1. Humanities Modernization Project

As previously discussed, the College has hired the architecture firm of DLR Group – WWCOT to design this Measure V-funded project. The scope of the project is to improve accessibility, repair building deficiencies, bring certain building elements into current code compliance, and make interior modernization improvements to the Humanities Building. Multiple user meetings have taken place and the consultant has prepared a schematic plan for the College’s review. The architect will present the plan for the Facilities Committee’s information.

2. Update on Pershing Park Softball Improvements

As previously discussed, the College has hired the local architecture firm of D.W. Reeves & Assoc. to design this Measure V-funded project. The scope of the project is to improve accessibility and necessary improvements to the softball facility, including new dugouts, new bullpens, new batting cage, and new fencing. Multiple user meetings have taken place, as well as several meetings with the City of Santa Barbara Parks and Recreation Department, and the consultant has prepared revised plans for bidding. The project was previously designed and put out to bid, but bids were higher than expected and significantly above budget, so the project has been redesigned to reduce costs and will be rebid with several bid alternates in an attempt to complete the project within the current budget.

3. Construction Contract for Wake Center Parking Lot Resurfacing, Granite Construction, $104,300

As discussed in the Facilities Committee meetings, the design for the Wake Center Parking Lot Resurfacing was completed and the project was put out to bid. The project was advertised in the Santa Barbara News Press on May 19, 2010 and May 26, 2010, in the Santa Maria Times on May 20, 2010, and in the Ventura Star on May 20, 2010. Bids were due June 9, 2010. A total of four bids were received. The apparent low bidder was Granite Construction.
Facilities Committee
Page 2

Bidder: Granite Construction
Berry General Engineering Contractors, Inc.
GPM Incorporated
Las Construction

Bid: $104,300.00
$137,032.60
$177,837.00
$184,485.00

The current schedule is to begin construction during the week of June 28, 2010 and complete construction prior July 31, 2010. The work will impact all parking areas at the Wake Center, but care will be taken to coordinate with faculty and staff at the facility to minimize parking impacts. It is anticipated that this work will result in a net increase of nine additional parking stalls, including one new handicap accessible parking stall. Staff will request at the regular Board meeting on June 24, 2010, that the Board authorize the Superintendent/President to execute a contract with Granite Construction for the construction of the Wake Center Parking Lot Resurfacing in an amount of $104,300.


As discussed in the Facilities Committee meetings, the College has requested bids from all painting contractors on the pre-approved contractors list, in conformance with the Uniform Construction Cost Accounting Act. A total of three bids were received. The apparent low bidder was Guy Smithson Painting & Decorating, Inc.

Bidder: Bid:
Guy Smithson Painting & Decorating, Inc. $64,765.00
Mark Albrent $67,163.00
Gould Painting, Inc. $92,250.00

The intent is to complete the project prior to the start of the Fall 2010 semester. The work will impact all areas in and around the Physical Education facility, but care will be taken to protect existing finishes and coordinate with faculty and staff to minimize impacts to building users. Staff will request at the regular Board meeting on June 24, 2010, that the Board authorize the Superintendent/President to execute a contract with Guy Smithson Painting and Decorating, Inc. for the painting of the Physical Education Building and Sports Pavilion in an amount of $64,765, payable from Measure V funds.

5. Amendment to Construction Management Agreement, Drama/Music Modernization – gkkworks, $133,450

Prior to the commencement of construction, the College selected gkkworks to act as the construction manager for the Drama/Music project, starting in or around October 2008. The agreement with gkkworks included several pre-construction activities, including bid document review, constructability review, bid document coordination, bid coordination, and other related activities. The project was originally slated to begin in January 2009. However, due to several issues outside the College’s control, including an unanticipated seismic hazard report for the
California Geologic Survey and the Division of the State Architect (DSA) and an extended review by the State Chancellor’s Office, the project construction start date was delayed until June 2009. During this time, gkkworks continued to provide services related to the seismic hazard report, plan and specification review and coordination, and estimating services related to state funding issues. These services and this time were in excess of the originally anticipated scope and duration of work. As such, gkkworks has requested an amendment to its agreement in the amount of $133,450. It should be noted that although gkkworks has continued to work under its current agreement, the delays and extended duration of the actual construction of the Drama/Music Modernization project will result in further additional construction management fees. Because the duration of the project is still unknown, as is the necessary staffing level, an additional extra service amendment will be forthcoming at a later date. Staff will request at the regular Board meeting on June 24, 2010, that the Board authorize the Superintendent/President to approve a contract amendment for the construction management agreement for the Drama/Music Modernization Project to gkkworks in an amount not to exceed $133,450, payable from Measure V funds.


