

## Trade Tech Prop A/AA Construction Projects Status April 2008

### Projects in Construction Phase

**Olive Street Parking Facility (OSPF):** All interior floors and walls were power washed over the Spring Break to give the complex a clean appearance. New speed bumps, vehicle signage and parking meters have been installed for more effective traffic management. The new parking structure is popular with faculty, staff and students due its location adjacent to the campus on Grand Avenue with well lighted and covered parking spaces. It usually fills to capacity early in the morning and again by 6PM Mon-Thurs. Final punch list resolution, completion of as-built plans and change order requirements are in progress. LA Sheriff Dept. security officers and cadets provide daily parking management to maximize capacity use of parking spaces. Daily usage has stabilized. Project close-out target date: June 2008.

**New F Ramp:** The new F Ramp with access on Flower Street opened to vehicle traffic for the Spring 08 semester. Project enhancements and completion of the new storage, facilities departments and loading docks will continue through May. Warehouse interiors including electrical, mechanical, and plumbing are in final stages. The Flower Street entrance landscaped planter will be modified to allow for easier vehicle access. New traffic signage and a center strip will be installed in April. Project close-out target date: July 2008.

**South Campus:** The new 5 story "twin towers" along Grand Avenue between 21<sup>st</sup> and 23<sup>rd</sup> Streets are being constructed by Taisei Construction Corp. Steel beams and floor platforms are being installed on the Technology Building (23<sup>rd</sup> & Grand) and the Student Services Building (21<sup>st</sup> & Grand). Utility connections, waterproofing and foundation work on the Student Services Bld has been completed. Backfilling the Student Services building foundation is in progress. The new structures will provide an array of student services including Admissions & Records, Counseling, EOP&S, Matriculation and the Business Office. The Technology Bld includes new lecture halls, classrooms, computer labs and faculty offices. The major development is the largest single project in the LACCD Prop A/AA Bond Program and will provide a contemporary campus gateway along Grand Avenue. South Campus Project is proceeding on schedule and on budget. The target date for project completion and occupancy is April 2010.

**Child Development Center:** Located on Grand Avenue adjacent to the new parking structure, the CDC is 14,238 sq. ft. and will provide a permanent home for our campus child care and child development staff. Interior improvements, walls, ceramic tile, restrooms, offices, kitchen equipment and classrooms are in progress. The playground surfacing and equipment installation is in progress as well as exterior painting, site work and structure finishes. Door hardware is being

installed this month. LEED issues will be reviewed in May. The general contractor is Morillo Construction Co. This project has incurred several delays. Furniture, fixtures and equipment (FF&E) will then be installed when construction is completed. The California State licensing process will complete the process to prepare the complex for occupancy.

**D Bld Interior and Finish Upgrades:** During January and February, the 3<sup>rd</sup> floor classrooms, labs and offices of the D Bld were renovated with new paint, floor coverings, ceilings and white boards. All classrooms with one exception were completed in time for Spring 08. Interior improvements will continue on the 1<sup>st</sup> and 2<sup>nd</sup> floors. Work schedules will include weekend and night time slots to minimize disruption for faculty & students. "The Fishbowl" on the ground floor received a new vinyl tile floor covering that addresses a problem with moisture seepage from the concrete slab. Project completion is scheduled for October 2009.

**B Bld Interior and Finish Upgrades:** Work is in progress on interior classrooms, offices and shop improvements and painting on all three floors of B Bld. A heavy workload was scheduled over Spring Break to take advantage of reduced academic activities. Abatement of selected areas will continue through the summer.

**F Bld Structural Repairs:** Structural strengthening of the steel girders is about 90% complete. Project work is on schedule and on budget. Several of the steel girders that support the F Roof parking lot were noted to be stressed due to time, weight and seismic impacts. Interior painting of circulation aisles and hallways has been completed. This project will insure the structural integrity of the steel support system. Completion is scheduled for June 2008.

