

**STATE OF CALIFORNIA**  
**Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet**  
 DF-151 (REV 07/20)

<b>Fiscal Year</b> 2021-22	<b>Business Unit</b> 6870	<b>Department</b> Board of Governors, California Community Colleges	<b>Priority No.</b> 1
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<b>Budget Request Name</b> 6870-073-COBCP-2021-MR	<b>Capital Outlay Program ID</b> 5680	<b>Capital Outlay Project ID</b> 0008959 to 0008966
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**Project Title**  
Eight New Community College Projects

**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)

<b>Total Request (in thousands)</b> \$ 5,500	<b>Phase(s) to be Funded</b> Preliminary Plans and Working Drawings	<b>Total Project Cost (in thousands)</b> \$ 132,868
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**Budget Request Summary**

The Board of Governors, California Community Colleges requests \$3,480,000 Proposition 55 of 2004 General Obligation Bonds and \$2,020,000 Proposition 51 General Obligation Bond for the state share of preliminary plans and working drawings for the seven projects and preliminary plans for one project. These projects will address various deficiencies at the colleges as described in the narrative. Overall costs are \$132,868,000 (\$68,949,000 state, \$63,919,000 district).

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b>	<b>CCCI</b> 6924
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <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.

<b>Prepared By</b>	<b>Date</b>	<b>Reviewed By</b>	<b>Date</b>
<b>Department Director</b>	<b>Date</b>	<b>Agency Secretary</b>	<b>Date</b>

Department of Finance Use Only	
<b>Principal Program Budget Analyst</b> Barbara F. Taylor	<b>Date submitted to the Legislature</b> 05/14/2021

**STATE OF CALIFORNIA**

**COBCP - Narrative**

DF-151 (REV 07/20)

**A. List of Requested Projects:**

The CCC requests \$3,480,000 Proposition 55 of 2004 and \$2,020 Proposition 51 funds for the following seven projects that included preliminary plans and working drawings phases and one project that included only preliminary plans:

6870-301-6041 - For capital outlay, Board of Governors of the California Community Colleges, payable from the 2004 California Community College Capital Outlay Bond Fund.....\$3,480,000

0008959-North Orange County Community College District, Anaheim Campus, Anaheim Campus Tower First Floor Life/Safety Renovation ..... 716,000

(a) Preliminary Plans.....410,000

(b) Working Drawings.....306,000

0008960-Compton Community College District, Compton College, Visual and Performing Arts Replacement..... 798,000

(a) Preliminary Plans.....454,000

(b) Working Drawings.....344,000

0008961-Sierra Joint Community College District, Sierra College, Applied Technology Center Modernization..... 1,380,000

(a) Preliminary Plans.....697,000

(b) Working Drawings.....683,000

0008962-Desert Community College District, College of the Desert, Science Building Renovation..... 586,000

(a) Preliminary Plans.....320,000

(b) Working Drawings.....266,000

6870-301-6087 - For capital outlay, Board of Governors of the California Community Colleges, payable from the 2016 California Community College Capital Outlay Bond Fund.....\$2,020,000

0008963-Shasta-Tehama-Trinity Joint Community College District, Shasta College, Building 800 Renovation..... 482,000

(a) Preliminary Plans.....257,000

(b) Working Drawings.....225,000

0008964-Ventura Community College District, Moorpark College, Administration Building Reconstruction..... 411,000

(a) Preliminary Plans.....244,000

(b) Working Drawings.....167,000

0008965-West Valley-Mission Community College District, West Valley College, Theater Renovation & Expansion..... 823,000

(a) Preliminary Plans.....435,000

(b) Working Drawings.....388,000

0008966-Los Angeles Community College District, Mission College, Plant Facilities Warehouse & Shop Replacement..... 304,000

(a) Preliminary Plans.....304,000

**B. Project Detail:**

0008959-North Orange County Community College District, Anaheim Campus: Anaheim Campus Tower First Floor Life/Safety Renovation – Preliminary Plans and Working Drawings

*COBCP Abstract:* North Orange County Community College District, Anaheim Campus: Anaheim Campus Tower First Floor Life/Safety Renovation – \$716,000 for the state share of the preliminary plans and working drawings. Total project costs are estimated at \$13,552,000 (\$10,523,000 state, \$3,029,000 district), including preliminary plans \$527,000 (\$410,000 state, \$117,000 district), working drawings \$395,000 (\$306,000 state, \$89,000 district), and construction \$12,630,000 (\$9,807,000 state, \$2,823,000 district). The construction amount includes \$11,343,000 for the construction contract,

\$567,000 for contingency, \$227,000 for architectural and engineering services, and \$493,000 for construction management. The preliminary plans are expected to begin in July 2021 and are anticipated to be completed in October 2021. The working drawings are expected to begin in October 2021 and be completed in August 2022. Construction is scheduled to start in November 2022 and be completed in July 2023.

