

Community College Construction Act of 1980

**2024-2025
Initial Project Proposal**

RENOVATE BUILDING 6 – DEAF STUDIES

Name of the Project

OHLONE COMMUNITY COLLEGE DISTRICT

Name of the Community College District

OHLONE COLLEGE

Name of College

31 JULY 2021

Date

A _____ P X W X C X E X

District: Ohlone Community College District
College / Center: Ohlone College
Project Name: RENOVATE BLDG 6 - DEAF STUDIES
Project Type: Reconstruction

Project Funding

	<u>State</u>	<u>Non-State</u>	
Land Acquisition:			Budget Year: 2024
Prelim. Plans:	\$814,598	\$0	Const. Cost Index: 7120
Working Draw:	\$590,211	\$0	5 yr. Plan Priority: 2
Construction:	\$10,532,909	\$0	Net ASF: -56
Equipment:	\$0	\$123,870	Total GSF: 23,195
	\$11,937,719	\$123,870	
Total Cost:	\$12,061,589		

Project Description:

Hearing Impaired Deaf Studies is a premiere program at Ohlone College providing access to a typically underserved population. For the past five years it has consistently had an annual enrollment of 250-290 FTEs. The courses are provided in Building 6 which was originally constructed for other instructional purposes. The pedagogy for this unique program requires special attention to the ambience and configuration of the teaching/learning spaces. The nature of the occupants requires addressing codes related to hearing impaired individuals. This building is more than 40 years old. It does not address the appropriate building codes. As many of the other buildings on campus, it has suffered from serious water intrusion which, if left unattended to, affect the structural integrity of the building. The renovation provides an opportunity to reconfigure teaching/learning spaces more suitable for the program. . The renovated building will have more lab space devoted to the deaf studies program and more efficient layout of offices that provides for shared support staff and services. The fire alarm, access and egress features will be improved with the primary users in mind.

Master Plan Comments:

The District completed an assessment of existing building conditions on campus. The condition of these buildings concluded that substantial renovation was required to address pending structural and infrastructure integrity. The conclusions suggested that each of them be evaluated to determine the most feasible and economical resolution of the problems. Enrollment increases over the years has created congestion, security and safety issues with the number of people in the campus buildings. The Facility Master Plans have called for renovating (or replacing) spaces and entire buildings to meet accessibility and safety/security codes.

CEQA Status:

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Initial Study	No	No	No	No
Draft EIR	No	No	No	No

Type of Project and Qualifying Information:

No
 Life Safety Project - Required Supporting report is attached to establish imminent danger
 Yes
 Project Design - Construction and equipment design conform with State design and cost guidelines
 N/A
 Infrastructure
 Yes
 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: Alteration

Major ASF: Office, Teaching Lab

Yes
 - This project will not cause total ASF in any category to exceed 110% of capacity/load ratio
 N/A

Academic Support, Student Services or Administrative Space

Major ASF:
 N/A

Other Facility Projects

Yes
- There is an existing facility in use for this proposed project

Supplemental Information and Alternatives Explored

Yes
- Cost to reconstruct existing building is more than 50% of cost of a new building
N/A
- Usage in the new building will be the same as usage in the building replaced
N/A
- Replaced building will be demolished and costs are included in the project
Yes
- Alternative instructional delivery system, distance learning, other such means
No
- District or private funding sources
Yes
- Other: Exterior Wall Survey revealed concerns of impact on structural integrity

The District is unable to provide funds for the project.

- Total construction period in number of Months: 19

Additional Forms/Pages enclosed

Yes
- District Five-Year Construction Plan or project related pages of said document
N/A
- Critical Life-safety third party justification
N/A
- Engineering test or other related documents
Yes
- JCAF 32 Cost Estimate Summary and Anticipated Time Schedule
Yes
- Other FPP related forms: JCAF 31, QUC, JCAF 33 and Project Summary

District Contact:	Oscar Guillen	Phone No:	(510) 659-6470
Date:		Fax No:	(510) 659-6066
Prepared By:	Merle Cannon	E-mail Address:	cannon100@aol.com

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

Approved by: _____
Name / Title Signature / Date

Ohlone Community College District (430)						
Ohlone College (431)						
Project: RENOVATE BLDG 6 - DEAF STUDIES						
Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
050	Inactive Area	9600	Unassigned	00	662	-662
110	Classroom	0099	General Assignment	3,870	4,712	-842
210	Class Lab	0514	Office Technology/Office Computer Applications	00	1,122	-1,122
210	Class Lab	0809	Special Education	1,200	1,151	49
210	Class Lab	0899	Other Education	2,400	2,252	148
210	Class Lab	4930	General Studies	3,200	00	3,200
215	Class Lab Service	4930	General Studies	600	623	-23
310	Office	0099	General Assignment	1,200	1,171	29
310	Office	6010	Academic Administration	600	1,360	-760
315	Office Service	0099	General Assignment	150	251	-101
650	Lounge	6530	Custodial Services	00	187	-187
650	Lounge	6799	Other General Institutional Support Services	250	00	250
730	Storage	6770	Logistical Services	60	95	-35
TOTAL	-	-		13,530	13,586	-56

