

ICBOC Capital Improvement Program Update

September 13, 2022



AGENDA

- Program Status Summary
 - Standing reports
 - Status of Projects
 - Community Learning Center
 - San Elijo Campus
 - Oceanside Campus
 - Status of Contracts Let
 - Status of Finance
 - Q&A
-



PROGRAM STATUS SUMMARY

Program Schedule Summary

5 Year Plan / Board Approved Projects

42

Active Projects = 25

Completed Projects = 14

Not Started = 3

Upcoming / Planned FMP Projects

17

Program Financial Summary

(June 2022 Month End)



\$283M
Commitments

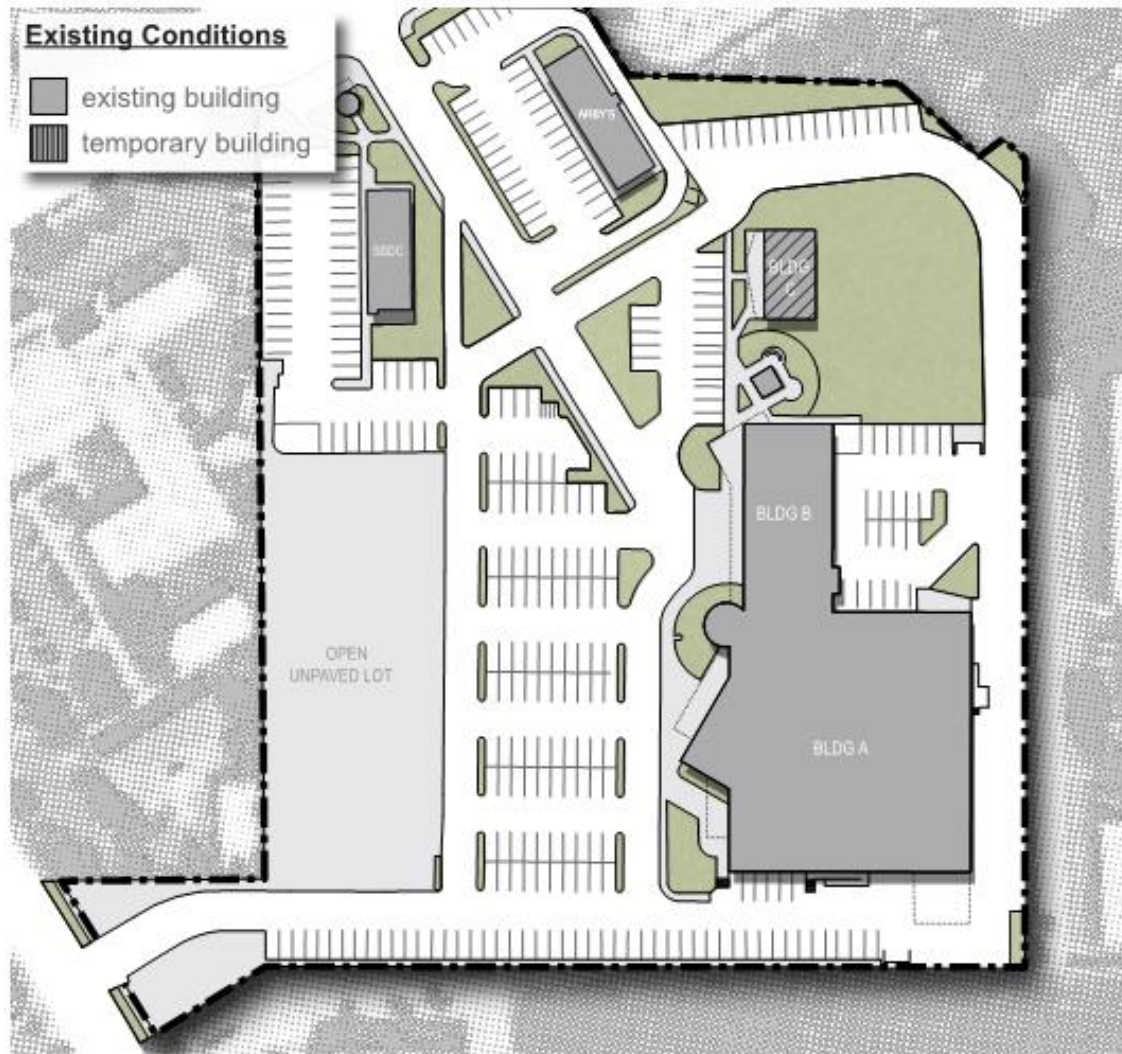
\$171M
Expenditures

Program by the Numbers



STATUS OF PROJECTS

COMMUNITY LEARNING CENTER



COMMUNITY LEARNING CENTER

COMMUNITY LEARNING CENTER	CURRENT PROJECT BUDGET	ANTICIPATED CONSTRUCTION START DATE	ANTICIPATED COMPLETION DATE	STATUS
Monument Sign and SBDC Demolition	\$1,051,443	Complete	Complete	COMPLETE
Arby's Building Demolition	\$122,245	Complete	Complete	COMPLETE
Building D (300) / New Student Services Building	\$12,305,973	Complete	Complete	COMPLETE
Parking Lot Renovation and Building C Demolition - PHASE I	\$254,000	Future	Future	COMPLETE
Building 100 & 200 Classrooms and Offices Renovation	\$12,671,405	<i>Started</i> - Spring 2021	Completed - Summer 2022	DSA CLOSEOUT
Community Learning Center Total =	\$26,405,066			

CLC BUILDINGS 100 + 200 RENOVATION

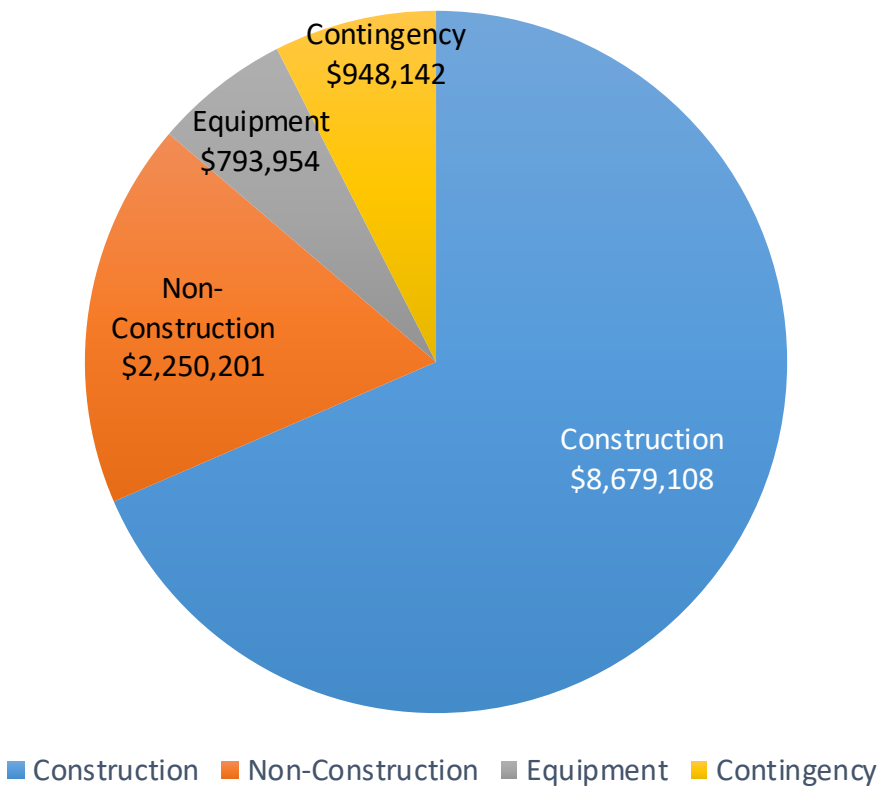
- **Phase:** Closeout
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** \$12.7M
- **Architect:** SGPA Architects
- **Building SQ FT:** 38,505 SF
- **Scope:** This project included renovation of the spaces where Student Services was previously located. Academic Services, the library, faculty offices, and California Adult Education Program were all significantly remodeled and revised for efficiency and space needs. The remaining portion of the buildings is approximately 29,500 sf, consisting primarily of classroom space and it underwent a lighter renovation focusing on needed system upgrades.
- **Status:** The scope to replace the aging skylights in the Building 100 lobby was completed over the summer and ready for the fall semester. Currently some ADA path of travel upgrades are being completed in the parking lot. DSA closeout will be able to be processed after the ADA scope is completed.



