



Monthly Measure J Bond Program Status Report October 31, 2008

I. EXECUTIVE SUMMARY

The District-Wide Furniture, Fixtures and Equipment (FF&E) effort is now in full swing. The FF&E Standards Committee has created a “short-list” of educational furniture which will be available for District wide viewing and evaluation at Yuba College, Woodland Community College and Clear Lake campuses during the month of November and December 2008. The second phase of work for the committee will be to establish the performance criteria for office furniture. Once that has been completed a second District wide “Furniture Faire” will be conducted to display and evaluate office furniture.

In the last few months, the PMT has identified Measure J Projects that would require discussion to address possible budget and schedule issues. The PMT continues updating the Bond Program Executive Committee on budget and schedule issues for each project and continues to work with the Project User Groups, College Presidents and Chancellor to ensure alignment of project scope with available budget as well as provide options to adequately fund projects. Good progress has been made on a few critical projects aligning project scope with available budget so that design can continue and thus avoiding significant project delays.

Finally, the first major project of the Measure J Bond program, the Landscape Improvement Project at Woodland Community College, under construction has past the halfway mark towards completion. This project remains on schedule, under budget and with minimal disturbance to the college administration, faculty and students.

II. MASTER SCHEDULE SUMMARY

The Measure J Bond Program Master Schedule is updated with current status on a monthly basis in order to track the progress of design consultants and contractors against the baseline Implementation Plan.

A six month look-ahead schedule (containing only those activities occurring within the six months of the program following the date of the reporting period) is included as Attachment A to this report. For the full and summary schedules, see the Quarterly Report dated September 30, 2008.

III. COST REPORT

The current Program Cost Summary (Attachment B) was created using the District Cost Report dated October 31, 2008.

IV. FUNCTIONAL AREA REPORTS

Program Controls

- *Measure J Website* – New RFP/RFQs and RFBs continue to be posted on the Measure J website to inform the community of upcoming activities for the Bond Program.
- *ePM* – See Budgets, below.
- *Budgets* – The PMT and District have uploaded the approved Measure J Bond budgets into both Datatel and Proliance. Transfer of cost data from Datatel to Proliance is now underway.
- *Scheduling* – See Item II, Master Schedule Summary, above.
- *Document Control* – Measure J Bond Program files are continually being created for active projects. Further file development and expansion will be ongoing as other projects come online.

Contracts

During this period the District and the PMT continued the process of finalizing contracts and agreements for Architectural/Engineer (A/E) Services and various professional services that had been previously approved by the District and the Board of Trustees. Solicitations for both construction and professional services were conducted and the respective awards noted below were approved.

Agreements for Architect/Engineer (A/E) Services:

- *J-01, Sutter County Facility* – Comments to the A/E agreement were submitted by the A/E and are under review by the District. Execution of this agreement is anticipated to be completed during the subsequent reporting period.
- *J-42, Colusa County Outreach Facility* – The District finalized its responses to comments to the A/E agreement that were previously submitted by the A/E. Those responses were transmitted to the A/E and execution of this agreement is anticipated to be completed during the subsequent reporting period.

Professional Services Agreements:

The following agreement was previously approved for issuance and was fully executed during this period:

- *Dovetail Decision Consultants*– District-wide Furniture, Fixtures & Equipment (FF&E) Planning, Coordination and Move Management Consulting Services. These services will be provided on an on-call basis to be authorized by Task Orders, pursuant to Request For Qualifications (RFQ) 08-005J.

The following Professional Service Agreements and add-services were finalized, but full execution of each was pending as of the close of the reporting period:

- *Interface Engineering* – Provide consulting services for Building 900 Utility/Central Plant Services (J-11), and Campus-Wide Energy Services (J-45) to determine best and most effective cost approach to achieve the District’s sustainability goals.
- *Gelfand Partners Architects* - J-39 Multi-Bldg Renovations. (Buildings 100-400) Woodland Community College.
- *Gelfand Partners Architects* - District Design Project Standards and Guidelines.
- *Dovetail Decision Consultants* – Preparation of a District-Wide furniture standards program, to include the development of Furniture, Fixtures, & Equipment (FF&E), performance criteria and selection process documentation.
- *APIC Company* – Base Agreement for District-Wide, On-Call Project Inspection Services, Art Plunkett. Services to be authorized by project-specific Task Order Modifications.
- *APIC Company* – On-Call Project Inspection Services: Modification #1, Police Relocation Project (J-39) Woodland Community College.
- *Sally Swanson Architects* – Add Service, to a previously executed agreement. For elimination of scope for the preparation of construction documents for Information Technology (IT) and Audio Visual (AV) connections to the Modular Buildings at Yuba College. Yuba College.
- *Sally Swanson Architects* – Add Service, to a previously executed agreement. For construction administration services for the Arson Portable. replacement, Yuba College.

DMJM CM Project Assignment Amendments (PAA)

Subject to Measure J Program requirements the District periodically authorizes the performance of Construction Management (CM) services for specific projects to DMJM H&N by the mutual execution of project-specific PAAs. None were issued during this reporting period.

