

## SAN BERNARDINO COMMUNITY COLLEGE DISTRICT

TO: Board of Trustees  
FROM: Jose F. Torres, Interim Chancellor  
REVIEWED BY: Jose F. Torres, Interim Chancellor  
PREPARED BY: Farrah Farzaneh, Director, Facilities Planning, Emergency Management & Construction  
DATE: July 9, 2020  
SUBJECT: Consideration of Approval of 2022-23 Five Year Construction Plan

### RECOMMENDATION

It is recommended that the Board of Trustees approve the 2022-23 Five Year Construction Plan.

### OVERVIEW

Each year the District is required to submit a Five Year Construction Plan to the California Community Colleges Chancellor's Office. The Plan provides a list of proposed capital construction projects, including those supported by local funds like Measure CC and those supported with a combination of State and local funds. The project list and prioritization are the outcome of the comprehensive districtwide master planning process. The plan summary is attached.

### ANALYSIS

The Five Year Construction Plan addresses the highest priority capital construction needs throughout SBCCD. These needs were identified through planning and development with each college. Based on an in-depth analysis of the State's criteria for funding projects, coupled with the results of the Education and Facilities Master Planning process, the following proposals are being submitted with this year's report.

- Final Project Proposal (FPP) – CHC Central Complex 2 [page 6]
- Final Project Proposal (FPP) – SBVC Instructional and Student Services [page 45]
- Initial Project Proposal (IPP) – SBVC Administration and Campus Center Secondary Effects [page 80]
- Initial Project Proposal (IPP) – CHC New Gymnasium [page 87]
- Initial Project Proposal (IPP) – CHC West Complex Renovation [page 94]

### INSTITUTIONAL VALUES

III. Resource Management for Efficiency, Effectiveness, and Excellence

### FINANCIAL IMPLICATIONS

Approval of the Five Year Construction Plan will not have a direct impact on the budget.

2022-2026 FIVE YEAR CAPITAL OUTLAY PLAN  
(2022-2023 FIRST FUNDING YEAR)

**San Bernardino Community College District**

Prepared in reference to the Community College Construction Act of 1980  
and  
approved on behalf of the local governing board for submission to  
the office of the Chancellor, California Community Colleges

Signed \_\_\_\_\_

Jose Torres  
(Chief Executive Officer or their designee)

Title \_\_\_\_\_ Interim Chancellor

Date \_\_\_\_\_ 6/1/2020

Contact Person \_\_\_\_\_ Jose Torres

Telephone \_\_\_\_\_ 909-388-6901

Date Received at  
Chancellor's Office:

\_\_\_\_\_

Chancellor's Office  
Reviewed by:

\_\_\_\_\_

Notice of Approval

**San Bernardino Community College District 980**

No. Project			Schedule of Funds						
Campus	Source	Total Cost	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>1 Technical Building Replacement</b>									
San Bernardino Valley College			Phases C, E						
Occupancy: 2022-23	STATE:	\$27,854,000	\$25,649,000						
Net ASF: 7,073	DISTRICT:	\$33,384,000	\$31,318,000						
<b>2 Technical Building Demolition</b>									
San Bernardino Valley College			Phase C						
Occupancy: 2023-24	STATE:	\$0	\$0						
Net ASF: 0	DISTRICT:	\$6,286,000	\$5,689,000						
<b>3 M&amp;O Repurposing</b>									
San Bernardino Valley College			Phase P Phase W Phases C, E						
Occupancy: 2023-24	STATE:	\$0	\$0						
Net ASF: 0	DISTRICT:	\$1,477,000	\$18,000	\$122,000	\$1,337,000				
<b>4 Softball Field</b>									
San Bernardino Valley College			Phase P Phases C, W						
Occupancy: 2022-23	STATE:	\$0	\$0						
Net ASF: 0	DISTRICT:	\$6,239,000	\$78,000	\$6,161,000					
<b>5 Instructional &amp; Student Services Building</b>									
San Bernardino Valley College			Phases P, W Phases C, E						
Occupancy: 2026-27	STATE:	\$32,186,000	\$2,250,000 \$29,936,000						
Net ASF: 11,746	DISTRICT:	\$32,186,000	\$2,250,000 \$29,936,000						
<b>6 Administration and Campus Center Secondary Effects</b>									
San Bernardino Valley College			Phases P, W Phases C, E						
Occupancy: 2026-27	STATE:	\$10,224,000	\$717,000 \$9,507,000						
Net ASF: -4,476	DISTRICT:	\$10,224,000	\$717,000 \$9,507,000						
<b>7 Crafton Hall Renovation (SSC)</b>									
Crafton Hills College			Phase P Phase W Phase C Phase E						
Occupancy: 2024-25	STATE:	\$0	\$0						
Net ASF: 0	DISTRICT:	\$4,119,000	\$51,000	\$340,000	\$3,511,000	\$216,000			
<b>8 Student Support Building Renovation (SSB)</b>									
Crafton Hills College			Phases P, W Phase C Phase E						
Occupancy: 2022-23	STATE:	\$0	\$0						
Net ASF: 0	DISTRICT:	\$2,199,000	\$209,000	\$1,875,000	\$115,000				
<b>9 Gymnasium Demolition</b>									
Crafton Hills College			Phase C						
Occupancy: 2020-21	STATE:	\$0	\$0						
Net ASF: -22,428	DISTRICT:	\$3,370,000	\$3,050,000						
<b>10 East Valley Public Safety Training Center</b>									
Crafton Hills College			Phase W Phase C Phase E						
Occupancy: 2022-23	STATE:	\$0	\$0						
Net ASF: 4,675	DISTRICT:	\$9,538,000	\$787,000	\$8,131,000	\$501,000				
<b>11 Career Pathways Phase 2</b>									
San Bernardino Valley College			Phase P Phase W Phase C Phase E						
Occupancy: 2025-26	STATE:	\$0	\$0						
Net ASF: 33,037	DISTRICT:	\$89,055,000	\$1,113,000	\$7,347,000	\$75,920,000	\$4,675,000			
<b>12 Health and Life Sciences Secondary Effects</b>									
San Bernardino Valley College			Phase P Phase W Phase C						
Occupancy: 2027-28	STATE:	\$0	\$0						
Net ASF: 0	DISTRICT:	\$4,425,000	\$55,000 \$365,000 \$3,773,000						

**San Bernardino Community College District 980**

No. Project			Schedule of Funds						
Campus	Source	Total Cost	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>13 East Instructional Building</b>									
Crafton Hills College					Phases P, W	Phase C	Phase E		
Occupancy: 2025-26	STATE:	\$0			\$0	\$0	\$0		
Net ASF: 0	DISTRICT:	\$54,140,000			\$5,143,000	\$46,155,000	\$2,842,000		
<b>14 Central Complex 2 Renovation (CHS)</b>									
Crafton Hills College					Phases P, W	Phases C, E			
Occupancy: 2025-26	STATE:	\$7,578,000			\$697,000	\$6,881,000			
Net ASF: 0	DISTRICT:	\$7,578,000			\$697,000	\$6,881,000			
<b>15 Child Development Center Renovation</b>									
Crafton Hills College			Phases P, W	Phase C	Phase E				
Occupancy: 2022-23	STATE:	\$0	\$0	\$0	\$0				
Net ASF: 0	DISTRICT:	\$3,784,000	\$360,000	\$3,226,000	\$199,000				
<b>16 Campus-wide Infrastructure</b>									
San Bernardino Valley College			Phase C						
Occupancy: 2023-24	STATE:	\$0	\$0						
Net ASF: 0	DISTRICT:	\$32,849,000	\$29,729,000						
<b>17 Campus-wide Infrastructure</b>									
Crafton Hills College			Phase C						
Occupancy: 2024-25	STATE:	\$0	\$0						
Net ASF: 0	DISTRICT:	\$11,974,000	\$10,837,000						
<b>18 Performing Arts Center Renovation</b>									
Crafton Hills College			Phases P, W	Phases C, E					
Occupancy: 2023-24	STATE:	\$6,009,000	\$519,000	\$5,490,000					
Net ASF: 58	DISTRICT:	\$5,925,000	\$519,000	\$5,406,000					
<b>19 Warehouse Facilities</b>									
San Bernardino Valley College							Phase P	Phase W	Phase C
Occupancy: 2028-29	STATE:	\$0					\$0	\$0	\$0
Net ASF: 269	DISTRICT:	\$25,109,000					\$314,000	\$2,072,000	\$21,406,000
<b>20 New Gymnasium</b>									
Crafton Hills College					Phases P, W		Phases C, E		
Occupancy: 2026-27	STATE:	\$7,382,000			\$538,000		\$6,844,000		
Net ASF: 22,428	DISTRICT:	\$7,382,000			\$538,000		\$6,844,000		
<b>21 Library Repurposing</b>									
San Bernardino Valley College							Phase P	Phase W	Phase C
Occupancy: 2028-29	STATE:	\$0					\$0	\$0	\$0
Net ASF: 0	DISTRICT:	\$4,799,000					\$60,000	\$396,000	\$4,091,000
<b>22 Greek Theater &amp; Planetarium Renovation</b>									
San Bernardino Valley College							Phase P	Phase W	Phase C
Occupancy: 2028-29	STATE:	\$0					\$0	\$0	\$0
Net ASF: 0	DISTRICT:	\$6,301,000					\$79,000	\$520,000	\$5,372,000
<b>23 Athletic Fields</b>									
Crafton Hills College							Phase P	Phase W	
Occupancy: 2028-29	STATE:	\$0					\$0	\$0	
Net ASF: 0	DISTRICT:	\$9,797,000					\$122,000	\$808,000	
<b>24 Teaching Pool</b>									
Crafton Hills College							Phase P	Phase W	
Occupancy: 2028-29	STATE:	\$0					\$0	\$0	
Net ASF: 0	DISTRICT:	\$5,714,000					\$71,000	\$471,000	

**San Bernardino Community College District 980**

No. Project			Schedule of Funds						
Campus	Source	Total Cost	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>25 West Complex Renovation (CL)</b>									
Crafton Hills College						Phases P, W		Phase C	Phase E
Occupancy: 2026-27	<b>STATE:</b>	\$1,884,000				\$195,000		\$1,689,000	\$0
Net ASF: 0	<b>DISTRICT:</b>	\$1,884,000				\$195,000		\$1,689,000	\$0
<b>26 Parking Structure</b>									
San Bernardino Valley College							Phase P	Phase W	Phase C
Occupancy: 2028-29	<b>STATE:</b>	\$0					\$0	\$0	\$0
Net ASF: 0	<b>DISTRICT:</b>	\$50,347,000					\$629,000	\$4,154,000	\$45,564,000
<b>27 Performing Arts Center</b>									
San Bernardino Valley College							Phase P	Phase W	Phase C
Occupancy: 2028-29	<b>STATE:</b>	\$0					\$0	\$0	\$0
Net ASF: 0	<b>DISTRICT:</b>	\$0					\$0	\$0	\$0
<b>GRAND TOTALS</b>									
	<b>Total Cost</b>		<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>
	<b>STATE:</b>	\$93,117,000	\$26,168,000	\$5,490,000	\$2,947,000	\$8,331,000	\$29,936,000	\$18,040,000	\$0
	<b>DISTRICT:</b>	\$430,085,000	\$76,809,000	\$18,785,000	\$16,641,000	\$72,370,000	\$110,051,000	\$30,415,000	\$81,485,000

# Final Project Proposal

2022-23

Community College Construction Act of 1980  
Capital Outlay Budget Change Proposal

Central Complex 2 Renovation (CHS)

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Proposal Name

San Bernardino Community College District

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Community College District

Crafton Hills College

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College or Center

August 1, 2020

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Date

## Final Project Proposal Checklist

**District:** San Bernardino Community College District  
**College/Center:** Crafton Hills College  
**Project:** Central Complex 2 Renovation (CHS)  
**Prepared by:** ALMA Strategies **Date:** August 1, 2020

Section	Description	Status	Date
1.1	Title Page	<u>Complete</u>	<u>06/01/2020</u>
2.1	Final Project Proposal Checklist	<u>Complete</u>	<u>06/01/2020</u>
3.1	Approval Page - Final Project Proposal (with original signatures)		
3.2	Project Terms and Conditions	<u>Complete</u>	<u>06/01/2020</u>
4.1	Analysis of Building Space Use and WSCH - JCAF 31	<u>Complete</u>	<u>06/01/2020</u>
5.1	Cost Estimate Summary - JCAF 32	<u>Complete</u>	<u>06/01/2020</u>
5.2	Quantities and Unit Costs supporting the JCAF 32	<u>Complete</u>	<u>06/01/2020</u>
6.1	Board of Governors Energy and Sustainability Policy	<u>Complete</u>	<u>06/01/2020</u>
7.1	Responses to Specific Requirements – State Administrative Manual	<u>Complete</u>	<u>06/01/2020</u>
8.1	California Environmental Quality Act	<u>Complete</u>	<u>06/01/2020</u>
9.1	Analysis of Future Costs	<u>Complete</u>	<u>06/01/2020</u>
10.1	Campus Plot Plan	<u>Complete</u>	<u>06/01/2020</u>
10.2	Site Plan	<u>Complete</u>	<u>06/01/2020</u>
10.3	Floor Plans	<u>Complete</u>	<u>06/01/2020</u>
10.4	Exterior Elevations	<u>Complete</u>	<u>06/01/2020</u>
10.5	Electrical Plans ( <i>as needed</i> )	<u>N/A</u>	<u>N/A</u>
10.6	Mechanical Plans ( <i>as needed</i> )	<u>N/A</u>	<u>N/A</u>
11.1	Guideline-Based Group II Equipment Cost Estimates - JCAF 33	<u>Complete</u>	<u>06/01/2020</u>
12.1	Justification of Additional Costs exceeding Guidelines ( <i>as needed</i> )	<u>Complete</u>	<u>06/01/2020</u>
13.1	Detailed Equipment List <sup>1/</sup>	<u>N/A</u>	<u>N/A</u>

*1/ Traditional projects--To be submitted when the Plan Year for requesting for CE funding is due.*

**APPROVAL PAGE**

**Final Project Proposal**

Budget Year 2022-23

**District:** San Bernardino Community College District

**Project Location:** Crafton Hills College  
*(College or Center)*

**Project:** Central Complex 2 Renovation (CHS)

The district proposes funds for inclusion in the state capital outlay budget (check items):  
preliminary plans , working drawings , construction , equipment

**District Certification**

**Contact Person:** Farrah Farzaneh  
*(Facilities, Planning and Development)*

**Telephone:** (909) 388-6935

**E-Mail Address:** [ffarzaneh@sbccd.edu](mailto:ffarzaneh@sbccd.edu)

**Fax:** ( )

**Approved for submission:** \_\_\_\_\_  
*(Chancellor/President/Superintendent Signature)*

**Date:** \_\_\_\_\_

**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 that 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 (Ste. 6549)  
Sacramento, CA 95811-6549

**Chancellor's Office Certification**

Reviewed by \_\_\_\_\_

Date Completed \_\_\_\_\_



## PROJECT TERMS AND CONDITIONS

**District:** San Bernardino CCD **College/Center:** Crafton Hills College  
**Project:** Central Complex 2 Renovation (CHS) **Budget Year:** 2022-23

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 assures 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 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, Division of the State Architects.
  - e. Pursuant to the provisions of Section 57011 of Title 5, upon completion of a project the governing board shall submit to the Chancellor's Office, within 30 days after the closure of the current fiscal year, a final report on all expenditures in connection with the sources of the funds expended. The district shall be subject to a state post-audit review of fund claims for all such projects.
  - 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 to the approved plans and specifications.

**Project Terms and Conditions (Continued)**

- 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 Public Works Board.
- 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.

**DISTRICT San Bernardino Community College District (980)**  
**CAMPUS Crafton Hills College (981)**

**Project:** Central Complex 2 Renovation (CHS)

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
110	Classroom	0099	General Assignment	0	0		2,344	608	2,056	288
110	Classroom	4900	Interdisciplinary Studies	0	0		0	-5,797	2,742	-2,742
115	Classroom Service	0099	General Assignment	0	0		0	-528	250	-250
210	Class Lab	1902	Physics, General	0	0		3,913	0	3,913	0
210	Class Lab	4900	Interdisciplinary Studies -	0	0		2,704	717	862	1,842
215	Class Lab Service	1902	Physics, General	0	0		1,900	-79	2,102	-202
215	Class Lab Service	4900	Interdisciplinary Studies -	0	0		0	-102	263	-263
310	Office	0099	General Assignment	0	0		771	0	355	416
310	Office	1902	Physics, General	0	0		0	0	214	-214
680	Meeting Room	4900	Interdisciplinary Studies	0	0		862	0	0	862
685	Meeting Room Service	4900	Interdisciplinary Studies	0	0		263	0	0	263
<b>TOTAL</b>	-	-	-	<b>0</b>	<b>0</b>	-	<b>12,757</b>	<b>-5,181</b>	<b>12,757</b>	<b>0</b>

Report Generated: 05/30/2020

**DISTRICT** San Bernardino Community College District (980) **CAMPUS** Crafton Hills College (981)

**Project:** Central Complex 2 Renovation (CHS) **Date Prepared:** 05/30/2018 **Estimate CCI:** 6924 **CFIS Ref. #:**  
**Request For:** L  P  W  C  E **Prepared by:** **Estimate EPI:** 3737 **DoF Project ID:**

	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
<b>1. Site Acquisition (Acres: 0)</b>	\$0				
<b>2. Preliminary Plans (Estimate CCI: 6924)</b>	\$739,364	\$369,682	\$369,682	\$0	
A. Architectural Fees (for preliminary plans)	\$403,950				
B. Project Management (for preliminary plans)	\$115,414				
C. Division of the State Architect Plan Check Fee	\$0				
D. Preliminary Tests (soils, hazardous materials)	\$75,000				
E. Other Costs (for preliminary plans)	\$145,000				
<b>3. Working Drawings (Estimate CCI: 6924)</b>	\$654,713	\$327,357	\$327,356	\$0	
A. Architectural Fees (for working drawings)	\$461,657				
B. Project Management (for working drawings)	\$0				
C. Division of the State Architect, Plan Check Fee	\$105,081				
D. Community College Plan Check Fee	\$32,975				
E. Other Costs (for working drawings)	\$55,000				
<i>Total PW may not exceed 13% of construction</i>	<b>True</b>				
<b>4. Construction (Estimate CCI: 6924)</b>	\$11,541,428	\$6,023,359	\$5,518,069	\$0	
A. Utility Service	\$772,265				
B. Site Development, Service	\$3,140,858				
C. Site Development, General	\$434,011				
D. Other Site Development	\$52,927				
E. Reconstruction	\$6,933,366				
F. New Construction (building) (w/Group I equip)	\$0				
G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$208,001				
H. Other	\$0				
<b>5. Contingency</b>	\$807,899	\$403,950	\$403,949	\$0	
<b>6. Architectural and Engineering Oversight</b>	\$288,535	\$144,268	\$144,267	\$0	
<b>7. Tests and Inspections</b>	\$369,106	\$184,553	\$184,553	\$0	
A. Tests	\$115,414				
B. Inspections	\$253,692				
<b>8. Construction Management &amp; Labor Compliance Program (if justified)</b>	\$249,750	\$124,875	\$124,875	\$0	
A. Construction Management	\$230,829				
B. Labor Compliance Program	\$18,921				
<b>9. Total Construction Costs (items 4 through 8 above)</b>	\$13,256,718	\$6,881,005	\$6,375,713	\$0	
<b>10. Furniture and Group II Equipment (Estimate EPI: 3737)</b>	\$505,291	\$0	\$505,291	\$0	
<b>11. Total Project Cost (items 1, 2, 3, 9, and 10)</b>	\$15,156,086	\$7,578,044	\$7,578,042	\$0	
<b>12. Project Data</b>	<b>Gross Square Feet</b>	<b>Assignable Square Feet</b>	<b>ASF:GSF Ratio</b>	<b>Unit Cost Per ASF</b>	<b>Unit Cost Per GSF</b>
New Construction	0	0	0.00	\$0	\$0
Reconstruction	17,238	12,757	0.74	\$544	\$402

<b>13. Anticipated Time Schedule</b>							
Start Preliminary Plans	07/01/2022	Start Working Drawings	03/01/2023	Complete Working Drawings	11/01/2023	DSA Final Approval	07/01/2024
Advertise Bid for Construction	08/01/2024	Award Construction Contract	10/01/2024	Advertise Bid for Equipment	07/01/2025	Complete Project	03/01/2026

14. Phase	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Acquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$369,682	\$369,682	\$0	\$369,682
Working Drawings	\$327,357	\$327,356	\$0	\$327,356
Construction	\$6,881,005	\$6,375,713	\$0	\$6,375,713
Equipment	\$0	\$505,291	\$0	\$505,291
<b>Total Costs</b>	<b>\$7,578,044</b>	<b>\$7,578,042</b>	<b>\$0</b>	<b>\$7,578,042</b>
% of SS Total	50.00%	50.00%	<b>SS Total:</b>	<b>\$15,156,086</b>

