

Student Housing Project Proposal

2023-24

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

Affordable Student Housing (Construction Grant)
Proposal Name

Los Rios Community College District
Community College District

Sacramento City College
College or Center

January 25, 2023
Date

A _____ P **X** W **X** C **X** E **X**

2.1 Student Housing Application Checklist

District:	<u>Los Rios Community College District</u>		
College/Center:	<u>Sacramento City College</u>		
Project:	<u>Affordable Student Housing (Construction Grant)</u>		
Prepared by:	<u>ALMA Strategies</u>	Date:	<u>01/25/23</u>

Section	Description	Status	Date
1.1	Title Page	<u>Complete</u>	<u>01/25/23</u>
2.1	Student Housing Application Checklist	<u>Complete</u>	<u>01/25/23</u>
3.1	Approval Page – Student Housing Proposal	<u>Complete</u>	<u>01/25/23</u>
4.1	DF-151 Capital Outlay Budget Change Proposal	<u>Complete</u>	<u>01/25/23</u>
5.1	Higher Education Housing Grant Program Supplemental Application form	<u>Complete</u>	<u>01/25/23</u>
6.1	JCAF 31 – Analysis of Building Space Use	<u>Complete</u>	<u>01/25/23</u>
7.1	Quantities and Unit Costs supporting JCAF 32	<u>Complete</u>	<u>01/25/23</u>
8.1	JCAF 32 – Cost Estimate Summary	<u>Complete</u>	<u>01/25/23</u>
9.1	JCAF 33 – Group 2 Equipment Cost Estimates	<u>Complete</u>	<u>01/25/23</u>
10.1	Board of Governors Energy and Sustainability Policy	<u>Complete</u>	<u>01/25/23</u>
11.1	Pre-schematic Plans – Campus plot, site, and floor plans and exterior elevations	<u>Complete</u>	<u>01/25/23</u>
12.1	CEQA – California Environmental Quality Act	<u>Complete</u>	<u>01/25/23</u>
12.2	Provide documentation to demonstrate that the project will meet the requirements of SB 886 (2022) for CEQA exemption	<u>Complete</u>	<u>01/25/23</u>
13.1	Justification of Additional Costs (as needed)	<u>N/A</u>	<u>N/A</u>
14.1	Provide an exhibit that demonstrates that the district has assessed the total cost of ownership of developing and maintaining affordable student housing facilities as well as developing and operating the program for students. (Recommended)	<u>Complete</u>	<u>01/25/23</u>

3.1 APPROVAL PAGE
Student Housing Proposal

Budget Year 2023-24

District: Los Rios Community College District

Project Location: Sacramento City College

Project: Affordable Student Housing (Construction Grant)

The district proposes funds for inclusion in the state student housing budget (check items):
preliminary plans , working drawings , construction , equipment

District Certification

Contact Person: Pablo Manzo **Telephone:** (916) 856-3400
(Associate Vice Chancellor, Facilities Management)

E-Mail Address: manzop@losrios.edu **Fax:** N/A

Approved for submission: Brian King **Date:** 1/23/23
(Chancellor/President/Superintendent Signature)

District Board of Trustees Certification

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

(President of the Board of Trustees Signature/Date)

(Secretary of the Board of Trustees Signature and Date)

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

Submit proposal to:
studenthousing@cccco.edu
Facilities Planning and Utilization
Chancellor's Office
California Community Colleges
1102 Q Street, 4th Floor (Ste. 6549)
Sacramento, CA 95811-6549

Chancellor's Office Certification

Reviewed by _____

Date Completed _____

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Modified for the CCC Affordable Student Housing Program

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FISCAL YEAR 2023-24	BUSINESS UNIT 6870	DEPARTMENT Board of Governors, California Community Colleges	PRIORITY NO. 1
PROJECT-TITLE Affordable Student Housing Project		CCCI 8903 CCI 8903 / EPI 4671	
TOTAL REQUEST (IN THOUSANDS) Midpoint JCAF 32 – Total State Request \$ 57,247 (in thousands)		Phase(s) to be Funded P, W, C, E	TOTAL PROJECT COST (IN THOUSANDS) Midpoint JCAF 32 – Total State Request \$ 57,247 (in thousands)

Budget Request Summary:

The proposed project will construct a new student housing complex at Sacramento City College (SCC) that will have the capacity to house approximately 318 low-income student beds. The new student housing complex will be approximately 57,444 Gross Square Feet (GSF) and will include common lounge and laundry, shared kitchens, and shared showers/restrooms. Additionally, the proposed student housing complex is anticipated to have the following five (5) ancillary/student support services: study/tutoring, food pantry, basic needs center, job placement services, and mental health counseling services on site. The proposed new student housing complex is anticipated to be constructed adjacent to campus within the footprint of the existing College owned South Parking Lot. Although uncertain, this proposed affordable student housing complex may be achieved through the Chancellor’s Office Design-Build construction method. The primary goals of the proposed student housing project at SCC will be to provide low-income student housing on campus, increase the number of available low-income housing units in the community, and design housing facilities to function as living-learning communities to promote student success.

Based on May 2022 California Department of Housing and Community Development data, Sacramento County’s Area Median Income (AMI) for a single-room occupancy unit type was \$71,550. For the purposes of this Student Housing Grant Program, the maximum single-room monthly rental rate that SCC could charge would be \$894 per month ($\$71,550 \times 50\% \times 30\% = \$10,733$ annual rent / 12 months = \$894 monthly rent). SCC plans to offer its traditional single occupancy units at \$799 per bed and traditional double occupancy units at \$769 per bed to low-income students. The Resident Director apartment unit is anticipated to not generate revenue since the rent from this unit will be included within the employee compensation package. The College is committed to first offer housing to low-income students at an average rental rate of approximately \$771 per bed, which is approximately 14% below the \$894 monthly rent per bed maximum. The College is committed to first offering housing to low-income students.

As of January 2023, SCC has completed a student housing market feasibility study, financial feasibility analysis, and schematic building design. Next steps for the proposed project will be to finish design documents, obtain Division of State Architect (DSA) approval, and start construction. Completing the design process is anticipated to take approximately 9 months and could be

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completed as early as March 2024. Following completion of construction documents, DSA review and approval of plans is anticipated to take approximately 8 months. Given the anticipated time schedule, the proposed project could be ready for construction groundbreaking as early as March 2025.

The proposed project is requesting a total of \$57,246,557 (escalated to midpoint of construction) of state funding to complete design, DSA approval, and construction. The College is committed to requiring any low-income students renting in the proposed housing facility to enroll in a minimum average of 12 degree-applicable units per semester term (or quarterly-term equivalent) to facilitate timely degree completion. The minimum unit load requirement may be temporarily reduced if the College deems a student demonstrating an exceptional circumstance. Eligible low-income students renting housing in the proposed facility will be permitted to live in the building for the full academic or calendar year so long as the student remains enrolled at the College. Renewal of housing in the facility for subsequent academic or calendar years will require the student to demonstrate compliance with minimum average enrollment requirements.

PREPARED BY Click or tap here to enter text.	DATE Click or tap to enter a date.	REVIEWED BY Click or tap here to enter text.	DATE Click or tap to enter a date.
DEPARTMENT DIRECTOR Click or tap here to enter text.	DATE Click or tap to enter a date.	AGENCY SECRETARY Click or tap here to enter text.	DATE Click or tap to enter a date.
DEPARTMENT OF FINANCE USE ONLY			
PRINCIPAL PROGRAM BUDGET ANALYST Click or tap here to enter text.		DATE SUBMITTED TO THE LEGISLATURE Click or tap to enter a date.	

A. Purpose of the Project:

Background/History

Founded in 1916, Sacramento City College (SCC) is the oldest of four colleges within the Los Rios Community College District. SCC is in Sacramento County near neighborhoods such as Land Park and Oak Park and is within a short commute of the State’s Capitol and downtown Sacramento. SCC offers associate degrees and certificate programs in arts, humanities, science, mathematics, and career and technical education. Housing in the Sacramento area has risen exponentially in recent years and continues to be an impediment not only for educational attainment, but overall well-being. SCC does not currently offer student housing; therefore, this potential affordable student housing complex can fill a critical need for students. An on-campus affordable student housing complex will be able to improve the College’s ability to assist traditionally vulnerable and disenfranchised students and encourage faster degree and transfer completion rates.

According to the California Community College Chancellor Office’s Datamart, SCC served approximately 28,922 students and approximately 11,761 Full Time Equivalent Students (FTES) in academic year 2021-22. Within the same academic year, approximately 64% of students (18,434 students) received either a California College Promise Grant, Fee Waiver, Pell Grant, CalWORKs Grant, or other financial aid grant source. Based on the number of students that received some sort

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of financial aid grant, the College serves a high number of students that may be considered low-income. These low-income students may benefit from a low-income student housing complex that offers rents below market rates.

In 2022, the College embarked upon initial planning studies to determine the feasibility of constructing student housing on or near campus. To date, the College has completed a feasibility/demand study, financial analysis, and initial schematic design efforts.

Problem Statement

SCC does not currently offer any form of student housing and therefore has not been able to adequately serve the unmet demand of low-income or housing insecure student populations. With nearly two-thirds of SCC's students considered low-income and receiving financial aid in the 2020-21 academic year, there is sufficient evidence to support the demand for affordable student housing. According to market research, the city of Sacramento does not have a sufficient inventory of affordable housing or shelters for low-income or unhoused populations.

According to the US Census, approximately 65% of housing units are single unit family homes and 58% are owner-occupied, which shows more than half of Sacramento County housing market to be unsuitable for a single student irrespective of income status. Additional preliminary market research via US Census also shows median rent of \$1,512 with approximately 51% of renters paying over \$1,500 in monthly rent. These high monthly housing rents are not ideal for full-time students seeking to further their education while living safely and independently. SCC's students receiving financial aid and qualifying as low-income would benefit from on-campus low-income student housing that charges lower than average monthly rental rates.

The most recent data available from the US Census (E5_County_State_2022) shows California's rental vacancy rate at 6.7% while Sacramento County has a rental vacancy rate of 3.9%. A low rental vacancy rate indicates a low stock of rental units exacerbating competition and rising prices. In addition, approximately 46% of residents renting in Sacramento pay 35% percent or more of their gross monthly income in rent. Ideally, a renter's level of income to housing expenditure should be approximately 33% or less of their gross monthly income. With nearly half of Sacramento renters paying more than the ideal housing expenditure ratio, affordable housing is an on-going concern within Sacramento County.

Due to recent impacts of COVID-19 on the labor force and remote working, Sacramento County has seen a large influx of migration from the more costly Bay Area residents. The need for more affordable and viable housing for Sacramento residents is evident. By alleviating the stock of affordable housing in the community, the College aims to increase its enrollment of low-income and traditionally disenfranchised students. Should SCC have the opportunity to provide affordable low-income student housing, the College hopes to better serve historically underserved regions and unmet student demands. By addressing safe, secure and affordable housing needs for SCC students, the College looks to improve enrollment, Full-Time Equivalent Students, transfer, completion and persistence rates.

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Housing Need/Demand

In Fall 2022, Student Housing Demand Surveys were conducted and analyzed by Servitas to determine student demand for on-campus housing. The email based online survey was conducted at each of the four Los Rios Community College District College's independently. The purpose of the surveys was to understand student housing needs and demand, desired floor plan(s) and student's financial affordability for on-campus student housing. The surveys concluded that SCC had the highest demand for student housing within the entire district.

SCC's Student Housing Demand Survey provided 895 individual responses out of 13,575 emails sent yielding a statistically valid sample at an overall 99% confidence level and 3.2% margin of error. Based on survey responses and Fall 2022 enrollment (18,039 students), Servitas estimated that SCC currently has a housing demand of approximately 1,733 beds. Based on the survey, the following results support the need/demand for on-campus student housing at SCC:

- 83.5% of students currently living with "Parents, Family or Relatives" would consider living in the new residence hall.
- 76% of students currently living in a "Rental Property", would consider living in the new residence hall.
- 70% of students currently taking "on-line" classes only, would consider living in the new residence hall.
- 77% of student respondents would consider living in a new on-campus student housing facility.

