



El Camino College
Facilities Steering Committee
June 12, 2017
2:30 pm – 4:00 pm
Communications 109

Purpose Statement:

The Facilities Steering Committee will provide input for Program Planning, review related documents, and make recommendations for the Facilities Master Plan; updated information will be distributed to constituents represented by committee members.

Strategic Initiative C - Collaboration:

Advance an effective process of collaboration and collegial consultation conducted with integrity and respect to inform and strengthen decision-making.

Members:

Rocky Bonura	Dena Maloney	Angela Simon
Tom Brown	Rory Natividad	Luukia Smith
Eman Dalili	Jeanie Nishime	Ericka Solorzano
Ann Garten	Susan Pickens	Claudia Striepe
Jo Ann Higdon	Jean Shankweiler	

Alternate Members/Support:

Irene Graff – Support	Berkeley Price – Alternate
Dipte Patel – Support	Rick Yatman - Support

Agenda:

- | | |
|--|--------------|
| 1. Approval of Minutes from May 1, 2017 (Attached) | All |
| 2. Facilities Master Plan Report (Attached) | Brown |
| 3. Five Year Construction Plan Report | Higdon/Brown |
| 4. Initial Project Proposal (IPP) For Music Building | Brown |
| 5. Update on State Budget – Facilities Impact | Maloney |
| 6. Regional Public Safety Training Center – future project | Maloney |
| 7. Communication | Maloney |
| 8. Future Meeting Dates | Maloney |
| a. July 2017 – No meeting | |
| b. August 7, 2017 (Library 202) | |

9. Other

10. Adjournment

2016/2017 Facilities Steering Committee Goals:

1. Strengthen the Facilities Steering Committee's understanding of facilities planning topics, and share information with constituent groups.
2. Set standards and expectations for new building projects before being presented to user groups for input.
3. Develop a process to understand and communicate with constituent groups the Facilities Master Plan implementation updates.

El Camino College – Office of the President
Minutes of the Facilities Steering Committee May 1, 2017

Purpose Statement: The Facilities Steering Committee will provide input for Program Planning, review related documents, and make recommendations for the Facilities Master Plan; updated information will be distributed to constituents represented by committee members.

Strategic Initiative C – Collaboration: Advance an effective process of collaboration and collegial consultation conducted with integrity and respect to inform and strengthen decision-making.

Members Present: Tom Brown, Jo Ann Higdon, Dena Maloney, Rory Natividad, Jeanie Nishime, Susan Pickens, Jean Shankweiler, Angela Simon, Luukia Smith, Ericka Solorzano, Claudia Striepe

Guests, Alternates and Support Staff Present: Bob Bradshaw, Gary Greco, Dipte Patel, Berkeley Price, Deborah Shepley

1. The minutes of April 3, 2017 were approved as presented.
2. The complete agenda is posted [here](#).
3. Universal Design Concepts/Standards Presentation was given by Gary Greco, Rory Natividad, and Deborah Shepley. The presentation is posted [here](#).
4. Responses to the Questions for the Facilities Steering Committee:
 - a) The sign for the President’s Office is in place. There are 22 no skateboarding signs installed throughout campus. Signs for the Academic Senate and Public Relations offices are in progress.
 - b) The Academic Senate office has been added to the list of campus functions needing a permanent space.
 - c) Tom Brown reported that he is aware of the incorrect clocks around campus. He stated that since there is only one electrician the priority is correcting items that pose health and safety risks.
5. The Groundbreaking for the Student Services Building will be May 22nd at 3 p.m.
6. Lot C – The first floor is now open for employees only. The lot cannot be opened for student use until the traffic signal is installed.

