



# ICBOC Capital Improvement Program Update

March 14, 2023



# AGENDA

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- Program Status Summary
  - Standing reports
    - Status of Projects
      - Community Learning Center
      - San Elijo Campus
      - Oceanside Campus
    - Status of Contracts Let
    - Status of Finance
  - Q&A
- 



# PROGRAM STATUS SUMMARY

## Program Schedule Summary

### 5 Year Plan / Board Approved Projects

38\*

*Active Projects = 17*

*Completed Projects = 18*

*Not Started = 3*

*\* Note that overall count has been reduced to reflect all 3000 series building projects (6) merged into one project.*

### Upcoming / Planned FMP Projects

17

## Program Financial Summary

*(December 2022 Month End)*



**\$364M**  
**Commitments**

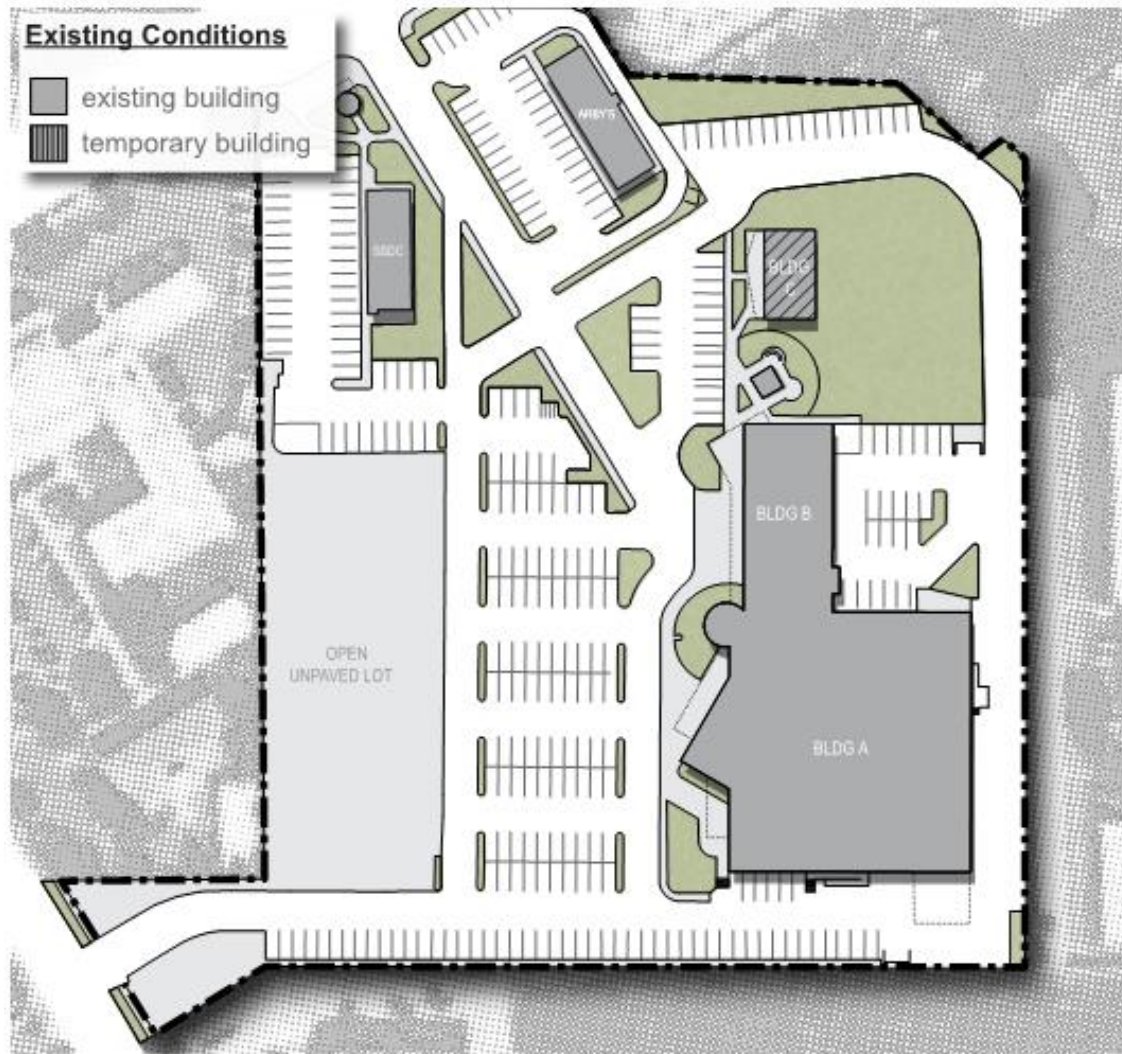
**\$207M**  
**Expenditures**

Program by the Numbers



# STATUS OF PROJECTS

# COMMUNITY LEARNING CENTER



# COMMUNITY LEARNING CENTER

COMMUNITY LEARNING CENTER	CURRENT PROJECT BUDGET	ANTICIPATED CONSTRUCTION START DATE	ANTICIPATED COMPLETION DATE	STATUS
Monument Sign and SBDC Demolition	\$1,051,443	Complete	Complete	COMPLETE
Arby's Building Demolition	\$122,245	Complete	Complete	COMPLETE
Building D (300) / New Student Services Building	\$12,305,973	Complete	Complete	COMPLETE
Parking Lot Renovation and Building C Demolition - PHASE I	\$254,000	Future	Future	COMPLETE
Building 100 & 200 Classrooms and Offices Renovation	\$12,671,405	Started - Spring 2021	Completed - Summer 2022	DSA CLOSEOUT
Community Learning Center Total =	\$26,405,066			

# SAN ELIJO CAMPUS

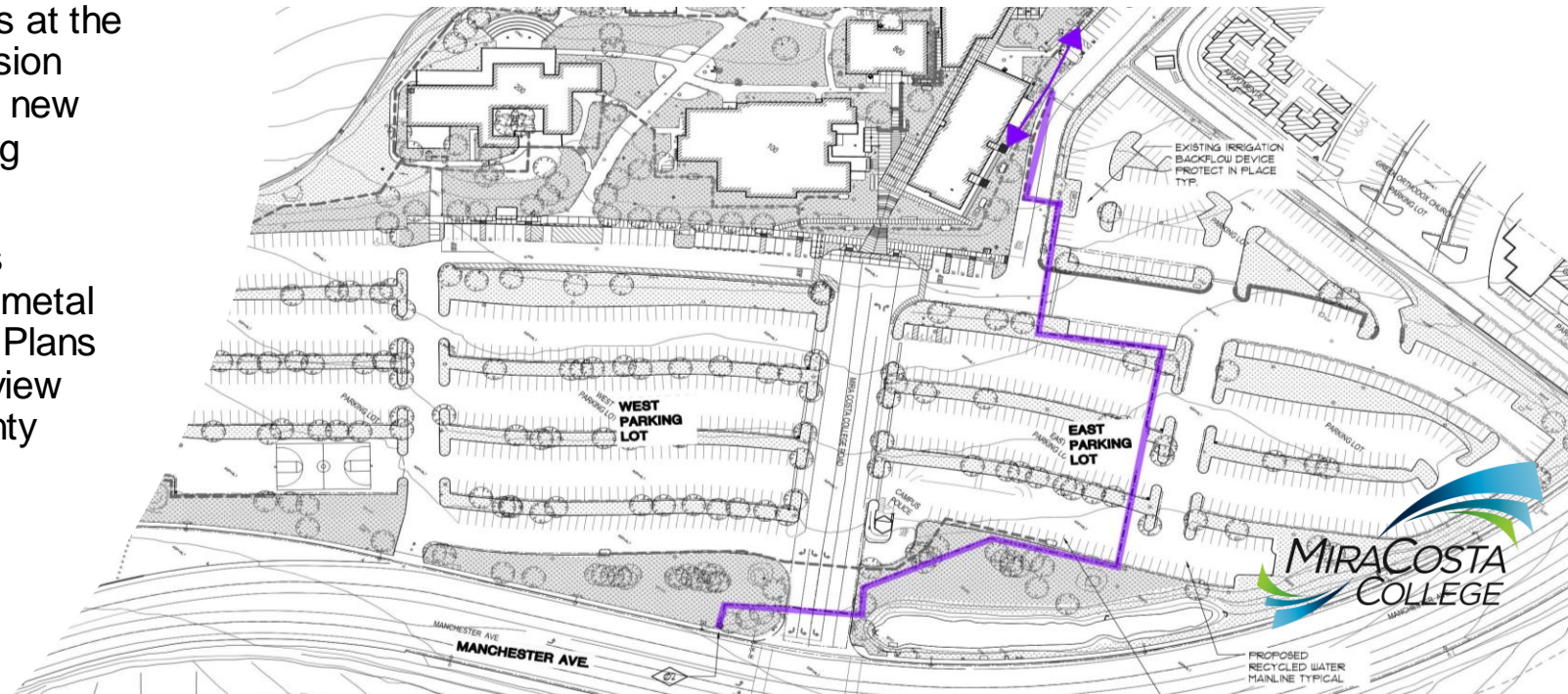


# SAN ELIJO CAMPUS

SAN ELIJO CAMPUS	CURRENT PROJECT BUDGET	ANTICIPATED CONSTRUCTION START DATE	ANTICIPATED COMPLETION DATE	STATUS
Building 600 Renovation	\$2,261,004	Complete	Complete	COMPLETE
Building 300 Renovation	\$2,678,463	Complete	Complete	COMPLETE
Building 500 Renovation	\$3,748,809	Complete	Complete	COMPLETE
Building 1100 New Student Services & Administration	\$13,980,978	Complete	Complete	COMPLETE
Building 200 Renovation	\$4,740,708	Complete	Complete	COMPLETE
Swing Space	\$2,916,709	Complete	Complete	COMPLETE
Underground Utilities Renovation	\$1,852,737	Complete	Complete	COMPLETE
Building 100 Library Renovation	\$6,083,064	Complete	Complete	COMPLETE
Building 900 Student Center Renovation	\$2,661,729	Complete	Complete	COMPLETE
Central Campus Quad Renovation and B800 Demo - PHASE I	\$649,416	Future	Future	COMPLETE
Building 400 Science Labs Renovation	\$4,798,886	Complete	Complete	COMPLETE
Miscellaneous Enhancements Project	\$1,312,616	Started - Summer 2022	Fall 2023	ONGOING
Building 700 Renovation	\$685,895	TBD	TBD	UPCOMING
San Elijo Campus Total =	\$48,371,014			

