Initial Project Proposal

2021-2022

Community College Construction Act of 1980 Capital Outlay Budget Change Proposal

Library/Lea	rnin	g Res	source	Cent	er (LL	LRC)			
Proposal Nar	ne								
Riverside Co	omn	nunity	Colle	ge Di	strict				
Community (Colle	ege D	istrict						
Norco Colle	ge								
College or C	entei	r							
August 1, 2018									
Date									
Λ	P	X	W	X	C	X	Е	X	

District: Riverside Community College District

College / Center: Norco College

Project Name: LIBRARY/LEARNING RESOURCE CENTER (LLRC)

Project Type: New Construction

Project Funding

	<u>State</u>	<u>Non-state</u>	
Land Acquisition:	\$0	\$0	Budget Year: 2021
Prelim. Plans:	\$877,000	\$0	Const. Cost Index: 6596
Working Draw. :	\$966,000	\$0	5 yr. Plan Priority: 8
Construction:	\$21,027,000	\$0	Net ASF: 19,272
Equipment:	\$2,135,000	\$0	Total GSF: 43,500
	\$25,005,000	\$0	

Total Cost: \$25,005,000

Project Description: Norco

Norco College continues to have large enrollment increases as predicted in its educational master plan. The Library/Learning Learning Center (LLRC) is a necessity in order to provide students with access to many types of library, tutorial and instructional media space. This project proposes to construct a 30,450 asf learning center that includes 2,000 asf in Lab, 2,450 asf in Office, 20,500 asf in Library, 3,000 asf in AV/TV and 2,500 asf in Other space. The second floor of the existing Library, building 9 will be vacated as those programs expand into the LRC. The second floor of the Library will then be remodeled into a Student Services Centre once the LRC is constructed. In addition,

Portables A and B will be demolished as part of this project.

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

Norco College recently finished updating its Facilities Master Plan. That plan supports the College's Educational Master Plan and is the road map for future facilities over the next decade. The Library/Learning Resource Center project emerged early on in the participatory governance process as a high priority for the College as identified in the master plan..

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				✓
Initial Study				✓
Negative Declaration	✓			
Draft EIR				✓
Final EIR				✓

Page 2 of 3

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Type of Project and	Qualifying	Information:
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Please	answer	all ques	stions. Unanswered question	ons will be considered not ap	plicable				
Yes	No	N/A							
\circ	•	\circ	<u>Life Safety Project</u> - Red	uired Supporting report is at	tached to establish imminer	nt danger			
ledow	\circ	\circ	Project Design - Constu	ction and equipment design o	conform with State design a	nd cost guidelines			
\circ	ledow	\bigcirc	<u>Infrastructure</u>						
			Check type of project:	New Construction	Reconstruction	Replacement			
\bigcirc	\bigcirc	ledow	- Loss or failure of infrastr	ucture is imminent.					
\circ	•	\circ	Master Planning or Proj general fund	<u>ect Planning</u> - District's gen	eral fund's ending balance i	s less than 5% of the total			
ledow	\circ	\circ	Instructional Space						
			Check type of space:	✓ New Construction	Replacement	Alteration			
			Check major ASF:	Classroom	☐ Teaching Lab	✓ Lib/Learning Center			
			Office	AVTV	Other				
lacksquare	\bigcirc	\bigcirc	- This project will not caus	se total ASF in any category	to exceed 110% of capacity	/load ratio.			
\bigcirc	\odot	\bigcirc	Academic Support, Stud	dent Services or Adminstra	<u>ative Space</u>				
			Check type of space:	New Construction	Replacement	Alteration			
			Check major ASF:	Classroom	☐ Teaching Lab	Lib/Learning Center			
			Office	AVTV	Other				
\bigcirc	\odot	\circ	Other Facility Projects						
			Check type of space:	New Construction	Replacement	Alteration			
			Check primary ASF of rec	quest space:	Physical Educ.	Performing Arts			
			Child Develop.	Maintenance	Warehouse	Cafeteria			
			Other facilities (to cor	mplete a balance campus)					
\odot	\bigcirc	\bigcirc	- There is an existing facil	ity building in use for this pro	pposed project.				
			Supplemental Information	on and Alternatives Explor	<u>ed</u>				
ledow	\circ	\circ	- There is an existing facil	ity in use for this proposed p	roject.				
\bigcirc	\circ	\odot	- Cost to reconstruct existing building is more than 50% of cost of a new building.						
ledow	\bigcirc	\bigcirc	- Usage in the new buildir	ng will be the same as usage	in the building replaced.				
\bigcirc	\odot	\bigcirc	- Replaced building will be	e demolished and costs are i	nclude in the project.				
lacksquare	\bigcirc	\bigcirc	- Alternative instructional	delivery system, distance lea	arning, other such means.				
\bigcirc	\odot	\bigcirc	- District or private funding	g sources					
\circ	\circ	•	- Other:						
			- Total construction period	d in number of Months: 17					

