

Theater Arts and McCloud Hall Reconstruction Project Update: Informational Board Presentation

March 21st, 2023

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WHERE WE'VE BEEN

- New Scope Change FPP approved by the Chancellor's Office in June 2022
 - New FPP was submitted as a 100% State Funded project
- New FPP scope is a reconstruction for safety, accessibility/ADA, seismic, and infrastructure improvements for code compliance in McCloud Hall and the Theater Arts Building
- ALMA hired to manage the project in July 2022
 - Lionakis hired to develop plans and drawings
 - Trover hired to manage construction
- Funding for the Preliminary Plans stage released in August 2022
- Preliminary Plans were developed from August 2022 to February 2023

WHERE WE ARE



The Preliminary Plans Package was submitted to the State Chancellor's Office on February 14th, 2023



Items included in the submittal package:

- Architectural Drawings and Specifications
- Updated Cost Estimate
- Space Program and Impact
- CEQA Documentation
- Compliance Letter for Board of Governors
- Energy Incentive Policy



Submittal has been acknowledged by the Chancellor's Office and is currently under review

CHALLENGES

State-Wide/Industry Wide:

- Price of raw construction materials increased due to inflation and supply chain issues
- DSA 50% Replacement Value Threshold Rule
 - If cost to reconstruct building exceeds 50% of the cost to replace building, then DSA will require mandatory seismic upgrades be made to building

Unique to CoS:

- Low local funding available
 - Swing Space Costs
- Regional Accessibility impacts supply of bonded contractors
- Wildfire impacts

Project Schedule

- ▶ Working Drawings Phase anticipated to begin in mid-August 2023 (assumes 6 months for Chancellor's Office review of Preliminary Plans Submittal)
- ▶ Construction Phase anticipated to begin in February 2025 (assumes 7 months for DSA review and 5 months for Chancellor's Office review of Working Drawings)
- ▶ Theater Arts and McCloud Hall buildings are anticipated to come Offline at the beginning of the Fall 2024 term, at which point swing space will be needed

Anticipated Time Schedule

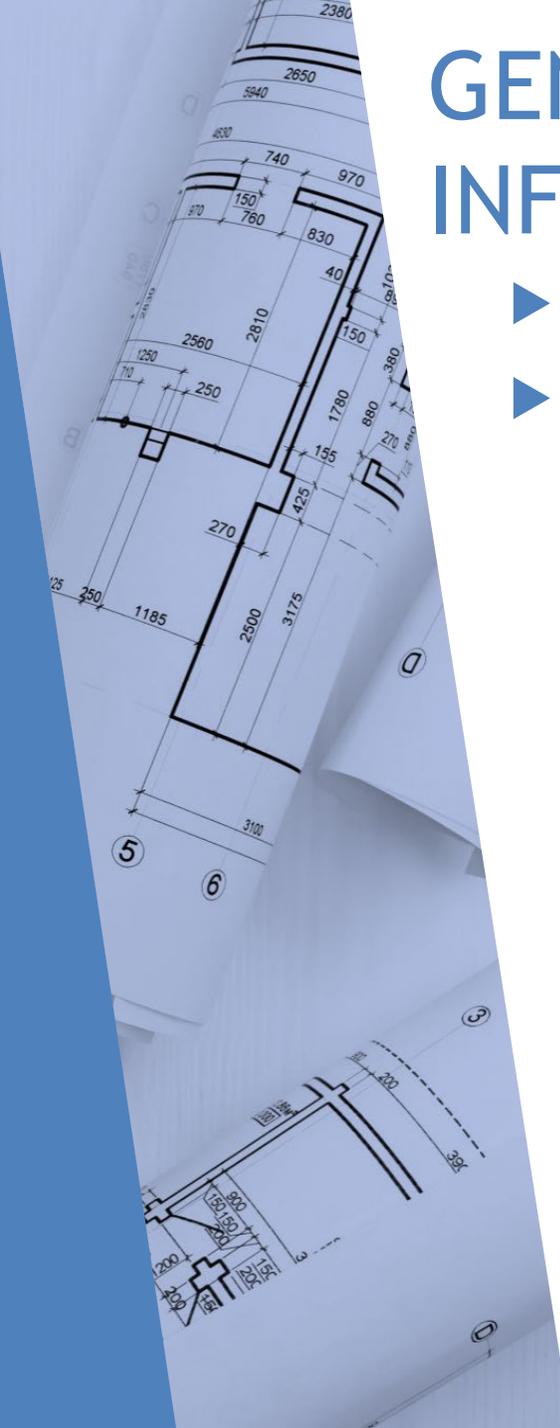
Start Preliminary Plans	8/1/2022
Start Working Drawings	8/15/2023
Complete Working Drawings	12/1/2023
DSA/CCCCO Final Approval	12/1/2024
Advertise Bid for Construction	12/15/2024
Award Construction Contract	2/15/2025
Advertise Bid for Equipment	10/15/2025
<i>Complete Project</i>	<i>8/15/2026</i>