Report Generated: 05/30/2020

**QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32**

<b>Site Acquisition</b>				
<b>Plans</b>				<b>\$739,364</b>
<b>a. Architect's Fee (Preliminary Plans)</b>				
RECONST x 10% x 35%				\$403,950
<b>b. Project Management Fee (Preliminary Plans)</b>				
CONST x 1%				\$115,414
<b>c. Preliminary Tests (soils, hazardous materials)</b>				
Soil Testing				\$25,000
Geotechnical Report				\$50,000
<b>d. Other Costs</b>				
Hazardous Substance Consultant				\$30,000
Data/Technology Consultant				\$40,000
Waterproofing Consultant				\$30,000
Constructability Review Consultant				\$25,000
CEQA Consultant				\$20,000
<b>Working Drawings</b>				<b>\$654,713</b>
<b>a. Architect's Fee (Working Drawings)</b>				
RECONST x 10% x 40%				\$461,657
<b>b. Project Management Fee (Working Drawings)</b>				
CONST x 1%				
All Allocated to Preliminary Plans				\$0.00
<b>c. Office of the State Architect, Plan Check Fee</b>				
Plan Check Fee, Structural, Fire, Life Safety Review				\$105,081
<b>d. Community College Plan Check Fee</b>				
CONST x 0.0028571				\$32,975
<b>e. Other Costs:</b>				
Advertising, Printing & Legal Fees				\$55,000
<b>Construction</b>				<b>\$11,541,428</b>
	<b>Quantity</b>	<b>Unit</b>	<b>Cost per Unit</b>	<b>Total Cost</b>
<b>A. Utility Services</b>				
Plumbing				



<i>Subtotal Site Development General</i>				<i>\$434,011</i>
<b>D. Other Site Development</b>				
Temporary Fencing	1.00	LS	\$10,585.56	\$10,586
Temporary Utilities	1.00	LS	\$42,341.22	\$42,341
<i>Subtotal Other Site Development</i>				<i>\$52,927</i>
<b>E. Reconstruction</b>				
<b>Cost By Room Use/Top Code (CCI 6924)</b>				
110 Classroom (99 General Assignment)	2344	ASF	\$573	\$1,343,112.00
210 Class Lab (1902 Physics, General)	3913	ASF	\$891	\$3,486,483.00
210 Class Lab (4900 Interdisciplinary Studies)	2704	ASF	\$597	\$1,614,288.00
215 Class Lab Service (1902 Physics, General)	1900	ASF	\$891	\$1,692,900.00
Office (99 General Assignment)	771	ASF	\$605	\$466,455.00
680 Meeting Room (4900 Interdisciplinary Studies)	862	ASF	\$570	\$491,340.00
685 Meeting Room Service (4900 Interdisciplinary Studies)	263	ASF	\$570	\$149,910.00
<i>Subtotal Reconstruction</i>				<i>\$6,933,366</i>
<b>F. New Construction/Addition</b>				
Not Applicable				
<i>Subtotal New Construction/Addition</i>				<i>\$0</i>
<b>G. Other Construction</b>				
BOG Energy incentive allowance (3% of Reconst.)				\$208,001
<i>Subtotal Other Construction</i>				<i>\$208,001</i>
<b>H. Other Construction</b>				
Not Applicable				
<i>Subtotal Other Construction</i>				<i>\$0</i>
<b>Contingency</b>				<b>\$807,899</b>
RECONST x 7%				\$807,899
<b>Architectural &amp; Engineering &amp; Oversight</b>				<b>\$288,535</b>
RECONST x 10% x 25%				\$288,535
<b>Tests &amp; Inspections</b>				<b>\$369,106</b>
(a) Test = 1% x CONST				\$115,414
(b) Inspection = 18 months x \$14,094				\$253,692



<b>Construction Management</b>				<b>\$249,750</b>
(a) Construction Management CONST x 2%				\$230,829
(b) Labor Compliance				\$18,921
<b>Total Construction Costs</b>				<b>\$13,256,718</b>
(Items 4 through 8 above)				
<b>Furniture &amp; Group II Equipment</b>				<b>\$505,291</b>
<b>Total Project Cost</b>				<b>\$15,156,086</b>
(Items 1, 2, 3, 9 and 10)				
<b>Cost per Gross Square Foot</b>	<b>17,238</b>	<b>GSF</b>		<b>\$402.21</b>

## **BOARD OF GOVERNORS ENERGY AND SUSTAINABILITY POLICY**

This project will be designed to exceed Title 24, Part 6 Energy Code by 15%, consistent with the Board of Governors Energy and Sustainability policy. The design should incorporate sustainable goals for site, energy efficiency, water use reduction, storm water management, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies will consider:

- Natural and native planting materials will be incorporated around the building to minimize, if not eliminate, the irrigation demand.
- Concrete walkways will be minimized to reduce storm water runoff and promote natural filtration into the soil as well as a reduction in the heat island effect.
- Overhangs have been incorporated to shade glazing.
- Low E dual glazing 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 a highly energy efficient HVAC system.
- Independent HVAC controls provided where applicable.
- Natural lighting will be incorporated into most spaces.
- Energy saving lighting with automatic lighting controls and sensors.
- Interior materials will be low in volatile organic compounds, high in recycled content.
- Water efficient fixtures, faucets and devices will be incorporated.
- A strict recycling program will be required during construction.
- Requested participation in the local utility's energy incentive program.
- Photovoltaic panels will be incorporated where appropriate.

STATE OF CALIFORNIA  
CAPITAL OUTLAY  
BUDGET CHANGE PROPOSAL (COBCP)  
COVER PAGE (REV 06/12)  
BUDGET YEAR 2022-23

DEPARTMENT OF FINANCE  
915 L Street  
Sacramento, CA 95814  
IMS Mail Code: A15

ORG CODE: \_\_\_\_\_ COBCP NO. \_\_\_\_\_ PRIORITY: \_\_\_\_\_ PROJECT ID: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_

PROJECT TITLE: \_\_\_\_\_

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$ \_\_\_\_\_ MAJOR/MINOR: \_\_\_\_\_

PHASE(S) TO BE FUNDED: \_\_\_\_\_ PROJ CAT: \_\_\_\_\_ CCCI/EPI: \_\_\_\_\_

SUMMARY OF PROPOSAL:

**\*\*\*\*\* THIS PAGE IS TO BE COMPLETED BY FPU. \*\*\*\*\***

HAS A BUDGET PACKAGE BEEN COMPLETED FOR THIS PROJECT? (E/U/N/?): \_\_\_

REQUIRES LEGISLATION (Y/N): \_\_\_ IF YES, LIST CODE SECTIONS: \_\_\_\_\_

REQUIRES PROVISIONAL LANGUAGE (Y/N) \_\_\_\_\_

IMPACT ON SUPPORT BUDGET: ONE-TIME COSTS (Y/N): \_\_\_ FUTURE COSTS (Y/N): \_\_\_

FUTURE SAVINGS (Y/N): \_\_\_ REVENUE (Y/N): \_\_\_

DOES THE PROPOSAL AFFECT ANOTHER DEPARTMENT (Y/N): \_\_\_ IF YES, ATTACH  
COMMENTS OF AFFECTED DEPARTMENT SIGNED BY ITS DIRECTOR OR DESIGNEE.

**SIGNATURE APPROVALS:**

\_\_\_\_\_  
PREPARED BY                                      DATE                                      REVIEWED BY                                      DATE

\_\_\_\_\_  
DEPARTMENT DIRECTOR      DATE                                      AGENCY SECRETARY                                      DATE

\*\*\*\*\*

**DOF ANALYST USE**

DOF ISSUE # \_\_\_\_\_ PROGRAM CAT: \_\_\_\_\_ PROJECT CAT: \_\_\_\_\_ BUDG PACK STATUS: \_\_\_\_\_

ADDED REVIEW: SUPPORT: \_\_\_\_\_ OCIU: \_\_\_\_\_ FSCU/ITCU: \_\_\_\_\_ OSAE: \_\_\_\_\_ CALSTARS: \_\_\_\_\_

PPBA: \_\_\_\_\_

Date: \_\_\_\_\_

DF-151 (Rev. 04/11)

## **RESPONSES TO SPECIFIC REQUIREMENTS OF THE STATE ADMINISTRATIVE MANUAL**

### **A. PURPOSE OF THE PROJECT:**

#### **A1. EXECUTIVE SUMMARY**

This project will renovate Crafton Hills College's Central Complex 2, a two-story 17,238 gross square foot (GSF) / 12,757 assignable square foot (ASF) building. Usable space within the building will be reconstructed to consist of 2,344 ASF of classroom, 8,517 ASF of laboratory, 771 ASF of office, and 1,125 ASF of other support space. The reconstruction of Central Complex 2 will repurpose most general classrooms into computer labs to support student success and provide flexible technology-rich learning environments. The facility will continue to house general physics laboratories, minimize general lecture classrooms, accommodate faculty offices, and provide meeting room space to support faculty as well as students.

The proposed project will also provide the College with an opportunity to respond to outdated building infrastructure and systems (roof, electrical, mechanical, and plumbing) that are nearing the end of their useful life cycles. The project will improve fire/life safety systems, accessibility/ADA compliance, and bring the facility to current building code standards.

Total project cost is estimated at \$15,156,086 (per Construction Cost Index (CCI) 6924 and is not escalated to mid-point of construction).

The State Capital Outlay system considers the proposed project as a Category M project, for modernization of instructional and institutional support space.

#### **A2. PROBLEM STATEMENT**

Crafton Hills College (CHC) is part of the San Bernardino Community College District (SBCCD). CHC is located above the Yucaipa Valley in the Inland Empire of Southern California. The campus serves students from the Riverside-San Bernardino metropolitan area, and offers more than 50 majors in liberal arts, sciences, vocations, and technical areas. CHC enrolled approximately 9,079 students and generated 4,655 Full-Time Equivalent Students (FTES) during the 2018-19 academic year. During the same academic year, approximately 55% of students at CHC received some form of financial aid assistance (4,991 students). The Inland Empire is a region recognized by the State-wide Vision for Success Initiative as being a high-need area, historically not served equitably by community colleges.

Since its occupancy in 1980, the Central Complex 2 has not been renovated or undergone any major reconstruction efforts. Central Complex 2 has multiple building systems that require replacement or nearing the end of their useful life cycles. The HVAC, roofing and plumbing systems are original and require replacement. The following building deficiencies are identified in the State-wide FUSION database as in need of replacement: interior finishes/ceilings/hardware, fire and safety detection systems, elevator, windows, and electrical components. ADA accessibility to instructional spaces on the first floor is in need of improvement and abatement of

hazardous materials used during the buildings original construction needs to be completed. The Facilities Condition Index (FCI) measures a facilities repair cost compared to its replacement value. FCI measurements start at 0%, which indicates that there are no deficiencies in the building. An FCI of 15% or higher implies a poor building condition. The Central Complex 2 has an FCI of 60.23%.

Usage within the Central Complex 2 has evolved as the College expanded into a comprehensive campus. The original chemistry labs were repurposed into physics labs. Since these spaces were not originally designed for physics instruction, they lack appropriate storage and equipment space. Safety showers and eyewash stations were installed to meet minimum OSHA requirements, but do not have drainage. Some labs lack an instructor workstation, which limit the faculty's ability to perform instructional demonstrations.

Evolving class labs and educational methods require changes to not only technology and utilities, but to room usage. The existing building contains 5,048 ASF of general lecture classrooms that are not well utilized. Programs are in need of computer labs and flexible technology rich spaces for instruction rather than classic lecture classrooms. Furthermore, the current electrical system requires additional power to adequately support instructional functions. The lighting, especially in the lecture halls, is inadequate and the building esthetic is negatively impacted.

### **A3. SOLUTION CRITERIA**

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

- Educational Impacts – Repurpose and reconfigure space to increase instructional utilization
- Educational Impacts – Provide a flexible technology-rich educational environment that supports evolving instructional methods
- Campus Integration – Consistency with goals/objectives within the College's Educational and Facilities Master Plans
- Safety/Security – Improve fire/life safety systems, accessibility, and code compliance
- Energy Efficiency and Sustainability – Improve water and energy efficiency
- Delivery Timeline – Deliver a solution in the shortest amount of time
- Cost – Implement the least cost solution

### **B. RELATIONSHIP TO THE STRATEGIC PLAN:**

The College Facilities Master Plan (FMP) includes the modernization, construction, and/or demolition of facilities to meet the College's educational requirements. The FMP specifies the reconstruction of Central Complex 2 as a necessary project aimed at improving the student learning environment. This project is also supported within the College's Educational Master Plan (EMP) by responding to technological needs for instruction, flexibility within learning environments, and maximizing space utilization. Furthermore, CHC seeks to advance goals of the State-wide Vision for Success initiative by providing facilities that will support student success, completion, transfer, and/or career pathways for students. This project is included

within the District's Five Year Construction Plan and is supported by campus capacity load ratios.

Other institutional goals, such as upgrading building structural integrity, infrastructure, systems, accessibility, and security will be achieved if the solution criteria are met. Additionally, the proposed solution adheres to the State's environmental sustainability measures which include, but are not limited to, energy efficient systems/infrastructure, integration of water conservation elements, minimizing solar heat gain, and possible participation in the local investor owned utility energy incentive program.

### **C. ALTERNATIVES:**

Four alternatives were evaluated in order to solve existing building deficiencies discussed in the above Problem Statement. The Solution Criteria Matrix identifies how each alternative responds to measures set forth in the Solution Criteria section. The Economic Matrix at the end of this section details the economic impact of each alternative.

Alternative #1 – Central Complex 2 Reconstruction

Alternative #2 – Central Complex 2 Replacement

Alternative #3 – Installation of Temporary Portables

Alternative #4 – Lease Space Off-Campus

#### ***Alternative #1 – Central Complex 2 Reconstruction***

Reconstruct the existing 17,238 GSF Central Complex 2. Assignable space will include 2,344 ASF of classroom, 8,517 ASF of laboratory, 771 ASF of office, and 1,125 ASF of other support space. This option is estimated to cost \$15,156,086 at Construction Cost Index (CCI) 6924 and Equipment Price Index (EPI) 3737 (not escalated to mid-point of construction).

Pros:

- Educational Impacts – Repurposes and reconfigures space to increase instructional utilization
- Educational Impacts – Provides a flexible technology-rich educational environment that supports evolving instructional methods
- Campus Integration – Is consistent with goals/objectives within the College's Educational and Facilities Master Plans
- Safety/Security – Improves fire/life safety systems, accessibility, and code compliance
- Energy Efficiency and Sustainability – Improves water and energy efficiency
- Delivery Timeline – Delivers a solution in the shortest amount of time
- Cost – Is the least cost solution

Cons:

- None

#### ***Alternative #2 – Central Complex 2 Replacement***

Construct a new Central Complex 2 building of approximately 17,238 GSF. Assignable space will include 2,344 ASF of classroom, 8,517 ASF of laboratory, 771 ASF of office, and 1,125

ASF of other support space. The secondary effects of this alternative would require demolition of the existing building. This option is estimated to cost \$15,998,872 at CCI 6924 and EPI 3737 (not escalated to mid-point of construction).

Pros:

- Educational Impacts – Repurposes and reconfigures space to increase instructional utilization
- Educational Impacts – Provides a flexible technology-rich educational environment that supports evolving instructional methods
- Campus Integration – Is consistent with goals/objectives within the College’s Educational and Facilities Master Plans
- Safety/Security – Improves fire/life safety systems, accessibility, and code compliance
- Energy Efficiency and Sustainability – Improves water and energy efficiency

Cons:

- Delivery Timeline – Does not deliver a solution in the shortest amount of time (demolition timeline is longer with this option).
- Cost – Is not the least cost solution (some hard construction costs are estimated to be higher with this alternative).

***Alternative #3 – Installation of Temporary Portables***

Install approximately 17,238 GSF of temporary portable buildings. Assignable space will include 2,344 ASF of classroom, 8,517 ASF of laboratory, 771 ASF of office, and 1,125 ASF of other support space. Portables would require replacement every 30 years to maintain building standards and would require at least 2 installations to compare this option to a permanent facility. This alternative is estimated to cost \$17,471,852 at CCI 6924 and EPI 3737 (not escalated to mid-point of construction).

Pros:

- Educational Impacts – Provides a flexible technology-rich educational environment that supports evolving instructional methods
- Safety/Security – Improves fire/life safety systems, accessibility, and code compliance

Cons:

- Educational Impacts – Does not repurpose or reconfigure space to increase instructional utilization (moving programs off campus would not increase utilization)
- Campus Integration – Is not consistent with goals/objectives within the College’s Educational and Facilities Master Plans (does not provide a long-term permanent solution).
- Energy Efficiency and Sustainability – Does not improve water and energy efficiency (footprint requires duplication of building systems)
- Delivery Timeline – Does not deliver a solution in the shortest amount of time (multiple installation phases)
- Cost – Is not the least cost solution (multiple installation phases)

***Alternative #4 - Leasing an Off-Campus Facility***

Lease a facility off-campus of approximately 17,238 GSF (12,757 ASF). To compare this alternative to a facility that is owned by the District, the lease would have to be maintained for approximately 60 years. This option is estimated to cost \$19,122,331 at CCI 6924 and EPI 3737 (not including costs for tenant improvements or escalation to mid-point of construction).

Pros:

- Educational Impacts – Repurposes and reconfigures space to increase instructional utilization
- Educational Impacts – Provides a flexible technology-rich educational environment that supports evolving instructional methods
- Safety/Security – Improves fire/life safety systems, accessibility, and code compliance
- Energy Efficiency and Sustainability – Improves water and energy efficiency

Cons:

- Campus Integration – Is not consistent with goals/objectives within the College’s Educational and Facilities Master Plans (disjoints students/faculty from the main campus and College may not fully control course scheduling)
- Delivery Timeline – Does not delivers a solution in the shortest amount of time (requires long-term lease agreement and substantial tenant improvements)
- Cost – Is not the least cost solution (requires long-term lease agreement and tenant improvements)



**SOLUTION CRITERIA MATRIX**

<b>SOLUTION CRITERIA</b>	<b>ALTERNATIVES</b>			
	<b>#1 Reconstruction</b>	<b>#2 Replacement</b>	<b>#3 Temporary Portables</b>	<b>#4 Lease Space Off-Campus</b>
Repurpose and reconfigure space to increase instructional utilization	YES	YES	YES	NO
Provide a flexible technology-rich educational environment	YES	YES	YES	YES
Consistency with goals/objectives within the College's Educational and Facilities Master Plans	YES	YES	NO	NO
Improve fire/life safety systems, accessibility, and code compliance	YES	YES	YES	YES
Improve water and energy efficiency	YES	YES	NO	YES
Deliver a solution in the shortest amount of time	YES	NO	NO	NO
Implement the least cost alternative	YES	NO	NO	NO

**ECONOMIC ANALYSIS**

<b>ECONOMIC ANALYSIS</b>	<b>(All costs estimated to CCI 6924, EPI 3737)</b>			
	<b>#1 Reconstruction</b>	<b>#2 Replacement</b>	<b>#3 Temporary Portables</b>	<b>#4 Lease Space Off-Campus</b>
Site Acquisition	\$0	\$0	\$0	\$0
Plans and Working Drawings	\$1,394,077	\$1,323,678	\$1,743,432	Unknown
Construction Costs:				
Utility Service	\$772,265	\$1,042,558	\$2,085,116	Unknown
Site Development-Service	\$3,140,858	\$1,331,244	\$2,662,489	Unknown
Site Development-General	\$434,011	\$585,914	\$1,171,829	Unknown
Other Site	\$52,927	\$71,451	\$142,902	Unknown
Reconstruction	\$6,933,366	\$0	\$0	Unknown
New Construction	\$0	\$9,244,488	\$0	Unknown
Other Construction	\$208,001	\$357,270	\$142,731	Unknown
Construction Soft Costs	\$1,715,290	\$1,536,978	\$1,881,530	Unknown
<b>Total Construction Costs</b>	<b>\$13,256,718</b>	<b>\$14,169,903</b>	<b>\$8,086,596</b>	<b>Unknown</b>
Equipment (Group II)	\$505,291	\$505,291	\$505,291	\$505,291
Other – Lease Space or Portable Costs			\$7,136,532	\$18,617,040
<b>Total Project Cost @ CCI 6924 and EPI 3737</b>	<b>\$15,156,086</b>	<b>\$15,998,872</b>	<b>\$17,471,852</b>	<b>\$19,122,331</b>
Escalated per Department of Finance Budget Letter BL05-21	<b><u>CCC Calculates this amount based on latest DOF directions</u></b>			

- 1.) Professional estimate obtained from ALMA Strategies using State allowances at CCI 6924 and EPI 3737. This estimate includes the reconstruction of the Central Complex 2 Building (12,757 ASF/17,238 GSF). The estimate also includes costs for structural code upgrades and hazardous materials identification/removal within the existing building.
- 2.) Professional estimate obtained from ALMA Strategies using State allowances at CCI 6924 and EPI 3737. This estimate includes the new construction of the Central Complex 2 Building (12,757 ASF/17,238 GSF). The estimate includes costs for demolition and hazardous materials identification/removal within the existing building.
- 3.) Portables are estimated to cost \$207 per square foot (17,238 GSF x \$207 = \$3,568,266). Total cost estimate includes replacement for every 30 years over a 60-year period (\$3,568,266 x 2 installations = \$7,136,532). Project costs for preliminary planning, working drawings, soft construction, and equipment were estimated using State allowances on a JCAF 32 form at CCI 6924 and EPI 3737.
- 4.) Lease rates are approximately \$18.00 annually per sq. ft. x 17,238 GSF x 60 years = \$18,617,040. (annual per sq. foot lease cost was obtained using 2020 market estimates from loopnet.com for the City of Yucaipa and does not include tenant improvement costs).

