KCCD Measure J Bond Program Update

September 19, 2020 through October 23, 2020

S & E aerial drone photo - October 16, 2020
Program Management

Achievements

- Closeout of the Memorial Stadium Phase I project has begun.
- Draft Request for Proposals (RFP) have been developed for the Construction Management-At-Risk (CMAR) projects and have been submitted for the District’s review.
- The offsite water improvement contract for the Infrastructure project has been approved by the Board of Trustees.

Look Ahead

- Continue the Construction Management (CM) services procurement process for the construction scope of work for Administrative Services Building, Welcome Center, Arvin General Education Center, Agriculture Building, and Delano Learning Resource Center (LRC) projects.
- Anticipate the completion of the design for DSA submittal for Delano Learning Resource Center (LRC).
- Anticipate DSA approval for the Welcome Center, Administrative Services, and Combined Gym/Fieldhouse projects.
Campus Center/ABC Building
- Building A – Acoustic ceiling tile (ACT) grid system installation is ongoing. Wall texture coat and prime, lighting, glass, restroom tile, and HVAC grille installations are ongoing. Door frames installed in various locations throughout the building. Installation of hollow metal door frames in some locations is ongoing. Drywall finishing at stairs 1 & 3 continues. Paver installation at 3rd floor deck is ongoing. Coping at roof is ongoing.
- Building B – Window systems, hollow metal frames, roll up door installations continue. Drywall finishing and electrical continues in the kitchen. Finish paint continues in multiple locations. Exterior insulation finishing system (EFIS) is ongoing. Acoustic ceiling tile (ACT) grid system installation is ongoing.
- Site – Finish grading at north side of Building A continues.

Infrastructure (Water, Sewer and Gas Upgrade)
- Construction closeout is ongoing.

Infrastructure (Central Plant – TES Tank Repair)
- Commissioning of the TES tank is in progress.

Infrastructure (Central Plant – Coil Replacement)
- The air handling installations are ongoing.

Memorial Stadium Phase 2
- Electrical equipment, restroom fixtures, toilet partitions and sound system installations are ongoing. Flat work and drywall taping application at the New Storage Building continues.

Science & Engineering
- Structural steel and decking installations are ongoing. In plant inspection for steel fabrication in Fowler, CA continues.

Swing Space Fieldhouse
- Project in final closeout.
Project Management
(in Construction)

• **Look Ahead**

**Campus Center /ABC Building**
- All trades continue work at Buildings A and B.

**Infrastructure (Central Plant – TES Tank Repair)**
- Project is in final closeout.

**Infrastructure (Central Plant – Coil Replacement)**
- Project completion.

**Infrastructure (Water, Sewer and Gas Upgrade)**
- Final construction closeout is in progress.
- Cal Water offsite work is ongoing.

**Memorial Stadium**
- Final closeout will continue for Phase 1.
- Continue construction for Phase 2.

**Science & Engineering**
- Continue site construction.

**Swing Space Field House**
- Final construction closeout is in progress.

**Combined Gym and Fieldhouse**
- Anticipate DSA approval by early November 2020.
- Anticipate construction start in January 2021.
- Preliminary schedule review underway. Lay down/site staging plans reviewed and approved.
- Anticipate Guaranteed Maximum Price (GMP) approval.
Combined Gym and Field House
- DSA and the A/E participated in a Back-check meeting on October 15, 2020. The DSA structural review is complete apart from a few items in non-structural disciplines.

Arvin General Education Center
- The A/E continues with the project design, focusing on the Civil Engineering design.

Delano Learning Resource Center
- The design is complete. DSA submittal was made on October 7, 2020 and the documents are now in plan check.

New Parking and Sports Fields
- The A/E, DSA and PMT met September 24, 2020 for a preliminary review. The concepts discussed were acceptable to DSA. The A/E submitted for Schematic Design review on October 7, 2020.

Agriculture Building
- The programming meetings continue with the validation effort scheduled for completion on November 23, 2020.

Administrative Services
- The CM construction kick-off meeting was held on October 14, 2020.

Welcome Center
- DSA approval was granted and construction documents were uploaded on October 6, 2020. The CM construction kick-off meeting was held on October 14, 2020.

General
- Provided support in program design and constructability reviews on material submittals, Architect Supplemental Instructions (ASI’s), and DSA Construction Change Documents (CCD’s).
- Ongoing coordination with DSA on overall submittal scheduled for a six-month look ahead.
- The Building Program Design Standards are on an ongoing review and update cycle. The updated standards are being used for future procurements.
Design Management

Look Ahead

**Combined Gym and Field House**
- Anticipate DSA approval and Guaranteed Maximum Price (GMP) after completion of the DSA back-check.

