

SAN BERNARDINO COMMUNITY COLLEGE DISTRICT

TO: Board of Trustees

FROM: Diana Z. Rodriguez, Chancellor

REVIEWED BY: Jose F. Torres, Executive Vice Chancellor

PREPARED BY: Farrah Farzaneh, Director, Facilities Planning, Emergency Management & Construction

DATE: June 8, 2023

SUBJECT: Consideration of Approval of 2025-2029 Five Year Construction Plan

RECOMMENDATION

It is recommended that the Board of Trustees approve the 2025-2029 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 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 as 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.

- Initial Project Proposal (IPP) – SBVC Warehouse Facilities
- Initial Project Proposal (IPP) – SBVC Physical Sciences and Health and Life Sciences
- Initial Project Proposal (IPP) – CHC West Complex Renovation
- Final Project Proposal (FPP) – CHC Gym Replacement

SBCCD GOALS

1. Eliminate Barriers to Student Access and Success
4. Ensure Fiscal Accountability/Sustainability

FINANCIAL IMPLICATIONS

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



FY2025 - FY2029 FIVE YEAR CAPITAL OUTLAY PLAN
(FY2025 - 2026) FIRST YEAR FUNDING

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 _____ Executive Vice Chancellor
Date _____ 05/16/2023
Contact _____ Hassan Mirza
Telephone _____ 909-388-6958

Date Received at Chancellor's Office:

Chancellor's Office Reviewed by:

Notice of Approval

FUSION

Inventory of Land

Planning

San Bernardino Community College District (980)

List the address and acreage of every land unit owned by the district (Education Code 81821 ((b)3)). Please identify all locations, both on-campus and off-campus, grouped according to their "parent" institution. In the event the list is long or complicated, please substitute copies of college bulletins or other notices to the public which display similar information. The list should be current as of October the prior year.

Address	Acres
Crafton Hills College	527
11711 Sand Canyon Road Yucapia, CA 92399	
District Owned Commerical Property	0
560 E. Hospitality Lane San Bernardino, CA 92408	
District Owned Commerical Property	0
658 E. Brier Drive San Bernardino, CA 92408	
District Owned/Future Education Site	0
1888 Highland Avenue San Bernardino, CA 92408	
Economic Development & Corporate Training	5
114 South Del Rosa Drive San Bernardino, CA 92408	
San Bernardino District Office	0
550 E. Hospitality Lane San Bernardino, CA 92408	
San Bernardino Valley College	87
701 South Mt. Vernon Avenue San Bernardino, CA 92410	
Total Acreage:	619

Legislative Districts

Campus	Assembly	Senate	House
Crafton Hills College	42	23	8
San Bernardino Valley College	47	20	31
San Bernardino District Office*	40	23	31

FUSION

Planning

San Bernardino Community College District (980)

Address

Crafton Hills College

11711 Sand Canyon Road

Yucapia, CA 92399

District Owned/Future Education Site

1888 Highland Avenue

San Bernardino, CA 92408

Economic Development & Corporate Training

114 South Del Rosa Drive

San Bernardino, CA 92408

San Bernardino Valley College

701 South Mt. Vernon Avenue

San Bernardino, CA 92410

FUSION

District Projects Priority Order (2023-2029)

Planning

San Bernardino Community College District (980)

No. Project	Campus	Source	Total Cost	Schedule of Funds					
				2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
1 Softball Field									
San Bernardino Valley College									
Occupancy: 2023-24		STATE:	\$0						
Net ASF: 1,113		DISTRICT:	\$6,267,082						
2 Student Support Building Renovation (SSB) (Bldg. #7)									
Crafton Hills College									
				Phases C,E					
Occupancy: 2024-25		STATE:	\$0					\$0	
Net ASF: -4		DISTRICT:	\$2,957,699					\$2,676,718	
3 Technical Building Replacement									
San Bernardino Valley College									
Occupancy: 2024-25		STATE:	\$33,735,000						
Net ASF: 6,727		DISTRICT:	\$53,103,000						
4 Child Development Center Renovation (Bldg. #2)									
Crafton Hills College									
Occupancy: 2023-24		STATE:	\$0						
Net ASF: -579		DISTRICT:	\$3,800,799						
5 Technical Building Demolition									
San Bernardino Valley College									
				Phase C					
Occupancy: 2025-26		STATE:	\$0					\$0	
Net ASF: 0		DISTRICT:	\$1,800,000					\$1,629,000	
7 M&O Repurposing									
San Bernardino Valley College									
				Phases P,W		Phases C,E			
Occupancy: 2024-25		STATE:	\$0			\$0		\$0	
Net ASF: 0		DISTRICT:	\$1,781,402			\$169,234		\$1,612,168	
8 Public Safety Training Center (Bldg. #20)									
Crafton Hills College									
				Phase E					
Occupancy: 2023-24		STATE:	\$0					\$0	
Net ASF: 4,445		DISTRICT:	\$11,801,321					\$619,569	
9 Student Services Building									
San Bernardino Valley College									
				Phase C		Phase E			
Occupancy: 2025-26		STATE:	\$0			\$0		\$0	
Net ASF: 16,749		DISTRICT:	\$104,775,351			\$89,320,987		\$5,500,706	
10 Central Complex 2 Renovation (CHS) (Bldg. #11)									
Crafton Hills College									
				Phases C,E					
Occupancy: 2024-25		STATE:	\$0					\$0	
Net ASF: -278		DISTRICT:	\$14,303,094					\$12,944,300	
11 Career Pathways Phase 2									
San Bernardino Valley College									
				Phase C		Phase E			
Occupancy: 2024-25		STATE:	\$0			\$0		\$0	
Net ASF: 36,762		DISTRICT:	\$94,340,886			\$80,425,605		\$4,952,897	
12 Campus-wide Infrastructure									
Crafton Hills College									
Occupancy: 2026-27		STATE:	\$0						
Net ASF: 0		DISTRICT:	\$20,108,331						
13 Physical Sciences & Health and Life Sciences									
San Bernardino Valley College									
				Phases P,W		Phase C		Phase E	
Occupancy: 2029-30		STATE:	\$4,386,655			\$369,838	\$4,016,817	\$0	
Net ASF: 0		DISTRICT:	\$4,386,655			\$369,838	\$3,250,063	\$766,754	

14 Performing Arts Center Demolition (Bldg. #9)

Crafton Hills College			Phase C	Phase E
Occupancy: 2025-26	STATE:	\$0	\$0	\$0
Net ASF: 0	DISTRICT:	\$9,622,474	\$8,708,339	\$0

15 Campus-wide Infrastructure

San Bernardino Valley College				
Occupancy: 2024-25	STATE:	\$0		
Net ASF: 0	DISTRICT:	\$44,917,774		

16 Crafton Hall Renovation (Bldg. #3)

Crafton Hills College			Phases C,E	
Occupancy: 2024-25	STATE:	\$0	\$0	
Net ASF: -574	DISTRICT:	\$6,543,811	\$5,922,149	

17 Administration and Campus Center

San Bernardino Valley College			Phases P,W	Phase C	Phase E
Occupancy: 2026-27	STATE:	\$0	\$0	\$0	\$0
Net ASF: -4,681	DISTRICT:	\$12,372,336	\$1,175,372	\$10,547,416	\$649,548

18 CHC Affordable Student Housing Project

Crafton Hills College			Phase W	Phase C	Phase E
Occupancy: 2025-26	STATE:	\$40,844,521	\$1,386,354	\$36,730,702	\$1,174,705
Net ASF: 32,132	DISTRICT:	\$13,401,418	\$462,118	\$12,030,145	\$391,568

19 New Gymnasium

Crafton Hills College			Phases P,W		Phase C	Phase E
Occupancy: 2029-30	STATE:	\$9,737,259	\$808,017	\$8,929,242	\$0	
Net ASF: 15,000	DISTRICT:	\$9,737,259	\$808,017	\$8,569,092	\$360,150	

20 Warehouse Facilities

San Bernardino Valley College			Phases P,W		Phase C	Phase E
Occupancy: 2029-30	STATE:	\$3,045,098	\$264,995	\$2,780,103	\$0	
Net ASF: 0	DISTRICT:	\$3,045,097	\$264,995	\$2,747,091	\$33,011	

21 Instructional Building - Phase I (Bldg. #9)

Crafton Hills College			Phase C	Phase E
Occupancy: 2026-27	STATE:	\$0	\$0	\$0
Net ASF: 7,302	DISTRICT:	\$44,747,767	\$38,147,471	\$2,349,258

22 Parking Structure

San Bernardino Valley College			Phase P	Phase W	Phase C
Occupancy: 2030-31	STATE:	\$0	\$0	\$0	\$0
Net ASF: 0	DISTRICT:	\$50,400,000	\$630,000	\$4,158,000	\$45,612,000

23 West Complex Renovation (CL) (Bldg. #5)

Crafton Hills College			Phases P,W		Phase C	Phase E
Occupancy: 2029-30	STATE:	\$2,308,575	\$227,189	\$2,081,386	\$0	
Net ASF: -117	DISTRICT:	\$2,308,575	\$227,189	\$1,836,254	\$245,132	

24 Library Repurposing

San Bernardino Valley College			Phase P	Phase W	Phase C
Occupancy: 2031-32	STATE:	\$0	\$0	\$0	\$0
Net ASF: 0	DISTRICT:	\$4,800,000	\$60,000	\$396,000	\$4,092,000

25 Athletic Fields

Crafton Hills College			Phase P	Phase W	Phase C
Occupancy: 2030-31	STATE:	\$0	\$0	\$0	\$0
Net ASF: 0	DISTRICT:	\$12,960,500	\$162,006	\$1,069,241	\$11,048,826

26 Performing Arts Center

San Bernardino Valley College			Phase P	Phase W	Phase C
Occupancy: 2031-32	STATE:	\$0	\$0	\$0	\$0
Net ASF: 0	DISTRICT:	\$50,000,000	\$625,000	\$4,125,000	\$42,625,000

27 Teaching Pool

Crafton Hills College			Phase P	Phase W	Phase C
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Report Generated: 05/16/2023

Occupancy: 2030-31	STATE:	\$0			\$0	\$0	\$0
Net ASF: 0	DISTRICT:	\$7,538,250			\$94,228	\$621,906	\$6,822,116

28 Instructional Building - Phase II

Crafton Hills College					Phase P	Phase W	Phase C
Occupancy: 2031-32	STATE:	\$0			\$0	\$0	\$0
Net ASF: 0	DISTRICT:	\$57,500,000			\$718,750	\$4,743,750	\$49,018,750

GRAND TOTALS			2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
	STATE:	\$94,057,108	\$1,386,354	\$36,730,702	\$1,982,722	\$862,022	\$8,929,242	\$8,878,306	\$0
	DISTRICT:	\$649,320,881	\$191,492,962	\$31,155,639	\$55,395,178	\$4,490,828	\$14,387,076	\$64,761,455	\$114,651,589

District: San Bernardino Community College District
College / Center: San Bernardino Valley College
Project Name: Warehouse Facilities
Project Type: New

Project Funding

	<u>State Funded</u>	<u>District Funds</u>	<u>Non-State Funds</u>	
Land Acquisition:				Budget Year: 2026
Prelim. Plans:	\$122,727	\$122,727	\$0	Const. Cost Index: 8823
Working Draw:	\$142,268	\$142,268	\$0	5 yr. Plan Priority: 20
Construction:	\$2,780,103	\$2,747,091	\$0	Net ASF: 0
Equipment:	\$0	\$33,011	\$0	Total GSF: 18,200
	\$3,045,098	\$3,045,097	\$0	
Total Cost:	\$6,090,196			

Project Description:

This project will construct a new Warehouse Facilities to accommodate growth on campus to support daily operational needs. The Warehouse Facility will provide space for SBCCD's district shipping, receiving, and storage functions, as well as a storage space for San Bernardino Valley College. The new facility will be durable and easy to maintain—providing flexible and efficient space for receiving and handling deliveries, inventory processing, and disposing of obsolete equipment. It will provide secure storage for the SBCCD Police Department. The college portion of this facility will provide secure storage for general college needs and the needs of individual departments. This facility will include provisions to support the management and recycling of waste, including the storage and disposal of hazardous materials. The Warehouse will be located on the Fairview precinct of campus. The outdoor areas will be improved to provide for delivery vehicle access and loading and staff parking—all secured by an attractive perimeter wall and landscaping. The new Warehouse Facilities will be approximately 18,200 GSF and the existing Police Storage, Shipping/Receiving Office, Storage 1, 2 and 4, and Warehouse.

Master Plan Comments:

The proposed project supports the initiatives of San Bernardino Valley College's 2016 Comprehensive Master Plan, and is a part of its 5-Year Construction Plan. This project will increase the ability of the College to address facility support functions.

