

Initial Project Proposal

2022-2023

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

Library Renovation

Proposal Name

Grossmont-Cuyamaca Community College District

Community College District

Cuyamaca College

College or Center

July 1, 2019

Date

District: Grossmont-Cuyamaca Community College District
College / Center: Cuyamaca College
Project Name: Library Renovation
Project Type: Reconstruction

Project Funding

	State	Non-state	
Land Aquisition:	\$0	\$0	Budget Year: 2022
Prelim. Plans:	\$337,931	\$324,679	Const. Cost Index: 6684
Working Draw:	\$349,620	\$349,620	5 yr. Plan Priority: 15
Construction:	\$6,633,666	\$6,633,663	Net ASF: -97
Equipment:	\$0	\$2,992	Total GSF: 33,722
	\$7,321,217	\$7,310,954	

Total Cost: **\$14,632,171**

Project Description: This project will renovate the Library (Building 25) at Cuyamaca College. The building was constructed in 1989 and has had no major upgrades since. The Facilities Condition Index is 22.4% suggesting that the building is a good candidate for renovation. Many building systems are starting to fail as they outlive their usefulness. The physical layout of the Library is not conducive to the way modern day libraries operate and building modifications are needed. On completion the renovated Library will provide 850 ASF of Lab space, 3,980 ASF of Office space, 19,945 ASF of Library space, 900 ASF of AVTV space, and 700 ASF of Other Library support space.

Master Plan Comments: The 2013 District Facilities Master Plan highlighted five strategic areas of focus: student access, student learning and success, value and support of employees, economic and community development, and fiscal and physical resources. This Library project is integral to the path of successful implementation of the campus' strategic plan by providing the necessary learning and support spaces and technology that contribute to student success.

CEQA Status:

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	No	No	No	Yes
Initial Study	No	No	No	Yes
Negative Declaration	Yes	No	No	No
Draft EIR	No	No	No	Yes
Final EIR	No	No	No	Yes

Type of Project and Qualifying Information:

- No **Life Safety Project** - Required Supporting report is attached and establish imminent danger
- Yes **Project Design** - Construction and equipment design conform with State design and cost guidelines
- No **Infrastructure**
 Type of project: N/A
- No **Loss Imminent** - Loss or failure of infrastructure is imminent
- No **Master Planning or Project Planning** - District's general fund's ending balance is less than 5% of the total general fund
- No **Instructional Space**
 Type of space: N/A
 Major ASF: N/A

Yes - This project will not cause total ASF in any category to exceed 110% of capacity/load ratio

Yes **Academic Support, Student Services or Administrative Space**

Type of space: Alteration

Major ASF: Lib/Learning Center

No **Other Facility Projects**

Type of space: N/A

Primary ASF of request space: N/A

Yes - There is an existing facility building in use for this proposed project

Supplemental Information and Alternatives Explored

Yes - There is an existing facility in use for this proposed project

Yes - Cost to reconstruct existing building is more than 50% of cost of a new building

Yes - Usage in the new building will be the same as usage in the building replaced

NA - Replaced building will be demolished and costs are included in the project

Yes - Alternative instructional delivery system, distance learning, other such means

Yes - District or private funding sources

No - Other :

- Total construction period in number of Months:22

Additional Forms/Pages enclosed

Yes - District Five-Year Construction Plan or project related pages of said document

No - Critical Life-safety third party justification

No - Engineering test or other related documents

Yes - JCAF 32 Cost Estimate Summary and Anticipated Time Schedule

Yes - Other FPP related forms: JCAF31, JCAF33, Summary Report

District Contact: Sue Rearic Phone No: (619) 644-7000

Date: 06/06/2019 11:15 AM Fax No:

Prepared By: Eric Mittlestead E-mail Address: fpacs2004@aol.com

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

Approved by:

Cindy Miles/Chancellor
Name / Title

Sue Rearic for C Miles 6-26-19
Signature / Date

DISTRICT Grossmont-Cuyamaca Community College District (020)
CAMPUS Cuyamaca College (021)

