

Student Housing Project Proposal

2024-25

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

American River College
College or Center

July 3, 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>American River College</u>		
Project:	<u>Affordable Student Housing (Construction Grant)</u>		
Prepared by:	<u>ALMA Strategies</u>	Date:	<u>6/2/23</u>

Section	Description	Status	Date
1.1	Title Page	<u>Complete</u>	<u>6/2/23</u>
2.1	Student Housing Application Checklist	<u>Complete</u>	<u>6/2/23</u>
3.1	Approval Page – Student Housing Proposal	<u>Complete</u>	<u>6/2/23</u>
4.1	DF-151 Capital Outlay Budget Change Proposal	<u>Complete</u>	<u>6/2/23</u>
5.1	Higher Education Housing Grant Program Supplemental Application form	<u>Complete</u>	<u>6/2/23</u>
6.1	JCAF 31 – Analysis of Building Space Use	<u>Complete</u>	<u>6/2/23</u>
7.1	Quantities and Unit Costs supporting JCAF 32	<u>Complete</u>	<u>6/2/23</u>
8.1	JCAF 32 – Cost Estimate Summary	<u>Complete</u>	<u>6/2/23</u>
9.1	JCAF 33 – Group 2 Equipment Cost Estimates	<u>Complete</u>	<u>6/2/23</u>
10.1	Board of Governors Energy and Sustainability Policy	<u>Complete</u>	<u>6/2/23</u>
11.1	Pre-schematic Plans – Campus plot, site, and floor plans and exterior elevations	<u>Complete</u>	<u>6/2/23</u>
12.1	CEQA – California Environmental Quality Act	<u>Complete</u>	<u>6/2/23</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>6/2/23</u>
13.1	Justification of Additional Costs (as needed)	<u>N/A</u>	<u>6/2/23</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>6/2/23</u>

3.1 APPROVAL PAGE
Student Housing Proposal

Budget Year 2024-25

District: Los Rios Community College District

Project Location: American River 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: _____ **Date:** _____
(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 _____

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
 DF-151 (REV 07/21)
 Modified for the CCC Affordable Student Housing Program

AMERICAN RIVER COLLEGE
 FY 2024-25

FISCAL YEAR 2024-25	BUSINESS UNIT 6870	DEPARTMENT Board of Governors, California Community Colleges	PRIORITY NO. 1
PROJECT-TITLE Affordable Student Housing Project		CCCI 8903 CCI 8823 / EPI 5455	
TOTAL REQUEST (IN THOUSANDS) Midpoint JCAF 32 – Total State Request \$ \$48,136 (IN THOUSANDS)		Phase(s) to be Funded P, W, C, E	TOTAL PROJECT COST (IN THOUSANDS) Midpoint JCAF 32 – Total State Request \$ \$48,136 (IN THOUSANDS)

Budget Request Summary:

The proposed project will construct a new affordable student housing complex on the American River College (ARC) campus. The new student housing complex will have the capacity to house 272 low-income students and will be approximately 37,909 Assignable Square Feet (ASF) / 50,040 Gross Square Feet (GSF). The complex is expected to be located south of campus at the southern end of Stadium Parking at the corner of College Oak Drive and Winding Way. The proposed housing complex is anticipated to include 1 unit – Resident Director Apartment (950-Apartment), 12 units - single occupancy (910-Sleep/Study without Toilet/Bath), and 130 units - double occupancy (910-Sleep/Study without Toilet/Bath). Common areas are to include toilet/bath, along with the following eight (8) ancillary/student support service spaces: package center, laundry room, lounge, shared kitchens, study, tutoring/workshop spaces, food pantry and mental health services specifically intended to support the basic needs and academic success of participating low-income students.

The proposed affordable student housing complex is anticipated to have a total project cost of \$48,136,000 (escalated to midpoint of construction). The College is proposing 100% of this development for low-income students and the entire complex is anticipated to be State-Supportable (0% Locally Funded). The College does not currently have sufficient local funds to augment or contribute to this project. Total project cost includes completion of design documents, DSA plan check fees, legal/specialty services, permits/fees, project management, construction, and group II equipment.

The primary goal of the proposed student housing project is to support student success by meeting students’ essential physiological needs. By providing low-cost student housing and ancillary/student support service 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. Per the College’s Institutional Equity Plan, “Equity is focused on providing educational opportunities and support that meet the needs of the community, especially those who are historically underserved, marginalized, and/or disproportionately impacted.” Alleviating housing insecurities for students, faculty/staff, and the community will help close the equity gap and provide a holistic approach to student learning.

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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 ARC could charge would be \$894 per month ($\$71,550 \times 50\% \times 30\% = \$10,733$ annual rent / 12 months = \$894 monthly rent). ARC plans to offer its traditional single occupancy units at \$764.70 per bed and traditional double occupancy units at \$764.70 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 offering housing to low-income students at a rental rate of approximately \$765 per bed, which is approximately 14% below the \$894 monthly rent per bed maximum.

As of July 2023, ARC has completed a student housing market feasibility study, financial feasibility analysis, and schematic building design efforts. 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 6 months and could be completed as early as December 2024. Following completion of construction documents, DSA review and approval of plans is anticipated to take approximately 6 months. Given the anticipated time schedule, the proposed project could be ready for construction groundbreaking as early as September 2025.

The College is committed to requiring low-income students renting 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 demonstrates an exceptional circumstance. Eligible low-income students renting 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.

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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 1955 as California’s 61st public junior college, American River College was previously known as American River Junior College District. Prior to its California Public Junior College establishment, the College’s history includes Grant Union Junior College/Grant Technical College, which was established in 1942 to train civilian personnel for national service during World War II. The College did not move to its permanent 153-acre site location until 1958, and it wasn’t until 1965 that the college became a part of the Los Rios Community College District and changed its name to American River College. Today, ARC is one of the larger higher education institutions in California and the largest of its four-College District. ARC offers a large selection of academic and career-oriented associate degrees and programs designed to prepare students to enter the workforce or transfer to four-year universities.

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. ARC does not currently offer student housing; therefore, this 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, ARC enrolled approximately 41,491 students and generated approximately 17,176 Full-Time Equivalent Students (FTES) during the 2021-22 academic year. During the same academic year, approximately 53% of students at ARC received either a California College Promise Grant, Fee Waiver, Pell Grant, CalWORKs Grant, or other financial aid grant source (21,881 students), representing students of lower income households. 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 affordable student housing on campus. To date, the College has completed a feasibility/demand study, financial feasibility analysis, site evaluations, implementation planning, and pre-schematic design efforts.

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Problem Statement

According to the US Census for Sacramento County, 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.

American River College 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 over half of ARC's students considered low-income and receiving financial aid in the 2021-22 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.

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.

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. This influx has contributed to high rental rates and low rental vacancy rates, creating further hardships for low-income students and their families. By alleviating the stock of affordable housing in the community, ARC hopes to increase their FTES considering only approximately 16% of ARC students were considered Full-Time (12.0+ unit load) in Fall 2022.

ARC offers numerous vocational education programs and other specialized programs that are not readily in the area. These types of Career-Technical Educational (CTE) and vocational education programs typically require in-person instruction and a full-time curriculum with extended in-person hours. For many community college students, being a full-time student is difficult with high cost of living expenses. The proposed project would allow historically disenfranchised students the opportunity to enroll in these types of programs and engage in other campus support services/programs.

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

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student's financial affordability for on-campus student housing. The surveys concluded that ARC had the highest demand for student housing within the entire district.

ARC's Student Housing Demand Survey provided 1,564 individual responses out of 18,171 emails sent yielding a statistically valid response rate of 8.6% with an overall 99% confidence level and 3.2% margin of error. Based on survey responses and Fall 2022 enrollment (27,342 students), Servitas estimates that ARC currently has a housing demand of approximately 2,394 beds. Based on the survey, 74% of students would consider student housing and 71% of students would be interested in two-bedroom units at a least expensive cost.

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 ARC could charge would be \$894 per month ($\$71,550 \times 50\% \times 30\% = \$10,733$ annual rent / 12 months = \$894 monthly rent). ARC plans to offer its traditional single occupancy units at \$764.70 per bed and traditional double occupancy units at \$764.70 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 offering housing to low-income students at a rate of approximately \$765 per bed, which is approximately 14% below the \$894 monthly rent per bed maximum.

Project Description & Goals

The proposed project will construct a new student housing complex that has the capacity to house approximately 272 students. The new student housing complex will be approximately 37,909 Assignable Square Feet (ASF) / 50,040 Gross Square Feet (GSF) and feature traditional residence hall single (one-person) and double (two-person) units. The complex is anticipated to be located at the southern end of Stadium Parking at the corner of College Oak Drive and Winding Way. This is an ideal location due to its distance from the parking garage access roads and roundabout, which are heavily trafficked during peak hours.

The proposed building design is to include fully furnished single occupancy and double occupancy units with kitchenette that includes mini-refrigerator and microwave. Within the building there will be a total of 1 unit – Resident Director Apartment (950-Appartment), 12 units - single occupancy (910-Sleep/Study without Toilet/Bath), and 130 units - double occupancy (910-Sleep/Study without Toilet/Bath). Common areas on each floor include toilet/bath, along with the following seven (7) ancillary/student support service spaces: package center, laundry room, lounge, shared kitchens, study/tutoring spaces, food pantry and mental health services specifically intended to support the basic needs and academic success of participating low-income students.

The College plans to offer its traditional single occupancy units at \$764.70 per bed and traditional double occupancy units at \$764.70 per bed to low-income students. The 1 unit-Resident Director apartment will be included in employee compensation, and therefore will not generate revenue.

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The College is committed to first offer housing to low-income students at a rental rate of approximately \$765 per bed, which is 14% below the \$894 monthly rent per bed maximum.

The primary goals of the proposed 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 July 2023, ARC 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 6 months and could be completed as early as December 2024. Following completion of construction documents, DSA review and approval of plans is anticipated to take approximately 6 months. Given the anticipated time schedule, the proposed project could be ready for construction groundbreaking as early as September 2025.

