

## **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:** July 14, 2022

**SUBJECT:** Consideration of Approval of 2024-2028 Five Year Construction Plan

### **RECOMMENDATION**

It is recommended that the Board of Trustees approve the 2024-2028 Five-Year Construction Plan.

### **OVERVIEW**

Each year SBCCD 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 2024-28 Plan Summary is attached.

### **ANALYSIS**

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

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

### **SBCCD GOALS**

1. Eliminate Barriers to Student Access and Success
3. Be a Leader and Partner in Addressing Regional Issues
4. Ensure Fiscal Accountability/Sustainability

### **FINANCIAL IMPLICATIONS**

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



FY2024 - FY2028 FIVE YEAR CAPITAL OUTLAY PLAN  
(FY2024 - 2025) 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* \_\_\_\_\_ 05/10/2022

*Contact* \_\_\_\_\_ Hassan Mirza

*Telephone* \_\_\_\_\_ 909-388-6958

---

*Date Received at Chancellor's Office:*

\_\_\_\_\_

*Chancellor's Office Reviewed by:*

\_\_\_\_\_

Notice of Approval

**FUSION****District Projects Priority Order (2022-2028)**

## Planning

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

No. Project			Schedule of Funds						
Campus	Source	Total Cost	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
<b>1 Softball Field</b>									
San Bernardino Valley College									
Occupancy: 2022-23	STATE:	\$0							
Net ASF: 1,113	DISTRICT:	\$5,841,005							
<b>2 Student Support Building Renovation (SSB)</b>									
Crafton Hills College Phases C,E									
Occupancy: 2023-24	STATE:	\$0	\$0						
Net ASF: 39	DISTRICT:	\$433,392	\$392,220						
<b>3 Technical Building Replacement</b>									
San Bernardino Valley College									
Occupancy: 2022-23	STATE:	\$33,735,000							
Net ASF: 7,073	DISTRICT:	\$40,399,000							
<b>4 Child Development Center Renovation</b>									
Crafton Hills College Phases E									
Occupancy: 2023-24	STATE:	\$0	\$0						
Net ASF: -579	DISTRICT:	\$3,800,799	\$199,542						
<b>5 Technical Building Demolition</b>									
San Bernardino Valley College Phases P Phases W Phases C									
Occupancy: 2025-26	STATE:	\$0	\$0	\$0		\$0			
Net ASF: 0	DISTRICT:	\$6,330,000	\$79,126	\$522,227		\$5,728,647			
<b>6 Performing Arts Center Replacement</b>									
Crafton Hills College									
Occupancy: 2023-24	STATE:	\$7,275,000							
Net ASF: 58	DISTRICT:	\$8,537,000							
<b>7 M&amp;O Repurposing</b>									
San Bernardino Valley College Phases P,W Phases C,E									
Occupancy: 2025-26	STATE:	\$0		\$0	\$0				
Net ASF: 0	DISTRICT:	\$1,404,645		\$133,441	\$1,271,204				
<b>8 East Valley Public Safety Training Center</b>									
Crafton Hills College Phases C Phases E									
Occupancy: 2023-24	STATE:	\$0	\$0	\$0					
Net ASF: 4,448	DISTRICT:	\$11,801,321	\$10,060,626	\$619,569					
<b>9 Instructional &amp; Student Services Building</b>									
San Bernardino Valley College Phases P,W Phases C Phases E									
Occupancy: 2026-27	STATE:	\$0	\$0	\$0		\$0			
Net ASF: 29,795	DISTRICT:	\$98,057,663	\$9,315,478	\$83,594,158		\$5,148,027			
<b>10 Central Complex 2 Renovation (CHS)</b>									
Crafton Hills College Phases C,W Phases E									
Occupancy: 2024-25	STATE:	\$0	\$0	\$0					
Net ASF: 77	DISTRICT:	\$13,391,948	\$12,521,472	\$703,077					
<b>11 Career Pathways Phase 2</b>									
San Bernardino Valley College Phases C Phases E									
Occupancy: 2026-27	STATE:	\$0		\$0		\$0			
Net ASF: 36,655	DISTRICT:	\$83,828,801		\$71,464,053		\$4,401,012			
<b>12 Campus-wide Infrastructure</b>									
Crafton Hills College									
Occupancy: 2026-27	STATE:	\$0							
Net ASF: 0	DISTRICT:	\$20,019,729							

**13 Physical Sciences & Health and Life Sciences**

San Bernardino Valley College

Occupancy: 2028-29      **STATE:**                      \$0Net ASF: 0                      **DISTRICT:**      \$4,205,151

Phases P,W      Phases C,E

\$0                      \$0

\$399,490      \$3,805,661

**14 Performing Arts Center Demolition**

Crafton Hills College

Phases P,W      Phases C,E

Occupancy: 2024-25      **STATE:**                      \$0                      \$0                      \$0Net ASF: 0                      **DISTRICT:**      \$9,622,474      \$914,135      \$8,708,339**15 Campus-wide Infrastructure**

San Bernardino Valley College

Occupancy: 2023-24      **STATE:**                      \$0Net ASF: 0                      **DISTRICT:**      \$30,623,645**16 Crafton Hall Renovation**

Crafton Hills College

Phases W      Phases C,E

Occupancy: 2024-25      **STATE:**                      \$0                      \$0                      \$0Net ASF: 0                      **DISTRICT:**      \$4,134,751      \$341,117      \$3,741,950**17 Administration and Campus Center**

San Bernardino Valley College

Phases P,W

Phases C

Phases E

Occupancy: 2027-28      **STATE:**                      \$0

\$0

\$0

\$0

Net ASF: -4,681      **DISTRICT:**      \$8,370,960

\$795,242

\$7,136,243

\$439,475

**18 New Gymnasium**

Crafton Hills College

Phases P,W      Phases C,E

Occupancy: 2028-29      **STATE:**                      \$8,898,701

\$739,791

\$8,158,910

Net ASF: 15,000      **DISTRICT:**      \$8,898,700

\$739,791

\$8,158,909

**19 Warehouse Facilities**

San Bernardino Valley College

Phases P,W

Phases C,E

Occupancy: 2028-29      **STATE:**                      \$2,359,812

\$207,950

\$2,151,862

Net ASF: 0                      **DISTRICT:**      \$2,359,556

\$207,950

\$2,151,606

**20 Instructional Building - Phase I**

Crafton Hills College

Phases P,W

Phases C

Phases E

Occupancy: 2026-27      **STATE:**                      \$0                      \$0

\$0

\$0

Net ASF: 2,883      **DISTRICT:**      \$44,747,767      \$4,251,038

\$38,147,471

\$2,349,258

**21 Parking Structure**

San Bernardino Valley College

Phases P

Phases W

Phases C

Occupancy: 2029-30      **STATE:**                      \$0

\$0

\$0

\$0

Net ASF: 0                      **DISTRICT:**      \$50,400,000

\$630,000

\$4,158,000

\$45,612,000

**22 West Complex Renovation (CL)**

Crafton Hills College

Phases P,W

Phases C,E

Occupancy: 2028-29      **STATE:**                      \$2,104,775

\$208,135

\$1,896,640

Net ASF: -117      **DISTRICT:**      \$2,104,775

\$208,135

\$1,896,640

**23 Library Repurposing**

San Bernardino Valley College

Phases P

Phases W

Phases C

Occupancy: 2030-31      **STATE:**                      \$0

\$0

\$0

\$0

Net ASF: 0                      **DISTRICT:**      \$4,800,000

\$60,000

\$396,000

\$4,092,000

**24 Athletic Fields**

Crafton Hills College

Phases P

Phases W

Phases C

Occupancy: 2029-30      **STATE:**                      \$0

\$0

\$0

\$0

Net ASF: 0                      **DISTRICT:**      \$12,960,500

\$162,006

\$1,069,241

\$11,048,826

**25 Performing Arts Center**

San Bernardino Valley College

Phases P

Phases W

Phases C

Occupancy: 2030-31      **STATE:**                      \$0

\$0

\$0

\$0

Net ASF: 0                      **DISTRICT:**      \$50,000,000

\$625,000

\$4,125,000

\$42,625,000

**26 Teaching Pool**

Crafton Hills College

Phases P

Phases W

Phases C

Occupancy: 2029-30	STATE:	\$0	\$0	\$0	\$0
Net ASF: 0	DISTRICT:	\$6,555,000	\$81,938	\$540,788	\$5,932,274

**27 Instructional Building - Phase II**

Crafton Hills College			Phases P	Phases W	Phases C
Occupancy: 2030-31	STATE:	\$0	\$0	\$0	\$0
Net ASF: 0	DISTRICT:	\$50,000,000	\$625,000	\$4,125,000	\$42,625,000

<b>GRAND TOTALS</b>		<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>
	STATE:	\$54,373,288	\$0	\$0	\$739,791	\$8,574,995	\$4,048,502	\$0
	DISTRICT:	\$583,628,582	\$38,074,754	\$169,486,814	\$40,953,708	\$27,231,428	\$20,702,094	\$56,307,504

# Final Project Proposal

2024-25

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

August 1, 2022  
Date

## Final Project Proposal Checklist

<b>District:</b>	San Bernardino Community College District		
<b>College/Center:</b>	Crafton Hills College		
<b>Project:</b>	New Gymnasium		
<b>Prepared by:</b>	ALMA Strategies	<b>Date:</b>	August 1, 2022

	Description	Status	Date
<b>Section</b>			
1.1	Title Page	Complete	08/01/2022
2.1	Final Project Proposal Checklist	Complete	08/01/2022
3.1	Approval Page - Final Project Proposal (with original signatures)	Complete	08/01/2022
3.2	Project Terms and Conditions	Complete	08/01/2022
4.1	Analysis of Building Space Use and WSCH - JCAF 31	Complete	08/01/2022
5.1	Cost Estimate Summary - JCAF 32	Complete	08/01/2022
5.2	Quantities and Unit Costs supporting the JCAF 32	Complete	08/01/2022
6.1	Board of Governors Energy and Sustainability Policy	Complete	08/01/2022
7.1	Responses to Specific Requirements – State Administrative Manual	Complete	08/01/2022
8.1	California Environmental Quality Act	Complete	08/01/2022
9.1	Analysis of Future Costs	Complete	08/01/2022
10.1	Campus Plot Plan	Complete	08/01/2022
10.2	Site Plan	Complete	08/01/2022
10.3	Floor Plans	Complete	08/01/2022
10.4	Exterior Elevations	Complete	08/01/2022
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	08/01/2022
12.1	Justification of Additional Costs exceeding Guidelines ( <i>as needed</i> )	Complete	08/01/2022
13.1	Detailed Equipment List <sup>1/</sup>	N/A	N/A

