

FINAL PROJECT PROPOSAL

2023-2024

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

Rodda North Modernization

Sacramento City College
Los Rios Community College District

July 2021

FINAL PROJECT PROPOSAL CHECKLIST AND TABLE OF CONTENTS

District: Los Rios Community College District
College: Sacramento City College
Project: Rodda North 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: Sacramento City College
Project Name: Rodda North Modernization

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

District Certification

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

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: Sacramento City College

Project: Rodda North 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.

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

PROJECT: Los Rios CCD, Sacramento City College, Rodda North Building Modernization

A. Purpose of Project

Executive Summary

This project modernizes the Rodda North Building at Sacramento City College. The primary use of the building is instructional space along with miscellaneous faculty office space and support 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 seek State funding to assist the District in constructing this project.

The project scope provides a modernization that yields no net gain in ASF at completion. The building currently contains 7674 ASF of lecture space, 265 ASF of lab space, 20098 ASF of office space, 3488 ASF of library (study) space and 2597 ASF of miscellaneous support space.

Problem Statement

The building was constructed in 1975 and has had no major renovations other than small tenant improvements in individual rooms. The existing HVAC, electrical and plumbing systems are old, outdated and energy inefficient. The building consists of a modular style wall system which has become unmodifiable and unrepairable and contributes to poor acoustics, ineffective and inefficient work spaces and occupant circulation. The entire buildings assignable square footage (ASF) of 34,122 will be modernized and upon completion contain upgraded building systems, ADA accommodations and a student and staff experience matching the quality delivered elsewhere on campus. The Facility Condition Index (FCI) for this building is 56.34 indicating a building in poor shape and needing renovation.

The current building fails to address themes of equity. The building was built over 45 years ago in a time when space was dedicated almost exclusively to assumed traditional cultures and failed to address cultural diversity in resources. Technology has created the ability to provide a more diverse and equitable offering of resources however this building, through physical space design and infrastructure fails to deliver.

Solution Criteria

Students must have opportunities to learn in an environment that provides access to current technology and spaces that are similar to what they can expect to find in either a four-year higher education institution or in the work place. The proper solution must provide:

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

- Provide appropriate Instructional and faculty office spaces that are efficiently laid out with a reasonable ASF to GSF ratio;
- A modernized building that meets all ADA requirements and provides accessible restrooms, elevators and circulation;
- A modernized building with current energy efficient HVAC/mechanical systems;
- Aesthetically pleasing appearance that promotes environmental responsibility;
- Solution that does not adversely impact the College's operations budget; and
- The least cost solution.

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 Rodda North 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. Modernize the existing Rodda North building
2. Provide temporary portable buildings
3. Lease Space Off-Campus

Alternative Number 1 – Modernize the existing Rodda North building

This alternative modernizes the old outdated building with new modern, aesthetic and equitable spaces. The primary use of the building would remain the same; instructional space along with miscellaneous faculty office space and support space. This modernization will improve the technology 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

BUDGET YEAR 2023-24

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

- cost efficient

Cons: none

Alternative Number 2 – Provide temporary portable buildings

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, technology, aesthetic or equity. 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.

Alternative Number 3 - Lease Space Off-Campus

This alternative leases approximately 34,000 ASF in retail or storefront space in the city of Sacramento.

Pros:

- Provides needed additional space for instruction and related spaces
- Does not require a capital investment.

Cons:

- Does not provide additional permanent space to accommodate growing student demands;
- Remote location creates difficulties for students, faculty and staff in scheduling and transportation.
- The lease and tenant improvements would adversely impact the College's operations budget; and
- Is the most costly solution.

Please see the next page for the solution criteria matrix.

**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: _____

Solution Criteria Matrix

Solution Criteria	Alt. #1 Modernize existing Rodda North	Alt. #2 Portable Buildings	Alt. #3 Lease Off Campus Space
Provides appropriate space	Yes	Not viable	Yes
Provides accessibility and gender equity	Yes	Not viable	Undetermined
Provides modern facilities and energy efficient systems	Yes	Not viable	Yes
Aesthetically pleasing appearance that promotes environmental responsibility	Yes	No	No
Least Cost	Yes	Not viable	No

Please see the next page for the economic analysis matrix

**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:

Economic Analysis Matrix

ECONOMIC ANALYSIS MATRIX				Modernize Exit. Bldg #1	Modular Portables #2	Lease #3
Site Acquisition				\$0	\$0	\$0
Plans and Working Drawings				\$1,278,129	\$3,612,918	\$737,035
Construction Costs:						
Reconstruction				\$13,286,449	\$0	\$737,035
New Construction				\$0	\$0	\$0
Site Development-Service				\$0	\$0	\$0
Site Development-General				\$0	\$3,612,918	\$0
Other Site				\$0	\$0	\$0
Utility Service				\$0	\$1,806,459	\$0
Energy Policy Allowance				\$0	\$0	\$0
Other Construction				\$1,338,282	\$0	\$7,370,352 ³
Other Construction Soft Costs				\$597,890	\$5,419,376	\$3,685,176
Total Construction Costs				\$15,222,621	\$10,838,753	\$11,792,563
Equipment (Group II)				\$0	\$0	\$0
Other – Lease Space or Portable Costs					\$36,129,176 ¹	\$36,851,760 ⁴
Total Project Cost				\$16,500,750	\$50,580,846	\$49,381,358

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

2. Lease is over the life of a permanent building of 60 yrs and excludes escalation and maintenance costs

3. Estimated cost to ensure leased facility is DSA Field Act compliant

4. Assume the cost for leasing typical office space on a Full Service basis in which the utilities, janitorial and all maintenance costs are included is typically \$1.50/.s.f. for a typical Class B office building.

