COLLEGE OF MARIN

MEASURE B
BOND PROGRAM

MEASURE B

PROGRAM UPDATE

BOARD OF TRUSTEES WORKSHOP: NOVEMBER 13, 2018

COLLEGE OF MARIN

MEASURE B
BOND PROGRAM

WORKSHOP

for November 13, 2018

Workshop: November 13, 2018

- **Student Services (K13-35710)** and **Learning Resources Center (K15-35712)**
  - Planning Report and Completion
  - Delivery Methods

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MEASURE B
BOND PROGRAM

Student Services (K13-35710) and Learning Resources Center (K15-35712)

LRC/SS Planning Report & Completion

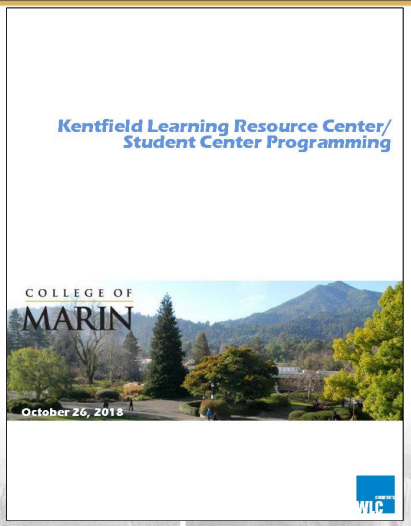
Planning Report Highlights:

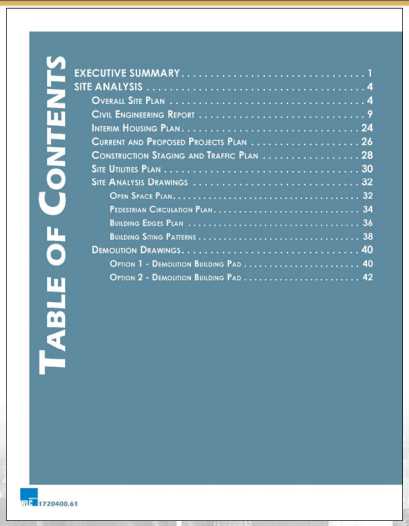
- Site Analysis – Review of Existing Site Utilities
- Building Analysis – Review of LRC/SS Structural, Building & MEP Systems
- Building Program
- Budget & Schedule
- Recommendations

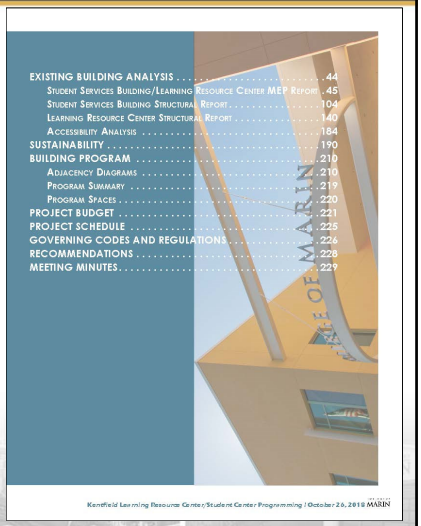
LRC/SS Planning Effort:

- Board of Trustees - Summary of 9/11/2018 Presentation
- Development of Overall Planning Flowchart

