

PROPOSITION R

Monthly Executive Update

PROGRAM UPDATE

June 3, 2013

Central Plant

* Accomplished in May:

- * Received Engineers options and recommendations for plant Start-up, commissioning, and operation.
- * Completed piping and insulation.
- * Completed Roll-up door Installation.
- * Completed equipment testing and system flushing/treatment.

* Planned for June:

* Complete installation exterior panels/roof.











CENTRAL PLANT

Selected Equipment Testing and Flushing. Performing Water Treatment





CENTRAL PLANT BUILDING

Roll-Up Doors Complete. Installing External Screen Over Condenser Area

Field House Building

* Accomplished in May:

- * Completed collection system for Permanent "canyon" gravity drain.
- * Begin drilling and of collection piping into the slope.

- * Complete drilling and installation of slope drain piping.
- * Start 8th and 9th final lifts in the nail wall.
- * Begin preparations for building foundations.





CANYON DRAIN CONSTRUCTION APRIL- MAY

Permanent Gravity Drain System



Drilling and Placing Collection Piping

Collection System Behind The Nail Wall. Preparations For Final Nail Wall Lifts

DeVore Stadium Outer Buildings

* Accomplished in May:

- * Epoxy flooring and Stainless counters installation.
- * Start electrical and building finishes / glazing.
- * Completed fencing.

- * Complete glazing and building fixture installation.
- * Complete drilling foundations for Musco light poles.











DeVORE STADIUM OUTER BUILDINGS

Paving--- Concrete--- Fencing--- Building Finishes

MC

Emergency Blue Light

* Accomplished in May:

* Pilot project complete.

- * Additional 2 pole installation included in Lot O.
- * Develop design "scope of work" for the entire system.







EMERGENCY COMMUNICATIONS BLUE LIGHT

Pilot Project Complete. Two Additional Poles Included In Summer Lot O Project

Practice Fields

* Accomplished in May:

- * Gates and fencing complete.
- * Ribbon cutting held.

* Planned for June:

* Complete work on minor punch list items.









RIBBON CUTTING

Football Practice and Soccer Fields

Parking Lot "O" Bio-Swale

* Accomplished in May:

- * Completed final design.
- * RFP for construction work advertised.

- * Final plan review by Division State Architect.
- * Construction bid opening.



Other Projects and Initiatives

* Accomplished in May:

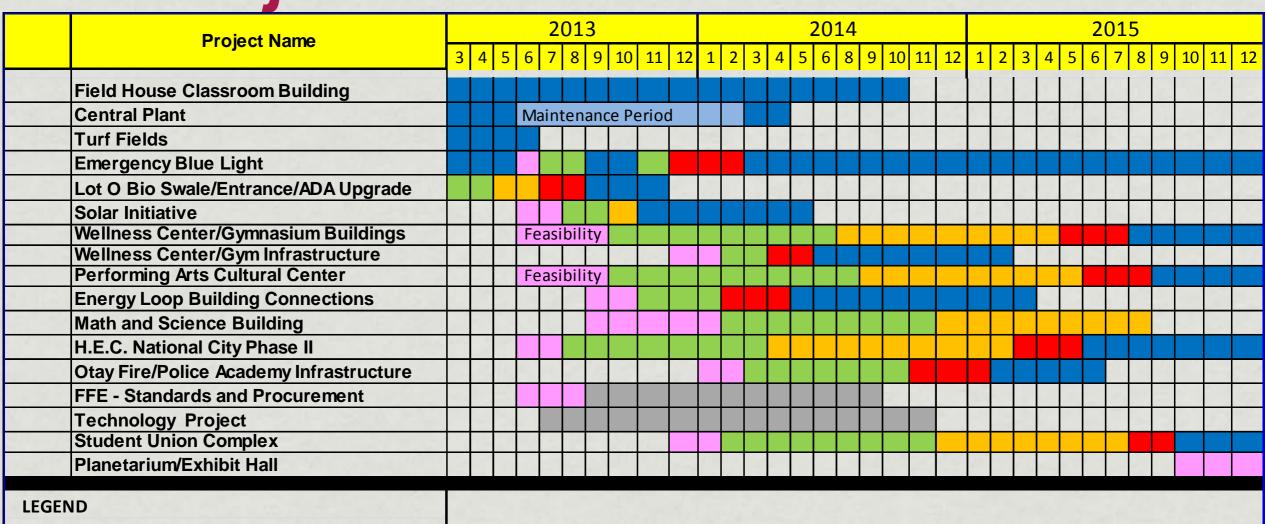
* SWC Prop R presentation at Society for Marketing Professional Services. Panel member with SDCCD and USD.

