

LAKE TAHOE
COMMUNITY
COLLEGE
+
TAHOE PARENTS
NURSERY SCHOOL

**EARLY
LEARNING
CENTER**

DESIGN



Early Concept Design



- Larger Building Footprint
- Clerestory Windows in Roof Dormers
- Stone-Clad Columns with Deep Roof Overhang
- Larger Mass at Entry

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Second Generation Design



- Stone and Block Wall Materials, with Wood Siding
- Simplified Roof with No Dormers/Clerestory Windows
- Paired Columns and Deep Roof Overhang Along South Façade
- Repositioned Building to Minimize Site Grading/Ramps/Stairs
- Improved Circulation Flow from Vestibule to Activity Room

Third Generation Design



With Alternate Exterior Finishes

- Slightly Reduced Building Footprint
- Robust Stone and Block Wall Materials, with Wood Siding at Entry and South Walls
- Simplified Roof Design

- Extensive Landscaping, Fenced Play Area
- Maintain CEPTED Safety Measures

Bid Day Results

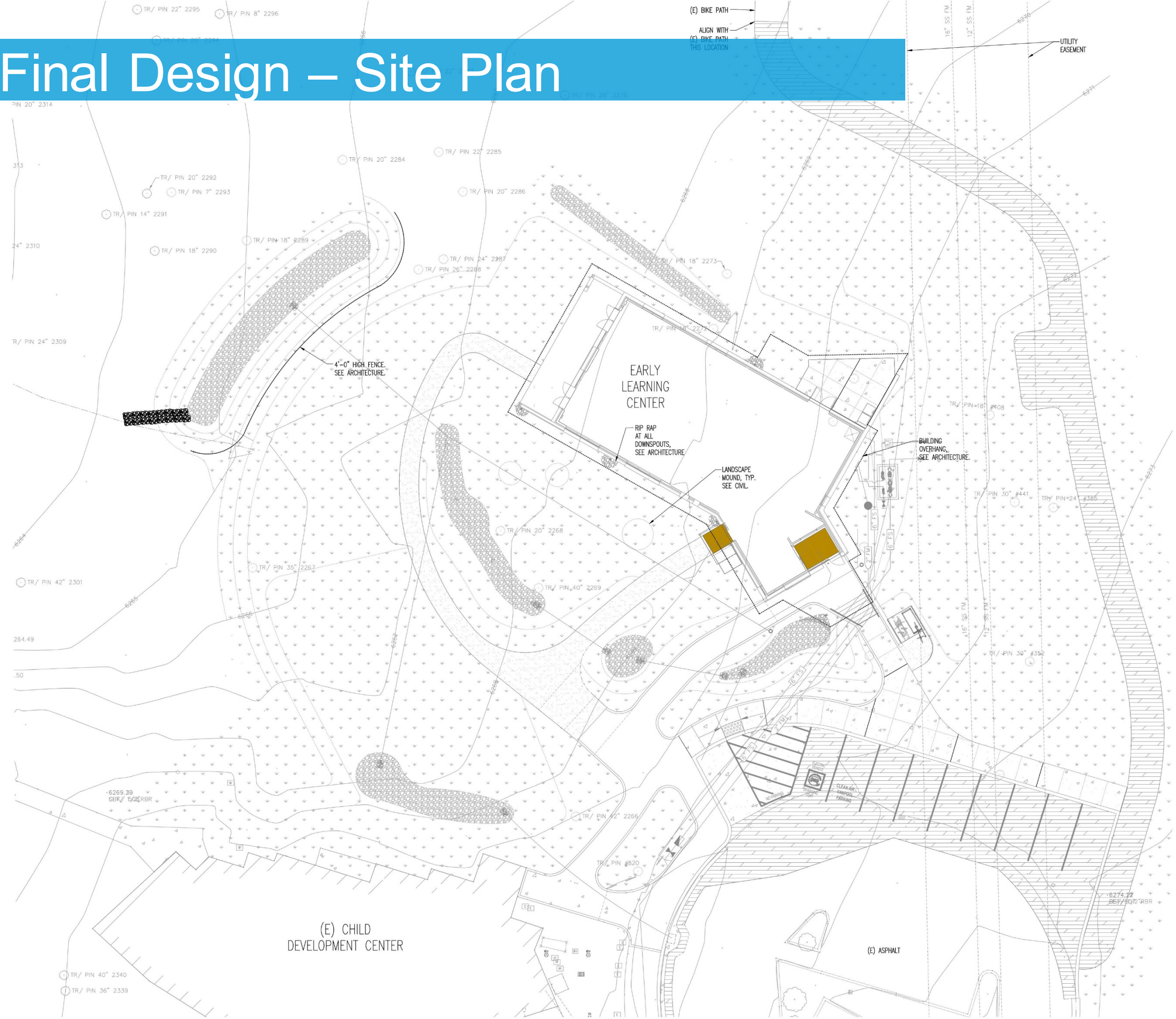
- Busy construction market produced escalation beyond what was anticipated
- Project came in \$1,524,000 over budget
- District staff worked with architect, engineers, contractor, sub-contractors and DSA inspector on further design modifications and value engineering efforts