LRC/SS Planning Report & Completion







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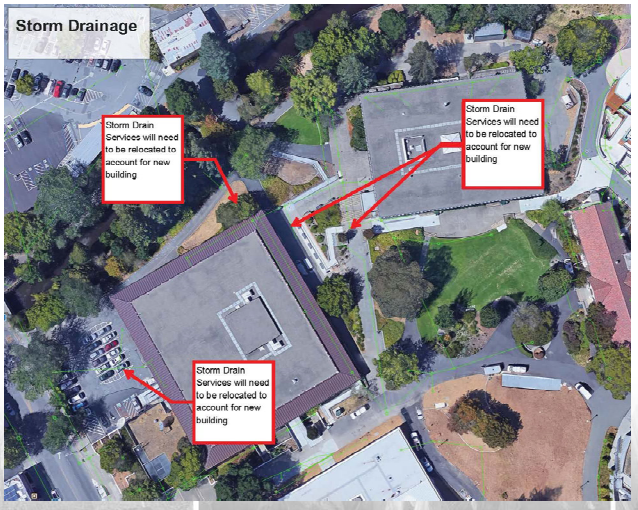
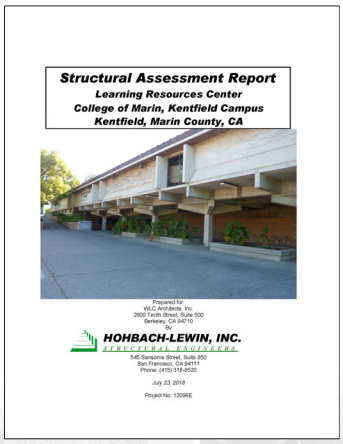
Site Analysis – Review of Existing Site Utilities



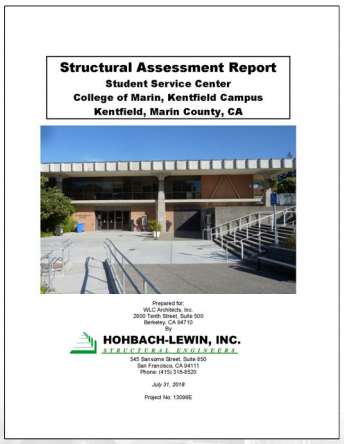
WLC Explored Site Utilities Onsite:

- Identified potential problems during future construction for:
  - Gas Lines
  - Water Lines
  - Storm Drains
  - Irrigation Lines
  - Electrical Lines
  - Communication Lines

Building Analysis – Review of LRC/SS Structural Systems


Structural Assessment Report
Learning Resources Center
College of Marin, Kentfield Campus
Kentfield, Marin County, CA

HOHBACH-LEWIN, INC.
STRUCTURAL ENGINEERS

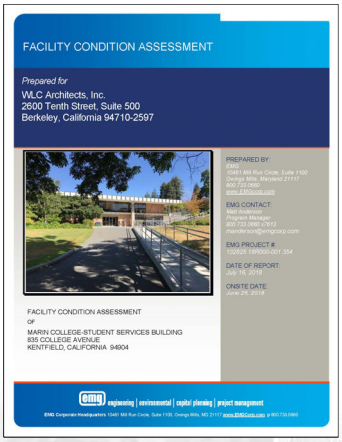

Structural Assessment Report
Student Service Center
College of Marin, Kentfield Campus
Kentfield, Marin County, CA

HOHBACH-LEWIN, INC.
STRUCTURAL ENGINEERS

WLC Hired a Structural Engineering Company to Complete the Structural Assessment

- Structural Assessment Report included:
  - General Building Description
  - Review of Lateral & Gravity Systems
  - Site Soils & Seismicity
  - Local Seismic Hazards
  - Stability Assessment
  - Regulatory Issues& Seismic Retrofit Recommendations

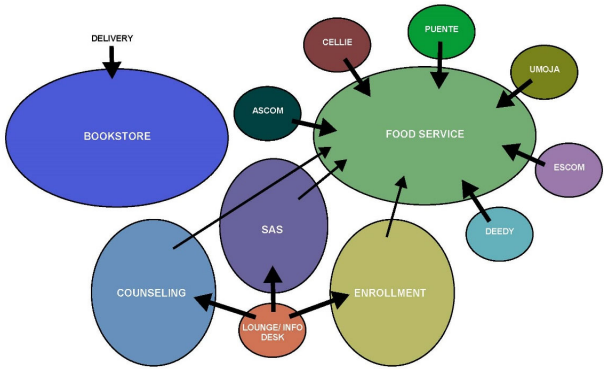
Building Analysis – Review of Building & MEP Systems



