

# **FINAL PROJECT PROPOSAL**

2023-2024

Community College Construction Act of 1980  
Capital Outlay Budget Change Proposal

## **Library Modernization**

Cosumnes River College  
Los Rios Community College District

July 2021

**FIRST READ**



## FINAL PROJECT PROPOSAL CHECKLIST AND TABLE OF CONTENTS

District: Los Rios Community College District  
College: Cosumnes River College  
Project: Library Modernization

Prepared by: Dan McKechnie

Date: May 2021

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2.	Final Project Proposal Checklist	Draft	May 2021
3.	Approval Page - Final Project Proposal (with original signature)	Draft	May 2021
4.	Project Terms and Conditions	Draft	May 2021
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**APPROVAL PAGE**  
**Final Project Proposal**  
**Budget Year 2023-24**

District: Los Rios Community College District  
Project Location: Cosumnes River College  
Project Name: Library Modernization

The District Proposes funds for inclusion in the State capital outlay budget for:  
Preliminary Plans, Working Drawings, Construction and Equipment

District Certification

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Approved for Submission: \_\_\_\_\_ Date: \_\_\_\_\_  
(Brian King, Chancellor)

Contact Person: Dan McKechnie (Facilities Planning) Telephone: 916-856-3409  
Email Address: mckechd@losrios.edu

District Board of Trustees Certification

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The Los Rios Community College District Board of Trustees 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 which substantiates approval of the application and promises to fulfill the Project Terms and Conditions.



## PROJECT TERMS AND CONDITIONS

District: Los Rios Community College District    College: Cosumnes River College

Project: Library Modernization                      Budget Year: 2023-24

1. The applicant hereby requests State funds in the amount prescribed by law for the project named herein. All parts and exhibits 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, stadiums, the improvements 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.
  
1. 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 Office of Architecture and Construction.
  
  - 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.



**BUDGET YEAR 2023-24**

ORG CODE: 6870 COBCP NO: \_\_\_\_ PRIORITY: \_\_\_\_ PROJECT ID: \_\_\_\_\_

PROJECT: Los Rios CCD, Cosumnes River College, Library Building Modernization

## **A. Purpose of Project**

### **Executive Summary**

This project modernizes the Library Building at Cosumnes River College. The primary use of the building is Learning Resource space along with miscellaneous classroom, lab and faculty office space. This modernization will improve functionality and reconfigure spaces for improved circulation and access compliance. This modernization also provides improvements to power, lighting, data, and HVAC systems.

The purpose of this project is to meet the growing demand by students and faculty for learning resource space appropriate for the current technological times as well as provide a facility in a common location where students can gather to support each other in the pursuit of educational advancement. The project will also address the growing diversity in the student population who deserve special resource collections, computers and technologies.

### **Problem Statement**

The current space is inappropriate for the current state of education and study methodology. Additionally changes in student demographics, instructional needs and information technologies have made the current library building both ineffective and inefficient for delivery of important library resources and services.

This building was constructed in 1970 and since that time, the methodology of Library space has changed dramatically. Examples: major changes in technology have significantly impacted and adjusted how students study and learn. Major changes are needed to make this building accommodate these and other more modern technologies.

The current building and building systems are worn-out and outdated. The building systems and infrastructure including the heating ventilation and air conditioning (HVAC), electrical and lighting systems are outdated and do not meet current building code or academic needs. The building spaces, infrastructure and Group1 equipment are outdated and worn-out; they are no longer effective for supporting students in a modern technological age.

The current building lacks proper accessibility for people with disabilities. The building was built over 50 years ago in a time when designing for accessibility was not a consideration.

ORG CODE: 6870 COBCP NO: \_\_\_\_ PRIORITY: \_\_\_\_ PROJECT ID: \_\_\_\_\_

The current building fails to address themes of equity. The building was built over 50 years ago in a time when space was dedicated almost exclusively to assumed traditional cultures and failed to address culture diversity in resources. Technology has created the ability to expand offerings to provide a more diverse and equitable offering of resources however this building, through physical space design and infrastructure fails to deliver.

The Educational Plan calls for courses, certificates and degrees in programs that will be served by this project. These programs are having a difficult time providing training and education in modern technology because of the age and configuration of the building. They primarily are:

Audio/Visual Radio, TV

The Audio/Visual Radio, TV program is a combination of classroom and hands-on experiences that introduces students to the field of broadcast journalism and prepares them for jobs, internships or transfer to a four-year institution. Program highlights include practical experience in the digital TV studio and campus radio station, Internship opportunities in local radio and TV stations practical experience creating news packages and practical experience as an on-camera TV reporter/anchor or as a radio broadcaster

**Solution Criteria**

Students must have opportunities to study in an environment that provides access to current technology and learning opportunities as well as classroom and lab space that is similar to what they can expect to find in the work place and careers. The proper solution must provide:

- Effective learning resource space where students can either study independently or in groups with access to resources, both physical and technological
- Appropriate, State-of-the art spaces and environments enable instructors/students to simulate real-world applications in media arts, allowing students to learn and prepare for work, careers and further education in Broadcast Journalism.
- Modernized HVAC, electrical and lighting systems reduces the operational and maintenance costs and energy consumption, and provides an improved atmosphere for the students. New Group 1 equipment systems will expose students to the latest in automotive and welding technologies.
- Access and success for a diverse population of students.
- Provides gender equitable facilities.

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**B. Relationship to the Strategic Plan**

The basic premise of the Los Rios Community College District's strategic plan is to provide access to higher education to all students who need it.

Modernizing the Library Building at the college ensures students access to an education in high-tech programs that offer current technology in their discipline; allowing teaching and learning in real-world applications.

**C. Alternatives:**

Three alternatives were investigated:

1. Demolish and construct a new Library Building.
2. Modernize existing Library Building
3. Use temporary portable facilities

**Alternative Number 1 – Demolish and construct a new Library Building**

This alternative demolishes the old outdated and non-code compliant building and constructs a new modern, aesthetic and equitable Library Building in its place. The primary use of the building would remain the same; Learning Resource, Classroom, Lab and Office space. This modernization will improve the technology of these spaces and reconfigure spaces for improved circulation and access compliance. This modernization also provides improvements to power, lighting, data, and HVAC systems.