Final Design

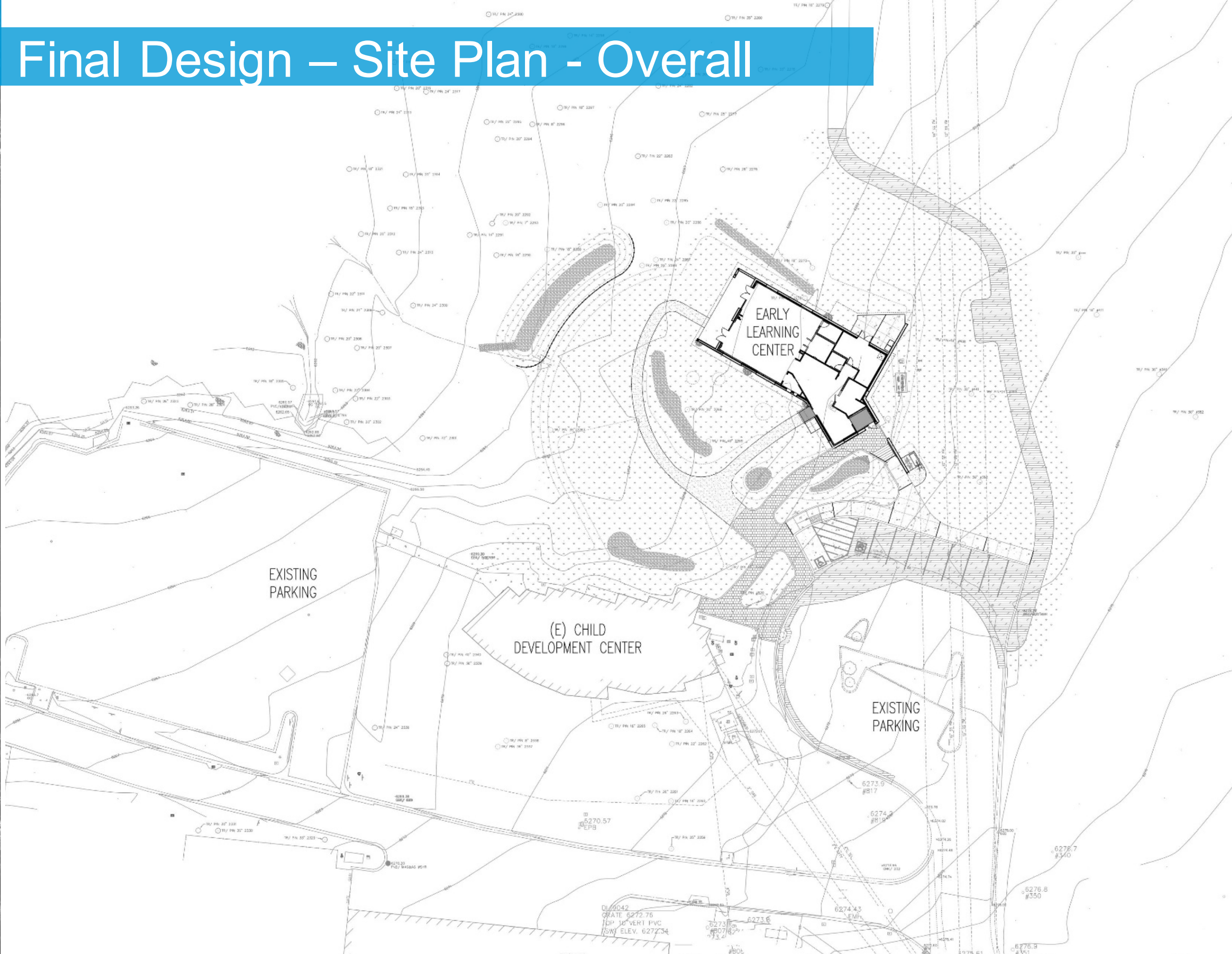


- Robust Stone and Block Wall Materials, with Wood Siding at Entry
- Simplified Landscaping, Minimize Fenced Play Area
- Simplified Roof Structure with Lower Ceiling in Activity Room
- Maintain CEPTED Safety Measures

Final Design – Site Plan



Final Design – Site Plan - Overall



Project Schedule

- Nine-month construction period
- Construction start date is contingent on agency approvals including Division of the State Architect design change approval, Tahoe Regional Planning Agency permit acknowledgment, and Cal-fire Timber Harvest Plan approval
- Anticipated completion date early spring 2021

Project Budget

Architect/Engineer Services	495,000
Site Surveys & Other Planning	150,000
DSA/TRPA/CDFW Fees	189,450
Sewer & Water Connection	64,650
Stormwater Pollution Prevention	47,000
Construction Cost –LLB Contract	4,767,000
Construction Cost –Direct Contract	190,000
DSA Inspector of Record	250,000
Special Testing & Inspection	100,000
Furniture & Equipment	250,000
<i>Contingency</i>	<i>344,900</i>
TOTAL	\$6,848,000

Action Items on Agenda

- California Environmental Quality Act (CEQA) Final Initial Study/Mitigated Negative Declaration
- Lease-Leaseback Agreement with Clark/Sullivan Construction
- Contract with Nichols Consulting Engineers (NCE) for Stormwater Compliance Services
- Contract with Kleinfelder, Inc. for Construction Testing and Inspection Services