The proposed affordable student housing complex may offer varying unit styles and occupancy options, along with the added value of living on campus. Area Median Income (AMI) for each California county are updated annually by the California Department of Housing and Community Development (HCD). Based on May 2022 HCD data, Sacramento County's Area Median Income (AMI) for a single-room occupancy unit type was \$71,550. For the purposes of this Student Housing Grant Program, the maximum single-room monthly rental rate that SCC could charge would be \$894 per month ($\$71,550 \times 50\% \times 30\% = \$10,733$ annual rent / 12 months = \$894 monthly rent). SCC plans to offer its traditional single occupancy units at \$799 per bed and traditional double occupancy units at \$769 per bed to low-income students. The Resident Director apartment unit is anticipated to not generate revenue since the rent from this unit will be included within the employee compensation package. The College is committed to first offer housing to low-income students at an average rental rate of approximately \$771 per bed, which is approximately 14% below the \$894 monthly rent per bed maximum. The College is committed to first offering housing to low-income students.

Project Description & Goals

The proposed project will construct a new student housing complex that has the capacity to house approximately 318 beds. The new student housing complex will be approximately 57,444 Gross Square Feet (GSF) and will include common lounge and laundry, shared kitchens, and shared showers/restrooms. Additionally, the proposed student housing complex is anticipated to have the

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following five (5) ancillary/student support services: study/tutoring, food pantry, basic needs center, job placement services, and mental health counseling services on site. The student housing complex is proposed to be constructed adjacent to campus within the footprint of the existing College owned South Parking Lot. Although uncertain, this proposed affordable student housing complex may be achieved through the Chancellor’s Office Design-Build construction method.

The primary goals of the proposed affordable student housing project will be to provide low-income student housing on campus and design housing facilities to function as living-learning communities to promote student success. By meeting students’ essential physiological needs and by providing dedicated studies and other student support spaces, the College is looking to increase enrollment, Full Time Equivalent Students (FTES), retention, and engagement; along with cultivate diversity, inclusion and belonging on campus. Alleviating housing insecurities for students, faculty/staff, and the community will help close the equity gap and provide a holistic approach to student learning. The College aims to increase its ability to serve a larger number of historically unserved communities and students.

As of January 2023, SCC has completed a student housing market feasibility study, financial feasibility analysis, and schematic building design. Next steps for the proposed project will be to finish design documents, obtain Division of State Architect (DSA) approval, and start construction. Completing the design process is anticipated to take approximately 9 months and could be completed as early as March 2024. Following completion of construction documents, DSA review and approval of plans is anticipated to take approximately 8 months. Given the anticipated time schedule, the proposed project could be ready for construction groundbreaking as early as March 2025.

The proposed project is requesting Student Housing Grant funding to complete design, DSA approval, and construction. The College is requesting a total of \$57,246,557 (escalated to midpoint of construction) for the proposed project and is represented by the following categories/costs:

Activity	Proposed State Funding
<i>Preliminary Plans & Working Drawings</i>	<i>\$4,184,547</i>
Hard Construction	\$44,157,529
Soft Construction	\$6,949,825
<i>Total Construction</i>	<i>\$51,107,354</i>
<i>Equipment (Group II)</i>	<i>\$1,954,656</i>
TOTAL STATE FUNDING REQUEST (CCI 8903 / EPI 4671 - ESCALATED TO MIDPOINT)	\$57,246,557

There are 318 state supportable low-income beds within the proposed project. The state funded cost per bed is approximately \$180,021 (escalated to midpoint of construction). The College is committed to constructing the proposed project within the resource needs identified in this proposal.

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Operation/Maintenance Model

The proposed project would likely be operated and maintained by outsourcing a property management company under SCC. The College would set student housing rates and other grant constraints according to state requirements, while the collection of fees and daily operations/maintenance is anticipated to be outsourced. Residential life and/or other programs within the building to enhance student development will more than likely be operated and maintained by SCC. The College may enter into a project management agreement with an entity who is responsible for the delivery of the project during construction.

The College anticipates annual costs for operating/maintaining the facility to be approximately \$2,450,399. Any net revenue that may be generated by the proposed facility could be used by the College to support equipment needs within the facility, on-going or one-time maintenance needs, temporary reduction in low-income student rental rates, institutional support services (including strengthening transfer pathways with 4-year institutions), or other community benefit.

B. Consistency with Government Code Section 65041.1:

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

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

The proposed project is a new construction, and the facility is anticipated to be constructed on the existing South Parking Lot south of the College campus. Per site evaluation efforts this campus owned location was identified as the ideal location. This project is anticipated to include connection to existing campus sewer, water, and electrical infrastructure and does include site preparation of District property (removal of South Parking Lot).

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

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

The proposed project will limit site work to the area of campus already in use by existing on-campus operations, and areas not heavily surrounded by forest land, mature trees, or wildlife habitats. Appropriate environmental mitigation measures and monitoring plan will be implemented during construction of the project.

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Does the 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.

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

The proposed project uses land available for development on campus efficiently; is planned to be constructed adjacent to existing campus buildings that encourage a synergy between students housed on campus and instruction; is located on college owned land in an area currently in use by an existing parking lot that is readily available for re-purpose; is served by adequate transportation and other essential utilities/services; and minimizes ongoing costs to taxpayers.

**Higher Education Student Housing Grant Program
Supplemental Application**

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1. Project requirements in accordance with Education Code Section 17201:

A. Construction on the project could begin by December 31, 2023:

Yes No

If no, please describe the anticipated date when construction on the project could begin:

The design process is anticipated to be finalized by March 2024. DSA review and approval of construction documents is anticipated to take approximately 8 months. Given the anticipated time schedule, the proposed project could be ready for construction groundbreaking as early as March 2025. The proposed new student housing complex is anticipated to be occupied by October 2026.

B. Rent provided in the applicable units of the development for low-income students shall be calculated at 30 percent of 50 percent of the area median income for a single-room occupancy unit type, with area median income thresholds established by the California Department of Housing and Community Development. The most recent data on area median income for 2022 can be found [here](#). Please refer to Student Housing Grant Program FAQs for instructions and an example of this calculation.

a. List the estimated monthly rent to be charged per student for each unit type (e.g. single, double, triple, quad, suite, apartment) included in the proposed project, using 2022 area median income for evaluation purposes:

Maximum Low-Income Monthly Rental Rate per Bed = $(30\% \times 50\% \times \$71,550) / 12 = \$894$

Low-Income Units (318 Total Beds) – Monthly Rent:

- Traditional Single Occupancy (18 Beds) = \$799/Bed (11% less than maximum)
- Traditional Double Occupancy (300 Beds) = \$769/Bed (14% less than maximum)

b. Itemize the estimated monthly or annual costs associated with operating and maintaining the facility, not including operational costs associated with any ancillary facilities that may be co-located, such as dining, academic and student support services spaces, basic needs centers, and student healthcare centers:

Annual itemized costs associated with operating and maintaining the facility (not including ancillary facilities/services) are estimated to be approximately \$2,450,399 (2026-27 year of anticipated occupancy):

Annual Operating Cost = \$1,767,915
Annual Maintenance Cost = \$161,907
Supplies & Other Services = \$520,576

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- c. Does estimated annual revenue from student rents exceed the estimated operational and maintenance expenses associated with the proposed project?
 Yes No

If yes, please indicate the amount of the net revenue and describe the intended use of the net revenue:

According to the College's Total Cost of Ownership model, the anticipated annual revenues collected from the proposed project will be approximately \$724,401. (Estimated Annual Revenue \$3,174,800 – Estimated Annual Cost \$1,376,798 = Net Annual Revenue \$724,401)

In years where there may be positive net revenue generated from the proposed facility, the College could use these funds to support equipment needs, one-time maintenance needs, increased utility costs, temporary reduction in low-income student rental rates, institutional support services (including strengthening transfer pathways to 4-year institutions), or for other community/public benefit.

- d. The units will be subject to a recorded affordability restriction for the life of the facility: Yes No
- C. The applicant commits to constructing the proposed Student Housing Grant project within the resource needs identified in the proposal: Yes No
- D. The applicant commits to first offer the housing available from the facilities to low-income students, as defined in Education Code Section 17200: Yes No

(Note: In meeting this requirement, a campus may calculate the rental savings and number of low-income students that would be served by the student housing constructed pursuant to this section, and place the calculated number of students qualifying for the reduced rental rate throughout the campus's available housing.)

Does the applicant intend to place low-income students who would be served by the proposed project in other student housing facilities for the campus(es)? Yes No

If yes, please describe the intended plan for placement of qualifying low-income students among the campus(es)' available housing stock:

SCC does not own or operate student housing. This proposed project will construct a new student housing complex that has the capacity to house approximately 318 students. Qualifying low-income students exceeding the 318-bed capacity will more than likely be put on a waitlist. A waitlist would suggest the need for additional student housing and could guide further discussions and planning.

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- E. The applicant commits to require any students renting housing in the facilities to take a minimum average of 12 degree-applicable units per semester term, or the quarterly equivalent, to facilitate timely degree completion: Yes No

(Note: Eligible students renting housing in the facilities shall be permitted to live in the facilities for the full academic or calendar year so long as the student remains enrolled in the applicable campus, but renewal of housing in the facility in subsequent years requires the student to demonstrate compliance with unit requirements.)

What is the percentage of student enrolled full-time (12+ units per semester on the campus)?

During the Fall 2021 term, approximately 22% of SCC students were enrolled full-time (4,203 students with 12+ unit load / 18,932 total student count).

Source: CCCCCO Datamart

- F. Describe how the receipt of a grant will result in a public benefit, such as providing low-cost student housing and reduced rents, reducing students' total cost of attendance, serving more low-income students, or other tangible benefits that would not be practical without the grant for student housing. Also describe how this housing is more affordable than what is available in the community:

Receipt of a grant for the proposed student housing project will result in the following public benefits:

- Increase supply of affordable housing within the community
- Increase safety and security for students on campus
- Reduce the total cost of attendance for students
- Provide reduced rents for low-income students
- Increase the College's ability to service a larger number of low-income students
- Increase enrollment and FTES (full time equivalent students) for the College
- Strengthen transfer partnerships with four-year universities
- Decrease time for degree completion and/or transfer
- Increase student persistence rates
- Help students achieve a better sense of belonging and acclimate to a higher education campus climate, particularly for first-year first-generation low-income students

Based on US Census data, the median rent paid in Sacramento County was \$1,512 per month. The low-income student housing beds within this project will be offered at an average rental rate of \$771 per month, which is approximately 49% less than the median rent in Sacramento County.

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2. For a Student Housing Grant, respond to the following:

- A. Describe how the proposed project will help the campus(es) meet established equity goals:

Sacramento City College defines equity as “achieving parity in student success outcomes through the intentional design of the college experience”. The proposed project will help the campus meet its established equity goals by improving accessibility and the total cost of attending higher education. By providing on-campus student housing facility, specifically targeted for low-income students, the campus is directly serving a recognized need within the community and larger segment of historically unserved student populations.

- B. Using the definition of low-income students described in subdivision (d) of Education Code Section 17200, submit available data on the number of low-income students proposed to be served by the campus(es), and as a percent of the campus’(es’) overall low-income student population(s). This includes the percentage of students who are Pell Grant eligible, percentage of students who are Pell Grant recipients, and percentage of students who are using financial assistance (e.g. Pell, Promise grants):

During the 2021-22 academic year 18,434 unduplicated students at SCC received financial aid through the Board of Governors Fee Waiver, California Promise Grant, or Pell Grant. To qualify for these Grants a student must qualify as low-income. During the same academic year, the College enrolled 28,922 unduplicated students. Thus, at least 64% of SCC students may be considered low-income during the 2021-22 academic year. However, the number and percentage of low-income students could be higher because some students may not have navigated the financial aid process correctly or applied for financial aid.

3. For a Student Housing Grant, provide more detail on any of the following scenarios if applicable to the proposal and not already addressed in the Capital Outlay Budget Change Proposal:

- A. If acquiring and/or renovating commercial property, provide additional narrative detail on the plan for acquiring and renovating the commercial space:

Not Applicable – Proposed project will be on campus property (current location of the South Parking Lot).

- B. Is this an intersegmental project with other higher educational institutions or other partnerships? Yes No

a. Select the appropriate partnership option. If other, specify that partnership:

CSU UC P3 Other

b. Please provide additional narrative detail on the name of the partner institution, the benefit being provided through this collaboration, and the proposed number of units and beds available for each participating campus:

The proposed project is planned to be for Sacramento City College students only.

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- C. Does this project propose to include integrated student support and ancillary services, including, but not limited to, dining, academic and student support services spaces, basic needs centers, and/or student healthcare centers, provide additional narrative detail on the proposed ancillary services? Yes No

- a. Please list the integrated student support and ancillary services as well as identify the fund source that will support operations for the planned services:

The proposed project will include space for ancillary services such as study/tutoring, basic needs, food pantry, job placement services, and mental health counseling. Funding for ancillary service operations may come from local business partnerships, the College operational budget, or other funding sources. Funds from this grant will not be used to support the operation of ancillary service space within the proposed facility.