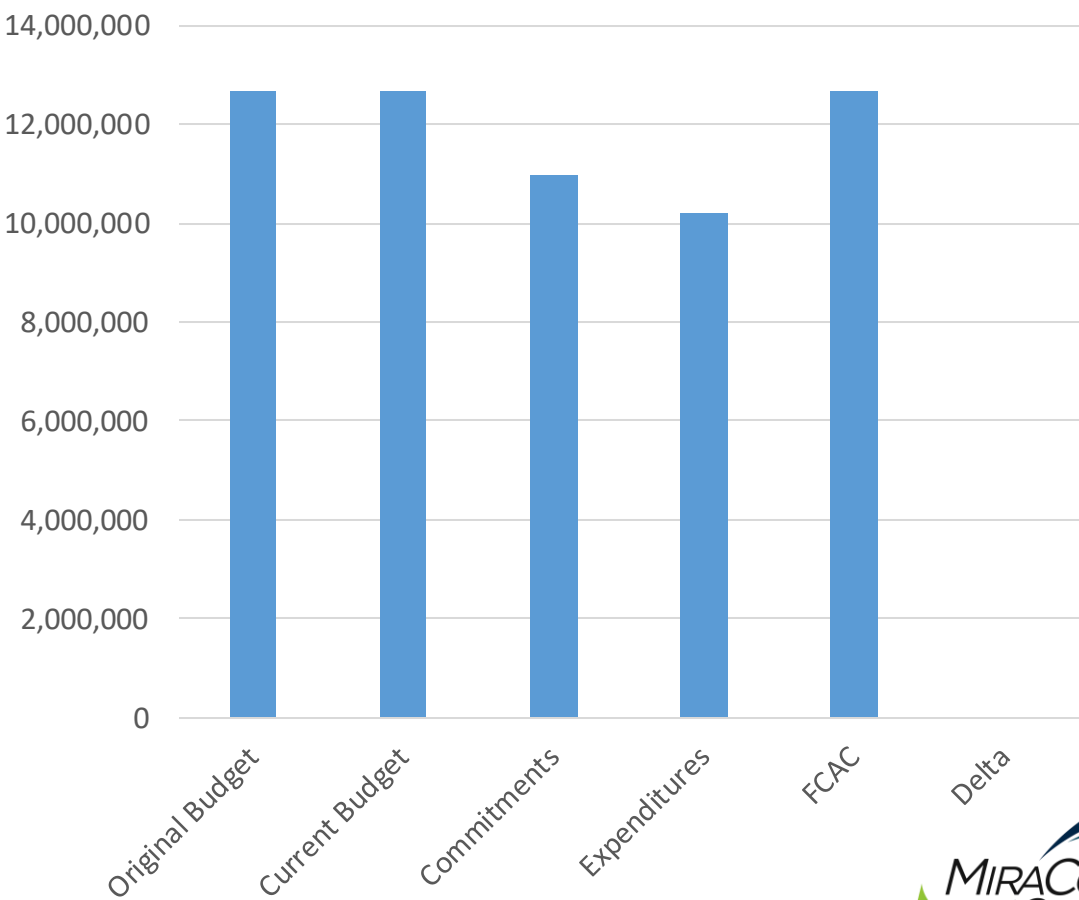
CLC BUILDINGS 100 + 200 RENOVATION

Project Budget as of June 2022

Current Budget = \$12,671,405



Budget vs. Forecast



SAN ELIJO CAMPUS



SAN ELIJO CAMPUS

SAN ELIJO CAMPUS	CURRENT PROJECT BUDGET	ANTICIPATED CONSTRUCTION START DATE	ANTICIPATED COMPLETION DATE	STATUS
Building 600 Renovation	\$2,261,004	Complete	Complete	COMPLETE
Building 300 Renovation	\$2,678,463	Complete	Complete	COMPLETE
Building 500 Renovation	\$3,748,809	Complete	Complete	COMPLETE
Building 1100 New Student Services & Administration	\$13,980,978	Complete	Complete	COMPLETE
Building 200 Renovation	\$4,740,708	Complete	Complete	COMPLETE
Swing Space	\$2,916,709	Complete	Complete	COMPLETE
Underground Utilities Renovation	\$1,852,737	Complete	Complete	COMPLETE
Central Campus Quad Renovation and B800 Demo - PHASE I	\$649,416	Future	Future	COMPLETE
Building 100 Library Renovation	\$6,083,064	<i>Started</i> - Fall 2020	<i>Completed</i> - Fall 2021	DSA CLOSEOUT
Building 400 Science Labs Renovation	\$4,798,886	<i>Started</i> - Summer 2021	<i>Completed</i> - Spring 2022	DSA CLOSEOUT
Building 900 Student Center Renovation	\$2,661,729	<i>Started</i> - Summer 2021	<i>Completed</i> - Spring 2022	DSA CLOSEOUT
Miscellaneous Enhancements Project	\$1,312,616	<i>Started</i> - Summer 2022	Spring 2023	CONSTRUCTION
Building 700 Renovation	\$685,895	TBD	TBD	UPCOMING
San Elijo Campus Total =	\$48,371,014			

CENTRAL CAMPUS QUAD AND LANDSCAPE

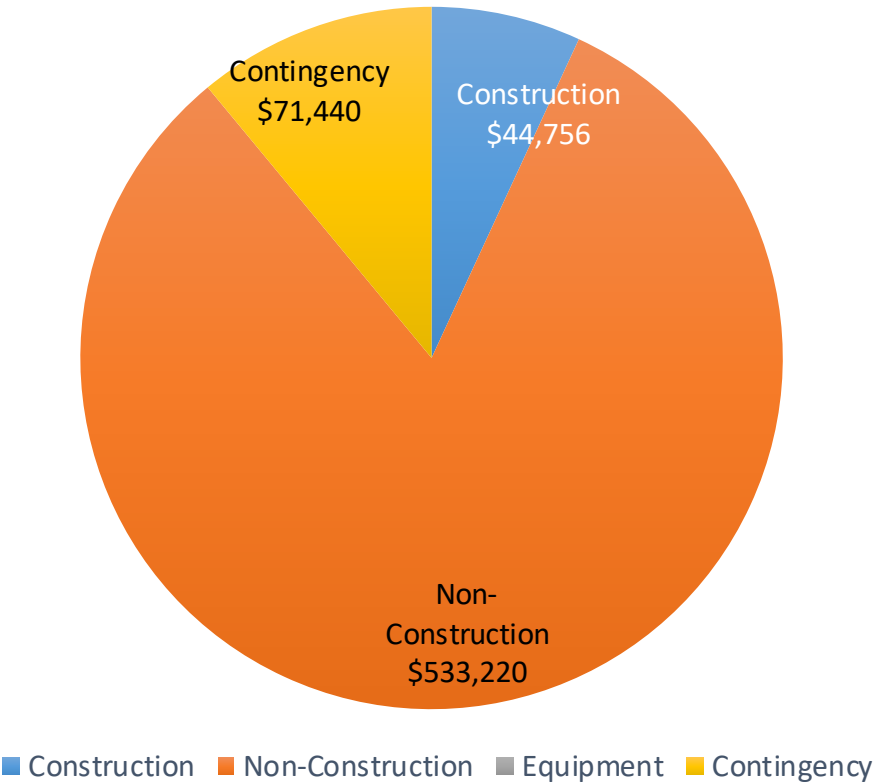
- **Phase:** Complete
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** \$650K
- **Architect:** MJK Architecture
- **Scope:** This project included the design scope for demolition of the old Administration Building (B800). In its place a new unifying campus Quad design was created. Landscaping and reclaimed irrigation upgrades throughout campus were included. Additionally, plans include upgrades to campus monument signage and path of travel improvements.
- **Status:** The majority of this project was put on hold and moved to a future unfunded project. A minor landscape project took place over the summer to do some basic sod, irrigation and landscape work to areas impacted by construction. Phase I of this project now completed.



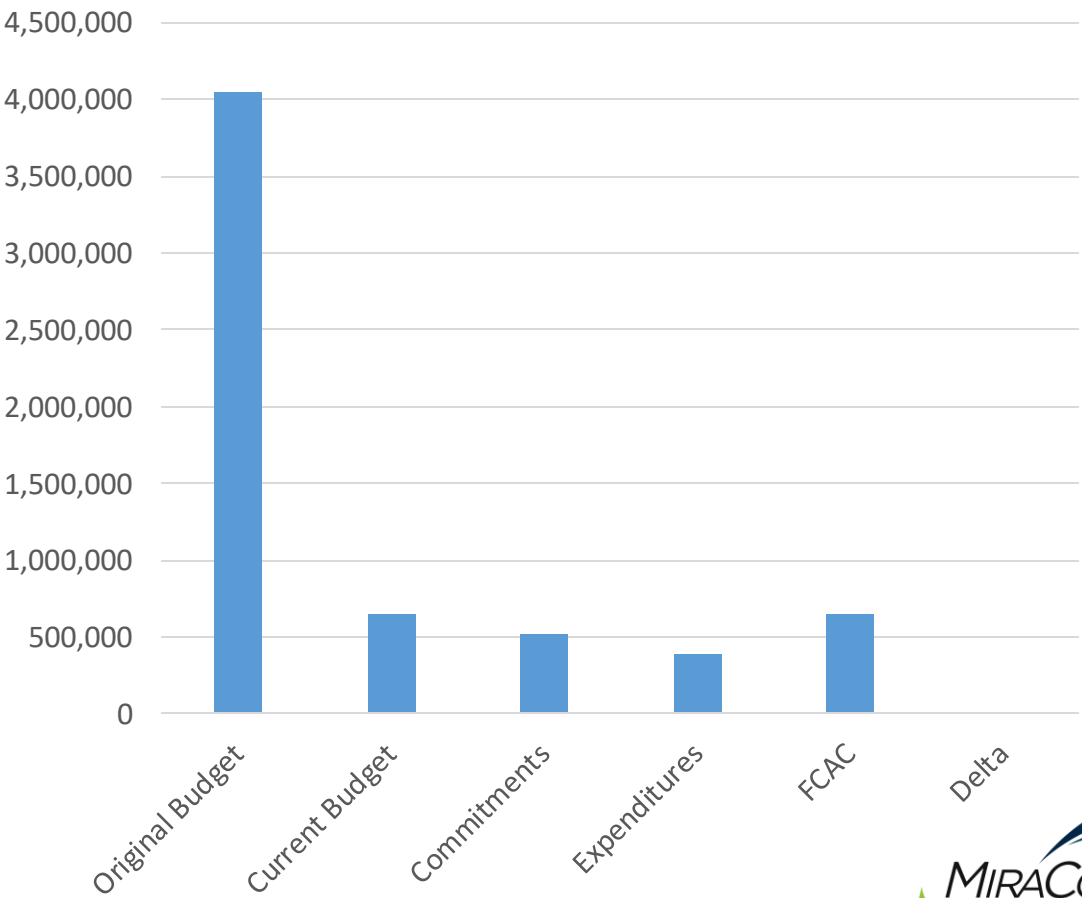
CENTRAL CAMPUS QUAD AND LANDSCAPE

Project Budget as of June 2022

Current Budget = \$649,416



Budget vs. Forecast



SAN ELIJO MISCELLANEOUS ENHANCEMENTS

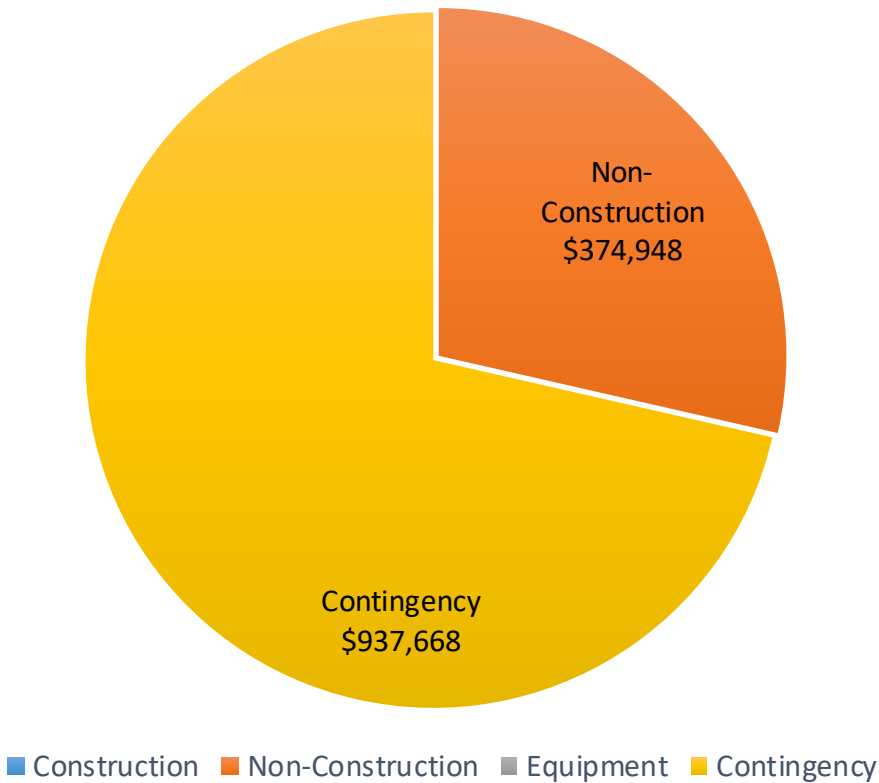
- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** \$1.3M
- **Architect:** PBK Architects
- **Scope:** This project includes needed upgrades to SAN B200, B300, B600 and B900. The focus of the project is to install metal wall caps at the top of perimeter walls to prevent moisture intrusion and replacing finishes and failing roofing and drainage on trellis structures.
- **Status:** The summer construction scope was completed. Buildings are now in use. B500 roof material and trellis coverings have an extensive lead time and work on those items is planned for the winter break.



