CAPITAL PROJECTS

One Stop Student Services Center:

The project is constructing a new 44,788 sq. ft. two-story student services building (building A) and a new 21,053 sq. ft. two-story administration building (building B) with associated on- and off-site improvements targeting LEED Silver Certification. In addition, the project develops a new north Bradley Road driveway, north-east loop road, and parking lot in accordance with the board approved 2008 Bond Measure I, Facilities Site and Utilities Master Plan. The project also includes the demolition of existing buildings A, B, I, N-Annex, T, U, V, and X.

Duct and variable air volume unit’s installation continued on the first and second floors of the student services buildings. Three of four main HVAC rooftop units were delivered to the site along with the majority of the door frames. The emergency generator for the administration building was installed.

Soltek Pacific general contractor’s request to replace the structural steel and steel framing subcontractors was approved. It is anticipated this work will begin again in the near future.

Of the current project budget of $36,457,000, a total of 80% has been committed; of 80% committed, 43.3% has been paid.

Public Safety Complex:

This project consists of a 36,678 sq. ft. academic building, 8,568 sq. ft. six-story fire tower, 12,286 sq. ft. apparatus storage building, a 42,406 sq. ft. shooting range, scenario village, prop house, fitness track, skid pad/slow speed driving skills area, and a one-mile emergency vehicle operator course (EVOC).

A notice to proceed (NTP) was issued to general contractor, Sinanian Development, Inc., on August 16, 2011. The contractor has submitted their site fencing and layout plan for review and comments. These comments were incorporated into the plan allowing installation of the construction fencing to be completed. Contracts were processed for the services of the inspector of record, special inspection services, labor compliance, and environmental monitoring.

The revised budget for this project is $37,936,539, a total of 85.9% has been committed; of the 85.9% committed, 7.8% has been paid.

Childcare Center Addition:

The project consists of a 11,666 gross building sq. ft. addition (approx. 8,900 building sq. ft. and 2,700 sq. ft. of canopies and overhangs) to the existing building J on campus. The addition will replace building Z which is scheduled for demolition upon completion of the project. The project will provide additional classrooms to accommodate the increased number of children that are housed in the to-be demolished building Z. The project will also provide a hands-on learning lab for the degree and certificate programs in early childhood studies.

A notice to proceed (NTP) was issued to general contractor, Pacific-Mountain Contractors of California, Inc., on August 16, 2011. The contractor has submitted their site fencing and layout plan for review and comments. Contracts were also processed for the services of the inspector of record, special inspection, and labor compliance.
The revised budget for this project is $7,564,508, a total of 87.3% has been committed; of the 87.3% committed, 7.4% has been paid.

**Fine Arts Complex:**

The Fine Arts Complex is a new 68,000 sq. ft. two-story building that includes visual arts, multi-media and applied design, photography, film and video, dance, music, and shared amenities. The project consolidates all of the fine arts and performing arts (except theatre arts) currently in buildings D, E, F, O, and S, into one Fine Arts Complex. The district is also developing bid alternates; such as, the Theatre Arts Complex, south commons site utility infrastructure and landscape improvements, and reconstruction of parking lot 8 (gym parking lot).

The architect submitted the drawings to Division of the State Architect (DSA) on July 1, 2011, with the commitment from DSA to provide approval by November 2011.

Of the current project budget of $39,198,920.00, a total of 13.4% has been committed; of the 13.4% committed, 44.9% has been paid.

**Theatre Arts Complex:**

The Theatre Arts Complex was approved by the board of trustees as a bid alternate to the Fine Arts Complex. The concept design, including remodeling building F, demolishing building E and constructing a 19,600 sq.ft. stand-alone structure in its footprint, was approved by the board at the January 18, 2011 meeting.

This project was submitted to DSA as an alternate to the Fine Arts Complex on July 1, 2011. The district learned of a bond issuance constraint that may cause this project to bid in the fall of 2014, instead of the spring of 2012, as anticipated.