*Scope:* The project includes the permanent replacement of building elements to address the extensive, chronic water intrusions into the building's first floor through the parking deck/roof system and the expansion joints. The project will abate hazardous material; replace the parking deck/roofing system; demolish and replace water-damaged building components, including ceilings, flooring, interior walls, and exterior wall plaster; remove lighting and ceiling devices that are in the path of construction and replace with devices that meet latest Title 24 code; fabricate metal rails and supports for ADA compliance; provide exterior earthwork to excavate and expose exterior walls and restore excavation; and restore landscape and irrigation.

*Justification:* The project involves the replacement of various building systems and components to address the water intrusion into the first-floor level [61,952 Assignable Square Feet (ASF)], which now poses a significant health hazard issue and disruption of programs. The water intrusion into the building occurs in the rooms located under the existing parking deck level, which serves as the roof system for the first-floor level, and at the building expansion joints connecting the subterranean mezzanine with the tower structure. A renovated first level will provide a healthy, safe, and non-disruptive learning environment for the students. The proposed alternative is the most cost-effective solution that will permanently address the water intrusion issues while allowing the students to remain on campus, consistent with the strategies of the College's Facilities Master Plan.

0008960-Compton Community College District, Compton College: Visual and Performing Arts Replacement – Preliminary Plans and Working Drawings

*COBCP Abstract:* Compton Community College District, Compton College: Visual and Performing Arts Replacement - \$798,000 for the state share of preliminary plans and working drawings. Total project costs are estimated at \$11,700,000 (\$8,780,000 state, \$2,920,000 district) including preliminary plans \$568,000 (\$454,000 state, \$114,000 district), working drawings \$430,000 (\$344,000 state, \$86,000 district), construction \$10,702,000 (\$7,982,000 state, \$2,720,000 district). The construction amount includes \$9,339,000 for the construction contract, \$467,000 contingency, \$187,000 architectural and engineering services, \$527,000 for construction management, and \$182,000 for locally funded equipment. The preliminary plans will begin in August 2021 and be completed in March 2022. The working drawings are estimated to begin in March 2022 and be completed in April 2023. Construction is scheduled to begin in June 2023 and be completed in December 2024.

*Scope:* The project includes the demolition of three of the four wings on the Music Y building (#19) and construction of a new Visual and Performing Arts Building adjacent to the Little Theater wing. The replacement will result in a 7,708 ASF facility composed of 792 ASF of lecture space, 4,238 ASF of laboratory space, 1,003 ASF of office space, 163 ASF of AV/TV space, and 1,512 SF of other Instructional support space.

*Justification:* 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. This project 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.

0008961-Sierra Joint Community College District, Sierra College: Applied Technology Center Modernization – Preliminary Plans and Working Drawings

*COBCP Abstract:* Sierra Joint Community College District, Sierra College: Applied Technology Center Modernization – \$1,380,000 for the state share of preliminary plans and working drawings. Total project costs are estimated at \$34,064,000, including preliminary plans \$1,341,000 (\$697,000 state, \$644,000 district), working drawings \$1,366,000 (\$683,000 state, \$683,000 district), and construction \$31,357,000 (\$15,875,000 state, \$15,482,000 district). The construction amount includes \$26,043,000 for the construction contract, \$1,823,000 for contingency, \$651,000 for architectural and engineering services, \$1,148,000 for construction management, and \$1,692,000 for locally funded equipment. The current project schedule estimates preliminary plans will begin in August 2021 and will be completed in March 2022. The working drawings are estimated to begin in March 2022 and will be approved in April 2023. Construction is scheduled to begin in August 2023 and will be completed in July 2025.

*Scope:* The project includes the modernization of the Vocational Education (Building H) and Automotive (Building N) Buildings totaling 30,017 ASF that is comprised of 900 ASF lecture space, 27,850 ASF laboratory space, 1,185 ASF office space, 3,100 ASF library space and 2,834 ASF other space. The buildings support the Mechatronics, Advanced Manufacturing, Welding, Automation, Drafting, Automotive Technology, Building Construction, and Cyber Security programs.

*Justification:* The project is necessary to address changes in Career Technology programs. Career Technology is moving towards a more interdisciplinary approach based on Mechatronics type instruction. The intent of the project is to create greater flexibility in class/lab spaces to allow for a free flow of use. Only welding and some Mechatronics courses will retain dedicated spaces.

