



**LAS POSITAS**

**C O L L E G E**

**Facilities Modernization Program  
Funded by Measure B  
Project Report**

**January 2010**



# Las Positas College Project Overview



Project Name	Project Description	A/E / Structural Firms	Estimated Construction Value (in Millions)	Next Milestone
<b>Multi-Disciplinary Education Building (E, O, S)</b>	New Alterations - 36K square foot single story classroom building	LPA / Richard Avelar	\$14.5	<b>Project Complete 10/09</b>
<b>Aquatics Center &amp; Soccer Field (E, O)</b>	New Construction - 2 pools and 2800 sf 1-story structure, 1 synthetic turf field LEED Equivalent	WLC Architects / Dasse Design / Beals Alliance	\$11.5	<b>Project Complete 7/09</b>
<b>Central Utility Plant (O, V)</b>	New Construction - Central Utility Plant	Southland Industries	\$11.0	<b>Project Complete 11/09</b>
<b>College Center for the Arts (E, O)</b>	New Construction - 55,000 sf two-story structure LEED Silver Subject to PSA	John Sergio Fisher Associates, KPFF (Marie-Dominique Seta)	\$35.1	<b>Substantial Completion 4/10</b>
<b>Child Development Center (E, O, S)</b>	New Construction - 18,000 sf single story structure LEED Silver Subject to PSA	Beverly Prior Architects, Forell/Elsesser Engineers (Jim Guthrie)	\$15.0	<b>Building Enclosure 12/09</b>
<b>District-wide Information Technology Building (E, O, V)</b>	New Construction - 10,000 sf single story structure	BFGC Architecture / Dasse Design	\$5.2	<b>Project Complete 12/09</b>
<b>Maintenance &amp; Operations Facility (E, O)</b>	New Construction - 10,000 sf pre-engineered shop/warehouse building - single story structure prefabricated modular office bldg	Bill Gould Design	\$6.3	<b>Project Complete 9/09</b>



