

# Final Project Proposal

## 2021-2022

Community College Construction Act of 1980  
Capital Outlay Budget Change Proposal

**Center for Human Performance and Kinesiology**

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Proposal Name

**Riverside Community College District**

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Community College District

**Norco College**

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College or Center

**July 1, 2019**

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Date

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

## 2.1 Final Project Proposal Checklist

<b>District:</b>	Riverside Community College District	
<b>College:</b>	Norco College	
<b>Project:</b>	Center for Human Performance and Kinesiology	
<b>Prepared by:</b>	FPACS	<b>Date:</b> July 1, 2019

Section	Description	Status	Date
1.1	Title Page	Complete	5/7/2019
2.1	Final Project Proposal Checklist	Complete	5/7/2019
3.1	Approval Page - Final Project Proposal (with original signatures)	Complete	5/7/2019
3.2	Project Terms and Conditions	Complete	5/7/2019
4.1	Analysis of Building Space Use and WSCH - JCAF 31	Complete	5/7/2019
5.1	Cost Estimate Summary - JCAF 32	Complete	5/7/2019
5.2	Quantities and Unit Costs supporting the JCAF 32 <i>(Insert the optional cost analyses into this section.)</i>	Complete	5/7/2019
6.1	California Energy Commission Approved Audit	Complete	5/7/2019
7.1	Responses to Specific Requirements -- State Administrative Manual <i>(Also provide this section electronically in Word 6. Version)</i>	Complete	5/7/2019
8.1	California Environmental Quality Act: Environmental Impact Report or Exemption Notice	Complete	5/7/2019
9.1	Analysis of Future Costs	Complete	5/7/2019
10.1	Campus Plot Plan	Complete	5/7/2019
10.2	Diagrams of Building Areas <i>(include floor plans with building areas affected.)</i> <i>(Insert half-sized scaled conceptual drawings into the FPP.)</i>	Complete	5/7/2019
10.3	Site Plans	Complete	5/7/2019
10.4	Floor Plans	Complete	5/7/2019
10.5	Exterior Elevations	Complete	5/7/2019
11.1	Guideline-Based Group II Equipment Cost Estimates - JCAF 33	Complete	5/7/2019
12.1	Justification of Additional Costs exceeding Guidelines <i>(as needed)</i>	Complete	5/7/2019
13.1	Detailed Equipment List	Complete	5/7/2019

### 3.1 Approval Page

#### Final Project Proposal

Budget Year: 2021-2022

**District:** Riverside Community College District

**Project Location:** Norco College  
(College, campus, or center)

**Project Name:** Center for Human Performance and Kinesiology

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

site acquisition ☐ preliminary plans ☒ working drawings ☒ construction ☒ equipment ☒

#### District Certification

**Contact Person:** Aaron Brown **Telephone:** 951 222-8789  
(Vice Chancellor, Business & Financial Services)

**E-Mail Address:** [aaron.brown@rccd.edu](mailto:aaron.brown@rccd.edu) **Fax:** 951 222-8022

**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, 6th Floor  
Sacramento, CA 95814-6511

#### Chancellor's Office Certification

Reviewed by: \_\_\_\_\_

Date Completed: \_\_\_\_\_

## 3.2 PROJECT TERMS AND CONDITIONS

**District:** Riverside Community College District **College:** Norco College

**Project:** Center for Human Performance and Kinesiology **Budget Year:** 2021-2022

- 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 Architect.
  - e. Pursuant to the provisions of Section 57001 of Title 5, an adequate and separate accounting and fiscal records and accounts of all funds received from any source to pay the cost of the proposed construction will be maintained, and audit of such records and accounts will be permitted at any reasonable time, during the project, at the completion of the project, or both.
  - 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 with 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.

**DISTRICT Riverside Community College District (960)**
**CAMPUS Norco College (963)**
**Project:** CENTER FOR HUMAN PERFORMANCE AND KINESIOLOGY

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
110	Classroom	0099	General Assignment	0	0	existing CACT bld	0	-1,604	759	-759
210	Class Lab	0499	Other Biological Sciences	0	0		1,500	638	0	1,500
210	Class Lab	0956	Manufacturing and Industrial Technology	0	0	existing CACT bld	0	-817	3,144	-3,144
310	Office	0835	Physical Education	0	0		740	0	0	740
310	Office	0835	Physical Education	0	0	existing bld 14	0	0	271	-271
310	Office	0956	Manufacturing and Industrial Technology	0	0	existing CACT bld	0	0	658	-658
350	Conference Room	0835	Physical Education	0	0		400	0	0	400
520	Athletics/Physical Education	0835	Physical Education	0	0		33,710	0	0	33,710
520	Athletics/Physical Education	0835	Physical Education	0	0	existing bld 14	0	0	2,720	-2,720
520	Athletics/Physical Education	0835	Physical Education	0	0	existing bld 24	0	0	1,842	-1,842
650	Lounge	0835	Physical Education	0	0		500	0	0	500
690	Locker Room	0835	Physical Education	0	0		2,432	0	0	2,432
<b>TOTAL</b>	-	-	-	<b>0</b>	<b>0</b>	-	<b>39,282</b>	<b>-1,783</b>	<b>9,394</b>	<b>29,888</b>

Report Generated: 05/08/2019

**DISTRICT** Riverside Community College District (960)

**CAMPUS** Norco College (963)

**Project:** CENTER FOR HUMAN PERFORMANCE AND

**Date Prepared:** 05/08/2019

**Estimate CCI:** 6684

**CFIS Ref. #:**
**Request For:** L P W C E

**Prepared by:** FPACS

**Estimate EPI:** 3607

**DoF Project ID:**

	Total Cost	State Funded	District Funded	
			State-Supportable	Non State-Supportable
<b>1. Site Acquisition (Acres: 0)</b>	\$0			
<b>2. Preliminary Plans (Estimate CCI: 6684)</b>	\$1,225,179	\$735,107	\$490,072	\$0
A. Architectural Fees (for preliminary plans)	\$590,637			
B. Project Management (for preliminary plans)	\$210,942			
C. Division of the State Architect Plan Check Fee	\$0			
D. Preliminary Tests (soils, hazardous materials)	\$63,600			
E. Other Costs (for preliminary plans)	\$360,000			
<b>3. Working Drawings (Estimate CCI: 6684)</b>	\$1,018,536	\$560,195	\$458,341	\$0
A. Architectural Fees (for working drawings)	\$675,014			
B. Project Management (for working drawings)	\$0			
C. Division of the State Architect, Plan Check Fee	\$183,254			
D. Community College Plan Check Fee	\$60,268			
E. Other Costs (for working drawings)	\$100,000			
(Total PW may not exceed 13% of construction) True				
<b>4. Construction (Estimate CCI: 6684)</b>	\$21,094,190	\$10,758,036	\$10,336,154	\$0
A. Utility Service	\$752,624			
B. Site Development, Service	\$782,979			
C. Site Development, General	\$727,549			
D. Other Site Development	\$0			
E. Reconstruction	\$0			
F. New Construction (building) (w/Group I equip)	\$18,461,802			
G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$369,236			
H. Other	\$0			
<b>5. Contingency</b>	\$1,054,710	\$527,355	\$527,355	\$0
<b>6. Architectural and Engineering Oversight</b>	\$421,884	\$210,942	\$210,942	\$0
<b>7. Tests and Inspections</b>	\$551,070	\$275,535	\$275,535	\$0
A. Tests	\$210,942			
B. Inspections	\$340,128			
<b>8. Construction Management &amp; Labor Compliance Program (if justified)</b>	\$455,079	\$227,541	\$227,538	\$0
A. Construction Management	\$421,884			
B. Labor Compliance Program	\$33,195			
<b>9. Total Construction Costs (items 4 through 8 above)</b>	\$23,576,933	\$11,999,409	\$11,577,524	\$0
<b>10. Furniture and Group II Equipment (Estimate EPI: 3607)</b>	\$735,605	\$0	\$735,605	\$0
<b>11. Total Project Cost (items 1, 2, 3, 9, and 10)</b>	\$26,556,253	\$13,294,711	\$13,261,542	\$0

12. Project Data	Outside GSF	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	55,081	39,282	0.71	\$470	\$335
Reconstruction	0	0	0.00	\$0	\$0

13. Anticipated Time Schedule			
Start Preliminary Plans	08/01/2021	Advertise Bid for Construction	05/01/2023
Start Working Drawings	12/01/2021	Award Construction Contract	08/01/2023
Complete Working Drawings	07/01/2022	Advertise Bid for Equipment	08/01/2024
DSA Final Approval	03/01/2023	Complete Project	08/01/2025

14.	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Acquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$735,107	\$490,072	\$0	\$490,072
Working Drawings	\$560,195	\$458,341	\$0	\$458,341
Construction	\$11,999,409	\$11,577,524	\$0	\$11,577,524
Equipment	\$0	\$735,605	\$0	\$735,605
<b>Total Costs</b>	<b>\$13,294,711</b>	<b>\$13,261,542</b>	<b>\$0</b>	<b>\$13,261,542</b>
% of SS Total	50.06%	49.94%	<b>SS Total:</b>	<b>\$26,556,253</b>

**QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32**  
*(Project Cost Estimate)*

District: Riverside Community College District  
 College: Norco College  
 Project Name: Center for Human Performance and Kinesiology  
 Prepared by: FPACS

Date Prepared: July 1, 2019  
 Budget Ref. No.: \_\_\_\_\_  
 CFIS Ref No.: 40.44.307  
 Estimate CCI 6684 Budget CCI 6684  
 Estimate EPI 3607 Budget EPI 3607