PROJECT BUDGET

- Total Project budget has increased from \$30,320,000 to \$31,163,024 due to escalation and schedule adjustments
 - State will fund increased cost
- Budget in the table was submitted with Preliminary Plans Package
- Cost of Swing Space will not be funded by the State

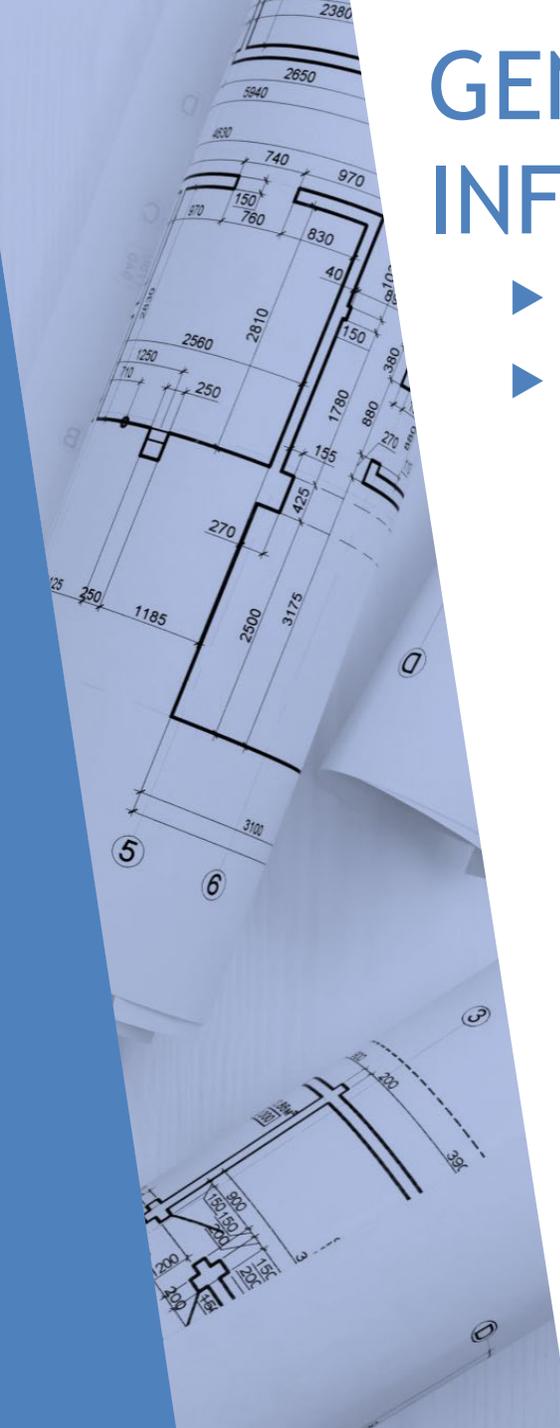
State Approved Project Budget (JCAF 32)	
Preliminary Plans	\$557,000
Working Drawings	\$1,076,000
Construction (Hard + Soft Costs)	\$28,955,023
<i>Hard Construction</i>	<i>\$25,320,021</i>
<i>Soft Costs</i>	<i>\$3,635,002</i>
Equipment	\$575,000
Total Approved State-Funded Budget	\$31,163,024