WLC Hired a Company to Complete the Building Assessment

- The Report Identifies Repairs/Upgrades Needed & Costs Associated with:
  - Building Interiors & Exterior Envelope
  - Mechanical Systems
  - Electrical Systems
  - Plumbing Systems
  - Site Work
  - The Facility Condition Index

Building Program



SSC/LRC NEW BUILDING - GROUND FLOOR

WLC Met with User Groups & Developed Planning Diagrams for All Groups

- Developed Planning Flowcharts for:
  - Food Service
  - Bookstore
  - Library
  - Enrollment Services
  - Student Accessibility Services
  - Others

Building Program

Spaces	Proposed	Existing	Variance
Umoja	1,000	2,500	-1,500
Puente	750	650	100
Enrollment*	3,100	4,100	-1,000
Counseling**	3,000	3,550	-550
Lounge/Info Desk***	700	850	-150
Dining	6,000	6,900	-900
ASCOM***	1,450	1,580	-130
Cellie	1,000	1,025	-25
Deedy (Conf. Room, etc.)	1,000	1,375	-375
OIM	Relocate	950	-950
SAS	2,700	4,000	-1,300
Digital Journalism	3,000	3,350	-350
Classrooms (5)	5,000	4,950	50
Labs	2,250	2,350	-100
Writing	3,000	4,000	-1,000
Tutoring	Co-Locate	1,650	-1,650
Bookstore	4,500	5,800	-1,300
Mail Room	500	650	-150
BIS Faculty Offices (10)	1,100	1,425	-325
Library	15,000	17,500	-2,500
ESCOM	750	900	-150
	55,800	70,055	-14,255

Includes:
*Includes Testing, Veterans, Bursar, Outreach
**Includes Counseling, Transfer, Dean's Office
***Includes ASCOM/Conduct Office/Activities

Budget – Building Program Options

OPTION 1

EXISTING STUDENT SERVICES BUILDING PROGRAM AREAS

EXISTING LRC/SS BUILDING AREA:

1. Existing Student Center		30,155 sf
2. Existing Library (LRC)		66,394 sf
		96,549 sf
3. Health Services (1 Portable)		960 sf
		97,509 sf
4. "Village Center" Classroom Replacement		6,800 sf
		104,309 sf
5. Multi-Purpose/Lecture Space		4,200.00 sf
		108,509 sf
6. Proposed New Building Construction		65,000 sf ←
	Building Area Reduction	39,309 sf
a. New LRC Building Program Area		35,000 sf ←
b. New SRC Building Program Area		30,000 sf ←
Total New Building Construction Area		**65,000 sf/gross**

OPTION 2

EXISTING STUDENT SERVICES BUILDING PROGRAM AREAS

EXISTING LRC/SS BUILDING AREA:

1. Existing Student Center		30,155 sf
2. Existing Library		66,394 sf
		96,549 sf
3. Health Services (1 Portable)		960 sf
		97,509 sf
4. "Village Center" Classroom Replacement		6,800 sf
		104,309 sf
5. Multi-Purpose/Lecture		4,200
		108,509 sf
6. Proposed New Building Construction		62,000 sf ←
	Building Area Reduction	42,309 sf
7. New LRC Building Program Area		33,000 sf ←
8. New SC Building Program Area		29,000 sf ←
Total New Building Construction Area		**62,000 sf/gross**

← = Changes Between the Two Options

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Budget – Bond Project Funding

Bond Project Funding		Budget
Student Services Project	$	51,380,000
Learning Resource Center Project	$	32,300,000
Village Square Classrooms Replacement	$	3,600,000
Multi-Purpose/Lecture Community Space	$	6,050,000
Subtotal =	$	93,330,000
Projected Soft Costs @12% =	$	11,199,600
Available for Hard Construction Budget =	**$**	**82,130,400**