The proposed project is requesting Affordable Student Housing Grant funding to complete design, DSA approval, and construction. This project will be 100% state supportable, and therefore, all units will be priced and rented to low-income students. The College is requesting a total state funding of \$48,136,000 (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>\$3,497,000</i>
Hard Construction	\$36,815,000
Soft Construction	\$5,844,000
<i>Total Construction</i>	<i>\$42,659,000</i>
<i>Equipment (Group II)</i>	<i>\$1,980,000</i>
TOTAL STATE FUNDING REQUEST (CCI 8823 / EPI 5455 - ESCALATED TO MIDPOINT)	\$48,136,000

This project is 100% state-supportable, and the College is requesting 100% of state-supportable costs (\$48,136,000) to be state funded. There are 272 state supportable low-income beds within the proposed project. The state funded cost per bed is approximately \$176,971 (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 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 ARC. The proposed project would likely be operated and maintained by outsourcing a property management company under ARC. Furthermore, 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 \$1,333,063. 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 an existing parking lot (Stadium Parking) at the farthest southern point of the College campus. Per site evaluation efforts this on-campus 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.

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 an existing parking lot and areas not heavily surrounded by forest land, mature trees, or wildlife habitats. The proposed project will be included in the College's updated Facilities Master Plan and accompanying Environmental Impact Report (EIR) documents. 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 will use 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-campus in an area currently in use by an existing lot that is readily available for re-purpose; is consistent with goals within the College's Facilities Master Plan; is served by adequate transportation and other essential utilities/services; and minimizes ongoing costs to taxpayers.

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

**AMERICAN RIVER COLLEGE
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1. Project requirements in accordance with Education Code Section 17201:

A. Construction on the project could begin by December 31, 2024:

Yes No

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

Completing the design process is anticipated to be completed December 2024. Following completion of construction documents and California Environmental Quality Act (CEQA) due diligence, DSA review and approval of plans is anticipated to take approximately 6 months. Given the anticipated time schedule, the proposed project could be ready for construction groundbreaking as early as September 2025. The proposed new affordable student housing complex is anticipated to be occupied by February 2027.

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 (272 Total Beds) – Monthly Rent:

- Traditional Single Occupancy (12 Beds) = \$764.70/Bed (14% less than maximum)
- Traditional Double Occupancy (260 Beds) = \$764.70/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 (including ancillary/student support services) are estimated to be approximately \$1,333,063. When removing Student Services Programs and Student Housing Support expenses, the annual operating and maintenance cost is anticipated to be approximately \$1,196,498.

The College has modeled a total cost of ownership for this project which is included within Section 14.1 of this project proposal.

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

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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:

It is the College's goal to generate just enough annual revenue to break-even in relation to operational and maintenance costs. According to the College's Total Cost of Ownership model, the anticipated annual revenues collected from the proposed project will be negligible in relation to operational and maintenance costs. In the first year, net operating income is anticipated to be \$991,639.

In years where there is positive net revenue generated from the proposed facility, the College intends to 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 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.)

- a. 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:

ARC does not own or operate student housing. This proposed project will construct a new student housing complex that has the capacity to house approximately 272 students. Qualifying low-income students exceeding the 272-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.

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

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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.)

- 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
- Provide needed low-cost, on-campus student housing
- Provide reduced rents for low-income students
- Increase the College's ability to service a larger number of low-income students by providing them with affordable housing
- Increased enrollment and FTES (full time equivalent students) for the College
- Support student success by meeting students' essential physiological needs for secure housing and by providing dedicated student study spaces

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 a rental rate of \$765 per month, which is approximately 49% less than the median rent in Sacramento County.

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:

This project will increase the ability for the College to reduce equity gaps by increasing access, retention, transfer rates, and program completion rates for a segment of students traditionally underrepresented. Affordable student housing will allow these students the opportunity to access support services/programs, as well as be a part of campus community and academics. Inclusion of more students on campus can help foster a sense of belonging and provide learning and career opportunities.

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

**AMERICAN RIVER COLLEGE
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- 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, 21,881 unduplicated students at ARC 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 41,491 unduplicated students. Thus, approximately 53% of ARC 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.

- B. Is this a district level project? (District level projects are separate from campus level projects and require their own data sets to score.)
Note: Campus selected upon project creation will not impact a district level student housing project in any way.) Yes No

- C. 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 Not applicable

- 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 American River College students only.

Higher Education Student Housing Grant Program Supplemental Application

AMERICAN RIVER COLLEGE

FY 2024-25

- D. 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. If yes, please enter how many student services and/or ancillary services the project will provide: 8
 - b. 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 package center, laundry room, lounge, shared kitchens, studies, tutoring/workshop space, food pantry and mental health services. 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.

- E. 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 SB-169 Affordable Student Housing - Round 1 Planning Phase Grant. The awarded planning grant funds will be exhausted upon completion of this Round 3 Construction Grant Application Process. 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, and Affordable Student Housing Grant application and other necessities.

EXPENSE TYPE	SB-169 Funds
(1) Feasibility studies	\$50,000
(4) Environmental impact studies	\$5,000
(5) Architectural plans	\$50,000
(6) Application fees	\$5,000
TOTAL EXPENSE AMOUNT	\$110,000

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

**AMERICAN RIVER COLLEGE
FY 2024-25**

- 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-supportable / state funded.

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

The District has not expended local funds for student housing planning. However, the District has expended \$110,000 of State SB-169 funding for affordable student housing planning.

Additional Student Housing Information:

- A. Number of low-income students beds: 272
- B. Number of non-low-income rent beds: 0
- C. Number of Total beds: 272
- D. Rents for low-income student single bed bedroom: \$765 / single bed bedroom
- E. Rents for non-low-income beds: Not applicable
- F. Annual Operating Costs: \$1,333,063 the first year
- G. Annual Operating Revenue: \$2,324,702 the first year
- H. Housing Occupancy Rates: 92%
- I. Does the district/campus currently have housing? Yes No
- J. Is housing on- or off-campus? On-campus Off-campus
- K. Is this application a resubmission that was previously deemed ineligible? Yes No
- L. Number of students on the annual housing waitlist: Not applicable, campus does not currently have student housing facilities.
- M. Percentage of students enrolled full-time (12+ units per semester): During the Fall 2022 term, approximately 16% of ARC students were enrolled full-time (4,363 students with 12+ unit load / 27,342 total student count).
- N. Why does your campus believe it can offer housing that is more affordable than what is available in the community? 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 a rental rate of \$765 per month, which is approximately 49% less than the median rent in Sacramento County.
- O. Average community rental rate for a single bed: Based on the Housing and Urban Development – Fair Market Rent (FMR) in Sacramento County, the FMR for 1-Bedroom is \$1,228.
- P. Rental vacancy rate in the community: Based on US Census data, the rental vacancy rate for Sacramento County was 3.9% in 2022.

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

AMERICAN RIVER COLLEGE

FY 2024-25

- Q. Percent of students reporting housing insecurity: As reported by the District's Hawk Cares Center for Basic Needs & Housing Resources and based on survey responses, Los Rios CCD has approximately 250 students who are housing insecure.
- R. Percent of Students Pell Eligible: Based on CCCCCO Datamart, during the 2021-22 academic year, approximately 18% of ARC students received Pell Grant assistance (7,374 unduplicated students / 41,491 unduplicated students enrolled). In conclusion, 18% of ARC students may be considered Pell eligible with a strong likelihood that the percentage is higher due to those students unable to navigate the financial aid process.
- S. Percentage of students that are Pell Grant recipients: Based on CCCCCO Datamart, during the 2021-22 academic year, approximately 18% of ARC students received Pell Grant assistance (7,374 unduplicated students received Pell Grant assistance / 41,491 unduplicated students enrolled).
- T. Percentage of students using financial assistance (e.g. Pell, Promise grants): Based on CCCCCO Datamart, during the 2021-22 academic year, 53% of ARC students used financial assistance (21,881 unduplicated students received financial assistance / 41,491 unduplicated students enrolled) through the Board of Governors Fee Waiver, California Promise Grant, and/or Pell Grant.
- U. Does the Affordable Student Housing program address food insecurity for its residents?
 Yes No The proposed project includes a food pantry which is to assist low-income residents with food insecurities.
- V. 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 approximately 35.5 homeless persons per 10,000 people in the general population.

Los Rios Community College District (230)						
American River College (231)						
Project: ARC - Affordable Student Housing						
Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
630	Food Facilities	6940	Food Services	1,005	0	1,005
635	Food Facilities Service	6940	Food Services	201	0	201
650	Lounge	6970	Student Housing (Dormitories)	325	0	325
910	Sleep W/O Bath	6970	Student Housing (Dormitories)	28,542	0	28,542
919	Toilet/Bath	6970	Student Housing (Dormitories)	4,956	0	4,956
935	Sleep/Study Service	6970	Student Housing (Dormitories)	976	0	976
950	Apartment	6970	Student Housing (Dormitories)	603	0	603
980	(ASH) Office	6971	(ASH) - Director/Manager	100	0	100
980	(ASH) Office	6973	(ASH) - Counselor	100	0	100
980	(ASH) Office	6974	(ASH) - Student Services	266	0	266
985	(ASH) Office Service	6972	(ASH) - Resident Advisor	368	0	368
990	(ASH) Reading/Study Room	6976	(ASH) - Reading/Study	467	0	467
TOTAL	-	-		37,909	0	37,909

