Initial Project Proposal

2022-2023

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

Gymnasium Modernization
Proposal Name

Grossmont-Cuyamaca Community College District
Community College District

Grossmont College
College or Center

July 1, 2019
Date
Gymnasium Modernization

Initial Project Proposal (IPP)

District: Grossmont-Cuyamaca Community College District
College / Center: Grossmont College
Project Name: Gymnasium Modernization
Project Type: Reconstruction

Project Funding

<table>
<thead>
<tr>
<th></th>
<th>State</th>
<th>Non-state</th>
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<tbody>
<tr>
<td>Land Acquisition:</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Prelim. Plans:</td>
<td>$193,495</td>
<td>$178,610</td>
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<tr>
<td>Working Draw:</td>
<td>$187,480</td>
<td>$187,479</td>
</tr>
<tr>
<td>Construction</td>
<td>$3,560,636</td>
<td>$3,560,635</td>
</tr>
<tr>
<td>Equipment</td>
<td>$0</td>
<td>$1,484</td>
</tr>
</tbody>
</table>

Total Cost: $7,869,819

Project Description: The Gymnasium building (building 42) on the Grossmont College campus was constructed in 1964 and has had no major upgrades since then. The building has a Facilities Condition Index of 40.7% suggesting it's a prime candidate for renovation or possibly replacement. Many of the buildings systems are dysfunctional and have out lived their useful lives. This project will renovate or replace the aging 20,687 GSF building. That decision will be based on further investigation during the Final Project Proposal (FPP) phase.

The project will renovate or reconstruct 15,110 ASF in Physical Education space and 800 ASF in Office space.

Master Plan Comments: The 2013 District Facilities Master Plan highlighted five strategic areas of focus: student access, student learning and success, value and support of employees, economic and community development, and fiscal and physical resources. This project is integral to the path of successful implementation of the campus' strategic plan by providing the necessary learning and support spaces and technology that contribute to student success.

CEQA Status:

<table>
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<tr>
<th></th>
<th>Project Under Review</th>
<th>Hearing Underway</th>
<th>Approved District/Filed Clearinghouse</th>
<th>Not Required</th>
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<tr>
<td>Notice of Exemption</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Initial Study</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
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<tr>
<td>Negative Declaration</td>
<td>Yes</td>
<td>No</td>
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<td>No</td>
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<tr>
<td>Draft EIR</td>
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<tr>
<td>Final EIR</td>
<td>No</td>
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</table>

Type of Project and Qualifying Information:

No  Life Safety Project - Required Supporting report is attached and establish imminent danger

Yes  Project Design - Construction and equipment design conform with State design and cost guidelines

No  Infrastructure
  Type of project: N/A

No  Loss Imminent - Loss or failure of infrastructure is imminent

No  Master Planning or Project Planning - District's general fund's ending balance is less than 5% of the total general fund

Yes  Instructional Space
  Type of space: N/A
Gymnasium Modernization
Initial Project Proposal (IPP)

Major ASF: N/A
Yes - This project will not cause total ASF in any category to exceed 110% of capacity/load ratio
No

Academic Support, Student Services or Administrative Space
Type of space: N/A
Major ASF: N/A

Yes Other Facility Projects
Type of space: Alteration
Primary ASF of request space: Physical Educ.

Yes - There is an existing facility building in use for this proposed project
Supplemental Information and Alternatives Explored
Yes - There is an existing facility in use for this proposed project
Yes - Cost to reconstruct existing building is more than 50% of cost of a new building
Yes - Usage in the new building will be the same as usage in the building replaced
NA - Replaced building will be demolished and costs are included in the project
Yes - Alternative instructional delivery system, distance learning, other such means
Yes - District or private funding sources
No - Other:
- Total construction period in number of Months: 22

Additional Forms/Pages enclosed
Yes - District Five-Year Construction Plan or project related pages of said document
No - Critical Life-safety third party justification
No - Engineering test or other related documents
Yes - JCAF 32 Cost Estimate Summary and Anticipated Time Schedule
Yes - Other FPP related forms: JCAF31, JCAF33, Summary Report

District Contact: Sue Rearic Phone No: (619) 644-7000
Date: 06/06/2019 11:21 AM Fax No:
Prepared By: Eric Mittlestead E-mail Address: fpacs2004@aol.com

The district approves and verifies that this proposal presents the basic scope and cost of the project.
Approved by: Cindy Miles / Chancellor Signature / Date 6.26.19
## Project: Gymnasium Modernization

