

Governing Board Bond Update for Measure G Bond Program

*prepared by Kitchell
for the*

**Solano Community
College District**



Included in Booklet:

Board Update

- Bond Financial Summary
- Completed Projects
- Projects in Progress

Appendix

- Current Activity Report
- Total Program Summary

MEASURE G BOND PROJECT STATUS

May 10, 2012



This update provides a review of the Measure G Bond program to date, activities of which range from design and construction, through project closeout. Project status at the end of the third quarter of the fiscal year 2011 / 2012 is as follows:

COMPLETED PROJECTS:

Project	Completion Date
Tennis Court re-surfacing	August 2004
Building 1800 B Swing Space	August 2005
Building 2600 Restroom Building	August 2005
College Infrastructure Projects - Phase I	September 2005
Building 700/800 & 900 Classrooms & Staff Offices	January 2006
Buildings 300/500 & 1500 Classrooms	January 2006
Nut Tree Hanger Project	August 2006
Campus wide Hydronics Piping Project	February 2007
ADA Accessibility Project	May 2007
Vallejo Center	September 2007
Vallejo Center Security System Installation	November 2007
Building 400 Student Services	February 2008
Building 1800A Vocational Classroom	August 2008
Building 1700A Gymnasium	November 2008
Building 1700B Adaptive P.E.	January 2009
Building 1400 Student Union/Bookstore	April 2009
Campus-wide High Voltage Underground Line Replacement	July 2009
Athletic Fields	August 2009
Building 100 Interim Remodel	September 2009
Chiller Addition Project	September 2009
Boiler Replacement Project	October 2009
Boiler Gas Meter	May 2010
Vacaville Center	May 2010
Building 1700A (Gym) Add Chill Water Pumps	June 2010
Campus Wide Water Isolation Valves	June 2010

Project	Completion Date
Fire Alarm Monitoring Upgrade	April 2011
Irrigation Pumping & Distribution System	April 2011
Heat Transfer Pump Valve	May 2011
Stadium (Track, etc.)	May 2011
Student Union Cafeteria (Kitchen Appliances)	May 2011
Horticulture Upgrades (1000)	June 2011
Sports Storage	July/December 2011
Natural Gas, Main and Feeder Line Replacement	November 2011
ADA/Safety Sidewalk Slab Replacement	December 2011
Building 300 (Sciences) Lecture Hall and Classroom Upgrades	January 2012
Police Services Move to 1800B	January 2012

PROJECTS IN PROGRESS:

- BUILDING 1300 REMODEL - FINE ARTS:

Project re-bid opening was held on March 8, 2012 with 6 bids received. Contract was awarded to, D.L. Falk Construction at the March 21, 2012 Board meeting. Project pre-construction meeting was held March 28, 2012, Notice to Proceed for construction was issued April 5, 2012 and demolition work is currently underway. Project scheduled for completion in November 2012.

- BUILDING 600 - ADMINISTRATION:

Concepts have been approved and schematic design drawings are underway. Project will include complete interior demolition, new roof, heating and ventilating system, new high and low voltage system, total departmental redesign and expanded Board Room. Project completion is scheduled for late fall 2013.

Planning for swing space for relocating staff during the demolition/construction period is currently in progress.

- BUILDING 200 REMODEL AND BUILDING 202 EXPANSION - CHILD CARE:

The project was submitted to the Division of the State Architect (DSA) for plan check review March 2012. The schedule will be determined by DSA actions and turn-around, but is scheduled to be completed in late Fall 2012.

- VALLEJO/VACAVILLE PARKING EXPANSION:

Bids were received for the Vallejo Center Parking Lot Expansion in October, 2011 but all bids were well over the project budget and the District rejected all bids. The project was re-bid April 12, 2012 and GradeTech, Inc. was the apparent low bidder. Kitchell conducted background checks for the low bidder, with positive results. The project is on the agenda for Board approval on May 16, 2012, with the construction schedule set for Spring/Summer 2012.

In addition to re-bidding the Vallejo Parking project, a new Vacaville Center Parking Lot Expansion project is being designed and will be fast-tracked. Project construction schedule also Summer/Fall 2012.

- CAMPUS WIDE LANDSCAPE (IMPROVEMENTS)

New landscaping has been installed at the North and South Main Entrances to the campus, as well as at several other locations. Other landscape improvements are planned and on-going.