Pros:

- provides the updated spaces to enhance the academic programs;
- brings the building into access compliance and social equity;
- provides an energy efficient building;
- consistent with the strategic plan; and
- cost efficient

Cons: none

**Alternative Number 2 – Modernize existing Library Building**

This alternative would modernize the existing Building. However, this building was originally constructed in 1970 as a concrete tilt up type structural system that does not meet current codes. The building currently violates many ADA building codes and the existing structural system does not lend itself to improvements that address those ADA issues. Additionally, the building did not have air-conditioning when constructed and

ORG CODE: 6870 COBCP NO: \_\_\_\_ PRIORITY: \_\_\_\_ PROJECT ID: \_\_\_\_\_

there is insufficient structure to install HVAC above the roof. Any modifications to the structure to accommodate ADA, HVAC or any other changes would require the structural system to be upgraded to meet current codes. In this case this would mean demolishing the building down to and including the foundations. This option would cost just as much or more than building a completely new building.

Therefore, this option was not explored further.

**Alternative Number 3 - Use temporary portable facilities**

Temporary Portable facilities were researched and it was concluded that this type of facility cannot support the current learning resource demands in terms of space or technology. This is not a viable option.

Pros: None

Cons: does not meet any of the solution criteria

Please see the next page for the solution criteria matrix.

ORG CODE: 6870      COBCP NO: \_\_\_\_      PRIORITY: \_\_\_\_      PROJECT ID: \_\_\_\_\_

Solution Criteria Matrix

Solution Criteria	Alt. #1 Demolish and build replacement space	Alt. #2 Modernize existing facility	Alt. #3 Portable Buildings
Provides appropriate space	Yes	Not viable	No
Provides accessibility and gender equity	Yes	Not viable	Yes
Provides modern facilities and energy efficient systems	Yes	Not viable	No
Least Cost	Yes	Not viable	No

Please see the next page for the economic analysis matrix

**BUDGET YEAR 2023-24**

ORG CODE: 6870 COBCP NO: \_\_\_\_\_ PRIORITY: \_\_\_\_\_ PROJECT ID: \_\_\_\_\_

Economic Analysis Matrix

	<u>Alt. No. 1</u>	<u>Alt. No. 3</u>	<u>Alt. No. 3</u>
	Demo & Const. New Bldg	Mod. Exist Bldg	Modular Portables*
Site Acquisition	\$0	\$0	\$0
Plans & Working Drawings	\$2,902,000	\$2,902,000	\$2,902,000
Construction Costs:			
Utility Service	\$281,524	\$281,524	\$281,524
Site Development, Service	\$968,664	\$968,664	\$968,664
Site Development, General	\$103,102	\$103,102	\$103,102
Other Site Development	\$0	\$0	\$0
Reconstruction	\$0	\$0	\$0
New Construction	\$18,917,869	\$18,917,869	\$40,040,000
Other Construction		\$0	\$0
Construction Soft Costs	\$2,194,625	\$2,194,625	\$2,194,625
<b>Total Construction Costs</b>	<b>\$25,367,784</b>	<b>\$25,367,784</b>	<b>\$46,489,915</b>
Equipment (Group II)	\$1,714,854	\$1,714,854	\$1,714,854
Other --	\$0	\$0	\$0
<b>Total Project Cost</b>	<b>\$27,082,638</b>	<b>\$27,082,638</b>	<b>\$48,204,769</b>
CCCI 7120			

\* Portables have a life span that is one half permanent structures; therefore the portables construction cost is calculated as such.

ORG CODE: 6870 COBCP NO:      PRIORITY:      PROJECT ID:           

**D. Recommended Solution**

**Which alternative and why?**

Alternative Number 1 is the recommended solution. This alternative is the only alternative that meets all of the solution criteria.

**Detail Scope Description**

This alternative demolishes the old outdated and non-code compliant building and constructs a new modern, aesthetic and equitable Library Building in its place. The primary use of the building would remain the same; Learning Resource, Classroom, Lab and Office space. This modernization will improve the technology of these spaces and reconfigure spaces for improved circulation and access compliance. This modernization also provides improvements to power, lighting, data, and HVAC systems.

Space changes by asf are as follows:

Cap/Load Ratio							
Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary Asf	7737	3728	12441	17881	3005	478	45270
Secondary Asf	-7737	-3728	-12441	-17881	-3005	-478	-45270
Net Asf Change	0	0	0	0	0	0	0
Initial Cap/Load 2023 - 2024	75%	105%	110%	59%	33%	0%	NA
Final Cap/Load 2026 - 2027	69%	96%	104%	56%	31%	0%	NA

**Basis for cost Information**

This cost estimate is based on the detailed cost estimate prepared by District Staff. These costs are within the State’s guidelines for construction costs.

**Factors/Benefits for recommended other than the least expensive alternative**

The recommended alternative is the least expensive.

**STATE OF CALIFORNIA  
CAPITAL OUTLAY  
BUDGET CHANGE PROPOSAL (COBCP)  
NARRATIVE PAGE (REV 1/08)**

**DEPARTMENT OF FINANCE  
915 L Street  
Sacramento, CA 95814  
IMS Mail Code: A15**

**BUDGET YEAR 2023-24**

ORG CODE: 6870 COBCP NO: \_\_\_\_ PRIORITY: \_\_\_\_ PROJECT ID: \_\_\_\_\_

**Complete description of impact on support budget**

No new support costs are associated with the recommended alternative: No new staff or operating expenses will result from this project. The old power, lighting and HVAC systems will be replaced with modern energy efficient systems that will result in lower energy consumption.

**Identify and explain any project risks**

The only minimal risks associated are possible unknown conditions that may be encountered during construction work, but this possibility has been thoroughly surveyed and is believed to be a minimal risk.

**List requested interdepartmental coordination and/or special project approvals**

- Division of State Architect and State Fire Marshal reviews for structural safety, access compliance, and fire life safety
- State Public Works Board Approval of Preliminary Plans

**E. CONSISTENCY WITH CHAPTER 1016, STATUTES OF 2002 – AB 857**

**Does the recommended solution (proposed project) promote infill development by rehabilitating existing infrastructure and how? Explain.**

Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.

**Does the proposed project improve the protection of environmental and agricultural resources by protecting and preserving the state’s most valuable natural resources? Explain.**

Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.

**Does the proposed project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.**

Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.