ITEM				Quantity	Unit	Unit Cost	Subtotals	Estimate Total 6684	Budget Total 6684	Midpoint Total 6684	
1. SITE ACQUISITION											
A. Site Acquisition							\$0				
1. SITE ACQUISITION								\$0	\$0	\$0	
2. PRELIMINARY PLANS											
A. Architectural Fee for Preliminary Plans											
1. Architect fee for Schematic and Preliminary plans											
New Construction				\$21,094,190	x	8.0%	x	35.0%	\$590,637	\$591,000	\$641,000
Reconstruction				\$0	x	10.0%	x	35.0%	\$0	\$0	\$0
B. Project Management Services											
1. Project Administration/Management											
				\$21,094,190	x	1.0%		\$210,942	\$211,000	\$229,000	
C. Division of the State Architect Plan Check Fee								\$0	\$0	\$0	
1. Structural Safety Fee											
<div>Y</div>				0.0085	x	\$0		\$0			
				0.0060	x	\$0		\$0			
2. Fire, Life Safety Fee											
				0.0030	x	\$0		\$0			
				0.0020	x	\$0		\$0			
				0.0010	x	\$0		\$0			
				0.0005	x	\$0		\$0			
				0.0001	x	\$0		\$0			
3. Access Compliance Fee											
				0.0050	x	\$0		\$0			
				0.0025	x	\$0		\$0			
				0.0010	x	\$0		\$0			
				0.0008	x	\$0		\$0			
				0.0006	x	\$0		\$0			
				0.0004	x	\$0		\$0			
D. Preliminary Test (Soils Tests & Geotechnical Report)								\$63,600	\$64,000	\$64,000	
1. Soils Tests & Geotechnical Reports							\$40,000				
2. Topographic/Land Survey							\$20,000				
3. Geologic Hazard Report							\$3,600				
E. Other Costs (Special Consultants, Printing, Legal, Etc.)								\$360,000	\$360,000	\$360,000	
1. Daylighting Consultant							\$40,000				
2. Data/Technology Consultant							\$125,000				
3. Waterproofing Consultant							\$60,000				
4. Constructability Review Consultant							\$20,000				
5. CEQA (Negative Declaration)							\$60,000				
6. Accoustical Consultant							\$35,000				
7. SWPPP							\$20,000				
2. PRELIMINARY PLANS								\$1,225,179	\$1,226,000	\$1,294,000	



**QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32**  
*(Project Cost Estimate)*

New Construction	\$21,094,190	x	8.0%	x	40.0%	\$675,014	\$675,000	\$733,000
Reconstruction	\$0	x	10.0%	x	40.0%	\$0	\$0	\$0
<b>B. Project Management Services</b>								
1. Project Administration/Management	\$21,094,190	x	0.0%			\$0	\$0	\$0
<b>C. Division of the State Architect Plan Check Fee</b> <input checked="" type="checkbox"/>								
1. Structural Safety Fee						\$183,254	\$182,000	\$196,000
<input checked="" type="checkbox"/>	0.0085	x	\$1,000,000		\$8,500			
	0.0060	x	\$20,094,190		\$120,565			
2. Fire, Life Safety Fee								
	0.0030	x	\$1,000,000		\$3,000			
	0.0020	x	\$5,000,000		\$10,000			
	0.0010	x	\$15,094,190		\$15,094			
	0.0005	x	\$0		\$0			
	0.0001	x	\$0		\$0			
3. Access Compliance Fee								
	0.0050	x	\$500,000		\$2,500			
	0.0025	x	\$2,000,000		\$5,000			
	0.0010	x	\$18,594,190		\$18,594			
	0.0008	x	\$0		\$0			
	0.0006	x	\$0		\$0			
	0.0004	x	\$0		\$0			
<b>D. Community Colleges Plan Check Fee</b>								
1. Community Colleges Plan Check Fee (2/7 of 1% of Construction Cost)	21,094,190	x	1.0%	x	0.28571	\$60,269	\$60,000	\$65,000
<b>E. Other Costs (Special Consultants, Printing, Legal, Etc.)</b>								
1. Printing Bid Sets					\$80,000			
2. Advertising					\$10,000			
2. Legal Services					\$10,000			
<b>3. WORKING DRAWINGS</b>						<b>\$1,018,537</b>	<b>\$1,017,000</b>	<b>\$1,094,000</b>
<b>4. CONSTRUCTION - HARD COSTS</b>								
<b>A. Utility Service</b>								
Site Distribution	23788	Unit:S.F.	\$13.94		\$331,605		\$331,605	\$359,994
Site Lighting	23788	Unit:S.F.	\$10.92		\$259,765		\$259,765	\$282,004
Site Communications and Security	1	Unit:Ea.	\$38,624.52		\$38,625		\$38,625	\$41,931
Domestic Water Service	275	Unit:L.F.	\$40.31		\$11,085		\$11,085	\$12,034
Fire Lines with BFP Complete	650	Unit:L.F.	\$93.86		\$61,009		\$61,009	\$66,232
Sanitary Sewer	275	Unit:L.F.	\$54.25		\$14,919		\$14,919	\$16,196
Storm Drainage	350	Unit:L.F.	\$101.76		\$35,616		\$35,616	\$38,665
<b>A. Utility Service</b>						<b>\$752,624</b>	<b>\$753,000</b>	<b>\$817,000</b>
<b>B. Site Development - Service</b>								
Tie Into Existing Paving	1	Unit:Ea.	\$3,862.41		\$3,862		\$3,862	\$4,193
Drivable Walking Surface	6130	Unit:S.F.	\$12.43		\$76,196		\$76,196	\$82,719
4" Thick Reinforced PCC	4501	Unit:S.F.	\$10.10		\$45,460		\$45,460	\$49,352
Plaza Walking Area	7300	Unit:S.F.	\$23.24		\$169,652		\$169,652	\$184,176
A with Footing	2500	Unit:S.F.	\$131.38		\$328,450		\$328,450	\$356,569
Bollards	16	Unit:Ea.	\$386.25		\$6,180		\$6,180	\$6,709
Turf low shrubs Ground cover	5857	Unit:S.F.	\$15.45		\$90,491		\$90,491	\$98,238
36 inch to 48 inch box	16	Unit:Ea.	\$2,472.05		\$39,553		\$39,553	\$42,939
Irrigation	5857	Unit:S.F.	\$3.95		\$23,135		\$23,135	\$25,116
<b>B. Site Development - Service</b>						<b>\$782,979</b>	<b>\$783,000</b>	<b>\$850,000</b>

**QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32**  
*(Project Cost Estimate)*

**C. Site Development - General**

Clear & Grubb	23788	Unit:S.F.	\$0.58	\$13,797	\$13,797	\$14,978
Demo Asphalt	4500	Unit:S.F.	\$1.40	\$6,300	\$6,300	\$6,839
Demo Concrete	3650	Unit:S.F.	\$2.55	\$9,308	\$9,308	\$10,104
Remove curbs	350	Unit:L.F.	\$4.19	\$1,467	\$1,467	\$1,592
Demolish existing building	1	Unit:Ea.	\$208,569.98	\$208,570	\$208,570	\$226,426
Excavation of hillside	7254	Unit:C.Y.	\$12.99	\$94,229	\$94,229	\$102,297
Shoring required to retain hillside	4640	Unit:S.F.	\$37.61	\$174,510	\$174,510	\$189,451
Overexcavation and compaction pad	5227	Unit:C.Y.	\$6.01	\$31,414	\$31,414	\$34,104
Import engineeredbackfill	5227	Unit:C.Y.	\$12.37	\$64,658	\$64,658	\$70,194
Grade & prep hardscape	1762	Unit:C.Y.	\$6.01	\$10,590	\$10,590	\$11,496
Import landscape soil	1762	Unit:C.Y.	\$43.16	\$76,048	\$76,048	\$82,559
Haul offspoils building and land prep	0	Unit:C.Y.	\$12.78	\$0	\$0	\$0
Prep building pad	28224	Unit:S.F.	\$0.81	\$22,861	\$22,861	\$24,819
Grade for landscaping	23788	Unit:S.F.	\$0.58	\$13,797	\$13,797	\$14,978

<b>C. Site Development - General</b>				<b>\$727,549</b>	<b>\$728,000</b>	<b>\$790,000</b>
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**D. Other Site Development**

None			\$0.00	\$0	\$0	\$0
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<b>D. Other Site Development</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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**E. Reconstruction**

	<b>ASF</b>		<b>Unit Cost</b>	<b>Total</b>		
Total Reconstruction ASF	0			\$0		
	75%	<b>Reconstruction Allowance</b>		\$0		

<b>E. Reconstruction</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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**F. New Construction**

<b>Room Description</b>	<b>ASF</b>		<b>Unit Cost</b>	<b>Total</b>		
Classroom	0	ASF	\$553.00	\$0	\$0	\$0
Industrial Arts	0	ASF	\$547.00	\$0	\$0	\$0
Faculty Office	740	ASF	\$584.00	\$432,160	\$432,160	\$469,158
Physical Education	33710	ASF	\$437.00	\$14,731,270	\$14,731,270	\$15,992,454
Biological Sciences	1500	ASF	\$853.00	\$1,279,500	\$1,279,500	\$1,389,041
Faculty Office	400	ASF	\$584.00	\$233,600	\$233,600	\$253,599
Staff Lounge	500	ASF	\$550.00	\$275,000	\$275,000	\$298,543
Locker Room	2432	ASF	\$621.00	\$1,510,272	\$1,510,272	\$1,639,570
Total New Construction ASF	39,282			\$18,461,802		

<b>F. New Construction</b>				<b>\$18,461,802</b>	<b>\$18,462,000</b>	<b>\$20,044,000</b>
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**G. Board of Governor's Energy Policy Allowance**

Energy Incentive (2% of New Building Costs)	\$18,461,802	x	2.0%	\$369,236	\$369,000	\$401,000
Energy Incentive (3% of Renovated Building Costs)	\$0	x	3.0%	\$0	\$0	\$0

<b>G. Board of Governor's Energy Policy Allowance</b>				<b>\$369,236</b>	<b>\$369,000</b>	<b>\$400,000</b>
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**H. Other**

None			\$0.00	\$0	\$0	\$0
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<b>H. Other</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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<b>4. CONSTRUCTION - HARD COSTS</b>			<b>Lines 4.A. - H. Total Contract Costs:</b>	<b>\$21,094,190</b>	<b>\$21,095,000</b>	<b>\$22,901,000</b>
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**5. CONTINGENCY**

A. Contingency - New Construction	\$21,094,190	x	5%	\$1,054,710	\$1,055,000	\$1,145,000
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**QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32**  
*(Project Cost Estimate)*

