

# Final Project Proposal

2027-28

Community College Construction Act of 1980  
Capital Outlay Budget Change Proposal

**Rodda Hall North Modernization**

Proposal Name

**Los Rios Community College District**

Community College District

**Sacramento City College**

College or Center

**July 1, 2025**

Date

A \_\_\_\_\_ P   x   W   x   C   x   E \_\_\_\_\_

## 2.1 FINAL PROJECT PROPOSAL CHECKLIST

<b>District:</b>	Los Rios Community College District	
<b>College:</b>	Sacramento City College	
<b>Project:</b>	Rodda Hall North Modernization	
<b>Prepared by:</b>	Suniya 360 Architects	<b>Date:</b> July 1, 2025

Section	Description	Status	Date
1.1	Title Page	<u>Complete</u>	<u>04/30/2025</u>
2.1	Final Project Proposal Checklist	<u>Complete</u>	<u>04/30/2025</u>
3.1	Approval Page - Final Project Proposal (with original signatures)	<u>Complete</u>	<u>07/01/2025</u>
3.2	Project Terms and Conditions	<u>Complete</u>	<u>04/30/2025</u>
4.1	Analysis of Building Space Use and WSCH - JCAF 31	<u>Complete</u>	<u>04/30/2025</u>
5.1	Cost Estimate Summary - JCAF 32	<u>Complete</u>	<u>04/30/2025</u>
5.2	Quantities and Unit Costs supporting the JCAF 32	<u>Complete</u>	<u>04/30/2025</u>
6.1	Board of Governors Energy and Sustainability Policy	<u>Complete</u>	<u>04/30/2025</u>
7.1	Responses to Specific Requirements - State Administrative Manual	<u>Complete</u>	<u>04/30/2025</u>
8.1	California Environmental Quality Act	<u>Complete</u>	<u>04/30/2025</u>
9.1	Analysis of Future Costs	<u>Complete</u>	<u>04/30/2025</u>
10.1	Campus Plot Plan	<u>Complete</u>	<u>04/30/2025</u>
10.2	Site Plan	<u>Complete</u>	<u>04/30/2025</u>
10.3- 10.5	Floor Plans	<u>Complete</u>	<u>04/30/2025</u>
10.6	Elevations	<u>Complete</u>	<u>04/30/2025</u>
11.1	Guideline-Based Group II Equipment Cost Estimates - JCAF 33	<u>Complete</u>	<u>04/30/2025</u>
12.1	Justification of Additional Costs exceeding Guidelines	<u>Complete</u>	<u>04/30/2025</u>
13.1	Detailed Equipment List	<u>N/A</u>	<u>                    </u>

### 3.1 APPROVAL PAGE

#### Final Project Proposal

Budget Year 2027-28

**District:** Los Rios Community College District

**Project Location:** Sacramento City College  
(College, campus, or center)

**Project Name:** Rodda Hall North Modernization

The district proposes funds for inclusion in the State capital outlay budget (check items):

preliminary plans ☒ working drawings ☒ , construction ☒ , equipment ☐

#### District Certification

**Contact Person:** Pablo Manzo **Telephone:** (916) 856-3400  
(Facilities, Planning and Development)

**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 and 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:  
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 \_\_\_\_\_

### 3.2 PROJECT TERMS AND CONDITIONS

**District:** Los Rios CCD

**College:** Sacramento City College

**Project:** Rodda Hall North Modernization

**Budget Year:** 2027-28

1. The applicant hereby requests state funds in the amount prescribed by law for the project named herein. All parts and exhibits contained in or referred to in this application are submitted with and made part of this application.
2. The applicant hereby assures the Board of Governors of the California Community Colleges that:
  - a. Pursuant to the provisions of Section 57001.5 of Title 5 no part of this application includes a request for funding the planning or construction of dormitories, stadia, the improvement of sites for student or staff parking, single-purpose auditoriums or student centers other than cafeterias. The facilities included in the proposed project will be used for one or more of the purposes authorized in 57001.5 of Title 5.
  - b. Any state funds received pursuant to this application shall be used solely for defraying the development costs of the proposed project.

If the application is approved, the construction covered by the application shall be undertaken in an economical manner and will not be of elaborate or extravagant design or materials.
  - c. Pursuant to the provisions of Section 81837 of the *Education Code*, approval of the final plans and specifications for construction will be obtained from the Board of Governors of the California Community Colleges before any contract is let for the construction.
  - d. No changes in construction plans or specifications made after approval of final plans which would alter the scope of work, function assignable and/or gross areas, utilities, or safety of the facility will be made without prior approval of the Chancellor's Office of the California Community Colleges and the Department of General Services, Division of the State Architects.
  - e. Pursuant to the provisions of Section 57011 of Title 5, upon completion of a project the governing board shall submit to the Chancellor's Office, within 30 days after the closure of the current fiscal year, a final report on all expenditures in connection with the sources of the funds expended. The district shall be subject to a state post-audit review of fund claims for all such projects.
  - f. Architectural or engineering supervision and inspection will be provided at the construction site to ensure that the work was completed in compliance with the provisions of Section 81130 of the *Education Code* and that it conforms to the approved plans and specifications.
  - g. Pursuant to the provisions of Section 8 of the *Budget Act*, no contract will be awarded prior to the allocation of funds to the Board of Governors by the Public Works Board.
3. It is understood by the applicant that:
  - a. No claim against any funds awarded on this application shall be approved which is for work or materials not a part of the project presented in this application as it will be finally allocated by the Public Works Board.
  - b. The failure to abide by each of the assurances made herein entitles the Board of Governors of the California Community Colleges to withhold all or some portion of any funds awarded on this application.
  - c. Any fraudulent statement which materially affects any substantial portion of the project presented in this application, as it may be finally approved, entitles the Board of Governors of the California Community Colleges to terminate this application or payment of any funds awarded on the project presented in this application.
4. It is further understood that:
  - a. The appropriation which may be made for the project presented in this application does not make an absolute grant of that amount to the applicant.
  - b. The appropriation is made only to fund the project presented in this application, as it is finally approved, regardless of whether the actual cost is less than or equals the appropriation.
  - c. A reduction in the scope of the project or assignable areas shall result in a proportionate reduction in the funds available from the appropriation.

**Los Rios Community College District (230)**
**Sacramento City College (233)**
**Project: Rodda Hall North**

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
110	Classroom	0099	General Assignment	0	7,462	-7,462
110	Classroom	0099	General Assignment	7,356	0	7,356
115	Classroom Service	0099	General Assignment	0	212	-212
210	Class Lab	2202	Anthropology	212	0	212
250	Non-Class Lab	0934	Electronics and Electric Technology	0	265	-265
310	Office	0099	General Assignment	4,583	0	4,583
310	Office	0099	General Assignment	0	1,734	-1,734
310	Office	1700	Mathematics	0	2,971	-2,971
310	Office	6010	Academic Administration	842	0	842
310	Office	6010	Academic Administration	0	1,408	-1,408
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	0	88	-88
310	Office	6220	Student Records, Statistics and Publications	0	2,306	-2,306
310	Office	6310	Counseling Services	0	1,497	-1,497
310	Office	6310	Counseling Services	3,286	0	3,286
310	Office	6320	Placement Services	0	2,250	-2,250
310	Office	6430	Extended Opportunity Programs and Services (EOPS)	978	0	978
310	Office	6460	Financial Aid	0	664	-664
310	Office	6499	Other Student Services	2,018	0	2,018
310	Office	6610	Institutional Research	575	0	575
310	Office	6610	Institutional Research	0	473	-473
310	Office	6620	Management Planning Functions	0	894	-894
310	Office	6620	Management Planning Functions	667	0	667
310	Office	6710	Community Relations	0	539	-539
310	Office	6720	Fiscal Operations	0	940	-940
310	Office	6720	Fiscal Operations	514	0	514
310	Office	6750	Staff Development	0	83	-83
310	Office	6791	General Administration Services	0	1,628	-1,628
310	Office	6791	General Administration Services	506	0	506
315	Office Service	0099	General Assignment	700	0	700
315	Office Service	0099	General Assignment	0	323	-323
315	Office Service	6010	Academic Administration	0	80	-80
315	Office Service	6010	Academic Administration	313	0	313
315	Office Service	6220	Student Records, Statistics and Publications	0	264	-264
315	Office Service	6310	Counseling Services	0	554	-554
315	Office Service	6310	Counseling Services	1,840	0	1,840
315	Office Service	6430	Extended Opportunity Programs and Services (EOPS)	902	0	902
315	Office Service	6460	Financial Aid	0	382	-382
315	Office Service	6499	Other Student Services	1,012	0	1,012

315	Office Service	6620	Management Planning Functions	349	0	349
315	Office Service	6720	Fiscal Operations	511	0	511
315	Office Service	6720	Fiscal Operations	0	158	-158
315	Office Service	6750	Staff Development	0	123	-123
315	Office Service	6791	General Administration Services	436	0	436
350	Conference Room	0099	General Assignment	0	226	-226
350	Conference Room	6310	Counseling Services	0	225	-225
350	Conference Room	6620	Management Planning Functions	0	288	-288
410	Read/Study Room	1700	Mathematics	0	195	-195
410	Read/Study Room	6310	Counseling Services	239	0	239
410	Read/Study Room	6310	Counseling Services	0	3,170	-3,170
410	Read/Study Room	6499	Other Student Services	640	0	640
430	Library - Electronic Carrels	6460	Financial Aid	0	123	-123
535	A/V, Radio, TV Service	6770	Logistical Services	0	112	-112
540	Clinic St Care	1700	Mathematics	117	0	117
540	Clinic St Care	1700	Mathematics	0	49	-49
640	Lactation Room	0099	General Assignment	68	0	68
650	Lounge	0099	General Assignment	1,510	0	1,510
650	Lounge	6320	Placement Services	0	148	-148
650	Lounge	6750	Staff Development	0	403	-403
650	Lounge	6799	Other General Institutional Support Services	785	0	785
655	Lounge Service	6220	Student Records, Statistics and Publications	0	35	-35
680	Meeting Room	6750	Staff Development	0	861	-861
680	Meeting Room	6799	Other General Institutional Support Services	2,819	0	2,819
685	Meeting Room Service	6750	Staff Development	0	116	-116
685	Meeting Room Service	6799	Other General Institutional Support Services	88	0	88
730	Storage	0099	General Assignment	0	85	-85
730	Storage	6510	Building Maintenance and Operation Support	256	0	256
810	Patient Bedroom	6440	Health Services	0	195	-195
820	Patient Bath	6440	Health Services	0	86	-86
830	Nurse Station	6440	Health Services	0	339	-339
850	Treatment	6440	Health Services	0	109	-109
895	Health Care Service	6440	Health Services	0	59	-59
<b>TOTAL</b>	-	-		<b>34,122</b>	<b>34,122</b>	<b>0</b>

