

LOS ANGELES MISSION COLLEGE  
PROPOSITION A/AA & J BOND PROGRAM



Construction Management



LOS ANGELES MISSION COLLEGE  
PROPOSITION A/AA BOND PROGRAM  
&  
PROPOSITION J BOND PROGRAM

*Monthly Progress Report*

*August, 1 2011*



East Campus – New PV Canopy



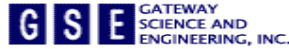
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Acronym Glossary

<b>ADA</b>	American with Disabilities Act
<b>AOR</b>	Architect of Record
<b>AV</b>	Audio video
<b>CFO</b>	Construction Field Order
<b>CPM</b>	Construction Project Manager
<b>DB</b>	Design Builder
<b>DSA</b>	Department of State Architect
<b>DSP&amp;S</b>	Disabled Students Programs & Service
<b>DWP</b>	Department of Water & Power
<b>ECD</b>	Estimated Completion Date
<b>FCSB</b>	Family Consumers Studies Building
<b>FF&amp;E</b>	Furniture Fixtures & Equipment
<b>MAC</b>	Media Arts Center
<b>MEP</b>	Mechanical Electrical Plumbing
<b>PV</b>	Photo-Voltaic
<b>ROM</b>	Rough Order Magnitude
<b>RPM</b>	Relocation Project Manager
<b>SCR</b>	Smart Classrooms
<b>USACE</b>	United States Army Corp of Engineers
<b>EOC</b>	Emergency Operations Center
<b>GSF</b>	Gross Square Footage
<b>NCAA</b>	National Collegiate Athletic Association
<b>LEED</b>	Leadership, Energy & Environmental Design
<b>BUG</b>	Building User Groups
<b>EAC</b>	East Campus Complex

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## Executive Summary

### Media Arts:

The construction of a new **53,400 sq ft** non-combustible, steel and concrete building with 3-stories above ground, and a mezzanine level between the ground floor and the second floor with a total contact cost of \$18.3M. The building will require a LEED Gold certification. The Major building components include 3-story atrium space, various art studios, technology intensive multimedia studios and labs, a multi-purpose performing arts theatre with support spaces, a production studio, a multi-purpose recital hall, an art gallery, a sculpture studio and workshop, a photography studio, a smart lecture classroom, faculty and staff offices, and support spaces. There will be a service yard and concrete shade structure, a storm water collection and infiltration "arroyo" with extensive landscaping, exterior lighting, extensive site infrastructure, and pedestrian walkways.

- **Currently**, the Contractor, SMC, continues with the installation of the concrete canopies and plumbing rough in. Low Manpower continues on the project and all other trade has pulled off the project. Project continues to be under the status of Default by the Contractor who continues to provide low manpower to the project and most subcontractors have pulled off the project. As per the Contractor's two week look ahead, the only construction activities are those involving the concrete canopies. CPM estimated new completion date of this project is October 2012. This project is 39% complete.

### Family Consumers Studies Building - FCSB:

The Family and Consumers Studies Building for Los Angeles Mission College was designed and built to set the standard for a culinary arts teaching facility. A new state-of-the-art Campus Bookstore will also be a part of the new facility. The new facility of **73,000 overall gross square feet**, with a bid award construction value of **\$36,888,000** and was completed in February of 2010. The Family & Consumer Studies Building is a steel frame structure building which includes a basement and 2 stories, a loading dock and specialized spaces for a Culinary Art Institute, general lecture rooms, faculty offices, executive, faculty and student dining, support spaces and a Campus Bookstore.

- **Currently**, Construction is 99.9% complete. Commissioning Pre-functional test was completed by ARUP and draft report has been received. MEOR is scheduled to review and evaluate draft report from ARUP. Once MEOR reviews draft report, ARUP will issue final Commissioning report. Substantial Completion is estimated to be issued in August, after the issuance of the final Commissioning report and Punch list items are issued to the Contractor.

### East Campus Complex:

The East Campus Complex is a **98,694 square foot** 3 level steel framed structure that will house classrooms, laboratories, a lecture auditorium, faculty department offices as well as student lounge and support areas. It will also include a sheriff's sub-station as well as a separate central plant for all building utilities which is 7,672 sq ft. There will be a 140,000 sq ft surface parking lot comprising of a south "student" parking lot which will accommodate 329 parking spaces, and a west "staff" parking lot which will accommodate 40 parking spaces. The central plant will also house a secondary data center to mirror the technologies of the main campus. The building is split into an east and west wing, with a north wing atrium connecting the east and west wing and an original construction contract value of **\$67,896,752**. Above the courtyard spanning between the east and west wing, will be a photo voltaic solar panel array to produce renewable energy.