Of the current budget of $1,676,000.00, a total of 33.2% has been committed; of the 33.2% committed, 29.2% has been paid.

**Industrial Technology and Physical Education/Athletic Fields Project:**

This new facility will provide space for the Industrial Technology programs including: automotive transportation technology, auto body technology, architecture/engineering technology, machine technology, welding, and administrative support. This project proposes to construct a new building to the south of building O, in the space currently occupied by the track and football field. Of the estimated total project cost of $19.6M, a preliminary allocation of $8.5M has been approved by the board of trustees.

A notice to proceed (NTP) was issued to Flintco Pacific, Inc., design-build entity, on August 30, 2011.

Of the revised project budget of $24,712,722, a total of 82% has been committed; of the 82% committed, 3.7% has been paid.
**SCHEDULED MAINTENANCE PROJECTS**

**Fire Alarm Upgrades:**

This project replaces the existing fire alarm systems in buildings E, F, H, K, M-300, M-400 and N. The new system will be designed and installed to current DSA requirements. The project will install new panels, devices, and wiring in the above listed buildings.

The district, with the assistance of O’Connor Construction Management, Inc., developed two bid alternates for inclusion in the project. These alternates are currently included in two capital projects, Theatre Arts Complex and Physical Education/Athletics, Remodel Building N, however, they have been developed as alternates to this scheduled maintenance project to ensure their completion in the event the capital projects are not realized.

The engineer is continuing to revise project documents to address comments received back from Division of the State Architect in June 2011.

Of the current budget of $40,800, a total of 92% has been committed; of the 92% committed, 93% has been paid.

**Building D Repairs and Upgrades:**

This project addresses many deficiencies in building D, with the major areas of work being ADA renovations, door and hardware replacements; interior and exterior painting; restroom, dressing room, and lobby upgrades for code compliance; fire alarm replacement to meet current DSA requirements; electrical upgrades to connect to the 12kV loop system; roof replacement; in-building water and gas piping improvements; HVAC upgrades, including DDC controls; and replacement of the non-DSA approved catwalk.

The district completed the review of the 90% construction drawings and returned comments to Westberg + White this month. Additional meetings were held to review the potential of phasing this project. Development of the finishes continued this month.

Of the current budget of $500,570, a total of 90.1% has been committed; of the 90.1% committed, 72.2% has been paid.

**Lompoc Valley Center Repairs and Upgrades:**

This project replaces a failed back-up battery system for the emergency lighting with a new emergency generator; addresses ADA retrofits; constructs a new roof for the central plant building to extend the operating life of the mechanical equipment; installs new water heaters and softeners; and repairs to damaged concrete around the site.

This project has been submitted to DSA, the district is awaiting approval.

Of the current budget of $169,000, a total of 62.3% has been committed; of the 62.3% committed, 84.33% has been paid.
TECHNOLOGY PROJECTS

Phoenix Project: Employee leave information was imported from the mainframe into IFAS HR where it is now being maintained. IFAS payroll was run with a set of test employees to identify issues.

Of the $8,098,954 budget, a total of 96.5% has been committed.

Technology and Instructional Equipment Modernization: The Technology Advisory Committee (TAC) recommended the following major modernization purchases in August: new computers for the library, email Exchange load balancer, and a 3-year site license for Adobe Creative Suite Master Collection.

Of the $11,893,114 budget, a total of 48% has been committed.

Solvang Center Computer Lab Project: The computer lab was set up in time for fall classes. Two ADA tables and two printers were purchased in August.

Of the $200,000 budget, a total of 40% has been committed.

VOIP Equipment Project: The district evaluation committee selected a short list of three vendors from the eight responses to the Request for Proposals (RFP) for the Voice Over Internet Protocol (VOIP) Equipment and Services. Site visits and reference checks were conducted in August. The final recommendation will be made in September.

The award of the contract for the Uninterruptible Power Supply (UPS) was made in August.