## **D. RECOMMENDED SOLUTION:**

### **D1. WHICH ALTERNATIVE AND WHY?**

The recommended solution is **Alternative #1**, to renovate Central Complex 2, because it is the only option that meets all stated goals of the solution criteria. The recommended reconstruction solution maximizes efficiency of instructional space within the facility and allows for advanced technology capabilities. The reconstruction will provide updated technology, building systems, and infrastructure to accommodate a student-centered approach to education. The project is consistent with goals/objectives within the College's Educational Master Plan and Facilities Master Plan. The reconstruction solution also addresses life safety and accessibility concerns by including modernized structural support, elevators, and fire suppression system. The reconstruction option delivers a solution in the shortest amount of time and is also the least cost alternative. This alternative also preserves the residual value of the existing building.

Other studied alternatives fell short of responding to all stated goals within the established solution criteria. The new construction option (Alternative #2) is not the least cost solution and would require more overall time to complete than the recommended solution. Alternatives #3 and #4 (installing portables and leasing space off-campus) are not only exceedingly costly, but require extended project duration. These alternatives (#3 and #4) are inconsistent with goals/objectives with the College's Educational and Facilities Master Plans.

The recommended alternative (Alternative #1) does not adversely impact the campus' operations budget, and is the least cost solution. Total project costs are \$15,156,086, which includes \$7,578,044 of requested state-supportable funds, and \$7,578,044 of state-supportable District funds (50% of total state-supportable project costs). Of the total project cost, \$739,364 is for Preliminary Plans, \$654,713 is for Working Drawings, \$13,256,718 is for Total Construction, and \$505,291 is for Group II Equipment. There are no anticipated non-state supportable costs associated with this project.

### **D2. DETAILED SCOPE DESCRIPTION**

This project will reconstruct Central Complex 2 at Crafton Hills College and will assist the campus in increasing student success and access. Instructional space throughout the building will be reconstructed to accommodate academic program needs by increasing technology capabilities within teaching spaces, repurposing general classrooms into flexible computer labs, and reconfiguring specialized Physics laboratory spaces. The reconstructed Central Complex 2 building will consist of approximately 12,757 ASF (17,238 GSF), comprised of 2,344 ASF of classroom, 8,517 ASF of laboratory, 771 ASF of office, and 1,125 ASF of other support spaces.

During construction users within the existing building will need to be relocated into temporary housing until the project is ready for occupancy. Costs associated with relocation and swing space are not included in the proposed project scope.

The building design will include features to exceed the requirements of Title 24, part 6 Energy Efficiency by at least 15%. This project will include the installation of increasingly efficient

mechanical and electrical devices, as well as the use of improved materials. Ultimately the operational and maintenance costs will be reduced. The building will be reconstructed to current code and accessibility (ADA) requirements. The identification and removal of any hazardous materials used in the original construction of the building is included within the project scope.

This is a no growth, modernization capital construction project (Category M). The proposed project is aimed to provide Crafton Hills College with a reconstructed Central Complex 2 that would positively impact the campus while taking into account the College’s capacity load ratios. The project will only construct the minimum amount of lecture space required for instructional programs and does not exacerbate an overbuild status in classroom capacity load. Lecture capacity load at project start is estimated to be 256% and is expected to decrease to 232% by project completion. This project contributes to lowering lecture capacity load by decreasing classroom space by 2,704 ASF on campus. The beginning capacity load ratio for the laboratory category is approximately 107%. The proposed project increases laboratory by 1,377 ASF while decreasing lab capacity load ratio to 104% by project occupancy. Beginning capacity load ratio for the office category is approximately 138%. The proposed project slightly increases office space by 202 ASF, however, decreases the capacity load ratio to 132% by project occupancy. The following table outlines the space impact of this project on campus ASF and capacity load ratios:

**Space Analysis (ASF):**

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	2,344	8,517	771	0	0	1,125	12,757
Secondary ASF	-5,048	-7,140	-569	0	0	0	-12,757
Net ASF	-2,704	1,377	202	0	0	1,125	0
Net Capacity Change	-5,717 WSCH	536 WSCH	1 FTE	0 ASF	0 ASF	N/A	N/A
<b>Initial Cap/Load (FY2022)</b>	<b>256%</b>	<b>107%</b>	<b>138%</b>	<b>169%</b>	<b>46%</b>	<b>N/A</b>	<b>143%</b>
<b>Final Cap/Load (FY2025)</b>	<b>232%</b>	<b>104%</b>	<b>132%</b>	<b>166%</b>	<b>46%</b>	<b>N/A</b>	<b>136%</b>

**D3. BASIS FOR COST INFORMATION**

Cost information for the project hard construction was provided by the professional firm of ALMA Strategies and reflects their experience for similar projects in the general area. Soft costs associated with the project are based on state supportable cost allowances recommended within the State’s JCAF 32 Form, (CCI 6924; EPI 3737), and have not been escalated to the mid-point of construction.

**D4. FACTORS/BENEFITS FOR RECOMMENDED SOLUTION OTHER THAN THE LEAST EXPENSIVE ALTERNATIVE**

Aside from doing nothing, the recommended option presents the least cost alternative and is the only feasible option that provides an adequate solution to each of the identified solution criteria.

## **D5. COMPLETE DESCRIPTION OF IMPACT ON SUPPORT BUDGET**

San Bernardino Community College District affirms that it will budget for ongoing maintenance and operations costs associated with the proposed project with existing local resources. For further analysis, refer to the “Analysis of Future Cost” in section 9.1 of this document.

This project does not result in a need for additional faculty or staff positions. Any additional expenses for the required staff to support the reconstruction of existing space will come from any increased apportionments generated by such programs/services within the building. This project includes the installation of increasingly efficient mechanical and electrical systems, and the use of improved materials that reduces operational and maintenance costs. The District provides funding for deferred maintenance project needs at each campus annually. Regular adjustments to the deferred maintenance budget are made accordingly through the annual budget allocation process.

## **D6. IDENTIFY AND EXPLAIN ANY PROJECT RISKS**

There are no unusual or extraordinary project risks. Any removal of hazardous materials during demolition will be conducted by persons trained for such work. Other portions of the work will be executed by persons who are familiar with construction, its attendant risks, and who will implement activities as necessary to minimize risks.

## **D7. LIST REQUESTED INTERDEPARTMENTAL COORDINATION AND/OR SPECIAL PROJECT APPROVAL**

- The Division of State Architect – Title 24 structural, access compliance and energy reviews;
- State Fire Marshal – fire/life safety;
- State Public Works Board – Approval of Preliminary Plans and Working Drawings

## **E. CONSISTENCY WITH GOVERNMENT CODE SECTION 65041.1**

Consistent with the provisions within Government Code Section 65041.1 - 65042, the California Community Colleges are exempt from these specific provisions of this government code section.

## **F. ATTACHMENTS:**

JCAF 31

JCAF 32

JCAF 33

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
*(Reference: California Code of Regulations, Title 5 Section 57121)*

District will have CEQA review requirements completed prior to request for Preliminary Plans approval.

## ANALYSIS OF FUTURE COSTS

Provide an economic analysis of additional instructional, administrative, and maintenance cost resulting from the proposed project, including personnel years. Disclose all new courses or programs to be housed in the project that may need Chancellor's Office review.

### **Personnel Costs**

#### **Certificated:**

No additional certificated staff need estimated with the proposed reconstruction project.

#### **Classified:**

No additional classified staff need estimated with the proposed reconstruction project.

### **Depreciation, Maintenance, and Operation**

The energy efficient building systems, equipment and technology throughout the renovated building will decrease maintenance and operations costs from current levels. The project will not result in an increase to the overall campus assignable square footage. Energy efficiency measures will help reduce energy cost per square foot over the current building, but custodial costs and ongoing maintenance will be relatively unchanged.

### **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**

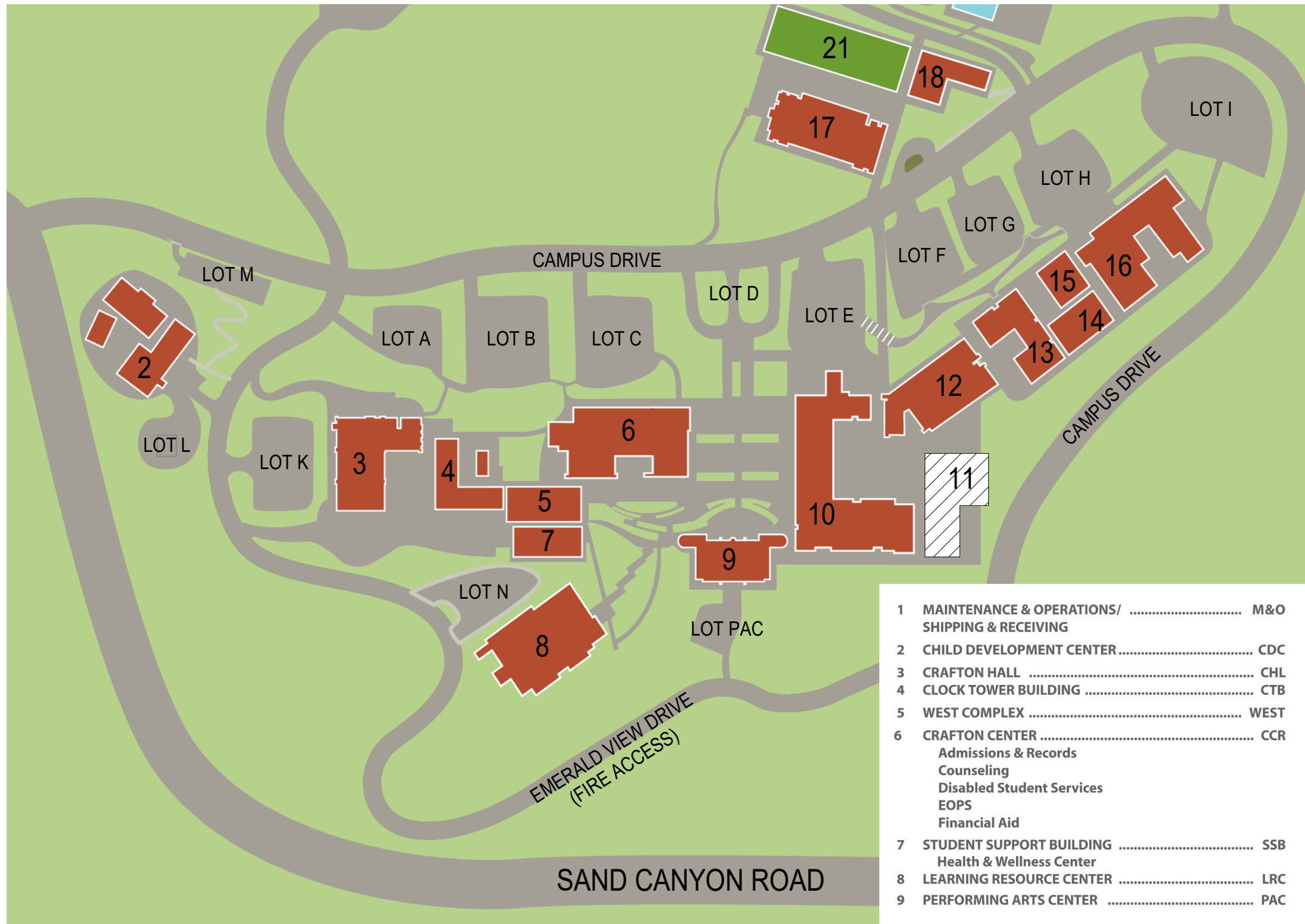
**Date of Approval**

None

## **DIAGRAMS OF CAMPUS, PROJECT SITE, BUILDING AREAS, AND ELEVATIONS**

Provide the following pre-schematics in lieu of this sheet: Campus Plot Plan, Site Plan, Floor Plans, and Exterior Elevations. If the project has unusual characteristics that require further explanation, please provide the following conceptual drawings as needed: Electrical Plans and Mechanical Plans.





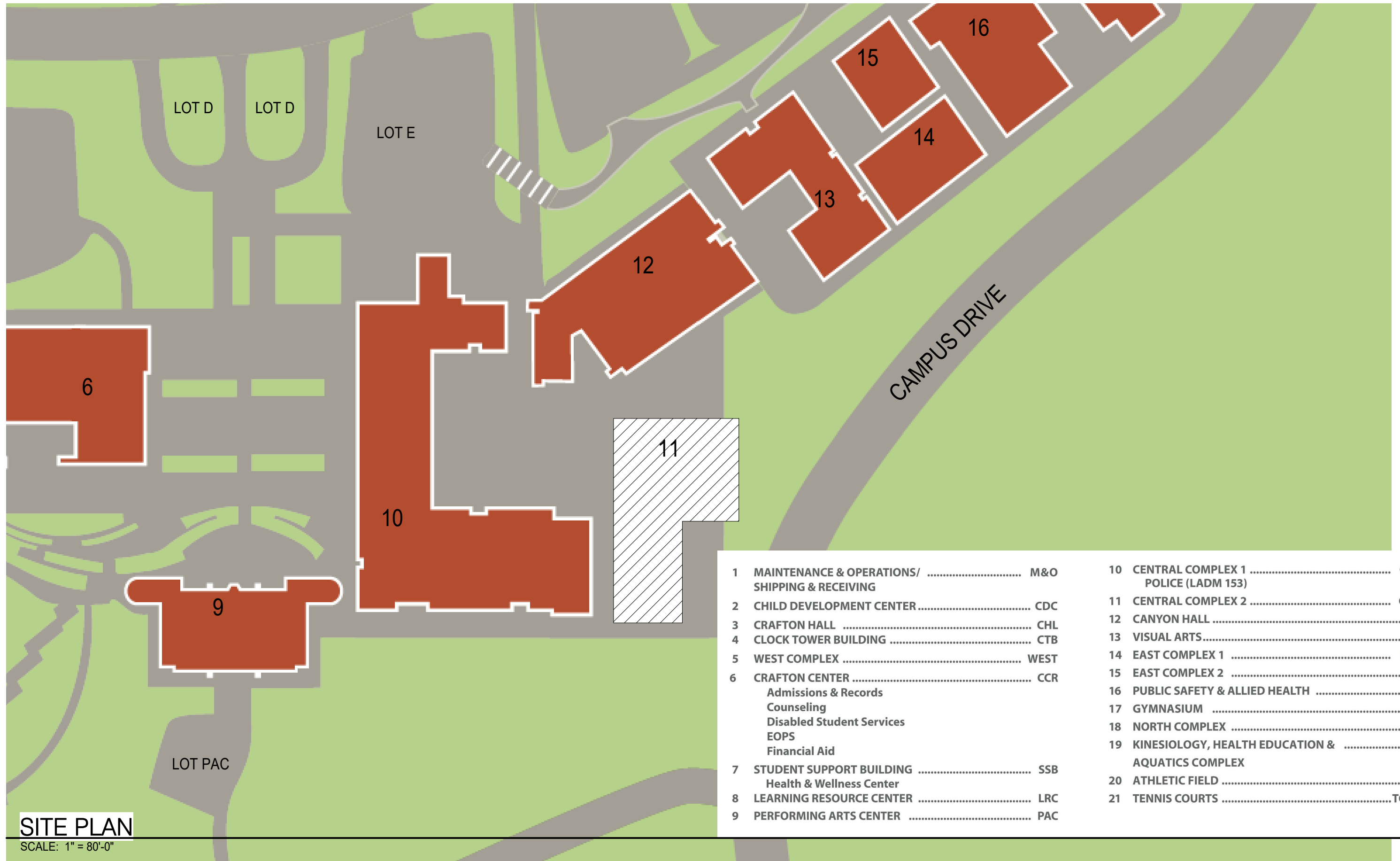
1	MAINTENANCE & OPERATIONS/ SHIPPING & RECEIVING	M&O	10	CENTRAL COMPLEX 1	CNTL 1
2	CHILD DEVELOPMENT CENTER	CDC	11	CENTRAL COMPLEX 2	CNTL 2
3	CRAFTON HALL	CHL	12	CANYON HALL	CYN
4	CLOCK TOWER BUILDING	CTB	13	VISUAL ARTS	ARTS
5	WEST COMPLEX	WEST	14	EAST COMPLEX 1	EAST 1
6	CRAFTON CENTER Admissions & Records Counseling Disabled Student Services EOPS Financial Aid	CCR	15	EAST COMPLEX 2	EAST 2
7	STUDENT SUPPORT BUILDING Health & Wellness Center	SSB	16	PUBLIC SAFETY & ALLIED HEALTH	PSAH
8	LEARNING RESOURCE CENTER	LRC	17	GYMNASIUM	GYM
9	PERFORMING ARTS CENTER	PAC	18	NORTH COMPLEX	NRTH
			19	KINESIOLOGY, HEALTH EDUCATION & AQUATICS COMPLEX	KHA
			20	ATHLETIC FIELD	AF
			21	TENNIS COURTS	TC-CRTS

# CAMPUS PLOT PLAN

SCALE: 1" = 200'-0"

ISSUE DATE: 05/28/20





**SITE PLAN**

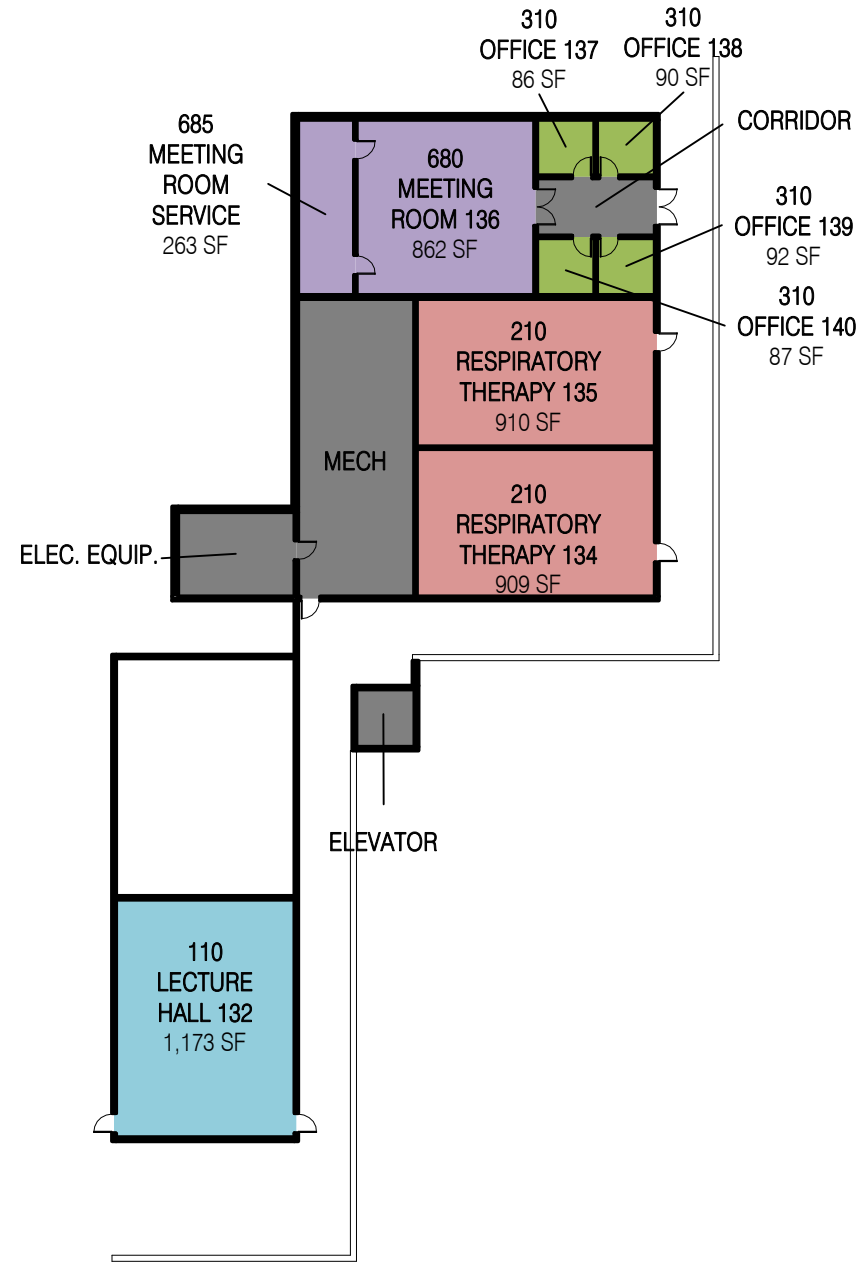
SCALE: 1" = 80'-0"

ISSUE DATE: 05/28/20

**LEVEL 01 PROGRAM**

ROOM USE	TOP CODE	AREA
110 CLASSROOM	4900 Interdisciplinary Studies	1,173 SF
210 CLASS LAB	4900 Interdisciplinary Studies	1,819 SF
310 OFFICE	99 General Assignment	354 SF
680 MEETING ROOM	99 GENERAL ASSIGNMENT	862 SF
685 MEETING ROOM SERVICE	99 GENERAL ASSIGNMENT	263 SF
LEVEL 01 TOTAL NSF		4,471 SF