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- **Currently, the Building Information Modeling (BIM)** status shows the construction coordination of the East and West Wing is complete. The majority of all MEP shop drawings have been approved. **H&PE Bldg Power Re-feed and Chilled Water Mechanical Piping** - GSE informed Pankow that the power refeed to the Health & PE Building along with abandonment of the existing electrical gear located at the corner of Harding/Maclay servicing that building as well as the interconnection of the HVAC chilled water piping between the ECC and the HPE may still be considered by the College.
- **PV Canopies - Parking Lot canopy** is pending direction to proceed by GSE. This work is now deemed critical if the work is to be completed with the balance of the project. The **Beverage Station / Café Vending Area** received revised direction from GSE which states that Pankow is to provide infrastructure only for this scope of work. At the **East and West Wing** the construction phases of both the East and West Wings have been moving along without any delays. Production drywall on the lower and main levels is nearing completion at the end of July. The roofing system at the low roof and on the north wing is completed and the west wing is in progress and elevators and dry walling interiors. HVAC rooftop duct supports were welded. Stucco continues to be installed along with windows on the exteriors. Lights in the hard lid on the main level were installed. Storefront at the west, south, and east elevations is nearing completion. Pankow has proven to be a highly competent Contractor, moving the progress of the structure forward at a rapid pace. **Central Utility Plant** is nearly completed with all necessary equipment in place. **PV Canopies - PV Building Canopy** or central courtyard canopy was completed at the end of July awaiting the solar panels. Re-submission of User Group Small Wares List is tentatively to occur the week of 7/11/2011 due to minor errors. Final and revised Low Voltage and AV equipment lists, with final pricing, is to be received in July 2011. Parties are scheduling a rough budget review in August 2011 for the President's review. This project is 57% complete.

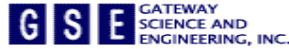
**Campus Modernization I:**

The project encompasses **9 project components** as listed: **College Kiosks Renovation** which is the renovation of three campus kiosk/monument structures; the **Campus Administrative Services Building Remodel (Phase 1)** which is the renovation of the business offices, mail room and reprographics center; the **Central Quad Improvements** which is the construction of accessible ramp within the central quad area for access between the main north and south pedestrian walkways; the **Executive Corridor Improvements** which is the modernization and remodeling of the executive office corridor; the **Campus-wide Restroom Remodel** which is the construction of accessible, sustainable and cosmetic upgrades to the existing restrooms; the **Campus-Wide Accessible Improvements** which is the construction of accessible site and interior building improvements; the **Campus Center Wall Partitions Replacement** which consists of the replacement of the partition walls within the Campus Center building; the **Instructional Building Air-Locks** which is air-lock door improvements at the two major entries into the Instruction Building; and the **Campus-wide Infrastructure-Smart Classrooms (SCR)** which is upgrades of smart classroom to existing classrooms.

- **Currently**, The upgrades to the college existing restrooms; the construction of accessible site and interior building improvements; the replacement of the partition walls within the Campus Center Building; door improvements at two major entries into the Instructional Building and the Upgrade of Smart Classrooms to Existing Classrooms are all 100% construction documentation completed and submitted to DSA approximately 12 months ago. MOD 1 Change Orders (1 - 4) should have responses in August 2011 per DSA Office and Build-LACCD. GSE/GC will take the required action, if any, to get any revisions corrected. The release of components 5 thru 9 will depend on DSA comments/approval of these change orders. GSE anticipate no construction in August 2011 at this time because of DSA pending approval of Change Orders 1 thru 4. These projects are 31% complete.



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**Campus Modernization II:**

These projects consist of: **Sheriff Station** which will include a Fire Access Road; a first floor with security measures to separate the lobby from the reception desk, the Sheriff office via a bullet-proof barrier encompassing wall, window, and door elements to form a combined bullet-proof barrier assembly. An EOC-Emergency Operations Center which will function as a command center in the event of an emergency, with rollaway tables, chairs, monitors, and possible counter window with roll-up door on northwest wall, and door access into the Sheriff Stations main corridor. A Building signage to clearly identify as a facility of the Los Angeles County Sheriff's Department and a Campus Security facility. The Sheriff Station will also include the addition of a (non-functioning) wall-mounted Bell at the south-east corner of the building, to be used as an identification icon for both the Sheriff Station and the college to surrounding community. Lastly, an Animal Holding Area with 2-large animal/dog holding pens with a minimum area of 24SF and a 2-Small animal/cat holding pens with a minimum area of 9SF.

Larger animals shall be separated from each other by a 5' high solid dividing walls, lockable fence gates and a minimum 5' high covering/shelter. The **Central Plant Program** is the installation of a system to centralize the campus cooling systems by modifying the existing building mechanical systems and new building projects shall provide design measures to connect to the Central Plant System. This Central Plant will be located in the north-east quadrant of campus north of Parking Structure "A". The proposed chilled water supply and return pipe system shall be installed around campus in a loop configuration, starting and ending at the Central Plant Building. **Tennant Improvements** is the remodeling of the existing Food Nutrition Lab into 2 classrooms; the remodeling of the existing Culinary Arts space into an open area; the remodeling of the existing Disabled Students Programs & Services (DSP&S) office into an expanded DSP&S office; the remodeling of part of the existing Bookstore into a New Health Services Clinic; the remodeling of remainder of the Bookstore & part of the Receiving dept for an expanded receiving Space. **Harding Street Improvements** is the installation of a high capacity storm drain and street modifications.

