



Solano Community College

SMALL, LOCAL AND DIVERSE BUSINESS PROGRAM KICK-OFF EVENT

JULY 9, 2015

EVENT PROGRAM

1. Welcome & Introductions - Ines Zildzic, Program Manager, Kitchell
2. Solano CCD, Measure Q Bond Program Overview - Leigh Sata, SCCD Executive Bonds Manager
3. Owner Controlled Insurance Program (OCIP) - Sharon McBrian, Keenan VP Construction Services
4. Solano CCD Small, Local and Diverse Business Program Overview - Sheldon Jefferson, Business Outreach Specialist, L. Luster & Associates
5. Upcoming Bond Construction Contracting Opportunities
6. Questions and Answers
7. Networking and Closing

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Solano Community College – a little about us

~11,000 students on one campus and three centers:

- Fairfield (main campus)
- Vacaville Center (including a teaching facility at Nut Tree Airport)
- Vallejo Center
- Travis AFB

Over 500,000 gross square feet in 32 buildings on 285 acres

Measure Q

\$348M total bond

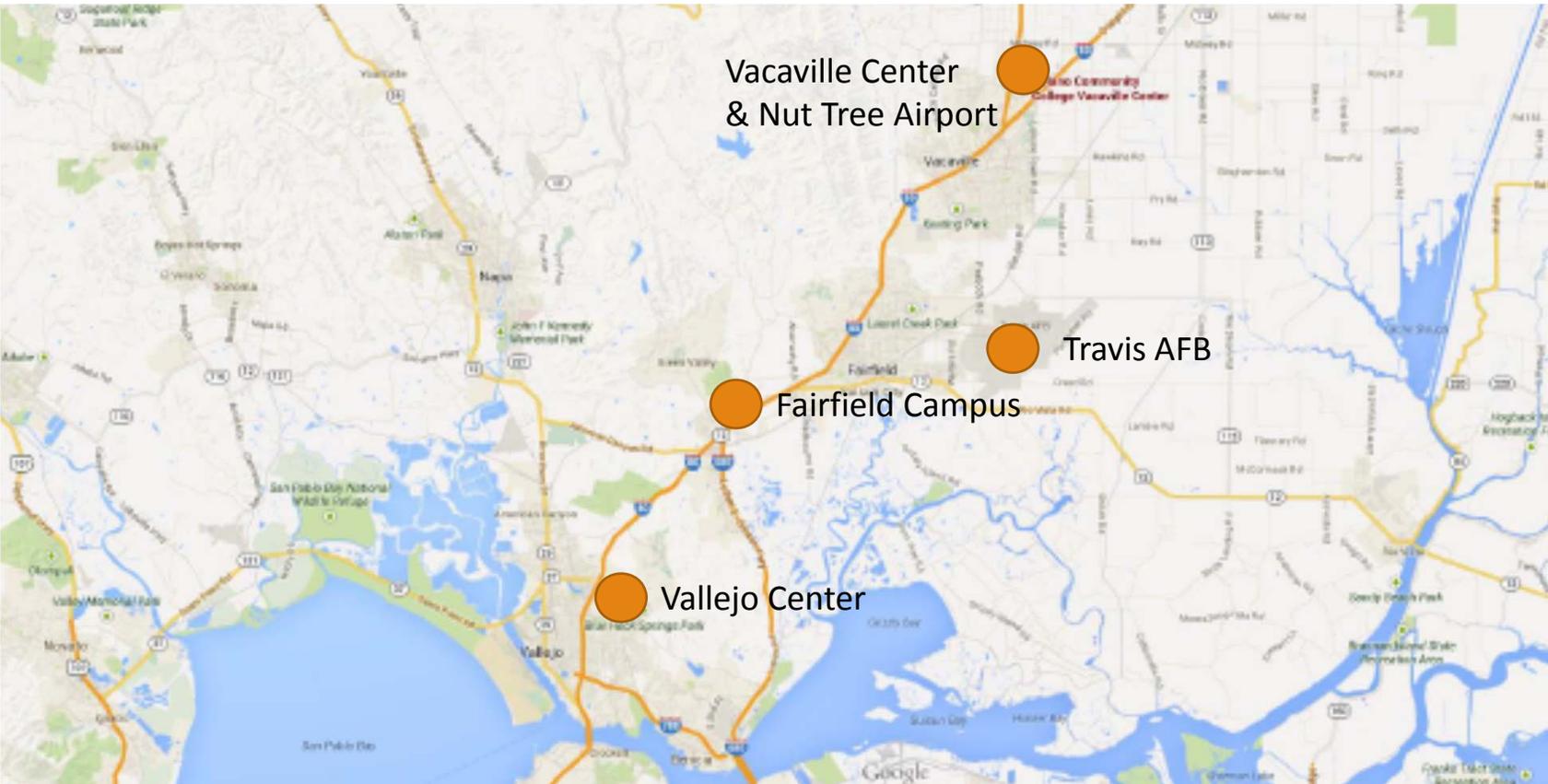
Leverage state funding, up to \$30M current funding for two projects

Passed by the voters in November 2012

First tranche bond sale of \$120M runs through 2017/2018

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Summary of Major Activities:

- Educational & Facilities Master Plans completed and Board approved
- Completes District Standards and Guidelines
- Sold first “tranche” of bond money (\$120M)
- Developed strategic facilities-related partnerships
 - Nut Tree Airport – MOU with Doolittle Center and ICON aircraft
 - Vacaville – MOU with Solano County Office of Education
 - Winters – SCC site for distance learning
- Hired internal staff & program management consulting team
- Developed bond purchasing procedures
- Hired Construction Management teams for individual projects

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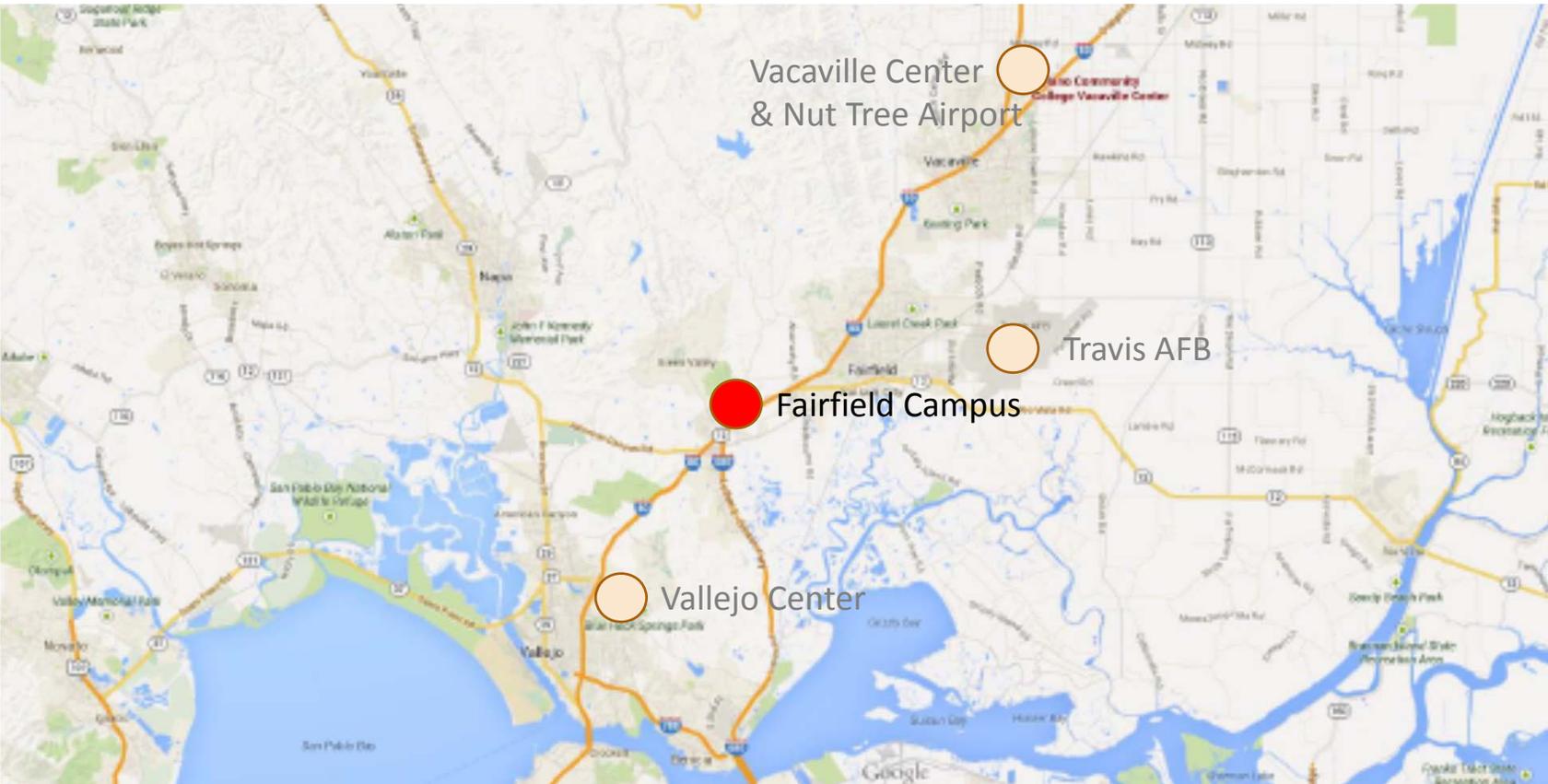
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Summary of Major Activities:

- Set project priorities, funding timelines, schedules
- Developed and adopted Measure Q Bond Spending Plan (Board approved)
- Property purchases complete:
 - Belvedere and Northgate properties in Vallejo
 - Vacaville Annex Building in Vacaville
- Kicked off five (5) major projects in design including two major Design/Build Projects
- Completed design and ready to bid the Performing Arts Building (B1200 Renovation)
- Completed major utility infrastructure energy projects
- Flexible classroom innovations and Districtwide IT Infrastructure projects under way
- A myriad of Small Capital Projects on all three campuses