DISTRICT Los Rios Community College District			CAMPUS Sacramento City College		
Project Name: Rodda Hall North		Date Prepared: 4/29/2025		Estimate CCI: 9876	
Prepared By: Suniya 360		Estimate EPI: 5455		CFIS Ref. #:	
				Budget Ref. #:	
	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
<b>1. SITE ACQUISITION (CCI: 9876)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>2. PRELIMINARY PLANS (CCI: 9876)</b>	<b>\$1,665,549</b>	<b>\$641,608</b>	<b>\$723,515</b>	<b>\$300,427</b>	
2 - A. Architectural Fees for Preliminary Plans	\$1,139,872			\$233,665	
2 - B. Project Management for Preliminary Plans	\$325,678			\$66,761	
2 - C. Division of the State Architect Plan Check Fee	\$0			\$0	
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$0			\$0	
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$200,000			\$0	
<b>3. WORKING DRAWINGS (CCI: 9876)</b>	<b>\$1,813,965</b>	<b>\$690,410</b>	<b>\$778,548</b>	<b>\$345,007</b>	
3 - A. Architectural Fees for Working Drawings	\$1,302,710			\$267,046	
3 - B. Project Management for Working Drawings	\$0			\$0	
3 - C. Division of the State Architect Plan Check Fee	\$248,204			\$58,887	
3 - D. Community Colleges Plan Check Fee	\$93,051			\$19,075	
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$170,000			\$0	
(Total PW may not exceed 13% of construction)	\$0			\$0	
<b>4. CONSTRUCTION - HARD COSTS (CCI: 9876)</b>	<b>\$32,567,761</b>	<b>\$15,786,668</b>	<b>\$10,104,947</b>	<b>\$6,676,146</b>	
4 - A. Utility Service	\$1,019,735			\$0	
4 - B. Site Development - Service	\$1,218,780			\$0	
4 - C. Site Development - General	\$0			\$0	
4 - D. Site Development - Other	\$2,048,927			\$0	
4 - E. Reconstruction	\$20,974,925			\$0	
4 - F. New Construction (Building) (w/Group 1 equip)	\$0			\$0	
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$629,248			\$0	
4 - H. Other	\$6,676,146			\$6,676,146	
<b>5. CONTINGENCY (CCI: 9876)</b>	<b>\$2,279,743</b>	<b>\$0</b>	<b>\$1,812,413</b>	<b>\$467,330</b>	
5. Contingency	\$2,279,743			\$467,330	
<b>6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 9876)</b>	<b>\$814,194</b>	<b>\$0</b>	<b>\$647,290</b>	<b>\$166,904</b>	
6. Architectural and Engineering Oversight	\$814,194			\$166,904	
<b>7. TESTS AND INSPECTIONS (CCI: 9876)</b>	<b>\$707,616</b>	<b>\$0</b>	<b>\$562,560</b>	<b>\$145,056</b>	
A. Tests	\$325,678			\$0	
B. DSA Inspections	\$381,938			\$0	
<b>8. CONSTRUCTION MANAGEMENT (CCI: 9876)</b>	<b>\$651,355</b>	<b>\$0</b>	<b>\$517,832</b>	<b>\$133,523</b>	
8. Construction Management	\$651,355			\$133,523	
<b>9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 9876)</b>	<b>\$37,020,669</b>	<b>\$15,786,668</b>	<b>\$13,645,042</b>	<b>\$7,588,959</b>	
Total Construction Costs	\$37,020,669			\$7,588,959	
<b>10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)</b>	<b>\$1,362,359</b>	<b>\$0</b>	<b>\$1,362,359</b>	<b>\$0</b>	
10 - A. Furniture and Group II Equipment	\$1,362,359			\$0	
<b>11. Total Project Costs (Items 1, 2, 3, 9, and 10)</b>	<b>\$41,862,543</b>	<b>\$17,118,686</b>	<b>\$16,509,464</b>	<b>\$8,234,393</b>	
<b>12. Project Data</b>	<b>Gross Square Feet</b>	<b>Assignable Square Feet</b>	<b>ASF:GSF Ratio</b>	<b>Unit Cost Per ASF</b>	<b>Unit Cost Per GSF</b>
New Construction	0	0	0%	\$0.00	\$0.00
Reconstruction	61,894	34,122	55%	\$614.70	\$338.88
<b>13. Anticipated Time Schedule</b>					
Start Preliminary Plans	7/1/2027	Advertise Bid for Construction		4/1/2029	
Start Working Drawings	1/1/2028	Award Construction Contract		7/1/2029	
Complete Working Drawings	7/1/2028	Advertise Bid for Equipment		2/1/2030	
DSA Final Approval	3/1/2029	Complete Project and Notice of Completion		1/1/2031	
<b>14.</b>	<b>State Funded</b>	<b>District Funded</b>		<b>District Funded Total</b>	
		<b>Supportable</b>	<b>Non Supportable</b>		
Preliminary Plans	\$641,608	\$723,515	\$300,427	\$1,023,942	
Working Drawings	\$690,410	\$778,548	\$345,007	\$1,123,555	
Construction	\$15,786,668	\$13,645,042	\$7,588,959	\$21,234,001	
Equipment	\$0	\$1,362,359	\$0	\$1,362,359	
Total Costs	\$17,118,686	\$16,509,464	\$8,234,393	\$24,743,857	
% of SS Costs	40.89%	59.11%	Project Total	\$41,862,543	
Points % Calc	49.97%	50.03%	SS Total	\$33,628,150	

Report Generated: 4/29/2025

DISTRICT Los Rios Community College District		CAMPUS	Sacramento City College	
Project Name: Rodda Hall North	Date Prepared: 4/29/2025	Estimate CCI: 9876	CFIS Ref. #:	
	Prepared By: Suniya 360	Estimate EPI: 5455	Budget Ref. #:	
	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
<b>1. SITE ACQUISITION (CCI: 9876)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2. PRELIMINARY PLANS (CCI: 9876)</b>	<b>\$1,665,549</b>	<b>\$641,608</b>	<b>\$723,515</b>	<b>\$300,427</b>
2 - A. Architectural Fees for Preliminary Plans	\$1,139,872			\$233,665
1. Architect fee for Schematic and Preliminary plans - New Construction NewConst x 8.0% x 35.0%	\$0			\$0
2. Architect fee for Schematic and Preliminary plans - ReConstruction ReConst x 10.0% x 35.0%	\$1,139,872			\$0
2 - B. Project Management for Preliminary Plans	\$325,678			\$66,761
1. Project Administration/Management TotalConst * 1.0%	\$325,678			\$0
2 - C. Division of the State Architect Plan Check Fee	\$0			\$0
1. Structural Safety Fee	\$0			\$0
2. Fire, Life Safety Fee	\$0			\$0
3. Access Compliance Fee	\$0			\$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$0			\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$200,000			\$0
3rd Party Estimator	\$30,000			\$0
LEED Green Code Commissioning Consultant	\$80,000			\$0
Acoustical Consultant	\$50,000			\$0
Hazardous Materials Consultant	\$40,000			\$0
<b>3. WORKING DRAWINGS (CCI: 9876)</b>	<b>\$1,813,965</b>	<b>\$690,410</b>	<b>\$778,548</b>	<b>\$345,007</b>
3 - A. Architectural Fees for Working Drawings	\$1,302,710			\$267,046
1. Architect fee for Schematic and Working Drawings- New Construction NewConst x 8.0% x 40.0%	\$0			\$0
2. Architect fee for Schematic and Working Drawings - ReConstruction ReConst x 10.0% x 40.0%	\$1,302,710			\$0
3 - B. Project Management for Working Drawings	\$0			\$0
1. Project Administration/Management TotalConst * 1.0%	\$0			\$0
3 - C. Division of the State Architect Plan Check Fee	\$248,204			\$58,887
1. Structural Safety Fee	\$178,116			\$0



# FUSION

# JCAF32 Cost Estimate Summary QUC

2. Fire, Life Safety Fee	\$34,784			\$0
3. Access Compliance Fee	\$35,304			\$0
3 - D. Community Colleges Plan Check Fee	\$93,051			\$19,075
1. Community Colleges Plan Check Fee (2/7 of 1% of Construction Cost) 2/7 of 1% of Construction Cost	\$93,051			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$170,000			\$0
Printing, Advertising and Legal Services	\$50,000			\$0
LEED Green Code Commissioning Consultant	\$80,000			\$0
3rd Party Estimator	\$40,000			\$0
(Total PW may not exceed 13% of construction)	\$0			\$0
<b>4. CONSTRUCTION - HARD COSTS (CCI: 9876)</b>	<b>\$32,567,761</b>	<b>\$15,786,668</b>	<b>\$10,104,947</b>	<b>\$6,676,146</b>
4 - A. Utility Service	\$1,019,735			\$0
See FPP Estimate - Replace 200 TN Chiller and 1.5M BTU Boiler	\$1,012,500			\$0
4 - B. Site Development - Service	\$1,218,780			\$0
See FPP Estimate - Hazardous Materials Abatement	\$1,220,000			\$0
4 - C. Site Development - General	\$0			\$0
4 - D. Site Development - Other	\$2,048,927			\$0
See FPP Estimate - Install 351KW PVs and Battery per CA Code Requirements	\$2,132,325			\$0
4 - E. Reconstruction	\$20,974,925			\$0
Reconstruction from JCAF31 Reconstruction from JCAF31	\$20,974,925			\$0
4 - F. New Construction (Building) (w/Group 1 equip)	\$0			\$0
New Construction from JCAF31 New construction from JCAF31	\$0			\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$629,248			\$0
Energy Incentive (2% of New Building Costs) NewConstruction x 2.0%	\$0			\$0
Energy Incentive (3% of Renovated Building Costs) ReConstruction x2 .0%	\$629,248			\$0
4 - H. Other	\$6,676,146			\$6,676,146
Replace Exterior Glazing (Single Pane to Dual Pane) to meet CA Code Requirements	\$3,964,727			\$0
Cost Estimate Reconciliation Due to Sacramento Region Construction Market	\$2,711,419			\$0
<b>5. CONTINGENCY (CCI: 9876)</b>	<b>\$2,279,743</b>	<b>\$0</b>	<b>\$1,812,413</b>	<b>\$467,330</b>
5. Contingency	\$2,279,743			\$467,330
A. Contingency - New Construction TotalConst * 5.0%	\$0			\$0

