

Final Project Proposal

2022-2023

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

Visual and Performing Arts Replacement

Proposal Name

Compton Community College District

Community College District

Compton College

College or Center

August 1, 2020

Date

A _____ P x W x C x E x

2.1 Final Project Proposal Checklist

District: Compton Community College District
College: Compton College
Project: Visual and Performing Arts Replacement
Prepared by: Gensler **Date:** August 1, 2020

Section	Description	Status	Date
1.1	Title Page	Complete	3/26/2020
2.1	Final Project Proposal Checklist	Complete	6/16/2020
3.1	Approval Page - Final Project Proposal (with original signatures)	Complete	3/26/2020
3.2	Project Terms and Conditions	Complete	3/26/2020
4.1	Analysis of Building Space Use and WSCH - JCAF 31	Complete	6/10/2020
5.1	Cost Estimate Summary - JCAF 32	Complete	6/16/2020
5.2	Quantities and Unit Costs supporting the JCAF 32 <i>(Insert the optional cost analyses into this section.)</i>	Complete	6/16/2020
6.1	California Energy Commission Approved Audit	Complete	6/16/2020
7.1	Responses to Specific Requirements -- State Administrative Manual <i>(Also provide this section electronically in Word 6. Version)</i>	Complete	6/16/2020
8.1	California Environmental Quality Act: Environmental Impact Report or Exemption Notice	Complete	6/13/2020
9.1	Analysis of Future Costs	Complete	6/13/2020
10.1	Campus Plot Plan	Complete	6/12/2020
10.2	Diagrams of Building Areas <i>(include floor plans with building areas affected.)</i> <i>(Insert half-sized scaled conceptual drawings into the FPP.)</i>	Complete	6/12/2020
10.3	Site Plans	Complete	6/12/2020
10.4	Floor Plans	Complete	6/12/2020
10.5	Exterior Elevations	Complete	6/12/2020
11.1	Guideline-Based Group II Equipment Cost Estimates - JCAF 33	Complete	6/10/2020
12.1	Justification of Additional Costs exceeding Guidelines <i>(as needed)</i>	Complete	6/13/2020
13.1	Detailed Equipment List		

3.1 Approval Page

Final Project Proposal

Budget Year: 2022-2023

District: Compton Community College District

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

Project Name: Visual and Performing Arts Replacement

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

site acquisition preliminary plans working drawings construction equipment

District Certification

Contact Person: Linda Owens **Telephone:** 310-900-1600 Ext. 2614
(Facilities, Planning and Development)

E-Mail Address: lowens@compton.edu **Fax:** _____

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

District Board of Trustees Certification

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

(President of the Board of Trustees Signature and Date)

(Secretary of the Board of Trustees Signature and Date)

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

Submit proposal to:
Facilities Planning and Utilization
Chancellor's Office
California Community Colleges
1102 Q Street, 6th Floor
Sacramento, CA 95814-6511

Chancellor's Office Certification

Reviewed by: _____

Date Completed: _____

3.2 PROJECT TERMS AND CONDITIONS

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

Project: Visual and Performing Arts Replacement **Budget Year:** 2022-2023

- 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 Architect.
 - e. Pursuant to the provisions of Section 57001 of Title 5, an adequate and separate accounting and fiscal records and accounts of all funds received from any source to pay the cost of the proposed construction will be maintained, and audit of such records and accounts will be permitted at any reasonable time, during the project, at the completion of the project, or both.
 - f. Architectural or engineering supervision and inspection will be provided at the construction site to ensure that the work was completed in compliance with the provisions of Section 81130 of the *Education Code* and that it conforms with the approved plans and specifications.
 - g. Pursuant to the provisions of Section 8 of the *Budget Act*, no contract will be awarded prior to the allocation of funds to the Board of Governors by the Public Works Board.

- 3 It is understood by the applicant that:
 - a. No claim against any funds awarded on this application shall be approved which is for work or materials not a part of the project presented in this application as it will be finally allocated by the Public Works Board.
 - b. The failure to abide by each of the assurances made herein entitles the Board of Governors of the California Community Colleges to withhold all or some portion of any funds awarded on this application.
 - c. Any fraudulent statement which materially affects any substantial portion of the project presented in this application, as it may be finally approved, entitles the Board of Governors of the California Community Colleges to terminate this application or payment of any funds awarded on the project presented in this application.

- 4 It is further understood that:
 - a. The appropriation which may be made for the project presented in this application does not make an absolute grant of that amount to the applicant.
 - b. The appropriation is made only to fund the project presented in this application, as it is finally approved, regardless of whether the actual cost is less than or equals the appropriation.
 - c. A reduction in the scope of the project or assignable areas shall result in a proportionate reduction in the funds available from the appropriation.

DISTRICT Compton Community College District (710)

CAMPUS Compton College (711)

Project: Visual and Performing Arts Replacement

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
050	Inactive Area	9600	Unassigned	0	0		0	0	550	-550
110	Classroom	0099	General Assignment	0	0		792	-253	912	-120
210	Class Lab	1004	Music	0	0		3,413	281	2,690	723
215	Class Lab Service	1004	Music	0	0		0	-340	875	-875
220	Spec Class Lab	1004	Music	0	0		462	-37	556	-94
230	Individual Study Lab	1004	Music -	0	0		363	-116	661	-298
310	Office	0099	General Assignment	0	0		1,003	0	1,220	-217
535	A/V, Radio, TV Service	6130	Media Services	0	0		163	0	181	-18
610	Assembly	1007	Dramatic Arts	0	0		1,204	0	0	1,204
615	Assembly Service	1007	Dramatic Arts	0	0		308	0	0	308
TOTAL	-	-	-	0	0	-	7,708	-465	7,645	63

Report Generated: 06/17/2020

DISTRICT Compton Community College District (710)		CAMPUS Compton College (711)					
Project: Visual and Performing Arts Replacement		Date Prepared: 06/03/2020		Estimate CCI: 6924		CFIS Ref. #:	
Request For: L <input type="checkbox"/> P <input type="checkbox"/> W <input type="checkbox"/> C <input type="checkbox"/> E <input type="checkbox"/>		Prepared by: Gensler		Estimate EPI: 3737		DoF Project ID:	
	Total Cost	State Funded	District Funded				
			Supportable	Non Supportable			
1. Site Acquisition (Acres: 0)	\$0						
2. Preliminary Plans (Estimate CCI: 6924)	\$503,883	\$403,106	\$100,777		\$0		
A. Architectural Fees (for preliminary plans)	\$213,893						
B. Project Management (for preliminary plans)	\$76,390						
C. Division of the State Architect Plan Check Fee	\$0						
D. Preliminary Tests (soils, hazardous materials)	\$78,600						
E. Other Costs (for preliminary plans)	\$135,000						
3. Working Drawings (Estimate CCI: 6924)	\$362,136	\$289,709	\$72,427		\$0		
A. Architectural Fees (for working drawings)	\$244,449						
B. Project Management (for working drawings)	\$0						
C. Division of the State Architect, Plan Check Fee	\$73,862						
D. Community College Plan Check Fee	\$21,825						
E. Other Costs (for working drawings)	\$22,000						
<i>Total PW may not exceed 13% of construction</i>		True					
4. Construction (Estimate CCI: 6924)	\$7,639,025	\$5,729,269	\$1,909,756		\$0		
A. Utility Service	\$694,525						
B. Site Development, Service	\$369,765						
C. Site Development, General	\$1,164,747						
D. Other Site Development	\$0						
E. Reconstruction	\$0						
F. New Construction (building) (w/Group I equip)	\$5,303,910						
G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$106,078						
H. Other	\$0						
5. Contingency	\$381,952	\$305,562	\$76,390		\$0		
6. Architectural and Engineering Oversight	\$152,781	\$122,225	\$30,556		\$0		
7. Tests and Inspections	\$315,988	\$252,790	\$63,198		\$0		
A. Tests	\$76,390						
B. Inspections	\$239,598						
8. Construction Management & Labor Compliance Program (if justified)	\$170,843	\$136,674	\$34,169		\$0		
A. Construction Management	\$152,781						
B. Labor Compliance Program	\$18,062						
9. Total Construction Costs (items 4 through 8 above)	\$8,660,589	\$6,546,520	\$2,114,069		\$0		
10. Furniture and Group II Equipment (Estimate EPI: 3737)	\$182,340	\$0	\$182,340		\$0		
11. Total Project Cost (items 1, 2, 3, 9, and 10)	\$9,708,948	\$7,239,335	\$2,469,613		\$0		
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF		
New Construction	9,550	7,708	0.81	\$688	\$555		
Reconstruction	0	0	0.00	\$0	\$0		
13. Anticipated Time Schedule							
Start Preliminary Plans	08/01/2022	Start Working Drawings	03/01/2023	Complete Working Drawings	08/01/2023	DSA Final Approval	04/01/2024
Advertise Bid for Construction	06/01/2024	Award Construction Contract	08/01/2024	Advertise Bid for Equipment	04/01/2025	Complete Project	12/01/2025

