

**Marin Community College District
Measure C Bond Modernization Program**

**Modernization Director's Report to Board of Trustees
December 9, 2008**

BUDGET UPDATE

- Bond spending plan: \$264.5 million (\$249.5 m bond, \$15 m interest)
- Reserves: \$17,789,000
- Expended to date: \$52.0 million (19.7% of bond spending plan)
 - Assessment \$ 5.5 million
 - Planning/design \$29.8 million
 - Construction \$16.7 million

- **Summary of modernization items in this agenda:**

Consent (Ratification only):
Two (2) small construction contracts (\$11,780)
Eight (8) professional services consulting amendments (\$125,318)

Action:
One (1) new professional services consulting agreement (\$ TBD)
Three (3) new construction contracts (\$ TBD)
Six (6) construction change orders (\$210,013)

- **Net value of new contracts / changes / amendments in this agenda: \$347,111**
Not counting new TBD contracts and agreements

MAJOR BUILDING PROJECTS (DESIGN) - BOARD UPDATE/ACTION SCHEDULE

1.	KTD Fine Arts Building	Final design review, project approval <i>(Plans submitted to DSA)</i>	This meeting
2.	KTD Science/Math/Central Plant	Final design review, project approval <i>(Plans submitted to DSA)</i>	This meeting
3.	KTD Performing Arts Building	Design review pending <i>(Plans submitted to DSA)</i>	TBD
4.	KTD Gateway Complex	Decision about State funding pending	TBD

CURRENT CONSTRUCTION (major building projects are listed in bold)

- **Diamond PE Center:** ***Change order exposure approaching 10%; detailed analysis underway. CO #7 submitted this meeting***

- **IVC Trans. Tech. Complex:** **No issues**

- **IVC Main Building Complex:** **No issues. CO #1 submitted this meeting**

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- KTD Geothermal Fields: *Negotiating claims. **Change order exposure expected to exceed 10%**; detailed analysis underway*
- KTD PE Photovoltaics: *Change Order #2 submitted this meeting*
- IVC Creek Erosion Mitigation: *Punch list underway; Change Order #1 submitted this meeting; NOC pending*
- IVC West Campus utilities: *Substantially complete; Change Order #4 (no cost) submitted this meeting; NOC pending*
- KTD SMCP Utility Project: ***Change order exposure approaching 10%**; detailed analysis underway*
- KTD West Bridge: *Bids to be opened 12/9/08; award requested this meeting pending bid-protest period*

FUTURE CONSTRUCTION (major projects are listed in bold)

- KTD Demo (Dickson, D/L, DSPS): *Summer 2009*
- **KTD Fine Arts Building:** **Summer 2009 – Winter 2011**
- **KTD Science/Math/CP:** **Summer 2009 – Winter 2012**
- **KTD Performing Arts Building:** **Winter 2011 – Spring 2012**
- **KTD Gateway Complex:** **Summer 2012 – Winter 2014**

OTHER OPEN INITIATIVES

- Swing space/relocation:
 - DSPS *Move scheduled to be complete by December 16. Hannibal (electrical) Change Order #2 submitted this meeting*
 - Health Center *Bids to be opened 12/9/08, pending DSA approval; award requested this meeting pending bid-protest period*
 - Dance *Design underway; field borings drilled this month*
 - TransTech/Env'l Landscape, IVC *Final move of miscellaneous landscape items scheduled for Winter Break*
 - Dickson Hall faculty *Move scheduled for Summer 2009*
 - Kentfield Orchard *Relocation underway*
- Initial CEQA studies, KTD projects: *BOT certification to be submitted January 2009*

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- Furniture, fixtures, equipment: Proceeding
- Building Signage, Phase 1: *Bids to be opened 12/2/08; award requested this meeting pending bid-protest period*
- Technical standards: Revisions proceeding

Marin Community College District Sustainability Initiatives

Report to the Board
December 9, 2008

Community College Facility Coalition

Director Chernock and Program Manager Sata attended the annual conference of the Community College Facility Coalition in Sacramento on November 5 and 6. The theme of this year's conference was "Planning and Building: Smarter and Greener." Ideas generated by this conference will be incorporated into ongoing sustainability efforts at the College of Marin.

Presidents Climate Commitment (PCC)

Staff continues to work on prepare the Greenhouse Gas Emissions Inventory due to the Presidents Climate Commitment on January 15, 2009.

Director Chernock facilitated a broad-based constituent meeting on November 21 to discuss the District's Institutional Action Plan for climate neutrality, due in September 2009. Eleven faculty and staff attended this meeting and generated several ideas that can be incorporated into the Institutional Action Plan.

The Institutional Action Plan can be the integrating tool that guides the District toward compliance with AB 32 (see below).