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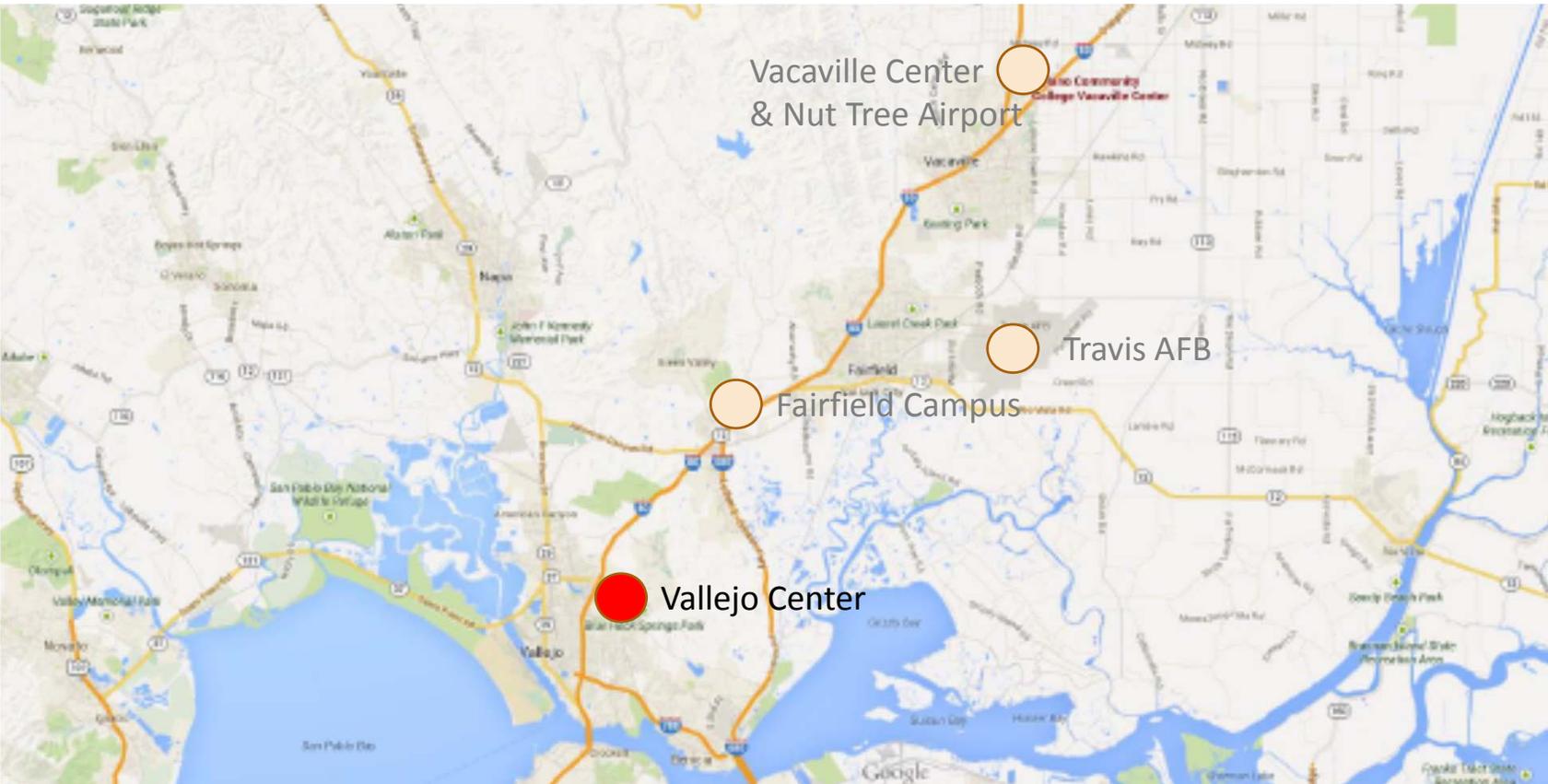


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CBOC Measure Q update

Fairfield Facilities Master Plan:

- Building 1200 Renovation
- New Science Building
- Library/Learning Resource Center
- CTE
- Agriculture/Horticulture
- Performing Arts Building Phase 2
- Science Building Phase 2





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Vallejo Master Plan

Challenge:

No land to expand

Solutions:

1. Land purchase
2. Parking structure



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Northgate site
9.3 acres

Belvedere Site
6.5 acres

Vallejo Center
10 acres

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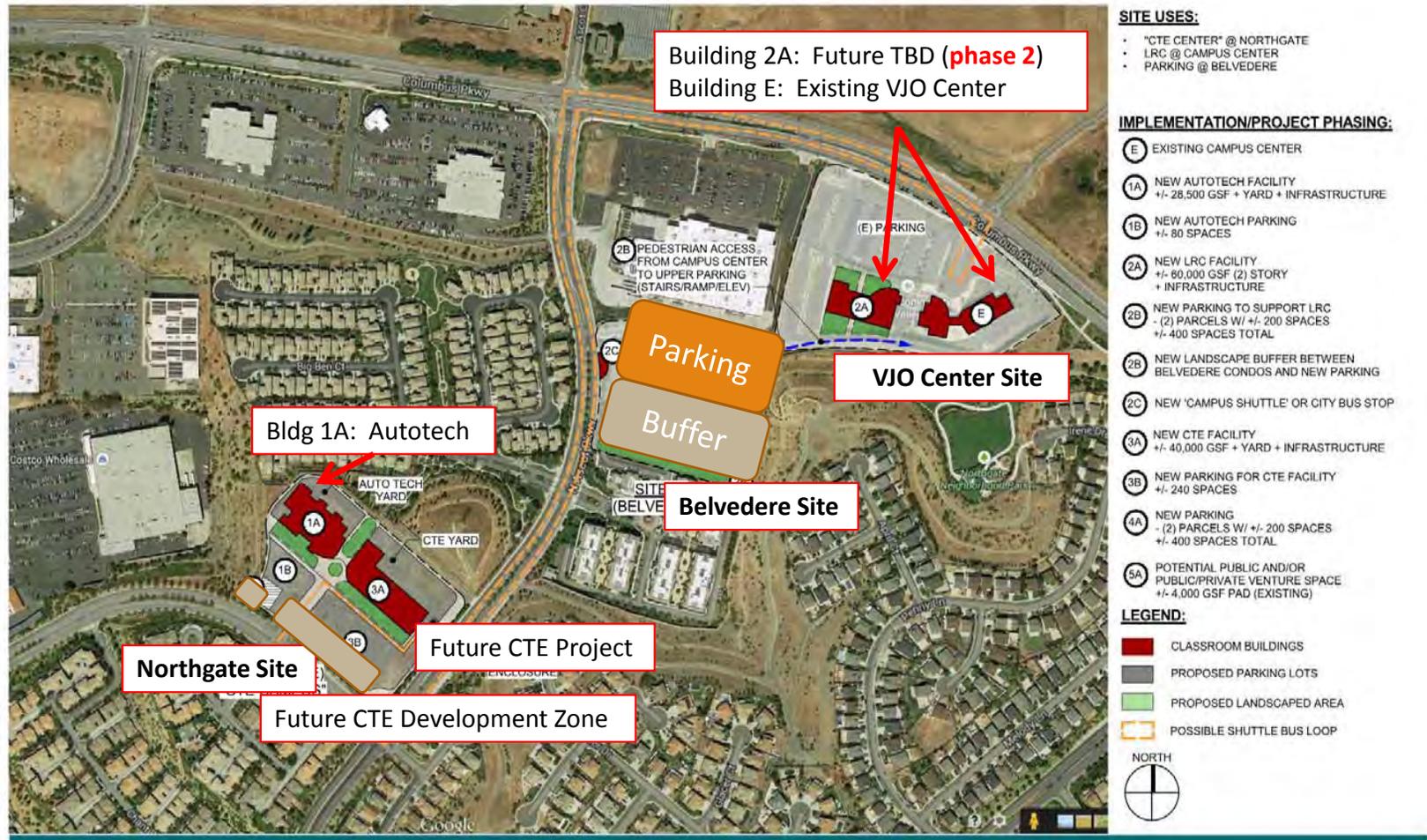
Vallejo Facilities Master Plan:

- Autotechnology Building
- Belvedere Property
- Northgate Property
- Student Success Center/LRC
- CTE



Vallejo 2015 Master Plan Options for Autotech at Northgate Property:

- Preserve land adjacent to existing for future development
- Landbank Belvedere site for future parking
- Northgate develops as CTE campus
- Autotech Building on the Northgate site as the anchor tenant of a new Career Tech Education Campus