## FUSION

## JCAF32 Cost Estimate Summary QUC

B. Contingency - Reconstruction ReConst * 7.0%		\$2,279,743			\$0
<b>6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 9876)</b>		<b>\$814,194</b>	<b>\$0</b>	<b>\$647,290</b>	<b>\$166,904</b>
6. Architectural and Engineering Oversight		\$814,194			\$166,904
A. New Construction TotalConst * 8.0% * 25.0%		\$0			\$0
B. Reconstruction ReConst * 10.0% * 25.0%		\$814,194			\$0
<b>7. TESTS AND INSPECTIONS (CCI: 9876)</b>		<b>\$707,616</b>	<b>\$0</b>	<b>\$562,560</b>	<b>\$145,056</b>
7. Tests and Inspections		\$707,616			\$145,056
A. Tests TotalConst * 1.0%		\$325,678			\$0
B. DSA Inspections ( )		\$381,938			\$0
<b>8. CONSTRUCTION MANAGEMENT (CCI: 9876)</b>		<b>\$651,355</b>	<b>\$0</b>	<b>\$517,832</b>	<b>\$133,523</b>
8. Construction Management		\$651,355			\$133,523
A. Construction Management TotalConst * 2.0%		\$651,355			\$0
<b>9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 9876)</b>		<b>\$37,020,669</b>	<b>\$15,786,668</b>	<b>\$13,645,042</b>	<b>\$7,588,959</b>
Total Construction Costs		\$37,020,669			\$7,588,959
<b>10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)</b>		<b>\$1,362,359</b>	<b>\$0</b>	<b>\$1,362,359</b>	<b>\$0</b>
10 - A. Furniture and Group II Equipment		\$1,362,359			\$0
<b>11. Total Project Costs (Items 1, 2, 3, 9, and 10)</b>		<b>\$41,862,543</b>	<b>\$17,118,686</b>	<b>\$16,509,464</b>	<b>\$8,234,393</b>
<b>12. Project Data</b>	<b>Gross Square Feet</b>	<b>Assignable Square Feet</b>	<b>ASF:GSF Ratio</b>	<b>Unit Cost Per ASF</b>	<b>Unit Cost Per GSF</b>
New Construction	0	0	0%	\$0.00	\$0.00
Reconstruction	61,894	34,122	55%	\$614.70	\$338.88
<b>13. Anticipated Time Schedule</b>					
Start Preliminary Plans	7/1/2027	Advertise Bid for Construction		4/1/2029	
Start Working Drawings	1/1/2028	Award Construction Contract		7/1/2029	
Complete Working Drawings	7/1/2028	Advertise Bid for Equipment		2/1/2030	
DSA Final Approval	3/1/2029	Complete Project and Notice of Completion		1/1/2031	
<b>14.</b>	<b>State Funded</b>	<b>District Funded</b>		<b>District Funded Total</b>	
		<b>Supportable</b>	<b>Non Supportable</b>		
Preliminary Plans	\$641,608	\$723,515	\$300,427	\$1,023,942	
Working Drawings	\$690,410	\$778,548	\$345,007	\$1,123,555	
Construction	\$15,786,668	\$13,645,042	\$7,588,959	\$21,234,001	
Equipment	\$0	\$1,362,359	\$0	\$1,362,359	
Total Costs	\$17,118,686	\$16,509,464	\$8,234,393	\$24,743,857	
% of SS Costs	40.89%	59.11%	Project Total	\$41,862,543	
Points % Calc	49.97%	50.03%	SS Total	\$33,628,150	

Report Generated: 4/29/2025

## **6.1 BOARD OF GOVERNORS ENERGY AND SUSTAINABILITY POLICY**

This project will be designed to exceed Title 24, Part 6 Energy Code by 15%, consistent with the Board of Governors Energy and Sustainability policy. The design should incorporate sustainable goals for site, 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 will consider:

- Low E dual glazing will be incorporated to reduce heat gain.
- Roofing will incorporate cool roofing to reduce the heat island effect and heat gain.
- Heating and cooling will be provided by a highly energy efficient HVAC system.
- HVAC controls designed to maximize efficiency will be provided where applicable.
- Energy saving lighting will 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 will 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.

STATE OF CALIFORNIA  
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet  
DF-151 (REV 07/21)

<b>Fiscal Year</b> 2027-28	<b>Business Unit</b> 6870	<b>Department</b> Board of Governors, California Community Colleges	<b>Priority No.</b>
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<b>Budget Request Name</b> 6870-301-COBCP-2025-XX	<b>Capital Outlay Program ID</b> 5680	<b>Capital Outlay Project ID</b>
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**Project Title**

Los Rios Community College District, Sacramento City College, Rodda Hall North Modernization

**Project Status and Type**

Status: ☒ New ☐ Continuing Type: ☒ Major ☐ Minor

**Project Category (Select one)**

<input type="checkbox"/> CRI (Critical Infrastructure)	<input type="checkbox"/> WSD (Workload Space Deficiencies)	<input type="checkbox"/> ECP (Enrollment Caseload Population)	<input type="checkbox"/> SM (Seismic)
<input type="checkbox"/> FLS (Fire Life Safety)	<input checked="" type="checkbox"/> FM (Facility Modernization)	<input type="checkbox"/> PAR (Public Access Recreation)	<input type="checkbox"/> RC (Resource Conservation)

<b>Total Request (in thousands)</b> \$17,119	<b>Phase(s) to be Funded</b> PWC	<b>Total Project Cost (in thousands)</b> \$41,863
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**Budget Request Summary**

The Los Rios Community College District, Sacramento City College, Rodda Hall North Modernization Project reconstructs the 61,894 Gross Square Foot existing facility to adequately reconfigure the instructional and office spaces used by the two largest instructional divisions on campus, as well as spaces that support multiple student services, learning communities, and campus administration. The modernization will create flexible learning environments designed for current teaching pedagogies, provide better acoustics throughout, and replace the aged and outdated data, technology, electrical, mechanical, and fire protection infrastructure that is required for the comfortable and safe delivery of instruction and support services. The total 34,122 Assignable Square Feet (ASF) to be modernized includes 7,356 ASF of Classroom space, 212 ASF of Class Lab space, 20,032 ASF of Office Space, 879 ASF of Library Space, and 5,643 ASF of Other space.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b>	<b>CCCI</b> 9876
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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**Impact on Support Budget**

One-Time Costs <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Swing Space Needed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Savings <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Generate Surplus Property <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Costs <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No

**Attach comments of affected department, signed and dated by the department director or designee.**

<b>Prepared By</b>	<b>Date</b>	<b>Reviewed By</b>	<b>Date</b>
<b>Department Director</b>	<b>Date</b>	<b>Agency Secretary</b>	<b>Date</b>

**Department of Finance Use Only**

<b>Principal Program Budget Analyst</b>	<b>Date submitted to the Legislature</b>
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**A. COBCP Abstract:**

Los Rios Community College District (LRCCD), Sacramento City College, Rodda Hall North Modernization Project - \$17,118,686 for the state share of preliminary plans, working drawings and construction. The project modernizes the three-story, 61,894 Gross Square Foot Rodda Hall North to appropriately configure instructional and support spaces, address acoustical issues, and replace aged and outdated infrastructure. The total project costs are estimated at \$41,862,543 including preliminary plans \$1,665,549 (\$641,608 state, \$1,023,941 district), working drawings \$1,813,965 (\$690,410 state, \$1,123,555 district), and construction \$37,020,669 (\$15,786,668 state, \$21,234,001 district). The construction amount includes \$15,786,668 for construction contract, \$0 for contingency, \$0 for architectural and engineering services, \$0 for tests and inspections, and \$0 for construction management. The current project schedule estimates Preliminary Plans will begin in July 2027 and will be completed in December 2027. The Working Drawings are estimated to begin in January 2028 and will be completed in July 2028. Construction is scheduled to begin in July 2029 and will be completed in January 2031.

**B. Purpose of the Project:**

The California Community Colleges Board of Governors (BOG) has adopted priority funding categories and a scoring system to assist community college districts in their capital planning efforts so that capital outlay project proposals reflect the state's priorities. The BOG's priority funding categories give reference to projects that best meet the following priorities: life and safety, growth, and modernization. The proposed project successfully met the BOG's modernization priority and has received a high score.

Based on 2024-2025 data, Sacramento City College had 13,775 full-time equivalent students enrolled in its instructional programs, 50 percent of whom are low income. In Fall 2024 Sacramento City College had 450 full-time equivalent campus employees providing administrative services, student services and instruction. Los Rios Community College District and Sacramento City College are located in the greater Sacramento Region (CCD North region), which is not identified as a region of low-performance in the California Community College Vision for Success.

The Sacramento City College, Rodda Hall North Modernization Project reconstructs the existing facility to adequately reconfigure the instructional and office spaces to be used by the two largest divisions on campus: Behavioral & Social Sciences and Math, Statistics & Engineering; as well as spaces that will support multiple Student Services and Learning Communities: Counseling, Transfer Center, EOPS/CARE, Panther Den (which comprises First Year Experience, Outreach Camino De La Ciudad, Student Ambassadors, Peer Mentors), Re-emerging Scholars, Business Services, and campus Administration. The 34,122 Assignable Square Feet (ASF) consists primarily of lecture, office and other student study/gathering space. The existing building was constructed in 1975 with an interior wall system that limits the ability to reconfigure spaces and creates poor acoustics throughout the facility. The floor tracks for this wall system also create accessibility barriers, and the aged building systems do not provide the necessary infrastructure for the comfortable and safe delivery of instruction and support services.

The Rodda Hall North Modernization Project will address these issues by creating flexible teaching, learning and support spaces, while also addressing the acoustical issues, and replacing the aged data, technology, electrical, mechanical and fire protection infrastructure. The modernized building will enhance student learning and collaboration, all of which improve student success.

### *Programmatic Issues*

The Rodda Hall North instructional spaces are used by the two largest divisions on campus, Behavioral & Social Sciences and Math, Statistics & Engineering. These spaces are inadequately configured for the way they teach and the number of students they teach. In lieu of multiple smaller classrooms these divisions need slightly fewer but larger classrooms that can accommodate flexible seating arrangements to suit modern teaching pedagogies that vary across disciplines and between instructors. Each of these divisions also want to colocate faculty spread out across buildings into one location to improve student wayfinding, facilitate student support and improve guided pathways, all of which enhance student learning and student success.

Similarly, some of the student support and student learning programs to be housed in Rodda Hall North are changing or expanding, such as Counseling, Transfer Center, EOPS/CARE, Panther Den, Re-emerging Scholars etc. Each of these services and programs require the existing space to be reconfigured to adequately accommodate the staffing and specific number and needs of the students they serve. These programs will also benefit from being located near each other within the building to share staffing and resources, and to be located in Rodda Hall North, across the way from the Student Services Building next door. This will facilitate access and retention for students by making it easier to find the services & programs they need, and it will allow support providers to refer students to services between the two buildings without the fear of them getting lost on campus trying to get from one student service/program to another.

### *Physical and Infrastructure Deficiencies*

Rodda Hall North was built in 1975 with a modular wall system that consists of floor and ceiling tracks that allow the wall panels to be moved into different locations for modifications if necessary. While the adaptability this system provides is conceptually a good idea, in practice the walls have poor acoustics due to the wall panel materials, the connections of the wall panels at the tracks, and the connections between the panels, all of which leak sound from one space into the next making it hard for students to hear instruction and hard for service providers to maintain student privacy. In addition, the wall panels are large and unwieldy to move, with some panels no longer movable due to the lack of actually moving these walls periodically over time. The wall system is also not repairable because the components are no longer available and the manufacturing company no longer exists. As such the existing wall system hinders the ability to reconfigure the spaces in Rodda Hall North to better suit the needs of the instructional and student support services housed within.