- **Currently, updates of each project under Campus Modernization II are as follows:** **Sheriff Station** is pending LAMC College release for Permitting process in DSA. **Central Plant Infrastructure (Chill/Hot Water Loop)** Phase 1 and Phase 2 also completed; Phase 3 is pending DSA Submission and Approval with an estimated start to be August 2011 pending release from DSA. **Tennant Improvements**, Old Culinary Space, Health Services Center, Receiving, Disabled Students Programs and Services are on hold as the College had requested a programming revisit for possible location of their Learning Resource Center. **Harding Street Improvements** is 100% construction complete. These projects are 41% complete.

**Campus Modernization III:**

**Campus Demand Side Management** as written in the Bond language, but known as **Campus Modernization III**, is the Performance Based Energy Savings Agreement which consists of campus demand side management project including modernization of all the lighting fixtures and replacing compressor units on all the existing building as detailed in the following projects: (a) **Interior Campus Wide Lighting Retrofit**; (b) **HVAC-DX to Chilled Water Conversion with Thermal Energy System (TES)**; (c) **Electric Sub-Meter**; (d) **Building Automation System Upgrade**; (e) **Library Reflective Roof Installation with Cool-Roof**; and (f) **Exterior Lighting Retrofit and Parking Lighting Upgrade**.

- **Currently**, the Energy Design for the lighting and HVAC-DX to Chilled Water Conversion with TES portions are complete still pending DSA approval for the piping portion only. Construction on the re-coating of the existing library roof is completed. Once approved by DSA, chiller conversion will commence on the condenser coils for Chilled Water Conversion portion of contract. All work is estimated to start in September 2011. This project is currently 46% complete.

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**Athletic Complex:**

Utilizing property within the Pacoima Wash, this project will create 3 NCAA regulation sports fields on land owned by the college and land leased from the US army Corps of Engineers. The project budget includes the cost of building a softball, baseball, and soccer fields on 14.73 acres adjacent to the golf course. Other facilities included in this area are permanent restrooms, concessions, storage areas, and 175 surface parking spots. The project is currently undergoing scope redefinition and the budget is being adjusted.

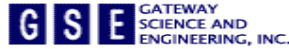
- **Currently**, *This project is currently on hold pending investigation of possible lease arrangement with Los Angeles County Parks and Recreation of athletic fields at El Cariso Park. Environmental assessment is complete and negotiations on mitigations are ongoing. Concurrent work on the property lease with the USACE has been requested. US Fish and Wildlife has requested 7 acres of habitat be restored to compensate for habitat loss associated with this project. Our wildlife expert is advising that 2 acres of prime habitat are sufficient for mitigation. USACE has not offered to partner with us to help facilitate obtaining clearances and is now asking how we are proceeding with this project. All negotiations on entitlements are currently on hold. The authorities recognize that the new plan will have lessened environmental impact to go along with the reduced construction costs.*

**Student Services:**

This LEED platinum, administration building, known in the Bond language as **Student Services Center/Administration building**, will house offices and the admissions operations. Building area is 63,250 sq ft on three levels with a 73,000 sq ft site, with a total project cost of \$28.8 million. **The Student Services/Admin Swing Space** which is located at Hubbard Street property, a sub-project to Student Services, will be designed for swing space with bungalows to be utilized throughout the continued Measure J Bond build-out as needed. This project is proposed to be funded with Measure J proceeds.

- **Currently**, at the **Student Services Center/Admin Building** 100 % DSA drawings were submitted and still pending DSA approval. The constructability review comments have been addressed prior to DSA submittal, a few aesthetic/materials issues (unrelated to DSA) are yet to be resolved. The project site is currently occupied by re-locatable classrooms which are scheduled to move to the nursery site over Christmas break. CPM is negotiating bid document contracts for build-out of nursery site. Preliminary list of all FF&E packages (furniture, equipment & IT) by A/E provided to RPM for budget review. Further revisions await completion and acceptance of DSA Plans prior to finalization of all ROM's and Procurement Lists. During review, College Facilities staff noticed some existing below grade infrastructure (identified to be saved in place in the criteria) that should be replaced with the new construction. This will be an addition to the project scope. Costs are being determined.
- **The Student Services /Admin Swing Space project** has Pre-bids scheduled for August 11 and bids will be opened to contractors on August 29, 2011. An Environmental Survey has been conducted and remediation issues were identified. The scope of remediation is consistent with other building of similar age, but includes typical Asbestos and Lead concerns. Remediation will be added to scope of Swing Space Bungalow relocation project. Swing Space Bungalow Relocation Project has been reassigned to the Student Services Center project.