Solicitations:

- *Informal Bid 08-1007-J39 – (CUPCCA) Woodland Community College, Geology Laboratory Renovation.* The bid has been released for interior improvements to Building 300, rooms 305, 305a, and 301a for use as geology lab, prep/storage area, and office; in addition, upgrades to adjacent toilet rooms. Bids are due in following reporting period.

- *Informal Bid 08-1009-J39 – (CUPCCA) Woodland Community College, Geology Lab Cabinetry.* Bid closed and was awarded to NWD, Inc.
- *RFP-08-P004-J01 - Geologic Hazards Assessment (GHA) and Geotechnical Investigation Services.* A Request for Proposal was released for: 1) Allied Health & Public Safety Building (J-25) and Yuba College Athletic Fields (J-14);2) Sutter County Facility, District Offices, Yuba College Educational Facilities (J-01);3) Colusa County Outreach Facility (J-42). Selection and execution of a professional services agreement will take place during the next reporting period.

J-12, Building 1000 Modernization, Yuba College:

The District and PM/CM Team, as well as the Project Architect and Contractor, continued to focus on the completion of those tasks required to close out this project. As of the close of the reporting period, the District anticipates requesting the formal approval of the Board of Trustees to close this project, prior to the end of this calendar year.

Planning / Pre-Design

- *College Bond Steering Committees* – Bond Steering Committees at Yuba College and Woodland Community College continue to be updated on a bi-weekly basis by the PMT, on all activities related to their specific campuses as well as District-wide activities.
- *User Planning Groups* – User Planning Groups have been established for the following projects:

Sutter County Facility, Yuba College/District
 Clear Lake Student Services Center, Clear Lake Campus, Yuba College
 Building 400 – Theater Renovation, Yuba College
 Allied Health and Public Safety Building, Yuba College
 PE Complex Project, Yuba College
 Building 500 – Business Department, Yuba College
 Building 700 – Mathematics, Engineering & Science, Yuba College
 Building 700 – Student Services Center, Woodland Community College
 Colusa County Outreach Facility – Woodland Community College
 Grounds Improvements – Woodland Community College
 Furniture, Fixtures & Equipment (FF&E) Standards, District Wide

- *Other User Planning Groups to be established in the coming months include:*

Multiple Projects (Buildings 600, 1300, 1600 & 1800), Yuba College
 Multiple Projects (100, 200, 300 & 400), Woodland Community College
 Building 1100 – Library & LRC, Yuba College

- *Sustainability Goals* – The consulting firm, Interface Engineering, will complete their study on various options for a Central Plant at Yuba College in November 2008. At the conclusion of this phase, Interface will be able to present to the District various Central Plant options and their costs in order to determine the best and most cost effective approach to achieve the District’s sustainability goals for Yuba College.
- *Office and Classroom Furniture Standards* – The District, Yuba College and Woodland Community College each have representatives working with the District’s FF&E consulting firm, Dovetail, to define furniture performance criteria and participate in the developing of District-Wide Furniture Standards. A “Furniture Faire” to display and evaluate educational furniture has been scheduled at the Clear Lake Campus during the week of November 10th, Woodland Community College the week of November 17th and finally, the Yuba College campus the week of December 1st. A separate “Furniture Faire” displaying office furniture will be scheduled early part of 2009.
- *Office and Classroom Space Standards* – Dovetail, working closely with the District, Yuba College and Woodland Community College administration has developed the final draft for District-Wide Office and Classroom Standards. Once final comments are incorporated, this document will be made available to the design architects and user groups to ensure design consistency of faculty, counselor, administrative offices and support spaces.
- *District-Wide Facilities Standards* – The District, Yuba College and Woodland Community College continues to work with Gelfand Partners Architects to define District/College facilities standards. This new District-Wide Facilities Standards document will include the Maintenance & Operations, Security, Technology and Audio/Visual Standards.
- *Architectural/Engineering (A/E) Firm Interviews* – Now that the first group of A/E’s are under contract for the various project for which they were selected, the PMT will now focus on the next group of projects requiring the selection of A/E firms. Upcoming projects include Building 500 – Business Department, Yuba College; Building 700 – Mathematics, Engineering & Science, Yuba College; and Building 1100 – Library & LRC, Yuba College.
- *Environmental Work* – EDAW continues the preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) for the Sutter County site.
- *Geotechnical and Topographical Work* – Consulting firms have provided the District with proposals for geotechnical services for the Colusa County Outreach Facility, Sutter County Facility and the Allied Health & Public Safety Projects. Geotechnical work will begin in November at the Colusa County site.

V. PROJECT STATUS (Attachment C)

Project Activity Summary

Yuba College – Marysville

- J-01 – Sutter County Facility, Educational Component – (tBP Architects)
 - College and Architect continue to work towards resolving scope and budget issues.
 - Programming continues and is anticipated to now be completed in the month of November 2008.