B.	Contingency - Reconstruction			\$0	x		7%	\$0		\$0	\$0
5.	CONTINGENCY								\$1,054,710	\$1,055,000	\$1,145,000
6.	ARCHITECTURAL AND ENGINEERING OVERSIGHT										
A.	New Construction	\$21,094,190	x		8.0%	x		25.0%	\$421,884	\$422,000	\$458,000
B.	Reconstruction	\$0	x		10.0%	x		25.0%	\$0	\$0	\$0
6.	ARCHITECTURAL AND ENGINEERING OVERSIGHT								\$421,884	\$422,000	\$458,000
7.	TESTS AND INSPECTIONS										
A.	Tests			\$21,094,190	@		1.00%	\$210,942	\$211,000	\$229,000	
B.	DSA Inspections			25	mnths @			\$13,605	\$340,128	\$340,000	\$340,000
7.	TESTS AND INSPECTIONS								\$551,070	\$551,000	\$569,000
8.	CONSTRUCTION MANAGEMENT & LABOR COMPLIANCE PROGRAM										
A.	Construction Management			\$21,094,190	x		2.00%	\$421,884	\$422,000	\$458,000	
B.	Labor Compliance Program (.25% of state project costs)			\$13,278,113			0.25%	\$33,195	\$34,000	\$36,000	
8.	CONSTRUCTION MANAGEMENT & LABOR COMPLIANCE PROGRAM								\$455,079	\$456,000	\$494,000
9.	TOTAL CONSTRUCTION (Items 4 through 8)								\$23,576,933	\$23,579,000	\$25,567,000
10.	FURNITURE AND GROUP II EQUIPMENT								\$735,605	\$736,000	\$736,000
11.	TOTAL PROJECT COST								\$26,556,253	\$26,558,000	\$28,691,000

## 6.1 CALIFORNIA ENERGY COMMISSION APPROVED AUDIT

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:

- Natural and native planting materials will be incorporated around the building to minimize, if not eliminate, the irrigation demand.
  - Concrete walkways will be minimized to reduce storm water runoff and promote natural filtration into the soil as well as a reduction in the heat island effect.
  - Overhangs have been incorporated to shade glazing.
  - 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.
  - Independent HVAC controls provided where applicable.
  - Natural lighting will be incorporated into most spaces.
  - Energy saving lighting with automatic lighting controls and sensors.
  - Interior materials will be low in volatile organic compounds, high in recycled content.
  - Water efficient fixtures, faucets and devices will be incorporated.
  - A strict recycling program will be required during construction.
  - Requested participation in the local utility's energy incentive program.
  - 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 provided in each building to support an active program for recycling and reuse of materials.

## STATE OF CALIFORNIA

## Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet

DF-151 (REV 07/18)

Fiscal Year 2021-22	Business Unit 6870	Department Board of Governors, California Community Colleges	Priority No.
Budget Request Name 6870-301-COBCO-2021-XX		Capital Outlay Program ID 5680	Capital Outlay Project ID (7 digits. For new projects leave blank)
Project Title <b>Riverside Community College District, Norco College: Center for Human Performance and Kinesiology</b>		Project Status and Type Status: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuing Type: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	
Project Category (Select one) <input type="checkbox"/> CRI (Critical Infrastructure) <input type="checkbox"/> WSD (Workload Space Deficiencies) <input checked="" type="checkbox"/> ECP (Enrollment Caseload Population) <input type="checkbox"/> SM (Seismic) <input type="checkbox"/> FLS (Fire Life Safety) <input type="checkbox"/> FM (Facility Modernization) <input type="checkbox"/> PAR (Public Access Recreation) <input type="checkbox"/> RC (Resource Conservation)			
Total Request (in thousands) <b>\$13,296,000</b>	Phase(s) to be Funded PWCE	Estimated Total Project Cost (in thousands) \$26,558,000	

## Budget Request Summary

The Norco College has been in existence since 1993 and over the past 25 years the campus has not been able to provide a comprehensive Physical Education Program because of a lack of space.

This project constructs a 55,081 gsf/ 39,282 asf Center for Human Performance and Kinesiology at the Norco College campus. The building spaces include 1,500 of lab asf for Kinesiology, 1,140 asf of office, 33,710 asf in Physical Education spaces and 2,932 asf in other space. 10,300 gsf of portable buildings will be removed as part of the scope of this project. The project scope includes all code required site development and utilities for the building. Total project costs are \$26,558,000 (\$13,296,000 state dollars, \$13,262,000 local funds).

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed	CCCI <b>6684</b>
Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing	
Impact on Support Budget		
One-Time Costs <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Future Costs <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Future Savings <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Revenue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If proposal affects another department, does other department concur with proposal? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Attach comments of affected department, signed and dated by the department director or designee.</i>		

Prepared By	Date	Reviewed By	Date
Department Director	Date	Agency Secretary	Date

## Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
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## **A. COBCP Abstract**

Riverside Community College District, Norco College, Center for Human Performance and Kinesiology - \$26,558,000 for Preliminary Plans, Working Drawings, Construction, and Equipment. The project includes the construction of a Physical Education facility to support Gym, Wellness Center and the Kinesiology Program as well as other Physical Education Programs. Total project costs are estimated at \$26,558,000, including preliminary plans (\$1,226,000), working drawings (\$1,018,000), construction (\$23,578,000), and equipment (\$736,000). The construction amount includes \$21,095,000 for the construction contract, \$1,055,000 for contingency, \$422,000 for architectural and engineering services, and \$1,006,000 for other project costs. The preliminary plans will begin in August 2021 and be completed in November 2021. The working drawings are estimated to begin in December 2021 and be completed in March 2023. Construction is scheduled to begin in August 2023 and will be completed in August 2025.

## **B. Purpose of the Project**

### **1. Executive Summary**

The Norco College has been in existence since 1993 and over the past 20 years the campus has not been able to provide a comprehensive Physical Education Program because of a lack of space.

This project constructs a 55,081 gsf/ 39,282 asf Center for Human Performance and Kinesiology at the Norco College campus. The building spaces include 1,500 of lab asf for Kinesiology, 1,140 asf of office, 33,710 asf in Physical Education spaces and 2,932 asf in other space. The project scope includes all code required site development and utilities for the building.

The new Center for Human Performance and Kinesiology Building will replace the 5,020 gsf #13 CTR Applied & Comp Tech building, the 3,360 gsf #14 Multipurpose W1 & W2 building, and the 1,920 gsf #24 West End Quad W8 Building.

This is a Category B project – growth.

### **2. Problem Statement**

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 preference to projects that best meet the following priorities: life and safety, growth, and modernization. The proposed project successfully met the BOG's priorities as a Modernization category project and has received a high score.

Based on 2017-2018 Chancellor's Office data the Norco College has 18,478 students enrolled in its instructional programs, and 11,283 (60 percent) of Norco College's students are low-income. Norco College has 348 full-time equivalent employees who provide administrative leadership, student services, and instruction. There are 26 full-time equivalent employees who directly serve the programs associated with the proposed project. The Riverside CCD and the Norco College campus are located in a region which is identified by the California Community College Vision for Success as a region of low-performance.

Norco College's assessed valuation per Full Time Equivalent Student (FTES) is \$3,393,580. The Riverside Community College District is a multi-site district with three colleges and a District

Administrative Office. Its current capital outlay needs for all three sites include 27 projects: Ben Clark Platform Scenario Training Center, New Welcome Center, Veterans Resource Center, Library Learning Center, Biological & Physical Science Building, Kinesiology and Athletics Building, Visual/Performing Arts Center, Infrastructure Upgrades, Campus Operations & Safety, Career Technical Education Building, Ben Clark Public Safety Training Center Phase 1, Student Services & Library Repurposing, Early College High School, Humanities Building Renovation, Multipurpose Parking Structure. Science Technology Repurposing, Center for Human Performance & Kinesiology, Life Science/Physical Science Reconstruction, Library/Learning Resource Center, Center for Human Performance and Kinesiology Phase II, Child Development Center Replacement, Ben Clark Safety Training Center Phase II, Cosmetology Building, MLK Renovation, Multimedia and Arts Center, MAC Secondary Effects, Student Services Remodel for Efficiency projects. The Riverside Community College District has passed a local bond measure. Measure C was supported by the District voters in March 2004 approving a \$350 Million Local Bond. The district's Board of Trustees and college administrators have budgeted \$13 Million to cover 50 percent of the Center for Human Performance and Kinesiology project, but it will require state capital outlay resources to finance the remaining 50 percent.

Since the Norco College campus was established in 1993 there has been very little room for a Physical Education Program because of a lack of space. Currently the College offers the entire Physical Education Program from less than 10,000 asf of temporary modular facilities. Due to the lack of facilities, the College is unable to offer the entire set of courses necessary to complement the existing Exercise, Sports, and Wellness certificate programs. Specifically, the College is lacking laboratory and gymnasium space where the students are expected to apply and practice instructional content learned in lectures. Currently the College experiences waiting lists equal to the number of enrolled students in some of the high-demand courses such as kickboxing and yoga which are taught in the same room of the portable facility on campus. The lack of a permanent comprehensive facility has precluded the offering of classes essential to the growth of the Physical Education Program, thus depriving students of valuable education opportunities. Lab activities are typically incorporated into courses such as Applied Physiology, Applied Nutrition, Wellness, and Fitness Assessment. Activity courses which require the use of a gymnasium, such as basketball, volleyball, and badminton are currently not offered and high demand courses such as kickboxing and yoga need more space so additional course offerings can be added.

### **3. Solution Criteria**

To mitigate these problems, the campus seeks a solution that meets the following criteria:

- Cost – The Center for Human Performance proposal is the least cost solution.
- Educational Impacts – The new Center for Human Performance will provide the technology and configuration to support instructional programs.
- Educational Impacts - Creates an on-campus environment where students can learn through the incorporation of current educational technologies.
- Delivery time – The Center for Human Performance project delivers a solution in the shortest amount of time
- Campus integration or cohesiveness – The Center for Human Performance project is included in the campus' master plan.
- Security – The new Center for Human Performance will improve campus security systems
- Energy efficiency and environmental sustainability - Improves energy efficiency

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

Riverside CCD's Center for Human Performance and Kinesiology project seeks to advance the changes and goals of the Vision for Success, an effort to improve student success, increase students' transfer to four-year institutions, and build robust career technical education programs. The new Center for Human Performance and Kinesiology will provide modern, efficient space for students to create clear Guided Pathways for their future education.

The Mission of Norco College is to focus on the education and workforce development needs of communities in the Norco – Corona areas. Norco College strengthens communities by providing opportunities for students to reach career and/or academic goals (associate degrees, certificates of achievement, transfer to four-year institutions) in an environment committed to student learning, achievement and success. This includes the increased efficiency and effective use of all resources. This project continues to provide optimum environments for learning and academic support services with focus on instructional strategies that foster transferable intellectual skills.