- BAT EXCLUSION

Bat exclusion work has been accomplished by an abatement firm in Bldgs. 1900 (Maintenance/Warehouse), 1800 (CTE and classrooms), and 100 (library). Exclusion work is planned for several additional buildings in the coming year.

- CAMPUS WIDE SIGNAGE - STUDY & IMPLEMENT

The District has replaced some of the existing site signage throughout the campus - this is an on-going project.

- BUILDING 1600 – COSMETOLOGY

Preliminary meetings to discuss the project scope and develop the design program for this project have been held and are on-going. Remodel is tentatively planned for late 2012, or early 2013.

- CAMPUS WIDE EXTERIOR PAINTING (FAIRFIELD)

The District has identified some buildings and is considering others to receive new exterior painting. This project will be on-going as specific buildings are identified.

- CAMPUS-WIDE SECURITY - STUDY & IMPLEMENT:

Start of design to install new security cameras has been approved. Project scope and construction documents are being developed and will be issued for public bid.

- MAINTENANCE/WAREHOUSE (1900):

A number of small projects are on-going to improve safety, security and storage and are being accomplished in the maintenance and warehouse area.

- IRRIGATION ASSESSMENT AND UPGRADE:

An outside vendor ValleyCrest, Inc. is working with District staff and has provided a report with recommendations on the existing Fairfield campus wide irrigation and control system for repairs and upgrading. The report is currently being reviewed and will be implemented when approved. Vacaville and Vallejo systems included.

- ADA/SAFETY SIDEWALK SLAB REPLACEMENT

We continue to replace campus-wide any areas which either do not comply with ADA tolerances or present walking/tripping hazards.

PROJECTS SUBMITTED TO THE STATE FOR FUNDING:

- BUILDING 1200 THEATRE – FINAL PROJECT PLAN (FPP)

Program, schematic design and 95% estimate are complete based on renovating the existing building. The District has submitted an FPP to the State for 100% funding due to health and safety issues. This project is approved but unfunded. Planning has been suspended until the next State Bond (or a local bond) is passed.

- BUILDING 100 LEARNING RESOURCE CENTER (LRC) – FINAL PROJECT PLAN (FPP)

In 2007 the District submitted to the State an FPP for the renovation of the existing Library Building. The District, with a change of direction in 2009, submitted to the State an FPP for a replacement Learning Resource Center (LRC). The District increased its matching funds offer for the new building to move up on the State funding priority list. This project is approved but unfunded. Planning is on hold pending a State Bond (or a local bond) being passed.

FUTURE PLANNED PROJECTS:

The District has a number of potential projects in the pre-design and design phase. The list consists of projects previously noted as part of the original 42 bond projects as well as new projects that have been evaluated and included to possibly compete for remaining bond funding:

- Pool & Pool Mechanical renovations
- Demo Portables (1100)
- Upgrade Security/Existing Lighting
- Athletic Fields Restrooms
- Hydronics Pipe Covers – Fairfield

- Trash & Equipment enclosure at Vacaville
- Trash & Equipment enclosure at Vallejo
- Bike Racks/Lockers
- Golf Instructional Pad
- Campus Wide Roof Replacement Plan
- Alternative Energy Projects