# Las Positas College Project Overview

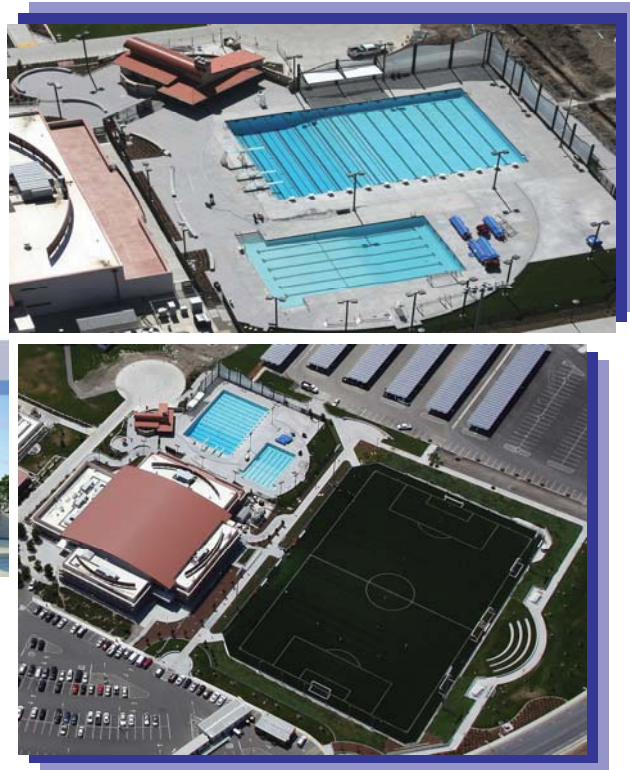


Project Name	Project Description	A/E / Structural Firms	Estimated Construction Value (in Millions)	Next Milestone
<b>Student Services &amp; Central Administration</b> (O, P, U, X)	New Construction - 77,000 sf structure LEED Gold	Steinberg Architects	\$41.0	<b>Design Development Submittal 1/10</b>
<b>Campus Blvd Phases I</b> (P, X)	Accessible Pedestrian Path from PE Complex to Bld 1700	RHAA	\$1.2	<b>On Hold to Coordinate with SSA</b>
<b>PE Phase III (Outside Loop Road)</b> (E, O)	Baseball & Softball Fields Multiuse field with all-weather track & field events, restroom and storage facilities	WLC, Architects / Carducci Landscape Architects	\$9.5	<b>Substantial Completion 8/10</b>
<b>Parking Lot H &amp; Solar PV System</b> (P, X)	Expansion Parking Lot approximately, 500 spaces. 1 mega-watt solar Photo- Voltaic (PV) shade structures installed at lots E. + H.	Sandis/Chevron	\$12.9	<b>Project Complete 5/09</b>
<b>Collier Creek Storm Water Outfall</b>	Infrastructure to detain and discharge campus storm water runoff into Colier Creek.	Sandis/Chevron	\$0.75	<b>Substantial Completion 4/10</b>
<b>Fire Alarm Upgrade</b>	Upgrade existing fire system to single one, state of the art system with audio evacuation capabilities	WHM, Inc.	\$0.66	<b>Substantial Completion 12/09</b>
<b>Science Building</b>	20,000 sf. 2 story new Science Building LEED Silver	Kwan Henmi Architecture/Planning	\$10.0	<b>50% CD's 2/10</b>
<b>Total Planned Construction Cost</b>			<b>\$174.6</b>	

# PROJECT PROGRESS REPORT

## Aquatics Center & Soccer Field

LAS POSITAS COLLEGE  
January 1, 2010



### Project Team:

**Architects:** WLC Architects (Aquatics) / Beals Alliance (Soccer)

**Construction Manager:**

**Contractor:** Robert A. Bothman, Inc.

### Project Description:

This project includes one 75' x 108' (max 14' depth) competition pool and one 75' x 45' recreational pool (max 7.3' depth) and a 2,800 sf pool house to accommodate Las Positas College's competitive, instructional and recreational programs. A synthetic turf multi-use / soccer field, located at the east end of the existing campus, provides a high quality venue for competitive, instructional, and recreational soccer programs for Las Positas students and the community.

### Project Update:

The project is complete and being used for classes.

<b>Design Start</b>	09/2005 - Complete
<b>DSA Permit Approval</b>	08/2007 - Complete
<b>Construction Start</b>	11/2007 - Complete
<b>Occupancy</b>	08/2009 - Complete

**PROJECT PROGRESS REPORT**  
**Multi-Disciplinary Education Building**

**LAS POSITAS COLLEGE**  
**January 1, 2010**



**Project Team:**

**Architect:** LPA

**Construction Manager:** Parsons Brinckerhoff

**Contractor:** J.D. General

**Project Description:**

The objective of the project is to perform miscellaneous repairs to the existing exterior wall cladding, window, doors and roof systems in an effort to address and correct identified construction deficiencies and to prevent water intrusion into the structure. The building houses important teaching programs that need to continue in operation, most of the building will remain occupied for the duration of the project.

**Project Update:**

Project Complete.

<b>Redesign</b>	01/2009 - Complete
<b>DSA Permit Approval</b>	04/2009 - Complete
<b>Construction Start</b>	06/2009 - Complete
<b>Occupancy</b>	08/2009 - Complete

# PROJECT PROGRESS REPORT

## Central Utility Plant

LAS POSITAS COLLEGE  
January 1, 2010



### Project Team:

**Design Build Contractor:** Southland Industries

**Construction Manager:** Parsons Brinckerhoff

### Project Description:

The Central Utility Plant and Utility Loop will provide energy efficient heating and cooling to the new construction projects, and capacity for the existing Library and Science buildings to connect to the central plant when they undergo planned renovations. Payback period calculated at less than 5 years.

### Project Update:

Building is complete. Training complete. Punch list 99% complete. Building received substantial completion and turned over to the campus November 17, 2009.

