Measure T Update
Prepared by: Joseph Reyes, Executive Director Facilities Planning & Construction Management
Presented to the Board: July 10, 2018

Information

1. Measure T Implementation Plan

June 06, 2017 – The Board awarded a contract to gkkworks/Belli Architects.

They are responsible for developing the Measure T Capital Improvement Implementation Plan and District Standards. This effort will provide the District with further clarity and definition for the scope of the projects, along with a road map for implementation. In addition, the District Standards and Guidelines will provide consistency among all projects and will create operational and first cost efficiencies for the Program.

These services will be completed by the team presented in response to the Request for Qualifications (RFQ) for Architectural and Engineering Services for Various Facility Improvement Projects: Belli Architects, Glumac MEP, Whitson Civil, and BFS Landscape Architects.

2. First Phase Construction Projects

A. New Buildings/Facilities

1) Soledad Education Center: Construct multi-purpose education facility to expand education opportunities in South Monterey County including a “community room” for joint use.
2) Main Campus: Construct Hartnell Center for Nursing and Health Sciences to provide state of the art facilities and expand the student capacity for our nursing programs which will include a student health clinic/center.
3) King City Education Center: Add classrooms and laboratories for 21st-century job training programs and a community room for joint use.
4) North Monterey County: Construct multi-purpose education facility to expand education opportunities in North Monterey County. This will include laboratories to support STEM, healthcare and agricultural training, and will include a community room for joint use.

B. Renovation/Modernization

Renovate and modernize to expand and upgrade outdated classrooms and laboratories on the Main Campus:

1) Buildings D and E (Classroom Administration Building, built in 1977)

C. Infrastructure/Misc. Projects/Expenditures –see attached spreadsheet

1) May 2, 2017 - Xtelesis
   Phone system replacement, $422,026.46
2) **June 6, 2017 – gkkworks/Belli Architecture Group**  
Bond Planning for the overall implementation of Measure T, $797,000.00

3) **August 1, 2017 - Legacy Roofing**  
Roof replacement of Buildings H & K, $1,353,706.00

Total Board Approved Projects: $2,572,732.46

3. **Citizens’ Bond Oversight Committee**

Fifteen community members were appointed to serve on the Citizens’ Bond Oversight Committee (CBOC). The CBOC is required to meet once per year and no more frequently than quarterly. The first meeting was held on July 19, 2017.

July 19, 2017 – CBOC has elected to meet quarterly. Meeting dates are:
· Wednesday October 18, 2017
· Wednesday January 24, 2018
· Wednesday April 25, 2018

HCCD Board of Trustees will also be provided with meeting reminders/announcements.

4. **Schedule of Bond Issuance**

A copy of the proposed Financing Schedule is attached as Exhibit A. (Previously provided – no changes to date) **Final closing date Thursday 7, 2017**

5. **Phase 1 Program Budget r 9/15/17**

A copy of Program Budget is attached as Exhibit B  
r5 reflects higher sf cost (Previously provided – updated)

6. **RFP (Request for Proposal) issued 10/6/17 due 10/27/17**

Request for proposal has been issued for architectural service for four of the first Series A projects.  
King City Education Center Expansion  
Soledad Education Center  
Main Campus: Construct Hartnell Center for Nursing and Health Sciences  
Main Campus: Renovation of Buildings D & E, ADA accessibility.

The traditional delivery method (Design Bid Build) will be used on these four project.
7. Financial Status of Measure T Funds 10/26/17

A copy of the Financial Status spreadsheet is attached as Exhibit A.

