

Quarterly Construction Report

4/23/2019

The Facilities Planning & Management team has begun work to transition from the Measure RR to the Measure GO building program. The primary focus for the most recent quarter has been reducing the backlog of projects to provide capacity for new projects associated with Measure GO. The team is currently tracking 88 unique projects, including several that cover multiple sites. This represents a substantial reduction in backlog, as the team was tracking over 200 projects at this time last year. In addition, the project management team has grown to include specialists in civil engineering, complex multiple site projects, and furniture and equipment, and is ready to take on the challenge of larger and more complex projects expected with Measure GO. Critical staffing needs in 2019 - 2020 include administrative leadership of the design and construction group, additional planning and sustainability oversight, and classified support in all areas, and with the Measure GO program expected to run continuously for the next 10 -15 years, replacing professional expert positions with permanent, or long-term temporary. The primary area of improvement for the next year will be in transitioning projects from the construction phase to maintenance and operations.

Facilities Planning Projects and Special Studies –

5 current projects, 8 proposed for 2019-2020

Major planning efforts for the last quarter include researching and documenting the potential environmental impacts of the proposed measure GO program. The 2018 Educational and Facilities Master Plan Draft Environmental Impact Report has been distributed to interested public agencies and posted on the college website. Comments received from local agencies and interested parties will be addressed in writing, and the document will be amended as necessary before the Board of Trustees review and approval, currently scheduled for a special meeting on June 5. The EIR covers the first 10 years of planned projects listed in the Facilities Master Plan at a program level, and specifically addresses the following major projects planned for the next three years: Student Center and Central Campus Infrastructure, Parking Structure R and Tennis Courts, Parking Structure S and West Temple Avenue Pedestrian Bridge, Bookstore, and Sand volleyball Courts and Lot W Reconstruction. With Board approval of the document, the first Measure GO project, the Lot R parking structure, may begin.

Project level planning work is underway for the proposed new Technology and Health facility, and the Bookstore and Instruction Office facility. The Technology facility Final Project Proposal (FPP) will be submitted for Board approval in June and to the State for review in July. The facility will replace the outdated Technology building 28, and will provide for program growth across the division. The architectural programming work for bookstore and instruction office facility has begun. The project is expected to transition to the design phase before the end of 2019. Planning work for three major new facilities will begin in the summer; Library Learning Resources, Student Services North, and South Science. Several technical planning studies will also begin before the end of 2019.

Facilities Design and Construction Projects –

83 current projects, 13 proposed for 2019 - 2020

Major Capital Projects – 12 current projects, 8 proposed for 2019-2020

Construction work continues on the first phase of the physical education project, also known as the athletics complex east, or the stadium project. The work is approximately 70% complete, with major building interiors and site work underway. Substantial completion is expected by the end of 2019, with a three-month work period required after the beginning of 2020 to outfit the building and commission the systems. Occupancy beginning the spring semester 2020 is planned, although some spaces may require additional time to fully outfit for teaching activities.

Two major projects are currently in the public bid and award phase. Bids will be received for the Lot R parking Structure and Tennis Courts on April 23, and bids for the Athletics Scoreboard will be received on April 30. Contracts may be awarded as early as June 5, with the Board of Trustees concurrent approval of the 2018 Environmental Impact Report. The Lot S Parking Structure and West Temple Avenue Pedestrian Bridge is scheduled to follow closely behind, pending State Architect approval of plans and specification during the summer of 2019.

Design efforts are underway for several new major projects, including the Gymnasium and Wellness Center, The Aquatics Center, Heritage Hall and Athletics Administration offices, and the Transit Center. Construction for this group of projects is set to begin in 2020. Other major projects include the South Campus Habitat Restoration project, nearing completion of the first phase of construction, the Sand Volleyball Courts and Lot W restoration project, set to begin the design phase in May.

