The Questions:

- Why do we need additional money?
- When did we know about this?
- What other options did we look at?
1. October 2005  Initial assessment completed

*Conditions “less than ideal” (alluvial soil)*
Process

1. October 2005  Initial assessment completed
2. Summer 2006  Site identified

Parking lot 2, north of Ignacio Creek
Process

1. October 2005  Initial assessment completed
2. Summer 2006  Site identified
3. Fall 2006    Architect selected

VBN Architects
Process

1. October 2005  Initial assessment completed
2. Summer 2006  Site identified
3. Fall 2006    Architect selected
4. Winter 2006  First cost estimate completed

Based on assumptions from initial assessment
Process

1. October 2005  Initial assessment completed
2. Summer 2006  Site identified
3. Fall 2006    Architect selected
4. Winter 2006  First cost estimate completed
5. Spring 2007  Schematic design completed

Foundation: ~150 10-foot piers, slab on grade beams
Process

1. October 2005  Initial assessment completed
2. Summer 2006  Site identified
3. Fall 2006    Architect selected
4. Winter 2006  First cost estimate completed
5. Spring 2007  Schematic design completed
6. Spring 2007  Footprint finalized

Footprint triggers detailed soil study per DSA
Process

1. October 2005  Initial assessment completed
2. Summer 2006  Site identified
3. Fall 2006    Architect selected
4. Winter 2006  First cost estimate completed
5. Spring 2007  Schematic design completed
6. Spring 2007  Footprint finalized
7. May 2007     Detailed soil study completed

Liquefaction potential
Process

1. October 2005  Initial assessment completed
2. Summer 2006  Site identified
3. Fall 2006    Architect selected
4. Winter 2006  First cost estimate completed
5. Spring 2007  Schematic design completed
6. Spring 2007  Footprint finalized
7. May 2007     Detailed soil study completed
8. June 2007    Foundation design refined

Foundation: ~100 30-foot piers
slab on larger grade beams
Process

1. October 2005  Initial assessment completed
2. Summer 2006  Site identified
3. Fall 2006    Architect selected
4. Winter 2006  First cost estimate completed
5. Spring 2007  Schematic design completed
6. Spring 2007  Footprint finalized
7. May 2007     Detailed soil study completed
8. June 2007    Foundation design refined
9. June 2007    Cost estimate refined

Revised estimate: ~ $1 million additional
Other Options

- Move the building
  - Parking lot soil conditions
  - Cultural resources
- Reduce building scope
  - Loss of instructional space
  - Cost of relocating programs elsewhere