**Arvin General Education Center**
- The A/E will develop the schematic elevations. After approval of the schematics, the design will be ready for DSA preliminary meeting. Shortly thereafter, the formal design review of the project will be held.

**New Parking and Sports Fields**
- Negotiations to conclude with DSA regarding an incremental approach to project approval and construction.

**Administrative Services Building (Campus Center Annex)**
- Obtain DSA approval and prepare for bidding.

**Delano Learning Resource Center**
- Await DSA review and approval set for early 2021.

**Agriculture Building**
- Complete programming review phase and begin schematic design phase. Obtain approval of CMAR proposals.

**General**
- Continue assisting in program design and constructability reviews on materials submittals, Architect Supplemental Instructions (ASI’s), and DSA Construction Change Documents (CCD’s).
Program Controls

Achievements

Schedules:
- Maintained/updated/distributed monthly BC Program Schedule including revised Cost Allocations and Budget Transfers.
- Revised Cost Model and provided to District for BC Program Update.
- Updated/distributed periodic BC Coordination Schedule.
- Reviewed Contractor/Design-Builder schedules for conformance with contract requirements and progress.
- Evaluated Time Extension Requests from Contractors.

PMIS (eBuilder):
- Maintained/updated/distributed folders/files reference lists.
- Updated/Distributed Workflow Processes and Overview Chart including RFIs, Change Management, Change Order, Invoice/Pay Request process revisions and PMT Request process.
- Made additional revisions to the Invoice/Pay Request, PMT Requests, Change Management and Change Order Workflow Processes.
- Performed ongoing eBuilder tasks.
- Performed System administration (users/roles/permissions).
- Provided ongoing user training/support/coaching.
- Performed submittal list imports and coordination plus additions.
- Performed Workflow Processes tracking and notifications.
- Provided additional Reports, Dashboards support and development.
- Bundled Cost Change Request (CCRs) into Change Orders (COs).
- Compiled and recorded forecasts.
- Maintained budgets, including revisions as requested by the District.
- Posted Commitments (POs).
- Performed updates to shared worksheet for BC Local/Non-Local.
- Drafted and submitted PPRs.
- Provided Change Management Logs to District.
- Prepared PPRs.

PMIS (PlanGrid):
- Updated project plans, and hyperlinked DSA and ASI sheets.
Program Controls

Schedules:
- Maintain/update/distribute monthly BC Program Schedule and Cost Model.
- Update/distribute periodic BC Coordination Schedule.
- Review Contractor & Design-Builder schedules.
- Evaluate Time Extension Requests from Contractors.

PMIS (eBuilder)
- Maintain/update/distribute folders/files reference lists.
- Update/distribute Workflow Processes and Overview Chart.
- Perform ongoing eBuilder tasks.
- Perform System administration (users/roles/permissions).
- Provide User training/support/coaching.
- Perform submittal list imports and coordination plus additions.
- Perform Workflow Processes tracking and notifications.
- Provide Reports, Dashboards support and development.
- Maintain budgets.
- Bundle CCRs into COs.
- Compile and recorded forecasts.
- Post Commitments (POs).
- Draft and submit PPRs.
- Perform updates to shared worksheet for BC Local/Non-Local.
- Provide Change Management Logs to District.
- Prepare PPRs.

PMIS (PlanGrid):
- Maintain/update project plans.

Look Ahead
Financial Management

+ Achievements

- Attended weekly program PM update meetings and weekly issues meetings.
- Monitored critical milestone and phases; and compared financials.
- Conducted ongoing financial analysis, tracking and reconciliations.
- Conducted meetings with QA/QC staff to further develop approach to measure operational alignment with Standard Operating Procedures (SOPs) Reviewed SOPs and made updates to align to current PMT, project, and construction management requirements, as necessary.
- Assisted with the creation of document templates and made necessary updates to existing templates.
- Worked with project management teams to collaborate and implement additional processes into the management of projects.
- Conducted ongoing quality reviews of eBuilder, including RFIs and Submittals, and followed up with the project teams.
- PlanGrid quality management and maintenance.
- Updated financial tracking documents. (Ongoing)
- Reviewed cost projections.
- Assist with Estimate at Completion under supervision of Program Controls.
- Conducted weekly financial update meetings.
- Worked with PM teams to ensure uniformity of project documents and processes.