- J-06 – Building 400 – Performing Arts Renovation (HGA Architects)
 - Project will be submitted to DSA in the month of November.

- J-07 – Building 500 – Business Department
 - Architect selection for this project is scheduled for November 13, 2008.

- J-08 – Building 600 – Applied Arts & Science/Technology (ImageWorks)
 - Scope assessment and project programming has been completed and schematic design begun to further define scope and budget.

- J-10 – Building 800 – Life Sciences & Nursing Renovation (Lionakis)
 - Design work will be completed and submitted for College review on November 17, 2008.

- J-12 – Building 1000 – Liberal Arts/Consumer Education Renovation (Lionakis)
 - Project Close-out is to be completed in November 2008.

- J-14 – PE Complex (Stafford King Weise Architects – SKW)
 - Final Programming Document has been submitted to the College for review. Schematic Design will begin in November 2008.

- J-16 – Building 1300 – Collins Hall (ImageWorks)
 - Scope assessment and project programming has been completed and schematic design begun to further define scope and budget.

- J-19 – Building 1600 – Warren Hall (ImageWorks)
 - Assessment of this building will be postponed until the future for this building complex is better defined

- J-21 – Building 1800 – Student Services (ImageWorks)
 - Scope assessment and project programming has been completed and schematic design begun to further define scope and budget.

J-25 – Allied Health & Public Safety Building (LPA Sacramento)

- Scope and budget issues have been resolved.
- Programming now continues and is anticipated to be complete in the month of November.

Yuba College – Clear Lake Campus

J-32 – Student Services Building

- No activity to report.

J-33 – Renovation of Portables & Utilities Upgrade

- No activity to report.

Woodland Community College

J-35 – Building 700 – Student Services Center (gkkworks)

- Design Development will be completed early November 2008.

J-39 – Building 100, 200, 300 & 400 Renovations (Gelfand Partners Architects)

- Campus Police Relocation: Construction has begun and will be completed in November 2008.
- Geology Lab Relocation: Project was submitted to DSA this month and comments received. Due to the tight construction time frame to complete this project, the project was put out for bidding this month and any DSA comments will be incorporated in the documents as an Addenda.
- Multi-Building Renovations: Scope assessment and project programming has begun with the development of the move requirements of the Building 700 Renovation Project.

J-40 – Grounds Improvements – Gibson Road Frontage (MTWgroup)

- Construction still on schedule for completion in November 2008.

J-42 – Colusa Outreach Facility (Beverly Prior Architects)

- The District continues discussions with the Vann Brothers and the City of Williams regarding acquisition of the potential facility site property.
- Schematic Design continues and is anticipated to be complete in early November 2008.

District

J-01 – Sutter County Facility, District Component (tBP Architects)

- District and Architect continue to work towards resolving scope and budget issues.
- Programming continues and is anticipated to now be completed in the month of November 2008.

District-Wide

- J-43 – Furniture, Fixtures & Equipment (FF&E) (Dovetail Decision Consultants)
- FF&E Selection Committee has now identified the “short-list” of educational furniture which will be available for District wide viewing and evaluation at Yuba College, Woodland Community College and Clear Lake campuses during the month of November and December 2008.

Construction Management

Yuba College – Marysville

J-12 – Building 1000 Modernization

- Formal Notice of Completion (NOC) will be awarded in November and be approved by the Board of Trustees in December. After award of the NOC, work will begin on securing a contract to replace the clerestory windows in the building.
- All landscaping/irrigation work has been completed in the month of September and the Contractor’s retention will be released in November, marking a completion of this portion of work.

J-28 – Swing Space

- Work on the new replacement portable classroom (now Classroom 3011) was essentially completed in October. The classroom should be available for occupancy during the month of November.

Woodland Community College

J-40 – Gibson Road Landscape Improvements

- The Board of Trustees at the August 6, 2008 board meeting approved the award to Procida Landscape. Construction began on Monday, August 11, 2008. The contractor has completed Phase One, the planting improvements in the West side parking lot, and has also planted the sod on the berm along the East side parking lot. As of October 31, the contractor has completed over half the work remaining in this last phase and to date, the project is still on schedule and on budget.

J-39 – Police Office Relocation

- The Police Office Relocation project has been advertised and the mandatory Bid Walk was held on August 19th. This CUPCCA project was awarded on October 13th to Wayne Neault Construction of Marysville. Work started Oct 17th and is proceeding ahead of schedule. The office, locker room and restroom are plumbed, framed in and taking shape. The

contractor expects to be done sooner than expected so this project is ahead of schedule and on budget.

J- 39.2 – Geology Lab Casework

- The Geology / Physical Sciences Lab Conversion is now in the bidding process. It is going to be bid Thursday, November 13, 2008. This infill project is scheduled to be done before school starts next semester. It involves converting a computer lab into a fully furnished earth sciences lab. This involves installing new cabinets around the classroom, adding new sinks, and new data and electrical power drops. In addition, it involves remodeling two storerooms into a complete new geology prep room. Completion is set for January 9, 2009.