

# BPC REPORT

FACULTY SENATE  
FEBRUARY 3, 2005

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# CAPITAL PLAN OVERVIEW

02/04/2004

## Contents

1. Overview of Revenues and Project Costs
2. Breakdown of Academic Village Projects
3. Timeline on the process of implementing capital projects

In 2003 the College was informed that the 2003-2008 Capital Plan would be changed to 2004-2009 by State Construction Fund. Over the 2003-04 BPC worked on defining projects and moved to the Request For Qualifications phase in several projects.

Current Capital Projects will be funded from several sources. The largest component of the funds is the approximately \$20 million allocated to the campus for the years 2004-2009. The timing for release of those funds remains a question. The \$20 million represents a \$6 million increase over the original amount awarded to the campus. However an additional year was also added to the plan. The Academic Village is to receive the biggest part of the Capital Plan 04-09 revenues.

REVENUES	
Capital Plan 04-09	\$20,000,000.00
Training Facility	\$10,298,000.00
Matching Funds	\$1,544,326.00
M & R	\$200,700.00
	32,043,026.00

## PROJECTS IN CONSTRUCTION PHASE

\$9,000,000

At the moment we have committed 9,329,000 of those funds to projects designed during the prior capital plan. Among those projects in the construction phase are repaving of the campus roadways and paths, campus signs, terraces and roof repairs of the Academic Village and a one time allocation of 3.5 million to the SEMPRA energy project.

CURRENT EXPENDITURES		Phase
SEMPRA	\$3,500,000.00	Active
Replace Service Group Roofs	\$578,000.00	Active
ADA Paths/Sidewalks/Roads Paving	\$1,851,000.00	Active Summer 04
AV Aprons/Terraces/Roofs	\$1,892,000.00	Bid & Construction Spring 05
Campus Signage	\$500,000.00	Active
TOTAL	\$8,321,000.00	

In 2003 the BPC recommended to the President that with the training facility funds not being allocated to a new academic building the Academic Village's interior and exterior would be the focus of those funds.

\$1,851,000.00 dollars has been allocated to campus roads and path repaving, These projects are in the construction phase during years 2004-05.

\$1,892,000.00 is dedicated to the Academic Village roofs, terraces and paths. This should address the leaks in the A,B,C sections. Projected bid and construction is spring 2005.

Update: Spring 2005



Most campus roadways and paths have been completed as of the summer 2004. Additional work will be done on steps along the paths and the path to the new dorms in Spring 2005. The campus signage design is completed construction will begin soon.

#### PROJECTS IN THE INITIAL PHASE

\$9,500,000

The College is in the beginning phases of three projects. In each case a Request for Qualifications (RFQ) was undertaken. Presently, we have received the Request for Qualifications (RFQ) for the Academic Village interior, facades for Academic Village and the Campus Center, as well as data wiring for the interiors of the campus buildings. We have chosen designers for Academic Village interior rehab and the College has just received approval to begin the design phase. Assuming no SUCF follows through architects will be interviewing campus constituents and designing in the spring semester. We will require SUCF's approval to go ahead with the construction phase.

##### Campus Wiring

Campus network wiring will be upgraded to current standards, providing improved network performance and new options in negotiating our telephone contract in two years. One hoped for objective is to realize savings with our current telephone vendor or to move to a cheaper data oriented telephone service.

##### Classroom Upgrades

Classrooms in the Academic Village, Science Building and several in the Campus Center will receive renovations including light fixtures, removal of asbestos where necessary, podiums in presentation classrooms, new ceilings, electrical and data outlets consistent with presentation capability, and general esthetic upgrades.

Projects in the Initial Phase		Phase
Estimates		
Campus Wiring	\$850,000.00	Negotiating with Designers
AV Interiors Design	\$250,000.00	Approved 12/2004
Classrooms AV, Science, CC	\$3,750,000.00	
AV Public Spaces	\$1,500,000.00	
AV Facades	\$1,500,000.00	RFQ
Campus Center Exterior	\$1,650,000.00	
	\$9,500,000.00	

Academic Village public space including the pit, bathrooms and the D wing lounge will also receive renovations under this proposal.

##### Facades

We are proceeding with a design of facades for the Academic Village, and Campus Center. The above represents the order of priority and rough estimation of costs. At a minimum we believe we will be able to resurface the Academic Village and the front of the Campus Center with a Textured Coating.

#### PROJECTS IN PLANNING PHASE

\$9,000,000

This semester the Capital Subgroup will prioritize the planning of two projects for the Campus Center: one, a general renovation of interior areas now in disrepair- walls, bathrooms, and flooring in a number of high traffic areas are unsightly and need repair- and two, the old bookstore. — constructing a space for bursar and financial aid.