Budget – Construction Estimate

OPTION 1

Construction Estimate	SF/Unit Costs	Costs
Phase 1 - Site 7 Building Demolition	-	$ 6,000,000
New Building Construction	65,000 SF	$ 52,000,000
Multipurpose Lecture	4,200 SF	$ 2,730,000
Existing Building Modernization (SS)	8,000 SF	$ -
General Site Improvements	-	$ 1,500,000
Furniture & Equipment	-	$ 1,000,000
Subtotal =		$ 63,230,000
Cost Escalation @ 12% / 2 Years	-	$ 7,587,600
Subtotal =		$ 70,817,600
Construction Contingency @ 18%	-	$ 12,747,168
Total Cost =		**$ 83,564,768**

OPTION 2

Construction Estimate	SF/Unit Costs	Costs
Phase 1 - Site 7 Building Demolition	-	$ 6,000,000
New Building Construction	62,000 SF	$ 51,460,000
Multipurpose Lecture	4,200 SF	$ 2,730,000
Existing Building Modernization (SS)	8,000 SF	$ 2,750,000
General Site Improvements	-	$ 1,500,000
Furniture & Equipment	-	$ 1,000,000
Subtotal =		$ 65,440,000
Cost Escalation @ 12% / 2 Years	-	$ 7,852,800
Subtotal =		$ 73,292,800
Construction Contingency @ 18%	-	$ 13,192,704
Total Cost =		**$ 86,485,504**