FUSION

JCAF32 Cost Mid Point Summary QUC

DISTRICT		Los Rios Community College District		CAMPUS		American River College	
Project Name: ARC - Affordable Student Housing		Date Prepared: 5/24/2023		Budget/Midpoint CCI: 8823		CFIS Ref. #:	
		Prepared By: bkhushal		Budget/Midpoint EPI: 5455		Budget Ref. #:	
			Total Cost	State Funded	District Funded		
					Supportable	Non Supportable	
1. SITE ACQUISITION (CCI: 8823)			\$0	\$0	\$0	\$0	\$0
2. PRELIMINARY PLANS (CCI: 8823)			\$1,869,000	\$1,869,000	\$0	\$0	\$0
2 - A. Architectural Fees for Preliminary Plans			\$1,031,000				\$0
2 - B. Project Management for Preliminary Plans			\$368,143				\$0
2 - C. Division of the State Architect Plan Check Fee			\$0				\$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)			\$220,500				\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)			\$249,300				\$0
3. WORKING DRAWINGS (CCI: 8823)			\$1,628,000	\$1,628,000	\$0	\$0	\$0
3 - A. Architectural Fees for Working Drawings			\$1,178,000				\$0
3 - B. Project Management for Working Drawings			\$0				\$0
3 - C. Division of the State Architect Plan Check Fee			\$276,656				\$0
3 - D. Community Colleges Plan Check Fee			\$105,184				\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)			\$68,100				\$0
(Total PW may not exceed 13% of construction)			\$0				\$0
4. CONSTRUCTION - HARD COSTS (CCI: 8823)			\$36,815,000	\$36,815,000	\$0	\$0	\$0
4 - A. Utility Service			\$490,797				\$0
4 - B. Site Development - Service			\$4,575,228				\$0
4 - C. Site Development - General			\$1,561,720				\$0
4 - D. Site Development - Other			\$0				\$0
4 - E. Reconstruction			\$0				\$0
4 - F. New Construction (Building) (w/Group 1 equip)			\$29,594,667				\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)			\$591,893				\$0
4 - H. Other			\$0				\$0
5. CONTINGENCY (CCI: 8823)			\$3,681,000	\$3,681,000	\$0	\$0	\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 8823)			\$736,000	\$736,000	\$0	\$0	\$0
7. TESTS AND INSPECTIONS (CCI: 8823)			\$691,000	\$691,000	\$0	\$0	\$0
8. CONSTRUCTION MANAGEMENT (CCI: 8823)			\$736,000	\$736,000	\$0	\$0	\$0
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 8823)			\$42,659,000	\$42,659,000	\$0	\$0	\$0
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)			\$1,980,000	\$1,980,000	\$0	\$0	\$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)			\$48,136,000	\$48,136,000	\$0	\$0	\$0
12. Project Data		Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF	
New Construction		50,040	37,909	76%	\$780.68	\$591.42	
Reconstruction		0	0	0%	\$0.00	\$0.00	
13. Anticipated Time Schedule							
Start Preliminary Plans		1/1/2023	Advertise Bid for Construction			7/1/2025	

FUSION

JCAF32 Cost Mid Point Summary QUC

Start Working Drawings	7/1/2024	Award Construction Contract		9/1/2025
Complete Working Drawings	12/1/2024	Advertise Bid for Equipment		9/1/2026
DSA Final Approval	5/1/2025	Complete Project and Notice of Completion		2/1/2027
14.	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Preliminary Plans	\$1,869,000	\$0	\$0	\$0
Working Drawings	\$1,628,000	\$0	\$0	\$0
Construction	\$42,659,000	\$0	\$0	\$0
Equipment	\$1,980,000	\$0	\$0	\$0
Total Costs	\$48,136,000	\$0	\$0	\$0
% of SS Costs	100.00%	0.00%	Project Total	\$48,136,000
Points % Calc	100.00%	0.00%	SS Total	\$48,136,000

Report Generated: 5/24/2023

FUSION

JCAF32 Cost Mid Point Summary

DISTRICT Los Rios Community College District			CAMPUS American River College		
Project Name: ARC - Affordable Student Housing		Date Prepared: 5/24/2023	Budget/Midpoint CCI: 8823		CFIS Ref. #:
Prepared By: bkhusal			Budget/Midpoint EPI: 5455		Budget Ref. #:
	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
1. SITE ACQUISITION (CCI: 8823)	\$0	\$0	\$0	\$0	\$0
2. PRELIMINARY PLANS (CCI: 8823)	\$1,869,000	\$1,869,000	\$0	\$0	\$0
2 - A. Architectural Fees for Preliminary Plans	\$1,031,000				\$0
2 - B. Project Management for Preliminary Plans	\$368,143				\$0
2 - C. Division of the State Architect Plan Check Fee	\$0				\$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$220,500				\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$249,300				\$0
3. WORKING DRAWINGS (CCI: 8823)	\$1,628,000	\$1,628,000	\$0	\$0	\$0
3 - A. Architectural Fees for Working Drawings	\$1,178,000				\$0
3 - B. Project Management for Working Drawings	\$0				\$0
3 - C. Division of the State Architect Plan Check Fee	\$276,656				\$0
3 - D. Community Colleges Plan Check Fee	\$105,184				\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$68,100				\$0
(Total PW may not exceed 13% of construction)	\$0				\$0
4. CONSTRUCTION - HARD COSTS (CCI: 8823)	\$36,815,000	\$36,815,000	\$0	\$0	\$0
4 - A. Utility Service	\$490,797				\$0
4 - B. Site Development - Service	\$4,575,228				\$0
4 - C. Site Development - General	\$1,561,720				\$0
4 - D. Site Development - Other	\$0				\$0
4 - E. Reconstruction	\$0				\$0
4 - F. New Construction (Building) (w/Group 1 equip)	\$29,594,667				\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$591,893				\$0
4 - H. Other	\$0				\$0
5. CONTINGENCY (CCI: 8823)	\$3,681,000	\$3,681,000	\$0	\$0	\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 8823)	\$736,000	\$736,000	\$0	\$0	\$0
7. TESTS AND INSPECTIONS (CCI: 8823)	\$691,000	\$691,000	\$0	\$0	\$0
8. CONSTRUCTION MANAGEMENT (CCI: 8823)	\$736,000	\$736,000	\$0	\$0	\$0
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 8823)	\$42,659,000	\$42,659,000	\$0	\$0	\$0
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)	\$1,980,000	\$1,980,000	\$0	\$0	\$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$48,136,000	\$48,136,000	\$0	\$0	\$0
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	50,040	37,909	76%	\$780.68	\$591.42
Reconstruction	0	0	0%	\$0.00	\$0.00
13. Anticipated Time Schedule					
Start Preliminary Plans	1/1/2023	Advertise Bid for Construction	7/1/2025		
Start Working Drawings	7/1/2024	Award Construction Contract	9/1/2025		
Complete Working Drawings	12/1/2024	Advertise Bid for Equipment	9/1/2026		
DSA Final Approval	5/1/2025	Complete Project and Notice of Completion	2/1/2027		
14.	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Preliminary Plans	\$1,869,000	\$0	\$0	\$0	
Working Drawings	\$1,628,000	\$0	\$0	\$0	
Construction	\$42,659,000	\$0	\$0	\$0	
Equipment	\$1,980,000	\$0	\$0	\$0	
Total Costs	\$48,136,000	\$0	\$0	\$0	
% of SS Costs	100.00%	0.00%		Project Total	\$48,136,000
Points % Calc	100.00%	0.00%		SS Total	\$48,136,000

Report Generated: 5/24/2023

Los Rios Community College District (230)

American River College (231)

Project: ARC - Affordable Student Housing - EPI : 5455

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space	Equip. Cost/ASF	Total Allowable Cost
630	Food Facilities	6940	Food Services	1,005	0	1,005	\$53.93	\$54,200
635	Food Facilities Service	6940	Food Services	201	0	201	\$53.93	\$10,840
650	Lounge	6970	Student Housing (Dormitories)	325	0	325	\$41.33	\$13,432
910	Sleep W/O Bath	6970	Student Housing (Dormitories)	28,542	0	28,542	\$52.33	\$1,493,603
919	Toilet/Bath	6970	Student Housing (Dormitories)	4,956	0	4,956	\$52.33	\$259,347
935	Sleep/Study Service	6970	Student Housing (Dormitories)	976	0	976	\$52.33	\$51,074
950	Apartment	6970	Student Housing (Dormitories)	603	0	603	\$52.33	\$31,555
980	(ASH) Office	6971	(ASH) - Director/Manager	100	0	100	\$45.5	\$4,550
980	(ASH) Office	6973	(ASH) - Counselor	100	0	100	\$45.5	\$4,550
980	(ASH) Office	6974	(ASH) - Student Services	266	0	266	\$45.5	\$12,103
985	(ASH) Office Service	6972	(ASH) - Resident Advisor	368	0	368	\$45.5	\$16,744
990	(ASH) Reading/Study Room	6976	(ASH) - Reading/Study	467	0	467	\$59.86	\$27,955
TOTAL		-	-	37,909	0	37,909	-	\$1,979,953