Budget updated with two invoices from gkkworks/Belli
- August Billing: $65,634.50
- Sept Billing: $295,007.25

8. Community Open Forum held to inform public and college community of upcoming projects.

On Friday October 20, 2017 in Steinbeck Hall an open forum was conducted to disseminate information of current projects in the conception phase on the Main Campus, Nursing and Health Services Bldg. and its proposed impact on parking, and the renovation of buildings D and E / ADA accessibility. Two other non-Measure T projects, a welcome kiosk and the Starbucks licensed store, were also presented. (https://www.surveymonkey.com/r/GY5ZFL3) CLOSED DECEMBER 16, 2017

9. Community Bond Oversight Committee (CBOC) 2nd Quarterly Meeting

Due to a conflict with the CPC meeting in October, the CBOC met Tuesday October 24, 2017. An email went out to all committee members and a cc was included to board members on the email with the meeting date and time. CBOC meeting minutes are posted on the Measure T website. The next meeting in January has also been moved to Wednesday January 24, 2017 to avoid any additional conflicts. At the January meeting, April’s meeting date will be confirmed.

10. Board of Trustees approved Architect Agreements for the following projects 11/21/17

- King City Education Center Expansion (Kasavan Architects of Salinas, CA)
- Soledad Education Center (ISA In Studio Architecture Salinas, CA)
- Main Campus: Construct Hartnell Center for Nursing and Health Sciences (Belli Architectural of Salinas, CA/gkkworks of Irvine, CA)
- Main Campus: Renovation of Buildings D & E, ADA accessibility (HGHB Architecture of Monterey, CA)

11. Financial Status of Measure T Funds – Jan 9, 2017

A copy of the Financial Status spreadsheet is attached as Exhibit C.

Budget updated with invoices from Garland/Legacy Roofing, gkkworks/Belli, and Lozano Smith, Communications Strategies, Rawlins, Inc., and Xtelesis

- Roofing for Bldgs. H and K Re-roofing projects:
  - For Bldg. H: $409,672
  - For Bldg. K: $417,660
- Phone system: $203,986
- Legal Services: Measure T Construction Documents $11,753
12. Notice to Proceed 1/18/18
   Issued to Architectural Firms:
   gkkworks (Nursing and Health Sciences),
   Kasavan, (King City Ed Ctr. Expansion)
   ISA In Studio Architects (Soledad Ed Ctr.)
   HGHB Bldg. D and E Renovation / ADA & Landscape)

   Design teams are in process of being filled.

   Castroville Property 1/18/18
   Purchase and sale agreement being finalized by legal.

   Soledad Property 1/18/18
   Upon recordation, the parcel will officially belong to the City of Soledad.
   Estimated this will be accomplished in the next 30 days.
   Next step will be the agreement to transfer the property to Hartnell.

13. Financial Status of Measure T Funds –

   A copy of the Financial Status spreadsheet is attached as Exhibit D.
   Budget updated with invoices from gkkworks/Belli (AIA), and Lozano Smith (Legal), Appraisal
   Resource Group.

   Architectural
      gkkworks (Master Planning - Design Stds.) $80,313.00
   Legal Services
      Lozano Smith (Design Build Construct. Docs N. County) $ 1,900.06
      Lozano Smith (Property acquisition for N. County) $ 2,414.25
   Appraisal Resource Group
      N. County property appraisal $ 1,450.00

14. Soledad 2/7/18
    First programing meeting was held with the committee and In-Studio Architects.

15. Building D & E Renovation/ADA & Landscape 2/9/18
    First programing meeting was held with the committee and HGHB Architecture.

16. King City Open Forum Held 2/14/18
    An Open Forum was held on this date. Trustee Candi DePauw was in attendance as
    was the Mayor of King City, Mr. LeBarre. Dr. Lewallen presented information and
    concepts of the building and fielded questions from the community. A survey link is also
    active on the Measure T Web site.
    https://www.surveymonkey.com/r/WL22F9Q

17. Performing Arts remodel 2/16/18
    (RFP) Request for proposal was issued for general contractors.
18. King City and Nursing/Health Sciences Buildings
Programming meetings are scheduled for Monday Feb 26th (Nursing) and Friday Mar 2 (King City) on the main campus.

19. Financial Status of Measure T Funds –
A copy of the Financial Status spreadsheet is attached as Exhibit E.
No invoices paid to date in February. No changes from previous month.