DISTRICT Ohlone Community College District			CAMPUS Ohlone College		
Project: RENOVATE BLDG 6 - DEAF S		Date Prepared: 1/1/0001	Estimate CCI: 7120		CFIS Ref. #:
		Prepared By: mcannon	Estimate EPI: 3843		
	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
2. PRELIMINARY PLANS	\$814,598	\$814,598	\$0	\$0	
2 - A. Architectural Fee for Preliminary Plans	\$318,673			\$0	
2 - B. Project Management Services	\$91,049			\$0	
2 - C. Division of the State Architect Plan Check Fee	\$79,877			\$0	
2 - D. Preliminary Test (Soils Tests & Geotechnical Report)	\$75,000			\$0	
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$250,000			\$0	
3. WORKING DRAWINGS	\$590,211	\$590,211	\$0	\$0	
3 - A. Architectural Fee for Working Drawings	\$364,197			\$0	
3 - B. Project Management Services	\$0			\$0	
3 - C. Division of the State Architect Plan Check Fee	\$0			\$0	
3 - D. Community Colleges Plan Check Fee	\$26,014			\$0	
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$200,000			\$0	
4. CONSTRUCTION - HARD COSTS	\$9,104,933	\$9,104,933	\$0	\$0	
4 - A. Utility Service	\$800,000			\$0	
4 - B. Site Development - Service	\$0			\$0	
4 - C. Site Development - General	\$0			\$0	
4 - D. Site Development - Other	\$200,000			\$0	
4 - E. Reconstruction	\$6,169,838			\$0	
4 - F. New Construction	\$0			\$0	
4 - G. Board of Governor's Energy Policy Allowance	\$185,095			\$0	
H. Other	\$1,750,000			\$0	
5. CONTINGENCY	\$637,345	\$637,345	\$0	\$0	
5. Contingency	\$637,345			\$0	
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT	\$227,623	\$227,623	\$0	\$0	
6. Architectural and Engineering Oversight	\$227,623			\$0	
7. TESTS AND INSPECTIONS	\$380,909	\$380,909	\$0	\$0	
7. Tests and Inspections	\$380,909			\$0	
8. CONSTRUCTION MANAGEMENT	\$182,099	\$182,099	\$0	\$0	
8. Construction Management & Labor Compliance Program	\$182,099			\$0	
9. TOTAL CONSTRUCTION (Items 4 through 8)	\$10,532,909	\$10,532,909	\$0	\$0	
Total construction Costs	\$10,532,909			\$0	
10. FURNITURE AND GROUP II EQUIPMENT	\$123,870	\$0	\$123,870	\$0	
10 - A. Furniture and Group II Equipment	\$123,870			\$0	
Total Project Costs	\$12,061,589	\$11,937,719	\$123,870	\$0	
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	0	0	0%	\$0	\$0
Reconstruction	23,195	13,530	58%	\$456	\$266
13. Anticipated Time Schedule					
Start of preliminary plans	8/1/2024	Bid advertisement for construction	4/1/2026		
Start of working drawings	1/1/2025	Award of construction contract	6/1/2026		
Completion of working drawings	8/1/2025	Bid advertisement for equipment	8/1/2027		
Complete DSA approval	2/1/2026	Complete project and activate facilities	1/1/2028		
14	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Acquisition	\$0	\$0	\$0	\$0	
Preliminary Plans	\$814,598	\$0	\$0	\$0	
Working Drawings	\$590,211	\$0	\$0	\$0	
Construction	\$10,532,909	\$0	\$0	\$0	
Equipment	\$0	\$123,870	\$0	\$123,870	
Total Costs	\$11,937,719	\$123,870	\$0	\$123,870	
% of SS Costs	98.97%	1.03%	SS Total	\$12,061,589	
Points % Calc	98.96%	1.04%			