Yes	No	N/A				
			Additional Forms/Pag	<u>jes enclosed:</u>		
ledow			- District Five-Year Cor	nstruction Plan or project r	elated pages of said document	
\bigcirc	\bigcirc	\odot	- Critical Life-safety thir	d party justification		
\bigcirc	\bigcirc	\odot	- Engineering test or ot	her related documents		
lacksquare	\bigcirc	\circ	- JCAF 32 Cost Estima	te Summary and Anticipat	ed Time Schedule	
lacksquare	\bigcirc	\circ	- Other FPP related for	ms: JCAF 31, JCAF 33 and	d Project Summary Form	
District	Contac	t:	Aaron Brown	Phone No.:	951 - 222 - 8789	
Date:			6/8/2018	FAX No.:	951 - 222 - 8021	
Prepare	Prepared by: Eric Mittlestead E-mail Address: fpacs2004@aol.com					
The dis	strict ap	proves	s and verifies that this prop	posal presents the basic s	cope and cost of the project.	
Approv	ed by:					
	- 1	Name	/ Title	Signature	¹ Date	

JCAF 31- LIBRARY/LEARNING RESOURCE CENTER (LLRC) (Norco College/Riverside CCD) (Official)

CCI: 6596 D (12/17)

Rm. Reconst. Type	Rm. Type	Description	TOP No.	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	WSCH Increase Capacity Sec. ASF In Space	Increase In Space
	250	Non-Class Lab	4930	4930 General Studies				2,000	822		2,000
	310	Office	6600	0099 General Assignment			Portables A and B			-1,620	-1,620
	310	Office	0009	6000 Instructional Administration				2,450		-813	1,637
	455	Study Service	6110	6110 Learning Center (Learning Resource Center)						-200	-200
	410	Read/Study Room	6110	6110 Learning Center (Learning Resource Center)				12,500		-7,071	5,429
	420	Stack	6110	Learning Center (Learning Resource Center)				4,000		-800	3,200
	430	Library - Electronic Carrels	6110	Learning Center (Learning Resource Center)				3,000			3,000
	440	Processing Room	6110	6110 Learning Center (Learning Resource Center)				1,000		-318	682
	535	A/V, Radio, TV Service	6130	6130 Media Services				3,000		-356	2,644
	089	Meeting Room	6600	0099 General Assignment				1,500			1,500
	650	Lounge	6600	0099 General Assignment				1,000			1,000
Totals:								30,450	778	-11,178	19,272