<table>
<thead>
<tr>
<th>Rm Type</th>
<th>Description</th>
<th>TOP Code</th>
<th>Department</th>
<th>No. Rms</th>
<th>No. Sta</th>
<th>Room No.</th>
<th>ASF</th>
<th>WSCH Capacity</th>
<th>Sec. ASF</th>
<th>Increase In Space</th>
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<tbody>
<tr>
<td>310</td>
<td>Office</td>
<td>0099</td>
<td>General Assignment</td>
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<tr>
<td>520</td>
<td>Athletics/Physical Education</td>
<td>0835</td>
<td>Physical Education</td>
<td>0</td>
<td>0</td>
<td></td>
<td>15,110</td>
<td>0</td>
<td>15,083</td>
<td>27</td>
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<tr>
<td>TOTAL</td>
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<td>0</td>
<td>-</td>
<td>15,910</td>
<td>0</td>
<td>15,843</td>
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Report Generated: 05/24/2019
## Cost Estimate Summary & Anticipated Time Schedule – JCAF32

### Grossmont-Cuyamaca Community College District (020)

### Grossmont College (022)

<table>
<thead>
<tr>
<th>Project: Gymnasium Modernization</th>
<th>Request For: L P W C E</th>
<th>Date Prepared: 05/24/2019</th>
<th>Estimate CCI: 6684</th>
<th>Estimate EPI: 3607</th>
<th>CFIS Ref. #:</th>
<th>DoF Project ID:</th>
</tr>
</thead>
</table>

### 1. Site Acquisition (Acres: 0)
- Total Cost: $0

### 2. Preliminary Plans (Estimate CCI: 6684)
- A. Architectural Fees (for preliminary plans): $211,637
- B. Project Management (for preliminary plans): $60,468
- C. Division of the State Architect Plan Check Fee: $0
- D. Preliminary Tests (soils, hazardous materials): $20,000
- E. Other Costs (for preliminary plans): $80,000
- **Total Cost**: $372,105
- **State Funded**: $193,495
- **District Funded**: $178,610
- **Non State-Supportable**: $0

### 3. Working Drawings (Estimate CCI: 6684)
- A. Architectural Fees (for working drawings): $241,871
- B. Project Management (for working drawings): $0
- C. Division of the State Architect, Plan Check Fee: $85,812
- D. Community College Plan Check Fee: $17,276
- E. Other Costs (for working drawings): $30,000
- **Total Cost**: $374,959
- **State Funded**: $187,480
- **District Funded**: $187,479
- **Non State-Supportable**: $0

*Total PW may not exceed 13% of construction*  
True

### 4. Construction (Estimate CCI: 6684)
- A. Utility Service: $175,000
- B. Site Development, Service: $215,000
- C. Site Development, General: $195,000
- D. Other Site Development: $0
- E. Reconstruction: $5,302,703
- F. New Construction (building) (w/Group I equip): $0
- G. Board of Governor's Energy Policy Allowance (2% or 3%): $159,081
- H. Other: $0
- **Total Cost**: $6,046,784
- **State Funded**: $3,023,392
- **District Funded**: $3,023,392
- **Non State-Supportable**: $0

### 5. Contingency
- **Total Cost**: $423,274
- **State Funded**: $211,637
- **District Funded**: $211,637
- **Non State-Supportable**: $0

### 6. Architectural and Engineering Oversight
- A. Tests: $60,468
- B. Inspections: $308,798
- **Total Cost**: $369,266
- **State Funded**: $184,633
- **District Funded**: $184,633
- **Non State-Supportable**: $0

### 7. Tests and Inspections
- A. Construction Management & Labor Compliance Program (if justified)
  - A. Construction Management: $120,936
  - B. Labor Compliance Program: $9,842
  - **Total Construction Costs (items 4 through 8 above)**: $7,121,271
- **State Funded**: $3,560,636
- **District Funded**: $3,560,635
- **Non State-Supportable**: $0

### 8. Furniture and Group II Equipment (Estimate EPI: 3607)
- A. Furniture and Group II Equipment: $1,484
- **Total Project Cost (items 1, 2, 3, 9, and 10)**: $7,869,819
- **State Funded**: $3,941,611
- **District Funded**: $3,928,208
- **Non State-Supportable**: $0
### 12. Project Data

<table>
<thead>
<tr>
<th></th>
<th>Outside GSF</th>
<th>Assignable Square Feet</th>
<th>Ratio ASF/GSF</th>
<th>Unit Cost Per ASF</th>
<th>Unit Cost Per GSF</th>
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<tr>
<td>New Construction</td>
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<td>0</td>
<td>0.00</td>
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<td>$0</td>
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<td>15,910</td>
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### 13. Anticipated Time Schedule

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<th>Event</th>
<th>Start Date</th>
<th>Event Details</th>
<th>End Date</th>
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</thead>
<tbody>
<tr>
<td>Start Preliminary Plans</td>
<td>08/01/2022</td>
<td>Advertise Bid for Construction</td>
<td>06/01/2024</td>
</tr>
<tr>
<td>Start Working Drawings</td>
<td>02/01/2023</td>
<td>Award Construction Contract</td>
<td>08/01/2024</td>
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<tr>
<td>Complete Working Drawings</td>
<td>08/01/2023</td>
<td>Advertise Bid for Equipment</td>
<td>07/01/2025</td>
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<td>DSA Final Approval</td>
<td>04/01/2024</td>
<td>Complete Project</td>
<td>06/01/2026</td>
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### 14. District Funded

