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 (Student Service), B (Administration), I (Learning Assistance), N (Annex (Campus Police), T (Testing), U (Human Resources), V (Institutional Grants), and X (Information Technology).

Installation of steel insulated and aluminum composite panel siding is in progress on all three buildings. Window frames and glass are being installed at the storefront locations. Structural steel framing and stairs are almost final. Fire sprinklers, HVAC, plumbing rough-in and main electrical panels are nearing completion. Testing of HVAC ductwork has begun. Roofing is nearing completion pending edge metal at the rooftop penthouse.

Of the current project budget of $33,457,000, a total of 98.7% has been committed; of 98.7% committed, 69.5% 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 classroom/office building, concrete masonry unit (CMU) block has been placed to the top of wall on the majority of the building, with exception of the mechanical room which is stacked and grouted to the 8’ level. With the mechanical enclosure poured in place, the slab on grade is now complete. At the apparatus vehicle storage building, fiberglass sheathing panels are being installed at north and south ends of the building. The fire training tower building has CMU installed and grouted to the second story, with shoring beginning in preparation for the second floor concrete deck. High-density fire lining has been installed and steel beam imbeds are in progress at the fire prop building. CMU is complete and structural steel is being erected at the shooting range.

The revised budget for this project is $37,946,792, a total of 90.9% has been committed; of the 90.9% committed, 47.2% 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 (Childcare Center) on campus. The addition will replace building Z (Child Study Center) 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.

The installation of site utilities is ongoing with the exception of the gas line. The sanitary sewer lift station has been tied into the main sewer line and work to repair the sidewalk has been scheduled. The stucco installation for the new building is complete. Drywall, paint, and ceiling grid are in place.
Windows and doors are installed with the exception of the locksets, which are currently in transit. The kitchen equipment installation has begun; installers are expecting to be complete by mid-November. The children are now relocated to their interim play areas behind building J and work to install the new play structure is in progress. Survey work to outline the hardscape area is now complete, and work to grade the play area is currently in progress. The majority of the planting material has arrived, and is currently being placed.

The revised budget for this project is $8,514,508, a total of 94.2% has been committed; of the 94.2% committed, 67.9% has been paid.

**Fine Arts Complex:**

The project consists of a new 68,000 sq. ft. two-story building that includes visual arts, multimedia 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 (Theatre Arts Center), E (Music), F (Fine Arts), O (Industrial Technology), and S (Community Education), 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).

In July 2011, the district reported to the board of trustees regarding a bond issuance constraint that may cause this project to bid in the fall of 2014, instead of the spring of 2012, as originally anticipated. Steinberg Architects submitted the drawings to Division of the State Architect (DSA) on July 1, 2011. In July 2012, the architect received the last set of comments from DSA. The architect is reviewing the comments and working with design consultants to address these comments.

Of the current project budget of $39,198,920, a total of 13.4% has been committed; of the 13.4% committed, 47.4% has been paid.

**Theatre Arts Complex:**

The project was approved by the board of trustees as a bid alternate to the Fine Arts Complex. The concept design, including remodeling building F (Fine Arts), demolishing building E (Music), 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. In July 2011, the district reported to the board of trustees regarding a bond issuance constraint that may cause this project to bid in the fall of 2014, instead of the spring of 2012, as originally anticipated. In July 2012, the architect received the last set of comments from DSA. The architect is reviewing the comments and working with design consultants to address these comments.

Of the current budget of $1,676,000, a total of 33.2% has been committed; of the 33.2% committed, 31.1% has been paid.

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

This project will construct a new building to house industrial technology programs including automotive transportation technology, auto body technology, architecture/engineering technology, machine technology, welding, and administrative support. The new facility will be located to the south of building O (Industrial Technology), in the space currently occupied by the track and football fields. In addition, the baseball field will be relocated, adjacent to the existing softball field across College Drive, the grass practice field and soccer fields will be reconfigured, and a new running track (with a
football/soccer field in the interior of the running track) and practice football field will be constructed in the vacated space.

Progress on the construction of Increment 1 at the baseball field included finish grading, concrete installation at the parking areas & dugouts, concrete masonry work at the dugouts & backstop, retention basin fencing, and field perimeter fencing. There is not enough time for turf establishment with hydro seeding prior to the start of the baseball season; and no availability of off-site facilities to accommodate the baseball program for the upcoming season. Therefore, the district elected to direct the DBE to provide sod in lieu hydro seed at the baseball outfield at the bond implementation team meeting on October 16, 2012. Construction progress for Increment 2 on the Industrial Technology building has included earth work and the installation of storm drain utilities.

Of the revised project budget of $24,712,722, a total of 89.4% has been committed; of the 89.4% committed, 21.2% has been paid.

**SCHEDULED MAINTENANCE PROJECTS**

**Building D Repairs and Upgrades:**

This project addresses many deficiencies in building D (Theater Arts Center), 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.

On October 10, 2012 the district received a challenge to the limitation of certification programs accepted for electricians in the project Specifications. At the recommendation of counsel, the district at the October 16, 2012 meeting of the board of trustees, took public comment on this topic and after some discussion, authorized the conditional award of the contract to Vernon Edwards Constructors Inc. with the condition that on or before 5 PM October 21, 2012 representatives of ABC and WECA or other third parties notify the District’s Vice President Facilities and Operations that both ABC and WECA or third parties in writing their intent to refrain from taking any legal action or instituting any legal challenge to a provision in the specifications establishing the requirement for electricians be qualified by participation in an IBEW/NECA apprenticeship program. As this did not occur, all bids were rejected and the project was subsequently rebid. The bid opening on the project is scheduled for November 13, 2012.

Of the revised budget of $3,700,570, a total of 15.6% has been committed; of the 15.6% committed, 75.2% 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.

The Division of the State Architect (DSA) has requested the project architect, Harris Design and Architect Inc., resubmit the plans for approval.

Of the current budget of $169,000, a total of 68.5% has been committed; of the 68.5% committed, 90% has been paid.
TECHNOLOGY PROJECTS

**Phoenix Project:** Work is continuing on the IFAS HR/PY system for payroll.

Of the $8,123,954 budget, a total of 99.2% has been committed.

**Technology and Instructional Equipment Modernization:** The Technology Advisory Committee (TAC) recommended the following major modernization purchases in October: sixteen student computers for the Math Lab; six students computers for the University Transfer Center; copiers for Health Sciences, Fine Arts, and Plant Services departments.

Of the $10,961,046 budget, a total of 65% has been committed.

**VOIP Equipment Project:** Most of the enhanced 911 features were completed in October. The call accounting product was installed and training is in progress.

Of the $2,063,500 budget, a total of 58% has been committed.

**VOIP Copper Cabling Project:** The construction phase of this project started in October with an expected December completion.

Of the $296,500 budget, a total of 93% has been committed.