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**Library Renovation**

The college wishes to upgrade the existing library to accommodate student's needs as the college grows to 15,000 enrollments. This project, known in the Bond language as the **Learning Assistance Center**, is proposed as an upgrade and remodel to meet current codes due to the proposed increase of the student population. Sub-projects include 2 level entrance and training rooms, elevator, stairwell and building leak repair. It will also reorganize the uses so that the library occupies both of the building and repositions the library entrance to the Central Quad side of the building. Projected cost of complete renovation project is \$7.5 million.

- **Currently**, the project is at the 50% construction document phase and a cost estimate is in preparation. Furnishings are being reviewed by the user group review. While working with the college, the design team will be developing phasing options that will give the College flexibility in tailoring the construction scope to available funding. Following approval from the College Facilities Planning Committee, the project will proceed to District Infrastructure Committee and then DSA for approval. A fly-through animation has been completed and has been reviewed by the user group. The project will need board approval following DSA Stamp-out, before moving to the Bidding Stage. Final decisions on the project scope should occur at that time based on available funding. The current project budget is not sufficient to construct the project as documented in one phase. Phasing alternatives are being identified. The decision on how much funding will be allocated to this project can be deferred till next summer, when the project will be ready to go to bid.

**Main Campus 1 Megawatt PV Project**

This is a renewable energy generation project that will provide for 1,120 kW (DC) of Photovoltaic Panels on the roof of 3 existing campus buildings, with 114kW on the Child Development Center roof, 722kW on Parking Structure A (covering the rooftop parking), and 284 kW on the east campus Health, Fitness and Athletics rooftop. This project is being financed using an Operations Lease structure in order to take advantage of Government Tax Related incentives and has a projected system cost of \$8.1million before incentives. This project has been approved by the College and the Board of Trustees.

- **Currently**, the District is working with 3rd Rock/Enfinity to finalize the Lease contract. Board approved PBA requires amendments due to changes in DWP PV incentive program. Changes at the district level may facilitate lease payments being paid from district funds instead of college funds. The June presentation to the Board of Trustees to disclose the modifications to the financial structure was continued and will be addressed in the July meeting. The contract may be ready for signatures in July. Construction should start before the end of the year, following completion of design and DSA approval.

**Land Acquisition at Hubbard Street**

This project includes the purchase of the Hubbard Street nursery property and will be procured for swing space which includes site and street improvements for bungalows to be utilized throughout the continued Measure J Bond build-out as needed. Construction activities include site and street improvements, in preparation for relocation of 11 existing bungalow structures from the Student Services Center project site.

**Currently**, the Land Purchase has been completed and College has taken possession of the property. An Environmental Survey has been conducted and remediation issues were identified. The scope of remediation is consistent with other building of similar age, but includes typical Asbestos and Lead concerns. Remediation will be added to scope of Swing Space Bungalow relocation project. Swing Space Bungalow Relocation Project will be reassigned to the Student Services Center project under the sub-project name **Student Services/Admin Swing Space**. The Land Acquisition at Hubbard Street project number will be closed, as land purchase has been completed.

**Monthly Construction Report**

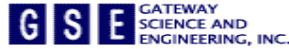
**Executive Summary**

**Status as of August 1, 2011**

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## SCOPE

### Media Arts:

- The construction of a new 53,400 sq ft non-combustible, steel and concrete building with 3-stories above ground, and a mezzanine level between the ground floor and the second floor with a total contact cost of \$18.3M. The building will require a LEED Gold certification. The Major building components include 3-story atrium space, various art studios, technology intensive multimedia studios and labs, a multi-purpose performing arts theatre with support spaces, a production studio, a multi-purpose recital hall, an art gallery, a sculpture studio and workshop, a photography studio, a smart lecture classroom, faculty and staff offices, and support spaces. There will be a service yard and concrete shade structure, a storm water collection and infiltration “arroyo” with extensive landscaping, exterior lighting, extensive site infrastructure, and pedestrian walkways.

### FCSB

- The Family and Consumers Studies Building for Los Angeles College was designed and built to set the standard for a culinary arts teaching facility. A new state-of-the-art Campus Bookstore will also be a part of the new facility. The new facility of **73,000 overall gross square feet**, with a bid award construction value of **\$36,888,000** and was completed in February of 2010. The Family & Consumer Studies Building is a steel frame structure building with basement and 2 stories, loading dock which includes specialized space for a Culinary Art Institute, general lecture rooms, faculty offices, support spaces and the Campus Bookstore.

