

District: Victor Valley Community College District
 College / Center: Victor Valley Community College
 Project Name: Westside Center - Phase II
 Project Type: New Construction

Project Funding

	<u>State</u>	<u>Non-state</u>	
Land Acquisition:	\$0	\$0	Budget Year: 2012
Prelim. Plans:	\$504,000	\$0	Const. Cost Index: 5065
Working Draw. :	\$669,000	\$0	5 yr. Plan Priority: 9
Construction:	\$11,213,000	\$0	Net ASF: 19,000
Equipment:	\$1,534,000	\$0	Total GSF: 26,000
	<u>\$13,920,000</u>	<u>\$0</u>	
Total Cost:	\$13,920,000		

Project Description: This project proposes the construction of Phase II at the Westside Center location. Phase II consists of a total of 19,000 ASF (26,000 GSF) and will include 3,000 ASF of Lecture, 10,000 ASF of Laboratory, 2000 ASF of Office, 1000 ASF of Library, 500 ASF of AV/TV and 2,500 ASF of additional instructional support spaces. The new building will further implement the Westside Center vision of a Workforce Training Complex to houses programs that address a region emerging into a service economy. Victor Valley College's proposed Westside Center - Phase II will include lecture and laboratory spaces to accommodate the growth of the Health Sciences, Business and Hospitality programs. This facility will feature state of the art facilities and equipment to meet the instructional delivery demands of the programs. The proposed building will also support general education to provide full academic opportunities to the students at the Westside Workforce Development Center. The enrollment at Victor Valley College is expected to increase from 165,872 WSCH in 2009 to 211,990 WSCH in 2015 (27.8% in 4 years, average 4.6% per year). The Health Science (including Nursing), Business and Hospitality programs approximately 7.5% of campus WSCH over the past 5 years and has exhibit growth. This Westside Center Phase II project will provide the necessary space for these growing programs.

Describe how this project supports the district's educational and facility Master Plan and Five-Year Construction Plan:

The proposed project is supported and included within the District's Five Year Construction Plan (project priority number 9) and Master Plan documents. Over the past five years, there has been documented community growth to the west side of the District. The District's Educational Master Plan update calls for a center to service the growing demands of this community. Phase II will support the ongoing needs to support instruction in this community.

Provide the CEQA Status of the project. Check all that apply.

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Initial Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Negative Declaration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Draft EIR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Final EIR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type of Project and Qualifying Information:

Please answer all questions. Unanswered questions will be considered not applicable

Yes No N/A

<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Life Safety Project - Required Supporting report is attached to establish imminent danger
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Project Design - Constuction and equipment design conform with State design and cost guidelines
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Infrastructure
			Check type of project: <input type="checkbox"/> New Construction <input type="checkbox"/> Reconstruction <input type="checkbox"/> Replacement
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	- Loss or failure of infrastructure is imminent.
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Master Planning or Project Planning - District's general fund's ending balance is less than 5% of the total general fund
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Instructional Space
			Check type of space: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Replacement <input type="checkbox"/> Alteration
			Check major ASF: <input type="checkbox"/> Classroom <input checked="" type="checkbox"/> Teaching Lab <input type="checkbox"/> Lib/Learning Center
			<input type="checkbox"/> Office <input type="checkbox"/> AVTV <input type="checkbox"/> Other
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	- This project will not cause total ASF in any category to exceed 110% of capacity/load ratio.
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Academic Support, Student Services or Administrative Space
			Check type of space: <input type="checkbox"/> New Construction <input type="checkbox"/> Replacement <input type="checkbox"/> Alteration
			Check major ASF: <input type="checkbox"/> Classroom <input type="checkbox"/> Teaching Lab <input type="checkbox"/> Lib/Learning Center
			<input type="checkbox"/> Office <input type="checkbox"/> AVTV <input type="checkbox"/> Other
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Other Facility Projects
			Check type of space: <input type="checkbox"/> New Construction <input type="checkbox"/> Replacement <input type="checkbox"/> Alteration
			Check primary ASF of request space: <input type="checkbox"/> Physical Educ. <input type="checkbox"/> Performing Arts
			<input type="checkbox"/> Child Develop. <input type="checkbox"/> Maintenance <input type="checkbox"/> Warehouse <input type="checkbox"/> Cafeteria
			<input type="checkbox"/> Other facilities (to complete a balance campus)
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	- There is an existing facility building in use for this proposed project.
			Supplemental Information and Alternatives Explored
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	- There is an existing facility in use for this proposed project.
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	- Cost to reconstruct existing building is more than 50% of cost of a new building.
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	- Usage in the new building will be the same as usage in the building replaced.
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	- Replaced building will be demolished and costs are include in the project.
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	- Alternative instructional delivery system, distance learning, other such means.
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	- District or private funding sources
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	- Other:
			- Total construction period in number of Months: <input type="text" value="18"/>