## APPROVAL PAGE

### Final Project Proposal

Budget Year 2024-25

**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:** 2024-25

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
<b>TOTAL</b>	-	-		<b>15,000</b>	<b>0</b>	<b>15,000</b>

## FUSION

## Cost Estimate Summary

DISTRICT San Bernardino Community College District				CAMPUS Crafton Hills College	
Project: New Gymnasium		Date Prepared: 5/4/2022		Estimate CCI: 8072	CFIS Ref. #:
Prepared By:			Estimate EPI: 4671		
		Total Cost	State Funded	District Funded	
				Supportable	Non Supportable
<b>2. PRELIMINARY PLANS</b>		<b>\$799,312</b>	<b>\$399,656</b>	<b>\$399,656</b>	<b>\$0</b>
2 - A. Architectural Fee for Preliminary Plans		\$399,985			\$0
2 - B. Project Management Services		\$142,852			\$0
2 - C. Division of the State Architect Plan Check Fee		\$0			\$0
2 - D. Preliminary Test (Soils Tests & Geotechnical Report)		\$87,435			\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$169,041			\$0
<b>3. WORKING DRAWINGS</b>		<b>\$680,269</b>	<b>\$340,135</b>	<b>\$340,135</b>	<b>\$0</b>
3 - A. Architectural Fee for Working Drawings		\$457,125			\$0
3 - B. Project Management Services		\$0			\$0
3 - C. Division of the State Architect Plan Check Fee		\$118,210			\$0
3 - D. Community Colleges Plan Check Fee		\$40,815			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$64,119			\$0
<b>4. CONSTRUCTION - HARD COSTS</b>		<b>\$14,285,163</b>	<b>\$7,296,781</b>	<b>\$6,988,381</b>	<b>\$0</b>
4 - A. Utility Service		\$1,726,070			\$0
4 - B. Site Development - Service		\$1,771,405			\$0
4 - C. Site Development - General		\$311,890			\$0
4 - D. Site Development - Other		\$41,198			\$0
4 - E. Reconstruction		\$0			\$0
4 - F. New Construction		\$7,905,000			\$0
4 - G. Board of Governor's Energy Policy Allowance		\$158,100			\$0
4 - H. Other		\$2,371,500			\$0
<b>5. CONTINGENCY</b>		<b>\$714,258</b>	<b>\$357,129</b>	<b>\$357,129</b>	<b>\$0</b>
5. Contingency		\$714,258			\$0
<b>6. ARCHITECTURAL AND ENGINEERING OVERSIGHT</b>		<b>\$285,703</b>	<b>\$142,852</b>	<b>\$142,852</b>	<b>\$0</b>
6. Architectural and Engineering Oversight		\$285,703			\$0
<b>7. TESTS AND INSPECTIONS</b>		<b>\$438,592</b>	<b>\$219,296</b>	<b>\$219,296</b>	<b>\$0</b>
7. Tests and Inspections		\$438,592			\$0
<b>8. CONSTRUCTION MANAGEMENT</b>		<b>\$285,703</b>	<b>\$142,852</b>	<b>\$142,852</b>	<b>\$0</b>
8. Construction Management & Labor Compliance Program		\$285,703			\$0
<b>9. TOTAL CONSTRUCTION (Items 4 through 8)</b>		<b>\$16,009,419</b>	<b>\$8,158,910</b>	<b>\$7,850,509</b>	<b>\$0</b>
Total Construction Costs		\$16,009,419			\$0
<b>10. FURNITURE AND GROUP II EQUIPMENT</b>		<b>\$308,400</b>	<b>\$0</b>	<b>\$308,400</b>	<b>\$0</b>
10 - A. Furniture and Group II Equipment		\$308,400			\$0
<b>Total Project Costs</b>		<b>\$17,797,400</b>	<b>\$8,898,700</b>	<b>\$8,898,700</b>	<b>\$0</b>
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%	\$527.00	\$414.96
Reconstruction	0	0	0%	\$0.00	\$0.00
<b>13. Anticipated Time Schedule</b>					
Start Preliminary Plans	7/1/2024	Advertise Bid for Construction	10/1/2026		
Start Working Drawings	3/1/2025	Award Construction Contract	2/1/2027		
Complete Working Drawings	12/1/2025	Advertise Bid for Equipment	4/1/2028		
DSA Final Approval	8/1/2026	Complete Project and Notice of Completion	7/1/2028		
14	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Acquisition	\$0	\$0	\$0	\$0	
Preliminary Plans	\$399,656	\$399,656	\$0	\$399,656	
Working Drawings	\$340,135	\$340,135	\$0	\$340,135	
Construction	\$8,158,910	\$7,850,509	\$0	\$7,850,509	
Equipment	\$0	\$308,400	\$0	\$308,400	
Total Costs	\$8,898,700	\$8,898,700	\$0	\$8,898,700	
% of SS Costs	50.00%	50.00%	Project Total	\$17,797,400	
Points % Calc	49.55%	50.45%	SS Total	\$17,797,400	

Report Generated: 05/04/2022

## QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32

<b>1</b>	<b>Site Acquisition</b>				
<b>2</b>	<b>Plans</b>				<b>\$799,312</b>
	<b>A. Architect's Fee (Preliminary Plans)</b>				
	CONST x 8% x 35%				\$399,985
	<b>B. Project Management Fee (Preliminary Plans)</b>				
	CONST x 1%				\$142,852
	<b>C. Office of the State Architect, Plan Check Fee</b>				
	Plan Check Fee, Structural, Fire, Life Safety Review				\$0
	All Allocated to Working Drawings Phase				
	<b>D. Preliminary Tests</b>				
	Soil Testing				\$29,145
	Geotechnical Report				\$58,290
	<b>E. Other Costs</b>				
	Hazardous Substance Consultant				\$34,974
	Data/Technology Consultant				\$46,632
	Waterproofing Consultant				\$34,974
	Constructability Review Consultant				\$29,145
	CEQA Consultant				\$23,316
<b>3</b>	<b>Working Drawings</b>				<b>\$680,269</b>
	<b>A. Architect's Fee (Working Drawings)</b>				
	CONST x 8% x 40%				\$457,125
	<b>B. Project Management Fee (Working Drawings)</b>				
	CONST x 1%				
	All Allocated to Preliminary Plans				\$0.00
	<b>C. Office of the State Architect, Plan Check Fee</b>				
	Plan Check Fee, Structural, Fire, Life Safety Review				\$118,210
	<b>D. Community College Plan Check Fee</b>				
	CONST x 0.0028571				\$40,815
	<b>E. Other Costs:</b>				
	Advertising, Printing & Legal Fees				\$64,119

<b>4</b>	<b>Construction</b>				<b>\$14,285,163</b>
		<b>Quantity</b>	<b>Unit</b>	<b>Cost per Unit</b>	<b>Total Cost</b>
	<b>A. Utility Services</b>				
	Site Utilities				
	Utilities, allowance	19,050	SF	\$10.78	\$205,359
	Site Electrical Utilities				
	Electrical				
	Service and distribution (do not include generator)	1	LS	\$108,331.46	\$108,331
	LV underground	1	LS	\$32,002.31	\$32,002
	Site lighting	1	LS	\$44,310.97	\$44,311
	Plumbing				
	Plumbing Fixtures	14	EA	\$2,415.32	\$33,814
	Water, Sanitary Waste & Ventilation	19,050	SF	\$9.57	\$182,309
	HVAC				
	Testing and Balancing	133	HRS	\$193.22	\$25,698
	Site Mechanical Utilities	1	LS	\$20,302.11	\$20,302
	Fire Protection				
	Fire Sprinklers	19,050	SF	\$9.76	\$185,928
	Specialty Electrical, Fire Alarm/DAS	19,050	SF	\$7.24	\$137,922
	Telecommunications				
	Allowance for Fiber Connection	1	LS	\$13,182.98	\$13,183
	Connection to Existing Utilities	1	LS	\$736,910.11	\$736,910
	<i>Subtotal Utility Services</i>				<i>\$1,726,070</i>
	<b>B. Site Development Service</b>				
	Site Preparation & Demolition				
	Site Demolition	19,050	SF	\$2.70	\$51,435
	Earthwork				
	Clear, grub, rough/fine grading, excavation and recompacting	27,000	CY	\$37.79	\$1,020,330
	Haul excess, 10-mile round trip	27,000	CY	\$23.69	\$639,630
	Dump charges	564	TN	\$106.40	\$60,010
	<i>Subtotal Site Development Service</i>				<i>\$1,771,405</i>

	<b>C. Site Development General</b>				
	Site Paving, Structure & Landscaping				
	AC Paving				
	3" AC over 4" AB, parking	5,064	SF	\$7.14	\$36,157
	4" AC over 9" AB, fire lane	1,519	SF	\$11.25	\$17,089
	Drop-off lane	232	SF	\$12.32	\$2,858
	Hardscape				
	Pedestrian walkway	1,522	SF	\$16.44	\$25,022
	Concrete pavement	2,586	SF	\$23.83	\$61,624
	Concrete stairs, cast on grade	121	LF	\$123.28	\$14,917
	Concrete stair landing, cast on grade	40	SF	\$20.54	\$822
	Concrete curb, gutter, and ramps				
	Concrete curb, straight	391	LF	\$31.31	\$12,242
	Concrete curb, radius	98	LF	\$57.30	\$5,615
	Pedestrian ramp	211	SF	\$61.61	\$13,000
	Ramp railing	105	LF	\$189.01	\$19,846
	Curb cut ramp, allowance	24	SF	\$38.51	\$924
	Tactile warning tiles, allowance	16	SF	\$42.65	\$682
	Landscape and irrigation, allowance	7,853	SF	\$12.70	\$99,733
	Signage & Wayfinding	2	EA	\$679.31	\$1,359
	<i>Subtotal Site Development General</i>				<i>\$311,890</i>
	<b>D. Other Site Development</b>				
	Temporary Fencing	1	LS	\$8,239.51	\$8,240
	Temporary Utilities	1	LS	\$32,958.02	\$32,958
	<i>Subtotal Other Site Development</i>				<i>\$41,198</i>
	<b>E. Reconstruction</b>				
	Not Applicable				
	<i>Subtotal Reconstruction</i>				<i>\$0</i>
	<b>F. New Construction</b>				
	Cost by Room Use/Top Code (CCI 8072)				