### East Campus Complex:

- The East Campus Complex is a **98,694 square foot** 3 level steel framed structure that will house classrooms, laboratories, a lecture auditorium, faculty department offices as well as student lounge and support areas. It will also include a sheriff’s sub-station as well as a separate central plant for all building utilities which is 7,672 sq ft. There will be a 140,000 sq ft surface parking lot comprising of a south “student” parking lot which will accommodate 329 parking spaces, and a west “staff” parking lot which will accommodate 40 parking spaces. The central plant will also house a secondary data center to mirror the technologies of the main campus. The building is split into an east and west wing, with a north wing atrium connecting the east and west wing and an original construction contract value of **\$67,896,752**. Above the courtyard spanning between the east and west wing, will be a photo voltaic solar panel array to produce renewable energy.

### Campus Modernization – Phase 1

- The project encompasses **9 project components** with the following scope:
  - Renovation of (1) - 3 **campus kiosk/monument structures**; the renovation of the (2)- **business offices, mail room & reprographics center**; the construction of (3)- **accessible ramps within the central quad area** for access between the Main, North & South pedestrian walkways; the modernization & remodeling of the (4)- **executive office corridor**; the construction of (5)- **accessible, sustainable & cosmetic upgrades to the existing restrooms**; the construction of (6)- **accessible site & interior building improvements**; the replacement of the (7)- **partition walls within the Campus Center Building**; (8)- **air-locked door improvements at the two (2) major entries into the Instructional Building** and the (9)- **upgrade of Smart classrooms to existing classrooms**.

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**Campus Modernization – Phase II**

- The scope of these projects are as follows:
  - **Sheriff Station** is scheduled for the Design-Builder to design & build according to the criteria as defined for building assemblies and components with minimum horizontal space clearances required at all specified building areas and space allocations; while verifying ceiling heights of all areas containing equipment to ensure that required clearances are provided for equipment installation & anchorage, while bearing in mind the minimum clearances for doors, corridors, toilet facilities & casework reach & approach shall meet both the State & Federal accessibility requirements.
  - **Central Plant** is the installation of a Central Plant System to centralize the campus cooling systems and provide the college with the necessary technical data & design criteria to solicit design & construction services for the proposed Central Plant Building system. To assist in the chilled water supply & return pipe system which will start & end at the Central Plant Building.
  - **Tenant Improvements** is the remodeling of the existing Food Nutrition Lab into 2 classrooms; the remodeling of the existing Culinary Arts space into an open area; the remodeling of the existing Disabled Students Programs & Services (DSP&S) office into an expanded DSP&S office; the remodeling of part of the existing Bookstore into a New Health Services Clinic; the remodeling of remainder of the Bookstore & part of the Receiving dept for an expanded receiving Space.
  - **Harding Street Improvements** consists of the installation of a high capacity storm drain and street modifications.

**Campus Modernization – Phase III**

- The Performance Based Energy Savings Agreement consists of these small projects that total the contract amount. Interior Campus Wide Lighting Retrofit; HVAC-DX to Chilled Water Conversion with TES; Electric Sub-Meter; Building Automation System Upgrade; Library RE-Roof with Cool-Roof; Exterior Lighting Retrofit and Parking Lighting Upgrade.

**Athletic Complex**

- Utilizing property within the Pacoima Wash, this project will create 3 NCAA regulation sports fields on land owned by the college and land leased from the US army Corps of Engineers. The project is currently undergoing scope redefinition and the budget is being adjusted.

**Student Services**

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**Library Renovation**

- The college wishes to upgrade the existing library to accommodate student's needs as the college grows to 15,000 enrollments. This project, known in the Bond language as the **Learning Assistance Center**, is proposed as an upgrade and remodel to meet current codes due to the proposed increase of the student population. Sub-projects include 2 level entrance and training rooms, elevator, stairwell and building leak repair. It will also reorganize the uses so that the library occupies both of the building and repositions the library entrance to the Central Quad side of the building. Projected cost of complete renovation project is \$7.5 million.

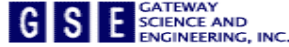
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**Main Campus 1 Megawatt PV Project**