# SAN ELIJO MISCELLANEOUS ENHANCEMENTS

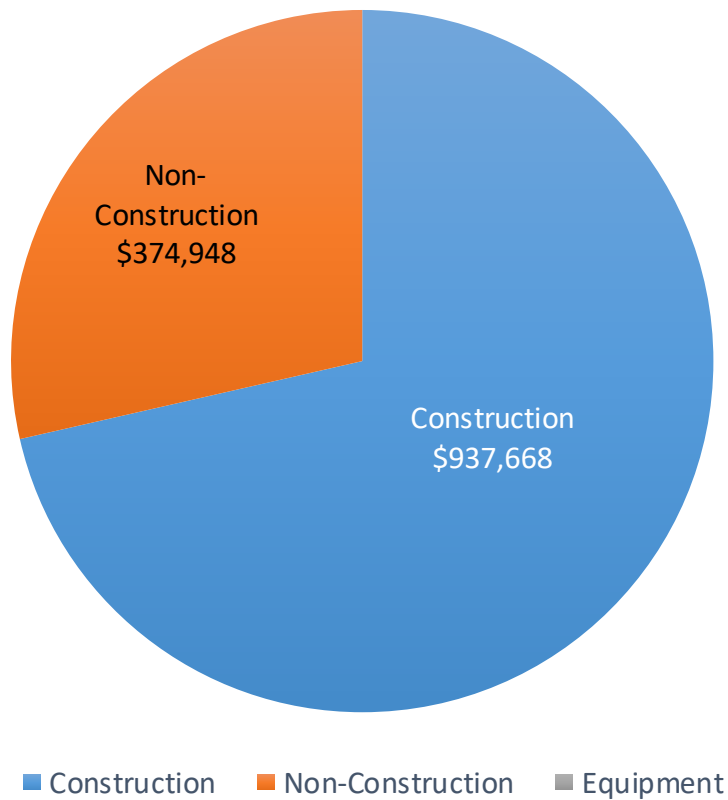
- **Phase:** Closeout/Design
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** \$1.3M
- **Architect:** PBK Architects
- **Scope:** This project included needed upgrades to SAN B200, B300, B600 and B900. The focus of building upgrades was to install metal wall caps at the top of perimeter walls to prevent moisture intrusion and do repairs to trellis structures. Design of a new recycled water service for irrigation is also being handled in this project.
- **Status:** The final building upgrades scope was completed over winter break. This include the metal cap for B500 walls and trellis roofing material. Plans for the Recycled Water upgrades are under review with Olivenhain Water District and the SD County Health Department.



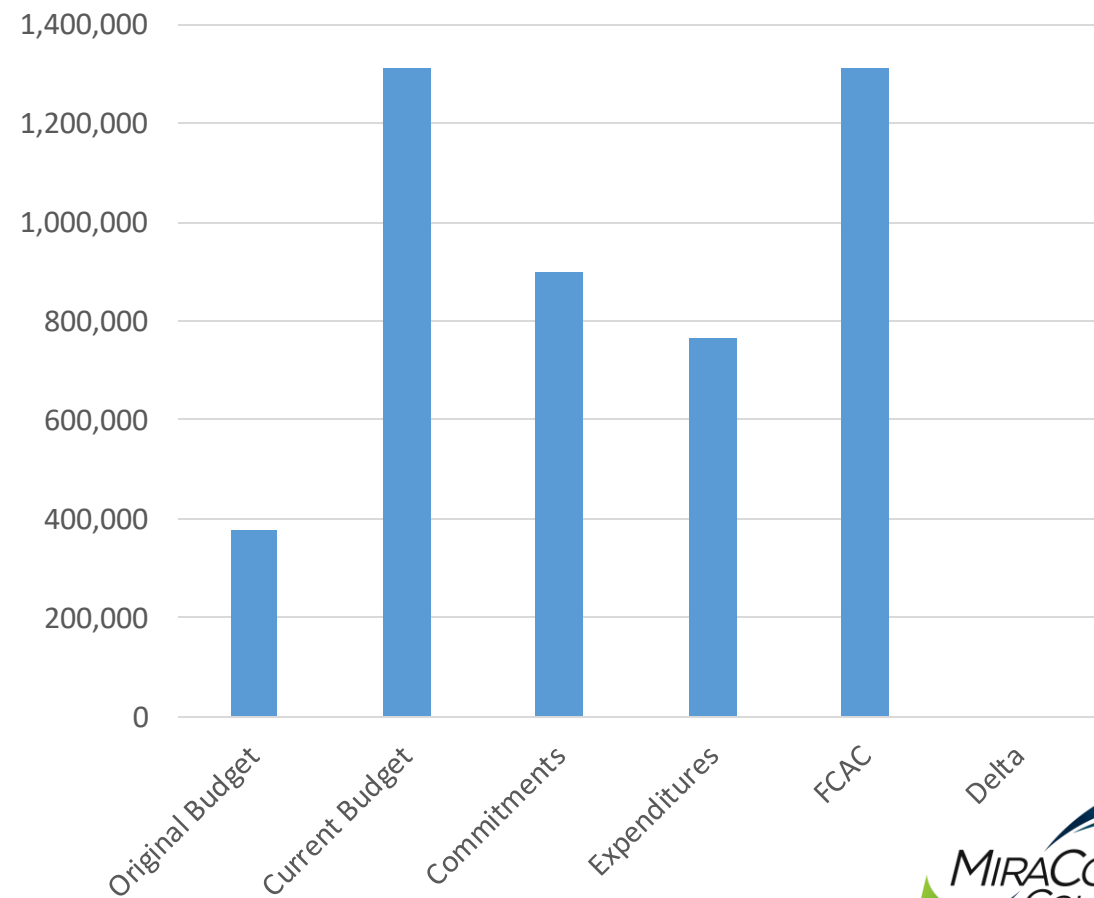
# SAN ELIJO MISCELLANEOUS ENHANCEMENTS

Project Budget as of December 2022

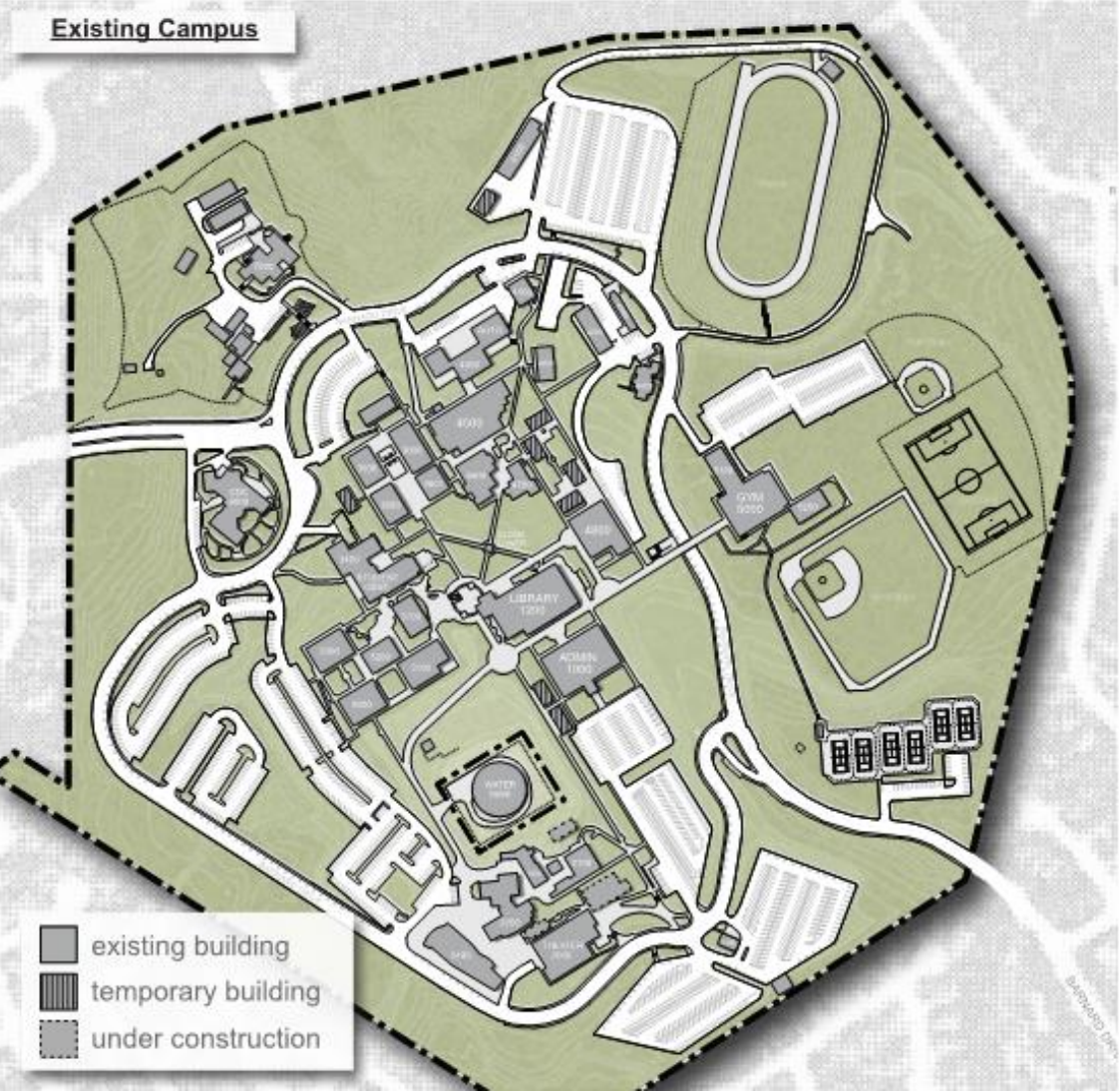
**Current Budget = \$1,312,616**



**Budget vs. Forecast**



# OCEANSIDE CAMPUS



# OCEANSIDE CAMPUS

OCEANSIDE CAMPUS	CURRENT PROJECT BUDGET	ANTICIPATED CONSTRUCTION START DATE	ANTICIPATED COMPLETION DATE	STATUS / PHASE
North Storm Drain Replacement	\$768,081	Complete	Complete	COMPLETE
Track and Field and Support Building Renovation	\$9,891,757	Complete	Complete	COMPLETE
New North Campus Parking Lot 4C Ex - PHASE I	\$205,512	Future	Future	COMPLETE
New Parking Lot 5A	\$13,609,435	<i>Started</i> - Spring 2021	<i>Completed</i> - Fall 2021	DSA CLOSEOUT
Strong Workforce Development Lab/ Trailer	\$950,000	<i>Started</i> - Summer 2021	<i>Completed</i> - Fall 2021	DSA CLOSEOUT
Building 1000 Administration Renovation	\$12,815,305	<i>Started</i> - Summer 2021	<i>Completed</i> - Spring 2023	DSA CLOSEOUT
Building 1400 New Student Services (includes Veterans)	\$62,064,022	<i>Started</i> - Summer 2021	Spring 2024	CONSTRUCTION
Building 5100 New Allied Health	\$29,763,333	<i>Started</i> - Spring 2022	Spring 2024	CONSTRUCTION
Building 5000 New Gymnasium Complex	\$41,372,096	<i>Started</i> - Spring 2022	Spring 2024	CONSTRUCTION
Building 1300 New Chemistry & Biotechnology	\$46,921,154	Fall 2022	Summer 2024	CONSTRUCTION
Building 2800 Media Arts Complex	\$25,859,673	Fall 2022	Fall 2024	CONSTRUCTION
Building 1200 Library Renovation	\$32,480,013	Spring 2023	Summer 2024	CONSTRUCTION