Other issues with the existing wall system include lack of accessibility compliance in the path of travel because the unoccupied locations of the wall system's recessed floor tracks have sizeable indents (to accommodate the wall panels if they were to be moved to that location) which are not permitted by current codes. The wall system was also designed before the proliferation of technology, inclusive of wall-mounted technology, and the level of technology needed today cannot easily be accommodated by this wall system. Addressing all these issues requires the removal of the entire wall system, inclusive of the floor and ceiling tracks.

The existing mechanical, electrical and fire protection systems were also not designed to handle the amount of computers and other electronic devices that are needed in this facility. When Rodda Hall North and its sister building Rodda Hall South were built in 1975 they each had a mechanical chiller and a cooling tower (a chiller plant) with the intention that one of the two chiller plants was a "redundant" chiller plant, in other words one building's chiller plant could serve both buildings and the operation of the chiller plants would alternate to increase the longevity of the equipment in each building. However, with the proliferation of technology in both buildings over these last 50 years, each

building's chiller plant serves its own building, and the existing equipment is approaching the end of its useful life. In addition to the increased technology loads, the existing building's glazing is single paned and not energy efficient, which taxes the mechanical and electrical systems further. Current building users complain of inconsistency of thermal comfort between spaces on the same floor and fluctuating temperatures within rooms whilst teaching or serving students.

The Rodda Hall North Modernization will remove the deficient wall system, reconfigure and improve instructional and support spaces to better meet the needs of faculty, staff and students to teach, learn, study, collaborate and provide support. The two largest instructional divisions on campus will be colocated to improve guided pathways, and multiple student support and student learning programs will benefit from spaces that accommodate the number of students they serve and create functional adjacencies between the programs to be able to share resources. The proposed project will also improve acoustics, accessibility, technology systems and replace outdated infrastructure to make the building more comfortable, energy efficient, and sustainable.

#### *Solution Criteria*

To mitigate the current programmatic, physical and infrastructure problems, the district seeks a permanent, least-cost solution that meets the following criteria:

- Cost - is the least cost solution that does not adversely impact the operational budget.
- Educational Impact 1 – provides appropriately configured instructional and student support spaces that are equipped with state-of-the-art data/technology capabilities for the successful delivery of instruction and support services.
- Educational Impact 2 – locates Counseling, Transfer Center, EOPS and other student learning programs in proximity to other student services and programs that are housed in the Student Services building next door.
- Campus Integration – is consistent with the College's Educational, Strategic and Facilities Master Plans goals and objectives, is included in the Facilities Master Plan, and preserves a building that the campus has deemed significant and iconic.
- Campus Safety/Security – provides a facility that is designed to current applicable building codes and provides a safe environment for students, faculty and staff.
- Energy Efficiency – improves campus energy efficiency, and decreases maintenance and operational costs (total cost of ownership) over time.

#### **C. Relationship to the Strategic Plan:**

The Sacramento City College Rodda Hall North Modernization Project seeks to advance the goals of the California Community Colleges Vision for Success, an effort to improve student success, increase students' transfer to four-year institutions, and build robust career technical education programs. This project is the number one priority for Sacramento City College as identified in both the College's 2019 Facilities Master Plan and the District's 5-Year Capital Outlay Plan.

Modernizing Rodda Hall North will help meet the key priorities outlined in the College's Fall 2023-2027 Strategic Master Plan which seeks to optimize student access, progress, momentum and success; provide exemplary teaching and learning opportunities; and promote a culture of environmental stewardship and sustainability at the college. By providing a modernized facility designed to accommodate flexible teaching and learning styles, and equipped with the current technology, it provides exemplary teaching and learning opportunities. Colocating the two largest instructional divisions on campus, along with the multiple student services and learning communities, helps to

optimize student access, progress, momentum and success. And by replacing the glazing and the aged infrastructure, the facility will be more sustainable, energy and water efficient which will lower maintenance costs.

**D. Alternatives:**

Three alternatives were analyzed to address the problems discussed above:

- Alternative 1 - Modernize existing Rodda Hall North facility
- Alternative 2 - Build a New Rodda Hall North facility
- Alternative 3 - Lease Off-site Facilities

*Alternative 1*

This option modernizes the 34,122 Assignable Square Feet (ASF) / 61,894 Gross Square Foot existing facility resulting in 7,356 ASF of Classroom space, 212 ASF of Class Lab space, 20,032 ASF of Office Space, 879 ASF of Library Space, and 5,643 ASF of Other space. This alternative meets all of the project criteria and is the least cost alternative.

**The total estimated cost at CCI 9876 and EPI 5455 is \$41,863,000.**

Pros:

- Cost - is the least cost solution that does not adversely impact the operational budget.
- Educational Impact 1 – provides appropriately configured instructional and student support spaces that are equipped with state-of-the-art data/technology capabilities for the successful delivery of instruction and support services.
- Educational Impact 2 – locates Counseling, Transfer Center, EOPS and other student learning programs in proximity to other student services and programs that are housed in the Student Services building next door.
- Campus Integration – is consistent with the College's Educational, Strategic and Facilities Master Plans goals and objectives, is included in the Facilities Master Plan, and preserves a building that the campus has deemed significant and iconic.
- Campus Safety/Security – provides a facility that is designed to current applicable building codes and provides a safe environment for students, faculty and staff.
- Energy Efficiency – improves campus energy efficiency, and decreases maintenance and operational costs (total cost of ownership) over time.

Cons:

- None.

*Alternative 2*

This option demolishes the existing Rodda Hall North facility and constructs a new Rodda Hall North facility on the same site. The new 34,122 Assignable Square Feet (ASF) / 61,894 Gross Square Foot facility would house 7,356 ASF of Classroom space, 212 ASF of Class Lab space, 20,032 ASF of Office Space, 879 ASF of Library Space, and 5,643 ASF of Other space. This alternative is not consistent with the campus' Strategic and Facilities Master Plans, it does not preserve a building the campus has deemed significant and iconic, and it is not the least cost solution.

**The total estimated cost at CCI 9876 and EPI 5455 is \$61,758,000.**



Pros:

- Educational Impact 1 – provides appropriately configured instructional and student support spaces that are equipped with state-of-the-art data/technology capabilities for the successful delivery of instruction and support services.
- Educational Impact 2 – locates Counseling, Transfer Center, EOPS and other student learning programs in proximity to other student services and programs that are housed in the Student Services building next door.
- Campus Safety/Security – provides a facility that is designed to current applicable building codes and provides a safe environment for students, faculty and staff.
- Energy Efficiency – improves campus energy efficiency, and decreases maintenance and operational costs (total cost of ownership) over time.

Cons:

- Cost - is not the least cost solution that does not adversely impact the operational budget.
- Campus Integration – is not consistent with the College's Educational, Strategic and Facilities Master Plans goals and objectives, is not included in the Facilities Master Plan, and it does not preserve a building that the campus has deemed significant and iconic.

*Alternative 3*

This option involves locating 61,894 Gross Square Feet of leased space close to the campus to house the instructional and student support spaces located in Rodda Hall North. Finding this space close to campus will be challenging and will create undue hardships for the students as they will need to travel between the main campus and the leased site to avail themselves of the Rodda Hall North instructional and student support services that help them succeed. The leased space will house a total of 34,122 Assignable Square Feet (ASF) comprised of 7,356 ASF of Classroom space, 212 ASF of Class Lab space, 20,032 ASF of Office Space, 879 ASF of Library Space, and 5,643 ASF of Other space. This alternative does not locate the student services and learning communities in the vicinity of the existing Student Services Building, it is not consistent with the campus' Strategic and Facilities Master Plans, it does not preserve a building the campus has deemed significant and iconic, and it is not the least cost solution.

**The total estimated cost at CCI 9876 and EPI 5455 is \$131,340,000.**

Pros:

- Educational Impact 1 – provides appropriately configured instructional and student support spaces that are equipped with state-of-the-art data/technology capabilities for the successful delivery of instruction and support services.
- Campus Safety/Security – provides a facility that is designed to current applicable building codes and provides a safe environment for students, faculty and staff.

Cons:

- Cost - is not the least cost solution that does not adversely impact the operational budget.
- Educational Impact 2 – it does not locate Counseling, Transfer Center, EOPS and other student learning programs in proximity to other student services and programs that are housed in the Student Services building next door.
- Campus Integration – is not consistent with the College's Educational, Strategic and Facilities Master Plans goals and objectives, is not included in the Facilities Master Plan, and it does not preserve a building that the campus has deemed significant and iconic.

- Energy Efficiency – does not improve campus energy efficiency, and it will not decrease maintenance and operational costs (total cost of ownership) over time, in fact it increases campus operating costs significantly.

*Solution Criteria Matrix*

<b>Solution Criteria</b>	<b>Alt. 1 Construct New Facility</b>	<b>Alt. 2 Renovate Existing</b>	<b>Alt. 3 Lease Space Off Campus</b>
<b>Cost:</b> is the least cost solution that does not adversely impact the operational budget	Yes	No	No
<b>Educational Impact 1:</b> provides appropriately configured instructional and student support spaces that are equipped with state-of-the-art data/technology capabilities for the successful delivery of instruction and support services	Yes	Yes	Yes
<b>Educational Impact 2:</b> locates Counseling, Transfer Center, EOPS and other student learning programs in proximity to other student services and programs that are housed in the Student Services building next door	Yes	Yes	No
<b>Campus Integration:</b> is consistent with the College's Educational, Strategic and Facilities Master Plans goals and objectives, is included in the Facilities Master Plan, and preserves a building that the campus has deemed significant and iconic	Yes	No	No
<b>Campus Safety/Security:</b> provides a facility that is designed to current applicable building codes and provides a safe environment for students, faculty and staff	Yes	Yes	Yes
<b>Energy Efficiency:</b> improves campus energy efficiency, and decreases maintenance and operational costs (total cost of ownership) over time	Yes	Yes	No

*Economic Analysis Matrix*

<b>Economic Analysis Matrix</b>	<b>Alt. 1 Renovate Existing</b>	<b>Alt. 2 Construct New Facility</b>	<b>Alt. 3 Lease Space Off Campus</b>
<b>Site Acquisition</b>	\$0	\$0	\$0
<b>Plans and Working Drawings</b>	<b>\$3,479,515</b>	<b>\$4,690,494</b>	<b>unknown</b>
<b>Construction Costs</b>			\$0
Utility Service	\$1,019,735	\$2,200,000	
Site Development Service	\$1,218,780	\$4,500,000	
Site Development General		\$3,000,000	
Site Development Other	\$2,048,927	\$2,048,927	
Reconstruction	\$20,974,925		
New Construction		\$27,966,567	
BOG Allowance	\$629,248	\$559,331	
Other	\$6,676,146	\$8,901,528	
Construction Soft Costs	\$4,452,908	\$6,528,982	\$0
<b>Total Construction Costs</b>	<b>\$37,020,669</b>	<b>\$55,705,335</b>	<b>Tenant Improvements Costs unknown</b>
<b>Equipment (Group II)</b>	<b>\$1,362,359</b>	<b>\$1,362,359</b>	<b>\$1,362,359</b>
<b>Other (Lease/Tenant Improvements) - current lease rate at loopnet.com is \$42 for campus area: \$42 x 61,894 gsf x 50 years =</b>			<b>\$129,977,400</b>
<b>Total Project Cost at CCI 9876 EPI 5455 in Today's \$</b>	<b>\$41,862,543</b>	<b>\$61,758,188</b>	<b>\$131,339,759</b>
<b>Rounded Numbers:</b>	<b>\$41,863,000</b>	<b>\$61,758,000</b>	<b>\$131,340,000</b>

**E. Recommended Solution:**

- Which alternative and why?