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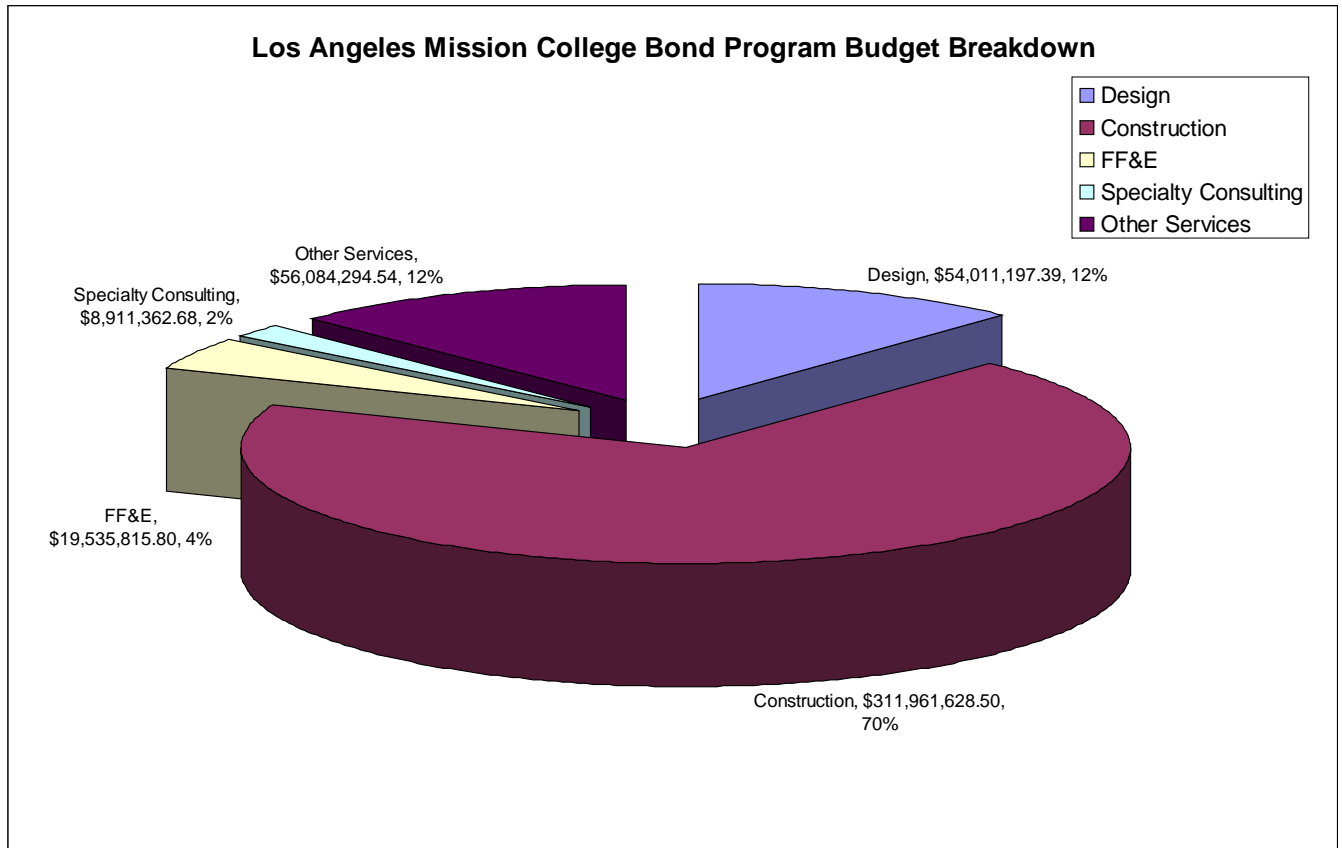
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**PROJECTS FINANCIAL STATUS:**