# OCEANSIDE CAMPUS - Continued

OCEANSIDE CAMPUS	CURRENT PROJECT BUDGET	ANTICIPATED CONSTRUCTION START DATE	ANTICIPATED COMPLETION DATE	STATUS / PHASE
<b>Communications Hub, Social Justice and Equity Centers.</b> - Includes renovation of Buildings 3400 and 3700 - Includes a new building replacing 3000, 3100, 3200 and 3300	\$53,446,329	Fall 2024	Summer 2026	DESIGN
Wayfinding and Signage	\$90,000	TBD	TBD	DESIGN
Building 2000 Theatre Lighting	\$535,000	Summer 2023	Fall 2023	DESIGN
Campus Wide ADA Improvements	\$610,141	Ongoing	Ongoing	ONGOING
Campus Wide Utility Infrastructure Renovation	\$3,181,155	Ongoing	Ongoing	ONGOING
Swing Space	\$6,258,137	Ongoing	Ongoing	ONGOING
Monument Sign	\$167,512	TBD	TBD	UPCOMING
Building 4500 Science Renovation	\$33,346,062	TBD	TBD	UPCOMING
<b>Oceanside Campus Total =</b>	<b>\$374,334,719</b>			

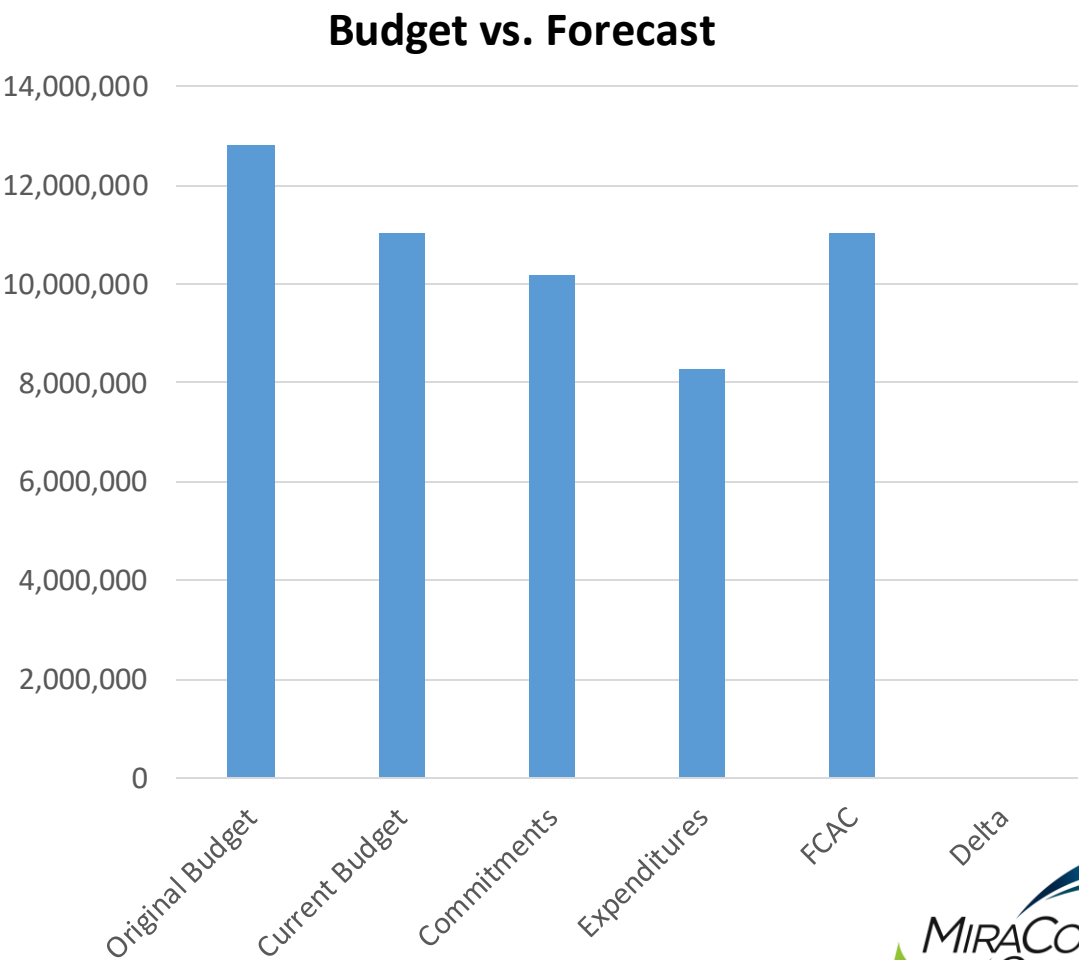
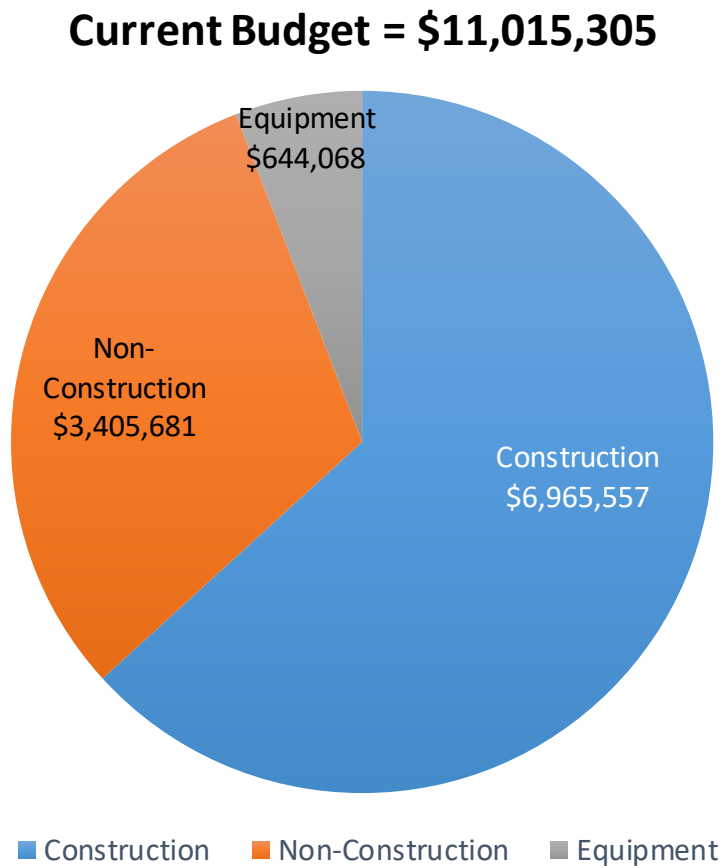
# OC B1000 ADMINISTRATION RENOVATION

- **Phase:** Construction/Closeout
- **Delivery Method:** Design-Bid-Build
- **Current Budget:** \$11M
- **Architect:** Little Architects
- **Building SQ FT:** 18,800 SF
- **Scope:** The Administration Building will undergo a renovation to improve space efficiency and accessibility and replace failing infrastructure components. The existing mechanical, electrical, plumbing and structural systems will be replaced/upgraded to meet current building and seismic code requirements.
- **Status:** Occupants began moving back in and using the building on January 9. Punch items and work in the Public Information Office space is ongoing.