UNASSIGNABLE		1,973 SF
LEVEL 01 TOTAL GSF		6,443 SF



**FP01 - FIRST FLOOR PLAN**

SCALE: 1/32" = 1'-0"

ISSUE DATE: 05/28/20

MEZZANINE PROGRAM

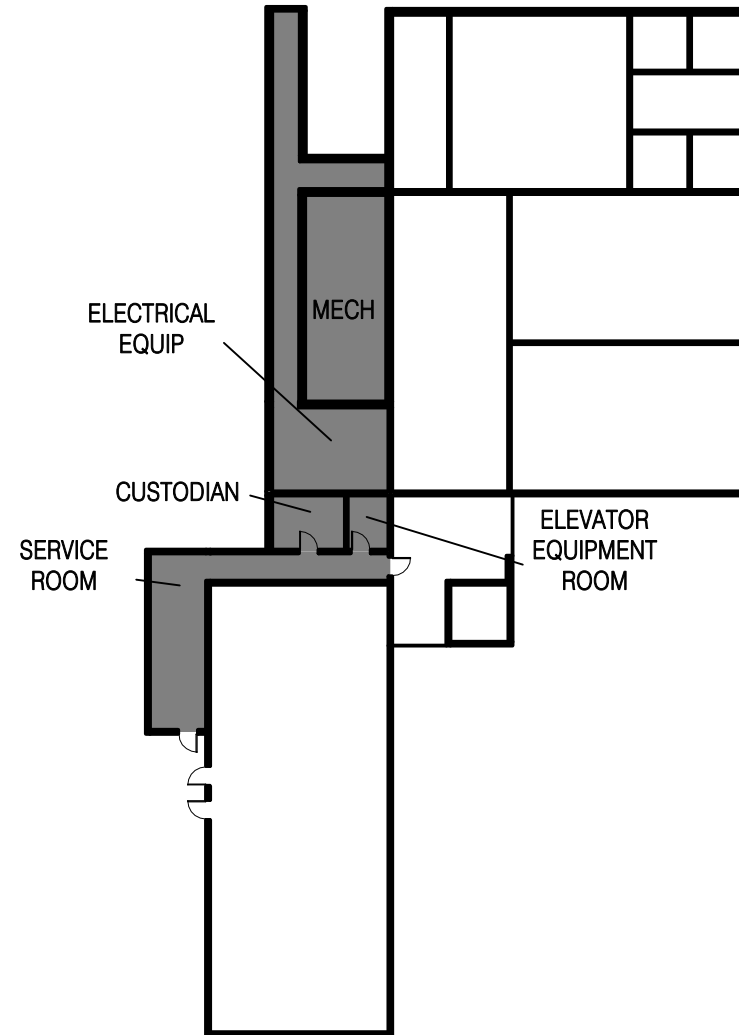
ROOM USE

TOP CODE

AREA

■ UNASSIGNABLE  
LEVEL 02 TOTAL GSF

1,908 SF  
1,908 SF



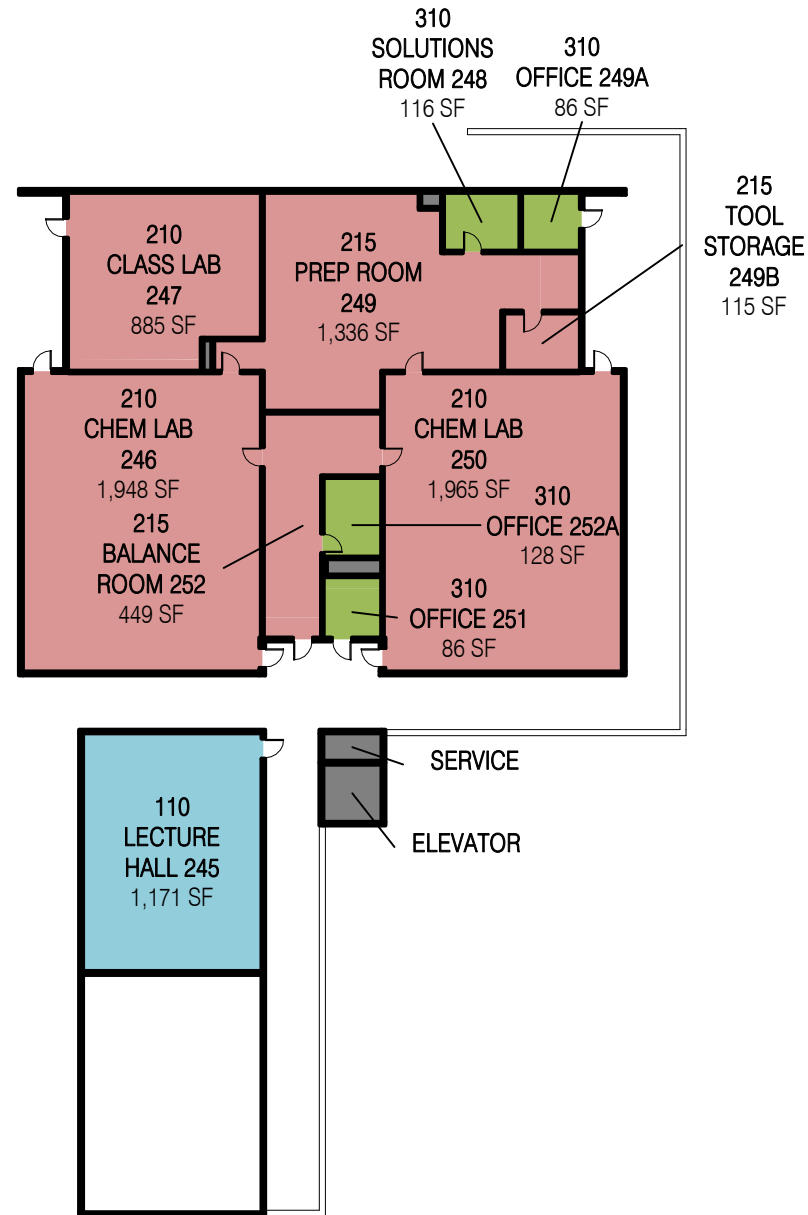
FP02 - MEZZANINE FLOOR PLAN

SCALE: 1/32" = 1'-0"

ISSUE DATE: 05/28/20

**LEVEL 02 PROGRAM**

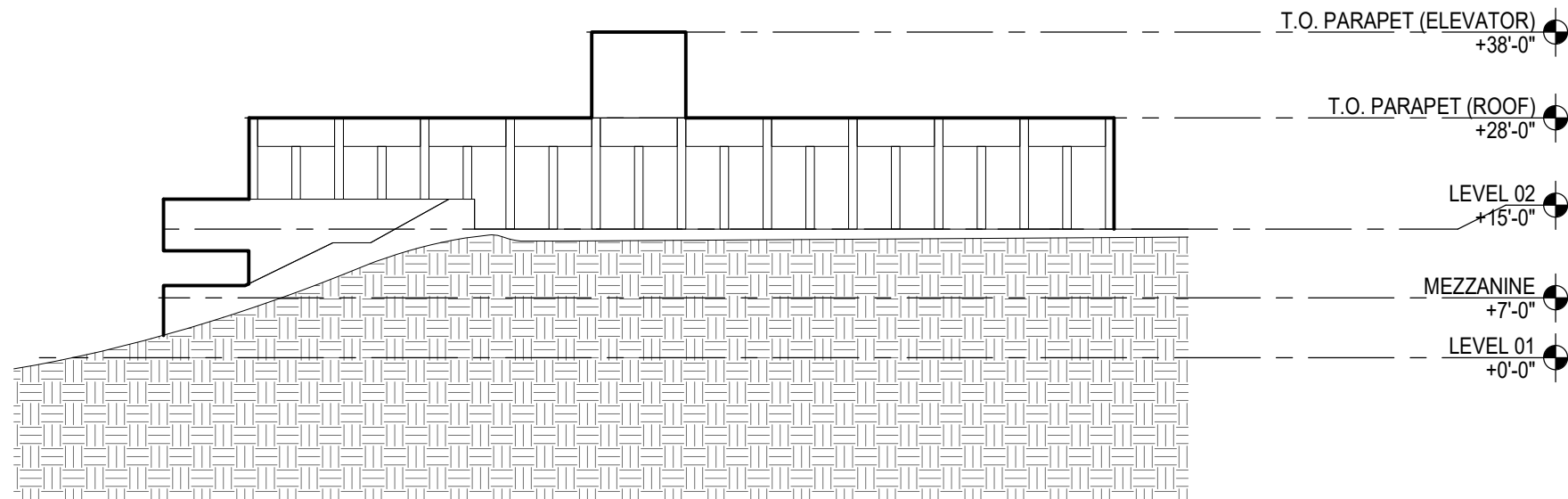
ROOM USE	TOP CODE	AREA
110 CLASSROOM	99 GENERAL ASSIGNMENT	1,171 SF
210 CLASS LAB	1902 PHYSICS/GENERAL	3,913 SF
210 CLASS LAB	4900 INTERDISCIPLINARY STUDIES	885 SF
215 CLASS LAB SERVICE	1902 PHYSICS/GENERAL	1,900 SF
310 OFFICE	99 GENERAL ASSIGNMENT	415 SF
LEVEL 01 TOTAL NSF		8,284 SF
UNASSIGNABLE		604 SF
LEVEL 02 TOTAL GSF		8,887 SF



**FP02 - SECOND FLOOR PLAN**

SCALE: 1/32" = 1'-0"

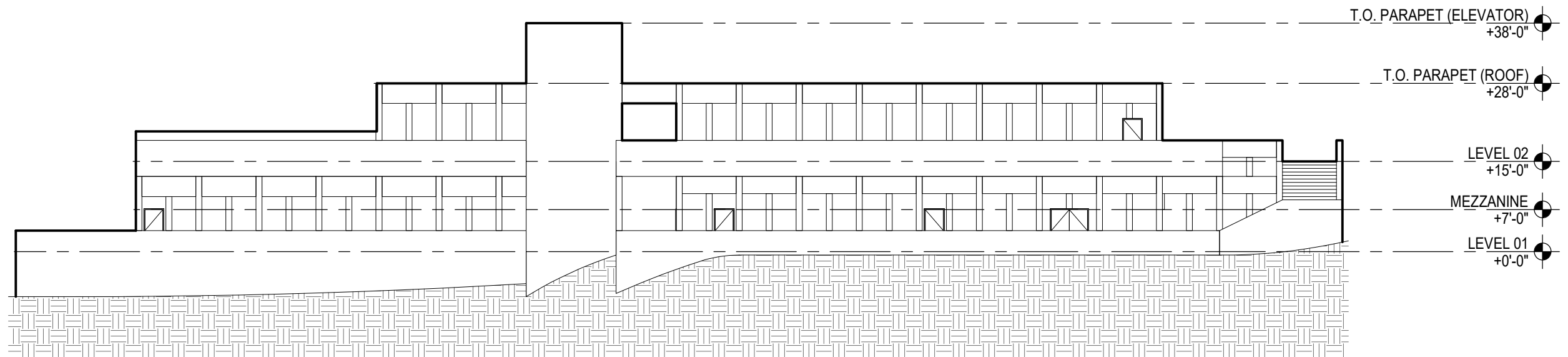
ISSUE DATE: 05/28/20



**NORTH ELEVATION**

SCALE: 1" = 20'-0"

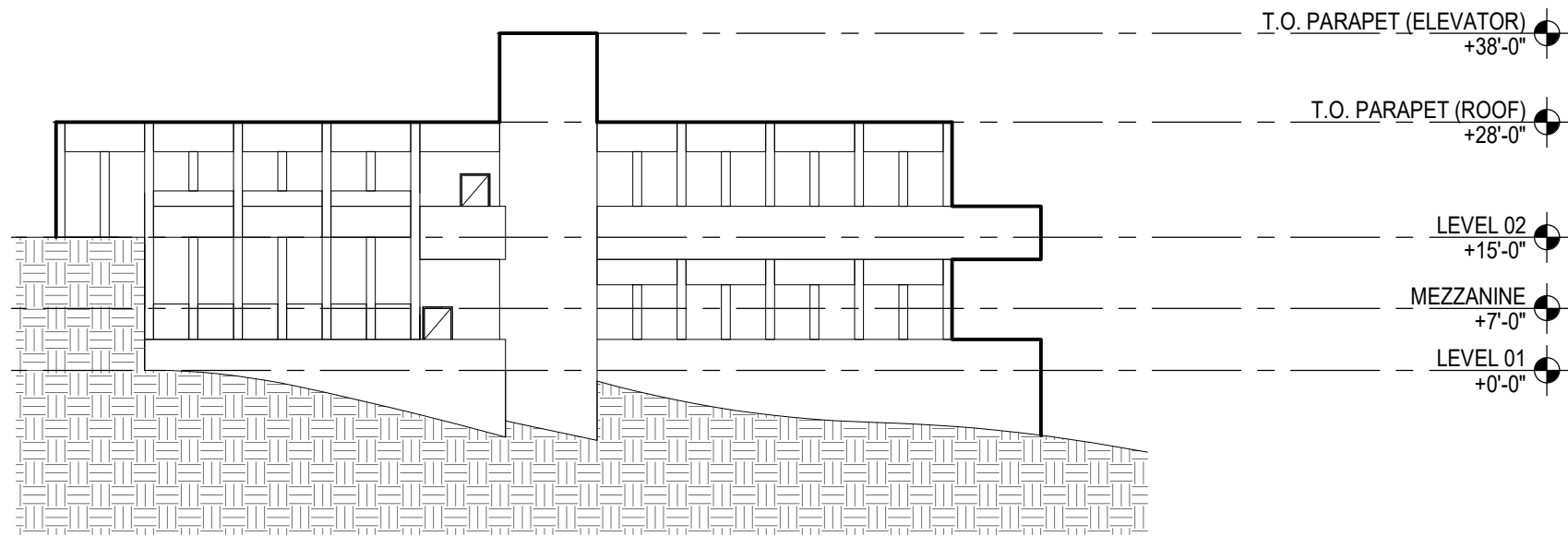
ISSUE DATE: 05/28/20



# EAST ELEVATION

SCALE: 1" = 20'-0"

ISSUE DATE: 05/28/20

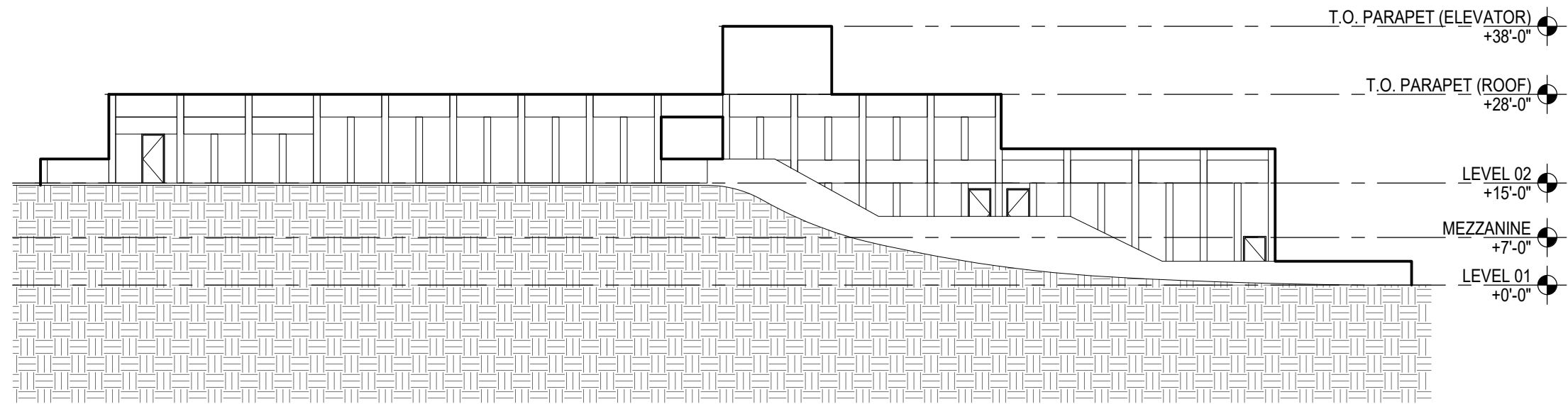


**SOUTH ELEVATION**

SCALE: 1" = 20'-0"

ISSUE DATE: 05/28/20





# WEST ELEVATION

SCALE: 1" = 20'-0"

ISSUE DATE: 05/28/20

**DISTRICT San Bernardino Community College District (980)**  
**CAMPUS Crafton Hills College (981)**

**Project:** Central Complex 2 Renovation (CHS)

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
110-115	Classroom	0099-4999		0	0	2,344	5,048	-2,704	\$17.47	\$664
210	Class Lab	1902	Physics, General	0	0	3,913	3,913	0	\$88.82	\$0
210	Class Lab	4900	Interdisciplinary Studies	0	0	2,704	862	1,842	\$254.03	\$467,923
215	Class Lab Service	1902	Physics, General	0	0	1,900	2,102	-202	\$88.82	\$0
215	Class Lab Service	4900	Interdisciplinary Studies	0	0	0	263	-263	\$254.03	\$0
300-355	Faculty Offices	0099 - 4999	General Assignment, Physics, General	0	0	771	569	202	\$27.32	\$11,365
680-685	Meeting Rooms	0000-9600		0	0	1,125	0	1,125	\$28.31	\$31,849
<b>TOTAL</b>	-	-	-	<b>0</b>	<b>0</b>	<b>12,757</b>	<b>12,757</b>	<b>0</b>	-	<b>\$505,291</b>

Report Generated: 05/30/2020

## JUSTIFICATION FOR ADDITIONAL COSTS EXCEEDING GUIDELINES

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

**District:** San Bernardino Community College District **College:** Crafton Hills College

**Project:** Central Complex 2 Renovation

Please use this and additional pages or diagrams to explain and justify items of cost not easily explained on other forms. Examples of items needing justification: site improvements, unusual or high-cost construction methods, or items of equipment that exceed ASF cost guidelines. This form, when completed, supplements both the "Quantities and Unit Costs Supporting the JCAF 32" and the "Guidelines-based Group II Equipment Cost Estimate" forms.

All estimated state-supportable estimated project costs are within state guidelines.

## DETAILED EQUIPMENT LIST

College: \_\_\_\_\_ Project: \_\_\_\_\_

Item #	Item Name <sup>1</sup>	Units	Cost per Unit	Total Cost
			\$	\$

**List to be provided when the Plan Year of funding the equipment phase is due to FPU:**

- Traditional= due year after initial FPP submittal

<sup>1</sup>Cost requests for equipment are to be limited to those required for new programs or for net expansion space in existing programs.

# Final Project Proposal

2022-23

Community College Construction Act of 1980  
Capital Outlay Budget Change Proposal

Instructional & Student Services Building  
\_\_\_\_\_  
Proposal Name

San Bernardino Community College District  
\_\_\_\_\_  
Community College District

San Bernardino Valley College  
\_\_\_\_\_  
College or Center

August 1, 2020  
\_\_\_\_\_  
Date

## Final Project Proposal Checklist

**District:** San Bernardino Community College District  
**College/Center:** San Bernardino Valley College  
**Project:** Instructional & Student Services Building  
**Prepared by:** ALMA Strategies **Date:** August 1, 2020

Section	Description	Status	Date
1.1	Title Page	Complete	06/01/2020
2.1	Final Project Proposal Checklist	Complete	06/01/2020
3.1	Approval Page - Final Project Proposal (with original signatures)		
3.2	Project Terms and Conditions	Complete	06/01/2020
4.1	Analysis of Building Space Use and WSCH - JCAF 31	Draft	06/01/2020
5.1	Cost Estimate Summary - JCAF 32	Draft	06/01/2020
5.2	Quantities and Unit Costs supporting the JCAF 32	Draft	06/01/2020
6.1	Board of Governors Energy and Sustainability Policy	Complete	06/01/2020
7.1	Responses to Specific Requirements – State Administrative Manual	Draft	06/01/2020
8.1	California Environmental Quality Act	Complete	06/01/2020
9.1	Analysis of Future Costs	Complete	06/01/2020
10.1	Campus Plot Plan	TBD	06/01/2020
10.2	Site Plan	TBD	06/01/2020
10.3	Floor Plans	TBD	06/01/2020
10.4	Exterior Elevations	TBD	06/01/2020
10.5	Electrical Plans <i>(as needed)</i>	N/A	N/A
10.6	Mechanical Plans <i>(as needed)</i>	N/A	N/A
11.1	Guideline-Based Group II Equipment Cost Estimates - JCAF 33	Draft	06/01/2020
12.1	Justification of Additional Costs exceeding Guidelines <i>(as needed)</i>	Complete	06/01/2020
13.1	Detailed Equipment List <sup>1/</sup>	N/A	N/A

*1/ Traditional projects--To be submitted when the Plan Year for requesting for CE funding is due.*

**APPROVAL PAGE**  
**Final Project Proposal**  
Budget Year 2022-23

**District:** San Bernardino Community College District  
**Project Location:** San Bernardino Valley College  
*(College or Center)*  
**Project:** Instructional & Student Services Building

The district proposes funds for inclusion in the state capital outlay budget (check items):  
preliminary plans , working drawings , construction , equipment

**District Certification**

**Contact Person:** Farrah Farzaneh **Telephone:** (909) 388-6935  
*(Facilities, Planning and Development)*  
**E-Mail Address:** [ffarzaneh@sbccd.edu](mailto:ffarzaneh@sbccd.edu) **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 that 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 (Ste. 6549)  
Sacramento, CA 95811-6549

**Chancellor's Office Certification**  
Reviewed by \_\_\_\_\_  
Date Completed \_\_\_\_\_

## PROJECT TERMS AND CONDITIONS

**District:** San Bernardino CCD **College/Center:** San Bernardino Valley College  
**Project:** Instructional & Student Services Building **Budget Year:** 2022-23

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 assures 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 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, Division of the State Architects.
  - e. Pursuant to the provisions of Section 57011 of Title 5, upon completion of a project the governing board shall submit to the Chancellor's Office, within 30 days after the closure of the current fiscal year, a final report on all expenditures in connection with the sources of the funds expended. The district shall be subject to a state post-audit review of fund claims for all such projects.
  - 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



**Project Terms and Conditions (Continued)**

provisions of Section 81130 of the *Education Code* and that it conforms to 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 Public Works Board.
- 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.

