

Measure RR and Measure GO Quarterly Report

The Measure RR and Measure GO building program continues with the planning, design, and construct of multiple major capital projects while meeting other important campus facilities needs with smaller renovation projects, scheduled maintenance work, infrastructure improvements, space alterations, and new office and classroom furnishing. This is a critical time for college building program as growing needs for new space are balanced with the available financial resources in an environment of rapidly escalating construction costs. Strategies to protect planned phase 2 projects include: additional cost estimating in the planning and early design phase, careful site and construction logistics planning to minimize general conditions and project soft costs during construction, and close control of construction contingencies and allowances. *The team is set to continue to deliver top quality facilities despite the many external factors affecting the cost of construction. It is important to note that the Measure GO funds are not unlimited, and that some good ideas for our facilities must be rejected, especially late in the design phase or during construction.*

The facilities planning team is engaged in site, infrastructure, and building space planning for the northern campus zone, as well as leading architectural programming for the school of continuation and the resubmittal of the final project proposal (FPP) for the new Library to the state chancellor's office. Both the library and school of continuing education projects will provide urgently needed new facilities for the two major academic areas that have not yet received the benefit of new facilities under measures R or RR.

Planning also continues for the secondary effects work for the administration building (4), the current library building (6), and the health careers buildings (67A and 67B), and Brackett Field. Secondary effects planning identifies opportunities for new occupancy in these buildings when current occupants are relocated to their new spaces after the major construction is complete. *Secondary effects planning is critical at this time as funds to complete this work must be retained and not committed to other projects.*

Ongoing planning activities include updating material and architectural standards, signage and lighting guidelines, Californian Environmental Quality Act (CEQA) compliance for current and planned new facilities. The preparation of the campus-wide wayfinding plan, and the ongoing plan room operation. With the addition of our new special project director in charge of sustainability, we will continue to focus on energy efficient building practices, while considering how to strengthen the connections between sustainability and social justice at Mt. SAC.

The design and construction team is fully engaged with major construction all across campus. The central campus zone, formerly the home of row buildings 16 through 21, has been completely refitted with new underground utility systems that will serve the campus for many generations. Concurrently, the new student center is under construction at the site of old buildings 17 and 18. After a slow start, the massive steel and concrete building is taking shape. The work is still less than 50% complete, however the heavy concrete wall and floor construction is progressing, and a recovery schedule is under consideration, with the goal of building occupancy for the spring on 2023. The design work for the campus store and instruction offices building is substantially complete, and the

construction documents are currently under review by the Division of the state Architect (DSA). The campus store and instruction offices will begin construction in early 2022 and be complete by the spring of 2024.

The area south of Temple Avenue is most seriously involved with new construction activities. The new Gateway Structure (Lot S) is approximately 85% complete, with student parking to be available for the fall 2021 semester. Concurrently, two pedestrian bridges tied to the Gateway Structure are under construction. The bridge leading to the west will connect pedestrians to the aquatics competition facility, the gymnasium and wellness facility, and ultimately to Heritage Hall and the stadium. The bridge leading north to the main campus is under construction after a slow start due to unforeseen conditions. The north bridge will span Temple Avenue and remain above the transit center until it reaches the miracle mile walkway near the future home of the technology and health building. The bridge will also provide safe and easy access to the business buildings to the north and to the language center buildings to the east. Both bridges, as well as the aquatics, gymnasium and wellness, and heritage hall facilities will be substantially complete and ready for occupancy in the spring of 2023.

Other major projects in the design phase include the sand volleyball competition courts, the improvements to the parking area (Lot W), and the design of the new 270,000 GSF technology and health facility. The Lot W and Sand Volleyball design has been submitted to the DSA and is expected to start construction during the spring of 2022 and be complete in 2023. The technology and health facility is in the early phases of design. The most recent state funding milestone, approval of preliminary plans, is expected to be met this month. Design activities will continue into the spring of 2022, with construction activities taking place in 2024 through 2026.