- D. If project has already begun (which may include design phases of a project), please describe the activities taken to date, how much funding has been expended for this project, and the fund source(s):

The College received \$110,000 for planning activities related to the proposed project from 2022-23 Affordable Student Housing Program (Round 1 - Planning Phase Grant). The Round 1 Planning Phase Grant funds were used to complete a student housing market and demand analysis, financial analysis, site evaluations, pre-schematic design efforts, Affordable Student Housing Grant application, and other necessities.

- 4. For a Student Housing Grant, if proposing other fund sources to augment state funding for the project, describe the alternate fund sources, and capacity and features added to the project as a result of the alternate fund sources. Please separate the information on components of the project not proposed to be funded by this program from the rest of the application:**

There are no alternate funding sources anticipated at this time for the proposed project. The proposed project is anticipated to be 100% State funded.

- 5. If the district/campus has expended local funds, please list any pre-housing grant costs:**

The District has expended \$0 local funds for student housing planning. However, the District has expended \$110,000 of 2022-23 Affordable Student Housing Program (Round 1 - Planning Phase Grant).

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6. Additional Student Housing Information:

- A. Is the applicant reapplying with a proposal previously deemed ineligible? Yes No
- B. Does the district/campus currently have housing? Yes No
- C. Is the housing on- or off-campus? On-campus Off-campus
- D. Number of students waitlisted for student housing on the campus for the most recent year available: **N/A, SCC does not currently operate a student housing facility.**
- E. What is the rental vacancy rate of the proposal's county for the most recent year available? **Based on US Census data, the rental vacancy rate for Sacramento County was 3.9% in 2022.**
- F. What is the community's average rental rate for the most recent year available? **Based on US Census data, the median gross rent paid in Sacramento County was \$1,512.**
- G. Percent of students on campus reporting housing insecurity **As reported by the District's Hawk Cares Center for Basic Needs & Housing Resources and based on survey responses, SCC has approximately 250 students who are housing insecure.**
- H. Number of individuals who are homeless in the community: **Based on data from the national Alliance to End Homelessness, in 2020 Sacramento County had approximately 5,511 homeless persons on a given night. Furthermore, the County had a rate of 35.5 homeless person per 10,000 people in the general population.**
- I. Does the proposed affordable student housing program address food insecurity for its residents? Yes No
- J. Does the proposed affordable student housing program provide integrated student support and academic services that lead to student success? **Yes. The proposed project includes study/tutoring space, basic needs, food pantry, job placement services, and mental health counseling.**

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32

(CCI 8903 / EPI 4671)

	ITEM	QUANT.	UNIT	UNIT COST	ESTIMATE TOTAL (CCI 8903)	MIDPOINT TOTAL (CCI 8903)
1	Site Acquisition					
2	Plans				\$1,987,155	\$2,251,386
	a. Architect's Fee (Preliminary Plans)					
	CONST x 8% x 35%				<i>\$1,041,714</i>	<i>\$1,236,411</i>
	b. Project Management Fee (Preliminary Plans)					
	CONST x 1%				<i>\$372,041</i>	<i>\$441,575</i>
	c. Office of the State Architect, Plan Check Fee					
	All Allocated of WD Phase				<i>\$0</i>	<i>\$0</i>
	d. Preliminary Tests (soils, hazardous materials)					
	City and Fire Marshall Inspection and Monitoring Fees				5,100	
	SWPPP Fees for State (SMART)				6,800	
	Geotechnical/Geological Hazard Report				34,000	
	CEQA & Environmental Consultant				200,000	
	Underground Utilities Identification Survey				39,700	
	Land Survey (Civil, Topography)				28,300	
	Fire Flow Testing Fee				4,500	
	California Geological Survey (CGS) Fees				5,700	
	<i>Subtotal Preliminary Tests</i>				<i>\$324,100</i>	<i>\$324,100</i>
	e. Other Costs					
	SWPPP Consultant				45,300	
	Commissioning Agent (LEED Certified)				68,000	
	Other Specialty Consultants (FF&E, Acoustical, etc.)				34,000	
	Waterproofing Envelope Consultant				51,000	
	Constructability Review/Value Engineering Consultant				51,000	
	<i>Subtotal Other Costs (PP)</i>				<i>\$249,300</i>	<i>\$249,300</i>
3	Working Drawings				\$1,644,195	\$1,933,161
	a. Architect's Fee (Working Drawings)					

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32

(CCI 8903 / EPI 4671)

	CONST x 8% x 40%				\$1,190,531	\$1,413,041
	b. Project Management Fee (Working Drawings)					
	All Allocated to Preliminary Plans				\$0	\$0
	c. Office of the State Architect, Plan Check Fee					
	Plan Check Fee, Structural, Fire, Life Safety Review				\$279,267	\$325,855
	d. Community College Plan Check Fee					
	CONST x 1% x 0.2857142857142860				\$106,297	\$126,164
	e. Other Costs:					
	Printing & Advertising				22,700	
	Legal Fees				22,700	
	Local Permits Fees (Other permit fees)				22,700	
	<i>Subtotal Other Costs (WD)</i>				<i>\$68,100</i>	<i>\$68,100</i>
4	Construction				\$37,204,085	\$44,157,529
					ESTIMATE TOTAL (CCI 8903)	MIDPOINT TOTAL (CCI 8903)
		Quantity	Unit	Cost per Unit		
	A. Utility Services					
	<i>Subtotal Utility Services</i>				<i>\$0</i>	<i>\$0</i>
	B. Site Development Service					
	Site Demolition & Fencing	1	LS	\$341,242.85	\$341,243	
	SWPPP Execution	7	Month	\$51,186.43	\$358,305	
	Clearing & Grading	3	AC	\$59,946.02	\$197,822	
	Building Pad Prep	1	EA	\$341,242.85	\$341,243	
	Import Fill	2,100	CY	\$60.12	\$126,252	
	AC Paving	11,700	SY	\$108.35	\$1,267,695	
	Concrete Approaches	4	EA	\$17,062.14	\$68,249	
	Saw-Cut & Patch	1	LS	\$85,310.71	\$85,311	
	Site Concrete: Curbs, Gutters, Walkways, etc.	2,300	SF	\$60.09	\$138,207	
	Site Concrete: Vert-Curbs	1	LS	\$34,124.29	\$34,124	
	Site Concrete: Raised-Planters	1	LS	\$127,966.07	\$127,966	

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32

(CCI 8903 / EPI 4671)

	650 - Lounge	263	ASF	\$732.36	\$192,611	
	910 - Sleep/Study without Toilet/Bath	33,768	ASF	\$671.47	\$22,674,199	
	919 - Toilet/Bath	5,022	ASF	\$671.47	\$3,372,122	
	920 - Sleep/Study with Toilet/Bath (Low Income Student Units)	603	ASF	\$671.47	\$404,896	
	935 - Sleep/Study Service	1,261	ASF	\$671.47	\$846,724	
	<i>Subtotal New Construction</i>				\$29,136,440	\$34,582,041
	G. Other Construction					
	BOG Energy incentive allowance (2% of New Construction)					
	<i>Subtotal Other Construction</i>				\$582,729	\$691,641
	H. Other Construction					
	<i>Subtotal Other Construction</i>				\$0	\$0
5	Contingency				\$3,720,409	\$4,415,753
	CONST x 10%				\$3,720,409	\$4,415,753
6	Architectural & Engineering & Oversight				\$744,082	\$883,151
	CONST x 8% x 25%				\$744,082	\$883,151
7	Tests & Inspections				\$698,237	\$767,771
	(a) Test = 1% x CONST				\$372,041	\$441,575
	(b) Inspection (18 months x \$18,122)				\$326,196	\$326,196
8	Construction Management				\$744,082	\$883,151
	(a) Construction Management CONST x 2%				\$744,082	\$883,151
9	Total Construction Costs				\$43,110,894	\$51,107,354
	(Items 4 through 8 above)					
10	Furniture & Group II Equipment				\$1,954,656	\$1,954,656
	(Based on Schematic Const. Cost Estimate)					
11	Total Project Cost				\$48,696,901	\$57,246,557
	(Items 1, 2, 3, 9 and 10)					
12	Cost per Gross Square Foot	57,444	GSF		\$507.21	\$602.01

COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32:

District: <u>Los Rios Community College District</u>	Campus: <u>Sacramento City College</u>	CFIS Ref #: <u>40.33.XXX</u>
Project Title: <u>Affordable Student Housing Project (NOT ESCALATED)</u>	Date: <u>1/25/2023</u>	Budget Ref #: _____
Request For: <u>PP, WD, C, E</u>	CCI: <u>8903</u>	Prepared by: <u>ALMA Strategies</u>
	EPI: <u>4671</u>	

	Total Cost	State Funded	District Funded							
			State-Supportable	Non State-Supportable						
1. Site Acquisition										
Acres:										
2. Plans Budget CCI: 8903	\$1,987,155	\$1,987,155	\$0	\$0						
A. Architectural Fees (for preliminary plans)	\$1,041,714									
B. Project Management (for preliminary plans)	\$372,041									
C. Office of the State Architect, Plan Check Fee	\$0									
D. Preliminary Tests (soils, hazardous materials)	\$324,100									
E. Other Costs (for preliminary plans)	\$249,300									
3. Working Drawings Budget CCI: 8903	\$1,644,195	\$1,644,195	\$0	\$0						
A. Architectural Fees (for working drawings)	\$1,190,531									
B. Project Management (for working drawings)	\$0									
C. Office of the State Architect, Plan Check Fee	\$279,267									
D. Community College Plan Check Fee	\$106,297									
E. Other Costs (for working drawings)	\$68,100									
<i>(Total PW may not exceed 13% of construction)</i>										
4. Construction Budget CCI: 8903	\$37,204,085	\$37,204,085	\$0	\$0						
A. Utility Service	\$0									
B. Site Development, Service	\$7,484,916									
C. Site Development, General	\$0									
D. Other Site Development	\$0									
E. Reconstruction	\$0									
F. New Construction (building) (w/Group I equip)	\$29,136,440									
G. BOG Energy Allowance	\$582,729									
H. Other: Non-State Supportable	\$0									
5. Contingency	\$3,720,409	\$3,720,409	\$0	\$0						
6. Architectural and Engineering Oversight	\$744,082	\$744,082	\$0	\$0						
7. Tests and Inspections	\$698,237	\$698,237	\$0	\$0						
A. Tests	\$372,041									
B. Inspections	\$326,196									
8. Construction Management (if justified)	\$744,082	\$744,082	\$0	\$0						
A. Construction Management	\$744,082									
9. Total Construction Costs (items 4 through 8 above)	\$43,110,894	\$43,110,894	\$0	\$0						
10. Furniture and Group II Equipment Budget EPI: 4671	\$1,954,656	\$1,954,656	\$0	\$0						
11. Total Project Cost (items 1, 2, 3, 9, and 10)	\$48,696,901	\$48,696,901	\$0	\$0						
12. Project Data	Outside	Assignable	Ratio	Unit Cost	Unit Cost	14	State Funded	District Funded		District Funded
	GSF	Square Feet	ASF/GSF	Per ASF	Per GSF			Supportable	Non Supportable	Total
Construction	57,444	43,524	75.77%	\$669	\$507	Acquisition	\$0	\$0	\$0	\$0
Reconstruction						Preliminary Plans	\$1,987,155	\$0	\$0	\$0
						Working Drawings	\$1,644,195	\$0	\$0	\$0
13. Anticipated Time Schedule						Construction	\$43,110,894	\$0	\$0	\$0
Start Preliminary Plans		11/1/2022	Advertise Bid for Construction		12/1/2024	Equipment	\$1,954,656	\$0	\$0	\$0
Start Working Drawings		7/1/2023	Award Construction Contract		3/1/2025	Total Costs	\$48,696,901	\$0	\$0	\$0
Complete Working Drawings		3/1/2024	Advertise Bid for Equipment		4/1/2026	% of SS Total	100.00%	0.00%	SS Total:	\$48,696,901
DSA Final Approval		10/1/2024	Complete Project		10/1/2026					

COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32:

District: <u>Los Rios Community College District</u>	Campus: <u>Sacramento City College</u>	CFIS Ref #: <u>40.33.XXX</u>
Project Title: <u>Affordable Student Housing Project (ESCALATED TO MP)</u>	Date: <u>1/25/2023</u>	Budget Ref #: _____
Request For: <u>PP, WD, C, E</u>	CCI: <u>8903</u>	Prepared by: <u>ALMA Strategies</u>
	EPI: <u>4671</u>	