Funding Update

MEASURE G BOND PROJECT FUNDING SUMMARY
As of March 31, 2011

SECTION I: PROJECTS COMPLETE				
No.	Project Name	Original Project Budget	Spent to Date	Comments
1	Bldg 400 - Student Services Center	\$ 15,137,293	\$ 15,457,496	
2	Bldg 100 - Library	\$ -	\$ 2,132,636	Interim Remodel
13	Bldg 1400 Modernization	\$ 2,413,504	\$ 6,929,479	Increased budget reflects increase in project scope, reviewed and approved by the Steering Committee.
15	Utility Infrastructure I - Hydronics	\$ 3,664,550	\$ 5,849,671	Includes Project #16. Added Gas line Replacement project.
16	Utility Infrastructure II	\$ 1,117,250	\$ -	Moved to project #15
17	Sports Complex - Phase I	\$ 7,649,366	\$ 5,319,436	Includes Project #17a
18	Sports Complex - Phase II	\$ 6,258,574	\$ -	Project moved to Project #29
20	Bldg 300 Renovation/Equip	\$ 1,570,619	\$ 2,184,337	
21	Bldg 500 Renovation/Equip	\$ 1,226,661	\$ 1,930,737	
27	Bldg 1500 Renovation/Equip.	\$ 302,331	\$ 1,203,668	
29	Bldg 1700A & B Renovation/Equip	\$ 4,021,468	\$ 14,765,392	Includes Project #18. Increased budget reflects increase in project scope reviewed and approved by the Steering Committee.
30	Bldg 1800A Renovation/Equip	\$ 355,610	\$ 3,013,989	Increased budget reflects increase in project scope reviewed and approved by the Steering Committee.
31	Bldg 1800B Renovation/Equip	\$ 1,122,496	\$ 3,406,786	
33	Nut Tree	\$ -	\$ 268,342	\$10,000 balance for DSA close-out
41	College Infrastructure	\$ 7,762,304	\$ 410,693	Includes spent through dollars for Projects #41a through #41h
41a	Irrigation Replacement	\$ 275,950	\$ -	
41b	Hot Water Valves	\$ 47,250	\$ -	
41c	Motor Control Center	\$ 23,858	\$ -	
41d	Tennis Court Lighting	\$ 47,620	\$ -	
41e	Retrofit Lighting in Cosmetology	\$ 14,500	\$ -	
41f	Replace Pool Complex Lighting	\$ 42,850	\$ -	
41g	Replace Master Clock System	\$ 213,700	\$ -	
41h	SID pump station	\$ 77,860	\$ -	
	700/800/Annex			
4	Bldg 700/800 Joint Office Project	\$ 2,037,273	\$ -	Included in Project #22
22	Bldg 700 Renovation/Equip	\$ 948,286	\$ 8,350,623	Includes the total of Projects #4, #22 and #23
23	Bldg 800 Renovation/Equip	\$ 1,542,560	\$ -	Included in Project #22
	Vallejo Center			
3	Vallejo Site Property Acquisition	\$ 3,750,000	\$ -	Included in Project #12
10	Vallejo Center - Off Site	\$ 2,644,807	\$ -	Included in Project #12
11	Vallejo Center - On Site	\$ 3,286,805	\$ -	Included in Project #12
12	Vallejo Center - Design + Construction	\$ 12,711,875	\$ 23,865,662	Includes Projects #3, #10 and #11
5	ADA Phase I	\$ 2,491,926	\$ -	Funding re-distributed to other Fairfield campus projects.
6	ADA Phase II	\$ 709,378	\$ 384,218	
7	Vacaville Center - Off Site	\$ 2,800,000	\$ -	Included in Project #9
8	Vacaville Center - On Site	\$ 3,286,805	\$ -	Included in Project #9
9	Vacaville Center - Design + Construction	\$ 12,711,875	\$ 20,406,711	Includes Projects #7 and #8
N31	SID System Replacement	\$ -	\$ 120,044	Emergency replacement.
	Subtotal	\$ 102,267,204	\$ 115,999,920	