## **Analysis of Building Space – JCAF 31**

(Follows this page)

**Los Rios Community College District (230)**

**Cosumnes River College (232)**

**Project: Library Modernization**

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
110	Classroom	0099	General Assignment	7,737	7,737	00
210	Class Lab	0604	Radio and Television	1,541	1,541	00
210	Class Lab	1701	Mathematics, General	1,198	1,198	00
215	Class Lab Service	0604	Radio and Television	989	989	00
310	Office	0099	General Assignment	10,620	10,620	00
315	Office Service	0099	General Assignment	1,821	1,821	00
410	Read/Study Room	0099	General Assignment	17,881	17,881	00
530	Audio/Visual, Radio, TV	0604	Radio and Television	1,609	1,609	00
535	A/V, Radio, TV Service	6110	Learning Center (Learning Resource Center)	925	925	00
535	A/V, Radio, TV Service	6130	Media Services	471	471	00
615	Assembly Service	0099	General Assignment	478	478	00
<b>TOTAL</b>	-	-		<b>45,270</b>	<b>45,270</b>	<b>00</b>

## **Cost Estimate Summary – JCAF 32**

(Follows this page)

DISTRICT Los Rios Community College District			CAMPUS Cosumnes River College		
Project: Library Modernization		Date Prepared: 1/1/0001		Estimate CCI: 5977	
		Prepared By:		Estimate EPI: 3607	
		Total Cost	State Funded	District Funded	
				Supportable	Non Supportable
<b>2. PRELIMINARY PLANS</b>		<b>\$1,104,448</b>	<b>\$1,104,448</b>	<b>\$0</b>	<b>\$0</b>
2 - A. Architectural Fee for Preliminary Plans		\$729,354			\$0
2 - B. Project Management Services		\$208,387			\$0
2 - C. Division of the State Architect Plan Check Fee		\$166,706			\$0
2 - D. Preliminary Test (Soils Tests & Geotechnical Report)		\$0			\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$0			\$0
<b>3. WORKING DRAWINGS</b>		<b>\$893,087</b>	<b>\$893,087</b>	<b>\$0</b>	<b>\$0</b>
3 - A. Architectural Fee for Working Drawings		\$833,548			\$0
3 - B. Project Management Services		\$0			\$0
3 - C. Division of the State Architect Plan Check Fee		\$0			\$0
3 - D. Community Colleges Plan Check Fee		\$59,539			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$0			\$0
<b>4. CONSTRUCTION - HARD COSTS</b>		<b>\$20,838,695</b>	<b>\$20,838,695</b>	<b>\$0</b>	<b>\$0</b>
4 - A. Utility Service		\$281,524			\$0
4 - B. Site Development - Service		\$968,664			\$0
4 - C. Site Development - General		\$103,102			\$0
4 - D. Site Development - Other		\$0			\$0
4 - E. Reconstruction		\$18,917,869			\$0
4 - F. New Construction		\$0			\$0
4 - G. Board of Governor's Energy Policy Allowance		\$567,536			\$0
H. Other		\$0			\$0
<b>5. CONTINGENCY</b>		<b>\$1,458,709</b>	<b>\$1,458,709</b>	<b>\$0</b>	<b>\$0</b>
5. Contingency		\$1,458,709			\$0
<b>6. ARCHITECTURAL AND ENGINEERING OVERSIGHT</b>		<b>\$520,967</b>	<b>\$520,967</b>	<b>\$0</b>	<b>\$0</b>
6. Architectural and Engineering Oversight		\$520,967			\$0
<b>7. TESTS AND INSPECTIONS</b>		<b>\$483,754</b>	<b>\$483,754</b>	<b>\$0</b>	<b>\$0</b>
7. Tests and Inspections		\$483,754			\$0
<b>8. CONSTRUCTION MANAGEMENT</b>		<b>\$416,774</b>	<b>\$416,774</b>	<b>\$0</b>	<b>\$0</b>
8. Construction Management & Labor Compliance Program		\$416,774			\$0
<b>9. TOTAL CONSTRUCTION (Items 4 through 8)</b>		<b>\$23,718,899</b>	<b>\$23,718,899</b>	<b>\$0</b>	<b>\$0</b>
Total construction Costs		\$23,718,899			\$0
<b>10. FURNITURE AND GROUP II EQUIPMENT</b>		<b>\$1,714,854</b>	<b>\$1,714,854</b>	<b>\$0</b>	<b>\$0</b>
10 - A. Furniture and Group II Equipment		\$0			\$0
<b>Total Project Costs</b>		<b>\$27,431,287</b>	<b>\$27,431,287</b>	<b>\$0</b>	<b>\$0</b>
<b>12. Project Data</b>		<b>Gross Square Feet</b>	<b>Assignable Square Feet</b>	<b>ASF:GSF Ratio</b>	<b>Unit Cost Per ASF</b>
New Construction		0	0	0%	\$0
Reconstruction		0	45,270	0%	\$418
<b>13. Anticipated Time Schedule</b>					
Start of preliminary plans		7/1/2023	Bid advertisement for construction		1/1/2025
Start of working drawings		1/1/2024	Award of construction contract		4/1/2025
Completion of working drawings		7/1/2024	Bid advertisement for equipment		4/1/2026
Complete DSA approval		1/1/2025	Complete project and activate facilities		10/1/2026
<b>14</b>		<b>State Funded</b>	<b>District Funded</b>		<b>District Funded Total</b>
			<b>Supportable</b>	<b>Non Supportable</b>	
Acquisition		\$0	\$0	\$0	\$0
Preliminary Plans		\$1,104,448	\$0	\$0	\$0
Working Drawings		\$893,087	\$0	\$0	\$0
Construction		\$23,718,899	\$0	\$0	\$0
Equipment		\$1,714,854	\$0	\$0	\$0
Total Costs		\$27,431,287	\$0	\$0	\$0
% of SS Costs		100.00%	0.00%	SS Total	\$27,431,287
Points % Calc		100.00%	0.00%		

## **Quantities and Unit Costs Supporting the JCAF 32**

(Follows this page)

**FUSION**

**Detailed Cost Estimate Summary QUC**

DISTRICT Los Rios Community College District		CAMPUS Cosumnes River College		
Project: Library Modernization	Date Prepared: 1/1/0001	Estimate CCI: 5977	CFIS Ref. #:	
Prepared By:		Estimate EPI: 3607		
	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
<b>2. PRELIMINARY PLANS</b>	<b>\$1,104,448</b>	<b>\$1,104,448</b>	<b>\$0</b>	<b>\$0</b>
2 - A. Architectural Fee for Preliminary Plans	\$729,354			\$0
1. Architect fee for Schematic and Preliminary plans - New Construction NewConst x 8.0% x 35.0%	\$0			\$0
2. Architect fee for Schematic and Preliminary plans - ReConstruction ReConst x 10.0% x 35.0%	\$729,354			\$0
2 - B. Project Management Services	\$208,387			\$0
1. Project Administration/Management TotalConst * 1.0%	\$208,387			\$0
2 - C. Division of the State Architect Plan Check Fee	\$166,706			\$0
1. Structural Safety Fee	\$114,779			\$0
2. Fire, Life Safety Fee	\$26,839			\$0
3. Access Compliance Fee	\$25,089			\$0
2 - D. Preliminary Test (Soils Tests & Geotechnical Report)	\$0			\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$0			\$0
<b>3. WORKING DRAWINGS</b>	<b>\$893,087</b>	<b>\$893,087</b>	<b>\$0</b>	<b>\$0</b>
3 - A. Architectural Fee for Working Drawings	\$833,548			\$0
1. Architect fee for Schematic and Working Drawings- New Construction NewConst x 8.0% x 35.0%	\$0			\$0
2. Architect fee for Schematic and Working Drawings - ReConstruction ReConst x 10.0% x 35.0%	\$833,548			\$0
3 - B. Project Management Services	\$0			\$0
1. Project Administration/Management TotalConst * 1.0%	\$0			\$0
3 - C. Division of the State Architect Plan Check Fee	\$0			\$0
1. Structural Safety Fee	\$0			\$0
2. Fire, Life Safety Fee	\$0			\$0
3. Access Compliance Fee	\$0			\$0
3 - D. Community Colleges Plan Check Fee	\$59,539			\$0
1. Community Colleges Plan Check Fee (2/7 of 1% of Construction Cost) 2/7 of 1% of Construction Cost	\$59,539			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$0			\$0