		Total Cost	State Funded	District Funded						
				State-Supportable	Non State-Supportable					
1. Site Acquisition	Acres:									
2. Plans	Budget CCI: 8903	\$2,251,386	\$2,251,386	\$0	\$0					
A. Architectural Fees (for preliminary plans)		\$1,236,411								
B. Project Management (for preliminary plans)		\$441,575								
C. Office of the State Architect, Plan Check Fee		\$0								
D. Preliminary Tests (soils, hazardous materials)		\$324,100								
E. Other Costs (for preliminary plans)		\$249,300								
3. Working Drawings	Budget CCI: 8903	\$1,933,161	\$1,933,161	\$0	\$0					
A. Architectural Fees (for working drawings)		\$1,413,041								
B. Project Management (for working drawings)		\$0								
C. Office of the State Architect, Plan Check Fee		\$325,855								
D. Community College Plan Check Fee		\$126,164								
E. Other Costs (for working drawings)		\$68,100								
<i>(Total PW may not exceed 13% of construction)</i>										
4. Construction	Budget CCI: 8903	\$44,157,529	\$44,157,529	\$0	\$0					
A. Utility Service		\$0								
B. Site Development, Service		\$8,883,847								
C. Site Development, General		\$0								
D. Other Site Development		\$0								
E. Reconstruction		\$0								
F. New Construction (building) (w/Group I equip)		\$34,582,041								
G. BOG Energy Allowance		\$691,641								
H. Other: Non-State Supportable		\$0								
5. Contingency		\$4,415,753	\$4,415,753	\$0	\$0					
6. Architectural and Engineering Oversight		\$883,151	\$883,151	\$0	\$0					
7. Tests and Inspections		\$767,771	\$767,771	\$0	\$0					
A. Tests		\$441,575								
B. Inspections		\$326,196								
8. Construction Management (if justified)		\$883,151	\$883,151	\$0	\$0					
A. Construction Management		\$883,151								
9. Total Construction Costs (items 4 through 8 above)		\$51,107,354	\$51,107,354	\$0	\$0					
10. Furniture and Group II Equipment	Budget EPI: 4671	\$1,954,656	\$1,954,656	\$0	\$0					
11. Total Project Cost (items 1, 2, 3, 9, and 10)		\$57,246,557	\$57,246,557	\$0	\$0					
12. Project Data	Outside GSF	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF	14	State Funded	District Funded		District Funded Total
Construction	57,444	43,524	75.77%	\$795	\$602	Acquisition	\$0	\$0	\$0	\$0
Reconstruction						Preliminary Plans	\$2,251,386	\$0	\$0	\$0
						Working Drawings	\$1,933,161	\$0	\$0	\$0
13. Anticipated Time Schedule						Construction	\$51,107,354	\$0	\$0	\$0
Start Preliminary Plans	11/1/2022	Advertise Bid for Construction		12/1/2024	Equipment	\$1,954,656	\$0	\$0	\$0	
Start Working Drawings	7/1/2023	Award Construction Contract		3/1/2025	Total Costs	\$57,246,557	\$0	\$0	\$0	
Complete Working Drawings	3/1/2024	Advertise Bid for Equipment		4/1/2026	% of SS Total	100.00%	0.00%		SS Total: \$57,246,557	
DSA Final Approval	10/1/2024	Complete Project		10/1/2026						

11.1 - Guideline-Based Group II Equipment Cost Estimate - JCAF 33

New Construction Reconstruction Replacement Project

District: Los Rios Community College District Project: Affordable Student Housing
 College: Sacramento City College Date: 1/25/2022
 Prepared by: ALMA Strategies Budget Year: 2023-2024

Room Type	TOP Codes	Number of Rooms	Subject Name	Project Space ASF	Existing Space ASF	New Space/ Programs ASF	ASF Cost Per Architect or Cost Estimator	Gross Allowable Cost	Equipment Useable in New Space/Programs	Total Allowable Cost	
1		2	3	4	5	6	7	(6) x (7)	8	9	(8) - (9)

STATE SUPPORTABLE GROUP II EQUIPMENT (EPI 4671)

310 - Office	0099 - General Assignment	1	Leasing Office	136	0	136	\$34.15	\$4,644	\$0	\$4,644
310 - Office	0099 - General Assignment	1	Mental Wellness Counseling Office	111	0	111	\$34.15	\$3,791	\$0	\$3,791
315 - Office Service	0099 - General Assignment	1	Workroom/Storage/reception	395	0	395	\$34.15	\$13,489	\$0	\$13,489
410 - Read/Study	6110 - Learning Resource Center	8	Study / Tutoring	1,360	0	1,360	\$51.26	\$69,714	\$0	\$69,714
630 - Food Facilities	6940 - Food Services	2	Shared Kitchen	408	0	408	\$46.18	\$18,841	\$0	\$18,841
635 - Food Facilities Service	6940 - Food Services	1	Basic Needs Food Pantry	197	0	197	\$46.18	\$9,097	\$0	\$9,097
650 - Lounge	0099 - General Assignment	1	Lounge	263	0	263	\$35.39	\$9,308	\$0	\$9,308
910 - Sleep/Study without Toilet/Bath	6970 - Student Housing (Dormitories)	18	Traditional Single	3,618	0	3,618	\$44.91	\$162,484	\$0	\$162,484
910 - Sleep/Study without Toilet/Bath	6970 - Student Housing (Dormitories)	150	Traditional Double	30,150	0	30,150	\$44.91	\$1,354,037	\$0	\$1,354,037
919 - Toilet/Bath	6970 - Student Housing (Dormitories)	9	Shared Restrooms/showers	5,022	0	5,022	\$44.91	\$225,538	\$0	\$225,538
935 - Sleep/Study Service	6970 - Student Housing (Dormitories)	1	Mail Package Room	197	0	197	\$44.91	\$8,847	\$0	\$8,847
935 - Sleep/Study Service	6970 - Student Housing (Dormitories)	5	Storage	772	0	772	\$44.91	\$34,671	\$0	\$34,671
935 - Sleep/Study Service	6970 - Student Housing (Dormitories)	2	Shared Laundry	292	0	292	\$44.91	\$13,114	\$0	\$13,114
950 - Apartment	6970 - Student Housing (Dormitories)	1	Resident Director Apartment	603	0	603	\$44.91	\$27,081	\$0	\$27,081
TOTAL								\$1,954,656	\$0	\$1,954,656

Total Equipment Allowance (This sum should equal the "Total Amount Needed" Column on Form B-25) \$1,954,656

Equipment Price Index: 4671

BOARD OF GOVERNORS ENERGY AND SUSTAINABILITY POLICY

This project will be designed to exceed Title 24, Part 6 Energy Code by at least 15%, consistent with the Board of Governors Energy and Sustainability policy. The design should incorporate sustainable goals for site and energy efficiency, water use reduction, storm water management, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies may consider:

- Natural and native planting materials may be incorporated around the building to minimize, if not eliminate, the irrigation demand.
- Concrete walkways may be minimized to reduce stormwater runoff and promote natural filtration into the soil as well as a reduction in the heat island effect.
- Solar heat gain reduction measures may be used. Overhangs may be incorporated to shade glazing. Low E glazing may be incorporated to reduce heat gain. Roofing may incorporate cool roofing to reduce the heat island effect and heat gain.
- Heating and cooling may be provided by a highly energy efficient HVAC system with controls designed to maximize efficiency.
- Natural lighting may be incorporated into most spaces.
- Energy saving lighting may include automatic lighting controls and sensors.
- Interior materials may be low in volatile organic compounds, high in recycled content.
- Water efficient fixtures, faucets and devices may be incorporated.
- A strict recycling program may be required during construction.
- Requested participation in the local utility's energy incentive program, if available.
- Photovoltaic panels may be incorporated where appropriate.
- Durable systems and finishes with long life cycles that minimize maintenance and replacement.
- Optimization of indoor environmental quality for occupants with high efficiency industrial ventilation.
- Utilization of environmentally preferable products and processes, such as recycled content materials and recyclable materials.
- Procedures that monitor, trend and report operational performance as compared to the optimal design and operating parameters to the campus' central energy management system.
- Space may be provided throughout the building to support an active recycling program

**PRE-SCHEMATIC PLANS – CAMPUS PLOT, SITE, FLOOR PLANS AND EXTERIOR
ELEVATIONS**

The following pre-schematic diagrams have been provided following this sheet: Campus Plot Plan, Site Plan, Floor Plans, and Exterior Elevations.



SAC City Campus

SITE

SUTTERVILLE BYPASS

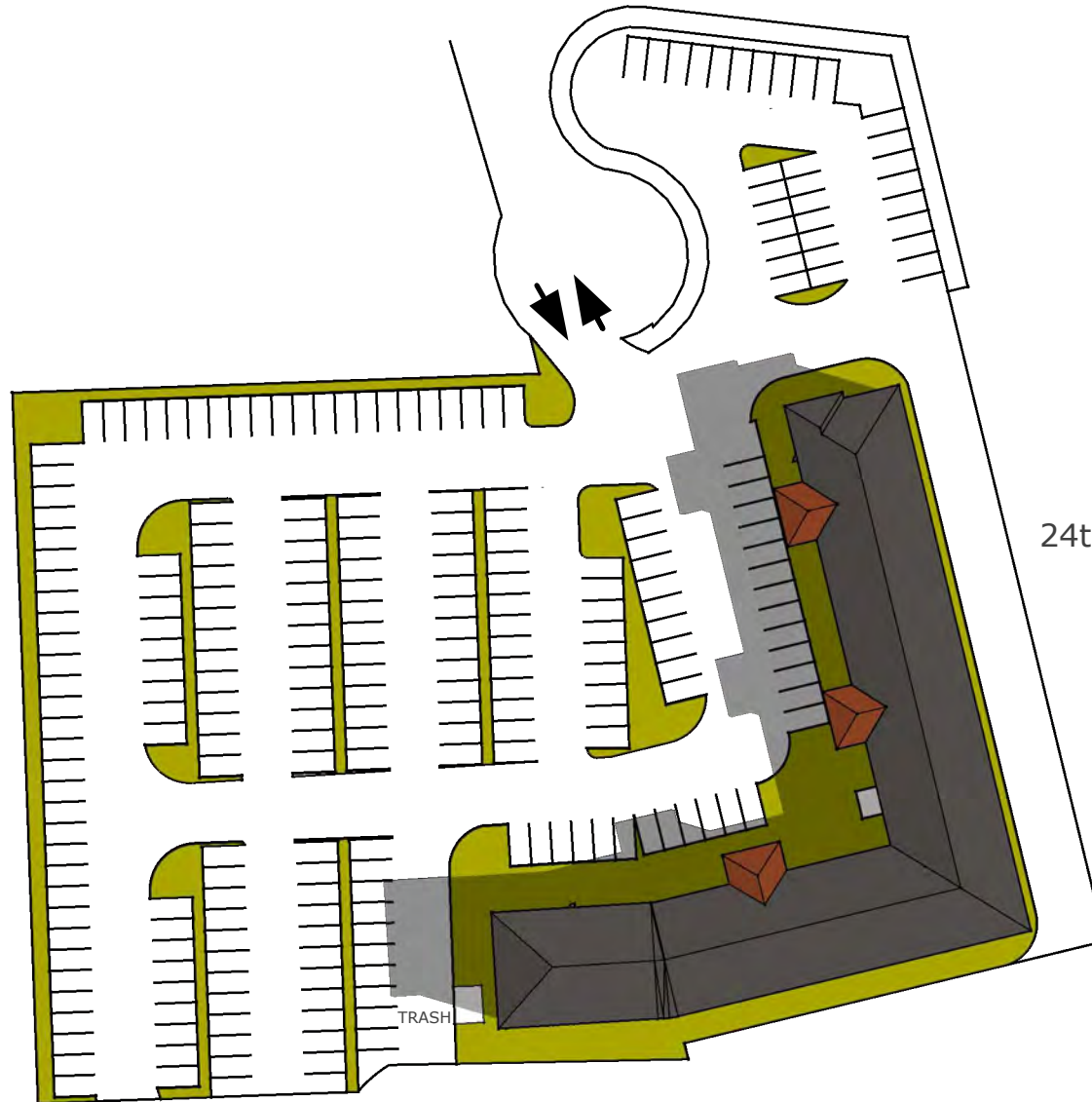
24TH STREET



SCALE 1"=300'