7. Campus Functions/Operations Needing a Permanent Space – The following ECC Function/Operations are in need of a permanent space:
 - a) ECCE Office
 - b) ECCFT Office
 - c) POA Office
 - d) Academic Senate Office
 - e) Food Pantry
 - f) Student Health Center
 - g) KEAS Center
 - h) RISE Center
 - i) Faculty/Staff Lounge
 - j) Faculty Innovation Center
 - k) Fire Academy (temporary)
 - l) American Sign Language (ASL)
 - m) Dining Areas (covered)

8. The Facilities Master Plan Report for May 2017 was presented by Tom Brown.
 - a) Administration Building Demolition Project – The demolition has been delayed.
 - b) Channel Parking Lot F Structure Improvement Project – The construction completion has been delayed to July 2017.
 - c) Lot C Parking Structure – The first floor is now open for employee parking.
 - d) Fire Academy – This project is on hold while other options are being investigated. One option under consideration is to hold classes here at ECC with re-locatable trailers in Lot L.

9. Future Meeting Dates (2:30 – 4:00 p.m.):
 - a) June 12, 2017 (Communications 109)
 - b) July 2017 – no meeting
 - c) August 7, 2017 (Library 202)

EL CAMINO COLLEGE

Facilities Master Plan Report June 2017

PROJECTS IN DESIGN & PRE-DESIGN

Project Name	Total Budget	Project Schedule	
1. Pool, Classrooms Complex	\$48,459,378	Design	09/14/15 – 09/14/16
		DSA Review	10/12/16 – 06/30/17
		Bidding	08/07/17 – 10/16/17
		Construction	11/01/17 – 12/31/19

The scope of this project is the construction of two pools and additional classrooms.

Design: The project's architectural firm, HMC, was awarded the contract at the August 17, 2015 board meeting. Currently this project is in the design development phase with an estimated construction cost of \$39 million. This project is currently at DSA.

Project Name	Total Budget	Project Schedule	
2. Administration Building Replacement Project	\$18,274,208	Design	10/01/15 – 08/31/16
		DSA Review	09/20/16 – 06/30/17
		Bidding	09/05/17 – 12/18/17
		Construction	03/01/18 – 11/29/19

The scope of this project is the construction of a new building on the existing site.

Design: The project's architectural firm, tBP Architecture, was awarded the contract at the July 20, 2015 board meeting. Relocation of existing building occupants is completed.

PROJECTS IN BIDDING PHASE

Project Name	Total Budget	Project Schedule	
3. Administration Building Demolition Project	\$1,770,584	Design	10/01/15 – 11/31/16
		Bidding	01/25/17 – 07/17/17
		Construction	08/15/17 – 02/28/18

The scope of this project is the destruction of the Administration Building at its existing site.

Design: The project's architectural firm, tBP Architecture, was awarded the contract at the July 20, 2015 board meeting. The demolition is scheduled to start this summer.

PROJECTS IN CONSTRUCTION

Project Name	Total Budget	Project Schedule	
4. Sand Volleyball Court Project	\$728,726	Design	12/07/15 – 02/29/16
		DSA Review	03/01/16 – 03/03/16
		Bidding	08/16/16 – 11/21/16
		Construction	12/07/16 – 06/30/17

The scope of this project is the construction of a new sand volleyball court from the elimination of four tennis courts. The relocation is due to the construction of the future pool.

Design: LPA

Contractor: American Gardens, Inc. was awarded the contract at the November 21, 2016 board meeting. The bid amount was \$570,151. The bid amount is higher than estimated and the budget will need to be augmented.

Project Name	Total Budget	Project Schedule	
5. Student Services Building Project	\$35,049,185	Design	10/07/13 – 02/27/15
		DSA Review	04/13/15 – 08/29/16
		Bidding	08/24/16 – 11/21/16
		Construction	12/19/16 – 12/31/18

The scope of this project is the construction of a new building at the site of the existing Shops Building. This project will replace the existing Student Services Building.

Design: DLR Group

Contractor: Tobo Construction, Inc. was awarded the contract at the November 21, 2016 board meeting. The bid amount was \$24,735,000.