* Indicates manual override

COST ESTIN	MATE SUMMA	ARY AND A	ANTICIPATE	COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32:	DULE - JC	AF 32:	To Q&UC	Print	Save	Reset Delete
District: Riverside Project Name: LIBRARY.	District: Riverside Community College District :t Name: LIBRARY/LEARNING RESOURCE CENTER (LLRC) (Official)	District RCE CENTER (I	LRC) (Official)		Date		Norco College 5/17/2018 Estima	Estimate CCI: 6596	CFIS Ref. #: DoF Project ID:	CFIS Ref. #: 40.44.XXX F Project ID: null
Request For:	✓P ✓W ✓C	E		Round to Thousands:		Escalation View: Esti	Estimate 🗸 Estimate EPI: 3560	ı te EPI : 3560	Prepa	Prepared by: FPACS
				Total Cost	Sta	State Funded	State-Su	District Supportable	District Funded	ided Non State-Supportable
1. Site Acquisition			Acres:							
2. Preliminary Plans		<u>ű</u>	Estimate CCI: 6596		\$876,926 100.00%	\$876,926	%00.0			
A Architectural Fees (for preliminary plans)	preliminary plans)			\$52	\$527,506					
 B. Project Management (for preliminary plans) C. Division of the State Architect Plan Check Fee 	for preliminary plans) rchitect Plan Check F	99		\$188	\$188,395					
D. Preliminary Tests (soils, hazardous materials)	s, hazardous materia	(S)		836	\$36,025					
E. Other Costs (for preliminary plans)	inary plans)	,		\$126	\$125,000					
3. Working Drawings		Ë	Estimate CCI: 6596		\$965,512 100.00%	\$965,512	%00'0			
A. Architectural Fees (for working drawings)	working drawings)			\$600	\$602,863					
B. Project Management (for working drawings)	for working drawings)									
C. Division of the State Architect, Plan Check Fee	rchitect, Plan Check	Fee		\$238	\$238,823					
D. Community College Plan Check Fee	an Check Fee			\$50	\$53,826					
E. Other Costs (for working drawings)	ng drawings)				\$70,000					
(Total PW may not exceed 13% of construction)	13% of construction)		True							
4. Construction		Es	Estimate CCI: 6596	\$18,839,484	,484 100.00%	\$18,839,484	%00.0			
A. Utility Service				\$1,116,473	6,473					
B. Site Development, Service	vice			\$338	\$338,325					
C. Site Development, General	neral			8422	\$422,906					
D. Other Site Development	nt			\$168	\$169,163					
E. Keconstruction	9									
F. New Construction (<i>building) (w/sroup I equip)</i> G. Board of Governor's Energy Policy Allowance (2% or 3%)	iaing) (w/Group I equ neray Policy Allowan	<i>lp)</i> ce (2% or 3%)		\$10,463,350 \$329.267	s,463,350 \$329.267					
H. Other	5									
5. Contingency				\$94	\$941,975 100.00%	3941,975	%00.0			
6. Architectural and Engineering Oversight	neering Oversight			\$376						
7. Tests and Inspections				8430	\$430,063 100.00%	\$430,063	%00'0			
A. lests				\$188	\$188,395					
B. Inspections			(F C 3:17 C : 3:)	\$24	_	_	_			
o. Construction Management	Ieili & Labor Collipi nent	ance Program ((ii justilieu)	940	\$459,147 \$376,790	4439,147	0.00.0			
B. Labor Compliance Program	aram			39\$	\$62,357					
9. Total Construction Costs (items 4 through 8 above	its (items 4 through 8	s above)		\$21,027,459	,459	\$21,027,459				
10. Furniture and Group II Equipment	Equipment	Ĕ	Estimate EPI: 3560	\$2,135,343	343 100 00%	\$2,135,343	%00'0			
11. Total Project Cost (items 1, 2, 3, 9, and 10)	ms 1, 2, 3, 9, and 10)			\$25,005,240	,240	\$25,005,240				
Outs	Outside Assignable GSF Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF	14.	State Funded	Support	ŀĕ⊨	st Funded Non Supportable	District Funded Total
	0	0.70	\$541	\$378	Acquisition	_	H	1		
Reconstruction					Preliminary Plans	ans \$876,926	926			
13. Anticipated Time Schedule	edule				Working Drawings	ngs \$965,512	512			
Start Preliminary Plans	8/1/2021	Advertise Bid f	Advertise Bid for Construction	6/1/2023	Construction	\$21,027,459	459			
Start Working Drawings	_	Award Construction Contract	ction Contract	7/1/2023	Equipment	\$2,135,343	343			
Complete Working Drawings	_	Advertise Bid for Equipment	or Equipment	4/1/2024	Total Costs	\$25,005,240				
DSA Final Approval	4/1/2023	Complete Project	ect	12/1/2024	% of SS Total	100.00%	%00°0 %0	%C	SS Total:	\$25,005,240