PROJECT LOCATION

SUTTERVILLE BYPASS



24th STREET

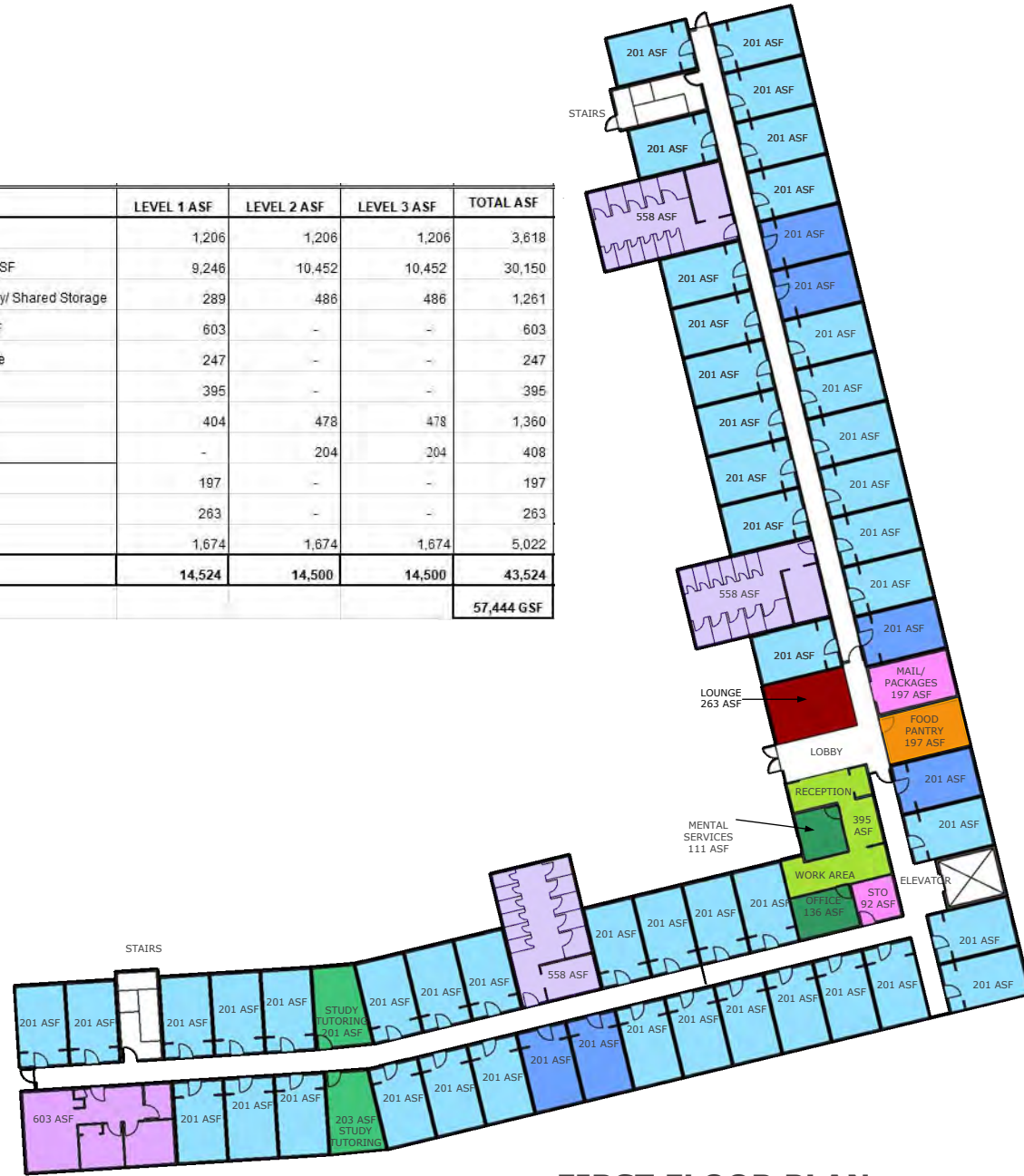
SITE PLAN



SCALE 1"=80'

SITE PLAN

LEGEND	ROOM TYPE	TOPS	DESCRIPTION	LEVEL 1 ASF	LEVEL 2 ASF	LEVEL 3 ASF	TOTAL ASF
	910	6970	1BR Suite Sgl - 1 bed @ 201ASF	1,206	1,206	1,206	3,618
	910	6970	1BR Suite Dbl - 2 beds each @ 201 ASF	9,246	10,452	10,452	30,150
	935	6970	Mail Package Rooms/ Shared Laundry/ Shared Storage	289	486	486	1,261
	950	6970	Res Dir. Apt - 2 beds each @ 603 ASF	603	-	-	603
	310	0099	Leasing Office/ Mental Wellness Office	247	-	-	247
	315	0099	Workroom/Storage/Reception	395	-	-	395
	410	6110	Tutoring/Workshop/Study Room	404	478	478	1,360
	630	6940	Shared Kitchen	-	204	204	408
	635	6940	Food Pantry	197	-	-	197
	650	0099	Lounge	263	-	-	263
	919	6970	Shared Showers/Restroom	1,674	1,674	1,674	5,022
TOTALS				14,524	14,500	14,500	43,524
							57,444 GSF



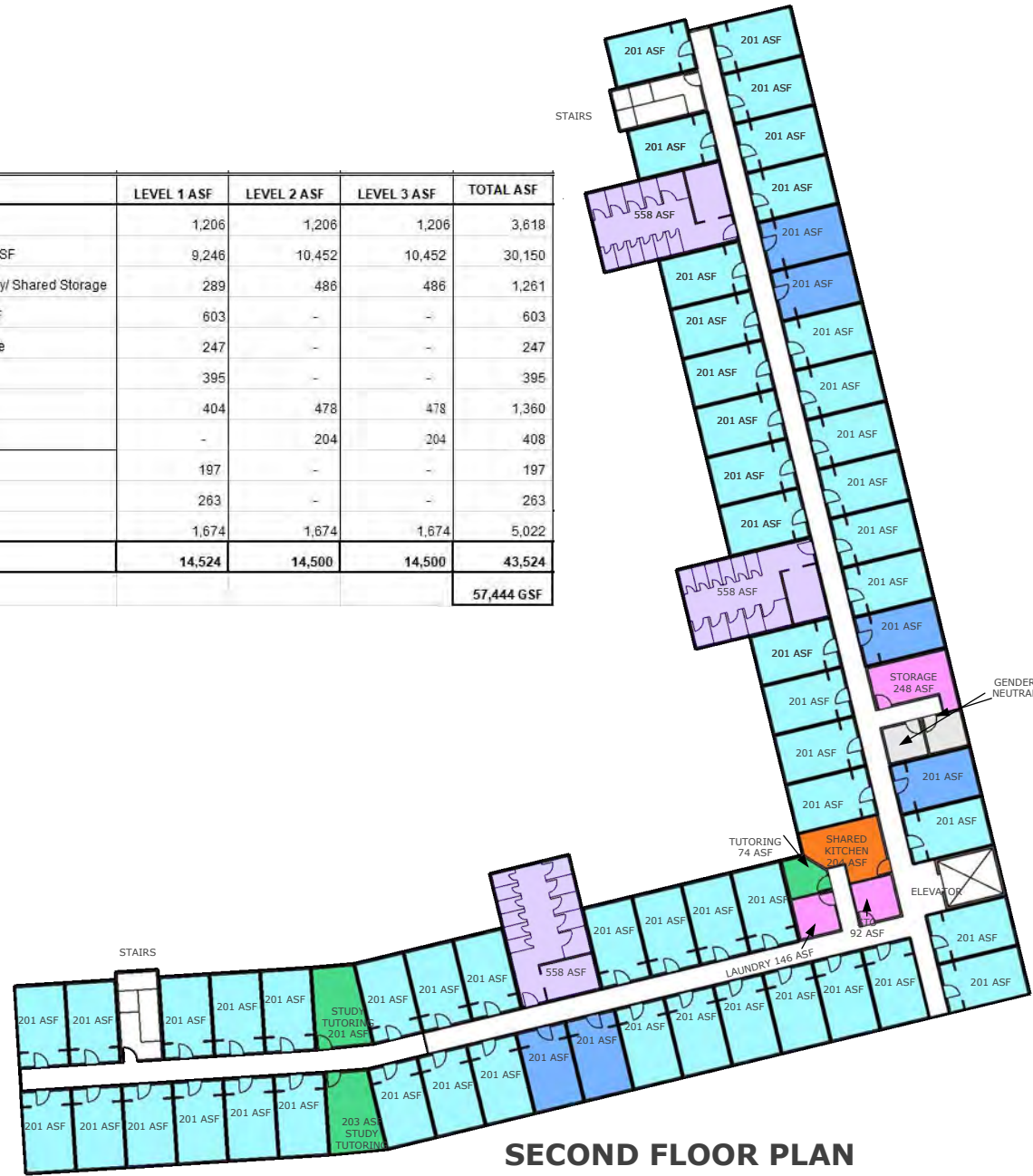
FIRST FLOOR PLAN



SCALE 1"= 40'

FIRST FLOOR PLAN

LEGEND	ROOM TYPE	TOPS	DESCRIPTION	LEVEL 1 ASF	LEVEL 2 ASF	LEVEL 3 ASF	TOTAL ASF
	910	6970	1BR Suite Sgl - 1 bed @ 201ASF	1,206	1,206	1,206	3,618
	910	6970	1BR Suite Dbl - 2 beds each @ 201 ASF	9,246	10,452	10,452	30,150
	935	6970	Mail Package Rooms/ Shared Laundry/ Shared Storage	289	486	486	1,261
	950	6970	Res Dir. Apt - 2 beds each @ 603 ASF	603	-	-	603
	310	0099	Leasing Office/ Mental Wellness Office	247	-	-	247
	315	0099	Workroom/Storage/Reception	395	-	-	395
	410	6110	Tutoring/Workshop/Study Room	404	478	478	1,360
	630	6940	Shared Kitchen	-	204	204	408
	635	6940	Food Pantry	197	-	-	197
	650	0099	Lounge	263	-	-	263
	919	6970	Shared Showers/Restroom	1,674	1,674	1,674	5,022
TOTALS				14,524	14,500	14,500	43,524
							57,444 GSF



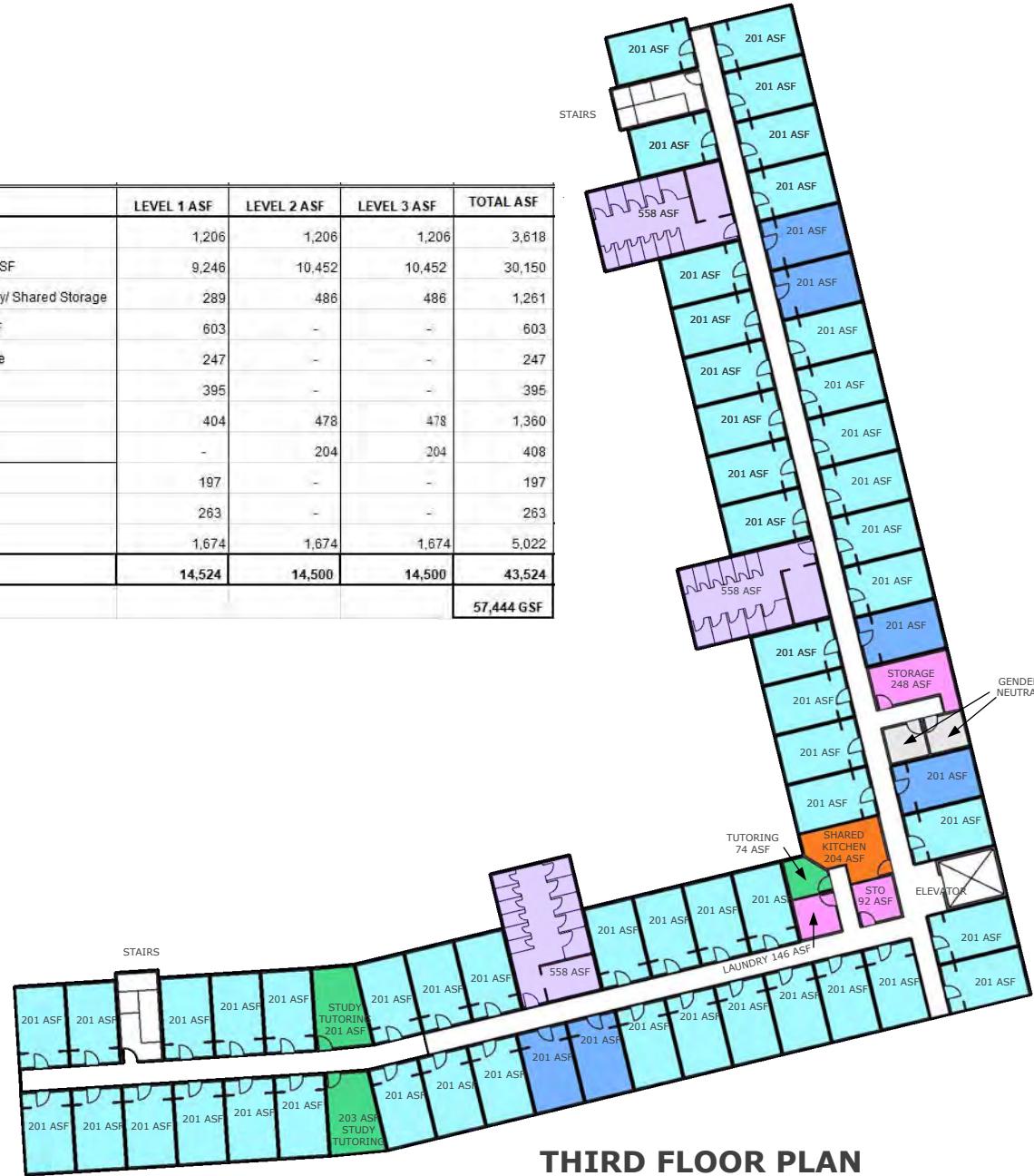
SECOND FLOOR PLAN



SCALE 1"= 40'