The team is also engaged in a number of smaller but equally important building projects. The relocation of modular units 18C and 18D is underway and the units are set to be removed from the central campus construction zone in the fall. The TERC and Psychology lab programs previously housed in the modular units will, be located for a time in building 26. A new modular units to be located just east of the equity center (16E) is nearing the end of the design phase. The new 3800 GSF unit will house the El Centro program. Construction will take place in mid-2022 and require about 6 months. Other important minor capital improvement projects include the new STEM center in the math and science building (61), long-awaited improvements in the student services building (9B), and the POD Loft improvements in the library building (6).

Other smaller projects include 24 alteration or health and safety related projects, 31 scheduled maintenance projects, and 48 furniture and equipment projects. The team is also gearing up to handle a significant influx of state scheduled maintenance funds.

The last 14 months have been challenging for the facilities planning and management team. While much of our world sheltered in place, many of the Mt. SAC team continued to be on site every day to monitor the essential construction activities, and keep our campus safe. The college made great gains in construction efficiency over the last year, taking advantage of the closed campus. This would not be the case without the extraordinary effort of the college staff, contractors, consultants, architects, engineers, inspectors, and building trades that continued to show up every day and do their job, following the strict COVID 19 safety guidelines. Their commitment to the college and its construction goals should be noted.



Facilities Planning & Management

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Quarterly Construction Report

6/1/2021

Primary+A8:F47A8:F50A8:FA8:F155	Lead Project Manager	Supporting Project Manager	Current Phase	Project % Complete	Update
Planning Projects (19)					
Campus Pedestrian Circulation and Hardscape Guidelines	Mika Klein	John Gaston	Planning	50	Guidelines being finalized in tandem with Student Center project.
Brackett Field Planning	Maritza Valenzuela	Mika Klein	Planning	5	Programming to begin 6/2021.
Bldg 4 Secondary Effects Planning Study	Mika Klein	Patty Leon-Encalade	Planning	5	User group meetings completed March 2021. Test fits due 7/2021.
Bldg 6 Reconstruction FPP	Mika Klein	Patty Leon-Encalade	Planning	5	FPP due 6/2021.
Bldg 28A Structural Assessment and Analysis	Mika Klein		New Start	0	Planning to begin Spring 2021.
Campus Wayfinding Plan and Signage Guidelines	Sheryl Sterry	Mika Klein	Planning	5	Search for wayfinding consultants underway. RFP in review with Purchasing due 7/2021.
Campus Lighting Plan and Guidelines	Sheryl Sterry	Mika Klein	Planning	0	Scope in development.
West Parcel Development Feasibility Study	John Gaston	Mika Klein	On Hold	0	Development planning for the West Parcel was halted by CMPCT in April 2021.
School of Continuing Education & Instructional Village (Lot H)	Mika Klein	Maritza Valenzuela	Planning	5	Programming in process.
Environmental Impact/CEQA Compliance for Technology & Health	John Gaston	Mika Klein	Planning	50	CEQA report approved by Board 5/2021. Notice of Determination due 6/2021.
Campus Renewable Energy Plan	John Gaston	Fernan Siocon	New Start	0	Planning to begin Spring 2021.
North Campus Infrastructure	Maritza Valenzuela	Carol Minning	New Start	0	Planning to to begin Spring 2022.
Environmental Impact/CEQA Compliance for School of Continuing Education & Instructional Village (Lot H)	John Gaston	Mika Klein	New Start	0	Planning to begin Spring/Summer 2021.