= Changes Between the Two Options

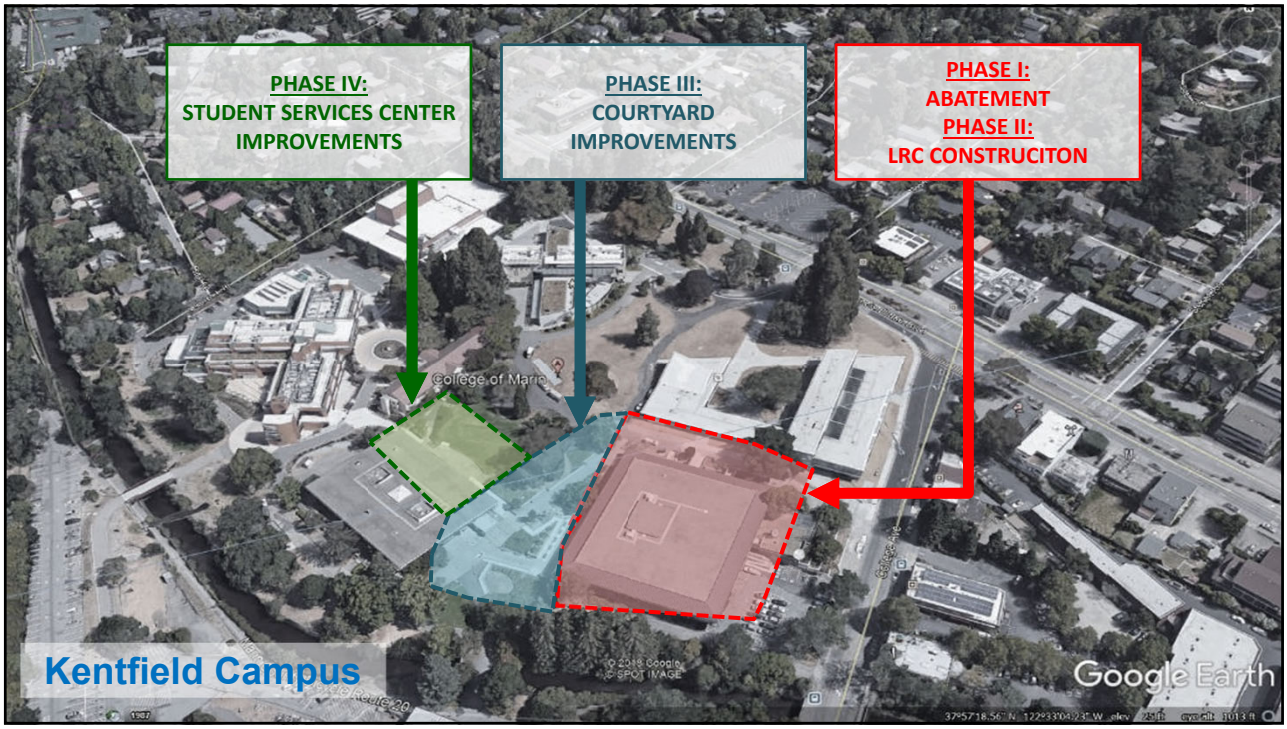
Project Schedule

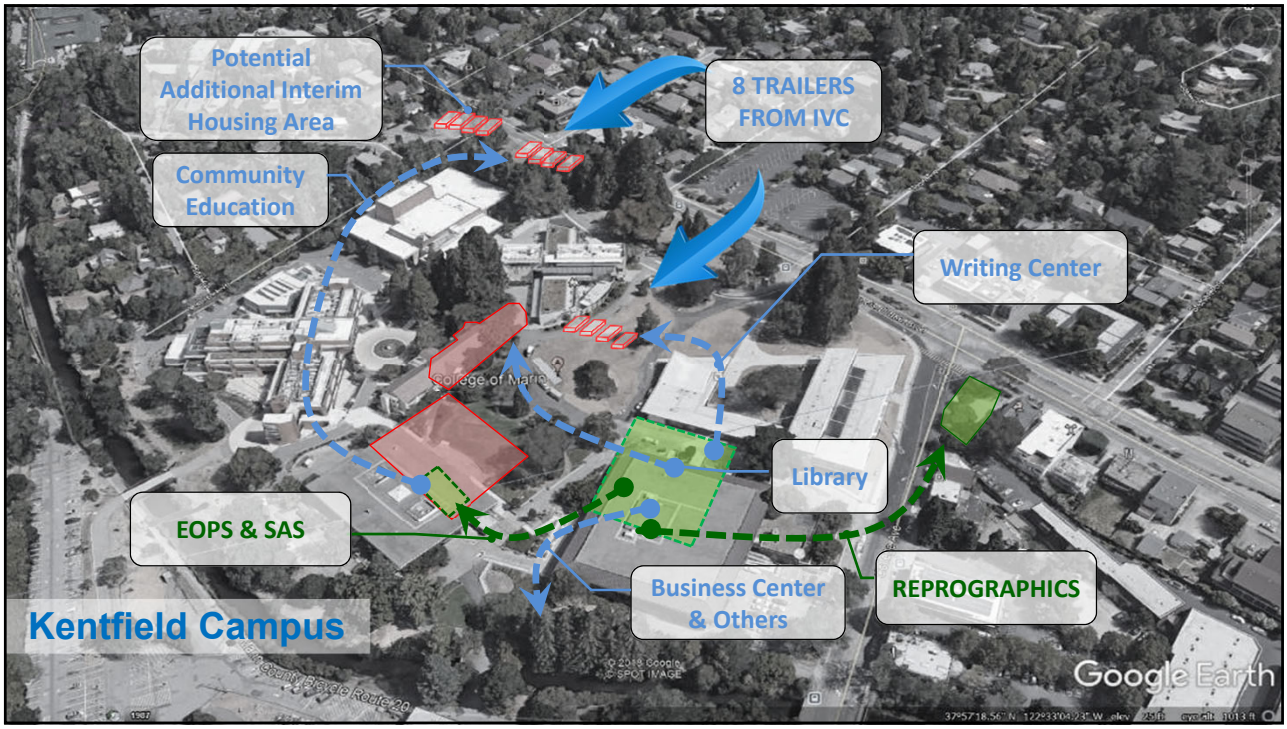
Task	Time Required
Programming	Current - November 2018
RFP Process (Contractor Selection)	November 2018 - March 2019
Bid and Approval	April 2019
AOR Design	April 2019 - December 2019
DSA Submittal and Plan Check	December 2019 - May 2020
Back Check and Final Approvals	June 2020
Construction Phase	July 2020 - April 2022
Substantial Completion and Punch List	May 2022 - June 2022
Move-In	July 2022 - August 2022