	<u>Utility Loop</u>	<u>Central Plant</u>
<b>Design Start:</b>	08/2007 - Complete	11/2007 - Complete
<b>DSA Permit Approval</b>	n/a	02/2009 - Complete
<b>Construction Start</b>	04/2008 - Complete	02/2009 - Complete
<b>Occupancy</b>	09/2008 - Complete	11/2009 - Complete

# PROJECT PROGRESS REPORT

## College Center for the Arts

LAS POSITAS COLLEGE  
January 1, 2010



### Project Team:

**Architect:** John Sergio Fisher & Associates

**Construction Manager:** Parsons Brinckerhoff

**Contractor:** C. Overaa & Co.

### Project Description:

The College Center for the Arts (CCA) includes a 55,000 sq. ft. building with a 500 seat main theater, a formal lobby, a 175 seat black box theater, classrooms, rehearsal rooms, faculty offices, an outdoor amphitheater with seating capacity for up to 1,500 people, two parking lots, entry plaza, and landscaping. This project is pursuing LEED Silver certification.

### Project Update:

The exterior metal siding and the stucco are complete. The glass storefronts at the entry and stairs are preceding, the building interior is 90% complete at the facility offices and the rehearsal rooms. The Black Box Theater and Main Auditorium infrastructure elements are being installed. The final concrete walk ways and ramps leading to the Amphitheater are being completed. The project is 85% complete.

<b>Design Start</b>	03/2006 - Complete
<b>DSA Permit Approval</b>	01/2008 - Complete
<b>Construction Start</b>	07/2008 - Underway
<b>Occupancy</b>	Fall Semester 2010



# PROJECT PROGRESS REPORT

## Child Development Center

LAS POSITAS COLLEGE  
January 1, 2010



### Project Team:

**Architect:** Beverly Prior Architects

**Construction Manager:** Parsons Brinckerhoff

**Contractor:** Lathrop Construction

### Project Description:

Includes three new single story structures with an approximate total of 18,000 square foot of enclosed space. The three structures include an Administration Building, A wing for Toddler classrooms, and a wing for Pre-school classrooms. The facility will accommodate up to 122 Toddlers and Pre-school Children. In addition, there will be two outdoor learning environments, one with each classroom wing that functions as an exterior extension of the classroom. Related work includes covered walkways, fire lane, retaining walls, landscaping, fencing, and miscellaneous site improvements.

### Project Update:

Roof membrane installed on buildings B&C. Building A framing is underway 95% complete. Starting installation of building paper on both buildings B & C.

<b>Design Start</b>	02/2006 - Complete
<b>DSA Permit Approval</b>	06/2008 - Complete
<b>Construction Start</b>	03/2009
<b>Occupancy</b>	10/2010

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	2009												2010												2011											
						DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT			
<b>Child Development Center</b>																																									
<b>Construction Activities</b>																																									
L02-1345	Construction Duration	327	212	22MAY09 A	30SEP10	Construction Duration																																			
L02-1510	Punchlist List Corrections	44	44	01OCT10	01DEC10	Punchlist List Corrections																																			
<b>AV &amp; FF&amp;E Activities</b>																																									
L02-1490	Place FF&E Orders	54	54	07MAY10	21JUL10	Place FF&E Orders																																			
L02-1500	FF&E Install	10	10	16AUG10	27AUG10	FF&E Install																																			
<b>Project Close-out Activities</b>																																									
L02-1520	Beneficial Occupancy	1	1	01OCT10	01OCT10	Beneficial Occupancy																																			
L02-1530	Prepare BOT Agenda Item for NOC	15	15	04OCT10	22OCT10	Prepare BOT Agenda Item for NOC																																			
L02-1540	BOT Approve Notice of Completion	1	1	25OCT10	25OCT10	BOT Approve Notice of Completion																																			
L02-1550	NOC County Posting Period	22	22	26OCT10	24NOV10	NOC County Posting Period																																			
L02-1560	Release Retention to Contractor	25	25	25NOV10	29DEC10	Release Retention to Contractor																																			

Start date	01JAN04
Finish date	23FEB16
Data date	09DEC09
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**Las Positas College**  
**Child Development Center**  
**December 9, 2009**