CEQA Status:

	<u>Project Under Review</u>	<u>Hearing Underway</u>	<u>Approved District/Filed Clearinghouse</u>	<u>Not Required</u>
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:

- No Life Safety Project - Required Supporting report is attached to establish imminent danger
- Yes Project Design - Construction and equipment design conform with State design and cost guidelines
- No Infrastructure

- 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**

- Major ASF:
- 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**

- Major ASF:
- Yes **Other Facility Projects**
 Type of space: New Construction
 Primary ASF of request space: Warehouse
- N/A - There is an existing facility in use for this proposed project
- Supplemental Information and Alternatives Explored**
- N/A - Cost to reconstruct existing building is more than 50% of cost of a new building
- N/A - Usage in the new building will be the same as usage in the building replaced
- N/A - Replaced building will be demolished and costs are included in the project
- N/A - 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
- N/A - Critical Life-safety third party justification
- No - Engineering test or other related documents

San Bernardino Community College District (980)

San Bernardino Valley College (982)

Project: Warehouse Facilities

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
310	Office	6510	Building Maintenance and Operation Support	1,200	883	317
310	Office	6780	Management Information Services	0	240	-240
515	Armory Service	2100	Public and Protective Services	0	1,228	-1,228
710	Data Processing/Computer	6780	Management Information Services	0	450	-450
730	Storage	6510	Building Maintenance and Operation Support	13,765	12,164	1,601
TOTAL	-	-		14,965	14,965	0

DISTRICT San Bernardino Community College District		CAMPUS San Bernardino Valley College					
Project Name: Warehouse Facilities		Date Prepared: 5/8/2023		Estimate CCI: 8823		CFIS Ref. #:	
Prepared By:		Estimate EPI: 5455		Budget Ref. #:			
		Total Cost	State Funded	District Funded			
				Supportable	Non Supportable		
1. SITE ACQUISITION (CCI: 8823)		\$0	\$0	\$0	\$0		
2. PRELIMINARY PLANS (CCI: 8823)		\$245,455	\$122,727	\$122,727	\$0		
2 - A. Architectural Fees for Preliminary Plans		\$135,207				\$0	
2 - B. Project Management for Preliminary Plans		\$48,288				\$0	
2 - C. Division of the State Architect Plan Check Fee		\$0				\$0	
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)		\$30,980				\$0	
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$30,980				\$0	
3. WORKING DRAWINGS (CCI: 8823)		\$284,535	\$142,268	\$142,268	\$0		
3 - A. Architectural Fees for Working Drawings		\$154,522				\$0	
3 - B. Project Management for Working Drawings		\$0				\$0	
3 - C. Division of the State Architect Plan Check Fee		\$48,062				\$0	
3 - D. Community Colleges Plan Check Fee		\$13,797				\$0	
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$68,155				\$0	
(Total PW may not exceed 13% of construction)		\$0				\$0	
4. CONSTRUCTION - HARD COSTS (CCI: 8823)		\$4,828,806	\$2,430,909	\$2,397,897	\$0		
4 - A. Utility Service		\$112,121				\$0	
4 - B. Site Development - Service		\$168,181				\$0	
4 - C. Site Development - General		\$280,302				\$0	
4 - D. Site Development - Other		\$0				\$0	
4 - E. Reconstruction		\$0				\$0	
4 - F. New Construction (Building) (w/Group 1 equip)		\$3,737,355				\$0	
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)		\$74,747				\$0	
4 - H. Other		\$456,100				\$0	
5. CONTINGENCY (CCI: 8823)		\$241,440	\$120,720	\$120,720	\$0		
5. Contingency		\$241,440				\$0	
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 8823)		\$96,576	\$48,288	\$48,288	\$0		
6. Architectural and Engineering Oversight		\$96,576				\$0	
7. TESTS AND INSPECTIONS (CCI: 8823)		\$263,796	\$131,898	\$131,898	\$0		
A. Tests		\$48,288				\$0	
B. DSA Inspections		\$215,508				\$0	
8. CONSTRUCTION MANAGEMENT (CCI: 8823)		\$96,576	\$48,288	\$48,288	\$0		
8. Construction Management		\$96,576				\$0	
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 8823)		\$5,527,195	\$2,780,103	\$2,747,091	\$0		
Total Construction Costs		\$5,527,195				\$0	
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)		\$33,011	\$0	\$33,011	\$0		
10 - A. Furniture and Group II Equipment		\$33,011				\$0	
11. Total Project Costs (Items 1, 2, 3, 9, and 10)		\$6,090,196	\$3,045,098	\$3,045,097	\$0		
12. Project Data		Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF	
New Construction		18,200	14,965	82%	\$249.74	\$205.35	
Reconstruction		0	0	0%	\$0.00	\$0.00	
13. Anticipated Time Schedule							
Start Preliminary Plans		7/1/2026	Advertise Bid for Construction			8/1/2028	
Start Working Drawings		3/1/2027	Award Construction Contract			10/1/2028	
Complete Working Drawings		11/1/2027	Advertise Bid for Equipment			7/1/2029	
DSA Final Approval		7/1/2028	Complete Project and Notice of Completion			9/1/2029	
14.		State Funded	District Funded		District Funded Total		
			Supportable	Non Supportable			
Preliminary Plans		\$122,727	\$122,727	\$0	\$122,727		
Working Drawings		\$142,268	\$142,268	\$0	\$142,268		
Construction		\$2,780,103	\$2,747,091	\$0	\$2,747,091		
Equipment		\$0	\$33,011	\$0	\$33,011		
Total Costs		\$3,045,098	\$3,045,097	\$0	\$3,045,097		
% of SS Costs		50.00%	50.00%	Project Total		\$6,090,196	
Points % Calc		49.38%	50.62%	SS Total		\$6,090,196	

FUSION

JCAF32 Cost Mid Point Summary

DISTRICT San Bernardino Community College District CAMPUS San Bernardino Valley College

Project Name: Warehouse Facilities **Date Prepared:** 5/8/2023 **Budget/Midpoint CCI:** 8823 **CFIS Ref. #:**
Prepared By: **Budget/Midpoint EPI:** 5455 **Budget Ref. #:**

	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
1. SITE ACQUISITION (CCI: 8823)	\$0	\$0	\$0	\$0
2. PRELIMINARY PLANS (CCI: 8823)	\$304,000	\$152,000	\$152,000	\$0
2 - A. Architectural Fees for Preliminary Plans	\$178,000			\$0
2 - B. Project Management for Preliminary Plans	\$63,600			\$0
2 - C. Division of the State Architect Plan Check Fee	\$0			\$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$30,980			\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$30,980			\$0
3. WORKING DRAWINGS (CCI: 8823)	\$350,000	\$175,000	\$175,000	\$0
3 - A. Architectural Fees for Working Drawings	\$204,000			\$0
3 - B. Project Management for Working Drawings	\$0			\$0
3 - C. Division of the State Architect Plan Check Fee	\$59,564			\$0
3 - D. Community Colleges Plan Check Fee	\$18,171			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$68,155			\$0
(Total PW may not exceed 13% of construction)	\$0			\$0
4. CONSTRUCTION - HARD COSTS (CCI: 8823)	\$6,360,000	\$3,202,000	\$3,158,000	\$0
4 - A. Utility Service	\$147,675			\$0
4 - B. Site Development - Service	\$221,511			\$0
4 - C. Site Development - General	\$369,186			\$0
4 - D. Site Development - Other	\$0			\$0
4 - E. Reconstruction	\$0			\$0
4 - F. New Construction (Building) (w/Group 1 equip)	\$4,922,470			\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$98,449			\$0
4 - H. Other	\$600,729			\$0
5. CONTINGENCY (CCI: 8823)	\$318,000	\$159,000	\$159,000	\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 8823)	\$127,000	\$64,000	\$63,000	\$0
7. TESTS AND INSPECTIONS (CCI: 8823)	\$279,000	\$139,000	\$140,000	\$0
8. CONSTRUCTION MANAGEMENT (CCI: 8823)	\$127,000	\$64,000	\$63,000	\$0
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 8823)	\$7,211,000	\$3,628,000	\$3,583,000	\$0
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)	\$33,000	\$0	\$33,000	\$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$7,898,000	\$3,955,000	\$3,943,000	\$0

12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	18,200	14,965	82%	\$328.93	\$270.47
Reconstruction	0	0	0%	\$0.00	\$0.00

13. Anticipated Time Schedule			
Start Preliminary Plans	7/1/2026	Advertise Bid for Construction	8/1/2028
Start Working Drawings	3/1/2027	Award Construction Contract	10/1/2028
Complete Working Drawings	11/1/2027	Advertise Bid for Equipment	7/1/2029
DSA Final Approval	7/1/2028	Complete Project and Notice of Completion	9/1/2029

14.	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Preliminary Plans	\$152,000	\$152,000	\$0	\$152,000
Working Drawings	\$175,000	\$175,000	\$0	\$175,000
Construction	\$3,628,000	\$3,583,000	\$0	\$3,583,000
Equipment	\$0	\$33,000	\$0	\$33,000
Total Costs	\$3,955,000	\$3,943,000	\$0	\$3,943,000
% of SS Costs	50.08%	49.92%	Project Total	\$7,898,000
Points % Calc	49.38%	50.62%	SS Total	\$7,898,000

San Bernardino Community College District (980)								
San Bernardino Valley College (982)								
Project: Warehouse Facilities - EPI : 5455								
Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space	Equip. Cost/ASF	Total Allowable Cost
310	Office	6510	Building Maintenance and Operation Support	1,200	883	317	\$45.5	\$14,424
310	Office	6780	Management Information Services	0	240	-240	\$45.5	\$0
515	Armory Service	2100	Public and Protective Services	0	1,228	-1,228	\$0	\$0
710	Data Processing/Computer	6780	Management Information Services	0	450	-450	\$370.82	\$0
730	Storage	6510	Building Maintenance and Operation Support	13,765	12,164	1,601	\$11.61	\$18,588
TOTAL		-	-	14,965	14,965	0	-	\$33,011

San Bernardino Community College District (980), San Bernardino Valley College (982): NEW BUILDING, POLICE STOR(OLD MID COL), SHIP/REC OFFICE, STORAGE 1 (OLD CD 1), STORAGE 2 (OLD CD 2), STORAGE 4 (OLD CD 4), WAREHOUSE

Description:

This project will construct a new Warehouse Facilities to accommodate growth on campus to support daily operational needs. The Warehouse Facility will provide space for SBCCD's district shipping, receiving, and storage functions, as well as a storage space for San Bernardino Valley College. The new facility will be durable and easy to maintain—providing flexible and efficient space for receiving and handling deliveries, inventory processing, and disposing of obsolete equipment. It will provide secure storage for the SBCCD Police Department. The college portion of this facility will provide secure storage for general college needs and the needs of individual departments. This facility will include provisions to support the management and recycling of waste, including the storage and disposal of hazardous materials. The Warehouse will be located on the Fairview precinct of campus. The outdoor areas will be improved to provide for delivery vehicle access and loading and staff parking—all secured by an attractive perimeter wall and landscaping. The new Warehouse Facilities will be approximately 18,200 GSF and the existing Police Storage, Shipping/ Receiving Office, Storage 1, 2 and 4, and Warehouse.

Project Type:	New	Acres:	0
Occupancy Year:	2029-30	Contact:	Hassan Mirza
District Priority:	20	EPI:	5455
CCI:	8823	Total OGSF:	18,200
Net ASF:	0	Last Edit By:	Bobby Khushal
Last Edit Date:	4/19/2023	Complete:	No
Online:	No		

Project Score:

Score Type	Score	Supporting Data
Age of Building	56	
Facility Condition Index (FCI)	33	
FTES	12	
Vision for Success Regions of High Need	5	
Vision of Success CTE	0	
Local Contribution	50	
Total Score	156	

Space Analysis:

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	0	0	1,200	0	0	13,765	14,965
Secondary ASF	0	0	-1,123	0	0	-13,842	-14,965
Net ASF Change	0	0	77	0	0	-77	0
Initial Cap/Load FY2026 - 2027	200%	102%	83%	132%	39%	N/A	111%
Final Cap/Load FY2029 - 2030	196%	105%	90%	137%	39%	N/A	113%

Project Cost:

Phase	FY	State Funded	District Funds	Non-State Funds	Total Cost
Preliminary Plans	2026-2027	\$122,727	\$122,727	\$0	\$245,455
Working Drawings	2026-2027	\$142,268	\$142,268	\$0	\$284,535
Construction	2028-2029	\$2,780,103	\$2,747,091	\$0	\$5,527,195
Equipment	2029-2030	\$0	\$33,011	\$0	\$33,011
Project Total		\$3,045,098	\$3,045,097	\$0	\$6,090,196

District: San Bernardino Community College District
College / Center: San Bernardino Valley College
Project Name: Physical Sciences & Health and Life Sciences
Project Type: Reconstruction

Project Funding

	<u>State Funded</u>	<u>District Funds</u>	<u>Non-State Funds</u>	
Land Acquisition:				Budget Year: 2026
Prelim. Plans:	\$172,007	\$172,007	\$0	Const. Cost Index: 8823
Working Draw:	\$197,831	\$197,831	\$0	5 yr. Plan Priority: 13
Construction:	\$4,016,817	\$3,250,063	\$0	Net ASF: 0
Equipment:	\$0	\$766,754	\$0	Total GSF: 10,163
	\$4,386,655	\$4,386,655	\$0	
Total Cost:	\$8,773,310			

Project Description:

This project will repurpose the inactive space in the Health and Life Science building to accommodate Biology class laboratories and office space. Space in the Health and Life Science building will become inactive following occupancy of the Career Pathways Phase 2 building. Scope of work includes repurposing and reallocating inactive space for Biological Science laboratory and office use.