Due to the fact that the construction duration of the Luria Conference and Press Center was extended for various reasons, as well as the fact that additional soils engineering and testing were necessary because of unforeseen unsuitable soils conditions, it was necessary for the College to utilize the services of Pacific Materials Laboratory in excess of the original estimate and agreement (previously approved by the Board of Trustees at the April 23, 2009 Board meeting). During the course of construction it was necessary to increase the scope and duration of PML’s services in order to provide complete inspection and soils engineering services. The project is now complete and the full amount of the extra services has been confirmed. This amendment is in the amount of $26,811.12. The revised total contract amount for PML testing and inspection is $57,944.12. Staff will request at the regular Board meeting on June 24, 2010, that the Board authorize the Superintendent/President to approve a contract amendment for the testing and inspection agreement for the Luria Conference and Press Center Project, to Pacific Materials Laboratory in an amount not to exceed $26,811.12, payable from Measure V funds.

7. Change Order No. 6, Drama/Music Modernization – Bid Package 1 (Core and Shell), Diani Building Corp, $61,913 (Attachment 2)

As previously discussed in several Facilities Committee meetings, certain elements of additional work have become necessary during the construction of the Drama/Music Modernization Project. Change Order #6 is a compilation of several cost proposals resulting from unforeseen conditions, owner-initiated changes, and necessary project modifications. All costs have been reviewed and are recommended for approval by the Architect of Record, John S. Fisher, and the Construction Manager, gkkworks. Change Order #6 totals $61,913. The revised contract amount is $12,165,372.50. This change order does not address any additional time or extended overhead to which Diani is entitled. The delay days are under negotiation. A portion of the additional work is currently underway or has been completed, in order to minimize the overall project delay. This additional work and the delays associated with several unforeseen conditions will add significant time to the overall duration of the
project. Staff will request at the regular Board meeting on June 24, 2010, that the Board authorize the Superintendent/President to approve a change order for the Drama/Music Modernization Project, Bid Package 1, to Diani Building Corp. in an amount not to exceed $61,913, payable from State and Measure V funds.

8. **Change Order No. 1, La Playa Track and Field Replacement, Byrom-Davey, Inc., $44,803.04 (Attachment 3)**

Although this project is progressing on schedule, there have been several project modifications which have become necessary due to unforeseen conditions and owner-requested changes. Change Order #1 is a compilation of several cost proposals. All costs have been reviewed and are recommended for approval. Change Order #1 totals $44,803.04. The revised contract amount is $1,984,803.04. This change order does not address any additional time or extended overhead to which Byrom-Davey is entitled, but no significant time impacts are anticipated. A portion of the additional work is currently underway or has been completed, in order to minimize any time delays to the overall project. Staff will request at the regular Board meeting on June 24, 2010, that the Board authorize the Superintendent/President to approve a change order for the La Playa Track and Field Replacement project, to Byrom-Davey, Inc. in an amount not to exceed $44,803.04, payable from Measure V funds.

9. **Update on Measure V Projects (Attachment 4)**

10. **Report on Measure V Funded Projects: Projected and Contracted Costs and Expenditures to Date (Attachment 5)**

Board of Trustees
Facilities Committee

MINUTES

Joan Livingston, Chair
Morris Jurkowitz
Luis Villegas

Monday 4:00 pm
May 24, 2010
A218

Others present: Dr. Andreea Serban, Liz Auchincloss, Dr. Jack Friedlander, Tom Garey, Ed Inks, Steve Massetti, Ellen Bildsten, John Fisher and Taesik Chun.

1. Gourmet Dining Room Interior Improvements

Superintendent/President Serban reported that some changes were made after the last meeting based on the committee’s feedback. Ellen Bildsten, architect from Bildsten and Sherwin, presented the changes being recommended to the Committee. Due to the limited budget for this project, some interesting things are being planned. One of the plans is to install drapery that can be pulled across the middle of the room and that would allow for two separate areas or one unified area. One of the goals is to keep it a quiet and refined dining area. The plan is to paint the ceiling tiles a darker color, to make the whole ceiling appear as if it is receding. Acoustic tiles will be placed in the ceiling to provide the layer affect look and to also provide sound buffers. The chairs now being proposed for the GDR are upholstered chairs, previously the chairs being considered were stackable chairs. The chairs are stain resistant to a large degree and can be treated with a Scotch Guard type of treatment and this has to be done on a regular basis. The floor will remain as discussed previously and carpeting will not be used. Ms. Bildsten showed renderings of the way the GDR will look with these changes. Committee members concurred that work should continue with this project as presented.