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

**PROJECT PROGRESS REPORT**  
**District-wide Information**  
**Technology Building**

**LAS POSITAS COLLEGE**  
**January 1, 2010**



**Project Team:**

**Architect:** BFGC Architecture

**Construction Manager:** Parsons Brinckerhoff

**Contractor:** Pencon, Inc.

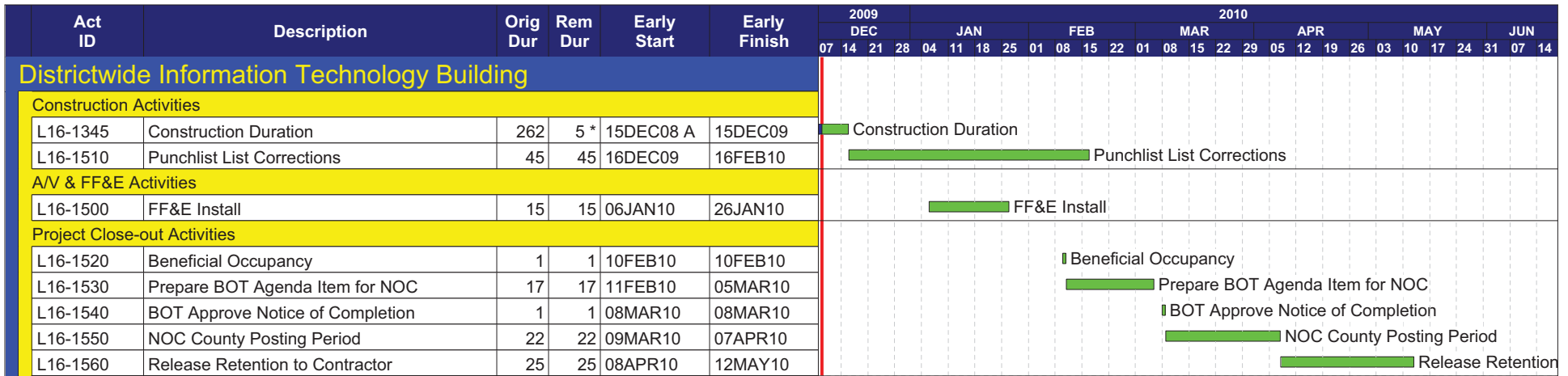
**Project Description:**

The District-wide Information Technology (IT) Building includes a single-story, 10,200 square foot, wood framed structure, located on the northwest side of the campus adjacent to the loop road. The building will house the District's Data Center operations, supporting network infrastructure, administrative and instructional servers, and office space for the ITS personnel from the District and Las Positas College.

**Project Update:**

Building is complete. Contractor working on items to receive final completion.

<b>Design Start</b>	10/2006 - Complete
<b>DSA Permit Approval</b>	06/2008 - Complete
<b>Construction Start</b>	12/2008 - Complete
<b>Occupancy</b>	1/2010



Start date	01JAN04
Finish date	23FEB16
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**Las Positas College**  
**Districtwide Information Technology Building**  
**December 9, 2009**

- Early bar
- Progress bar
- Critical bar
- Summary bar
- ◆ Start milestone point
- ◆ Finish milestone point

# PROJECT PROGRESS REPORT

## Maintenance & Operations Facility

LAS POSITAS COLLEGE  
January 1, 2010

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### Project Team:

**Architect:** Bill Gould Designs

**Construction Manager:** Parsons Brinckerhoff

**Contractor:** Robert A. Bothman, Inc.

### Project Description:

The Maintenance and Operations (M&O) Facility includes a 10,000 sq. ft. pre-engineered warehouse building with auto service bays, electrical & locksmith shop areas, paint booths, receiving area, and storage. The project also includes a fuel depot, various support structures and a modular office building.

### Project Update:

Project is complete.

<b>Design Start</b>	04/2006 - Complete
<b>DSA Permit Approval</b>	06/2008 - Complete
<b>Construction Start</b>	08/2008 - Complete
<b>Occupancy</b>	10/2009 - Complete

# PROJECT PROGRESS REPORT

## Student Services & Central Administration

LAS POSITAS COLLEGE  
January 1, 2010



### Project Team:

**Architect:** Steinberg Architects  
**Construction Manager:** Parsons Brinckerhoff  
**Contractor:** TBD

### Project Description:

The Student Services and Central Administration project (SSA), will consolidate various student services functions now located across the college, including counseling, admissions and records, financial aid, career / transfer center, articulation, DSPS, Veterans and International student support, student government, services for seniors, the health center, cafeteria and bookstore.