FUSION

Detailed Cost Estimate Summary QUC

DISTRICT Ohlone Community College District		CAMPUS Ohlone College		
Project: RENOVAE BLDG 6 - DEAF STUDIES	Date Prepared: 1/1/0001	Estimate CCI: 7120	CFIS Ref. #:	
Prepared By: mcannon		Estimate EPI: 3843		
	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
2. PRELIMINARY PLANS	\$814,598	\$814,598	\$0	\$0
2 - A. Architectural Fee for Preliminary Plans	\$318,673			\$0
1. Architect fee for Schematic and Preliminary plans - New Construction NewConst x 8.0% x 35.0%	\$0			\$0
2. Architect fee for Schematic and Preliminary plans - ReConstruction ReConst x 10.0% x 35.0%	\$318,673			\$0
2 - B. Project Management Services	\$91,049			\$0
1. Project Administration/Management TotalConst * 1.0%	\$91,049			\$0
2 - C. Division of the State Architect Plan Check Fee	\$79,877			\$0
1. Structural Safety Fee	\$51,571			\$0
2. Fire, Life Safety Fee	\$15,133			\$0
3. Access Compliance Fee	\$13,383			\$0
2 - D. Preliminary Test (Soils Tests & Geotechnical Report)	\$75,000			\$0
IPP Rough Estimate	\$75,000			\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$250,000			\$0
IPP Rough Estimate including Seismic Consultant	\$250,000			\$0
3. WORKING DRAWINGS	\$590,211	\$590,211	\$0	\$0
3 - A. Architectural Fee for Working Drawings	\$364,197			\$0
1. Architect fee for Schematic and Working Drawings- New Construction NewConst x 8.0% x 35.0%	\$0			\$0
2. Architect fee for Schematic and Working Drawings - ReConstruction ReConst x 10.0% x 35.0%	\$364,197			\$0
3 - B. Project Management Services	\$0			\$0
1. Project Administration/Management TotalConst * 1.0%	\$0			\$0
3 - C. Division of the State Architect Plan Check Fee	\$0			\$0
1. Structural Safety Fee	\$0			\$0
2. Fire, Life Safety Fee	\$0			\$0
3. Access Compliance Fee	\$0			\$0
3 - D. Community Colleges Plan Check Fee	\$26,014			\$0
1. Community Colleges Plan Check Fee (2/7 of 1% of Construction Cost) 2/7 of 1% of Construction Cost	\$26,014			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$200,000			\$0
IPP Rough Estimate	\$200,000			\$0

FUSION

Detailed Cost Estimate Summary QUC

4. CONSTRUCTION - HARD COSTS	\$9,104,933	\$9,104,933	\$0	\$0
4 - A. Utility Service	\$800,000			\$0
IPP Rough Estimate	\$800,000			\$0
4 - B. Site Development - Service	\$0			\$0
4 - C. Site Development - General	\$0			\$0
4 - D. Site Development - Other	\$200,000			\$0
IPP Rough Estimate	\$200,000			\$0
4 - E. Reconstruction	\$6,169,838			\$0
Reconstruction from Jcaf31 Reconstruction from Jcaf31	\$6,169,838			\$0
4 - F. New Construction	\$0			\$0
New Construction from Jcaf31 New construction from Jcaf31	\$0			\$0
4 - G. Board of Governor's Energy Policy Allowance	\$185,095			\$0
Energy Incentive (2% of New Building Costs) NewConstruction x 2.0%	\$0			\$0
Energy Incentive (3% of Renovated Building Costs) ReConstruction x2 .0%	\$185,095			\$0
H. Other	\$1,750,000			\$0
IPP Rough Estimate including Seismic retrofit and Waterproofing	\$1,750,000			\$0
5. CONTINGENCY	\$637,345	\$637,345	\$0	\$0
5. Contingency	\$637,345			\$0
A. Contingency - New Construction TotalConst * 5.0%	\$0			\$0
B. Contingency - Reconstruction ReConst * 7.0%	\$637,345			\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT	\$227,623	\$227,623	\$0	\$0
6. Architectural and Engineering Oversight	\$227,623			\$0
A. New Construction TotalConst * 8.0% * 25.0%	\$0			\$0
B. Reconstruction ReConst * 10.0% * 25.0%	\$227,623			\$0
7. TESTS AND INSPECTIONS	\$380,909	\$380,909	\$0	\$0
7. Tests and Inspections	\$380,909			\$0
A. Tests TotalConst * 1.0%	\$91,049			\$0
B. DSA Inspections 17 * 7000*(EstimateCCI/3439)	\$289,860			\$0
8. CONSTRUCTION MANAGEMENT	\$182,099	\$182,099	\$0	\$0
8. Construction Management & Labor Compliance Program	\$182,099			\$0
A. Construction Management TotalConst * 2.0%	\$182,099			\$0
9. TOTAL CONSTRUCTION (Items 4 through 8)	\$10,532,909	\$10,532,909	\$0	\$0