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Planning

14. Phase	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Acquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$403,106	\$100,777	\$0	\$100,777
Working Drawings	\$289,709	\$72,427	\$0	\$72,427
Construction	\$6,546,520	\$2,114,069	\$0	\$2,114,069
Equipment	\$0	\$182,340	\$0	\$182,340
Total Costs	\$7,239,335	\$2,469,613	\$0	\$2,469,613
% of SS Total	74.56%	25.44%	SS Total:	\$9,708,948

Report Generated: 06/17/2020

DISTRICT Compton Community College District (710)		CAMPUS Compton College (711)		
Project: Visual and Performing Arts Replacement		Date Prepared: 06/03/2020	Estimate CCI: 6924	CFIS Ref. #:
Request For: L P W C E		Prepared by: Gensler	Estimate EPI: 3737	DoF Project ID:
	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
1. Site Acquisition (Acres: 0)	\$0			
2. Preliminary Plans (Estimate CCI: 6924)	\$503,883	\$403,106	\$100,777	\$0
A. Architectural Fees (for preliminary plans)	\$213,893			
New Construction: \$7,639,025 x 8.0 % x 35.0 %	\$213,893			
Reconstruction: \$0 x 10.0 % x 35.0 %	\$0			
B. Project Management (for preliminary plans)	\$76,390			
Contract Cost: \$7,639,025 x 1.0 %	\$76,390			
C. Division of the State Architect Plan Check Fee	\$0			
D. Preliminary Tests (soils, hazardous materials)	\$78,600			
Geotechnical & Geologic Testing Reports (Supportable)	\$25,000			
CEQA (Environmental Documents) (Supportable)	\$20,000			
Topographic/Land Survey (Supportable)	\$15,000			
California Geologic Hazard Fee (Supportable)	\$3,600			
Hydrology Testing (Supportable)	\$15,000			
E. Other Costs (for preliminary plans)	\$135,000			
SWPPP (Supportable)	\$15,000			
Constructability Review Consultant (Supportable)	\$30,000			
Hazardous Materials Consultant (Supportable)	\$20,000			
Audio Visual Consultant (Supportable)	\$10,000			
Acoustical Consultant (Supportable)	\$35,000			
Interior Design/Laboratory Consultant (Supportable)	\$25,000			
3. Working Drawings (Estimate CCI: 6924)	\$362,136	\$289,709	\$72,427	\$0
A. Architectural Fees (for working drawings)	\$244,449			
New Construction: \$7,639,025 x 8.0 % x 40.0 %	\$244,449			
Reconstruction: \$0 x 10.0 % x 40.0 %	\$0			
B. Project Management (for working drawings)	\$0			
C. Division of the State Architect, Plan Check Fee	\$73,862			
1. Structural Safety Fee (Minimum \$250)	\$48,334			
Tier 1 Amount: \$1,000,000 x 0.85 %	\$8,500			
Tier 2 Amount: \$6,639,025 x 0.60 %	\$39,834			
2. Fire, Life Safety Fee (Minimum \$300)	\$13,639			
Tier 1 Amount: \$1,000,000 x 0.30 %	\$3,000			
Tier 2 Amount: \$4,000,000 x 0.20 %	\$8,000			
Tier 3 Amount: \$2,639,025 x 0.10 %	\$2,639			
Tier 4 Amount: \$0 x 0.05 %	\$0			
Tier 5 Amount: \$0 x 0.01 %	\$0			
3. Access Compliance Fee (Minimum \$500)	\$11,889			
Tier 1 Amount: \$500,000 x 0.50 %	\$2,500			
Tier 2 Amount: \$1,500,000 x 0.25 %	\$3,750			
Tier 3 Amount: \$5,639,025 x 0.10 %	\$5,639			
Tier 4 Amount: \$0 x 0.08 %	\$0			
Tier 5 Amount: \$0 x 0.06 %	\$0			
Tier 6 Amount: \$0 x 0.04 %	\$0			
D. Community College Plan Check Fee	\$21,825			
Contract Cost: \$7,639,025 x 28.571 % x 1.0 %	\$21,825			
E. Other Costs (for working drawings)	\$22,000			
Printing Bid Sets (Supportable)	\$15,000			
Advertising (Supportable)	\$2,000			
Legal Services (Supportable)	\$5,000			
<i>Total PW may not exceed 13% of construction</i>	True			
4. Construction (Estimate CCI: 6924)	\$7,639,025	\$5,729,269	\$1,909,756	\$0
A. Utility Service	\$694,525			
Temporary Power, lighting, incl. service lamps, wiring and outlets, max QTY: 100 x \$58 / CSF Flr	\$5,784			

	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
Temporary Power, for temp lighting only, 11.8 KWH/month QTY: 1,000 x \$3 / CSF Fir	\$3,144			
Temporary electrical power equipment (pro-rated per job), connections, compressor or pump, 100 amp QTY: 3 x \$453 / Ea.	\$1,358			
Water supply distribution piping, polyvinyl chloride pressure pipe, 6", ASTM D2241, class 200, SDR 21, excludes excavation or backfill QTY: 1 x \$575 / Ea.	\$575			
Water Service Connection, tapping crosses with rubber gaskets, 16" x 6", excludes excavation and backfill QTY: 1 x \$19,011 / Ea.	\$19,011			
Water supply distribution piping, piping polyvinyl chloride, class 150, 2-1/2" diameter, excludes excavation or backfill, unless specified QTY: 200 x \$48 / L.F.	\$9,509			
Public Storm Utility Drainage Piping, wyes and tees, corrugated metal pipe, galvanized uncoated, 18" diameter, 16 ga. QTY: 100 x \$1,080 / Ea.	\$107,954			
Utility Area Drains, catch basins or manholes frames and covers, cast iron, 26" D shape, 600 lb., excludes footing, excavation, and backfill QTY: 6 x \$2,698 / Ea.	\$16,190			
Subdrainage Piping, corrugated metal, steel, pipe, perforated, asphalt coated, 6" diameter, 18 ga., excludes excavation and backfill QTY: 200 x \$21 / L.F.	\$4,131			
Utility structures, utility vaults precast concrete, 5' x 10' x 6' high, I.D., 6" thick, excludes excavation and backfill QTY: 5 x \$7,908 / Ea.	\$39,542			
Water Utility distribution Valves, butterfly valves with boxes, cast iron, mechanical joint, 4" diameter, includes valve box and mechanical joints, excludes excavation and backfill QTY: 2 x \$2,303 / Ea.	\$4,606			
Water Utility Distribution Fire Hydrants, indicator post, adjustable valve size, 4" - 14", 8'-0" bury, includes bolts and gaskets, excludes excavation and backfill QTY: 2 x \$1,717 / Ea.	\$3,435			
Water supply distribution piping, fitting, tee, class 200 polyvinyl chloride, pressure pipe, 2", includes gaskets QTY: 10 x \$89 / Ea.	\$892			
Storm Drainage Manholes, Frames, and Covers, steps, standard sizes, galvanized steel QTY: 5 x \$433 / Ea.	\$2,166			
Public Storm Utility Drainage Piping, 90 degree bends or elbows, corrugated metal pipe, galvanized and bituminous coated with paved invert, 18" diameter, 16 ga. QTY: 5 x \$880 / Ea.	\$4,402			
Storm Drainage Manholes, Frames, and Covers, concrete, precast, 4' I.D., 4' deep, excludes footing, excavation, backfill, frame and cover QTY: 3 x \$2,622 / Ea.	\$7,866			
Public Storm Utility Drainage Piping, corrugated metal pipe, galvanized and bituminous coated with paved invert, 20' lengths, 16 ga., 10" diameter, excludes excavation and backfill QTY: 500 x \$46 / L.F.	\$22,906			
Public Storm Utility Drainage Piping, couplings, corrugated metal pipe, galvanized uncoated, 24" diameter QTY: 5 x \$315 / Ea.	\$1,574			
Unshielded twisted pair (UTP) cable, stranded, PVC jacket, #24, 4 pair, category 5 QTY: 20 x \$153 / C.L.F.	\$3,068			
Shielded twisted pair (UTP) jack, RJ-45, category 5e QTY: 5 x \$24 / Ea.	\$121			
Multipair cable, shielded non-plenum, 300 V PVC jacket, #18, 4 pair QTY: 75 x \$628 / C.L.F.	\$47,093			
Coaxial connectors, BNC bulkhead jack, RG A/U #59 cable QTY: 20 x \$34 / Ea.	\$682			
Control cable, copper, THHN wire with PVC jacket, 600 V, 14 wires, #14 QTY: 200 x \$421 / C.L.F.	\$84,229			
Load interrupter switch, 2 position, 400 kVA & above w/CLF fuses, 4.8 kV, 600 amp, NEMA 1 QTY: 1 x \$49,785 / Ea.	\$49,785			
Induction fixture, exterior, wall pack, 80 watt, incl lamps QTY: 5 x \$1,273 / Ea.	\$6,365			
Transformer, liquid-filled, 5 kV or 15 kV primary, 277/480 V secondary, 3 phase, 1000 kVA, pad mounted QTY: 1 x \$67,526 / Ea.	\$67,526			
Circuit breaker, 3 pole, 125 to 225 amp, type KH QTY: 3 x \$6,725 / Ea.	\$20,175			
Coaxial cable, fire rated, 93 ohm, RG A/U #62 cable QTY: 20 x \$302 / C.L.F.	\$6,041			
Walkway luminaire, exterior, lantern, high pressure sodium, 250 Watt QTY: 10 x \$1,673 / Ea.	\$16,731			
Landscape uplight, recessed, quartz, 250 Watt, incl housing, ballast, transformer & reflector QTY: 5 x \$1,177 / Ea.	\$5,884			
Insulated ground wire, copper, #8 QTY: 10 x \$231 / C.L.F.	\$2,306			
Cable terminations, outdoor systems, 15 kV, #1 solid to 4/0 stranded QTY: 10 x \$259 / Ea.	\$2,592			
Medium-cable single cable, copper, XLP shielding, 5 kV, #2, in conduit, excl splicing & terminations QTY: 100 x \$936 / C.L.F.	\$93,567			
Grounding rod, copper clad, 15' long, 3/4" diameter QTY: 2 x \$214 / Ea.	\$429			
Transformer handling, add to normal labor cost in restricted areas, approximately 400 pounds, 37.5 kVA QTY: 1 x \$686 / Ea.	\$686			