# OC B1000 ADMINISTRATION RENOVATION

Project Budget as of December 2022



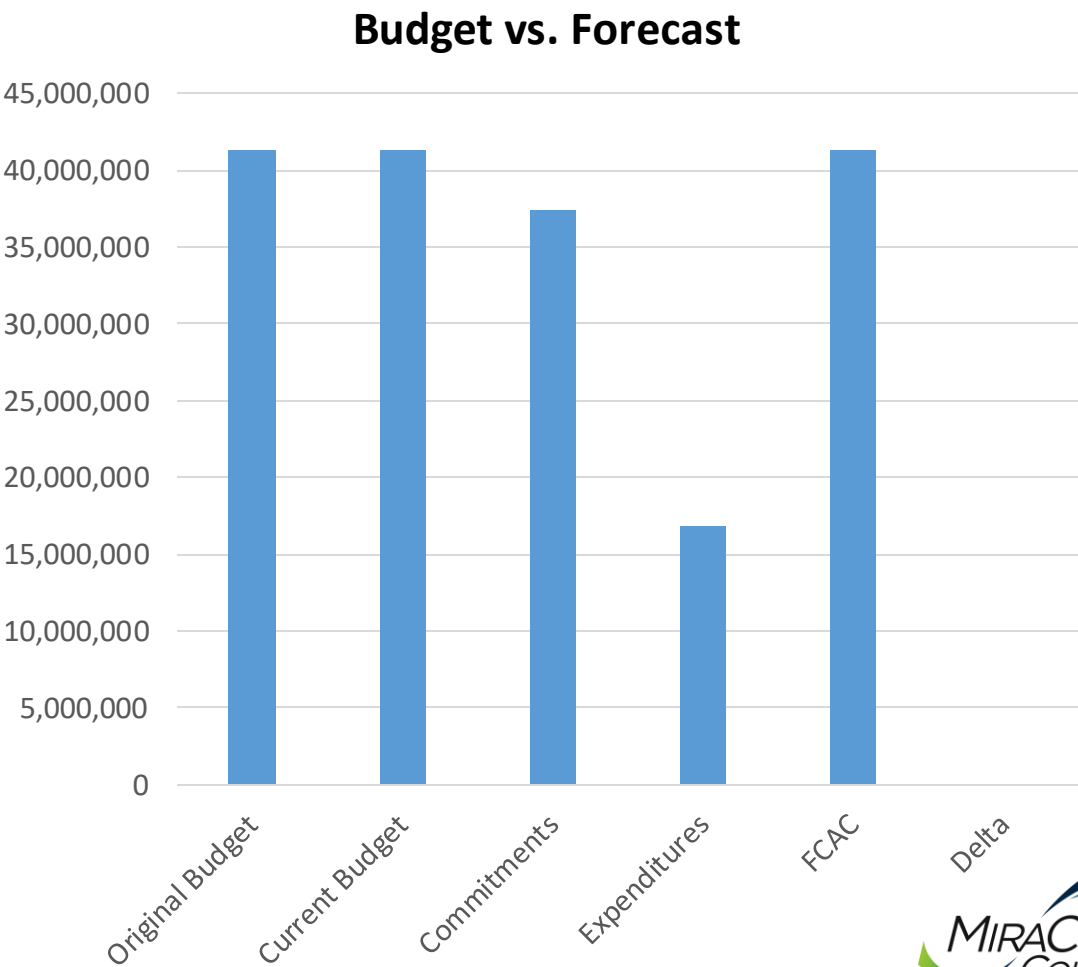
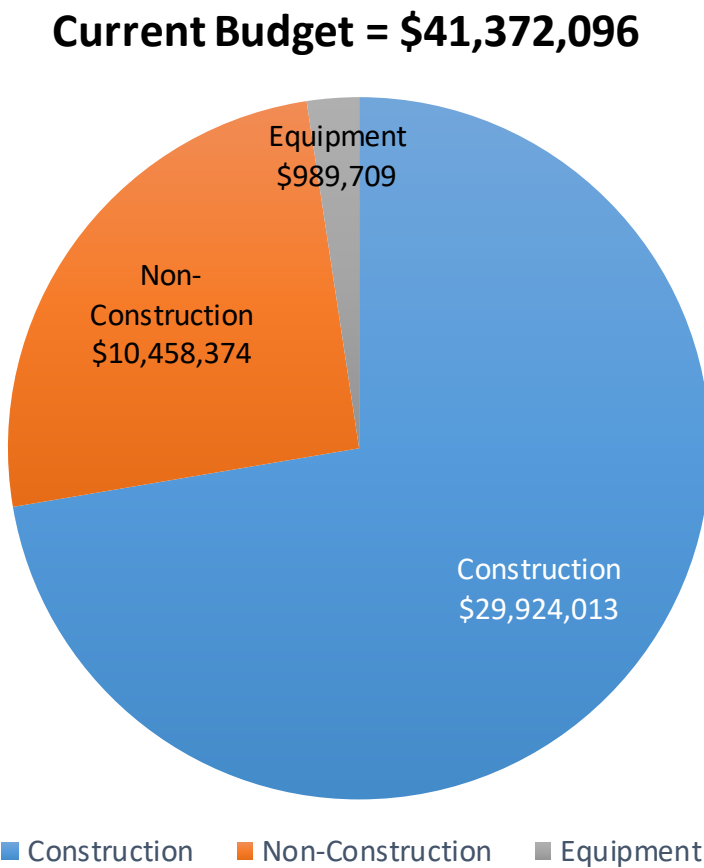
# OC NEW KHAN BUILDING and GYM BUILDING

- **Phase:** Construction
- **Delivery Method:** Design-Build
- **Current Budget:** \$41.4M
- **Criteria Architect:** Lionakis
- **DBE:** Balfour Beatty/HMC Architects
- **Building SQ FT:** 40,915 SQ FT
- **Scope:** The new Gymnasium and the Kinesiology, Health and Nutrition Studies (KHAN) buildings will replace the existing gym buildings and provide a consolidated location for the new gymnasium, athletics instruction spaces, and the Wellness Center. The facility will also include locker rooms, equipment storage, and a multi-purpose studio.
- **Status:** This project is in a framing and rough in phase with extensive activity throughout the building.



# OC NEW GYM BUILDING

Project Budget as of December 2022



# OC NEW ALLIED HEALTH BUILDING (Heyden Hall)

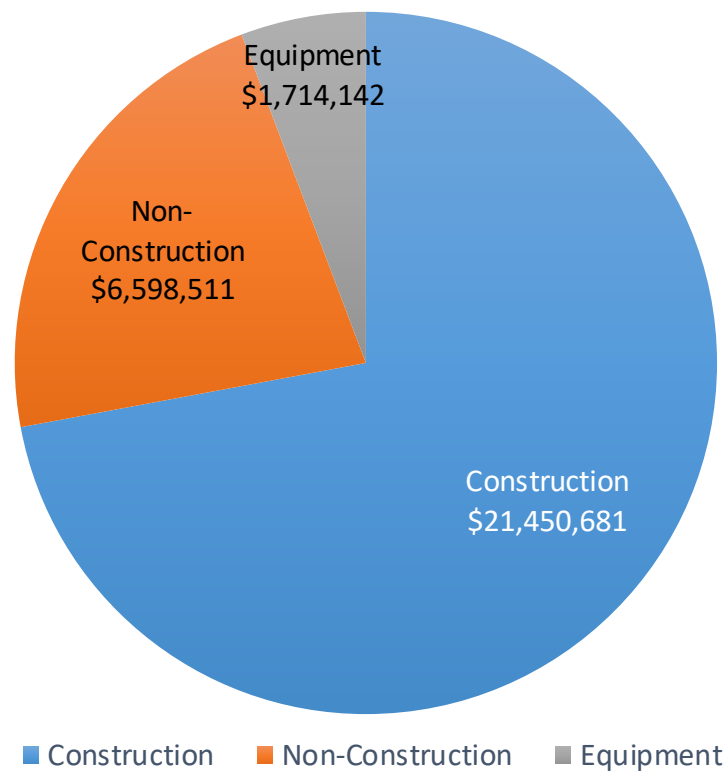
- **Phase:** Construction
- **Delivery Method:** Design-Build
- **Current Budget:** \$29.8M
- **Criteria Architect:** Lionakis
- **DBE:** Balfour Beatty/HMC Architects
- **Building SQ FT:** 25,251 SQ FT
- **Scope:** A new facility will provide a consolidated location and appropriate facilities for all of the Allied Health programs. Programming includes state-of-the-art simulation spaces, including patient and operating rooms, as well as hands-on skills labs and classrooms. The plan includes a single story building whose design is coordinated with the new gym complex to create a unified campus and design aesthetic.
- **Status:** This project is in a framing and rough in phase with extensive activity throughout the building both in wall and overhead. Drywall work will be happening soon once the building is dried in.



