

Final Project Proposal

Budget Year 2012-2013

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

Instructional Building 1 Replacement

Proposal Name

Compton Community College District

Community College District

Compton Education Center

College or Center

8/30/2010 (10-21-10 rev)

Date

HMC Architects

Prepared By

A

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Final Project Proposal Checklist

District: Compton Community College District
College: Compton Community College
Project: Instructional Building 1 Replacement
Prepared by: HMC Architects Date: August 30, 2010

Section	Description	Status	Date
1.1	Title Page	<u>complete</u>	<u>8/30/10</u>
2.1	Final Project Proposal Checklist	<u>complete</u>	<u>8/30/10</u>
3.1	Approval Page - Final Project Proposal (with original signatures)	<u>complete</u>	<u>8/30/10</u>
3.2	Project Terms and Conditions	<u>complete</u>	<u>8/30/10</u>
4.1	Analysis of Building Space Use and WSCH - JCAF 31	<u>complete</u>	<u>8/30/10</u>
5.1	Cost Estimate Summary - JCAF32	<u>complete</u>	<u>8/30/10</u>
5.2	Quantities and Unit Costs supporting the JCAF 32 <i>(Insert the optional cost analyses into this section)</i>	<u>complete</u>	<u>8/30/10</u>
6.1	California Energy Commission Approved Audit	<u>complete</u>	<u>8/30/10</u>
7.1	Responses to Specific Requirements - State Administrative Manual (Also provide this section electronically in Word 6. Version)	<u>complete</u>	<u>8/30/10</u>
8.1	California Environmental Quality Act: Environmental Impact Report or Exemption Notice	<u>complete</u>	<u>8/30/10</u>
9.1	Outline of Specifications	<u>complete</u>	<u>8/30/10</u>
10.1	Federal Funds Detail	<u>complete</u>	<u>8/30/10</u>
11.1	Analysis of Future Costs	<u>complete</u>	<u>8/30/10</u>
12.1	Campus Plot Plan	<u>complete</u>	<u>8/30/10</u>
13.1	Diagrams of Building Areas <i>(include floor plans with building areas affected.) (Insert half-sized scaled conceptual drawings into the FPP.)</i>	<u>complete</u>	<u>8/30/10</u>
13.2	Site Plans	<u>complete</u>	<u>8/30/10</u>
13.3	Floor Plans	<u>complete</u>	<u>8/30/10</u>
13.4	Exterior Elevations	<u>complete</u>	<u>8/30/10</u>
13.5	Existing Floor Plans	<u>n/a</u>	<u>n/a</u>
13.6	Demolition Plans	<u>n/a</u>	<u>n/a</u>
13.7	Building Cross-Sections <i>(as needed)</i>	<u>n/a</u>	<u>n/a</u>
14.1	Guideline-Based Group 2 Equipment Cost Estimate - JCAF 33	<u>complete</u>	<u>8/30/10</u>
15.1	Justification of Additional Costs exceeding Guidelines <i>(as needed)</i>	<u>complete</u>	<u>8/30/10</u>
16.1	Detailed Equipment List	<u>complete</u>	<u>8/30/10</u>

APPROVAL PAGE
Final Project Proposal

Budget Year 2012-2013

District: Compton Community College District

Project Location: Compton Community College
(College, campus, or center)

Project Name: Instructional Building 1 Replacement

The district proposes funds for inclusion in the State capital outlay budget (check items):

site acquisition preliminary plans working drawings construction equipment

District Certification

Contact Person: _____ Telephone: _____
(Facilities, Planning and Development)

E-Mail Address: _____ Fax: _____

Approved for submission: _____ Date: _____
(Chancellor/President/Superintendent Signature)

District Board of Trustees Certification

The Governing Board of the District approves the submission of this application to the Board of Governors of the California Community Colleges and promises to fulfill the succeeding list of Project Terms and Conditions.

(President of the Board of Trustees Signature and Date)

(Secretary of the Board of Trustees Signature and Date)

Attach a copy of the Board Resolution which substantiates approval of the application and promises to fulfill the Project Terms and Conditions.

Submit proposal to:
Facilities Planning and Utilization
Chancellor's Office
California Community Colleges
1102 Q Street, 4th Floor
Sacramento, CA 95814

Chancellor's Office Certification

Reviewed by: _____

Date Completed: _____

PROJECT TERMS AND CONDITIONS

District: Compton CCD **College:** Compton Community College
Project: Instructional Building 1 Replacement **Budget Year:** 2012-2013

1. The applicant hereby requests State funds in the amount prescribed by law for the project named herein. All parts and exhibits contained in or referred to in this application are submitted with and made part of this application.
2. The applicant hereby certifies to the Board of Governors of the California Community Colleges that:
 - a. Pursuant to the provisions of Section 57001.5 of Title 5 no part of this application includes a request for funding the planning or construction of dormitories, stadia, the improvement of sites for student or staff parking, single-purpose auditoriums or student centers other than cafeterias. The facilities included in the proposed project will be used for one or more of the purposes authorized in Section 57001.5 of Title 5.
 - b. Any State funds received pursuant to this application shall be used solely for defraying the development costs of the proposed project.

If the application is approved, the construction covered by the application shall be undertaken in an economical manner and will not be of elaborate or extravagant design or materials.
 - c. Pursuant to the provisions of Section 81837 of the *Education Code*, approval of the final plans and specifications for construction will be obtained from the Board of Governors of the California Community Colleges before any contract is let for the construction.
 - d. No changes in construction plans or specifications made after approval of final plans which would alter the scope of work, function assignable and/or gross areas, utilities, or safety of the facility will be made without prior approval of the Chancellor's Office of the California Community Colleges and the Department of General Services Office of Architecture and Construction.
 - e. Pursuant to the provisions of Section 57001 of Title 5, an adequate and separate accounting and fiscal records and accounts of all funds received from any source to pay the cost of the proposed construction will be maintained, and audit of such records and accounts will be permitted at any reasonable time, during the project, at the completion of the project, or both.
 - f. Architectural or engineering supervision and inspection will be provided at the construction site to ensure that the work was completed in compliance with the provisions of Section 81130 of the *Education Code* and that it conforms with the approved plans and specifications.
 - g. Pursuant to the provisions of Section 8 of the *Budget Act*, no contract will be awarded prior to the allocation of funds to the Board of Governors by the Public Works Board.
3. It is understood by the applicant that:
 - a. No claim against any funds awarded on this application shall be approved which is for work or materials not a part of the project presented in this application as it will be finally allocated by the

Project Terms and Conditions (Continued)

- b. The failure to abide by each of the assurances made herein entitles the Board of Governors of the California Community Colleges to withhold all or some portion of any funds awarded on this application.
 - c. Any fraudulent statement which materially affects any substantial portion of the project presented in this application, as it may be finally approved, entitles the Board of Governors of the California Community Colleges to terminate this application or payment of any funds awarded on the project presented in this application.
4. It is further understood that:
- a. The appropriation which may be made for the project presented in this application does not make an absolute grant of that amount to the applicant.
 - b. The appropriation is made only to fund the project presented in this application, as it is finally approved, regardless of whether the actual cost is less than or equals the appropriation.
 - c. A reduction in the scope of the project or assignable areas shall result in a proportionate reduction in the funds available from the appropriation.

Analysis of Building Space Use and WSCH - JCAF 31

New Construction Reinstruction

District: Compton Community College District Project: Instructional Building 1 Replacement
 College: Compton Community College Prepared by: HMC Architects Date: 08/30/10

Room Type (1)	State Use Room Type	# of Rooms (2)	4 Digit TOPS CODE (3)	Name of Space (3)	Project Space ASF (4)	Existing Space ASF (5)	New Space/ Programs ASF (4)-(5) (6)	FTE/WSCH Capacity (8)	State Use Only	
									Cost per ASF per Guidelines	Total Allowable Cost
				REPLACEMENT						
050			0099	Inactive area		94	-94			\$0
050			1306	Inactive area		403	-403			\$0
050			2001	Inactive area		128	-128			\$0
050			4931	Inactive area		1,010	-1,010			\$0
050			6110	Inactive area		553	-553			\$0
110			0099	Classroom		8,666	-8,666			\$0
110			0099	Classroom	9,175		9,175		\$436	\$4,000,300
115			0099	Classroom Service	400					
210			1200	Lab Health		2,194	-2,194			\$0
210			1500	Lab Humanities	4,175		4,175		\$442	\$1,845,350
310			0099	Office General	555		555		\$460	\$255,300
310			0099	Office General		3,278	-3,278			\$0
310			1500	Office Humanities	1,280		1,280		\$460	\$588,800
310			2200	Office Social Sciences	980		479		\$460	\$450,800
315			0099	Office Service General	365	501	980			\$0
410			4999	LRC Other studies		1,574	-1,574			\$0
410			6110	LRC English		3,097	-3,097			\$0
410			6110	LRC		2,082	-2,082			\$0
535			6110	LRC		316	-316			\$0
540			4931	Clinic		439	-439			\$0
650			1500	Lounge Humanities	250		250		\$435	\$108,750
				Total ASF	17,180	24,335	-6,940			
				Total GSF	26,430					
				Building Efficiency	65%					
				100% Bldg Cost Allowance	\$7,249,300				\$144,986	\$7,249,300
				Building Allowance + 2% Energy Efficiency Incentive	\$7,394,286					\$7,394,286

COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32

District: Compton Community College District College: Compton Community College EPI 2928 **CFIS Ref. No.:** _____
 Project Name: Instructional Building 1 Replacement Date Prepared: 08/30/10 CCCI: 5276 **Budget Ref. No.:** _____
 Request for: A P W C E EPI: Prepared by: #REF!

Local Contribution (State-Supportable): <input type="radio"/> Set Amount: <input checked="" type="radio"/> Percentage of Project: 50%	Locally Funded		State Funded		Total
	Non State-Supportable	State-Supportable			(Locally Funded State-Supportable + State Funded only)
1. Site Acquisition Acres:					
A. Purchase Price of Property	\$ -		\$ -		\$ -
B. Appraisals	\$ -		\$ -		\$ -
C. Costs Incurred in Escrow	\$ -		\$ -		\$ -
D. Surveys	\$ -		\$ -		\$ -
E. Other Costs	\$ -	\$ -	\$ -	\$ -	\$ -
2. Plans and Working Drawings <i>(Total may not exceed 13% of construction contracts)</i>					
		$P = A+C+F+G$	$P = A+C+F+G$		$P = A+C+F+G$
		$W = B+D+E$	$W = B+D+E$		$W = B+D+E$
A. Architectural Fee for Preliminary Plans	\$ 302,387		\$ -		\$ 302,387
B. Architectural Fee for Working Drawings	\$ 388,784		\$ -		\$ 388,784
C. Project Management			\$ 107,995		\$ 107,995
D. Div of the State Architect Plan Check fee			\$ 59,378		\$ 59,378
E. Community College Plan Check fee	\$ -		\$ 30,887		\$ 30,887
F. Preliminary Tests (soil tests)	\$ -		\$ 48,500		\$ 48,500
G. Other Costs	\$ -	\$ 691,171	\$ 420,000	\$ 666,760	\$ 420,000 \$ 1,357,931
3. Construction					
A. Utility Service	\$ -		\$ 541,174		\$ 541,174
B. Site Development, Service	\$ -		\$ 19,613		\$ 19,613
C. Site Development, General	\$ -		\$ 492,630		\$ 492,630
D. Other Site Development	\$ -		\$ 2,002,699		\$ 2,002,699
E. Reconstruction					\$ -
F. New Construction (bldg) (w/Group I eqpmt)	\$ 1,300,000		\$ 6,291,600		\$ 7,591,600
G. Other		\$ 1,300,000	\$ 151,832	\$ 9,499,548	\$ 151,832 \$ 10,799,548
4. Tests and Inspections		\$ 202,462	\$ 202,462		\$ 404,923
5. Contingency		\$ 269,989	\$ 269,989		\$ 539,977
6. Construction Management (if justified)		\$ 107,995	\$ 107,995		\$ 215,991
7. Architectural and Engineering Oversight		\$ 86,396	\$ 86,396		\$ 172,793
8. Total Construction Costs (items 3 - 7 above)	\$ -	\$ 1,966,842	\$ 10,166,391		\$ 12,133,233
9. Furniture and Group II Equipment		\$ -	\$ -		\$ -
10. Total Project Cost (items 1, 2, 8, and 9)	\$ -	\$ 2,658,013	\$ 10,833,150		\$ 13,491,164