20. Financial Status of Measure T Funds – 3/14/18
Budget updated with invoices from:

- Garland/BS (H&K Re-Roofing)
- Communication Strategies (Phone Sys re)
- Xtelesis (Phone Sys replacement)
- Lozano Smith (Legal)
- MCS, Inc. Land Survey (King City)

Garland - Roofing for Bldgs. H and K Re-roofing projects:

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<th>Building</th>
<th>Draw 3</th>
<th>Draw 4</th>
<th>CO#1 (drain inserts/wall coating)</th>
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<td>Bldg. H</td>
<td>$120,892.71</td>
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Phone system (replacement)

- Xtelesis $3,931.92
- Communication Strategies $1,365.00
- Lorenzo Smith - Legal Services $5,717.00
- Real Prop. No. County land acquisition $4,432.00
- Property transfer Soledad $1285.00

Land Survey King City Education Center $3600.00
- MCS, Inc. (Monterey County Surveyors)
- Mobilization

A copy of the Measure T Budget Summary (Financial Status) – Exhibit F is attached.

21. Board approved moving forward with Contractor, Tombelson Inc. on the Preforming Art Remodel on 4/3/18

22. Board approved Amendment #2 to agreement with Engie Services U.S., Inc. on 4/3/18
Relocation of PV system to lot #3 and lot #6.

23. Programing/Design Meetings
Ongoing on the King City Expansion, Nursing/Health Science, Soledad Education Center & Buildings D & E renovation projects.
24. Financial Status of Measure T Funds – Invoices paid to date

A copy of the Financial Status spreadsheet is attached as Exhibit G.

Office Depot
- Operating supplies Measure T $361.79

ISA In Studio Architects 10% of Design phase complete for Soledad project $15,978.96

Phone system
- Donna Rawlins – Alisal voice overwork $120.00

PAR Ticket Booth Renovation
- The Californian – Notice to Bidder publication $999.42

Lozano Smith – Legal
- No. County land acquisition $647.00
- Construction Doc review $442.00

25. Performing Arts Remodel

Construction/demo started May 10th

26. Programming Design Meeting

Ongoing very close to final design on the King City Expansion, Nursing/Health Science, Soledad Education Center & Buildings D & E renovation projects.

27. Financial Status of Measure T Funds – Invoices paid to date

A copy of the Financial Status spreadsheet (Budget Summary) is attached as Exhibit H (Invoices paid since Exhibit G - May 1 Board meeting):

Communication Strategies $2,340.00
- Xtelesis $87,750.43
- (Proj Coordination, Shore Tel implementation; Telco issues; Alisal Port)

Kasavan Architects $18,543.84
- (King City Ed Ctr.) (15% of Schematic Design)

ISA In Studio Architects $15,800.00
- (Soledad Ed Ctr.) (20% of Schematic Design)

EMC $467.00
- (CEQA study) Soledad (Progress billing initial start-up of study)

gkkworks $133,862.64
- (Nursing Bldg.)
New items for July 10, 2018 Board Meeting

   Re-Roofing project complete. Final retainage was paid end of May.

29. Design Schedule Series A Measure T Projects
   Detail meetings have begun and should be completed by this meeting, for each of
   the projects (Nursing, King City, Soledad.) These meetings are identifying the
   specific equipment, fixtures that each program requires in their specific types of
   class rooms and labs.

30. Joint Measure T Project, Ticket Booth
   Demolition is complete.

31. Financial Status of Measure T Funds – Invoices Paid since last Board Meeting
   A copy of the Financial Status spreadsheet (Budget Summary) is attached as
   Exhibit I

   (Invoices paid since Exhibit H - June 1 Board meeting):

   Communication Strategies (Phone Sys) $195.00
   ISA In Studio Architects (Soledad) $975.00

   Salazar’s Painting (Swing Space Bldg. N) $23,700.00
   Lozano Smith (No. County Prop. Acquisition) $2,900.00

   Wheeler’s Flooring (Swing Space Bldg. N) $4,500.00
   Garland/DBS (Re-Roof Bldgs. H & K) $4,500.00

   Kleinfelder’s (Swing Space Bldg. N) $332.50
   LandSet (Nursing Bldg. Land Survey) $5,950.00
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