### Project Update:

Steinberg Architects were selected for design of the building. 30% design documents were submitted in December. This project will participate in the new DSA Collaborative Process.

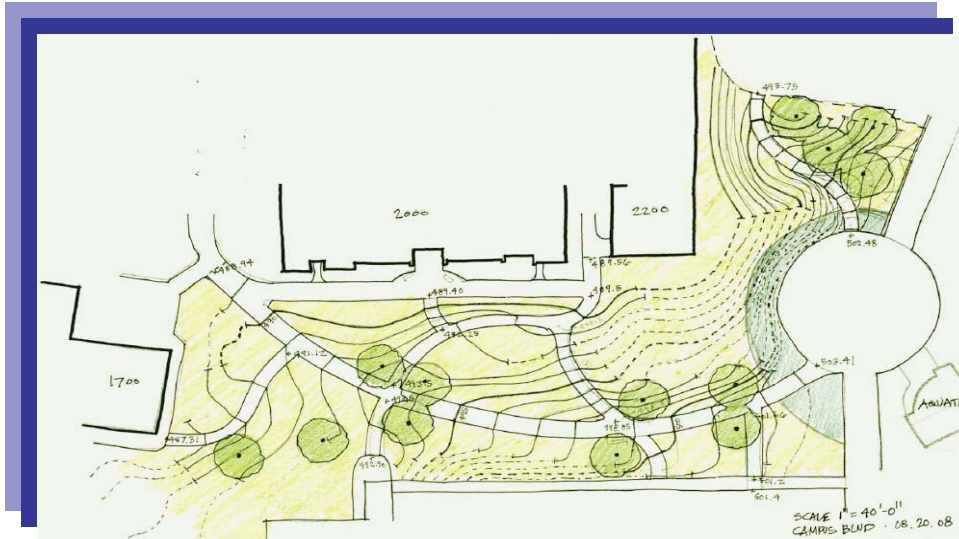
<b>Design Start</b>	06/2009
<b>DSA Permit Approval</b>	Estimated – 06/10
<b>Construction Start</b>	Estimated – 01/11
<b>Occupancy</b>	Estimated – 09/12

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish						
						2010	2011	2012	2013	2014	2015
<b>Student Services &amp; Central Administration</b>											
<b>Design Activities</b>											
L06-1380	A/E Develops DD Documents	80	45	21OCT09 A	09FEB10	■ A/E Develops DD Documents					
L06-1390	A/E Develops 90% CD's	100	100	10FEB10	29JUN10	■ A/E Develops 90% CD's					
<b>DSA/State Chancellor's Office Activities</b>											
L06-1400	DSA Reviews Contract Documents	116	116	30JUN10	23OCT10	■ DSA Reviews Contract Documents					
L06-1410	A/E Incorporate DSA Comments	30	30	24OCT10	22NOV10	■ A/E Incorporate DSA Comments					
<b>Bid &amp; Award Activities</b>											
L06-1420	Advertise/Solicit for Bid	10	10	23NOV10	06DEC10	■ Advertise/Solicit for Bid					
L06-1430	Bid Period	30	30	07DEC10	17JAN11	■ Bid Period					
L06-1440	Develop BOT Agenda Item - Contract Award	21	21	18JAN11	15FEB11	■ Develop BOT Agenda Item - Contract Award					
L06-1450	BOT Approval of Contract Award	1	1	16FEB11	16FEB11	BOT Approval of Contract Award					
L06-1460	Contract, bonds, insurance and Pre-Con	10	10	17FEB11	02MAR11	■ Contract, bonds, insurance and Pre-Con					
<b>Construction Activities</b>											
L06-1470	Issue Construction NTP	1	1	03MAR11	03MAR11	Issue Construction NTP					
L06-1345	Construction Duration	528	528	04MAR11	12MAR13	■ Construction Duration					
L06-1510	Punchlist List Corrections	44	44	13MAR13	13MAY13	■ Punchlist List Corrections					
<b>A/V &amp; FF&amp;E Activities</b>											
L06-1490	Place FF&E Orders	88	88	11JUL12	09NOV12	■ Place FF&E Orders					
L06-1500	FF&E Install	22	22	12APR13	13MAY13	■ FF&E Install					
<b>Project Close-out Activities</b>											
L06-1520	Beneficial Occupancy	1	1	14MAY13	14MAY13	Beneficial Occupancy					
L06-1530	Prepare BOT Agenda Item for NOC	15	15	15MAY13	04JUN13	■ Prepare BOT Agenda Item for NOC					
L06-1540	BOT Approve Notice of Completion	1	1	05JUN13	05JUN13	BOT Approve Notice of Completion					
L06-1550	NOC County Posting Period	21	21	06JUN13	04JUL13	■ NOC County Posting Period					
L06-1560	Release Retention to Contractor	25	25	05JUL13	08AUG13	■ Release Retention to Contractor					

