BACKGROUND:

Major Projects under Construction

This report provides a monthly update on facilities capital improvements and construction funded projects through measure C & D bond funds.

The expenditure of measure C&D bond funds is to optimize sustainable use of college facilities for students, faculty, staff & community.

Optimal sustainable use of college facilities is essential to administrative unit outcomes (AUOs) / student learning outcomes (SLOs) / student success.

While all capital improvements serve to meet the optimal sustainable use of college facilities, certain projects are more easily distinguished as addressing this goal. (Strategic Plan Goal B.3)

Some examples of current projects are as follows:

- Smart Classroom Upgrades
- Building 100 IT MDF / Building 100 Office Remodel / Building 100 HVAC Projects
- Building 800 STEM Remodel
- Building 600 Biology/Chemistry Classroom Renovation Project
- Watsonville Green Technology Center
- Health and Wellness Project
- Building 300 Renovation

Staff will develop a strategy to reflect the projections noted in the 2013 Educational Master Plan relative to future growth. As described in the 2013 Facilities Master Plan, future capital projects for the campus will focus on servicing and maintaining the infrastructure, modernizing classroom and laboratory spaces, and expanding technological improvements.
Major Projects under Construction

Arts Education Remediation Project  Several projects that encompass the remediation of the VAPA complex including but are not limited to repairs to the heating and venting systems, building leaks, door systems repairs and accessibility, music recital hall acoustics, sewer line repairs, theater storage and equipment fencing have been addressed and/or are in process.

Current Status Update:  
All work is complete – revert remaining funds to Bond fund in process

Health and Wellness Project  
This project has been certified and closed effective August 18, 2012 with DSA.

Current Status Update:  
All equipment has been purchased – project in close out

Building 300 Renovation  
This project has been certified and closed effective October 28, 2011 with DSA.

Current Status Update:  
A majority of the equipment has been purchased and installed, including furniture and classroom computers; however, there are additional items to be purchased.

Watsonville Green Technology Center  
This project is substantially complete and occupied as of fall 2012. The LEED certification process has also been completed and the Solari Green Technology Center is now officially LEED Platinum Certified with the U.S. Green Building Counsel.

Current Status Update:  
This project is substantially complete with the exception of minor finishing touches as well as some remaining furniture and equipment. Final repairs to equipment are expected to occur by mid-January.

Building 800 STEM Remodel:  
Building 800 occupants were relocated in 2012 in order for the building to be fully remodeled. Plans and specifications were approved by DSA in September 2012. Abatement of the building occurred in September and October 2012. Bid proposals for the renovation work were received on November 27, 2012. The contract for the renovation work has been awarded to Kent Construction of Gilroy, CA, in the amount of $3,491,895.

The total Building 800 project construction costs are estimated to be $5,495,702. There are three funding sources for the project:

$1,952,530—federal Title III Science Technology Engineering and Mathematics (STEM) grant from the Department of Education to fund design and partial construction.
$250,000—A gift of from the Peggy and Jack Baskin Foundation was received in the amount of $894,495 in August 2012. $250,000 of the gift will be used to offset the additional construction costs of the project.

$250,000—The Cabrillo College Foundation received $250,000 from the Monterey Peninsula Foundation to provide support for the constructions costs to renovate the 800 building. This will also reduce the need for bond funds as reflected in this report.

$3,043,172—Measure D bond.

$5,495,702 Total estimated project costs

A pre-construction meeting was held on December 19, 2012 and the general contractor, Kent Construction, commenced on the Demolition work mid-December, 2012. Lack of performance by subcontractors have caused numerous delays to the project; However, Occupancy of the building occurred in time for the start of the fall semester.

The Grand opening of the building occurred on October 4, 2013 and was celebrated by faculty, staff and the generous donors of the Cabrillo College Foundation, who made the event a success.

Current Status Update:
Change orders are being processed as well as numerous punch list items and minor corrective work which will continue through to close out.