2. Drama/Music Project Colorboard Presentation

John Fisher presented a colorboard for the Committee’s review and approval. The colorboards have been presented to and reviewed by the Drama/Music Department, the Facilities Department, and the Administration. The committee members concurred with the colors and materials being recommended.
3. Change Order # 5, for $252,311 Drama/Music Modernization – Bid Package 1 (Core and Shell), Diani Building Corp (Attachment 1)

Steve Massetti, program manager for the Measure V projects, reported that the vast majority of this change order is the replacement of the roof over the theater and the lobby. Scope of the work is to remove all tiles, tear off the roofing material from below and replace the roofing materials and replace with new Spanish tiles. There is an issue that has come up regarding this item. When the price was received, it included a ten-year warranty for either a one-ply or two-ply roof. When questioned about this, the contractor went back to the manufacturer and was advised that the warranty information was not correct. The manufacturer is offering a five year warranty on the one-ply and a ten year warranty on the two-ply. This issue has not been settled yet, as there would be an added cost of $11,000 if the College decides to go with the two-ply. The roof does need to get replaced, the plan is to go ahead with this change order and if it can be settled with the one-ply roof and a ten year warranty per the original price, then we will go ahead with the work. If this can't be worked out, then the work cannot continue and another change order will need to be submitted for the two-ply room and a ten-year warranty at a cost difference of $11,000. The consensus of the Committee was that the work should continue and a change order be submitted for approval at the June board meeting.

4. Change Order #8 for $5,599 and Authorization to Record Notice-of-Completion, Bridge Renovation, Cushman Contracting Corporation (Attachment 2)

Steve Massetti reported that there was one last close out change order and this was reviewed with the Committee. A Notice of Completion will be submitted for Board approval at the May board meeting so that the project can be closed out.

5. Construction Contract for Kinko's Early Learning Center Phase II, Kinyon Construction, $50,980

Steve Massetti reported that Phase I of this project was completed before Kinko’s accreditation visit. Phase II will include modifying the existing restrooms to comply with current codes and regulations. Five bids were received and the lowest bid was from Kinyon Construction at just less than $51,000.

Ms. Livingston asked what other alternatives were possible with regards to lowest bidder. Mr. Massetti reported that there are several alternatives. "Lease-leaseback" is a complex way to approach projects and the process was explained. Another option available is "design build." However, VP Sullivan reported that he was advised by Walt Reno from the State Chancellor's Office that community colleges have only been allowed to do five design builds to date. Design builds can only be done with private funding, any state funding would have to have state approval. Ms. Livingston expressed her concern of having to go with the lowest bidder on our construction projects. Mr. Massetti noted that there are other methods that can be looked at if the Committee is interested and he would put together a white paper on the options. Mr. Massetti also noted that using the prequalification process should help with this. It is
time consuming to go through a prequalification for every project; one option would be to group projects together and prequalify a group of contractors for those projects, such as the Humanities and Campus Center.

Dr. Andreea M. Serban
Superintendent/President
Guy Smithson Painting & Decorating, Inc.
5093 Oleander pl.
Santa Barbara, Ca. 93111
Lic. 332819
Ph/ fax 805/967-2331 cell 805/896-8601

Project #6655 PE – Sports Pavilion Exterior Painting
Paint Supplied by SBCC (Prevailing Wage)

Provide all labor, equipment and incidental materials for complete preparation and painting of the Exterior Sports Pavilion Facility.

Note: This proposal is based on Prevailing Wages.

All paint and prime materials to be provided by SBCC and delivered to the job site for use by Guy Smithson Painting.

Base Bid: Scope

**Sports Pavilion - Gymnasium Building:**

- Preparation, prime and painting of North, South, East and West Exterior Walls.
- Pressure wash all existing concrete surfaces and split face CMU walls.
- Pressure wash all anodized aluminum shade structures.
- Preparation, prime and painting of all existing painted storefront window frames.
  - **Note:** Color to be selected by SBCC to match new storefront doors.
- Preparation and application of 2-Guard material on all anodized aluminum storefront surfaces not previously painted.
- Clean up.

**Sub-Total** $42,765.00

Exclusions:

- Painting or 2-Guard material on existing shade structures south elevation above main entry plaza.
- Painting of any CMU walls.
Alternate No 1

Sports Pavilion - Men's Locker Room, Training & Dance Room Building:

- Preparation, prime and painting of North, South, East and West Exterior Walls, including concrete columns and backside of pony wall at main plaza roofing side.
- Preparation, prime and painting of Main concrete stairs on West side of structure, including stair tread nosing's.
- Preparation, prime and painting of Secondary concrete stairs nosing's on south side of structure.
- Pressure wash all surfaces and CMU walls.
- Preparation, prime and painting of all existing painted storefront window frames.
  - Note: Color to be selected by SBCC to match new storefront doors.
- Preparation and application of 2-Guard material on all anodized aluminum storefront surfaces not previously painted.
- Clean up.