**Total Campus Budget Allocation = \$450,504,298.91**



Data current as of July 28, 2011

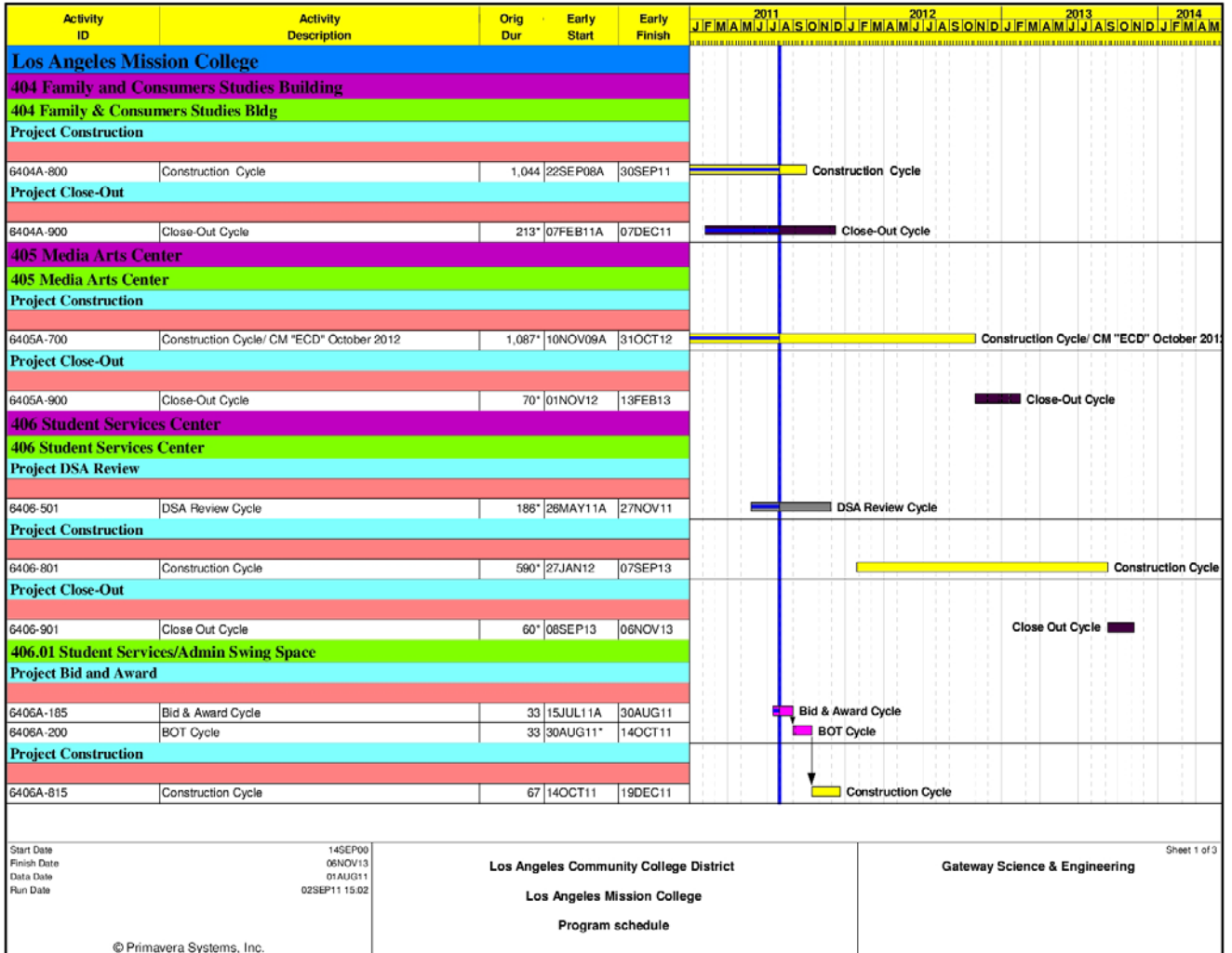


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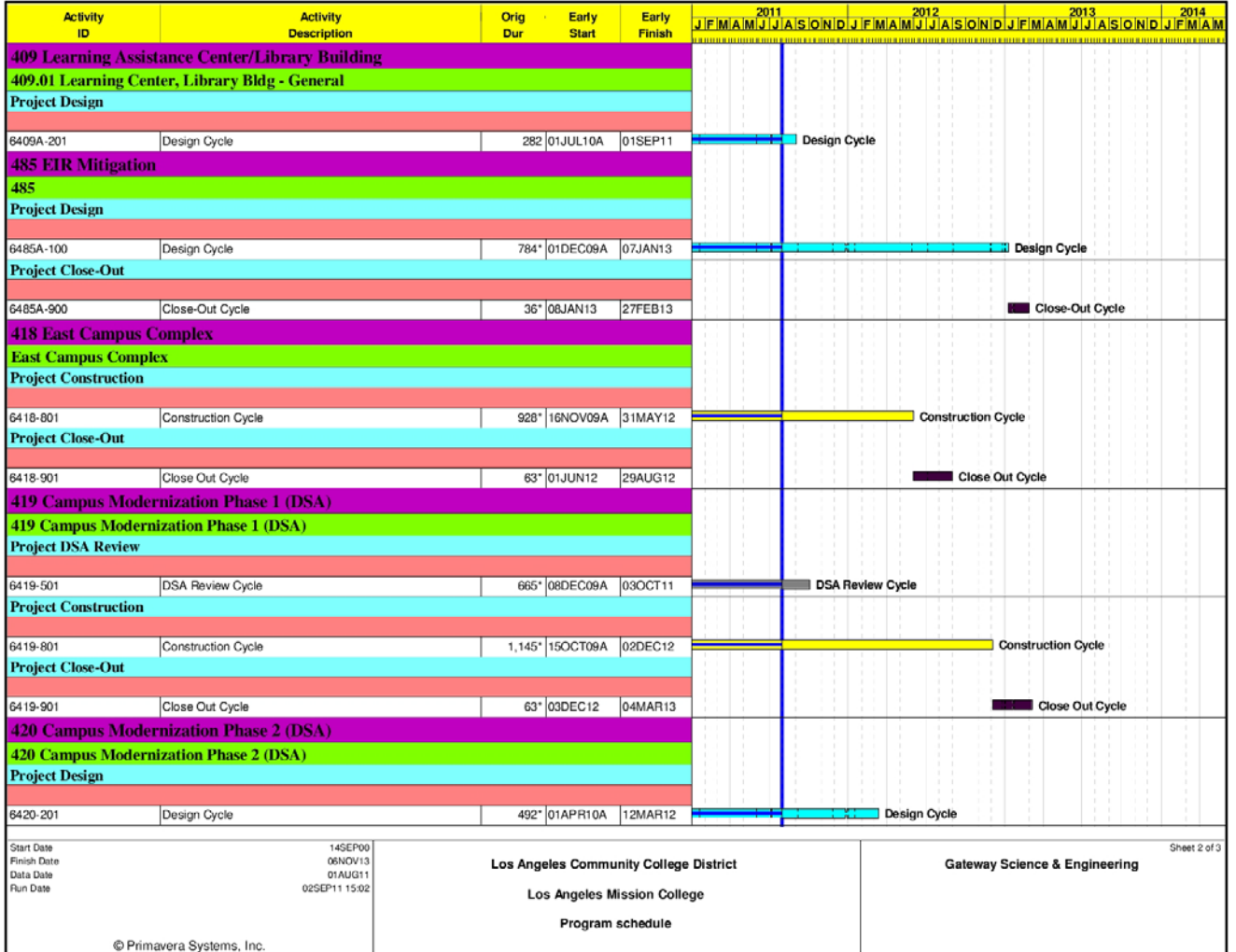
**PROJECT SCHEDULE FOR ALL PROJECTS:**