Master Plan Comments:

The proposed project supports the initiatives of San Bernardino Valley College's 2016 Comprehensive Master Plan, and is a part of its 5-Year Construction Plan. This project will repurpose the inactive space that will follow the construction and occupancy of the Career Pathways Phase 2 building and expand available class lab space for the Biological Sciences.

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:

- No Life Safety Project - Required Supporting report is attached to establish imminent danger
- Yes Project Design - Construction and equipment design conform with State design and cost guidelines
- No Infrastructure

- 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: Teaching Lab
- 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**

- No Major ASF:
Other Facility Projects

- Yes - There is an existing facility in use for this proposed project
Supplemental Information and Alternatives Explored
- No - Cost to reconstruct existing building is more than 50% of cost of a new building
- N/A - Usage in the new building will be the same as usage in the building replaced
- N/A - Replaced building will be demolished and costs are included in the project
- Yes - Alternative instructional delivery system, distance learning, other such means
- No - District or private funding sources
- Yes - Other: Local Bond

- 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
- N/A - 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

San Bernardino Community College District (980)

San Bernardino Valley College (982)

Project: Physical Sciences & Health and Life Sciences

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
050	Inactive Area	1201	Health Occupations, General	0	6,606	-6,606
210	Class Lab	0401	Biology, General	5,606	0	5,606
310	Office	0099	General Assignment	1,000	0	1,000
TOTAL	-	-		6,606	6,606	0

DISTRICT San Bernardino Community College District		CAMPUS San Bernardino Valley College					
Project Name: Physical Sciences & Health and Life Sciences		Date Prepared: 5/8/2023		Estimate CCI: 8823		CFIS Ref. #:	
Prepared By:		Estimate EPI: 5455		Budget Ref. #:			
		Total Cost	State Funded	District Funded			
				Supportable	Non Supportable		
1. SITE ACQUISITION (CCI: 8823)		\$0	\$0	\$0	\$0		
2. PRELIMINARY PLANS (CCI: 8823)		\$344,015	\$172,007	\$172,007	\$0		
2 - A. Architectural Fees for Preliminary Plans		\$219,376				\$0	
2 - B. Project Management for Preliminary Plans		\$62,679				\$0	
2 - C. Division of the State Architect Plan Check Fee		\$0				\$0	
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)		\$30,980				\$0	
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$30,980				\$0	
3. WORKING DRAWINGS (CCI: 8823)		\$395,661	\$197,831	\$197,831	\$0		
3 - A. Architectural Fees for Working Drawings		\$250,715				\$0	
3 - B. Project Management for Working Drawings		\$0				\$0	
3 - C. Division of the State Architect Plan Check Fee		\$58,882				\$0	
3 - D. Community Colleges Plan Check Fee		\$17,908				\$0	
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$68,155				\$0	
(Total PW may not exceed 13% of construction)		\$0				\$0	
4. CONSTRUCTION - HARD COSTS (CCI: 8823)		\$6,267,886	\$3,517,320	\$2,750,566	\$0		
4 - A. Utility Service		\$159,353				\$0	
4 - B. Site Development - Service		\$239,030				\$0	
4 - C. Site Development - General		\$398,383				\$0	
4 - D. Site Development - Other		\$0				\$0	
4 - E. Reconstruction		\$5,311,767				\$0	
4 - F. New Construction (Building) (w/Group 1 equip)		\$0				\$0	
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)		\$159,353				\$0	
4 - H. Other		\$0				\$0	
5. CONTINGENCY (CCI: 8823)		\$438,752	\$219,376	\$219,376	\$0		
5. Contingency		\$438,752				\$0	
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 8823)		\$156,697	\$78,349	\$78,349	\$0		
6. Architectural and Engineering Oversight		\$156,697				\$0	
7. TESTS AND INSPECTIONS (CCI: 8823)		\$278,187	\$139,093	\$139,093	\$0		
A. Tests		\$62,679				\$0	
B. DSA Inspections		\$215,508				\$0	
8. CONSTRUCTION MANAGEMENT (CCI: 8823)		\$125,358	\$62,679	\$62,679	\$0		
8. Construction Management		\$125,358				\$0	
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 8823)		\$7,266,880	\$4,016,817	\$3,250,063	\$0		
Total Construction Costs		\$7,266,880				\$0	
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)		\$766,754	\$0	\$766,754	\$0		
10 - A. Furniture and Group II Equipment		\$766,754				\$0	
11. Total Project Costs (Items 1, 2, 3, 9, and 10)		\$8,773,310	\$4,386,655	\$4,386,655	\$0		
12. Project Data		Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF	
New Construction		0	0	0%	\$0.00	\$0.00	
Reconstruction		10,163	6,606	65%	\$804.08	\$522.66	
13. Anticipated Time Schedule							
Start Preliminary Plans		7/1/2026	Advertise Bid for Construction			8/1/2028	
Start Working Drawings		3/1/2027	Award Construction Contract			10/1/2028	
Complete Working Drawings		11/1/2027	Advertise Bid for Equipment			7/1/2029	
DSA Final Approval		7/1/2028	Complete Project and Notice of Completion			9/1/2029	
14.		State Funded	District Funded		District Funded Total		
			Supportable	Non Supportable			
Preliminary Plans		\$172,007	\$172,007	\$0	\$172,007		
Working Drawings		\$197,831	\$197,831	\$0	\$197,831		
Construction		\$4,016,817	\$3,250,063	\$0	\$3,250,063		
Equipment		\$0	\$766,754	\$0	\$766,754		
Total Costs		\$4,386,655	\$4,386,655	\$0	\$4,386,655		
% of SS Costs		50.00%	50.00%	Project Total	\$8,773,310		
Points % Calc		49.08%	50.92%	SS Total	\$8,773,310		

FUSION

JCAF32 Cost Mid Point Summary

DISTRICT San Bernardino Community College District			CAMPUS San Bernardino Valley College		
Project Name: Physical Sciences & Health and Life Sciences		Date Prepared: 5/8/2023	Budget/Midpoint CCI: 8823		CFIS Ref. #:
Prepared By:		Budget/Midpoint EPI: 5455		Budget Ref. #:	
	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
1. SITE ACQUISITION (CCI: 8823)	\$0	\$0	\$0	\$0	\$0
2. PRELIMINARY PLANS (CCI: 8823)	\$434,000	\$217,000	\$217,000		\$0
2 - A. Architectural Fees for Preliminary Plans	\$289,000				\$0
2 - B. Project Management for Preliminary Plans	\$82,554				\$0
2 - C. Division of the State Architect Plan Check Fee	\$0				\$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$30,980				\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$30,980				\$0
3. WORKING DRAWINGS (CCI: 8823)	\$496,000	\$248,000	\$248,000		\$0
3 - A. Architectural Fees for Working Drawings	\$330,000				\$0
3 - B. Project Management for Working Drawings	\$0				\$0
3 - C. Division of the State Architect Plan Check Fee	\$73,590				\$0
3 - D. Community Colleges Plan Check Fee	\$23,587				\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$68,155				\$0
(Total PW may not exceed 13% of construction)	\$0				\$0
4. CONSTRUCTION - HARD COSTS (CCI: 8823)	\$8,256,000	\$4,633,000	\$3,623,000		\$0
4 - A. Utility Service	\$209,884				\$0
4 - B. Site Development - Service	\$314,826				\$0
4 - C. Site Development - General	\$524,710				\$0
4 - D. Site Development - Other	\$0				\$0
4 - E. Reconstruction	\$6,996,128				\$0
4 - F. New Construction (Building) (w/Group 1 equip)	\$0				\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$209,884				\$0
4 - H. Other	\$0				\$0
5. CONTINGENCY (CCI: 8823)	\$578,000	\$289,000	\$289,000		\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 8823)	\$206,000	\$103,000	\$103,000		\$0
7. TESTS AND INSPECTIONS (CCI: 8823)	\$298,000	\$149,000	\$149,000		\$0
8. CONSTRUCTION MANAGEMENT (CCI: 8823)	\$165,000	\$83,000	\$82,000		\$0
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 8823)	\$9,503,000	\$5,257,000	\$4,246,000		\$0
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)	\$767,000	\$0	\$767,000		\$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$11,200,000	\$5,722,000	\$5,478,000		\$0
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	0	0	0%	\$0.00	\$0.00
Reconstruction	10,163	6,606	65%	\$1,059.06	\$688.39
13. Anticipated Time Schedule					
Start Preliminary Plans	7/1/2026	Advertise Bid for Construction	8/1/2028		
Start Working Drawings	3/1/2027	Award Construction Contract	10/1/2028		
Complete Working Drawings	11/1/2027	Advertise Bid for Equipment	7/1/2029		
DSA Final Approval	7/1/2028	Complete Project and Notice of Completion	9/1/2029		
14.	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Preliminary Plans	\$217,000	\$217,000	\$0	\$217,000	
Working Drawings	\$248,000	\$248,000	\$0	\$248,000	
Construction	\$5,257,000	\$4,246,000	\$0	\$4,246,000	
Equipment	\$0	\$767,000	\$0	\$767,000	
Total Costs	\$5,722,000	\$5,478,000	\$0	\$5,478,000	
% of SS Costs	51.09%	48.91%	Project Total	\$11,200,000	
Points % Calc	49.08%	50.92%	SS Total	\$11,200,000	

Report Generated: 5/8/2023

San Bernardino Community College District (980)

San Bernardino Valley College (982)

Project: Physical Sciences & Health and Life Sciences – EPI : 5455

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space	Equip. Cost/ASF	Total Allowable Cost
050	Inactive Area	1201	Health Occupations, General	0	6,606	-6,606	\$0	\$0
210	Class Lab	0401	Biology, General	5,606	0	5,606	\$129.66	\$726,874
310	Office	0099	General Assignment	1,000	0	1,000	\$39.88	\$39,880
TOTAL		-	-	6,606	6,606	0	-	\$766,754

San Bernardino Community College District (980), San Bernardino Valley College (982): HEALTH & LIFE SCIENCE

Description:

This project will repurpose the inactive space in the Health and Life Science building to accommodate Biology class laboratories and office space. Space in the Health and Life Science building will become inactive following occupancy of the Career Pathways Phase 2 building. Scope of work includes repurposing and reallocating inactive space for Biological Science laboratory and office use.

Project Type:	Reconstruction		
Occupancy Year:	2029-30	Acres:	0
District Priority:	13	Contact:	Hassan Mirza
CCI:	8823	EPI:	5455
Net ASF:	0	Total OGSF:	10,163
Last Edit Date:	4/17/2023	Last Edit By:	Bobby Khushal
Online:	No	Complete:	No

Project Score:

Score Type	Score	Supporting Data
Age of Building	22	
Facility Condition Index (FCI)	4	
FTES	12	
Vision for Success Regions of High Need	5	
Vision of Success CTE	0	
Local Contribution	50	
Total Score	93	

Space Analysis:

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	0	5,606	1,000	0	0	0	6,606
Secondary ASF	0	0	0	0	0	-6,606	-6,606
Net ASF Change	0	5,606	1,000	0	0	-6,606	0
Initial Cap/Load FY2026 - 2027	200%	102%	83%	132%	39%	N/A	111%
Final Cap/Load FY2029 - 2030	196%	105%	90%	137%	39%	N/A	113%

Project Cost:

Phase	FY	State Funded	District Funds	Non-State Funds	Total Cost
Preliminary Plans	2026-2027	\$172,007	\$172,007	\$0	\$344,015
Working Drawings	2026-2027	\$197,831	\$197,831	\$0	\$395,661
Construction	2028-2029	\$4,016,817	\$3,250,063	\$0	\$7,266,880
Equipment	2029-2030	\$0	\$766,754	\$0	\$766,754
Project Total		\$4,386,655	\$4,386,655	\$0	\$8,773,310

District: San Bernardino Community College District
College / Center: Crafton Hills College
Project Name: West Complex Renovation (CL) (Bldg. #5)
Project Type: Reconstruction

Project Funding

	<u>State Funded</u>	<u>District Funds</u>	<u>Non-State Funds</u>	
Land Acquisition:				Budget Year: 2026
Prelim. Plans:	\$105,023	\$105,023	\$0	Const. Cost Index: 8823
Working Draw:	\$122,166	\$122,166	\$0	5 yr. Plan Priority: 23
Construction:	\$2,081,386	\$1,836,254	\$0	Net ASF: -117
Equipment:	\$0	\$245,132	\$0	Total GSF: 6,800
	\$2,308,574	\$2,308,574	\$0	
Total Cost:	\$4,617,148			

Project Description:

This project will renovate the West Complex to repurpose the building for administrative offices, administrative support, mailroom/reprographics, and minimal 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 respond to safety/accessibility needs by reducing assignable square footage within the building.