11. Project Data	Outside Gross Square Feet	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF	13.	Locally Funded (State-Supportable Only)	State Funded
Reconstruction	26,430	17,180	65%	\$ 785	\$ 510	Acquisition	\$ -	\$ -
						Preliminary Plans	\$ 302,387	
						Working Drawings	\$ 388,784	\$ 666,760
						Construction	\$ 1,966,842	\$ 7,204,224
						Equipment	\$ -	\$ -
						Total Costs	\$ 2,658,013	\$ 10,833,150
						% of Project Costs	20%	80%

12. Anticipated Time Schedule	Start	End	Activity	Start	Activity
Start Preliminary Plans	09/01/12		Advertise Bid for Construction	5/1/2014	
Start Working Drawings	01/01/13		Award Construction Contract	6/15/2014	
Complete Working Drawings	08/01/13		Advertise Bid for Equipment	12/1/2015	
State Architect (ORS) Final Approval	04/01/14		Complete Project	7/1/2016	

COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32

District: Compton CCD Date Prepared: 08/30/10
 College: Compton Community College Budget Ref. No.: _____
 Project Name: Instructional Building 1 Replacement CFIS Ref No.: _____
 Prepared by: HMC Architects CCI Index: 5276
 Request for: A P W C E

1.	Site Acquisition	Acres: 		
	A. Purchase price of property		\$0	
	B. Appraisals		\$0	
	C. Cost incurred in escrow		\$0	
	D. Surveys		\$0	
	E. Other costs		\$0	\$0
2.	Plans and Working Drawings <i>(Total may not exceed 13% of construction)</i>		<i>P = A+C+F+G</i>	\$878,883
			<i>W = B+D+E</i>	\$479,048
	A. Architectural Fee for Preliminary Plans.		\$302,387	
	B. Architectural Fee for Working Drawings		\$388,784	
	C. Project Management <i>(if justified)</i>		\$107,995	
	D. Division of the State Architect Plan Check Fee		\$59,378	
	E. Community College Plan Check Fee		\$30,887	
	F. Preliminary Tests <i>(soil tests)</i>		\$48,500	
	G. Other costs		\$420,000	\$1,357,931
3.	Construction			
	A. Utility Service		\$541,174	
	B. Site Development, Service		\$19,613	
	C. Site Development, General		\$492,630	
	D. Other Site Development		\$2,002,699	
	E. Reconstruction		\$0	
	F. New Construction <i>(building) (w/Group I equipment)</i>		\$7,591,600	
	G. Other		\$151,832	\$10,799,548
4.	Tests and Inspections			\$404,923
5.	Contingency			\$539,977
6.	Construction Management <i>(if justified)</i>	<i>CM+AE=</i>	\$388,784	\$215,991
7.	Architectural and Engineering Overnight			\$172,793
8.	Total Construction Costs <i>(items 3 through 7 above)</i>			\$12,133,233
9.	Furniture and Group 2 Equipment			\$0
10.	Total Project Costs <i>(items 1, 2, 8, and 9)</i>			\$13,491,164

11.	Project Data	Outside Gross Square Feet	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF
	Construction	26,430	17,180	0.65	\$785	\$510
12.	Anticipated Time Schedule					
	Start Preliminary Plans		09/01/11	Advertise Bid for Construction		5/1/2013
	Start Working Drawings		01/01/12	Award Construction Contract		6/15/2013
	Complete Working Drawings		08/01/12	Advertise Bid for Equipment		12/1/2014
	State Architect (ORS) Final Approval		04/01/13	Complete Project		7/1/2015

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
(Architect's Cost Estimate)

District:	<u>Compton CCD</u>	Date Prepared:	<u>08/30/10</u>
College:	<u>Compton Community College</u>	Budget Ref. No.:	<u> </u>
Project Name:	<u>Instructional Building 1 Replacement</u>	CFIS Ref No.:	<u> </u>
Prepared by:	<u>HMC Architects</u>	ENR Index:	<u>5276</u>

1. SITE ACQUISITION

A. Purchase Price of Property	0
B. Appraisals	0
C. Cost Incurred in Escrow	0
D. Surveys	0
E. Other Costs	0
TOTAL SITE ACQUISITION	0

2. PLANS AND WORKING DRAWINGS

		<i>P = A+F+G</i>	770,887
		<i>W = B+C+D+E</i>	587,044
A. Architectural Fee for Preliminary Plans			
1. Architects Fee for Schematic and Preliminary plans			
10,799,548 @ 8.0% x 0.35			302,387
B. Architectural Fee for Working Drawings			
1. Architects Fee for Working Drawings			
10,799,548 @ 8.0% x 0.45			388,784
C. Project Management			
1. Project Administration/Management (District Cost)			
10,799,548 @ 1.0%			107,995
D. Division of the State Architect Plan Check Fee			
1. DSA Structural / FLS Plan Check Fee			
1,000,000 @ 0.7%		7,000	
9,799,548 @ 0.5%		48,998	
DSA Structural / FLS Plan Check Fee			55,998
2. Access Compliance Review			
500,000 @ 0.2%		1,000	
1,500,000 @ 0.1%		1,500	
8,799,548 @ 0.01%		880	
DSA Access Compliance Plan Check Fee			3,380
Total Plan Check Fee			59,378
E. Community College Plan Check Fee			
1. Community College Plan Check Fee			
10,799,548 @ 2/7 of 1.0%			30,887
F. Preliminary Test (Soils Tests & Geotechnical Report)			48,500
G. Other Costs (Geological, EIR, Etc.)			
1. Special Consultants:			
Legal Fees/printing/advertisement		\$ 100,000	
Constructability Review		\$ 40,000	
Energy/LEED Consultant		\$ 60,000	
Data/Technology Consultant		\$ 80,000	
SWPPP Consultant		\$ 40,000	
CEQA Consultant		\$ 60,000	
Hazardous Materials Consultant		\$ 40,000	
Total Other Costs			420,000

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
(Architect's Cost Estimate)

TOTAL PLANS AND WORKING DRAWINGS				1,357,931	
3. CONSTRUCTION - HARD COSTS					
A. Utility Service					
1.	Electrical		1 ea @	324,601	324,601
2.	Mechanical		1 LS @	216,573	216,573
		Sub-total Utilities			541,174
	Subtotal Utility Service				541,174
B. Site Development - Service					
1.	Site Preparation				
	a. Site Clearing	98,066	s.f. @	0.20	19,613
	Total Site Development - Service				19,613
C. Site Development - General					
	a. Site Improvements		1 ea. @	492,630.00	492,630
	Total Site Development - General				492,630
D. Other Site Development					
1.	Temporary fencing		1 l.s.		56,000
2.	Temporary utilities		1 l.s.		66,000
3.	Hazardous Materials Abatement				
	a) Remove VAT Flooring	34,050	s.f. @	3.56	121,218
	b) Allowance for asbestos abatement (Fireproofing)	34,050	s.f. @	35.60	1,212,180
	c) Fluorescent Tube Disposal	1	ls	3,560.00	3,560
	d) PCB ballasts	15	drums	979.00	14,685
4.	Building Demolition		1 ea. @	529,056.00	529,056
	Total Other Site Development				2,002,699
E Reconstruction					0

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
(Architect's Cost Estimate)

f. New Construction

Code	Space Type	ASF	Allowance	TOTAL
110	Classroom	9,175	436	4,000,300
115	Classroom Service	400	436	174,400
210	Lab Space	4,175	442	1,845,350
310	Office	3,180	460	1,462,800
650	Lounge	250	435	108,750
		<hr/>		
		17,180 ASF		7,591,600

Total New Construction **7,591,600**

G. Other

F30	1. Energy Allowance				
	Energy allowance; 2% of construction	2	%	7,591,600	151,832

Total Other Construction **151,832**

TOTAL CONSTRUCTION - HARD COSTS (3A thru 3G) **10,799,548**

4. TESTS AND INSPECTIONS

Tests	10,799,548	@	1%	107,995
DSA Inspection	24	mo. @	12,372	296,928

Total Tests and Inspections **404,923**

5. CONTINGENCY **539,977**

6. CONSTRUCTION MANAGEMENT **215,991**

7. ARCHITECTURAL AND ENGINEERING OVERSIGHT **172,793**

8. TOTAL CONSTRUCTION (Items 3 through 7) **12,133,233**

9. FURNITURE AND GROUP II EQUIPMENT **0**

10. TOTAL PROJECT COST **13,491,164**

CALIFORNIA ENERGY COMMISSION APPROVED AUDIT

Compton College is committed to energy conservation and has aggressively pursued energy conservation projects through CCC/IOU Energy Partnership Program. This project will be comply with the Board of Governors energy policy and is expected to exceed Title 24 energy requirements by 15%.



**Serving the Communities of
Carson, Compton, Lynwood,
North Long Beach, Paramount
and Willowbrook**

1111 East Artesia Boulevard
Compton, CA 90221-5393
Phone: (310) 900-1600
Fax: (310) 605-1458
www.compton.edu

LAWRENCE M. COX, PhD
Provost/CEO

PETER LANDSBERGER
Special Trustee

August 31, 2010

**Southern California Edison
Attention: Lisa Hannaman,
Account Executive
7300 Fenwick Lane, 2nd Floor
Westminster, CA 92683
lisa.hannaman@sce.com**

VIA: E-mail

RE: Instructional Building #1

Dear Ms. Hannaman,

Compton Community College District would like to participate in the SCE New Construction for Partnerships / Savings-by-Design (NCP/SBD) program for the project identified above. The District understands that this is a nonresidential new construction and renovation/remodel energy efficiency program, funded by utility customers through the Public Purpose Programs surcharge. The District is interested in improving the energy efficiency of our upcoming project using design assistance and financial incentives available through the NCP/SBD program.

The District agrees to provide required documentation as requested which includes a completed application for the project. The District is willing to consider efficiency recommendations that will improve the performance of the project significantly beyond Title 24 (or other baseline) requirements.

The District understands that participation in the NCP/SBD program is voluntary, and is under no obligation to modify the design or construction of any building based on resulting recommendations. The District also understands that it will receive financial incentives only if it completes an agreement, eligibility is confirmed by the utility, the performance of the building in the project meets program requirements, and the energy efficiency strategies are installed and verified by the Utility.