Environmental Impact/CEQA Communications Tower at Reservoir Hill	John Gaston	Mika Klein	Planning	0	CEQA analysis services Board approved 5/2021. CEQA analysis due 9/2021.
Campus Utilities Infrastructure Plan	John Gaston	Fernan Siocon	New Start	0	Planning to begin Spring 2021.
Library/Learning Resources Architectural Programming/Conceptual Design	Mika Klein	Carol Minning	New Start	0	Programming to begin Summer 2021.
Nature Center Feasibility Study	Mika Klein	John Gaston	New Start	0	Planning to begin Summer 2021.
Student Services North Architectural Programming/Conceptual Design	Mika Klein	Carol Minning	New Start	0	Planning to begin 2021/2022.
Science Laboratories	Mika Klein	Gary Gidcumb	New Start	0	Programming to begin in 2021/2022.
Major Capital Projects (32)					
Physical Education Phase 1 (PEP)	Gary Gidcumb		Complete	100	Transitioned to Maintenance and Operations.
PEP MEP Coordination and Commissioning	Gary Gidcumb	Fernan Siocon	Complete	100	Transitioned to Maintenance and Operations.
PEP Equipment and Furnishings	Gary Gidcumb	Patty Leon-Encalade	Closeout	99	Additional furniture orders in process.
PEP AV	Gary Gidcumb	Chris Rodriguez	Closeout	99	Transitioned to Event Services operations. Some additional work requested.
PEP Scoreboard	Gary Gidcumb		Closeout	99	Warranty work and commissioning ongoing. Final (11 month) warranty underway.
Parking Structure R	Gary Gidcumb		Construction	97	Warranty work and commissioning ongoing.
Parking Structure S	Gary Gidcumb		Construction	60	Construction ongoing.
Temple Avenue West Pedestrian Bridge	Gary Gidcumb		Construction	50	Construction ongoing.
Temple Avenue Transit Intersection	Gary Gidcumb		Construction	50	Construction ongoing.
Temple Avenue and Bonita Drive Intersection	Gary Gidcumb		Construction	50	Construction ongoing.
Temple Avenue Green Corridor	John Gaston	Mika Klein	Construction	55	Construction in process in segments along Temple Avenue.
Transit Center	Gary Gidcumb		Bid and Award	50	Foothill Transit award 6/2021.
Transit Center Stormwater Management	Gary Gidcumb		Bid and Award	50	Foothill Transit award 6/2021.
Transit Center Elevator Tower	Gary Gidcumb		Construction	50	Construction start 6/2021.
Student Center	Carol Minning	Maritza Valenzuela	Construction	60	Construction ongoing.
Student Center Equipment and Furnishings	Carol Minning	Patty Leon-Encalade	Design	25	Furniture selections ongoing.
Student Center AV	Carol Minning	Chris Rodriguez	Construction	50	Reviewing AV contractor qualifications.
Veterans Core Site Improvements	Carol Minning	Mika Klein	Design	15	Restart design summer 2021
Central Campus Infrastructure Phase I	Carol Minning	Maritza Valenzuela	Construction	98	Ongoing through 5/2021.
Physical Education Phase 2	Gary Gidcumb		Construction	55	Construction ongoing.

Gymnasium and Wellness Center	Gary Gidcumb		Construction	55	Construction ongoing.
Aquatics Center / Bonita Drive Pedestrian Bridge	Gary Gidcumb		Construction	55	Construction ongoing.
Heritage Hall and Athletics Division Office	Gary Gidcumb		Construction	55	Construction ongoing.
PEP Phase 2 Equipment and Furnishings	Gary Gidcumb	Patty Leon-Encalade	Design	60	Furniture design and finish selections complete. Specifications underway.
PEP Phase 2 AV	Gary Gidcumb	Chris Rodriguez	Construction	55	Construction planning ongoing.
Sand Volleyball Competition Courts	John Gaston		Design	35	50% CD Design review comments complete 5/2021. DSA Project Registration due 6/2021.
Lot W Improvements	John Gaston	Mika Klein	Design	35	50% CD Design review complete 5/2021. DSA Project Registration due 6/2021.
Campus Store/Instruction Offices	Carol Minning	Patty Leon-Encalade	Design	50	Drawing submittal to DSA complete 5/2021.
Campus Store/Instruction Offices Equipment and Furnishings	Patty Leon-Encalade		Design	20	Furniture design on-going.
Campus Store/Instruction Offices AV	Carol Minning	Chris Rodriguez	Design	20	IT/ AV design due 5/2021.
Technology & Health	Gary Gidcumb		Design	0	Awaiting State approval of Preliminary Plans.
Tech & Health Equipment and Furnishings	Patty Leon-Encalade		Planning	0	Furniture layout to begin following preliminary plan development.
Tech & Health AV	Gary Gidcumb	Chris Rodriguez	Planning	0	
Minor Capital Improvement Projects (30)					
Student Services Building Improvements	Patty Leon-Encalade	Kara Dannenbring	Construction	50	Construction documents complete 4/2021.
Student Services Building Improvements (9B) Equipment and Furnishings	Patty Leon-Encalade	Liz Gonzalez	Bid and Award	50	Construction documents complete 4/2021. Bids due 7/2021.
High School Outreach Relocation to 9A	Patty Leon-Encalade	Liz Gonzalez	Construction	50	Space layout approved 4/2021. Construction due 7/2021.
EOPS Workstation Modifications (9B)	Patty Leon-Encalade	Liz Gonzalez	Construction	50	Furniture Specifications due 6/2021.
Veteran's Center Patio Umbrellas (9E)	Patty Leon-Encalade	Liz Gonzalez	Bid and Award	50	PO due 6/2021.
Building 46B Modular Offices	Maritza Valenzuela	Mike Ostby	Closeout	90	Punch list Items due 7/2021.
Building 46B Modular Offices AV	Maritza Valenzuela	Chris Rodriguez	Construction	10	AV installation due 6/21.