+ Look Ahead

- Conduct training and workshops on program best practices as needed.
- Make further updates to Standard Operating Procedures (SOPs) as needed.
- Conduct QA/QC reviews and meetings.
- Conduct ongoing quality checks in eBuilder.
- Facilitate financial update meetings.
- Attend weekly program PM update meetings and weekly issues meetings.
- PlanGrid quality management and maintenance
- Update financial tracking reports (ongoing task).
- Conduct additional quality workshops.
- Continuous financial reconciliation, updates, and tracking.
KCCD Measure J Bond Program Analytics
Budgets for Active Projects:

This meter shows the total dollars for projects accounted for through the PPR District approval process as compared to the total budget approved for projects by the KCCD Board as part of the Measure J Bond Program. As additional projects are approved through the PPR process or changes are made to Project Budgets, the needle will move demonstrating the change.

Total value shown above is for the BC Program and includes Funding from Measure J, Measure G and State.

### PROJECTED BUDGETS BY PROJECT

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Sum of Projected Budget</th>
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</thead>
<tbody>
<tr>
<td>BC-ABC CAMPUS CENTER / ABC BUILDING (28F763)</td>
<td>46,575,174.92</td>
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<td>BC-AGB AGRICULTURE BUILDING (28F783)</td>
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<td>BC-GYM COMBINED GYM FIELDHOUSE (28F790)</td>
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<td>BC-HUE HUMANITIES ELEVATOR (28F815)</td>
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<tr>
<td>BC-INF INFRASTRUCTURE (28F792)</td>
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<tr>
<td>BC-MEM MEMORIAL STADIUM (28F764)</td>
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<tr>
<td>BC-MVC MT.VERNON CULINARY ARTS (28F814)</td>
<td>8,000,000.00</td>
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<td>BC-WIR WIRELESS INFRASTRUCTURE (28F766)</td>
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Original + Pending + Approved
Committed and Projected Contractual Obligations:

The following meter shows the total dollars budgeted for the Bakersfield Campus Measure J Bond Program on the right and the commitments, including projected commitments to vendors for performing work as part of the program, in the middle. Science and Engineering and the Gym are currently projecting the design related fees, while the final GMP for construction on those projects will be reflected at the completion of design and updates construction commitment value.

Individual budgets have been adjusted at the request of the District by removing the Program fees originally included. Those fees are now in a separate budget.

Total value shown above is for the BC Program and includes Funding from Measure J, Measure G and State.

### PROJECTED COMMITMENTS BY PROJECT

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<thead>
<tr>
<th>Project Name</th>
<th>Sum of Projected Commitments</th>
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<td>1,014,196.24</td>
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Actuals Approved:

The following meter shows the total dollars budgeted for the Bakersfield Campus Measure J Bond Program on the right and the actual dollars approved for invoicing to vendors performing work as part of the program in the middle. This needle will move from left to right as more invoices/pay requests for projects are approved. Current Actuals approved are related to design process and construction. Projects with construction contracts executed are: Surface Parking Repair, Swing Space, Wireless Infrastructure, VRC Construction, Memorial Stadium Phase 1 and 2, Campus Center/ABC Building, Science & Engineering Building, Arvin General Education Center (Demolition), Combine Gym & Fieldhouse and Infrastructure – Central Plant.

Total value shown above is for the BC Program and includes Funding from Measure J, Measure G and State

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<tr>
<th>Project Name</th>
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<td>BC-INF INFRASTRUCTURE (2BF792)</td>
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<td>BC-MEM MEMORIAL STADIUM (2BF764)</td>
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<td>BC-MVC MT VERNON CULINARY ARTS (2BF614)</td>
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<td>BC-NSF NEW PARKING &amp; SPORTS FIELDS (2BF794)</td>
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<td>BC-S&amp;RE SCIENCE &amp; ENGINEERING BUILDING (2BF796)</td>
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<td>BC-WIR WIRELESS INFRASTRUCTURE (2BF786)</td>
<td>1,014,198.24</td>
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Approved by AVC
Project Cost Activity:

The following bar chart shows the total program budgets, in blue, approved for each active project. Red and green bars show committed funds against those budgets and approved actuals for performance of work based on those committed funds. The Campus Center/ABC Building project currently shows the most spending activity.

Total value shown above is for the BC Program and includes Funding from Measure J, Measure G and State.
Local Vendor Participation:

The following pie chart shows the percentage of Purchase Orders, or “Commitments,” that have been made to prime firms and their subs with offices residing in the district boundaries who have been contracted to perform work as part of the Measure J Bond Program.