FUSION

Detailed Cost Estimate Summary QUC

Total construction Costs		\$10,532,909			\$0
10. FURNITURE AND GROUP II EQUIPMENT		\$123,870	\$0	\$123,870	\$0
10 - A. Furniture and Group II Equipment		\$123,870			\$0
Total Project Costs		\$12,061,589	\$11,937,719	\$123,870	\$0
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
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Completion of working drawings	8/1/2025	Bid advertisement for equipment		8/1/2027	
Complete DSA approval	2/1/2026	Complete project and activate facilities		1/1/2028	
14	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Acquisition	\$0	\$0	\$0	\$0	
Preliminary Plans	\$814,598	\$0	\$0	\$0	
Working Drawings	\$590,211	\$0	\$0	\$0	
Construction	\$10,532,909	\$0	\$0	\$0	
Equipment	\$0	\$123,870	\$0	\$123,870	
Total Costs	\$11,937,719	\$123,870	\$0	\$123,870	
% of SS Costs	98.97%	1.03%	SS Total	\$12,061,589	
Points % Calc	98.96%	1.04%			

Report Generated: 05/27/2021

Ohlone Community College District (430)								
Ohlone College (431)								
Project: RENOVATE BLDG 6 - DEAF STUDIES - EPI : 3843								
Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space	Equip. Cost/ASF	Total Allowable Cost
050	Inactive Area	9600	Unassigned	00	662	-662	\$0	\$0
110	Classroom	0099	General Assignment	3,870	4,712	-842	\$17.97	\$0
210	Class Lab	0514	Office Technology/Office Computer Applications	00	1,122	-1,122	\$32.76	\$0
210	Class Lab	0809	Special Education	1,200	1,151	49	\$31.51	\$1,544
210	Class Lab	0899	Other Education	2,400	2,252	148	\$31.51	\$4,663
210	Class Lab	4930	General Studies	3,200	00	3,200	\$34.24	\$109,568
215	Class Lab Service	4930	General Studies	600	623	-23	\$34.24	\$0
310	Office	0099	General Assignment	1,200	1,171	29	\$28.09	\$815
310	Office	6010	Academic Administration	600	1,360	-760	\$32.06	\$0
315	Office Service	0099	General Assignment	150	251	-101	\$28.09	\$0
650	Lounge	6530	Custodial Services	00	187	-187	\$29.12	\$0
650	Lounge	6799	Other General Institutional Support Services	250	00	250	\$29.12	\$7,280
730	Storage	6770	Logistical Services	60	95	-35	\$8.18	\$0
TOTAL		-	-	13,530	13,586	-56	-	\$123,870

Ohlone Community College District (430), Ohlone College (431): SOUTHEAST CLASSROOM

Description:

Hearing Impaired Deaf Studies is a premiere program at Ohlone College providing access to a typically underserved population. For the past five years it has consistently had an annual enrollment of 250-290 FTEs. The courses are provided in Building 6 which was originally constructed for other instructional purposes. The pedagogy for this unique program requires special attention to the ambience and configuration of the teaching/learning spaces. The nature of the occupants requires addressing codes related to hearing impaired individuals. This building is more than 40 years old. It does not address the appropriate building codes. As many of the other buildings on campus, it has suffered from serious water intrusion which, if left unattended to, affect the structural integrity of the building. The renovation provides an opportunity to reconfigure teaching/learning spaces more suitable for the program. . The renovated building will have more lab space devoted to the deaf studies program and more efficient layout of offices that provides for shared support staff and services. The fire alarm, access and egress features will be improved with the primary users in mind.

Project Type:	Reconstruction	Acres:	0
Occupancy Year:	2027-28	Contact:	Oscar Guillen
District Priority:	2	EPI:	3843
CCI:	7120	Total OGSF:	23,195
Net ASF:	-56	Last Edit By:	Merle Cannon
Last Edit Date:	5/27/2021	Complete:	No
Online:	No		

Project Score:

Score Type	Score	Supporting Data
Age of Building	50	
Facility Condition Index (FCI)	0	
FTEs	12	
Vision for Success Regions of High Need	0	
Vision of Success CTE	7	
Local Contribution	0	
Total Score	69	

Space Analysis:

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary Asf	3,870	7,400	1,950	00	00	310	13,530
Secondary Asf	-4,712	-5,148	-2,782	00	00	-944	-13,586
Net Asf Change	-842	2,252	-832	00	00	-634	-56
Initial Cap/Load FY2024 - 2025	137%	103%	117%	115%	62%	N/A	106%
Final Cap/Load FY2027 - 2028	124%	97%	109%	109%	60%	N/A	99%

Project Cost:

Phase	FY	State Funded	District Funds	Non State Funds	Total Cost
Preliminary Plans	2024-2025	\$814,598	\$0	\$0	\$814,598
Working Drawings	2024-2025	\$590,211	\$0	\$0	\$590,211
Construction	2025-2026	\$10,532,909	\$0	\$0	\$10,532,909
Equipment	2025-2026	\$0	\$123,870	\$0	\$123,870
Project Total		\$11,937,719	\$123,870	\$0	\$12,061,589