Photography Department Store Room Remodel (13)	Patty Leon-Encalade	Mike Ostby	Complete	100	
Foundation Offices Remodel (F10) Site Work	Kara Dannenbring	Ruben Avila	Planning	20	Budget development due 7/2021.
Instructional Support Space (16F)	Maritza Valenzuela	Carol Minning	Design	20	Design to accommodate new user (El Centro) due 7/2021.
POD Loft Remodel (6)	Patty Leon-Encalade	Mike Ostby	Design	50	Project submitted to DSA. Re-certification of two projects needed to approve this project.
HVAC Upgrade (16E)	Maritza Valenzuela	Fernan Siocon	Design	10	Schematic design due 7/2021.
Consumer Resource Center (8)	Patty Leon-Encalade		New Start	0	Planning to begin Summer 2021.
Lighting Upgrade (1B/1C)	Maritza Valenzuela	Mike Ostby	Bid and Award	20	Board approval due 6/2021.
Room Remodel (1B)	Mike Ostby	Fernan Siocon	New Start	0	Planning to begin Fall 2021.
Repair/Upgrade Restrooms (F2)	Kara Dannenbring		Complete	100	
West Counseling Modular	Maritza Valenzuela	Mike Ostby	Closeout	50	Punch items due 06/2021.
West Counseling Modular Equipment and Furnishings	Patty Leon-Encalade		Closeout	90	Punch due 7/2021.
West Counseling Modular AV	Maritza Valenzuela	Chris Rodriguez	Closeout	40	AV installation completed. Punch due 6/2021.
18C & 18D Relocation	Maritza Valenzuela	Carol Minning	Agency Approval	10	DSA appointment due 7/2021.
Container Removal (Behind 48)	Maritza Valenzuela	Kara Dannenbring	Planning	15	Planning removal phasing to begin 10/2021.
Site Cleaning (Behind 48)	Maritza Valenzuela	Steven Green	Construction	10	Cleaning due 8/2021.
18D Furniture Relocation to 26A	Patty Leon-Encalade	Mike Ostby	Construction	60	Construction due 8/2021.
Grounds Shade Structure (Bldg 47)	Kara Dannenbring		Planning	10	Scope in development.
Writing Center Renovation (26B)	Patty Leon-Encalade		New Start	0	Planning to begin Summer 2021.
Division Office Remodel (66)	Patty Leon-Encalade		New Start	0	Planning to begin Summer 2021.