SECTION II: PROJECTS IN PROGRESS

No.	Project Name	Original Project Budget	Spent to Date	To be Spent / Committed Funds	Comments
14	Bldg 1400 Renovation - Kitchen	\$ 68,235	\$ 52,891	\$ 912	Kitchen appliance replacement and Fire Alarm upgrade.
24	Bldg 1000 Renovation/Equip (Formally Bldg 900)	\$ 304,561	\$ 87,692	\$ 793	HVAC, Drains, Roof
26	Bldg 1300 Remodel Fine Arts	\$ 864,681	\$ 751,794	\$ 5,312,373	
28	Bldg 1600 Renovation/Equip	\$ 268,612	\$ 32,666	\$ 294,877	
32	Bldg 200A and 200B	\$ 37,987	\$ 161,845	\$ 848,942	Submitted to DSA.
34	Bldg 1900 Renovation/Equip	\$ 180,162	\$ 324,705	\$ 201,173	
36	Upgrade Security/Ext. Lighting	\$ 998,025	\$ 4,866	\$ 193,448	
38	Police and Public Services	\$ 1,190,000	\$ 50,954	\$ 9,124	Long term temporary solution. Permanent facility in 2012 Bond.
39	Campus Wide Landscape	\$ 361,000	\$ 32,605	\$ 150,577	
40	Bldg 600 Renovation/Equip	\$ 819,372	\$ 150,459	\$ 5,828,333	Current project budget.
42	Bldg 2112 Stadium Renovation/Track	\$ 425,530	\$ 69,670	\$ 330	Scope to be determined. Replacement track in 2012 Bond.
45	Campus-wide Technology Upgrade	\$ -	\$ 2,670,594	\$ 320,913	Project #45 added to Project List after original budget development
N3	Campus Wide Signage - In-house Study & Implement	\$ -	\$ 18,082	\$ 81,918	Fairfield Campus - Scope to be determined. Add to 2012 Bond.
N13	Campus Wide Exterior Painting (Fairfield)	\$ -	\$ 78,161	\$ 21,839	Scope and priority being developed. Add remainder to 2012 Bond.
N36	Vallejo Parking Expansion	\$ -	\$ 52,629	\$ 1,247,372	Vallejo Parking to be re-bid. Vacaville Parking to be bid separately. Vacaville Parking is in design.
N32	Sports Storage	\$ -	\$ 21,930	\$ 28,070	
N25	Bldg. 300 (2) Science Rooms & Cadaver Room Vent	\$ -	\$ 293,296	\$ 6,703	
N34	Bat Exclusion	\$ -	\$ 28,000	\$ 22,000	Buildings 100, 1200, 1900. Add remainder to 2012 Bond
N37	CTE Lab Renovation	\$ -	\$ 102,043	\$ 170,284	Welding and Auto Body
N39	Vacaville Parking Lot Expansion	\$ -	\$ -	\$ 850,000	
	Overall Program Costs	\$ -	\$ 8,769,580	\$ 490,668	Includes Construction Management expense and bond personnel cost.
	Special Consultants/Studies	\$ -	\$ -	\$ -	Re-distributed dollars to each bond project, for services provided.
	Subtotal	\$ 5,518,165	\$ 13,754,463	\$ 16,080,648	

SECTION III: FUTURE PLANNED PROJECTS

No.	Project Name	Original Project Budget	Spent to Date	To be Spent / Committed Funds	Comments
19	Bldg 100 - New Library/LRC	\$ 15,103,850	\$ -	\$ 3,700,000	\$35,365,000 total project cost. FPP to State for 50% funding. \$3,700,000 place holder.
25	Bldg 1200 Renovation/Equip	\$ 1,232,781	\$ 325,142	\$ -	\$12,073,000 Total project cost. FPP to State for 100% funding.
35	Bldg 2110 Pool and Pool Mech.	\$ -	\$ 2,423	\$ -	Add to 2012 Bond.
37	Demolish Portables	\$ 378,000	\$ -	\$ 50,000	
N38	Alternative Energy Project	\$ -	\$ -	\$ -	Strategy and scope under study.
	Subtotal	\$ 16,714,631	\$ 327,565	\$ 3,750,000	
	Totals	\$ 124,500,000	\$ 130,081,948	\$ 19,830,648	

**MEASURE G BOND PROJECT SUMMARY
ACTIVITY REPORT THROUGH March 31, 2012**

SECTION IV: PROJECTED REVENUE AND SOURCES

Bond Proceeds, Series 2003A General Obligation Bonds	\$ 80,000,000
Bond Proceeds from the Defeasance of Series 2003A General Obligation Bonds	\$ 81,349,812
Premium of Defeasance of Series 2003A Issuance	\$ 8,498,361
Bond issuance and other costs from the defeasance of Series 2003A General Obligation Bonds	\$ (1,409,105)
Defeasance of Series 2003A General Obligation Bonds	\$ (80,000,000)
Bond Proceeds, Series 2006B General Obligation Bonds	\$ 45,235,355
Bond Interest and Investment Income	\$ 15,441,916
Insurance	\$ 137,689
Processing Fees	\$ 28,450
Bldg 1400 Student Fee	\$ 902,000
Total Revenue Available	\$ 150,184,478

Note:

"N" projects added due to timing, critical need and/or funding amount.

Revised: 10.31.11, 11.02.11, 11.09.11, 11.10.11, 01.12.12, 01.19.12, 02.07.12, 02.08.12, 04.19.12, 05.09.12