**DISTRICT San Bernardino Community College District (980)**

**CAMPUS San Bernardino Valley College (982)**

**Project:** Instructional & Student Services Building

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
050	Inactive Area	1500	Humanities (Letters)	0	0		0	0	159	-159
110	Classroom	0099	General Assignment	0	0		2,000	-3,892	3,670	-1,670
115	Classroom Service	0099	General Assignment	0	0		0	-256	110	-110
210	Class Lab	4900	Interdisciplinary Studies - Interdisciplinary Studies-computer terminals	0	0		3,300	282	2,576	724
220	Spec Class Lab	4900	Interdisciplinary Studies - Interdisciplinary Studies-computer terminals	0	0		0	-1,454	3,736	-3,736
225	Special Class Lab Service	4900	Interdisciplinary Studies -	0	0		0	-19	50	-50
250	Non-Class Lab	4900	Interdisciplinary Studies - Interdisciplinary Studies-computer terminals	0	0		13,000	4,215	2,168	10,832
255	Non-Class Lab Service	4900	Interdisciplinary Studies -	0	0		0	-63	163	-163
310	Office	0099	General Assignment	0	0		0	0	1,497	-1,497
310	Office	0300	Environmental Sciences and Technologies	0	0		0	0	77	-77
310	Office	1500	Humanities (Letters)	0	0		0	0	2,173	-2,173
310	Office	2001	Psychology, General	0	0		0	0	79	-79
310	Office	2207	Political Science	0	0		0	0	80	-80
310	Office	6100	Instructional Support Services	0	0		22,000	0	1,394	20,606
310	Office	6110	Learning Center (Learning Resource Center)	0	0		0	0	216	-216
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	0	0		0	0	2,356	-2,356
310	Office	6310	Counseling Services	0	0		0	0	4,018	-4,018
310	Office	6320	Placement Services	0	0		0	0	341	-341
310	Office	6420	Disabled Students Programs and Services (DSPS)	0	0		0	0	1,307	-1,307
310	Office	6430	Extended Opportunity Programs and Services (EOPS)	0	0		0	0	1,729	-1,729
310	Office	6440	Health Services	0	0		0	0	719	-719
310	Office	6450	Student Personnel Administration	0	0		0	0	2,153	-2,153
310	Office	6460	Financial Aid	0	0		0	0	1,870	-1,870
310	Office	6470	Job Placement Services	0	0		0	0	1,710	-1,710
310	Office	6480	Veterans Services	0	0		0	0	341	-341
310	Office	6920	Child Development Centers	0	0		0	0	64	-64
315	Office Service	0099	General Assignment	0	0		0	0	153	-153

**DISTRICT San Bernardino Community College District (980)**

**CAMPUS San Bernardino Valley College (982)**

**Project:** Instructional & Student Services Building

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
315	Office Service	1500	Humanities (Letters)	0	0		0	0	321	-321
315	Office Service	6100	Instructional Support Services	0	0		5,700	0	416	5,284
315	Office Service	6110	Learning Center (Learning Resource Center)	0	0		0	0	120	-120
315	Office Service	6210	Registrations, Transfers, Transcripts, Certificati	0	0		0	0	1,200	-1,200
315	Office Service	6310	Counseling Services	0	0		0	0	493	-493
315	Office Service	6420	Disabled Students Programs and Services (DSPTS)	0	0		0	0	242	-242
315	Office Service	6430	Extended Opportunity Programs and Services (EOPS)	0	0		0	0	160	-160
315	Office Service	6450	Student Personnel Administration	0	0		0	0	116	-116
315	Office Service	6460	Financial Aid	0	0		0	0	785	-785
315	Office Service	6470	Job Placement Services	0	0		0	0	203	-203
350	Conference Room	6100	Instructional Support Services	0	0		0	0	76	-76
410	Read/Study Room	4900	Interdisciplinary Studies	0	0		0	0	627	-627
410	Read/Study Room	6110	Learning Center (Learning Resource Center)	0	0		5,000	0	139	4,861
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPTS)	0	0		0	0	419	-419
410	Read/Study Room	6430	Extended Opportunity Programs and Services (EOPS)	0	0		0	0	1,078	-1,078
525	Athletic/Physical Ed Service	0835	Physical Education	0	0		0	0	734	-734
530	Audio/Visual, Radio, TV	6130	Media Services	0	0		5,700	0	0	5,700
540	Clinic St Care	6320	Placement Services	0	0		0	0	726	-726
540	Clinic St Care	6420	Disabled Students Programs and Services (DSPTS)	0	0		0	0	212	-212
545	Clinic Service	6320	Placement Services	0	0		0	0	269	-269
590	Other	7091	Noninstitutional Activity	0	0		0	0	210	-210
610	Assembly	0099	General Assignment	0	0		2,700	0	2,618	82
615	Assembly Service	0099	General Assignment	0	0		500	0	815	-315
650	Lounge	0099	General Assignment	0	0		1,500	0	1,285	215
650	Lounge	1500	Humanities (Letters)	0	0		0	0	304	-304
650	Lounge	6110	Learning Center (Learning Resource Center)	0	0		0	0	96	-96
650	Lounge	6440	Health Services	0	0		0	0	114	-114
650	Lounge	6450	Student Personnel Administration	0	0		0	0	102	-102

**DISTRICT** San Bernardino Community College District (980)

**CAMPUS** San Bernardino Valley College (982)

**Project:** Instructional & Student Services Building

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
650	Lounge	6480	Veterans Services	0	0		0	0	879	-879
650	Lounge	6920	Child Development Centers	0	0		0	0	440	-440
680	Meeting Room	0099	General Assignment	0	0		3,400	0	986	2,414
680	Meeting Room	6100	Instructional Support Services	0	0		0	0	233	-233
680	Meeting Room	6320	Placement Services	0	0		0	0	579	-579
680	Meeting Room	6920	Child Development Centers	0	0		0	0	954	-954
685	Meeting Room Service	0099	General Assignment	0	0		0	0	89	-89
685	Meeting Room Service	6320	Placement Services	0	0		0	0	62	-62
685	Meeting Room Service	6920	Child Development Centers	0	0		0	0	550	-550
830	Nurse Station	6440	Health Services	0	0		200	0	117	83
850	Treatment	6440	Health Services	0	0		500	0	228	272
880	Public Waiting	6440	Health Services	0	0		150	0	166	-16
895	Health Care Service	6440	Health Services	0	0		350	0	182	168
<b>TOTAL</b>	-	-	-	<b>0</b>	<b>0</b>	-	<b>66,000</b>	<b>-1,187</b>	<b>54,254</b>	<b>11,746</b>

DRAFT

Report Generated: 05/30/2020

**DISTRICT** San Bernardino Community College District (980) **CAMPUS** San Bernardino Valley College (982)

**Project:** Instructional & Student Services Building **Date Prepared:** 03/28/2017 **Estimate CCI:** 6924 **CFIS Ref. #:**  
**Request For:** L **P** **W** **C** **E** **Prepared by:** **Estimate EPI:** 3737 **DoF Project ID:**

	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
<b>1. Site Acquisition (Acres: 0)</b>	\$0				
<b>2. Preliminary Plans (Estimate CCI: 6924)</b>	\$2,113,776	\$1,056,888	\$1,056,888	\$0	
A. Architectural Fees (for preliminary plans)	\$1,395,414				
B. Project Management (for preliminary plans)	\$498,362				
C. Division of the State Architect Plan Check Fee	\$0				
D. Preliminary Tests (soils, hazardous materials)	\$75,000				
E. Other Costs (for preliminary plans)	\$145,000				
<b>3. Working Drawings (Estimate CCI: 6924)</b>	\$2,385,545	\$1,192,773	\$1,192,772	\$0	
A. Architectural Fees (for working drawings)	\$1,594,759				
B. Project Management (for working drawings)	\$0				
C. Division of the State Architect, Plan Check Fee	\$593,399				
D. Community College Plan Check Fee	\$142,387				
E. Other Costs (for working drawings)	\$55,000				
<i>Total PW may not exceed 13% of construction</i>	<b>True</b>				
<b>4. Construction (Estimate CCI: 6924)</b>	\$49,836,209	\$27,235,349	\$22,600,860	\$0	
A. Utility Service	\$4,548,853				
B. Site Development, Service	\$5,808,527				
C. Site Development, General	\$1,015,195				
D. Other Site Development	\$311,758				
E. Reconstruction	\$0				
F. New Construction (building) (w/Group I equip)	\$37,403,800				
G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$748,076				
H. Other	\$0				
<b>5. Contingency</b>	\$2,491,811	\$1,245,906	\$1,245,905	\$0	
<b>6. Architectural and Engineering Oversight</b>	\$996,725	\$498,363	\$498,362	\$0	
<b>7. Tests and Inspections</b>	\$836,618	\$418,309	\$418,309	\$0	
A. Tests	\$498,362				
B. Inspections	\$338,256				
<b>8. Construction Management &amp; Labor Compliance Program (if justified)</b>	\$1,077,089	\$538,545	\$538,544	\$0	
A. Construction Management	\$996,724				
B. Labor Compliance Program	\$80,365				
<b>9. Total Construction Costs (items 4 through 8 above)</b>	\$55,238,452	\$29,936,472	\$25,301,980	\$0	
<b>10. Furniture and Group II Equipment (Estimate EPI: 3737)</b>	\$4,634,490	\$0	\$4,634,490	\$0	
<b>11. Total Project Cost (items 1, 2, 3, 9, and 10)</b>	\$64,372,263	\$32,186,133	\$32,186,130	\$0	
<b>12. Project Data</b>	<b>Gross Square Feet</b>	<b>Assignable Square Feet</b>	<b>ASF:GSF Ratio</b>	<b>Unit Cost Per ASF</b>	<b>Unit Cost Per GSF</b>
New Construction	101,538	66,000	0.65	\$567	\$368
Reconstruction	0	0	0.00	\$0	\$0

<b>13. Anticipated Time Schedule</b>							
Start Preliminary Plans	08/01/2022	Start Working Drawings	03/01/2023	Complete Working Drawings	11/01/2023	DSA Final Approval	07/01/2024
Advertise Bid for Construction	09/01/2024	Award Construction Contract	11/01/2024	Advertise Bid for Equipment	01/01/2026	Complete Project	10/01/2026

14. Phase	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Acquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$1,056,888	\$1,056,888	\$0	\$1,056,888
Working Drawings	\$1,192,773	\$1,192,772	\$0	\$1,192,772
Construction	\$29,936,472	\$25,301,980	\$0	\$25,301,980
Equipment	\$0	\$4,634,490	\$0	\$4,634,490
<b>Total Costs</b>	<b>\$32,186,133</b>	<b>\$32,186,130</b>	<b>\$0</b>	<b>\$32,186,130</b>
% of SS Total	50.00%	50.00%	<b>SS Total:</b>	<b>\$64,372,263</b>

Report Generated: 05/30/2020

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**QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32**

<b>Site Acquisition</b>				
<b>Plans</b>				<b>\$2,113,776</b>
<b>a. Architect's Fee (Preliminary Plans)</b>				
CONST x 8% x 35%				\$1,395,414
<b>b. Project Management Fee (Preliminary Plans)</b>				
CONST x 1%				\$498,362
<b>c. Preliminary Tests (soils, hazardous materials)</b>				
Soil Testing				\$25,000
Geotechnical Report				\$50,000
<b>d. Other Costs</b>				
Hazardous Substance Consultant				\$30,000
Data/Technology Consultant				\$40,000
Waterproofing Consultant				\$30,000
Constructability Review Consultant				\$25,000
CEQA Consultant				\$20,000
<b>Working Drawings</b>				<b>\$2,385,545</b>
<b>a. Architect's Fee (Working Drawings)</b>				
CONST x 8% x 40%				\$1,594,759
<b>b. Project Management Fee (Working Drawings)</b>				
CONST x 1%				\$0.00
All Allocated to Preliminary Plans				\$0.00
<b>c. Office of the State Architect, Plan Check Fee</b>				
Plan Check Fee, Structural, Fire, Life Safety Review				\$593,399
<b>d. Community College Plan Check Fee</b>				
CONST x 0.0028571				\$142,387
<b>e. Other Costs:</b>				
Advertising, Printing & Legal Fees				\$55,000
<b>Construction</b>				<b>\$49,836,209</b>
	<b>Quantity</b>	<b>Unit</b>	<b>Cost per Unit</b>	<b>Total Cost</b>
<b>A. Utility Services</b>				
Plumbing				
Plumbing Demolition	101,538	GSF	\$0.26	\$26,400





<i>Subtotal Site Development General</i>				<i>\$1,015,194</i>
<b>D. Other Site Development</b>				
Temporary Fencing	1	LS	\$62,352.74	\$62,353
Temporary Utilities	1	LS	\$249,404.97	\$249,405
<i>Subtotal Other Site Development</i>				<i>\$311,758</i>
<b>E. Reconstruction</b>				
Not Applicable				
<i>Subtotal Reconstruction</i>				<i>\$0</i>
<b>F. New Construction/Addition</b>				
<b>Cost By Room Use/Top Code (CCI 6924)</b>				
110 Classroom (0099 General Assignment)	2,000	ASF	\$553	\$1,106,000
210 Class Lab (4900 Interdisciplinary Studies)	3,300	ASF	\$597	\$1,970,100
250 Non-Class Lab (4900 Interdisciplinary Studies)	13,000	ASF	\$597	\$7,761,000
310 Office (6100 Instructional Support Services)	22,000	ASF	\$560	\$12,320,000
315 Office Service (6100 Instructional Support Services)	5,700	ASF	\$560	\$3,192,000
410 Read/Study Room (6110 Learning Resource Center)	5,000	ASF	\$445	\$2,225,000
530 Audio Visual, TV (6130 Media Services)	5,700	ASF	\$923	\$5,261,100
610 Assembly (0099 General Assignment)	2,700	ASF	\$0	\$0
615 Assembly Service (0099 General Assignment)	500	ASF	\$0	\$0
650 Lounge (0099 General Assignment)	1,500	ASF	\$550	\$825,000
680 Meeting Room (0099 General Assignment)	3,400	ASF	\$550	\$1,870,000
830 Nursing Station (6440 Health Services)	200	ASF	\$728	\$145,600
850 Treatment (6440 Health Services)	500	ASF	\$728	\$364,000
880 Public Waiting (6440 Health Services)	150	ASF	\$728	\$109,200
895 Health Care Service (6440 Health Services)	350	ASF	\$728	\$254,800
<i>Subtotal New Construction/Addition</i>				<i>\$37,403,800</i>
<b>G. Other Construction</b>				
BOG Energy incentive allowance (2% of New Const.)				\$748,076
<i>Subtotal Other Construction</i>				<i>\$748,076</i>
<b>H. Other Construction</b>				
<i>Subtotal Other Construction</i>				<i>\$0</i>
<b>Contingency</b>				<b>\$2,491,811</b>

CONST x 5%				\$2,491,811
<b>Architectural &amp; Engineering &amp; Oversight</b>				<b>\$996,725</b>
CONST x 8% x 25%				\$996,725
<b>Tests &amp; Inspections</b>				<b>\$836,618</b>
(a) Test = 1% x CONST				\$498,362
(b) Inspection = 24 months x \$14,094				\$338,256
<b>Construction Management</b>				<b>\$1,077,089</b>
(a) Construction Management CONST x 2%				\$996,724
(b) Labor Compliance				\$80,365
<b>Total Construction Costs</b>				<b>\$55,238,452</b>
(Items 4 through 8 above)				
<b>Furniture &amp; Group II Equipment</b>				<b>\$4,634,490</b>
<b>Total Project Cost</b>				<b>\$64,372,263</b>
(Items 1, 2, 3, 9 and 10)				
<b>Cost per Gross Square Foot</b>	<b>101,538</b>	<b>GSF</b>		<b>\$368.37</b>

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## BOARD OF GOVERNORS ENERGY AND SUSTAINABILITY POLICY

This project will be designed to exceed Title 24, Part 6 Energy Code by 15%, consistent with the Board of Governors Energy and Sustainability policy. The design should incorporate sustainable goals for site, energy efficiency, water use reduction, storm water management, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies will consider:

- Natural and native planting materials will be incorporated around the building to minimize, if not eliminate, the irrigation demand.
- Concrete walkways will be minimized to reduce storm water runoff and promote natural filtration into the soil as well as a reduction in the heat island effect.
- Overhangs have been incorporated to shade glazing.
- Low E dual glazing 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 a highly energy efficient HVAC system.
- Independent HVAC controls provided where applicable.
- Natural lighting will be incorporated into most spaces.
- Energy saving lighting with automatic lighting controls and sensors.
- Interior materials will be low in volatile organic compounds, high in recycled content.
- Water efficient fixtures, faucets and devices will be incorporated.
- A strict recycling program will be required during construction.
- Requested participation in the local utility's energy incentive program.
- Photovoltaic panels will be incorporated where appropriate.

ORG CODE: \_\_\_\_\_ COBCP NO. \_\_\_\_\_ PRIORITY: \_\_\_\_\_ PROJECT ID: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_

PROJECT TITLE: \_\_\_\_\_

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$ \_\_\_\_\_ MAJOR/MINOR: \_\_\_\_\_

PHASE(S) TO BE FUNDED: \_\_\_\_\_ PROJ CAT: \_\_\_\_\_ CCCI/EPI: \_\_\_\_\_

SUMMARY OF PROPOSAL:

\*\*\*\*\* THIS PAGE IS TO BE COMPLETED BY FPU. \*\*\*\*\*

HAS A BUDGET PACKAGE BEEN COMPLETED FOR THIS PROJECT? (E/U/N/?): \_\_\_\_\_

REQUIRES LEGISLATION (Y/N): \_\_\_\_\_ IF YES, LIST CODE SECTIONS: \_\_\_\_\_

REQUIRES PROVISIONAL LANGUAGE (Y/N) \_\_\_\_\_

IMPACT ON SUPPORT BUDGET: ONE-TIME COSTS (Y/N): \_\_\_\_\_ FUTURE COSTS (Y/N): \_\_\_\_\_

FUTURE SAVINGS (Y/N): \_\_\_\_\_ REVENUE (Y/N): \_\_\_\_\_

DOES THE PROPOSAL AFFECT ANOTHER DEPARTMENT (Y/N): \_\_\_\_\_ IF YES, ATTACH  
COMMENTS OF AFFECTED DEPARTMENT SIGNED BY ITS DIRECTOR OR DESIGNEE.

**SIGNATURE APPROVALS:**

PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_ REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_ AGENCY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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**DOF ANALYST USE**

DOF ISSUE # \_\_\_\_\_ PROGRAM CAT: \_\_\_\_\_ PROJECT CAT: \_\_\_\_\_ BUDG PACK STATUS: \_\_\_\_\_

ADDED REVIEW: SUPPORT: \_\_\_\_\_ OCIU: \_\_\_\_\_ FSCU/ITCU: \_\_\_\_\_ OSAE: \_\_\_\_\_ CALSTARS: \_\_\_\_\_

PPBA: \_\_\_\_\_

Date: \_\_\_\_\_

## **RESPONSES TO SPECIFIC REQUIREMENTS OF THE STATE ADMINISTRATIVE MANUAL**

### **A. PURPOSE OF THE PROJECT**

#### **A1. EXECUTIVE SUMMARY**

This project will construct a new Instructional Student Services Building of approximately 101,538 Gross Square Feet (GSF) on the San Bernardino Valley College campus. Functional space within the new building will consist of 2,000 ASF of classroom, 16,300 ASF of laboratory, 27,700 ASF of office, 5,000 ASF of library, 5,700 ASF of audio/visual media, and 9,300 ASF of other support space. Student support programs and services are currently dispersed throughout seven buildings on campus, making it difficult for students to navigate where to go for student support needs. By constructing a new Instructional Student Services Building, the College will be able to better support students by creating a one-stop shop approach for accessing support services. The project will also provide the campus with an opportunity to replace traditional general classroom space with more flexible computer laboratories that better respond to instructional needs of programs on campus.