The Student Center project is nearing the end of the design phase, with the State Architect scheduled to begin review of construction documents on May 6. The project represents the most complex project ever undertaken by the college. The design and construction of major site features, utility infrastructure, the new student center, and other future building projects, all located at the very center of campus requires the highest level of coordination and cooperation, with extensive attention to detail. The project management team has begun decommissioning the old row buildings, with hazardous materials abatement and demolition scheduled for the summer months, utility relocation scheduled for the fall semester, and student center construction set to begin in early 2020. The building project will require 26 months to construct, plus several months to equip, furnish and commission, and will be coordinated with the adjacent bookstore and instruction offices project. The occupancy date for the Student Center is summer 2022.

As the college continues to grow, a number of temporary space projects have been approved to ensure adequate space for programs and services during the early phases of the Measure GO program, and until new permanent facilities can be constructed. The Lot D Modular Classroom project is currently in the initial design phase, with critical site development activities underway. The project will provide 12 to 16 classrooms and several office spaces to replace the modular units numbered 21 A-J. Large scale modular type projects have also been approved for counseling, to provide additional offices and work space, and the oldest modular units on campus, used primarily by continuing education and adult basic education programs are under consideration for upgrade and replacement.

The design phase for four new major building projects will begin within the next year, including the Bookstore and Instruction Offices project, to be located adjacent to the new Student Center. The Library learning Resources facility, to be located south of the humanities building (26), the new Student Services building, to be located north of the current student services building (9B), and a new Sciences facility to be located south of the current science complex. The start of construction for this group of major projects will require access to the second series of Measure GO bond funds.

Minor Capital Improvement Projects – 15 current projects, 5 proposed for 2019 – 2020

Minor capital improvement projects typically require the full range of planning, design, agency approval, and construction management efforts. The cost ranges between \$300,000 and several million, and they require several years to plan, design, approve, and build. This group of projects represents the greatest challenge for the department and often requires the highest level of administrative support.

Much has been done to complete and closeout many minor capital improvement projects, with the goal of building capacity and freeing resources in advance of the Measure GO program. The current group of projects includes several special projects supported by the Strong Workforce grant funds, several significant remodel projects approved through the PIE process up to three years ago, and several much needed health and safety projects. The project management team expects to start at least 5 new projects of this type, and is prepared to add several others that are approved through the current institutional planning efforts.

Alteration/Hazardous Materials/Special Projects – 18 current project, 30 expected in 2019 -2020

Projects in the group include minor room renovation and system upgrades, various exterior and interior small improvement projects, asbestos and mold remediation, support for larger campus-wide projects, and work that requires a quick response to an urgent need. Critical work in the group currently includes asbestos abatement and repairs in the bookstore building, and restoration of rain damages office and teaching spaces.

Scheduled Maintenance/Small Infrastructure – 20 current projects, 30 expected in 2019 -2020

Scheduled maintenance projects meet the critical need to upgrade and replace building systems and equipment that has reached the end of its service life. The current work includes major electrical, plumbing, heating and cooling system work, as well as elevator systems, roofs and building exterior envelope repairs. Small infrastructure projects include pavement and concrete repairs to parking, interior roads, and pedestrian pathways. This summer, major work will take place at lot A to replace the failed pavement, and restripe the lot to add much-needed parking spaces. Other critical work includes HVAC system repairs at the technology building, and a campus wide upgrade of data room cooling systems as needed.

Furniture and Equipment – 20 current projects, 30 expected in 2019 -2020

Facilities Planning & Management supports the college by coordinating the interior design and equipment specification for most major purchases of office and classroom furniture, and fixed equipment. Services include selecting quality products, planning spaces to meet department need while ensuring code compliance, space planning, coordinating installation, and managing warranties. Current

projects include the phased replacement of student desks at the Humanities building, new classroom furniture in several areas across campus, office furniture for newly hired faculty, and upgrades to staff workstations that do not meet ergonomic needs and requirements. Critical work for the summer includes upgrade and replacement of student furnishings in the Student Services building, and support for equipment purchases for the various major capital and minor capital improvement projects.