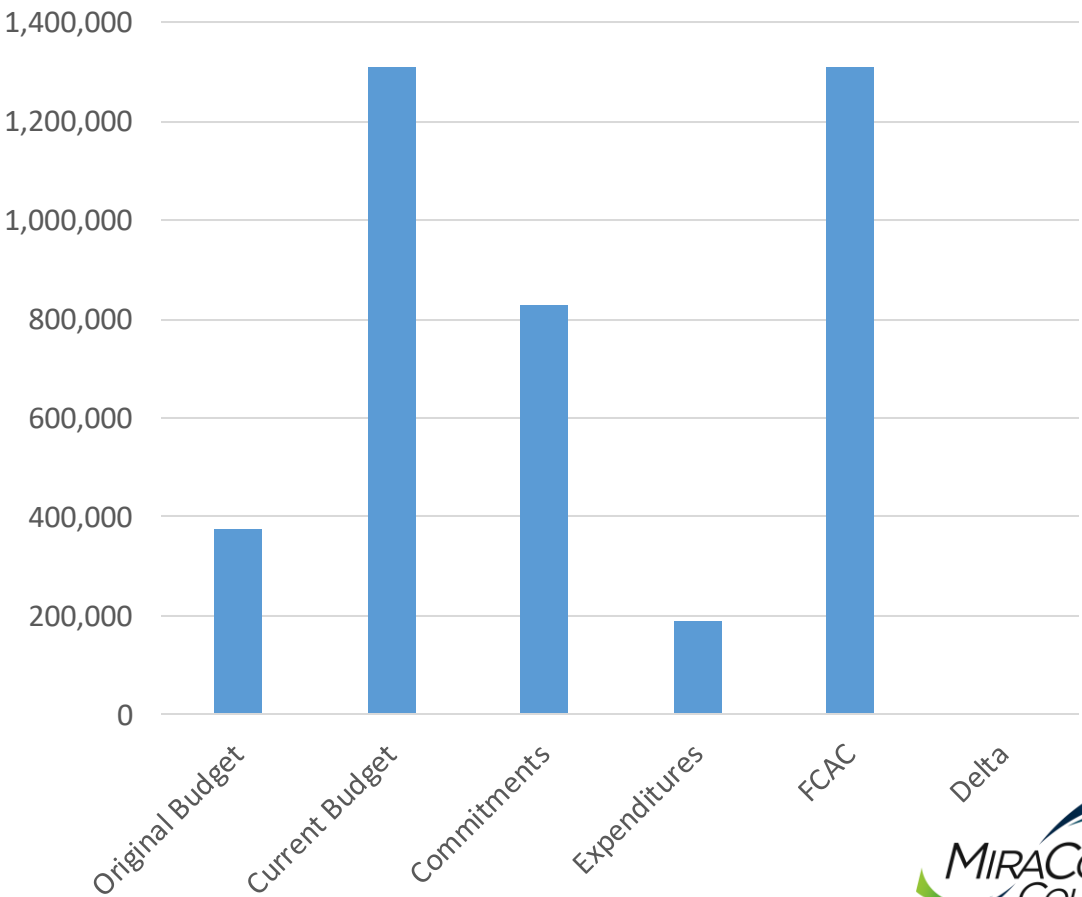
SAN ELIJO MISCELLANEOUS ENHANCEMENTS

Project Budget as of June 2022

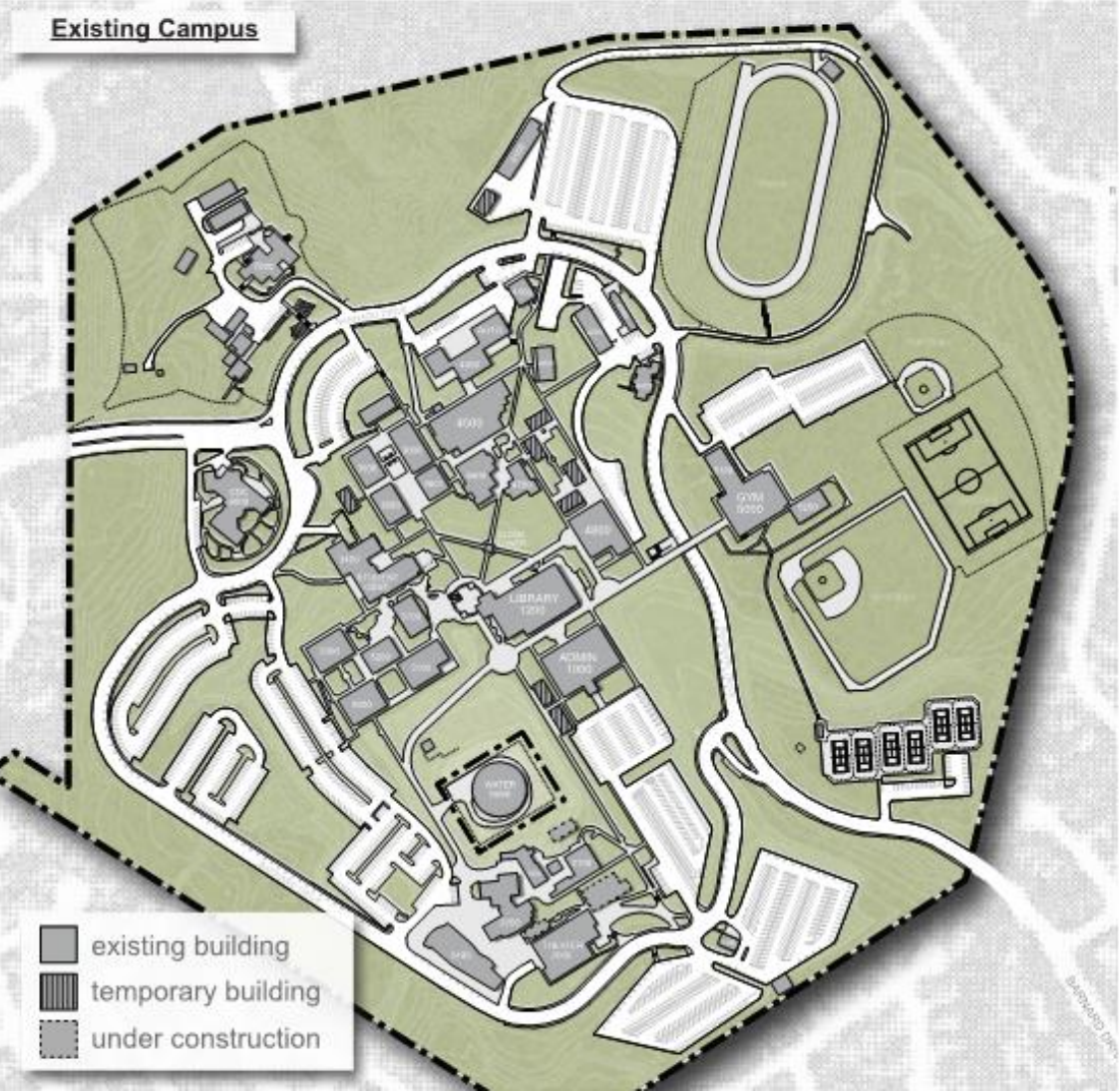
Current Budget = \$1,312,616



Budget vs. Forecast



OCEANSIDE CAMPUS



OCEANSIDE CAMPUS

OCEANSIDE CAMPUS	CURRENT PROJECT BUDGET	ANTICIPATED CONSTRUCTION START DATE	ANTICIPATED COMPLETION DATE	STATUS / PHASE
North Storm Drain Replacement	\$768,081	Complete	Complete	COMPLETE
Track and Field and Support Building Renovation	\$9,891,757	Complete	Complete	COMPLETE
New Parking Lot 5A, PV and Tennis	\$13,609,435	<i>Started</i> - Spring 2021	<i>Completed</i> - Fall 2021	DSA CLOSEOUT
Strong Workforce Development Lab/ Trailer	\$950,000	<i>Started</i> - Summer 2021	<i>Completed</i> - Fall 2021	DSA CLOSEOUT
Building 1000 Administration Renovation	\$12,815,305	<i>Started</i> - Summer 2021	Fall 2022	CONSTRUCTION
Building 1400 New Student Services (includes Veterans)	\$62,064,022	<i>Started</i> - Summer 2021	Fall 2023	CONSTRUCTION
Building 5100 New Allied Health	\$29,763,333	<i>Started</i> - Spring 2022	Spring 2024	CONSTRUCTION
Building 5000 New Gymnasium Complex	\$41,372,096	<i>Started</i> - Spring 2022	Spring 2024	CONSTRUCTION
Building 1300 New Chemistry & Biotechnology	\$46,921,154	Fall 2022	Summer 2024	BID & AWARD
Building 2800 New Art/Media	\$25,859,673	Fall 2022	Summer 2024	BID & AWARD
Building 1200 Library Renovation	\$32,480,013	Spring 2023	Summer 2024	BID & AWARD

OCEANSIDE CAMPUS - Continued

OCEANSIDE CAMPUS	CURRENT PROJECT BUDGET	ANTICIPATED CONSTRUCTION START DATE	ANTICIPATED COMPLETION DATE	STATUS / PHASE
New North Campus Parking Lot 4C Ex - PHASE I	\$205,512	Future	Future	DESIGN
Communications Hub, Equity Village & Student Center Reno. - Includes renovation of Buildings 3100, 3400 and 3700 - Includes 2 new buildings replacing 3000, 3200 and 3300	\$53,446,329	Spring 2024	Fall 2025	DESIGN
Wayfinding and Signage	\$90,000	TBD	TBD	DESIGN
Building 2000 Theatre Lighting	\$535,000	Summer 2023	Fall 2023	DESIGN
Campus Wide ADA Improvements	\$610,141	Ongoing	Ongoing	ONGOING
Campus Wide Utility Infrastructure Renovation	\$3,181,155	Ongoing	Ongoing	ONGOING
Swing Space	\$6,258,137	Ongoing	Ongoing	ONGOING
Monument Sign	\$167,512	TBD	TBD	UPCOMING
Building 4500 Science Renovation	\$33,346,062	TBD	TBD	UPCOMING
Oceanside Campus Total =	\$374,334,719			