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:

- N/A Life Safety Project - Required Supporting report is attached to establish imminent danger
- Yes Project Design - Construction and equipment design conform with State design and cost guidelines
- No Infrastructure

- 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**
 - Major ASF:
 - 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: Office
 - No **Other Facility Projects**

- Yes - There is an existing facility in use for this proposed project
Supplemental Information and Alternatives Explored
- No - Cost to reconstruct existing building is more than 50% of cost of a new building
- N/A - Usage in the new building will be the same as usage in the building replaced
- N/A - Replaced building will be demolished and costs are included in the project
- Yes - 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
- N/A - 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, JCAF 33

San Bernardino Community College District (980)

Crafton Hills College (981)

Project: West Complex Renovation (CL) (Bldg. #5)

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
110	Classroom	0099	General Assignment	1,000	4,772	-3,772
115	Classroom Service	0099	General Assignment	0	195	-195
310	Office	6000	Instructional Administration	1,300	0	1,300
315	Office Service	6000	Instructional Administration	200	0	200
650	Lounge	0099	General Assignment	0	618	-618
650	Lounge	6000	Instructional Administration	300	0	300
655	Lounge Service	0099	General Assignment	0	32	-32
680	Meeting Room	6000	Instructional Administration	2,000	0	2,000
720	Shop	6510	Building Maintenance and Operation Support	700	0	700
TOTAL	-	-		5,500	5,617	-117

DISTRICT San Bernardino Community College District		CAMPUS Crafton Hills College					
Project Name: West Complex Renovation (CL) (Bldg. #5)		Date Prepared: 5/8/2023		Estimate CCI: 8823		CFIS Ref. #:	
Prepared By:		Estimate EPI: 5455		Budget Ref. #:			
		Total Cost	State Funded	District Funded			
				Supportable	Non Supportable		
1. SITE ACQUISITION (CCI: 8823)		\$0	\$0	\$0	\$0		
2. PRELIMINARY PLANS (CCI: 8823)		\$210,045	\$105,023	\$105,023	\$0		
2 - A. Architectural Fees for Preliminary Plans		\$115,177				\$0	
2 - B. Project Management for Preliminary Plans		\$32,908				\$0	
2 - C. Division of the State Architect Plan Check Fee		\$0				\$0	
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)		\$30,980				\$0	
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$30,980				\$0	
3. WORKING DRAWINGS (CCI: 8823)		\$244,331	\$122,166	\$122,166	\$0		
3 - A. Architectural Fees for Working Drawings		\$131,631				\$0	
3 - B. Project Management for Working Drawings		\$0				\$0	
3 - C. Division of the State Architect Plan Check Fee		\$35,143				\$0	
3 - D. Community Colleges Plan Check Fee		\$9,402				\$0	
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$68,155				\$0	
(Total PW may not exceed 13% of construction)		\$0				\$0	
4. CONSTRUCTION - HARD COSTS (CCI: 8823)		\$3,290,784	\$1,767,958	\$1,522,826	\$0		
4 - A. Utility Service		\$83,664				\$0	
4 - B. Site Development - Service		\$125,496				\$0	
4 - C. Site Development - General		\$209,160				\$0	
4 - D. Site Development - Other		\$0				\$0	
4 - E. Reconstruction		\$2,788,800				\$0	
4 - F. New Construction (Building) (w/Group 1 equip)		\$0				\$0	
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)		\$83,664				\$0	
4 - H. Other		\$0				\$0	
5. CONTINGENCY (CCI: 8823)		\$230,355	\$115,177	\$115,177	\$0		
5. Contingency		\$230,355				\$0	
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 8823)		\$82,270	\$41,135	\$41,135	\$0		
6. Architectural and Engineering Oversight		\$82,270				\$0	
7. TESTS AND INSPECTIONS (CCI: 8823)		\$248,416	\$124,208	\$124,208	\$0		
A. Tests		\$32,908				\$0	
B. DSA Inspections		\$215,508				\$0	
8. CONSTRUCTION MANAGEMENT (CCI: 8823)		\$65,816	\$32,908	\$32,908	\$0		
8. Construction Management		\$65,816				\$0	
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 8823)		\$3,917,640	\$2,081,386	\$1,836,254	\$0		
Total Construction Costs		\$3,917,640				\$0	
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)		\$245,132	\$0	\$245,132	\$0		
10 - A. Furniture and Group II Equipment		\$245,132				\$0	
11. Total Project Costs (Items 1, 2, 3, 9, and 10)		\$4,617,148	\$2,308,574	\$2,308,574	\$0		
12. Project Data		Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF	
New Construction		0	0	0%	\$0.00	\$0.00	
Reconstruction		6,800	5,500	81%	\$507.05	\$410.12	
13. Anticipated Time Schedule							
Start Preliminary Plans		7/1/2026	Advertise Bid for Construction			8/1/2028	
Start Working Drawings		3/1/2027	Award Construction Contract			10/1/2028	
Complete Working Drawings		11/1/2027	Advertise Bid for Equipment			7/1/2029	
DSA Final Approval		7/1/2028	Complete Project and Notice of Completion			9/1/2029	
14.		State Funded	District Funded		District Funded Total		
			Supportable	Non Supportable			
Preliminary Plans		\$105,023	\$105,023	\$0	\$105,023		
Working Drawings		\$122,166	\$122,166	\$0	\$122,166		
Construction		\$2,081,386	\$1,836,254	\$0	\$1,836,254		
Equipment		\$0	\$245,132	\$0	\$245,132		
Total Costs		\$2,308,574	\$2,308,574	\$0	\$2,308,574		
% of SS Costs		50.00%	50.00%	Project Total		\$4,617,148	
Points % Calc		49.08%	50.92%	SS Total		\$4,617,148	

FUSION

JCAF32 Cost Mid Point Summary

DISTRICT San Bernardino Community College District			CAMPUS Crafton Hills College		
Project Name: West Complex Renovation (CL) (Bldg. #5)		Date Prepared: 5/8/2023	Budget/Midpoint CCI: 8823		CFIS Ref. #:
Prepared By:		Budget/Midpoint EPI: 5455		Budget Ref. #:	
	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
1. SITE ACQUISITION (CCI: 8823)	\$0	\$0	\$0	\$0	\$0
2. PRELIMINARY PLANS (CCI: 8823)	\$257,000	\$129,000	\$128,000		\$0
2 - A. Architectural Fees for Preliminary Plans	\$152,000				\$0
2 - B. Project Management for Preliminary Plans	\$43,343				\$0
2 - C. Division of the State Architect Plan Check Fee	\$0				\$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$30,980				\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$30,980				\$0
3. WORKING DRAWINGS (CCI: 8823)	\$297,000	\$148,000	\$149,000		\$0
3 - A. Architectural Fees for Working Drawings	\$173,000				\$0
3 - B. Project Management for Working Drawings	\$0				\$0
3 - C. Division of the State Architect Plan Check Fee	\$43,908				\$0
3 - D. Community Colleges Plan Check Fee	\$12,384				\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$68,155				\$0
(Total PW may not exceed 13% of construction)	\$0				\$0
4. CONSTRUCTION - HARD COSTS (CCI: 8823)	\$4,333,000	\$2,328,000	\$2,005,000		\$0
4 - A. Utility Service	\$110,194				\$0
4 - B. Site Development - Service	\$165,291				\$0
4 - C. Site Development - General	\$275,485				\$0
4 - D. Site Development - Other	\$0				\$0
4 - E. Reconstruction	\$3,673,128				\$0
4 - F. New Construction (Building) (w/Group 1 equip)	\$0				\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$110,194				\$0
4 - H. Other	\$0				\$0
5. CONTINGENCY (CCI: 8823)	\$303,000	\$151,000	\$152,000		\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 8823)	\$108,000	\$54,000	\$54,000		\$0
7. TESTS AND INSPECTIONS (CCI: 8823)	\$259,000	\$129,000	\$130,000		\$0
8. CONSTRUCTION MANAGEMENT (CCI: 8823)	\$87,000	\$44,000	\$43,000		\$0
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 8823)	\$5,090,000	\$2,706,000	\$2,384,000		\$0
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)	\$245,000	\$0	\$245,000		\$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$5,889,000	\$2,983,000	\$2,906,000		\$0
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	0	0	0%	\$0.00	\$0.00
Reconstruction	6,800	5,500	81%	\$667.84	\$540.17
13. Anticipated Time Schedule					
Start Preliminary Plans	7/1/2026	Advertise Bid for Construction	8/1/2028		
Start Working Drawings	3/1/2027	Award Construction Contract	10/1/2028		
Complete Working Drawings	11/1/2027	Advertise Bid for Equipment	7/1/2029		
DSA Final Approval	7/1/2028	Complete Project and Notice of Completion	9/1/2029		
14.	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Preliminary Plans	\$129,000	\$128,000	\$0	\$128,000	\$128,000
Working Drawings	\$148,000	\$149,000	\$0	\$149,000	\$149,000
Construction	\$2,706,000	\$2,384,000	\$0	\$2,384,000	\$2,384,000
Equipment	\$0	\$245,000	\$0	\$245,000	\$245,000
Total Costs	\$2,983,000	\$2,906,000	\$0	\$2,906,000	\$2,906,000
% of SS Costs	50.65%	49.35%	Project Total		\$5,889,000
Points % Calc	49.08%	50.92%	SS Total		\$5,889,000

Report Generated: 5/8/2023

San Bernardino Community College District (980)								
Crafton Hills College (981)								
Project: West Complex Renovation (CL) (Bldg. #5) – EPI : 5455								
Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space	Equip. Cost/ASF	Total Allowable Cost
110	Classroom	0099	General Assignment	1,000	4,772	-3,772	\$25.51	\$0
115	Classroom Service	0099	General Assignment	0	195	-195	\$25.51	\$0
310	Office	6000	Instructional Administration	1,300	0	1,300	\$45.5	\$59,150
315	Office Service	6000	Instructional Administration	200	0	200	\$45.5	\$9,100
650	Lounge	0099	General Assignment	0	618	-618	\$41.33	\$0
650	Lounge	6000	Instructional Administration	300	0	300	\$41.33	\$12,399
655	Lounge Service	0099	General Assignment	0	32	-32	\$41.33	\$0
680	Meeting Room	6000	Instructional Administration	2,000	0	2,000	\$41.33	\$82,660
720	Shop	6510	Building Maintenance and Operation Support	700	0	700	\$116.89	\$81,823
TOTAL		-	-	5,500	5,617	-117	-	\$245,132

San Bernardino Community College District (980), Crafton Hills College (981): West Complex (5)

Description:

This project will renovate the West Complex to repurpose the building for administrative offices, administrative support, mailroom/reprographics, and minimal 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 respond to safety/accessibility needs by reducing assignable square footage within the building.

Project Type: Reconstruction

Occupancy Year: 2029-30

Acres: 0

District Priority: 23

Contact: Hassan Mirza

CCI: 8823

EPI: 5455

Net ASF: -117

Total OGSF: 6,800

Last Edit Date: 4/18/2023

Last Edit By: Bobby Khushal

Online: No

Complete: No

Project Score:

Score Type	Score	Supporting Data
Age of Building	54	
Facility Condition Index (FCI)	40	
FTES	12	
Vision for Success Regions of High Need	5	
Vision of Success CTE	0	
Local Contribution	50	
Total Score	161	

Space Analysis:

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	1,000	0	1,500	0	0	3,000	5,500
Secondary ASF	-4,967	0	0	0	0	-650	-5,617
Net ASF Change	-3,967	0	1,500	0	0	2,350	-117
Initial Cap/Load FY2026 - 2027	198%	141%	102%	184%	42%	N/A	133%
Final Cap/Load FY2029 - 2030	181%	140%	97%	214%	42%	N/A	134%

Project Cost:

Phase	FY	State Funded	District Funds	Non-State Funds	Total Cost
Preliminary Plans	2026-2027	\$105,023	\$105,023	\$0	\$210,045
Working Drawings	2026-2027	\$122,166	\$122,166	\$0	\$244,331
Construction	2028-2029	\$2,081,386	\$1,836,254	\$0	\$3,917,640
Equipment	2029-2030	\$0	\$245,132	\$0	\$245,132
Project Total		\$2,308,574	\$2,308,574	\$0	\$4,617,148

Final Project Proposal

2025-26

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

New Gymnasium
Proposal Name

San Bernardino Community College District
Community College District

Crafton Hills College
College or Center

July 3, 2023
Date

FACILITIES PLANNING MANUAL
Final Project Proposal Forms

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Final Project Proposal Checklist

District: San Bernardino Community College District
College/Center: Crafton Hills College
Project: New Gymnasium
Prepared by: ALMA Strategies
Date: July 3, 2023

Section	Description	Status	Date
1.1	Title Page	Complete	07/03/2023
2.1	Final Project Proposal Checklist	Complete	07/03/2023
3.1	Approval Page - Final Project Proposal (with original signatures)	Complete	07/03/2023
3.2	Project Terms and Conditions	Complete	07/03/2023
4.1	Analysis of Building Space Use and WSCH - JCAF 31	Complete	07/03/2023
5.1	Cost Estimate Summary - JCAF 32	Complete	07/03/2023
5.2	Quantities and Unit Costs supporting the JCAF 32	Complete	07/03/2023
6.1	Board of Governors Energy and Sustainability Policy	Complete	07/03/2023
7.1	Responses to Specific Requirements – State Administrative Manual	Complete	07/03/2023
8.1	California Environmental Quality Act	Complete	07/03/2023
9.1	Analysis of Future Costs	Complete	07/03/2023
10.1	Campus Plot Plan	Complete	07/03/2023
10.2	Site Plan	Complete	07/03/2023
10.3	Floor Plans	Complete	07/03/2023
10.4	Exterior Elevations	Complete	07/03/2023
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	Complete	07/03/2023
12.1	Justification of Additional Costs exceeding Guidelines (<i>as needed</i>)	Complete	07/03/2023
13.1	Detailed Equipment List ^{1/}	N/A	N/A

APPROVAL PAGE

Final Project Proposal

Budget Year 2025-26

District: San Bernardino Community College District

Project Location: Crafton Hills College

(College or Center)

Project: New Gymnasium

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

District Certification

Contact Person: Farrah Farzaneh **Telephone:** (310) 633-1090
(Facilities, Planning and Development)

E-Mail Address: 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/Date) *(Secretary of the Board of Trustees Signature/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 Community College District

College/Center: Crafton Hills College

Project: New Gymnasium

Budget Year: 2025-26

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.
 - 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.