	520 Athletics/Physical Education (0835 Physical Education)	11,300	ASF	\$527.00	\$5,955,100
	525 Athletics/Physical Education Service (0835 Physical Education)	3,700	ASF	\$527.00	\$1,949,900
	<i>Subtotal New Construction</i>				<i>\$7,905,000</i>
	<b>G. Other Construction</b>				
	BOG Energy incentive allowance (2% of New Const.)				\$158,100
	<i>Subtotal Other Construction</i>				<i>\$158,100</i>
	<b>H. Other Construction</b>				
	State Supportable Cost Exceeding CCI 8072 Guideline	15,000	ASF	\$158.10	\$2,371,500
	<i>Subtotal Other Construction</i>				<i>\$2,371,500</i>
<b>5</b>	<b>Contingency</b>				<b>\$714,258</b>
	CONST x 5%				\$714,258
<b>6</b>	<b>Architectural &amp; Engineering &amp; Oversight</b>				<b>\$285,703</b>
	CONST x 8% x 25%				\$285,703
<b>7</b>	<b>Tests &amp; Inspections</b>				<b>\$438,592</b>
	(a) Test = 1% x CONST				\$142,852
	(b) Inspection = 18 months x \$16,430				\$295,740
<b>8</b>	<b>Construction Management</b>				<b>\$285,703</b>
	(a) Construction Management CONST x 2%				\$285,703
<b>9</b>	<b>Total Construction Costs</b>				<b>\$16,009,419</b>
	(Items 4 through 8 above)				
<b>10</b>	<b>Furniture &amp; Group II Equipment</b>				<b>\$308,400</b>
<b>11</b>	<b>Total Project Cost</b>				<b>\$17,797,400</b>
	(Items 1, 2, 3, 9 and 10)				
<b>12</b>	<b>Cost per Gross Square Foot</b>	<b>19,050</b>	<b>GSF</b>		<b>\$415</b>



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

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

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

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

PROJECT TITLE: New Gymnasium

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

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

SUMMARY OF PROPOSAL:

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

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

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

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

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

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

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

**SIGNATURE APPROVALS:**

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

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

\*\*\*\*\*

**DOF ANALYST USE**

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

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

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

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

DF-151 (Rev. 04/11)

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

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

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

This project 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 \$17,797,400 (per Construction Cost Index (CCI) 8072 and Equipment Price Index (EPI) 4671 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 8,461 students and generated 4,343.62 Full-Time Equivalent Students (FTES) during the 2020-21 academic year. During the same academic year, approximately 50.6% of students at CHC received some form of financial aid assistance (4,280 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. When comparing Fall 2018 to Fall 2019, the following programs have grown or show consistent Full-Time Equivalent Student (FTES) averages: Pilates, Yoga, Tai Chi and Funk/Hip Hop 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 21<sup>st</sup> 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) 8072 and Equipment Price Index (EPI) 4671 is \$17,797,400 (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 8072 and EPI 4671 is \$23,228,763 (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 8072 and EPI 4671 is \$29,057,720 (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 8072 and EPI 4671 is \$34,735,560 (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**

<b>SOLUTION CRITERIA</b>	<b>ALTERNATIVES</b>			
	<b>#1 New Construction</b>	<b>#2 Reconstruction</b>	<b>#3 Install Portables</b>	<b>#4 Lease Space Off-Campus</b>
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 8072, EPI 4671)			
	#1	#2	#3	#4
	New Construction	Reconstruction	Portable / Modular	Lease Space Off-Campus
Site Acquisition	\$0	\$0	\$0	\$0
Plans and Working Drawings	\$1,479,581	\$2,073,242	\$4,166,985	Unknown
Construction Costs:				
Utility Service	\$1,726,070	\$1,726,070	\$3,452,140	Unknown
Site Development-Service	\$1,771,405	\$1,771,405	\$3,542,810	Unknown
Site Development-General	\$311,890	\$311,890	\$623,780	Unknown
Other Site	\$41,198	\$41,198	\$82,396	Unknown
Reconstruction	\$0	\$5,928,750	\$0	Unknown
New Construction	\$7,905,000	\$0	\$0	Unknown
Other Construction	\$2,529,600	\$8,488,581	\$4,926,642	Unknown
Construction Soft Costs	\$1,724,256	\$2,579,227	\$2,772,467	Unknown
<b>Total Construction Costs</b>	<b>\$16,009,419</b>	<b>\$20,847,121</b>	<b>\$15,400,235</b>	<b>Unknown</b>
Equipment (Group II)	\$308,400	\$308,400	\$308,400	\$308,400
Other – Lease Space or Portable Costs			\$9,182,100	\$34,427,160
<b>Total Project Cost @ CCI 8072 and EPI 4671</b>	<b>\$17,797,400</b>	<b>\$23,228,763</b>	<b>\$29,057,720</b>	<b>\$34,735,560</b>
Escalated per Department of Finance Budget Letter BL05-21	<b><u>CCC Calculates this amount based on latest DOE directions</u></b>			

- 1.) Professional estimate obtained from ALMA Strategies and PBK-WLC Architects at CCI 8072 and EPI 4671.
- 2.) Professional estimate obtained from ALMA Strategies at CCI 8072 and EPI 4671 and includes costs for structural/seismic code upgrades.
- 3.) Portables are estimated to cost \$241 per square foot (19,050 GSF x \$241 = \$4,591,050). Total cost estimate includes replacement for every 30 years over a 60-year period (\$4,591,050 x 2 installations = \$9,182,100). Project costs for preliminary planning, working drawings, soft construction, and equipment were estimated using state allowances on a JCAF 32 form at CCI 8072 and EPI 4671.
- 4.) On average, lease rates are approximately \$30.12 annually per sq. ft. x 19,050 GSF x 60 years = \$34,427,160. (\$30.12 average annual per sq. foot lease cost was obtained using Q4 2021 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 \$17,797,400 which includes \$8,898,700 of requested state-supportable funds, and \$8,898,700 of state-supportable District funds (50% of total state-supportable project costs). Of the total project cost, \$799,312 is for Preliminary Plans, \$680,269 is for working drawings, \$16,009,419 is for total construction, and \$308,400 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.

Upon completion of the project, laboratory capacity load is expected to decrease from 114% to 103%, and office space is anticipated to decrease from 100% to 99%. 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 Lecture and Library space, capacity load ratios are noted to increase due to other projects on the College's Capital Outlay 5-Year Construction Plan.

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
<b>Initial Cap/Load (FY2024)</b>	<b>156%</b>	<b>114%</b>	<b>100%</b>	<b>163%</b>	<b>39%</b>	<b>N/A</b>	<b>114%</b>
<b>Final Cap/Load (FY2028)</b>	<b>164%</b>	<b>103%</b>	<b>99%</b>	<b>168%</b>	<b>39%</b>	<b>N/A</b>	<b>112%</b>

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 8072 and EPI 4671). 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**