Environmental Impact Report (EIR)

The District's CEQA* consultant filed a Notice of Availability for public review of the Initial Study for the Science / Math / Central Plant and Fine / Performing Arts projects. The initial study was to be submitted to the Board in November, but the deadline for comments was extended at the request of several constituents. The document will be submitted for certification by the Board in January.

* California Environmental Quality Act

Marin Community College District Sustainability Initiatives

Transportation Demand Management (TDM)

The TDM Work Group continues to work on a Carpool / Vanpool / Alternative Fuel Vehicle Program geared at encouraging staff, faculty and students to reduce their use of single occupant vehicles when commuting to campus for work or study.

The Parking Task Force also re-convened for a six-month review of its recommendations for mitigating parking issues related to modernization. A few enhanced recommendations are being prepared and will be forwarded to President White before the end of the semester.

Leadership in Energy and Environmental Design (LEED)

District staff, modernization program architects and Swinerton staff are actively applying for LEED credits on six projects now in design or construction. Two working sessions with architects were convened this month to discuss potential shared credits and to update the application lists for each project. At this time all projects are still expected to earn at least "certified" status.

Renewable Energy

Construction of a photovoltaic system array in Parking Lot 12, Kentfield, is ongoing, with completion date holding at Spring 2009.

AB 32

Recent conferences and communications have provided preliminary information about implementation of AB 32 in community colleges. AB 32 will mandate reduction of greenhouse gas emissions statewide. The District's participation in the Presidents Climate Commitment and LEED building certification, as well as other grass-roots sustainability initiatives, will all help the District reach compliance with AB 32.

Marin Community College District

Measure C Bond Program - Milestones Report

Milestones listed include BOT approvals/ratifications through December 9, 2008

A. Alfa Tech Cambridge Group (Geothermal / PV @ PE / Sitework)

Activity	Milestone Date	Document	Completed
Geothermal System at Kentfield Campus	Construction: Original 11/15/07-3/15/08 Current: 4/7/08-10/15/08	Amendment 10	In close out
	Revisions / clarifications to the design documents delayed bid into holidays. To have adequate bid response it was determined to postpone bid until after the holidays. Project was then rebid, with BOT approval, due to incomplete bid documentation. Construction delays due to out of sequence work in Parking Lot 4 and incorrect piping in Parking Lot 7		
Electrical & IT design services for 12 KV Utility extension project	to follow project 402A schedule	Amendment 14	

B. Amy Skewes-Cox (EIR)

Activity	Milestone Date	Document	Completed
Finalize, Print Study for Review 305A, 306A, 306C	9/15/2008	Amendment 8	X

C. CSW Stuber-Stroeh (Bioswale / West Campus Bridge / Sitework)

Activity	Milestone Date	Document	Completed
Vertical & horizontal pad certification	to follow 417B project schedule	Amendment 15	N/A
Geothermal Fields KTD Parking lots reconditioning 305B	12/31/2008	Amendment 18	
Civil engineering design svcs for new metal bldg (850N)	Original: 2/1/08 for CD Revised: 12/31/08	Amendment 20	
	Due to user group questions concerning classroom quantity and sizes and location, the CD drawing process was delayed.		
Construction Admin Services for Ignacio Creek (419A)	N/A	Amendment 21	In Close Out

E. ED2 International (Science / Math / Central Plant)

Activity	Milestone Date	Document	Completed
Construction Document Phase - end	Original 8/30/2008 - Current 11/15/08	Contract	X
	Due to user group input, Construction Document phase start was delayed		
DSA Submittal (100% CD's)	Original 9/1/2008 - Current 11/15/08	Contract	X
	Due to user group input, Construction Document phase start was delayed		
Estimated DSA Stamp-out (100% CD's)	Original 2/1/2009 - Current 5/15/09	Contract	
Bidding Phase - to Notice to Proceed	Original 5/1/2009 - Current 6/15/09	Contract	
Construction Phase - 24 Months	5/15/09-4/30/11	Contract	
Operation/Project Close-out Phase - 12 months	4/30/2012	Contract	

G. HKIT (Hardison, Komatsu, Ivelich & Tucker) (Transportation Technology Center)

Activity	Milestone Date	Document	Completed
Construction Phase	Original 6/15/08-8/31/09	Contract	On Going
	Plans came out of DSA July 8, 2008.		
Operation/Project Close-out Phase - 12 months	9/1/09-9/1/10	Contract	
Additional Design and CA services for Health and DSPS	12/31/2008	Amendment 5	On Going
	Due to the design revisions needed for DSPS and Health Services the additional design and CA services were extended.		
Construction Admin 850C, 850H, 407D	9/30/2008	Amendment 8	X