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 modernizes the old outdated and non-code compliant building and provides a new modern, aesthetic and equitable Rodda North Building in its place. The primary use of the building would remain the same; instructional, faculty office and some student support. This modernization will improve the technology and reconfigure these 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)

Sacramento City College (233)

Project: Rhodda Hall North

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
110	Classroom	0099	General Assignment	7,674	7,674	00
210	Class Lab	0999	Other Engineering & Related Industrial Technology	265	265	00
310	Office	0099	General Assignment	20,098	20,098	00
410	Read/Study Room	0099	General Assignment	3,488	3,488	00
590	Other	0099	General Assignment	2,597	2,597	00
TOTAL	-	-		34,122	34,122	00

Cost Estimate Summary – JCAF 32

(Follows this page)

DISTRICT Los Rios Community College District			CAMPUS Sacramento City College			
Project: Rodda Hall North		Date Prepared: 1/1/0001		Estimate CCI: 6924		
		Prepared By:		Estimate EPI: 3737		
			Total Cost	State Funded	District Funded	
					Supportable	Non Supportable
2. PRELIMINARY PLANS			\$708,710	\$708,710	\$0	\$0
2 - A. Architectural Fee for Preliminary Plans			\$465,026			\$0
2 - B. Project Management Services			\$132,864			\$0
2 - C. Division of the State Architect Plan Check Fee			\$110,820			\$0
2 - D. Preliminary Test (Soils Tests & Geotechnical Report)			\$0			\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)			\$0			\$0
3. WORKING DRAWINGS			\$569,419	\$569,419	\$0	\$0
3 - A. Architectural Fee for Working Drawings			\$531,458			\$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			\$37,961			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)			\$0			\$0
4. CONSTRUCTION - HARD COSTS			\$13,286,449	\$13,286,449	\$0	\$0
4 - A. Utility Service			\$0			\$0
4 - B. Site Development - Service			\$0			\$0
4 - C. Site Development - General			\$0			\$0
4 - D. Site Development - Other			\$0			\$0
4 - E. Reconstruction			\$12,899,465			\$0
4 - F. New Construction			\$0			\$0
4 - G. Board of Governor's Energy Policy Allowance			\$386,984			\$0
H. Other			\$0			\$0
5. CONTINGENCY			\$930,051	\$930,051	\$0	\$0
5. Contingency			\$930,051			\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT			\$332,161	\$332,161	\$0	\$0
6. Architectural and Engineering Oversight			\$332,161			\$0
7. TESTS AND INSPECTIONS			\$408,231	\$408,231	\$0	\$0
7. Tests and Inspections			\$408,231			\$0
8. CONSTRUCTION MANAGEMENT			\$265,729	\$265,729	\$0	\$0
8. Construction Management & Labor Compliance Program			\$265,729			\$0
9. TOTAL CONSTRUCTION (Items 4 through 8)			\$15,222,622	\$15,222,622	\$0	\$0
Total construction Costs			\$15,222,622			\$0
10. FURNITURE AND GROUP II EQUIPMENT			\$0	\$0	\$0	\$0
10 - A. Furniture and Group II Equipment			\$0			\$0
Total Project Costs			\$16,500,752	\$16,500,752	\$0	\$0
12. Project Data		Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction		0	0	0%	\$0	\$0
Reconstruction		0	34,122	0%	\$378	\$0
13. Anticipated Time Schedule						
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	
14		State Funded	District Funded		District Funded Total	
			Supportable	Non Supportable		
Acquisition		\$0	\$0	\$0	\$0	
Preliminary Plans		\$708,710	\$0	\$0	\$0	
Working Drawings		\$569,419	\$0	\$0	\$0	
Construction		\$15,222,622	\$0	\$0	\$0	
Equipment		\$0	\$0	\$0	\$0	
Total Costs		\$16,500,752	\$0	\$0	\$0	
% of SS Costs		100.00%	0.00%	SS Total	\$16,500,752	
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 Sacramento City College		
Project: Rodda Hall North	Date Prepared: 1/1/0001	Estimate CCI: 6924	CFIS Ref. #:	
Prepared By:		Estimate EPI: 3737		
	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
2. PRELIMINARY PLANS	\$708,710	\$708,710	\$0	\$0
2 - A. Architectural Fee for Preliminary Plans	\$465,026			\$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%	\$465,026			\$0
2 - B. Project Management Services	\$132,864			\$0
1. Project Administration/Management TotalConst * 1.0%	\$132,864			\$0
2 - C. Division of the State Architect Plan Check Fee	\$110,820			\$0
1. Structural Safety Fee	\$73,997			\$0
2. Fire, Life Safety Fee	\$19,286			\$0
3. Access Compliance Fee	\$17,536			\$0
2 - D. Preliminary Test (Soils Tests & Geotechnical Report)	\$0			\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$0			\$0
3. WORKING DRAWINGS	\$569,419	\$569,419	\$0	\$0
3 - A. Architectural Fee for Working Drawings	\$531,458			\$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%	\$531,458			\$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	\$37,961			\$0
1. Community Colleges Plan Check Fee (2/7 of 1% of Construction Cost) 2/7 of 1% of Construction Cost	\$37,961			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$0			\$0