The existing Liberal Arts building will be demolished to provide a site for the new Instructional Student Services Building. Once the new facility is occupied the Student Health Services Building, Parent Education Center, Portable Classroom CTS, and Portable Conference Building will be inactivated for future demolition. Additionally, student services space within the Administration/Student Services (AD/SS) and Campus Center buildings will also be inactivated as a secondary effect of this project. The inactivated space within the Administration/Student Services and Campus Center buildings will eventually be repurposed as a separate capital construction project.

Total project cost is estimated at \$64,372,263 (per Construction Cost Index (CCI) 6924 and is not escalated to mid-point of construction).

The State Capital Outlay system considers the proposed project as a Category G project, for growth of instructional and institutional support space.

#### **A2. PROBLEM STATEMENT**

Established in 1926, San Bernardino Valley College (SBVC) is located in San Bernardino, California, in the Inland Empire of Southern California. The SBVC campus serves students from the San Bernardino metropolitan area, and offers 52 undergraduate degrees, concentrated into 45 majors within 27 broad fields of study. During the 2018-19 academic year, SBVC enrolled approximately 19,308 students and generated 11,024 Full-Time Equivalent Students (FTES). During this same academic year (2018-19), approximately 67% of students received some type of financial aid assistance (12,901 students). The Inland Empire is a region recognized by the State-wide Vision for Success Initiative as being a high-need area, historically not served equitably by community colleges.

Since its opening in 1970, the Liberal Arts building has not undergone any renovation or reconstruction and currently has a Facility Condition Index (FCI) reported at 58.62%. The Facilities Condition Index (FCI) measures a facilities repair cost compared to its replacement value. FCI measurements start at 0%, which indicates that there are no deficiencies in the building. An FCI of 15% or higher implies a poor building condition. The Liberal Arts facility has significant electrical, plumbing and mechanical deficits. Heating and cooling are inadequate, lighting is poor, and the building does not have adequate ADA access. Essential mechanical functions of the building are failing. The 50-year-old Liberal Arts building contain the original building systems and infrastructure, and do not support the demands of current academic programs. Current instructional space in the Liberal Arts building lacks adequate infrastructure to accommodate current technology and academic delivery methods.

Over its 50 years of operation, users within the Liberal Arts building have changed while functional space within the building has remained the same. Today, many of the student services programs housed within the building have had to adapt to existing building conditions and make the best use of available spaces. For example, tutoring and learning support functions on the second floor of the building have needed to carve out a large room to serve multiple needs. This has created issues with noise, interior circulation, and lack of available equipment. Student services offices are dispersed on multiple levels of the building and are not located adjacent to faculty offices. Creating wayfinding issues for students and discouraging them from utilizing program services. Traditional lecture classrooms within the Liberal Arts building have become less utilized as instructional delivery methods require more flexibility and technology within spaces. Many of the classrooms within the building are also too small to accommodate more than 30 students at a time, limiting the type of courses that may be scheduled within these rooms.

The Administration/Student Services, Campus Center, Student Health Services, Parent Education Center, Portable Classroom CTS, and Portable Conference are 6 additional buildings (aside from Liberal Arts) that currently house the remainder of the College's student services functions. Since these facilities are dispersed on campus, student service functions are not cohesive, cannot share resources, and are not easily accessible to students. For example, the disabled students (DSPS) High Technology Center is located in the Liberal Arts building, however, the main DSPS office is located within the AD/SS building. Furthermore, the STAR-TRIO, EOPS, CalWORKs, and Parent Education Center programs all share functional adjacency needs, however these programs are dispersed between the AD/SS, Campus Center, and Parent Education Center buildings.

In addition to being disjointed throughout campus, many student services programs do not have adequate space to meet their needs. Many categorical and special services programs require specific spaces to function. The campus recognizes the need for increasing space capacity for disabled students, veteran's resources, student outreach and equity programs, counseling, and tutoring/learning services.

Critical goals of SBVC are to increase student access and success. Providing facilities that are conducive to realizing these goals is vital. Collocating student services programs within a single facility that has adequate space to meet student demand would be a critical step in helping the College implement student access and success goals.

### **A3. SOLUTION CRITERIA**

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

- Educational Impact – Consolidate student services programs into a single location on campus
- Educational Impact – Increase space capacity dedicated for student services programs and flexible interdisciplinary computer labs
- Educational Impact – Provide functional adjacencies for an effective flow of communication and resource allocation
- Campus Integration – Consistency with goals/objectives within the College’s Educational and Facilities Master Plans
- Safety/Security – Improve fire/life safety systems, accessibility, and code compliance.
- Energy Efficiency and Sustainability – Improve water and energy efficiency
- Delivery Timeline – Deliver a solution in the shortest amount of time
- Cost – Implement the least cost solution

### **B. RELATIONSHIP TO THE STRATEGIC PLAN**

The College’s Comprehensive Master Plan (CMP) includes the construction, and/or demolition of facilities to meet the community’s educational requirements. Construction of the Instructional & Student Services Building will enhance student learning and support services. A goal of the Facilities Master Plan (FMP) is to remove outdated and obsolete facilities, including portables, to bolster functionality and cohesion amongst the campus. This project is also included within the District’s Five Year Construction Plan and is supported by capacity load ratios at the College. This project also supports the College’s Educational Master Plan (EMP) by enhancing accessibility and resources for academic programs and student services.

Other institutional goals, such as upgrading building systems, infrastructure, accessibility, and security would also be achieved if the solution criteria are met. Additionally, the proposed solution will adhere to the State’s environmental sustainability measures which include, but are not limited to, energy efficient systems/infrastructure, integration of water conservation elements, minimizing solar heat gain, and possible participation in the local investor owned utility energy incentive program.

### **C. ALTERNATIVES**

Four alternatives were evaluated in order to solve existing building deficiencies discussed in the above Problem Statement. The Solution Criteria Matrix identifies how each alternative responds to measures set forth in the Solution Criteria section. The Economic Matrix at the end of this section details the economic impact of each alternative.

Alternative #1 – New Construction

Alternative #2 – Reconstruction and Addition

Alternative #3 – Installation of Temporary Portables

## Alternative #4 – Lease Space Off-Campus

### ***Alternative #1 – New Construction***

Construct a new Instructional & Student Services Building of approximately 66,000 ASF (101,538 GSF). Assignable space will include 2,000 ASF of classroom, 16,300 ASF of laboratory, 27,700 ASF of office, 5,000 ASF of library, 5,700 ASF of AV/TV, and 9,300 ASF of other space. The existing Liberal Arts building will be demolished to provide a building site. Student services space within the AD/SS, Campus Center, Student Health Services, Parent Education Center, Portable Classroom CTS, and Portable Conference buildings would be inactivated. This option has been estimated to cost \$64,372,263 Construction Cost Index (CCI) 6924 and Equipment Price Index (EPI) 3737 (not escalated to mid-point of construction).

#### Pros:

- Educational Impact – Consolidates student services programs into a single location on campus
- Educational Impact – Increases space capacity dedicated for student services programs and flexible interdisciplinary computer labs
- Educational Impact – Provides functional adjacencies for an effective flow of communication and resource allocation
- Campus Integration – Is consistent with goals/objectives within the College’s Educational and Facilities Master Plans
- Safety/Security – Improves fire/life safety systems, accessibility, and code compliance.
- Energy Efficiency and Sustainability – Improves water and energy efficiency
- Delivery Timeline – Delivers a solution in the shortest amount of time
- Cost – Is the least cost solution

#### Cons:

- None

### ***Alternative #2 – Reconstruction and Addition***

Reconstruct the existing Liberal Arts Building (39,359 GSF) and construct an addition to the building of approximately (35,538 GSF). Assignable space will include 2,000 ASF of classroom, 16,300 ASF of laboratory, 27,700 ASF of office, 5,000 ASF of library, 5,700 ASF of AV/TV, and 9,300 ASF of other space. Student services space within the AD/SS, Campus Center, Student Health Services, Parent Education Center, Portable Classroom CTS, and Portable Conference buildings would be inactivated. This option has been estimated to cost \$73,565,725 Construction Cost Index (CCI) 6924 and Equipment Price Index (EPI) 3737 (not escalated to mid-point of construction).

#### Pros:

- Educational Impact – Increases space capacity dedicated for student services programs and flexible interdisciplinary computer labs
- Educational Impact – Provides functional adjacencies for an effective flow of communication and resource allocation
- Safety/Security – Improves fire/life safety systems, accessibility, and code compliance.
- Energy Efficiency and Sustainability – Improves water and energy efficiency



Cons:

- Educational Impact – Does not consolidate student services programs into a single location on campus (limited existing building footprint does not allow for growth space required for student services functions to be consolidated in a single location)
- Campus Integration – Is not consistent with goals/objectives within the College's Educational and Facilities Master Plans (would not collocate student services within a single facility)
- Delivery Timeline – Does not deliver a solution in the shortest amount of time (reconstruction and new construction at same site location impacts project duration)
- Cost – Is the least cost solution (swing space, building code upgrade requirements impact project costs)

***Alternative #3 – Installation of Temporary Portables***

Install approximately 66,000 ASF (101,538 GSF) of temporary portable buildings. Portables would require replacement every 30 years to maintain building standards and would require at least 2 installations to compare this option to a permanent facility. The estimated cost of this alternative at CCI 6924 and EPI 3737 is \$85,374,002 (not escalated to mid-point of construction).

Pros:

- Educational Impact – Increases space capacity dedicated for student services programs and flexible interdisciplinary computer labs
- Educational Impact – Provides functional adjacencies for an effective flow of communication and resource allocation
- Safety/Security – Improves fire/life safety systems, accessibility, and code compliance.

Cons:

- Educational Impact – Does not consolidate student services programs into a single location on campus (multiple portables across a large footprint would be required)
- Campus Integration – Is not consistent with goals/objectives within the College's Educational and Facilities Master Plans (increases dependency on temporary facilities)
- Energy Efficiency and Sustainability – Does not improve water and energy efficiency (large footprint and requires duplication of building systems)
- Delivery Timeline – Does not deliver a solution in the shortest amount of time (multiple installation phases impact project duration)
- Cost – Is not the least cost solution (multiple installation phases impact project costs)

***Alternative #4 - Leasing an Off-Campus Facility***

Lease a 66,000 ASF (101,538 GSF) facility off-campus. To compare this alternative to a facility that is owned by the District, the lease would have to be maintained for approximately 60 years. This alternative would require a significant investment from the College's operational budget as its primary funding source. The leasing of an off-site facility in the Inland Empire for at least 60 years using CCI 6924 and EPI 3737 has been estimated to cost \$114,295,530 (not including costs for tenant improvements).

Pros:

- Educational Impact – Increases space capacity dedicated for student services programs and flexible interdisciplinary computer labs
- Educational Impact – Provides functional adjacencies for an effective flow of communication and resource allocation
- Safety/Security – Improves fire/life safety systems, accessibility, and code compliance.
- Energy Efficiency and Sustainability – Improves water and energy efficiency

Cons:

- Educational Impact – Does not consolidate student services programs into a single location on campus (would move student service away from the main campus)
- Campus Integration – Is not consistent with goals/objectives within the College's Educational and Facilities Master Plans (disjoints students/faculty from the main campus and the College may not have full control of operating hours)
- Delivery Timeline – Does not deliver a solution in the shortest amount of time (requires long-term lease agreement and substantial tenant improvements)
- Cost – Is not the least cost solution (requires long-term lease agreement and substantial tenant improvements)

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**SOLUTION CRITERIA MATRIX**

<b>SOLUTION CRITERIA</b>	<b>ALTERNATIVES</b>			
	<b>#1 New Construction</b>	<b>#2 Reconstruction &amp; Addition</b>	<b>#3 Temporary Portables</b>	<b>#4 Lease Space Off-Campus</b>
Consolidate student services programs into a single location on campus	YES	NO	NO	NO
Increase space capacity for student services and flexible computer labs	YES	YES	YES	YES
Provide functional adjacencies for an effective flow of communication and resource allocation	YES	YES	YES	YES
Consistency with goals/objectives within the College's Educational and Facilities Master Plans	YES	NO	NO	NO
Improve fire/life safety systems, accessibility, and code compliance	YES	YES	YES	YES
Improve water and energy efficiency	YES	YES	NO	YES
Deliver a solution in the shortest amount of time	YES	NO	NO	NO
Implement the least cost solution	YES	NO	NO	NO

**ECONOMIC ANALYSIS**

ECONOMIC ANALYSIS	(All costs estimated to CCI 6924, EPI 3737)			
	#1 New Construction	#2 Reconstruction	#3 Temporary Portables	#4 Lease Space Off-Campus
Site Acquisition	\$0	\$0	\$0	\$0
Plans and Working Drawings	\$4,499,321	\$5,703,761	\$6,976,451	Unknown
Construction Costs:				
Utility Service	\$4,548,853	\$4,548,853	\$9,097,706	Unknown
Site Development-Service	\$5,808,527	\$5,808,527	\$11,617,054	Unknown
Site Development-General	\$1,015,194	\$1,015,194	\$2,030,388	Unknown
Other Site	\$311,758	\$311,758	\$623,516	Unknown
Reconstruction	\$0	\$8,746,575	\$0	Unknown
New Construction	\$37,403,800	\$25,741,700	\$0	Unknown
Other Construction	\$748,076	\$9,633,006	\$840,735	Unknown
Construction Soft Costs	\$5,402,244	\$7,421,861	\$7,516,931	Unknown
<b>Total Construction Costs</b>	<b>\$55,238,452</b>	<b>\$63,227,474</b>	<b>\$31,726,330</b>	<b>Unknown</b>
Equipment (Group II)	\$4,634,490	\$4,634,490	\$4,634,490	\$4,634,490
Other – Lease Space or Portable Costs			\$42,036,732	\$109,661,040
<b>Total Project Cost @ CCI 6924 and EPI 3737</b>	<b>\$64,372,263</b>	<b>\$73,565,725</b>	<b>\$85,374,002</b>	<b>\$114,295,530</b>
Escalated per Department of Finance Budget Letter BL05-21	<b><u>CCC Calculates this amount based on latest DOF directions</u></b>			

- 1.) Professional estimated obtained from ALMA Strategies at CCI 6924 and EPI 3737
- 2.) This estimate includes the reconstruction of Liberal Arts (23,455 ASF/39,359 GSF) and a new construction addition (42,545 ASF/35,538 GSF). The estimate is based on CCI 6924 and EPI 3737. The estimate also includes costs for structural upgrades and hazardous materials identification/removal within the existing building.
- 3.) Portables are estimated to cost \$207 per square foot (101,538 GSF x \$207 = \$21,018,366). Total cost estimate includes replacement for every 30 years over a 60-year period (\$21,018,366 x 2 installations = \$42,036,732). Project costs for preliminary planning, working drawings, soft construction, and equipment were estimated using State allowances on a JCAF 32 form at CCI 6924 and EPI 3737.
- 4.) Lease rates are approximately \$18.00 annually per sq. ft. x 101,538 GSF x 60 years = \$109,661,040. (\$18.00 annual per sq. foot lease cost was obtained using 2020 market estimates from loopnet.com for the City of San Bernardino and does not include tenant improvement costs).

## **D. RECOMMENDED SOLUTION**

### **D1. WHICH ALTERNATIVE AND WHY?**

The recommended solution is **Alternative #1**, to construct a new Instructional & Student Services Building. It is the only option that meets all the stated goals of the solution criteria. A new building will create a one-stop shop for student services, and the building will consolidate these programs into a single location on campus. The new building will increase space capacity for student services programs and provide flexible interdisciplinary computer labs. This option will provide an opportunity to organize users within the building with functional adjacencies that increase communication and promote sharing of resources. This alternative is consistent with student success and access goals with the College's Comprehensive Master Plan. A new building improves campus fire/life safety accessibility and code compliance. Demolition and inactivation of outdated facilities on campus will contribute to improving energy efficiency. New construction will include an energy efficient design and building systems. The new construction option delivers a solution in the shortest amount of time and is also the least cost alternative.

Other alternatives were analyzed but failed to address many goals within the established solution criteria. The reconstruction and addition option (Alternative #2) is not the least cost solution, requires more overall time to complete than the recommended solution, and does not respond to the goals of the CMP and EMP. A primary goal of the College is to consolidate student services within a single facility; however, site restrictions make this option unfeasible. Alternative 3 (installing portables) only met 3 of the 8 criteria solutions and is not a viable long-term solution to the College's problems. Alternative 4 (leasing space) would move vital student services off-campus, which would disjoint students/staff from the main campus and is not consistent with the College's student success and access goals.

The recommended alternative (Alternative #1) does not adversely impact the campus' operations budget, and is the least cost solution. Total project costs are \$64,372,263, which includes \$32,186,133 of requested state-supportable funds, and \$32,186,130 of state-supportable District funds (50% of total state-supportable project costs). Of the total project cost, \$2,113,776 is for Preliminary Plans, \$2,385,545 is for working drawings, \$55,238,452 is for total construction, and \$4,634,490 is for Group II Equipment. There are no anticipated non-state supportable costs associated with this project.

### **D2. DETAILED SCOPE DESCRIPTION**

This project will construct a new Instructional & Student Services Building on the SBVC campus. The proposed building will increase space on campus to support flexible computer lab and student services program needs. The new building will consist of approximately 66,000 ASF (101,538 GSF). Functional space within the building will consist of 2,000 ASF of classroom, 16,300 ASF of laboratory, 27,700 ASF of office, 5,000 ASF of library, 5,700 ASF of audio/visual media, and 9,300 ASF of other support space.

The existing Liberal Arts building will be demolished to provide a site location for the new Instructional & Student Services Building. Costs associated with demolition of the Liberal Arts building are included within the proposed project scope. The identification and removal of any hazardous materials used in the original construction of the building is also included.

Once the new facility is occupied the Student Health Services Building, Parent Education Center, Portable Classroom CTS, and Portable Conference Building will be inactivated for future demolition. Additionally, vacated student services space within the Administration/Student Services (AD/SS) and Campus Center buildings will also be inactivated as a secondary effect of this project. The inactivated space within the Administration/Student Services and Campus Center buildings will eventually be repurposed as a separate capital construction project. During construction users within the existing Liberal Arts building will need to be relocated into temporary housing until the project is ready for occupancy. Costs associated with relocation and swing space are not included in the proposed project scope.

The building design will include features to exceed the requirements of Title 24, part 6 Energy Efficiency by at least 15%. This project will include the installation of increasingly efficient mechanical and electrical devices, as well as the use of improved materials to ultimately reduce operational and maintenance costs. The building will be constructed to current code and accessibility (ADA) requirements.

This is a growth (Category G) capital construction project. The proposed project will increase space capacity on campus while positively impacting capacity load ratios.

The beginning capacity load ratio for the lecture category is approximately 217%. The proposed project responds to this by decreasing overall classroom space on campus by 3,780 ASF. The decrease in classroom space is expected to decrease classroom capacity load to 183% by project occupancy. Beginning capacity load ratio for the laboratory category is approximately 69%. The proposed project responds to this by increasing lab space on campus by 7,607 ASF, resulting in increasing lab capacity load to 70% by building occupancy. Beginning capacity load ratio in the office category is approximately 105%. The proposed project responds to this by decreasing the capacity load ratio to 101% by project occupancy. The project increases library space on campus by 2,737 ASF and contributes to increasing library capacity load from 77% to 97%. The following table outlines the space impact of this project on campus ASF and capacity load ratios:

**Space Analysis (ASF):**

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	2,000	16,300	27,700	5,000	5,700	9,300	66,000
Secondary ASF	-3,780	-8,693	-26,409	-2,263	0	-13,109	-54,254
Net ASF	-1,780	7,607	1,291	2,737	5,700	-3,809	11,746
Applied Net ASF	0	7,607	0	2,737	5,700	N/A	16,044
Net Capacity Change	-4,148	2,960	9	2,737	5,700	N/A	N/A
<b>Initial Cap/Load (FY2022)</b>	<b>217%</b>	<b>69%</b>	<b>105%</b>	<b>77%</b>	<b>55%</b>	<b>N/A</b>	<b>105%</b>
<b>Final Cap/Load (FY2026)</b>	<b>182%</b>	<b>70%</b>	<b>101%</b>	<b>97%</b>	<b>103%</b>	<b>N/A</b>	<b>111%</b>

### **D3. BASIS FOR COST INFORMATION**

Cost information for the project hard construction was provided by the professional firm of ALMA Strategies and reflects their experience for similar projects in the general area. Soft costs associated with the project are based on state supportable cost allowances recommended within the state's JCAF 32 Form (CCI 6924; EPI 3737), and have not been escalated to the mid-point of construction.

### **D4. FACTORS/BENEFITS FOR RECOMMENDED SOLUTION OTHER THAN THE LEAST EXPENSIVE ALTERNATIVE**

Aside from doing nothing, the recommended option presents the least cost alternative and is the only feasible option that provides an adequate solution to each of the identified solution criteria.

### **D5. COMPLETE DESCRIPTION OF IMPACT ON SUPPORT BUDGET**

San Bernardino Community College District affirms that it will budget for ongoing maintenance and operations costs associated with the proposed project with existing local resources. For further analysis, refer to the "Analysis of Future Cost" in section 9.1 of this document.

This project does not result in a need for additional faculty or staff positions. Any additional expenses for the required staff to support the new construction will come from any increased apportionments generated by such programs/services within the building. This project includes the installation of increasingly efficient mechanical and electrical systems, and the use of improved materials that reduces operational and maintenance costs. The District provides funding for deferred maintenance project needs at each campus annually. Regular adjustments to the deferred maintenance budget are made accordingly through the annual budget allocation process.

