

## OHLONE COMMUNITY COLLEGE DISTRICT

## MEMORANDUM

TO: Board of Trustees

FROM: Douglas Treadway

DATE: December 12, 2007

SUBJECT: Authorization for Beneficial Occupancy – Newark Center for Health Sciences and Technology

---

This memo revises Item 45 in the current Board packet.

Work on the Newark Center for Health Sciences and Technology is nearly complete enough to allow beneficial occupancy by our District. The original target date of December 12, 2007 for acceptance needs to be extended a short time to allow for the extensive inspection and testing that is required for fire alarms, elevators and other life safety and accessibility components of the project which need to be in place before the general public can utilize the building. All of these inspections are currently in progress and expected to be completed within the next few weeks. We are therefore requesting that the Board designate December 28, 2007 as the beneficial occupancy date for the building, subject to a valid Form 6 being signed by the Inspector of Record for the project and verified by the Interim Director of Facilities, thus allowing construction crews the benefit of the upcoming holiday period to work unimpeded on these items. This adjustment in the official beneficial occupancy date for the building does NOT affect previously planned moves of equipment, etc. into the building or the staff occupancy date of January 2, 2008.

While work in compliance with plans and specifications for the building will be substantially completed, punch lists are being developed and will continue to be developed for all corrective work that has been identified. Such corrective work will be progressively completed by the contractor. The vast majority of this work should be completed no later than January 14, 2008.

Authorization for beneficial occupancy is required before any portion of the building or grounds can be released to the District. Affirmative action by the Board will result in the District's taking ownership of the project plus the District's assumption for liabilities and losses that may arise during that period of time. Final acceptance of the building project will not be recommended until all required work has been completed.

#### RECOMMENDATION

The President/Superintendent recommends that the Board of Trustees authorize beneficial occupancy of the Newark Center for Health Sciences and Technology beginning December 28, 2007, subject to a valid Form 6 being issued by the Inspector of Record and verified by the acting Director of Facilities.