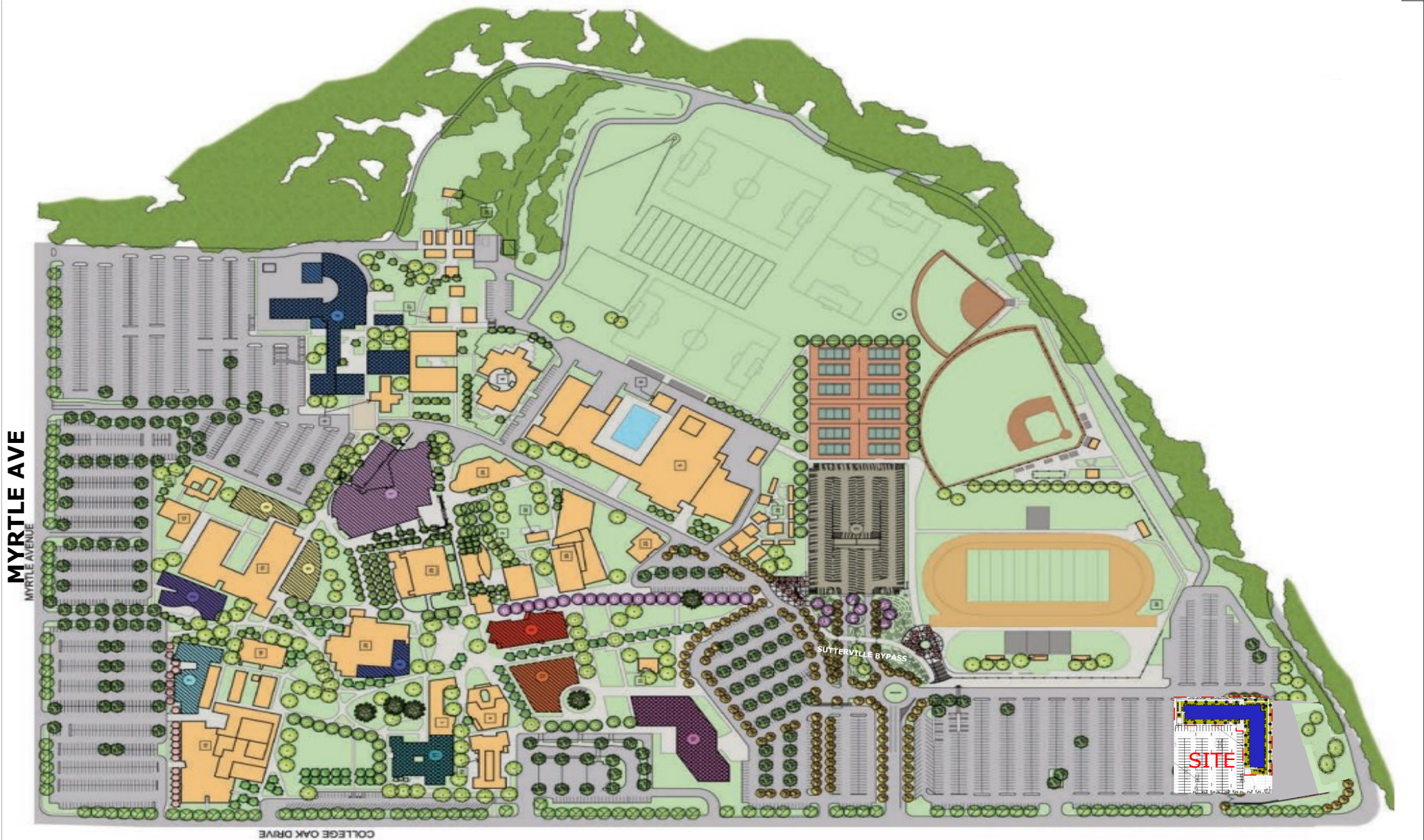
BOARD OF GOVERNORS ENERGY AND SUSTAINABILITY POLICY

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.



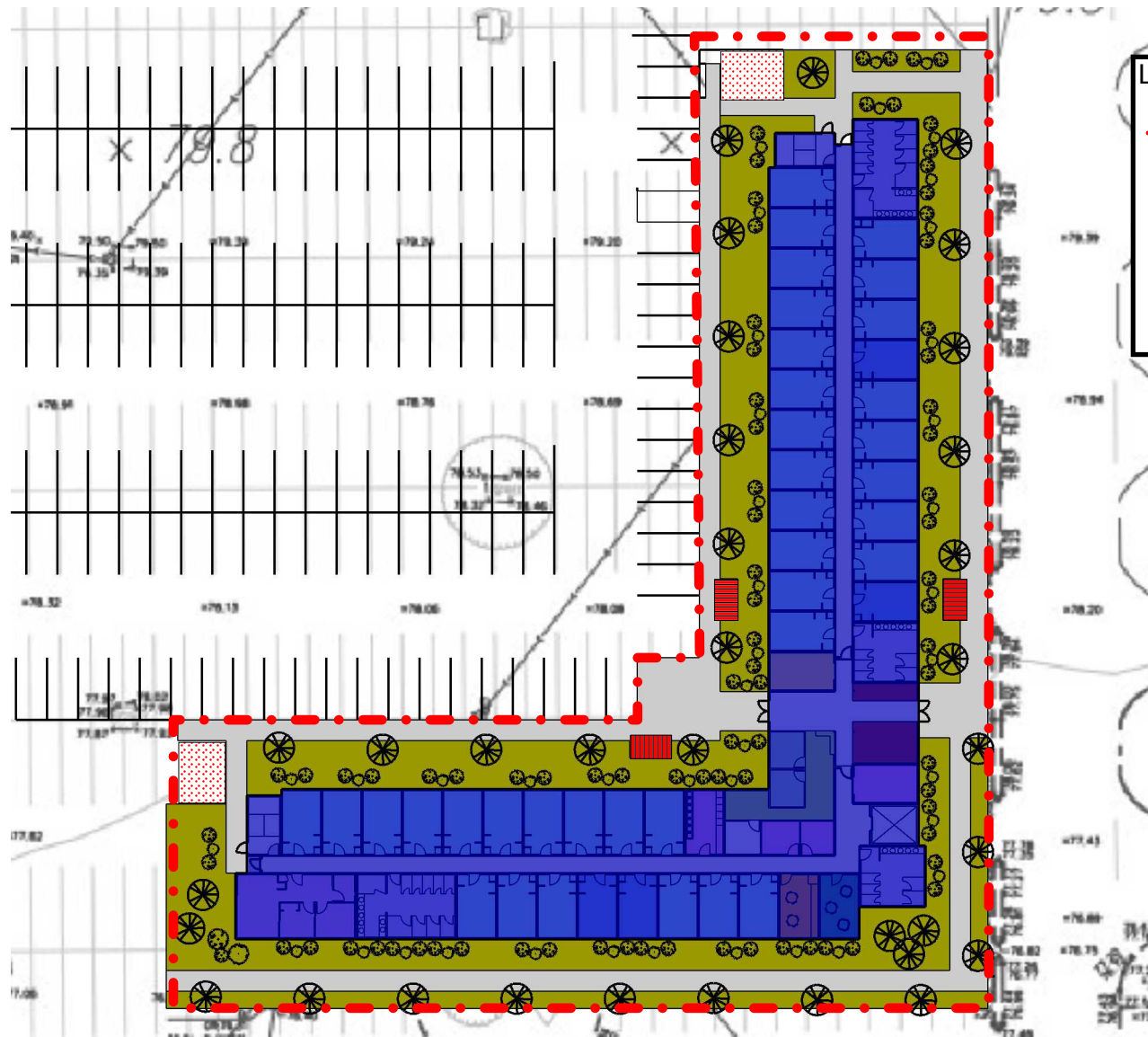
MYRTLE AVE
MYRTLE AVENUE

SUTTERVILLE BYPASS

COLLEGE OAK DRIVE

COLLEGE OAK DR





LEGEND

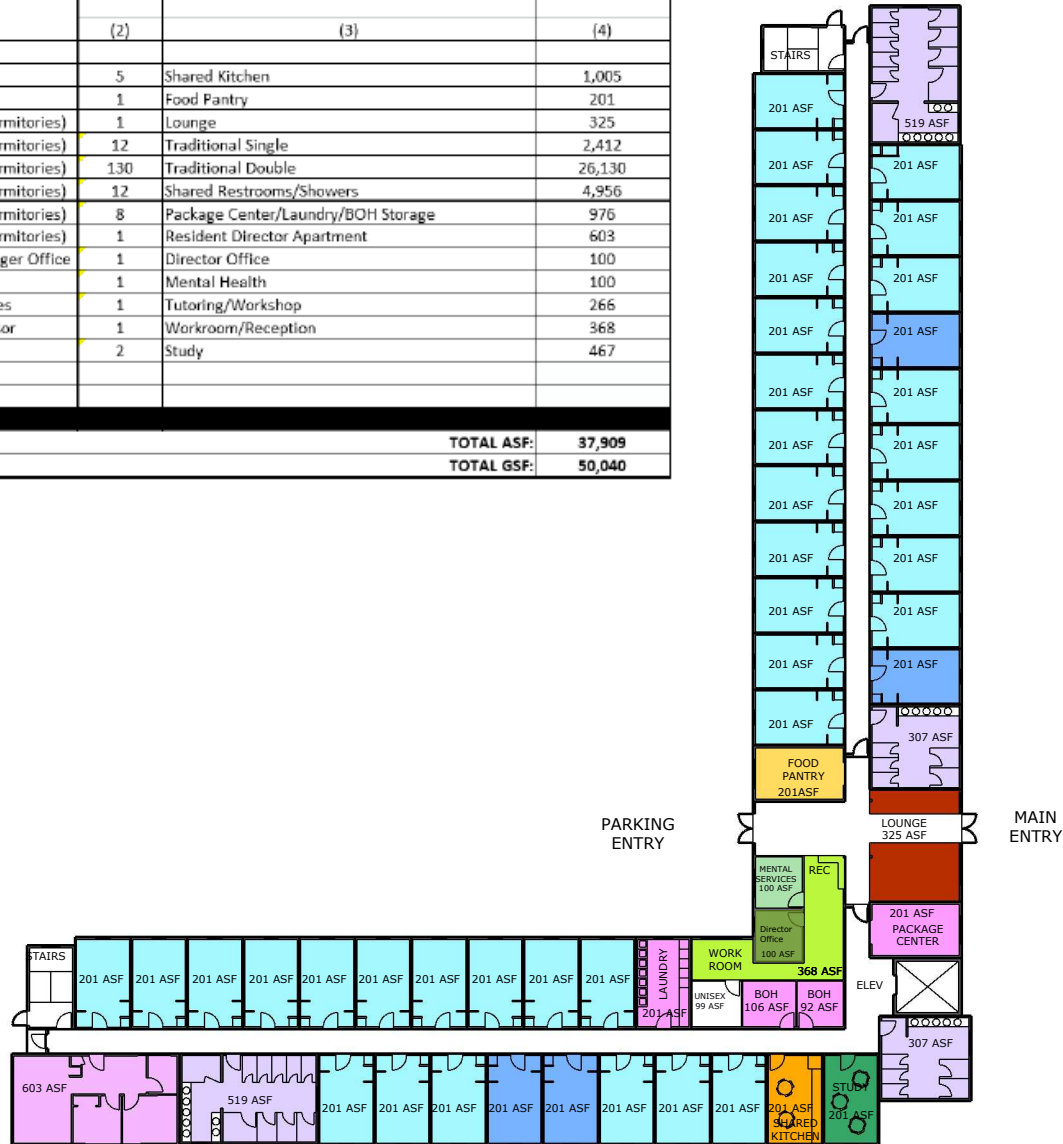
- - - PROJECT LIMITS
- STUDENT HOUSING
272 BEDS
- BIKE PARKING
- TRASH/RECYCLE

