CAPITAL PROJECTS

One Stop Student Services Center:

The project seeks to construct 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.

Construction of the project continued during the month of January. Erection of fabricated steel on the student services building was completed during January with welding to begin in February. Steel erection on the administration building continued and will be completed in February. Installation of the second floor metal decking continued on both buildings and the elevated walkway components were put in position. Storm drain installations continued this month connecting the system to the existing campus system. Fire hydrant installation also occurred. Due to weather conditions, the aggregate base was not installed in the north parking lot in December, as anticipated.

Of the current project budget of $39,456,970, a total of 75% has been committed; of the 75% committed, 26% 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).

Project plans are still awaiting Division of the State Architect (DSA) plan check approval. The architect now anticipates receiving approval in early February. The public bidding process began January 26, 2011, with the publication of the first advertisement of the pre-qualification request.

The budget for this project is $46,163,902, a total of 10.5% has been committed; of the 10.5% committed, 45.5% has been paid.

Childcare Center Addition:

The project consists of a 6,800 sq. ft. addition 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.

Project plans are still awaiting Division of the State Architect (DSA) plan check approval. The architect now anticipates receiving approval in late February. The public bidding process is anticipated to begin February 1, 2011, with the publication of the first advertisement of the pre-qualification request.

Of the $6,500,000 project budget, a total of 15.7% has been committed; of the 15.7% committed, 39.8% 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).

Steinberg Architects continued meetings with project stakeholders to develop working drawings and identify fixture, furnishings and equipment (FF&E) needs. Steinberg Architects continue developing recommendations for bid alternates for this project. The site soils engineering report and site topographic survey were completed and submitted to Steinberg Architects for their use in developing the project. A value engineering workshop was held during which both cost saving measures were identified along with potential additional cost savings items that require further review and study for feasibility. The architect anticipates submitting the drawings to DSA by May 2011, with the commitment from DSA to provide approval by November 2011. John Larson, URS Corporation, presented the California Environmental Quality Act (CEQA) compliance requirements for the project; filing a Notice of Exception, at the January 18, 2011 board meeting.

Of the current project budget of $39,198,920.00, a total of 11.9% has been committed; of the 11.9% committed, 22% has been paid.

Theatre Arts Complex:

The Theatre Arts Complex was approved as a bid alternate to the Fine Arts Complex. The concept design, including remodeling building F, demolishing building E and constructing a stand-alone structure in its footprint, was approved by the board at the January 18, 2011 meeting. At this same meeting, John Larson, URS Corporation, presented the CEQA compliance requirements for the project; filing a Notice of Exception.

Of the current budget of $1,676,000.00, a total of 8% has been committed; of the 8% committed, 0% 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 $17.6M, a preliminary allocation of $8.5M has been approved by the board of trustees.

Individual department stakeholder meetings with the architect continued in January. The architect anticipates having the preliminary bridging documents complete in mid February. The district hired Kitchell CEM to provide design build consulting services to assist the district in developing the Request for Proposal (RFP) document the project.

Of the preliminary project budget of $8,500,000, a total of 8.5% has been committed; of the 8.5% committed, 31.9% has been paid.
Physical Education/Athletics, Remodel Building N:

This project proposes a renovation of the athletic training facility, physical fitness lab, locker rooms, team rooms, showers and equipment room. The project will address the building systems such as, the boiler, HVAC, main electrical lighting, power, data and fire alarm. Door hardware and hallway flooring will also be replaced and the building interior and exterior painted. Of the estimated total project cost of $4.9M, a preliminary allocation of $2.2M has been approved by the board of trustees.

The district hired Kitchell CEM to provide design build consulting services to assist the district in developing the Request for Proposal (RFP) document the project. Stakeholder meetings are anticipated to resume in February.

Of the preliminary project budget of $2,200,000, a total of 6.6% has been committed; of the 6.6% committed, 77.4% 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 Division of the State Architect 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, developed two bid alternates for inclusion in the project. Alternate one is the addition of buildings E and F and alternate two is the addition of building N. These alternates are currently included in two capital projects, however, they have been developed as alternates to this scheduled maintenance project to ensure they are completed in the event the capital projects are not realized. The architect, JMPE Electrical Engineering & Lighting Design, anticipates submitting this project to DSA during the month of February.

The current budget is $15,000.00.

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 damaged concrete around the site.

A contract was executed with architects Harris Architect and Design, and development of the working drawings for this project commenced. The architect and O’Connor Construction Management Inc., held a site visit with plant services personnel to solicit feedback on maintenance items. A kickoff meeting with project stakeholders has been scheduled for February 2, 2011.

Of the current budget of $169,000, a total of 42.9% has been committed; of the 42.9% committed, 0% 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 Division of the State Architect 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.

With the assistance of O'Connor Construction Management Inc., the scope of services for the architect was finalized this month and an updated contract executed with architects Westberg + White, Inc. The architect and O'Connor Construction Management Inc., began stakeholder meetings in January to consider phasing options and validate both project scope and schedule.

The current budget is $216,000.00.

TECHNOLOGY PROJECTS

Phoenix Project: In the distant past, paper records submitted by students such as, other school’s transcripts and financial aid material, were captured on microfilm. The project to convert our remaining 16 rolls of microfilm to a digital format and import these records into the Banner student system started in January. Currently, when a student submits paper records to a student services office, the paper is scanned and stored in a computer system in an image format. The project to migrate these image files from our old document management system into Banner also started in January. Of the $7,561,990 budget, a total of 97.8% has been committed.

Technology and Instructional Equipment Modernization: The Technology Advisory Committee (TAC) recommended the following major modernization purchases in January: Fine Arts computers and video recorders; Learning Assistance Program adaptive software, computers and readers; and Hancock photographer camera.

Of the $11,888,795 budget, a total of 51% has been committed.

Solvang Center Computer Lab Project: A classroom at the Solvang Center is being transformed into a computer lab with a capacity for thirty (30) computers and two (2) printers, along with a smart podium, data projector, and projection screen. In January, Comcast ran a data fiber connection to the building. The project is scheduled to be completed for fall semester 2011 classes. The estimated budget for this project is $200,000.