Best regards,

Frederick Stuner
Director of Facilities Planning and Development

Cc: Dr. Lawrence Cox, Jim Grivich

A. PURPOSE OF THE PROJECT

Executive Summary

The Compton Campus, located in the City of Compton, is a part of the Community College District. This campus is in need of modernizing its facilities technological demands of the academic curriculum from both instructors and students.

The scope of this project demolishes the western-most and middle wings of Building B (on the space inventory), the west wing of Building F (#9 on the space inventory) (#11 on the space inventory) and portables M1 (#32 on the space inventory) (AmeriCorps). On the site of the demolished permanent buildings, this project will construct a two-story 34,050 gross square feet (gsf) with 22,440 assignable square feet (asf) consisting of 8,000 asf lecture, 6,400 asf lab, 3,180 asf office, 4,100 asf library, 510 asf AV and 510 asf other (lounge) spaces. This project is designed to generate 4,267 weekly student hours (WSCH). This is a Category C project – modernize instructional space.

The new building will include spaces for English, reading, social sciences, natural sciences, humanities, foreign languages, along with the English as a Second Language (ESL) and AmeriCorps programs which will be relocated from portables M1 and M2 respectively.

Problem Statement

Constructed in 1953, buildings E, F and G are three of original buildings on the campus. These row buildings have not been renovated and contain the original building structure. Housed in these buildings are the “core” of the general education program including reading, social sciences, behavioral sciences, humanities and foreign languages.

The lack of technology and hinders the delivery of the instructional program. Due to the construction of these buildings, installing technology has been very difficult. Students cannot access the Internet from some of the instructional spaces. Reading and writing programs utilize reading and writing software as part of the course and both instructors and students are hindered by the lack of technology used in contemporary teaching.

Spaces in these buildings are not configured appropriately to deliver instructional programs. These 1950's buildings do not meet the size and configuration to effectively deliver instructional program delivery and the buildings' concrete construction makes renovation difficult and expensive. This mismatch of room and student class sizes result in inefficient space use and scheduling. Portables M1 and M2, circa 1980, are limited in space and size in to effectively deliver ESL and the AmeriCorps programs.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL IMPACT REPORT**

(Reference: California Code of Regulations, Title 5 Section 57121)

The project is included in the Environmental Impact Report for the Compton College Master Plan Projects, approved by the Board of Trustees of the Compton Community College District. The project will have a Negative Declaration at the earliest possible date after the funding approval.

OUTLINE OF SPECIFICATIONS

District: Compton CCD **College:** Compton Community College
Project: Instructional Building 1 Replacement

PRELIMINARY PROJECT DESCRIPTION

GENERAL

Typical Design Elements

This document describes design elements typically used by HMC Architects in the design of new academic structures or major additions on existing campuses. The specific design will adapt these elements based on the Owner's program requirements, applicable Codes and regulations, and the particular site conditions.

Sustainable Design

HMC is committed to sustainable design. Some elements of sustainable design have no cost impact to the initial construction, and will be considered in all cases. Additional sustainable design features may be used if the Owner has identified sustainable design as a priority, or if seeking LEED or CHPS certification.

Budget

The Project budget is always of fundamental importance in the design.

A SUBSTRUCTURE

A1000 Foundations

Standard reinforced concrete footings, foundations, and column pad footings will be sized in accordance with Structural Engineer's calculations. Grade beams will be used when necessary as part of the lateral force (earthquake/high wind) resisting design. Special foundations, such as piles and caissons, will be avoided unless found necessary by the Structural Engineer based on the Project conditions.

Fly ash will be used for all concrete. Fly ash is commonly used in sustainable design, and is useful in obtaining LEED or CHPS certification. Because there is no cost difference between fly ash concrete and standard concrete, it will be used on all Projects, whether or not sustainable design has been identified as an Owner priority.

A1030 Slab on Grade

Standard slabs on grade will be used for the first floor construction. Several elements of detailing and technical specifications will be incorporated to avoid moisture problems. Structural slabs on grade, such as post-tensioned slabs, will be avoided unless found necessary by the Structural Engineer based on the Project conditions.

FEDERAL FUNDS DETAIL

In the event additional funds are secured from the Federal government, the College will notify the Chancellor's Office and reduce the amount of the project by any additional funds secured. At this time, there are no federal funds available for this project.

ANALYSIS OF FUTURE COSTS

**Compton Community College District /Compton Community College
Instructional Building 1 Replacement**

Personnel Costs

Certificated:

None

Classified:

None

Depreciation, Maintenance and Operations:

None – there may be slight savings generated with the new building’s mechanical systems

Program/Course/Service Approvals:

List all new programs/courses/services to be housed in this project or its secondary effects and give the date of approval. If there are no new programs/courses/services for which approval is required, please so state. This is not required for equipment-only projects.

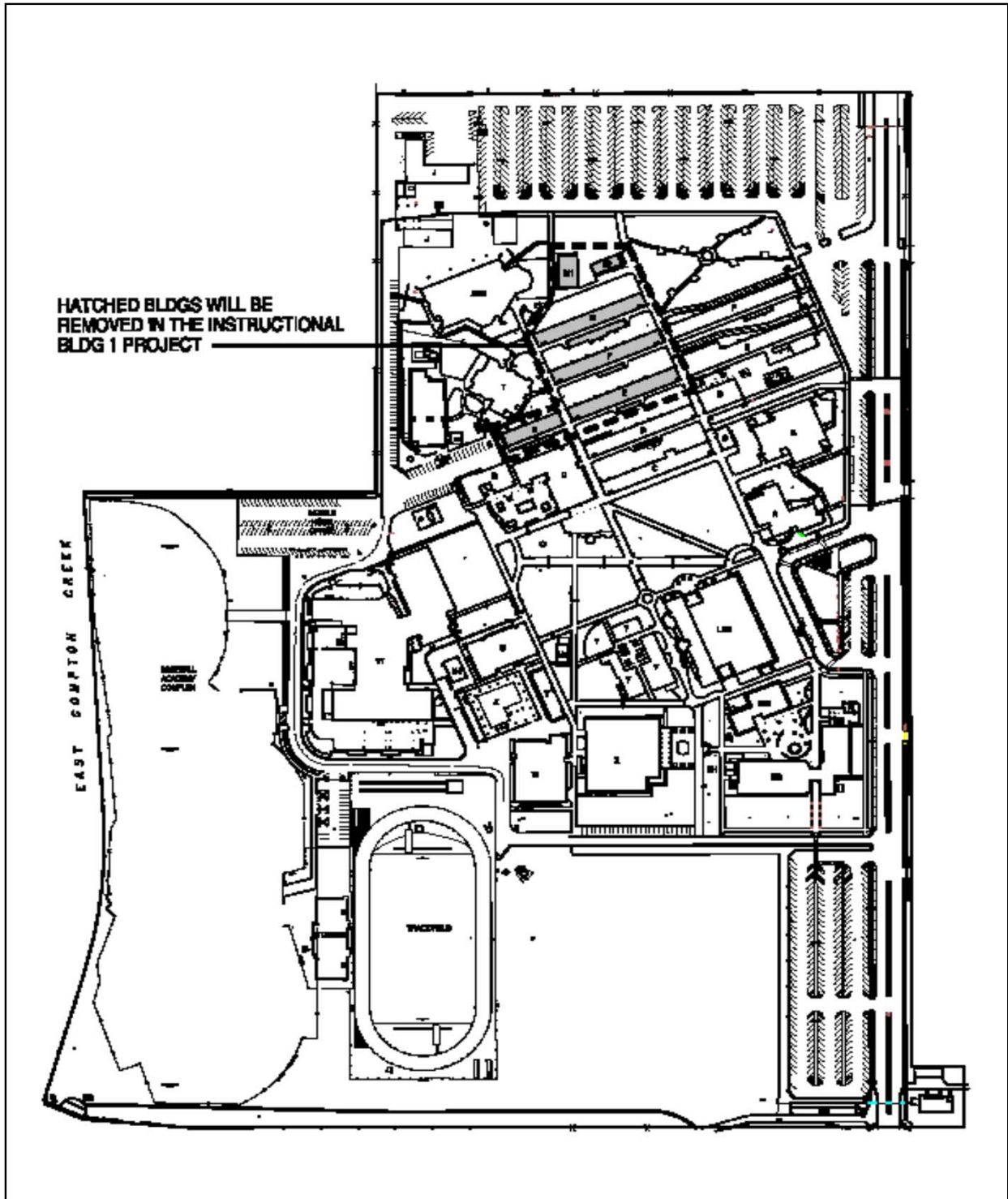
Name of New Program/Course/Service	Date of Approval
None	
<u>There are no new programs.</u>	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

EXISTING CAMPUS PLAN

District: Compton Community College District **College:** Compton Education Center

Project: Instructional Building 1 Replacement

EXISTING CAMPUS PLAN (DEMOLITION PLAN)



CAMPUS MASTER PLAN

District: Compton Community College District **Campus:** Compton Education Center

Project: Instructional Building 1 Replacement

CAMPUS MASTER PLAN

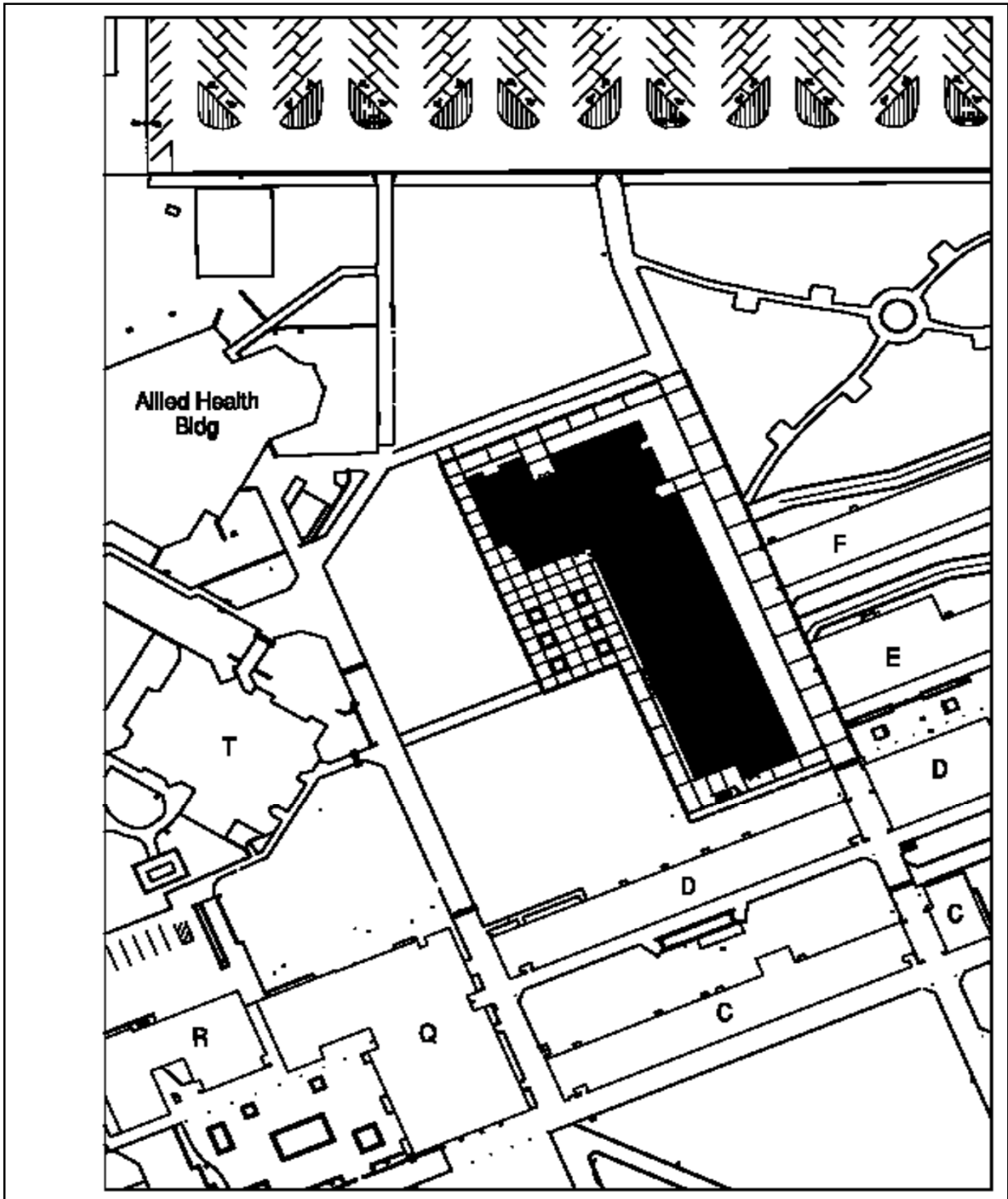


*California Community Colleges
Final Project Proposal*

PROJECT SITE PLAN

District: Compton Community College District **Campus:** Compton Education Center
Project: Instructional Building 1 Replacement