Building 600 Bio/Chem Classroom Renovation Project:
The Dental Hygiene Program previously occupied the west end of building 600 prior to relocating to the new Health Wellness Building in 2010. This space will be designated as Biology and Chemistry classroom and laboratory space.

Current Status Update:
This project is substantially complete and awaiting DSA close out certification.

Smart Classroom Upgrades:
As identified by Instruction and in collaboration with IT, Information Technology, multiple classrooms were identified to receive “Smart Classroom” upgrades with “Bond” funds in the 2012/13 & 2013/14fiscal year. These upgrades include primarily technological equipment essential to the instructional process and include improved projectors, whiteboards, “Elmos” (computerized document projectors), computers and “Spectrum carts” that integrate the various components. These classroom upgrades also include flooring replacement, fresh paint, furniture and equipment, window treatments and other space repairs as is needed to improve the overall functionality

Current Status Update:
There are 10 smart classrooms identified for this fiscal year’s budget and will also allow for the temporary relocation of BELA division classrooms and associated secondary affects. The smart classrooms scheduled for completion this year are 1302, 1303, 2501, 2502, 429, 714, 506, 509, 510 & 913. Classrooms 513 and 517 will also be accomplished with Title V grant funds. All of the classrooms scheduled for the start of the spring semester are substantially complete.
Building 100 IT Main Distribution Frame (MDF) Project:
The 100 building basement is the central distribution and location of DATA and communication systems for all of upper campus. This space is exposed to outside elements, such as weather and rodents due to the open entrance vault and this is detrimental to the systems housed in this space. This project will relocate data cabling, telecommunication lines and equipment and the reconstruct wall sections where necessary to prevent loss of essential college systems operations. The budget for this project is $247,720.

Current Status Update:
The A/C unit has been installed and is functioning. All of the renovation work scheduled in the MDF room has been substantially complete. The awning that will cover and provide weather protection to the entrance will be scheduled upon completion of the HVAC renovation work.

Building 100 Office Remodel Project:
There are numerous functions in the 100 that require reconfiguration in order to serve student needs and improve access specific to the counseling and the transfer center. This project consists of creating an open counter at the east entrance which will require the relocation and reconfiguration of other office and conference spaces. The budget for this project is $115,670.

Current Status Update:
Work has been scheduled as activities in the building allow and will be coordinated with the other projects scheduled for this building.

Building 100 HVAC Enrollment Services Upgrade Project:
The 100 building has been home to various administrative functions over the course of time and thus has had considerable redistribution of activities. Very few areas of the building floor plan resemble original construction layout except for the over 50 year old dysfunctional HVAC system. This project will address the much needed reconfiguration of the existing duct work as well as the heating and cooling needs of the main floor and IT MDF equipment room below. The original budget for this project is $371,295 and revised to $1,275,000 at the December board meeting based upon bids received in November 2013.

Five bids were received on November 18, 2013 as stated in the table below and with the apparent low bidder as follows:

Environmental Systems of Northern California:

<table>
<thead>
<tr>
<th>Base Bid</th>
<th>Deductive alternate $67,000</th>
<th>Bid w/ Deductive alternate $731,000</th>
</tr>
</thead>
</table>

Current Status Update:
The project is underway with the temporary relocation of existing occupants into the 200 building complete. The contractor has fenced off the building and begun with the demolition of the existing duct work and equipment.