SECOND FLOOR PLAN

LEGEND	ROOM TYPE	TOPS	DESCRIPTION	LEVEL 1 ASF	LEVEL 2 ASF	LEVEL 3 ASF	TOTAL ASF
	910	6970	1BR Suite Sgl - 1 bed @ 201ASF	1,206	1,206	1,206	3,618
	910	6970	1BR Suite Dbl - 2 beds each @ 201 ASF	9,246	10,452	10,452	30,150
	935	6970	Mail Package Rooms/ Shared Laundry/ Shared Storage	289	486	486	1,261
	950	6970	Res Dir. Apt - 2 beds each @ 603 ASF	603	-	-	603
	310	0099	Leasing Office/ Mental Wellness Office	247	-	-	247
	315	0099	Workroom/Storage/Reception	395	-	-	395
	410	6110	Tutoring/Workshop/Study Room	404	478	478	1,360
	630	6940	Shared Kitchen	-	204	204	408
	635	6940	Food Pantry	197	-	-	197
	650	0099	Lounge	263	-	-	263
	919	6970	Shared Showers/Restroom	1,674	1,674	1,674	5,022
TOTALS				14,524	14,500	14,500	43,524
							57,444 GSF

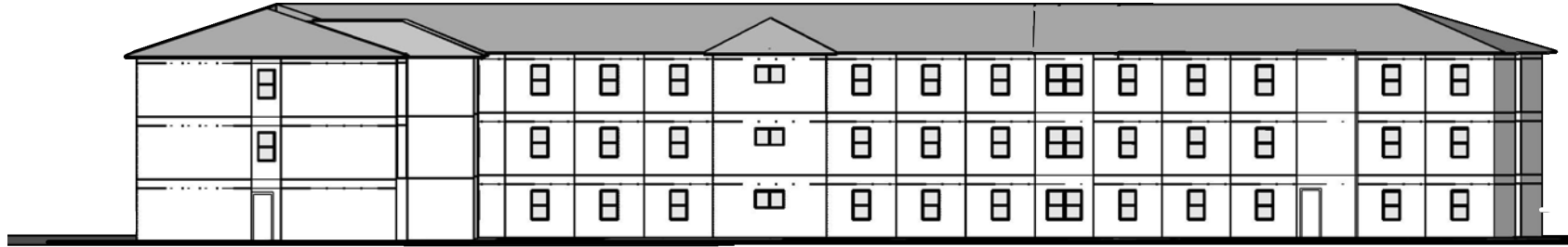


THIRD FLOOR PLAN

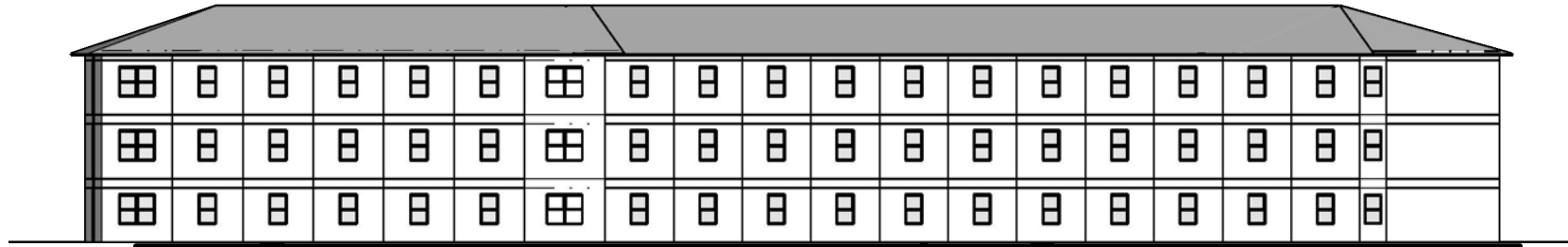


SCALE 1"= 40'

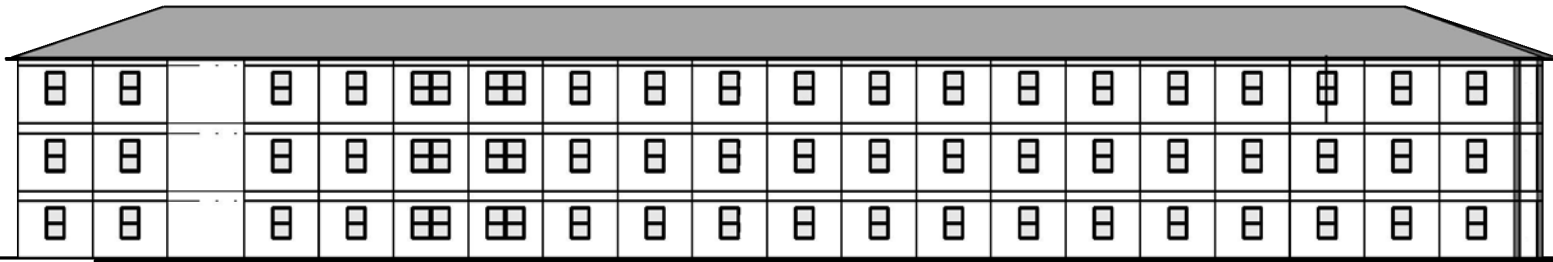
THIRD FLOOR PLAN



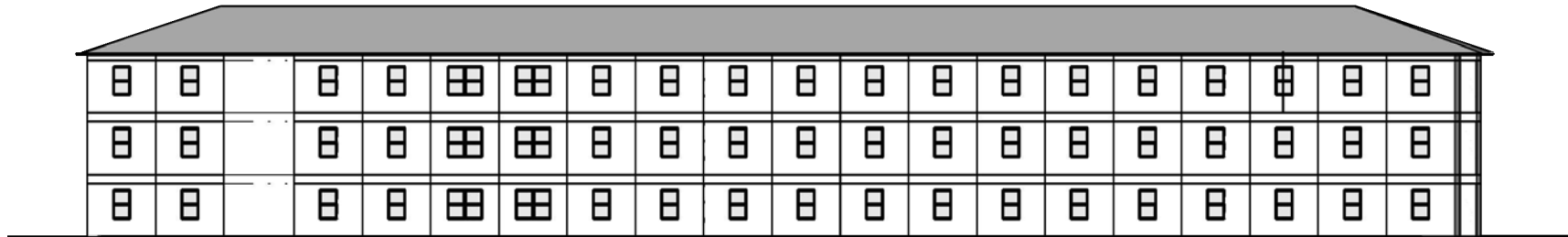
NORTH ELEVATION SCALE 1"=30'



SOUTH ELEVATION SCALE 1"=30'

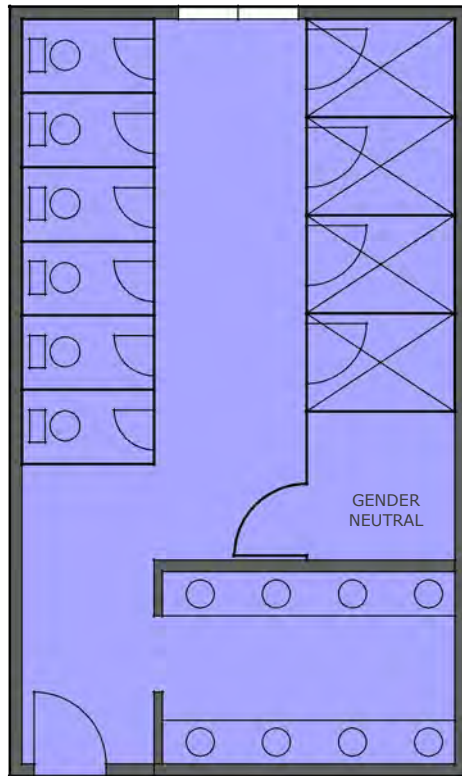


EAST ELEVATION SCALE 1"=30'

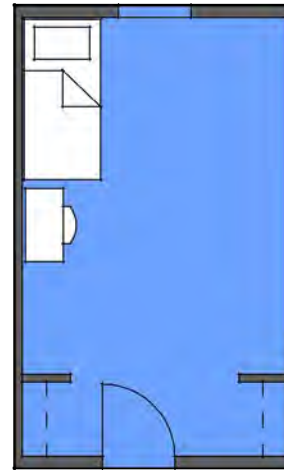


WEST ELEVATION SCALE 1"=30'

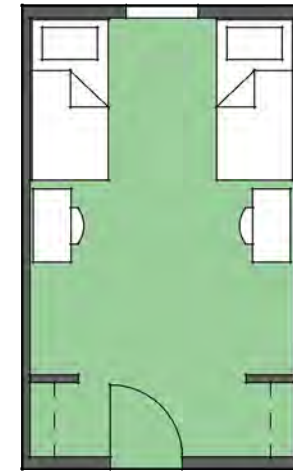
ELEVATIONS



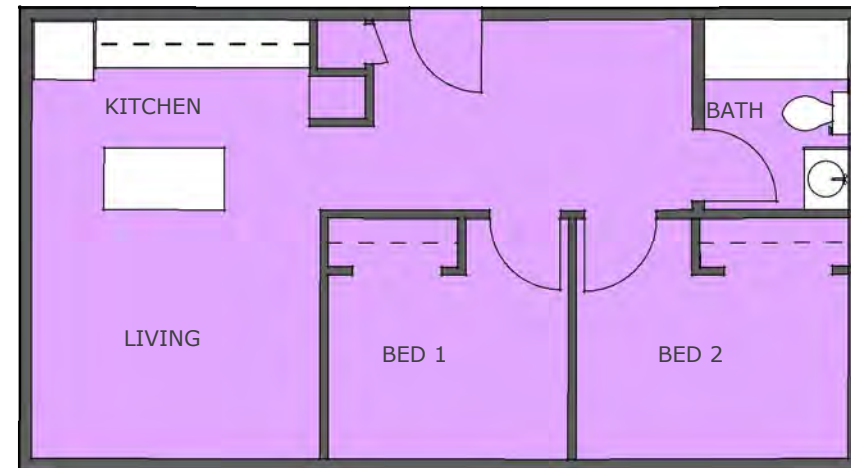
SCALE 1/8" = 1'-0"
BATHROOM CORE 558 ASF



SCALE 1/8" = 1'-0"
TRADITIONAL SINGLE/ 201 ASF



SCALE 1/8" = 1'-0"
TRADITIONAL DOUBLE/ 201 ASF



SCALE 1/8" = 1'-0"
RD APARTMENT / 603 ASF

UNITS

CALIFORNIA ENVIRONMENTAL QUALITY ACT
(Reference: California Code of Regulations, Title 5 Section 57121)

The District will have CEQA review requirements completed prior to request for Preliminary Plans approval and/or request to proceed to bid. The District has engaged with a consultant to start the CEQA due diligence process and are currently evaluating the appropriate documentation to be filed (Initial Study, Mitigated Negative Declaration, Notice of Determination, Notice of Exemption, etc.).

SB 886 – CALIFORNIA ENVIRONMENTAL QUALITY ACT EXEMPTION

The proposed project is not seeking to be exempt from CEQA requirements under SB 886. The project will include elements of sustainable construction that would qualify it for Leadership in Energy and Environmental Design (LEED) Certification. However, the College may not achieve LEED platinum status or formally apply/pay for LEED Certification.