Project: Library Renovation

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
210	Class Lab	1600	Library Science	0	0	0	850	-97	995	-145
310	Office	6100	Instructional Support Services	0	0	0	3,580	0	3,590	-10
315	Office Service	6100	Instructional Support Services	0	0	0	400	0	380	20
410	Read/Study Room	6110	Learning Center (Learning Resource Center)	0	0	0	5,145	0	5,138	7
420	Stack	6120	Library	0	0	0	9,800	0	9,739	61
440	Processing Room	6120	Library	0	0	0	4,600	0	4,650	-50
455	Study Service	6120	Library	0	0	0	400	0	329	71
535	AV, Radio, TV Service	6130	Media Services	0	0	0	900	0	914	-14
650	Lounge	6750	Staff Development	0	0	0	200	0	215	-15
680	Meeting Room	6110	Learning Center (Learning Resource Center)	0	0	0	500	0	522	-22
TOTAL	-	-	-	0	0	0	26,375	-97	26,472	-97

Report Generated: 05/24/2019

DISTRICT Grossmont-Cuyamaca Community College District (020)
CAMPUS Cuyamaca College (021)

Project: Library Renovation
Request For: L P W C E
Date Prepared: 05/24/2019
Prepared by: Gensler/FPACS
Estimate CCI: 6684
Estimate EPI: 3607
CFIS Ref. #:
DoF Project ID:

	Total Cost	State Funded	District Funded	
			State-Supportable	Non State-Supportable
1. Site Acquisition (Acres: 0)	\$0			
2. Preliminary Plans (Estimate CCI: 6684)	\$662,610	\$337,931	\$324,679	\$0
A. Architectural Fees (for preliminary plans)	\$402,586			
B. Project Management (for preliminary plans)	\$115,024			
C. Division of the State Architect Plan Check Fee	\$0			
D. Preliminary Tests (soils, hazardous materials)	\$30,000			
E. Other Costs (for preliminary plans)	\$115,000			
3. Working Drawings (Estimate CCI: 6684)	\$699,240	\$349,620	\$349,620	\$0
A. Architectural Fees (for working drawings)	\$460,098			
B. Project Management (for working drawings)	\$0			
C. Division of the State Architect, Plan Check Fee	\$151,278			
D. Community College Plan Check Fee	\$32,864			
E. Other Costs (for working drawings)	\$55,000			
<i>(Total/PW may not exceed 13% of construction)</i>				
4. Construction (Estimate CCI: 6684)	\$11,502,446	\$5,751,223	\$5,751,223	\$0
A. Utility Service	\$285,000			
B. Site Development, Service	\$325,000			
C. Site Development, General	\$255,000			
D. Other Site Development	\$0			
E. Reconstruction	\$10,327,617			
F. New Construction (building) (w/Group I equip)	\$0			
G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$309,829			
H. Other	\$0			
5. Contingency	\$805,171	\$402,586	\$402,586	\$0
6. Architectural and Engineering Oversight	\$287,561	\$143,781	\$143,780	\$0
7. Tests and Inspections	\$423,822	\$211,911	\$211,911	\$0
A. Tests	\$115,024			
B. Inspections	\$308,798			
8. Construction Management & Labor Compliance Program (if justified)	\$248,329	\$124,165	\$124,164	\$0
A. Construction Management	\$230,049			
B. Labor Compliance Program	\$18,280			
9. Total Construction Costs (items 4 through 8 above)	\$13,267,329	\$6,633,666	\$6,633,663	\$0
10. Furniture and Group II Equipment (Estimate EPI: 3607)	\$2,992	\$0	\$2,992	\$0
11. Total Project Cost (items 1, 2, 3, 9, and 10)	\$14,632,171	\$7,321,217	\$7,310,954	\$0

12. Project Data	Outside GSF	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	0	0	0.00	\$0	\$0
Reconstruction	33,722	26,375	0.78	\$392	\$306