Awards of Informal Bids under the Uniform Public Construction Cost Accounting System (UPCC):
By adopting the Uniform Public Construction Cost Accounting System, the Board authorized the President or his/her designee to enter into agreements with low bidders using the informal bidding process with the provision that the successful awards would be presented to the Board as an information item. This system enables the District to 1) informally bid projects under $175,000 to pre-qualified contractors, 2) more efficiently and effectively manage small to medium sized projects, and 3) contract with local contractors who are deemed “qualified” bidders.
<table>
<thead>
<tr>
<th>Projects In Process</th>
<th>Planned Substantial Completion Date</th>
<th>Funding Source</th>
<th>Original Project Budget</th>
<th>Adjusted Project Budget</th>
<th>Paid to Date</th>
<th>Encumbered to Date</th>
<th>Change Orders to Date</th>
<th>Balance (unencumbered)</th>
<th>Change Orders as % of project Budget</th>
<th>Paid + Enc as % of Proj Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health and Wellness Equipment</td>
<td>Fall 2013</td>
<td>State Capital Outlay Funds</td>
<td>1,185,000</td>
<td>1,185,000</td>
<td>1,185,000</td>
<td>0</td>
<td>0</td>
<td>100%</td>
<td>1,185,000</td>
<td>100%</td>
</tr>
<tr>
<td>Building 300 Renovation Equipment</td>
<td>Winter 2013</td>
<td>State Capital Outlay Funds</td>
<td>931,000</td>
<td>931,000</td>
<td>793,234</td>
<td>115,342</td>
<td>19,423</td>
<td>97.9%</td>
<td>1,882,000</td>
<td>97.9%</td>
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<tr>
<td>Watsonville Green Technology Center</td>
<td>Fall 2014</td>
<td>EDA Funds</td>
<td>3,365,000</td>
<td>3,365,000</td>
<td>3,365,000</td>
<td>0</td>
<td>0</td>
<td>100%</td>
<td>3,365,000</td>
<td>100%</td>
</tr>
<tr>
<td>Building 800 Renovation</td>
<td>Fall 2013</td>
<td>STEM Grant Funds</td>
<td>1,952,530</td>
<td>1,952,530</td>
<td>1,593,189</td>
<td>359,341</td>
<td>0</td>
<td>100%</td>
<td>10,158,000</td>
<td>99.9%</td>
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<tr>
<td>Building 800 Move In</td>
<td>Fall 2013</td>
<td>Bond Measure D only</td>
<td>100,000</td>
<td>100,000</td>
<td>26,961</td>
<td>5,487</td>
<td>67,552</td>
<td>32.4%</td>
<td>107,831,000</td>
<td>98.7%</td>
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<tr>
<td>VAPA Remediation</td>
<td>Fall 2013</td>
<td>Measure C</td>
<td>1,915,130</td>
<td>1,815,273</td>
<td>1,749,086</td>
<td>6,182</td>
<td>60,005</td>
<td>96.7%</td>
<td>2,262,453</td>
<td>97.4%</td>
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<tr>
<td>Building 600 Remodel</td>
<td>Fall 2013</td>
<td>Bond Measure D only</td>
<td>1,000,000</td>
<td>1,500,000</td>
<td>1,321,421</td>
<td>70,953</td>
<td>116,074</td>
<td>7.9%</td>
<td>107,825,576</td>
<td>98.8%</td>
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<tr>
<td>Smart Classrooms (*11-13)</td>
<td>Fall 2013</td>
<td>Bond Measure D only</td>
<td>80,000</td>
<td>80,000</td>
<td>53,011</td>
<td>17,242</td>
<td>9,747</td>
<td>87.8%</td>
<td>97,595,426</td>
<td>99.4%</td>
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<tr>
<td>Smart Classrooms (*13-14)</td>
<td>Spring 2014</td>
<td>Bond Measure D only</td>
<td>650,000</td>
<td>650,000</td>
<td>46,004</td>
<td>259,790</td>
<td>344,206</td>
<td>47.0%</td>
<td>10,490,000</td>
<td>99.9%</td>
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<tr>
<td>Bldg 100 HVAC</td>
<td>May 2014</td>
<td>Bond Measure D only</td>
<td>371,295</td>
<td>1,274,685</td>
<td>76,721</td>
<td>866,315</td>
<td>331,649</td>
<td>74.0%</td>
<td>80,000</td>
<td>100%</td>
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<tr>
<td>Bldg 100 MDF</td>
<td>March 2014</td>
<td>Bond Measure D only</td>
<td>247,720</td>
<td>247,720</td>
<td>139,627</td>
<td>48,467</td>
<td>99,626</td>
<td>75.9%</td>
<td>115,670</td>
<td>84.9%</td>
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<tr>
<td>Bldg 100 Office Remodel</td>
<td>June 2014</td>
<td>Bond Measure D only</td>
<td>115,670</td>
<td>115,670</td>
<td>63,467</td>
<td>34,742</td>
<td>17,461</td>
<td>84.9%</td>
<td>115,670</td>
<td>84.9%</td>
</tr>
<tr>
<td>Campus Signage</td>
<td>TBD</td>
<td>Bond Measure D only</td>
<td>323,291</td>
<td>323,291</td>
<td>275,093</td>
<td>0</td>
<td>48,198</td>
<td>85.1%</td>
<td>5,345,114</td>
<td>90.4%</td>
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<tr>
<td>SBA Closeout</td>
<td>TBD</td>
<td>Bond Measure C only</td>
<td>81,337</td>
<td>81,337</td>
<td>55,438</td>
<td>0</td>
<td>25,900</td>
<td>90.4%</td>
<td>10,490,000</td>
<td>99.9%</td>
</tr>
</tbody>
</table>