Project Terms and Conditions (Continued)

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.

San Bernardino Community College District (980)

Crafton Hills College (981)

Project: New Gymnasium

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
520	Athletics/Physical Education	0835	Physical Education	11,300	0	11,300
525	Athletic/Physical Ed Service	0835	Physical Education	3,700	0	3,700
TOTAL	-	-		15,000	0	15,000

DISTRICT San Bernardino Community College District		CAMPUS Crafton Hills College					
Project Name: New Gymnasium		Date Prepared: 5/8/2023		Estimate CCI: 8823		CFIS Ref. #:	
Prepared By:		Estimate EPI: 5455		Budget Ref. #:			
		Total Cost	State Funded	District Funded			
				Supportable	Non Supportable		
1. SITE ACQUISITION (CCI: 8823)		\$0	\$0	\$0	\$0		
2. PRELIMINARY PLANS (CCI: 8823)		\$873,658	\$436,829	\$436,829		\$0	
2 - A. Architectural Fees for Preliminary Plans		\$437,184				\$0	
2 - B. Project Management for Preliminary Plans		\$156,137				\$0	
2 - C. Division of the State Architect Plan Check Fee		\$0				\$0	
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)		\$95,570				\$0	
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$184,768				\$0	
3. WORKING DRAWINGS (CCI: 8823)		\$742,375	\$371,188	\$371,188		\$0	
3 - A. Architectural Fees for Working Drawings		\$499,638				\$0	
3 - B. Project Management for Working Drawings		\$0				\$0	
3 - C. Division of the State Architect Plan Check Fee		\$128,041				\$0	
3 - D. Community Colleges Plan Check Fee		\$44,611				\$0	
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$70,085				\$0	
(Total PW may not exceed 13% of construction)		\$0				\$0	
4. CONSTRUCTION - HARD COSTS (CCI: 8823)		\$15,613,702	\$7,986,926	\$7,626,776		\$0	
4 - A. Utility Service		\$1,886,755				\$0	
4 - B. Site Development - Service		\$1,936,191				\$0	
4 - C. Site Development - General		\$340,926				\$0	
4 - D. Site Development - Other		\$45,030				\$0	
4 - E. Reconstruction		\$0				\$0	
4 - F. New Construction (Building) (w/Group 1 equip)		\$8,640,000				\$0	
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)		\$172,800				\$0	
4 - H. Other		\$2,592,000				\$0	
5. CONTINGENCY (CCI: 8823)		\$780,685	\$390,343	\$390,343		\$0	
5. Contingency		\$780,685				\$0	
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 8823)		\$312,274	\$156,137	\$156,137		\$0	
6. Architectural and Engineering Oversight		\$312,274				\$0	
7. TESTS AND INSPECTIONS (CCI: 8823)		\$479,399	\$239,700	\$239,700		\$0	
A. Tests		\$156,137				\$0	
B. DSA Inspections		\$323,262				\$0	
8. CONSTRUCTION MANAGEMENT (CCI: 8823)		\$312,274	\$156,137	\$156,137		\$0	
8. Construction Management		\$312,274				\$0	
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 8823)		\$17,498,334	\$8,929,242	\$8,569,092		\$0	
Total Construction Costs		\$17,498,334				\$0	
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)		\$360,150	\$0	\$360,150		\$0	
10 - A. Furniture and Group II Equipment		\$360,150				\$0	
11. Total Project Costs (Items 1, 2, 3, 9, and 10)		\$19,474,517	\$9,737,259	\$9,737,259		\$0	
12. Project Data		Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF	
New Construction		19,050	15,000	79%	\$576.00	\$453.54	
Reconstruction		0	0	0%	\$0.00	\$0.00	
13. Anticipated Time Schedule							
Start Preliminary Plans		7/1/2025	Advertise Bid for Construction			10/1/2027	
Start Working Drawings		3/1/2026	Award Construction Contract			2/1/2028	
Complete Working Drawings		12/1/2026	Advertise Bid for Equipment			4/1/2029	
DSA Final Approval		8/1/2027	Complete Project and Notice of Completion			7/1/2029	
14.		State Funded	District Funded		District Funded Total		
			Supportable	Non Supportable			
Preliminary Plans		\$436,829	\$436,829	\$0	\$436,829		
Working Drawings		\$371,188	\$371,188	\$0	\$371,188		
Construction		\$8,929,242	\$8,569,092	\$0	\$8,569,092		
Equipment		\$0	\$360,150	\$0	\$360,150		
Total Costs		\$9,737,259	\$9,737,259	\$0	\$9,737,259		
% of SS Costs		50.00%	50.00%	Project Total		\$19,474,517	
Points % Calc		49.55%	50.45%	SS Total		\$19,474,517	

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32

1	Site Acquisition				
2	Plans				\$873,658
	A. Architect's Fee (Preliminary Plans)				
	CONST x 8% x 35%				\$437,184
	B. Project Management Fee (Preliminary Plans)				
	CONST x 1%				\$156,137
	C. Office of the State Architect, Plan Check Fee				
	Plan Check Fee, Structural, Fire, Life Safety Review				\$0
	All Allocated to Working Drawings Phase				
	D. Preliminary Tests				
	Geotechnical Report				\$63,713
	Soil Testing				\$31,857
	E. Other Costs				
	CEQA Consultant				\$25,485
	Constructability Review Consultant				\$31,857
	Waterproofing Consultant				\$38,228
	Data/Technology Consultant				\$50,970
	Hazardous Substance Consultant				\$38,228
3	Working Drawings				\$742,375
	A. Architect's Fee (Working Drawings)				
	CONST x 8% x 40%				\$499,638
	B. Project Management Fee (Working Drawings)				
	CONST x 1%				
	All Allocated to Preliminary Plans				\$0.00
	C. Office of the State Architect, Plan Check Fee				
	Plan Check Fee, Structural, Fire, Life Safety Review				\$128,041
	D. Community College Plan Check Fee				
	CONST x 0.0028571				\$44,611
	E. Other Costs:				
	Advertising, Printing & Legal Fees				\$70,085

	C. Site Development General				
	Site Paving, Structure & Landscaping				
	AC Paving				
	3" AC over 4" AB, parking	5,064	SF	\$7.81	\$39,550
	4" AC over 9" AB, fire lane	1,519	SF	\$12.29	\$18,669
	Drop-off lane	232	SF	\$13.47	\$3,125
	Hardscape				
	Pedestrian walkway	1,522	SF	\$17.97	\$27,350
	Concrete pavement	2,586	SF	\$26.05	\$67,365
	Concrete stairs, cast on grade	121	LF	\$134.75	\$16,305
	Concrete stair landing, cast on grade	40	SF	\$22.45	\$898
	Concrete curb, gutter, and ramps				
	Concrete curb, straight	391	LF	\$34.23	\$13,384
	Concrete curb, radius	98	LF	\$62.63	\$6,138
	Pedestrian ramp	211	SF	\$67.34	\$14,209
	Ramp railing	105	LF	\$206.60	\$21,693
	Curb cut ramp, allowance	24	SF	\$42.10	\$1,010
	Tactile warning tiles, allowance	16	SF	\$46.62	\$746
	Landscape and irrigation, allowance	7,853	SF	\$13.88	\$109,000
	Signage & Wayfinding	2	EA	\$742.51	\$1,485
	<i>Subtotal Site Development General</i>				<i>\$340,926</i>
	D. Other Site Development				
	Temporary Fencing	1	LS	\$9,006.09	\$9,006
	Temporary Utilities	1	LS	\$36,024.36	\$36,024
	<i>Subtotal Other Site Development</i>				<i>\$45,030</i>
	E. Reconstruction				
	Not Applicable				
	<i>Subtotal Reconstruction</i>				<i>\$0</i>
	F. New Construction				
	Cost by Room Use/Top Code (CCI 8823)				

	520 Athletics/Physical Education (0835 Physical Education)	11,300	ASF	\$576.00	\$6,508,800
	525 Athletics/Physical Education Service (0835 Physical Education)	3,700	ASF	\$576.00	\$2,131,200
	<i>Subtotal New Construction</i>				<i>\$8,640,000</i>
	G. Other Construction				
	BOG Energy incentive allowance (2% of New Const.)				\$172,800
	<i>Subtotal Other Construction</i>				<i>\$172,800</i>
	H. Other Construction				
	State Supportable Cost Exceeding CCI 8823 Guideline	15,000	ASF	\$172.80	\$2,592,000
	<i>Subtotal Other Construction</i>				<i>\$2,592,000</i>
5	Contingency				\$780,685
	CONST x 5%				\$780,685
6	Architectural & Engineering & Oversight				\$312,274
	CONST x 8% x 25%				\$312,274
7	Tests & Inspections				\$479,399
	(a) Test = 1% x CONST				\$156,137
	(b) Inspection = 18 months x \$16,430				\$323,262
8	Construction Management				\$312,274
	(a) Construction Management CONST x 2%				\$312,274
9	Total Construction Costs				\$17,498,334
	(Items 4 through 8 above)				
10	Furniture & Group II Equipment				\$360,150
11	Total Project Cost				\$19,474,517
	(Items 1, 2, 3, 9 and 10)				
12	Cost per Gross Square Foot	19,050	GSF		\$454

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.

RESPONSES TO SPECIFIC REQUIREMENTS OF THE STATE ADMINISTRATIVE MANUAL

A. PURPOSE OF THE PROJECT:

A1. EXECUTIVE SUMMARY

This project proposes to construct a new facility to replace the Gymnasium at Crafton Hills College, which was demolished in 2021. The existing Gymnasium required significant structural strengthening and was inactive prior to demolition due to hazardous infrastructure and building condition. Immediate demolition of the Gymnasium was deemed a high priority by Crafton College Council. To meet the needs of today's course curriculum and provide growth potential in dance, fitness, kinesiology, and athletic programs, a Gymnasium facility is essential. Currently, the College does not have adequate space for growing courses in dance and fitness, which require large open spaces. Based on a Title IX survey, students have shown great interest in sports programs like Basketball, Volleyball and Badminton, which the College does not currently have functional space for. Student demand for dance and fitness courses has increased over the years, and the ability to expand athletics would promote a comprehensive College campus. The proposed project develops space for diverse athletics and instructional capabilities, and completes the campus with a gymnasium, bleachers, training and team rooms. Training and team rooms will support current Title IX equity standards for team room space.

The proposed New Gymnasium encompasses 19,050 Gross Square Feet (GSF) and consists of 15,000 Assignable Square Feet (ASF). Functional space within the building will be exclusively in the other support space category and will not impact the College's capacity load ratios. Physical Education space is programmed to adequately teach and train student athletes, and support course curriculum in dance, fitness, and kinesiology programs. The proposed site location of the new Gymnasium is adjacent to the Kinesiology, Health Education & Aquatics Complex and future soccer field for campus synergy and interdisciplinary collaboration. The new building would also be connected to Parking Lot J, an objective of the College's 2017 Comprehensive Master Plan.

Total project cost is estimated at \$19,474,517 (per Construction Cost Index (CCI) 8823 and Equipment Price Index (EPI) 5455 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 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 7,488 students and generated 3,718.20 Full-Time Equivalent Students (FTES) during the 2021-22 academic year. During the same academic year, approximately 46.21% of students at CHC received some form of financial aid assistance (3,460 students), representing students of lower income households.

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. The College is also focused on industry-recognized certificates and transfers to four-year universities in alliance with the California Community College Vision for Success goals for meeting California's needs. The College remains dedicated to enhancing learning environments for students to support local and state-wide Vision for Success goals by responding to facilities needs where there is inadequate or obsolete space for programmatic needs.

The original Gymnasium was built in 1975 with no major renovations completed until the building was demolished in 2021. The original building constituted 27,250 GSF with 22,428 ASF of usable space. In the early 2000s, a geotechnical analysis was completed to understand the structural strength of campus buildings due to the approximate 4-mile proximity of the College site to the San Andreas Fault. Coupled with the unique geography challenges of interior hills and valleys of the campus and aging building condition, the existing Gymnasium was deemed inadequate for occupancy in 2016. The cost to upgrade building infrastructure to current codes/standards and replace aging building systems deemed reconstruction of the existing building cost prohibitive and impractical. The reconstruction versus new construction effort for the Gymnasium was revisited with the College's 2017 Comprehensive Master Plan, affirming that a new building would be the least costly option for the College. The demolition of the inactive Gymnasium building was a priority project of the College and a locally funded project completed early 2021.