The Center for Human Performance and Kinesiology project is a key element in the Norco College Facilities Master Plan which is an integrated component of the Educational Master Plan for the Riverside CCD and the Norco College.

**D. Alternatives:**

In considering alternatives, the site analyzed options that will meet the primary needs of the campus' Educational and Facilities Master Plans.

Alternatives to this project include:

- Alternative #1 – New Center for Human Performance and Kinesiology
- Alternative #2 – Lease off-site facilities
- Alternative #3 – Modularity
- Alternative #4 – Do Nothing

**Alternative #1 – New Center for Human Performance and Kinesiology**

This alternative would construct a Center for Human Performance and Kinesiology on the Norco College campus. This 39,282 asf /55,081 gsf facility includes labs and office spaces in addition to spaces for Physical Education and locker rooms. The total estimated cost of this alternative @ CCCI 6684/EPI 3607: \$26,558,000.

Pros:

- Provides specialized and expanded space to support Physical Education Program
- Offers reconfigured space to safely and adequately meet program needs
- Allows students to stay on campus
- Consistent with the campus' strategic plan
- Does not adversely impact campus operational budget
- Least cost Alternative

Cons:

- Requires State capital outlay funding



### **Alternative #2 – Lease Off-Site Facilities**

This alternative relocates the Physical Education Programs to a location off the main campus in approximately 55,081 gsf of leased space. This type of space is challenging to find in the Corona area. Also, the facilities may require code compliance upgrades in addition to other possible site and tenant improvements (these costs are unknown and are not included in the cost estimate). The cost to lease 55,081 gsf of space is projected to be \$1.95 per asf per month in the year 2019. The costs for this alternative are projected over a 40-year period. The total estimated cost of this alternative @ CCCI 6684/EPI 3607: \$53,842,000.

Pros:

- Provides specialized and expanded space to support Physical Education Program

Cons:

- Students must leave campus to participate in Physical Education Programs
- Not consistent with campus' strategic plan
- Will adversely impact the operational budget by requiring additional staff to maintain an off-site facility
- Not the least cost solution

### **Alternative #3 – Use of Portables/Modulars**

This alternative includes the placement of modular buildings on the existing campus. Approximately 39,282 asf of modular buildings would be brought in to accommodate the Physical Education Program. The buildings would be clustered in groups and placed in a grassy area on the west side of the campus. Costs of DSA (Division of the State Architect) approved portables for these types of specialty uses are roughly \$250 per asf. Modulars have a useful life of 20 years depending on how well they are maintained. Therefore, this alternative requires a replacement adjustment factor of 1.5 during a 40-year period. The total estimated cost of this alternative @ CCCI 6684/EPI 3607: \$32,257,000.

Pros:

- Provides specialized and expanded space to support Physical Education Program
- Offers reconfigured space to safely and adequately meet program needs
- Allows students to stay on campus
- Consistent with the campus' strategic plan

Cons:

- Increases campus operational costs due the addition of the portable/modular complex
- Takes up a considerable amount of campus open space
- Not the least cost solution

### **Alternative #4 – Do Nothing**

This option would not change the current campus facilities or add additional Physical Education space to the campus. Doing nothing is not an option as it does not meet the goals and missions of the educational and facilities master plan. The total estimated cost of this alternative @ CCCI 6684/EPI 3607: \$0.

Pros:

- Least cost solution

Cons:

- Does not provide specialized and expanded space to support the Physical Education Programs
- Does not offer provide space to safely and adequately meet program needs
- Is not consistent with the campus' educational master plan
- Does adversely impact campus operational budget

**Solution Criteria Matrix**

CRITERIA	Alternative #1 New Center for Human Performance	Alternative #2 Lease Off- Site Facilities	Alternative #3 Portables/Modulars	Alternative #4 Do Nothing
Cost	Yes	No	No	No
Technology Educational Impacts	Yes	No	Yes	No
On-Campus Environment Educational Impacts	Yes	No	Yes	No
Delivery Time	Yes	No	No	No
Campus Integration and Cohesiveness	Yes	No	No	No
Improves Security	Yes	No	Yes	No
Energy Efficiency and Environmental Sustainability	Yes	No	Yes	No

**Economic Analysis Matrix**

<b>ECONOMIC ANALYSIS MATRIX</b>	<b>Alternative #1 New Center for Human Performance *</b>	<b>Alternative #2 Lease Off-Site Facilities**</b>	<b>Alternative #3 Portables/Modulars ***</b>	<b>Alternative #4 Do Nothing</b>
<b>Site Acquisition</b>	\$0	\$0	\$0	\$0
<b>Plans and Working Drawings</b>	\$2,244,000	\$1,550,000	\$1,025,000	\$0
<b>Construction Costs:</b>				\$0
Utility Service	\$753,000	\$0	\$960,000	\$0
Site Development-Service	\$783,000	\$0	\$845,000	\$0
Site Development-General	\$728,000	\$0	\$1,150,000	\$0
Other Site	\$0	\$0	\$0	\$0
Reconstruction	\$0	\$0	\$0	\$0
New Construction	\$18,462,000	\$0	\$0	\$0
Energy Policy Allowance	\$369,000	\$0	\$0	\$0
Other Construction	\$0	\$0	\$0	\$0
Construction Soft Costs	\$2,483,000	\$0	\$0	\$0
<b>Total Construction Costs</b>	\$23,578,000	\$0	\$2,955,000	\$0
				0
Equipment (Group II)	\$736,000	\$736,000	\$736,000	\$0
				0
Other – Portable or Lease Costs	\$0	\$48,802,000	\$27,541,000	\$0
				0
Other – Tenant Improvements	\$0	\$2,754,000	\$0	\$0
				0
<b>Total Project Cost</b>				
CCI: 6684 EPI: 3607	<b>\$26,558,000</b>	<b>\$53,842,000</b>	<b>\$32,257,000</b>	<b>\$0</b>
<b>Total Costs Escalated</b> <b>@ CCI: 6684 EPI: 3607</b> <b>per DOF Budget Letter BL-XXXXX</b>	<b>CCC Calculates this amount based on latest DOF directions</b>			

\* Figures Taken from Units and Supporting Costs for the JCAF32

\*\* \$1.95 per gsf per month x gsf x 12 months x 30 years. Tennant Improvements are estimated at \$100/gsf due to specialized lab needs

\*\*\* Modulars estimated at \$250/gsf, 2 Life Cycles

## E. Recommended Solution:

### 1. Which alternative and why?

#### Alternative #1 – Science building Phase 1

This alternative meets all of the solution criteria. It is the least cost alternative, provides a state-of-the art permanent facility close to other campus programs and the constructed spaces support the academic program with appropriately configured spaces and technology. Furthermore, this option is consistent with the college's Educational and Facilities Master Plan and is cost-effective to operate and maintain.

Total project costs are \$26,558,000 state funds. Of this amount, \$1,226,000 is for preliminary plans, \$1,018,000 is for working drawings, \$23,578,000 is for construction, and \$736,000 for equipment.

Why the other alternatives are not recommended:

Alternative #2 - Lease off-site facilities: This option does not meet all of the solution criteria. Leasing space off campus is a short-term solution, and avoids addressing the problem of providing proper campus facilities. The end result of leasing commercial space is always a compromise of program requirements and usually impossible to expand as space needs increase. This alternative does not support the Facilities Master Plan and was more expensive over a 40-year period.

Alternative #3 – Portables/Modulars: Installing portable modular buildings is a short-term solution and at a high cost. Too frequently the use of modular buildings becomes a long-term liability to a college and results in higher maintenance costs for the campus. This alternative does not support the facilities master plan and was more expensive over a 40-year period.

### 2. Detail scope description

This is a Category B project – growth.

This project constructs a 55,081 gsf/ 39,282 asf Center for Human Performance and Kinesiology at the Norco College campus. The building spaces include 1,500 of lab asf for kinesiology, 1,140 asf of office, 33,710 asf in Physical Education spaces and 2,932 asf in other space. The project scope includes all code required site development and utilities for the building.

The buildings listed as secondary space for this project will be demolished and those costs are included in the site cost estimate.

As reflected in the Space Analysis table below, when completed this project's scope does not exceed Title 5 capacity load ratios in any space being renovated.

#### Space Analysis (ASF):

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary	0	1,500	1,140	0	0	36,642	39,282
Secondary	-759	-3,144	-929	0	0	-4,562	-9,394
Net	-759	-1,644	211	0	0	32,080	29,888
<b>Beg. Cap/Load Ratios (2021)</b>	<b>83%</b>	<b>70%</b>	<b>95%</b>	<b>52%</b>	<b>8%</b>	<b>N/A</b>	<b>0%</b>
<b>End. Cap/Load Ratios (2025)</b>	<b>77%</b>	<b>66%</b>	<b>90%</b>	<b>50%</b>	<b>8%</b>	<b>N/A</b>	<b>0%</b>

The District is providing 50% of the project costs.

### **3. Basis for cost information**

The architect for this project, using cost guidelines provided by the State Chancellor's Office, engineering data based upon the building specifications, and professional cost estimating, has provided the cost estimates.

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 incorporates sustainable goals for site, energy efficiency, water use reduction, storm water management, occupant health as well as minimizing the building's impact on the environment both by design and construction. Strategies will consider:

- Natural and native planting materials will be incorporated around the building to minimize, if not eliminate, the irrigation demand;
- Concrete walkways will be minimized to reduce storm water runoff and promote natural filtration into the soil as well as a reduction in the heat island effect;
- Overhangs have been incorporated to shade glazing;
- 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;
- Independent HVAC controls provided where applicable;
- Natural lighting will be incorporated into most spaces;
- Energy saving lighting with automatic lighting controls and sensors;
- Interior materials will be low in volatile organic compounds, high in recycled content;
- Water efficient fixtures, faucets and devices will be incorporated;
- A strict recycling program will be required during construction;
- Requested participation in the local utility's energy incentive program; and
- Photovoltaic panels will be incorporated where appropriate.

### **4. Factors/benefits for recommended solution other than the least expensive alternative**

The project is not the least cost solution. However, the least cost solution of doing nothing does not improve the instruction delivery or assist in meeting the campus' goal for improving their Vision for Student Success and Guided Pathways. Doing nothing will not provide more and more efficient Physical Education space to meet the needs of the Physical Education programs.

### **5. Complete description of impact on support budget**

Riverside CCD affirms that it will budget for ongoing maintenance and operations costs associated proposed project with existing local resources. The district's current maintenance and operation budget and anticipated new costs for the proposed project are available in the table below. This project will result in a need for additional faculty or staff positions. This project will include installation of efficient mechanical and electrical devices, which will keep operational and maintenance costs down.