### **D6. IDENTIFY AND EXPLAIN ANY PROJECT RISKS**

There are no unusual or extraordinary project risks. Any removal of hazardous materials during demolition will be conducted by persons trained for such work. Other portions of the work will be executed by persons who are familiar with construction, its attendant risks, and who will implement activities as necessary to minimize risks.

### **D7. LIST REQUESTED INTERDEPARTMENTAL COORDINATION AND/OR SPECIAL PROJECT APPROVAL**

- The Division of State Architect – Title 24 structural, access compliance and energy reviews
- State Fire Marshal – fire/life safety
- State Public Works Board – Approval of Preliminary Plans and Working Drawings

E. **CONSISTENCY WITH GOVERNMENT CODE SECTION 65041.1**

Consistent with the provisions within Government Code Section 65041.1 - 65042, the California Community Colleges are exempt from these specific provisions of this legislation.

F. **ATTACHMENT**

JCAF 31

JCAF 32

JCAF 33

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**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

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

District will have CEQA review requirements completed prior to request for Preliminary Plans approval.

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## ANALYSIS OF FUTURE COSTS

Provide an economic analysis of additional instructional, administrative, and maintenance cost resulting from the proposed project, including personnel years. Disclose all new courses or programs to be housed in the project that may need Chancellor’s Office review.

<p><b>Personnel Costs</b></p> <p><b>Certificated:</b></p> <p>No additional certificated staff need estimated with the proposed construction project.</p> <p><b>Classified:</b></p> <p>No additional classified staff need estimated with the proposed construction project.</p>	
<p><b>Depreciation, Maintenance, and Operation</b></p> <p>The energy efficient building systems, equipment and technology throughout the new building will decrease maintenance and operations costs from current levels. The project will result in an increase to the overall campus assignable square footage. However, demolition and inactivation of exceedingly inefficient building will contribute to lowering M&amp;O costs. Energy efficiency measures will help reduce energy cost per square foot over the current building, but custodial costs and ongoing maintenance will be relatively unchanged.</p>	
<p><b>Program/Course/Service Approvals</b></p> <p>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.</p>	
<p style="text-align: center;"><b>Name of New Program/Course/Service</b></p> <p>None _____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p style="text-align: center;"><b>Date of Approval</b></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

## **DIAGRAMS OF CAMPUS, PROJECT SITE, BUILDING AREAS, AND ELEVATIONS**

Provide the following pre-schematics in lieu of this sheet: Campus Plot Plan, Site Plan, Floor Plans, and Exterior Elevations. If the project has unusual characteristics that require further explanation, please provide the following conceptual drawings as needed: Electrical Plans and Mechanical Plans.

### THE FOLLOWING SECTIONS WILL BE INSERTED WITH FINAL FPP DOCUMENT:

- 10.1 – Campus Plot Plan
- 10.2 – Project Site Plan
- 10.3 – Floor Plans
- 10.4 – Exterior Elevations

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**DISTRICT San Bernardino Community College District (980)**

**CAMPUS San Bernardino Valley College (982)**

**Project:** Instructional & Student Services Building

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
050	Inactive Area	1500	Humanities (Letters)	0	0	0	159	-159	\$0.00	\$0
110-115	Classroom	0099-4999		0	0	0	110	-110	\$17.47	\$0
110-115	Classroom	0099-4999		0	0	2,000	3,670	-1,670	\$16.87	\$0
210	Class Lab	4900	Interdisciplinary Studies	0	0	3,300	2,576	724	\$254.03	\$183,918
220	Spec Class Lab	4900	Interdisciplinary Studies	0	0	0	3,736	-3,736	\$254.03	\$0
225	Special Class Lab Service	4900	Interdisciplinary Studies	0	0	0	50	-50	\$254.03	\$0
250	Non-Class Lab	4900	Interdisciplinary Studies	0	0	13,000	2,168	10,832	\$254.03	\$2,751,653
255	Non-Class Lab Service	4900	Interdisciplinary Studies	0	0	0	163	-163	\$254.03	\$0
300-355	Administration Offices	6000 - 9600	Child Development Centers,Instructional Support Services	0	0	27,700	1,874	25,826	\$30.09	\$779,030
300-355	Administration Offices	6000 - 9600	Counseling Services,Disabled Students Programs and Services (DSPS),Extended Opportunity Programs and Services (EOPS),Financial Aid,Health Services,Instructional Support Services,Job Placement Services,Learning Center (Learning Resource Center),Placement Services,Registrations, Transfers, Transcripts, Certificati,Student Personnel Administration,Veterans Services	0	0	0	20,155	-20,155	\$31.17	\$0
300-355	Faculty Offices	0099 - 4999	Environmental Sciences and Technologies,General Assignment,Humanities (Letters),Political Science,Psychology, General	0	0	0	2,883	-2,883	\$27.32	\$0
300-355	Faculty Offices	0099 - 4999	General Assignment	0	0	0	1,497	-1,497	\$26.37	\$0
410-420	Library - Reading and Stack Space	6110, 6120		0	0	0	2,124	-2,124	\$0.00	\$0
410-420	Library - Reading and Stack Space	6110, 6120		0	0	5,000	139	4,861	\$41.01	\$199,350
520-525	Physical Education	0835, 0837		0	0	0	734	-734	\$15.88	\$0
530-535	Audio Visual Arts	6130		0	0	5,700	0	5,700	\$121.97	\$695,229
540-545	Clinic (non-health)	6230, 6320, 6400		0	0	0	995	-995	\$38.20	\$0
540-545	Clinic (non-health)	6230, 6320, 6400		0	0	0	212	-212	\$0.00	\$0
590	Other	7091	Noninstitutional Activity	0	0	0	210	-210	\$0.00	\$0
610-615	Theater Arts	1006, 1007, 1008		0	0	3,200	3,433	-233	\$0.00	\$0

**DISTRICT** San Bernardino Community College District (980)

**CAMPUS** San Bernardino Valley College (982)

**Project:** Instructional & Student Services Building

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
650-655	Staff Lounge	0000-9600		0	0	0	1,495	-1,495	\$28.31	\$0
650-655	Staff Lounge	0000-9600		0	0	1,500	1,725	-225	\$27.33	\$5,876
680-685	Meeting Rooms	0000-9600		0	0	3,400	3,453	-53	\$27.33	\$65,975
800-895	Health Care	6440		0	0	1,200	693	507	\$53.72	\$27,236
<b>TOTAL</b>	-	-	-	<b>0</b>	<b>0</b>	<b>66,000</b>	<b>54,254</b>	<b>11,746</b>	-	<b>\$4,634,490</b>

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## JUSTIFICATION FOR ADDITIONAL COSTS EXCEEDING GUIDELINES

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

**District:** San Bernardino Community College District **College:** San Bernardino Valley College

**Project:** Instructional & Student Services Building

Please use this and additional pages or diagrams to explain and justify items of cost not easily explained on other forms. Examples of items needing justification: site improvements, unusual or high-cost construction methods, or items of equipment that exceed ASF cost guidelines. This form, when completed, supplements both the "Quantities and Unit Costs Supporting the JCAF 32" and the "Guidelines-based Group II Equipment Cost Estimate" forms.

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## DETAILED EQUIPMENT LIST

College: San Bernardino Valley College

Project: Instructional & Student Services Building

Item #	Item Name <sup>1</sup>	Units	Cost per Unit	Total Cost
			\$	\$

**List to be provided when the Plan Year of funding the equipment phase is due to FPU:**

- Traditional= due year after initial FPP submittal

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<sup>1</sup>Cost requests for equipment are to be limited to those required for new programs or for net expansion space in existing programs.

**District:** San Bernardino Community College District Initial Project Proposal (IPP)  
**College / Center:** San Bernardino Valley College  
**Project Name:** Administration and Campus Center Secondary Effects  
**Project Type:** Reconstruction

### Project Funding

	State	Non-state	
Land Aquisition:	\$0	\$0	Budget Year: 2023
Prelim. Plans:	\$321,690	\$321,690	Const. Cost Index: 6924
Working Draw:	\$395,555	\$395,552	5 yr. Plan Priority: 6
Construction:	\$9,506,902	\$5,606,816	Net ASF: -4,476
Equipment:	\$0	\$3,900,081	Total GSF: 68,006
	\$10,224,147	\$10,224,139	

**Total Cost:** **\$20,448,286**

**Project Description:** This project will renovate space within the Administration/Student Services and Campus Center buildings. Space within each building will be vacated following occupancy of the new Instructional & Student Services building. Vacated space within the Administration/Student Services building will be repurposed for instruction and institutional support functions. Vacated space within the Campus Center will be repurposed for instructional support, student lounge space, and increased Student Life space. The existing Campus Technology Services building will be demolished as a secondary effect of this project.

**Master Plan Comments:** The repurposing of the Administration and Campus Center aligns with the goals of San Bernardino Valley College's 2016 Comprehensive Master Plan. This project will repurpose inactivate space and will positively impact capacity load ratios. This project is also included within the College's 5-Year Construction Plan.

### CEQA Status:

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	No	No	No	No
Initial Study	No	No	No	No
Negative Declaration	No	No	No	No
Draft EIR	No	No	No	No
Final EIR	Yes	No	No	No

### Type of Project and Qualifying Information:

- NA **Life Safety Project** - Required Supporting report is attached and establish imminent danger
- Yes **Project Design** - Construction and equipment design conform with State design and cost guidelines
- Yes **Infrastructure**  
Type of project: Reconstruction
- No **Loss Imminent** - Loss or failure of infrastructure is imminent
- No **Master Planning or Project Planning** - District's general fund's ending balance is less than 5% of the total general fund
- No **Instructional Space**  
Type of space: N/A  
Major ASF: N/A
- Yes - This project will not cause total ASF in any category to exceed 110% of capacity/load ratio
- Yes **Academic Support, Student Services or Administrative Space**



Type of space: Alteration

Major ASF: Other

No **Other Facility Projects**

Type of space: N/A

Primary ASF of request space: N/A

Yes - There is an existing facility building in use for this proposed project

**Supplemental Information and Alternatives Explored**

Yes - There is an existing facility in use for this proposed project

No - Cost to reconstruct existing building is more than 50% of cost of a new building

NA - Usage in the new building will be the same as usage in the building replaced

NA - Replaced building will be demolished and costs are included in the project

No - Alternative instructional delivery system, distance learning, other such means

No - District or private funding sources

Yes - Other :Local Bond Funds.

- Total construction period in number of Months:18

**Additional Forms/Pages enclosed**

Yes - District Five-Year Construction Plan or project related pages of said document

NA - Critical Life-safety third party justification

No - Engineering test or other related documents

Yes - JCAF 32 Cost Estimate Summary and Anticipated Time Schedule

Yes - Other FPP related forms: JCAF 31, 33

District Contact: Jose Torres

Phone No: (909) 388-6901

Date: 05/30/2020 12:17 AM

Fax No: (909) 382-0116

Prepared By: Bobby Khushal

E-mail Address: bobby@almastrategies.com

The district approves and verifies that this proposal presents the basic scope and cost of the project.

Approved by:

\_\_\_\_\_  
 Name / Title

\_\_\_\_\_  
 Signature / Date

**DISTRICT San Bernardino Community College District (980)**

**CAMPUS San Bernardino Valley College (982)**

**Project:** Administration and Campus Center Secondary Effects

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
050	Inactive Area	6000	Instructional Administration	0	0		0	0	25,471	-25,471
210	Class Lab	4900	Interdisciplinary Studies -	0	0		9,471	3,685	0	9,471
310	Office	0099	General Assignment	0	0		2,000	0	0	2,000
310	Office	6130	Media Services	0	0		0	0	1,064	-1,064
410	Read/Study Room	6110	Learning Center (Learning Resource Center)	0	0		1,500	0	0	1,500
680	Meeting Room	0099	General Assignment	0	0		3,500	0	0	3,500
710	Data Processing/Computer	6130	Media Services	0	0		5,000	0	0	5,000
715	DP/Computer Service	6130	Media Services	0	0		4,000	0	3,412	588
<b>TOTAL</b>	-	-	-	<b>0</b>	<b>0</b>	-	<b>25,471</b>	<b>3,685</b>	<b>29,947</b>	<b>-4,476</b>

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**DISTRICT** San Bernardino Community College District (980) **CAMPUS** San Bernardino Valley College (982)

**Project:** Administration and Campus Center Secondary Effects **Date Prepared:** 05/29/2018 **Estimate CCI:** 6924 **CFIS Ref. #:**  
**Request For:** L **P** **W** **C** **E** **Prepared by:** **Estimate EPI:** 3607 **DoF Project ID:**

	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
<b>1. Site Acquisition (Acres: 0)</b>	\$0				
<b>2. Preliminary Plans (Estimate CCI: 6924)</b>	\$643,380	\$321,690	\$321,690	\$0	
A. Architectural Fees (for preliminary plans)	\$461,518				
B. Project Management (for preliminary plans)	\$131,862				
C. Division of the State Architect Plan Check Fee	\$0				
D. Preliminary Tests (soils, hazardous materials)	\$25,000				
E. Other Costs (for preliminary plans)	\$25,000				
<b>3. Working Drawings (Estimate CCI: 6924)</b>	\$791,107	\$395,555	\$395,552	\$0	
A. Architectural Fees (for working drawings)	\$527,449				
B. Project Management (for working drawings)	\$0				
C. Division of the State Architect, Plan Check Fee	\$170,984				
D. Community College Plan Check Fee	\$37,674				
E. Other Costs (for working drawings)	\$55,000				
<i>Total PW may not exceed 13% of construction</i>	<b>True</b>				
<b>4. Construction (Estimate CCI: 6924)</b>	\$13,186,222	\$8,543,152	\$4,643,070	\$0	
A. Utility Service	\$335,243				
B. Site Development, Service	\$502,864				
C. Site Development, General	\$838,107				
D. Other Site Development	\$0				
E. Reconstruction	\$11,174,765				
F. New Construction (building) (w/Group I equip)	\$0				
G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$335,243				
H. Other	\$0				
<b>5. Contingency</b>	\$923,035	\$461,518	\$461,517	\$0	
<b>6. Architectural and Engineering Oversight</b>	\$329,655	\$164,828	\$164,827	\$0	
<b>7. Tests and Inspections</b>	\$385,554	\$192,777	\$192,777	\$0	
A. Tests	\$131,862				
B. Inspections	\$253,692				
<b>8. Construction Management &amp; Labor Compliance Program (if justified)</b>	\$289,252	\$144,627	\$144,625	\$0	
A. Construction Management	\$263,724				
B. Labor Compliance Program	\$25,528				
<b>9. Total Construction Costs (items 4 through 8 above)</b>	\$15,113,718	\$9,506,902	\$5,606,816	\$0	
<b>10. Furniture and Group II Equipment (Estimate EPI: 3607)</b>	\$3,900,081	\$0	\$3,900,081	\$0	
<b>11. Total Project Cost (items 1, 2, 3, 9, and 10)</b>	\$20,448,286	\$10,224,147	\$10,224,139	\$0	
<b>12. Project Data</b>	<b>Gross Square Feet</b>	<b>Assignable Square Feet</b>	<b>ASF:GSF Ratio</b>	<b>Unit Cost Per ASF</b>	<b>Unit Cost Per GSF</b>
New Construction	0	0	0.00	\$0	\$0
Reconstruction	68,006	25,471	0.37	\$439	\$164

<b>13. Anticipated Time Schedule</b>							
Start Preliminary Plans	07/01/2023	Start Working Drawings	03/01/2024	Complete Working Drawings	11/01/2024	DSA Final Approval	07/01/2025
Advertise Bid for Construction	08/01/2025	Award Construction Contract	10/01/2025	Advertise Bid for Equipment	07/01/2026	Complete Project	03/01/2027

14. Phase	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Acquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$321,690	\$321,690	\$0	\$321,690
Working Drawings	\$395,555	\$395,552	\$0	\$395,552
Construction	\$9,506,902	\$5,606,816	\$0	\$5,606,816
Equipment	\$0	\$3,900,081	\$0	\$3,900,081
<b>Total Costs</b>	<b>\$10,224,147</b>	<b>\$10,224,139</b>	<b>\$0</b>	<b>\$10,224,139</b>
% of SS Total	50.00%	50.00%	<b>SS Total:</b>	<b>\$20,448,286</b>

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**DISTRICT San Bernardino Community College District (980)**

**CAMPUS San Bernardino Valley College (982)**

**Project:** Administration and Campus Center Secondary Effects

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
050	Inactive Area	6000	Instructional Administration	0	0	0	25,471	-25,471	\$0.00	\$0
210	Class Lab	4900	Interdisciplinary Studies	0	0	9,471	0	9,471	\$245.19	\$2,322,194
300-355	Administration Offices	6000 - 9600	Media Services	0	0	0	1,064	-1,064	\$30.09	\$0
300-355	Faculty Offices	0099 - 4999	General Assignment	0	0	2,000	0	2,000	\$26.37	\$52,740
410-420	Library - Reading and Stack Space	6110, 6120		0	0	1,500	0	1,500	\$39.58	\$59,370
680-685	Meeting Rooms	0000-9600		0	0	3,500	0	3,500	\$27.33	\$95,655
710-715	Data Processing/Computer Lab	0000-9600		0	0	9,000	3,412	5,588	\$245.19	\$1,370,122
<b>TOTAL</b>	-	-	-	<b>0</b>	<b>0</b>	<b>25,471</b>	<b>29,947</b>	<b>-4,476</b>	-	<b>\$3,900,081</b>

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SAN BERNARDINO COMMUNITY COLLEGE DISTRICT (980), SAN BERNARDINO VALLEY COLLEGE (982):

**Description:**

This project will renovate space within the Administration/Student Services and Campus Center buildings. Space within each building will be vacated following occupancy of the new Instructional & Student Services building. Vacated space within the Administration/Student Services building will be repurposed for instruction and institutional support functions. Vacated space within the Campus Center will be repurposed for instructional support, student lounge space, and increased Student Life space. The existing Campus Technology Services building will be demolished as a secondary effect of this project.

**Project Type:** Reconstruction

**Occupancy Year:** 2026-27

**District Priority:** 6

**CCI:** 6924

**Net ASF:** -4,476

**Last Edit Date:** May 27, 2020

**Online:** No

**Acres:** 0

**Contact:** Jose Torres

**EPI:** 3607

**Total OGSF:** 68,006

**Last Edit By:** Bobby Khushal

**Complete:** No

**Project Score:**

Score Type	Score	Supporting Data
Age of Building or FCI	26	Applied Age: 13
Activates Unused Space	0	No, project does not activate unused space (room use 050)
Local Contribution	50	District Contribution: 50%
<b>Total Score</b>	<b>76</b>	

**Space Analysis:**

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	0	9,471	2,000	1,500	0	12,500	25,471
Secondary ASF	0	0	-1,064	0	0	-28,883	-29,947
Net ASF	0	9,471	936	1,500	0	-16,383	-4,476
Applied Net ASF	0	9,471	0	1,500	0	N/A	10,971
Net Capacity Change	0 WSCH	3,685 WSCH	7 FTE	1,500 ASF	0 ASF	N/A	N/A
<b>Initial Cap/Load (FY2023)</b>	<b>194%</b>	<b>68%</b>	<b>104%</b>	<b>92%</b>	<b>55%</b>	<b>N/A</b>	<b>103%</b>
<b>Final Cap/Load (FY2026)</b>	<b>187%</b>	<b>75%</b>	<b>102%</b>	<b>101%</b>	<b>54%</b>	<b>N/A</b>	<b>104%</b>

**Project Cost:**

Phase	FY	State Funds	Non-State Funds	Total Cost
Preliminary Plans	2023-24	\$321,690	\$321,690	\$643,380
Working Drawings	2023-24	\$395,555	\$395,552	\$791,107
Construction	2025-26	\$9,506,902	\$5,606,816	\$15,113,718
Equipment	2025-26	\$0	\$3,900,081	\$3,900,081
<b>Project Total</b>		<b>\$10,224,147</b>	<b>\$10,224,139</b>	<b>\$20,448,286</b>

**District:** San Bernardino Community College District  
**College / Center:** Crafton Hills College  
**Project Name:** New Gymnasium  
**Project Type:** New Construction

#### Project Funding

	State	Non-state	
Land Aquisition:	\$0	\$0	Budget Year: 2023
Prelim. Plans:	\$250,356	\$250,355	Const. Cost Index: 6924
Working Draw:	\$288,036	\$288,035	5 yr. Plan Priority: 20
Construction:	\$6,843,991	\$6,475,041	Net ASF: 22,428
Equipment:	\$0	\$368,941	Total GSF: 34,505
	\$7,382,383	\$7,382,372	

**Total Cost:** **\$14,764,755**

**Project Description:** The proposed project will construct a New Gymnasium. The originally gymnasium was constructed in 1975 and is currently mostly inactive space. The demolition of the existing gymnasium is a locally funded priority project and is projected to take in 2020/2021. The existing building is not functional with the curriculum of today which focuses on fitness and wellness programs. The New Gymnasium will provide the necessary space to meet the demands of the Kinesiology program, and will provide adequate locker room space for health, wellness and collegiate sports programs. The new facility will satisfy current program needs and meet gender equity and ADA compliance.