Sub-Total $10,960.00

Exclusions:

- Painting of any CMU walls.
- Painting of ferrous metal railing system around main plaza deck roof area.

Alternate No 2

Sports Pavilion - Women's Locker Room Building:

- Preparation, prime and painting of West and South Exterior Walls, including concrete columns at office plaza side.
- Preparation, prime and painting of Main concrete stairs on West side of structure, including stair tread nosing's.
- Preparation, prime and painting of Secondary concrete stairs nosing's on south side of structure.
- Pressure wash all surfaces and CMU walls.
Guy Smithson Painting & Decorating, Inc.
5093 Oleander pl.
Santa Barbara, Ca. 93111
Lic. 332819
Ph/ fax 805/967-2331 cell 805/896-8601

Project #6655 PE – Sports Pavilion Exterior Painting
Paint Supplied by SBCC (Prevailing Wage)

- Preparation and application of 2-Guard material on all anodized aluminum window and storefront surfaces not previously painted.
- Clean up.

Sub-Total $7,490.00

Alternate No 3

Sports Pavilion Office Building:

- Pressure wash entire building and adjacent retaining walls.
- Paint concrete stair nosing’s.
- Preparation and painting of retaining wall at ADA ramp to south stair.
- Clean up.

Sub-Total $3,550.00

Exclusions:

- Painting of any CMU walls.
- Painting of ferrous metal railing system around office plaza deck area or ADA ramp area.

Project Totals $64,765.00
The Contract is changed as follows:

1. Corroded Conduits Area 153, per CP #279 and COR #1.065
   Requested by: Owner
   Reason: In the area of room 153 and the required grade beam, after concrete demolition, a number of corroded conduits were found. These conduits required replacement.
   Add: $9,871.00

2. P-4 Hanger Attachment Path, per CP #081 and COR #1.068
   Requested by: Owner
   Reason: There was several unforeseen issues that had to be overcome before the installation of the P-4 Hangers could occur. These included unforeseen shotcrete demo and exploration, Abatement, Demo and exploration of P-4 hanger attachment path.
   Add: $13,785.00

3. Roof Conduit Demo, per CP #017 and COR #1.067
   Requested by: Owner
   Reason: Existing Conduits were not shown on the original record drawings and the roof demo plans. Demo of this conduit were needed to install the new roof.
   Add: $3,279.00

4. Jurkowitz Control Room Demo. per CP #097 and COR #1.068.
   Requested by: Owner/Architect
   Reason: The WT stiffeners must run full length and through the Jurkowitz control room, there is no provision in the plan for any demo of the control room. This change is for the demo of the control room ceiling and walls to allow for the WT stiffeners and the related asbestos abatement.
   Add: $21,632.00

5. Room 103 duct conflict, per CP #125 and COR #1.069
   Requested by: Owner
   Reason: There is an abandoned very large duct unknown by all, found above the Room 103 area that had to be removed to allow for new fire sprinklers and other required installations.
   Add: $5,477.00
6. Revised Beams At P-4 Hangers, per CP # 164 and COR #1.070
Requested by: Contractor
Reason: P-4 Hangers were modified as a result of the additional Structure under the control room.
Add: $ 7,869.00

Total Cost of This Change Order: Add: $ 61,913.00

Contractor accepts the terms and conditions stated as full and final settlement of any and all claims arising from this Change Order. Contractor agrees to perform the above-described changes in accordance with the terms set forth herein and in compliance with applicable sections of the Contract Documents. This Change Order is hereby agreed to, accepted and approved, all in accordance with the General Conditions of the Contract Documents. The adjustment of the Contract Price and the Contract Time for the changes noted in this Change Order (the “Changes”) represents the full and complete adjustment of the Contract Time and the Contract Price due the Contractor for providing and completing such Changes, including without limitation: (i) all costs (whether direct or indirect) for labor, equipment, materials, tools, supplies and/or services; (ii) all general and administrative overhead costs (including without limitation, home office, field office and Site general conditions costs) and profit; and (iii) all impacts, delays, disruptions, interferences, or hindrances in providing and completing the Changes. Contractor waives all rights, including without limitation those arising under Civil Code Section 1542, for any other adjustment of the Contract Price or the Contract Time on account of the Changes set forth in this Change Order or the Contractor’s performance and completion of the Changes.
# Change Order No. 6