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<thead>
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<th>Event</th>
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<th>District Funded</th>
<th>District Funded Total</th>
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<td>Non Supportable</td>
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<tr>
<td>Acquisition</td>
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<tr>
<td>Preliminary Plans</td>
<td>$193,495</td>
<td>$178,610</td>
<td>$178,610</td>
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<tr>
<td>Working Drawings</td>
<td>$187,480</td>
<td>$187,479</td>
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<tr>
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<td>$3,560,636</td>
<td>$3,560,635</td>
<td>$3,560,635</td>
</tr>
<tr>
<td>Equipment</td>
<td>$0</td>
<td>$1,484</td>
<td>$1,484</td>
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<tr>
<td>Total Costs</td>
<td>$3,941,611</td>
<td>$3,928,208</td>
<td>$3,928,208</td>
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<tr>
<td>% of SS Total</td>
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<td>49.91%</td>
<td>SS Total: $7,869,819</td>
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Report Generated: 05/24/2019
### Project: Gymnasium Modernization

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<tr>
<th>Rm Type</th>
<th>Description</th>
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<th>Department</th>
<th>No. Rms</th>
<th>No. Sta</th>
<th>ASF</th>
<th>Sec. ASF</th>
<th>Increase in Space</th>
<th>Equip Cost per ASF</th>
<th>Total Allowable Cost</th>
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<tr>
<td>300-355</td>
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<td>0099 - 4999 General Assignment</td>
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<td>0</td>
<td>15,910</td>
<td>15,843</td>
<td>67</td>
<td>-</td>
<td>$1,484</td>
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</table>

Report Generated: 05/24/2019
Grossmont-Cuyamaca Community College District (020), Grossmont College (022): 43 Gymnasium

**Summary:**
The Gymnasium building (building 42) on the Grossmont College campus was constructed in 1964 and has had no major upgrades since then. The building has a Facilities Condition Index of 40.7% suggesting its a prime candidate for renovation or possibly replacement. Many of the buildings systems are dysfunctional and have outlived their useful lives. This project will renovate or replace the aging 20,687 GSF building. That decision will be based on further investigation during the Final Project Proposal (FPP) phase. The project will renovate or reconstruct 15,110 ASF in Physical Education space and 800 ASF in Office space.

**Project Summary Report**

**Description:**
The Gymnasium building (building 42) on the Grossmont College campus was constructed in 1964 and has had no major upgrades since then. The building has a Facilities Condition Index of 40.7% suggesting its a prime candidate for renovation or possibly replacement. Many of the buildings systems are dysfunctional and have outlived their useful lives. This project will renovate or replace the aging 20,687 GSF building. That decision will be based on further investigation during the Final Project Proposal (FPP) phase. The project will renovate or reconstruct 15,110 ASF in Physical Education space and 800 ASF in Office space.

**Project Type:** Reconstruction

**Occupancy Year:** 2025-26

**District Priority:** 16

**CCI:** 6684

**Net ASF:** 67

**Last Edit Date:** May 24, 2019

**Online:** No

**Accrues:** 0

**Contact:** Sue Reearic

**EPI:** 3607

**Total GOSF:** 20,687

**Last Edit By:** Eric Mittlestead

**Complete:** No

**Project Score:**

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<thead>
<tr>
<th>Score Type</th>
<th>Score</th>
<th>Supporting Data</th>
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<tbody>
<tr>
<td>Age of Building or FCI</td>
<td>106</td>
<td>Applied Age: 53</td>
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<tr>
<td>Activerates Unused Space</td>
<td>0</td>
<td>No, project does not activate unused space (room use 050)</td>
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<tr>
<td>Local Contribution</td>
<td>50</td>
<td>District Contribution: 50%</td>
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**Total Score:** 156

**Space Analysis:**

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<tr>
<th>Type</th>
<th>Lecture</th>
<th>Lab</th>
<th>Office</th>
<th>Library</th>
<th>AV/TV</th>
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<tr>
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<td>Applied Net ASF</td>
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<tr>
<td>Initial Cap/Load (FY2022)</td>
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<td>76%</td>
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<tr>
<td>Final Cap/Load (FY2025)</td>
<td>93%</td>
<td>187%</td>
<td>83%</td>
<td>95%</td>
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**Project Cost:**

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<th>Phase</th>
<th>FY</th>
<th>State Funds</th>
<th>Non-State Funds</th>
<th>Total Cost</th>
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<tbody>
<tr>
<td>Preliminary Plans</td>
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<td>$3,928,208</td>
<td>$7,869,819</td>
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