SITE PLAN

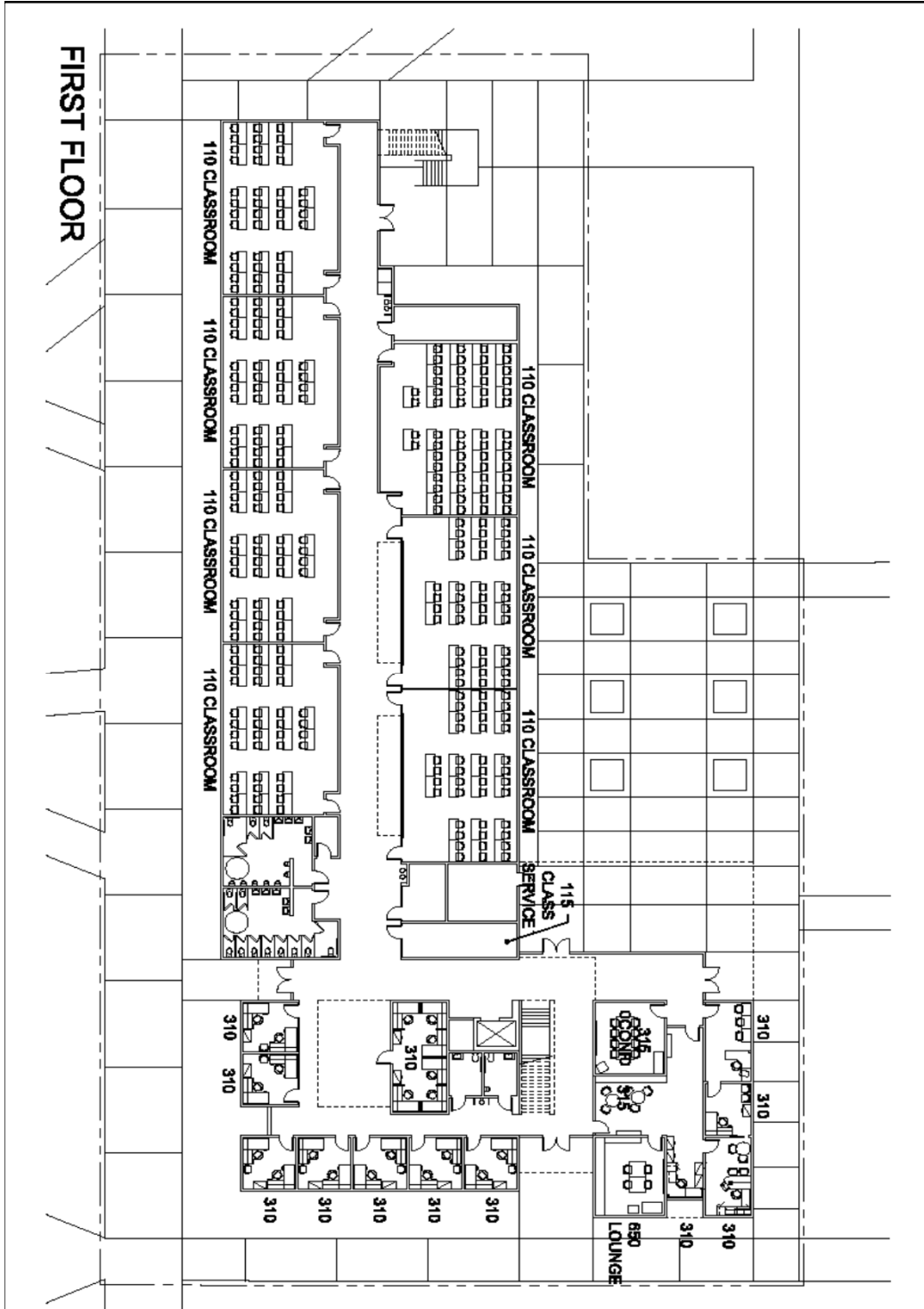


FLOOR PLAN/1st Floor

District: Compton Community College District **Campus:** Compton Education Center

Project: Instructional Building 1 Replacement

FLOOR PLAN/FIRST FLOOR



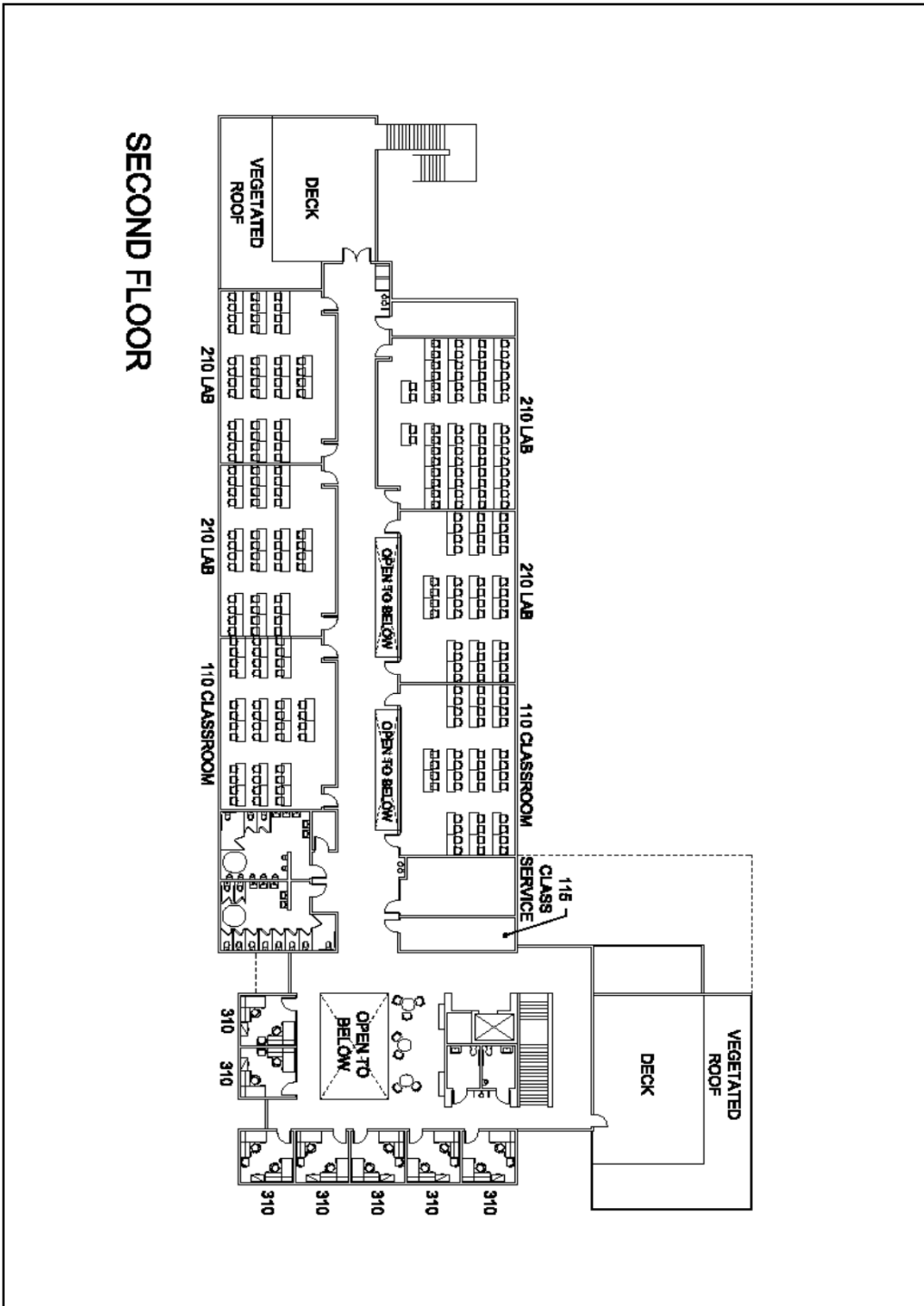
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FLOOR PLAN/2nd Floor

District: Compton Community College District **Campus:** Compton Education Center