0008962-Desert Community College District, College of the Desert: Science Building Renovation – Preliminary Plans and Working Drawings

*COBCP Abstract:* Desert Community College District, College of the Desert: Science Building Renovation - \$586,000 for the state share of preliminary plans and working drawings. Total project costs are estimated at \$12,725,000, including preliminary plans \$640,000 (\$320,000 state, \$320,000 district), working drawings \$532,000 (\$266,000 state, \$266,000 district), and construction \$11,553,000 (\$5,778,000 state, \$5,775,000 district). The construction amount includes \$9,804,000 for the construction contract, \$686,000 for contingency, \$245,000 for architectural and engineering services, \$520,000 for construction management, and \$298,000 for locally funded equipment. The current project schedule estimates preliminary plans will begin in July 2021 and will be completed in January 2022. The working drawings are estimated to begin in February 2022 and will be approved in November 2022. Construction is scheduled to begin in February 2023 and will be completed in May 2024.

*Scope:* This project includes the renovation of the existing building, resulting in a total of 10,150 ASF comprised of 1,000 ASF lecture space, 8,150 ASF lab space, 900 ASF office space, and 100 ASF of other space to provide educational science labs and academic space. Included in the project scope of work is the removal of all hazardous materials, retrofitting of the building to current codes and seismic codes and upgraded access to current ADA standards.

*Justification:* The project is necessary to provide safe and accessible facilities that will allow students to learn in a safe environment. The Science Building at College of the Desert was built in 1952 and has had no major improvements since. It contains outmoded building systems that do not support the current academic science programs. Instructional programs have been limited due to insufficient laboratory space and lack of modern demonstration equipment for the sciences that do not meet the demands for increased laboratory-based educational experiences in the study of sciences. The modernization of the Science Building will provide safe, technology advanced, and appropriately configured educational science labs and academic space.

0008963-Shasta Tehama Trinity Community College District, Shasta College: Building 800  
Renovation – Preliminary Plans and Working Drawings

*COBCP Abstract:* Shasta-Tehama-Trinity Joint Community College District, Shasta College: Building 800 Renovation – \$482,000 for the state share of preliminary plans and working drawings. Total project costs are estimated at \$10,364,000, including preliminary plans \$514,000 (\$257,000 state, \$257,000 district), working drawings \$450,000 (\$225,000 state, \$225,000 district), and construction \$9,400,000 (\$4,725,000 state, \$4,675,000 district). The construction amount includes \$8,001,000 for the construction contract, \$560,000 for contingency, \$200,000 for architectural and engineering services, \$493,000 for construction management and \$146,000 for locally funded equipment. The current project schedule estimates preliminary plans will begin in August 2021 and will be completed in February 2022. The working drawings are estimated to begin in February 2022 and will be approved in April 2023. Construction is scheduled to begin in August 2023 and will be completed in January 2025.

*Scope:* The project includes the renovation of the 12,458 ASF Social Sciences Building comprised of 9,638 ASF lecture space, 760 ASF laboratory space, 556 ASF office space, 1,000 ASF AV/TV space, and 504 other space. This facility will house English, Communication, Social Science, World Language, Art, and Language Arts, to provide technologically advanced, appropriately configured spaces, remove hazardous materials, and meet ADA standards.

*Justification:* The project is necessary to provide modern facilities that will allow students to learn in a safe and accessible environment. The building's design and concrete construction makes adding technology and resizing rooms and adding accessible paths of travel difficult and expensive. The 53-year old building has not been renovated and contains original building systems that do not support current academic programs. Existing lecture space does not have accessible ADA routes to the front of the classroom, which is a requirement of the "path of travel" section of the California Building Code.

0008964-Ventura Community College District, Moorpark College: Administration Building  
Reconstruction – Preliminary Plans and Working Drawings

*COBCP Abstract:* Ventura County Community College District, Moorpark College: Administration Building Modernization – \$411,000 for the state share of preliminary plans and working drawings. Total project costs are estimated at \$8,169,000, including preliminary plans \$488,000 (\$244,000 state, \$244,000 district), working drawings \$334,000 (\$167,000 state, \$167,000 district), and construction \$7,347,000 (\$3,702,000 state, \$3,645,000 district). The construction amount includes \$6,256,000 for the construction contract, \$438,000 for contingency, \$156,000 for architectural and engineering services, \$452,000 for construction management, and \$45,000 for locally funded equipment. The current project schedule estimates preliminary plans will begin in July 2021 and will be completed in October 2021. The working drawings are estimated to begin in October 2021 and will be approved in February 2023. Construction is scheduled to begin in April 2023 and will be completed in September 2024.

*Scope:* The project includes reconstruction of the 10,847 ASF Administration Building comprised of 6,880 ASF office space and 3,967 ASF other space that will house administrative offices, Academic Affairs, Business Services, Instructional Technology, Institutional Effectiveness, Public Information, Academic Data Specialists and Student Health Services.