	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
Light poles, anchor base, aluminum, 16' high, excl concrete bases QTY: 5 x \$1,909 / Ea.	\$9,547			
Light poles, anchor base, aluminum, 35' high, excl concrete bases QTY: 5 x \$4,531 / Ea.	\$22,653			
B. Site Development, Service	\$369,765			
Hazardous Waste removal/cleanup/pickup/disposal/dump site, disposal charge QTY: 1 x \$60,000 / Ea.	\$60,000			
Excavating, bulk, dozer, open site, bank measure, clay, 105 H.P. dozer, 300' haul QTY: 20 x \$20 / B.C.Y.	\$406			
Backfill, structural, clay, 105 H.P. dozer, 50' haul, from existing stockpile, excludes compaction QTY: 1,000 x \$2 / L.C.Y.	\$1,848			
Fine grading, fine grade for slab on grade, hand grading QTY: 3,330 x \$2 / S.Y.	\$8,186			
Excavating, bulk, dozer, open site, bank measure, sand and gravel, 700 H.P. dozer, 300' haul QTY: 500 x \$9 / B.C.Y.	\$4,392			
Slurry trench, excavated slurry trench in wet soils backfilled with concrete, 3000 psi, excludes reinforcing steel, maximum QTY: 300 x \$61 / C.F.	\$18,437			
Selective tree and shrub removal, selective clearing brush mowing, medium density, tractor with rotary mower, excludes removal offsite QTY: 1 x \$909 / Acre	\$909			
Clearing & grubbing, grub stumps and remove QTY: 1 x \$2,944 / Acre	\$2,944			
Aggregate for earthwork, sand, washed, for concrete, spread with 200 H.P. dozer, includes load at pit and haul, 2 miles round trip, excludes compaction QTY: 500 x \$81 / C.Y.	\$40,323			
Soils for earthwork, borrow, spread with 200 HP dozer, includes load at pit and haul, round trip, excludes compaction, for 5 mile haul, add QTY: 500 x \$8 / C.Y.	\$4,126			
Topsoil stripping and stockpiling, loam or topsoil, remove and stockpile on site, 200 HP dozer, 6" deep, 200' haul per S.Y. QTY: 500 x \$1 / S.Y.	\$324			
Synthetic erosion control, hay bales, staked QTY: 300 x \$21 / L.F.	\$6,294			
Synthetic erosion control, silt fence, polypropylene, adverse conditions, 3' high QTY: 500 x \$2 / L.F.	\$800			
Cycle hauling(wait, load,travel, unload or dump & return) time per cycle, excavated or borrow, loose cubic yards, 30 min load/wait/unload, 12 C.Y. truck, cycle 6 miles, 35 MPH, excludes loading equipment QTY: 500 x \$11 / L.C.Y.	\$5,736			
Rip-rap and rock lining, random, broken stone, 18" minimum thickness, machine placed for slope protection, not grouted QTY: 50 x \$139 / S.Y.	\$6,946			
Demolish, remove pavement & curb, remove concrete, mesh reinforced, to 6" thick, hydraulic hammer, excludes hauling and disposal fees QTY: 200 x \$21 / S.Y.	\$4,150			
Demolish, remove pavement & curb, remove bituminous curbs, excludes hauling and disposal fees QTY: 100 x \$5 / L.F.	\$452			
Building demolition, large urban projects, concrete, includes 20 mile haul, excludes foundation demolition, dump fees QTY: 150,000 x \$1 / C.F.	\$100,020			
Bldg. footings and foundations demolition, floors, concrete slab on grade, concrete, rod reinforced, 6" thick, excludes disposal costs and dump fees QTY: 10,000 x \$10 / S.F.	\$103,472			
C. Site Development, General	\$1,164,747			
Soil preparation, mulching, aged barks, 3" deep, hand spread QTY: 100 x \$851 / M.S.F.	\$85,144			
Base course drainage layers, aggregate base course for roadways and large paved areas, bank run gravel, spread and compacted, 6" deep QTY: 500 x \$10 / S.Y.	\$4,783			
Topsoil placement and grading, loam or topsoil screened, 6" deep, furnish and place, truck dumped QTY: 1,000 x \$111 / C.Y.	\$110,526			
Subsurface drip irrigation, air relief valve, inline with compensation tee, 1/2" QTY: 500 x \$2 / Ea.	\$1,134			
Soil preparation, mulching, peat moss, 1" deep, push spreader QTY: 100 x \$592 / M.S.F.	\$59,239			
Underground sprinklers irrigation system, for lawns, pop-up impact sprinkler, body & case, brass, high volume, excludes piping, excavation and backfill QTY: 5 x \$120 / Ea.	\$601			
Landscape edging, railroad ties, 7" x9" QTY: 500 x \$8 / L.F.	\$4,192			
Tree guying, guy wire and wrap, 3" to 6" caliper, 4" anchors, includes arrowhead anchor, cable, turnbuckles and wrap QTY: 20 x \$173 / Ea.	\$3,468			
Planting beds preparation, backfill planting pit, prepared planting mix, by hand QTY: 1,000 x \$5 / C.Y.	\$5,012			
Subsurface drip irrigation, looped grid, pressure compensating, preinserted emitter, line, hand bury, irregular area, large, hand bury QTY: 3,000 x \$2 / L.F.	\$5,146			
Subsurface drip irrigation, screen filter, 1-1/2" disk QTY: 20 x \$405 / Ea.	\$8,099			

	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
Underground sprinklers irrigation system, for lawns, impact rotor pop-up partial circle, commercial, with accessories, iron case, 2 nozzle, rubber cover, 53' - 75', 55 -100 PSI QTY: 50 x \$316 / Ea.	\$15,817			
Concrete paving surface treatment, curing, with sprayed membrane, by hand QTY: 10,000 x \$11 / S.Y.	\$107,666			
Sidewalks, driveways, and patios, sidewalk, redwood, prefabricated, 4' x 4' sections, excludes base QTY: 500 x \$9 / S.Y.	\$4,631			
Cast-in place concrete curbs & gutters, straight, wood forms, 0.055 C.Y. per L.F., 6" high curb, 6" thick gutter, 24" wide, includes concrete QTY: 500 x \$36 / L.F.	\$17,913			
Fence, chain link industrial, aluminized steel, 2" posts @ 10' OC, 3 strands barb wire, 9 ga. wire, 6' high, includes excavation, & concrete QTY: 500 x \$52 / L.F.	\$26,107			
Fence, chain link industrial, galvanized steel, add for braces, 6 ga. wire, 2-1/2" posts @ 10' OC, add for corner posts QTY: 1 x \$385 / Ea.	\$385			
Fence, chain link industrial, gate, aluminized steel, 6' high fence, 1-5/8" frame, 3' wide, 6' high, includes excavation, in concrete QTY: 4 x \$358 / Ea.	\$1,433			
Sodding, bent grass sod, on sloped ground, 1000 S.F. or less QTY: 50 x \$1,499 / M.S.F.	\$74,968			
Ground cover, plants, Vinca minor, 1 year, bare root, excludes preparation of beds QTY: 200 x \$13 / Bag	\$2,535			
Shrubs, boxwood, B & B, 15"-18", planted in prepared beds QTY: 500 x \$41 / Ea.	\$20,343			
Deciduous trees, hawthorn, balled & burlapped (B&B), 8' - 10', 1" caliper, in prepared beds QTY: 10 x \$669 / Ea.	\$6,689			
Deciduous trees, mountain ash, balled & burlapped (B&B), 8'-10', 1" caliper, in prepared beds QTY: 10 x \$1,103 / Ea.	\$11,034			
Cast-in place retaining walls, concrete cribbing, closed face, 12' high, includes excavation, backfill, and reinforcement QTY: 1,000 x \$90 / S.F.	\$90,460			
Walkway cover, steel, vinyl finish, to 12' w, .032", excl. foundations, maximum QTY: 2,500 x \$59 / S.F.	\$148,734			
Planters, precast concrete, fluted, 7' diameter, 36" high QTY: 10 x \$2,822 / Ea.	\$28,222			
Mobilization or demobilization, delivery charge for equipment, on flatbed trailer behind pickup truck QTY: 5 x \$249 / Ea.	\$1,243			
Structural concrete, ready mix, for synthetic fiber reinforcing (1 Lb/CY), add QTY: 435 x \$13 / C.Y.	\$5,513			
Concrete surface treatment, curing compound, 200-400 S.F. per gallon, 5 gal. lots, includes material only QTY: 10 x \$51 / Gal.	\$515			
Aggregate, prices per C.Y., includes material only, for trucking 30 miles, add QTY: 500 x \$34 / C.Y.	\$17,246			
Canopy framing, structural steel, 6" and 8" members, shop fabricated QTY: 45,000 x \$4 / Lb.	\$177,485			
Lamp post, aluminum, stock unit, post only, 7' high QTY: 10 x \$171 / Ea.	\$1,706			
Directory boards, outdoor, weatherproof, black plastic, 36" x 24" QTY: 2 x \$2,125 / Ea.	\$4,250			
Temporary Fencing, chain link, rented up to 12 months, 6' high, 11 ga, over 1000' QTY: 2,000 x \$10 / L.F.	\$19,666			
Structural concrete, ready mix, for short load (less than 4 C.Y.), add per load QTY: 435 x \$213 / Ea.	\$92,842			
D. Other Site Development	\$0			
E. Reconstruction	\$0			
F. New Construction (building) (w/Group I equip)	\$5,303,910			
G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$106,078			
New Construction: \$5,303,910 x 2.0 %	\$106,078			
Reconstruction: \$0 x 3.0 %	\$0			
H. Other	\$0			
5. Contingency	\$381,952	\$305,562	\$76,390	\$0
New Construction: \$7,639,025 x 5.0 %	\$381,951			
Reconstruction: \$0 x 7.0 %	\$0			
6. Architectural and Engineering Oversight	\$152,781	\$122,225	\$30,556	\$0
New Construction: \$7,639,025 x 8.0 % x 25.0 %	\$152,781			
Reconstruction: \$0 x 10.0 % x 25.0 %	\$0			
7. Tests and Inspections	\$315,988	\$252,790	\$63,198	\$0
A. Tests	\$76,390			
Contract Cost: \$7,639,025 x 1.0 %	\$76,390			
B. Inspections	\$239,598			
Construction Months: 17 x \$14,094	\$239,598			