**FUSION**

**Detailed Cost Estimate Summary QUC**

<b>4. CONSTRUCTION - HARD COSTS</b>	<b>\$20,838,695</b>	<b>\$20,838,695</b>	<b>\$0</b>	<b>\$0</b>
4 - A. Utility Service	\$281,524			\$0
4 - B. Site Development - Service	\$968,664			\$0
4 - C. Site Development - General	\$103,102			\$0
4 - D. Site Development - Other	\$0			\$0
4 - E. Reconstruction	\$18,917,869			\$0
Reconstruction from Jcaf31 Reconstruction from Jcaf31	\$18,917,869			\$0
4 - F. New Construction	\$0			\$0
New Construction from Jcaf31 New construction from Jcaf31	\$0			\$0
4 - G. Board of Governor's Energy Policy Allowance	\$567,536			\$0
Energy Incentive (2% of New Building Costs) NewConstruction x 2.0%	\$0			\$0
Energy Incentive (3% of Renovated Building Costs) ReConstruction x2 .0%	\$567,536			\$0
H. Other	\$0			\$0
	\$0			\$0
<b>5. CONTINGENCY</b>	<b>\$1,458,709</b>	<b>\$1,458,709</b>	<b>\$0</b>	<b>\$0</b>
5. Contingency	\$1,458,709			\$0
A. Contingency - New Construction TotalConst * 5.0%	\$0			\$0
B. Contingency - Reconstruction ReConst * 7.0%	\$1,458,709			\$0
<b>6. ARCHITECTURAL AND ENGINEERING OVERSIGHT</b>	<b>\$520,967</b>	<b>\$520,967</b>	<b>\$0</b>	<b>\$0</b>
6. Architectural and Engineering Oversight	\$520,967			\$0
A. New Construction TotalConst * 8.0% * 25.0%	\$0			\$0
B. Reconstruction ReConst * 10.0% * 25.0%	\$520,967			\$0
<b>7. TESTS AND INSPECTIONS</b>	<b>\$483,754</b>	<b>\$483,754</b>	<b>\$0</b>	<b>\$0</b>
7. Tests and Inspections	\$483,754			\$0
A. Tests TotalConst * 1.0%	\$208,387			\$0
B. DSA Inspections 17 * 7000*(EstimateCCI/3439)	\$275,367			\$0
<b>8. CONSTRUCTION MANAGEMENT</b>	<b>\$416,774</b>	<b>\$416,774</b>	<b>\$0</b>	<b>\$0</b>
8. Construction Management & Labor Compliance Program	\$416,774			\$0
A. Construction Management TotalConst * 2.0%	\$416,774			\$0
<b>9. TOTAL CONSTRUCTION (Items 4 through 8)</b>	<b>\$23,718,899</b>	<b>\$23,718,899</b>	<b>\$0</b>	<b>\$0</b>

**FUSION**

**Detailed Cost Estimate Summary QUC**

Total construction Costs		\$23,718,899			\$0
<b>10. FURNITURE AND GROUP II EQUIPMENT</b>		<b>\$1,714,854</b>	<b>\$1,714,854</b>	<b>\$0</b>	<b>\$0</b>
10 - A. Furniture and Group II Equipment		\$0			\$0
<b>Total Project Costs</b>		<b>\$27,431,287</b>	<b>\$27,431,287</b>	<b>\$0</b>	<b>\$0</b>
<b>12. Project Data</b>	<b>Gross Square Feet</b>	<b>Assignable Square Feet</b>	<b>ASF:GSF Ratio</b>	<b>Unit Cost Per ASF</b>	<b>Unit Cost Per GSF</b>
New Construction	0	0	0%	\$0	\$0
Reconstruction	0	45,270	0%	\$418	\$0
<b>13. Anticipated Time Schedule</b>					
Start of preliminary plans	7/1/2023	Bid advertisement for construction		1/1/2025	
Start of working drawings	1/1/2024	Award of construction contract		4/1/2025	
Completion of working drawings	7/1/2024	Bid advertisement for equipment		4/1/2026	
Complete DSA approval	1/1/2025	Complete project and activate facilities		10/1/2026	
<b>14</b>	<b>State Funded</b>	<b>District Funded</b>		<b>District Funded Total</b>	
		<b>Supportable</b>	<b>Non Supportable</b>		
Acquisition	\$0	\$0	\$0	\$0	
Preliminary Plans	\$1,104,448	\$0	\$0	\$0	
Working Drawings	\$893,087	\$0	\$0	\$0	
Construction	\$23,718,899	\$0	\$0	\$0	
Equipment	\$1,714,854	\$0	\$0	\$0	
<b>Total Costs</b>	<b>\$27,431,287</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
% of SS Costs	100.00%	0.00%	SS Total	\$27,431,287	
Points % Calc	100.00%	0.00%			

Report Generated: 06/02/2021



# **Guidelines Based Group II Equipment – JCAF 33**

(Follows this page)

**Los Rios Community College District (230)**

**Cosumnes River College (232)**

Project: Library Modernization - EPI : 3843

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space	Equip. Cost/ASF	Total Allowable Cost
110	Classroom	0099	General Assignment	7,737	7,737	00	\$17.97	\$00
210	Class Lab	0604	Radio and Television	1,541	1,541	00	\$31.51	\$00
210	Class Lab	1701	Mathematics, General	1,198	1,198	00	\$34.24	\$00
215	Class Lab Service	0604	Radio and Television	989	989	00	\$31.51	\$00
310	Office	0099	General Assignment	10,620	10,620	00	\$28.09	\$00
315	Office Service	0099	General Assignment	1,821	1,821	00	\$28.09	\$00
410	Read/Study Room	0099	General Assignment	17,881	17,881	00	\$39.58	\$00
530	Audio/Visual, Radio, TV	0604	Radio and Television	1,609	1,609	00	\$117.73	\$00
535	A/V, Radio, TV Service	6110	Learning Center (Learning Resource Center)	925	925	00	\$117.73	\$00
535	A/V, Radio, TV Service	6130	Media Services	471	471	00	\$125.43	\$00
615	Assembly Service	0099	General Assignment	478	478	00	\$84.68	\$00
<b>TOTAL</b>		-	-	<b>45,270</b>	<b>45,270</b>	<b>00</b>	-	<b>\$00</b>