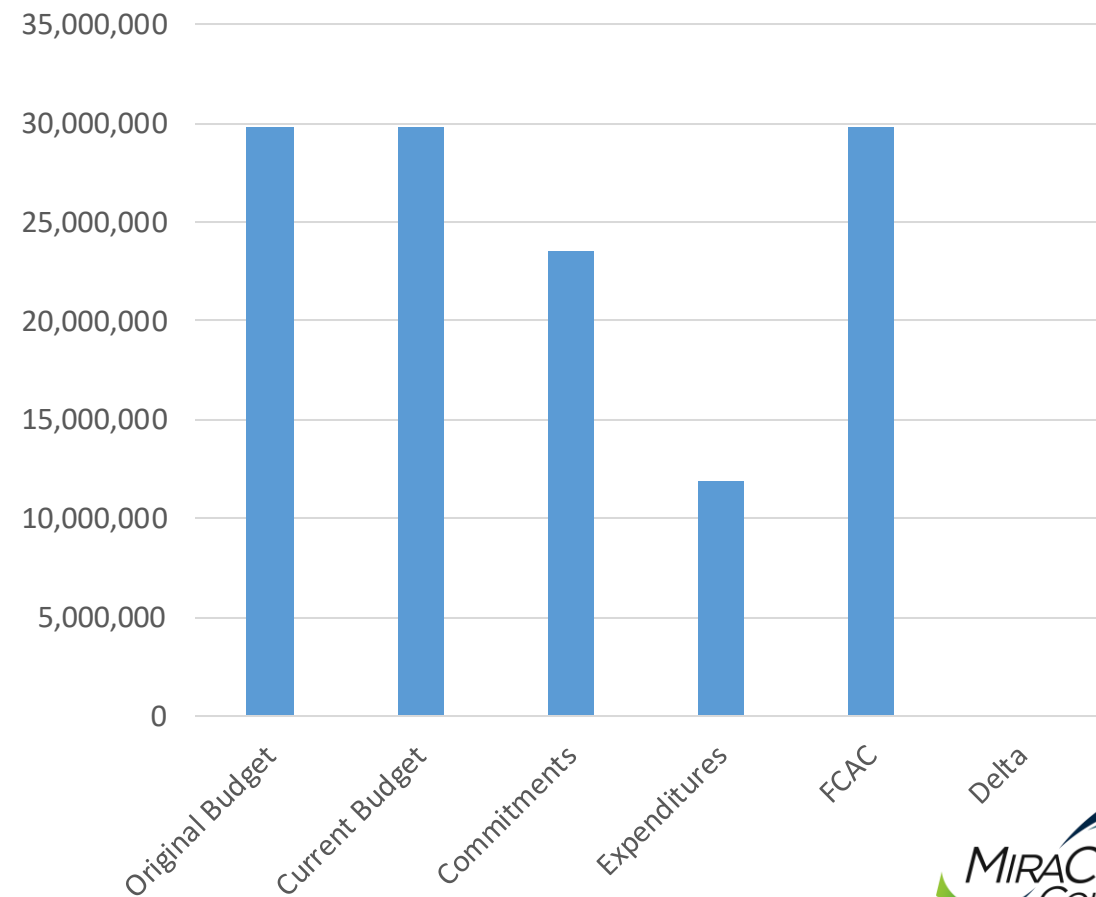
# OC NEW ALLIED HEALTH BUILDING

Project Budget as of December 2022

**Current Budget = \$29,763,333**



**Budget vs. Forecast**



# OC NEW STUDENT SERVICES BUILDING

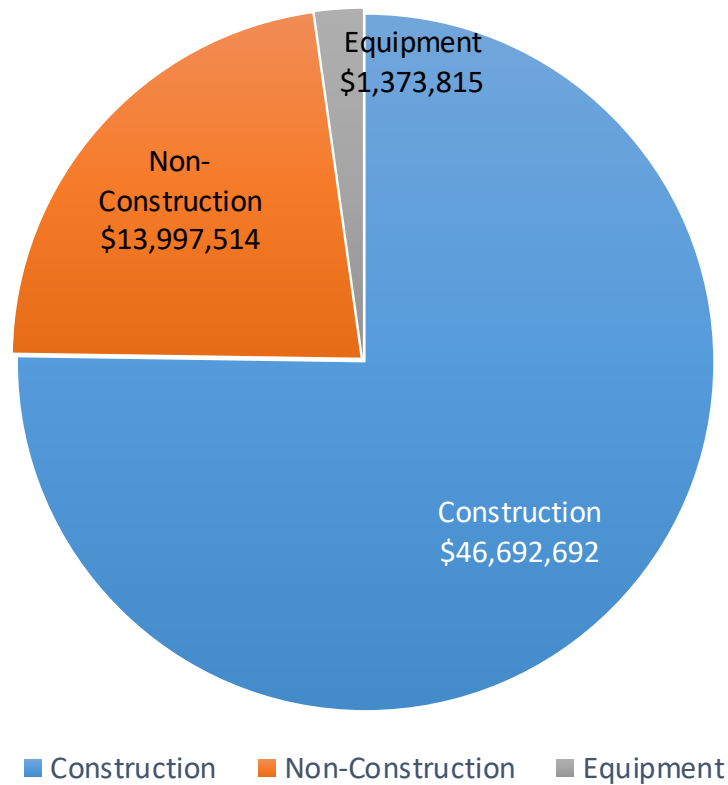
- **Phase:** Construction
- **Delivery Method:** Design-Build
- **Current Budget:** \$62.1M
- **Criteria Architect:** Gensler
- **DBE:** Swinerton / DLR
- **Building SQ FT:** 54,556 SQ FT
- **Scope:** The new Student Services facility will consolidate student service functions currently scattered throughout the campus to a single, one-stop shop, and will include a new home for the Veterans Center. Located in the former home of Pedley Park, the new building is strategically positioned to act as a gateway building for the campus, providing a much-needed sense of entry and easy wayfinding for new or prospective students. The building will be a two-story structure and will allow access and entry from the street level for visitors and campus promenade level for current students.
- **Status:** The building has been dried in. Extensive rough in efforts are underway on the interior. The exterior is being prepared with framing for stucco and metal panels. Continuing to work through challenges with switch gear and transformer lead times to minimize project impact.



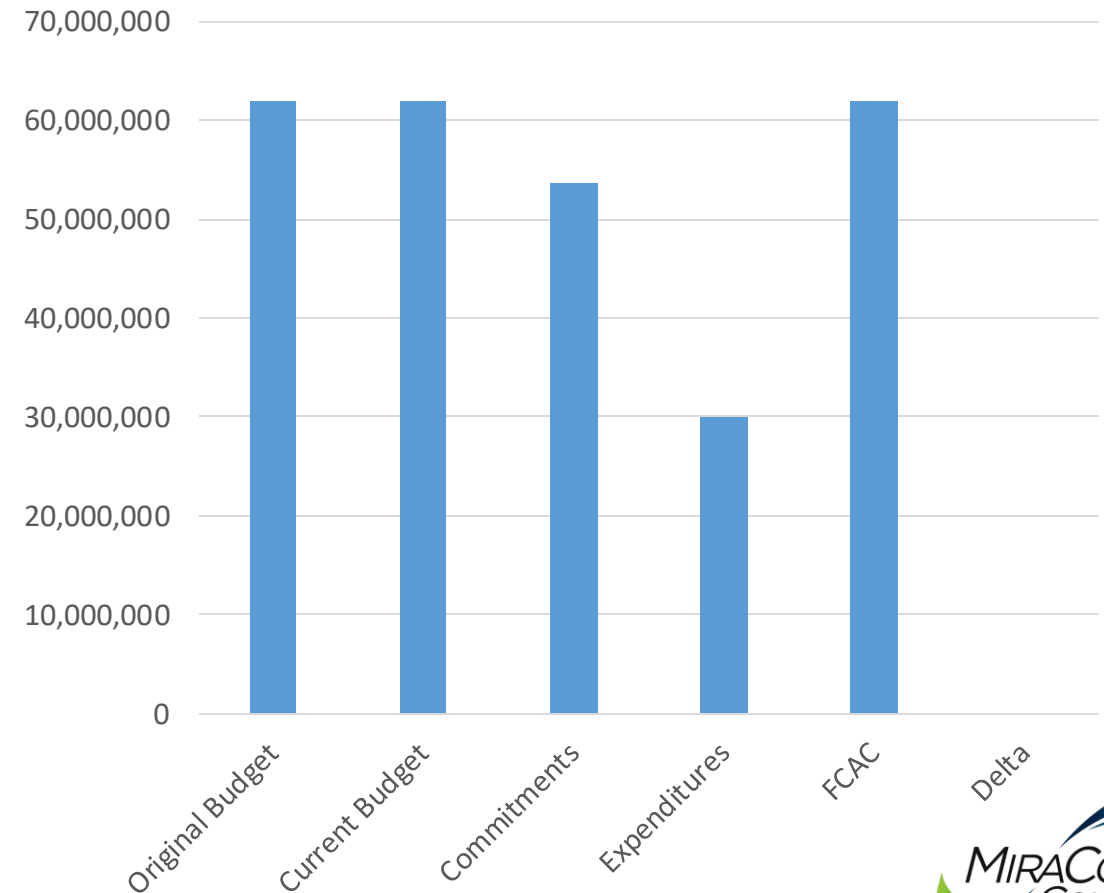
# OC NEW STUDENT SERVICES BUILDING

Project Budget as of December 2022

**Current Budget = \$62,064,022**



**Budget vs. Forecast**



# OC NEW CHEMISTRY & BIOTECHNOLOGY BUILDING

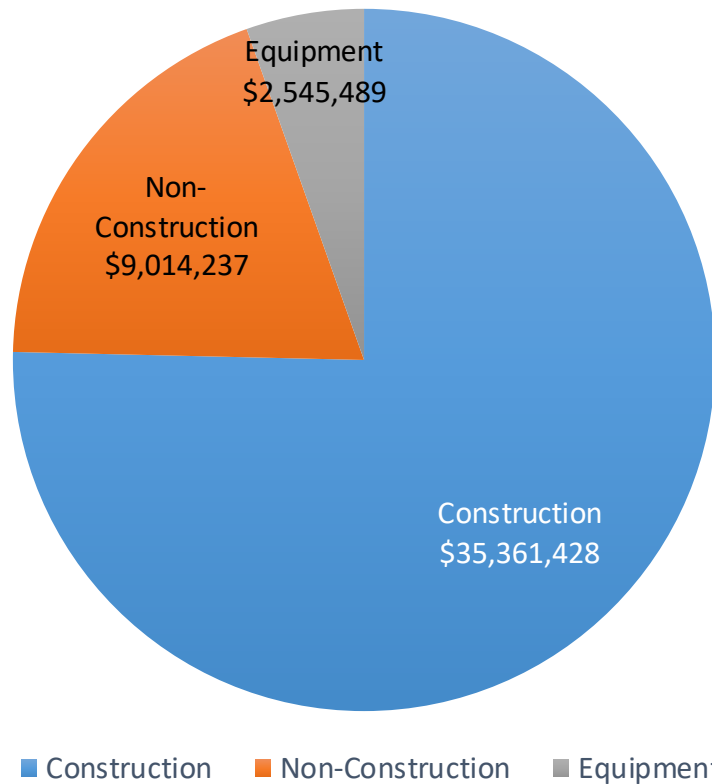
- **Phase:** Construction
- **Delivery Method:** Design-Build
- **Current Budget:** \$46.9M
- **Criteria Architect:** Lionakis
- **DBE:** CW Driver / HED
- **Building SQ FT:** 23,391 SQ FT
- **Scope:** The new Chemistry and Biotechnology Building will provide a state-of-the-art facility with new chemistry and biochemistry labs and two 40-seat flexible classrooms. As the district's Biotechnology program expands into a Baccalaureate degree program, the building will provide needed space for growth. The project will be the major component of the Science, Technology, Engineering and Mathematics (STEM) quad and plaza.
- **Status:** The building pad was completed and certified. Foundation work is now in process along with underground utilities. Continuing to plan around schedule impacts from electrical gear and elevator equipment lead times as well as rain.



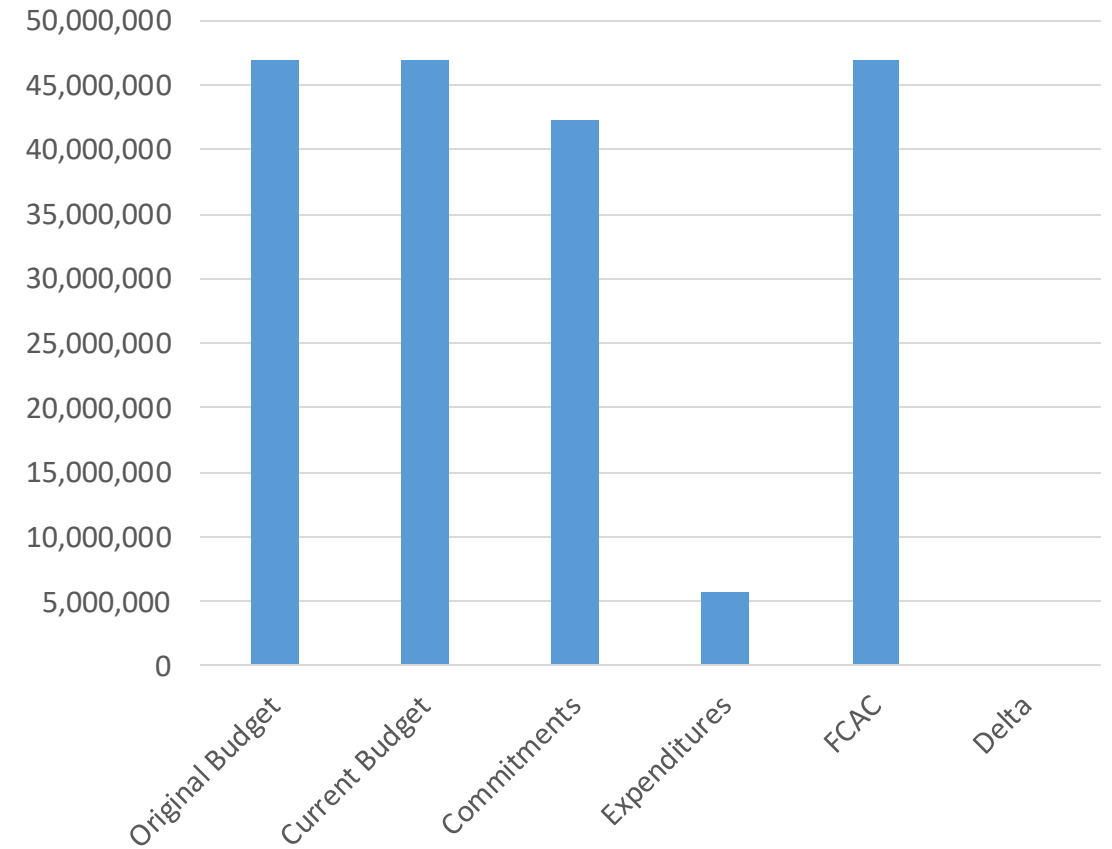
# OC NEW CHEMISTRY & BIOTECHNOLOGY BUILDING