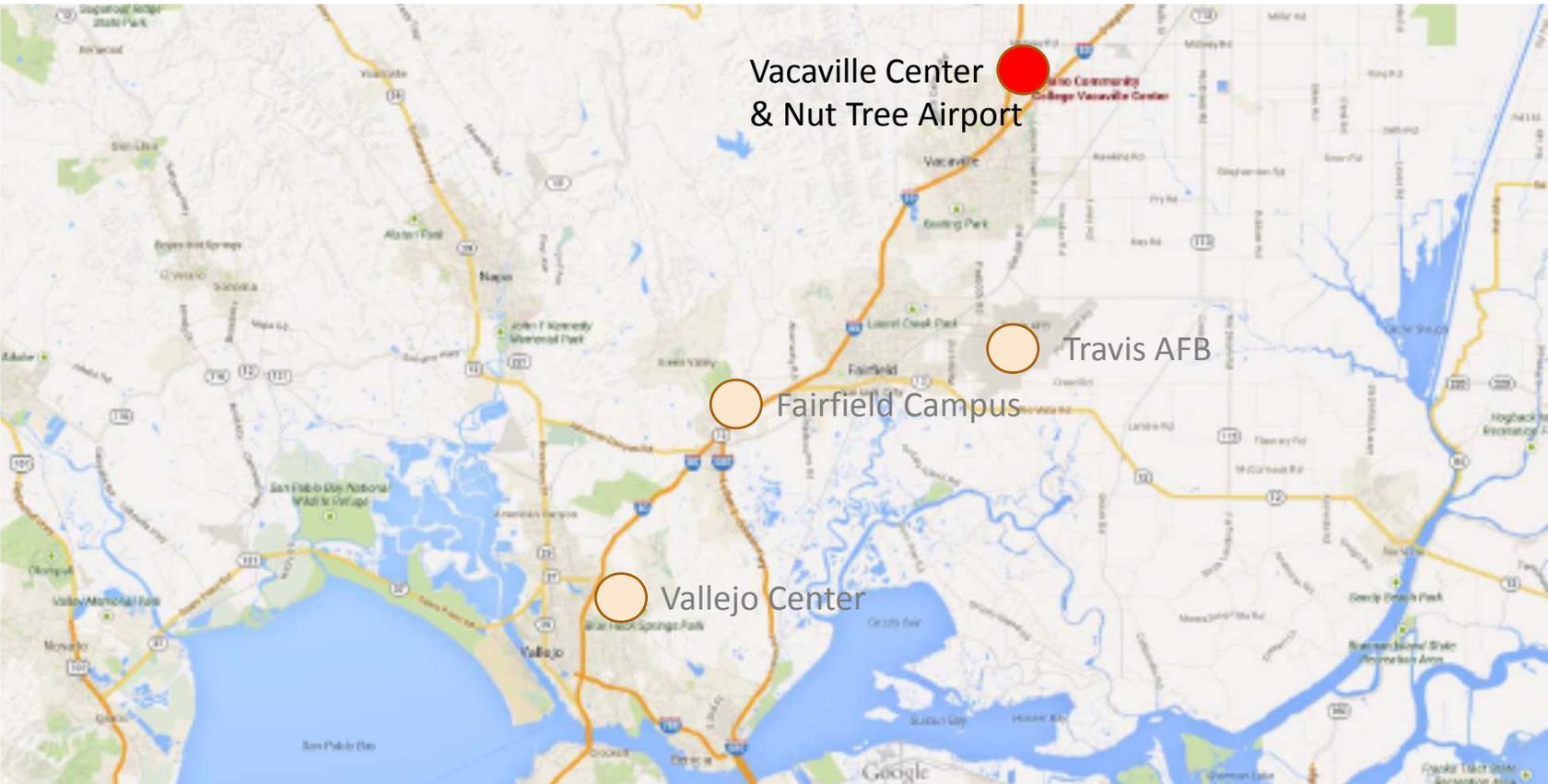


PRELIMINARY MASTER PLAN OPTION ONE

SCALE 1" = 300'-0"

AUTO TECHNOLOGY CENTER FEBRUARY 24, 2015

LIONAKIS



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SCCD Facilities Master Plan - Vacaville Site Plan

Vacaville Facilities Master Plan:

- Biotechnology and Science Building
- Student Success Center/LRC
- Fire Training
- Agriculture Building/Future Building
- Vacaville Classroom Building (Annex)



Master Plan as of
June 2013

Potential
ICON aircraft
site

Existing
college
building

Jimmy
Doolittle
Center &
SCCD
Aviation
and Corp
Training









Measure Q is an Opportunity:

- Small, Local And Diverse Business Program is Solano CCD's Equity, Inclusion and Outreach Guideline for Measure Q Procurement
- Pilot Program, First in County
- Coordinated with Project Labor Agreement
 - PLA was negotiated with the Napa/Solano Labor Council
- Goal is to really encourage local labor to participate
- District will monitor and adjust the program

Monitor the District's website:

www.solano.edu/measureq

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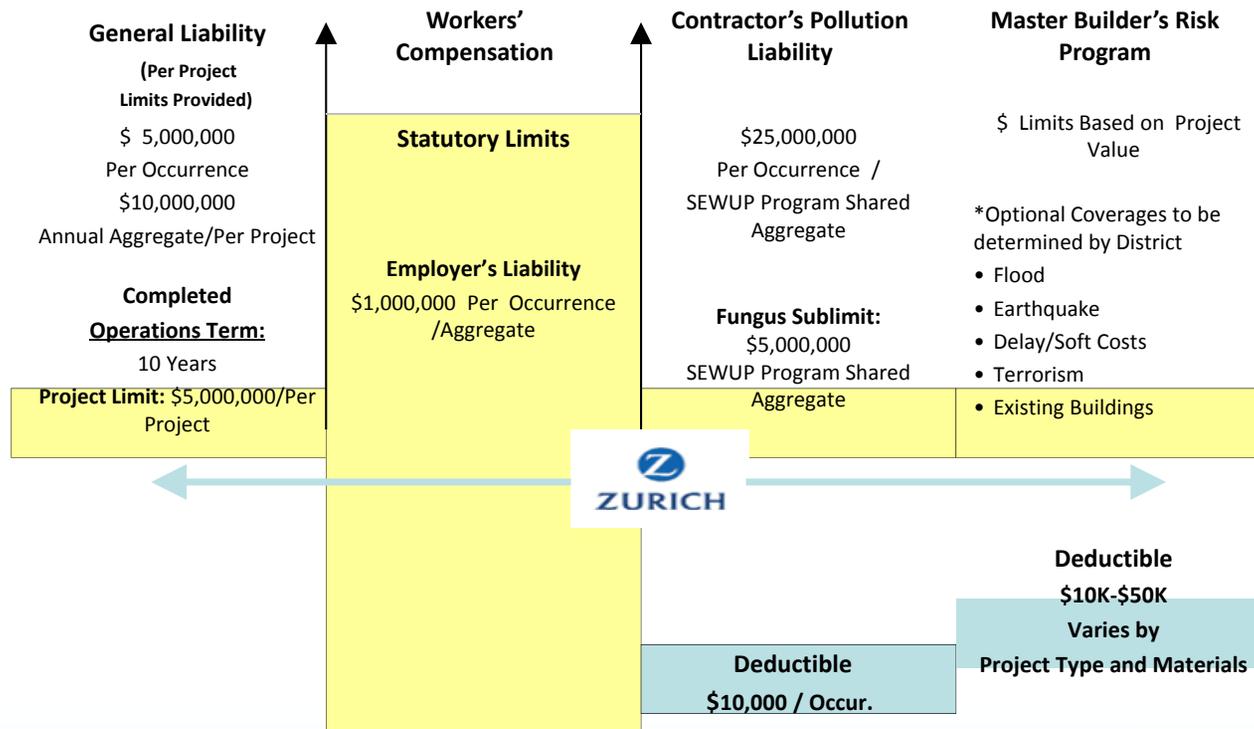
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Owner Controlled Insurance Program

An Owner purchases insurance on behalf of all construction parties on a specific project for the purposes of protecting the owner from the construction site activity risks of the general contractor, contractors, and subcontractors of all tiers.