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32

	ct Cost Estimate) District: Riverside Commu college: Norco College	unity College District			Estimate	CCI: 6596 🗸	CFIS Ref. #: 40.44.XXX View	Cost Escalations Budget
Project	Name: LIBRARY/LEARN	IING RESOURCE CEN	TER (LLR	C) (Official) Estimate	EPI: 3560 🗸	1 =	
Prepa	red By: FPACS	Date: 5/1	7/2018		Budget	CCI: 6596 V	Mo. Escalation Factor: 0.0042	Mid Point
-		VW ✓C ✓E			_	EPI: 3560 V		
Г	Stron. L VP	VV VC VE			Duaget	Li ii 3300 <u> </u>	<u> </u>	Estimate
1 SITI	E ACQUISITION							Estimate
[Ed								
į Lu	14)			Acres:	0		TOTAL SITE ACQUISITION COSTS:	\$0
				Acres.	U		TOTAL SITE ACQUISITION COSTS.	
2. PRE	ELIMINARY PLANS							6596 💟
Α.	Architectural Fees (for	Preliminary Plans)						
	New Construction	\$18,839,484	X	8.0%	Х	35.0%	\$527,506	
	Reconstruction	\$0	X	10.0%	Х	35.0%	\$0	
							Total Architectural Fees:	\$527,506
В.	Project Management	Allocate to PP						
	(for Preliminary Plans)	0		4.00/			\$400.20F	
	Contract Cost	\$18,839,484	Х	1.0%			\$188,395	0400 005
	Division of the Ctate						Total Project Management Fees:	\$188,395
C.	Division of the State Architect Plan Check	Allocate to PP						
	Fee	O Amounto to 11						
1	Structural Safety Fee							
	Tier 1 Amt	\$0	х	1.25%			\$0	
	Tier 2 Amt	\$0	x	1%			\$0	
							\$0	j
2	2. Fire, Life Safety Fee							
	Tier 1 Amt	\$0	x	0.3%			\$0	
	Tier 2 Amt	\$0	X	0.2%			\$0	
	Tier 3 Amt	\$0	х	0.1%			\$0	
	Tier 4 Amt	\$0	x	0.05%			\$0	
	Tier 5 Amt	\$0	х	0.01%			\$0	
							\$0	j
	Access Compliance							
`	ree	40		0.50/			**	
	Tier 1 Amt	\$0	Х	0.5%			\$0	
	Tier 2 Amt	\$0	Х	0.25%			\$0	
	Tier 3 Amt	\$0	Х	0.1%			\$0	
	Tier 4 Amt	\$0	Х	0.08%			\$0	
	Tier 5 Amt	\$0	X	0.06%			\$0	
	Tier 6 Amt	\$0	Х	0.04%			\$0	Į l
							\$0	
_						Total Divisio	n of the State Architect Plan Check Fees:	\$0
D.	Preliminary Test (Soils	Tests & Geotechnica						
[Ed	it] Description	Amount	Non	ortable				
	IDD Tooting Costs	\$36,025	Supp	Ullable				
	IPP Testing Costs	\$30,025						
_	000 ((5) 1.5	and the state of t					Total Preliminary Tests:	\$36,025
E.	Other Costs (Special C	onsultants, Printing, I	-	.)				
[Ed	it] Description	Amount	Non Sunn	ortable				
	IPP Consultant Costs	\$125,000	Сирр	Ortubic				
	II I Consultant Costs	ψ123,000					T-1-1 00 01	0405 000
							Total Other Costs:	\$125,000
							TOTAL PRELIMINARY PLANS COSTS:	\$876,926
3. WO	RKING DRAWINGS							6596 🗸
Α.	Architectural Fees (for	Working Drawings)						
	New Construction	\$18,839,484	x	8.0%	Х	40.0%	\$602,863	
	Reconstruction	\$0	х	10.0%	x	40.0%	\$0]
							Total Architectural Fees:	\$602,863
В.	Project Management]
l ^{□.}	(for Working Drawings	, –]
	Contract Cost	\$18,839,484	Х	1.0%			\$0	
							Total Project Management Fees:	\$0
_	Division of the State	Allegate to MP						
C.	Architect Plan Check Fee	Allocate to WD						
1	Structural Safety Fee							
l '	Tier 1 Amt	\$1,000,000	х	1.25%			\$12,500	
		. ,,	^				÷ .=,===	