Project Budget as of December 2022

**Current Budget = \$46,921,154**



**Budget vs. Forecast**



# OC NEW MEDIA ARTS COMPLEX - BUILDING 2800

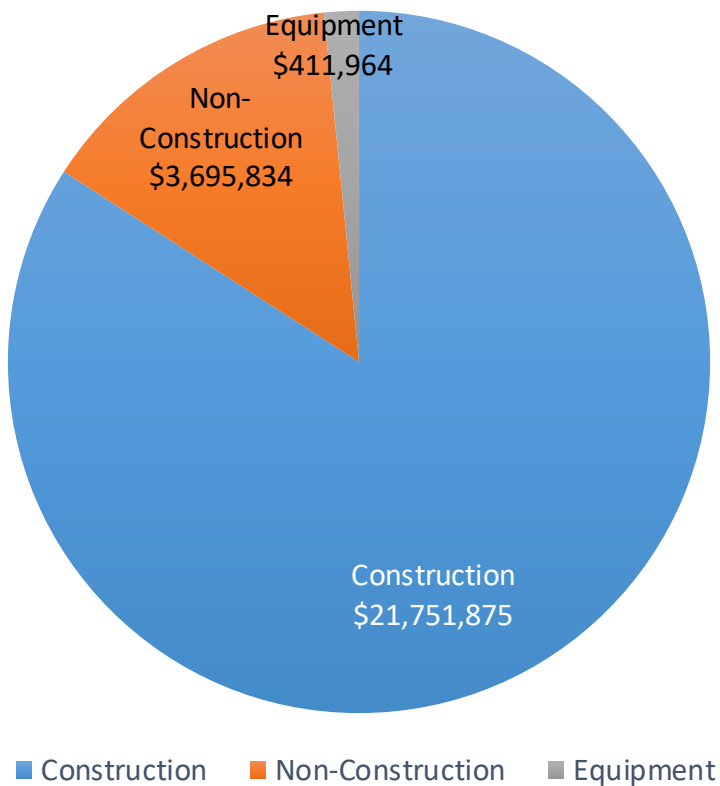
- **Phase:** Construction
- **Delivery Method:** Design-Build
- **Current Budget:** \$25.9M
- **DBE:** Balfour Beatty / HMC Architects
- **Building SQ FT:** 10,471 SQ FT
- **Scope:** The new Arts/Media Services Building will house a variety of functions, serving the students of the arts hub and the campus. It will include a new Art Gallery, two computer labs, a film studies classroom, student study and collaboration spaces, faculty offices, the Media Arts labs and extensive display areas for student art. It will provide dedicated student-friendly study and collaboration spaces. Proposed as a single-story facility, the building will have a strategic path of engagement to the campus promenade.
- **Status:** The Groundbreaking Celebration was held on February 27<sup>th</sup> and was well received. Grading and extensive utility activities continue. Rain has impacted the schedule of this project.



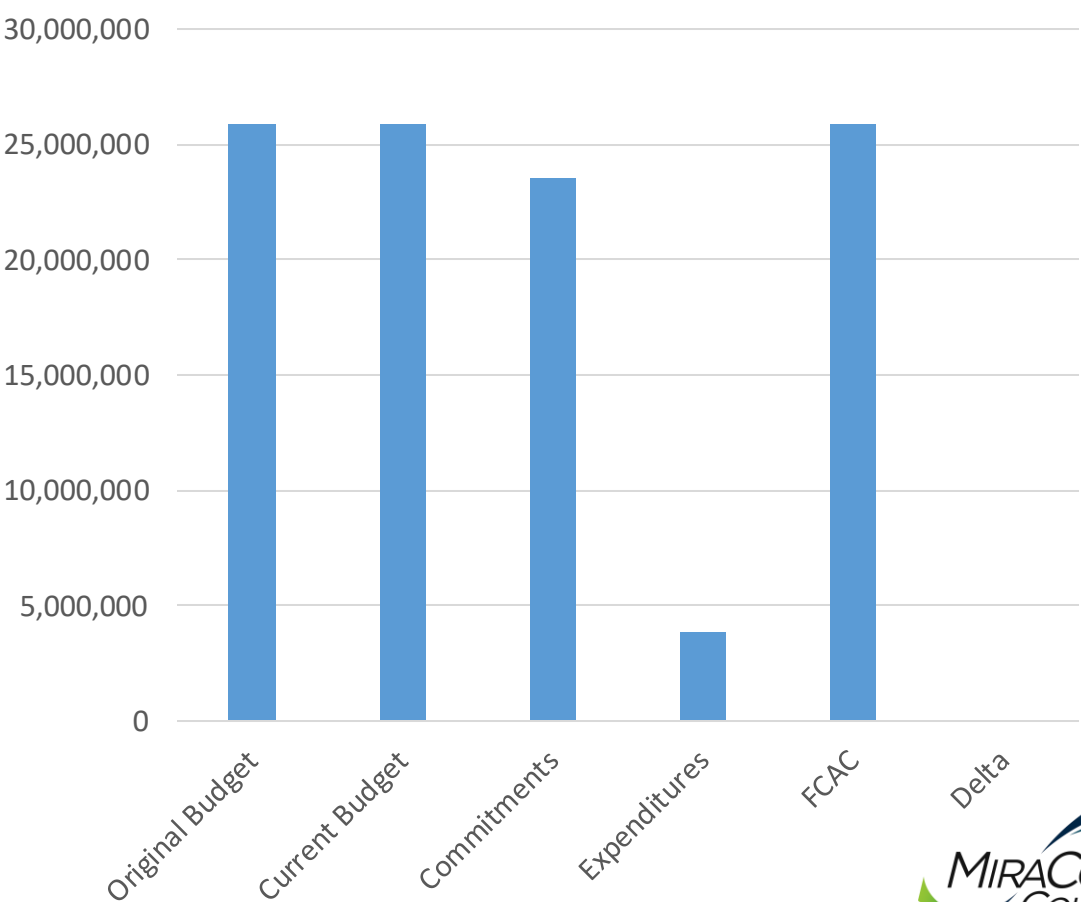
# OC NEW ARTS & MEDIA BUILDING

Project Budget as of December 2022

Current Budget = \$25,859,673



Budget vs. Forecast



# OC B1200 LIBRARY RENOVATION

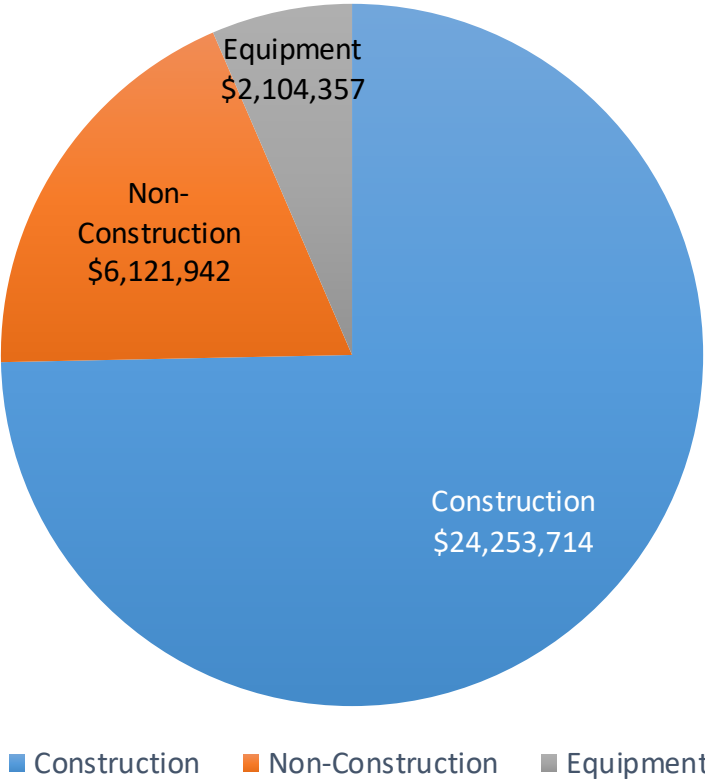
- **Phase:** Construction
- **Delivery Method:** Design-Build
- **Current Budget:** \$32.5M
- **DBE:** Level 10/ Mosher Drew
- **Building SQ FT:** 47,790 SQ FT
- **Scope:** The 1200 Building is Oceanside's Library. It will be undergoing a full renovation to upgrade mechanical, electrical and plumbing systems within the building. Interior layouts will be adjusted to accommodate changing programming needs of the building. Addressing acoustic concerns is a key feature.
- **Status:** Preconstruction submittals and long lead material ordering are in process. Demolition has been substantially completed. Lay out for rough in activities is underway. Plans were updated to accommodate the MESA program near the 1<sup>st</sup> floor main entrance