Non-State Funded Costs	
Swing Space	TBD



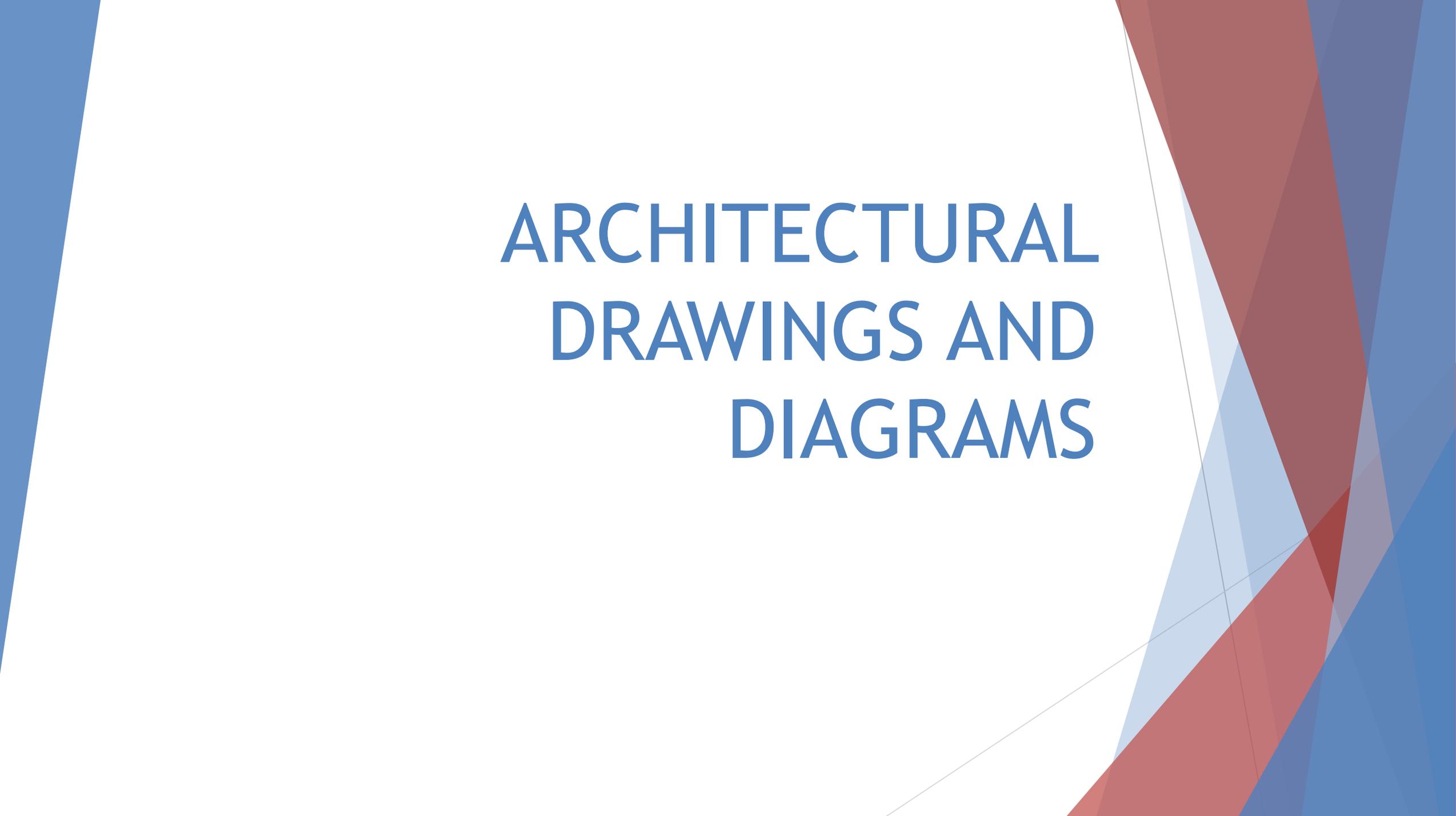
GENERAL PROJECT INFORMATION (McCloud Hall)