**Drama/Music Building Modernization**  
Santa Barbara City College

---

**NOT VALID UNTIL SIGNED BY THE OWNER, ARCHITECT, CONSTRUCTION MANAGER, AND CONTRACTOR**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount/Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>The original Contract Sum was</td>
<td>$10,874,000.00</td>
</tr>
<tr>
<td>Net change by previously authorized change orders</td>
<td>$1,229,459.50</td>
</tr>
<tr>
<td>The contract sum prior to this Change Order was</td>
<td>$12,103,459.50</td>
</tr>
<tr>
<td>The contract sum will be increased by this change order by</td>
<td>$61,913.00</td>
</tr>
<tr>
<td>The new contract sum including this change order will be</td>
<td>$12,165,372.50</td>
</tr>
<tr>
<td>The original contract time was</td>
<td>396 calendar days</td>
</tr>
<tr>
<td>The original date of substantial completion was</td>
<td>July 14, 2010</td>
</tr>
<tr>
<td>Net change by previously authorized change orders</td>
<td>0 calendar days</td>
</tr>
<tr>
<td>The contract time prior to this change order was</td>
<td>396 calendar days</td>
</tr>
<tr>
<td>The contract time will be changed by this change order</td>
<td>0 calendar days</td>
</tr>
<tr>
<td>The new contract time including this change order will be</td>
<td>calendar days</td>
</tr>
<tr>
<td>The date of substantial completion as of the date of this change order is</td>
<td>July 14, 2010</td>
</tr>
</tbody>
</table>

**NOTE:** This change order includes only the items included above. This change order does not reflect changes in the Contract Sum or Contract Time which have been authorized by Construction Change Directive but are not included above.

---

**Architect:**  
John Fisher, AIA  
Principal-in-Charge  
John Sergio Fisher & Assoc., Inc.  
5567 Reseda Blvd., Suite 209  
Tarzana, CA 91356  

**Contractor:**  
Diani Building Corporation.  
295 North Blosser Rd.  
Santa Maria, CA 93458

**Construction Manager:**  
GKK Works  
C/O Santa Barbara City College  
2355 Main Street Suite 220  
Irvine, CA 92814

**Owner:**  
Santa Barbara City College  
721 Cliff Drive  
Santa Barbara, CA 93109

---

(date for DSA approval stamp)
CHANGE ORDER (CO)

Owner Name: Santa Barbara City College
Project Name: La Playa Track and Field Replacement
Project Description: La Playa Track and Field Replacement
To (Contractor): Byrom-Davey, Inc.

CO Initiate Date: June 24, 2010
Field CO Number: 1
Project Number: #6677
Contract Number: 

<table>
<thead>
<tr>
<th>Amount</th>
<th>% to Original Contract</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,940,000.00</td>
<td></td>
</tr>
<tr>
<td>$44,803.04</td>
<td>2.31%</td>
</tr>
</tbody>
</table>

You are hereby directed to make the following change(s) in the Contract.

Description of Work / Reason for Change
Install new water line for field quick couplers due to deteriorated condition of existing water line, ADD $9,298.97 (PCO #5); Remove built-up sand blocking existing storm drain line, ADD $3,319.36 (PCO #4); Credit for utilizing UBU turf in lieu of base bid SprinTurf, DEDUCT <$5,197.00> (PCO #2); Install new goal posts and footings, ADD $12,925.17 (PCO #3); and Delete sod and install new asphalt paving and synthetic turf in area near long jump runways and pits, ADD $24,456.54 (PCO #4). The total compensation for this change will be $44,803.04. No additional time is requested and no additional compensation will be allowed for additional time or work related to the above changes.

Reason for change: [ ] Architect Deficiency [ ] Unforeseen Condition [ ] Owner Request

Contract Documents associated with this Change Order are as follows: PCO #2, 3, 4, 5, and 6.

Funding Source: Measure V Bond Funds
The Contract Amount due to this Change Order will be: Increased $44,803.04
The Contract Time due to this Change Order: Will not be changed

Contract Milestone(s) have been changed as per the attached Schedule
The revised Final Completion date is 1/25/2011

[ ] Remaining disputed portion of the Change Order Proposal
Contractor believes the value for the work described herein is $ and ______ day(s) in excess of the Contract adjustments in this Change Order.

In accordance with GC Sections 10 and 15, the Contractor is required to file claim for disputed amount by (date):
(10 days from date CO issued to Contractor)

Contractor must sign and return this Change Order by (date): (10 days from date CO issued to Contractor)

Should the Contractor fail to sign and return this Change Order as required. Owner reserves the right to process the Change Order without the Contractor's signature

By signing this Change Order, the parties agree the adjustments to the Contract shown herein are final and final; however, the parties do not waive any rights or defenses regarding disputed amounts of money or time listed on this document. Refer to the dispute resolution provisions of the Contract for further action.

