



**El Camino College
Facilities Steering Committee
August 7, 2017
2:30 pm – 3:30 pm
Library 202**

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	Jane Miyashiro	Luukia Smith
Ann Garten	Rory Natividad	Ericka Solorzano
Jo Ann Higdon	Susan Pickens	Claudia Striepe
Alec Johnson	Jean Shankweiler	

Alternate Members/Support:

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

Agenda:

1. Approval of Minutes from June 12, 2017 (Attached) All
2. Facilities Master Plan Report (Attached) Brown
3. Subcommittee on Physical Accessibility & Related Communications Ishikawa
4. Facilities Steering Committee Self-Evaluation coming October 9, 2017 All
5. PROPOSED Future Meeting Dates Maloney
 - a. September 11, 2017 (Library 202)
 - b. October 2, 2017 (Library 202)
 - c. November 6, 2017 (Library 202)
 - d. December 4, 2017 (Library 202)
6. Other

7. 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 June 12, 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, Ann Garten, Jo Ann Higdon, Dena Maloney, Jeanie Nishime, Susan Pickens, Jean Shankweiler, Angela Simon, Luukia Smith, Claudia Striepe

Alternates and Support Staff Present: Bob Bradshaw, Irene Graff, Berkeley Price

1. The minutes of May 1, 2017 were approved as presented.
2. The complete agenda is posted [here](#).
3. The Facilities Master Plan Report for June 2017 was presented by Tom Brown.
 - a) Pool, Classrooms Complex – Currently working on swing space issues. Some ideas are putting a modular for Adaptive P.E. in the northeast corner of the baseball field and splitting the women’s locker room in half and use half for men.
 - b) Administration Building Demolition – The fences will go up in July/August timeframe and demolition will begin in September. There will be no parking in front of the MBA building. The remaining three of the red/reserved spaces will be moved around the corner.
 - c) Sand Volleyball Court Project – The concrete will be poured on June 13th. The construction end date has been extended to mid-July.
 - d) Student Services Building Project – The concrete is being poured this week.
 - e) Channel Parking Lot F Structure Improvement Project – There have been some improvements to aesthetics by painting numbers on columns and color coding them. Lighting has also been improved.
 - f) Lot C Parking Structure – The irrigation pipe installation is in progress and should be completed by the end of June. The landscaping will be complete by the end of July.

- g) Manhattan Beach Blvd. Traffic Signal Project – They are waiting for the switch gear to come in. Once the switch gear is here the poles can be changed out.
 - h) Gymnasium – The steel is being delivered.
 - i) Request for Proposal (RFP) attachments to Facilities Master Plan – These were attached as an informational item only. These documents were meant to start the dialog and are not all inclusive. Fine Arts faculty provided feedback to Dr. Price who compiled them into one document. This document was distributed at the meeting. Dr. Price will report back to faculty that this was not the final RFP.
4. It was reported that an employee asked what would be done with the mural in the Administration building. There has been no decision made in regards to this mural. It was noted that there are issues related to cost of dismantling and relocating the mural.
5. Five-Year Construction Plan – El Camino College’s Five-Year Construction Plan is being submitted to the Chancellor’s Office. The Plan covers the period of 2017-2022. The projects included are:
- a) 2017-2018
 - i. Student Services Center Replacement
 - ii. New Main Gym
 - iii. Lot F Seismic Upgrade
 - b) 2018-2019
 - i. Administration Building
 - ii. Pool, Classrooms Complex
 - c) 2019-2020
 - i. Music Building Replacement
 - d) 2020-2021
 - i. Music Building Replacement
 - ii. Art Building Replacement
6. Initial Project Proposal (IPP) for Music Building – We are going to submit this project to the State as a life/safety and support/facilities systems project. After we submit the IPP a final proposal will be submitted. The state match would be 50/50 (\$19 million).
7. Update on State Budget/Facilities Impact – The upcoming budget does have a large amount designated for scheduled maintenance and instructional equipment. We will not know if we will get those funds until 22 months after July 1st. Assemblyman Muratsuchi contacted us to inquire whether we had any priority projects for veterans and public safety. It appears there is some money set aside for El Camino College.
8. Regional Public Safety Training Center/Future Project – This project is in the “concept” stage. The Inglewood facility is too small to support the program and there is an opportunity to grow the program. Local fire and police agencies are looking for local training options. An advisory committee has been formed with representatives of the college and various agencies. The committee has met once and has another meeting scheduled. We are working with an organization in Washington DC to identify federal funding for this project. We would need to have a donation or

purchase of 10 acres of land. The funding to support this project will most likely come from various sources.

9. Communication – Last year we started discussing the goal of communication and the interest in making sure constituent groups are informed of the dialogue taking place in the Facilities Steering Committee. The information is getting out after the meetings. Some of the responses coming back are not under the purview of the committee. These items are more operational and should not be addressed in the Facilities Steering Committee. This committee is for facilities planning. Employees are to work through their division dean or manager to report operational issues. Each division has a point person that can submit work orders.
10. Future Meeting Dates (2:30 – 4:00 p.m.):
 - a) July 2017 – no meeting
 - b) August 7, 2017 (Library 202)
11. Other – Institutional Research is working with ITS to gather information to explore systems that would allow us to shift to electronic “forms” processing, or workflow, and document management, also known as an Enterprise Document Management System (EDMS). A campus email survey will be sent out to gather a comprehensive list of all forms to convert to electronic process.

EL CAMINO COLLEGE

Facilities Master Plan Report August 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 – 08/01/17
		Bidding	10/10/17 – 01/16/18
		Construction	02/05/18 – 02/28/20

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 – 08/31/17
		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.

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
		Demolition	09/05/17 – 03/30/18

The scope of this project is the destruction of the Administration Building at its existing site.
Contractor: Interior Demolition Earthwise Demo J V Design was awarded the contract at the June 19, 2017 board meeting. The bid amount was \$1,388,977. 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 – 08/30/17

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.

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 – 08/29/17

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. The louvers are waiting DSA approval.

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	09/01/17

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