Project: Instructional Building 1 Replacement

FLOOR PLAN/SECOND FLOOR



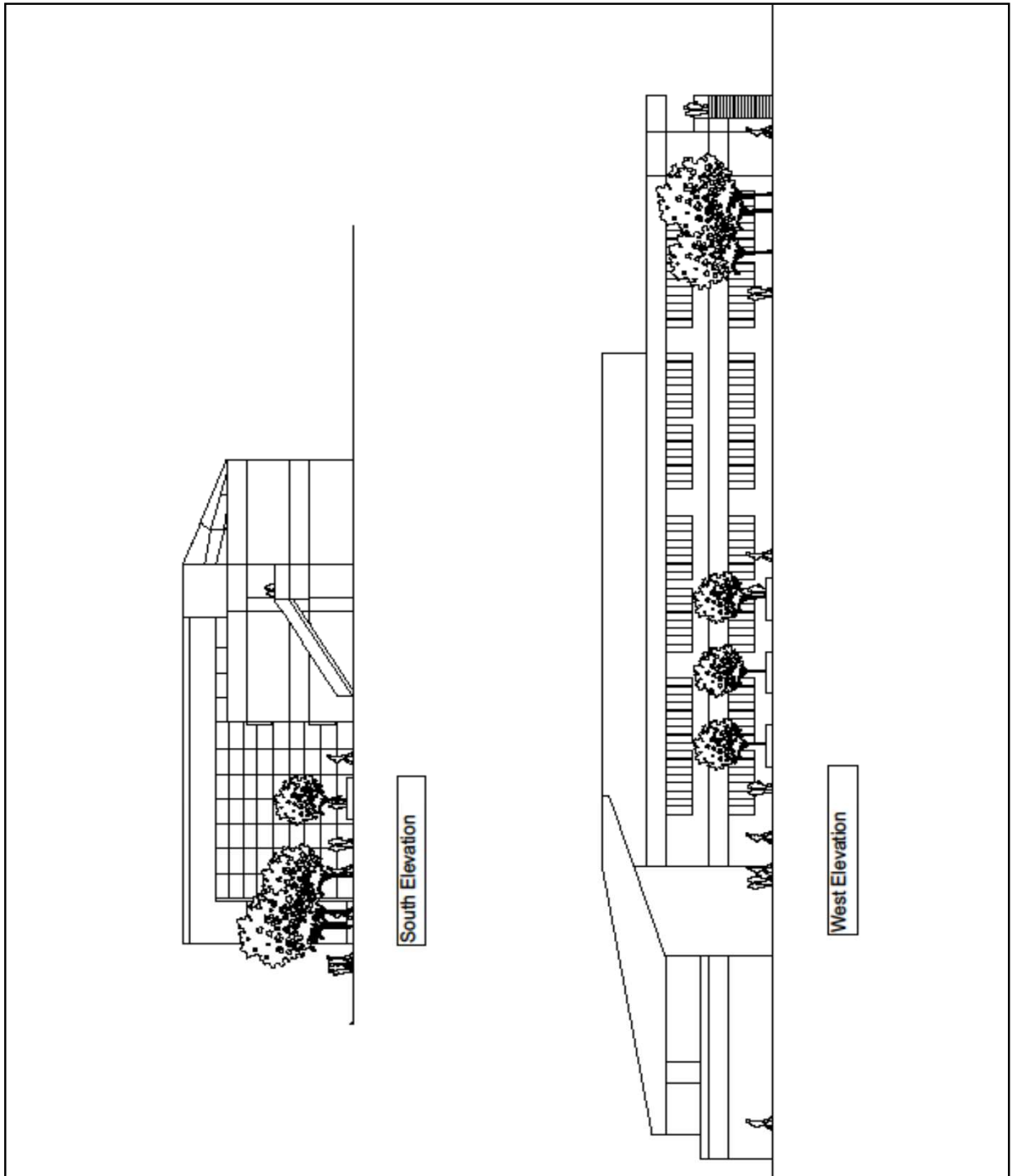


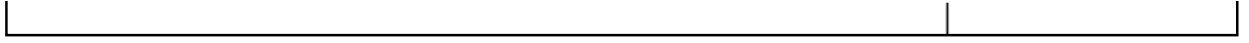
BUILDING ELEVATIONS

District: Compton Community College District **Campus:** Compton Education Center

Project: Instructional Building 1 Replacement

BUILDING ELEVATIONS





GUIDELINE-BASED GROUP II EQUIPMENT COST ESTIMATE-JCAF 33

New Construction Reconstruction* Replacement Project*

District: Compton CCD Project: Instructional Building 1 Replacement

College: Compton Community College Prepared by HMC Architects Date: 08/30/10

Room Type	# of Rooms	4 Digit TOP Code	Name of Space	Project Space ASF	Existing Space ASF	New Space/ Programs ASF (4)-(5)	Cost Per ASF Per Guidelines	Gross Allowable Cost (6) x (7)	Equip Usable in New Space/Program	Total Allowable Cost (8) - (9)
-1	(2)	(3a)	(3b)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
			THERE IS NO EQUIPMENT ALLOWANCE FOR THIS PROJECT							\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
										\$0
Total ASF				0						\$0

Total Equipment Allowance (This sum should equal the "Total Amount Needed" Column on Form B-25) _____ \$0

Equipment Price Index = _____ #REF!

* Equipment is available only for new program space or expanded space in existing programs

JUSTIFICATION FOR ADDITIONAL COSTS EXCEEDING GUIDELINES

- Construction (including Group I equipment) Equipment (Group II and Furniture)

District: Compton CCD **College:** Compton Community College

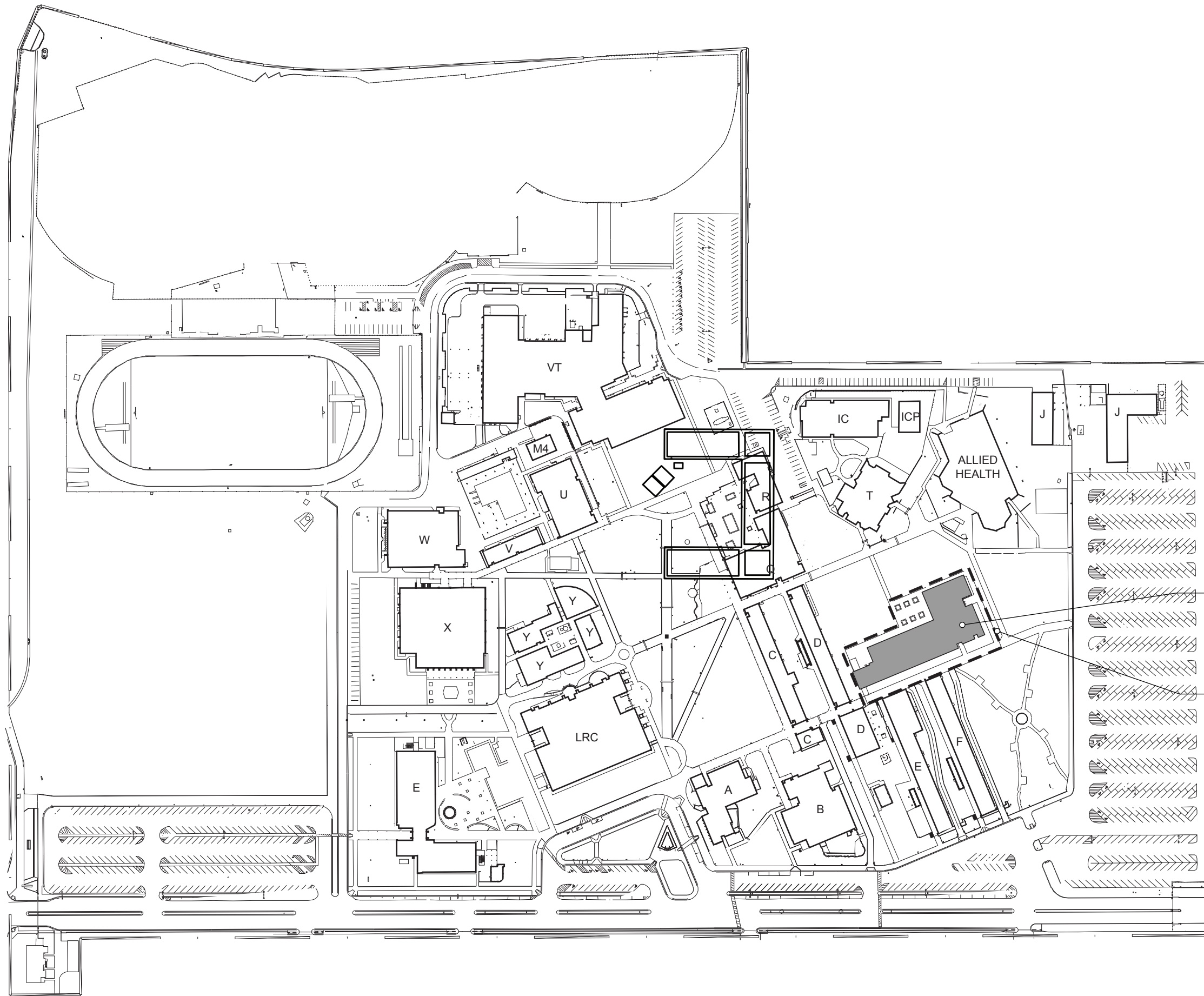
Project: Instructional Building 1 Replacement

15.1 JUSTIFICATION OF COSTS EXCEEDING GUIDELINES

2. PLANS AND WORKING DRAWINGS

G. Other Costs:

- **Legal Fees, Printing, Advertising**
Advertising and printing costs for multiple plans and specifications for the many bidders and Builder's Exchanges are required by the Public Contract Code bidding requirements and assure wide interest among prospective bidders and suppliers.
- **Constructability Reviews**
Reviews are conducted by independent construction specialists. A thorough review of the plans and specifications are completed that include; dimensional verification; mechanical, electrical and plumbing (MEP) coordination, construction means and methods and value engineering recommendations. This review is very cost beneficial relative to getting favorable bid results and lower change order occurrence during construction.
- **Energy/LEED Consultant**
The project will include the introduction of natural light from windows and skylights. This will assist in creating an environment conducive to learning and reduce the need for artificial lighting in several areas. The expertise of a daylighting consultant is an essential part of the design team.
- **Data/Technology Consultant**
The project will include several specialized stations as well as instructional classrooms and labs including nursing skills and labs, simulation rooms and pharmacy labs. This will require the expertise of a Data Technology consultant.
- **SWPPP Consultant**
The construction will require a Storm Water Pollution Prevention Plan and permits. A SWPPP consultant is necessary for any compliance and mitigation plan.
- **CEQA Consultant**
The construction will require a mitigated negative declaration. The CEQA consultant will manage the appropriate studies and public notices. CEQA requires a specialized consultant to manage the approval of the CEQA process.




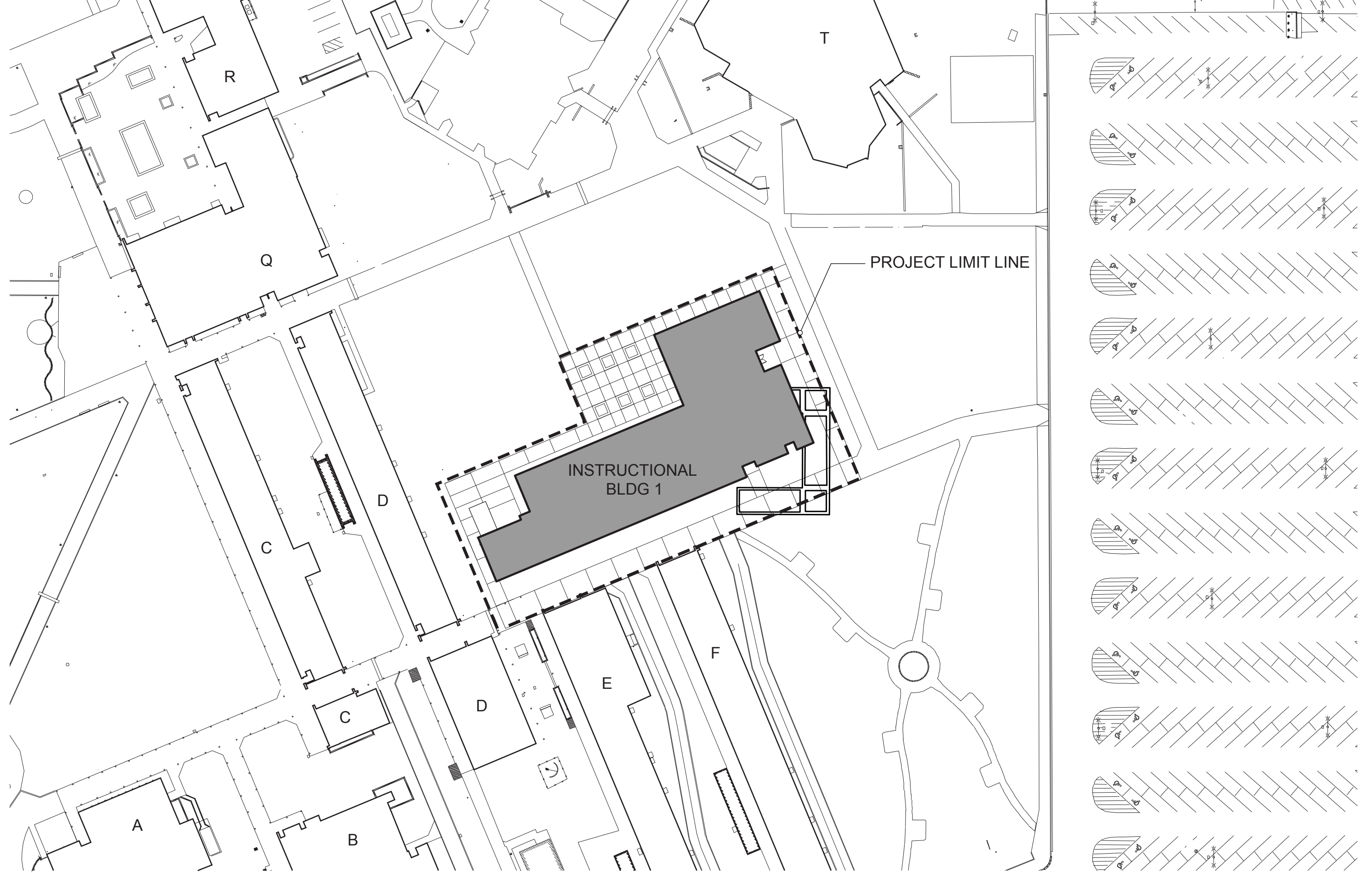
INSTRUCTIONAL
BLDG 1

PROJECT LIMIT LINE








EL CAMINO COLLEGE COMPTON CENTER - INSTRUCTIONAL BLDG 1 - CAMPUS PLAN
Compton Community College District