*Justification:* The project is necessary to provide students and staff a safe and healthy space with a better visual and auditory design, modern lighting, communication controls, and extra power and data capabilities. Building safety and security support will include a fire sprinkler suppression system, fire alarm system, accessible door handles, a door and window security system, and security cameras. The new design will meet the Sustainability Committee's 10 set campus standards. The building design for this project will exceed Title 24 energy requirements by 15 percent. Additionally, the building mechanical and utility systems will meet current standards and the HVAC will be a zoning delivery system for maximum energy efficiency. Technology upgrades will support the current and future needs for the environment.

0008965-West Valley-Mission Community College District, West Valley College: Theater Renovation & Expansion – Preliminary Plans and Working Drawings

*COBCP Abstract:* West Valley-Mission Community College District, West Valley College: Theater Renovation & Expansion - \$823,000 for the state share of preliminary plans and working drawings. Total project costs are estimated at \$19,960,000, including preliminary plans \$870,000 (\$435,000 state, \$435,000 district), working drawings \$776,000 (\$388,000 state, \$388,000 district), and construction \$18,314,000 (\$9,147,000 state, \$9,167,000 district). The construction amount includes \$14,659,000 for the construction contract, \$953,000 for contingency, \$348,000 for architectural and engineering services, \$694,000 for construction management, and \$1,660,000 for locally funded equipment. The current project schedule estimates preliminary plans will begin in July 2021 and will be completed in February 2022. The working drawings are estimated to begin in March 2022 and will be approved in May 2023. Construction is scheduled to begin in August 2023 and will be completed in December 2024.

*Scope:* This project includes the reconstruction of 15,076 ASF of the existing Theater Arts space and construction of a 4,172 ASF expansion, for a total of 19,248 ASF. The project includes 331 ASF office space and 18,917 ASF of assembly and assembly support space. The existing main theater, stage, orchestra pit, scene shop, and dressing rooms will be modernized and a building addition will be constructed in order to accommodate a black box performance space for the Theater and Performing Arts programs. Performance and theater support spaces, technology, building systems (mechanical, electrical, plumbing, and fire/life safety), and ADA compliance/accessibility will be upgraded as a result of this project.

*Justification:* The project is necessary to provide students a safe and modern learning environment conducive to artistic success. The building has not received any major renovations or additions since its original construction in 1973. The project would improve existing fire/life safety systems, accessibility, water and energy efficiency and building code compliance, and expand dedicated space for theater and performing arts programs, improve space configuration to increase use, efficiency and integration, and upgrade technology and building infrastructure to meet programmatic needs. The proposed option to reconstruct and expand the theater space is also the most cost effective alternative that appropriately responds to the goals within the College's Educational and Facilities Master Plans.

0008966-Los Angeles Community College District, Mission College: Plant Facilities Warehouse & Shop Replacement – Preliminary Plans

*COBCP Abstract:* Los Angeles Community College District, Los Angeles Mission College: Plant Facilities Warehouse & Shop Replacement - \$304,000 for the state share of preliminary plans. Total project costs are estimated at \$22,334,000 (\$6,737,000 state, \$15,597,000 district) including preliminary plans \$1,046,000 (\$304,000 state, \$742,000 district), working drawings \$680,000 (\$197,000 state, \$483,000 district), construction \$20,608,000 (\$6,236,000 state, \$14,372,000 district). The construction amount includes \$17,923,000 for the construction contract, \$896,000 contingency, \$358,000 architectural and engineering services, \$906,000 for construction management, and \$525,000 for locally funded equipment. The preliminary plans will begin in December 2021 and be completed in July 2022. The working drawings are estimated to begin in July 2022 and be completed in September 2023. Construction is scheduled to begin in February 2024 and be completed in December 2026.

*Scope:* The project includes the demolition of five deficient buildings and construction of a new 18,929 ASF Plant Facilities Warehouse & Shop Replacement building consisting of 1,661 ASF in office space and 17,268 ASF in other space (trades, shops, shipping and receiving) to fulfill the needs of their maintenance, operations, warehouse, and trade shops programs on the same site.

*Justification:* The project is necessary to provide a safe and healthy space for effective hazardous and universal waste storage, and add modern ventilation and lighting, accessible work areas, and better

designed storage and warehouse solutions for specialized equipment. A new replacement building will consolidate facilities maintenance, operations, and receiving into a single permanent facility and demolish five deficient buildings. This will increase dedicated space for trade shops and warehousing/storage space needs to support current and future campus demand. The proposed option to construct a new replacement building is also the most cost effective alternative that appropriately responds to goals within the College's Educational and Facilities Master Plans aimed to reduce temporary portables on campus and consolidate maintenance and operations administration, shops and shipping/receiving in a single location.