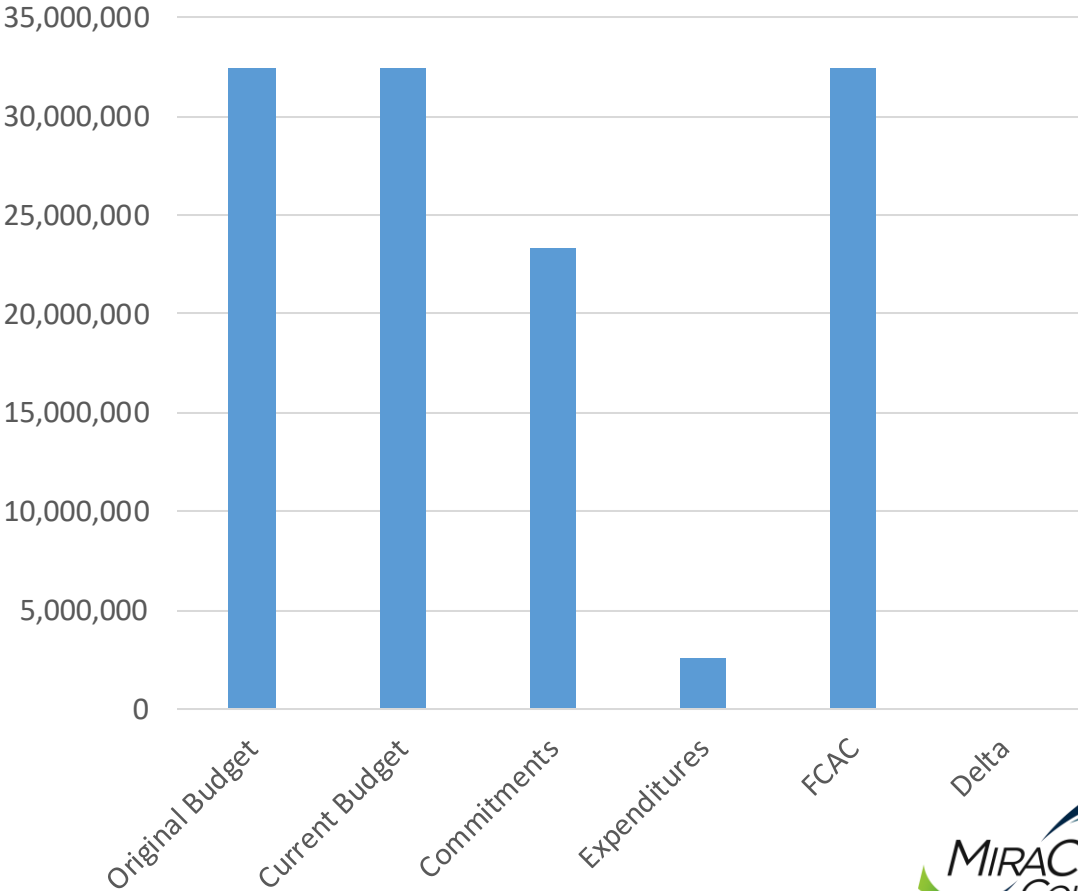
# OC NEW LIBRARY BUILDING

Project Budget as of December 2022

**Current Budget = \$32,480,013**

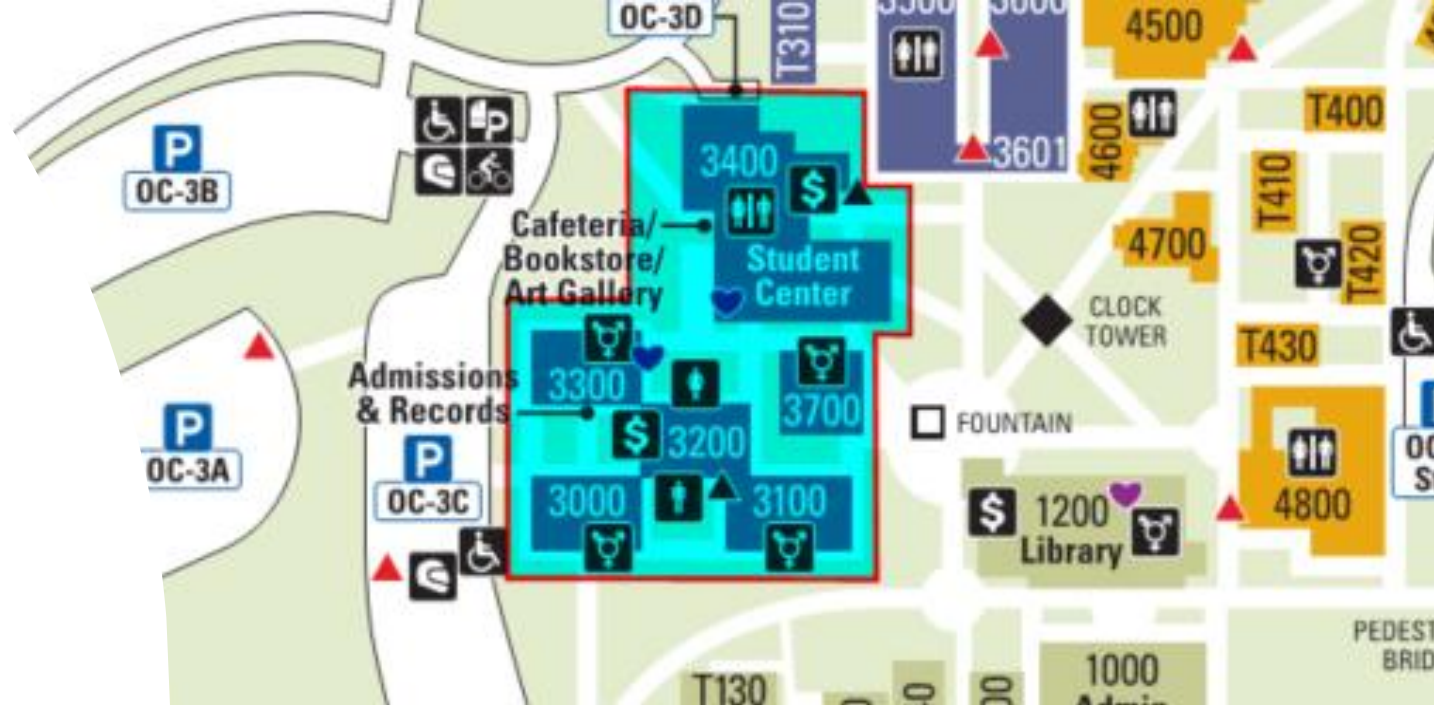


**Budget vs. Forecast**



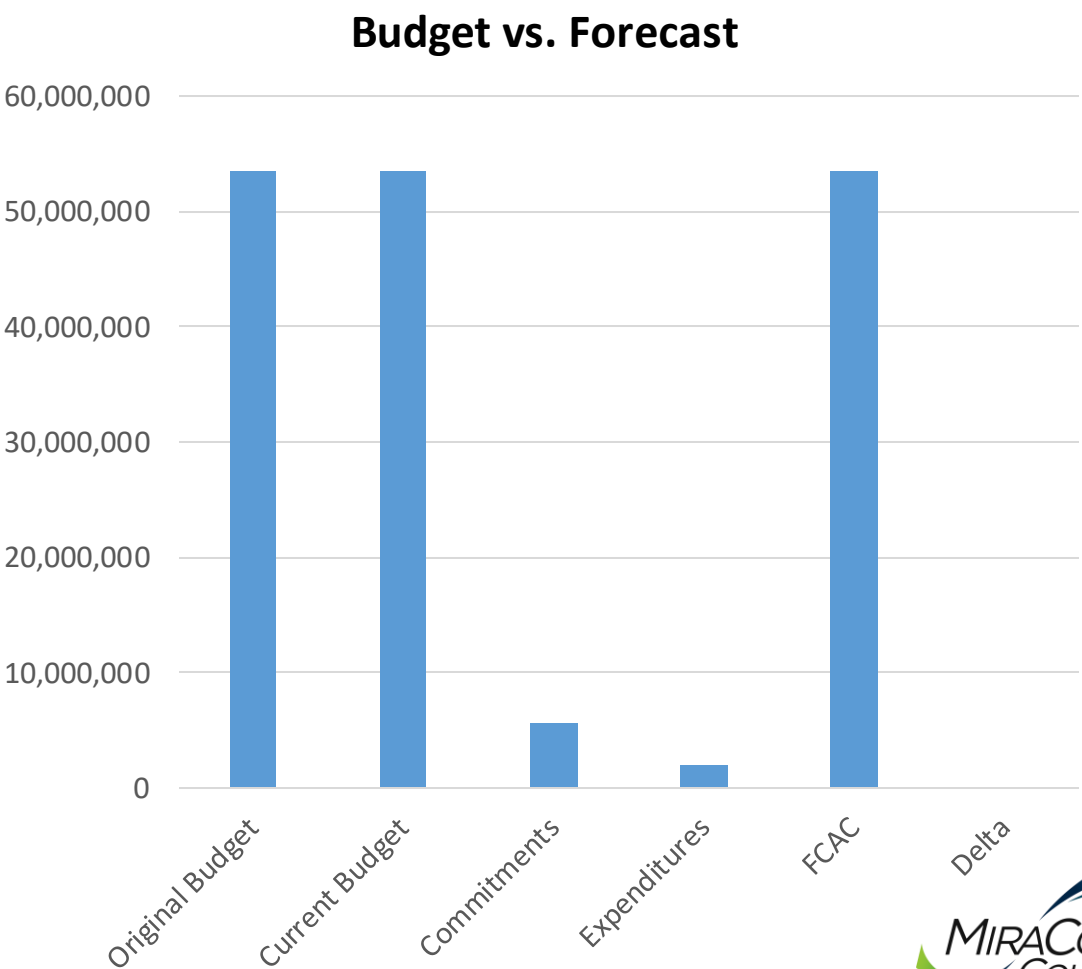
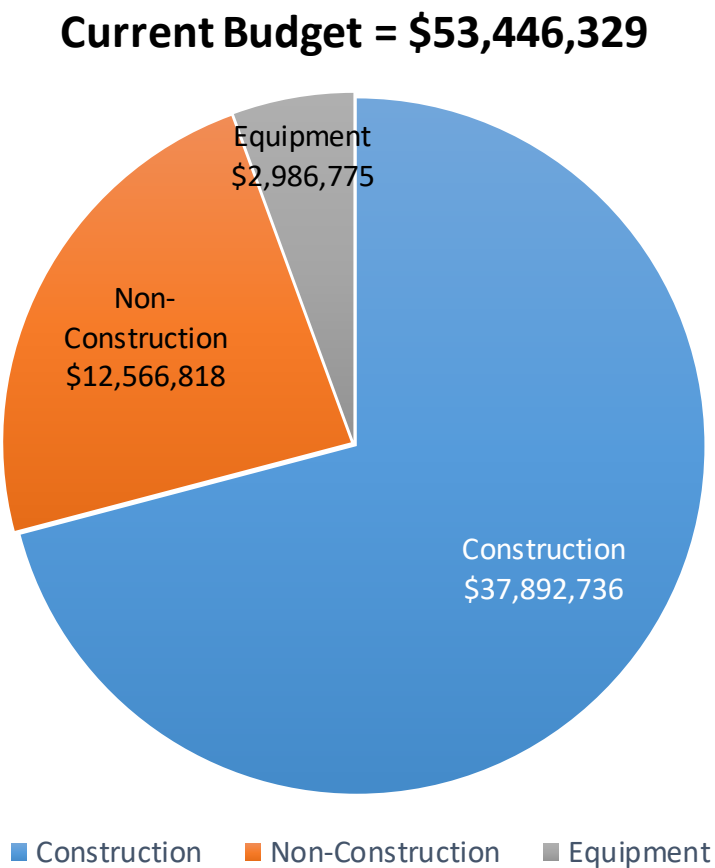
# OC 3000 SERIES RENOVATION

- **Phase:** Design
- **Delivery Method:** Design-Build
- **Current Budget:** \$53.4M
- **DBE:** Rudolph & Sletten / Gensler
- **Building SQ FT:** 56,098 SQ FT
- **Scope:** This expansive project consists of renovating buildings 3400 and 3700, and replacing (4) aging buildings; 3000, 3100, 3200 and 3300. This will form a Communications Hub and create a cohesive space for the Social Justice and Equity Centers and provide for renovations to the existing Student Center. The scope will include classroom, office, study, and student group collaboration spaces.
- **Status:** This project is wrapping up the Programming and Collaboration Phase with the adjusted approach to replacing existing buildings 3000, 3100, 3200 and 3300 that would otherwise require cost prohibitive structural modifications. The Schematic Design phase will begin soon.