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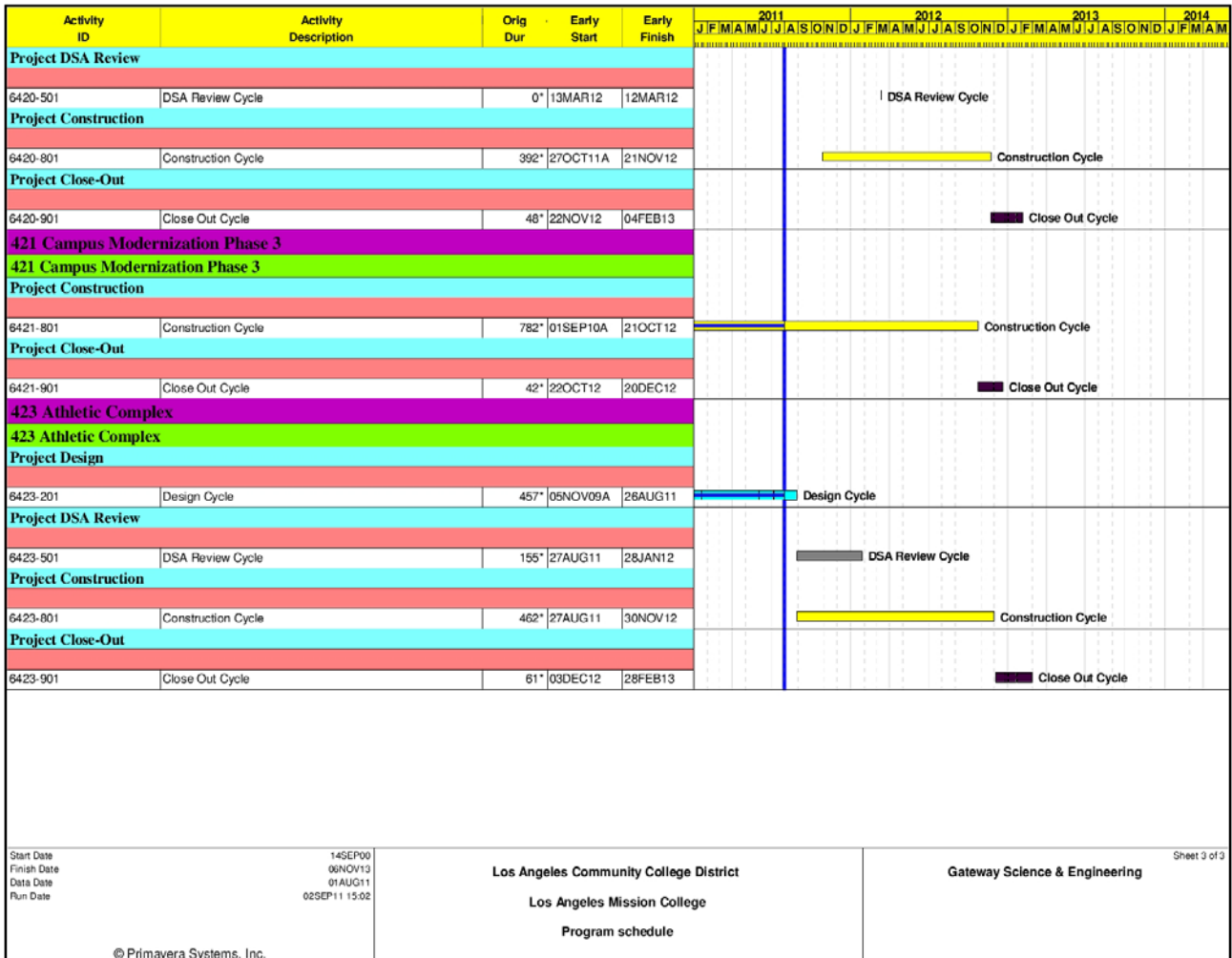
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