Yes No N/A

Additional Forms/Pages enclosed:

- | | | | |
|----------------------------------|----------------------------------|-----------------------|--|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | - District Five-Year Construction Plan or project related pages of said document |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | - Critical Life-safety third party justification |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | - Engineering test or other related documents |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | - JCAF 32 Cost Estimate Summary and Anticipated Time Schedule |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | - Other FPP related forms: <input type="text" value="JCAF 31 & JCAF 33"/> |

District Contact:	<input type="text" value="Steve Garcia"/>	Phone No. :	<input type="text" value="760"/> - <input type="text" value="123"/> - <input type="text" value="4567"/>
Date:	<input type="text" value="5/6/2009"/>	FAX No. :	<input type="text" value="760"/> - <input type="text" value="321"/> - <input type="text" value="4567"/>
Prepared by:	<input type="text" value="GKKWORKS"/>	E-mail Address:	<input type="text" value="dreich@gkkworks.com"/>

The district approves and verifies that this proposal presents the basic scope and cost of the project.

Approved by:

Name / Title

Signature / Date

CFIS #: 40.66.XXX

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Cost Guidelines: >>

JCAF 31- Westside Center - Phase II (Victor Valley Community College/Victor Valley CCD)

Rm. Type	Description	TOP No.	Department	No. Rms	No. Sta	Room No.	ASF	Sec. ASF	Increase In Space
110	Classroom	0099	General Assignment				3,000		3,000
210	Class Lab	0500	Business and Management				2,500		2,500
210	Class Lab	1201	Health Occupations, General				2,500		2,500
210	Class Lab	4999	Other Interdisciplinary Studies				5,000		5,000
310	Office	0099	General Assignment				2,000		2,000
430	Library - Electronic Carrels	6110	Learning Center (Learning Resource Center)				1,000		1,000
535	A/V, Radio, TV Service	6130	Media Services				500		500
680	Meeting Room	0099	General Assignment				2,500		2,500
Totals:							19,000		19,000

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COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32:**Campus:** Victor Valley Community College (Victor Valley CCD)**Project Title:** Westside Center - Phase II**Date Prepared:** 7/1/2009**Original CCI:** 5065**CFIS Ref. #:** 40.66.XXX**Request For:** ☐ L ☒ P ☒ W ☒ C ☒ E**Original EPI:** 2894**Budget Ref #:****Prepared by:** gkkworks

		Total Cost	State Funded	District Funded						
				State-Supportable	Non State-Supportable					
1. Site Acquisition		Acres:								
2. Plans		Budget CCI: 5065	\$503,841	\$503,841						
A. Architectural Fees (for preliminary plans)			\$281,621							
B. Project Management (for preliminary plans)			\$50,290							
C. Preliminary Tests (soils, hazardous materials)			\$85,965							
D. Other Costs (for preliminary plans)			\$85,965							
3. Working Drawings		Budget CCI: 5065	\$668,666	\$668,666						
A. Architectural Fees (for working drawings)			\$362,085							
B. Project Management (for working drawings)			\$50,290							
C. Office of the State Architect, Plan Check Fee			\$55,595							
D. Community College Plan Check Fee			\$28,766							
E. Other Costs (for working drawings)			\$171,930							
(Total PW may not exceed 13% of construction)		True								
4. Construction		Budget CCI: 5065	\$10,057,906	\$10,057,906						
A. Utility Service			\$257,895							
B. Site Development, Service			\$386,843							
C. Site Development, General			\$644,738							
D. Other Site Development										
E. Reconstruction										
F. New Construction (building) (w/Group I equip)			\$8,596,500							
G. Other			\$171,930							
5. Contingency			\$502,895	\$502,895						
6. Architectural and Engineering Oversight			\$160,926	\$160,926						
7. Tests and Inspections			\$290,579	\$290,579						
A. Tests			\$100,579							
B. Inspections			\$190,000							
8. Construction Management (if justified)			\$201,158	\$201,158						
9. Total Construction Costs (items 4 through 8 above)			\$11,213,464	\$11,213,464						
10. Furniture and Group II Equipment		Budget EPI: 2894	\$1,533,665	\$1,533,665						
11. Total Project Cost (items 1, 2, 3, 9, and 10)			\$13,919,636	\$13,919,636						
12. Project Data	Outside GSF	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF	14.	State Funded	District Funded		District Funded Total
								Supportable	Non Supportable	
Construction	26,000	19,000	0.73	\$452	\$331	Acquisition				
Reconstruction						Preliminary Plans	\$503,841			
						Working Drawings	\$668,666			
13. Anticipated Time Schedule						Construction	\$11,213,464			
Start Preliminary Plans		7/1/2012	Advertise Bid for Construction		7/1/2014	Equipment	\$1,533,665			
Start Working Drawings		3/1/2013	Award Construction Contract		9/1/2014					
Complete Working Drawings		10/1/2013	Advertise Bid for Equipment		6/1/2015	Total Costs	\$13,919,636			
DSA Final Approval		6/1/2014	Complete Project		3/1/2016	% of SS Total	100.00%	0.00%	SS Total:	\$13,919,636