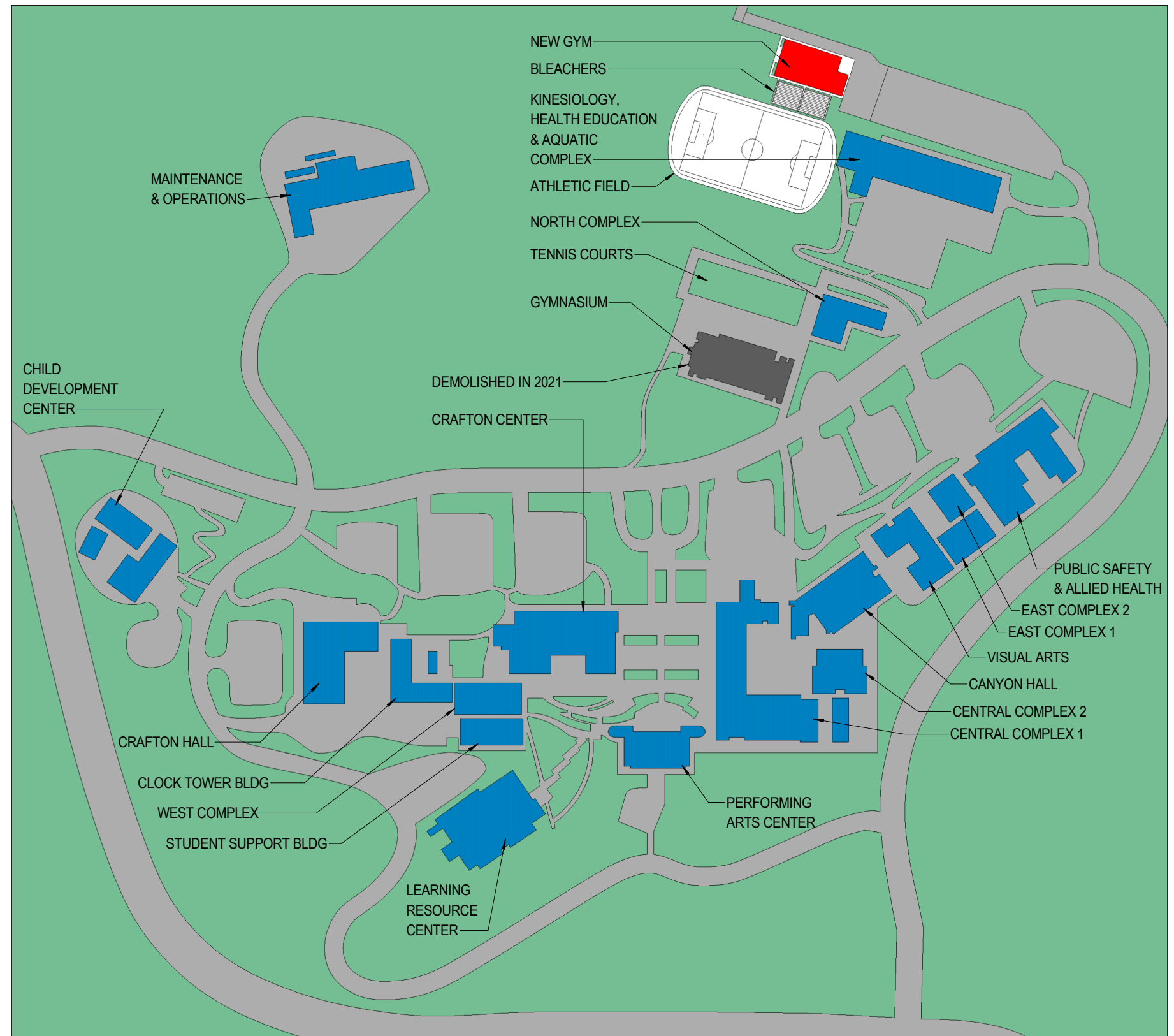
None

_____	_____
_____	_____
_____	_____
_____	_____



## **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



CRAFTON HILLS COLLEGE

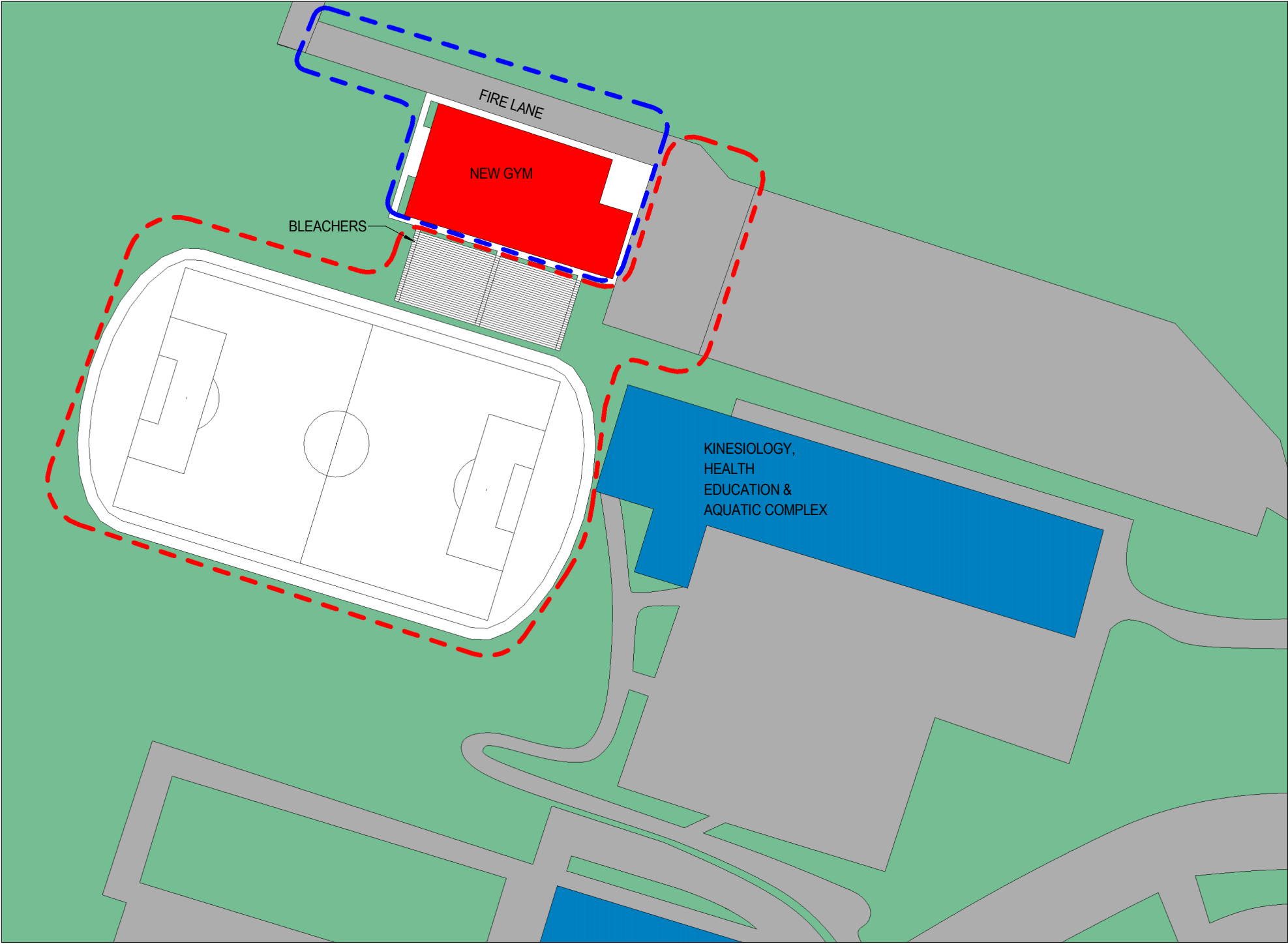
10.1

CRAFTON HILLS COLLEGE - GYMNASIUM,  
SOCCER FIELD & PARKING EXPANSION

CAMPUS PLOT PLAN

**LEGEND**

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

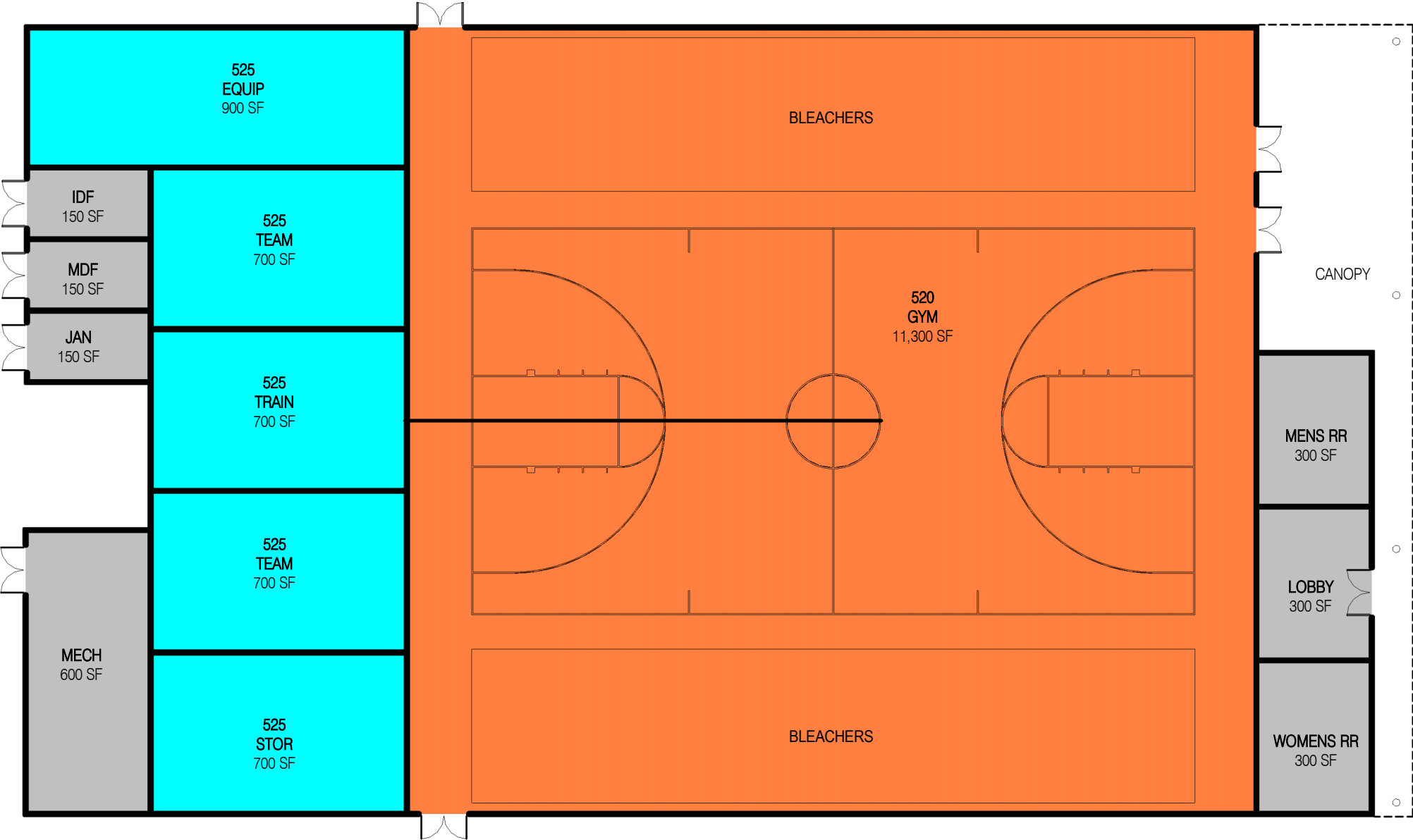


ISSUE DATE: 05/21/2021



CRAFTON HILLS COLLEGE

	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

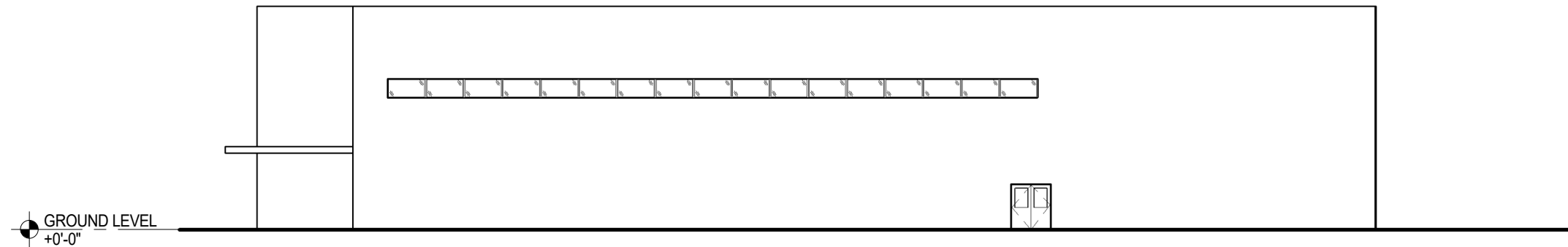


CRAFTON HILLS COLLEGE

10.3

CRAFTON HILLS COLLEGE - GYMNASIUM,  
SOCCER FIELD & PARKING EXPANSION

FIRST FLOOR PLAN



## NORTH ELEVATION

SCALE: 1" = 20'-0"

ISSUE DATE: 05/21/2021

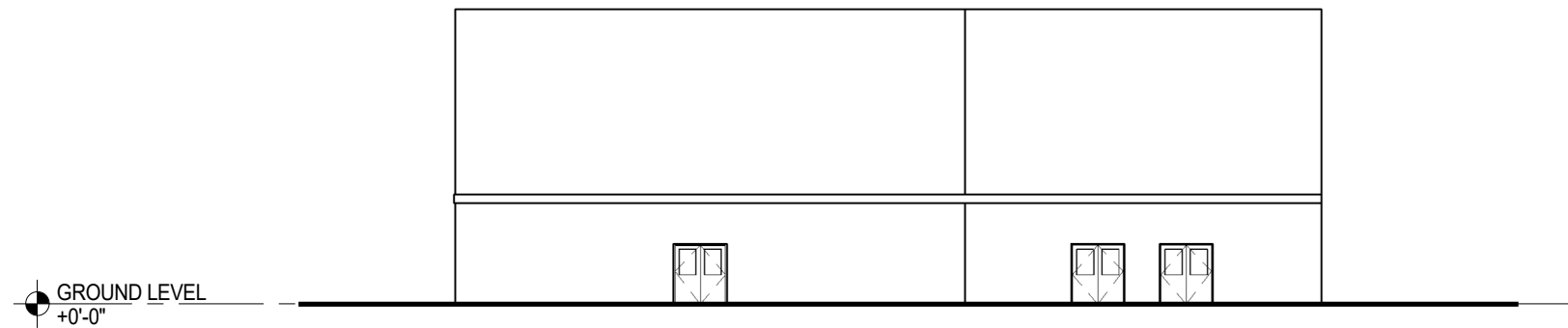


CRAFTON HILLS COLLEGE

10.4

CRAFTON HILLS COLLEGE - GYMNASIUM,  
SOCCER FIELD & PARKING EXPANSION

NORTH ELEVATION



## EAST ELEVATION

SCALE: 1" = 20'-0"