FUSION

Detailed Cost Estimate Summary QUC

4. CONSTRUCTION - HARD COSTS	\$13,286,449	\$13,286,449	\$0	\$0
4 - A. Utility Service	\$0			\$0
4 - B. Site Development - Service	\$0			\$0
4 - C. Site Development - General	\$0			\$0
4 - D. Site Development - Other	\$0			\$0
4 - E. Reconstruction	\$12,899,465			\$0
Reconstruction from Jcaf31 Reconstruction from Jcaf31	\$12,899,465			\$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	\$386,984			\$0
Energy Incentive (2% of New Building Costs) NewConstruction x 2.0%	\$0			\$0
Energy Incentive (3% of Renovated Building Costs) ReConstruction x2 .0%	\$386,984			\$0
H. Other	\$0			\$0
	\$0			\$0
5. CONTINGENCY	\$930,051	\$930,051	\$0	\$0
5. Contingency	\$930,051			\$0
A. Contingency - New Construction TotalConst * 5.0%	\$0			\$0
B. Contingency - Reconstruction ReConst * 7.0%	\$930,051			\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT	\$332,161	\$332,161	\$0	\$0
6. Architectural and Engineering Oversight	\$332,161			\$0
A. New Construction TotalConst * 8.0% * 25.0%	\$0			\$0
B. Reconstruction ReConst * 10.0% * 25.0%	\$332,161			\$0
7. TESTS AND INSPECTIONS	\$408,231	\$408,231	\$0	\$0
7. Tests and Inspections	\$408,231			\$0
A. Tests TotalConst * 1.0%	\$132,864			\$0
B. DSA Inspections 17 * 7000*(EstimateCCI/3439)	\$275,367			\$0
8. CONSTRUCTION MANAGEMENT	\$265,729	\$265,729	\$0	\$0
8. Construction Management & Labor Compliance Program	\$265,729			\$0
A. Construction Management TotalConst * 2.0%	\$265,729			\$0
9. TOTAL CONSTRUCTION (Items 4 through 8)	\$15,222,622	\$15,222,622	\$0	\$0

FUSION

Detailed Cost Estimate Summary QUC

Total construction Costs		\$15,222,622			\$0
10. FURNITURE AND GROUP II EQUIPMENT		\$0	\$0	\$0	\$0
10 - A. Furniture and Group II Equipment		\$0			\$0
Total Project Costs		\$16,500,752	\$16,500,752	\$0	\$0
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	0	0	0%	\$0	\$0
Reconstruction	0	34,122	0%	\$378	\$0
13. Anticipated Time Schedule					
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	
14	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Acquisition	\$0	\$0	\$0	\$0	
Preliminary Plans	\$708,710	\$0	\$0	\$0	
Working Drawings	\$569,419	\$0	\$0	\$0	
Construction	\$15,222,622	\$0	\$0	\$0	
Equipment	\$0	\$0	\$0	\$0	
Total Costs	\$16,500,752	\$0	\$0	\$0	
% of SS Costs	100.00%	0.00%	SS Total	\$16,500,752	
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)

Sacramento City College (233)

Project: Rhodda Hall North - 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	7,674	7,674	00	\$17.97	\$00
210	Class Lab	0999	Other Engineering & Related Industrial Technology	265	265	00	\$111.55	\$00
310	Office	0099	General Assignment	20,098	20,098	00	\$28.09	\$00
410	Read/Study Room	0099	General Assignment	3,488	3,488	00	\$0	\$00
590	Other	0099	General Assignment	2,597	2,597	00	\$0	\$00
TOTAL		-	-	34,122	34,122	00	-	\$00

ENERGY AND SUSTAINABILITY INFORMATION

Los Rios Community College District

Campus: Sacramento City College

Project: Technical Education Modernization

Date: May 2021

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Los Rios Community College District

Campus: Sacramento City College

Project: Rodda North 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: Sacramento City College

Project: Rodda North Modernization

Date: May 2021

There are no federal funds available for this project.

ANALYSIS OF FUTURE COSTS

Los Rios Community College District

Campus: Sacramento City College

Project: Rodda North 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)