SITE PLAN

SCALE 1"=50'



Room Type	TOP Codes	# of Rooms	Name	Project Space ASF
(1)		(2)	(3)	(4)
630 - Food Facilities	6940 - Food Services	5	Shared Kitchen	1,005
635 - Food Facilities Service	6940 - Food Services	1	Food Pantry	201
650 - Lounge	6970 - Student Housing (Dormitories)	1	Lounge	325
910 - Sleep/Study without Toilet/Bat	6970 - Student Housing (Dormitories)	12	Traditional Single	2,412
910 - Sleep/Study without Toilet/Bat	6970 - Student Housing (Dormitories)	130	Traditional Double	26,130
919 - Toilet/Bath	6970 - Student Housing (Dormitories)	12	Shared Restrooms/Showers	4,956
935 - Sleep/Study Service	6970 - Student Housing (Dormitories)	8	Package Center/Laundry/BOH Storage	976
950 - Apartment	6970 - Student Housing (Dormitories)	1	Resident Director Apartment	603
980 - (ASH) Office	6971 - (ASH) Director/Manager Office	1	Director Office	100
980 - (ASH) Office	6973 - (ASH) Counselor	1	Mental Health	100
980 - (ASH) Office	6974 - (ASH) Student Services	1	Tutoring/Workshop	266
985 - (ASH) Office Service	6972 - (ASH) Resident Advisor	1	Workroom/Reception	368
990 - (ASH) Reading/Study Room	6976 - (ASH) Reading/Study	2	Study	467
TOTAL ASF:				37,909
TOTAL GSF:				50,040

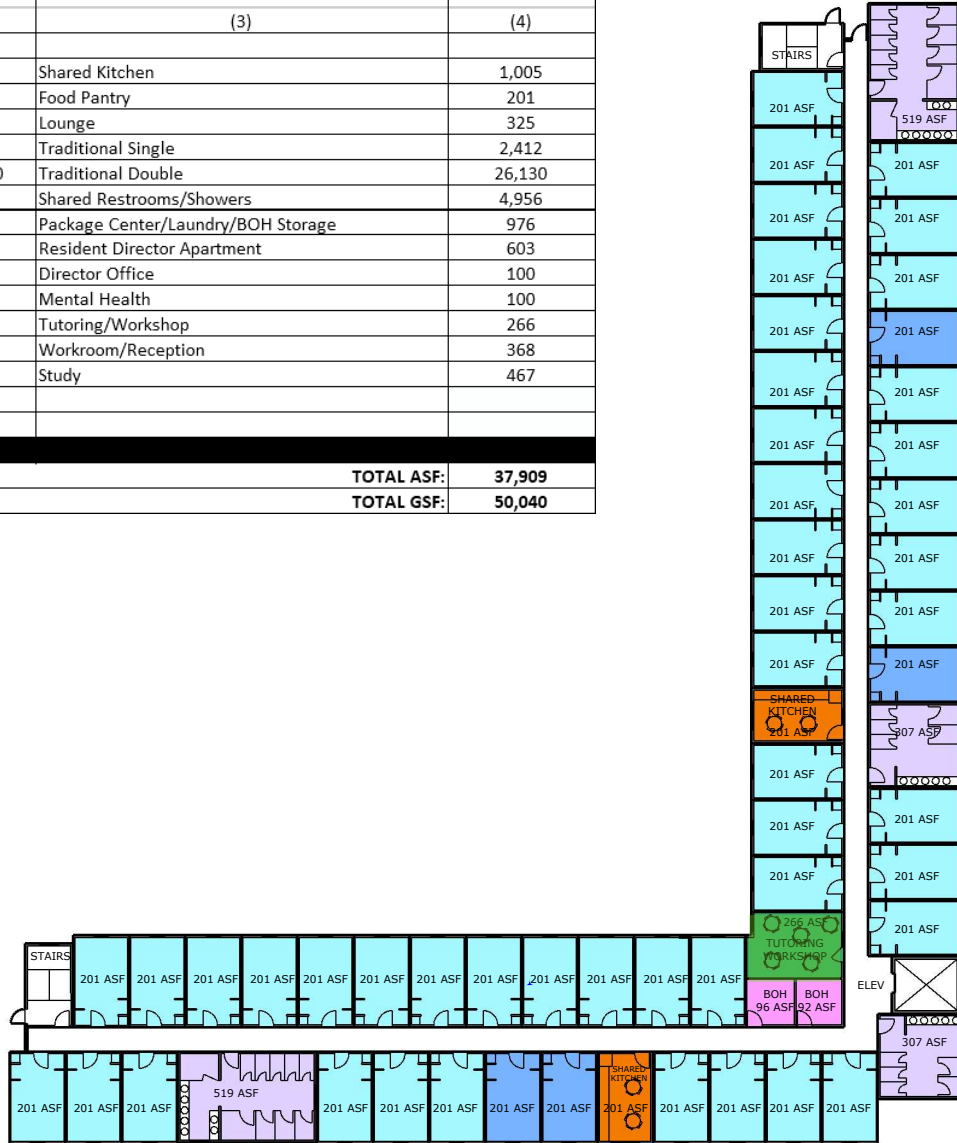


FIRST FLOOR BUILDING PLAN

SCALE 1"=40'



Room Type	TOP Codes	# of Rooms	Name	Project Space ASF
(1)		(2)	(3)	(4)
630 - Food Facilities	6940 - Food Services	5	Shared Kitchen	1,005
635 - Food Facilities Service	6940 - Food Services	1	Food Pantry	201
650 - Lounge	6970 - Student Housing (Dormitories)	1	Lounge	325
910 - Sleep/Study without Toilet/Bat	6970 - Student Housing (Dormitories)	12	Traditional Single	2,412
910 - Sleep/Study without Toilet/Bat	6970 - Student Housing (Dormitories)	130	Traditional Double	26,130
919 - Toilet/Bath	6970 - Student Housing (Dormitories)	12	Shared Restrooms/Showers	4,956
935 - Sleep/Study Service	6970 - Student Housing (Dormitories)	8	Package Center/Laundry/BOH Storage	976
950 - Apartment	6970 - Student Housing (Dormitories)	1	Resident Director Apartment	603
980 - (ASH) Office	6971 - (ASH) Director/Manager Office	1	Director Office	100
980 - (ASH) Office	6973 - (ASH) Counselor	1	Mental Health	100
980 - (ASH) Office	6974 - (ASH) Student Services	1	Tutoring/Workshop	266
985 - (ASH) Office Service	6972 - (ASH) Resident Advisor	1	Workroom/Reception	368
990 - (ASH) Reading/Study Room	6976 - (ASH) Reading/Study	2	Study	467
TOTAL ASF:				37,909
TOTAL GSF:				50,040

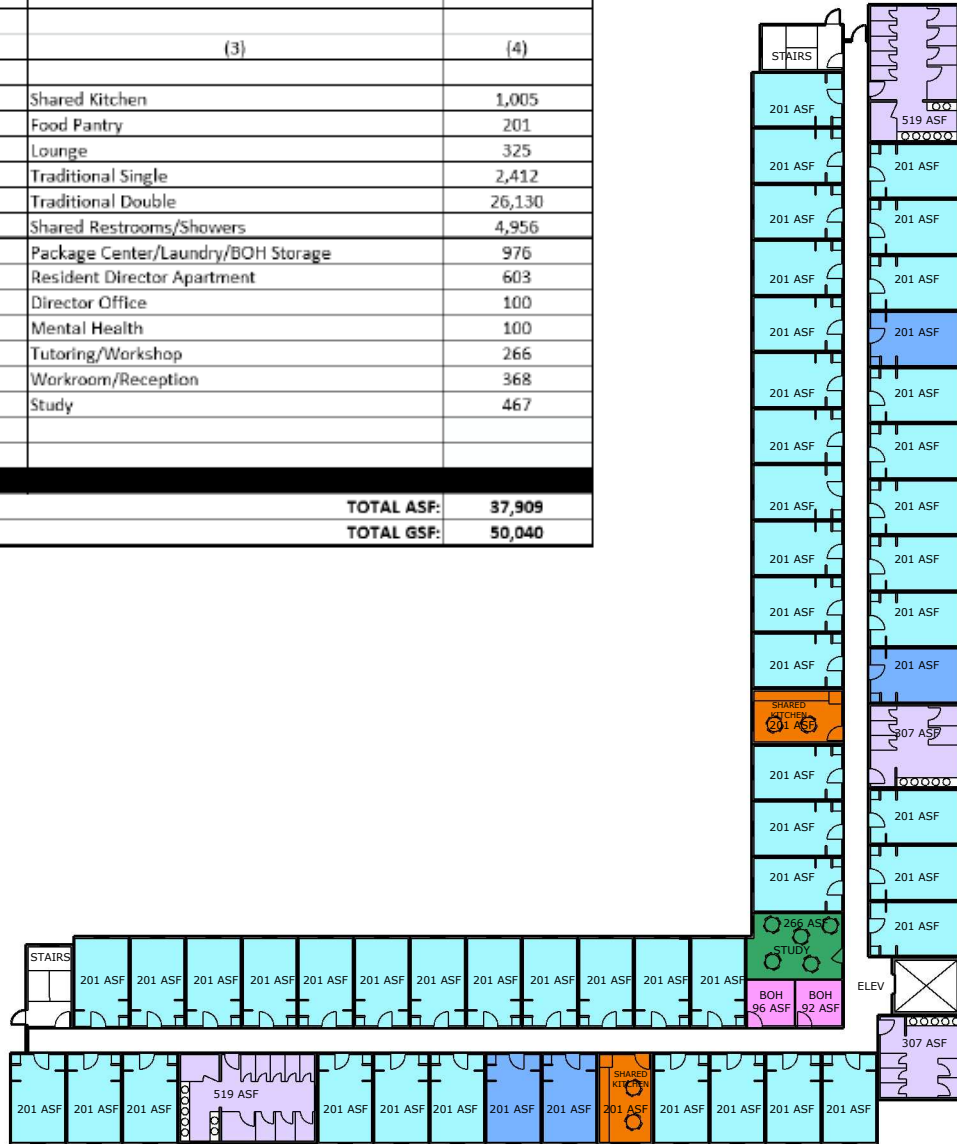


SECOND FLOOR BUILDING PLAN

SCALE 1"=40'