## ENERGY AND SUSTAINABILITY INFORMATION

Los Rios Community College District  
Campus: Cosumnes River College  
Project: Library Modernization  
Date: May 2021

The Los Rios Community College District is committed to designing sustainable, energy efficient buildings. Library Modernization will be designed to meet LEEDS Silver certification or equivalent.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Los Rios Community College District

Campus: Cosumnes River College

Project: Library Modernization

Date: May 2021

This project will not cause an increase in capacity, nor an increase in traffic. This project will not have an impact on the environment; therefore it is anticipated that a Notice of Exemption will be filed.

## FEDERAL FUNDS DETAIL

Los Rios Community College District

Campus: Cosumnes River College

Project: Library Modernization

Date: May 2021

There are no federal funds available for this project.

## **ANALYSIS OF FUTURE COSTS**

Los Rios Community College District

Campus: Cosumnes River College

Project: Library Modernization

Date: May, 2021

This project is a modernization project that does not increase space. It will not cause an increase in staffing nor other operational costs. This project will provide more energy efficient HVAC and lighting systems, that will result in energy savings.

**Pre-Schematic Concept Drawings for the Project**  
(Follows this page)



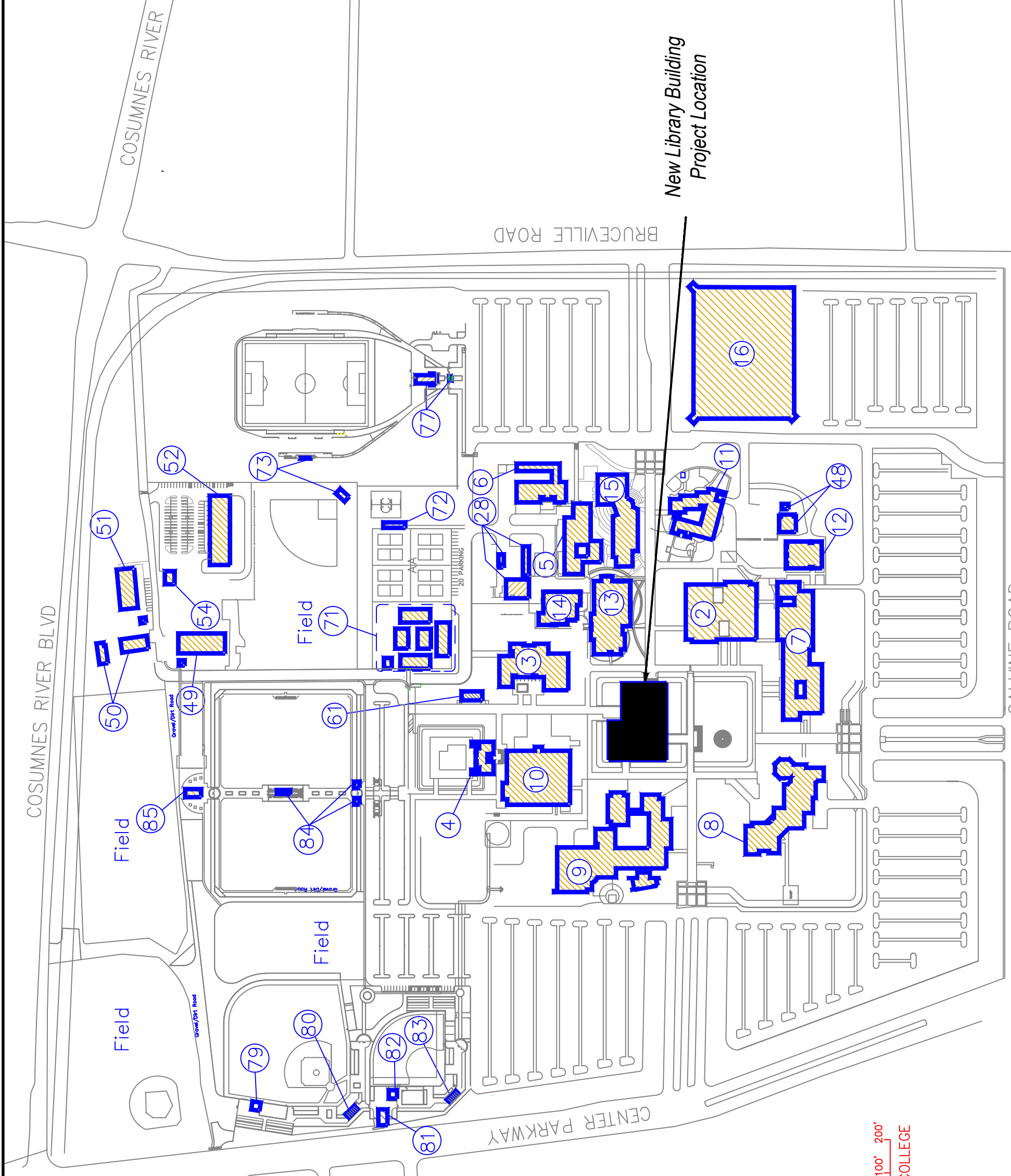


**BUILDINGS**

- 1 LIBRARY
- 2 SCIENCE
- 3 PHYSICAL EDUCATION
- 4 SWIMMING
- 5 TECHNOLOGY
- 6 AUTOMOTIVE
- 7 BUSINESS SOCIAL SCI
- 8 COLLEGE CENTER
- 9 VISUAL & PERFORMING ARTS
- 10 COMMUNITY & ATHLETIC CENTER
- 11 CHILD DEVELOPMENT CENTER
- 12 SOUTHEAST OFFICE COMPLEX
- 13 LEARNING RESOURCE CENTER
- 14 CAMPUS OPERATIONS
- 15 WINN CENTER
- 16 PARKING STRUCTURE
- 28 BOILER PLANT
- 48 DSPSS
- 49 CUSTODIAL, MAINT. & RECEIVING
- 50 ANIMAL HEALTH TECHNOLOGY
- 51 AGRICULTURAL GREENHOUSE
- 52 NORTHEAST TECHNICAL BUILDING
- 54 RECEIVING
- 61 ADAPTIVE PE
- 71 SCIENCE PORTABLES
- 72 PHYSICAL ED STORAGE
- 73 PHYSICAL ED STORAGE/PRESS BOX
- 77 CONC STAND/REST ROOMS/TICKET
- 79 BASEBALL STORAGE
- 80 BASEBALL PRESS BOX
- 81 SB/BB CONCESSION/RESTROOM
- 82 SOFTBALL STORAGE
- 83 SOFTBALL PRESS BOX
- 84 SOCCER STORAGE/PRESS BOX
- 85 SOCCER CONCESSION/RESTROOM
- 91 ELK GROVE CENTER (OFF-CAMPUS)