Sacramento
City
College

Los Rios
Community
College District

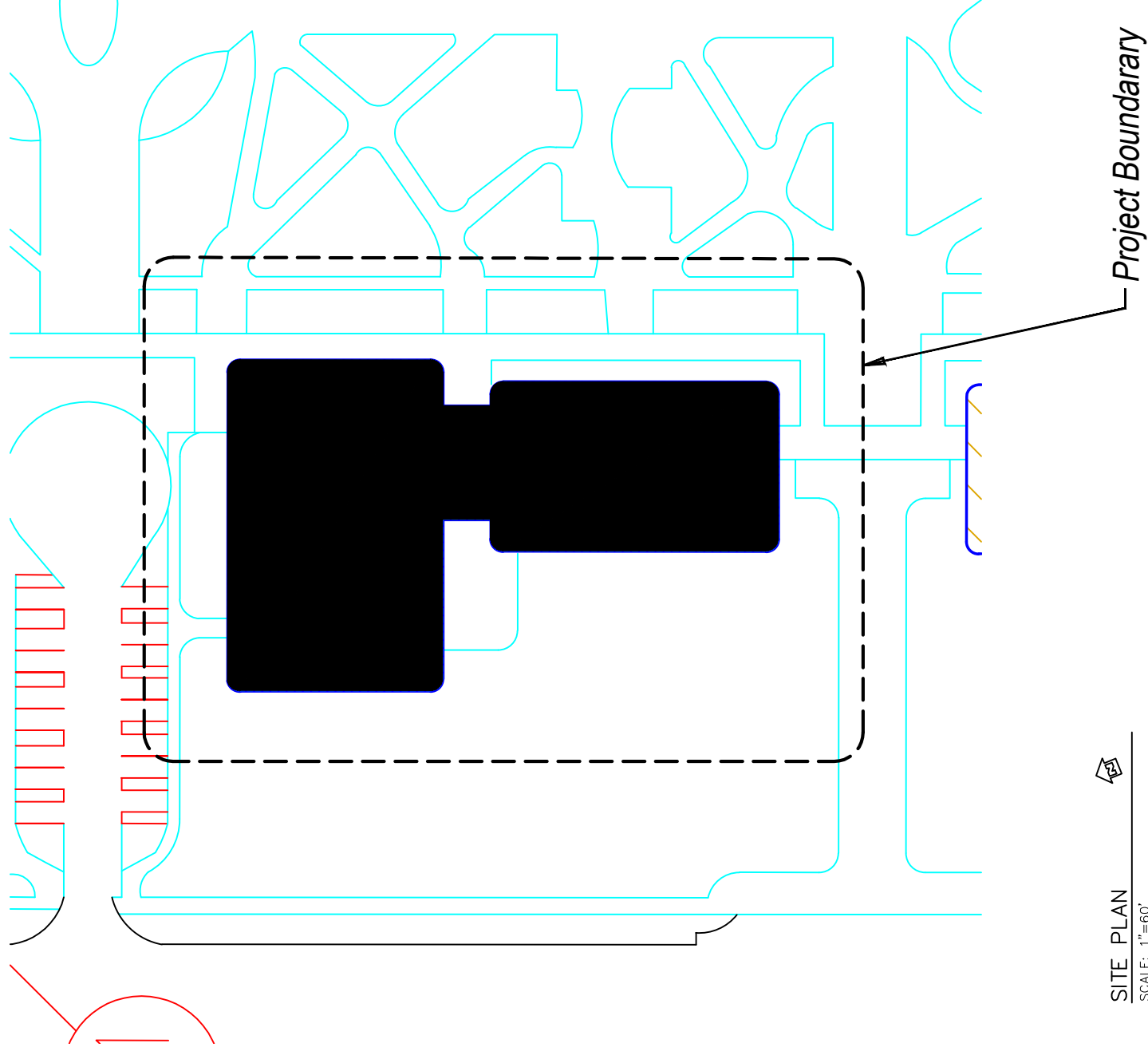
Rodda Hall
North
Modernization
Final Project
Proposal

FPP
Pre-Schematic
Plans

Campus Plan

June 2021

A1



SITE PLAN
SCALE: 1"=60'