ISSUE DATE: 05/21/2021

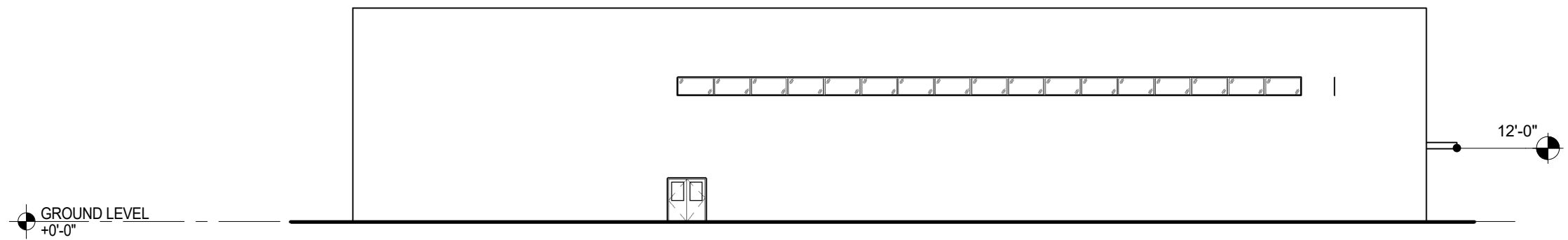


CRAFTON HILLS COLLEGE

10.4

CRAFTON HILLS COLLEGE - GYMNASIUM,  
SOCCER FIELD & PARKING EXPANSION

EAST ELEVATION



## SOUTH ELEVATION

SCALE: 1" = 20'-0"

ISSUE DATE: 05/21/2021

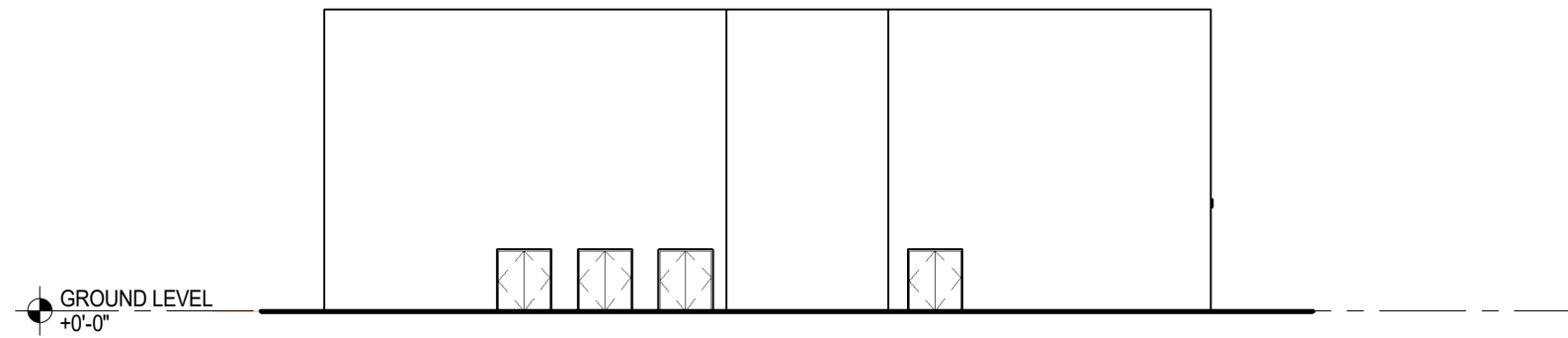


CRAFTON HILLS COLLEGE

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 : 4671

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	\$20.56	\$232,328
525	Athletic/Physical Ed Service	0835	Physical Education	3,700	0	3,700	\$20.56	\$76,072
<b>TOTAL</b>		-	-	<b>15,000</b>	<b>0</b>	<b>15,000</b>	-	<b>\$308,400</b>

## 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 8072. 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 8072) by \$2,371,500. 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 <sup>1</sup>	Units	Cost per Unit	Total Cost
			\$	\$

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

- Traditional= due year after initial FPP submittal

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

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

**Project Funding**

	<u>State Funded</u>	<u>District Funds</u>	<u>Non-State Funds</u>	
Land Acquisition:				Budget Year: 2025
Prelim. Plans:	\$96,067	\$96,067	\$0	Const. Cost Index: 8072
Working Draw:	\$112,068	\$112,068	\$0	5 yr. Plan Priority: 22
Construction:	\$1,896,640	\$1,686,740	\$0	Net ASF: -117
Equipment:	\$0	\$209,900	\$0	Total GSF: 6,800
	\$2,104,776	\$2,104,776	\$0	
<b>Total Cost:</b>	<b>\$4,209,552</b>			

**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:**

	<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:**

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

District Contact:	Jose Torres	Phone No:	9093886908
Date:	5/5/2022	Fax No:	
Prepared By:	Bobby Khushal	E-mail Address:	bobby@almastrategies.com

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

Approved by:

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

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

## San Bernardino Community College District (980)

### Crafton Hills College (981)

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

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
<b>TOTAL</b>	-	-		<b>5,500</b>	<b>5,617</b>	<b>-117</b>

DISTRICT San Bernardino Community College District				CAMPUS Crafton Hills College	
Project: West Complex Renovation (CL)		Date Prepared: 5/4/2022		Estimate CCI: 8072	
				CFIS Ref. #:	
Prepared By:		Estimate EPI: 4671			
		Total Cost	State Funded	District Funded	
				Supportable	Non Supportable
2. PRELIMINARY PLANS		\$192,135	\$96,067	\$96,067	\$0
2 - A. Architectural Fee for Preliminary Plans		\$105,349			\$0
2 - B. Project Management Services		\$30,100			\$0
2 - C. Division of the State Architect Plan Check Fee		\$0			\$0
2 - D. Preliminary Test (Soils Tests & Geotechnical Report)		\$28,343			\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$28,343			\$0
3. WORKING DRAWINGS		\$224,137	\$112,068	\$112,068	\$0
3 - A. Architectural Fee for Working Drawings		\$120,399			\$0
3 - B. Project Management Services		\$0			\$0
3 - C. Division of the State Architect Plan Check Fee		\$32,784			\$0
3 - D. Community Colleges Plan Check Fee		\$8,600			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$62,354			\$0
4. CONSTRUCTION - HARD COSTS		\$3,009,974	\$1,609,937	\$1,400,037	\$0
4 - A. Utility Service		\$76,525			\$0
4 - B. Site Development - Service		\$114,787			\$0
4 - C. Site Development - General		\$191,312			\$0
4 - D. Site Development - Other		\$0			\$0
4 - E. Reconstruction		\$2,550,825			\$0
4 - F. New Construction		\$0			\$0
4 - G. Board of Governor's Energy Policy Allowance		\$76,525			\$0
4 - H. Other		\$0			\$0
5. CONTINGENCY		\$210,698	\$105,349	\$105,349	\$0
5. Contingency		\$210,698			\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT		\$75,249	\$37,625	\$37,625	\$0
6. Architectural and Engineering Oversight		\$75,249			\$0
7. TESTS AND INSPECTIONS		\$227,260	\$113,630	\$113,630	\$0
7. Tests and Inspections		\$227,260			\$0
8. CONSTRUCTION MANAGEMENT		\$60,199	\$30,100	\$30,100	\$0
8. Construction Management & Labor Compliance Program		\$60,199			\$0
9. TOTAL CONSTRUCTION (Items 4 through 8)		\$3,583,380	\$1,896,640	\$1,686,740	\$0
Total Construction Costs		\$3,583,380			\$0
10. FURNITURE AND GROUP II EQUIPMENT		\$209,900	\$0	\$209,900	\$0
10 - A. Furniture and Group II Equipment		\$209,900			\$0
Total Project Costs		\$4,209,552	\$2,104,776	\$2,104,776	\$0
	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
12. Project Data					
New Construction	0	0	0%	\$0.00	\$0.00
Reconstruction	6,800	5,500	81%	\$463.79	\$375.12
13. Anticipated Time Schedule					
Start Preliminary Plans		7/1/2025	Advertise Bid for Construction		8/1/2027
Start Working Drawings		3/1/2026	Award Construction Contract		10/1/2027
Complete Working Drawings		11/1/2026	Advertise Bid for Equipment		7/1/2028
DSA Final Approval		7/1/2027	Complete Project and Notice of Completion		9/1/2028
			District Funded		
14		State Funded	Supportable	Non Supportable	District Funded Total
Acquisition		\$0	\$0	\$0	\$0
Preliminary Plans		\$96,067	\$96,067	\$0	\$96,067
Working Drawings		\$112,068	\$112,068	\$0	\$112,068
Construction		\$1,896,640	\$1,686,740	\$0	\$1,686,740
Equipment		\$0	\$209,900	\$0	\$209,900
Total Costs		\$2,104,776	\$2,104,776	\$0	\$2,104,776
% of SS Costs		50.00%	50.00%	Project Total	\$4,209,552
Points % Calc		49.07%	50.93%	SS Total	\$4,209,552