H. Kate Keating Associates, Inc. (District Signage Consultant)

Activity	Milestone Date	Document	Completed
Design Development Drawings	8/31/08	Amendment 2	
Construction Documents	10/31/2008	Amendment 2	
SMCP Complex project specific design work	12/31/2008	Amendment 2	
Construction Docs for DSA Review and back check (306C)	9/19/2008	Amendment 4	X
Construction Docs at 100% for bid and 100% for fabrication (306C)	3/30/2009	Amendment 4	
Construction Docs for DSA Review and back check (306A)	10/15/2009	Amendment 4	
Construction Docs at 100% for bid and 100% for fabrication (306A)	5/1/2010	Amendment 4	

I. Kwan Henmi (Diamond PE Center)

Activity	Milestone Date	Document	Completed
Construction Phase	Original 12/4/07-5/15/09 Revised to 3/15/08 - 5/13/09	Contract	On Going
	DSA took longer to review the plans than originally scheduled which then required a revised bid date, which then revised the construction start date.		
Operation/Project Close-out Phase - 12 months	1/1/10-1/1/11	Contract	

J. Marcy Wong and Donn Logan (FA / PA Buildings)

Activity	Milestone Date	Document	Completed
Performing Arts			
Construction Document Phase - end	Original: 5/16/2008 Revised: 7/14/08 Current 11/01/08	Contract Amendment 4	X
	Due to user group questions concerning restrooms and classroom sizes, the start of CD drawings was delayed.		
DSA Submittal (95% CD's)	Original: 5/16/2008 Revised : 7/14/08 Current:11/01/08	Contract Amendment 4	X
	Due to user group questions concerning restrooms and classroom sizes, the start of CD drawings was delayed.		
Estimated DSA Stamp-out (100% CD's)	Original: 10/14/2008 Current: 5/01/09	Contract Amendment 4	
	Due to user group questions concerning restrooms and classroom sizes, the start of CD drawings was delayed.		
Bidding Phase	12/15/09-3/15/10	Contract	
Construction Phase	3/16/10-6/30/11	Contract	
Operation/Project Close-out Phase - 12 months	5/1/11-7/31/11	Contract	
Project Close-out with DSA	4/30/11-8/31/11	Contract	
Extra programming & conceptual design schemes	dates not changed	Amendment 1	
Survey specs and prelim project scope guidelines	dates not changed	Amendment 1	
Fine Arts			
Estimated DSA Stamp-out (100% CD's)	Original: 9/14/2008 Current: 4/19/09	Contract Amendment 4	
	Due to user group questions concerning restrooms and classroom sizes, the start of CD drawings was delayed.		
Bidding Phase	Original: 11/16/08-1/15/09 Current Bid Date: 5/15/09	Contract Amendment 4	
	Due to user group questions concerning restrooms and classroom sizes, the start of CD drawings was delayed.		
Construction Phase	Original: 1/16/09-5/31/10 Current: 5/16/09 - 9/31/10	Contract Amendment 4	
	Due to user group questions concerning restrooms and classroom sizes, the start of CD drawings was delayed.		
Operation/Project Close-out Phase - 12 months	Original: 5/1/10-7/31/10 Current: 9/31/10 - 12/31/10	Contract Amendment 4	
	Due to user group questions concerning restrooms and classroom sizes, the start of CD drawings was delayed.		

Project Close-out with DSA	Original: 4/30/10-8/31/10 Current: 2/1/11	Contract Amendment 4	
Due to user group questions concerning restrooms and classroom sizes, the start of CD drawings was delayed.			

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L. Royston Hanamoto Alley & Abey (District Landscape Consultant)

Activity	Milestone Date	Document	Completed
Kentfield Campus Construction Phasing Diagrams	Quarterly through 2011	Amendment 3	
Indian Valley Construction Phasing Diagrams	Quarterly through 2011	Amendment 3	
Diamond PE Complex Construction Phasing Diagrams	Quarterly through 2009	Amendment 3	
LEED Services	6/15/07 through CA Phase	Amendment 4	
Construction Documents	10/31/2007	Amendment 5	Note 10
Bidding & Award	TBD	Amendment 5	
Construction Administration	TBD	Amendment 5	
Credit for work tasks related to tree species diversity 419A	Not applicable	Amendment 7	

N. Transitions (FF & E Consultant)

Activity	Milestone Date	Document	Completed
FF&E Specifications - PA Modernization (306A)	1/1/2011	Amendment 3	
FF&E Specifications - SMCP Incement #3 (305A)	3/1/2009	Amendment 3	
FF&E Specifications - TransTech Complex (402A)	7/1/2008	Amendment 3	
FF&E Specifications - Main Building Complex (417A)	7/1/2008	Amendment 3	
FF&E Specifications - New FA Building (306C)	1/15/2009	Amendment 3	
FF&E Specifications - Diamond PE Center (308B)	9/1/2009	Amendment 3	