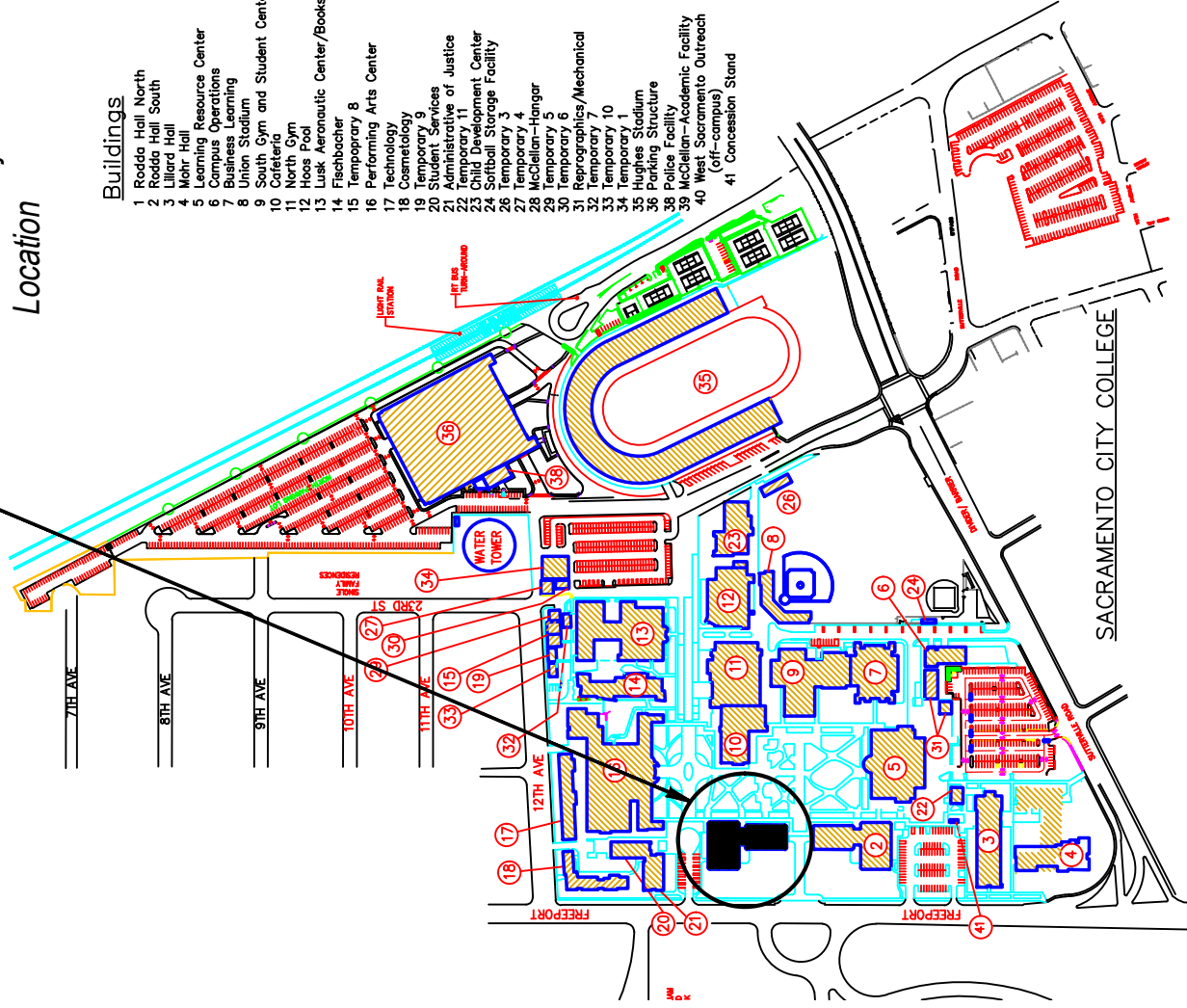
DRAWING INDEX

- A1 CAMPUS PLAN, SITE PLAN, DRAWING INDEX
- A2 FIRST FLOOR DIAGRAM
- A3 SECOND FLOOR DIAGRAM
- A4 THIRD FLOOR DIAGRAM
- A5 MASSING DIAGRAMS

Rodda Hall North
Modernization Project
Location

Buildings

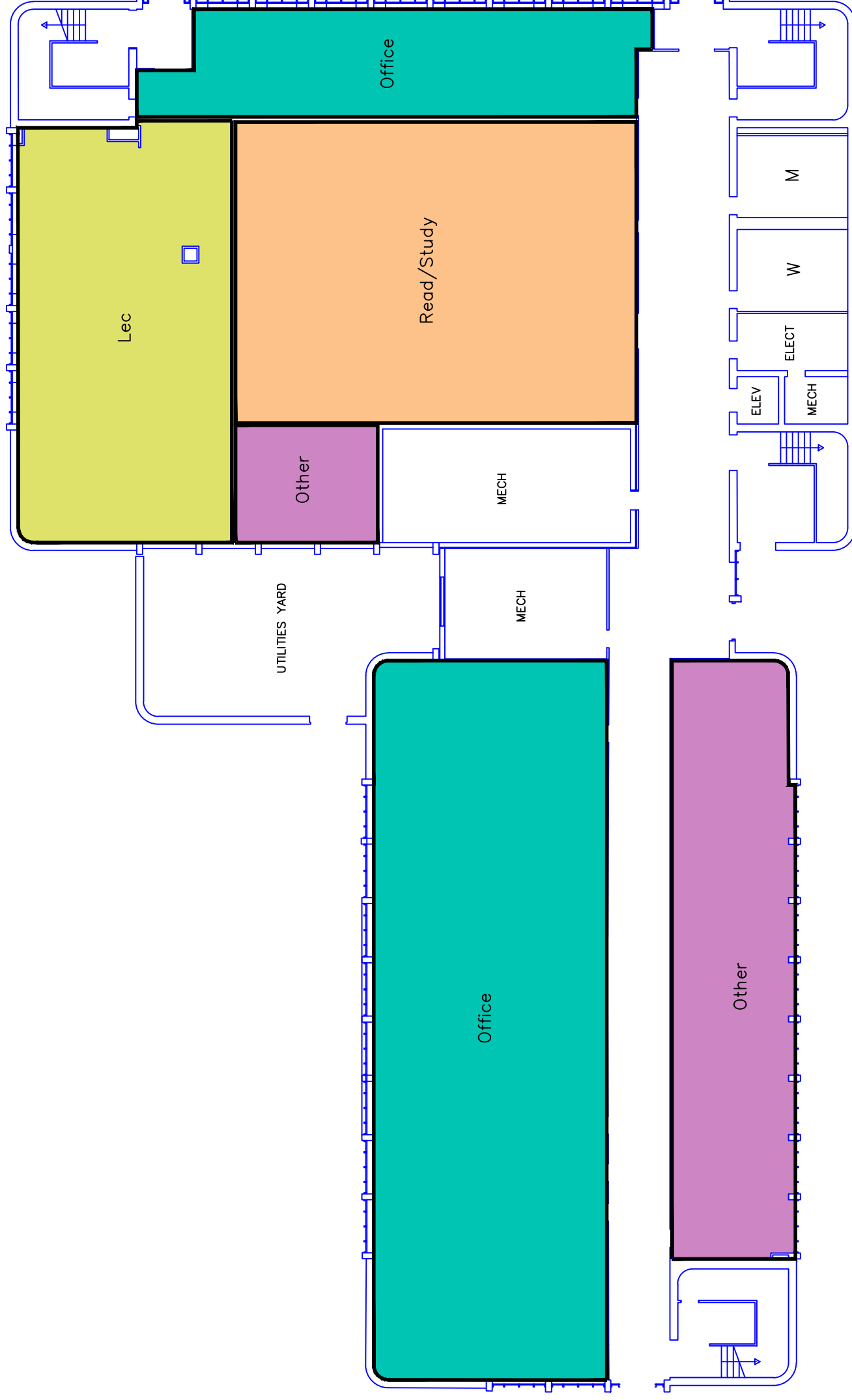
- 1 Rodda Hall North
- 2 Rodda Hall South
- 3 Lillard Hall
- 4 Mehr Hall
- 5 Learning Resource Center
- 6 Campus Operations
- 7 Business Learning
- 8 Union Stadium
- 9 South Gym and Student Center
- 10 Cafeteria
- 11 North Gym
- 12 West Gym
- 13 Link Aeronautic Center/Bookstor
- 14 Flachbocher
- 15 Temporary 8
- 16 Performing Arts Center
- 17 Technology
- 18 Cosmetology
- 19 Temporary 9
- 20 Student Services
- 21 Administrative of Justice
- 22 Temporary 11
- 23 Child Development Center
- 24 Softball Storage Facility
- 26 Temporary 3
- 27 Temporary 4
- 28 McChellan-Hanger
- 29 Temporary 6
- 30 Temporary 7
- 31 Recreathics/Mechanical
- 32 Temporary 7
- 33 Temporary 10
- 34 Temporary 1
- 35 Hughes Stadium
- 36 Parking Structure
- 38 Police Facility
- 39 McChellan-Academic Facility
- 40 West Sacramento Outreach (off-campus)
- 41 Concession Stand



