DATE: April 25, 2002

TO: Board of Trustees

FROM: Dr. Philip R. Day, Jr., Chancellor

Subject: CAPITAL OUTLAY
Authorization To Contract – 3D/International Corporation (Resolution No. 020425-B8)

BACKGROUND INFORMATION:
Project: Facilities Condition Analysis and Assessment

The State Chancellor’s Office is establishing a new scoring system for evaluating requests for Capital Outlay funding. A new Facility Condition Index (FCI) will become the primary criterion for scoring requests for funding for modernization projects under the State’s Capital Outlay Program. This index will reflect the level of needed improvements in an existing facility. The FCI will be used to estimate and compare the costs of repairing deficiencies with the cost of replacing the facility. In addition, the State Chancellor’s Office intends to use the FCI for awarding scheduled maintenance and hazardous materials abatement funds on a lump sum basis as opposed to the historic method of evaluating requests on a project-by-project basis. A completed facilities condition analysis and assessment, is now needed to create an FCI for the district’s facilities, and to thereby provide the district with documented support for its funding requests for modernization projects, scheduled maintenance funds, and for hazardous materials abatement funds. For some of the district’s older facilities such as John Adams, Alemany, and the Science Building, a completed FCI will be needed and will be very valuable as we make our case for to supporting our request for much needed modernization funds for structural and surface improvements.

The Foundation for California Community Colleges (FCCC), working cooperatively with the State Chancellor’s Office, issued a Request For Qualifications and selected 3D/International Corporation for the services needed to conduct on-site facilities analyses and assessments at a negotiated price of 8.9 cents per square foot. 3D/International will record building and infrastructure conditions on-site, and will issue a report that will become the basis for the district’s FCI. The assessment will include a review of maintenance records, relevant building and ADA code sections, hazmat surveys, and any other data that might describe the existing condition. 3D/International will also assist the District with developing future maintenance plans, including budgets for maintenance and replacement of building components.
The price of each district’s contract with 3D/International is based on total gross square footage, and the level of assessment to be performed. It is estimated that the total cost for this service will be no more than $140,000 and more likely in the range of $110,000 to $120,000. This service will be funded by the following funds: 50% from the State Scheduled Maintenance Program, 25% from the 1997 General Obligation Bond fund, and 25% from the 2001 Prop “A” General Obligation Bond fund.

RECOMMENDATION:

RESOLVED: That authorization be hereby given to contract with 3D/International Corporation for a Facilities Condition Analysis and Assessment, to be completed on or before November 30, 2002, at a cost of not to exceed $140,000, and

FURTHER BE IT RESOLVED: That the Chancellor, Vice Chancellor of Finance and Administration and/or their designee are hereby authorized to execute any and all documents on behalf of the District to effectuate this resolution.

Peter Goldstein, Originator
W/ David Liggett