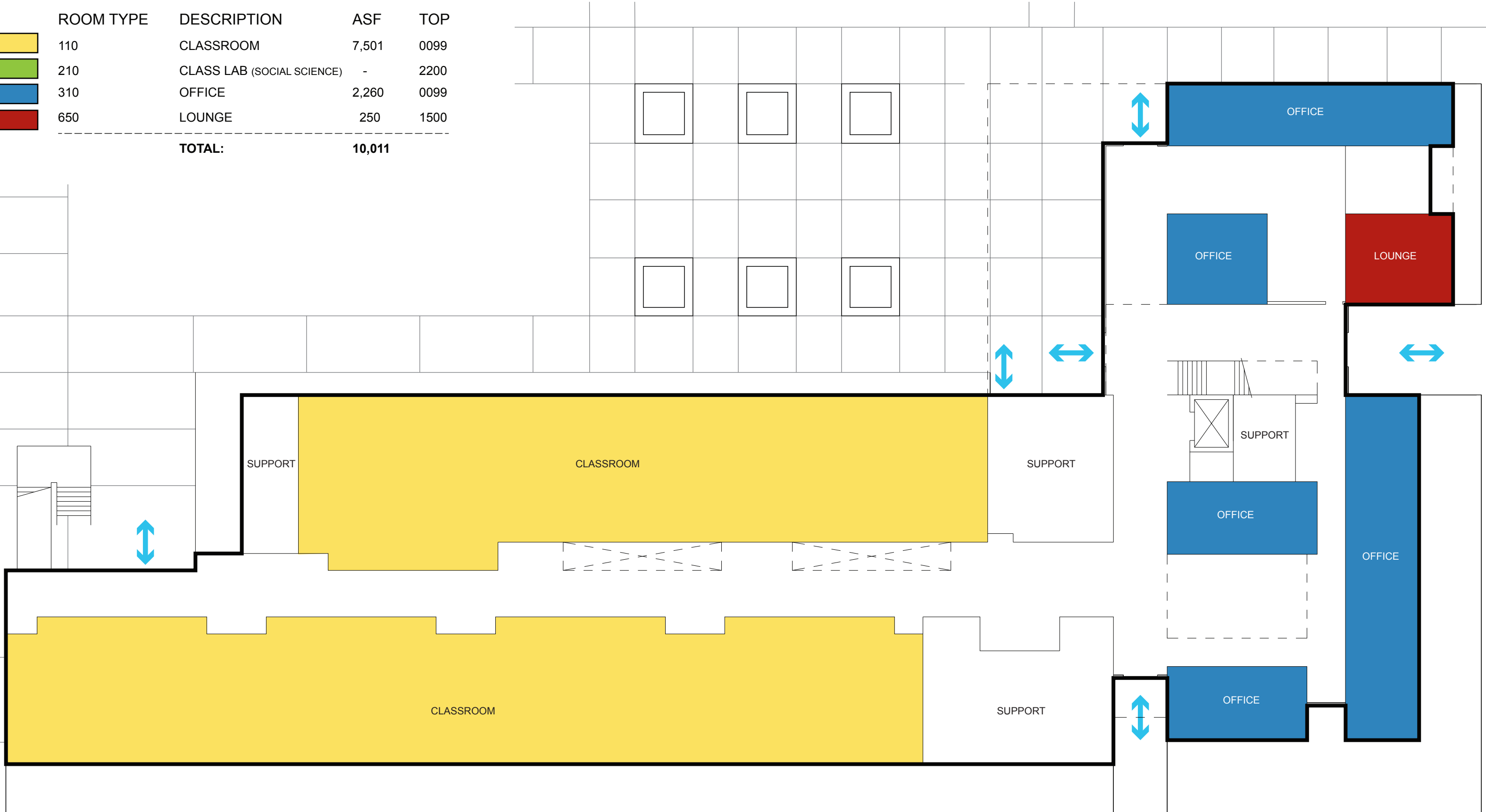
1" = 200' 




EL CAMINO COLLEGE COMPTON CENTER - INSTRUCTIONAL BLDG 1 - SITE PLAN
Compton Community College District





1/64" = 1'-0" 

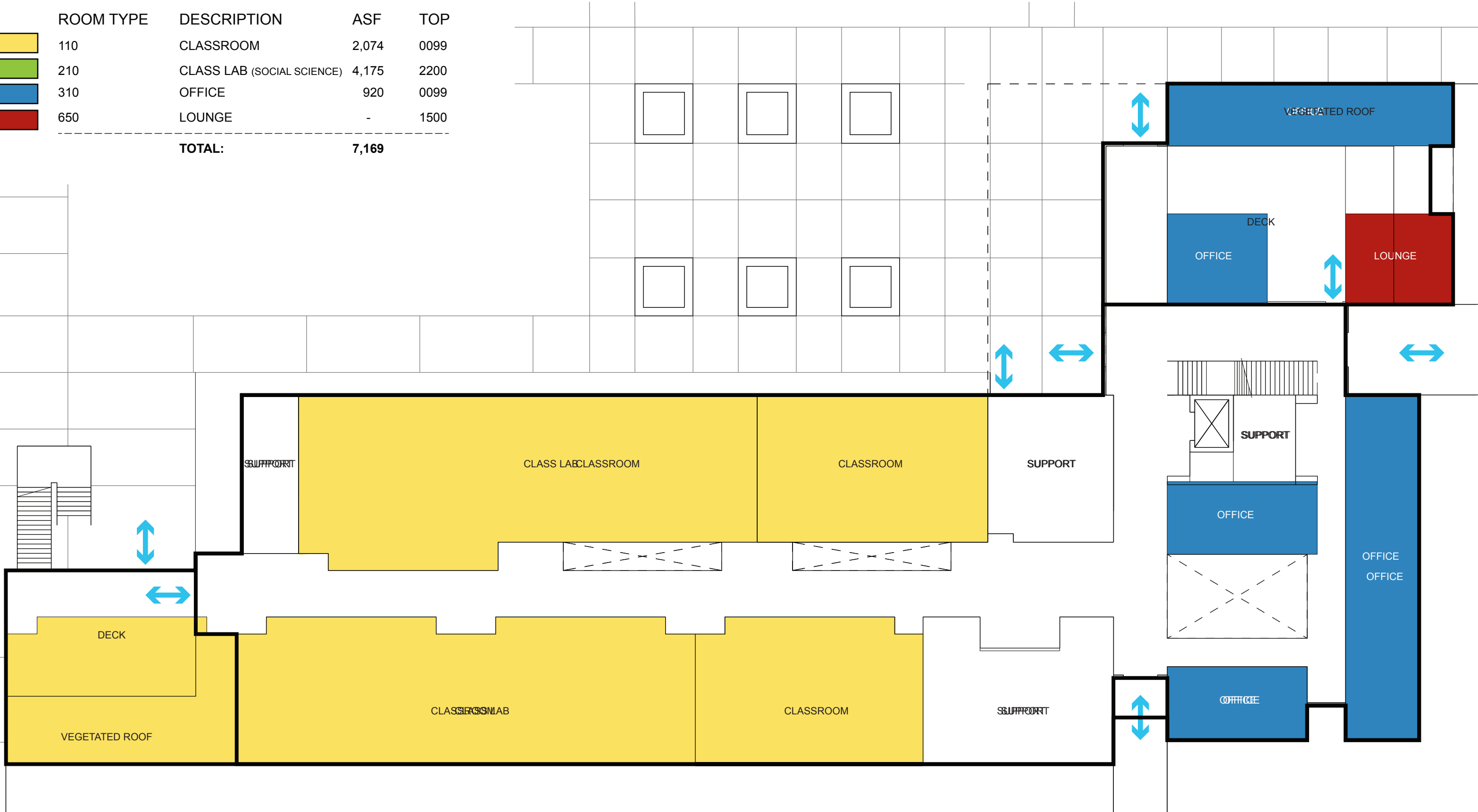
ROOM TYPE	DESCRIPTION	ASF	TOP
	110 CLASSROOM	7,501	0099
	210 CLASS LAB (SOCIAL SCIENCE)	-	2200
	310 OFFICE	2,260	0099
	650 LOUNGE	250	1500
TOTAL:		10,011	




EL CAMINO COLLEGE COMPTON CENTER - INSTRUCTIONAL BLDG 1 - FIRST FLOOR
 Compton Community College District

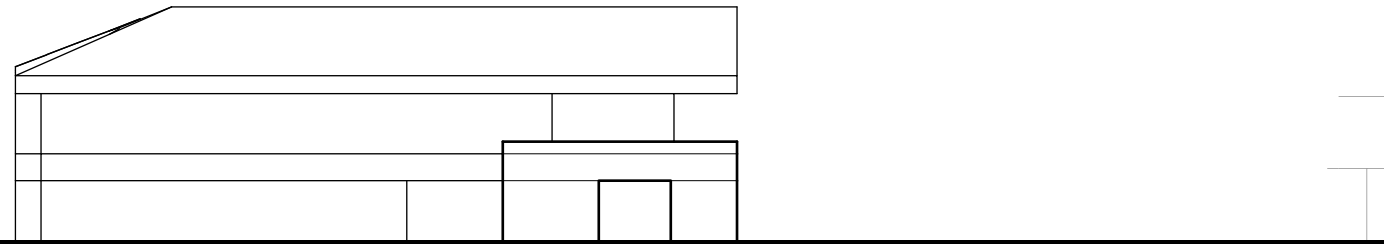
1/16" = 1'-0" 

ROOM TYPE	DESCRIPTION	ASF	TOP
	110 CLASSROOM	2,074	0099
	210 CLASS LAB (SOCIAL SCIENCE)	4,175	2200
	310 OFFICE	920	0099
	650 LOUNGE	-	1500
TOTAL:		7,169	