Projects in Planning Phase		
Bookstore	\$1,500,000.00	Design
Backup Generators (3)	\$750,000.00	Defining
Fire Alarm and Cable Pulls		Defining
Electrical Switcher	\$750,000.00	Defining
Campus Center Renovations	\$1,000,000.00	Defining
Science Building Lobby Ceiling & Leaks		Defining
Subtotal	4,000,000.00	

Other potential work in the Campus Center could include some renovations to registrar front window and office space vacated by financial aid, rehab of Visual Arts studios and gallery.

Submitted by Thomas DelGiudice Vice Chair on behalf of the BPC

Beyond the Campus Center the campus needs repair the fire alarm and provide for a fire suppression system in Computing Services.

The committee also agreed that an assessment of the needs and future use of the library should be undertaken with the eventual result a major design renovation. The committee has not had enough time to assess other possibilities but will continue to do so.

#### CRITICAL MAINTENANCE \$5,000,000

Basic infrastructure maintenance can be expensive and needs to be factored in to any allocation. Between \$4 and 5 million probably needs to be put aside for these purposes.

#### ACADEMIC VILLAGE PROJECTS

ROUGH BREAKOUT ACADEMIC VILLAGE			
	Estimated Costs	Phase	
SEMPRA	\$3,500,000*	Active	2004
Roofs, Terraces and Paths	\$1,892,000	Construction	Spring 05
Interiors Classrooms, Bathrooms, Public Spaces	\$5,500,000**	Design	Spring 05
Backup Generator	\$250,000		Spring 05
Data Wiring	\$750,000	Contracting/Design	Spring 05
Facades	\$1,500,000	RFQ	
TOTAL **	\$13,392,000		

- \* allocated in 2003 for the SEMPRA energy project.
- \*\*we allowed for flexibility by budgeting conservatively on other projects until we get better numbers on the actual costs from the architect/designer.



## Estimated Timeline for Academic Village

December 2004 –January 2006 There are other projects that will be included in a more detail presentation by the President. The timelines below are contingent on timely turn around time by state offices where applicable.						
	2004 December	2005 January	February- April	May	June- August	September – November
SEMPRA	AV Work					
Aprons and Roofs		Design Completed for AV Roofs and Aprons	Preconstruction Meetings How campus is affected? Campus community should hear soon.	Bid Opening Contract	Construction Roofs and Aprons	
Campus Wiring Date and Telephone		Negotiating Contract on Wiring	Design Wiring		Bid Process	Construction
Interiors Classrooms and Public Spaces			Design for Academic Village Architect meet with faculty and staff. Create Preliminary Drawings and then Construction Drawings.		Bid Process	Construction
Backup Generators			Bid Opening February	Contract March	Construction	
Exteriors Repair of Walls and New Facades					Evaluate RFQs	Design

# GENERIC SUCF PROJECT TIMELINE

What appears below is rough list of steps that must be undertaken for each project.

Assumptions:

1. State legislature doesn't change allocation of Capital Funds. Such a circumstance occurred last year when the Capital Funds 2003-2008 was changed to 2004-2009 thereby putting the timeline on a year hold.
2. Office of State Controller doesn't hold up contract for unforeseen circumstance.
3. No state fiscal crisis occurs diverting resources on campus from working on such projects in a timely manner.
4. No major facility crisis occurs holding up the College's ability to execute on our end.

	STAGE		TIME PERIOD
	Define Project		(2 months)
DESIGN	RQF for vendors of design.		(2 months)
	Send MOU for the project (new procedure as of Sept 2004) for <u>PERMISSION TO GO AHEAD WITH DESIGN FROM SUCF STATE CONSTRUCTION FUND</u>	Need permission from SUCF to proceed on projects over \$1 million threshold	(2-3 months)
	Pick Vender for Design Negotiate Contract		(1 - 1.5 month)
	Send Design Contract to SUCF, Attorney General and Office of the State Controller.		(2-3 months)
	Design Phase	depending on the size of the project	(4-6 months)
Construction Phase	Bid Process for Construction	assuming SUCF allows us to run the project	(2 months)
	Negotiate a Contract with Construction Vendor		(1 - 1.5 month).
	Send Construction Contract to SUCF, Attorney General and Office of the State Controller.		(2-3 months)
		SUBTOTAL	18 – 24 months
	Actual Construction		

# ADDITIONAL INFORMATION REGARDING THE RESOLUTION HVAC CONDITIONS IN ACADEMIC VILLAGE

After doing some research into the sequence of events leading up to the problem of no air conditioning in Academic Village in the summer 2004, I submit the following timeline. There are supporting documents for much of what appears below. I submit this information in the interests of completing the narrative.