JUSTIFICATION FOR ADDITIONAL COSTS EXCEEDING GUIDELINES

Construction (including Group I equipment), Equipment (Group II and Furniture)

District: Los Rios Community College District **College:** Sacramento City College

Project: Affordable Student Housing (Construction Grant)

Hard construction cost estimates are based on CCI 8903 guidelines based on room use and TOP codes for project space. However, these guidelines do not have recommendations for per/ASF costs of student residential room use codes. Therefore, the cost/ASF for residential space (900 series room use codes) are based on professional cost estimates of those firms specializing in student housing construction.

Not applicable

TOTAL COST OF OWNERSHIP (TCO) MODEL

California Community Colleges, Affordable Student Housing Overall Total Cost of Ownership Calculator Summary

Revenue	Lifetime Estimated Revenue
Category 1 - Federal Revenue (i.e., Federal Grants)	
Revenue Category 1 Subtotal	\$ -
Category 2 - State Revenue (i.e., State Grants)	
Revenue Category 2 Subtotal	\$ 43,393,140.00
Category 3 - Local Revenue (i.e., Bond Funding)	
Revenue Category 3 Subtotal	\$ 10,000,000.00
Category 4 - Rental Income	
Revenue Category 4 Subtotal	\$ 110,588,864.50
Category 5 - Campus Income	
Revenue Category 5 Revenue	\$ -
Category 6 - Other	
Revenue Category 6 Subtotal	\$ -
Revenue Grand Total	\$ 163,982,004.50
<hr/>	
Expenses	Lifetime Estimated Expenses
One-Time Expenses	
Development, Planning, Design, and Select Construction Hard Costs	
Development, Planning, Design, and Select Construction Hard Costs Subtotal	\$ 55,654,392.00
Recurring Expenses	
Select Construction Costs and Housing Facilities Maintenance, Infrastructure	
Construction and Maintenance Subtotal	\$ 3,896,826.59
Utilities	
Utilities Subtotal	\$ 5,493,333.22
Student Safety, Infrastructure	
Student Safety, Infrastructure Subtotal	\$ 288,399.99
Student Services, Program Expenses	
Student Services, Program Expenses Subtotal	\$ -
Student Housing Support Services, Program Expenses	
Student Housing Support Services, Program Expenses Subtotal	\$ 1,932,966.63
Insurance	
Insurance Subtotal	\$ 12,868,133.08
Legal and Financial Services	
Legal and Financial Services Subtotal	\$ 3,089,999.94
Furniture, Fixtures, and Equipment	
Furniture, Fixtures, and Equipment Subtotal	\$ 2,257,199.98
Property Management Consultation	
Consultation and Other Contracted Services Subtotal	\$ 4,274,911.92
District Personnel Expenses (Salary/Wage, Contract Rate, Benefits, Other Employer Contribution)	
District Personnel Expenses Subtotal	\$ 42,205,416.50
One-Time Expense Total + Estimated Lifetime Reoccurring Cost	\$ 131,961,579.84
Total Lifetime Indirect Administrative Cost	\$ 13,196,157.98
Total Lifetime Estimated Cost	\$ 145,157,737.83
<hr/>	
Net Amount (Revenue less One-Time Cost, Estimated Lifetime Recurring Cost Total, and Lifetime Indirect Administrative Cost)	\$ 18,824,266.68

TOTAL COST OF OWNERSHIP (TCO) MODEL

California Community Colleges, Affordable Student Housing Total Cost of Ownership Calculator - Revenue

Revenue	Estimated One-Time Revenue	Estimated Annual Revenue	Estimated Recurring Revenue (Yrs.)*	Inflation Factor	Present Value of Revenue	Interest Rate on Revenue	Estimated Interest Earned on Revenue	Lifetime Estimated Revenue
Category 1 - Federal Revenue (i.e., Federal Grants)								
U.S. Housing Department of Housing & Urban Development (HUD) Funding	\$ -	\$ -	-	0.0%	\$0	0%	\$ -	\$ -
Revenue Type 2	\$ -	\$ -	-	0.0%	\$0	0%	\$ -	\$ -
Revenue Category 1 Subtotal	\$ -	\$ -			\$0		\$ -	\$ -
Category 2 - State Revenue (i.e., State Grants)								
Higher Education Student Housing Grant Program (Construction)	\$ 43,393,140.00	\$ -	-	0.0%	\$0	0%	\$ -	\$ 43,393,140.00
Transformative Climate Communities Grant	\$ -	\$ -	-	0.0%	\$0	0%	\$ -	\$ -
Revenue Category 2 Subtotal	\$ 43,393,140.00	\$ -			\$0		\$ -	\$ 43,393,140.00
Category 3 - Local Revenue (i.e., Bond Funding)								
Local Housing and Redevelopment Agency	\$ -	\$ -	-	0.0%	\$0	0%	\$ -	\$ -
Revenue Type 2 (i.e. Proposition Funding)	\$ -	\$ -	-	0.0%	\$0	0%	\$ -	\$ -
District Foundation	\$ 10,000,000.00	\$ -	-	0.0%	\$0	0%	\$ -	\$ 10,000,000.00
Revenue Category 3 Subtotal	\$ 10,000,000.00	\$ -			\$0		\$ -	\$ 10,000,000.00
Category 4 - Rental Income								
Student Rental Income (Occupancy x Rental Fee)	\$ -	\$ 3,112,800.00	50	3.0%	\$106,872,798	1%	\$ 1,556,400.00	\$ 108,429,197.88
Security Deposit	\$ -	\$ 46,500.00	50	3.0%	\$1,596,500	1%	\$ 23,250.00	\$ 1,619,749.97
Security Deposit Returns (Contra)	\$ -	\$ 15,500.00	50	3.0%	\$532,167	1%	\$ 7,750.00	\$ 539,916.66
Rental Application Fee	\$ -	\$ -	50	3.0%	\$0	1%	\$ -	\$ -
Revenue Category 4 Subtotal	\$ -	\$ 3,174,800.00			\$109,001,465		\$ 1,587,400.00	\$ 110,588,864.50
Category 5 - Campus Income								
Bookstore Revenue	\$ -	\$ -	-	0.0%	\$0	0%	\$ -	\$ -
Parking Fees	\$ -	\$ -	-	0.0%	\$0	0%	\$ -	\$ -
Vending	\$ -	\$ -	-	0.0%	\$0	0%	\$ -	\$ -
Dining Services Revenue	\$ -	\$ -	-	0.0%	\$0	0%	\$ -	\$ -
Revenue Category 5 Subtotal	\$ -	\$ -			\$0		\$ -	\$ -
Category 6 - Other								
Loans	\$ -	\$ -	-	0.0%	\$0	0%	\$ -	\$ -
Repayment of Loans (Contra)	\$ -	\$ -	-	0.0%	\$0	0%	\$ -	\$ -
Revenue Category 6 Subtotal	\$ -	\$ -			\$ -		\$ -	\$ -
Grand Totals	\$ 53,393,140.00	\$ 3,174,800.00			\$ 109,001,464.50		\$ 1,587,400.00	\$ 163,982,004.50

TOTAL COST OF OWNERSHIP (TCO) MODEL

California Community Colleges, Affordable Student Housing
Total Cost of Ownership Calculator - Expenditures

Cost Elements	One-Time/ Initial Cost	Estimated Annual Cost	Life Cycle of Cost Element (Years) (a)	Life Cycles of Cost Element for Housing Facility with 50-Year Useful Life (b)	Total Life Cycle of Cost Element for Housing Facility with 50-Year Lifespan (c=a*b)	Inflation Factor	Present Value of Annual Cost	Estimated Lifetime Reoccurring Cost
One-Time Expenses								
Development, Planning, Design, and Select Construction Hard Costs								
Development and Planning (e.g., land acquisition, pre-design, title fees, legal fees, survey costs, and Facilities Design (e.g., architectural fees, project management, detailed and schematics drawings, preliminary tests, printed materials, review fees, other design development)	\$ 550,000.00							
Utilities Service (e.g., water supply, storm drain, piping, trenching, sewer, gas, primary power, secondary feeder, irrigation power, other utilities services)	\$ 2,996,100.00							
Site Development (e.g., all demolition, rough grading, fine grading, excavation, repack soil, other site development, other site development services)	\$ 1,328,000.00							
Foundation (e.g., excavation, temporary/ permanent shoring, earth filling, DPC, concrete piles, piers, footings, grade beams, caissons, topping, other foundation services)	\$ 4,854,000.00							
Structural Framing (e.g., columns, shear wall, joists, beams/ girders, trusses, studs, lintel, roof structure, stairs, decking, applied fire proofing, other structural framing services)	\$ 1,398,000.00							
Construction Contingency	\$ 29,070,000.00							
Architectural and Engineering Oversight	\$ 3,581,560.00							
Permit, Tests and Inspections (e.g., code compliance, including ADA access compliance)	\$ 2,508,420.00							
Furniture, Fixtures, and Equipment Design	\$ 5,000,000.00							
Construction Management and Labor Compliance Program	\$ 2,106,000.00							
Demolition of Housing Facility at End of Useful-Life	\$ 716,312.00							
	\$ 1,546,000.00							
Development, Planning, Design, and Select Construction Hard Costs Subtotal	\$ 55,654,392.00							
Recurring Expenses								
Select Construction Costs and Housing Facilities Maintenance, Infrastructure								
Plumbing (e.g., underground and aboveground piping, water line piping, vent piping, backflow preventers, fixtures, drainage/water disposal systems, water closets/ lavatories, sinks, showers, drinking fountains, water heaters, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ 4,800	1	50.00	50.00	3.0%	\$164,800	\$ 169,600.00
Electrical Equipment (e.g., switchgears/ circuit breakers, wiring, service panels, smoke alarms, standby systems, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ 9,600	1	50.00	50.00	3.0%	\$329,600	\$ 329,599.99
Self-Generation Electrical Infrastructure (e.g., solar arrays or other multiple technology-generating system, racks and mounts, energy storage, charge controller, inverter, meter, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Lighting (e.g., interior and exterior light fixtures, emergency lighting, switches/controls, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ 3,600	1	50.00	50.00	3.0%	\$123,600	\$ 123,600.00
Heating, Ventilation, and Air Conditioning - Controls (e.g., ventilation units, fans, exchangers, digital controls, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ 9,000	1	50.00	50.00	3.0%	\$309,000	\$ 308,999.99
Heating, Ventilation, and Air Conditioning - Distribution System (e.g., ducts, piping, grilles/ diffusers, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ 2,400	1	50.00	50.00	3.0%	\$82,400	\$ 82,400.00
Conveyance Systems (e.g., maintenance of elevators, control systems, mechanical systems, annual inspection fee, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ 18,000	1	50.00	50.00	3.0%	\$618,000	\$ 617,999.99
Roofing (e.g., structural deck, built-up/ shingles, rigid insulation, flashing, parapet/ protective barrier, equipment support, pipe stack and support, hatching, skylight, waterproofing, gutter/drainage, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ 1,200	1	50.00	50.00	3.0%	\$41,200	\$ 41,200.00
Building Exterior and Finishes (e.g., masonry, siding, exterior insulation and finishing system, rigid insulation, barriers, sheathing, plaster/stucco, drainage, doors, door hardware, flashing, window glass/glazing, window framing, shades, railing, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ 800	1	50.00	50.00	3.0%	\$27,467	\$ 27,466.67
Building Interior and Finishes (e.g., interior framing/ partitions, insulation, drywall, trim, mirrors, built-ins, interior doors and hardware, railing, flooring, tile, ceilings, fire proofing, window glass/glazing, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ 39,000	1	50.00	50.00	3.0%	\$1,339,000	\$ 1,338,999.97
Parking Lots (e.g., asphalt paving, concrete paving, retaining, curbs, gutters, general striping, ADA parking and signage, specific striping, landscaping and hardscape, access controls, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Landscape (e.g., vegetation, irrigation systems - include all costs associated with replacement, Hardscape (e.g., concrete work, fencing, site furniture, signage, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ 24,960	1	50.00	50.00	3.0%	\$856,960	\$ 856,959.98
Removal Cost (e.g., cost for removal of old systems, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Other Maintenance - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Construction and Maintenance Subtotal	\$ -	\$ 126,963.20					\$3,892,027	\$ 3,896,826.59
Utilities								
Electricity	\$ -	\$ 80,000.00	1	50.00	50.00	3.0%	\$2,746,667	\$ 2,746,666.61
Gas	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Water/ Sewer	\$ -	\$ 36,000.00	1	50.00	50.00	3.0%	\$1,236,000	\$ 1,235,999.98