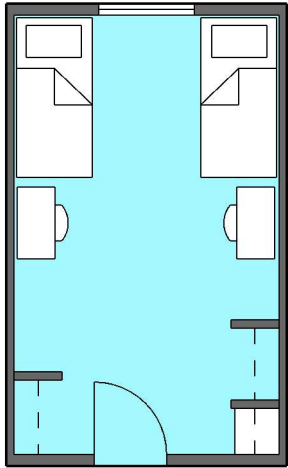
Room Type	TOP Codes	# of Rooms	Name	Project Space ASF
(1)		(2)	(3)	(4)
630 - Food Facilities	6940 - Food Services	5	Shared Kitchen	1,005
635 - Food Facilities Service	6940 - Food Services	1	Food Pantry	201
650 - Lounge	6970 - Student Housing (Dormitories)	1	Lounge	325
910 - Sleep/Study without Toilet/Bat	6970 - Student Housing (Dormitories)	12	Traditional Single	2,412
910 - Sleep/Study without Toilet/Bat	6970 - Student Housing (Dormitories)	130	Traditional Double	26,130
919 - Toilet/Bath	6970 - Student Housing (Dormitories)	12	Shared Restrooms/Showers	4,956
935 - Sleep/Study Service	6970 - Student Housing (Dormitories)	8	Package Center/Laundry/BOH Storage	976
950 - Apartment	6970 - Student Housing (Dormitories)	1	Resident Director Apartment	603
980 - (ASH) Office	6971 - (ASH) Director/Manager Office	1	Director Office	100
980 - (ASH) Office	6973 - (ASH) Counselor	1	Mental Health	100
980 - (ASH) Office	6974 - (ASH) Student Services	1	Tutoring/Workshop	266
985 - (ASH) Office Service	6972 - (ASH) Resident Advisor	1	Workroom/Reception	368
990 - (ASH) Reading/Study Room	6976 - (ASH) Reading/Study	2	Study	467
TOTAL ASF:				37,909
TOTAL GSF:				50,040



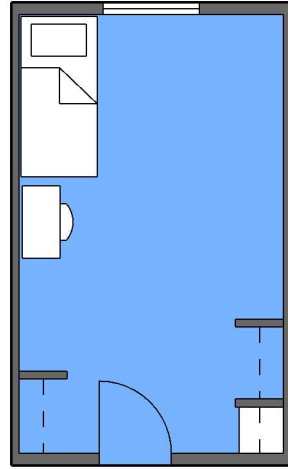
THIRD FLOOR BUILDING PLAN

SCALE 1"=40'

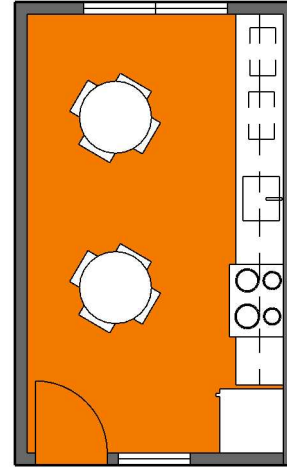




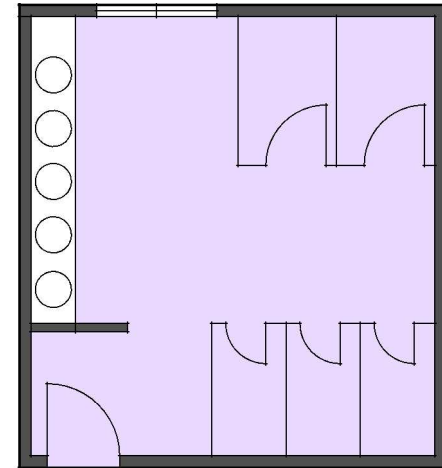
1B DOUBLE OCCUPANCY SUITE
201 ASF



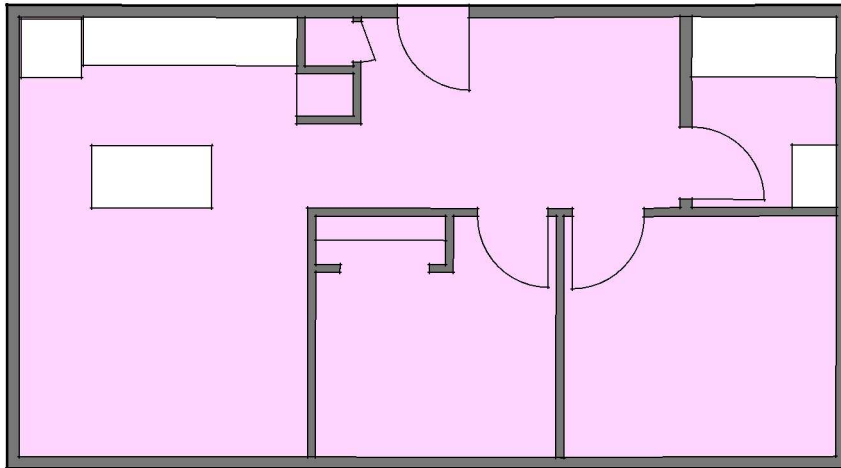
1B SINGLE OCCUPANCY SUITE
201 ASF



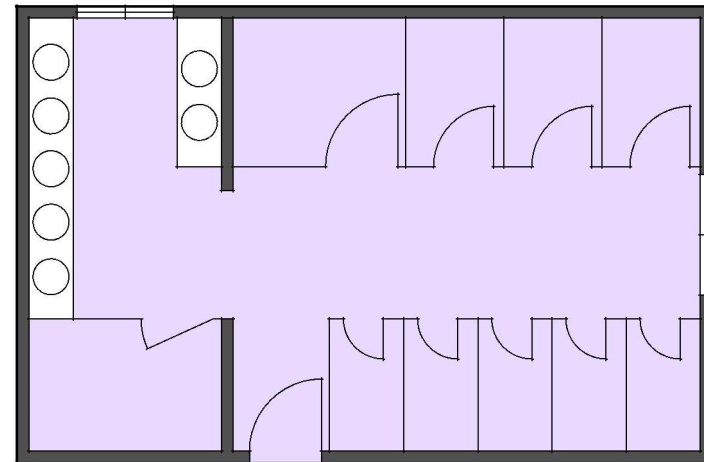
SHARED KITCHEN
201 ASF



COMMON BATHROOM
307 ASF

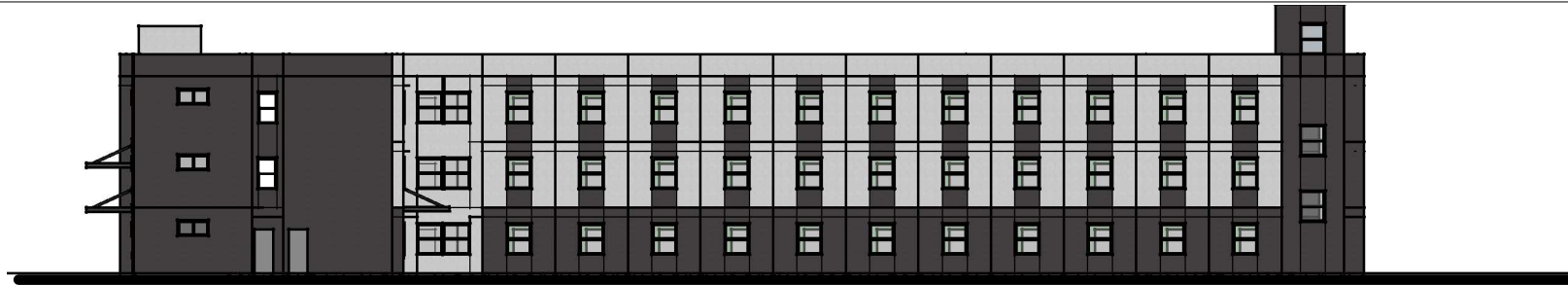


2B/ 1B RD APARTMENT
603 ASF

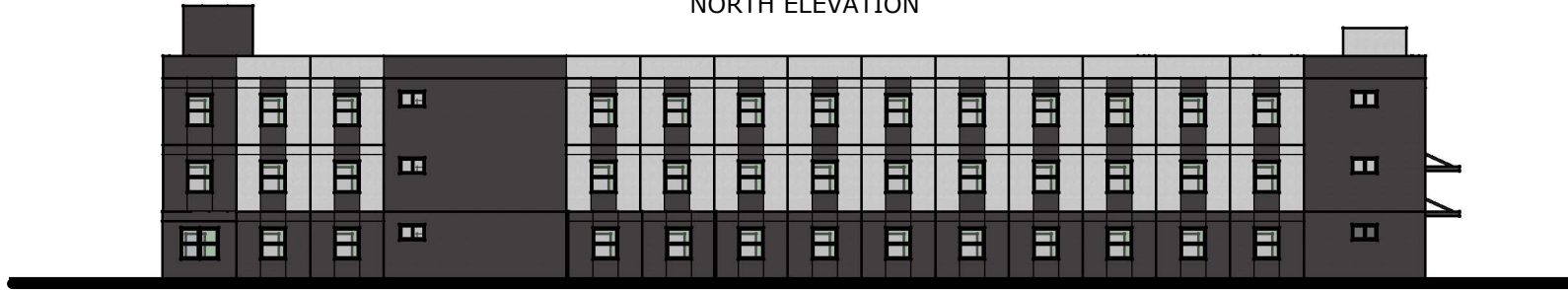


COMMON BATHROOM
519 ASF

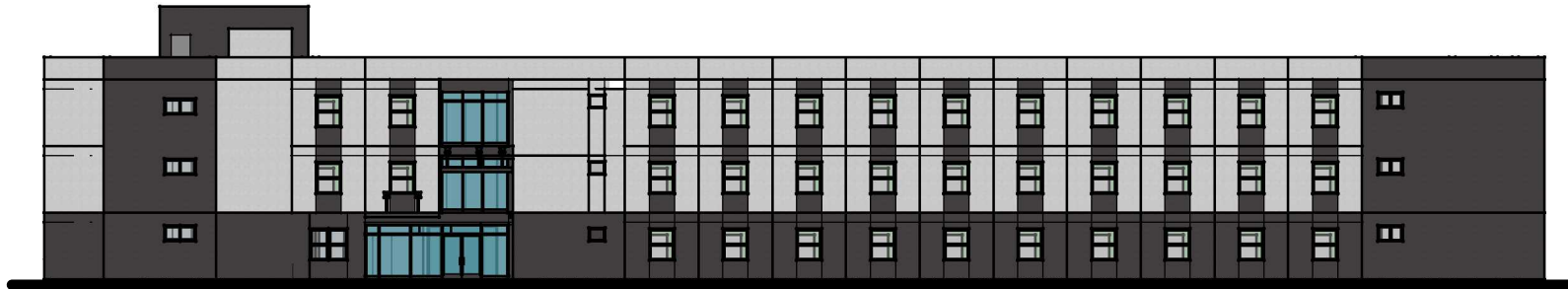
SCALE 1/8"=1'-0"