	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
8. Construction Management & Labor Compliance Program (if justified)	\$170,843	\$136,674	\$34,169	\$0
A. Construction Management	\$152,781			
Contract Cost: \$7,639,025 x 2.0 %	\$152,781			
B. Labor Compliance Program	\$18,062			
State Cost: \$7,255,442 x 0.25 %	\$18,139			
9. Total Construction Costs (items 4 through 8 above)	\$8,660,589	\$6,546,520	\$2,114,069	\$0
10. Furniture and Group II Equipment (Estimate EPI: 3737)	\$182,340	\$0	\$182,340	\$0
11. Total Project Cost (items 1, 2, 3, 9, and 10)	\$9,708,948	\$7,239,335	\$2,469,613	\$0

12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	9,550	7,708	0.81	\$688	\$555
Reconstruction	0	0	0.00	\$0	\$0

13. Anticipated Time Schedule							
Start Preliminary Plans	08/01/2022	Start Working Drawings	03/01/2023	Complete Working Drawings	08/01/2023	DSA Final Approval	04/01/2024
Advertise Bid for Construction	06/01/2024	Award Construction Contract	08/01/2024	Advertise Bid for Equipment	04/01/2025	Complete Project	12/01/2025

14. Phase	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Acquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$403,106	\$100,777	\$0	\$100,777
Working Drawings	\$289,709	\$72,427	\$0	\$72,427
Construction	\$6,546,520	\$2,114,069	\$0	\$2,114,069
Equipment	\$0	\$182,340	\$0	\$182,340
Total Costs	\$7,239,335	\$2,469,613	\$0	\$2,469,613
% of SS Total	74.56%	25.44%	SS Total:	\$9,708,948

6.1 CALIFORNIA ENERGY COMMISSION APPROVED AUDIT

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.
- Durable systems and finishes with long life cycles that minimize maintenance and replacement.
- Optimization of indoor environmental quality for occupants with high efficiency industrial ventilation.
- Utilization of environmentally preferable products and processes, such as recycled content materials and recyclable materials.
- Procedures that monitor, trend and report operational performance as compared to the optimal design and operating parameters to the campus' central energy management system.
- Space provided in each building to support an active program for recycling and reuse of materials.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
 DF-151 (REV 02/20)

Fiscal Year 2022-23	Business Unit 6670	Department Board of Governors, California Community Colleges	Priority No. <small>Click or tap here to enter text.</small>
Budget Request Name 6870-301-COBCO-2022-XX	Capital Outlay Program ID 5680	Capital Outlay Project ID <small>Click or tap here to enter text.</small>	

Project Title

Compton Community College District, Compton College: Visual and Performing Arts Replacement

Project Status and Type

Status: New Continuing Type: Major Minor

Project Category (Select one)

CRI (Critical Infrastructure)
 WSD (Workload Space Deficiencies)
 ECP (Enrollment Caseload Population)
 SM (Seismic)
 FLS (Fire Life Safety)
 FM (Facility Modernization)
 PAR (Public Access Recreation)
 RC (Resource Conservation)

Total Request (in thousands) \$ 7,241,000	Phase(s) to be Funded PWCE	Total Project Cost (in thousands) \$ 9,710,000
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Budget Request Summary

The Visual and Performing Arts Replacement project at the Compton College campus in the Compton Community College District will demolish three of the four wings on the Music Y Building (#19). The fourth wing consists of the Little Theater (rooms 97 & 97A) which was recently renovated and does not need any work at this time. The three wings of the Music Y Building were constructed in 1958 and have had no renovations to them since. The scope of this project is to demolish the three wings and construct a new Visual and Performing Arts Building adjacent to the remaining Little Theater wing. The replacement 9,550 gross square foot building will result in 792 assignable square foot of Lecture space, 4,238 assignable square foot of Laboratory space, 1,003 assignable square foot of Faculty Office space, 163 assignable square foot of AVTV space, and 1,512 assignable square foot of Other Instructional support space.

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed <small>Click or tap here to enter text.</small>	CCCI 6924
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Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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Impact on Support Budget

One-Time Costs Yes No
 Swing Space Needed Yes No
 Future Savings Yes No
 Generate Surplus Property Yes No
 Future Costs Yes No

If proposal affects another department, does other department concur with proposal? Yes No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By <small>Click or tap here to enter text.</small>	Date <small>Click or tap to enter a date.</small>	Reviewed By <small>Click or tap here to enter text.</small>	Date <small>Click or tap to enter a date.</small>
Department Director <small>Click or tap here to enter text.</small>	Date <small>Click or tap to enter a date.</small>	Agency Secretary <small>Click or tap here to enter text.</small>	Date <small>Click or tap to enter a date.</small>

Department of Finance Use Only

Principal Program Budget Analyst <small>Click or tap here to enter text.</small>	Date submitted to the Legislature <small>Click or tap to enter a date.</small>
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A. COBCP Abstract:

Compton Community College District, Compton College, Visual and Performing Arts Replacement - \$9,710,000 for preliminary plans, working drawings, construction, and equipment. The project is a replacement of three wings of the Music Y Building to improve student success by bringing modern, efficient space to the Music and Dance Programs. Total project costs are estimated at \$9,710,000, including preliminary plans (\$504,000), working drawings (\$362,000), construction (\$8,662,000), and equipment (\$182,000). The construction amount includes \$7,640,000 for the construction contract, \$382,000 for contingency, \$153,000 for architectural and engineering services, and \$487,000 for other project costs. The preliminary plans will begin in August 2022 and be completed in February 2023. The working drawings are estimated to begin in March 2023 and be completed in April 2024. Construction is scheduled to begin in August 2024 and will be completed in December 2025.

B. Purpose of the Project:

Problem Statement

The California Community Colleges Board of Governors (BOG) has adopted priority funding categories and funding and a scoring system to assist community college districts in their capital planning efforts so that the capital outlay project proposals reflect the state's priorities. The BOG priority funding categories give preference to projects that best meet the following priorities: life and safety; growth; and modernization. The proposed project successfully met the BOG's priorities as a modernization and has received a high score.

Based on 2017-2018 Chancellor's Office data the Compton Community College District annually has 14,146 students enrolled in its instructional programs, and 56 percent of the students are low-income. Compton College has 296 employees who provide administrative leadership, student services, and instruction. Based on the 2018-19 Chancellor's Office database, there are 64 full-time equivalent students served by the Music & Dance programs associated with the proposed project. The Compton CCD and the Compton College campus are not located in a region which is identified by the California Community College Vision for Success as a region of low-performance.

Compton Community College District (CCCD) is a single college district: Compton College is in Compton (established 1927).