Signature Name (Print) Date

Contractor
Civil Engineer/Designer
Construction Manager
Program Manager
Director - Facilities & Campus Development
Vice President of Business Services

Attachment 3
6/21/10

Change Order
Project Status:

#6582 Drama/Music Modernization:
- Construction commenced June 15, 2009. The project has been significantly delayed due to unforeseen conditions, including unknown conduit conflicting with structural walls in theater, differing soil conditions which slowed caisson drilling, and unanticipated asbestos requiring abatement. The project has also been further delayed by the fact that Diani’s structural steel subcontractor went out of business, requiring Diani to obtain a new structural steel subcontractor, which has taken some time to get up to speed on the project.
- Demolition, planned roof replacement, and caissons are complete. Final proscenium wall concrete lift has been completed.
- Plumbing, concrete work, structural work (including structural steel), new roof construction over the stage area, and interior work are underway.
- Soundproof music practice booths were not called out for replacement on design drawings. The practice booths have been approved for purchase by the Board of Trustees through a "piggyback" contract. This item will result in additional cost.
- The existing lobby ceiling required removal for installation of certain building elements, including HVAC modifications and structural modifications. The proposal to replace the ceiling with wood slats, as originally constructed, totaled approximately $208,000. After discussions with the Architect, the College has requested pricing to prepare the space to leave the ceiling open to the roof above, with hanging light pendants. Pricing will be forthcoming. This item will result in additional costs.
- Five change orders have been approved for the Core and Shell (C&S) bid package, with one change order pending. The Theater Specialties (TS) and Audio/Visual (AV) bid packages have each had one change order approved by the Board of Trustees.
- The timely completion of this project is critical to the schedule of the Humanities and Campus Center projects, due to swing space requirements. Per the latest schedule, the project is significantly behind schedule due to the items listed above. The Program Management (PM) Team has little confidence in the project’s ability to recover time and complete the project by December 2010.
- The Construction Manager (CM) has been tasked with schedule review and with preparing a recovery plan. In order to begin to recover some of this time, the Contractor worked overtime and Saturdays during March. The cost for the premium portion of this overtime work will be borne by the College, resulting in additional costs.
- In early April, the College asked the CM to provide a review and analysis of overtime, including hours worked to date, cost to date, and schedule days recovered to date. This analysis has not yet been received.
- The Contractor has notified the College that attempting to complete one portion of the project by October 2010 would make overall completion by December 2010 impossible. The Theater/Arts Department has notified the PMT that it would strongly prefer not to move a portion of the users back into the building mid-semester.

#6586 Luria Conference and Press Center:
- Construction on this project is complete.
- The College held a dedication ceremony on May 7, 2010.
- Three change orders have been approved, with one change order pending.
- The project experienced significant delays due to several manufacturing and installation issues.
- Minor punchlist issues still remain to be reviewed and accepted.
- Exterior electronic locks have been installed.
#6587 Bridge Deck Repair/Replacement:
- Construction on this project is complete.
- Due to severe unforeseen damage, primarily consisting of dry-rot and termite damage, to the glue laminated beams, a significant amount of additional work was necessary. All ten of the existing glue laminated beams required replacement.
- Eight change orders have been approved.
- The project was significantly delayed due to the unforeseen damage.

#6611 Keyless Entry/Electronic Locks:
- Phase I implementation is complete. Locks have been installed and are working properly with software, though there have been several instances where fine-tuning of the system has been necessary.
- Phase II analysis and design underway. PMT is coordinating with Security and Information Technology (IT) regarding locations and quantity. IT and Security will coordinate regarding training and access lists.
- Electronic locks have been added to the Luria Conference and Press Center, are being added to the scope of work for Drama/Music, and will be included in the scope of work for the Humanities and Campus Center projects.

#6644 Pershing Park – Softball Facility Upgrade:
- Design was reviewed with the City Parks and Recreation Department on August 26, 2009. Parks and Recreation was generally willing to accept the design but requested certain changes.
- The project was presented to the Parks and Recreation Commission on September 23, 2009. The Commission voted unanimously to approve the project.
- The project was presented to the Historic Landmarks Commission (HLC) on October 14, 2009. The Commission voted unanimously to approve the project.
- At the College’s request, the size of the batting cage has been reduced to ensure that it can only be used for softball.
- The City signed the Coastal Development Application and the College obtained the permit.
- The project has been submitted to the City Building Department for review and approval.
- The project was put out to bid and bids were opened on April 5, 2010. A total of 4 bids were received. The apparent low bidder was Hanly General Engineering Corporation, with a bid of $518,000, significantly over the established budget.
- To reduce the cost, the College is reducing the scope of work and will rebid the project.
- The PM Team is coordinating changes and schedules with the Parks and Recreation Department.
- Construction commencement is anticipated in July or August.