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

SCALE 1"=30'-0"



VIEW NORTH





VIEW SOUTH





VIEW WEST





VIEW EAST



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:** American River College

Project: Affordable Student Housing (Construction Grant)

Please use this and additional pages or diagrams to explain and justify items of cost not easily explained on other forms. Examples of items needing justification: site improvements, unusual or high-cost construction methods, or items of equipment that exceed ASF cost guidelines. This form, when completed, supplements both the “Quantities and Unit Costs Supporting the JCAF 32” and the “Guidelines-based Group II Equipment Cost Estimate” forms.

Not Applicable

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	\$ 45,409,178.00
Category 3 - Local Revenue (i.e., Bond Funding)	
Revenue Category 3 Subtotal	\$ -
Category 4 - Rental Income	
Revenue Category 4 Subtotal	\$ 79,814,778.62
Category 5 - Campus Income	
Revenue Category 5 Revenue	\$ -
Category 6 - Other	
Revenue Category 6 Subtotal	\$ -
Revenue Grand Total	\$ 125,223,956.62
Expenses	Lifetime Estimated Expenses
One-Time Expenses	
Development, Planning, Design, and Select Construction Hard Costs	
Development, Planning, Design, and Select Construction Hard Costs Subtotal	\$ 31,601,750.00
Recurring Expenses	
Select Construction Costs and Housing Facilities Maintenance, Infrastructure	
Construction and Maintenance Subtotal	\$ 17,564,227.89
Utilities	
Utilities Subtotal	\$ 4,624,326.58
Student Safety, Infrastructure	
Student Safety, Infrastructure Subtotal	\$ 1,037,399.99
Student Services, Program Expenses	
Student Services, Program Expenses Subtotal	\$ 858,333.32
Student Housing Support Services, Program Expenses	
Student Housing Support Services, Program Expenses Subtotal	\$ 2,447,966.62
Insurance	
Insurance Subtotal	\$ 6,761,333.21
Legal and Financial Services	
Legal and Financial Services Subtotal	\$ 2,458,333.29
Furniture, Fixtures, and Equipment	
Furniture, Fixtures, and Equipment Subtotal	\$ 1,071,199.98
Property Management Consultation	
Consultation and Other Contracted Services Subtotal	\$ 3,192,591.14
District Personnel Expenses (Salary/Wage, Contract Rate, Benefits, Other Employer Contribution)	
District Personnel Expenses Subtotal	\$ 19,560,214.61
One-Time Expense Total + Estimated Lifetime Recurring Cost	\$ 91,177,676.63
Total Lifetime Indirect Administrative Cost	\$ 9,117,767.66
Total Lifetime Estimated Cost	\$ 100,295,444.30
Net Amount (Revenue less One-Time Cost, Estimated Lifetime Recurring Cost Total, and Lifetime Indirect Administrative Cost)	
	\$ 24,928,512.32

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)	\$ 45,409,178.00	\$ -	-	0.0%	\$0	0%	\$ -	\$ 45,409,178.00
Transformative Climate Communities Grant	\$ -	\$ -	-	0.0%	\$0	0%	\$ -	\$ -
Revenue Category 2 Subtotal	\$ 45,409,178.00	\$ -	-		\$0		\$ -	\$ 45,409,178.00
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	\$ -	\$ -	-	0.0%	\$0	0%	\$ -	\$ -
Revenue Category 3 Subtotal	\$ -	\$ -	-		\$0		\$ -	\$ -
Category 4 - Rental Income								
Student Rental Income (Occupancy x Rental Fee)	\$ -	\$ 2,296,302.34	50	3.0%	\$78,839,712	0%	\$ -	\$ 78,839,711.97
Security Deposit	\$ -	21300	50	3.0%	\$731,300	0%	\$ -	\$ 731,299.99
Security Deposit Returns (Contra)	\$ -	7100	50	3.0%	\$243,767	0%	\$ -	\$ 243,766.66
Rental Application Fee	\$ -	-	50	3.0%	\$0	0%	\$ -	\$ -
Revenue Category 4 Subtotal	\$ -	\$ 2,324,702.34	-		\$79,814,779		\$ -	\$ 79,814,778.62
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	\$ 45,409,178.00	\$ 2,324,702.34	-		\$ 79,814,778.62		\$ -	\$ 125,223,956.62

*Enter 1 Year for non-recurring revenue income

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 zoning)	\$ 1,891,047.00							
Facilities Design (e.g., architectural fees, project management, detailed and schematics drawings, preliminary tests, printed materials, review fees, other design development)	\$ 1,652,388.00							
Utilities Service (e.g., water supply, storm drain, piping, trenching, sewer, gas, primary power, secondary feeder, irrigation power, other utilities services)	\$ 549,658.00							
Site Development (e.g., all demolition, rough grading, fine grading, excavation, repack soil, other site development, other site development services)	\$ 5,125,797.00							
Foundation (e.g., excavation, temporary/ permanent shoring, earth filling, DPC, concrete piles, piers, footings, grade beams, caissons, topping, other foundation services)	\$ 1,438,453.00							
Structural Framing (e.g., columns, shear wall, joists, beams/ girders, trusses, studs, lintel, roof structure, stairs, decking, applied fire proofing, other structural framing services)	\$ 13,069,960.00							
Construction Contingency	\$ 3,740,123.00							
Architectural and Engineering Oversight	\$ 748,025.00							
Tests and Inspections (e.g., code compliance, including ADA access compliance)	\$ 697,274.00							
Furniture, Fixtures, and Equipment Design	\$ 1,941,000.00							
Construction Management and Labor Compliance Program	\$ 748,025.00							
Demolition of Housing Facility at End of Useful-Life	\$ -							
Development, Planning, Design, and Select Construction Hard Costs Subtotal	\$ 31,601,750.00							
Recurring Expenses								
Select Construction Costs and Housing Facilities Maintenance, Infrastructure								
Plumbing (e.g., underground and aboveground rough in, 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)	\$ 900,000.00	\$ 4,800	50	1.00	50.00	3.0%	\$164,800	\$ 1,064,800.00
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)	\$ 1,750,000.00	\$ 9,600	50	1.00	50.00	3.0%	\$329,600	\$ 2,079,599.99
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)	\$ 1,337,768.00	\$ -	50	1.00	50.00	3.0%	\$0	\$ 1,337,768.00
Lighting (e.g., interior and exterior light fixtures, emergency lighting, switches/controls, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ 750,000.00	\$ 3,600	50	1.00	50.00	3.0%	\$123,600	\$ 873,600.00
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)	\$ 1,000,000.00	\$ 9,000	30	1.67	50.00	3.0%	\$309,000	\$ 1,308,999.99
Heating, Ventilation, and Air Conditioning - Distribution System (e.g., ducts, piping, grilles/ diffusers, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ 1,500,000.00	\$ 2,400	30	1.67	50.00	3.0%	\$82,400	\$ 1,582,400.00
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)	\$ 380,000.00	\$ 18,000	30	1.67	50.00	3.0%	\$618,000	\$ 997,999.99
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)	\$ 1,500,000.00	\$ 1,200	30	1.67	50.00	3.0%	\$41,200	\$ 1,541,200.00
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)	\$ 1,200,000.00	\$ 800	30	1.67	50.00	3.0%	\$27,467	\$ 1,227,466.67
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)	\$ 1,050,000.00	\$ 54,100	30	1.67	50.00	3.0%	\$1,857,433	\$ 2,907,433.30
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)	\$ -	\$ -	15	3.33	50.00	3.0%	\$0	\$ -
Landscape (e.g., vegetation, irrigation systems - include all costs associated with replacement, upgrade, retrofit)	\$ 250,000.00	\$ 24,960	15	3.33	50.00	3.0%	\$856,960	\$ 1,106,959.98
Hardscape (e.g., concrete work, fencing, site furniture, signage, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ 300,000.00	\$ -	15	3.33	50.00	3.0%	\$0	\$ 300,000.00
Removal Cost (e.g., cost for removal of old systems, etc. - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ -	50	1.00	50.00	3.0%	\$0	\$ -
Other Maintenance - Include all costs associated repair, replacement, upgrade, and/or retrofit)	\$ -	\$ 36,000	50	1.00	50.00	3.0%	\$1,236,000	\$ 1,235,999.98
Construction and Maintenance Subtotal	\$ 11,917,768.00	\$ 164,460.00					\$5,646,460	\$ 17,564,227.89
Utilities								
Electricity	\$ -	\$ 60,000.00	1	50.00	50.00	3.0%	\$2,060,000	\$ 2,059,999.96
Gas	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Water/ Sewer	\$ -	\$ 30,000.00	1	50.00	50.00	3.0%	\$1,030,000	\$ 1,029,999.98
Refuse Disposal (e.g., garbage, recycling, compost)	\$ -	\$ 10,000.00	1	50.00	50.00	3.0%	\$343,333	\$ 343,333.33
Technology (e.g., cable TV, internet, and phone service)	\$ 435,660.00	\$ 22,000.00	1	50.00	50.00	3.0%	\$755,333	\$ 1,190,993.32
Other Utilities Costs	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Utilities Subtotal	\$ 435,660.00	\$ 122,000.00					\$4,188,667	\$ 4,624,326.58
Student Safety, Infrastructure								