Currently, CHC is unable to offer intercollegiate athletics in Basketball, Volleyball or Badminton due to the lack of a Gymnasium. The College has not been able to offer these sports programs since 2016, when the previous Gymnasium building was deemed unsafe for occupancy. According to a Title IX survey, Badminton, Volleyball and Basketball are the top three sports that women students are most interested in playing competitively at CHC. One of the top three intercollegiate sports that men students are interested in playing is Basketball with a strong interest in Volleyball. When researching community interest, Volleyball and Basketball have the most clubs in the surrounding area.

CHC experiences conflicts with course offerings and scheduling due to the lack of a Gymnasium. The previous Gymnasium held large scale classes in fitness and dance that required large open space for physical movement. These courses include, Zumba, Pilates, Yoga, Tai Chi, Aerobics, Ballroom/Swing Dance, Funk/Hip Hop Dance, and Karate. The number of students per class is limited due to space and scheduling conflicts result in minimal course offerings. Between 2017-18 and 2021-22, the following programs have grown or shown consistent Full-Time Equivalent Student (FTES) averages: Pilates, Karate, Tai Chi and Ballroom/Swing Dance. These growing fitness and dance courses would benefit from the use of an open gymnasium space, and would lessen the over use of space within the Kinesiology, Health Education & Aquatics Complex.

Another strong interest of the College is to be able to offer programs in sports medicine, sports training, or athletic assistance. However, the College does not have dedicated training room space necessary to provide functionality for these types of programs. These types of programs would be essential to aide any intercollegiate sports program with injuries, taping and recovery.

A3. SOLUTION CRITERIA

An effective solution to the problems experienced with Gymnasium facilities at Crafton Hills College would address the following criteria:

- Educational Impact – Increase the capacity for dedicated physical education space to accommodate enrollment and program demand
- Educational Impact – Provide updated infrastructure to support technology and equipment needs for physical education
- Educational Impact – Provide a flexible learning environment that supports evolving instructional methods
- Campus Integration – Co-locate related fitness programs within adjacent spaces to facilitate interdisciplinary instruction and promote sharing of resources
- Campus Integration – Consistency with goals/objectives within the College’s Comprehensive Master Plan
- Safety/Security – Improves campus fire/life safety systems, accessibility, and building code compliance
- Energy Efficiency and Sustainability – Improves water and energy efficiency
- Delivery Timeline – Delivers a solution in the shortest amount of time
- Cost – Provides the least cost solution

B. RELATIONSHIP TO THE STRATEGIC PLAN:

Crafton Hills College seeks to advance goals of the Vision for Success initiative by improving student success rates, increasing students’ transfer rates to four-year institutions, and advancing Career Technical Education (CTE) pathways. Developing campus space for an effective, flexible and purposeful technologically and environmentally advanced educational environment is important for student success, which is the mission of the State and College. Crafton Hills College’s 2017 Comprehensive Master Plan (CMP) includes addressing infrastructure issues associated with geotechnical concerns and instructional spaces to support program growth and student success. A facility that meets the 21st Century seismic codes and building standards, teaching pedagogies, and flexibility of instructional delivery methods would effectively implement the CMP goals. ADA compliance, campus adjacencies and community access would also successfully align with the CMP objectives.

Other institutional goals, such as upgrading building infrastructure, systems, accessibility, and security would also 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. Crafton Hills College is already a unique campus because it utilizes energy from its Solar Farm and is dedicated to improving its energy production by keeping up with solar energy technological advancements.

C. ALTERNATIVES:

This section analyzes four alternatives as potential viable solutions to the problems discussed in the above Problem Statement. The Solution Criteria Matrix identifies how these alternatives

respond to each measure set forth in the Solution Criteria section. The Economic Matrix at the end of this section details the fiscal impact of each alternative.

- Alternative #1 – New Gymnasium
- Alternative #2 – Reconstruction for Gymnasium
- Alternative #3 – Installation of Portables
- Alternative #4 – Lease Space Off-Campus

Alternative #1 – New Gymnasium

Construct a new Gymnasium building of approximately 15,000 ASF (19,050 GSF). There are no secondary effects of this option because the existing Gymnasium was demolished in 2021. The estimated cost of this alternative at Construction Cost Index (CCI) 8823 and Equipment Price Index (EPI) 5455 is \$19,474,517 (not escalated to mid-point of construction).

Pros:

- Educational Impact – Increases the capacity for dedicated physical education space to accommodate enrollment and program demand
- Educational Impact – Provides updated infrastructure to support technology and equipment needs for physical education
- Educational Impact – Provides a flexible learning environment that supports evolving instructional methods
- Campus Integration – Co-locates related fitness programs within adjacent spaces to facilitate interdisciplinary instruction and promote sharing of resources
- Campus Integration – Is consistent with goals/objectives within the College’s Comprehensive Master Plan
- Safety/Security – Improves campus fire/life safety systems, accessibility, and building 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 alternative

Cons:

- None

Alternative #2 –Reconstruction for Gymnasium

Reconstruct 15,000 ASF (19,050 GSF) within an existing building on campus. This alternative requires mandatory structural/seismic upgrades to the existing building, along with upgrades to building systems, accessibility, and security. Reconstruction of an existing building on campus would require extensive demolition all the way to the exterior shell. The estimated cost of this alternative at CCI 8823 and EPI 5455 is \$25,410,940 (not escalated to mid-point of construction).

Pros:

- Educational Impact – Increases the capacity for dedicated physical education space to accommodate enrollment and program demand

- Educational Impact – Provides updated infrastructure to support technology and equipment needs for physical education
- Educational Impact – Provides an updated and flexible learning environment that supports evolving instructional methods
- Safety/Security – Improves campus fire/life safety systems, accessibility, and building code compliance
- Energy Efficiency and Sustainability – Improves water and energy efficiency

Cons:

- Campus Integration – Does not co-locate related fitness programs within adjacent space to facilitate interdisciplinary instruction and promote sharing of resources (There is not an existing building on campus that may be reconstructed within direct proximity to the Kinesiology, Health Education, & Aquatics Complex and future soccer field.)
- Campus Integration – Is not consistent with goals/objectives within the College's Comprehensive Master Plan (Reconstructing an existing building for Gymnasium use would negatively impact instruction and programs that currently utilize the building to be reconstructed)
- Delivery Timeline – Does not deliver a solution in the shortest amount of time (would require swing space for users within the building to be reconstructed and a subsequent project to find a permanent location for those programs/functions)
- Cost – Is not the least cost solution (mandatory seismic upgrades required)

Alternative #3 – Installation of Portables

Install 15,000 ASF (19,050 GSF) of portable buildings for the athletic department, kinesiology, and fitness programs. Portables require replacement every 30 years in order to maintain building standards, and therefore would require at least 2 installations to compare this option to a permanent structure. There would be no secondary effects for this option. The estimated cost of this alternative at CCI 8823 and EPI 5455 is \$29,076,069 (not escalated to mid-point of construction).

Pros:

- Educational Impact – Increases the capacity for dedicated physical education space to accommodate enrollment and program demand
- Educational Impact – Provides updated infrastructure to support technology and equipment needs for physical education
- Educational Impact – Provides an updated and flexible learning environment that supports evolving instructional methods
- Safety/Security – Improves campus fire/life safety systems, accessibility, and building code compliance

Cons:

- Campus Integration – Does not co-locate related fitness programs within adjacent spaces to facilitate interdisciplinary instruction and promote sharing of resources (multiple portables would be spread across a large footprint)
- Campus Integration – Is not consistent with goals/objectives within the College's Comprehensive Master Plan (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 15,000 ASF (19,050 GSF) of space off-campus to house the Gymnasium. To compare this alternative to a facility that is owned by the District, the lease has to be maintained for approximately 60 years. There would be no secondary effects for this option. The estimated cost of this alternative at CCI 8823 and EPI 5455 is \$29,712,390 (not including costs for tenant improvements).

Pros:

- Educational Impacts – Increases the capacity for dedicated physical education space to accommodate enrollment and program demand
- Educational Impacts – Provides updated infrastructure to support technology and equipment needs for physical education
- Educational Impacts – Provides an updated and flexible learning environment that supports evolving instructional methods
- Safety/Security – Improves campus fire/life safety systems, accessibility, and building code compliance
- Energy Efficiency and Sustainability – Improves water and energy efficiency

Cons:

- Campus Integration – Does not co-locate related fitness programs within adjacent spaces to facilitate interdisciplinary instruction and promote sharing of resources (disjoins students/faculty from the main campus)
- Campus Integration – Is not consistent with goals/objectives within the College’s Comprehensive Master Plan (disjoins students/faculty from the main campus and the College may not be able to fully control hours of operation)
- 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)

SOLUTION CRITERIA MATRIX

SOLUTION CRITERIA	ALTERNATIVES			
	#1 New Construction	#2 Reconstruction	#3 Install Portables	#4 Lease Space Off-Campus
Increase capacity for dedicated physical education space	YES	YES	YES	YES
Update infrastructure to support technology and equipment for physical education	YES	YES	YES	YES
Provides a flexible learning environment	YES	YES	YES	YES
Co-locate related fitness programs within adjacent spaces	YES	NO	NO	NO
Consistent with goals/objectives within the College's EFMP	YES	NO	NO	NO
Improve fire/life safety, accessibility, and building 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
Least cost solution	YES	NO	NO	NO

ECONOMIC ANALYSIS

ECONOMIC ANALYSIS	(All Costs estimated to CCI 8823, EPI 5455)			
	#1	#2	#3	#4
	New Construction	Reconstruction	Portable / Modular	Lease Space Off-Campus
Site Acquisition	\$0	\$0	\$0	\$0
Plans and Working Drawings	\$1,616,033	\$2,264,900	\$4,207,780	Unknown
Construction Costs:				
Utility Service	\$1,886,755	\$1,886,755	\$3,773,510	Unknown
Site Development-Service	\$1,936,191	\$1,936,191	\$3,872,381	Unknown
Site Development-General	\$340,926	\$340,926	\$681,852	Unknown
Other Site	\$45,030	\$45,030	\$90,061	Unknown
Reconstruction	\$0	\$6,480,000	\$0	Unknown
New Construction	\$8,640,000	\$0	\$0	Unknown
Other Construction	\$2,764,800	\$9,277,878	\$3,218,078	Unknown
Construction Soft Costs	\$1,884,632	\$2,819,110	\$2,815,762	Unknown
Total Construction Costs	\$17,498,334	\$22,785,890	\$14,451,644	Unknown
Equipment (Group II)	\$360,150	\$360,150	\$360,150	\$360,150
Other – Lease Space or Portable Costs			\$10,056,495	\$29,352,240
Total Project Cost @ CCI 8823 and EPI 5455	\$19,474,517	\$25,410,940	\$29,076,069	\$29,712,390
Escalated per Department of Finance Budget Letter BL05-21	<u>CCC Calculates this amount based on latest DOE directions</u>			

- 1.) Professional estimate obtained from ALMA Strategies and PBK-WLC Architects at CCI 8823 and EPI 5455.
- 2.) Professional estimate obtained from ALMA Strategies at CCI 8823 and EPI 5455 and includes costs for structural/seismic code upgrades.
- 3.) Portables are estimated to cost \$264 per square foot (19,050 GSF x \$264 = \$5,028,248). Total cost estimate includes replacement for every 30 years over a 60-year period (\$5,028,248 x 2 installations = \$10,056,495). Project costs for preliminary planning, working drawings, soft construction, and equipment were estimated using state allowances on a JCAF 32 form at CCI 8823 and EPI 5455.
- 4.) On average, lease rates are approximately \$25.68 annually per sq. ft. x 19,050 GSF x 60 years = \$29,352,240. (\$25.68 average annual per sq. foot lease cost was obtained using Q1 2023 Inland Empire Office Report by Cushman & Wakefield for Inland Empire East 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 Gymnasium building because it is the only feasible option that meets all of the stated goals within the solution criteria. A new building increases dedicated space for kinesiology, fitness, athletics, and other court related physical education programs. This alternative will also co-locate these programs near the existing Kinesiology, Health Education and Aquatics building to promote interdisciplinary instruction and sharing of resources. The new building will include infrastructure that supports technology and equipment needs. The proposed alternative responds to CMP goals/objectives by providing usable physical education space that supports current and future enrollment, upgrades technology and energy efficiency, and provides a large open gymnasium for students. Constructing a new building improves overall campus safety/security, accessibility and building code compliance. This option does not require the use of temporary swing space and delivers a solution to stated problems in the shortest overall time schedule. The recommended alternative is also the least cost option.

Other alternatives fell short of responding to all goals stated within the established solution criteria. The reconstruction option (Alternative #2) is not the least cost alternative due to costs associated with mandatory structural/code upgrades. This alternative also requires further planning due to the required reconstruction of academic space for physical education functions, thus does not minimize project time duration or cost. Reconstruction of an existing building on campus for repurposing into a Gym would negatively impact institutional services and require extensive demolition/structural upgrades. Although campus safety, energy efficiency, and environment sustainability are enhanced with a reconstruction effort, it is limited as compared to a new construction. Alternative #3 (portables) and Alternative #4 (leasing off-campus) respond to less of the solution criteria than other options. Installing temporary portables on campus or moving court athletics, athletic training, kinesiology, and wellness and fitness courses off-campus negatively impacts the College and are not supported by the College's Vision for Success goals. Portables require replacement every 30 years to maintain building standards and functionality, thus, require two installations in order to compare this option to a permanent structure. A lease of space off-campus (alternative #4) would need to be maintained for a minimum of 60 years to compare this option to the recommended permanent facility that is owned by the District. This alternative would not only be the most expensive alternative, but disjoins athletics, students, and staff from the main campus, which would negatively impact the College.