#6695 Gourmet Dining Room (GDR) Modernization:
- The College has hired Bildsten and Sherwin to design this Foundation-funded project to modernize certain elements of the GDR.
- The Audio/Visual consultant was on site in March to review the A/V needs for the facility and prepared a suggested plan of action for A/V procurement.
- A proposed design was presented to the Facilities Committee in April and displeasure regarding the design was expressed.
- The Architect has modified the design and presented the revised design to the President and the users. Design modifications have been accepted and were presented to the Facilities Committee on May 24, 2010.
- The project will now be bid and construction should commence in July.

#6700 Humanities Building Improvements:
- The College has hired a design consultant, WWCOT, for this project.
- The Board of Trustees has approved Phase I of the design agreement, consisting of a forensic investigation of the existing facility and development of the Phase II scope of work.
- The design team has met with College staff and has commenced the investigative phase of design services.
- Assuming that the project is reviewed and approved by the Division of the State Architect (DSA) in a timely manner, and pending swing space availability, it is anticipated that the project will begin in spring -summer 2011.
- The Architect’s preliminary building assessment has been received and is under review. Several options were presented, including the replacement of the unpermitted building areas and the installation of a new lobby/elevator/accessible restroom tower.
- Two user-group meetings were held on Thursday, March 25, 2010, to accommodate varying schedules. Users in attendance provided input on the proposed design.
- Design development meetings were held with Facilities and Information Technology staff on March 30, 2010.
- The College has awarded the Phase II contract to WWCOT.
- A combined status update meeting and swing space discussion was held with the Humanities and Swing Space usergroups on May 20, 2010.
- Design is underway.

#6702 Campus Center Improvements:
- The College has hired a design consultant, Steinberg Architects, for this project.
- The Board of Trustees has approved Phase I of the design agreement, consisting of a forensic investigation of the existing facility and development of the Phase II scope of work.
- The design team has met with College staff and has commenced the investigative phase of design services.
- Assuming that the project is reviewed and approved by DSA in a timely manner, and pending swing space availability, it is anticipated that the project will begin in spring-summer 2011.
- The project design team has visited the building to review the existing spaces and perform the preliminary assessment, including all kitchen and food service spaces. While on site, the design team met with several users to discuss current needs and building deficiencies.
- Steinberg has requested several tests and inspections to proceed with the current design.
- Testing has revealed that the structural slab is in very bad condition and may necessitate design modifications and additional work, which was not anticipated in project planning.
- A combined status update meeting and swing space discussion was held with the Humanities and Swing Space usergroups on May 20, 2010.

#6677 La Playa Stadium Track and Field Replacement:
- The College hired Lloyd Sports and Civil Engineering as the designer for this project.
- An initial “over the counter” review was held with DSA on April 7, 2010. Several items required correction or modification. The project was approved by DSA in April.
- It has been discovered that the existing restroom and field house structure was “closed without certification” by DSA when the project was originally completed several years ago, which may delay DSA closeout of the current project. To remedy this situation, the project plans include installation of a temporary restroom facility.
The project team met with the users (Athletics Department and football/soccer/track coaches) to discuss the project and review the proposed project several times throughout the design process. The users provided input on the current plan. The PMT met with the City Parks and Recreation Department to discuss the current plan and received positive feedback from the City.

The PMT conducted a Pre-Qualification process to ensure that only qualified contractors were allowed to bid on the project. A total of five contractors were prequalified.

Three bids were received. The low bidder was Byrom-Davey, a well-known track and field contractor, at a price of $1,940,000. The Board of Trustees authorized award of the project to Byrom-Davey at the May 13, 2010 Board meeting.

Construction began on May 24, 2010, and has continued without delay.

#6694 Generator Supported Services:
- The project consists of connecting several key areas in the Administration Building, the Luria Library, and the Physical Science Building to existing emergency generators to provide electrical power in the case of a power outage.
- The project was put out to bid and was advertised beginning April 4, 2010, with a mandatory site walk on April 12, 2010. Bids were received April 26, 2010.
- Only two bids were received and the low bidder was approximately 50% of the second bidder. The College and the designer met with the apparent low bidder, who ensured all parties that it had covered the entire scope of the project and was prepared to do the work for the proposed price.
- The project was awarded to EJS Construction at the June 10, 2010 Board of Trustees meeting.

#6637 Kinko’s Early Learning Center Phase 2 Improvements:
- Kinyon Construction was awarded the project at the May 27, 2010 Board of Trustees meeting.
- Construction is underway.