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
Fire Protection Systems (e.g., alarms, emergency lights/strobes, signage, sprinklers, and halon suppression systems)	\$ 180,000.00	\$ 1,200	15	3.33	50.00	3.0%	\$41,200	\$ 221,200.00
Fire Protection Equipment (e.g., extinguishers, evacuation equipment)	\$ 60,000.00	\$ 2,400	15	3.33	50.00	3.0%	\$82,400	\$ 142,400.00
Security Monitoring System and Cameras - Indoor and Outdoor	\$ 185,000.00	\$ 1,800.00	15	3.33	50.00	3.0%	\$61,800	\$ 246,800.00
Building Access Controls and Systems (e.g., keypads, access cards/card readers)	\$ 244,000.00	\$ 1,500.00	15	3.33	50.00	3.0%	\$51,500	\$ 295,500.00
Intrusion Alarms	\$ -	\$ -	15	3.33	50.00	3.0%	\$0	\$ -
Emergency Call Boxes	\$ 80,000.00	\$ -	15	3.33	50.00	3.0%	\$0	\$ 80,000.00
Centralized Security Management Systems	\$ -	\$ -	15	3.33	50.00	3.0%	\$0	\$ -
Other Student Safety Expenses	\$ -	\$ 1,500.00	15	3.33	50.00	3.0%	\$51,500	\$ 51,500.00
Student Safety, Infrastructure Subtotal	\$ 749,000.00	\$ 8,400.00					\$288,400	\$ 1,037,399.99
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)	\$ -	\$ 25,000.00	15	3.33	50.00	3.0%	\$858,333	\$ 858,333.32
Healthcare Services (e.g., onsite or referral health services)	\$ -	\$ -	15	3.33	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)	\$ -	\$ -	15	3.33	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)	\$ -	\$ -	15	3.33	50.00	3.0%	\$0	\$ -
Financial Aid Services (e.g., state and federal financial aid, financial literacy)	\$ -	\$ -	15	3.33	50.00	3.0%	\$0	\$ -
Academic Counseling	\$ -	\$ -	15	3.33	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)	\$ -	\$ -	15	3.33	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)	\$ -	\$ -	15	3.33	50.00	3.0%	\$0	\$ -
Other Student Services Expenses	\$ -	\$ -	15	3.33	50.00	3.0%	\$0	\$ -
Student Services, Program Expenses Subtotal	\$ -	\$ 25,000.00					\$858,333	\$ 858,333.32
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	20	2.50	50.00	3.0%	\$391,400	\$ 391,399.99
Residential Advising Services (e.g., organizational structure to support student housing, staff planning, development of programs, policies, service protocols, emergency protocols, and guidelines)	\$ -	\$ 29,900.00	20	2.50	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	20	2.50	50.00	3.0%	\$171,667	\$ 171,666.66
Other Student Housing Support Expenses	\$ -	\$ 25,000.00	20	2.50	50.00	3.0%	\$858,333	\$ 858,333.32
Student Housing Support Services, Program Expenses Subtotal	\$ -	\$ 71,300.00					\$2,447,967	\$ 2,447,966.62
Insurance								
General Liability	\$ -	\$ 44,000.00	1	50.00	50.00	3.0%	\$1,510,667	\$ 1,510,666.64
Property Insurance (e.g., weather-related damage, damage from utility failure, accidents, theft, vandalism)	\$ -	\$ 84,000.00	1	50.00	50.00	3.0%	\$2,884,000	\$ 2,883,999.94
Insurance for Regional Risks (e.g., flood, earthquake, fire)	\$ -	\$ 50,000.00	1	50.00	50.00	3.0%	\$1,716,667	\$ 1,716,666.63
Landlord Insurance (e.g., property insurance, business interruption, wrongful eviction)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Other Insurance Expenses	\$ 650,000.00	\$ -	1	50.00	50.00	3.0%	\$0	\$ 650,000.00
Insurance Subtotal	\$ 650,000.00	\$ 178,000.00					\$6,111,333	\$ 6,761,333.21
Legal and Financial Services								
Legal Review of Housing Policies and Guidelines	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
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)	\$ -	\$ 15,000.00	1	50.00	50.00	3.0%	\$515,000	\$ 514,999.99
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)	\$ -	\$ 5,000.00	1	50.00	50.00	3.0%	\$171,667	\$ 171,666.66
Financial Services (e.g., financial analysis, planning, accounting, audit, compliance)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Debt Service Terms Development	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Other Legal Services Expenses	\$ 55,000.00	\$ 50,000.00	1	50.00	50.00	3.0%	\$1,716,667	\$ 1,771,666.63
Legal and Financial Services Subtotal	\$ 55,000.00	\$ 70,000.00					\$2,403,333	\$ 2,458,333.29
Furniture, Fixtures, and Equipment								
Apartment Appliances - Refrigerator	\$ -	\$ -	10	5.00	50.00	3.0%	\$0	\$ -
Apartment Appliances - Stove/ Range	\$ -	\$ -	10	5.00	50.00	3.0%	\$0	\$ -
Apartment Appliances - Microwave	\$ -	\$ -	10	5.00	50.00	3.0%	\$0	\$ -
Apartment Furniture - Bed	\$ -	\$ -	10	5.00	50.00	3.0%	\$0	\$ -
Apartment Furniture - Seating	\$ -	\$ -	10	5.00	50.00	3.0%	\$0	\$ -
Apartment Furniture - Tables	\$ -	\$ -	10	5.00	50.00	3.0%	\$0	\$ -
Apartment Furniture - Desks	\$ -	\$ -	10	5.00	50.00	3.0%	\$0	\$ -
Apartment Furniture - Window Blinds	\$ -	\$ -	10	5.00	50.00	3.0%	\$0	\$ -
Common Spaces Furniture - Seating	\$ -	\$ -	10	5.00	50.00	3.0%	\$0	\$ -
Common Spaces - Tables	\$ -	\$ -	10	5.00	50.00	3.0%	\$0	\$ -
Common Spaces - Desks	\$ -	\$ -	10	5.00	50.00	3.0%	\$0	\$ -
Common Spaces - Electronics (e.g., computers, televisions)	\$ -	\$ -	10	5.00	50.00	3.0%	\$0	\$ -
Common Spaces - Décor	\$ -	\$ -	10	5.00	50.00	3.0%	\$0	\$ -
Common Spaces - Laundry (e.g., washers, dryers, components)	\$ -	\$ -	10	5.00	50.00	3.0%	\$0	\$ -
Repair and Removal Services	\$ -	\$ -	10	5.00	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	\$ -	\$ 31,200.00					\$1,071,200	\$ 1,071,199.98
Consultation and Other Contracted Services								
Property Management Consultation	\$ -	\$ 92,988.09	1	50.00	50.00	3.0%	\$3,192,591	\$ 3,192,591.14
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	\$ -

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
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	\$ -	\$ 92,988.09					\$3,192,591	\$ 3,192,591.14
District Personnel Expenses (Salary/Wage, Contract Rate, Benefits, Other Employer Contribution)								
Maintenance and Repairs - Facilities, Property Management, and/or Business Services Administration Time	\$ -	\$ 60,740.00	1	50.00	50.00	3.0%	\$2,085,407	\$ 2,085,406.63
Maintenance and Repairs - Janitorial and Maintenance Staff Time (e.g., cleaning, disposal, repair, installation)	\$ -	\$ 217,335.00	1	50.00	50.00	3.0%	\$7,461,835	\$ 7,461,834.85
Maintenance and Repairs - Grounds and landscaping (e.g., exterior spaces, hardscape, parking lot, landscaping)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Utilities-Related - Facilities, Property Management, and/or Business Services Administration Time	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Utilities-Related - Utilities/ Sustainability/ Energy Program Staff	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Student Safety - Facilities, Property Management, and/or Business Services Administration Time	\$ -	\$ 35,000.00	1	50.00	50.00	3.0%	\$1,201,667	\$ 1,201,666.64
Student Safety - Security Staff/ Sworn Officers' Time	\$ -	\$ 90,000.00	1	50.00	50.00	3.0%	\$3,090,000	\$ 3,089,999.94
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	\$ -	\$ 25,000.00	1	50.00	50.00	3.0%	\$858,333	\$ 858,333.32
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	\$ -	\$ 111,565.00	1	50.00	50.00	3.0%	\$3,830,398	\$ 3,830,398.26
Student Housing Support - Resident Management and Advisors Time (e.g., available at all times and weekends and holidays)	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
Insurance and/ or Legal Services - General Counsel and Business Services Administration Time	\$ -	\$ 30,075.00	1	50.00	50.00	3.0%	\$1,032,575	\$ 1,032,574.98
Insurance and/ or Legal Services - Risk Management Staff Time	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
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 Administration Time	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
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	\$ -	\$ -	1	50.00	50.00	3.0%	\$0	\$ -
District Personnel Expenses Subtotal	\$ -	\$ 569,715.00					\$19,560,215	\$ 19,560,214.61

Total Cost of Ownership Totals	Cost
One-Time Cost Total	\$ 31,601,750.00
Initial Cost Total	\$ 13,807,428.00
Estimated Annual Cost Total	\$ 1,333,063.09
Present Value of Annual Cost Total	\$ 45,768,498.63
Estimated Lifetime Reoccurring Cost Total	\$ 59,575,926.63

Indirect Administrative Cost Calculation	One-Time Expense Total + Estimated Lifetime Reoccurring Cost	Percentage of Total Program Cost	Total Lifetime Indirect Administrative Cost
Indirect Administrative Cost	\$ 91,177,676.63	10%	\$ 9,117,767.66

Grand Totals	One-Time Cost Total	Estimated Lifetime Reoccurring Cost Total	Total Lifetime Indirect Administrative Cost	Total Lifetime Estimated Cost
Total Costs	\$ 31,601,750.00	\$ 59,575,926.63	\$ 9,117,767.66	\$ 100,295,444.30