Tier 2 Amt	\$53,826 \$70,000
2. Fire, Life Safety Fee Tier 1 Amt \$1,000,000	\$53,826 \$70,000 \$965,512
Tier 1 Amt	\$53,826 \$70,000 \$965,512
Tier 2 Amt	\$53,826 \$70,000 \$965,512
Tier 3 Amt	\$53,826 \$70,000 \$965,512
Tier 4 Armt	\$53,826 \$70,000 \$965,512
Tier 5 Amt	\$53,826 \$70,000 \$965,512
Access Compliance Fee Tier 1 Amt	\$53,826 \$70,000 \$965,512
Access Compliance Fee Tiler 1 Amt	\$53,826 \$70,000 \$965,512
Fee	\$53,826 \$70,000 \$965,512
Tier 1 Amt	\$53,826 \$70,000 \$965,512
Tier 2 Amt	\$53,826 \$70,000 \$965,512
Tier 3 Amt	\$53,826 \$70,000 \$965,512
Tier 4 Amt \$0	\$53,826 \$70,000 \$965,512
Tier 5 Amt \$0 x 0.06% Tier 6 Amt \$0 x 0.04% Tier 6 Amt \$0 x 0.04% Total Division of the State Architect Plan Check Fees D. Community Colleges Plan Check Fees (2/7 of 1% of Construction Cost) Contract Cost \$18,839,484 x 0.28571 x 1.0% \$53,826 Total Community Colleges Plan Check Fees E. Other Costs (Special Consultants, Printing, Legal, Etc.) [Edit] Description Amount Non Supportable IPP WD Consultant \$70,000 IPP WD Consultant \$70,000 Total PW may not exceed 13% of Construction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Non Supportable Subtotal 33 Utilities	\$53,826 \$70,000 \$965,512
Tier 6 Amt \$0 x 0.04% Total Division of the State Architect Plan Check Fees D. Community Colleges Plan Check Fees (2/7 of 1% of Construction Cost) Contract Cost \$18,839,484 x 0.28571 x 1.0% \$53,826 Total Community Colleges Plan Check Fee E. Other Costs (Special Consultants, Printing, Legal, Etc.) [Edit] Description Amount Supportable IPP WD Consultant Costs Total PW may not exceed 13% of Construction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Supportable Supportable 33 Utilities	\$53,826 \$70,000 \$965,512
\$23,089 Total Division of the State Architect Plan Check Fees D. Community Colleges Plan Check Fees (2/7 of 1% of Construction Cost) Contract Cost \$18,839,484 × 0.28571 × 1.0% \$53,826 Total Community Colleges Plan Check Fee E. Other Costs (Special Consultants, Printing, Legal, Etc.) [Edit] Description Amount Non Supportable IPP WD Consultant Costs Total PW may not exceed 13% of 8.8% Construction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Non Supportable Subtotal 33 Utilities	\$53,826 \$70,000 \$965,512
Total Division of the State Architect Plan Check Fees D. Community Colleges Plan Check Fees (2/7 of 1% of Construction Cost) Contract Cost \$18,839,484 × 0.28571 × 1.0% \$53,826 Total Community Colleges Plan Check Fee E. Other Costs (Special Consultants, Printing, Legal, Etc.) [Edit] Description Amount Non Supportable IPP WD Consultant Costs Total PW may not exceed 13% of 8.8% TOTAL WORKING DRAWINGS COSTS Construction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Non Supportable Subtotal 33 Utilities	\$53,826 \$70,000 \$965,512
D. Community Colleges Plan Check Fees (2/7 of 1% of Construction Cost) Contract Cost \$18,839,484 x 0.28571 x 1.0% \$53,826 Total Community Colleges Plan Check Fee E. Other Costs (Special Consultants, Printing, Legal, Etc.) [Edit] Description Amount Supportable IPP WD Consultant Costs Total PW may not exceed 13% of 8.8% Construction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Supportable Supportable Non Supportable Volid Visit Visit Supportable Supportabl	\$53,826 \$70,000 \$965,512
Contract Cost \$18,839,484 x 0.28571 x 1.0% \$53,826 Total Community Colleges Plan Check Fee E. Other Costs (Special Consultants, Printing, Legal, Etc.) [Edit] Description Amount Supportable IPP WD Consultant Costs Total PW may not exceed 13% of Construction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Supportable Supportable Non Supportable Visit Value of Construction Supportable Supportable Total PW may not exceed 13% of Supportable Subtotal Supportable Subtotal Supportable Subtotal Supportable	\$70,000 \$965,512