Projected Commitments excluding State Agency costs
Committed Funds for Work:

Commitments are defined as approved Purchase Orders for work as part of the Measure J Bond Program and projected commitments which are those planned but pending an approval process. The graph demonstrates the natural progression of work from design, which has lower costs, to construction which increases costs and thus commitments. As more projects complete design and move into construction this trend will continue.
**Change Management:**

Changes by Project demonstrate the total number of approved change orders by dollar value for each active construction project. Projects currently showing an approved change order are Campus Center/ABC Building, Infrastructure, Memorial Stadium, New Surface Parking Repair, Swing Space and Vernon Valenzuela Veterans Resource Center Project.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Sum of Amount</th>
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<tr>
<td>BC-ABC CAMPUS CENTER / ABC BUILDING (28F763)</td>
<td>2,198,764.84</td>
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<tr>
<td>BC-ARV ARVIN GENERAL EDUCATION CENTER (28F762)</td>
<td>21,201.92</td>
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<td>BC-CSI CAMPUS SIGNAGE (28F765)</td>
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Approved Changes for Construction Contracts:

October 2020
Budget Cost Distribution:
The following chart provides the current projected use of funds for the Measure J Bond program and how those funds are divided among different uses. Construction accounting defines soft costs as those costs not considered direct construction costs. Direct costs for construction or Hard Costs are demonstrated on this pie chart with the blue color. Current projections show that Hard Costs comprise more than 75 percent of the budget.
Project Name: Campus Center/ABC Building
Org Code: 28F763
Delivery Method: Design-Bid-Build
Program Value: $43.575 Million
Construction Value: $33.025 Million
Construction Start: May 2019
Construction End: April 2021
Designer: Ordiz-Melby & Associates
Contractor: S. C. Anderson, Inc.
Project Manager: Kelly Engle
Demolition Percent Complete: 100%
Design Percent Complete: 100%
Construction Percent Complete: 75%

PROJECT NOTES/UPDATE:

Building A: On the west side of the first-floor acoustic ceiling tile (ACT) grid system, aluminum framed window system, and wall texture coat and prime is ongoing. The lighting, glass, restroom tile, HVAC grille installations are ongoing. Door frames installed in various locations throughout the building. Installation of hollow metal door frames in some locations continues. The 2nd Floor acoustic ceiling tile (ACT) grid system, lighting, texture coat at walls, glass and restroom tile installations are ongoing. Drywall finishing at stairs 1 & 3 is ongoing. The 3rd Floor texture coating and prime continues in multiple locations. Paver installation at 3rd Floor deck is ongoing. Acoustic ceiling tile (ACT) grid system, glass at windows systems, coping at roof installations continues. Exterior insulation finishing system (EFIS) is completed.

Building B: The window systems, hollow metal frames, roll up doors have been installed. Drywall finishing and electrical continues in the kitchen. Finish paint in multiple locations continues. Exterior insulation finishing system is ongoing. Acoustic ceiling tile (ACT) grid system has been installed.

Site Work: The finish grading at the north side of Building A is complete. The concrete flatwork at the courtyard in Building A and in between Buildings A and B are completed.
Project Name: Science & Engineering Building
Org Code: 28F796
Delivery Method: Design-Build
Program Value: $65.0 Million
Construction Value: $48.9 Million
Construction Start: December 2019
Construction End: August 2021
Design Builder: Bernards
Project Manager: John Smith
Design Percent Complete: 100%
Construction Percent Complete: 15%

PROJECT NOTES/UPDATE

The structural steel erection is currently in phase 4 of 9. Decking has been placed on phases 1-3. Trenching and placement for underground plumbing and electrical conduits are ongoing. Structural steel fabrication inspections in Fowler, CA are ongoing. Corebrace inspections in Pocatello, ID are complete.
Swing Space Projects

Project Name: Swing Space – Field House
Org Code: 28F798
Delivery Method: Design-Bid-Build
Program Value: Included in Main Budget ($12.2 Million)
Construction Value: $848,918
Construction Start: January 2020
Construction End: June 2020
Designer: AP Architects
Contractor: JTS
Project Manager: Jared Cascadden
Design Percent Complete: 100%
Construction Percent Complete: 100%

PROJECT NOTES/UPDATE

Final work has been completed and permanent power to modular buildings has been installed.
Memorial Stadium Track & Field

Project Name: Memorial Stadium Track & Field
Org Code: 28F764
Delivery Method: Design-Bid-Build
Program Value: $18.04 Million
Construction Value: $11.66 Million
Construction Start (Phase 1): April 2019
Construction End (Phase 1): August 2019
Designer: Klassen Corp.
Contractor: OHNO Construction (Phase 1)
Project Manager: Reyes Mendoza
Design Percent Complete (Phase 1): 100%
Construction Percent Complete (Phase 1): 100% (OHNO)