Maintenance and Operations Budget	
Current Year Budget	\$ 4,050,000
Budget After Project	\$ 4,546,000
Difference	\$496,000

Please see *9.1 Analysis of Future Costs* in this proposal for a detailed discussion.

**6. Identify and explain any project risks**

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

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

- Division of the State Architect and the State Fire Marshall review for structural safety, access compliance and fire life safety plan and field reviews.
- State Public Works Board approval of preliminary plans.

**F. Consistency with Government Code Section 65041.1:**

The California Community Colleges are exempt from the specific provisions of this Government Code Section.

**F. Attachments:**

1. Project Cost Estimate (Quantity & Unit Costs)
2. JCAF31
3. JCAF32
4. JCAF33
5. Equipment List
6. Schematic Drawings
7. Energy Participation Letter
8. Fiscal Impact Worksheet
9. Other

## **8.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL IMPACT REPORT**

*(Reference: California Code of Regulations, Title 5, Section 57121)*

It has been determined that a Negative Declaration will apply to this project. This declaration will be submitted to the appropriate agencies for approval prior to the submission of the Preliminary Plans to the Chancellors Office.

## 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:** It is estimated that four full time certificated personnel will be hired to teach the additional Physical Education courses. At an average cost of \$100,000 per year, this cost is projected to be \$400,000 per year. This revenue will be generated by FTES enrollments.

**Classified:** Two classified personnel will also be hired to support the expanded programs; one administrative assistant and one trainer. At an average salary and benefit cost of \$70,000 per full-time equivalent staff member, the classified costs are estimated at \$140,000 annually.

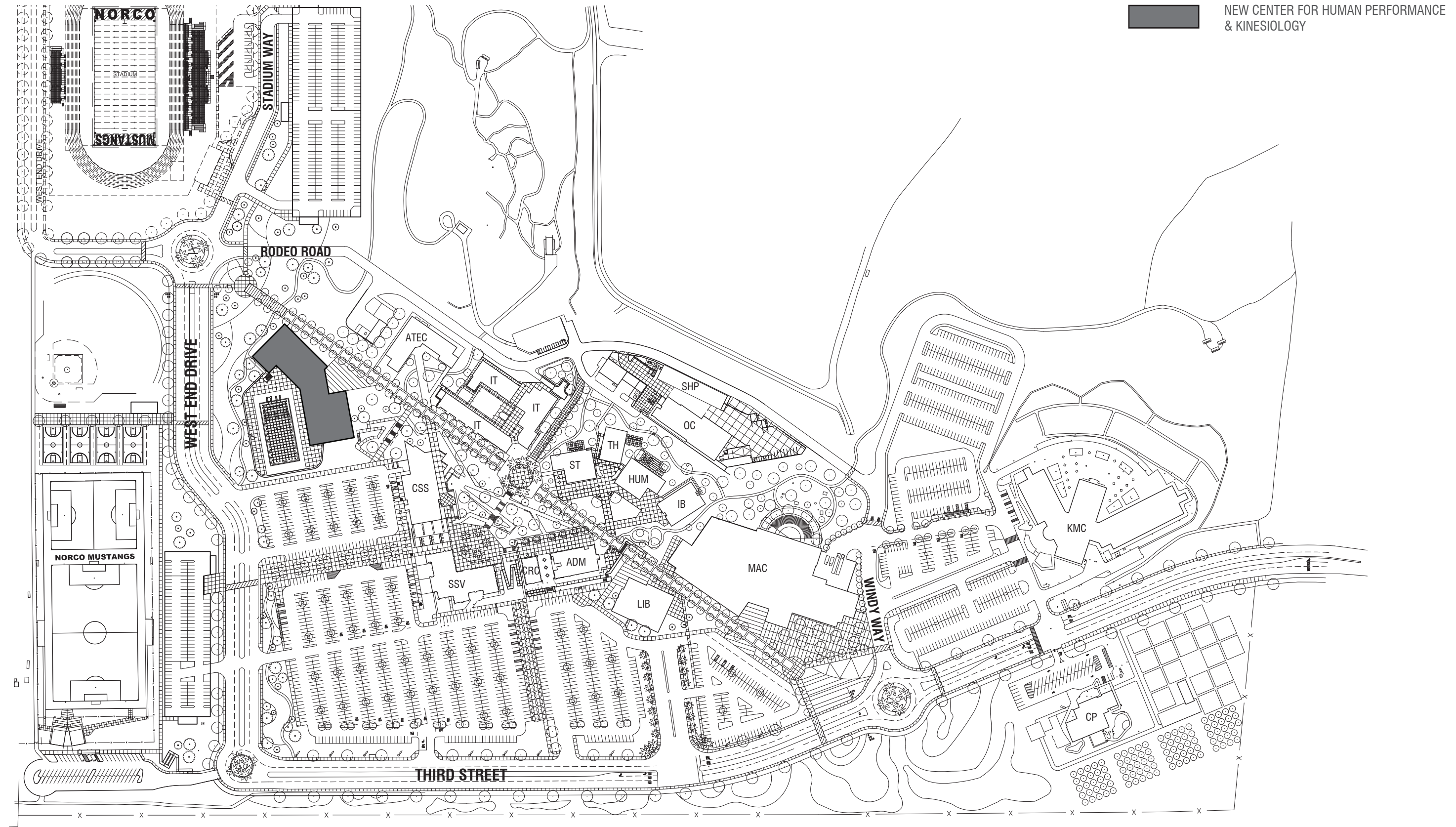
### Depreciation, Maintenance, and Operation:

There will be some offset of maintenance costs due to the existing buildings being demolished (-10,300 GSF). The GSF of the new building is 55,081 GSF. This will result in an increase of current maintenance and operations costs for the new building. Energy efficiency measures will help reduce the energy cost per square foot over the current buildings but custodial costs and ongoing maintenance will be increased over current expenditures. Maintenance and operations costs are estimated at \$9.00 per net GSF (55,081 GSF) and will be approximately \$496,000 per year in additional utilities, supplies and materials expenditures.

**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 not 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
No new programs	



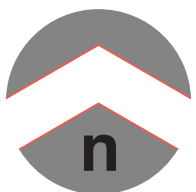
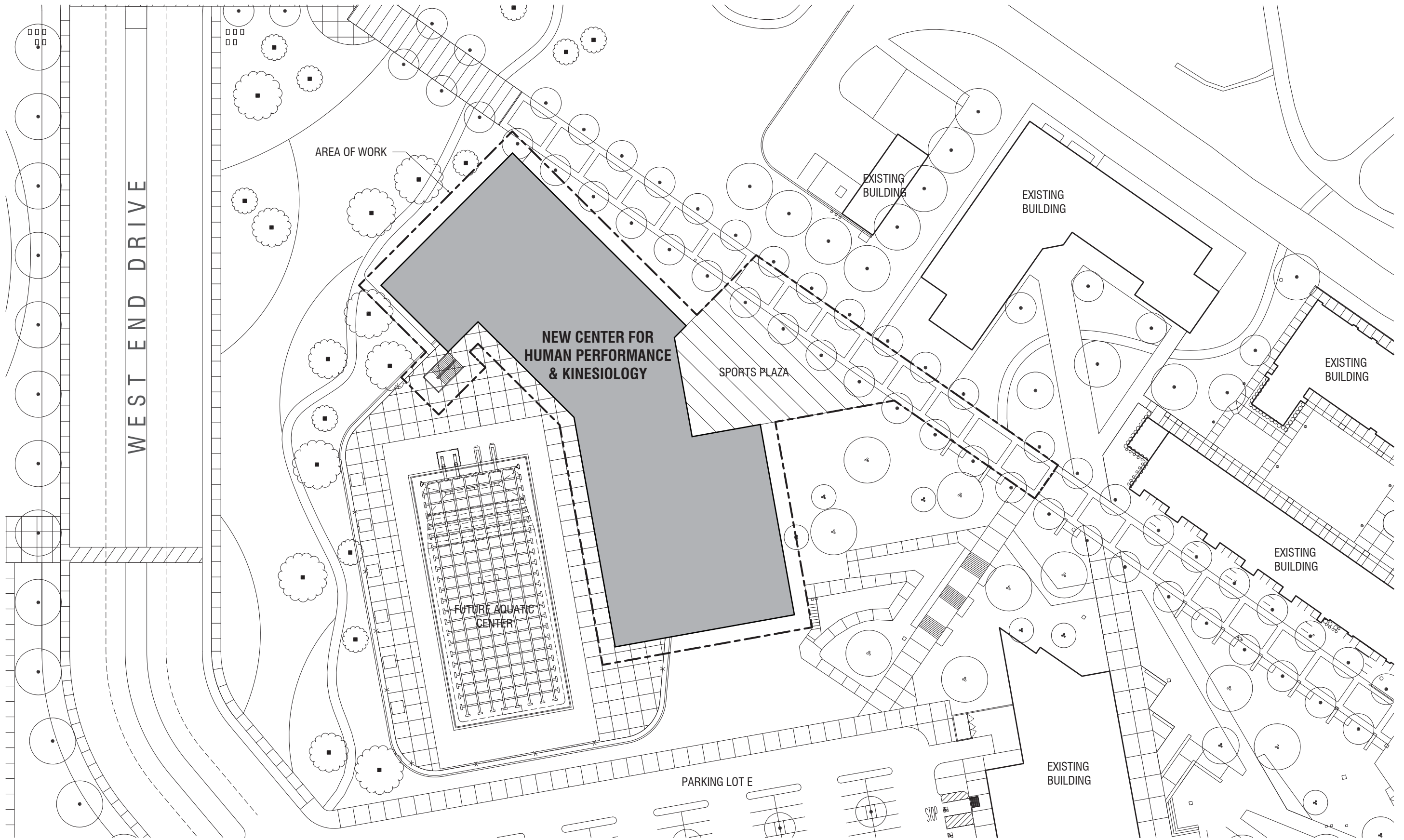