# FUSION

# Cost Mid Point Summary

DISTRICT San Bernardino Community College District			CAMPUS Crafton Hills College		
Project:	West Complex Renovation (CL)	Date Prepared: 5/4/2022	Prepared By:	Estimate CCI: 8072 Estimate EPI: 4671	CFIS Ref. #:
			Total Cost	State Funded	District Funded
					Supportable Non Supportable
<b>2. PRELIMINARY PLANS</b>			<b>\$235,000</b>	<b>\$118,000</b>	<b>\$117,000 \$0</b>
2 - A. Architectural Fee for Preliminary Plans			\$139,000		\$0
2 - B. Project Management Services			\$40,000		\$0
2 - C. Division of the State Architect Plan Check Fee			\$0		\$0
2 - D. Preliminary Test (Soils Tests & Geotechnical Report)			\$28,000		\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)			\$28,000		\$0
<b>3. WORKING DRAWINGS</b>			<b>\$273,000</b>	<b>\$136,000</b>	<b>\$137,000 \$0</b>
3 - A. Architectural Fee for Working Drawings			\$159,000		\$0
3 - B. Project Management Services			\$0		\$0
3 - C. Division of the State Architect Plan Check Fee			\$41,000		\$0
3 - D. Community Colleges Plan Check Fee			\$11,000		\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)			\$62,000		\$0
<b>4. CONSTRUCTION - HARD COSTS</b>			<b>\$3,965,000</b>	<b>\$2,121,000</b>	<b>\$1,844,000 \$0</b>
4 - A. Utility Service			\$101,000		\$0
4 - B. Site Development - Service			\$151,000		\$0
4 - C. Site Development - General			\$252,000		\$0
4 - D. Site Development - Other			\$0		\$0
4 - E. Reconstruction			\$3,360,000		\$0
4 - F. New Construction			\$0		\$0
4 - G. Board of Governor's Energy Policy Allowance			\$101,000		\$0
4 - H. Other			\$0		\$0
<b>5. CONTINGENCY</b>			<b>\$278,000</b>	<b>\$139,000</b>	<b>\$139,000 \$0</b>
5. Contingency			\$278,000		\$0
<b>6. ARCHITECTURAL AND ENGINEERING OVERSIGHT</b>			<b>\$99,000</b>	<b>\$50,000</b>	<b>\$49,000 \$0</b>
6. Architectural and Engineering Oversight			\$99,000		\$0
<b>7. TESTS AND INSPECTIONS</b>			<b>\$237,000</b>	<b>\$118,000</b>	<b>\$119,000 \$0</b>
7. Tests and Inspections			\$237,000		\$0
<b>8. CONSTRUCTION MANAGEMENT</b>			<b>\$79,000</b>	<b>\$40,000</b>	<b>\$39,000 \$0</b>
8. Construction Management & Labor Compliance Program			\$79,000		\$0
<b>9. TOTAL CONSTRUCTION (Items 4 through 8)</b>			<b>\$4,658,000</b>	<b>\$2,468,000</b>	<b>\$2,190,000 \$0</b>
Total Construction Costs			\$4,658,000		\$0
<b>10. FURNITURE AND GROUP II EQUIPMENT</b>			<b>\$210,000</b>	<b>\$0</b>	<b>\$210,000 \$0</b>
10 - A. Furniture and Group II Equipment			\$210,000		\$0
<b>Total Project Costs</b>			<b>\$5,376,000</b>	<b>\$2,722,000</b>	<b>\$2,654,000 \$0</b>
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%	\$610.91	\$494.12
<b>13. Anticipated Time Schedule</b>					
Start Preliminary Plans	7/1/2025	Advertise Bid for Construction	8/1/2027		
Start Working Drawings	3/1/2026	Award Construction Contract	10/1/2027		
Complete Working Drawings	11/1/2026	Advertise Bid for Equipment	7/1/2028		
DSA Final Approval	7/1/2027	Complete Project and Notice of Completion	9/1/2028		
14	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Acquisition	\$0	\$0	\$0	\$0	
Preliminary Plans	\$118,000	\$117,000	\$0	\$117,000	
Working Drawings	\$136,000	\$137,000	\$0	\$137,000	
Construction	\$2,468,000	\$2,190,000	\$0	\$2,190,000	
Equipment	\$0	\$210,000	\$0	\$210,000	
Total Costs	\$2,722,000	\$2,654,000	\$0	\$2,654,000	
% of SS Costs	50.63%	49.37%	Project Total	\$5,376,000	
Points % Calc	49.07%	50.93%	SS Total	\$5,376,000	

Report Generated: 05/05/2022



## San Bernardino Community College District (980)

### Crafton Hills College (981)

Project: West Complex Renovation (CL) – EPI : 4671

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	\$21.84	\$0
115	Classroom Service	0099	General Assignment	0	195	-195	\$21.84	\$0
310	Office	6000	Instructional Administration	1,300	0	1,300	\$38.96	\$50,648
315	Office Service	6000	Instructional Administration	200	0	200	\$38.96	\$7,792
650	Lounge	0099	General Assignment	0	618	-618	\$35.39	\$0
650	Lounge	6000	Instructional Administration	300	0	300	\$35.39	\$10,617
655	Lounge Service	0099	General Assignment	0	32	-32	\$35.39	\$0
680	Meeting Room	6000	Instructional Administration	2,000	0	2,000	\$35.39	\$70,780
720	Shop	6510	Building Maintenance and Operation Support	700	0	700	\$100.09	\$70,063
TOTAL		-	-	5,500	5,617	-117	-	\$209,900

**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:** 2028-29

**Acres:** 0

**District Priority:** 22

**Contact:** Hassan Mirza

**CCI:** 8072

**EPI:** 4671

**Net ASF:** -117

**Total OGSF:** 6,800

**Last Edit Date:** 4/14/2022

**Last Edit By:** Bobby Khushal

**Online:** No

**Complete:** No

**Project Score:**

Score Type	Score	Supporting Data
Age of Building	53	
Facility Condition Index (FCI)	27	
FTES	12	
Vision for Success Regions of High Need	5	
Vision of Success CTE	0	
Local Contribution	50	
<b>Total Score</b>	<b>147</b>	

**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 FY2025 - 2026	171%	108%	104%	162%	39%	N/A	116%
Final Cap/Load FY2028 - 2029	148%	103%	102%	168%	39%	N/A	112%

**Project Cost:**

Phase	FY	State Funded	District Funds	Non-State Funds	Total Cost
Preliminary Plans	2025-2026	\$96,067	\$96,067	\$0	\$192,135
Working Drawings	2025-2026	\$112,068	\$112,068	\$0	\$224,137
Construction	2026-2027	\$1,896,640	\$1,686,740	\$0	\$3,583,380
Equipment	2026-2027	\$0	\$209,900	\$0	\$209,900
<b>Project Total</b>		<b>\$2,104,776</b>	<b>\$2,104,776</b>	<b>\$0</b>	<b>\$4,209,552</b>

**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: 2025
Prelim. Plans:	\$112,515	\$112,515	\$0	Const. Cost Index: 8072
Working Draw:	\$130,743	\$130,743	\$0	5 yr. Plan Priority: 19
Construction:	\$2,549,256	\$2,520,992	\$0	Net ASF: 0
Equipment:	\$0	\$28,264	\$0	Total GSF: 18,200
	\$2,792,513	\$2,792,514	\$0	
<b>Total Cost:</b>	<b>\$5,585,028</b>			

**Project Description:**

This project will construct a new Warehouse Facilities to replace existing Shipping and Receiving, Police Storage, Warehouse, and M&O Storage. The Warehouse, Shipping & Receiving, Police Storage, and Storage Buildings 1, 2, and 4 will be demolished and replaced with a single building enclosed with masonry walls and gates. The existing Warehouse was constructed in 1960 while Shipping/Receiving and Police Storage buildings were constructed in 1935. These facilities no longer support storage and operational support needs for the College and require replacement. The new Warehouse Facilities will be approximately 18,200 GSF.

**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 replace multiple outdated M&O facilities and storages with sustainable and functionality design goals, while consolidating 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	<b><u>Instructional Space</u></b>
	Major ASF:
Yes	- This project will not cause total ASF in any category to exceed 110% of capacity/load ratio
No	<b><u>Academic Support, Student Services or Administrative Space</u></b>
	Major ASF:
Yes	<b><u>Other Facility Projects</u></b>
	Type of space: New Construction
	Primary ASF of request space: Warehouse
Yes	- There is an existing facility in use for this proposed project
	<b><u>Supplemental Information and Alternatives Explored</u></b>
Yes	- Cost to reconstruct existing building is more than 50% of cost of a new building
Yes	- Usage in the new building will be the same as usage in the building replaced
Yes	- 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
	<b><u>Additional Forms/Pages enclosed</u></b>
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

**Initial Project Planning (IPP)**

District Contact:	Jose Torres	Phone No:	9093886908
Date:	5/5/2022	Fax No:	
Prepared By:	Bobby Khushal	E-mail Address:	bobby@almastrategies.com

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

Approved by:	_____	_____
	Name / Title	Signature / Date

**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
<b>TOTAL</b>	-	-		<b>14,965</b>	<b>14,965</b>	<b>0</b>

# FUSION

# Cost Estimate Summary

DISTRICT San Bernardino Community College District				CAMPUS San Bernardino Valley College	
Project: Warehouse Facilities		Date Prepared: 5/5/2022		Estimate CCI: 8072	CFIS Ref. #:
Prepared By:			Estimate EPI: 4671		
	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
<b>2. PRELIMINARY PLANS</b>	<b>\$225,029</b>	<b>\$112,515</b>	<b>\$112,515</b>		<b>\$0</b>
2 - A. Architectural Fee for Preliminary Plans	\$124,042				\$0
2 - B. Project Management Services	\$44,301				\$0
2 - C. Division of the State Architect Plan Check Fee	\$0				\$0
2 - D. Preliminary Test (Soils Tests & Geotechnical Report)	\$28,343				\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$28,343				\$0
<b>3. WORKING DRAWINGS</b>	<b>\$261,487</b>	<b>\$130,743</b>	<b>\$130,743</b>		<b>\$0</b>
3 - A. Architectural Fee for Working Drawings	\$141,763				\$0
3 - B. Project Management Services	\$0				\$0
3 - C. Division of the State Architect Plan Check Fee	\$44,713				\$0
3 - D. Community Colleges Plan Check Fee	\$12,657				\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$62,354				\$0
<b>4. CONSTRUCTION - HARD COSTS</b>	<b>\$4,430,080</b>	<b>\$2,229,172</b>	<b>\$2,200,908</b>		<b>\$0</b>
4 - A. Utility Service	\$102,833				\$0
4 - B. Site Development - Service	\$154,249				\$0
4 - C. Site Development - General	\$257,081				\$0
4 - D. Site Development - Other	\$0				\$0
4 - E. Reconstruction	\$0				\$0
4 - F. New Construction	\$3,427,750				\$0
4 - G. Board of Governor's Energy Policy Allowance	\$68,555				\$0
4 - H. Other	\$419,612				\$0
<b>5. CONTINGENCY</b>	<b>\$221,504</b>	<b>\$110,752</b>	<b>\$110,752</b>		<b>\$0</b>
5. Contingency	\$221,504				\$0
<b>6. ARCHITECTURAL AND ENGINEERING OVERSIGHT</b>	<b>\$88,602</b>	<b>\$44,301</b>	<b>\$44,301</b>		<b>\$0</b>
6. Architectural and Engineering Oversight	\$88,602				\$0
<b>7. TESTS AND INSPECTIONS</b>	<b>\$241,461</b>	<b>\$120,730</b>	<b>\$120,730</b>		<b>\$0</b>
7. Tests and Inspections	\$241,461				\$0
<b>8. CONSTRUCTION MANAGEMENT</b>	<b>\$88,602</b>	<b>\$44,301</b>	<b>\$44,301</b>		<b>\$0</b>
8. Construction Management & Labor Compliance Program	\$88,602				\$0
<b>9. TOTAL CONSTRUCTION (Items 4 through 8)</b>	<b>\$5,070,248</b>	<b>\$2,549,256</b>	<b>\$2,520,992</b>		<b>\$0</b>
Total Construction Costs	\$5,070,248				\$0
<b>10. FURNITURE AND GROUP II EQUIPMENT</b>	<b>\$28,264</b>	<b>\$0</b>	<b>\$28,264</b>		<b>\$0</b>
10 - A. Furniture and Group II Equipment	\$28,264				\$0
<b>Total Project Costs</b>	<b>\$5,585,028</b>	<b>\$2,792,513</b>	<b>\$2,792,514</b>		<b>\$0</b>
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%	\$229.05	\$188.34
Reconstruction	0	0	0%	\$0.00	\$0.00
<b>13. Anticipated Time Schedule</b>					
Start Preliminary Plans	7/1/2025	Advertise Bid for Construction	8/1/2027		
Start Working Drawings	3/1/2026	Award Construction Contract	10/1/2027		
Complete Working Drawings	11/1/2026	Advertise Bid for Equipment	7/1/2028		
DSA Final Approval	7/1/2027	Complete Project and Notice of Completion	9/1/2028		
14	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Acquisition	\$0	\$0	\$0	\$0	\$0
Preliminary Plans	\$112,515	\$112,515	\$0	\$112,515	\$112,515
Working Drawings	\$130,743	\$130,743	\$0	\$130,743	\$130,743
Construction	\$2,549,256	\$2,520,992	\$0	\$2,520,992	\$2,520,992
Equipment	\$0	\$28,264	\$0	\$28,264	\$28,264
Total Costs	\$2,792,513	\$2,792,514	\$0	\$2,792,514	\$2,792,514
% of SS Costs	50.00%	50.00%	Project Total	\$5,585,028	\$5,585,028
Points % Calc	49.38%	50.62%	SS Total	\$5,585,028	\$5,585,028