OTHER RECENTLY COMPLETED CAMPUS IMPROVEMENT PROJECTS:

#6637 Kinko’s Early Learning Center Phase 1 Improvements
#6645 Campus-wide Energy Management System (EMS) Phase 1
#6649 Landscape Improvements at Ramps, Physical Education, and La Playa Stadium
#6650 & #6652 Paint Sports Pavilion Hallways and Lobby
#6653 Handrail at Sports Pavilion Upper Walkway
#6665 Marine Diving Technology Boat Storage Area
#6666 Install New Flooring in A-183 and Marine Diving Tech Classroom
#6668 OE-180 Replace Heating System
#6704 ECC-1, 2, 3 Exterior Painting

OTHER UPCOMING CAMPUS IMPROVEMENT PROJECTS:

#6643 Repair/Replace Trellis at Student Services
#6647 ECC 1-15 – Replace HVAC Units
#6655 Physical Education – Paint Exterior
#6688 Wake Center Resurface Parking Lot
<table>
<thead>
<tr>
<th>Project</th>
<th>Contracted</th>
<th>Expected</th>
<th>Expended To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Drama Music Building Modernization</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soft Costs</td>
<td>16% $3,071,988.00</td>
<td>21% $4,500,000.00</td>
<td>29% $2,681,363.01</td>
</tr>
<tr>
<td>Hard Costs</td>
<td>$16,165,711.50</td>
<td>$16,600,000.00</td>
<td>$6,530,708.20</td>
</tr>
<tr>
<td>Total</td>
<td>$19,237,699.50</td>
<td>$21,100,000.00</td>
<td>$9,212,091.21</td>
</tr>
<tr>
<td><strong>Luria Conference and Press Center</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soft Costs</td>
<td>25% $380,773.80</td>
<td>24% $425,000.00</td>
<td>29% $403,970.90</td>
</tr>
<tr>
<td>Hard Costs</td>
<td>$1,167,789.10</td>
<td>$1,350,000.00</td>
<td>$1,004,206.40</td>
</tr>
<tr>
<td>Total</td>
<td>$1,548,562.90</td>
<td>$1,775,000.00</td>
<td>$1,408,177.30</td>
</tr>
<tr>
<td><strong>Bridge Renovation</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soft Costs</td>
<td>4% $180,820.00</td>
<td>5% $250,000.00</td>
<td>3% $129,199.50</td>
</tr>
<tr>
<td>Hard Costs</td>
<td>$4,325,325.00</td>
<td>$4,500,000.00</td>
<td>$4,096,704.00</td>
</tr>
<tr>
<td>Total</td>
<td>$4,505,945.00</td>
<td>$4,750,000.00</td>
<td>$4,225,903.50</td>
</tr>
<tr>
<td><strong>Softball Renovation</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soft Costs</td>
<td>100% $39,500.00</td>
<td>20% $100,000.00</td>
<td>100% $40,280.07</td>
</tr>
<tr>
<td>Hard Costs</td>
<td>$-</td>
<td>$400,000.00</td>
<td>$-</td>
</tr>
<tr>
<td>Total</td>
<td>$39,500.00</td>
<td>$500,000.00</td>
<td>$40,280.07</td>
</tr>
<tr>
<td><strong>La Playa Track and Field Replacement</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soft Costs</td>
<td>9% $203,405.00</td>
<td>20% $500,000.00</td>
<td>14% $20,404.15</td>
</tr>
<tr>
<td>Hard Costs</td>
<td>$1,940,000.00</td>
<td>$2,000,000.00</td>
<td>$125,100.00</td>
</tr>
<tr>
<td>Total</td>
<td>$2,143,405.00</td>
<td>$2,500,000.00</td>
<td>$145,504.15</td>
</tr>
<tr>
<td><strong>Humanities Building Modernization</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soft Costs &amp; Contingency</td>
<td>100% $1,443,119.00</td>
<td>40% $5,600,000.00</td>
<td>100% $93,268.02</td>
</tr>
<tr>
<td>Hard Costs</td>
<td>$-</td>
<td>$8,400,000.00</td>
<td>$-</td>
</tr>
<tr>
<td>Total</td>
<td>$1,443,119.00</td>
<td>$14,000,000.00</td>
<td>$93,268.02</td>
</tr>
<tr>
<td><strong>Campus Center Building Modernization</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soft Costs &amp; Contingency</td>
<td>100% $83,056.00</td>
<td>40% $1,900,000.00</td>
<td>100% $65,964.72</td>
</tr>
<tr>
<td>Hard Costs</td>
<td>$-</td>
<td>$2,900,000.00</td>
<td>$-</td>
</tr>
<tr>
<td>Total</td>
<td>$83,056.00</td>
<td>$4,800,000.00</td>
<td>$65,964.72</td>
</tr>
</tbody>
</table>

Soft costs generally include design services, construction management, inspection services, materials testing and inspection, surveying, commissioning, reprographics, environmental consulting, labor compliance and other related services.