## Campus Master Plan



**HMC** Architects

Norco College Center for Human Performance & Kinesiology | 04.16.13

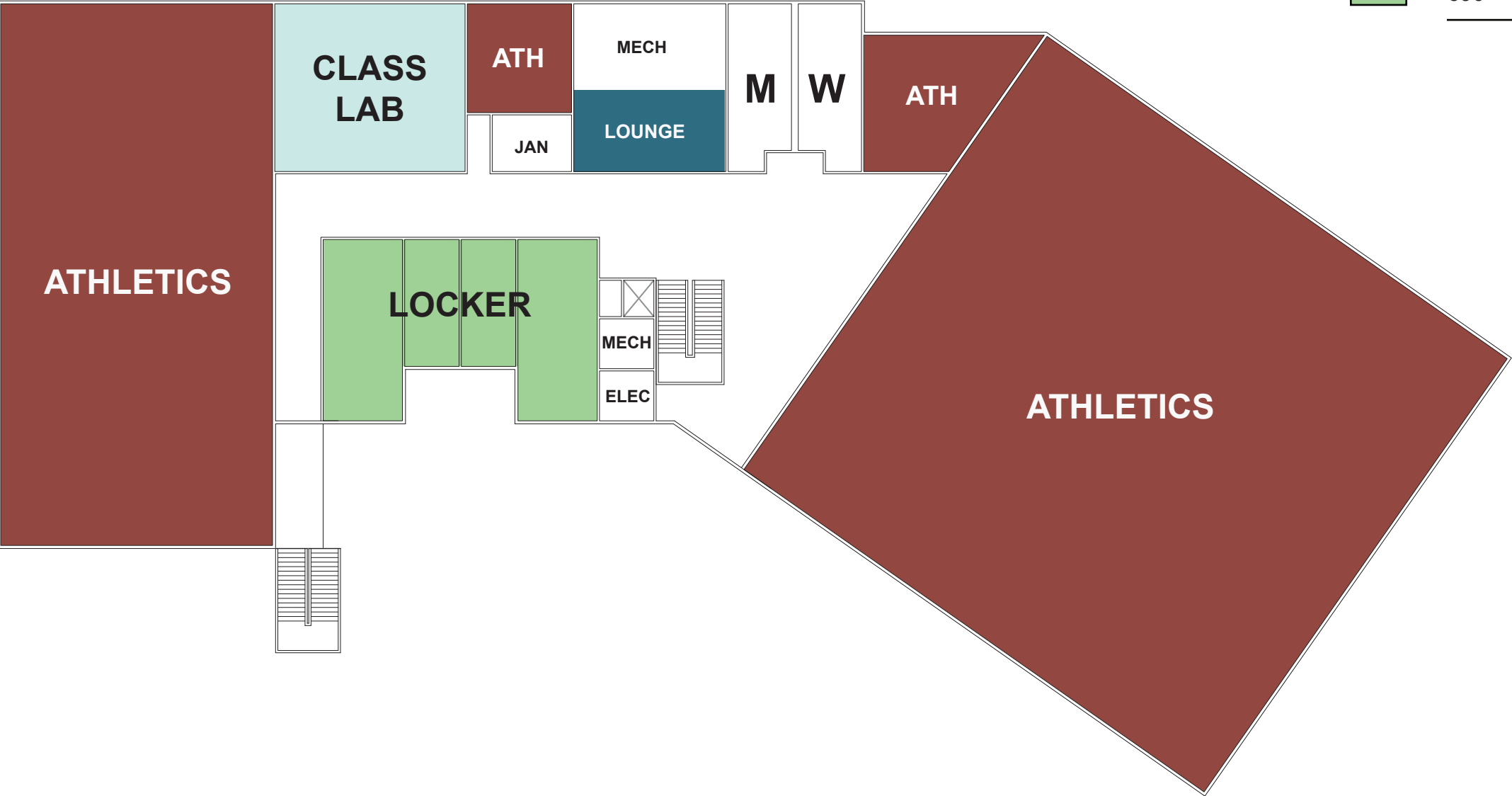


**Site Plan**



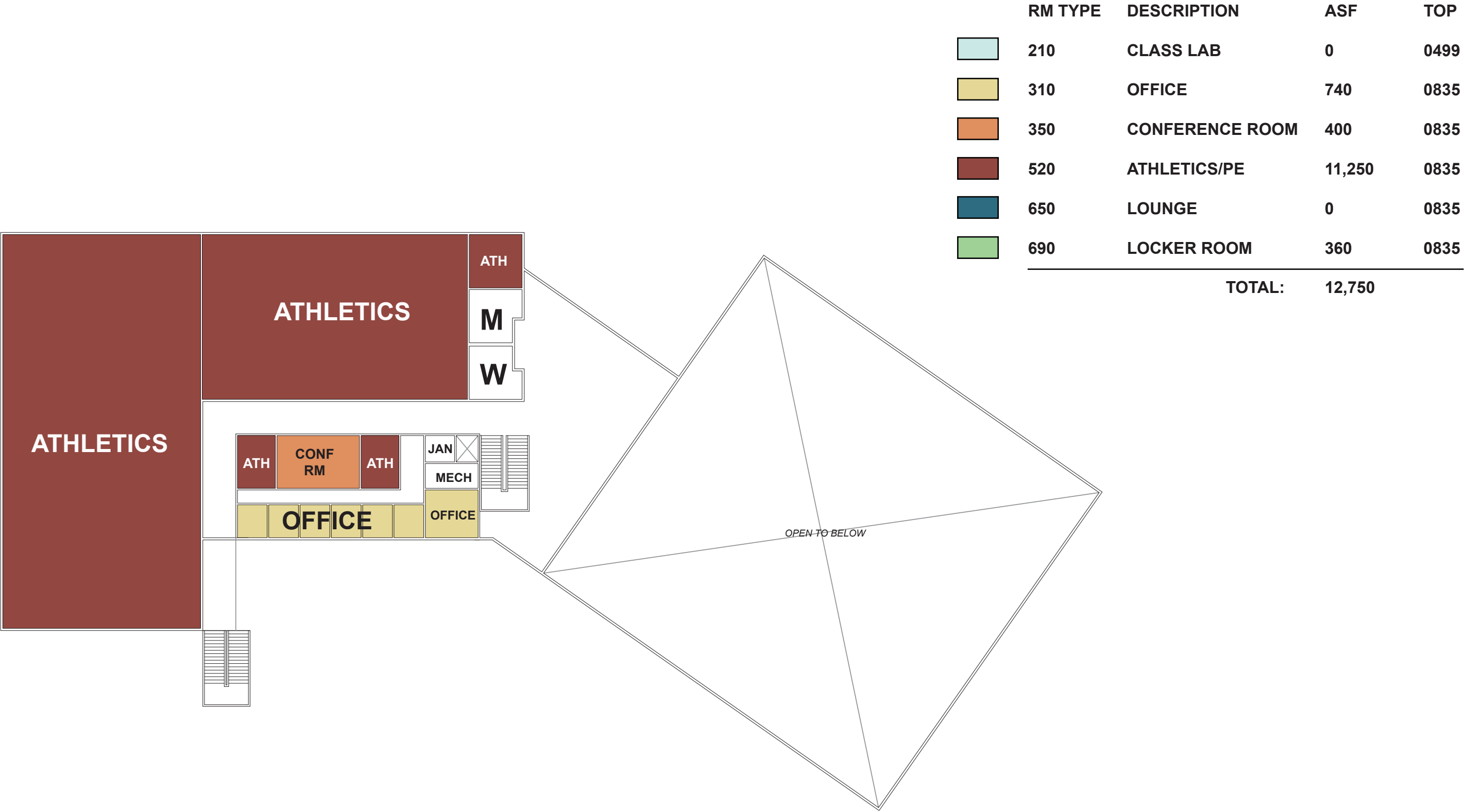


	RM TYPE	DESCRIPTION	ASF	TOP
<div></div>	210	CLASS LAB	1,500	0499
<div></div>	310	OFFICE	0	0835
<div></div>	350	CONFERENCE ROOM	0	0835
<div></div>	520	ATHLETICS/PE	22,460	0835
<div></div>	650	LOUNGE	500	0835
<div></div>	690	LOCKER ROOM	2,072	0835
TOTAL:			26,532	



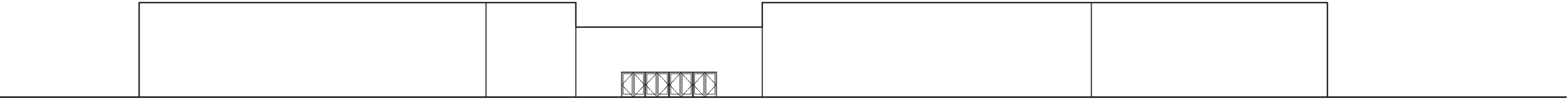
Lower Level Floor Plan



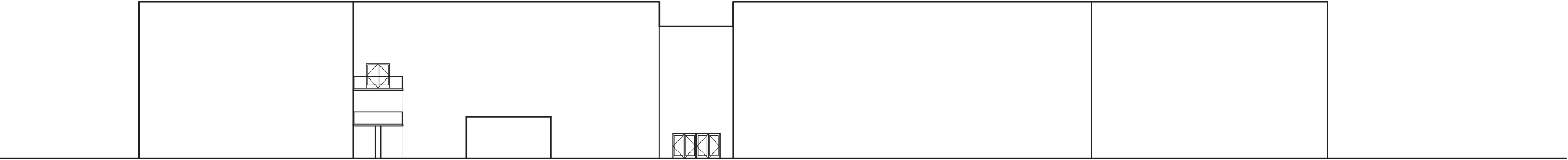


Upper Level Floor Plan

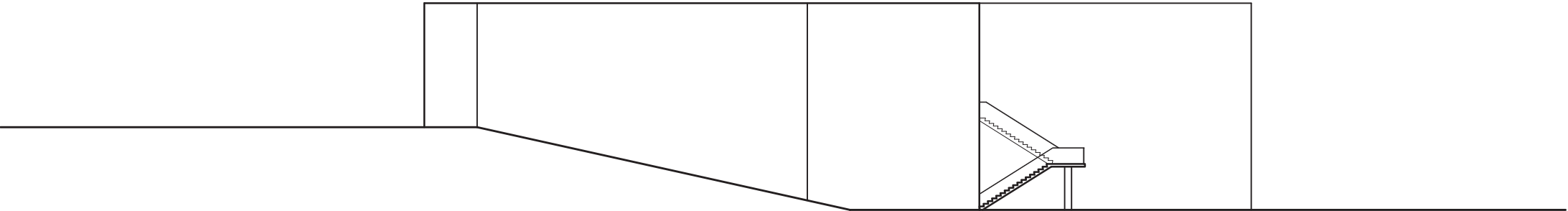




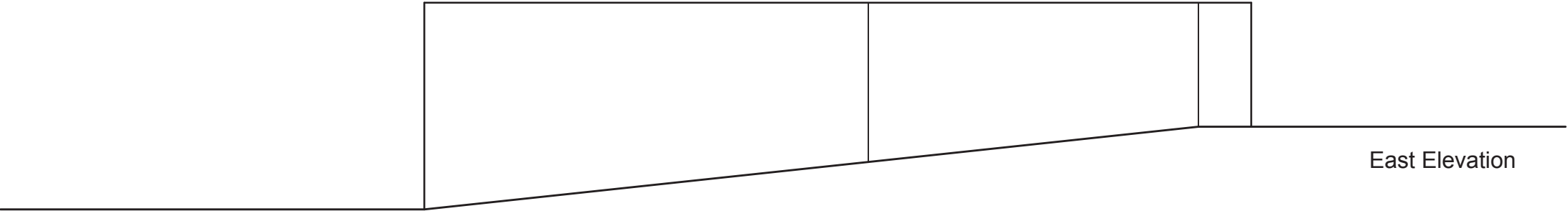
North Elevation



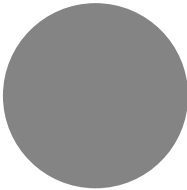
South Elevation



West Elevation



East Elevation



Elevations

0' 30' 60' 90' 120'