Contractor OCIP Coverage through SEWUP

All projects starting between 7/1/2013-9/30/2015



This graphic illustration is an oversimplification that is not to scale and should not be used to verify coverage in force.

*Optional coverage is available and may or may not be purchased by the District and will be determined on a per project basis.

Who is Insured by SEWUP



- District (Owner)
- General Contractor
- Contractors
- Subcontractors of all tiers
- Conditions
 - Work within the Project site
 - Anyone who is Enrolled



Who Is Excluded From SEWUP



- **Hazmat Abatement contractors**
- Consultants
- Non construction janitorial
- Truckers/haulers where delivery is only scope
- Contractors with no on-site work

*Contractor performing these services will provide their own insurance



What is not included in SEWUP



- Auto Liability
- Aircraft & Watercraft Liability
- **Asbestos/ Hazmat Abatement activities**
- **EFIS**
- Contractor's Personal Equipment
- Professional Liability
- Surety Bonds



SEWUP Bidding Requirements

- All bidding contractors must meet these requirements (per G.C. 4420.5)
 - EMR (experience modification rating) of 1.25 or less over a 5 year average
 - 75% of your listed subcontractors must have an EMR of 1.25 or less averaged over the last five years
 - No Serious & Willful violations in past five years
 - Injury and Illness Prevention Program (IIPP)
- Bid without your insurance cost; if not, you may not provide the most competitive bid

Solano CCD Small, Local and Diverse Business Program

Overview:

PURPOSE:

- The Small, Local, and Diverse Business Program is to ensure inclusion of Solano County businesses in contracting opportunities generated by the Measure Q Bond
- Seeking local, small, minority-owned, woman-owned and/or veteran owned contractors and suppliers for participation on the District's Measure Q Bond Program

Solano CCD Small, Local and Diverse Business Program

Overview:

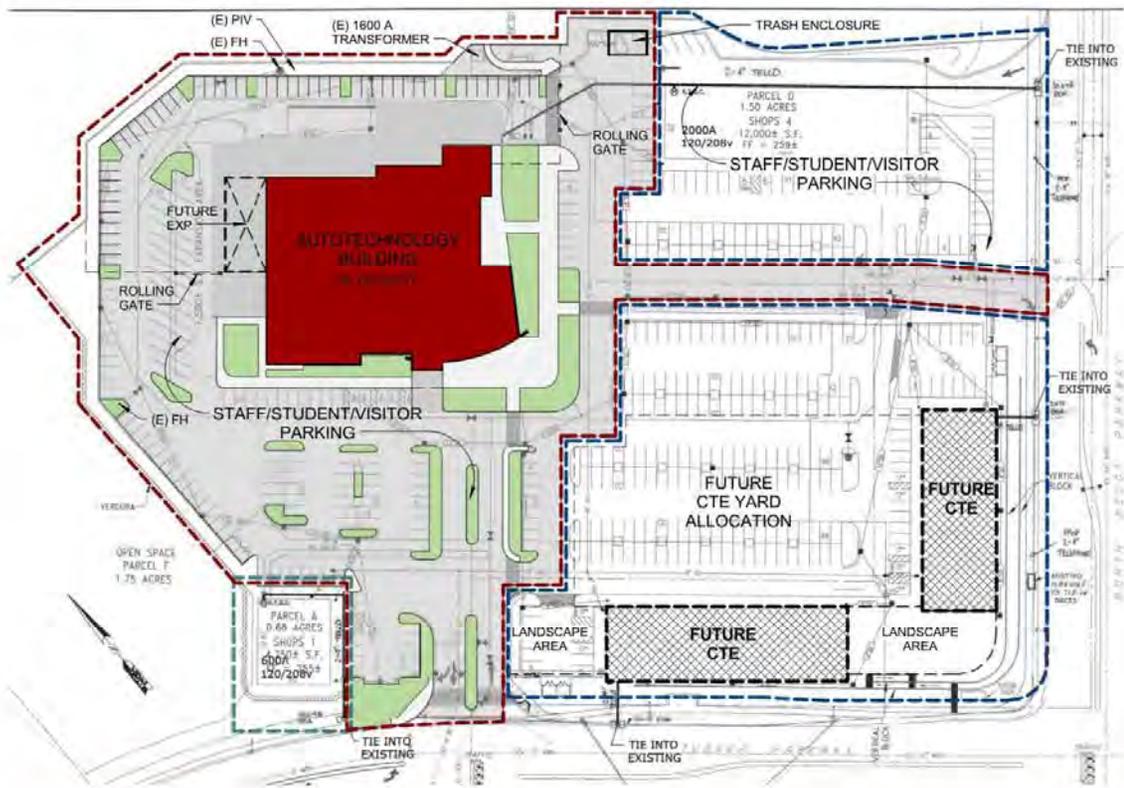
IMPORTANT DETAILS:

- This is a pilot program, first in the County
- During this two-year pilot program, the SLDBE participation goal is 15%.
- The 15% participation goal is per project & can be achieved through the combined participation of different types of certified Solano County firms such as SBE, MBE, DBE, WBE & DVBE.
- Good faith efforts are required
- The SCCD SLDB Program is targeting contracts estimated between \$15,000 and \$250,000 for SLDBE firms.
- The Measure Q Bond program includes Design Build & Hard Bid projects of both large and small projects.
- Major upcoming projects include the Vacaville Biotechnology Center, Vallejo Auto Technology Building, Fairfield Science Building and Fairfield Building 1200 Theater Renovation

Upcoming Measure Q Bond Construction Contracting Opportunities:

VALLEJO CENTER, AUTOTECHNOLOGY BUILDING

- The new building will be located on the Vallejo Center's Northgate annex, at the corner of N. Ascot and Turner Parkways.
 - The Autotechnology Building includes approximately 30,000 square feet of instructional space, including state of the art automotive repair, testing and alignment bays, classrooms, tutoring areas and other student support spaces.
 - Project includes unique design features
 - Total Project Budget: \$24.8M
 - Schedule: Building completion Fall/Winter 2017
- 



- LEGEND:**
- PHASE I: AUTOTECH SCOPE
 - PHASE II: CTE CAMPUS COMPLETION SCOPE
 - PHASE III: FUTURE DEVELOPMENT
 - NEW AUTOTECHNOLOGY BUILDING
 - NEW PROPOSED LANDSCAPING
 - NEW VEHICULAR PAVING
 - NEW PEDESTRIAN PAVING
- ALL CURB/GUTTER/SD INLETS ARE EXISTING WITHIN PROJECT SCOPE AREA.

NORTHGATE VALUE ADDED SITE PLAN
 AUTO TECHNOLOGY CENTER MARCH 9, 2015

SCALE 1" = 80'-0"





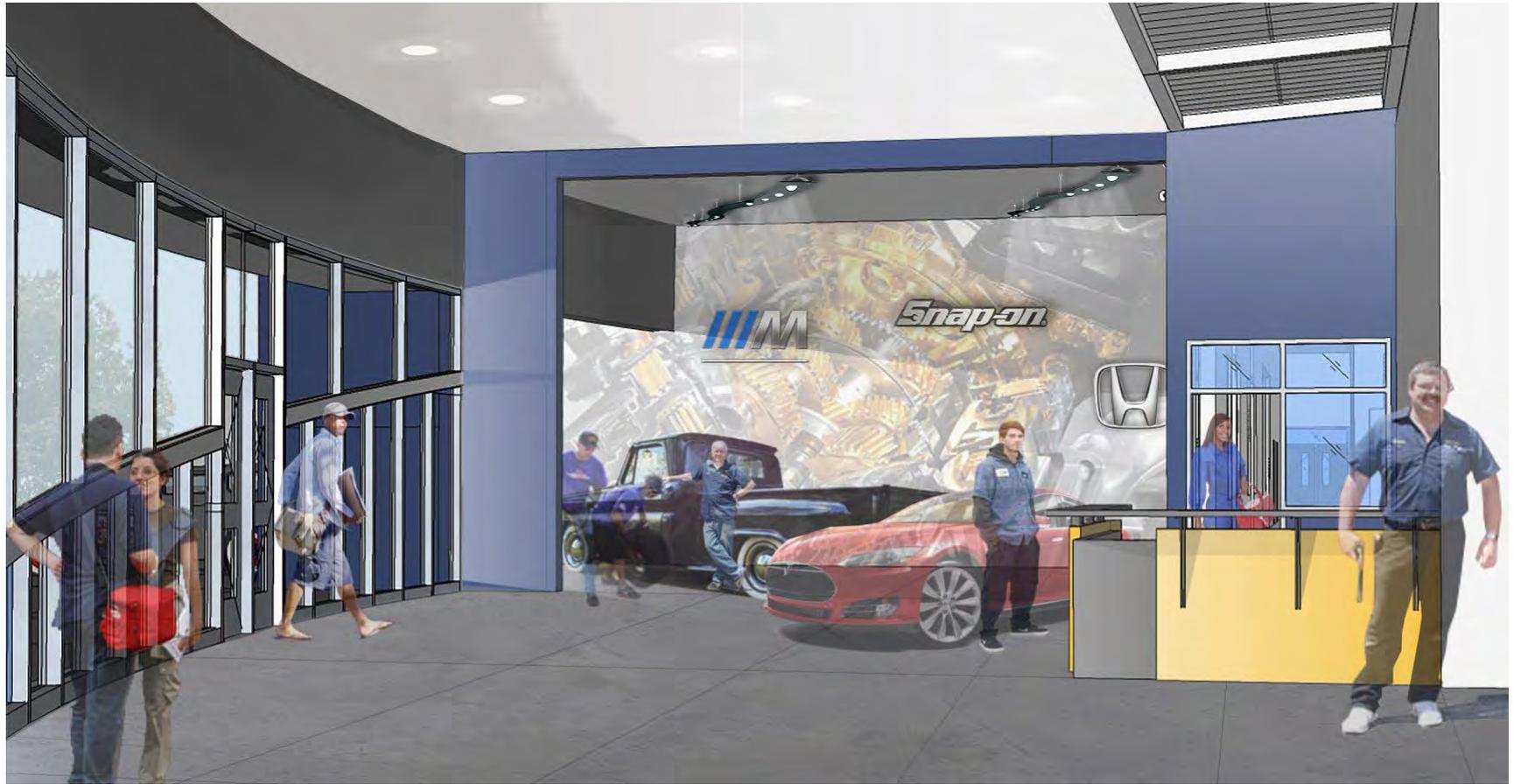
NORTHGATE VALUE ADDED CRITERIA PLAN
 AUTO TECHNOLOGY CENTER MARCH 9, 2015