Project Name	Total Budget	Project Schedule	
6. Channel Parking Lot F Structure Improvement Project	\$28,000,000	Design	07/30/12 – 07/31/13
		DSA Review	08/01/13– 10/22/14
		Bidding	05/12/15 – 08/19/15
		Construction	09/14/15 – 07/29/17

The scope of this project is to repair all deficiencies identified in the conditions assessment report and upgrade the structure to meet current code requirements including seismic upgrade.

Design: IDS Group

Contractor: AMG & Associates was awarded the contract at the August 17, 2015 board meeting. The bid amount was \$21,169,350.

Project Name	Total Budget	Project Schedule	
7. Lot C Parking Structure	\$24,537,491	Design	02/03/14 – 01/15/15
		DSA Review	01/20/15 – 10/31/15
		Bidding	12/01/15 – 02/16/16
		Construction	03/07/16 – 09/29/17

The scope of this project is the construction of a new four-level parking structure consisting of 1,443 additional parking spaces.

Design: International Parking Design

Contractor: Bomel Construction Co., Inc. was awarded the contract at the February 17, 2016 board meeting. The bid amount was \$17,989,000

Project Name	Total Budget	Project Schedule	
8. Manhattan Beach Blvd. Traffic Signal Project	\$367,932	Design	10/07/13 - 10/29/14
		L.A. County Review	07/2015
		Bidding	08/02/16 – 11/21/16
		Construction	12/05/16 – 06/30/17

The scope of this project is the revised signalization at the intersection of Lemoli and Manhattan Beach Blvd.

Contractor: Comet Electric was awarded the contract at the October 17, 2016 meeting.

Project Name	Total Budget	Project Schedule	
9. Gymnasium	\$22,488,207	Design	02/19/14 – 12/31/14
		DSA Review	01/16/15 – 12/30/15
		Bidding	05/03/16 – 07/18/16
		Construction	08/11/16 – 08/31/18

The scope of this project is the construction of a new gym building centralizing basketball, volleyball, and other indoor sports.

Design: HMC Architects

Contractor: AMG & Associates was awarded the contract at the July 18, 2016 board meeting. The bid amount was \$19,363,000.

OTHER ISSUES

Future Projects:

Project Name	Total Budget	Project Schedule
10. Fire Academy (Inglewood)	N/A	N/A

The scope of this project is to replace the existing facilities. The new complex would include the Administration/Classroom Building, apparatus storage, a training tower, and the Burn Building. HMC was selected as the architect on October 9, 2015. The current construction estimate is \$8.1 million, with a total project cost of \$13.4 million. This project is on hold until further direction.

Fire Academy (Lot L)

The cost of creating two classrooms and a restroom on the northwest corner of Lot L would be approximately \$400,000 for the underground utilities and \$200,000 for two classrooms and one restroom.

Request for RFQ

Project Name	Total Budget	Project Schedule
11. Student Service Center/ Activities Demolition	\$9,123,935	07/01/2017

Project Name	Total Budget	Project Schedule
12. Social/Behavioral Science	\$25,575,713	N/A

Project Name	Total Budget	Project Schedule
13. Art Building	\$38,616,470	N/A

**EL CAMINO COLLEGE
REQUEST FOR PROPOSAL ("RFP")
FOR ARCHITECTURAL AND PROFESSIONAL SERVICES
ON THE ARTS COMPLEX BUILDING PROJECT**

Project Scope: The project consists of the design and development of the new Arts Complex Building for the El Camino Campus. The project is to be constructed on the southern portion of the Student Services and Student Activities Complex Demolition Project site after completion of the demolition project. This project constructs a two-story 58,000 gross square foot (gsf) building with 42,825 assignable square feet (asf) which will include spaces for art and dance comprised of the building program space per the table below:

