Safety

- Construction of new ADA Ramp at Learning Resource Center
Access & Safety

- Completed ADA schematic design & cost estimates for Fusselman Hall, the Learning Resource Center, and the Student Center

- ADA improvements at the LRC do not trigger a seismic upgrade*. However, we have the opportunity resolve the issues documented in the structural assessment in a cost effective way with the ADA improvements.

*Time is of the essence as a code change in January 2014 will change this.
Access & Safety - Kentfield

Scope of ADA improvements - Kentfield:

- Ramps & pathways, restrooms, signage & door hardware
- Estimates vary by quantity and complexity of building
## Kentfield ADA Projects

<table>
<thead>
<tr>
<th>Project/Building</th>
<th>Bid/Cost Estimate</th>
<th>Currently Funded?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ramp between LRC and Student center</td>
<td>$129,800</td>
<td>YES</td>
</tr>
<tr>
<td>Fusselman Hall</td>
<td>$750,000</td>
<td>YES</td>
</tr>
<tr>
<td>Learning Resource Center</td>
<td>$900,000</td>
<td>NO</td>
</tr>
<tr>
<td>Student Center</td>
<td>$450,000</td>
<td>NO</td>
</tr>
<tr>
<td>Learning Resource Center Voluntary</td>
<td>$500,000</td>
<td>NO</td>
</tr>
</tbody>
</table>
The Measure C Bond Program will essentially complete the 2004 Kentfield Transition Plan.
Scope of ADA improvements - 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 documented good faith effort for implementation or resolution will be necessary**
Summary and Next Steps

- New information
- Development and strengthening of program systems
- Early 2014; window of opportunity to leverage the decision making on the remaining bond funds.
Appendix
# Fine Arts Mechanical & Weatherization

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
<th>Currently Funded?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1 mechanical (oxyacetylene system safety, painting room fresh air, Mechanical room corrections)</td>
<td>$353,139, actual</td>
<td>YES, completed</td>
</tr>
<tr>
<td>Phase 1 Weatherization – Ground level canopy</td>
<td>$502,277, actual</td>
<td>YES, bid complete</td>
</tr>
<tr>
<td>Phase 2 mechanical: DCU Acoustical Remediation</td>
<td>$550,000, estimate</td>
<td>NO</td>
</tr>
<tr>
<td>Slurry Room Exhaust Modifications</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soda Kiln Hood Installation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exhaust Hood Modifications</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Energy Monitoring Meters</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mechanical Room 135 Modifications</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phase 2 Weatherization – Roof over stair</td>
<td>$450,000, estimate</td>
<td>NO</td>
</tr>
<tr>
<td>Phase 3 Weatherization – Glass wall on south elevation</td>
<td>$525,000, estimate</td>
<td>NO</td>
</tr>
</tbody>
</table>
## Kentfield ADA Projects – Schematic design Estimates

<table>
<thead>
<tr>
<th>Description</th>
<th>FH</th>
<th>LRC</th>
<th>SS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior ramps</td>
<td>$75,621</td>
<td>$110,699</td>
<td>$60,350</td>
</tr>
<tr>
<td>1st floor rest room corrections</td>
<td>$94,093</td>
<td>$39,713</td>
<td>$6,136</td>
</tr>
<tr>
<td>2nd floor rest room corrections</td>
<td>$36,874</td>
<td>$28,046</td>
<td>$27,743</td>
</tr>
<tr>
<td>Door hardware &amp; signage</td>
<td>$92,766</td>
<td>$202,648</td>
<td>$100,356</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$299,354</strong></td>
<td><strong>$381,106</strong></td>
<td><strong>$194,585</strong></td>
</tr>
<tr>
<td>General conditions (25%)</td>
<td>$74,839</td>
<td>$95,277</td>
<td>$48,646</td>
</tr>
<tr>
<td>Bonds &amp; insurance (1.5%)</td>
<td>$5,613</td>
<td>$7,146</td>
<td>$3,648</td>
</tr>
<tr>
<td>Overhead &amp; Profit (10%)</td>
<td>$37,981</td>
<td>$48,353</td>
<td>$24,688</td>
</tr>
<tr>
<td>Design contingency (15%)</td>
<td>$62,668</td>
<td>$79,782</td>
<td>$40,735</td>
</tr>
<tr>
<td>Escallation (4.56%)</td>
<td>$21,909</td>
<td>$27,892</td>
<td>$14,241</td>
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<tr>
<td><strong>Total hard costs</strong></td>
<td><strong>$502,363</strong></td>
<td><strong>$639,555</strong></td>
<td><strong>$326,544</strong></td>
</tr>
<tr>
<td>Haz mat &amp; soft costs at 40%</td>
<td>$200,945</td>
<td>$255,822</td>
<td>$130,618</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$703,308</strong></td>
<td><strong>$895,377</strong></td>
<td><strong>$457,161</strong></td>
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</tbody>
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