SITE PLAN 0' 100' 200'  
COSUMNES RIVER COLLEGE



New Library Building  
Project Location

CRC

Los Rios  
Community  
College District

New Library  
Building  
Final Project  
Proposal

FPP  
Pre-Schematic  
Plans

Campus Plan

June 2021

A1



CRC

Los Rios  
Community  
College District

New Library  
Building

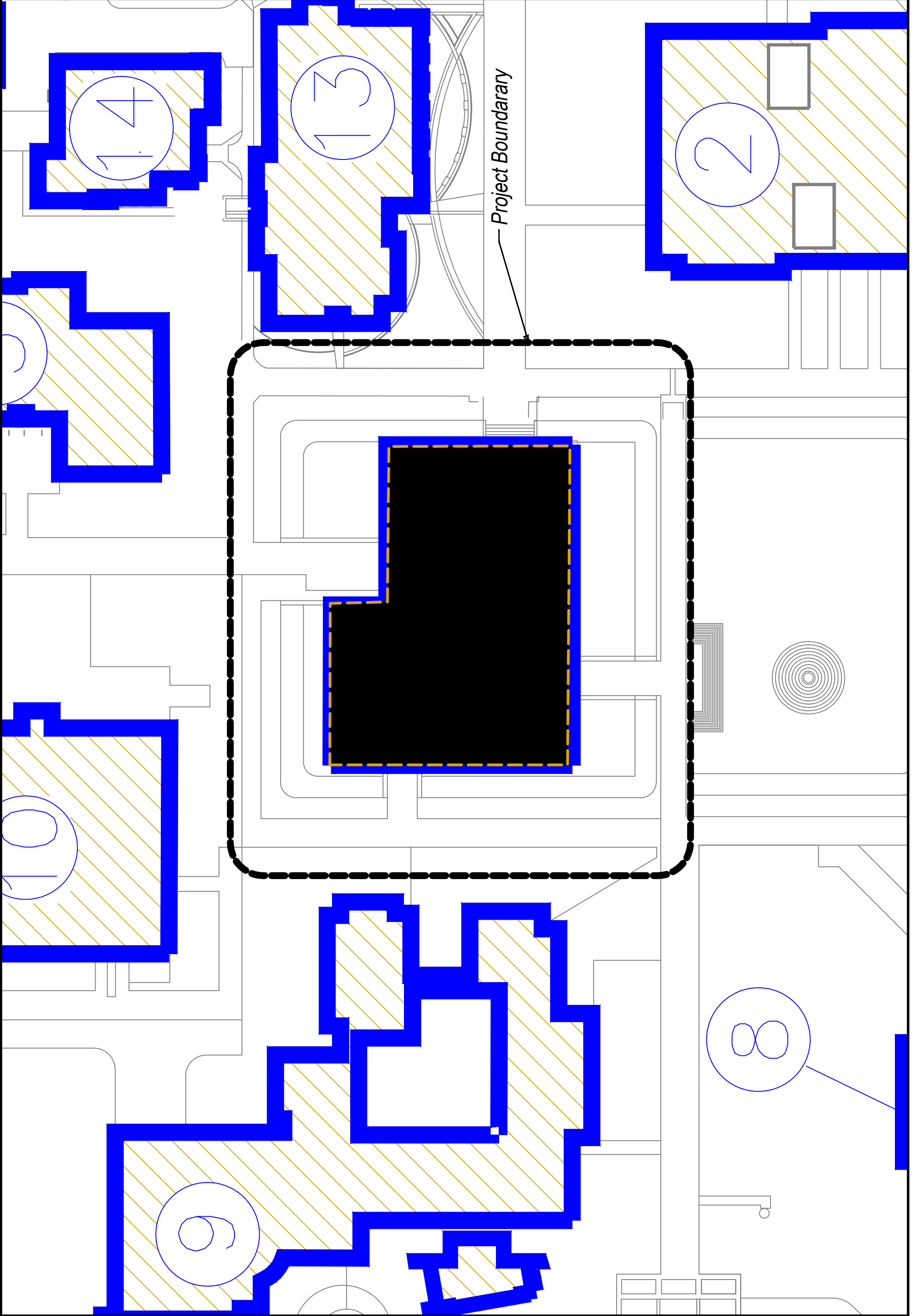
Final Project  
Proposal

FPP  
Pre-Schematic  
Plans

SITE PLAN

June 2021

A2



Project Boundary



CRC

Los Rios  