Its current capital outlay needs include sixteen projects: the completed Learning Resource Center, the fully funded Infrastructure Replacement Phase 1, the fully funded Infrastructure Replacement Phase 2, Allied Health Building, Instructional Building 1 Replacement, Instructional Building 2 Replacement, New Student Services Building, Administration Building Renovation, Vocational Technology Renovation, MIS Building #21 Upgrade, Math Science Renovation, CDC Renovation, Physical Education Complex Replacement, Visual and Performing Arts Replacement, Student Activities Center Replacement, Instructional Building 3 Replacement projects.

The district's Board of Trustees and administration has budgeted \$2,469,000 to cover 25% of the estimated costs for the Visual and Performing Arts Replacement but require state capital outlay resources to finance the remaining 75%.

The Compton College's Visual and Performing Arts project will demolish three wings of the Music Y Building and construct a more flexible, efficient and effective new building to more efficiently and effectively serve the Music and Dance Programs.

The current Music Y building was originally built 1958 and has had no renovations other than to the Little Theater wing which is not included in the scope of work of this project. The Little Theater wing was recently renovated and does not need any work on it.

The space layout of the building leaves a large amount of wasted space, a redesign will better utilize the available space to suit the campus community needs.

Conditions relative to accessibility are considered to be in poor/fair condition.

Physical Building Deficiencies

To determine whether it would be better to renovate the 62 year old Music Y Building a seismic review was conducted by KNA Structural Engineers and a Hazardous Materials survey was conducted by Banbridge Environmental Consultants in May 2020. The firms reviewed the building and came to these determinations. The building was found to have roof diaphragms that are up to 157% stressed, roof diaphragm cords are stressed up to 392%, roof diaphragm drags and collectors are up to 415% stressed, plywood sheathed shear walls are up to 413% stressed plywood shear wall hold downs are stressed up to 484%, and the concrete foundations under shear walls are required to be up to 756% wider. Their report indicated that the level of work required to modernize the existing building would trigger a full seismic rehabilitation. The work associate with the rehabilitation from a cost standpoint would indicate it would be more effective to replace the building. The full report is available for review if necessary. The Hazardous Materials report found that there were large amounts of asbestos and lead paint in the facility. Considering the age of the building it was not a surprise. Asbestos was found in fire rated doors, ceiling tiles, floor tiles, chalkboards, and transit panels. Lead paint was found in fire rated door frames, exterior support columns, bench seating, louvers, and the men's room.

The Music Y Building (#19) has a Facilities Condition Index of 85%. This means that the current cost to repair all of the known deficiencies equals over 85% of the cost to build a new building of equal size. The construction industry standard for a light wood framed building is a 50 year life cycle. The Music Y Building is 62 years old and beyond it life cycle use. Based on the age of the building, the life cycling out of all major building systems, the high cost to seismic rehabilitate and the cost of hazardous substance removal, it was determined it would be more cost effective to demolish the three wings and build a new 9,550 gross square foot Visual and Performing Arts building. An independent third party estimator, Building Cost Group, confirmed that the cost to renovate would be greater than replacing the three wings. See the Alternative #2 discussion for costs.

Technology and Program Spaces

Replacing the three wings of the Music Y Building is a win-win solution for the campus. It removes a seismically deficient 62 year old building and replaces it with a new modern, seismically safe, and design efficient building that will be tailored to the current educational programs for Music and Dance.

The current spaces were designed and constructed before the American Disabilities Act (ADA) was even enacted. The individual study rooms are not ADA accessible, restrooms are not ADA compliant. The current "black box" assembly room does not meet ADA standards either.

The new "black box" assembly space will be design for flexibility in mind. The space will be configured so that both the Music and Dance programs can utilize the space for their program needs. New Music individual study rooms will have better sound proofing and will be ADA accessible for all students.

The old building had no air conditioning except for wall mounted units in selected areas of the facility. The new building will have modern, efficient conditioned air to support the programs education needs by supply a comfortable space for students and faculty.

Solution Criteria

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

- Cost – Is the least cost solution.
- Educational Impacts – Provides the technology and configuration to support instructional programs.
- Educational Impacts – Creates an on-campus environment where students can learn through the incorporation of current educational technologies.
- Delivery time – Project delivers a solution in the shortest amount of time
- Campus integration or cohesiveness – Project is included in the campus' master plan.
- Security – Improves campus security systems
- Energy efficiency and environmental sustainability – Improves energy efficiency

C. Relationship to the Strategic Plan:

Compton College's Visual and Performing Arts Replacement project seeks to advance the changes and goals of the Vision for Success, an effort to improve student success, increase students' transfer to four-year institutions, and build robust career technical education programs. The Visual and Performing Arts Replacement project will provide modern, efficient space for students to create clear Guided Pathways for their future education. This project is one of the college's highest priorities in the Compton College's Master Plan.

While structural safety and life/safety are utmost concerns and this project seeks to address these and other building code issues, the original building, 62 years old, was not designed to integrate the technological infrastructure needed for the Music program. Advancing both safety and technology on campus creates an environment for students to succeed. Additionally, this project integrates design elements that are consistent with the state's environmental sustainability goals. The district has evaluated the campus' energy and water usage and commits to implement sustainability measures for the proposed project, including energy efficient lighting and indoor environmental controls, and integrating water conservation measures.

Compton College has experienced increased demand for transfers to four-year institutions, degrees and program certificates in the disciplines of Music and Dance. Consistent with the local implementation of the Vision for Success and Guided Pathways, Compton College has set goals to increase awards in these disciplines consistent with demands in transfer education and workforce development.

D. Alternatives:

Three alternatives were analyzed to address the problems discussed above:

- Alternative #1 – Visual and Performing Arts Replacement
- Alternative #2 – Renovate Music Building
- Alternative #3 – Lease Off-Site Facilities

Alternative #1 – Visual and Performing Arts Replacement - This option results in the demolition of three wings of the Music Y Building and the construction of a new 9,550 gross square foot Visual and Performing Arts Building. On completion the 7,708 assignable square feet new building will contain 792 assignable square foot of Lecture space, 4,238 assignable square foot of Laboratory space, 1,003 assignable square foot of Office space, 163 assignable square foot of AVTV space, and 1,512 assignable square foot of Other Music support space. The estimated cost of this alternative at CCI 6924 and EPI 3737 is \$9,710,000.

Pros:

- Building safety, access, code compliance – Provides a facility designed to applicable building codes including seismic, life/safety and access, thus improving the safety and security for faculty and staff.
- Educational impact – Provides the technology, flexible space design and configuration that support the Music and Dance Programs.
- Educational impact – Creates a modern on-campus environment to support student goals.
- Campus integration and planning – Supports college's master plan with on-campus facility sized and located to support Music and Dance Programs and campus planning goals.
- Energy efficiency and environmental sustainability – Improves energy efficiency and promotes campus environmental sustainability.
- Cost – Is the least cost solution.

- Delivery time – Project delivers a long-term solution in a reasonable amount of time.

Cons:

- Requires relocation of the Music and Dance Programs during construction.

Alternative #2 – Renovate the Music Building. This option would renovate the existing three wings of the Music Building. The existing Music Building is 62 years old and needs extensive seismic work as well as hazardous materials clean up before renovation can be completed. This alternative's result in 792 assignable square foot Lecture space, 4,238 assignable square foot Laboratory space, 1,003 assignable square foot Office space, 163 assignable square foot AVTV space, and 1,512 assignable square foot of Other support space for a total of 7,708 assignable square feet. The estimated cost of this alternative at CCI 6924 and EPI 3737 is \$10,723,000.

Pros:

- Building safety, access, code compliance – Provides a facility designed to applicable building codes including seismic, life/safety, and access, thus improving the safety and security for faculty and staff.
- Educational impact – Provides the technology, flexible space design and configuration that support the Music and Dance Program.
- Educational impact – Creates an on-campus environment to support student goals.
- Campus integration and planning – Supports college's master plan with on-campus facility sized and located to support Music and Dance programs and campus planning goals.
- Energy efficiency and environmental sustainability – Improves energy efficiency and promotes campus environmental sustainability.

Cons:

- Cost – Is not the least cost solution.
- Requires relocation of the Music and Dance Programs during reconstruction.

Alternative #3 – Lease Off-Site Facilities. This option would require locating lease space close to the campus that will provide the necessary space and have sufficient parking for students and staff. The leased space would provide a total of 7,708 assignable square foot leased specialize Music space with 792 assignable square foot Lecture space, 4,238 assignable square foot Laboratory space, 1,003 assignable square foot Office space, 163 assignable square foot AVTV space, and 1,512 assignable square foot of Other support space. The estimated cost of this alternative at CCI 6924 and EPI 3737 is \$11,037,000.

Pros:

- Building safety, access, code compliance – Provides space designed to applicable building codes including seismic, life/safety, and access.

Cons:

- Educational impact – Does not provide the flexible space design and configuration that support the Music and Dance programs.
- Campus integration and planning – Does not support the college's master plan with on-campus facility that is sized and located to support Music and Dance Programs and campus planning goals.
- Energy efficiency and environmental sustainability – Does not improve energy efficiency and promote campus environmental sustainability.
- Removes access to Music and Dance Programs for students on campus.
- Would require developing a public transportation link to the off-site facility.
- Cost – Is not the least cost solution.