Report Generated: 05/05/2022

# FUSION

# Cost Mid Point Summary

DISTRICT San Bernardino Community College District				CAMPUS San Bernardino Valley College	
Project:	Warehouse Facilities	Date Prepared:	5/5/2022	Prepared By:	Estimate CCI: 8072 Estimate EPI: 4671
				CFIS Ref. #:	
	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
<b>2. PRELIMINARY PLANS</b>	<b>\$277,000</b>	<b>\$139,000</b>	<b>\$138,000</b>		<b>\$0</b>
2 - A. Architectural Fee for Preliminary Plans	\$163,000				\$0
2 - B. Project Management Services	\$58,000				\$0
2 - C. Division of the State Architect Plan Check Fee	\$0				\$0
2 - D. Preliminary Test (Soils Tests & Geotechnical Report)	\$28,000				\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$28,000				\$0
<b>3. WORKING DRAWINGS</b>	<b>\$322,000</b>	<b>\$161,000</b>	<b>\$161,000</b>		<b>\$0</b>
3 - A. Architectural Fee for Working Drawings	\$187,000				\$0
3 - B. Project Management Services	\$0				\$0
3 - C. Division of the State Architect Plan Check Fee	\$56,000				\$0
3 - D. Community Colleges Plan Check Fee	\$17,000				\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$62,000				\$0
<b>4. CONSTRUCTION - HARD COSTS</b>	<b>\$5,835,000</b>	<b>\$2,936,000</b>	<b>\$2,899,000</b>		<b>\$0</b>
4 - A. Utility Service	\$135,000				\$0
4 - B. Site Development - Service	\$203,000				\$0
4 - C. Site Development - General	\$339,000				\$0
4 - D. Site Development - Other	\$0				\$0
4 - E. Reconstruction	\$0				\$0
4 - F. New Construction	\$4,515,000				\$0
4 - G. Board of Governor's Energy Policy Allowance	\$90,000				\$0
4 - H. Other	\$553,000				\$0
<b>5. CONTINGENCY</b>	<b>\$292,000</b>	<b>\$146,000</b>	<b>\$146,000</b>		<b>\$0</b>
5. Contingency	\$292,000				\$0
<b>6. ARCHITECTURAL AND ENGINEERING OVERSIGHT</b>	<b>\$117,000</b>	<b>\$59,000</b>	<b>\$58,000</b>		<b>\$0</b>
6. Architectural and Engineering Oversight	\$117,000				\$0
<b>7. TESTS AND INSPECTIONS</b>	<b>\$256,000</b>	<b>\$128,000</b>	<b>\$128,000</b>		<b>\$0</b>
7. Tests and Inspections	\$256,000				\$0
<b>8. CONSTRUCTION MANAGEMENT</b>	<b>\$117,000</b>	<b>\$59,000</b>	<b>\$58,000</b>		<b>\$0</b>
8. Construction Management & Labor Compliance Program	\$117,000				\$0
<b>9. TOTAL CONSTRUCTION (Items 4 through 8)</b>	<b>\$6,617,000</b>	<b>\$3,328,000</b>	<b>\$3,289,000</b>		<b>\$0</b>
Total Construction Costs	\$6,617,000				\$0
<b>10. FURNITURE AND GROUP II EQUIPMENT</b>	<b>\$28,000</b>	<b>\$0</b>	<b>\$28,000</b>		<b>\$0</b>
10 - A. Furniture and Group II Equipment	\$28,000				\$0
<b>Total Project Costs</b>	<b>\$7,244,000</b>	<b>\$3,628,000</b>	<b>\$3,616,000</b>		<b>\$0</b>
<b>12. Project Data</b>	<b>Gross Square Feet</b>	<b>Assignable Square Feet</b>	<b>ASF:GSF Ratio</b>	<b>Unit Cost Per ASF</b>	<b>Unit Cost Per GSF</b>
New Construction	18,200	14,965	82%	\$301.70	\$248.08
Reconstruction	0	0	0%	\$0.00	\$0.00
<b>13. Anticipated Time Schedule</b>					
Start Preliminary Plans	7/1/2025	Advertise Bid for Construction	8/1/2027		
Start Working Drawings	3/1/2026	Award Construction Contract	10/1/2027		
Complete Working Drawings	11/1/2026	Advertise Bid for Equipment	7/1/2028		
DSA Final Approval	7/1/2027	Complete Project and Notice of Completion	9/1/2028		
<b>14</b>	<b>State Funded</b>	<b>District Funded</b>		<b>District Funded Total</b>	
		<b>Supportable</b>	<b>Non Supportable</b>		
Acquisition	\$0	\$0	\$0	\$0	
Preliminary Plans	\$139,000	\$138,000	\$0	\$138,000	
Working Drawings	\$161,000	\$161,000	\$0	\$161,000	
Construction	\$3,328,000	\$3,289,000	\$0	\$3,289,000	
Equipment	\$0	\$28,000	\$0	\$28,000	
Total Costs	\$3,628,000	\$3,616,000	\$0	\$3,616,000	
% of SS Costs	50.08%	49.92%	Project Total	\$7,244,000	
Points % Calc	49.38%	50.62%	SS Total	\$7,244,000	

Report Generated: 05/05/2022

San Bernardino Community College District (980)								
San Bernardino Valley College (982)								
Project: Warehouse Facilities – EPI : 4671								
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	\$38.96	\$12,350
310	Office	6780	Management Information Services	0	240	-240	\$38.96	\$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	\$317.52	\$0
730	Storage	6510	Building Maintenance and Operation Support	13,765	12,164	1,601	\$9.94	\$15,914
TOTAL		-	-	14,965	14,965	0	-	\$28,264



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

**Description:**

This project will construct a new Warehouse Facilities to replace existing Shipping and Receiving, Police Storage, Warehouse, and M&O Storage. The Warehouse, Shipping & Receiving, Police Storage, and Storage Buildings 1, 2, and 4 will be demolished and replaced with a single building enclosed with masonry walls and gates. The existing Warehouse was constructed in 1960 while Shipping/Receiving and Police Storage buildings were constructed in 1935. These facilities no longer support storage and operational support needs for the College and require replacement. The new Warehouse Facilities will be approximately 18,200 GSF.

<b>Project Type:</b>	New	<b>Acres:</b>	0
<b>Occupancy Year:</b>	2028-29	<b>Contact:</b>	Hassan Mirza
<b>District Priority:</b>	19	<b>EPI:</b>	4671
<b>CCI:</b>	8072	<b>Total OGSF:</b>	18,200
<b>Net ASF:</b>	0	<b>Last Edit By:</b>	Bobby Khushal
<b>Last Edit Date:</b>	4/14/2022	<b>Complete:</b>	No
<b>Online:</b>	No		

**Project Score:**

Score Type	Score	Supporting Data
Age of Building	60	
Facility Condition Index (FCI)	28	
FTES	12	
Vision for Success Regions of High Need	5	
Vision of Success CTE	0	
Local Contribution	50	
<b>Total Score</b>	<b>155</b>	

**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 FY2025 - 2026	161%	76%	81%	93%	38%	N/A	89%
Final Cap/Load FY2028 - 2029	177%	91%	80%	120%	38%	N/A	101%

**Project Cost:**

Phase	FY	State Funded	District Funds	Non-State Funds	Total Cost
Preliminary Plans	2025-2026	\$112,515	\$112,515	\$0	\$225,029
Working Drawings	2025-2026	\$130,743	\$130,743	\$0	\$261,487
Construction	2026-2027	\$2,549,256	\$2,520,992	\$0	\$5,070,248
Equipment	2026-2027	\$0	\$28,264	\$0	\$28,264
<b>Project Total</b>		<b>\$2,792,513</b>	<b>\$2,792,514</b>	<b>\$0</b>	<b>\$5,585,028</b>

**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: 2025
Prelim. Plans:	\$157,360	\$157,360	\$0	Const. Cost Index: 8072
Working Draw:	\$181,516	\$181,516	\$0	5 yr. Plan Priority: 13
Construction:	\$3,652,262	\$2,995,732	\$0	Net ASF: 0
Equipment:	\$0	\$656,528	\$0	Total GSF: 10,163
	\$3,991,137	\$3,991,136	\$0	
<b>Total Cost:</b>	<b>\$7,982,274</b>			

**Project Description:**

This project will repurpose the inactive space in the Health and Life Science building to accommodate Biology class laboratories. 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 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

Date: 5/5/2022

Fax No:

Prepared By: Bobby Khushal

E-mail Address: bobby@almastrategies.com

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

Approved by:

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

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

**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
<b>TOTAL</b>	-	-		<b>6,606</b>	<b>6,606</b>	<b>0</b>

DISTRICT San Bernardino Community College District				CAMPUS San Bernardino Valley College	
Project: Physical Sciences & Health and Life Sciences		Date Prepared: 5/5/2022		Estimate CCI: 8072	
				CFIS Ref. #:	
Prepared By:		Estimate EPI: 4671			
		Total Cost	State Funded	District Funded	
				Supportable	Non Supportable
2. PRELIMINARY PLANS		\$314,719	\$157,360	\$157,360	\$0
2 - A. Architectural Fee for Preliminary Plans		\$200,693			\$0
2 - B. Project Management Services		\$57,341			\$0
2 - C. Division of the State Architect Plan Check Fee		\$0			\$0
2 - D. Preliminary Test (Soils Tests & Geotechnical Report)		\$28,343			\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$28,343			\$0
3. WORKING DRAWINGS		\$363,032	\$181,516	\$181,516	\$0
3 - A. Architectural Fee for Working Drawings		\$229,363			\$0
3 - B. Project Management Services		\$0			\$0
3 - C. Division of the State Architect Plan Check Fee		\$54,932			\$0
3 - D. Community Colleges Plan Check Fee		\$16,383			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$62,354			\$0
4. CONSTRUCTION - HARD COSTS		\$5,734,075	\$3,195,302	\$2,538,773	\$0
4 - A. Utility Service		\$145,782			\$0
4 - B. Site Development - Service		\$218,672			\$0
4 - C. Site Development - General		\$364,454			\$0
4 - D. Site Development - Other		\$0			\$0
4 - E. Reconstruction		\$4,859,385			\$0
4 - F. New Construction		\$0			\$0
4 - G. Board of Governor's Energy Policy Allowance		\$145,782			\$0
4 - H. Other		\$0			\$0
5. CONTINGENCY		\$401,385	\$200,693	\$200,693	\$0
5. Contingency		\$401,385			\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT		\$143,352	\$71,676	\$71,676	\$0
6. Architectural and Engineering Oversight		\$143,352			\$0
7. TESTS AND INSPECTIONS		\$254,501	\$127,250	\$127,250	\$0
7. Tests and Inspections		\$254,501			\$0
8. CONSTRUCTION MANAGEMENT		\$114,681	\$57,341	\$57,341	\$0
8. Construction Management & Labor Compliance Program		\$114,681			\$0
9. TOTAL CONSTRUCTION (Items 4 through 8)		\$6,647,994	\$3,652,262	\$2,995,732	\$0
Total Construction Costs		\$6,647,994			\$0
10. FURNITURE AND GROUP II EQUIPMENT		\$656,528	\$0	\$656,528	\$0
10 - A. Furniture and Group II Equipment		\$656,528			\$0
Total Project Costs		\$7,982,274	\$3,991,137	\$3,991,136	\$0
	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
12. Project Data					
New Construction	0	0	0%	\$0.00	\$0.00
Reconstruction	10,163	6,606	65%	\$735.60	\$478.14
13. Anticipated Time Schedule					
Start Preliminary Plans		7/1/2025	Advertise Bid for Construction		8/1/2027
Start Working Drawings		3/1/2026	Award Construction Contract		10/1/2027
Complete Working Drawings		11/1/2026	Advertise Bid for Equipment		7/1/2028
DSA Final Approval		7/1/2027	Complete Project and Notice of Completion		9/1/2028
			District Funded		
14		State Funded	Supportable	Non Supportable	District Funded Total
Acquisition		\$0	\$0	\$0	\$0
Preliminary Plans		\$157,360	\$157,360	\$0	\$157,360
Working Drawings		\$181,516	\$181,516	\$0	\$181,516
Construction		\$3,652,262	\$2,995,732	\$0	\$2,995,732
Equipment		\$0	\$656,528	\$0	\$656,528
Total Costs		\$3,991,137	\$3,991,136	\$0	\$3,991,136
% of SS Costs		50.00%	50.00%	Project Total	\$7,982,274
Points % Calc		49.07%	50.93%	SS Total	\$7,982,274

# FUSION

# Cost Mid Point Summary

DISTRICT San Bernardino Community College District				CAMPUS San Bernardino Valley College	
Project:	Physical Sciences & Health and Life Sciences	Date Prepared:	5/5/2022	Prepared By:	Estimate CCI: 8072 Estimate EPI: 4671
				CFIS Ref. #:	
	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
<b>2. PRELIMINARY PLANS</b>	<b>\$396,000</b>	<b>\$198,000</b>	<b>\$198,000</b>		<b>\$0</b>
2 - A. Architectural Fee for Preliminary Plans	\$264,000				\$0
2 - B. Project Management Services	\$76,000				\$0
2 - C. Division of the State Architect Plan Check Fee	\$0				\$0
2 - D. Preliminary Test (Soils Tests & Geotechnical Report)	\$28,000				\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$28,000				\$0
<b>3. WORKING DRAWINGS</b>	<b>\$454,000</b>	<b>\$227,000</b>	<b>\$227,000</b>		<b>\$0</b>
3 - A. Architectural Fee for Working Drawings	\$302,000				\$0
3 - B. Project Management Services	\$0				\$0
3 - C. Division of the State Architect Plan Check Fee	\$68,000				\$0
3 - D. Community Colleges Plan Check Fee	\$22,000				\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$62,000				\$0
<b>4. CONSTRUCTION - HARD COSTS</b>	<b>\$7,552,000</b>	<b>\$4,208,000</b>	<b>\$3,344,000</b>		<b>\$0</b>
4 - A. Utility Service	\$192,000				\$0
4 - B. Site Development - Service	\$288,000				\$0
4 - C. Site Development - General	\$480,000				\$0
4 - D. Site Development - Other	\$0				\$0
4 - E. Reconstruction	\$6,400,000				\$0
4 - F. New Construction	\$0				\$0
4 - G. Board of Governor's Energy Policy Allowance	\$192,000				\$0
4 - H. Other	\$0				\$0
<b>5. CONTINGENCY</b>	<b>\$529,000</b>	<b>\$264,000</b>	<b>\$265,000</b>		<b>\$0</b>
5. Contingency	\$529,000				\$0
<b>6. ARCHITECTURAL AND ENGINEERING OVERSIGHT</b>	<b>\$189,000</b>	<b>\$95,000</b>	<b>\$94,000</b>		<b>\$0</b>
6. Architectural and Engineering Oversight	\$189,000				\$0
<b>7. TESTS AND INSPECTIONS</b>	<b>\$273,000</b>	<b>\$136,000</b>	<b>\$137,000</b>		<b>\$0</b>
7. Tests and Inspections	\$273,000				\$0
<b>8. CONSTRUCTION MANAGEMENT</b>	<b>\$151,000</b>	<b>\$76,000</b>	<b>\$75,000</b>		<b>\$0</b>
8. Construction Management & Labor Compliance Program	\$151,000				\$0
<b>9. TOTAL CONSTRUCTION (Items 4 through 8)</b>	<b>\$8,694,000</b>	<b>\$4,779,000</b>	<b>\$3,915,000</b>		<b>\$0</b>
Total Construction Costs	\$8,694,000				\$0
<b>10. FURNITURE AND GROUP II EQUIPMENT</b>	<b>\$657,000</b>	<b>\$0</b>	<b>\$657,000</b>		<b>\$0</b>
10 - A. Furniture and Group II Equipment	\$657,000				\$0
<b>Total Project Costs</b>	<b>\$10,201,000</b>	<b>\$5,204,000</b>	<b>\$4,997,000</b>		<b>\$0</b>
<b>12. Project Data</b>	<b>Gross Square Feet</b>	<b>Assignable Square Feet</b>	<b>ASF:GSF Ratio</b>	<b>Unit Cost Per ASF</b>	<b>Unit Cost Per GSF</b>
New Construction	0	0	0%	\$0.00	\$0.00
Reconstruction	10,163	6,606	65%	\$968.82	\$629.74
<b>13. Anticipated Time Schedule</b>					
Start Preliminary Plans	7/1/2025	Advertise Bid for Construction	8/1/2027		
Start Working Drawings	3/1/2026	Award Construction Contract	10/1/2027		
Complete Working Drawings	11/1/2026	Advertise Bid for Equipment	7/1/2028		
DSA Final Approval	7/1/2027	Complete Project and Notice of Completion	9/1/2028		
<b>14</b>	<b>State Funded</b>	<b>District Funded</b>		<b>District Funded Total</b>	
		<b>Supportable</b>	<b>Non Supportable</b>		
Acquisition	\$0	\$0	\$0	\$0	
Preliminary Plans	\$198,000	\$198,000	\$0	\$198,000	
Working Drawings	\$227,000	\$227,000	\$0	\$227,000	
Construction	\$4,779,000	\$3,915,000	\$0	\$3,915,000	
Equipment	\$0	\$657,000	\$0	\$657,000	
Total Costs	\$5,204,000	\$4,997,000	\$0	\$4,997,000	
% of SS Costs	51.01%	48.99%	Project Total	\$10,201,000	
Points % Calc	49.07%	50.93%	SS Total	\$10,201,000	

Report Generated: 05/05/2022

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

**San Bernardino Valley College (982)**

**Project:** Physical Sciences & Health and Life Sciences – EPI : 4671

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	\$111.02	\$622,378
310	Office	0099	General Assignment	1,000	0	1,000	\$34.15	\$34,150
<b>TOTAL</b>		-	-	<b>6,606</b>	<b>6,606</b>	<b>0</b>	-	<b>\$656,528</b>

## 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. 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 use.

**Project Type:** Reconstruction

**Occupancy Year:** 2028-29

**Acres:** 0

**District Priority:** 13

**Contact:** Hassan Mirza

**CCI:** 8072

**EPI:** 4671

**Net ASF:** 0

**Total OGSF:** 10,163

**Last Edit Date:** 4/14/2022

**Last Edit By:** Bobby Khushal

**Online:** No

**Complete:** No

### Project Score:

Score Type	Score	Supporting Data
Age of Building	21	
Facility Condition Index (FCI)	1	
FTES	12	
Vision for Success Regions of High Need	5	
Vision of Success CTE	0	
Local Contribution	50	
<b>Total Score</b>	<b>89</b>	

### 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 FY2025 - 2026	161%	76%	81%	93%	38%	N/A	89%
Final Cap/Load FY2028 - 2029	177%	91%	80%	120%	38%	N/A	101%

### Project Cost:

Phase	FY	State Funded	District Funds	Non-State Funds	Total Cost
Preliminary Plans	2025-2026	\$157,360	\$157,360	\$0	\$314,719
Working Drawings	2025-2026	\$181,516	\$181,516	\$0	\$363,032
Construction	2026-2027	\$3,652,262	\$2,995,732	\$0	\$6,647,994
Equipment	2026-2027	\$0	\$656,528	\$0	\$656,528
<b>Project Total</b>		<b>\$3,991,137</b>	<b>\$3,991,136</b>	<b>\$0</b>	<b>\$7,982,274</b>