OC B1000 ADMINISTRATION RENOVATION

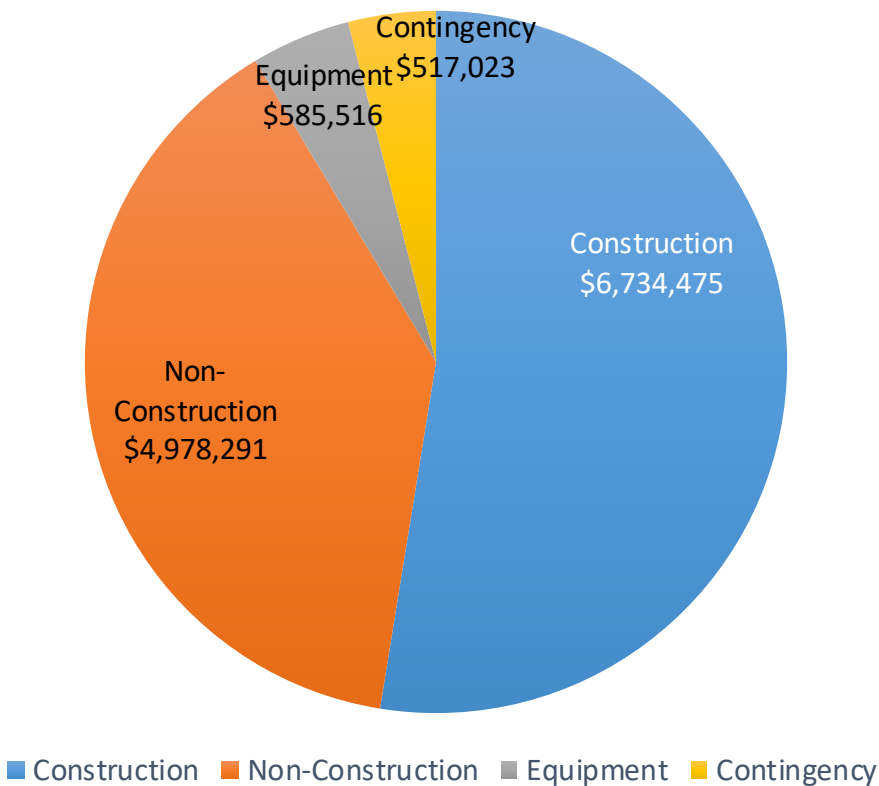
- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** \$12.8M
- **Architect:** Little Architects
- **Building SQ FT:** 18,800 SF
- **Scope:** The Administration Building will undergo a renovation to improve space efficiency and accessibility and replace failing infrastructure components. The existing mechanical, electrical, plumbing and structural systems will be replaced/upgraded to meet current building and seismic code requirements.
- **Status:** Construction efforts continue. Mitigating numerous unforeseen issues. Roofing is wrapping up. Ceilings are being installed along with lights and fixtures. Paint and finishes are going in.



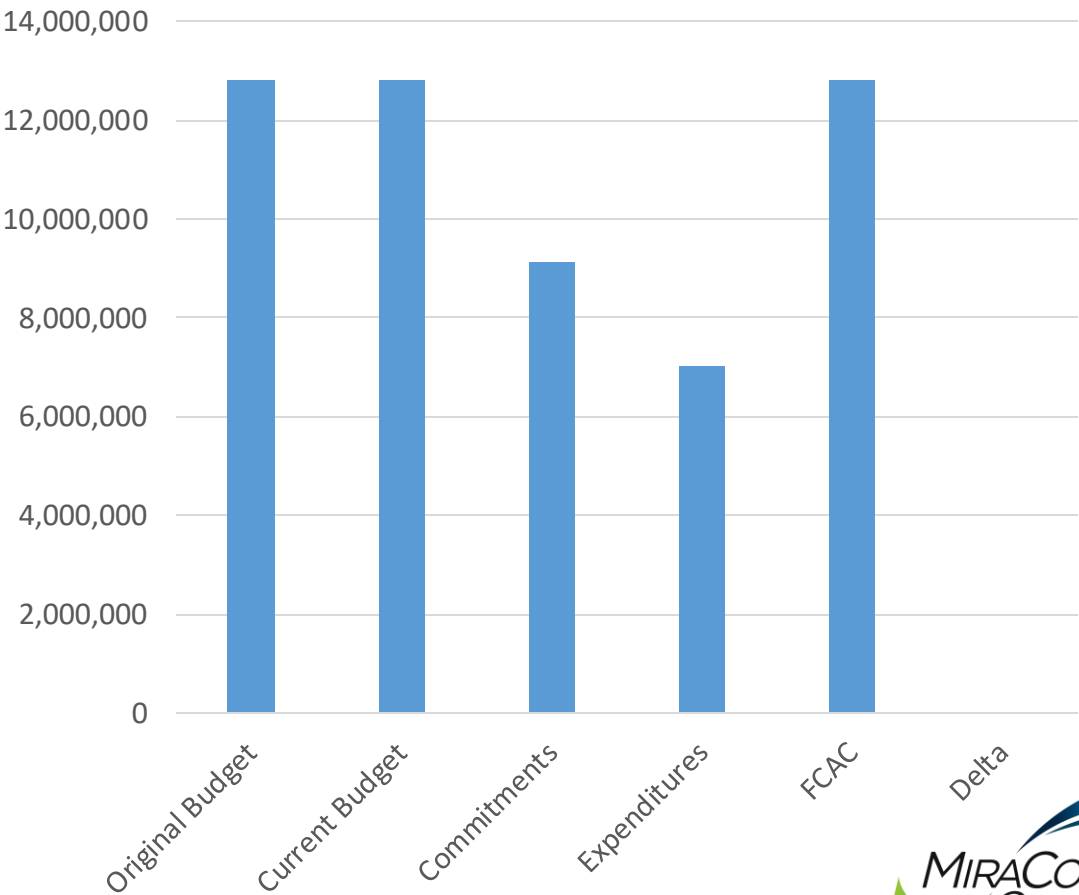
OC B1000 ADMINISTRATION RENOVATION

Project Budget as of June 2022

Current Budget = \$12,815,305



Budget vs. Forecast



OC NEW KHAN BUILDING and GYM BUILDING

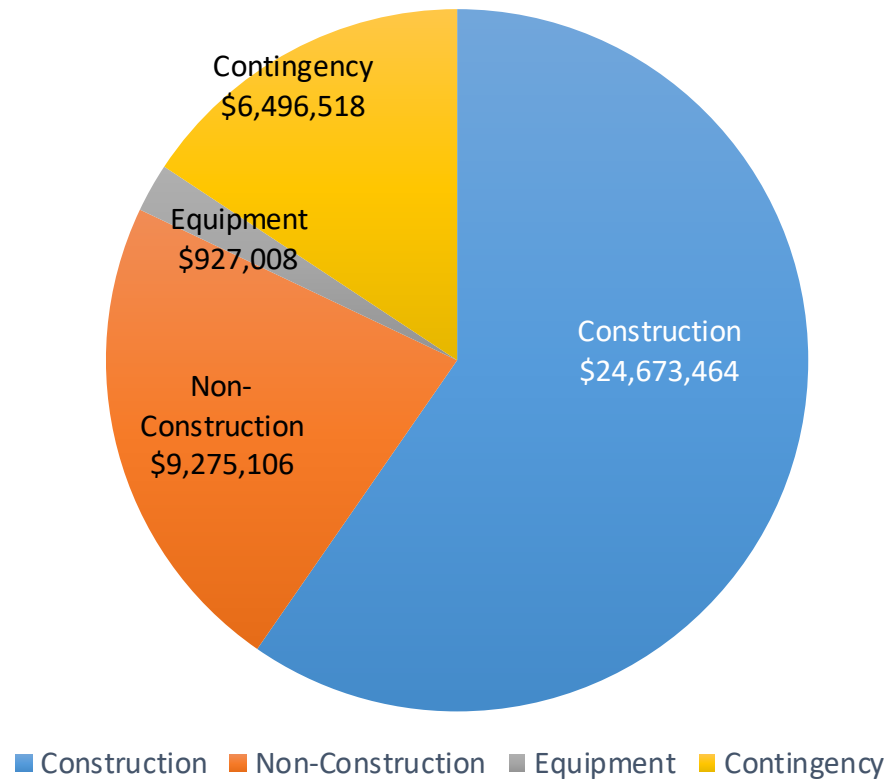
- **Phase:** Construction
- **Delivery Method:** Design-Build
- **Current Budget:** \$41.4M
- **Criteria Architect:** Lionakis
- **DBE:** Balfour Beatty/HMC Arch.
- **Building SQ FT:** 40,915 SQ FT
- **Scope:** The new Gymnasium and the Kinesiology, Health and Nutrition Studies (KHAN) buildings will replace the existing gym buildings and provide a consolidated location for the new gymnasium, athletics instruction spaces, and the Wellness Center. The facility will also include locker rooms, equipment storage, and a multi-purpose studio.
- **Status:** The Gym slab has now been poured and the team is preparing to pour the KHAN building slab in early September.



