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.

Installation of variable air volume (VAV) units and ducts continued to progress on the second and first floors of the Student Services buildings. Conduit installation progressed on the framed walls. Structural steel bracing and HVAC support installation continued towards the end of July. The first floor concrete slab in the Administration building was poured. Diamond block-outs, curbs and equipment pads were placed on the first floor slab and heating, ventilation and air conditioning (HVAC) installation has begun. Kitchell CEM is working with general contractor, Soltek Pacific and Steinberg Architects to facilitate steel framing activities to start progressing again.

Of the current project budget of $36,457,000, a total of 78.9% has been committed; of the 78.9% committed, 42.9% 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.

Based on the bid of lowest responsive and responsible bidder and the additional soft cost funding needs, an additional $1,064,508 is needed to fund the project. Using the previously set-aside $650,000 in program contingency for this project and based on retaining $149,500 in a program-wide contingency, brings the additional funding needed for the Childcare Center Addition project to $564,008.

Administration has identified available bid savings and program-wide contingency from the One Stop Student Services Center project of $6,500,000 and Public Safety Complex project $10,931,983, and an additional $850,000 available from Public Safety Complex, Plant Services Secondary Affects project, for a total available reallocation amount of $18,218,983 of Bond Measure I funding.

At the meeting of July 19, 2011, the trustees approved the reallocation of available Bond Measure I funding to the Childcare Center Addition project in the amount of $564,008 leaving Bond Measure I available balance of $17,717,975 for reallocation to other projects. The reallocation of $564,008 and the use of $500,500 in program contingency thereby increases the project budget from $6,500,000 to $7,564,508. In addition, a contract was awarded to Pacific-Mountain Contractors of California, Inc. in the amount of $5,269,500.00.

The revised budget for this project is $7,564,508, a total of 13.9% has been committed; of the 13.9% committed, 46.2% has been paid.
Industial 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.

At the meeting of July 19, 2011, the trustees approved the reallocation of available Bond Measure I funding to the Childcare Center Addition project in the amount of $564,008 leaving an available balance of $17,717,975. The district has completed evaluating bid proposals for the project. Based on the bid of lowest responsive and responsible bidder and the additional soft cost funds needed, an additional $16,212,722 is required to fund the project.

During the July 19, 2011 meeting, the board reallocated available Bond Measure I funds in the amount of $16,212,722 to the Industrial Technology and Physical Education/Athletic Fields project, thereby increasing the project budget from $8,500,000 to $24,712,722 and leaving Bond Measure I available balance of $1,505,253 for future reallocation. In addition, action was taken to award a contract to Flintco Pacific, Inc. in the amount of $19,520,000.

Of the revised project budget of $24,712,722, a total of 8.8% has been committed; of the 8.8% committed, 92.3% 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).

At the board of trustees meeting on July 19, 2011, action was taken to award a contract to Sinanian Development, Inc. in the amount of $26,888,000. The trustees also approved reallocation of bid savings and project program-wide contingency from the Public Safety Complex project of $10,931,983, and an additional $850,000 from Public Safety Complex, Plant Services Secondary Affects project, for a total reallocation amount of $11,781,983 of Bond Measure I funding for other projects. The net reduction to the total project budget is in the amount of $8,227,363, thereby reducing the project budget from $46,163,902 to $37,936,539.

The revised budget for this project is $37,936,539, a total of 12.9% has been committed; of the 12.9% committed, 52.2% 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. 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 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 33.1% has been committed; of the 33.1% committed, 29.1% 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.

At the June 21, 2011 meeting, administration reported on the bids received, including bid alternates, for the Public Safety Complex; Childcare Center Addition; Industrial Technology and Physical Education/Athletic Fields; and Physical Education/Athletics, Remodel Building N projects. An analysis of available bid savings and Bond Measure I program-wide contingency were provided. It was determined that funding for the Physical Education/Athletics, Remodel Building N project would not be available, based on the board’s priorities.

In an effort to develop a path forward for the Physical Education/Athletics, Remodel Building N project, the State Chancellor’s Facilities Planning System Office was contacted and informed of the situation. It was recommended the district submit an initial project proposal (IPP) in order to start the process of seeking state funding consideration. Submittal of the IPP with the new name of the project, Kinesiology/Recreation Management/Athletics, Modernization Building N, would enhance the chances for state funding. In addition, the State Chancellor’s Facilities Planning System Office recommended the “design-bid-build” approach in order to enhance the project’s chances for funding as a “ready access project.”
At the July 19, 2011 meeting, the trustees authorized the district to submit the Kinesiology/Recreation Management/Athletics Modernization Building N IPP to the State Chancellor’s Facilities Planning System Office as the first step in the process for state funding consideration. The total project cost is estimated at $6.8M.

The contract award for the Industrial Technology and Physical Education/Athletics project leaves an available balance of $1,505,253, plus the unencumbered amount of $1,776,000 for the Physical Education/Athletics, Remodel Building N project leaving a total available balance of $3,281,253 for possible reallocation to other Bond Measure I projects.

The IPP was submitted to the state along with the district’s annual Five-Year Construction Plan on July 21, 2011.

Of the preliminary project budget of $2,200,000, a total of 19.2% has been committed; of the 19.2% committed, 80.6% 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 91.2% has been committed; of the 91.2% committed, 91.8% 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.
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 received the 90% construction drawings from Westberg + White this month. 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% has been committed; of the 90% committed, 72.1% has been paid.

TECHNOLOGY PROJECTS

Phoenix Project: Donor data was moved from the AHC Foundation’s old system into Banner Advancement.

Of the $7,561,990 budget, a total of 99.6% has been committed.

Technology and Instructional Equipment Modernization: The Technology Advisory Committee (TAC) does not meet during the summer term. Some purchases were made in July that were approved by TAC, but held for the new fiscal year budget. For Fine Arts classrooms, twenty-nine pen tablets, twenty-eight Apple computers, and music software were purchased.

Of the $11,893,114 budget, a total of 47% has been committed.

Solvang Center Computer Lab Project: The furniture was set up in the new computer lab. The computers and audio video equipment were received and are being prepared for installation in early August.

Of the $200,000 budget, a total of 39% 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. These vendors did a job walk on July 27th and onsite presentations on July 28th. The evaluation period for reviewing the three proposals has been extended into September. In addition, there were two responses received for the RFP for the UPS Install. The due diligence process to determine the apparent low bidder began this month.