Solution Criteria Matrix

CRITERIA	Alternative #1 Replace Visual & Performing Arts	Alternative #2 Renovate Music Bldg.	Alternative #3 Lease Off-Site Facilities
Building user safety, accessible, code compliant	Yes	Yes	Yes
Educational impact – space design, technology, maximize space utilization, flexibility	Yes	Yes	No
Campus integration and cohesiveness	Yes	Yes	No
Energy Efficiency and Environmental Sustainability	Yes	Yes	No
Least Cost Solution	Yes	No	No
Delivery Timeline	Yes	Yes	No

E. Recommended Solution:

1. Which alternative and why?

Alternative #1 – Demolish the three wings of the Music Building and construct a new Visual and Performing Arts building is the chosen option because it meets all of the solution criteria. The new permanent building provides technologically advanced, appropriately configured learning spaces that support the Music and Dance Programs. The new building provides security features, and allows students to learn in a safe environment.

Alternative #1 is consistent with strategies defined in the district’s master plan, as it can be completed in a reasonable timeframe and aligns with college’s strategic plan to enhance campus integration. The new building will be efficient, it improves environmental and sustainability measures. This alternative does not adversely impact the campus’ operations budget, and is the least cost solution. The total estimated cost of this alternative @ CCCI 6924 and EPI 3737: \$9,710,000.

Why were the other Alternatives not chosen?

Alternative #2 – Renovate Music Building was not chosen due to the high cost associated with the renovation. When the significant seismic would costs were added to the cost of renovation of the building it was not viable financially.

Alternate #3 – Lease off-site facilities was not chosen due to the long term high costs of the alternative and the impact those costs would have on the campus operation budget. Also, it would move the Music and Dance Programs away from the main campus and this alternative does not meet the campus educational master plan goals.

2. Detailed scope description.

Demolish the three wings of the Music Building and construct a new Visual and Performing Arts Building on the same site adjacent to the remaining Little Theater Building. When completed the new 9,550 gross square foot Visual and Performing Arts Building will contain 792 assignable square foot of Lecture space, 4,238 assignable square foot of Laboratory space, 1,003 assignable square foot of Faculty Office space, 163 assignable square foot of AVTV space, and 1,512 assignable square foot of Other Music related space.

Capacity-Load Ratios

Upon completion of the project, capacity-load ratio for lecture spaces reduces from 176% to 160%. Laboratory spaces capacity load ratio reduces from 131% to 122%. In realigning overbuilt space at project completion, the office space capacity-load ratio reduces from 136% to 123%, and AV/TV spaces remain below 100% capacity-load ratio.

Space Analysis (ASF):

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary	792	4,238	1,003	0	163	1,512	7,708
Secondary	-912	-4,782	-1,220	0	-181	-550	-7,645
Net	-120	-544	-217	0	-18	962	63
Beg. Cap/Load Ratios (2022)	176%	131%	136%	112%	20%	N/A	115%
End. Cap/Load Ratios (2026)	160%	122%	123%	113%	20%	N/A	108%

The District is contributing 25% toward state-supportable project costs.

3. Basis for cost information.

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

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 incorporates sustainable goals for site, energy efficiency, water use reduction, storm water management, and occupant health as well as minimizing the building’s 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 will be provided where applicable;
- Natural lighting will be incorporated into most spaces;
- Energy saving lighting with automatic lighting controls and sensors will be incorporated;
- Interior materials will be low in volatile organic compounds, and high in recycled content;
- Water efficient fixtures, faucets and devices will be incorporated;
- A strict recycling program will be required during construction;
- Participation in the local utility's energy incentive program has been requested.

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

Alternative #1 is the least cost solution. This project will improve the instruction delivery for the Music and Dance Programs and does meet the goals and mission statement of the Compton College Educational Master Plan.

5. Complete description of impact on support budget.

This project will not result in a need for additional faculty or staff positions. This project will include installation of efficient mechanical and electrical devices, which will result in a reduction of operational and maintenance costs.

6. Identify and explain any project risks.

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

7. List requested interdepartmental coordination and/or special project approval

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

F. Consistency with Government Code Section 65041.1:

The California Community Colleges are exempt from the specific provisions of this Government Code Section.

G. Attachments:

1. Project Cost Estimate (Quantity & Unit Costs)
2. JCAF31
3. JCAF32
4. JCAF33
5. Schematic Drawings
6. Energy Participation Letter
7. Fiscal Impact Worksheet
8. Economic Matrix

ECONOMIC ANALYSIS MATRIX	Alternative #1 Replace Visual & Performing Arts (New)*	Alternative #2 Renovate Music Building **	Alternative #3 Lease Off-Site Facilities ***
Site Acquisition	\$0	\$0	\$0
Plans and Working Drawings	\$866,000	\$925,000	\$540,000
Construction Costs:			
Utility Service	\$695,000	\$599,000	\$0
Site Development-Service	\$370,000	\$100,000	\$0
Site Development-General	\$1,165,000	\$1,433,000	\$0
Other Site	\$0	\$0	\$0
Reconstruction	\$0	\$6,229,000	\$0
New Construction	\$5,304,000	\$0	\$0
Energy Policy Allowance	\$106,000	\$187,000	\$0
Other Construction	\$0	\$0	\$0
Construction Soft Costs	\$1,022,000	\$1,068,000	\$0
Total Construction Costs	\$8,662,000	\$9,616,000	\$0
Equipment (Group II)	\$182,000	\$182,000	\$182,000
Other – Portable or Lease Costs	\$0	\$0	\$9,837,000
Other – Tenant Improvements	\$0	\$0	\$478,000
Total Project Cost CCI: 6924 EPI: 3737	\$9,710,000	\$10,723,000	\$11,037,000
Total Costs Escalated @ CCI: 6924 EPI: 3737 per DOF Budget Letter BL-XXXXX	CCC Calculates this amount based on latest DOF directions		

* Figures Taken from Units and Supporting Costs for the JCAF32

** Renovation costs are from the independent third party estimator, Building Cost Group

***\$2.25 per gsf per month x 9,550 gsf x 12 months x 40 years. Tennant Improvements are estimated at \$50/gsf

8.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL IMPACT REPORT

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

It has been determined that a Negative Declaration will apply to this project. This declaration will be submitted to the appropriate agencies for approval prior to the submission of the Preliminary Plans to the Chancellor's Office.

9.1 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: There is no growth of space or program in this project. So no additional Certified Staff are anticipated.

Classified: There is no growth of space or program in this project. So no additional Classified Staff are anticipated.

Depreciation, Maintenance, and Operation:

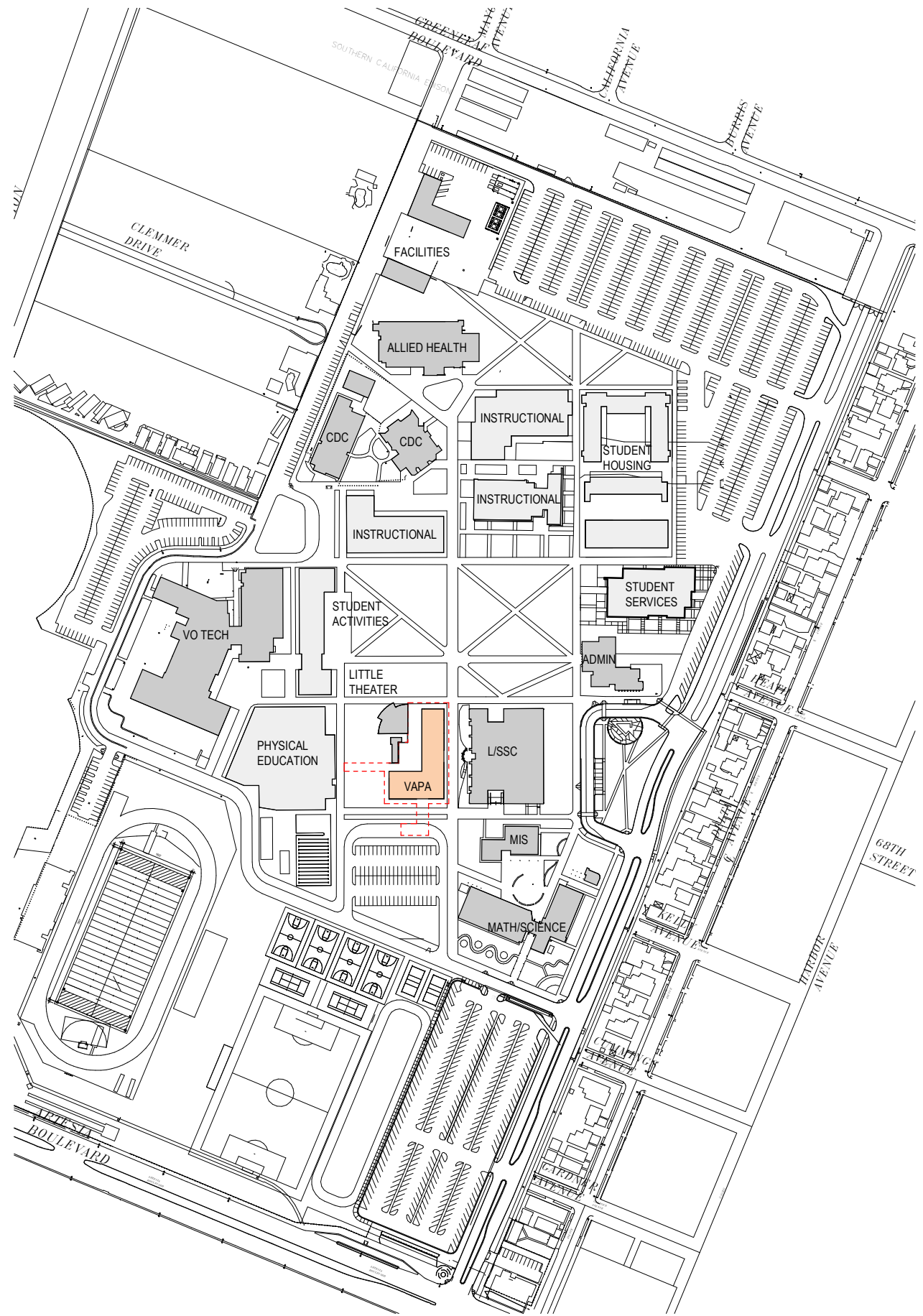
The new replacement building will not be any larger than the one demolished. There is expected to be energy savings from the new energy efficient equipment being used in the new building.