STEM Remodel (61)	Maritza Valenzuela	Mike Ostby	Construction		Construction to begin 6/2021.
STEM Remodel Equipment and Furnishings	Patty Leon-Encalade		Design	50	Furniture design complete. Proposal due 7/2021.
STEM Remodel AV	Maritza Valenzuela	Chris Rodriguez	Bid and Award		AV design completed. Proposal due 7/2021.
Batters Eye Screen	Ruben Avila	Mike Ostby	Design	35	Kpff providing options due July 2021.
<u>Alteration/Emergency/Health & Safety/Repair/Special Projects (24)</u>					
Lactation Resource Rooms	Kara Dannenbring	Mika Klein	Planning	30	Planning/design to resume Summer 2021.
ADA Access Automatic Doors (2T)	Kara Dannenbring		Design	30	Scope in development.
Founders Hall Stone Repairs (10)	Mike Ostby		On Hold	5	
Event Services Office Improvements (6)	Kara Dannenbring	Patty Leon-Encalade	Bid and Award	50	PO due 6/2021.
Alertus System Installation Support - Campus wide	Matthew Thatcher		On Hold	20	IT to provide next locations.
Employee Lights (4-2465)	Kara Dannenbring		Construction	90	Lighting complete. Employee to confirm completion when campus opens.
Security Door Access System (70)	Kara Dannenbring		Closeout	90	Construction complete. Programming/ user training due when campus opens.
Cellular Equipment Upgrade - Campus wide	Matthew Thatcher		On Hold	0	
Water Bottle Filling Stations Phase 2	Kara Dannenbring		Design	50	Design due 06/2021.
Wayfinding Signage (77, 78,79)	Kara Dannenbring		On Hold	0	
Rubber Floor Repair (6-144)	Kara Dannenbring		Bid and Award	50	PO due 7/2021.
BCT Landscape & Irrigation Repair (77, 78, 79)	Ruben Avila		Bid and Award	50	Proposal submitted April 2021. PO due July 2021.
Emergency Main Water Line Break (Stadium)	Ruben Avila		Construction	50	Fence installation due May 2021.
Emergency Main Water Line Break (Farm)	Ruben Avila		Complete	100	
Emergency Water Damage (45)	Kara Dannenbring		Bid and Award	90	PO due 7/2021.
Restroom Finish Upgrade (1A)	Ruben Avila		Planning	10	Scope in development.
Restroom Finish Upgrade (9B)	Ruben Avila		Planning	10	Scope in development.

Restroom Finish Upgrade (48)	Ruben Avila		Planning	10	Scope in development.
Restroom Finish Upgrade (F7)	Ruben Avila		Planning	10	Scope in development.
Restroom Finish Upgrade (9A)	Ruben Avila		Planning	10	Scope in development.
Overflow Parking (West Parcel)	Kara Dannenbring		On Hold	5	
Building 2 Studio Theater Improvements	Mika Klein		New Start	0	Planning to begin Summer 2021.
WIN Program Expansion/Coaches Offices (44/45)	Patty Leon-Encalade	Mike Ostby	New Start	0	Planning to begin Summer 2021.
<u>Scheduled Maintenance/Small Infrastructure (31)</u>					
Gas Main - Major Repairs (Campus-Wide)	Matthew Thatcher		On-going	78	On-going campus wide repairs.
Building Envelope - Major Repairs (2T/2M)	Matthew Thatcher		Design	40	CDs rec'd 1/2021. Drawings submitted to DSA.
Hydronic System - Major Repairs (6)	Matthew Thatcher		Construction	60	Bldg. 6 chilled water pipe replacement completion due 7/2021.
Data Room Cooling System - Replace (Campuswide)	Matthew Thatcher		On Hold	0	Project on hold.
Hydronic System - Major Repairs (28)	Matthew Thatcher		On Hold	0	Project on hold.
Automatic Doors - Replace (6)	Matthew Thatcher		New Start	0	New Start Fall 2021.
Pedestrian Pathways - Major Repairs (Campuswide)	Matthew Thatcher		New Start	0	New Start Fall 2021.
West Parcel Habitat Mitigation	John Gaston	Mika Klein	Design	20	USFW Permit amendment review complete 5/2021. Restoration site 100% design due 7/2021.
Building 7 Acid Neutralizer Replacement	John Gaston	Matthew Thatcher	Bid and Award	50	Bid in process. Award due 7/2021.
Building 6 Fountain Rehabilitation	John Gaston		Bid and Award	50	Project proposals due 6/2021.
Central Plant Relay Upgrade	Mike Ostby	Art Cadena	Closeout	95	Relays upgrade complete. Start up will occur when SC Edison completes their work due 8/2021.
Language Facilities Renewal Phase 1 (66)	Kara Dannenbring		Planning	10	Scope in development.
Exterior Painting (66, 67A&B)	Kara Dannenbring		Construction	50	Painting completion due 6/2021.
Baseball Dugout Flooring Replacement	Ruben Avila		Complete	100	