SCALE 1" = 20'-0"

Exterior Rendering (Front Door)



Interior Rendering (Front Lobby)



Interior Renderings (Classroom Bays)



Upcoming Measure Q Bond Construction Contracting Opportunities:

VACAVILLE CENTER, BIOTECHNOLOGY BUILDING

- The new Biotechnology and STEM building will be located on the Vacaville Center campus as an addition to the existing Vacaville Center building
- The project is approximately 32,000 square feet of instructional space, including state of the art biotechnology lab suites, biology and chemistry labs, meeting spaces and other student support spaces.
- Project includes unique design features including “science on display” aspects
- Total Project Budget: \$34.5M
- Schedule: Building completion Fall 2017



(N) BIOTECHNOLOGY & SCIENCE BUILDING - Vacaville Center

ED2 international Environmental Design & Eco-nomical Development

CONCEPTUAL MASSING STUDIES

1

SOLANO
COMMUNITY COLLEGE



NWAERIAL-DNA Double Helix Entry Plaza & Arbor



(N) BIOTECHNOLOGY & SCIENCE BUILDING - Vacaville Center

ED2 international Environmental Design & Eco-nomical Development

CONCEPTUAL MASSING STUDIES

2

SOLANO
COMMUNITY COLLEGE



NORTHWEST PERSON-EYE VIEW-Entry Plaza & Arbor



SOLANO
 COMMUNITY COLLEGE

BIOTECHNOLOGY BUILDING - Vacaville Center

ED2 international

Environmental Design & Eco-nomical Development



COLOR LEGEND:

- INDOOR TRANSITIONAL SPACES
- BIOTECH. BIO-PROCESSING LABS
- BIOTECH. INGRESS ANTEROOMS
- BIOTECH. CLEAN ROOMS
- BIOTECH. EGRESS AIRLOCKS
- CLASSRMS., TEACHING LABS, OFFICES / OFFICE SUPPORT
- PREP. ROOMS, TECHS. & LAB SUPPORT SPACES
- WALL-HUNG UPPER CABTS., FULL HT. CABTS. & SHELVINGS
- COUNTERTOPS WITH BASE CABTS., DRAWERS & KNEE SPACES
- FIXED LAB EQUIPMENT
- MOVABLE FFE (Furniture, Furnishings & Equipment)
- EXISTING V.C. CHEMISTRY TEACHING LAB
- EXISTING V.C. BIOLOGY TEACHING LAB
- EXISTING V.C. PREP/LAB SUPPORT LAB
- EXISTING V.C. CLASSROOMS

LINEAR 1-STORY CONCEPT - NORTH OF (E) VACAVILLE CENTER

31,943 GSF

BUILDING ORGANIZATION

N
 0 8' 16' 32' 64'
 12 - 29 - 2014

(Of Fixed Equipment, Casework, Shelving & Movable FFE)

Upcoming Measure Q Bond Construction Contracting Opportunities:

FAIRFIELD CAMPUS, NEW SCIENCE BUILDING

- The new Science Building is located on the main Fairfield campus and is approximately 30,400 square feet of instructional space, including state of the art wet lab spaces, lecture rooms, meeting spaces and other student support spaces.
- Project includes a Veterans Center, various student support spaces, a classroom, chemistry, biology and anatomy laboratories, and a geography/geology/astronomy dry lab. Similar to Biotech, it includes “science on display” aspects.
- Total Project Budget: \$33.1M
- Schedule: Building completion Fall 2018

Preliminary Building Massing



Science Building Concepts



Preliminary Floor Plan



Upcoming Measure Q Bond Construction Contracting Opportunities:

FAIRFIELD CAMPUS, PERFORMING ARTS BUILDING (B1200 RENOVATION)

- The Performing Arts Building (B1200 Theater) is located on the main Fairfield campus and is approximately 26,000 square feet of specialty theater instructional spaces, music classrooms, offices and student support spaces.
- Funded by the State and Measure Q
- Scope includes a complete renovation of the existing building to address failing infrastructure facility problems and to address programmatic requirements of B1200 academic programs (expansion of the lobby and small addition of a theater space)
- Total Project Budget: \$20.6 (State and Measure Q Funds)
- Schedule: State Approval Received: July 8, 2015
First advertisement: July 15, 2015
Bids Due in August for Bid Award in September

Theater Interior Rendering



Theater Lobby Interior Rendering





Questions?

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