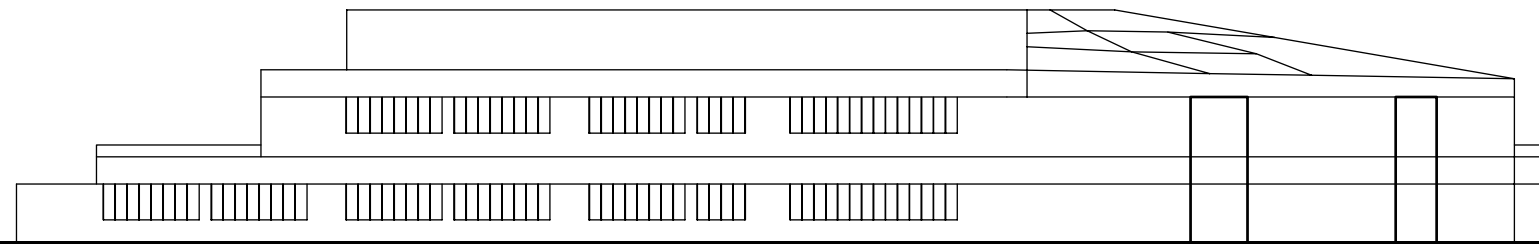


EL CAMINO COLLEGE COMPTON CENTER - INSTRUCTIONAL BLDG 1 - SECOND FLOOR
 Compton Community College District

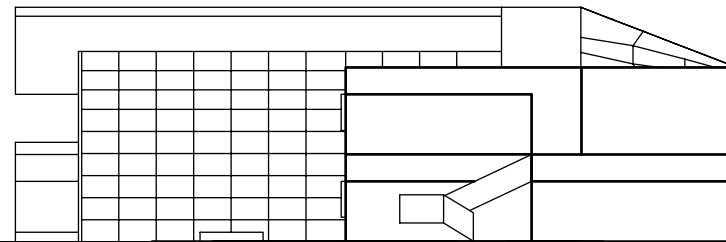
1/16" = 1'-0" 



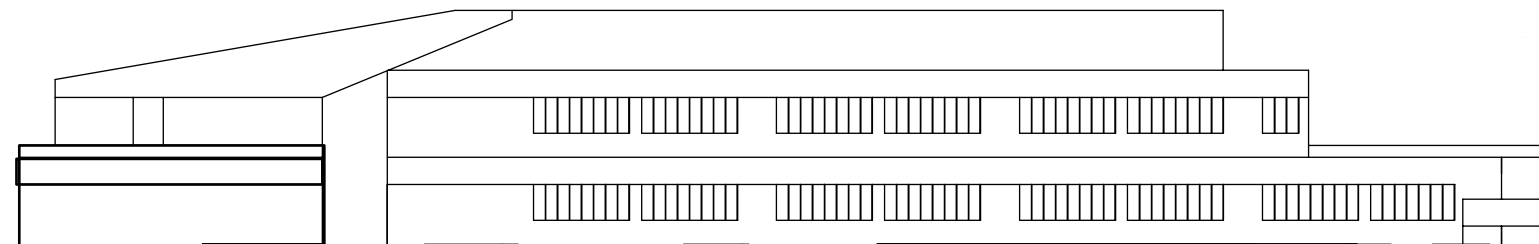
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EL CAMINO COLLEGE COMPTON CENTER - INSTRUCTIONAL BLDG 1 - ELEVATIONS

Compton Community College District

1/8" = 1'-0"

CFIS #: 40.14.204

JCAF 31- Instructional Building 1 Replacement (El Camino College Compton Center/El Camino CCD (Compton))

CCI: 5754 (7/13)

Reconst.	Rm. Type	Description	TOP No.	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
<input type="checkbox"/>	050	Inactive Area	9600	Unassigned						-3,652	-3,652
<input type="checkbox"/>	110	Classroom	0099	General Assignment				9,575	-1,273	-10,177	-602
<input type="checkbox"/>	210	Class Lab	1200	Health					-1,025	-2,194	-2,194
<input type="checkbox"/>	210	Class Lab	2200	Social Sciences				4,175	2,783		4,175
<input type="checkbox"/>	310	Office	0099	General Assignment				3,180		-5,544	-2,364
<input type="checkbox"/>	410	Read/Study Room	6110	Learning Center (Learning Resource Center)						-7,354	-7,354
<input type="checkbox"/>	535	A/V, Radio, TV Service	6110	Learning Center (Learning Resource Center)						-316	-316
<input type="checkbox"/>	540	Clinic St Care	4931	Vocational ESL						-439	-439
<input type="checkbox"/>	680	Meeting Room	0099	General Assignment						-2,441	-2,441
<input type="checkbox"/>	650	Lounge	1500	Humanities (Letters)				250			250
Totals:								17,180	485	-32,117	-14,937

* Indicates manual override

COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32:

Print

Campus: El Camino College Compton Center (El Camino CCD (Compton))

Project Title: Instructional Building 1 Replacement

Date Prepared: 6/30/2009

Original CCI: 5276

CFIS Ref. #: 40.14.204

Budget Ref #:

Request For: L P W C E

Original EPI: 2894

Prepared by:

		Total Cost	State Funded	District Funded						
				State-Supportable	Non State-Supportable					
1. Site Acquisition Acres:										
2. Plans Budget CCI: 5754		\$622,000	\$223,000	\$399,000						
A. Architectural Fees (for preliminary plans)		\$419,000								
B. Project Management (for preliminary plans)		\$150,000								
C. Preliminary Tests (soils, hazardous materials)		\$53,000								
D. Other Costs (for preliminary plans)										
3. Working Drawings Budget CCI: 5754		\$986,000	\$559,000	\$427,000						
A. Architectural Fees (for working drawings)		\$538,000								
B. Project Management (for working drawings)										
C. Office of the State Architect, Plan Check Fee		\$85,000								
D. Community College Plan Check Fee		\$43,000								
E. Other Costs (for working drawings)		\$320,000								
(Total PW may not exceed 13% of construction) True										
4. Construction Budget CCI: 5901		\$14,376,000	\$12,533,000	\$1,843,000						
A. Utility Service		\$720,000								
B. Site Development, Service		\$26,000								
C. Site Development, General		\$657,000								
D. Other Site Development		\$2,665,000								
E. Reconstruction										
F. New Construction (building) (w/Group I equip)		\$10,106,000								
G. Other		\$202,000								
5. Contingency		\$719,000	\$360,000	\$359,000						
6. Architectural and Engineering Oversight		\$288,000	\$144,000	\$144,000						
7. Tests and Inspections		\$477,000	\$239,000	\$238,000						
A. Tests		\$144,000								
B. Inspections		\$333,000								
8. Construction Management (if justified)		\$324,000	\$162,000	\$162,000						
9. Total Construction Costs (items 4 through 8 above)		\$16,184,000	\$13,438,000	\$2,746,000						
10. Furniture and Group II Equipment Budget EPI: 3147		\$0								
11. Total Project Cost (items 1, 2, 3, 9, and 10)		\$17,792,000	\$14,220,000	\$3,572,000						
12. Project Data	Outside GSF	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF	14.	State Funded	District Funded		District Funded Total
								Supportable	Non Supportable	
Construction	34,050	22,440	0.66	\$450	\$297	Acquisition				
Reconstruction						Preliminary Plans	\$223,000	\$399,000		\$399,000
						Working Drawings	\$559,000	\$427,000		\$427,000
						Construction	\$13,438,000	\$2,746,000		\$2,746,000
						Equipment				
						Total Costs	\$14,220,000	\$3,572,000		\$3,572,000
						% of SS Total	79.92%	20.08%		SS Total: \$17,792,000
13. Anticipated Time Schedule										
Start Preliminary Plans	8/1/2014	Advertise Bid for Construction	5/1/2016							
Start Working Drawings	3/1/2015	Award Construction Contract	6/15/2016							
Complete Working Drawings	9/1/2015	Advertise Bid for Equipment	12/1/2017							
DSA Final Approval	4/1/2016	Complete Project	7/1/2018							

CFIS #: 40.14.204

JCAF 33- Instructional Building 1 Replacement (El Camino College Compton Center/El Camino CCD (Compton))

EPI: 3125 (7/12)

Rm. Type	Description	TOP No.	Department	No. Rms	No. Sta	Room No.	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
050	Inactive Area	9600	Unassigned					-3,652	-3,652		\$0
110-115	Classroom	0099-4999					9,575	-10,177	-602		\$0
210	Class Lab	1200	Health					-2,194	-2,194		\$0
210	Class Lab	2200	Social Sciences				4,175		4,175		\$0
300 - 355	Faculty Offices	0099 - 4999					3,180	-5,544	-2,364		\$0
410-420	Library - Reading and Stack Space	6110, 6120						-7,354	-7,354		\$0
530-535	Audio Visual Arts	6130						-316	-316		\$0
540-545	Clinic (non-health)	6230, 6320, 6400						-439	-439		\$0
680-685	Meeting Rooms	0000-9600						-2,441	-2,441		\$0
650-655	Staff Lounge	0000-9600					250		250		\$0
Totals:							17,180	-32,117	-14,937		\$0

* Indicates manual override

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID: 40.12.

A. PURPOSE OF THE PROJECT

Executive Summary

The Compton Campus, located in the City of Compton, is a part of the El Camino Community College District. This campus is in need of modernizing its facilities to meet the technological demands of the academic curriculum from both instructors and students.

The scope of this project demolishes the western-most and middle wings of Building E (#6 on the space inventory), the west wing of Building F (#9 on the space inventory), Building G (#11 on the space inventory) and portables M1 (#32 on the space inventory) and M2 (AmeriCorps). On the site of the demolished permanent buildings, this project constructs a two-story 34,050 gross square feet (gsf) with 22,440 assignable square feet (asf), comprised of 8,000 asf lecture, 6,400 asf lab, 3,180 asf office, 4,100 asf library, 510 asf AVTV, and 250 asf other (lounge) spaces. This project is designed to generate 4,267 weekly student contact hours (WSCH). This is a Category C project – modernize instructional space.

The new building will include spaces for English, reading, social sciences, behavioral sciences, humanities, foreign languages, along with the English as a Second Language (ESL) and AmeriCorps programs which will be relocated from portables M1 and M2, respectively.

Problem Statement

Constructed in 1953, buildings E, F and G are three of original buildings on this campus. These row buildings have not been renovated and contain the original building systems. Housed in these buildings are the “core” of the general education program - English, reading, social sciences, behavioral sciences, humanities and foreign languages.

The lack of technology and hinders the delivery of the instructional program. Due to the construction of these buildings, installing technology has been very difficult. Faculty cannot access the Internet from some of the instructional spaces. Reading and writing programs utilize reading and writing software as part of the course and both instructors and students are hindered by the lack of technology used in contemporary teaching.

Spaces in these buildings are not configured appropriately to deliver academic programs. These 1950's buildings do not meet the size and configuration to meet modern instructional program delivery and the buildings' concrete construction makes moving walls difficult and expensive. This mismatch of room and student class sizes result in inefficient space use and scheduling. Portables M1 and M2, circa 1980, are limited in configuration and size in to effective deliver ESL and the AmeriCorps programs.

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID: 40.12.

Current building systems cannot support teaching and learning technologies. Much of the electrical, heating, ventilation and air conditioning systems are original and cannot support increased loads generated by additional computers and other electronics. The lack of appropriate infrastructure results in power outages and failing mechanical systems that causes interruption in instruction and fails to deliver consistent support to the instructional program.

These buildings do not meet building codes. Physical access to the facilities is limited and restricts access by all who desire to use the spaces. A recent Seismic study (2008 by IDS structural engineers) has summarized that when contrasted against the risk levels established in the State's community colleges seismic report (1999) that all three buildings' structural deficiencies are comparable to risk level VI.