PROJECT NOTES/UPDATE

Financial closeout is in process.
**Memorial Stadium Phase II**

- **Project Name:** Memorial Stadium Phase II
- **Org Code:** 28F764
- **Delivery Method:** Design-Bid-Build
- **Program Value:** $18.04 Million
- **Construction Value:** $6.32 Million
- **Construction Start (Phase 2):** February 2020
- **Construction End (Phase 2):** December 2020
- **Designer:** Klassen Corp.
- **Contractor:** Colombo Construction Company Inc.
- **Project Manager:** Reyes Mendoza
- **Construction Percent Complete (Phase 2):** 80%

**PROJECT NOTES/UPDATE**

The gym and press box side installation of new electrical conduits and pulling of electrical conductors continues. Electrical panel terminations are ongoing. Electrical substation “D” equipment installation is ongoing. Chain link fence installation around and flat work near electrical substation “E” is ongoing. Installation of chain link fence and gate inside and around New Storage Building is ongoing. The painting of the New Storage Building continues. Sound system installation and scoreboard electrical connections are ongoing. Restroom plumbing fixtures installation at press box side continues. HVAC unit’s installation continues.

The following items are complete:
Combined Gym and Field House

Project Name: Combined Gym and Field House
Org Code: 28F790
Delivery Method: Design-Build
Program Value: $63.0 Million
Construction Value: $43.8 Million
Construction Start: July 2020
Construction End: August 2022
Designer: Cannon Design
Contractor: S.C. Anderson
Project Manager: Jared Cascadden
Design Percent Complete: 100% CD submittal

PROJECT NOTES/UPDATE:
The backcheck of DSA comments are completed and permit is pending. Swing space logistics, budget, and scope are being finalized between PMT and M&O.
**Infrastructure**

**Project Name:** Infrastructure – Water, Gas, Sewer and Irrigation

**Org Code:** 28F792

**Delivery Method:** Design-Bid-Build

**Program Value:**

**Construction Value:**

**Construction Start:** September 2020

**Construction End:** May 2022

**Designer:** QK Engineering Inc.

**Contractor:** Cal Water Company

**Project Manager:** Jamal Powell

**Overall Construction Percent Complete:** 0%

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**PROJECT NOTES/UPDATE:**

Off-campus water main extension work continues, expected to be completed on 11/20/2020. Point of contact coordination of on-site water meter is still pending. Off-campus (Cal Water) Pump station upgrade is to be completed by April 2022.
**Project Name:** Infrastructure – Central Plant TES Tank Repair

**Org Code:** 28F792

**Delivery Method:** Design-Bid-Build

**Program Value:** $15.0 Million

**Construction Value:** $250,128

**Construction Start:** April 2020

**Construction End:** August 2020

**Designer:** P2S Engineering

**Contractor:** Mesa Energy

**Project Manager:** Reyes Mendoza

**Construction Percent Complete:** 97%

**PROJECT NOTES/UPDATE:**

After project scoped items were completed in the field, a walk-through was conducted with the Owner and a final punchlist was generated. Contractor is working on the closeout process.
Project Name: Infrastructure – Central Plant
Math-Science Coil Replacement

Org Code: 28F792

Delivery Method: Design-Bid-Build

Program Value: $15.0 Million

Construction Value: $367,700

Construction Start: May 2020

Construction End: November 2020

Designer: P2S Engineering

Contractor: American Incorporated

Project Manager: Reyes Mendoza

Construction Percent Complete: 70%

PROJECT NOTES/UPDATE:
The contractor has completed installing AHU equipment for the MS Building inside the MS Mechanical Room and is finishing all plumbing and electrical connections to energize the units.
Arvin General Education Center

Project Name: Arvin General Education Center (Demolition)
Org Code: 28F762
Delivery Method: Design-Bid-Build
Program Value: $21.5 Million
Construction Value: $120K (Demolition)
Construction Start: March 2020 (Demolition)
Construction End: September 2020 (Demolition)
Designer (Demolition): N/A
Contractor (Demolition): Upland Construction
Project Manager (Demolition): John Smith
Construction Demolition Percent Complete: 99%

PROJECT NOTES/UPDATE:

Demolition and site clearing have been completed. Notice of completion has been filed with Kern County.
Project Name: Campus Signage
Org Code: 28F785
Delivery Method: Design-Bid-Build
Program Value: $213,200
Construction Value: $213,200
Construction Start: July 20, 2020
Construction End: October 2020
Designer: AP Architects
Contractor: Upland Construction
Project Manager: Jamal Powell
Construction Percent Complete: 95%

PROJECT NOTES/UPDATE:

The signage walls and lettering, landscaping, irrigation, and brick work is complete at the corners of Mt Vernon Ave. and Haley Street. Ground lighting is on back-order and is scheduled to arrive early November.