Alternative 1 - modernize Rodda Hall North is the chosen option because it is the only alternative that meets all of the solution criteria, and it is the least cost option. Alternative 1 addresses the programmatic, acoustical and infrastructure issues, and is consistent with the College's Educational, Strategic and Facilities Master Plans goals and objectives, it is included in the Facilities Master Plan, and preserves a building that the campus has deemed significant and iconic. It is

also the most sustainable solution of all three options for it repurposes an existing building at the heart of the campus.

**The total estimated cost at CCCI 9876 and EPI 5455 is \$41,863,000.**

- Detailed scope description.

The modernized 61,894 Gross Square Foot Rodda Hall North facility will provide 34,122 Assignable Square Feet (ASF) comprising 7,356 ASF of Classroom space, 212 ASF of Class Lab space, 20,032 ASF of Office Space, 879 ASF of Library Space, and 5,643 ASF of Other space. The modernization includes the replacement of existing single pane glazing with dual pane glazing and the replacement of aged and outdated data, technology, electrical, mechanical, and fire protection infrastructure. The total estimated cost at CCCI 9876 and EPI 5455 is \$41,863,000.

### *Capacity-Load Ratios*

Upon completion of the project, capacity-load ratios for lecture spaces decrease from 203% to 201%. Laboratory spaces remain constant at 122%, Office spaces also remain constant at 110%, Library spaces decrease from 111% to 108%, and AV/TV spaces increase minorly from 43% to 44%.

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
<b>Primary</b>	7,356	212	20,032	879	0	5,643	34,122
<b>Secondary</b>	- 7,674	-265	-20,098	-3,488	-112	-2,485	-34,122
<b>Net</b>	-318	-53	-66	-2,609	-112	3,158	0
<b>Beg. Cap/Load Ratios (2021)</b>	<b>203%</b>	<b>122%</b>	<b>110%</b>	<b>111%</b>	<b>43%</b>	<b>N/A</b>	<b>117%</b>
<b>End. Cap/Load Ratios (2024)</b>	<b>201%</b>	<b>122%</b>	<b>110%</b>	<b>108%</b>	<b>44%</b>	<b>N/A</b>	<b>117%</b>

- Basis for cost information.

Cost estimates for hard construction costs were developed by engineering and construction management professionals utilizing conceptual drawings developed for this FPP and data from recently completed construction projects in the Sacramento region. The estimate is based on local prevailing wage construction costs and raw materials cost at the time the estimate was prepared (April 2025) and does not include escalation. Pricing assumes competitive bidding for all sub-trades. Estimates for soft costs are based on state supportable cost allowances generated by the JCAF32 QUC Form at 9876 CCCI.

Estimated construction costs for the Rodda Hall North Modernization project exceed current state guidelines at CCCI 9876. Although all proposed scope of work is state supportable the proposed project is estimated to exceed maximum state guidelines for hard construction by \$6,676,146. State guidelines at CCI 9876 put the building related construction costs at \$21,604,173 (Reconstruction is \$20,974,925 and BOG Allowance is \$629,248) in today's dollars. According to the District's 3rd Party Estimator the building related construction cost is \$28,280,319 in today's dollars.

The difference between these two estimates is \$6,676,146. Part of the difference (\$3,964,727) is for the replacement of the exterior single pane glazing with dual pane energy efficient glazing necessary to meet baseline California code requirements, and State guidelines do not include costs to upgrade glazing. The balance (\$2,711,419) of the additional costs are related to the realities of the Sacramento construction market, reflecting the following:

- Sacramento is the 2nd highest city in the USA for unionization which makes local labor more expensive.<sup>1</sup>
- California is experiencing "one of the most severe construction labor shortages in the country. While it has a strong housing market and high demand for infrastructure projects, finding skilled workers remains a significant hurdle."<sup>2</sup>
- The large fires like the Los Angeles Fire in 2025 make both labor and materials more expensive as these resources are diverted to rebuilding efforts in the fire areas.
- These realities are reflected in the actual cost of raw materials and labor that Los Rios CCD (LRCCD) is experiencing on its campuses. The examples the District has is for two new construction projects due to be completed this year (2025). In comparing the actual construction costs per gross square foot with what a New Replacement Construction FPP State Guidelines project would generate per gross square foot, the differences show that actual construction costs are between 30 - 35% above State Guidelines.

Accounting for the hard construction cost estimate difference above State guidelines as non-state supportable results in the State paying for 41% of the project costs and the District paying 59% of those costs.

- Factors/benefits for recommended solution other than the least expensive alternative.

In addition to being the least cost solution, and the solution that best meets the project criteria, this solution will improve the accessibility, water use, energy efficiency, and technology infrastructure of this major student support/instructional building on campus.

- Complete description of impact on support budget.

There are no program costs associated with the Rodda Hall North Modernization Project because these programs and staff already exist.

- Identify and explain any project risks.

No known risks have been identified for this project at this time.

- List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

State Fire Marshal review for fire life safety, and Division of the State Architect for fire life safety, access compliance, structural reviews, and field reviews.

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<sup>1</sup> See: <https://constructioncoverage.com/research/most-unionized-cities-in-america>

<sup>2</sup> See: <https://www.linkedin.com/pulse/worst-states-construction-industry-going-2025-colt-kierstead-rtruc>

**F. 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 this Government Code Section.

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 this Government Code Section.

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 this Government Code Section.

**8.1 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.

## 9.1 ANALYSIS OF FUTURE COSTS

Provide an economic analysis of additional instructional, administrative, and maintenance cost resulting from the proposed project, including personnel years. Disclose all new courses or programs to be housed in the project that may need Chancellor's Office review.

### Personnel Costs

#### Certificated:

No change to existing so not applicable.

#### Classified:

No change to existing so not applicable.

### Depreciation, Maintenance, and Operation

Depreciation is anticipated to be over a forty-year cycle.

### Program/Course/Service Approvals

List all new programs/courses/services to be housed in this project or its secondary effects and give the date of approval. If there are no new programs/courses/services for which approval is required, please so state. This is not required for equipment-only projects.

Name of New Program/Course/Service	Date of Approval
<u>No New Programs, therefore Not Applicable.</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

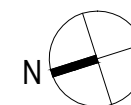
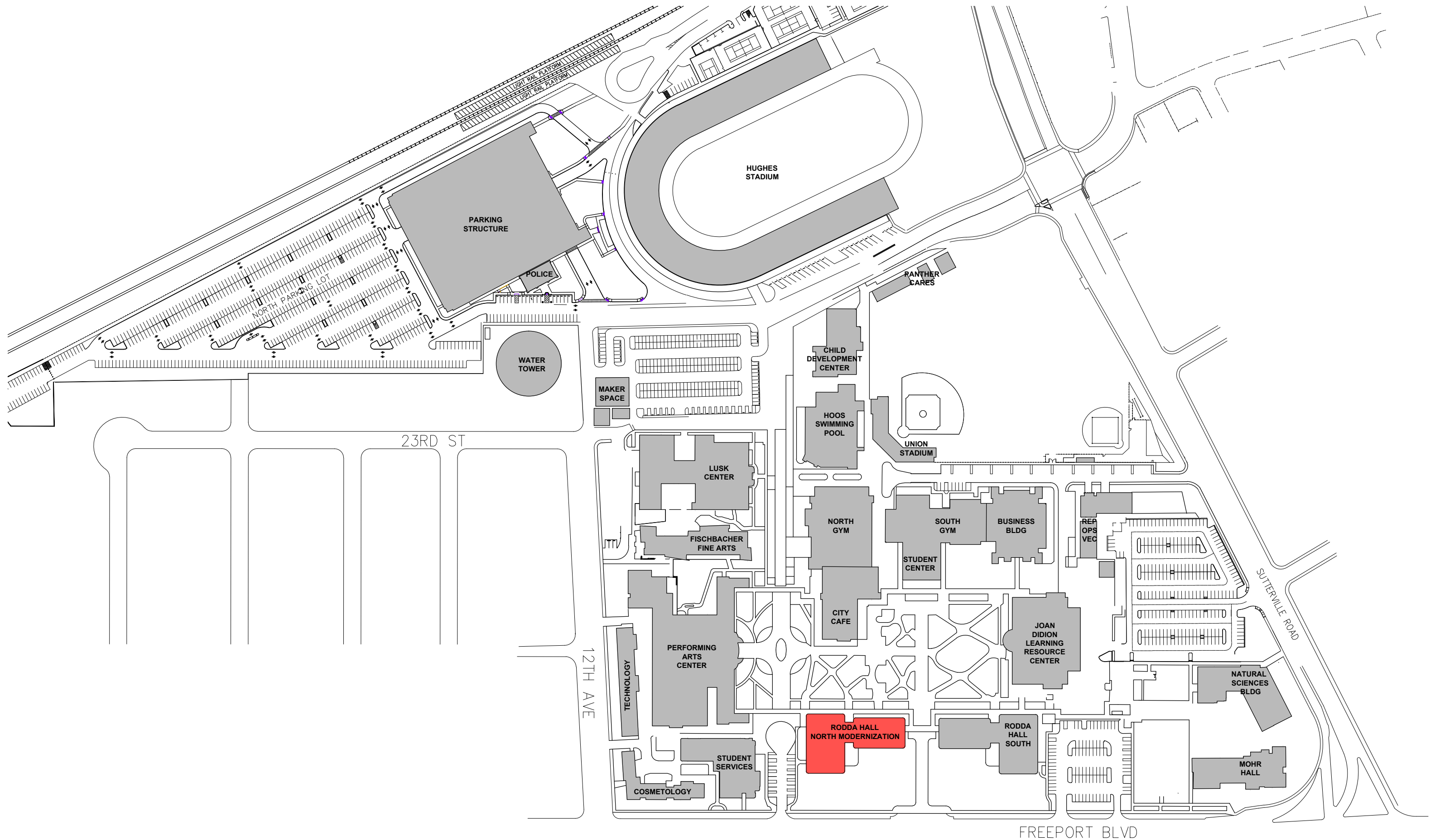