Lot M Landscape Replacement	Ruben Avila		Planning	10	Scope in development.
Lot A Irrigation Repair	Ruben Avila		On-going	60	Mt. SAC irrigation team to begin upon return to campus.
Practice Soccer Field Sod Replacement	Ruben Avila		On-going	90	Maintenance period to end in June 2021.
Baseball Field Seating Replacement	Ruben Avila		Complete	100	
Palm Tree Replacement (Lot G)	Ruben Avila		Complete	100	
Police & Campus Safety Bldg Sign (23)	Kara Dannenbring		Construction	60	Completion due 6/2021.
Koi Pond Repair (F2A)	Kara Dannenbring		Bid and Award	40	Bid process.
Horse Barn Wall Repair (F6A)	Kara Dannenbring		Bid and Award	60	Construction start due 8/2021.
Facilities Renewal Common Space Upgrades (66)	Patty Leon-Encalade	Kara Dannenbring	New Start	0	Planning to begin Fall 2020.
Wildlife Sanctuary Irrigation	John Gaston	Ruben Avila	New Start	0	Planning to begin Spring 2021.
Lot M Lighting and Landscape	Ruben Avila		New Start	0	Planning to begin Fall/Winter 2021.
Central Plant Chilled Water Capacity Study	Fernan Siocon	Art Cadena	New Start	0	Planning to begin Winter 2021.
Solar Study	John Gaston	Fernan Siocon	New Start	0	Planning to begin Winter 2021.
Waste & Water Pipe Replacement (28AB)	Matthew Thatcher	Mike Ostby	Design	10	CDs 75% complete.
Emergency Blue Phones	John Gaston		Bid and Award	25	PO in process. Equipment installation due 8/2021.
Building 28B - Room 404 Carpet	Kara Dannenbring		Construction	60	Flooring completion due 7/2021.
Classroom Painting (7,11, 60 and 61)	Ruben Avila		Planning	10	Scope in development.
Furniture and Equipment (48)					
BCT Restaurant Lab Tech Furniture (77-2085)	Patty Leon-Encalade	Liz Gonzalez	On Hold	50	Proposals provided to users. Awaiting user review and requisition submittal.
HR Sit/Stand Desk Upgrade (04)	Patty Leon-Encalade	Liz Gonzalez	Design	50	Funding approval in process.
COVID Barriers (04-1370-1375-1385)	Patty Leon-Encalade		On Hold	50	Design options provided to users 10/2020. Awaiting direction.
Baby Changing Stations	Kara Dannenbring	Mika Klein	On Hold	40	New specs on stations require new design.
SCE IT Workstations (40-123)	Patty Leon-Encalade	Liz Gonzalez	Bid and Award	50	Proposal due 7/2021.
HR Office/Workstation Modifications (04)	Patty Leon-Encalade	Liz Gonzalez	Construction	60	POs complete 5/2021. Construction due 8/2021.

FPM Ergo Furniture Modifications	Patty Leon-Encalade	Liz Gonzalez	Design	30	Furniture proposal due 7/2021.
Classroom Furniture Modification/Upgrade (28B-106)	Patty Leon-Encalade	Liz Gonzalez	New Start	0	Planning to begin Fall/Winter 2021.
Adjunct Workroom Upgrade (26A-2630)	Patty Leon-Encalade	Liz Gonzalez	New Start	0	Planning to begin Fall/Winter 2021.
New Fiscal Workstation (04)	Patty Leon-Encalade	Liz Gonzalez	New Start	0	Planning to begin Fall/Winter 2021.
PIE (Budget /Initial Space Plan) Requests (0) Locations	Patty Leon-Encalade		Various		Requests in various stages of Planning and Design (Minor space planning) prior to funding approvals.
Misc. Labor, Additions, Reconfigures (14) Locations	Patty Leon-Encalade		Various		Ongoing projects in various stages of completion.
Workstation Ergonomic/Medical Accommodations (10) Locations	Patty Leon-Encalade		Various		Ongoing projects in various stages of completion.
Furniture Warranty/Repair (14)	Patty Leon-Encalade		Various		Ongoing projects in various stages of completion.