Solution Criteria

To mitigate these problems, the Center seeks a solution that meets the following criteria that:

- Provides permanent, campus spaces that technologically support teaching of the academic programs;
- Provides efficient and well-configured instructional and support spaces;
- Provides building systems that can support state-of-the-art teaching and learning technologies;
- Provides a permanent facility that is code compliant and provides equal access to all;
- Creates an on-campus environment where students can learn through the incorporation of current educational technologies;
- Provides a strategy that is consistent with the campus' strategic plan;
- Does not adversely impact the college's operations budget; and
- Is the least cost solution.

B. RELATIONSHIP TO THE STRATEGIC PLAN

El Camino College Compton Education Center offers quality, comprehensive educational programs and services to ensure the educational success of students from our diverse community. In order to do this, the District plans to foster a positive learning environment and sense of community and cooperation through an effective process of collaboration and collegial consultation. The proposed building supports facility and technology improvements to meet the needs of students, employees, and the community and provides an environment that is conducive to learning.

C. ALTERNATIVES

This campus is built-out with already limited parking. There is nowhere to construct additional spaces without the demolition of existing buildings to provide a footprint and adequate clearances for fire life safety. Thus, when considering alternatives the College looked at options that will meet the primary needs of the campus' educational and facilities

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID: 40.12.

master plans, the option of installing modulars was considered not a feasible option primarily due to the lack of physical campus spaces to accommodate the units and that the modulars would significantly increase space on a site that doesn't necessarily need more.

The feasible alternatives to this project include:

- Alternative # 1 – Demolish portions of buildings E, F, G and modulars M1 and M2 and construct a new building
- Alternative # 2 – Remodel buildings E, F, and G and demolish M1 and M2
- Alternative # 3 - Lease space off-campus

Alternative #1 – Demolish portions of buildings E, F, G and modulars M1 and M2 and construct a new building

This alternative demolishes parts of buildings E and F, all of building G, and modulars M1 and M2 and constructs a 42,365 gsf/22,440 asf building on-campus with 8,000 asf lecture, 6,400 asf lab, 3,180 asf office, 4,100 asf library, and 250 asf other spaces on the site of the demolished permanent structures.

Pros:

- Provides permanent campus spaces that technologically support teaching of the academic programs;
- Provides building systems that can support state-of-the-art teaching and learning technologies;
- Provides efficient and well-configured instructional and support spaces;
- Provides a permanent facility that is code compliant and provides equal access to all;
- Creates an on-campus environment where students can learn through the incorporation of current educational technologies;
- Provides a strategy that is consistent with the campus' strategic plan;
- Does not adversely impact the college's operations budget; and
- Is the least cost solution.

Cons: requires capital outlay funds

Alternative #2 – Remodel buildings E, F, and G and demolish M1 and M2

This alternative renovates buildings E, F, and G, and demolishes portables M1 and M2 providing 22,440 asf of instructional and instructional support spaces.

Pros:

- Provides permanent campus spaces that technologically support teaching of the academic programs;
- Provides building systems that can support state-of-the-art teaching and learning technologies;
- Provides a permanent facility that is code compliant and provides equal access to all;

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID: 40.12.

- Creates an on-campus environment where students can learn through the incorporation of current educational technologies;
- Provides a strategy that is consistent with the campus' strategic plan; and
- Does not adversely impact the College's operations budget.

Cons:

- Does not provide efficient and well-configured instructional and support spaces; and
- Is not the least cost solution. Due to structural issues and hazardous materials removal, renovating these buildings ends up being more costly than to demolish and replace with new construction.

Alternative #3 – Lease space off-campus

This alternative requires a long-term lease of space preferably adjacent to the campus. This option leases 22,440 asf of space for instruction. The lease space will have adequate parking and will have to be approved by the Division of the State Architect.

Pros: Provides building systems that can support state-of-the-art teaching and learning technologies.

Cons:

- Real estate development around the College is mainly residential and farmland, and there is no building adjacent to the campus to meet this purpose;
- Does not provide permanent campus spaces that technologically support teaching of the academic programs;
- Does not provide a permanent facility that is code compliant and provides equal access to all;
- Does not provide efficient and well-configured instructional and support spaces. Efficiency is reduced as space is not on campus.
- Does not create an on-campus environment where students can learn through the incorporation of current educational technologies;
- Adversely impacts the college's operations budget;
- Is the most expensive solution; and
- Is not consistent with campus' strategic plan.

(Continued on the next page)

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID: 40.12.

CRITERIA ANALYSIS MATRIX

CRITERIA	Alternative # 1 Demo E,F,G, M1,M2 & Build New Bldg	Alternative # 2 Remodel E,F,G & Demo M1 + M2	Alternative # 3 Lease Space Off-Campus
Provides permanent, smart campus spaces	Yes	No	No
Provides efficient and well-configured instructional and support spaces	Yes	No	Yes
Provides spaces that can support state-of-the-art technologies creating an environment to optimize learning	Yes	No	Yes
Provides code compliant spaces with equal access	Yes	Yes	Yes
Does not adversely impact the college's operations budget	Yes	Yes	No
Consistent with College strategic plan	Yes	No	No
Is the least cost solution	Yes	No	No

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID: 40.12.

ECONOMIC ANALYSIS MATRIX

	Alternative # 1* Demo E,F,G, M1,M2 & Build New Bldg	Alternative # 2 Remodel E,F,G & Demo M1 + M2	Alternative # 3 Lease Space Off-Campus
Site Acquisition	\$0	\$0	\$0
Plans & Working Drawings	\$824,400	\$1,186,488	\$0
Construction Costs:			
Utility Service	\$541,200	\$174,191	\$0
Site Development, Service	\$19,600	\$18,000	\$0
Site Development, General	\$492,600	\$146,000	\$0
Other Site Development	\$2,002,700	\$265,704	\$0
Reconstruction	\$0	\$9,362,680	\$0
New Construction	\$9,632,700	\$0	\$0
Other Construction	\$192,700	\$250,000	\$0
Testing/Inspection	\$425,700	\$272,166	\$0
Contingency	\$644,100	\$715,160	\$0
CM/AE Oversight	\$463,700	\$408,663	\$0
Total Construction Costs	\$15,239,400	\$11,612,564	\$0
Equipment (Group II)	\$0	\$60,190	\$60,190
Leases for 50 years **	\$0	\$0	\$40,392,000
Replacement Cost (20 years)	\$0	\$0	\$0
Total Project Costs @ CCI 5276 and EPI 2928	\$15,239,400	\$12,859,242	\$40,452,190

**Escalated per Department of
 Finance Budget Letter BL 0X-XX**

* Figures Taken from Units and Supporting Costs for the JCAF32

** \$2.50 per asf per month x 22,440 asf x 12 months x 60 years
 Does not include Tenant improvements (TI) unknown at this time

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID: 40.12.

D. RECOMMENDED SOLUTION

1. Which alternative and why?

Alternative #1 – Demolish buildings E, F, G, and portables M1 and M2 is the chose option because it meets all of the solution criteria. Constructing a new campus building provides a technologically smart facility that is configured efficiently and has the building systems to support contemporary teaching methodologies. With an environment conducive to learning and keeping students on campus, the building also provides equal access and is designed to meet current building codes. This option does not adversely impact the College's operations budget, is consistent with the College's strategic plan and is the least cost solution.

Why the other alternatives are not recommended:

Alternative #2 – Remodeling buildings E, F, G and demolishing portables M1 and M2 is not recommended because it does not meet all of the solution criteria. Remodeling these buildings does not provide the configurations and efficiencies to maximize the programs. This option is not consistent with the campus' strategic plan and is also not the least cost solutions.

Alternative #3 - Lease space off-campus: This option is the most expensive solution and could pose many challenges to find adequate State approved space near the campus. This alternative distances the students, programs, and administrators from the campus. This alternative does not provide a permanent solution and adversely impacts the College's operations budget with the annual lease costs. Furthermore, this option is not consistent with the campus' strategic plan. This option does not meet all of the solution criteria.

2. Detail scope description

This is a Category C project – modernize instructional spaces.

The scope of this project demolishes the western-most and middle wings of Building E (#6 on the space inventory), the west wing of Building F (#9 on the space inventory), Building G (#11 on the space inventory) and portables M1 (#32 on the space inventory) and M2 (AmeriCorps). On the site of the demolished permanent buildings, this project constructs a two-story 42,356 gsf with 22,440 asf, comprised of 8,000 asf lecture, 6,400 asf lab, 3,180 asf office, 4,100 asf library, 510 asf AVTV, and 250 asf other (lounge) spaces.

The new building will include spaces for English, reading, social sciences, behavioral sciences, humanities, foreign language, along with the ESL and AmeriCorps programs which will be relocated from portables M1 and M2, respectively. The new building is designed to generate 4,267 WSCH, a net increase of 1,833 WSCH.

As reflected in the Space Analysis table below...

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Space Analysis (ASF):

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary	8,000	6,400	3,180	4,100	510	250	22,440
Secondary	-8,666	-2,194	-3,779	-6,753	-316	-2,627	-24,335
Net	-666	4,206	-599	-2,653	194	-2,377	-1,895
Beg. Cap/Load Ratios (2012)	94.6%	87.8%	145.1%	210.2%	123.1%	N/A	123.0%
End. Cap/Load Ratios (2015)	99.8%	105.7%	143.9%	202.7%	123.7%	N/A	127.0%

The District is contributing 20% toward state-supportable project costs.

3. Basis for cost information

The architect for this project, using cost guidelines provided by the State Chancellor's Office, engineering data based upon the building specifications, and professional cost estimate, has provided the cost estimates.

The new building is designed to exceed Title 24, Part 6 Energy Code by 15%, consistent with the Board of Governors energy policy. The design incorporates sustainable goals for site, energy efficiency, water use reduction, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies include:

- Low E dual glazing and window tinting will be incorporated to reduce heat gain;
- Roofing will incorporate cool roofing to reduce the heat island effect and heat gain;
- Heating and cooling will be provided by highly energy efficient HVAC system that is connected to the campus central plant;
- Natural ventilation will be maximized;
- Independent HVAC controls will be provided where applicable;
- High efficiency T-8 lighting will be used where applicable;
- Natural lighting will be incorporated into most spaces;
- Energy saving lighting with automatic lighting controls and occupancy sensors beyond code requirements;
- Interior materials will be low in volatile organic compounds, high in recycled content;
- Water efficient fixtures, faucets and devices will be incorporated; and
- Requested participation in the local utility district's energy incentive program including Savings By Design, if applicable. District's letter requesting participation is included at the end of this document.

4. Factors/benefits for recommended other than the least expensive alternative

The project presents the least cost solution.

5. Complete description of impact on support budget

Please refer to 11.1 Analysis of Future Costs in this document.

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6. Identify and explain any project risks

No known risks have been identified for this project at this time.

7. List requested interdepartmental coordination and/or special project approvals (including mandatory reviews and approvals, e.g. technology proposals)

- Division of the State Architect and the State Fire Marshall review for structural safety, access compliance and fire life safety plan and field reviews
- State Public Works Board approval of preliminary plans

E. CONSISTENCY WITH CHAPTER 1016, STATUTES OF 2002 – AB 857

1. Does the recommended solution (proposed project) promote infill development by rehabilitating existing infrastructure and how?

Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.

2. Does the proposed project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources?

Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.

3. Does the proposed project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth?

Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.