### 11.1 - Guideline-Based Group II Equipment Cost Estimate - JCAF 33



New Construction



Reconstruction



Replacement Project

**District:** Riverside Community College District  
**College:** Norco College  
**Prepared by:** FPACS

**Project:** Center for Human Performance and Kinesiology  
**Date:** July 1, 2019  
**Budget Year:** 2021-2022

Room Type	TOPS Code	Room Number	Subject Name	Project Space ASF	Existing Space ASF	New Space/ Programs ASF	ASF Cost Per Guidelines *see below	Gross Allowable Cost	Equipment Useable in New Space/Programs	Total Allowable Cost
1		2	3	4	5	6	7	(6) x (7) 8	9	(8) - (9) 10
			<b>Summary of Primary and Secondary Space</b>							
				0	0	0	0	\$0		\$0
110-115	0099-4999		Classroom	0	759	(759)	\$16.87	\$0		\$0
210-255	0949, 0952, 0953, 0956,		Industrial Arts	0	3,144	(3,144)	\$79.47	\$0		\$0
300-355	0099-4999		Faculty Office	740	0	740	\$26.37	\$19,514		\$19,514
520-525	0835, 0837		Physical Education	33,710	0	33,710	\$15.88	\$535,315		\$535,315
210-255	0400-0499		Biological Sciences	1,500	0	1,500	\$85.73	\$128,595		\$128,595
300-355	0099-4999		Faculty Office	400	0	400	\$26.37	\$10,548		\$10,548
650-655	0000-9600		Staff Lounge	500	0	500	\$27.33	\$13,665		\$13,665
690	0835, 1006, 1007		Locker Room	2,432	0	2,432	\$11.50	\$27,968		\$27,968
300-355	0099-4999		Faculty Office	0	271	(271)	\$26.37	\$0		\$0
300-355	0099-4999		Faculty Office	0	658	(658)	\$26.37	\$0		\$0
520-525	0835, 0837		Physical Education	0	1,842	(1,842)	\$15.88	\$0		\$0
520-525	0835, 0837		Physical Education	0	2,720	(2,720)	\$15.88	\$0		\$0
			<b>Total</b>	39,282	9,394	29,888		\$735,605	\$0	\$735,605

**DISTRICT** Riverside Community College District (960)

**CAMPUS** Norco College (963)

**Project:** CENTER FOR HUMAN PERFORMANCE AND KINESIOLOGY

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
110-115	Classroom	0099-4999		0	0	0	759	-759	\$16.87	\$0
210	Class Lab	0499	Other Biological Sciences	0	0	1,500	0	1,500	\$85.73	\$128,595
210	Class Lab	0956	Manufacturing and Industrial Technology	0	0	0	3,144	-3,144	\$79.48	\$0
300-355	Faculty Offices	0099 - 4999	Manufacturing and Industrial Technology	0	0	0	658	-658	\$26.37	\$0
300-355	Faculty Offices	0099 - 4999	Physical Education	0	0	1,140	271	869	\$26.37	\$22,916
520-525	Physical Education	0835, 0837		0	0	33,710	4,562	29,148	\$15.88	\$462,870
650-655	Staff Lounge	0000-9600		0	0	500	0	500	\$27.33	\$13,665
690	Locker Rooms	0835, 1006, 1007, 1008		0	0	2,432	0	2,432	\$11.50	\$27,968
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>39,282</b>	<b>9,394</b>	<b>29,888</b>	<b>-</b>	<b>\$638,662</b>

Report Generated: 05/08/2019

### 12.1 - Justification For Additional Costs Exceeding Guidelines



Construction



Equipment

**District:** Riverside Community College District  
**College:** Norco College

**Project:** Center for Human Performance and  
**Date:** July 1, 2019

**The Quantities and Unit Costs details all of the know costs for this project.  
Other than those costs there are no known additional costs for this project.**



## 13.1 - Detailed Equipment List

**District:** Riverside Community College District

**Project:** Kinesiology

**College:** Norco College

July 1, 2019

EPI 3607

Rm #	Room Description	Item Description <sup>1</sup>	Units	Unit Cost	Total Cost	Less Existing Inventory <sup>2</sup>	Total New Equipment Needed
	<b>Kinesiology Lab</b>						
		Lab Stools	24	\$516	\$12,379		\$12,379
		Instructors Table	1	\$1,375	\$1,375		\$1,375
		Instructors Chair	1	\$628	\$628		\$628
		Speakers	4	\$172	\$688		\$688
		AV Presentation Equipment & Cabling	1	\$5,731	\$5,731		\$5,731
		Projection Screen	1	\$573	\$573		\$573
		Instructors Computer	1	\$1,728	\$1,728		\$1,728
		Instructors Smart Workstation	1	\$3,609	\$3,609		\$3,609
		AV Interface Control System	1	\$1,719	\$1,719		\$1,719
		LCD Projector	1	\$1,146	\$1,146		\$1,146
		Telephone Single Line	1	\$573	\$573		\$573
		Anatomy Mannequins	2	\$2,751	\$5,502		\$5,502
		Skeletons	2	\$1,146	\$2,292		\$2,292
		Quinton Q-Stress™ Exercise ECG System	1	\$5,731	\$5,731		\$5,731
		BodPod Gold Standard	1	\$11,462	\$11,462		\$11,462
		Metabolic Cart	1	\$5,731	\$5,731		\$5,731
		Biomeridian Electrical Impedence Tester	1	\$4,585	\$4,585		\$4,585
		Camcorder Video Camera	1	\$860	\$860		\$860
		Mac Pro Desktop Computer Workstation	1	\$3,725	\$3,725		\$3,725
		Sit and Reach Test Block	1	\$229	\$229		\$229
		RS Scan Lab LTD Bait Analysis	1	\$4,585	\$4,585		\$4,585
		Indo Board Balance Trainer	2	\$229	\$458		\$458
		Inclinometer	3	\$92	\$275		\$275
		Cirvical Range of Motion Instruments	1	\$573	\$573		\$573
		Back Range of Motion Instrument	1	\$573	\$573		\$573
		Adjustable Sit and Reach Flexibility Tester	1	\$344	\$344		\$344
		Smart Muscle Boards	2	\$287	\$573		\$573
		Weeble Boards	2	\$80	\$160		\$160
		Woble Board Kit	1	\$229	\$229		\$229
		Grip Strength Tester/Dynamometer	2	\$344	\$688		\$688
		Stethoscopes	4	\$229	\$917		\$917
		Lung Capacity Tester	1	\$229	\$229		\$229
		Deceptor Eye Lever Digital Weight Scale	1	\$1,032	\$1,032		\$1,032
	<b>Faculty Offices</b>						
		Computer	6	\$1,728	\$10,371		\$10,371
		Printer	6	\$1,375	\$8,252		\$8,252
		Telephone Single Line	6	\$573	\$3,439		\$3,439
		Workstation incl storage	6	\$2,106	\$12,633		\$12,633
		Bookcases 36' Ht	6	\$573	\$3,439		\$3,439
		Staff Task Chair	6	\$840	\$5,041		\$5,041
		Guest Chair	12	\$215	\$2,586		\$2,586
	<b>Adjunct Faculty Offices</b>						
		Computer	6	\$1,728	\$10,371		\$10,371
		Copier/Printer	6	\$1,375	\$8,252		\$8,252