CFIS #: 40.66.XXX

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JCAF 33- Westside Center - Phase II (Victor Valley Community College/Victor Valley CCD)

Rm. Type	Description	TOP No.	Department	Room No.	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Gross Allowable Cost	Equip Usable In New Space Program	Total Allowable Cost
110	Classroom	0099	General Assignment		3,000		3,000	\$13.53	\$40,590		\$40,590
210	Class Lab	0500	Business and Management		2,500		2,500	\$24.67	\$61,675		\$61,675
210	Class Lab	1201	Health Occupations, General		2,500		2,500	\$42.66	\$106,650		\$106,650
210	Class Lab	4999	Other Interdisciplinary Studies		5,000		5,000	\$196.73	\$983,650		\$983,650
310	Office	0099	General Assignment		2,000		2,000	\$21.16	\$42,320		\$42,320
430	Library - Electronic Carrels	6110	Learning Center (Learning Resource Center)		1,000		1,000	\$196.73	\$196,730		\$196,730
535	A/V, Radio, TV Service	6130	Media Services		500		500	\$94.45	\$47,225		\$47,225
680	Meeting Room	0099	General Assignment		2,500		2,500	\$21.93	\$54,825		\$54,825
Totals:					19,000		19,000	\$80.72	\$1,533,665		\$1,533,665

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California Community Colleges	Project Scenario Summary 2011	5/8/2009 10:40:36 AM
	Westside Center - Phase II (Official Version)	Page 1

District:	Victor Valley Community College District	Project Category	B	Occupancy Date	2015/2016
Campus:	Victor Valley Community College	Last Revised Date	5/7/2009		
Project Name:	Westside Center - Phase II	District Priority	9		

Project Description:

This project proposes the construction of Phase II at the Westside Center location. Phase II consists of a total of 19,000 ASF (26,000 GSF) and will include 3,000 ASF of Lecture, 10,000 ASF of Laboratory, 2000 ASF of Office, 1000 ASF of Library, 500 ASF of AV/TV and 2,500 ASF of additional instructional support spaces. The new building will further implement the Westside Center vision of a Workforce Training Complex to houses programs that address a region emerging into a service economy. Victor Valley College's proposed Westside Center - Phase II will include lecture and laboratory spaces to accomodate the growth of the Health Sciences, Business and Hospitality programs. This facility will feature state of the art facilities and equipment to meet the instructional delivery demands of the programs. The proposed building will also support general education to provide full academic opportunities to the students at the Westside Workforce Development Center. The enrollment at Victor Valley College is expected to increase from 165,872 WSCH in 2009 to 211,990 WSCH in 2015 (27.8% in 4 years, average 4.6% per year). The Health Science (including Nursing), Business and Hospitality programs approximately 7.5% of campus WSCH over the past 5 years and has exhibit growth. This Westside Center Phase II project will provide the neccessary space for these growing programs.

Category: B**ASF Change Score Calculations for Westside Center - Phase II**

Item	Score	Actual Data	Room Type	Net Change in ASF in Project	Initial Cap/Load Ratio	Initial Cap Load Year	Applied Net ASF*
Enrollment Growth	50	28,315	Lecture	3,000	46%	2012	3,000
Existing Inventory	14	79.17%	Lab	10,000	79%	2012	10,000
ASF Change	43	Click for popup	Office	2,000	92%	2012	2,000
Local Contribution	0	\$0/\$13,919,636	Library	1,000	96%	2012	1,000
Total	107		AV/TV	500	38%	2012	500
			Other	2,500	N/A	2012	0
			Total	19,000			16,500
			Contribution Percentage				87%
			Eligibility Points				43

* Calculate as follows: If the capacity/load ratio is > 100% or Net ASF < 0, use 0 else use Net ASF

Space Analysis (ASF):

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary	3,000	10,000	2,000	1,000	500	2,500	19,000
Secondary	0	0	0	0	0	0	0
Net	3,000	10,000	2,000	1,000	500	2,500	19,000
Beg. Cap/Load Ratios (2012)	46.1%	79.2%	91.7%	95.6%	37.9%	N/A	72.0%
End. Cap/Load Ratios (2015)	65.6%	90.9%	98.9%	96.1%	44.2%	N/A	83.5%

Cost

Type	State	Local	Total
Preliminary Plans	\$504,000		\$504,000
Working Drawings	\$669,000		\$669,000
Construction	\$11,213,000		\$11,213,000
Equipment	\$1,534,000		\$1,534,000
Totals	\$13,920,000		\$13,920,000