CAMPUS PLAN
SCALE: NTS

NOTE:
 These drawings are not intended to be actual floor plans. They are diagrams intended to convey the amount and type of space to be included in the project. The actual floor plans 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.

- Lecture ASF: 7,939 TOP: 0099
- Office ASF: 20,098 TOP: 0099
- Read/Study ASF: 3,488 TOP: 0099
- Other ASF: 2,597 TOP: 0099



FIRST FLOOR
 SCALE: 1"=16'

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 Los Rios
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Rodda Hall
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 Modernization
 Final Project
 Proposal

FPP
 Pre-Schematic
 Plans

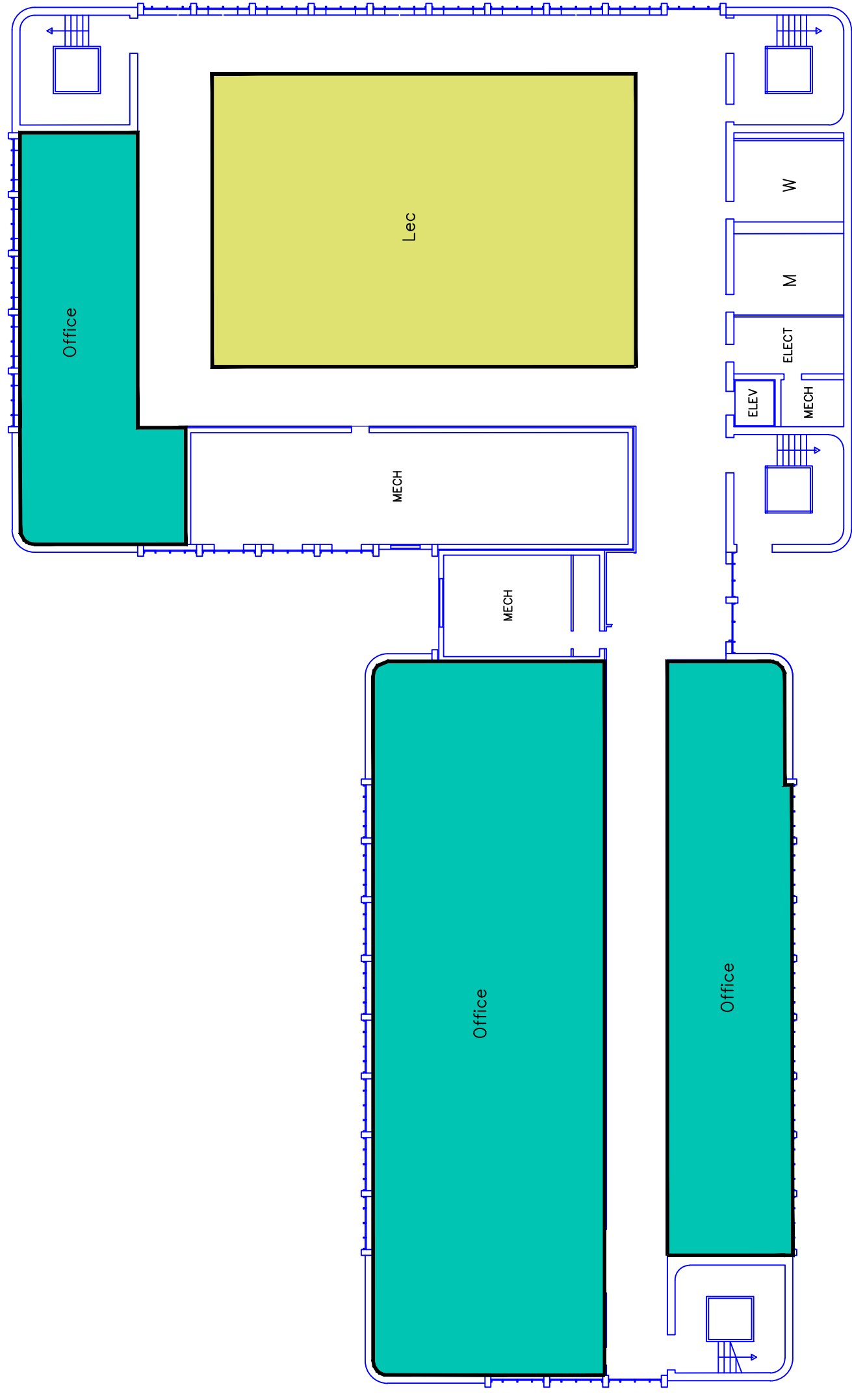
First Floor
 Diagram

June 2021

A2

NOTE:
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- Lecture ASF: 7,939 TOP: 0099
- Office ASF: 20,098 TOP: 0099
- Read/Study ASF: 3,488 TOP: 0099
- Other ASF: 2,597 TOP: 0099



SECOND FLOOR
 SCALE: 1"=16'

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FPP
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 Plans

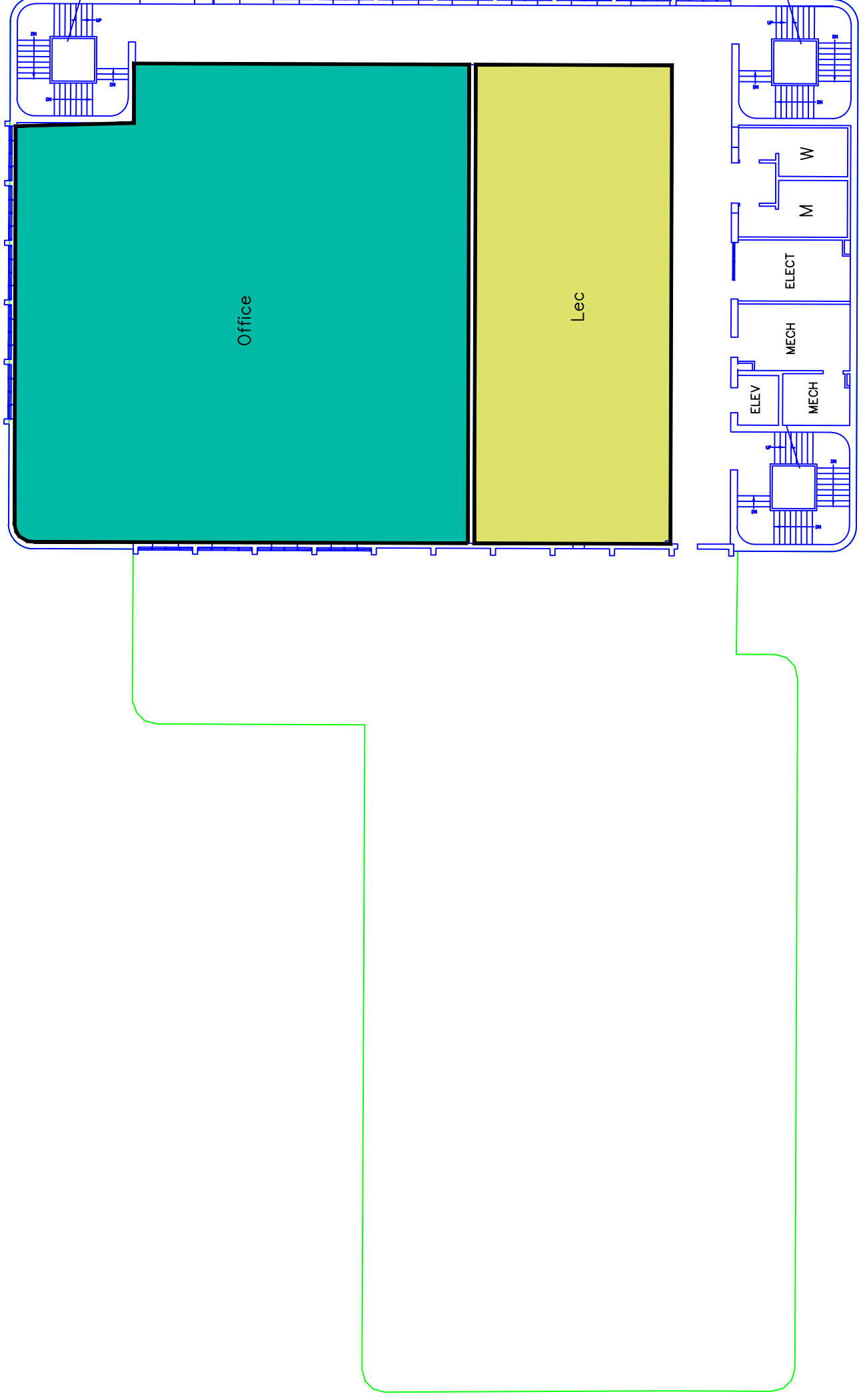
Second Floor
 Diagram

June 2021 A3

NOTE:

These drawings are not intended to be actual floor plans. They are diagrams intended to convey the amount and type of space to be included in the project. The actual floor plans 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.