Total Community Colleges Plan Check Fee E. Other Costs (Special Consultants, Printing, Legal, Etc.) [Edit] Description Amount Supportable IPP WD Consultant Costs Total PW may not exceed 13% of Sconstruction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Supportable Supportable Total Community Colleges Plan Check Fee	\$70,000 \$965,512
E. Other Costs (Special Consultants, Printing, Legal, Etc.) [Edit] Description Amount Supportable IPP WD Consultant Costs Total PW may not exceed 13% of 8.8% Construction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Supportable Supportable 33 Utilities	\$70,000 \$965,512
[Edit] Description Amount Supportable IPP WD Consultant Costs Total PW may not exceed 13% of Construction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Supportable Supportable 33 Utilities	\$965,512
Edit Description	\$965,512
IPP WD Consultant Costs \$70,000 Total PW may not exceed 13% of 8.8% Construction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Supportable Supportable Supportable	\$965,512
Costs Total PW may not exceed 13% of 8.8% Construction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Supportable Subtotal 33 Utilities	\$965,512
Total PW may not exceed 13% of 8.8% Construction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Supportable TOTAL WORKING DRAWINGS COSTS TOTAL WORKING DRAWINGS COSTS UTILITY OF TOTAL WORKING DRAWINGS COSTS TOTAL WORKING DRAWINGS COSTS TOTAL WORKING DRAWINGS COSTS UTILITY OF TOTAL WORKING DRAWINGS COSTS	\$965,512
Total PW may not exceed 13% of 8.8% Construction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Supportable Subtotal 33 Utilities	\$965,512
exceed 13% of 8.8% Construction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Supportable 33 Utilities	
Construction 4. CONSTRUCTION A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Supportable 33 Utilities	
A. Utility Service [Edit] Description Quantity Unit Unit Cost Subtotal Non Supportable Subtotal	6596 🗸
[Edit] Description Quantity Unit Unit Cost Subtotal Supportable Subtotal 33 Utilities	,
[Edit] Description Quantity Unit Unit Cost Subtotal Supportable Subtotal 33 Utilities	
[Edit] Description Quantity Unit Cost Subtotal Supportable Subtotal Supportable	
Common Work Results For Utilities	
Common Work (Coulds) or Cultures	
Utility Identification	
IPP Utility Service Costs 1 Ea. x \$1,116,473.43\$1,116,473.43	
\$1,116,473	⊣ !
Total Utility Service	\$1,116,473
·	\$1,110,473
B. Site Development - Service	
[Edit] Description Quantity Unit Unit Cost Subtotal Supportable Subtotal	
02 Existing Conditions	
Demolition	
Selective Site Demolition	
IPP Site Service Costs 1 Ea. x \$338,324.69 \$338,324.69	_
\$338,325	
Total Site Development - Service	\$338,325
C. Site Development - General	
[Edit] Description Quantity Unit Unit Cost Subtotal Supportable Subtotal	
01 General Requirements	1
Construction Aids	1
	1
Equipment Mobilization	
IPP Site General Costs 1 Ea. x \$422,906.41 \$422,906.41	
\$422,906	
Total Site Development - General	-
D. Other Site Development	- \$422,906
[Edit] Description Quantity Unit Unit Cost Subtotal	\$422,906
	\$422,906
Of General Requirements	\$422,906
01 General Requirements	\$422,906
01 General Requirements Other	\$422,906
01 General Requirements Other User Entered	\$422,906
01 General Requirements Other User Entered IPP Other Site 1 Fa x \$169 163 43 \$169 163 43	\$422,906
01 General Requirements Other User Entered IPP Other Site	\$422,906
01 General Requirements Other User Entered IPP Other Site Construction Costs	_
01 General Requirements	_
01 General Requirements	_
01 General Requirements	_