Community  
College District

New Library  
Building

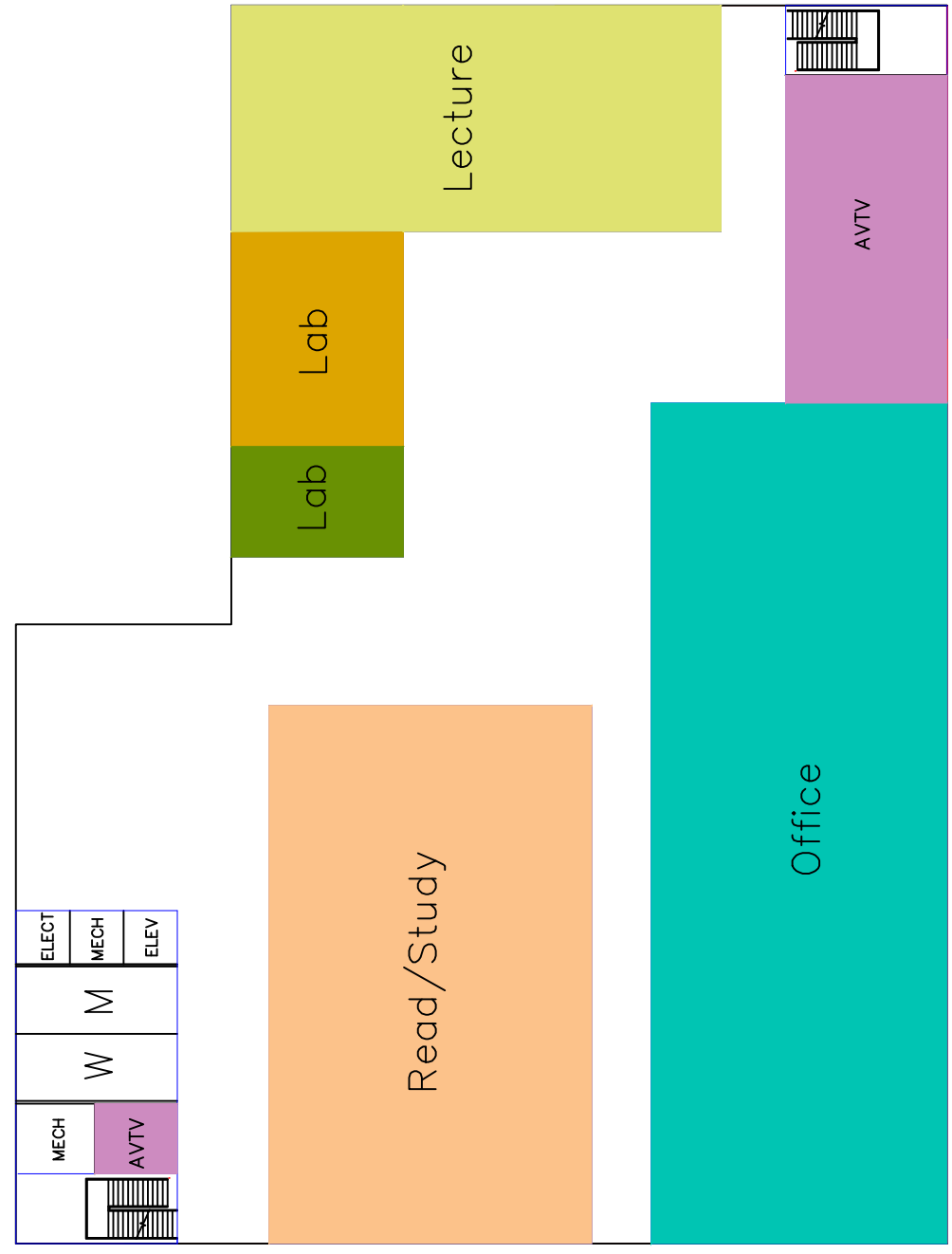
Final Project  
Proposal

Pre-Schematic  
Plans  
FPP

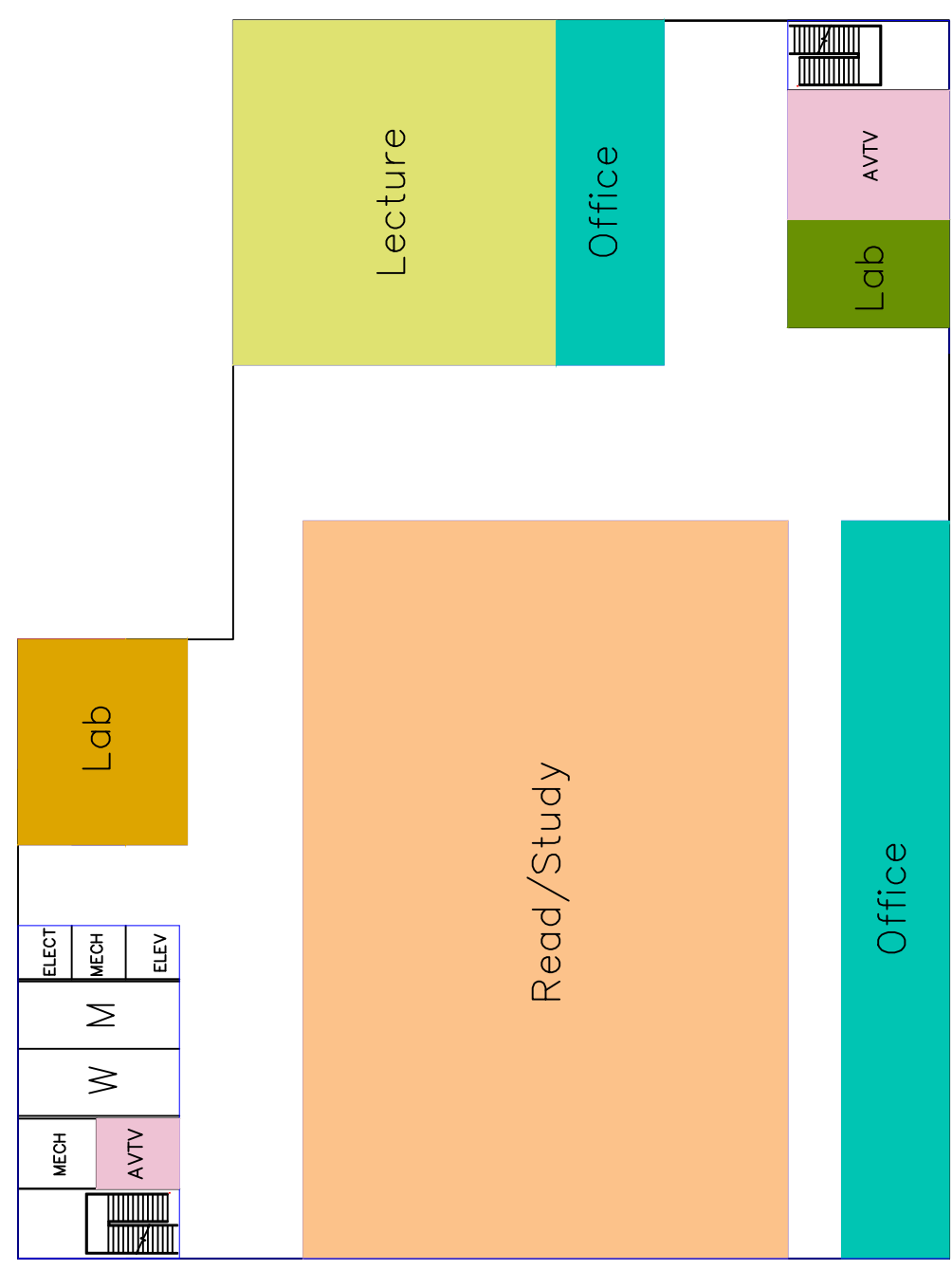
Space  
Diagrams

June 2021 A3

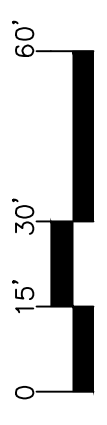
- Lab ASF: 2,530 TOP: 0604
- Lab ASF: 1,198 TOP: 1701
- Lecture ASF: 7,737 TOP: 0099
- Office ASF: 12,441 TOP: 0099
- Read/Study ASF: 18,359 TOP: 0099
- AVTV ASF: 2,080 TOP: 0604
- AVTV ASF: 925 TOP: 6110



