



**RUSSELL HALL REPLACEMENT
BOARD FACILITIES COMMITTEE MEETING
APRIL 5, 2021**



RUSSELL HALL REPLACEMENT (HEALTH SCIENCES BUILDING)

Project Summary:

- ▶ Construction of a new three-story, 55,563 square foot Health Sciences Building to include Nursing, Occupational Therapy Technology, Emergency Medical Services, Pharmacy Technology, general classrooms and computer labs.
- ▶ The new building will be located south of the existing library and north of the new Science Center
- ▶ Includes the State-required demolition of existing Russell Hall Building
- ▶ The project application was submitted as a replacement of Russell Hall
- ▶ The District will have to adhere to a strict state process and guidelines





RUSSELL HALL REPLACEMENT (HEALTH SCIENCES BUILDING)

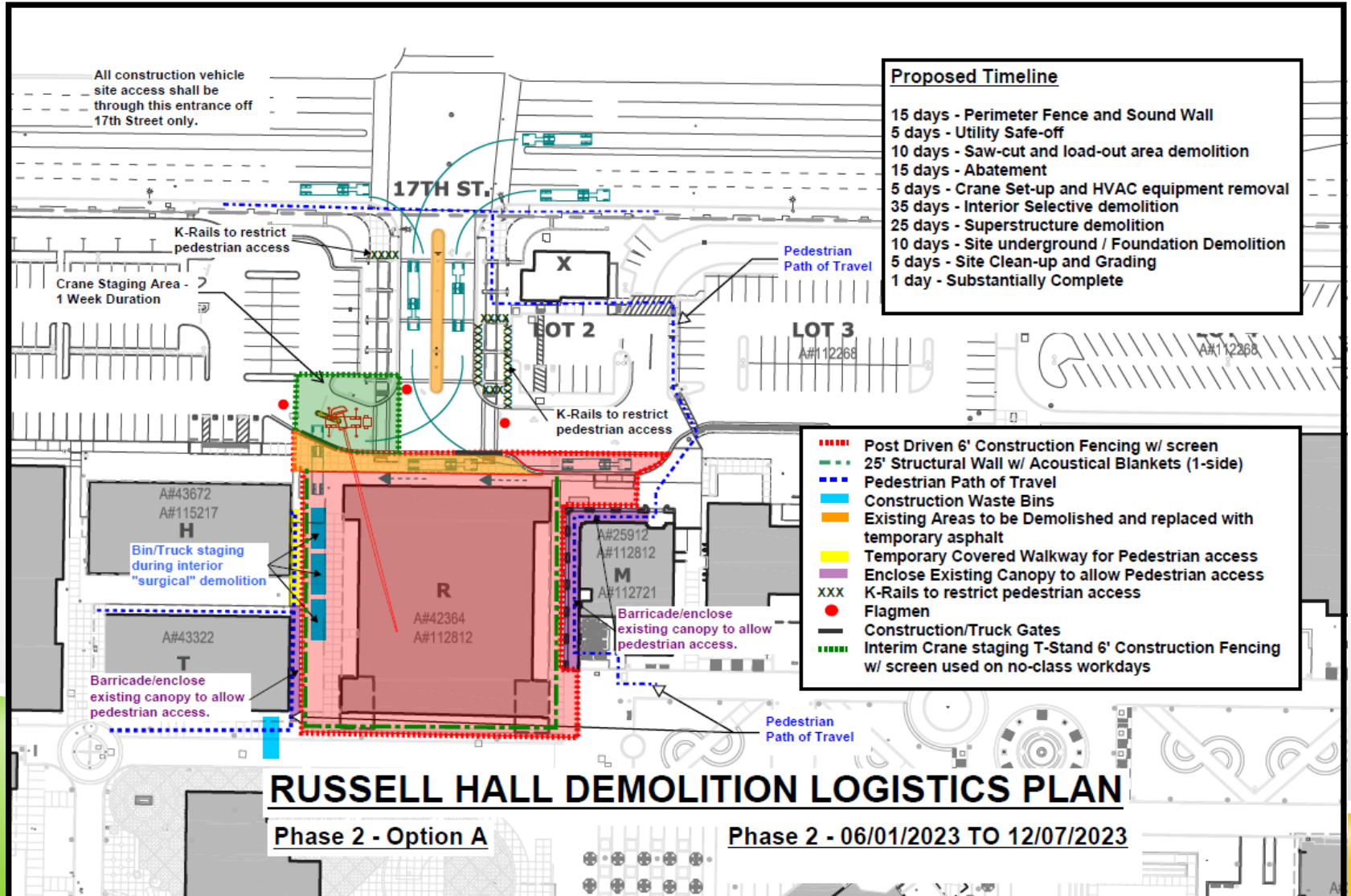
Project History:

- ▶ Submitted as a Final Project Proposal (FPP) to the State Chancellor's Office as a replacement of the Russell Hall building in 2010.
- ▶ In 2017 it was approved to be on the Governor's Spending Plan for 2017-2018. District allowed to proceed with hiring an architect and move into Preliminary Planning Phase.
- ▶ State phases for a FPP: preliminary planning, working drawings, bid/construction, furniture and equipment.
- ▶ Resolution for award of bid to Balfour Beatty Construction was adopted by the Board of Trustees on December 14, 2020 and the award of construction contract was approved by the State Chancellor's office on January 29, 2021.
- ▶ A Notice to Proceed was issued to commence construction March 1, 2021 and the kick-off preconstruction meeting was held on February 24, 2021 and a pre-job meeting with subs and local unions held March 25, 2021.
- ▶ Target occupancy of new building Spring 2023
- ▶ Decommissioning of Russell Hall must be completed by January 2023 and the demolition is anticipated to start Spring 2023 to complete by end of December 2023 in order to meet the State's requirements for funding.