The recommended alternative (Alternative #1) does not adversely impact the campus' operations budget and is the least cost solution. Total project costs are \$19,474,517 which includes \$9,737,259 of requested state-supportable funds, and \$9,737,259 of state-supportable District funds (50% of total state-supportable project costs). Of the total project cost, \$873,658 is for Preliminary Plans, \$742,375 is for working drawings, \$17,498,334 is for total construction, and \$360,150 is for Group II Equipment.

D2. DETAILED SCOPE DESCRIPTION

This project proposes to construct a new Gymnasium building that includes a gymnasium, training rooms, team rooms, and equipment storage space at Crafton Hills College. The proposed building encompasses approximately 19,050 GSF and consists of 15,000 ASF. Functional space within the

building will include approximately 11,300 ASF of physical education/athletics space and 3,700 ASF of physical education/athletics service space. Departments and programs to be housed within the proposed building will include athletics, kinesiology, and wellness and fitness programs.

The location of the new building will be adjacent to the existing Parking Lot J and Kinesiology, Health Education, & Aquatics Complex. A future soccer field with bleachers will be constructed directly south of the proposed building as a separate future locally funded capital construction project. Scope of work includes construction of a fire access road directly north of the building footprint, as required by code.

This is a proposed Category G: Growth project, and there are no secondary effects associated with this project. The old Gymnasium was demolished in early 2021 and the building was removed from the campus Space Inventory in 2020. The new building will only have space dedicated to physical education/athletics and corresponding support space, which does not impact capacity load ratio categories.

The proposed project will not create any classroom, laboratory, office, library or AV/TV space within the replacement building; thus, this project does not exacerbate an overbuilt status in these categories. Although this project does not contribute to these categories, capacity load ratios are noted to change due to other projects on the College’s Capital Outlay 5-Year Construction Plan. Upon completion of the project, lecture capacity load is expected to increase from 200% to 201%, laboratory capacity load is expected to decrease from 143% to 140%, office space is expected to decrease from 104% to 94%, library capacity load is expected to increase from 184% to 214%, and AV/TV capacity load is not anticipated to change.

The following table outlines the net effect of this and other projects on campus ASF and capacity load ratios:

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	0	0	0	0	0	15,000	15,000
Secondary ASF	0	0	0	0	0	0	0
Net ASF	0	0	0	0	0	15,000	15,000
Initial Cap/Load (FY2025)	200%	143%	104%	184%	42%	N/A	134%
Final Cap/Load (FY2029)	201%	140%	94%	214%	42%	N/A	138%

The new building design aims to include features to exceed the requirements of Title 24, part 6, Energy Efficiencies by at least 15%. This project may include the installation of high grade and 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.

The construction phase of the proposed project is intended to be advertised to the District’s pre-qualified list of contractors and awarded to the lowest responsible/responsive bidder.

D3. BASIS FOR COST INFORMATION

Cost information for the project is provided by the professional firms of ALMA Strategies and PBK-WLC Architects 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 8823 and EPI 5455). Costs have not been escalated to the mid-point of construction. San Bernardino Community College District has pledged to fund 50% of the total cost with local funds. Additionally, an explanation for hard construction costs exceeding state guidelines is provided in the "Justification for Costs Exceeding State Guidelines" section of this document.

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

Crafton Hills College affirms that it will budget for ongoing maintenance and operations costs associated with the proposed project with existing local resources. This project will not result in a need for additional faculty or staff positions. Any additional expenses for faculty/staff to support expanding or growing programs will come from increased apportionments generated by such programs. This project will include the installation of increasingly efficient building systems and materials that will ultimately reduce maintenance and operations costs. The demolition of aging and obsolete solar panels of the building site location will contribute to decreasing expenses which are currently endured by the operating budget. For further analysis, refer to the "Analysis of Future Cost" in section 9.1 of this document.

D6. IDENTIFY AND EXPLAIN ANY PROJECT RISKS

There are no unusual or extraordinary project risks. Any removal of hazardous materials during site preparation and improvement 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, fire/life safety, 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 of Government Code Section 65041.1 - 65042, the California Community Colleges are exempt from these 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 replacement project

Classified:

No additional classified staff need estimated with the proposed replacement project

Depreciation, Maintenance, and Operation

The energy efficient building systems, equipment and technology throughout the new building will decrease maintenance and operations costs from levels which they were when the old Gymnasium was on campus. However, the project will result in an increase to the overall campus assignable square footage now that the old Gym is demolished. Energy efficiency measures will help reduce energy cost per square foot over the current buildings, but custodial costs and ongoing maintenance will likely increase with occupancy of the proposed building.

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.

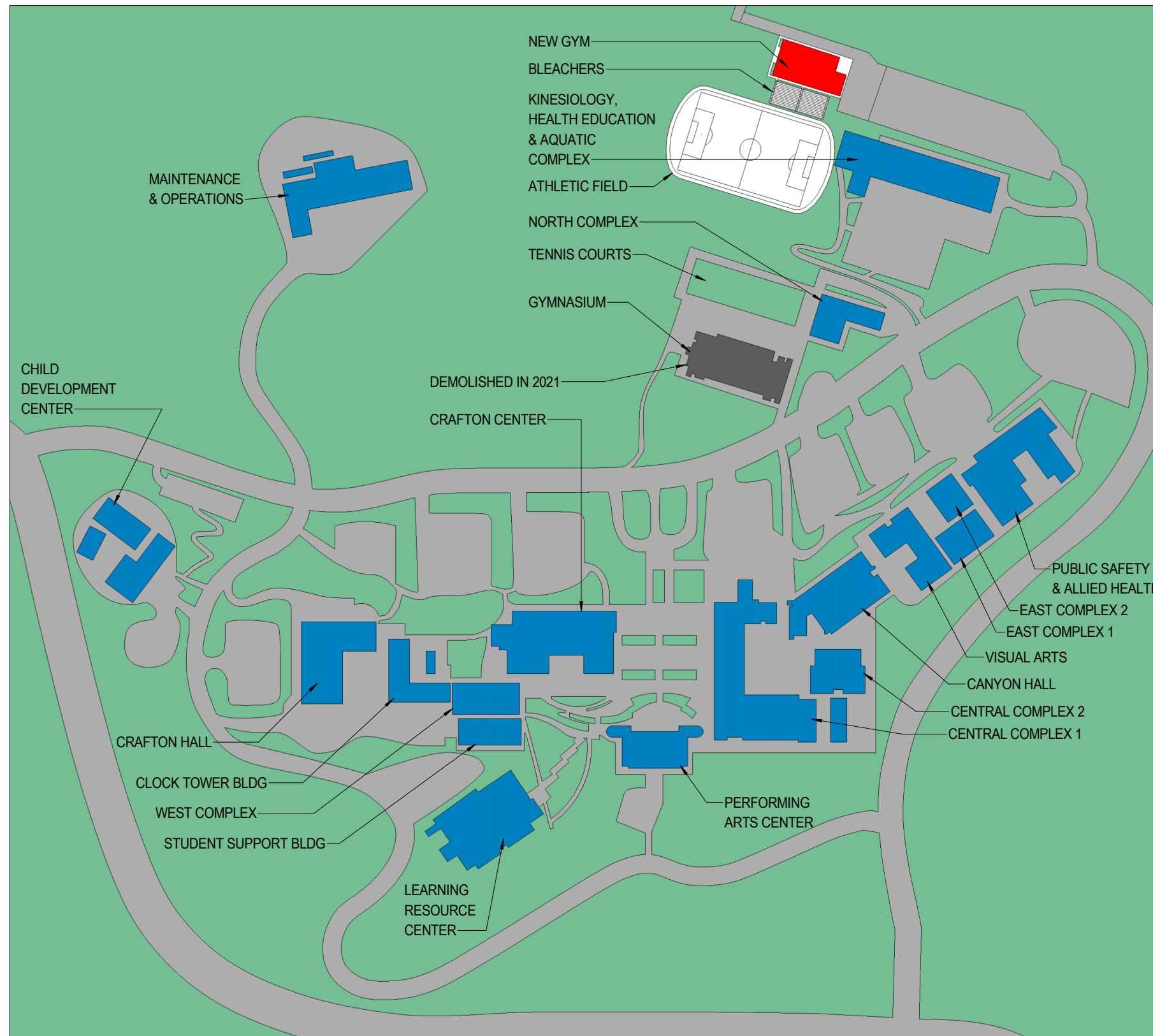
Name of New Program/Course/Service

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.