O. VBN Architects (IVC Main Building)

Activity	Milestone Date	Document	Completed
Bidding Phase	Original: 2/4/08-3/31/08 Current: 9/16/08	Contract	X
Plans came out of DSA July 24, 2008.			
Construction Phase	Original: 4/4/08-12/1/09 Current: 11/20/08-11/20/210	Contract	On Going
Bidding and construction start was delayed with plan check review			
Operation/Project Close-out Phase	12/1/09-5/31/10	Contract	

2.1 Schedule
Marin Community College District – College of Marin

Based on expenditures as of 11-19-08



	2005		2006				2007				2008				2009				2010				2011				2012				2013			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
Design	█																																	
Construction	█																																	
Current expenditures	█																																	
																	Current	Date																
305A - Science Math Central Plant Complex See Note 1																																		
Oct. 06 Schedule / Budget							\$4,188,000				\$38,246,000								\$42,434,000															
Feb. 07 Schedule / Budget							\$6,617,000				\$62,923,000								\$69,540,000															
Current Schedule (% of current phase)							95%																											
Current expenditures (% of budget)							87%																											
							\$5,777,852																											
306C New Fine Arts Building See Note 2																																		
Oct. 06 Schedule / Budget							\$1,733,000				\$15,977,000								\$17,710,000															
Feb. 07 Schedule / Budget							\$1,850,000				\$17,150,000								\$19,000,000															
Current Schedule (% of current phase)							95%																											
Current expenditures (% of budget)							90%																											
							\$1,658,846																											
306A Performing Arts Modernization See Note 3																																		
Oct. 06 Schedule / Budget							\$1,052,000												\$9,721,000				\$10,773,000											
Feb. 07 Schedule / Budget							\$1,578,000												\$15,622,000				\$17,200,000											
Current Schedule (% of current phase)							95%																											
Current expenditures (% of budget)							87%																											
							\$1,372,542																											
308B Diamond PE Center Alterations See Note 4																																		
Oct. 06 Schedule / Budget			\$2,101,000				\$19,220,000								\$21,321,000																			
Feb. 07 Schedule / Budget			\$2,149,000				\$20,256,000								\$22,405,000																			
Current Schedule (% of current phase)			100%				61%																											
Current expenditures (% of budget)			91%				25%																											
			\$1,960,312				\$5,014,155																											

2.1 Schedule

Marin Community College District – College of Marin

Based on expenditures as of 11-19-08

Notes:

- 1A) Scope revisions (increased SF for more efficient class room use and added cost for wet labs) increased project costs and expanded construction schedule by approximately 3 months.
- 1B) A delay occurred during change in Architectural firms for approximately 3 months.
- 2A) Reallocation of sitework from Performing Arts to Fine Arts (Site Utilities, landscape was previously split 50/50 now 75/25)
- 2B) Due to scope revisions after programming and before the start of Conceptual Design, the project was delayed 4 months in design.
- 3A) Scope revised from minor modernization to reconfiguration of one area of the building and the addition of the front lobby and dance studio.
- 3B) Due to scope revisions after programming and before the start of Conceptual Design, the project was delayed 4 months in design.
- 4A) Construction schedule expanded by approximately 3 months due to increased knowledge of required work.
- 4B) Only accounts for the main building structure are included in this cost. The cost DOES NOT include subprojects.
- 4C) The 91% is based on the amount spent of the Preconstruction budget. We are now in the construction budget and, therefore, expect little additional expenses for preconstruction.
- 5A) Correction to top codes required increase in total SF, leading to increased budget and expanded construction schedule.
- 5B) Only accounts for the main building structure are included in this cost. The cost DOES NOT include subprojects.
- 5C) Project has been submitted to DSA, therefore the project design is 95% complete. There will be very little additional invoiced until DSA releases the Project.
- 6A) Minor revisions to sitework allocation.
- 6B) Project has been submitted to DSA, therefore the project design is 95% complete. There will be very little additional invoiced until DSA releases the Project.
- 7A) Partial project scope reallocated to Science/Math/Central Plant building and to the Fine Arts Building.
- 7B) Revised budget cost DOES NOT INCLUDE additional state funding.
- 7C) Original project scope was two simple two story structures, current design is three stories and includes a breeze way and extensive sitework. This revision required an extension for design time as well as construction time.
- 8A) Project funds reallocated to other projects.
- 9A) Project funds reallocated to other projects.