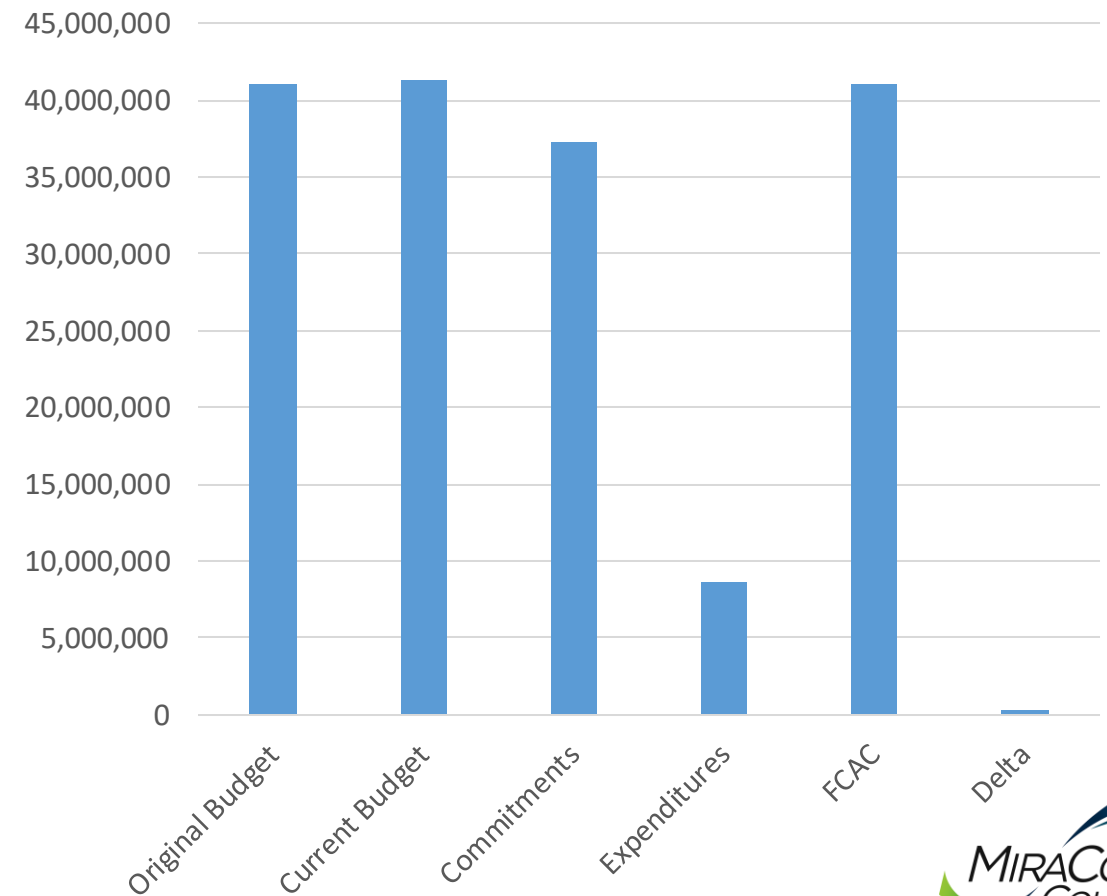
OC NEW GYM BUILDING

Project Budget as of June 2022

Current Budget = \$41,372,096



Budget vs. Forecast



OC NEW ALLIED HEALTH BUILDING

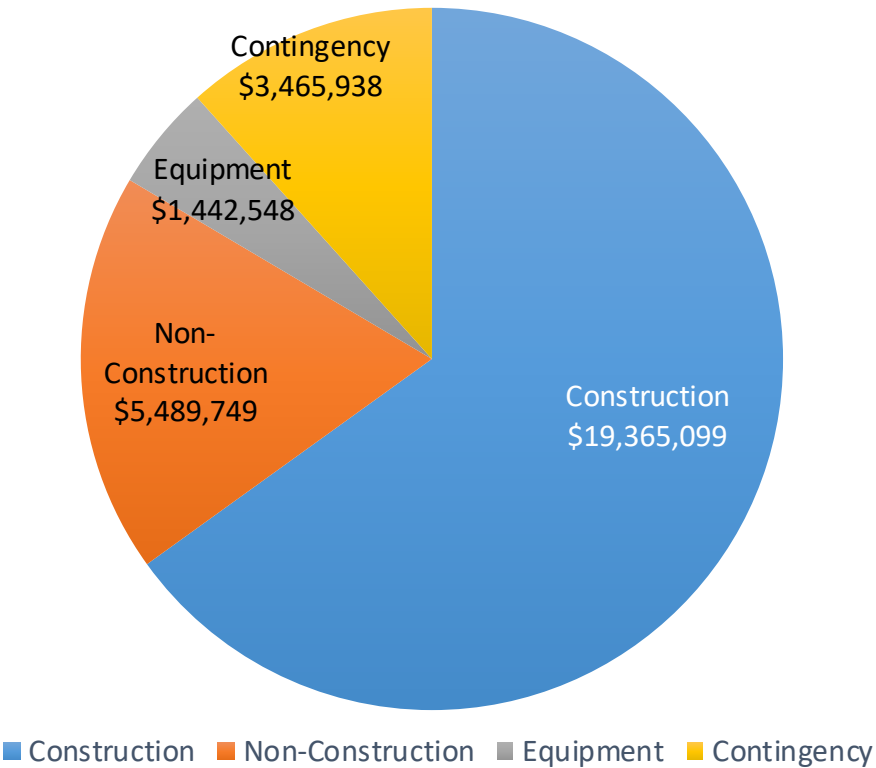
- **Phase:** Construction
- **Delivery Method:** Design-Build
- **Current Budget:** \$29.8M
- **Criteria Architect:** Lionakis
- **DBE:** Balfour Beatty/HMC Architects
- **Building SQ FT:** 25,251 SQ FT
- **Scope:** A new facility will provide a consolidated location and appropriate facilities for all of the Allied Health programs. Programming includes state-of-the-art simulation spaces, including patient and operating rooms, as well as hands-on skills labs and classrooms. The plan includes a single story building whose design is coordinated with the new gym complex to create a unified campus and design aesthetic.
- **Status:** The building slab and stem walls have been poured. Structural steel was delivered in early September and install has begun.



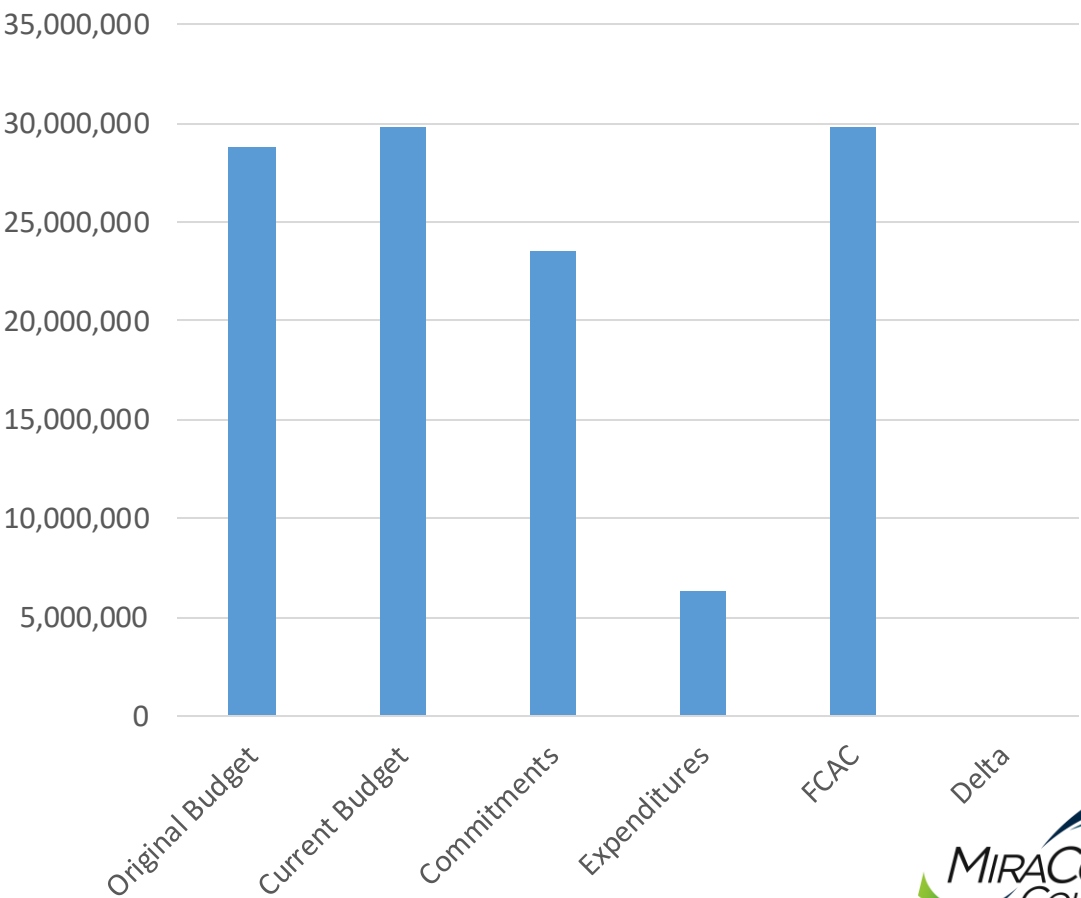
OC NEW ALLIED HEALTH BUILDING

Project Budget as of June 2022

Current Budget = \$29,763,333



Budget vs. Forecast



OC NEW STUDENT SERVICES BUILDING

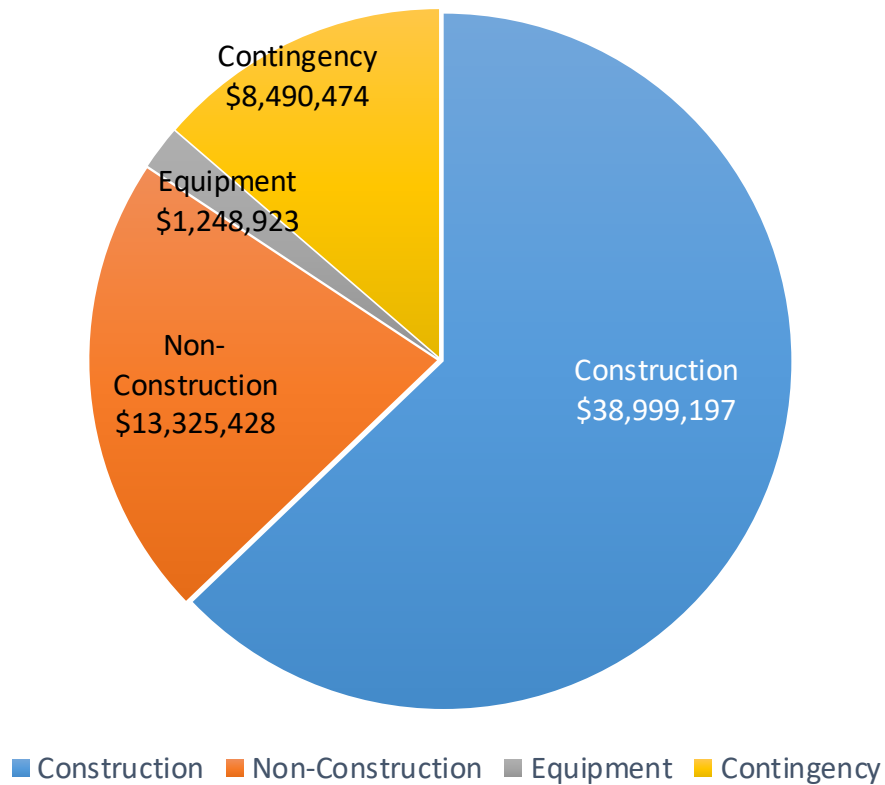
- **Phase:** Construction
- **Delivery Method:** Design-Build
- **Current Budget:** \$62.1M
- **Criteria Architect:** Gensler
- **DBE:** Swinerton / DLR
- **Building SQ FT:** 54,556 SQ FT
- **Scope:** The new Student Services facility will consolidate student service functions currently scattered throughout the campus to a single, one-stop shop, and will include a new home for the Veterans Center. Located in the former home of Pedley Park, the new building is strategically positioned to act as a gateway building for the campus, providing a much-needed sense of entry and easy wayfinding for new or prospective students. The building will be a two-story structure, and will allow access and entry from the street level for visitors and campus promenade level for current students.
- **Status:** Structural steel has been erected. The 2nd floor slab was poured. Overhead rough in is happening and slab on grade prep is ongoing.