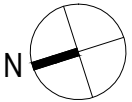
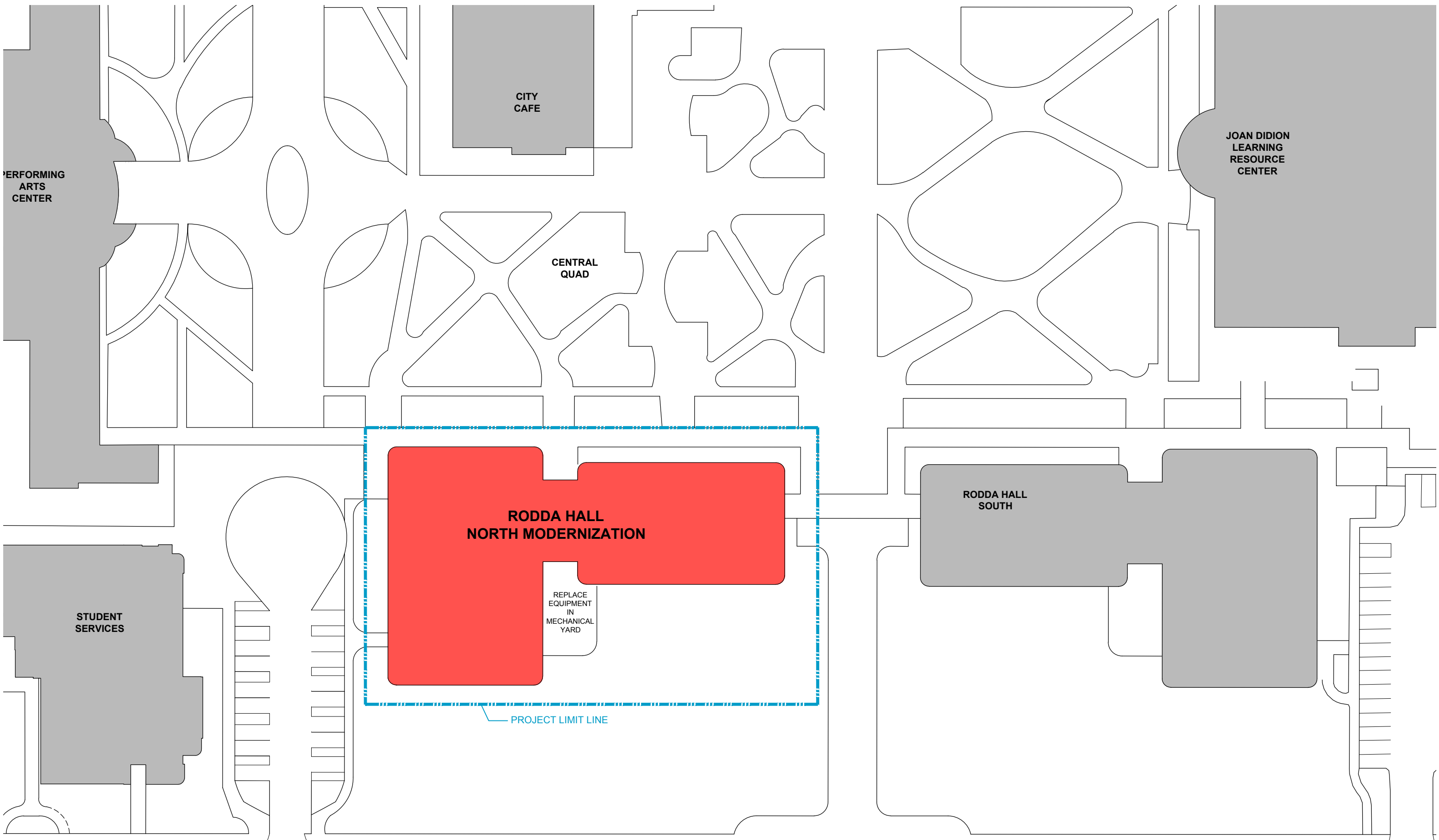
## **10. DIAGRAMS OF CAMPUS, PROJECT SITE, BUILDING AREAS, AND ELEVATIONS**

Provide the following pre-schematics in lieu of this sheet: Campus Plot Plan, Site Plan, Floor Plans, and Exterior Elevations. If the project has unusual characteristics that require further explanation, please provide the following conceptual drawings as needed: Electrical Plans and Mechanical Plans.

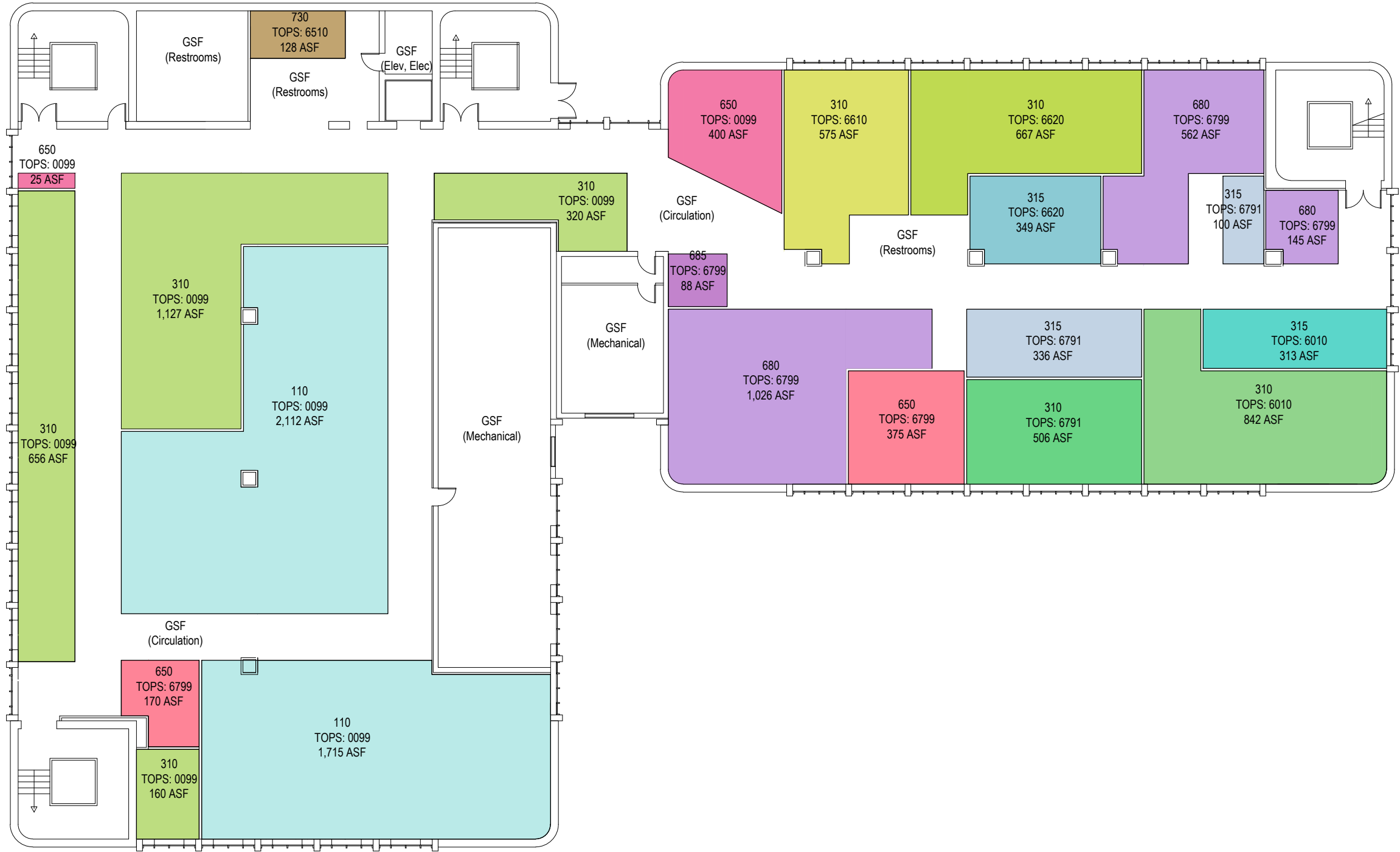
### **See Attached Drawings:**

- 10.1**    Campus Plot Plan
- 10.2**    Site Plan
- 10.3**    First Floor Plan
- 10.4**    Second Floor Plan
- 10.5**    Third Floor Plan
- 10.6**    Elevations