6/1/2023	edule 8/1/2021 Advertise Bid for	13. Anticipated Time Schedule		Per ASF Per GSF	Assignable Ratio Uni Square Feet ASF/GSF Pe	12. Project Data GSF Sq
			-			
\$25,005,240	Total Project Costs:					11.101AL PROJECT COST
\$2,135,343	Total Furniture and Group II Equipment Costs:	Total Furniture				
	F33): \$2,135,343 Amt: \$0	Total Supportable Cost (from JCAF33): \$2,135,343 Non Supportable Amt: \$0	tal Supp	То		
3560 🗸	Total Collstruction Costs:			3)	EQUIPMENT (from JCAF3:	10.FURNITURE AND GROUP II EQUIPMENT (from JCAF33)
007 450	Total Comptunction Coats.				ms 4 through 8)	9. TOTAL CONSTRUCTION (Items 4 through 8)
\$439,147	Total Construction Mgt & Labor Compliance Costs:	Total Construction I				
	\$62,357			x 0.25%	Labor Compilance Program (.25% or state project costs) State Project Cost \$24,942,883 ×	State Project Cost
	\$376,790			× 2.0%	\$18,839,484	
					ent	A. Construction Management
	-			NCE PROGRAM	ENT & LABOR COMPLIAN	8. CONSTRUCTION MANAGEMENT & LABOR COMPLIANCE PROGRAM
\$430.063	Total Tests and Inspections Costs:	Tot			ō	
	\$241.668			x \$13.426	18	Construction Months
	\$188,395			× 1.0%	\$18,839,484	Contract Cost
\$376,790	Total Architectural and Engineering Oversight:	Total Architectu				7. TESTS AND INSPECTIONS
	\$0	25.0%	×	× 10.0%	\$0	Reconstruction
	\$376,790	25.0%	×	× 8.0%	\$18,839,484	New Construction \$18,839,484
\$941,975	Total Contingency:					
	\$0			× 7.0%	\$0	Reconstruction
	\$941,975			× 5.0%	\$18,839,484	
\$18,839,484	Total Contract Costs:					5. Contingency
\$0	Total Other Costs:					
				Non Supportable	Amount	[Edit] Description
						H. Other
\$329,267	Total Board of Governors Energy Policy Allowance:	Total Board of Gove				9
	\$0			× 3.0%	\$0	3% of Renovated Building Costs
	\$329,267			× 2.0%	\$16,463,350	2% of New Building Costs
					Energy Policy Allowance	
\$16,463,350	Amt: \$0 Total New Construction:	Non Supportable				
	\$16,463,3	Total:			•	
	\$814,500	\$543	×	1,500	0099 General Assignment	680 Meeting Room
	\$543,000	\$543	×	1,000	0099 General Assignment	650 Lounge
	\$2,637,000	\$879	×	3,000	6130 Media Services	Service
	6	6	×	c	(Learning Resource Center)	d hi
))	:	o	6110 Learning Center	
	\$745,000	\$745	×	1,000	6110 Learning Center (Learning Resource Center)	440 Processing Room
	\$2,235,000	\$/45	×	3,000	(Learning Resource Center)	Carrels
) 			6110 Learning Center	430 Library - Electronic
	\$1,696,000	\$424	×	4,000	6110 Learning Center (Learning Resource	420 Stack
	\$3,300,000	+ 121 140	>	12,300	Center)	# To Read/Orday Room
	en 200 000	6.22	<	12 500	6110 Learning Center	410 Bood/6t do Boom
	\$1,354,850	\$553	×	2,450	6000 Instructional	310 Office
	\$0	\$576	×	0	0099 General Assignment	310 Office
	\$1,138,000	\$569	×	2,000	4930 General Studies	250 Non-Class Lab
	Allowano	O COLOR DO CARON		Э П	n JCAF31)	F. New Construction (from JCAF31)
\$0	Amt: \$0 Total Reconstruction:	Non Supportable Amt:				