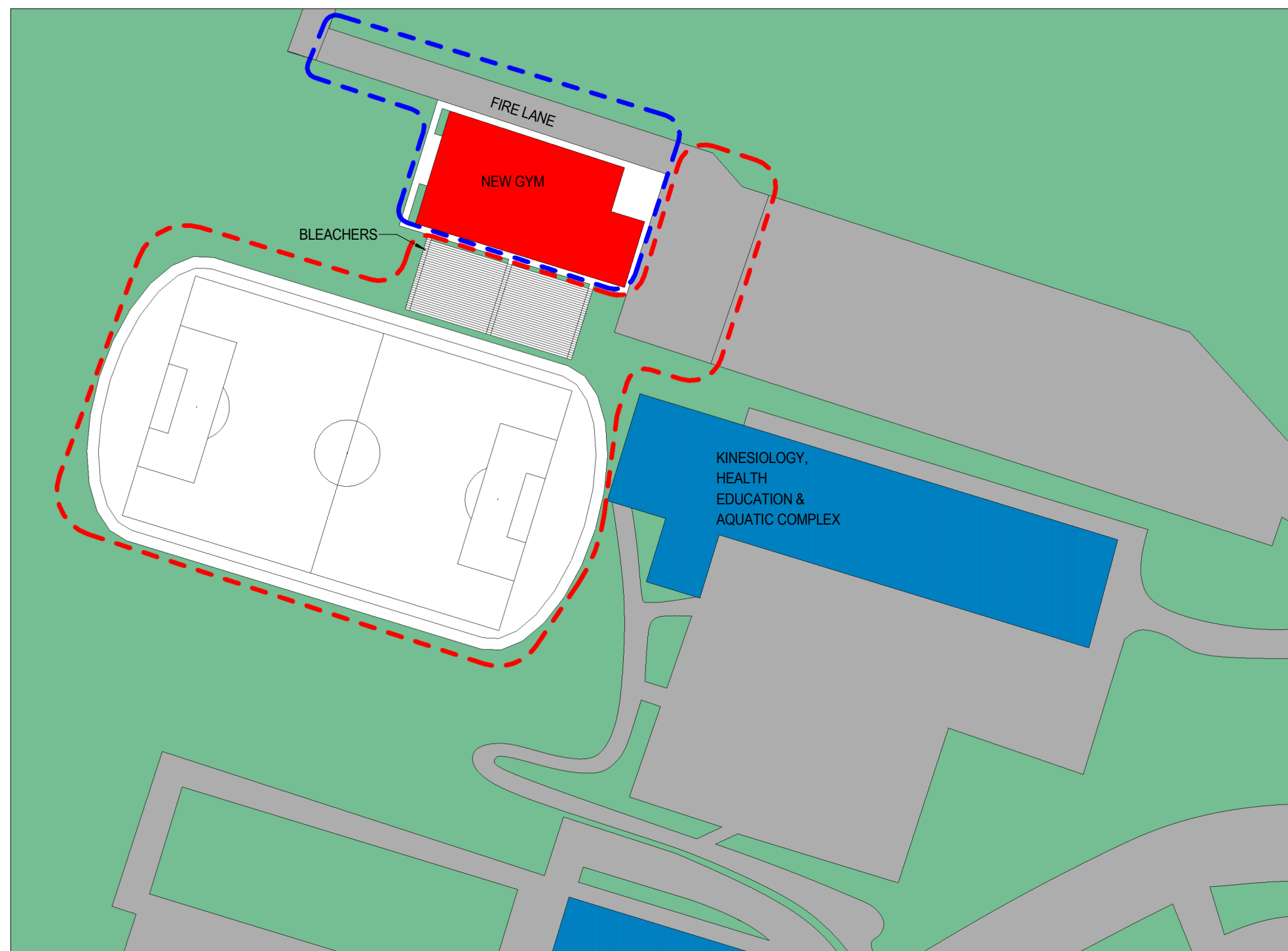


ISSUE DATE: 05/21/2021



LEGEND

- - - PARKING EXPANSION
SOCCER FIELD NON-STATE FUNDED PROJECT
- - - STATE FUNDED PROJECT (FPP) SITE LIMIT



ISSUE DATE: 05/21/2021



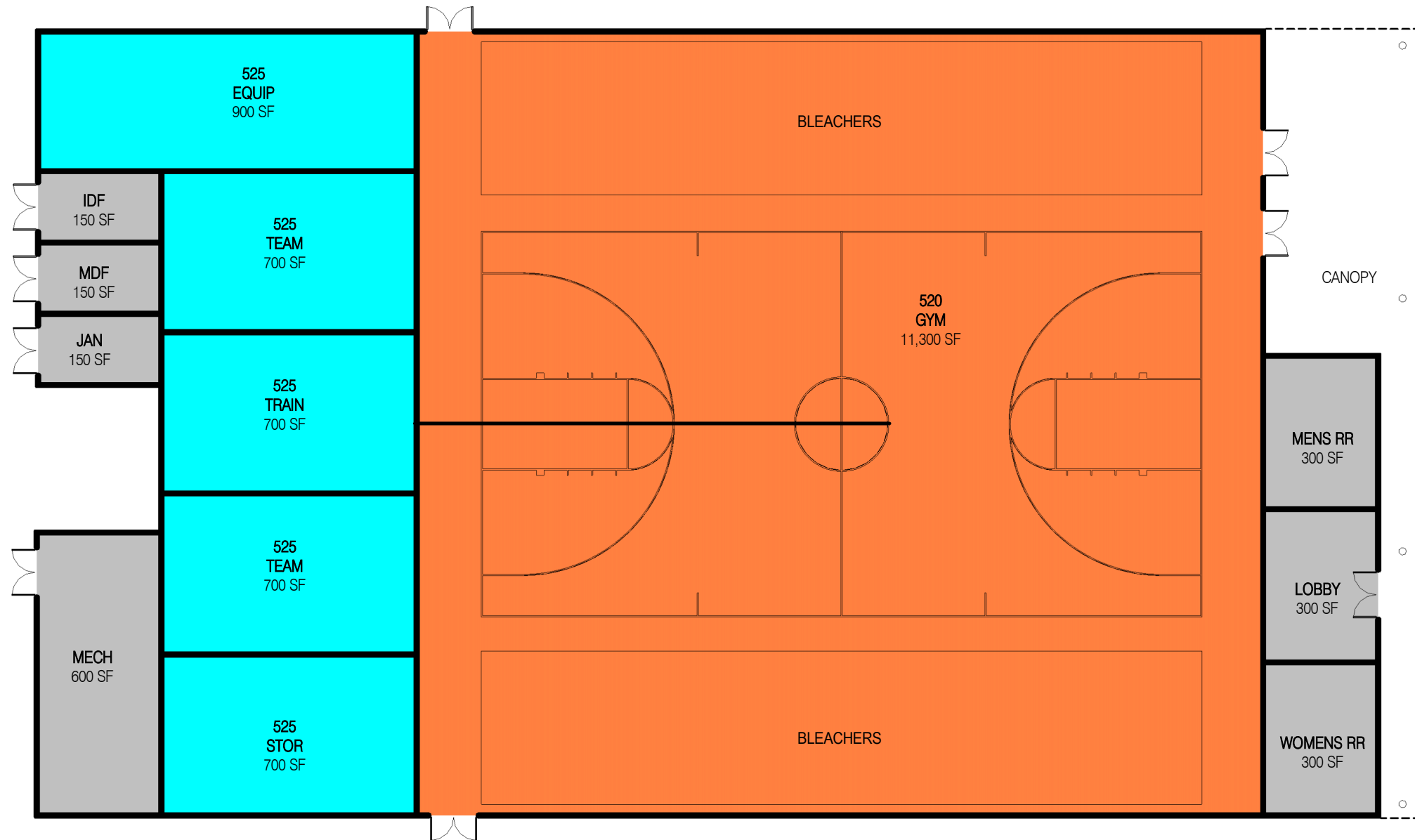
CRAFTON HILLS COLLEGE

10.2

CRAFTON HILLS COLLEGE - GYMNASIUM,
SOCCER FIELD & PARKING EXPANSION

ENLARGED SITE PLAN

Space	Rm Use	TOP	ASF
Gym	520	835	11,300
Training Rm	525	835	700
Team Rm	525	835	1,400
Storage	525	835	700
Equipment Rm	525	835	900
TOTAL ASF			15,000
Womens RR			300
Mens RR			300
Mechanical			600
MDF			150
Lobby			300
Janitorial			150
IDF			150
TOTAL NON-ASF			16,950
Wall Thicknesses			900
Exterior Canopy			1,200
TOTAL GSF			19,050



ISSUE DATE: 05/21/2021

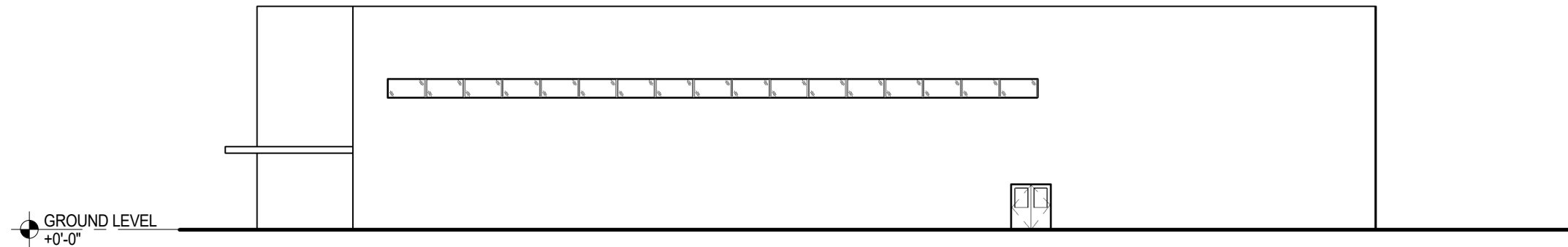


CRAFTON HILLS COLLEGE

10.3

CRAFTON HILLS COLLEGE - GYMNASIUM,
SOCCER FIELD & PARKING EXPANSION

FIRST FLOOR PLAN



NORTH ELEVATION

SCALE: 1" = 20'-0"

ISSUE DATE: 05/21/2021

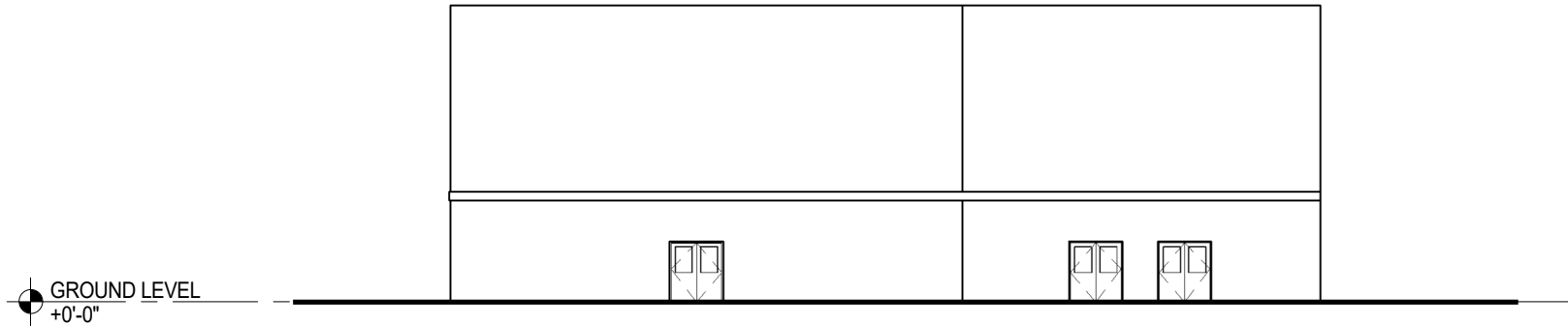


CRAFTON HILLS COLLEGE

10.4

CRAFTON HILLS COLLEGE - GYMNASIUM,
SOCCER FIELD & PARKING EXPANSION

NORTH ELEVATION



EAST ELEVATION

SCALE: 1" = 20'-0"

ISSUE DATE: 05/21/2021

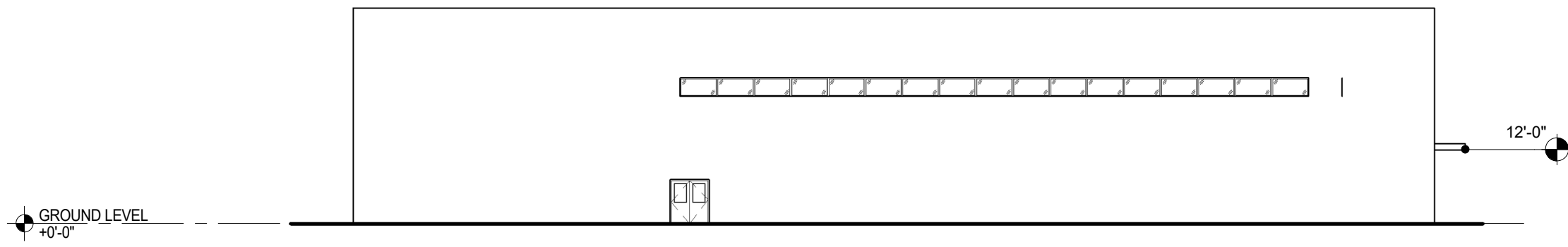


CRAFTON HILLS COLLEGE

10.4

CRAFTON HILLS COLLEGE - GYMNASIUM,
SOCCER FIELD & PARKING EXPANSION

EAST ELEVATION



SOUTH ELEVATION

SCALE: 1" = 20'-0"

ISSUE DATE: 05/21/2021

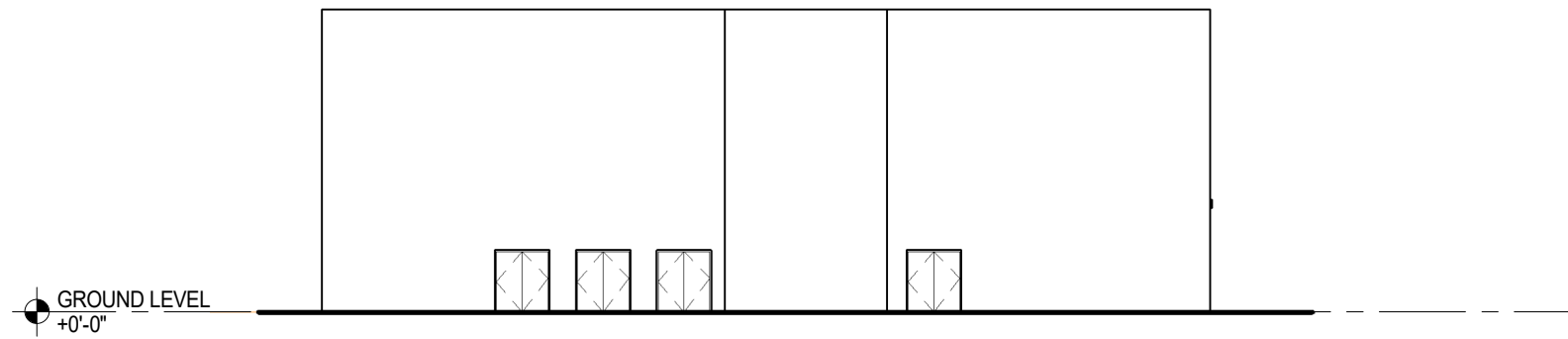


CRAFTON HILLS COLLEGE

10.4

CRAFTON HILLS COLLEGE - GYMNASIUM,
SOCCER FIELD & PARKING EXPANSION

SOUTH ELEVATION



WEST ELEVATION

SCALE: 1" = 20'-0"

ISSUE DATE: 05/21/2021



CRAFTON HILLS COLLEGE

10.4

CRAFTON HILLS COLLEGE - GYMNASIUM,
SOCCER FIELD & PARKING EXPANSION

WEST ELEVATION

San Bernardino Community College District (980)

Crafton Hills College (981)

Project: New Gymnasium - EPI : 5455

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space	Equip. Cost/ASF	Total Allowable Cost
520	Athletics/Physical Education	0835	Physical Education	11,300	0	11,300	\$24.01	\$271,313
525	Athletic/Physical Ed Service	0835	Physical Education	3,700	0	3,700	\$24.01	\$88,837
TOTAL		-	-	15,000	0	15,000	-	\$360,150

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: New Gymnasium

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.

Estimated hard construction costs for the proposed project exceed current state guidelines at CCI 8823. All space within the proposed project is state supportable and there are no non-state supportable elements within the proposed scope of work. However, current state guideline costs are not estimated to be sufficient to construct the building ASF and GSF. Multiple factors may be contributing to costs exceeding state guidelines including, but not limited to, increases in the cost of raw construction materials, labor shortages, supply chain disruptions, higher than average inflation rates, and market uncertainty. The proposed project is estimated to exceed maximum state guidelines for hard construction (at CCI 8823) by \$2,592,00. These costs are directly related to hard construction of the building, including concrete, masonry, metals, wood/plastics, thermal/moisture protection, doors/windows, finishes, specialties, conveying systems, fire suppression, plumbing, HVAC, electrical, communications, and safety/security. The gymnasium space will include specialized Group I Equipment including flooring, bleacher system, score boards systems/controls, etc. These are state supportable costs that are proposed to be split 50:50 between the state and local District.

DETAILED EQUIPMENT LIST

College: Crafton Hills College

Project: New Gymnasium

Item #	Item Name ¹	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

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