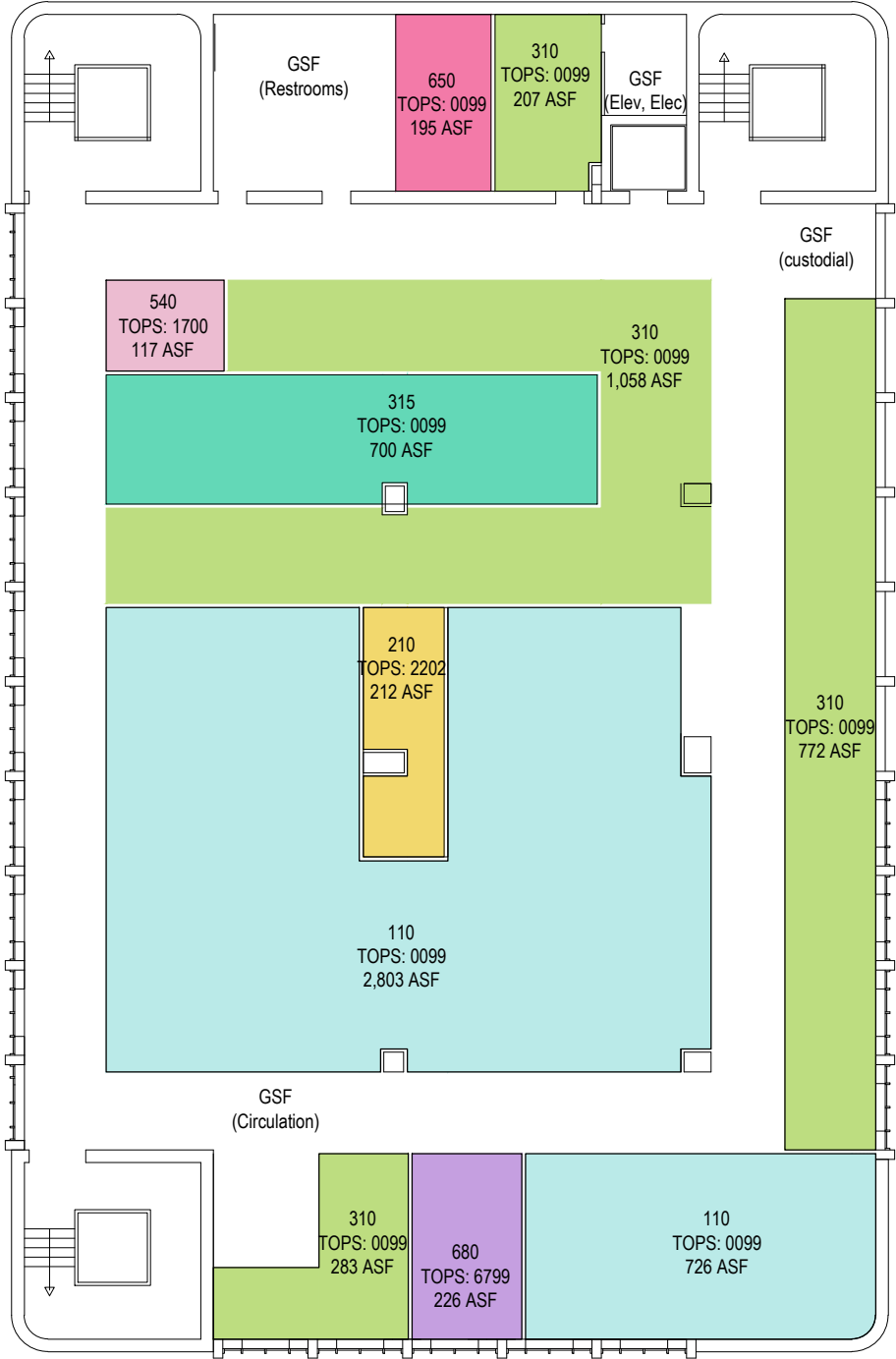




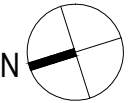


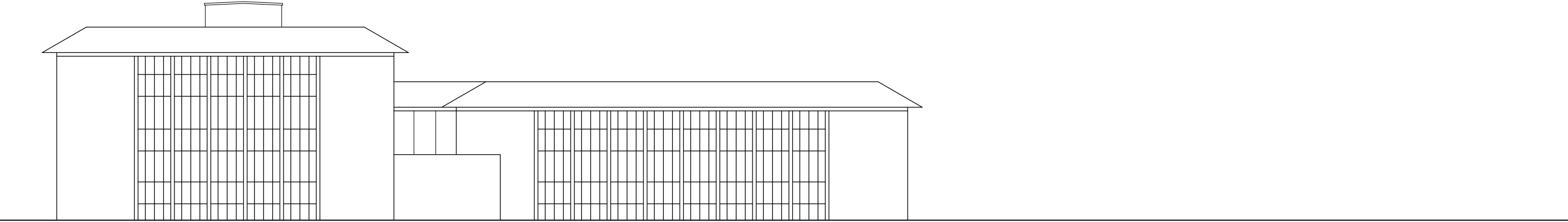
ROOM TOP TYPE	DESCRIPTION	LEVEL 1 ASF	LEVEL 2 ASF	LEVEL 3 ASF	TOTAL ASF
110	0099 GENERAL ASSIGNMENT		3,827	3,529	7,356
210	2202 ANTHROPOLOGY			212	212
310	0099 GENERAL ASSIGNMENT		2,263	2,320	4,583
310	6010 ACADEMIC ADMIN.		842		842
310	6310 COUNSELING SERVICES	3,286			3,286
310	6430 EOPS	978			978
310	6499 OTHER STUDENT SVCS	2,018			2,018
310	6610 INSTITUTIONAL RESEARCH		575		575
310	6620 MANAGEMENT PLANNING		667		667
310	6720 FISCAL OPERATIONS	514			514
310	6791 GENERAL ADMINISTRATIVE		506		506
315	0099 GENERAL ASSIGNMENT			700	700
315	6010 ACADEMIC ADMIN.		313		313
315	6310 COUNSELING SERVICES	1,840			1,840
315	6430 EOPS	902			902
315	6499 OTHER STUDENT SVCS	1,012			1,012
315	6620 MANAGEMENT PLANNING		349		349
315	6720 FISCAL OPERATIONS	511			511
315	6791 GENERAL ADMINISTRATIVE		436		436
410	6310 COUNSELING SERVICES	239			239
410	6499 OTHER STUDENT SVCS	640			640
540	1700 MATHEMATICSV			117	117
640	0099 GENERAL ASSIGNMENT	68			68
650	0099 GENERAL ASSIGNMENT	890	425	195	1,510
650	6799 OTHER GENERAL INSTIT.	240	545		785
680	6799 OTHER GENERAL INSTIT.	860	1,733	226	2,819
685	6799 OTHER GENERAL INSTIT.		88		88
730	6510 BUILDING MAINTENANCE	128	128		256
TOTALS		14,126 ASF	12,697 ASF	7,299 ASF	34,122 ASF 61,894 GSF



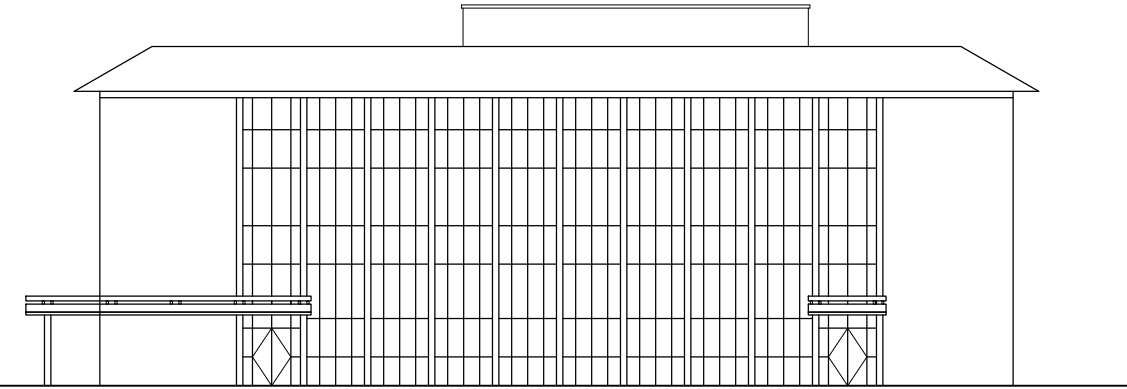


	ROOM	TOP	DESCRIPTION	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
	TYPE			ASF	ASF	ASF	ASF
	110	0099	GENERAL ASSIGNMENT		3,827	3,529	7,356
	210	2202	ANTHROPOLOGY			212	212
	310	0099	GENERAL ASSIGNMENT		2,263	2,320	4,583
	310	6010	ACADEMIC ADMIN.		842		842
	310	6310	COUNSELING SERVICES	3,286			3,286
	310	6430	EOPS	978			978
	310	6499	OTHER STUDENT SVCS	2,018			2,018
	310	6610	INSTITUTIONAL RESEARCH		575		575
	310	6620	MANAGEMENT PLANNING		667		667
	310	6720	FISCAL OPERATIONS	514			514
	310	6791	GENERAL ADMINISTRATIVE		506		506
	315	0099	GENERAL ASSIGNMENT			700	700
	315	6010	ACADEMIC ADMIN.		313		313
	315	6310	COUNSELING SERVICES	1,840			1,840
	315	6430	EOPS	902			902
	315	6499	OTHER STUDENT SVCS	1,012			1,012
	315	6620	MANAGEMENT PLANNING		349		349
	315	6720	FISCAL OPERATIONS	511			511
	315	6791	GENERAL ADMINISTRATIVE		436		436
	410	6310	COUNSELING SERVICES	239			239
	410	6499	OTHER STUDENT SVCS	640			640
	540	1700	MATHEMATICSV			117	117
	640	0099	GENERAL ASSIGNMENT	68			68
	650	0099	GENERAL ASSIGNMENT	890	425	195	1,510
	650	6799	OTHER GENERAL INSTIT.	240	545		785
	680	6799	OTHER GENERAL INSTIT.	860	1,733	226	2,819
	685	6799	OTHER GENERAL INSTIT.		88		88
	730	6510	BUILDING MAINTENANCE	128	128		256
TOTALS				14,126 ASF	12,697 ASF	7,299 ASF	34,122 ASF 61,894 GSF

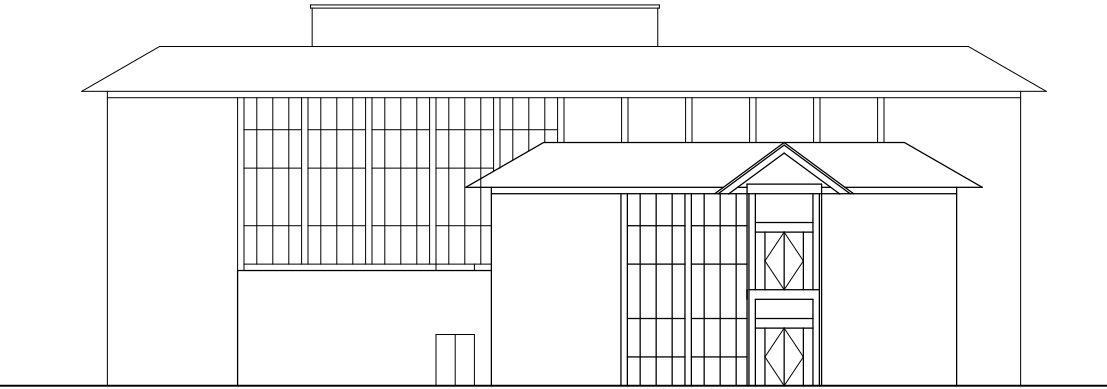




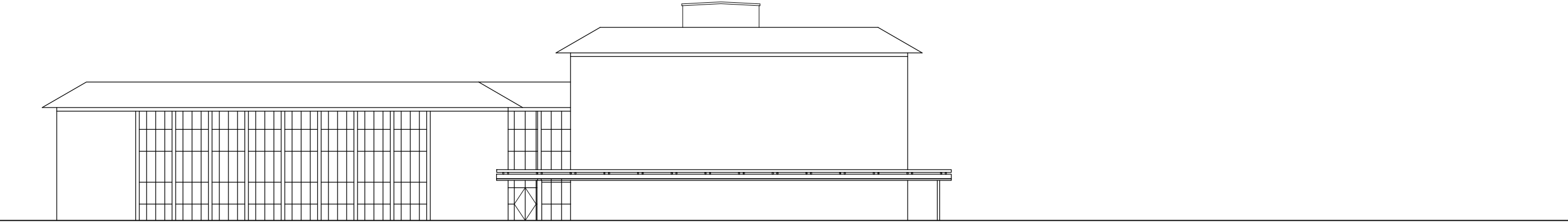
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

**Los Rios Community College District (230)**
**Sacramento City College (233)**
**Project: Rodda Hall North – EPI : 5455**