### Projects in Design Phase

**A Bld Restoration & Modernization:** The project received DSA (Dept. of State Architect) approval for Structural, Accessibility and Fire/Life Safety design. This project is 65% State funded and 35% Bond Program funded. State funding became available one year earlier than original scheduled. To capture these funds, this project must have a construction contract awarded and work launched by June 2008. We have very tight timelines to complete the design work and contract bidding process. The East Wing will be renovated first. Per a comprehensive swing space plan developed by MDS Johnson/Favaro Architects, the Nursing Dept. and Student Services will be relocated to modular units adjacent to the LRC complex. Programming information for Swing Space has been collected and interior space design for each unit has been completed. There will be four modular units adjacent to the LRC and ten units to accommodate the Nursing Program, additional general classroom space and conference room. Installation dates will be determined early May.

A separate plan for the Grand Theatre is in development with the goal of minimizing time that the Theatre would be closed for seismic, electrical, mechanical and cosmetic renovations.

**A Bid – Grand Theatre Roof:** On January 16, 2008, the Board of Trustees approved the Adoption of Plans and Specifications for this project. AVA is collecting documents for the Bid Award phase. Both solar and green roofs were considered, reviewed and rejected as too expensive or impractical for this structure. This project will be completed as part of the A Bid renovation.

**K Bid – Repair Heating, Ventilation & Air Conditioning (HVAC) Controls:** Bid opening for this contract was held on January 15, 2008. The contract was awarded to Los Angeles Air Conditioning Inc. The contractor has begun submitting post award documentation in accordance with contract requirements. Consultant submitted 100% construction documents for space heating systems. Project completion target: Feb 2010.

**Campus Improvements – New Fuel Tanks:** Bid package for advertising this project was in February 2008. CPM submitted additional cost estimate comments on the construction documents for an engineering review. CPM is reviewing bid documents to determine final bid-award date. The tanks will supply fuel for our campus fleet and mechanical equipment.

**D Bid – HVAC Controls:** Breen Engineering completed integrating DSA comments to the Accessibility & Fire/Life Safety plans. DSA approved structural, accessibility and fire/life safety plans in March 2008. LACCD Board of Trustees approved a construction contracts for HNK Tech on 3/26/08. CPM and Contractor will conduct a job walk prior to a Notice to Proceed with the project.

**B Bid – Upgrade of Toilet Facilities:** DSA released accessibility and fire/life safety plans for resolution by the architect. PBSW Architects is preparing response to these comments.

**Transportation & ADA Accessibility Improvements:** This project received DSA design approval in March. This project will be part of the Bond J projects.

**Math& Science Bid – Repair HVAC Controls:** A post-award meeting was held on 2/02/08. Los Angeles Air Conditioning Inc. is the general contractor. The Board of Trustees approved this contract on 2/27/08. Pre-construction meetings are now being held.

**A Bid – Utility Tunnel Repair Phase 2:** American Builder Corp. worked with Build-LACCD (the District's Bond Program Partnership) to complete pre-construction requirements for insurance, OCIP and Safety certifications were completed during March 2008.

## Projects in Programming Phase

**H Bld – Phase 2:** PBWS Architects has progressed with preparation of the Final Project Proposal (FPP) for the Culinary Arts Building. The FPP is scheduled for submittal to the State in mid-May 2008. PBWS will meet with LACCD specialists to review FPP issues in April. Culinary Arts Dept. is scheduled to occupy all space in the renovated H Bld.

**LRC Renovation:** A complete renovation of the LRC complex is in progress. Harley Ellis Devereaux is the lead architectural firm. This project is 50% State funded and 50% Bond funded. Interviews with prospective building users are in progress. Several reconfigurations of the LRC are being considered. Final Project Proposal and state schedule of the LRC package are currently in review. The Architect met with LACCD state specialist in February to discuss slight variations from the Final Project Proposal. Adjustments have been made to the original plan.

**Grand Avenue Enhancements – Phases 1 & 2:** Tanaka Architects presented Grand Avenue program schematic design plans for review and approval by the College Administration and CPM firm. Next step in Phase 1—schematic design finalization. Phase 2 – Los Angeles City Transportation Committee and the City Council have approved funding. The combination of Federal and City funds will improve the aesthetic appeal and pedestrian amenities along Grand Avenue to 23<sup>rd</sup> Street. The South Campus Project will integrate site improvements with the Grand Avenue final plan.

Preparation of conceptual drawings for pedestrian improvements along Flower between Washington Blvd. and 23<sup>rd</sup> St. are in progress.

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