- ▶ Project will be designed to budget
- ▶ McCloud Hall Scope:
 - ▶ Cost of the scope of work will not exceed \$2 million (50% of Replacement Value)
 - ▶ Includes upgrades to Ceramics Classroom and Exterior Ceramics Lab
 - ▶ Equipment, HVAC, Floor Drains, and Enclosure
 - ▶ Scope of work done in Exterior Ceramics Lab limited by remaining budget after other upgrades
 - ▶ ADA Upgrades to Restrooms
 - ▶ Locker Improvements
 - ▶ Interior and Exterior Paint



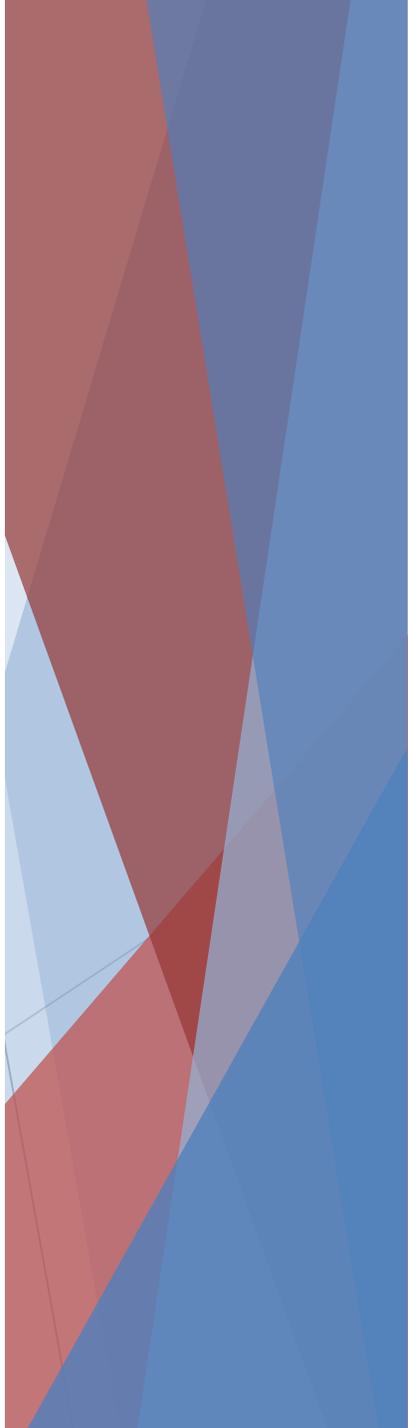
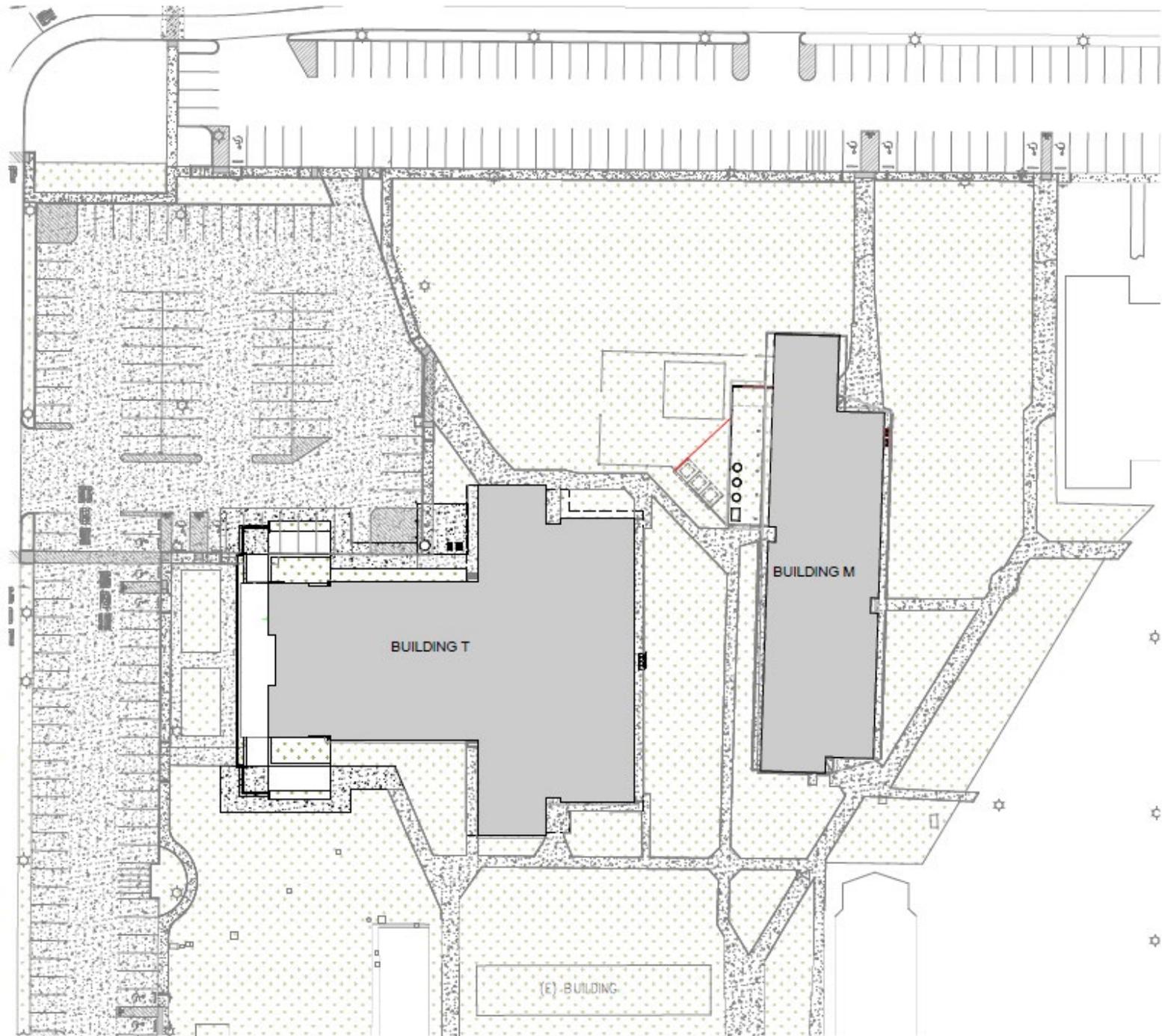
GENERAL PROJECT INFORMATION (Theater Arts)