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space	Equip. Cost/ASF	Total Allowable Cost
110	Classroom	0099	General Assignment	0	7,462	-7,462	\$25.51	\$0
110	Classroom	0099	General Assignment	7,356	0	7,356	\$25.51	\$187,652
115	Classroom Service	0099	General Assignment	0	212	-212	\$25.51	\$0
210	Class Lab	2202	Anthropology	212	0	212	\$48.61	\$10,305
250	Non-Class Lab	0934	Electronics and Electric Technology	0	265	-265	\$158.34	\$0
310	Office	0099	General Assignment	4,583	0	4,583	\$39.88	\$182,770
310	Office	0099	General Assignment	0	1,734	-1,734	\$39.88	\$0
310	Office	1700	Mathematics	0	2,971	-2,971	\$39.88	\$0
310	Office	6010	Academic Administration	842	0	842	\$45.5	\$38,311
310	Office	6010	Academic Administration	0	1,408	-1,408	\$45.5	\$0
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	0	88	-88	\$45.5	\$0
310	Office	6220	Student Records, Statistics and Publications	0	2,306	-2,306	\$45.5	\$0
310	Office	6310	Counseling Services	0	1,497	-1,497	\$45.5	\$0
310	Office	6310	Counseling Services	3,286	0	3,286	\$45.5	\$149,513
310	Office	6320	Placement Services	0	2,250	-2,250	\$45.5	\$0
310	Office	6430	Extended Opportunity Programs and Services (EOPS)	978	0	978	\$45.5	\$44,499
310	Office	6460	Financial Aid	0	664	-664	\$45.5	\$0
310	Office	6499	Other Student Services	2,018	0	2,018	\$45.5	\$91,819
310	Office	6610	Institutional Research	575	0	575	\$45.5	\$26,163
310	Office	6610	Institutional Research	0	473	-473	\$45.5	\$0
310	Office	6620	Management Planning Functions	0	894	-894	\$45.5	\$0
310	Office	6620	Management Planning Functions	667	0	667	\$45.5	\$30,349
310	Office	6710	Community Relations	0	539	-539	\$45.5	\$0
310	Office	6720	Fiscal Operations	0	940	-940	\$45.5	\$0
310	Office	6720	Fiscal Operations	514	0	514	\$45.5	\$23,387
310	Office	6750	Staff Development	0	83	-83	\$45.5	\$0
310	Office	6791	General Administration Services	0	1,628	-1,628	\$45.5	\$0
310	Office	6791	General Administration Services	506	0	506	\$45.5	\$23,023
315	Office Service	0099	General Assignment	700	0	700	\$39.88	\$27,916
315	Office Service	0099	General Assignment	0	323	-323	\$39.88	\$0



315	Office Service	6010	Academic Administration	0	80	-80	\$45.5	\$0
315	Office Service	6010	Academic Administration	313	0	313	\$45.5	\$14,242
315	Office Service	6220	Student Records, Statistics and Publications	0	264	-264	\$45.5	\$0
315	Office Service	6310	Counseling Services	0	554	-554	\$45.5	\$0
315	Office Service	6310	Counseling Services	1,840	0	1,840	\$45.5	\$83,720
315	Office Service	6430	Extended Opportunity Programs and Services (EOPS)	902	0	902	\$45.5	\$41,041
315	Office Service	6460	Financial Aid	0	382	-382	\$45.5	\$0
315	Office Service	6499	Other Student Services	1,012	0	1,012	\$45.5	\$46,046
315	Office Service	6620	Management Planning Functions	349	0	349	\$45.5	\$15,880
315	Office Service	6720	Fiscal Operations	511	0	511	\$45.5	\$23,251
315	Office Service	6720	Fiscal Operations	0	158	-158	\$45.5	\$0
315	Office Service	6750	Staff Development	0	123	-123	\$45.5	\$0
315	Office Service	6791	General Administration Services	436	0	436	\$45.5	\$19,838
350	Conference Room	0099	General Assignment	0	226	-226	\$39.88	\$0
350	Conference Room	6310	Counseling Services	0	225	-225	\$45.5	\$0
350	Conference Room	6620	Management Planning Functions	0	288	-288	\$45.5	\$0
410	Read/Study Room	1700	Mathematics	0	195	-195	\$0	\$0
410	Read/Study Room	6310	Counseling Services	239	0	239	\$59.86	\$14,307
410	Read/Study Room	6310	Counseling Services	0	3,170	-3,170	\$0	\$0
410	Read/Study Room	6499	Other Student Services	640	0	640	\$59.86	\$38,310
430	Library - Electronic Carrels	6460	Financial Aid	0	123	-123	\$0	\$0
535	A/V, Radio, TV Service	6770	Logistical Services	0	112	-112	\$0	\$0
540	Clinic St Care	1700	Mathematics	117	0	117	\$55.76	\$6,524
540	Clinic St Care	1700	Mathematics	0	49	-49	\$0	\$0
640	Lactation Room	0099	General Assignment	68	0	68	\$81.25	\$5,525
650	Lounge	0099	General Assignment	1,510	0	1,510	\$41.33	\$62,408
650	Lounge	6320	Placement Services	0	148	-148	\$41.33	\$0
650	Lounge	6750	Staff Development	0	403	-403	\$41.33	\$0
650	Lounge	6799	Other General Institutional Support Services	785	0	785	\$41.33	\$32,444
655	Lounge Service	6220	Student Records, Statistics and Publications	0	35	-35	\$41.33	\$0
680	Meeting Room	6750	Staff Development	0	861	-861	\$41.33	\$0
680	Meeting Room	6799	Other General Institutional Support Services	2,819	0	2,819	\$41.33	\$116,509
685	Meeting Room Service	6750	Staff Development	0	116	-116	\$41.33	\$0
685	Meeting Room Service	6799	Other General Institutional Support Services	88	0	88	\$41.33	\$3,637

730	Storage	0099	General Assignment	0	85	-85	\$1.99	\$0
730	Storage	6510	Building Maintenance and Operation Support	256	0	256	\$11.61	\$2,972
810	Patient Bedroom	6440	Health Services	0	195	-195	\$81.25	\$0
820	Patient Bath	6440	Health Services	0	86	-86	\$81.25	\$0
830	Nurse Station	6440	Health Services	0	339	-339	\$81.25	\$0
850	Treatment	6440	Health Services	0	109	-109	\$81.25	\$0
895	Health Care Service	6440	Health Services	0	59	-59	\$81.25	\$0
<b>TOTAL</b>		-	-	<b>34,122</b>	<b>34,122</b>	<b>0</b>	-	<b>\$1,362,359</b>

## 12.1 JUSTIFICATION FOR ADDITIONAL COSTS EXCEEDING GUIDELINES

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

**District:** Los Rios CCD

**College:** Sacramento City College

**Project:** Rodda Hall North Modernization

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.

Cost estimates for hard construction costs were developed by engineering and construction management professionals utilizing conceptual drawings developed for this FPP and data from recently completed construction projects in the Sacramento region. The estimate is based on local prevailing wage construction costs and raw materials cost at the time the estimate was prepared (April 2025) and does not include escalation. Pricing assumes competitive bidding for all sub-trades. Estimates for soft costs are based on state supportable cost allowances generated by the JCAF32 QUC Form at 9876 CCCI.

Estimated construction costs for the Rodda Hall North Modernization project exceed current state guidelines at CCCI 9876. Although all proposed scope of work is state supportable the proposed project is estimated to exceed maximum state guidelines for hard construction by \$6,676,146. State guidelines at CCI 9876 put the building related construction costs at \$21,604,173 (Reconstruction is \$20,974,925 and BOG Allowance is \$629,248) in today's dollars. According to the District's 3rd Party Estimator the building related construction cost is \$28,280,319 in today's dollars. The difference between these two estimates is \$6,676,146. Part of the difference (\$3,964,727) is for the replacement of the exterior single pane glazing with dual pane energy efficient glazing necessary to meet baseline California code requirements, and State guidelines do not include costs to upgrade glazing. A summary of the District's 3rd Party Estimate is on the attached page, showing the costs by each trade/material category (with the glazing identified as a 4H line item below the total estimated construction cost building total). The balance (\$2,711,419) of the additional costs are related to the realities of the Sacramento construction market, reflecting the following:

- Sacramento is the 2nd highest city in the USA for unionization which makes local labor more expensive.<sup>1</sup>
- California is experiencing "*one of the most severe construction labor shortages in the country. While it has a strong housing market and high demand for infrastructure projects, finding skilled workers remains a significant hurdle.*"<sup>2</sup>
- The large fires like the Los Angeles Fire in 2025 make both labor and materials more expensive as these resources are diverted to rebuilding efforts in the fire areas.
- These realities are reflected in the actual cost of raw materials and labor that Los Rios CCD (LRCCD) is experiencing on its campuses. The examples the District has is for two new construction projects due to be completed this year (2025). In comparing the actual construction costs per gross square foot with what a New Replacement Construction FPP State Guidelines

<sup>1</sup> See: <https://constructioncoverage.com/research/most-unionized-cities-in-america>

<sup>2</sup> See: <https://www.linkedin.com/pulse/worst-states-construction-industry-going-2025-colt-kierstead-rtruc>

project would generate per gross square foot, the differences show that actual construction costs are between 30 - 35% above State Guidelines.

**Los Rios CCD Rodda Hall 1st/2nd Floor Modernization**  
Sacramento City College  
FPP/JCAF funding

**CUMMING  
GROUP**

24-00875  
04/23/24

**SUMMARY MATRIX**

Element	New 3 story Classroom Bldg		Sitework - sf		Overall Total	
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF
<b>GC Direct Costs</b>						
01 General Requirements						
02 Existing Conditions	\$724,680	\$14.85			\$724,680	\$14.85
03 Concrete						
04 Masonry						
05 Metals						
06 Wood, Plastics, And Composites	\$329,400	\$6.75			\$329,400	\$6.75
07 Thermal And Moisture Protection	\$2,766,960	\$56.70			\$2,766,960	\$56.70
08 Openings	\$3,275,623	\$67.12			\$3,275,623	\$67.12
09 Finishes	\$4,941,000	\$101.25			\$4,941,000	\$101.25
10 Specialties	\$636,424	\$13.04			\$636,424	\$13.04
11 Equipment	\$197,640	\$4.05			\$197,640	\$4.05
12 Furnishings	\$309,636	\$6.35			\$309,636	\$6.35
13 Special Construction						
14 Conveying Systems	\$230,580	\$4.73			\$230,580	\$4.73
21 Fire Suppression	\$645,624	\$13.23			\$645,624	\$13.23
22 Plumbing	\$1,647,000	\$33.75			\$1,647,000	\$33.75
23 HVAC	\$2,305,800	\$47.25			\$2,305,800	\$47.25
25 Integrated Automation	\$527,040	\$10.80			\$527,040	\$10.80
26 Electrical	\$4,282,200	\$87.75			\$4,282,200	\$87.75
27 Communications	\$843,264	\$17.28			\$843,264	\$17.28
28 Electrical Safety And Security	\$652,721	\$13.38			\$652,721	\$13.38
Subtotal Building Cost	\$24,315,592	\$498.27			\$24,315,592	\$498
<b>Total Estimated Construction Cost Building</b>	<b>\$24,315,592</b>	<b>\$498</b>			<b>\$24,315,592</b>	<b>\$498</b>
4A Utilities Service						
4B Site Development Service (hazmat & abatement 1970's)	\$1,218,780	\$24.98			\$1,218,780	\$24.98
Other replace CUP Equipment-200TN Cooling						
4A tower/200 TN Chiller/1.5M BTU Boiler	\$1,019,735	\$20.90			\$1,019,735	\$20.90
4H Other replace exterior glazing	\$3,964,727	\$81.24			\$3,964,727	\$81.24
4D Other (PV/Solar and Battery Backup) 351KW	\$2,048,927	\$41.99			\$2,048,927	\$41.99
<b>Total Estimated Construction Cost</b>	<b>\$32,567,761</b>	<b>\$667</b>			<b>\$32,567,761</b>	<b>\$667</b>