

Initial Project Proposal (IPP)

District: El Camino Community College District (Compton)
 College / Center: El Camino College Compton Center
 Project Name: Physical Education Complex Replacement
 Project Type: Replacement

Project Funding

	<u>State</u>	<u>Non-state</u>	
Land Acquisition:	\$0	\$0	Budget Year: 2019
Prelim. Plans:	\$457,000	\$457,000	Const. Cost Index: 6108
Working Draw. :	\$482,000	\$482,000	5 yr. Plan Priority: 12
Construction:	\$11,507,000	\$11,505,000	Net ASF: 694
Equipment:	\$162,000	\$162,000	Total GSF: 62,529
	<hr/>	<hr/>	
Total Cost:	\$25,214,000	\$12,606,000	

Project Description: The proposed project involves the replacement of existing Physical Education facilities with appropriate space to support modern instruction and learning methodologies, and to replace and activate unused spaces. **FACILITIES PROBLEMS INCLUDE:** • The existing Men's Shower/Locker Building and the Special Services Students Building were constructed in 1953. The Gym and Pool Service Building were built in the early 1960s. There has been no comprehensive renovation of the buildings since that time. The facilities are currently configured as 'make-shift' instructional space. • The Women's showers and lockers areas in Building U #25 locked and unused because the MEP systems have failed and the facility is inadequate to support any campus function. • Third-party engineering evaluations indicate that mechanical, electrical and plumbing systems are failing, and structural and life/safety systems do not conform to current standards. • The Gym is used heavily by students and member of the community; this facility is a critical resource in the Compton community. • The estimated cost of renovation exceeds the cost of replacement. **SOLUTION CRITERIA:** • The criteria for the solution are to replace underutilized, aged and dysfunctional buildings with modern Physical Education/Athletics facilities, and to replace and activate unused spaces. **SCOPE OF WORK:** • Construct a replacement facility to house Physical Education instruction, Athletics events, and community activities. • Demolish Gym #13, Men Shower + Lockers #18, Pool Building #20, Classroom V Special Services Students building #22, Women Shower + Lockers #25.

Describe how this project supports the district's educational and facility Master Plan and Five-Year Construction Plan:

The 2012 ECC Compton Center Facilities Master Plan includes goals to provide appropriate space to support the campus's Educational Plan, to replace and remove inadequate and temporary facilities, and to provide infrastructure for modern instructional technology. The project is included in the Implementation Plan for the campus.

Provide the CEQA Status of the project. Check all that apply.

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Initial Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Negative Declaration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Draft EIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Final EIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Type of Project and Qualifying Information:

Please answer all questions. Unanswered questions will be considered not applicable

Yes	No	N/A	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Life Safety Project - Required Supporting report is attached to establish imminent danger
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Project Design - Constuction and equipment design conform with State design and cost guidelines
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Infrastructure Check type of project: <input type="checkbox"/> New Construction <input type="checkbox"/> Reconstruction <input type="checkbox"/> Replacement
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	- Loss or failure of infrastructure is imminent.
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Master Planning or Project Planning - District's general fund's ending balance is less than 5% of the total general fund
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Instructional Space Check type of space: <input type="checkbox"/> New Construction <input type="checkbox"/> Replacement <input type="checkbox"/> Alteration Check major ASF: <input type="checkbox"/> Classroom <input checked="" type="checkbox"/> Teaching Lab <input type="checkbox"/> Lib/Learning Center <input type="checkbox"/> Office <input type="checkbox"/> AVTV <input type="checkbox"/> Other
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	- This project will not cause total ASF in any category to exceed 110% of capacity/load ratio.
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Academic Support, Student Services or Adminstrative Space Check type of space: <input type="checkbox"/> New Construction <input type="checkbox"/> Replacement <input type="checkbox"/> Alteration Check major ASF: <input type="checkbox"/> Classroom <input type="checkbox"/> Teaching Lab <input type="checkbox"/> Lib/Learning Center <input type="checkbox"/> Office <input type="checkbox"/> AVTV <input type="checkbox"/> Other
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Other Facility Projects Check type of space: <input checked="" type="checkbox"/> New Construction <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Alteration Check primary ASF of request space: <input checked="" type="checkbox"/> Physical Educ. <input type="checkbox"/> Performing Arts <input type="checkbox"/> Child Develop. <input type="checkbox"/> Maintenance <input type="checkbox"/> Warehouse <input type="checkbox"/> Cafeteria <input type="checkbox"/> Other facilities (to complete a balance campus)
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	- There is an existing facility building in use for this proposed project. Supplemental Information and Alternatives Explored
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	- There is an existing facility in use for this proposed project.
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	- Cost to reconstruct existing building is more than 50% of cost of a new building.
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	- Usage in the new building will be the same as usage in the building replaced.
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	- Replaced building will be demolished and costs are include in the project.
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	- Alternative instructional delivery system, distance learning, other such means.
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	- District or private funding sources
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	- Other: - Total construction period in number of Months: <input type="text" value="57"/>