**Master Plan Comments:** The proposed project supports the College's 2017 Comprehensive Master Plan by replacing obsolete and inefficient facilities on campus. This project will allow the College to replace an outdated facility that is primarily inactive with a new building that responds to current institutional needs and campus demand. This project is included in the College's 5-Year Construction Plan and will not negatively impact capacity load ratios.

#### CEQA Status:

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	No	No	No	No
Initial Study	No	No	No	No
Negative Declaration	No	No	No	No
Draft EIR	No	No	No	No
Final EIR	Yes	No	No	No

#### Type of Project and Qualifying Information:

NA **Life Safety Project** - Required Supporting report is attached and establish imminent danger  
 Yes **Project Design** - Construction and equipment design conform with State design and cost guidelines  
 No **Infrastructure**  
 Type of project: N/A  
 No **Loss Imminent** - Loss or failure of infrastructure is imminent  
 No **Master Planning or Project Planning** - District's general fund's ending balance is less than 5% of the total general fund  
 No **Instructional Space**  
 Type of space: N/A  
 Major ASF: N/A

### Initial Project Proposal (IPP)

Yes - This project will not cause total ASF in any category to exceed 110% of capacity/load ratio

No **Academic Support, Student Services or Administrative Space**

Type of space: N/A

Major ASF: N/A

Yes **Other Facility Projects**

Type of space: New Construction

Primary ASF of request space: Physical Educ.

Yes - There is an existing facility building in use for this proposed project

#### **Supplemental Information and Alternatives Explored**

No - There is an existing facility in use for this proposed project

NA - Cost to reconstruct existing building is more than 50% of cost of a new building

NA - Usage in the new building will be the same as usage in the building replaced

NA - Replaced building will be demolished and costs are included in the project

No - Alternative instructional delivery system, distance learning, other such means

No - District or private funding sources

Yes - Other :local bond funds

- Total construction period in number of Months:18

#### **Additional Forms/Pages enclosed**

Yes - District Five-Year Construction Plan or project related pages of said document

NA - Critical Life-safety third party justification

No - Engineering test or other related documents

Yes - JCAF 32 Cost Estimate Summary and Anticipated Time Schedule

Yes - Other FPP related forms: JCAF 31, 33

District Contact: Jose Torres Phone No: (909) 388-6901

Date: 05/30/2020 12:26 AM Fax No: (909) 382-0116

Prepared By: Bobby Khushal E-mail Address: bobby@almastrategies.com

The district approves and verifies that this proposal presents the basic scope and cost of the project.

Approved by:

\_\_\_\_\_  
Name / Title

\_\_\_\_\_  
Signature / Date



**DISTRICT** San Bernardino Community College District (980)

**CAMPUS** Crafton Hills College (981)

**Project:** New Gymnasium

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
520	Athletics/Physical Education	0835	Physical Education	0	0		16,000	0	0	16,000
525	Athletic/Physical Ed Service	0835	Physical Education	0	0		6,428	0	0	6,428
<b>TOTAL</b>	-	-	-	<b>0</b>	<b>0</b>	-	<b>22,428</b>	<b>0</b>	<b>0</b>	<b>22,428</b>

Report Generated: 05/30/2020

**DISTRICT** San Bernardino Community College District (980) **CAMPUS** Crafton Hills College (981)

**Project:** New Gymnasium **Date Prepared:** 04/03/2017 **Estimate CCI:** 6924 **CFIS Ref. #:**  
**Request For:** L  P  W  C  E **Prepared by:** **Estimate EPI:** 3737 **DoF Project ID:**

	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
<b>1. Site Acquisition (Acres: 0)</b>	\$0				
<b>2. Preliminary Plans (Estimate CCI: 6924)</b>	\$500,711	\$250,356	\$250,355	\$0	
A. Architectural Fees (for preliminary plans)	\$332,103				
B. Project Management (for preliminary plans)	\$118,608				
C. Division of the State Architect Plan Check Fee	\$0				
D. Preliminary Tests (soils, hazardous materials)	\$25,000				
E. Other Costs (for preliminary plans)	\$25,000				
<b>3. Working Drawings (Estimate CCI: 6924)</b>	\$576,071	\$288,036	\$288,035	\$0	
A. Architectural Fees (for working drawings)	\$379,546				
B. Project Management (for working drawings)	\$0				
C. Division of the State Architect, Plan Check Fee	\$107,637				
D. Community College Plan Check Fee	\$33,888				
E. Other Costs (for working drawings)	\$55,000				
<i>Total PW may not exceed 13% of construction</i>	<b>True</b>				
<b>4. Construction (Estimate CCI: 6924)</b>	\$11,860,824	\$6,114,883	\$5,745,941	\$0	
A. Utility Service	\$304,124				
B. Site Development, Service	\$456,186				
C. Site Development, General	\$760,309				
D. Other Site Development	\$0				
E. Reconstruction	\$0				
F. New Construction (building) (w/Group I equip)	\$10,137,456				
G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$202,749				
H. Other	\$0				
<b>5. Contingency</b>	\$593,042	\$296,522	\$296,520	\$0	
<b>6. Architectural and Engineering Oversight</b>	\$237,217	\$118,609	\$118,608	\$0	
<b>7. Tests and Inspections</b>	\$372,300	\$186,151	\$186,149	\$0	
A. Tests	\$118,608				
B. Inspections	\$253,692				
<b>8. Construction Management &amp; Labor Compliance Program (if justified)</b>	\$255,649	\$127,826	\$127,823	\$0	
A. Construction Management	\$237,216				
B. Labor Compliance Program	\$18,433				
<b>9. Total Construction Costs (items 4 through 8 above)</b>	\$13,319,032	\$6,843,991	\$6,475,041	\$0	
<b>10. Furniture and Group II Equipment (Estimate EPI: 3737)</b>	\$368,941	\$0	\$368,941	\$0	
<b>11. Total Project Cost (items 1, 2, 3, 9, and 10)</b>	\$14,764,755	\$7,382,383	\$7,382,372	\$0	
<b>12. Project Data</b>	<b>Gross Square Feet</b>	<b>Assignable Square Feet</b>	<b>ASF:GSF Ratio</b>	<b>Unit Cost Per ASF</b>	<b>Unit Cost Per GSF</b>
New Construction	34,505	22,428	0.65	\$452	\$294
Reconstruction	0	0	0.00	\$0	\$0

13. Anticipated Time Schedule							
Start Preliminary Plans	07/01/2023	Start Working Drawings	03/01/2024	Complete Working Drawings	11/01/2024	DSA Final Approval	07/01/2025
Advertise Bid for Construction	08/01/2025	Award Construction Contract	10/01/2025	Advertise Bid for Equipment	07/01/2026	Complete Project	03/01/2027

14. Phase	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Acquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$250,356	\$250,355	\$0	\$250,355
Working Drawings	\$288,036	\$288,035	\$0	\$288,035
Construction	\$6,843,991	\$6,475,041	\$0	\$6,475,041
Equipment	\$0	\$368,941	\$0	\$368,941
<b>Total Costs</b>	<b>\$7,382,383</b>	<b>\$7,382,372</b>	<b>\$0</b>	<b>\$7,382,372</b>
% of SS Total	50.00%	50.00%	<b>SS Total:</b>	<b>\$14,764,755</b>

Report Generated: 05/30/2020

**DISTRICT** San Bernardino Community College District (980)

**CAMPUS** Crafton Hills College (981)

**Project:** New Gymnasium

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
520-525	Physical Education	0835, 0837		0	0	22,428	0	22,428	\$16.45	\$368,941
<b>TOTAL</b>	-	-	-	<b>0</b>	<b>0</b>	<b>22,428</b>	<b>0</b>	<b>22,428</b>	-	<b>\$368,941</b>

Report Generated: 05/30/2020

**Project Summary Report**

SAN BERNARDINO COMMUNITY COLLEGE DISTRICT (980), CRAFTON HILLS COLLEGE (981): NEW FACILITY

**Description:**

The proposed project will construct a New Gymnasium. The originally gymnasium was constructed in 1975 and is currently mostly inactive space. The demolition of the existing gymnasium is a locally funded priority project and is projected to take in 2020/2021. The existing building is not functional with the curriculum of today which focuses on fitness and wellness programs. The New Gymnasium will provide the necessary space to meet the demands of the Kinesiology program, and will provide adequate locker room space for health, wellness and collegiate sports programs. The new facility will satisfy current program needs and meet gender equity and ADA compliance.

**Project Type:** New Construction

**Occupancy Year:** 2026-27

**District Priority:** 20

**CCI:** 6924

**Net ASF:** 22,428

**Last Edit Date:** May 27, 2020

**Online:** No

**Acres:** 0

**Contact:** Jose Torres

**EPI:** 3737

**Total OGSF:** 34,505

**Last Edit By:** Bobby Khushal

**Complete:** No

**Project Score:**

Score Type	Score	Supporting Data
Age of Site	41	Applied Site Age: 51 years
Program / Services	30	Facility needed for a degree or certificate (20 points) & Infrastructure needed to meet code, existing enrollment demands or facilitate projected enrollment potential (10 points)
Project Design	30	Project replaces structurally or functionally inadequate facilities (30 points)
Local Contribution	50	District Contribution: 50%
<b>Total Score</b>	<b>151</b>	

**Space Analysis:**

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	0	0	0	0	0	22,428	22,428
Secondary ASF	0	0	0	0	0	0	0
Net ASF	0	0	0	0	0	22,428	22,428
Applied Net ASF	0	0	0	0	0	N/A	0
Net Capacity Change	0 WSCH	0 WSCH	0 FTE	0 ASF	0 ASF	N/A	N/A
<b>Initial Cap/Load (FY2023)</b>	<b>265%</b>	<b>105%</b>	<b>135%</b>	<b>168%</b>	<b>46%</b>	<b>N/A</b>	<b>144%</b>
<b>Final Cap/Load (FY2026)</b>	<b>242%</b>	<b>104%</b>	<b>129%</b>	<b>165%</b>	<b>46%</b>	<b>N/A</b>	<b>137%</b>

**Project Cost:**

Phase	FY	State Funds	Non-State Funds	Total Cost
Preliminary Plans	2023-24	\$250,356	\$250,355	\$500,711
Working Drawings	2023-24	\$288,036	\$288,035	\$576,071
Construction	2025-26	\$6,843,991	\$6,475,041	\$13,319,032
Equipment	2025-26	\$0	\$368,941	\$368,941
<b>Project Total</b>		<b>\$7,382,383</b>	<b>\$7,382,372</b>	<b>\$14,764,755</b>

**District:** San Bernardino Community College District  
**College / Center:** Crafton Hills College  
**Project Name:** West Complex Renovation (CL)  
**Project Type:** Reconstruction

#### Project Funding

	State	Non-state	
Land Aquisition:	\$0	\$0	Budget Year: 2023
Prelim. Plans:	\$89,089	\$89,089	Const. Cost Index: 6924
Working Draw:	\$105,480	\$105,479	5 yr. Plan Priority: 25
Construction:	\$1,689,146	\$1,689,144	Net ASF: 0
Equipment:	\$0	\$0	Total GSF: 6,800
	\$1,883,715	\$1,883,712	

**Total Cost:** **\$3,767,427**

**Project Description:** This project will renovate the West Complex to modernize instructional space and create more flexible classroom space. Building systems will be upgraded for sustainability, along with network infrastructure and connectivity upgrades. The existing building was constructed in 1972 and has had no major renovations. This project will provide the campus to respond to space utilization, technology infrastructure, and building systems needs.

**Master Plan Comments:** The proposed project supports the initiatives of Crafton Hills College's 2017 Comprehensive Master Plan, and is a part of its 5-Year Construction Plan. This project will renovate the outdated West Complex with sustainable design goals to maintain and refresh the campus and improve the building life-cycle and operational costs.

#### CEQA Status:

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	No	No	No	No
Initial Study	No	No	No	No
Negative Declaration	No	No	No	No
Draft EIR	No	No	No	No
Final EIR	Yes	No	No	No

#### Type of Project and Qualifying Information:

NA **Life Safety Project** - Required Supporting report is attached and establish imminent danger  
 Yes **Project Design** - Construction and equipment design conform with State design and cost guidelines  
 No **Infrastructure**  
 Type of project: Reconstruction  
 No **Loss Imminent** - Loss or failure of infrastructure is imminent  
 No **Master Planning or Project Planning** - District's general fund's ending balance is less than 5% of the total general fund  
 Yes **Instructional Space**  
 Type of space: Alteration  
 Major ASF: Classroom  
 Yes - This project will not cause total ASF in any category to exceed 110% of capacity/load ratio  
 No **Academic Support, Student Services or Administrative Space**  
 Type of space: N/A

Major ASF: N/A

No **Other Facility Projects**

Type of space: N/A

Primary ASF of request space: N/A

Yes - There is an existing facility building in use for this proposed project

#### **Supplemental Information and Alternatives Explored**

Yes - There is an existing facility in use for this proposed project

No - Cost to reconstruct existing building is more than 50% of cost of a new building

NA - Usage in the new building will be the same as usage in the building replaced

NA - Replaced building will be demolished and costs are included in the project

No - Alternative instructional delivery system, distance learning, other such means

No - District or private funding sources

Yes - Other :Local Bond Funds.

- Total construction period in number of Months:12

#### **Additional Forms/Pages enclosed**

Yes - District Five-Year Construction Plan or project related pages of said document

NA - Critical Life-safety third party justification

No - Engineering test or other related documents

Yes - JCAF 32 Cost Estimate Summary and Anticipated Time Schedule

Yes - Other FPP related forms: JCAF 31, 33

District Contact: Jose Torres Phone No: (909) 382-6901

Date: 05/30/2020 12:30 AM Fax No: (909) 382-0116

Prepared By: Bobby Khushal E-mail Address: bobby@almastrategies.com

The district approves and verifies that this proposal presents the basic scope and cost of the project.

Approved by:

\_\_\_\_\_  
Name / Title

\_\_\_\_\_  
Signature / Date

**DISTRICT** San Bernardino Community College District (980)

**CAMPUS** Crafton Hills College (981)

**Project:** West Complex Renovation (CL)

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
110	Classroom	0099	General Assignment	0	0		5,390	0	5,390	0
115	Classroom Service	0099	General Assignment	0	0		227	0	227	0
<b>TOTAL</b>	-	-	-	<b>0</b>	<b>0</b>	-	<b>5,617</b>	<b>0</b>	<b>5,617</b>	<b>0</b>

Report Generated: 05/30/2020



**DISTRICT** San Bernardino Community College District (980) **CAMPUS** Crafton Hills College (981)

**Project:** West Complex Renovation (CL) **Date Prepared:** 05/30/2018 **Estimate CCI:** 6924 **CFIS Ref. #:**  
**Request For:** L  P  W  C  E **Prepared by:** **Estimate EPI:** 3737 **DoF Project ID:**

	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
<b>1. Site Acquisition (Acres: 0)</b>	\$0				
<b>2. Preliminary Plans (Estimate CCI: 6924)</b>	\$178,178	\$89,089	\$89,089	\$0	
A. Architectural Fees (for preliminary plans)	\$99,694				
B. Project Management (for preliminary plans)	\$28,484				
C. Division of the State Architect Plan Check Fee	\$0				
D. Preliminary Tests (soils, hazardous materials)	\$25,000				
E. Other Costs (for preliminary plans)	\$25,000				
<b>3. Working Drawings (Estimate CCI: 6924)</b>	\$210,959	\$105,480	\$105,479	\$0	
A. Architectural Fees (for working drawings)	\$113,936				
B. Project Management (for working drawings)	\$0				
C. Division of the State Architect, Plan Check Fee	\$33,885				
D. Community College Plan Check Fee	\$8,138				
E. Other Costs (for working drawings)	\$55,000				
<i>Total PW may not exceed 13% of construction</i>	<b>True</b>				
<b>4. Construction (Estimate CCI: 6924)</b>	\$2,848,409	\$1,424,205	\$1,424,204	\$0	
A. Utility Service	\$72,417				
B. Site Development, Service	\$108,626				
C. Site Development, General	\$181,043				
D. Other Site Development	\$0				
E. Reconstruction	\$2,413,906				
F. New Construction (building) (w/Group I equip)	\$0				
G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$72,417				
H. Other	\$0				
<b>5. Contingency</b>	\$199,388	\$99,694	\$99,694	\$0	
<b>6. Architectural and Engineering Oversight</b>	\$71,210	\$35,605	\$35,605	\$0	
<b>7. Tests and Inspections</b>	\$197,612	\$98,806	\$98,806	\$0	
A. Tests	\$28,484				
B. Inspections	\$169,128				
<b>8. Construction Management &amp; Labor Compliance Program (if justified)</b>	\$61,671	\$30,836	\$30,835	\$0	
A. Construction Management	\$56,968				
B. Labor Compliance Program	\$4,703				
<b>9. Total Construction Costs (items 4 through 8 above)</b>	\$3,378,290	\$1,689,146	\$1,689,144	\$0	
<b>10. Furniture and Group II Equipment (Estimate EPI: 3737)</b>	\$0	\$0	\$0	\$0	
<b>11. Total Project Cost (items 1, 2, 3, 9, and 10)</b>	\$3,767,427	\$1,883,715	\$1,883,712	\$0	
<b>12. Project Data</b>	<b>Gross Square Feet</b>	<b>Assignable Square Feet</b>	<b>ASF:GSF Ratio</b>	<b>Unit Cost Per ASF</b>	<b>Unit Cost Per GSF</b>
New Construction	0	0	0.00	\$0	\$0
Reconstruction	6,800	5,617	0.83	\$430	\$355

<b>13. Anticipated Time Schedule</b>							
Start Preliminary Plans	07/01/2023	Start Working Drawings	03/01/2024	Complete Working Drawings	11/01/2024	DSA Final Approval	07/01/2025
Advertise Bid for Construction	08/01/2025	Award Construction Contract	10/01/2025	Advertise Bid for Equipment	07/01/2026	Complete Project	09/01/2026

14. Phase	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Acquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$89,089	\$89,089	\$0	\$89,089
Working Drawings	\$105,480	\$105,479	\$0	\$105,479
Construction	\$1,689,146	\$1,689,144	\$0	\$1,689,144
Equipment	\$0	\$0	\$0	\$0
<b>Total Costs</b>	<b>\$1,883,715</b>	<b>\$1,883,712</b>	<b>\$0</b>	<b>\$1,883,712</b>
% of SS Total	50.00%	50.00%	<b>SS Total:</b>	<b>\$3,767,427</b>

Report Generated: 05/30/2020

**DISTRICT** San Bernardino Community College District (980)

**CAMPUS** Crafton Hills College (981)

**Project:** West Complex Renovation (CL)

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
110-115	Classroom	0099-4999		0	0	5,617	5,617	0	\$17.47	\$0
<b>TOTAL</b>	-	-	-	<b>0</b>	<b>0</b>	<b>5,617</b>	<b>5,617</b>	<b>0</b>	-	<b>\$0</b>

Report Generated: 05/30/2020

SAN BERNARDINO COMMUNITY COLLEGE DISTRICT (980), CRAFTON HILLS COLLEGE (981): WEST COMPLEX (5)

**Description:**

This project will renovate the West Complex to modernize instructional space and create more flexible classroom space. Building systems will be upgraded for sustainability, along with network infrastructure and connectivity upgrades. The existing building was constructed in 1972 and has had no major renovations. This project will provide the campus to respond to space utilization, technology infrastructure, and building systems needs.

**Project Type:** Reconstruction

**Occupancy Year:** 2026-27

**Acres:** 0

**District Priority:** 25

**Contact:** Jose Torres

**CCI:** 6924

**EPI:** 3737

**Net ASF:** 0

**Total OGSF:** 6,800

**Last Edit Date:** May 30, 2020

**Last Edit By:** Bobby Khushal

**Online:** No

**Complete:** No

**Project Score:**

Score Type	Score	Supporting Data
Age of Building or FCI	92	Applied Age: 46
Activates Unused Space	0	No, project does not activate unused space (room use 050)
Local Contribution	50	District Contribution: 50%
<b>Total Score</b>	<b>142</b>	

**Space Analysis:**

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	5,617	0	0	0	0	0	5,617
Secondary ASF	-5,617	0	0	0	0	0	-5,617
Net ASF	0	0	0	0	0	0	0
Applied Net ASF	0	0	0	0	0	N/A	0
Net Capacity Change	0 WSCH	0 WSCH	0 FTE	0 ASF	0 ASF	N/A	N/A
<b>Initial Cap/Load (FY2023)</b>	<b>265%</b>	<b>105%</b>	<b>135%</b>	<b>168%</b>	<b>46%</b>	<b>N/A</b>	<b>144%</b>
<b>Final Cap/Load (FY2026)</b>	<b>242%</b>	<b>104%</b>	<b>129%</b>	<b>165%</b>	<b>46%</b>	<b>N/A</b>	<b>137%</b>

**Project Cost:**

Phase	FY	State Funds	Non-State Funds	Total Cost
Preliminary Plans	2023-24	\$89,089	\$89,089	\$178,178
Working Drawings	2023-24	\$105,480	\$105,479	\$210,959
Construction	2025-26	\$1,689,146	\$1,689,144	\$3,378,290
Equipment	2026-27	\$0	\$0	\$0
<b>Project Total</b>		<b>\$1,883,715</b>	<b>\$1,883,712</b>	<b>\$3,767,427</b>