TOTAL COST OF OWNERSHIP (TCO) MODEL

Cost Elements	One-Time/ Initial Cost	Estimated Annual Cost	Life Cycle of Cost Element (Years) (a)	Life Cycles of Cost Element for Housing Facility with 50-Year Useful Life (b)	Total Life Cycle of Cost Element for Housing Facility with 50-Year Lifespan (c=a*b)	Inflation Factor	Present Value of Annual Cost	Estimated Lifetime Reoccurring Cost
Refuse Disposal (e.g., garbage, recycling, compost)	\$ -	\$ 14,000.00	1	50.00	50.00	3.0%	\$480,667	\$ 480,666.66
Technology (e.g., cable TV, internet, and phone service)	\$ -	\$ 30,000.00	1	50.00	50.00	3.0%	\$1,030,000	\$ 1,029,999.98
Other Utilities Costs	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Utilities Subtotal	\$ -	\$ 179,200.00					\$5,493,333	\$ 5,493,333.22
Student Safety, Infrastructure								
Fire Protection Systems (e.g., alarms, emergency lights/strobes, signage, sprinklers, and halon)	\$ -	\$ 1,200	1	50.00	50.00	3.0%	\$41,200	\$ 41,200.00
Fire Protection Equipment (e.g., extinguishers, evacuation equipment)	\$ -	\$ 2,400	1	50.00	50.00	3.0%	\$82,400	\$ 82,400.00
Security Monitoring System and Cameras - Indoor and Outdoor	\$ -	\$ 1,800.00	1	50.00	50.00	3.0%	\$61,800	\$ 61,800.00
Building Access Controls and Systems (e.g., keypads, access cards/card readers)	\$ -	\$ 1,500.00	1	50.00	50.00	3.0%	\$51,500	\$ 51,500.00
Intrusion Alarms	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Emergency Call Boxes	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Centralized Security Management Systems	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Other Student Safety Expenses	\$ -	\$ 1,500.00	1	50.00	50.00	3.0%	\$51,500	\$ 51,500.00
Student Safety, Infrastructure Subtotal	\$ -	\$ 9,408.00					\$288,400	\$ 288,399.99
Student Services, Program Expenses								
Basic Needs and Counseling Facilities and Equipment (e.g., dedicated space for staff near or co-located with student housing, office furniture, computers, student services management software)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Healthcare Services (e.g., onsite or referral health services)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Mental Health and Wellness (e.g., onsite access to service, on campus services, or referral mental health and wellness services)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Social Care and Referral Services Coordination (e.g., childcare, state and federal assistance programs, local community support programs and organizations)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Financial Aid Services (e.g., state and federal financial aid, financial literacy)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Academic Counseling	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Student Dining Programs, Facilities, and Equipment (e.g., meal plans, point of sale system, additional space and equipment for larger capacity)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Recreation and Fitness Programs, Facilities, and Equipment (e.g., increased access to facilities and equipment, facility access controls, additional space and equipment for larger capacity)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Other Student Services Expenses	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Student Services, Program Expenses Subtotal	\$ -	\$ -					\$0	\$ -
Student Housing Support Services, Program Expenses								
Student Housing Services Facilities and Equipment (e.g., dedicated space for student housing staff that is co-located with student housing, office furniture, computers, housing services management software)	\$ -	\$ 11,400.00	1	50.00	50.00	3.0%	\$391,400	\$ 391,399.99
Student Housing Support Services (e.g., planning, development of programs, policies, service protocols, emergency protocols, and guidelines)	\$ -	\$ 29,900.00	1	50.00	50.00	3.0%	\$1,026,567	\$ 1,026,566.65
Resident Advising Training (e.g., student care, student housing management, mental health issues, suicide prevention, alcohol/drug abuse, and sexual assault)	\$ -	\$ 5,000.00	1	50.00	50.00	3.0%	\$171,667	\$ 171,666.66
Other Student Housing Support Expenses	\$ -	\$ 10,000.00	1	50.00	50.00	3.0%	\$343,333	\$ 343,333.33
Student Housing Support Services, Program Expenses Subtotal	\$ -	\$ 63,056.00					\$1,932,967	\$ 1,932,966.63
Insurance								
General Liability	\$ -	\$ 144,800.00	1	50.00	50.00	3.0%	\$4,971,467	\$ 4,971,466.57
Property Insurance (e.g., weather-related damage, damage from utility failure, accidents, theft, insurance for Regional Risks (e.g., flood, earthquake, fire))	\$ -	\$ 180,000.00	1	50.00	50.00	3.0%	\$6,180,000	\$ 6,179,999.88
Landlord Insurance (e.g., property insurance, business interruption, wrongful eviction)	\$ -	\$ 50,000.00	1	50.00	50.00	3.0%	\$1,716,667	\$ 1,716,666.63
Other Insurance Expenses	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Insurance Subtotal	\$ -	\$ 419,776.00					\$12,868,133	\$ 12,868,133.08
Legal and Financial Services								
Legal Review of Housing Policies and Guidelines	\$ -	\$ 10,000.00	1	50.00	50.00	3.0%	\$343,333	\$ 343,333.33
Legal Services and Review (e.g., issue related to Title IX, Fair Housing Act, Freedom of Information Act, Americans with Disabilities Act/ Title II, FERPA/HIPAA and privacy laws, gender identity, free speech)	\$ -	\$ 10,000.00	1	50.00	50.00	3.0%	\$343,333	\$ 343,333.33
Legal Services and Review for Housing Services Labor and/or Contractors	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Housing Management Legal Services (e.g., contracts, warranty of habitability, ADA compliance)	\$ -	\$ 20,000.00	1	50.00	50.00	3.0%	\$686,667	\$ 686,666.65
Financial Services (e.g., financial analysis, planning, accounting, audit, compliance)	\$ -	\$ 50,000.00	1	50.00	50.00	3.0%	\$1,716,667	\$ 1,716,666.63
Debt Service Terms Development	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Other Legal Services Expenses	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Legal and Financial Services Subtotal	\$ -	\$ 100,800.00					\$3,090,000	\$ 3,089,999.94
Furniture, Fixtures, and Equipment								
Apartment Appliances - Refrigerator	\$ 55,000.00	\$ -	1	50.00	50.00	3.0%	\$0	\$ 55,000.00
Apartment Appliances - Stove/ Range	\$ 15,000.00	\$ -	1	50.00	50.00	3.0%	\$0	\$ 15,000.00
Apartment Appliances - Microwave	\$ 35,000.00	\$ -	1	50.00	50.00	3.0%	\$0	\$ 35,000.00
Apartment Furniture - Bed	\$ 400,000.00	\$ -	1	50.00	50.00	3.0%	\$0	\$ 400,000.00
Apartment Furniture - Seating	\$ 110,000.00	\$ -	1	50.00	50.00	3.0%	\$0	\$ 110,000.00
Apartment Furniture - Tables	\$ 150,000.00	\$ -	1	50.00	50.00	3.0%	\$0	\$ 150,000.00

TOTAL COST OF OWNERSHIP (TCO) MODEL

Cost Elements	One-Time/ Initial Cost	Estimated Annual Cost	Life Cycle of Cost Element (Years) (a)	Life Cycles of Cost Element for Housing Facility with 50-Year Useful Life (b)	Total Life Cycle of Cost Element for Housing Facility with 50-Year Lifespan (c=a*b)	Inflation Factor	Present Value of Annual Cost	Estimated Lifetime Reoccurring Cost
Common Spaces - Desks	\$ 16,000.00	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ 16,000.00
Common Spaces - Electronics (e.g., computers, televisions)	\$ 34,000.00	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ 34,000.00
Common Spaces - Décor	\$ 65,000.00	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ 65,000.00
Common Spaces - Laundry (e.g., washers, dryers, components)	\$ 40,000.00	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ 40,000.00
Repair and Removal Services	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Other Equipment and Furniture Services Expenses	\$ -	\$ 31,200.00	1	50.00	50.00	3.0%	\$ 1,071,200	\$ 1,071,199.98
Furniture, Fixtures, and Equipment Subtotal	\$ 1,186,000.00	\$ 34,944.00					\$ 1,071,200	\$ 2,257,199.98
Consultation and Other Contracted Services								
Property Management Consultation	\$ -	\$ 124,512.00	1	50.00	50.00	3.0%	\$ 4,274,912	\$ 4,274,911.92
Dinning Services Consultation	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Housing Programs Consultation Services	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Financial Planning Consultation	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Facilities Planning and Maintenance Consultation	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Security and Law Enforcement Consultation	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Safety and Emergency Training	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Other Consultation Services	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Consultation and Other Contracted Services Subtotal	\$ -	\$ 139,453.44					\$ 4,274,912	\$ 4,274,911.92
District Personnel Expenses (Salary/Wage, Contract Rate, Benefits, Other Employer								
Maintenance and Repairs - Facilities, Property Management, and/or Business Services	\$ -	\$ 202,500.00	1	50.00	50.00	3.0%	\$ 6,952,500	\$ 6,952,499.86
Maintenance and Repairs - Janitorial and Maintenance Staff Time (e.g., cleaning, disposal, repair,	\$ -	\$ 195,505.00	1	50.00	50.00	3.0%	\$ 6,712,338	\$ 6,712,338.20
Maintenance and Repairs - Grounds and landscaping (e.g., exterior spaces, hardscape, parking lot,	\$ -	\$ 24,000.00	1	50.00	50.00	3.0%	\$ 824,000	\$ 823,999.98
Utilities-Related - Facilities, Property Management, and/or Business Services Administration Time	\$ -	\$ 15,000.00	1	50.00	50.00	3.0%	\$ 515,000	\$ 514,999.99
Utilities-Related - Utilities/ Sustainability/ Energy Program Staff	\$ -	\$ 10,000.00	1	50.00	50.00	3.0%	\$ 343,333	\$ 343,333.33
Student Safety - Facilities, Property Management, and/or Business Services Administration Time	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Student Safety - Security Staff/ Sworn Officers' Time	\$ -	\$ 400,000.00	1	50.00	50.00	3.0%	\$ 13,733,333	\$ 13,733,333.06
Student Safety - Security and Coordinated Response Training for Residential Life	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Student Safety - Draft and Review Security Guidelines and Protocols	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Student Services - Student Services and/or Business Services Administration Time	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Student Services - Academic Counselors' Time	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Student Services - Student Services Coordination Staff Time	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Student Services - Food Services Staff Time (e.g., Point of sale, cooking)	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Student Services - Student Recreation Staff Time	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Student Services - Janitorial Staff Time (e.g., cleaning, waste disposal of non-housing facilities)	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Student Housing Support - Student Services and/or Business Services Administration Time	\$ -	\$ 192,279.00	1	50.00	50.00	3.0%	\$ 6,601,579	\$ 6,601,578.87
Student Housing Support - Resident Management and Advisors Time (e.g., available at all times and weekends and holidays)	\$ -	\$ 130,000.00	1	50.00	50.00	3.0%	\$ 4,463,333	\$ 4,463,333.24
Insurance and/ or Legal Services - General Counsel and Business Services Administration Time	\$ -	\$ 15,000.00	1	50.00	50.00	3.0%	\$ 515,000	\$ 514,999.99
Insurance and/ or Legal Services - Risk Management Staff Time	\$ -	\$ 10,000.00	1	50.00	50.00	3.0%	\$ 343,333	\$ 343,333.33
Insurance and/ or Legal Services - Consultation Services Time	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Equipment and Furniture - Facilities, Property Management, and/or Business Services	\$ -	\$ 5,000.00	1	50.00	50.00	3.0%	\$ 171,667	\$ 171,666.66
Equipment and Furniture - Procurement Staff Time	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Equipment and Furniture - Planning, Design, Consultation Services Time	\$ -	\$ -	1	50.00	50.00	3.0%	\$ 0	\$ -
Other Personnel Expenses	\$ -	\$ 30,000.00	1	50.00	50.00	3.0%	\$ 1,030,000	\$ 1,029,999.98
District Personnel Expenses Subtotal	\$ -	\$ 1,376,798.08					\$ 42,205,416	\$ 42,205,416.50
Total Cost of Ownership Totals								
One-Time Cost Total	\$ 55,654,392.00							
Initial Cost Total	\$ 1,186,000.00							
Estimated Annual Cost Total	\$ 2,450,398.72							
Present Value of Annual Cost Total	\$ 75,116,387.84							
Estimated Lifetime Reoccurring Cost Total	\$ 76,307,187.84							
Indirect Administrative Cost Calculation								
Indirect Administrative Cost	\$ 131,961,579.84	Percentage of Total Program Cost	10%		Total Lifetime Indirect Administrative Cost			
					\$ 13,196,157.98			
Grand Totals								
Total Costs	\$ 55,654,392.00	\$ 76,307,187.84	\$ 13,196,157.98	Total Lifetime Estimated Cost				
\$ 145,157,737.83								