SECOND FLOOR



FIRST FLOOR





CRC

Los Rios  
Community  
College District

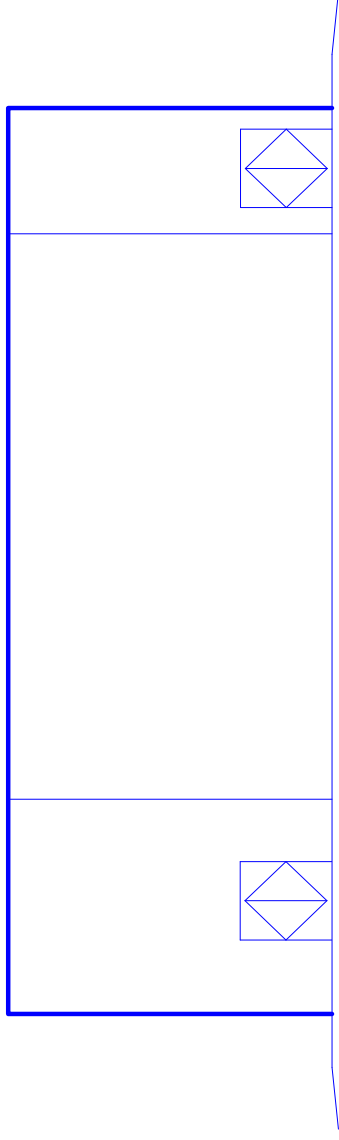
New Library  
Building  
Final Project  
Proposal

FPP  
Pre-Schematic  
Plans

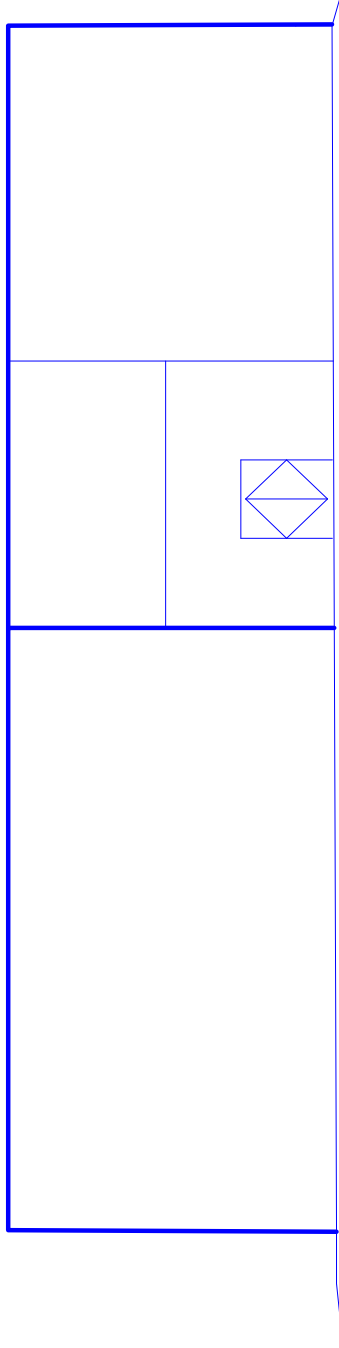
Massing  
Diagrams

June 2021

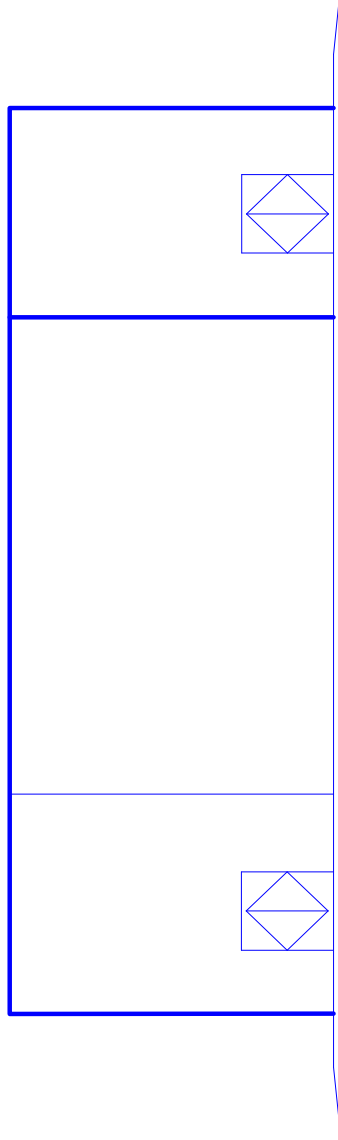
A4



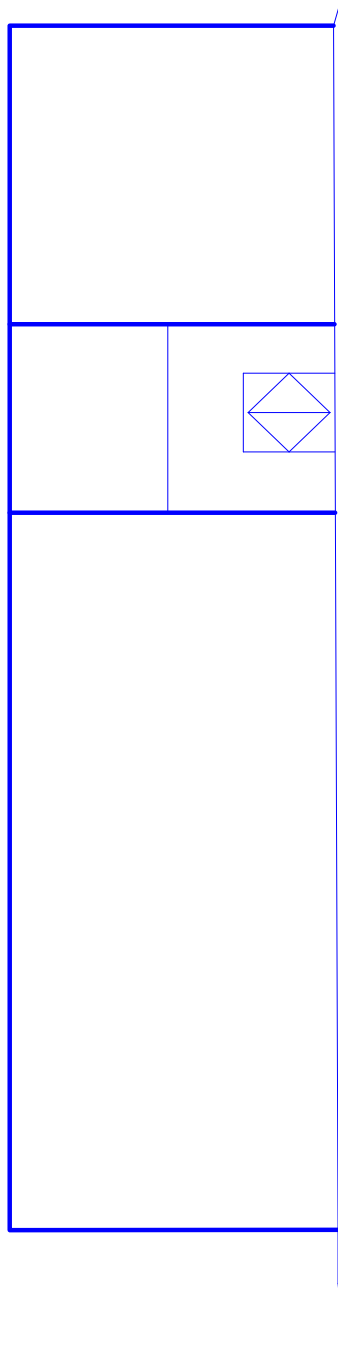
EAST SIDE



NORTH SIDE



WEST SIDE



SOUTH SIDE

NOTE:  
These drawings are not intended to be actual building elevations. They are diagrams intended to convey the mass of the proposed project. The actual elevations that will be developed after the project is approved will vary from these diagrams; however the amounts and types of space will not vary, nor will the location of the building and number of floors indicated by these diagrams.