PROGRAM SPACE	# OF ROOMS	# OF STATIONS	ASF/STATION	AFS/ROOM	PROPOSED ASF
Shared Instruction / Study					
Classrooms/Labs					
Tiered Lecture	1	50	20	1000	1,000
Art					
2D Arts					
Drawing and Painting	4	30	50	1500	6,000
Graphic Design	2	30	50	1500	3,000
Print Making	1	30	65	1950	1,950
3D Arts					
3D Arts	1	30	50	1500	1,500
Jewelry	2	30	50	1500	3,000
Sculpture	1	30	50	1500	1,500
Ceramics	1	30	65	1950	1,950
Art Storage	2			750	1,500
Lockers	2			800	1,600
Film/Video/Photography					
Editing Lab	2	30	30	900	1,800
Dark Room	1	15	45	675	675
Computer Lab	1	25	30	750	750
Lighting Studio	1			500	500

Audio Production Studio	1			500	500
Equipment Check Out and Storage	1			500	500
Dance					
Dance Studio-Large	1			2600	2,600
Dance Studio-Medium	1			2000	2,000
Dance Studio-Small	1			1000	1,000
Changing Room	2			150	300
Faculty Restroom with Changing	2			100	200
Gallery/Museum					
Art Gallery	1			4000	4,000
Anthropology Museum	1			2000	2,000
Office/Shared Staff					
Office Clusters	1			3000	3,000
Total Proposed ASF					42,825

The project site will be approximately 100,000 sf of the southern portion of the Student Services and Student Activities Complex Demolition Project site. The demolition project, to be completed prior to the commencement of construction activities for this project, consists of the abatement and demolition of the existing Student Services and the Student Activities Complex, the removal of all existing utilities within the limits of construction back to the nearest appropriate points for new connections, the backfilling, compaction and grading of the entire construction site and the preparation of new building pads in accordance with the requirements of the Geotechnical Report.

This project shall include a secure exterior Kiln Yard, covered and attached to the building. Development of the project site with pedestrian and campus services pathways, site utilities, landscaping and site lighting to connect the new building with adjoining campus facilities and utility services shall also be included.

**EL CAMINO COLLEGE
REQUEST FOR PROPOSAL (“RFP”)
FOR ARCHITECTURAL AND PROFESSIONAL SERVICES
ON THE SOCIAL SCIENCE AND BEHAVIORAL SCIENCE BUILDING PROJECT**

Project Scope: The project consists of the design and development of the new Social Science and Behavioral Science Building for the El Camino Campus. The project is to be constructed on the northern portion of the Student Services and Student Activities Complex Demolition Project site after completion of the demolition project. This project constructs a two-story 41,000 gross square foot (gsf) building with 29,680 assignable square feet (asf) which will include spaces for social science and behavioral science comprised of the building program space per the table below:

PROGRAM SPACE	# OF ROOMS	# OF STATIONS	ASF/STATION	AFS/ROOM	PROPOSED ASF
Shared Instruction / Study					
Classrooms/Labs					
Small (755-800 sf)	7	38	20	760	5,320
Medium (880-968 sf)	16	48	20	960	15,360
Large (1054-1152 sf)	1	50	30	1500	1,500
Speech/Debate Squad Room	1			600	600
Collaborative/Study Spaces	3			800	2,400
Office/Shared Staff					
Office Clusters	1			3000	3,000
Division Office	1			600	600
Shared Staff Lounge	1			900	900
Total Proposed ASF					29,680

The project site will be approximately 75,000 sf of the northern portion of the Student Services and Student Activities Complex Demolition Project site. The demolition project, to be completed prior to the commencement of construction activities for this project, consists of the abatement and demolition of the existing Student Services and

the Student Activities Complex, the removal of all existing utilities within the limits of construction back to the nearest appropriate points for new connections, the backfilling, compaction and grading of the entire construction site and the preparation of new building pads in accordance with the requirements of the Geotechnical Report.

This project shall include development of the project site with pedestrian and campus services pathways, site utilities, landscaping and site lighting to connect the new building with adjoining campus facilities and utility services.