Recommendations

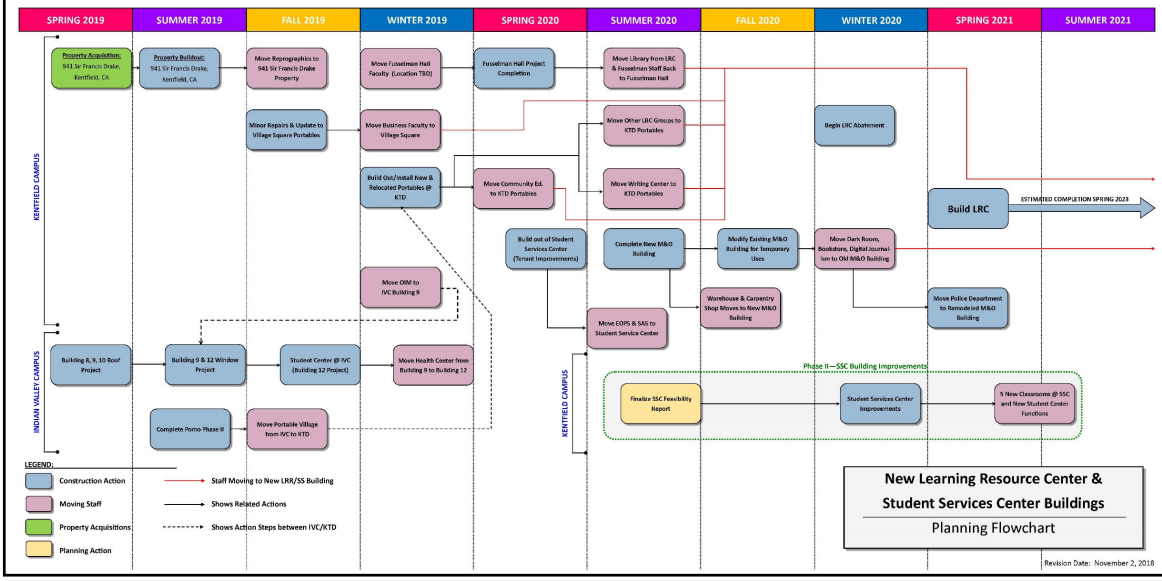
Based on campus input and consultant analysis of the existing facility, we recommend that the existing Learning Resource Center be demolished and the new facility be built on the site where the LRC has been removed.

The Student Center can be used as a swing space for the project and can also receive modernization work that will enable it to be re-purposed for other uses. The existing ramp between the buildings should also be demolished and reconfigured based on the final site and building design that is developed.