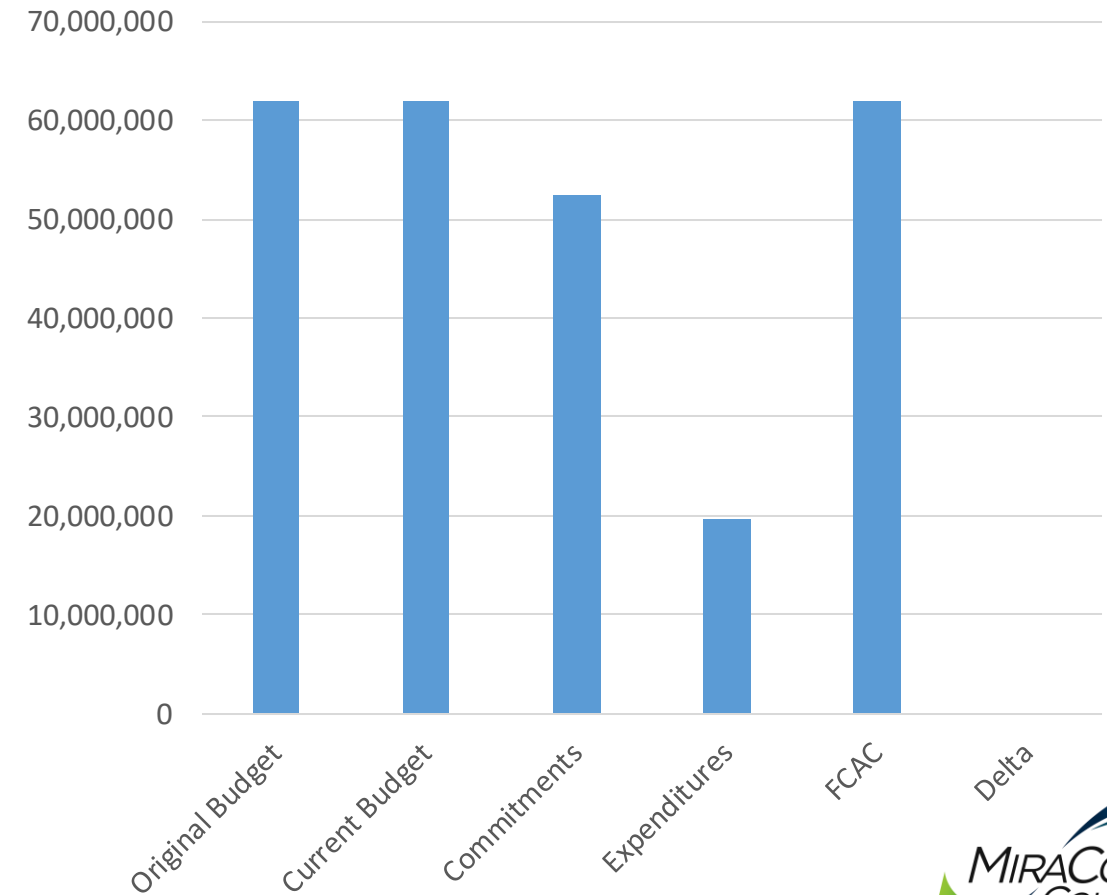
OC NEW STUDENT SERVICES BUILDING

Project Budget as of June 2022

Current Budget = \$62,064,022



Budget vs. Forecast



OC NEW CHEMISTRY & BIOTECHNOLOGY BUILDING

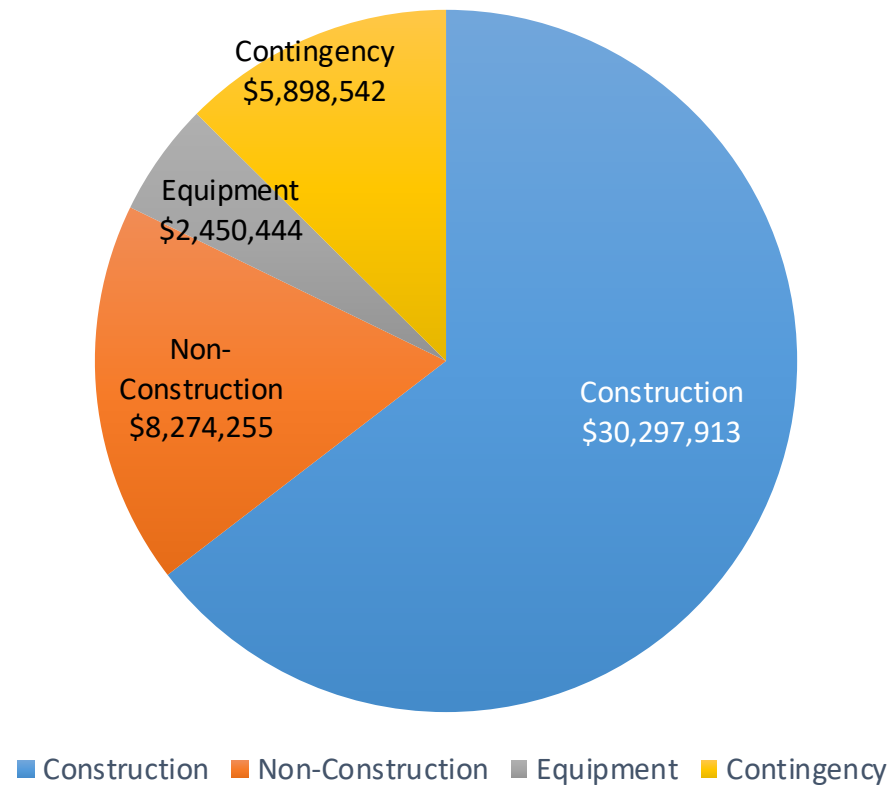
- **Phase:** Bid and Award
- **Delivery Method:** Design-Build
- **Current Budget:** \$46.9M
- **Criteria Architect:** Lionakis
- **DBE:** CW Driver / HED
- **Building SQ FT:** 23,391 SQ FT
- **Scope:** The new Chemistry and Biotechnology Building will provide a state-of-the-art facility with new chemistry and biochemistry labs and two 40-seat flexible classrooms. As the district's Biotechnology program expands into a Baccalaureate degree program, the building will provide needed space for growth. The project will be the major component of the Science, Technology, Engineering and Mathematics (STEM) quad and plaza.
- **Status:** Guaranteed Maximum Price negotiations are being finalized. Early project prep work was completed for ADA access and fiber connectivity. Construction mobilization is planned to begin in September.



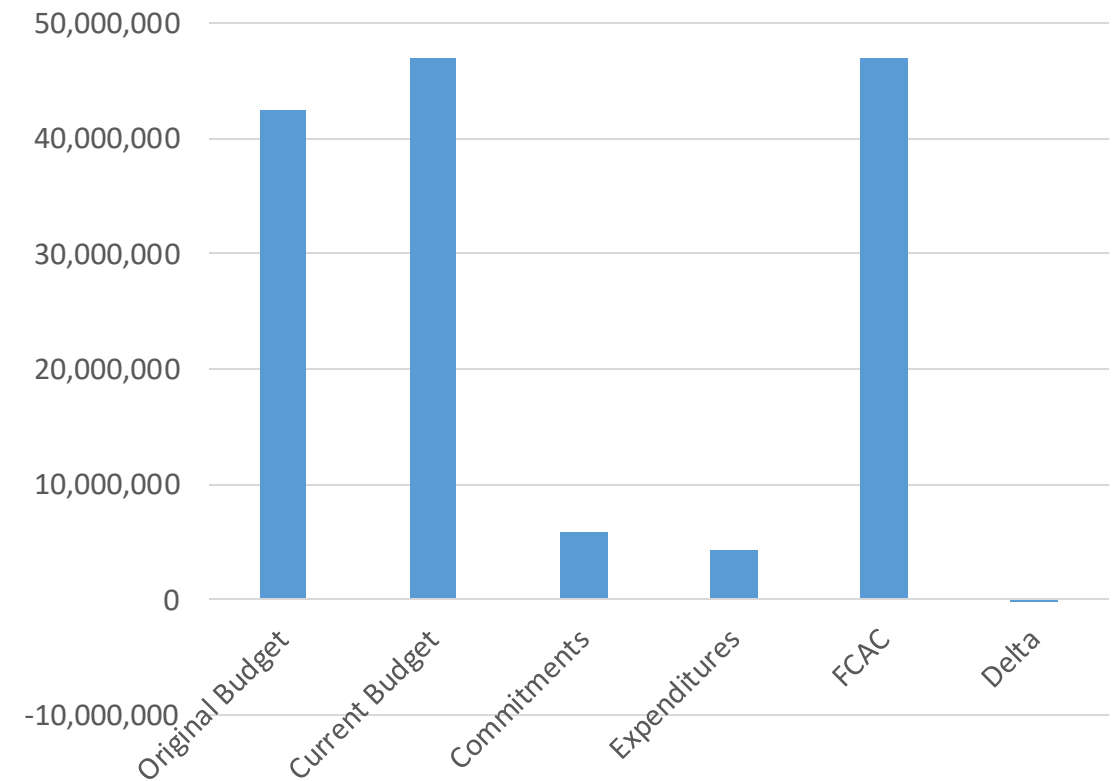
OC NEW CHEMISTRY & BIOTECHNOLOGY BUILDING