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 not 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

No new programs



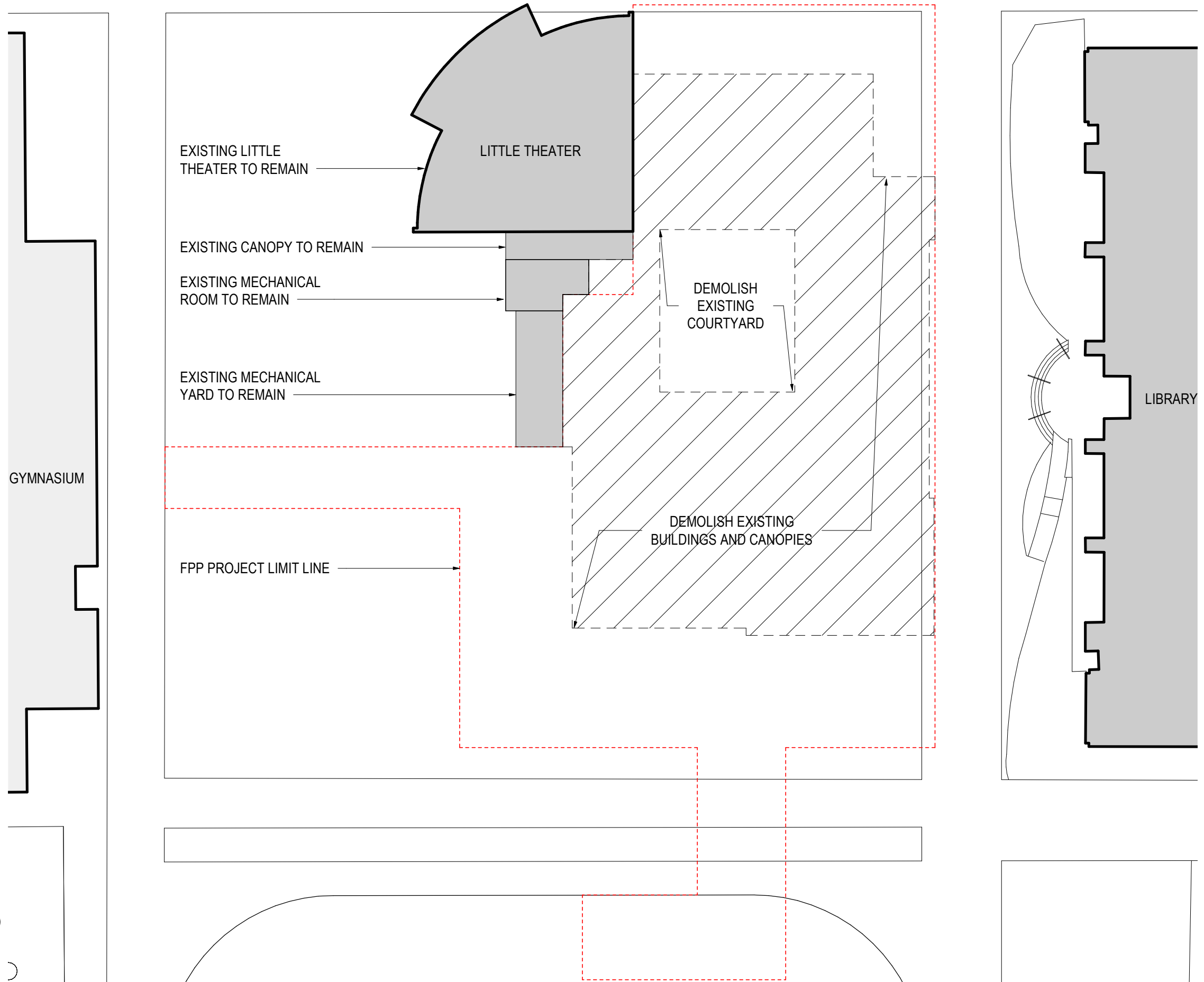
LEGEND

- EXISTING BUILDING
- MASTER PLAN BUILDING
- VISUAL AND PERFORMING ARTS (FPP)
- PROJECT LIMIT (FPP)




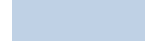
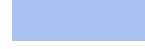



CAMPUS PLAN

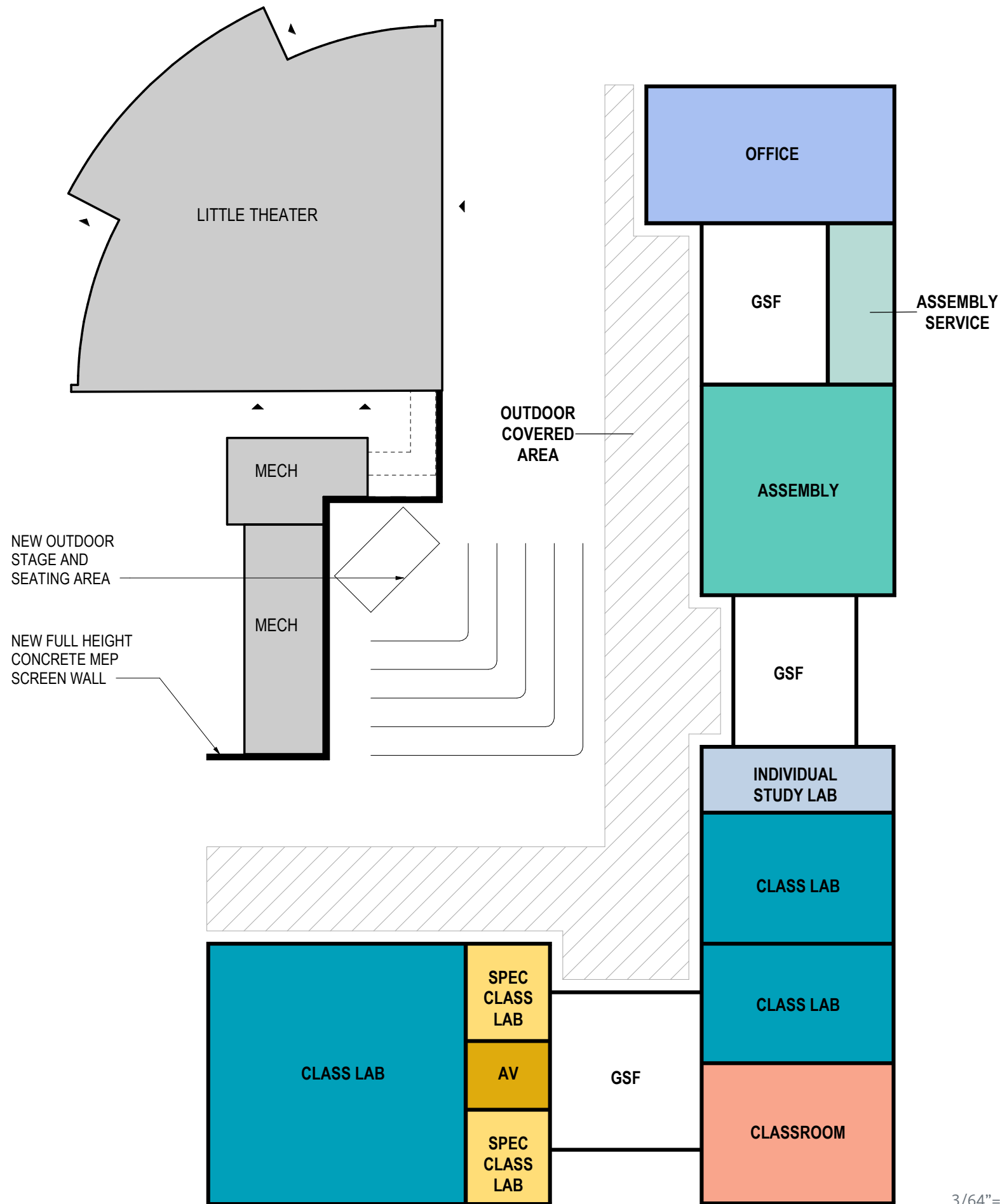
1/300"=1'-0"