13. Anticipated Time Schedule

Start Preliminary Plans	08/01/2022	Advertise Bid for Construction	06/01/2024
Start Working Drawings	02/01/2023	Award Construction Contract	08/01/2024
Complete Working Drawings	08/01/2023	Advertise Bid for Equipment	07/01/2025
DSA Final Approval	04/01/2024	Complete Project	06/01/2026

14.	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Acquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$337,931	\$324,679	\$0	\$324,679
Working Drawings	\$349,620	\$349,620	\$0	\$349,620
Construction	\$6,633,666	\$6,633,663	\$0	\$6,633,663
Equipment	\$0	\$2,992	\$0	\$2,992
Total Costs	\$7,321,217	\$7,310,954	\$0	\$7,310,954
% of SS Total	50.04%	49.96%	SS Total:	\$14,632,171

DISTRICT Grossmont-Cuyamaca Community College District (020)
CAMPUS Cuyamaca College (021)

Project: Library Renovation

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
210	Class Lab	1600	Library Science	0	0	850	995	-145	\$32.14	\$0
300-355	Administration Offices	6000 - 9600	Instructional Support Services	0	0	3,980	3,970	10	\$30.09	\$301
410-420	Library - Reading and Stack Space	6110, 6120		0	0	14,945	14,877	68	\$39.58	\$2,691
430-440	Library- Electronic Carrels and Processing Room	6110, 6120		0	0	4,600	4,650	-50	\$245.19	\$0
455	Study Service	6120	Library	0	0	400	329	71	\$0.00	\$0
530-535	Audio Visual Arts	6130		0	0	900	914	-14	\$117.73	\$0
650-655	Staff Lounge	0000-9600		0	0	200	215	-15	\$27.33	\$0
680-685	Meeting Rooms	0000-9600		0	0	500	522	-22	\$27.33	\$0
TOTAL	-	-	-	0	0	26,375	26,472	-97	-	\$2,992

Report Generated: 05/24/2019

GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT (020), CUYAMACA COLLEGE (021): C LIBRARY

Description:

This project will renovate the Library (Building 25) at Cuyamaca College. The building was constructed in 1989 and has had no major upgrades since. The Facilities Condition Index is 22.4% suggesting that the building is a good candidate for renovation. Many building systems are starting to fail as they outlive their usefulness. The physical layout of the Library is not conducive to the way modern day libraries operate and building modifications are needed. On completion the renovated Library will provide 850 ASF of Lab space, 3,980 ASF of Office space, 19,945 ASF of Library space, 900 ASF of AVTV space, and 700 ASF of Other Library support space.

Project Type: Reconstruction

Occupancy Year: 2025-26

District Priority: 15

CCI: 6684

Net ASF: -97

Last Edit Date: May 25, 2019

Online: No

Acres: 0

Contact: Sue Rearic

EPI: 3607

Total OGSF: 33,722

Last Edit By: Eric Mittlestead

Complete: No

Project Score:

Score Type	Score	Supporting Data
Age of Building or FCI	56	Applied Age: 28
Activates Unused Space	0	No, project does not activate unused space (room use 050)
Local Contribution	50	District Contribution: 50%
Total Score	106	

Space Analysis:

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	0	850	3,980	19,945	900	700	26,375
Secondary ASF	0	-995	-3,970	-19,856	-914	-737	-26,472
Net ASF	0	-145	10	89	-14	-37	-97
Applied Net ASF	0	0	0	89	-14	N/A	75
Net Capacity Change	0 WSCH	-97 WSCH	0 FTE	89 ASF	-14 ASF	N/A	
Initial Cap/Load (FY2022)	154%	240%	105%	85%	15%	N/A	0%
Final Cap/Load (FY2025)	139%	239%	94%	87%	31%	N/A	0%

Project Cost:

Phase	FY	State Funds	Non-State Funds	Total Cost
Preliminary Plans	2022-23	\$337,931	\$324,679	\$662,610
Working Drawings	2022-23	\$349,620	\$349,620	\$699,240
Construction	2023-24	\$6,633,666	\$6,633,663	\$13,267,329
Equipment	2023-24	\$0	\$2,992	\$2,992
Project Total		\$7,321,217	\$7,310,954	\$14,632,171