Project Budget as of June 2022

Current Budget = \$46,921,154



Budget vs. Forecast



OC NEW ARTS AND MEDIA BUILDING 2800

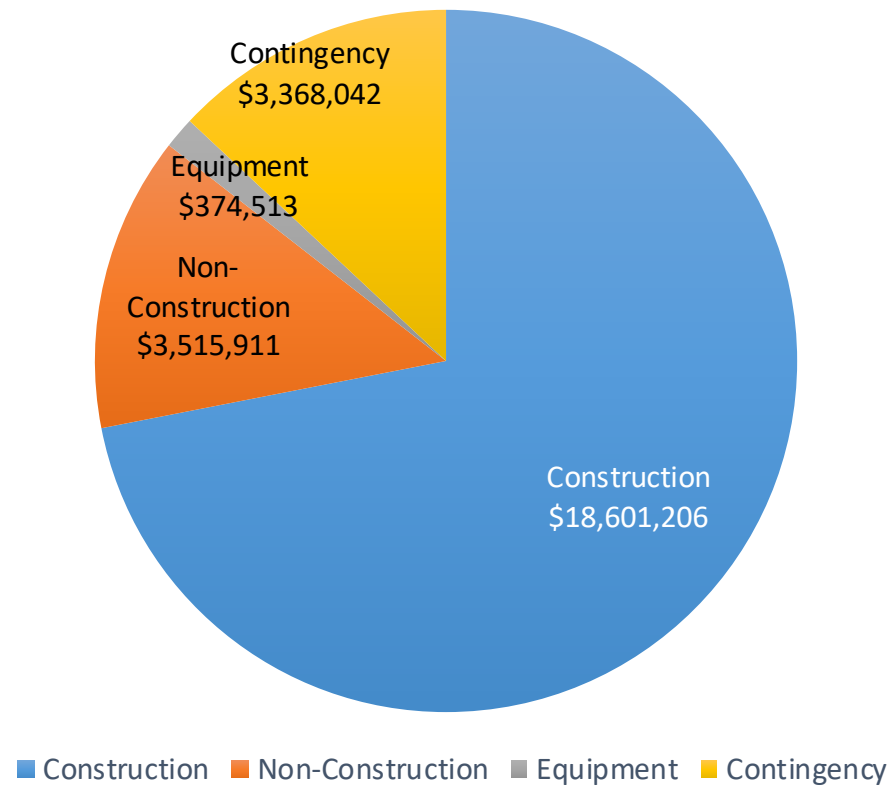
- **Phase:** DSA / Bid & Award
- **Delivery Method:** Design-Build
- **Current Budget:** \$25.9M
- **DBE:** Balfour Beatty / HMC Architects
- **Building SQ FT:** 10,471 SQ FT
- **Scope:** The new Arts/Media Services Building will house a variety of functions, serving the students of the arts hub and the campus. It will include a new Art Gallery, two computer labs, a film studies classroom, student study and collaboration spaces, faculty offices, the Media Arts labs, a coffee cart-type element, and extensive display areas for student art. It will provide dedicated student-friendly study and collaboration spaces. Proposed as a single-story facility, the building will have a strategic path of engagement to the campus promenade.
- **Status:** DSA backcheck is underway for the building. GMP negotiations are nearly complete. Preparations are being made for a late September mobilization for the initial slope work.



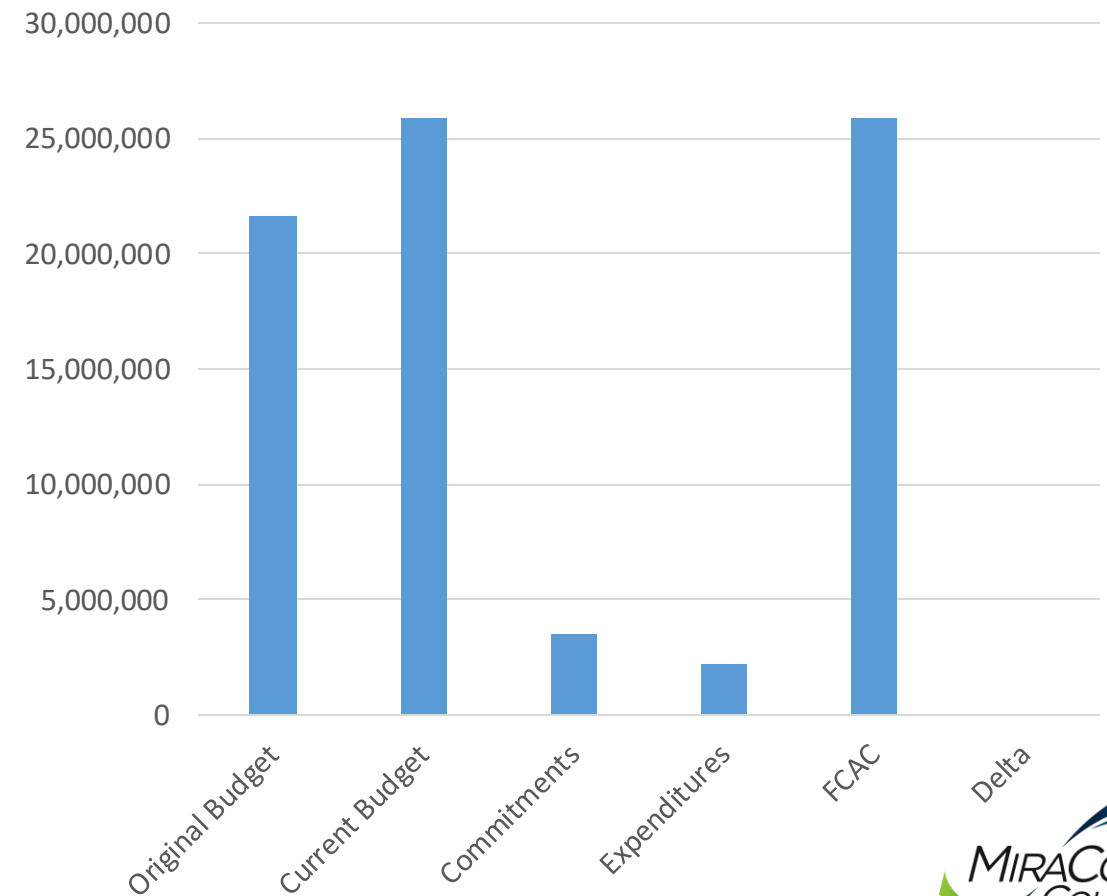
OC NEW ARTS & MEDIA BUILDING

Project Budget as of June 2022

Current Budget = \$25,859,673



Budget vs. Forecast



OC B1200 LIBRARY RENOVATION

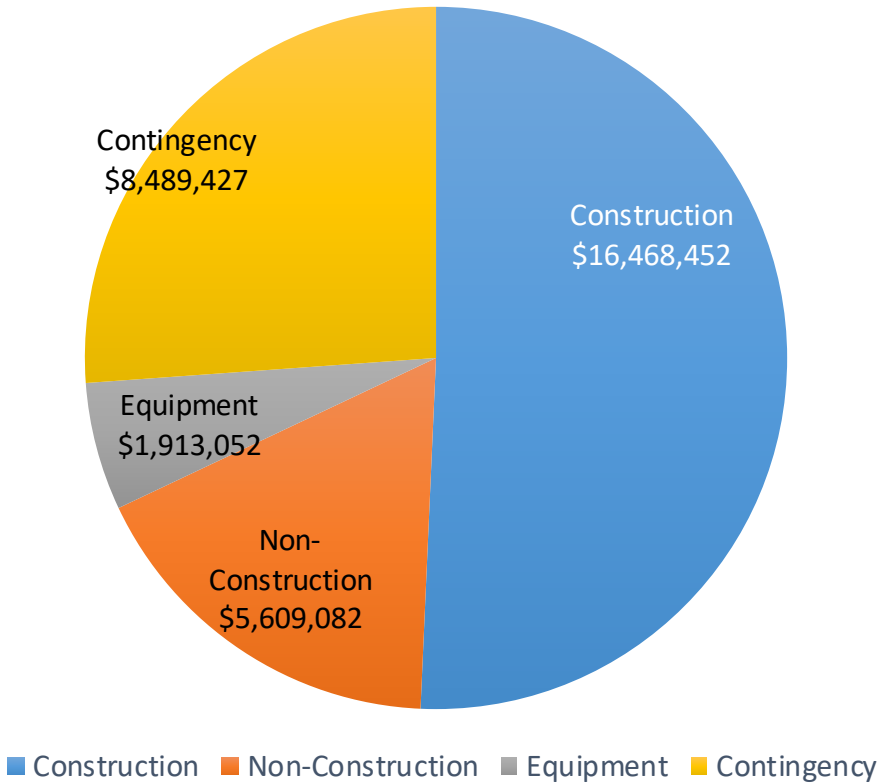
- **Phase:** DSA / Bid & Award
- **Delivery Method:** Design-Build
- **Current Budget:** \$32.5M
- **DBE:** Level 10/ Mosher Drew
- **Building SQ FT:** 47,790 SQ FT
- **Scope:** The 1200 Building is Oceanside's Library. It will be undergoing a full renovation to upgrade mechanical, electrical and plumbing systems within the building. Interior layouts will be adjusted to accommodate changing programming needs of the building. Addressing acoustic concerns is a key feature.
- **Status:** The building plans are under review with DSA. A GMP should be presented for review and negotiation in September. Swing space design updates to accommodate this user group during construction are under DSA review.