- Lecture ASF: 7,939 TOP: 0099
- Office ASF: 20,098 TOP: 0099
- Read/Study ASF: 3,488 TOP: 0099
- Other ASF: 2,597 TOP: 0099



THIRD FLOOR
SCALE: 1"=16'

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Rodda Hall
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Final Project
Proposal

FPP
Pre-Schematic
Plans

Third Floor
Diagram

June 2021

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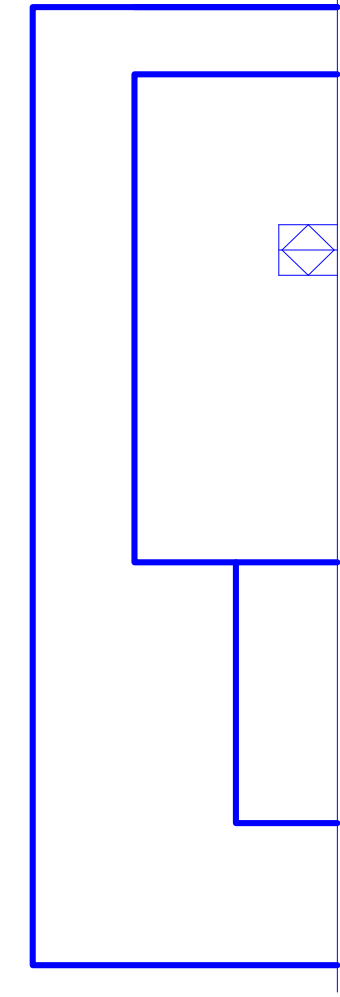
Final Project
Proposal

FPP
Pre-Schematic
Plans

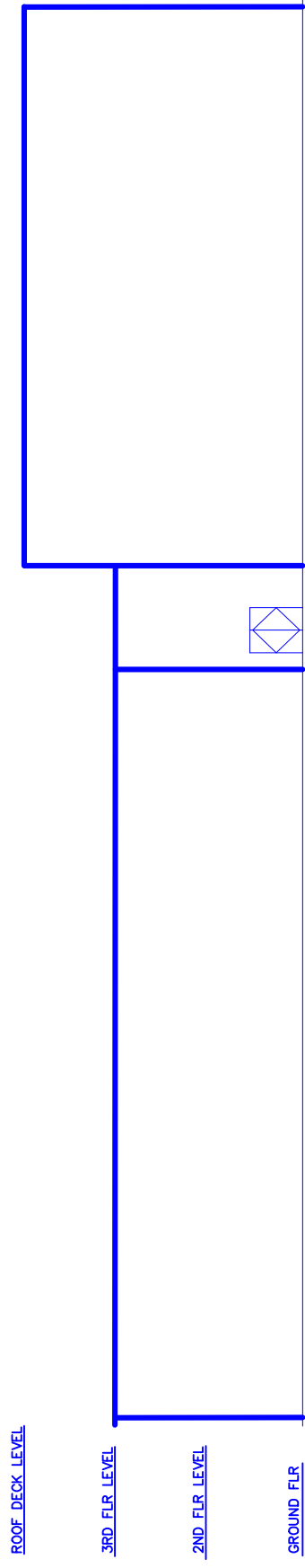
Massing
Diagrams

June 2021

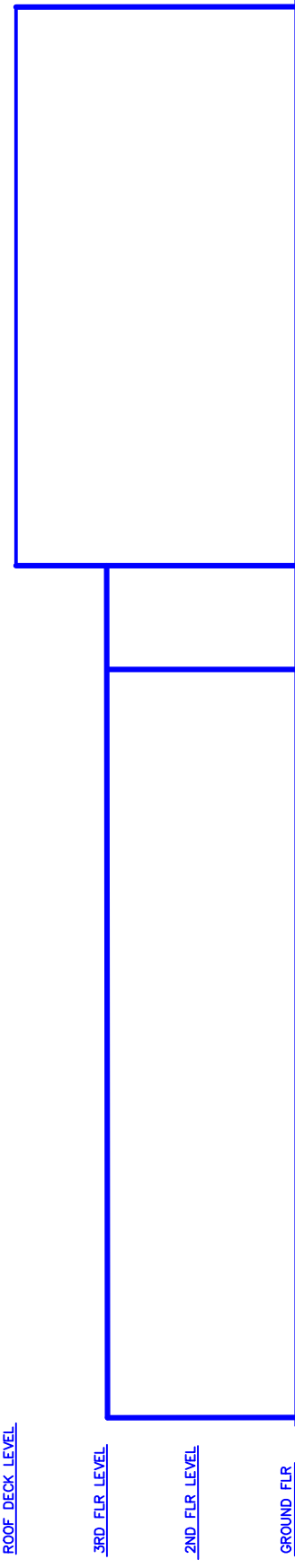
A5



SOUTH SIDE



EAST SIDE



WEST 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.