Start date	01JAN04
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**Las Positas College**  
**Student Services & Central Administration**  
**December 9, 2009**

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point



**Project Team:**

**Architect:** RHAA

**Construction Manager:** Parsons Brinckerhoff

**Contractor:** TBD

**Project Description:**

The Campus Boulevard will provide an accessible pedestrian pathway through the campus. The project consists of three phases: Phase I extends from the existing fire road between the PE Complex and Multi-Disciplinary Education Building to the northeast corner to the Student Center.

**Project Update:**

Design stopped to coordinate with SSA design concepts.

<b>Design Re-Start</b>	08/2009
<b>DSA Permit Approval</b>	04/2009
<b>Construction Start</b>	TBD
<b>Occupancy</b>	TBD



# PROJECT PROGRESS REPORT

## PE Phase III (Outside Loop Road)

LAS POSITAS COLLEGE  
January 1, 2010

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### Project Team:

**Architect:** WLC Architects / Carducci Landscape Architects

**Construction Manager:** Parsons Brinckerhoff

**Contractor:** CM at Risk Lathrop Construction

### Project Description:

The design for Phase III of the LPC Athletics facility upgrades includes multi-use fields, track and field events, baseball and softball, tennis, cross country paths, recreational fields and support facilities such as restrooms and storage. Current funding is not expected to support construction of all facilities in this phase however designs for them was completed.

### Project Update:

Grading underway. Field lighting and landscaping included as options.

<b>Design Start</b>	12/2007 - Complete
<b>DSA Permit Approval</b>	03/2009 - Complete
<b>Construction Start</b>	10/2009
<b>Occupancy</b>	10/2010

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	2009												2010												2011											
						DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	JAN	FEB	MAR	APR	MAY	JUN	JUL									
<b>PE Phase III (Outside Loop Road)</b>																																									
<b>Bid &amp; Award Activities</b>																																									
L05-1415	Select CMC Risk	32	32	09DEC09	21JAN10	■ Select CMC Risk																																			
<b>Construction Activities</b>																																									
L05-1345	Construction Duration	240	168	04SEP09 A	30JUL10	■ Construction Duration																																			
L05-1510	Punchlist List Corrections	20	20	16AUG10	10SEP10	■ Punchlist List Corrections																																			
<b>A/V &amp; FF&amp;E Activities</b>																																									
L05-1490	Place FF&E Orders	62	62	26MAY10	19AUG10	■ Place FF&E Orders																																			
L05-1500	FF&E Install	15	15	23AUG10	10SEP10	■ FF&E Install																																			
<b>Project Close-out Activities</b>																																									
L05-1520	Beneficial Occupancy	1	1	13SEP10	13SEP10	Beneficial Occupancy																																			
L05-1530	Prepare BOT Agenda Item for NOC	15	15	14SEP10	04OCT10	■ Prepare BOT Agenda Item for NOC																																			
L05-1540	BOT Approve Notice of Completion	1	1	05OCT10	05OCT10	BOT Approve Notice of Completion																																			
L05-1550	NOC County Posting Period	21	21	06OCT10	03NOV10	■ NOC County Posting Period																																			
L05-1560	Release Retention to Contractor	25	25	04NOV10	08DEC10	■ Release Retention to Contractor																																			

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**Las Positas College**  
**Districtwide Information Technology Building**  
**December 9, 2009**

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

# PROJECT PROGRESS REPORT

## Parking Lot H & Solar PV System

LAS POSITAS COLLEGE  
January 1, 2010

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### Project Team:

**Design Build Contractor:** Chevron Energy Solutions

**Construction Manager:** Parsons Brinckerhoff

### Project Description:

A new expansion parking Lot designated as “Lot H” provides nearly 500 additional parking spaces for students and staff. Photo-voltaic shade structures will be installed at this new Lot H and also in existing Lot E, generating approximately 1 megawatt of electricity; nearly a quarter of the college’s forecasted annual electrical consumption.