Rm #	Room Description	Item Description <sup>1</sup>	Units	Unit Cost	Total Cost	Less Existing Inventory <sup>2</sup>	Total New Equipment Needed
		Telephone Single Line	6	\$573	\$3,439		\$3,439
		Workstation incl storage	6	\$2,106	\$12,633		\$12,633
		Bookcases 36' Ht	6	\$573	\$3,439		\$3,439
		Staff Task Chair	6	\$840	\$5,041		\$5,041
		Guest Chair	12	\$215	\$2,586		\$2,586
	<b>Conference Room</b>						
		Conference Room Table	1	\$2,751	\$2,751		\$2,751
		Chairs	10	\$350	\$3,496		\$3,496
		Document Visual Presenter	1	\$2,865	\$2,865		\$2,865
		LCD Flat Monitor	1	\$2,109	\$2,109		\$2,109
		Computer	1	\$1,728	\$1,728		\$1,728
		Smart Workstation	1	\$3,609	\$3,609		\$3,609
		AV Presentation Equipment & Cabling	1	\$5,731	\$5,731		\$5,731
		Conference Phone	1	\$573	\$573		\$573
	<b>Main Gym</b>						
		Wall Padding	1	\$5,731	\$5,731		\$5,731
	Volleyball	Pole Carrier	1	\$573	\$573		\$573
		Referee Stand/pads	3	\$516	\$1,547		\$1,547
		Competition Nets	3	\$458	\$1,375		\$1,375
		Net Carrier	2	\$401	\$802		\$802
		Block It	1	\$458	\$458		\$458
		Spike It	1	\$401	\$401		\$401
		250 lb Volleyball Standards set of 3	3	\$1,294	\$3,882		\$3,882
		Gold Medal Volleyball Tutor	1	\$2,292	\$2,292		\$2,292
	Basketball	Boundary Cones	12	\$29	\$344		\$344
		Ball Caddy	2	\$75	\$149		\$149
		Locking Ball Rack	1	\$298	\$298		\$298
		Sideline Chairs	40	\$86	\$3,439		\$3,439
		Chair Truck	2	\$229	\$458		\$458
		Tacky mat	1	\$195	\$195		\$195
		Scorer's Table	1	\$4,012	\$4,012		\$4,012
		Backboard Pads	6	\$206	\$1,238		\$1,238
		Trainer Balls	4	\$57	\$229		\$229
		Court Clean	1	\$458	\$458		\$458
		Shot Clock	2	\$1,490	\$2,980		\$2,980
		Basketball Nets	12	\$40	\$481		\$481
		Toss Back	1	\$917	\$917		\$917
		Portable White Board	1	\$573	\$573		\$573
	Badminton	Badminton Net- Club	10	\$31	\$309		\$309
		Badminton Set	2	\$629	\$1,258		\$1,258
	<b>Martial Arts Studio</b>						
		Wall Padding	1	\$2,751	\$2,751		\$2,751
		Punching/Kicking Bags	10	\$573	\$5,731		\$5,731
		Stereo System	1	\$2,751	\$2,751		\$2,751
		Wrestling Mat	2	\$11,462	\$22,923		\$22,923
		Wall Padding	4	\$1,375	\$5,502		\$5,502
		Wrestling Mat Transporter	2	\$183	\$367		\$367
		Wrestling Mat EZ Lift	3	\$148	\$444		\$444
	<b>Group Exercise Room 1</b>						
		Back Extension Machine	1	\$1,146	\$1,146		\$1,146
		4 Way Hip Machines	2	\$1,146	\$2,292		\$2,292
		Arm Extension Machine	1	\$573	\$573		\$573
		Overhead Press Racks	2	\$458	\$917		\$917
		Leg Extension Machines	2	\$860	\$1,719		\$1,719

Rm #	Room Description	Item Description <sup>1</sup>	Units	Unit Cost	Total Cost	Less Existing Inventory <sup>2</sup>	Total New Equipment Needed
		Row/Lat Combination Machine	1	\$1,146	\$1,146		\$1,146
		Leg Curl Machine	2	\$860	\$1,719		\$1,719
		Chest Press Machine	2	\$1,146	\$2,292		\$2,292
		Leg Press Machine	1	\$860	\$860		\$860
		Lat Pull Down Machine	1	\$573	\$573		\$573
		Smith Press	1	\$860	\$860		\$860
		Curl Bar Tree With Bars	1	\$860	\$860		\$860
		Pec. Deck Machine	1	\$860	\$860		\$860
		Dumb Bell Rack with Dumbbells	1	\$2,292	\$2,292		\$2,292
		Free Weights (2,000 Lbs)	1	\$2,292	\$2,292		\$2,292
		Weights Bars	10	\$115	\$1,146		\$1,146
		Stereo System	1	\$2,751	\$2,751		\$2,751
		Dumb Bell Rack with Dumbbells	1	\$4,585	\$4,585		\$4,585
		Body-Solid 300 lb. Rubber Grip Olympic Set	10	\$768	\$7,679		\$7,679
		Olympic Weight Trees	10	\$206	\$2,063		\$2,063
		Chest Press Bench	3	\$287	\$860		\$860
		Smith Machine	2	\$2,292	\$4,585		\$4,585
		Stability Ball Class Pack	2	\$1,351	\$2,703		\$2,703
		BOSU Balance Trainers ClassPlus Pack	2	\$2,057	\$4,115		\$4,115
		Ultrafit ClassPlus Total Fitness Pack	2	\$2,401	\$4,802		\$4,802
		The Step 10 Pack	5	\$1,111	\$5,553		\$5,553
		The Step Carts	4	\$344	\$1,375		\$1,375
		The Step Riser Cart	4	\$217	\$867		\$867
	<b>Group Exercise Room 2</b>						
		Stereo Sound System	1	\$3,439	\$3,439		\$3,439
		Stand Alone Ballet Barres	10	\$458	\$4,585		\$4,585
	<b>Wellness Center</b>						
		Stereo System	1	\$3,439	\$3,439		\$3,439
		Spinning Bikes	30	\$2,063	\$61,893		\$61,893
		Elliptical Machines	5	\$7,450	\$37,251		\$37,251
		Treadmills	5	\$6,877	\$34,385		\$34,385
		Upright Bikes	5	\$2,636	\$13,181		\$13,181
		Recumbent Bikes	5	\$3,095	\$15,473		\$15,473
		Rowing Machine	3	\$1,719	\$5,158		\$5,158
	<b>Training Room</b>						
		Trainers Workstation	1	\$2,636	\$2,636		\$2,636
		Trainers Chair	1	\$229	\$229		\$229
		File Cabinet	4	\$458	\$1,834		\$1,834
		Computer	4	\$1,146	\$4,585		\$4,585
		Printer	4	\$573	\$2,292		\$2,292
		Telephone Single Line	4	\$573	\$2,292		\$2,292
		Bookcases 36' Ht	4	\$573	\$2,292		\$2,292
		Guest Chair	2	\$401	\$802		\$802
		Aqua Portable w/Cup Dispenser	2	\$309	\$619		\$619
		CM4-Ultrasound Machine	1	\$2,636	\$2,636		\$2,636
		Taping Table w/Shelf	2	\$516	\$1,032		\$1,032
		Treatment Table	5	\$860	\$4,298		\$4,298
		Examining stool w/Foot Ring	2	\$115	\$229		\$229
		Ice Machine - Flake	1	\$2,751	\$2,751		\$2,751
		Ice Machine - Cubed	1	\$2,751	\$2,751		\$2,751
		Rapid Form Vacuum Immobilizers	1	\$430	\$430		\$430
		Biohazard Container	1	\$183	\$183		\$183
		Thermoscan Thermometer	1	\$201	\$201		\$201

Rm #	Room Description	Item Description <sup>1</sup>	Units	Unit Cost	Total Cost	Less Existing Inventory <sup>2</sup>	Total New Equipment Needed
		Probe Covers	2	\$92	\$183		\$183
		Ophthalmoscope Otoscope	1	\$573	\$573		\$573
		Sport Chair	1	\$630	\$630		\$630
		Health-o-Meter	1	\$229	\$229		\$229
		Hydroculator Unit	1	\$1,261	\$1,261		\$1,261
		Footstool	3	\$57	\$172		\$172
		Pronpillo	2	\$115	\$229		\$229
		Portable White Board	1	\$344	\$344		\$344
		Health-o-Meter Beam Scale	1	\$436	\$436		\$436
		Stethoscopes	35	\$109	\$3,811		\$3,811
		Tycos Pocket Adult BP Cuff	35	\$41	\$1,442		\$1,442
		Basic Pneumatic Stool	3	\$92	\$275		\$275
		Heavy Duty Crutches	3	\$166	\$499		\$499
		Powerheart AED G3 Plus (9390A-501)	1	\$2,751	\$2,751		\$2,751
		Atago Uricon-ne Analog Urine Refractometer	1	\$275	\$275		\$275
		Whitehall Thermalator® Heating Unit	1	\$1,605	\$1,605		\$1,605
		Hot Pack Tongs	1	\$155	\$155		\$155
		Whitehall Glacier Freeze	1	\$2,292	\$2,292		\$2,292
		Bailey 7720 Whirlpool Table	1	\$837	\$837		\$837
		Ferno Model 286 Mobile Whirlpool	1	\$3,439	\$3,439		\$3,439
	Equipment Storage Closet						
	Equipment Area/Laundry	Storage Shelves	15	\$344	\$5,158		\$5,158
		Storage Shelves	10	\$344	\$3,439		\$3,439
		Washer	1	\$2,751	\$2,751		\$2,751
		Dryer	1	\$2,751	\$2,751		\$2,751
		Telephone Single Line	1	\$573	\$573		\$573
	Custodial Closet	Custodial Cart	1	\$1,146	\$1,146		\$1,146
		Vacuum	2	\$860	\$1,719		\$1,719
		Storage Shelves	5	\$229	\$1,146		\$1,146
		Gym Floor Zambonie	1	\$11,462	\$11,462		\$11,462
		Steam Cleaning Machine	1	\$2,751	\$2,751		\$2,751
	Data/Phone Room	Propane Buffer	1	\$2,751	\$2,751		\$2,751
		Floor Wax Applicator	1	\$2,751	\$2,751		\$2,751
		Network Switch	2	\$17,044	\$34,087		\$34,087
		Network Rack	2	\$2,292	\$4,585		\$4,585
Server		1	\$2,751	\$2,751		\$2,751	
Storage Shelves		3	\$287	\$860		\$860	
Phone Switch		1	\$17,193	\$17,193		\$17,193	

May 18, 2013

Ms. Lisa Hannaman  
Southern California Edison  
P.O. Box 300  
Rosemead, CA 91772

Subject: Letter of Interest: California Community College New Construction for Partnerships/  
Savings-by-Design Participation

Project Name: Norco College – Center for Human Performance and Kinesiology

Dear Ms. Hannaman:

Riverside Community College District (RCCD) would like to participate in the Southern California Edison New Construction for Partnerships / Savings-by-Design (NCP/SBD) program for the project identified above. We understand that this is a nonresidential new construction and renovation/remodel energy efficiency program, funded by utility customers through the Public Purpose Programs surcharge. We are interested in improving the energy efficiency of our upcoming projects using design assistance and financial incentives available through the NCP/SBD program.

RCCD agrees to provide required documentation as requested which includes a completed application for each project. We are willing to consider efficiency recommendations that will improve the performance of these projects significantly beyond Title 24 (or other baseline) requirements.

RCCD understands that participation in the NCP/SBD program is voluntary, and that we are under no obligation to modify the design or construction of our buildings based on resulting recommendations. We also understand that we will receive financial incentives only if we complete an agreement, our eligibility is confirmed by Southern California Edison, the performance of each building in the project meets program requirements, and the energy efficiency strategies are installed and verified by Southern California Edison.

Sincerely,



Chris Carlson  
Chief of Staff & Facilities Development  
Facilities Planning and Development  
Riverside Community College District

Cc: Cheryl Larry  
Capital Outlay Specialist  
California Community Colleges Facilities Planning Unit

Gregory W. Gray  
Chancellor  
Riverside Community College District