- ▶ Project will be designed to budget
- ▶ Theater Arts Scope:
 - ▶ Remaining project budget from McCloud Hall scope will be used to upgrade Theater Arts (approximately \$23 million)
 - ▶ 50% Replacement cost threshold will be exceeded
 - ▶ Building will be remodeled for another 25-year lifespan with associated seismic, fire-life safety, and accessibility improvements
 - ▶ Mandatory Seismic Upgrade (including Auditorium)
 - ▶ Outside of Seismic Upgrade and HVAC Replacement, the Auditorium space will not be touched to avoid cost-prohibitive upgrades
 - ▶ Hazardous Materials Abatement
 - ▶ Roof Replacement



ARCHITECTURAL DRAWINGS AND DIAGRAMS

OVERALL SITE PLAN



MCLOUD HALL FLOOR PLAN



THEATER ARTS NORTH EXTERIOR (BEFORE)



THEATER ARTS NORTH EXTERIOR (AFTER)



THEATER ARTS PORCH VIEW (BEFORE)



THEATER ARTS PORCH VIEW (AFTER)



THEATER ARTS LOBBY (BEFORE)



THEATER ARTS LOBBY (AFTER)



THEATER ARTS CORRIDOR INSIDE (BEFORE)



THEATER ARTS COORIDOR INSIDE (AFTER)



THEATER ARTS SOUTH EXTERIOR (BEFORE)



THEATER ARTS SOUTH EXTERIOR (AFTER)



THEATER ARTS SOUTH EXTERIOR (NIGHT)