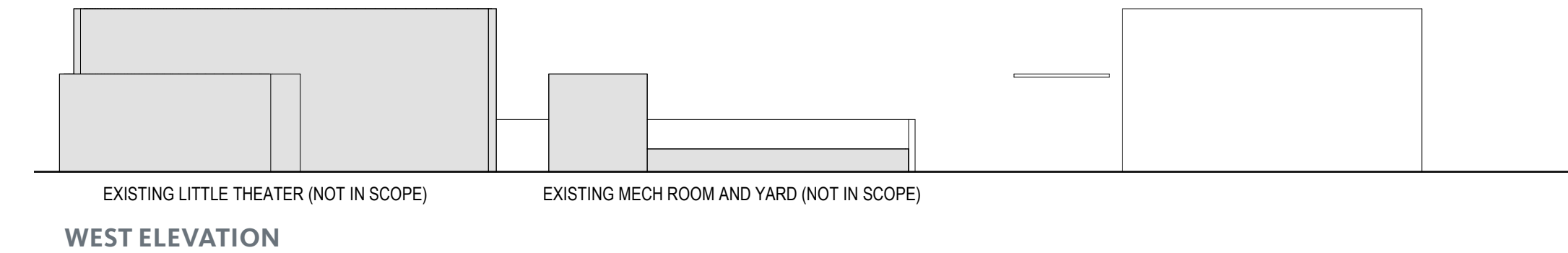
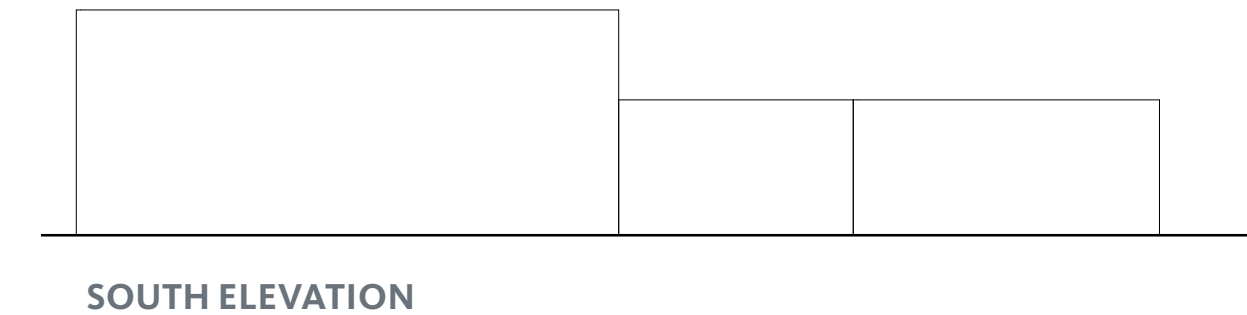
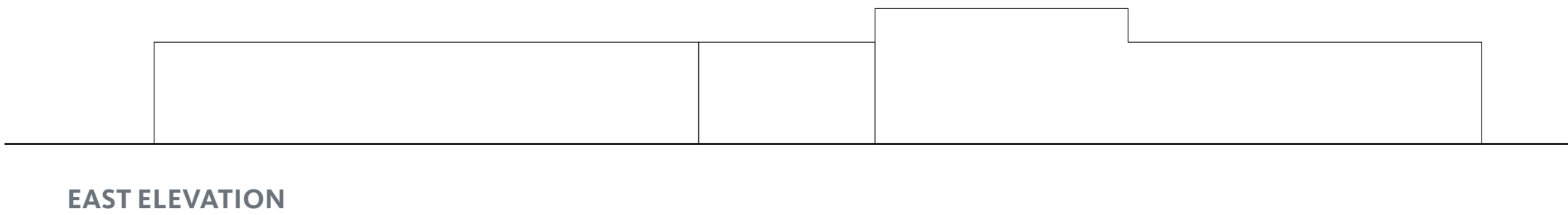
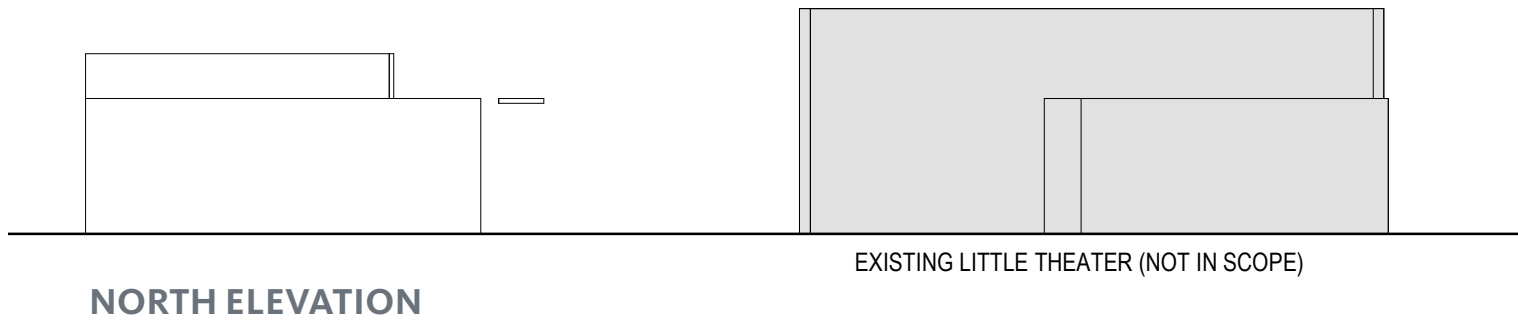


SITE PLAN - DEMOLITION

	<u>Rm Type</u>	<u>Description</u>	<u>TOP Code</u>	<u>Department</u>	<u>ASF</u>
	110	Classroom	0099	General Assignment	792
	210	Class Lab	1004	Music	3,413
	220	Spec Class Lab	1004	Music	462
	230	Individual Study Lab	1004	Music	363
	310	Office	0099	General Assignment	1,003
	535	AV, Radio, TV Service	6130	Media Services	163
	610	Assembly	1007	Dramatic Arts	1,204
	615	Assembly Service	1007	Dramatic Arts	308
				Total ASF	7,708
				Total GSF	9,550



FLOOR PLAN



ELEVATIONS

3/64"=1'-0"

DISTRICT Compton Community College District (710)

CAMPUS Compton College (711)

Project: Visual and Performing Arts Replacement

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
050	Inactive Area	9600	Unassigned	0	0	0	550	-550	\$0.00	\$0
110-115	Classroom	0099-4999		0	0	792	912	-120	\$17.47	\$0
210	Class Lab	1004	Music	0	0	3,413	2,690	723	\$68.73	\$49,692
215	Class Lab Service	1004	Music	0	0	0	875	-875	\$68.73	\$0
220	Spec Class Lab	1004	Music	0	0	462	556	-94	\$68.73	\$0
230	Individual Study Lab	1004	Music	0	0	363	661	-298	\$68.73	\$0
300-355	Faculty Offices	0099 - 4999	General Assignment	0	0	1,003	1,220	-217	\$27.32	\$0
530-535	Audio Visual Arts	6130		0	0	163	181	-18	\$121.97	\$0
610-615	Theater Arts	1006, 1007, 1008		0	0	1,512	0	1,512	\$87.73	\$132,648
TOTAL	-	-	-	0	0	7,708	7,645	63	-	\$182,340

Report Generated: 06/17/2020

12.1 - Justification For Additional Costs Exceeding Guidelines



Construction



Equipment

District: Compton Community College District
College: Compton College

Project: Visual and Performing Arts Replacement
Date: August 1, 2020

There will be no additional costs over the building cost guidelines.



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Compton, Lynwood, Paramount and
Willowbrook, as well as portions of
Athens, Bellflower, Carson, Downey,
Dominguez, Lakewood, Long Beach,
and South Gate.

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Student Trustee

KEITH CURRY
President/CEO

April 20, 2020

Ms. Lisa Hannaman
Southern California Edison
2244 Walnut Grove Ave,
Rosemead, CA 91770

Subject: Letter of Interest: California Community College New Construction
for Partnerships / Savings-by-Design Participation

Project Name: Compton CCD, Compton College, Visual and
Performing Arts Complex Replacement

Dear Ms. Lisa Hannaman:

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

CCCD agrees to provide required documentation as requested which includes a completed application for each project. We are willing to consider efficiency recommendations that will improve the performance of these projects significantly beyond Title 24 (or other baseline) requirements.

CCCD understands that participation in the NCP/SBD program is voluntary, and that we are under no obligation to modify the design or construction of our buildings based on resulting recommendations. We also understand that we will receive financial incentives only if we complete an agreement, our eligibility is confirmed by Southern California Edison, the performance of each building in the project meets program requirements, and the energy efficiency strategies are installed and verified by Southern California Edison.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda", with a long horizontal flourish extending to the right.

Linda Owens
Chief Facilities Officer
Compton Community College District

Cc: Hoang Nguyen, Director
California Community Colleges Facilities Planning Unit