Measure T Update
Prepared by: Joseph Reyes, Executive Director Facilities Planning & Construction Management
Presented to the Board: October 02, 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Renovate and modernize to expand and upgrade outdated classrooms and laboratories on the Main Campus: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 (HGB 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:

- **gkk works** (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](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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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
- MCS, Inc. (Monterey County Surveyors) | $3600.00
- 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 Xtelesis $2,340.00

Kasavan Architects ISA In Studio Architects $18,543.84
 (15% of Schematic Design)

EMC Soledad $15,800.00
 (20% of Schematic Design)

GKKworks (Nursing Bldg.) $467.00
 (Progress billing initial start-up of study)

Andrew’s Blueprint First American Title Company $133,862.64
 (Proj Coordination, Shore Tel implementation; Telco issues; Alisal Port)

Xtelesis $87,750.43
 (Phone system installation)
   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):

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32. **Series A Projects**: The King City Education Center Expansion, Soledad Education Center, Nursing Health Science and the renovation of Buildings D & E are now in the design Development stage.

33. **Joint Measure T Project – Ticket Booth**: Foundation poured for ticket booth, patio slab poured and shade structure footings installed.

34. **Bond Oversight Committee**: met on July 24, 2018. This is the first quarterly meeting of the committee’s second year.

35. **Financial Status of Measure T Funds – Invoices Paid since July 10 Board Meeting**

   A copy of the Financial Status spreadsheet (Budget Summary) is attached as **Exhibit J** (Invoices paid since Exhibit H - June 12 Board meeting):

   - Lozano Smith, LLC (No. County Land Acquisition) $4,536.01
   - gkkWorks (A&E Svs. for Measure T Implementation & Std. Design) $13,875.00
   - EM Planning Group (CEQA work for Soledad & No. County) $1,398.99
   - Monterey County Surveyors, Inc. (King City Survey Map) $16,494.29
   - [ISA] In Studio Architects (Soledad Design) $3,750.00
   - Tombleson, Inc. (PAR Renovation Application 1 & 2 – Measure T portion) $102,834.16
   - Xtelesis (Phone System) $8,643.45

   - Monterey County Surveyors, Inc. $3,750.00
   - [ISA] In Studio Architects $102,834.16
   - Tombleson, Inc. App#1 $91,324.07
   - App#2 $76,577.93
   - Xtelesis $8,643.45
36. **Series A Projects:** The King City Education Center Expansion, Soledad Education Center, Nursing Health Science and the renovation of Buildings D & E are now in the design Development stage. Purchase of the North Monterey property scheduled to close escrow August 15th.

37. **Joint Measure T Project – Ticket Booth:** Structural Steel raised on ticket booth, restrooms dry-walled and t-bar of ceiling completed.

38. **Citizen’s Bond Oversight Committee Meeting:** The CBOC met July 24, 2018 and elected Al Muñoz as Chair for the 2nd term of the committee. Grant Leonard, at large member from Castroville, was elected Co-Chair.

39. **Financial Status of Measure T Funds – Invoices Paid since August 07, 2018 Board Meeting**

A copy of the Financial Status spreadsheet (Budget Summary) is attached as **Exhibit K** (Invoices paid since Exhibit J – August 7 Board meeting):

- **EMC Planning Group, Inc. – CEQA work for North County, Soledad and King City properties.**
- **Earth Systems - Geologic engineering investigations and reporting for North County, Soledad and King City properties**
- **First American Title Company – Close of Escrow for Tembladera St. property in Castroville**

- **EMC – North County CEQA**
  - $15,119.40
- **EMC – Soledad CEQA**
  - $26,691.59
- **EMC – King City CEQA**
  - $1,432.65
- **Earth Systems – No. County**
  - $18,450.00
- **Earth Systems – Soledad**
  - $4,600.00
- **Earth Systems – King City**
  - $11,200.00
- **Earth Systems – Nursing & Health Sci. Bldg.**
  - $31,550.00
- **First American Title Co.**
  - $807,981.97

**NEW ITEMS FOR BOARD MEETING October 02, 2018**

40. **Series A Projects:** The King City Education Center Expansion, Soledad Education Center, Nursing Health Science and the renovation of Buildings D & E are now in the design development and construction document stage. This projects are scheduled to be submitted to the Division of State Architects later this year.

41. **Purchase of property:** North Monterey Property has been purchased.

42. **Joint Measure T Project – Ticket Booth:** Structural Steel raised on patio canopy area, tile work has started, ticket exterior walls completed.
43. Community Forums:
   Measure T Community Forum Schedule:
   - Wednesday Sept 12 King City Expansion - @ King City Education Center Rm 109 6pm – 8pm
   - Wednesday Sept 19, Main Campus (all Measure T Series A projects) E-112 6pm-8pm
   - Wednesday Sept 26, Soledad Ed Center - @ Soledad High School Community Room 6pm – 8pm

44. Financial Status of Measure T Funds – Invoices Paid since September 04, 2018 Board Meeting.
   - A copy of the Financial Status spreadsheet (Budget Summary) is attached as Exhibit L
   - (Invoices paid since Exhibit K – Sept 4 Board meeting):
     - In Studio Architects – Soledad
     - EMC Planning Group (CEQA) – Soledad & Nursing / Health Science Bldg./ No. County / King City
     - Landset Engineers – Soledad
     - gkkworks – Nursing & Health Science Bldg.
     - Kasavan Architects – King City Expansion
     - Lozano Smith (Legal) – Soledad & No. County property acquisition

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