	Reconstruction	Construction	
	0	43,500	
	0	30,450	
		0.70	
		\$378	

	L		_
DSA Final Approval	Complete Working Drawings	Start Working Drawings	Start Preliminary Plans
4/1/2023	8/1/2022	1/1/2022	
Complete Project	Advertise Bid for Equipment	Award Construction Contract	Construction
12/1/2024	4/1/2024	7/1/2023	

JCAF 33- LIBRARY/LEARNING RESOURCE CENTER (LLRC) (Norco College/Riverside CCD) (Official)

EPI: 3560 (12/17) >

Rm. Type	Description	TOP No.	Department I	No. Rms	No. R	Room No.	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
250	Non-Class Lab	4930	General Studies				2,000		2,000	\$242.00	\$484,000
300 - 355	300 - 355 Faculty Offices	0099 - 4999						-1,620	-1,620	\$26.03	0\$
300 - 355	300 - 355 Administration Offices	0096 - 0009					2,450	-813	1,637	\$29.70	\$48,619
455	Study Service	6110	Learning Center (Learning Resource Center)					-200	-200		0\$
410-420	Library - Reading and Stack Space	6110, 6120					16,500	-7,871	8,629	\$39.06	\$337,049
430-440	430-440 Library- Electronic Carrels and Processing Room 6110, 6120	6110, 6120					4,000	-318	3,682	\$242.00	\$891,044
530-535	530-535 Audio Visual Arts	6130					3,000	-356	2,644	\$116.19	\$307,206
680-685	680-685 Meeting Rooms	0096-0000					1,500		1,500	\$26.97	\$40,455
650-655	650-655 Staff Lounge	0096-0000					1,000		1,000	\$26.97	\$26,970
Totals:						.,	30,450	30,450 -11,178	19,272	<u> </u>	\$2,135,343

* Indicates manual override

California Cor	nmunity Colleges	Projec	t Scenario Summary 2020)	6/8/2	6/8/2018 2:04:53 PM	
		LIBRARY/LEARNING RE	SOURCE CENTER (LLRC) (Official \	Version)	Page 1	
District:	Riverside Comm	unity College District	Project Category	В	Occupancy Date	2024/2025	

Campus: Norco College Last Revised Date 5/17/2018

Project Name: LIBRARY/LEARNING RESOURCE CENTER (LLRC) District Priority

Project Description:

Norco College continues to have large enrollment increases as predicted in its educational master plan. The Library/Learning Learning Center (LLRC) is a necessity in order to provide students with access to many types of library, tutorial and instructional media space. This project proposes to construct a 30,450 asf learning center that includes 2,000 asf in Lab, 2,450 asf in Office, 20,500 asf in Library, 3,000 asf in AV/TV and 2,500 asf in Other space. The second floor of the existing Library, building 9 will be vacated as those programs expand into the LRC. The second floor of the Library will then be remodeled into a Student Services Center once the LRC is constructed. In addition, Portables A and B will be demolished as part of this project.

Category: B

Score	Actual Data
11	6,144
31	54.28%
44	Click for popup
0	\$0/\$25,005,240
86	
	11 31 44 0

ASF Change Score Calculations for <u>LIBRARY/LEARNING RESOURCE CENTER</u>

8

		(LLRC)		
Room Type	Net Change in ASF in Project	Initial Cap/Load Ratio	Initial Cap Load Year	Applied Net ASF*
Lecture	0	83%	2021	0
Lab	2,000	78%	2021	2,000
Office	17	91%	2021	17
Library	12,111	54%	2021	12,111
AV/TV	2,644	2,644 22% 20		2,644
Other	2,500	N/A	2021	0
Total	19,272			16,772
Contribution Percentage				87%
Eligibility Points				44

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

Space Analysis (ASF):

Туре	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary	0	2,000	2,450	20,500	3,000	2,500	30,450
Secondary	0	0	-2,433	- 8,389	-356	0	- 11,178
Net	0	2,000	17	12,111	2,644	2,500	19,272
Beg. Cap/Load Ratios (2021)	83.0%	77.5%	91.0%	54.3%	21.9%	N/A	76.6%
End. Cap/Load Ratios (2024)	78.4%	77.8%	86.3%	94.0%	59.4%	N/A	81.7%

Cost

Project Phase	Funding Date	State Funds	Non State	Project Cost	
	Tunung Date	Requested	Funds	Froject Cost	
Land Acquisition					
Preliminary Plans	2021/2022	\$877,000		\$877,000	
Working Drawings	2021/2022	\$966,000		\$966,000	
Construction	2022/2023	\$21,027,000		\$21,027,000	
Equipment	2022/2023	\$2,135,000		\$2,135,000	
Totals		\$25,005,000	•	\$25,005,000	