Budget:

- ▶ \$58.8 million
- ▶ \$20,475,000 state funded (estimated)

RUSSELL HALL DEMOLITION (PRELIMINARY LOGISTICS PLAN)





RESTORATION OF RUSSELL HALL SITE CAMPUS ENTRANCE IMPROVEMENTS

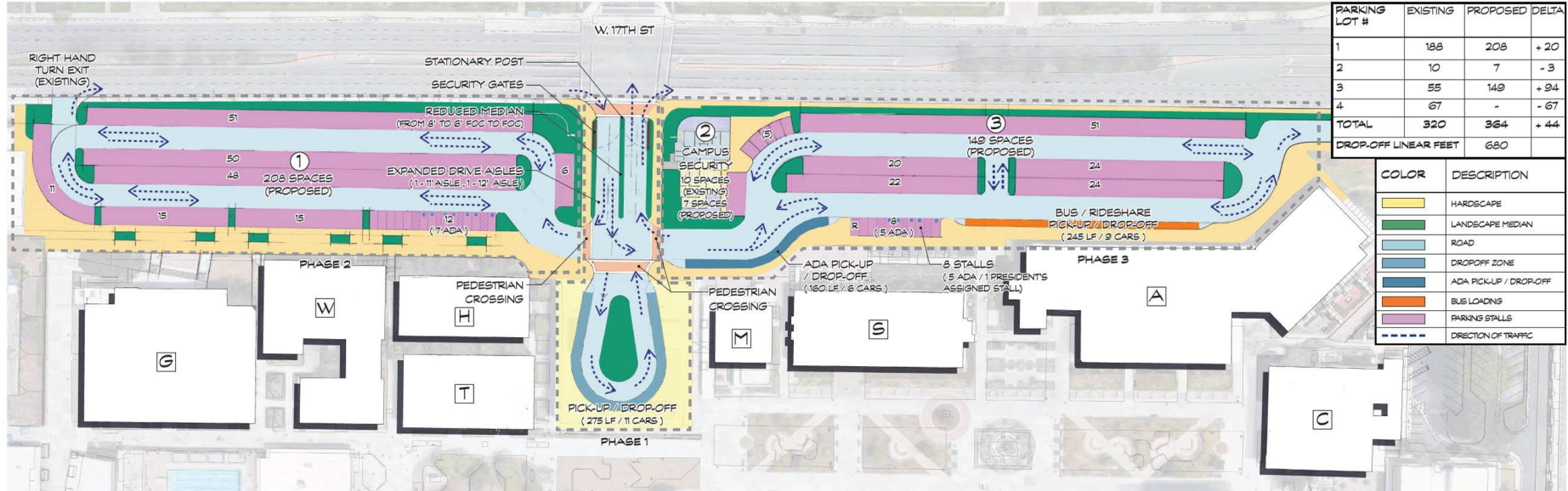
Project Summary:

- ▶ The Campus Entrance Improvement project Phase I is scheduled to start upon completion of the Russell Hall Demolition project around end of calendar year Winter 2023/new year 2024. The project objectives include traffic congestion reduction, improve pedestrian and vehicle circulation, remove accessibility barriers, increase bus/ride-share drop-offs, and improve the campus front entry.
- ▶ In an effort to minimize college impacts and provide flexible construction budget options, the project will be phased into three (3) phases.
- ▶ **Phase I will consist of front entry renovations, softscape and hardscape improvements, the introduction of a new “hairpin” vehicular turn, and front entry plaza improvements.**
- ▶ Phase 2 will consist of Parking Lot # 1 renovations with hardscape and softscape improvements and increased parking stalls counts.
- ▶ Phase 3 will consist of Parking Lot # 3 and # 4 renovations with hardscape and softscape improvements, increased parking stall counts, increased drop-off areas, and dedicated ride-sharing areas.
- ▶ All phases will improve traffic and pedestrian circulation & safety, and remove accessibility barriers.

Budget:

- ▶ \$5.3 million for Phase I only

CURRENT CAPITAL PROJECTS CAMPUS ENTRANCE IMPROVEMENTS OPTION F



OPTION F : RECONFIGURED STUDENT AND STAFF PARKING LOTS W/ PROPOSED VEHICULAR DROP-OFF AREA AND SECURITY GATES

College Work Group:

- Multiple options (A-G) were presented to the College Work Group and Option F was selected as the desired option (2019-2020).



Current Status:

- Phase I design phase in progress.
- The geotechnical study was completed and the underground utility site investigation report is under review.
- Work Group meetings are ongoing to review front entry architectural features.



QUESTIONS