- * Issue RFQ for architect/engineering firms.
- * Issue RFP for master/executive architect.
- * Prop R Program presentation at dinner meeting, Construction Managers Association of America, San Diego Chapter.





Project Schedule





Southwestern College

2013-2015 Proposition R



Risk Summary

					RISK ANALYSIS	Revision Date: June 04, 2013
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NBR	ITEM	ASSESSMENT			POSSIBLE IMPACT	MITIGATION PLAN
		Original Prior Current			(Cost and/or Schedule)	
1	Growth in construction program forecast to complete from "Scope Creep" during the design and construction phase.	M	М	М	Increase in forecasted cost to complete.	Recommend adjustments in construction program scope as new priorities are approved for current projects. SWC Executive team review and President/Superintendent approval required for increases/adjustments to original project budgets.
2	Construction material increases	L	L	L	Increase in forecasted cost to complete (steel, fuel, asphalt, concrete,)	Continue to monitor the construction market. Include annual escalation in master plan project estimates. Continue aggressive construction schedule
3	Community relations. Impacts resulting from the start of the construction programAvoid surprises.	М	М	М	Possible re-work of designs and /or construction schedules.	Continue proactive communications via the local media. Include SWC executive team in planning, design, phasing and major change decisions. Update the Prop R Website
4	Project Budgets	Н	М	М	Facilites Master Plan phasing schedule, forecasts to complete, bond sale plan and applications for state funding	Set baseline project budgets from the approved master plan. Include all project costs (soft, hard, infrastructure, IT, FFE) in project budgets. Ensure annual escalation included. Perfrom final estimate on project prior to bidding. Complete pogram cash flow analysis.
5	As-Built information, current building assessments including Infrastructure location and assessment, and SWC space/design standards for Architects.	М	м	м	Cost impact: Increase in project forecasts to complete after start of construction.	Incorporate lessons learned from current projects. Include adequate allowances in construction contracts for managed unknowns. Complete Infrastructure location and assessment project as part of master plan programming and planning. Planning and programming focus on mechanical electrical, plumbing, building envelope (roof, windows doors). Review SWC design standards for space.
6	DeVore Stadium ground water impacts	Н	п	н	Project is experiencing delays to the critical path from additional construction required for the temporary and permanent canyon drain systems.	Two temporary construction drainage systems installed. Canyon gravity drain system designed and under construction. Drain system modified to include drain piping placed into the hillside. Engineers to provide additional waterproofing/membrane recommendations at building wall and foundation/floor systems. Water source and volume appears to be natural flow of area irrigation and other runoff waters at the depth of excavation. Confirmation is part of wet utility assessment planning. Schedule and cost impact analysis continuing. Goal is to hold within existing allowances and meet first football gamed in fall 2014.
7	Central Plant commissioning and acceptance without the planned utility loading from the original corner lot plan.	Н	М	м	Possible damage to chillers and equipment. Increases in cost to preventative maintenance plan and operating costs.	In discussion with engineers and equipment provider. Some loading possible on the installed energy loop. Engineers completed report with options, including interin maintenance period. New commissionoing date linked to completion of field house building, which will provide sufficient load to test/operate the system.
8	Campus Information technology nework and communciations master plan	Н	Ι	М	Very costly to chase "most current" technology project by project. Possible rework as building program moves forward. Establish budget.	Perform a communications and IT data/network structure assessment with recommendations for system equipmen location and hard wired network plan. Include in infrastructure master planningutility layering where possilbe. Meeting with IT director. Recurring.
					Risk Status: H=high M=medium L=lov	N



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June 03, 2013