### Project Update:

The parking lot is complete and in use. All the shade structures and solar equipment is complete and functional. The display monitor is available for view in the MD Building.

<b>Design Start</b>	01/2008 - Complete
<b>DSA Permit Approval</b>	06/2008 - Complete (Parking Lot)
<b>Construction Start</b>	06/2008 - Complete
<b>Occupancy</b>	06/2009 - Complete



**Project Team:**

**Engineer of Record:** Sandis

**Construction Manager:** Parsons Brinckerhoff

**Contractor:** CM at Risk Lathrop Construction

**Project Description:**

The LPC Environmental Impact Report requires a net-zero increase in storm-water run-off rates. To meet this requirement enhanced storm-water infrastructure systems have been incorporated into each project. Installation of significant storm-water detention and release infrastructure including a 9.5' retaining wall will be installed at Collier Creek.

**Project Update:**

Construction begin in October.

<b>Design Start</b>	07/2008 - Complete
<b>DSA Permit Approval</b>	06/2009 - Complete
<b>Construction Start</b>	10/2009
<b>Occupancy</b>	03/2010

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	2009						
						DEC						
						08	09	10	11	12	13	14
<b>Collier Creek Storm Water Outfall</b>												
Project Close-out Activities												
L99-1100	Punchlist	5	1	03DEC09 A	09DEC09							
L99-1110	Occupancy	0	0		09DEC09							

Start date	01JAN04
Finish date	23FEB16
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**Las Positas College**  
**Collier Creek Storm Water Outfall**  
**December 9, 2009**

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

# PROJECT PROGRESS REPORT

## LPC Fire Alarm Upgrade

LAS POSITAS COLLEGE  
January 1, 2010

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### Project Team:

**Engineer of Record:** WHM, Inc.

**Construction Manager:** Parsons Brinckerhoff

**Contractor:** Southland / Redwood City Electric

### Project Description:

The fire alarm system which currently serves the existing buildings on campus will be upgraded to provide system capacity for new buildings. The project will significantly modernize the existing system and provide emergency broadcast capability.

### Project Update:

Work will be performed under Southland Industries contract. Work is complete

<b>Design Start</b>	07/2008 - Complete
<b>DSA Permit Approval</b>	01/2009 - Complete
<b>Construction Start</b>	06/2009 - Complete
<b>Occupancy</b>	12/2009 - Complete

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	2009			
						07	14	21	28
<b>LPC Fire Alarm Upgrade</b>									
Bid & Award Activities									
L04-1795	Construction	110	0	24SEP09 A	24NOV09 A				
Project Close-out Activities									
L04-1850	Punchlist	24	1	16NOV09 A	23DEC09	Punchlist			
L04-1860	Occupancy	0	0		23DEC09	Occupancy			

Start date	01JAN04
Finish date	23FEB16
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**Las Positas College**  
**LPC Fire Alarm Upgrade**  
**December 9, 2009**

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point



**Project Team:**

**Engineer of Record:** Kwan Henmi Architecture/Planning

**Construction Manager:** Parsons Brinckerhoff

**Contractor:** TBD

**Project Description:**

The project will consist of a new 12,000 sf, one story structure located adjacent to the current Science Building (Building 1800). The new building will contain 4 new “wet labs” for biology on the first floor, and a “dry lab” for engineering graphics. The second floor will contain 4 classrooms. The building is being designed to achieve LEED Silver certification.

**Project Update:**

Added space for 4 classrooms on second floor. Site layout and floor plan finalized. Projected submittal to DSA in March 2010.

<b>Design Start</b>	5/2009
<b>DSA Permit Approval</b>	TBD
<b>Construction Start</b>	Summer 2010
<b>Occupancy</b>	Fall 2012