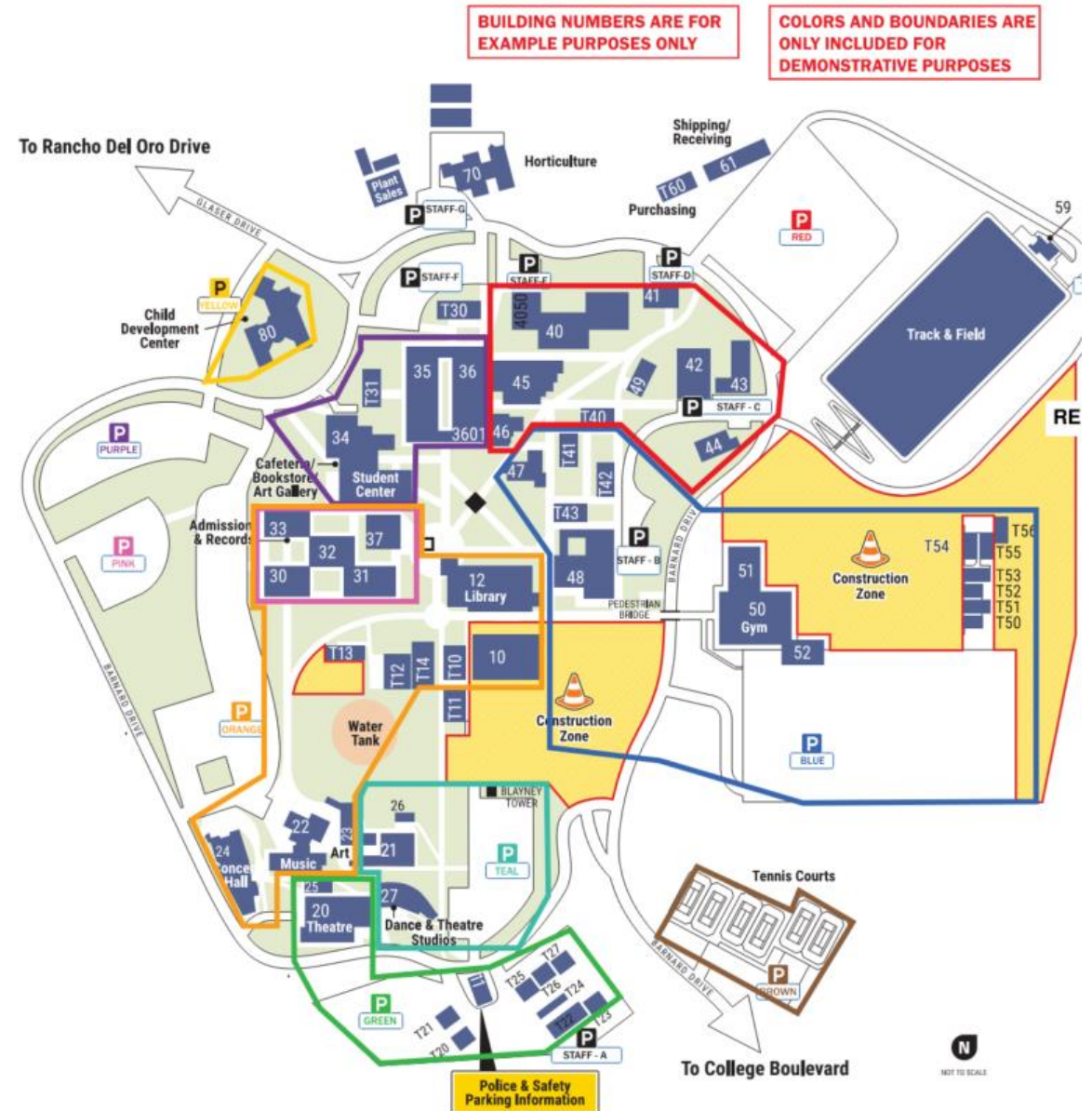
# 3000 SERIES RENOVATION

Project Budget as of December 2022



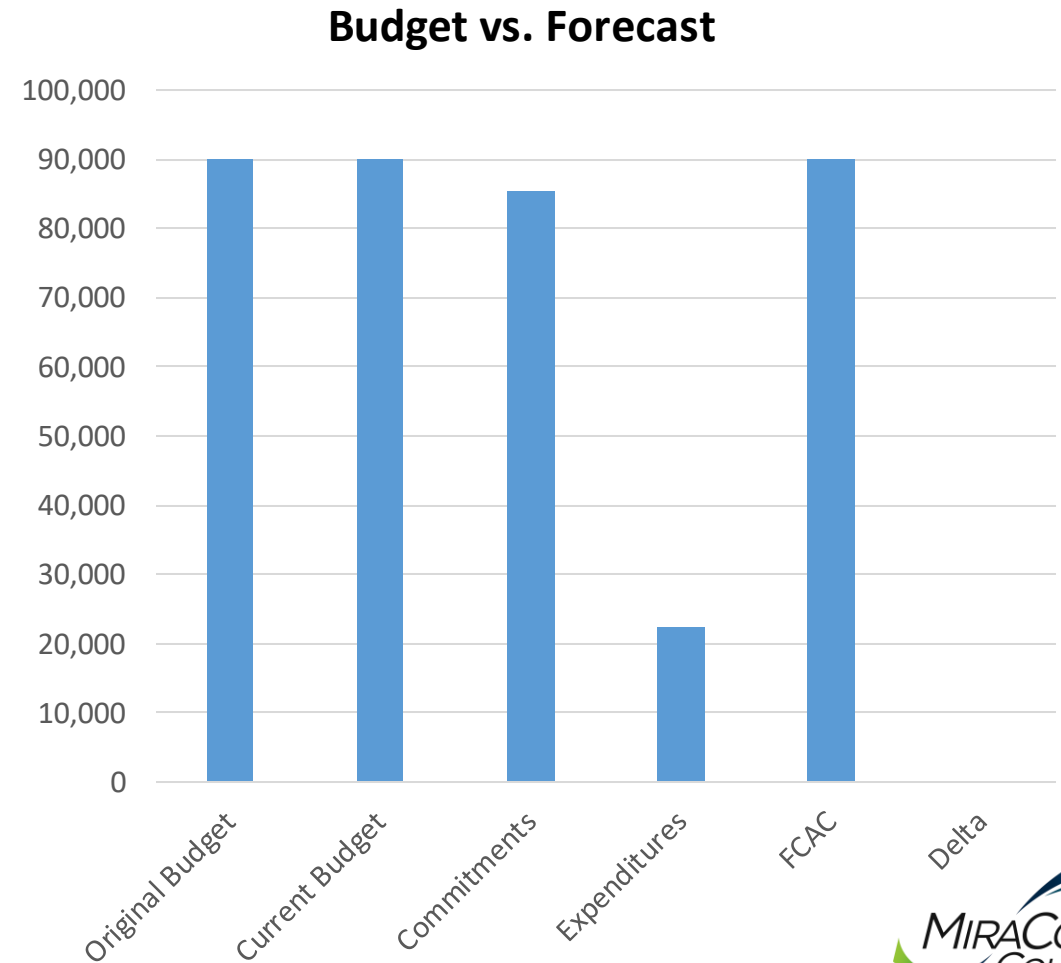
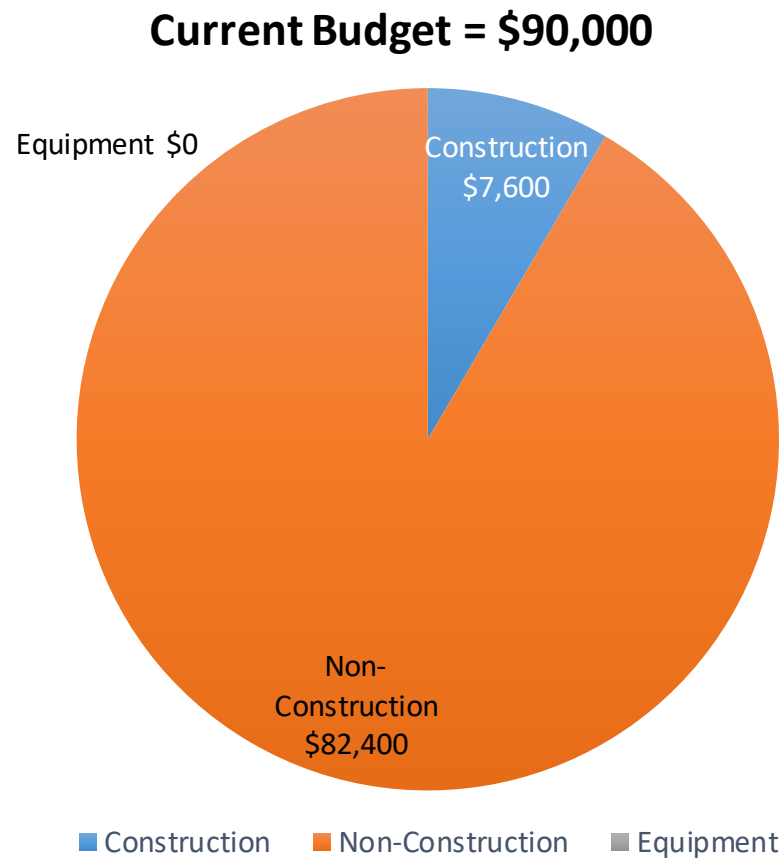
# OC Wayfinding and Signage

- **Phase:** Design
- **Delivery Method:** TBD
- **Current Budget:** \$90K
- **Architect:** DLR
- **Location:** Campuswide
- **Scope:** This planning project is taking a comprehensive look at wayfinding and signage needs across the Oceanside Campus to develop a functional and effective standardized signage plan. This includes both vehicular and pedestrian wayfinding, interior and exterior signage and monument/entry signage. Final designs would be rolled out in active construction projects or future projects as it applies.
- **Status:** Design efforts are nearly completed for a standardized signage plan. Early planning for a potential construction project to implement the updated building and room identification system is underway.



# OC Wayfinding and Signage

Project Budget as of December 2022





**STATUS OF CONTRACTS LET**

# STATUS OF CONTRACTS LET – Upcoming

- **Design-Build Request for Qualifications/Proposals (RFQ/Ps)**

- 4500 Building RFQ/P upcoming

- **Request for Task Order Proposals (RFTOPs)**

- None



# STATUS OF FINANCE

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## ■ **Master Program Budget – As of December 2022 Month End**

- See attached report
- Commitments - \$364M
- Expenditures - \$207M

# Questions