| Completed Projects                  | Total                               | State Capital Outlay Funds           | 10,490,000              | 10,490,000              | 10,490,000   | 0                 | 0                    | 100%                   | 107,825,576             | 100%                        |
|                                   | Total                               | Measure C                            | 121,741                 | 121,741                 | 121,741      | 0                 | 0                    | 100%                   | 10,490,000              | 100%                        |
|                                   | Total                               | Measure D                            | 15,007,134              | 15,072,637              | 15,066,909   | 1,371             | 4,356                | 100%                   | 97,595,426              | 99.4%                        |
|                                   | Project Total                        | 25,678,873                           | 25,684,378              | 25,687,650              | 1,371        | 4,356             | 100%                 | 107,825,576             | 100%                        |
| VAPA Construction                  | Complete                            | State Capital Outlay Funds           | 20,357,000              | 20,357,000              | 20,357,000   | 0                 | 0                    | 100%                   | 107,825,576             | 100%                        |
|                                   | Project Total                        | 25,678,873                           | 25,684,378              | 25,687,650              | 1,371        | 4,356             | 100%                 | 107,825,576             | 100%                        |
| VAPA Equipment                     | Complete                            | State Capital Outlay Funds           | 5,345,114               | 5,345,114               | 5,345,114    | 0                 | 0                    | 100%                   | 107,825,576             | 100%                        |
|                                   | Project Total                        | 79,873,591                           | 79,857,879              | 79,857,879              | 0            | 0                 | 100%                 | 107,825,576             | 100%                        |
| Building 300 Renovation            | Fall 2013                           | State Capital Outlay Funds           | 1,051,000               | 1,051,000               | 1,051,000    | 0                 | 0                    | 100%                   | 107,825,576             | 100%                        |
|                                   | Project Total                        | 2,217,033                            | 2,167,996               | 2,167,996               | 0            | 0                 | 100%                 | 107,825,576             | 100%                        |
| South Perimeter Road               | Summer 2012                         | Total Project                        | 140,000                 | 121,050                 | 121,050      | 0                 | 0                    | 100%                   | 107,825,576             | 100%                        |

**Facilities Master Plan**

**Through December 31, 2013**

**Completed Projects**

- Health and Wellness Center and Sitework: Spring 2011
  - State Capital Outlay Funds
  - Measure C
  - Measure D
  - Project Total
  - Total Project

- VAPA Construction: Complete
  - State Capital Outlay Funds
  - Measure C
  - Measure D
  - Project Total
  - Project Sub-total

- VAPA Equipment: Complete
  - State Capital Outlay Funds
  - Measure D
  - Project Total
  - Project Sub-total

- Building 300 Renovation: Fall 2010
  - State Capital Outlay Funds
  - Measure C
  - Measure D
  - Project Total

- South Perimeter Road: Summer 2012
  - Total Project

**Completed Projects**

- Total: 107,909,491
- 107,831,303
- 107,825,576
- 1,371