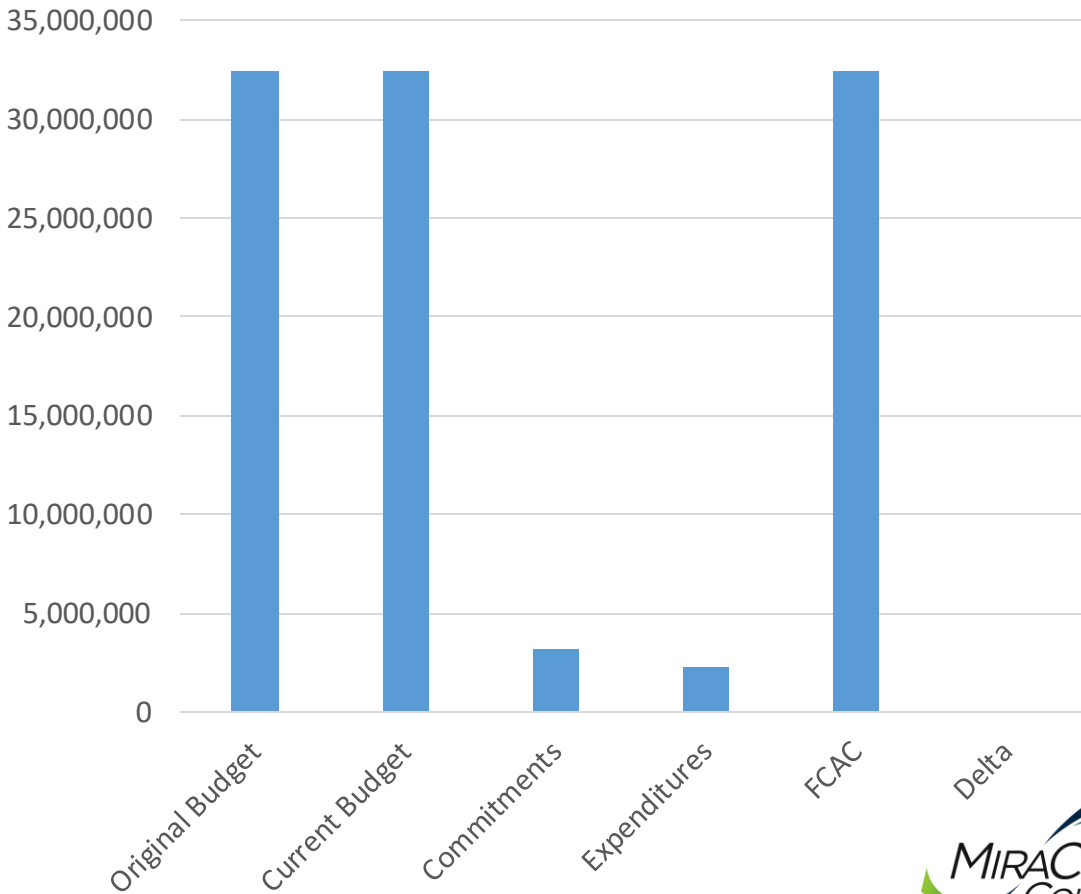
OC NEW LIBRARY BUILDING

Project Budget as of June 2022

Current Budget = \$32,480,013

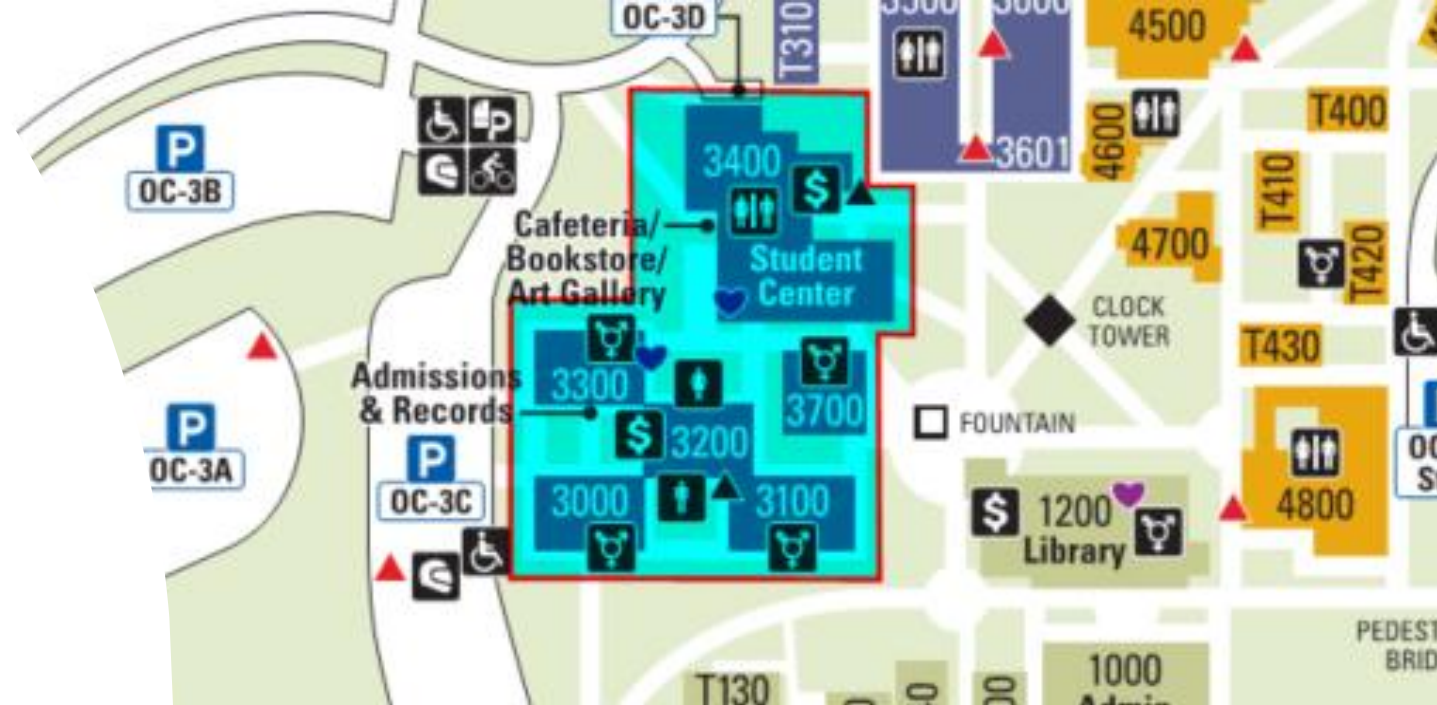


Budget vs. Forecast



OC 3000 SERIES RENOVATION

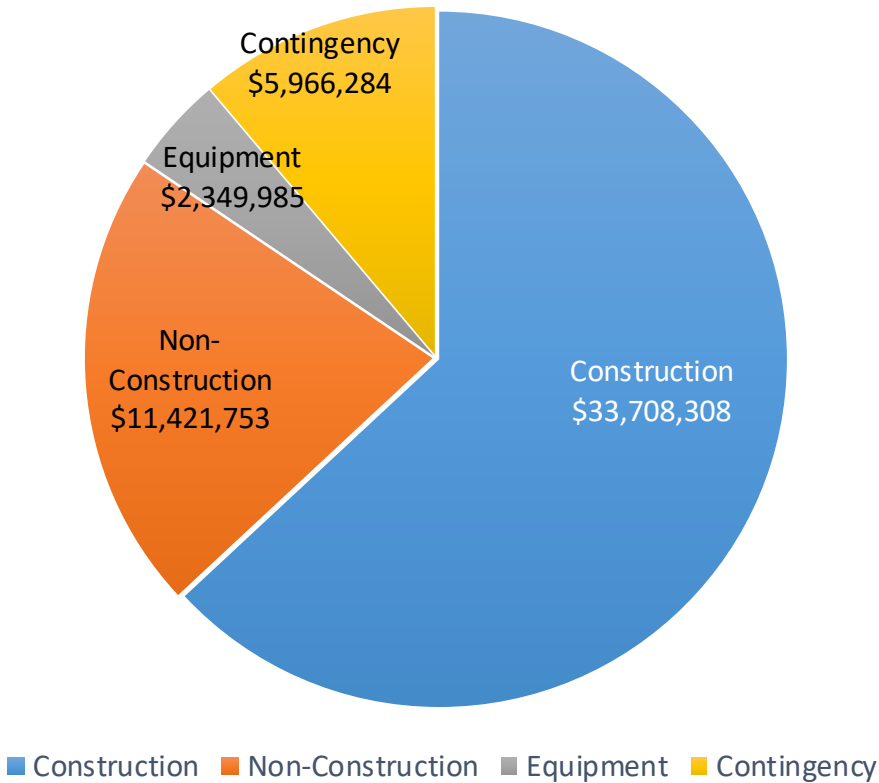
- **Phase:** Design
- **Delivery Method:** Design-Build
- **Current Budget:** \$53.4M
- **DBE:** Rudolph & Sletten / Gensler
- **Building SQ FT:** 56,098 SQ FT
- **Scope:** This expansive project consists of renovating (3) buildings, 3100, 3400 and 3700, and building (2) new ones. (3) aging buildings, 3000, 3200 and 3300 will be demolished. This will form a Communications Hub and Equity Village and provide for renovations to the existing Student Center. The scope will include classroom, office, study, and student group collaboration spaces.
- **Status:** This project has moved into the Design Development phase of design. Design meetings with the user group continue. The District Executive Management Team reviewed and provided input for the current project design. A DSA pre-application meeting was held at the end of August to coordinate key design elements with that agency.



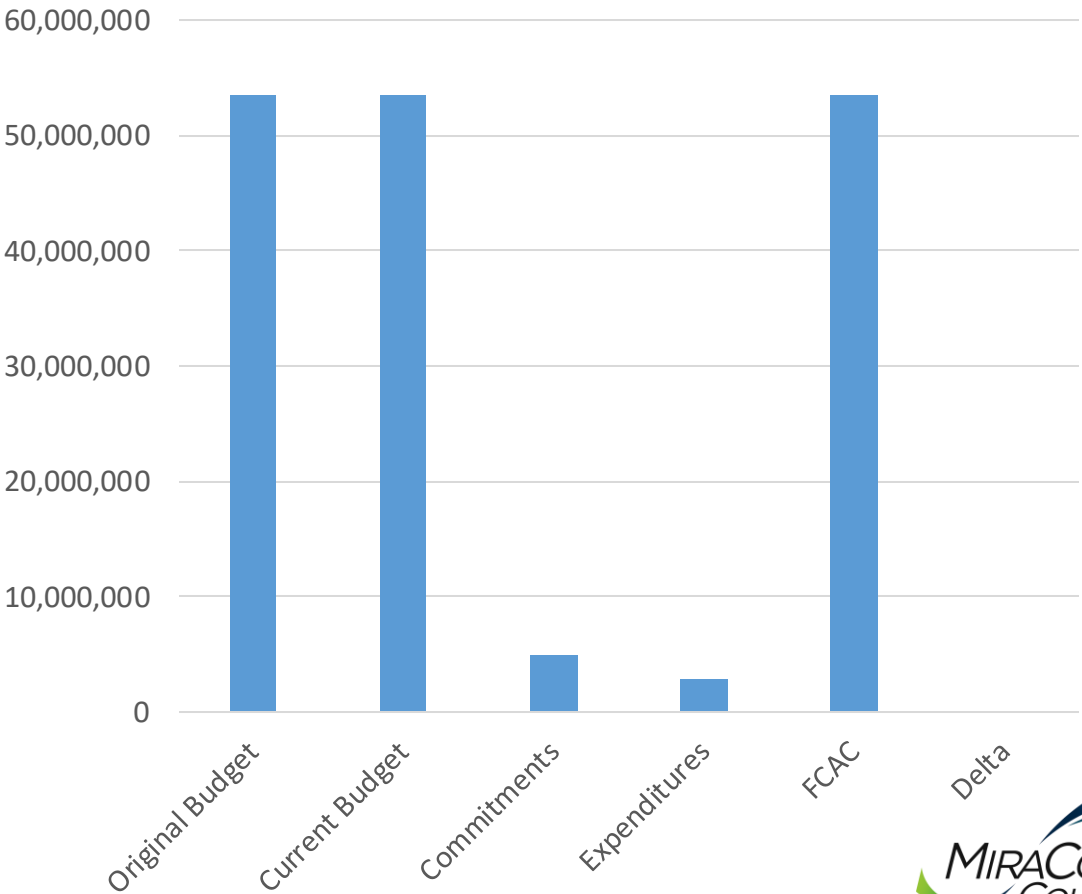
3000 SERIES RENO, COMMUNICATION HUB & EQUITY VILLAGE

Project Budget as of June 2022

Current Budget = \$53,446,329



Budget vs. Forecast





STATUS OF CONTRACTS LET

STATUS OF CONTRACTS LET – Upcoming

- **Design-Build Request for Qualifications/Proposals (RFQ/Ps)**

- None

- **Request for Task Order Proposals (RFTOPs)**

- OC Arts Media Building – *Contract Awards in Process*
- OC Chemistry and Biotech Building – *Contract Awards in Process*
- OC Library Renovation



STATUS OF FINANCE

STATUS OF FINANCE

■ **Master Program Budget – As of June 2022 Month End**

- See attached report
- Commitments - \$283M
- Expenditures - \$171M



Questions