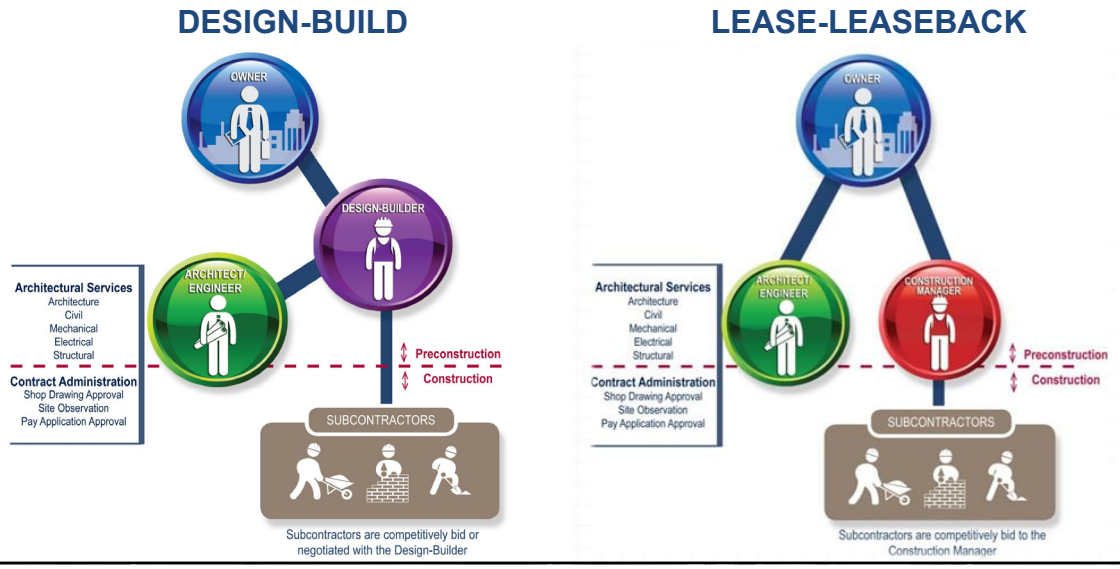

PHASE IV:
STUDENT SERVICES CENTER
IMPROVEMENTS
PHASE III:
COURTYARD
IMPROVEMENTS
PHASE I:
ABATEMENT
PHASE II:
LRC CONSTRUCITON
Kentfield Campus
Google Earth


Potential
Additional Interim
Housing Area
8 TRAILERS
FROM IVC
Community
Education
Writing Center
Library
EOPS & SAS
Business Center
& Others
REPROGRAPHICS
Kentfield Campus
Google Earth

LRC/SS Planning Report & Completion



LRC/SS Delivery Methods



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MEASURE B
BOND PROGRAM

BOARD ITEMS
for November 13, 2018

Board Items: November 13, 2018

- **District Standards**
- **Gilbane Building Company** – Construction Management Contract
- **Purchasing Matrix** – CUPCCAA Threshold Increases
- **Property Acquisition (D60-35114)** – Construction Agreement – Silverado Contractors, Inc
- **Admin Cluster (I50-35613)** – Construction Agreement – Best Contracting Services, Inc
- **New Miwok Center (I51-35620)**

  Project Assignment Amendment (PAA) – Inspector of Record (IOR) – Advanced Inspections, Inc

  PAA – Special Testing and Inspections – Consolidated Engineering Laboratories

  PAA – Geotech – Consolidated Engineering Laboratories

Board Items: November 13, 2018

- **Fine Arts** (K04-35719) – Construction Agreement – Sink Replacement – Paradigm General Contractors
- **Athletic Synthetic Turf Fields and Restroom/Storage Facilities** (K11-35715) – PAA Revision #04 – A3Geo, Inc
- **Fusselman Hall** (K14-35711) – PAA Revision #01 – Consultant Services Design and Construction Administration – Degenkolb Engineers
- **Consent Items**

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BOND PROGRAM

Project Update Report

Project Update Report

https://bmet.akennedygroup.net/tinyurl.aspx?k=f1e0615e36382

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MEASURE B
BOND PROGRAM

LOOKING AHEAD

Looking Ahead: December 2018 - January 2019

Board Information Items / Workshops

- Bond List Revision #6
- Quarterly Financial Update
- Outreach Workshops

Looking Ahead: December 2018 - January 2019

Board Action Items:

- Measure C Financial and Performance Audit Reports
- Measure B Financial and Performance Audit Reports
- Bond List Revision #6
- **Property Acquisition** **(D60-35114)** – Resolution for categorical exemption for CEQA
- **Building 27** **(I47-35619)** – Construction Contract (Painting) – [VENDOR TBD]
- **New Miwok Center** **(I51-35620)** – Water Services Agreement – North Marin Water District
- **Performing Arts** **(K03-35718)** – Project Assignment Amendment – Design Professional (Ticket Booth) – [VENDOR TBD]
- **Site Improvements and Utilities** **(K09-35714)** – Construction Contract (PE Fire Lane Improvements) – [VENDOR TBD]

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BOARD OF TRUSTEES WORKSHOP: NOVEMBER 13, 2018