Final Project Proposal

2013-2014

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

Science and Technology Building
Proposal Name

Mt. San Jacinto Community College District
Community College District

Mt. San Jacinto College
College or Center

July 1, 2011
Date

A _______  P x  W x  C x  E x
## 2.1 Final Project Proposal Checklist

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# 3.1 Approval Page

## Final Project Proposal

Budget Year: 2013-2014

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<td>Science and Technology Building</td>
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The district proposes funds for inclusion in the State capital outlay budget (check items):
- site acquisition
- preliminary plans
- working drawings
- construction
- equipment

### District Certification

<table>
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<tr>
<th>Contact Person:</th>
<th>Becky Elam Vice President, Business Services</th>
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<td>(Facilities, Planning and Development)</td>
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<tr>
<td>Telephone:</td>
<td>951-487-3100</td>
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<tr>
<td>E-Mail Address:</td>
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<tr>
<td>Fax:</td>
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Approved for submission:

(Chancellor/President/Superintendent Signature)

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### 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, 4th Floor  
Sacramento, CA  95814

### Chancellor's Office Certification

Reviewed by:  
Date Completed:  

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3.2 PROJECT TERMS AND CONDITIONS

District: Mt. San Jacinto Community College District  
College: Mt. San Jacinto College

Project: Science and Technology Building  
Budget Year: 2013-2014

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.
### JCAF 31- Science and Technology Building (Mt. San Jacinto College/Mt. San Jacinto CCD) (Official)

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<tr>
<td>Totals</td>
<td></td>
<td></td>
<td></td>
<td>54</td>
<td>885</td>
<td>36,922</td>
<td>-13,424</td>
</tr>
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</table>

Save
## COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32:

**Campus:** Mt. San Jacinto College (Mt. San Jacinto CCD)  
**Project Title:** Science and Technology Building (Official)  
**Date Prepared:** 5/22/2011  
**Original CCI:** 5394  
**CFIS Ref. #:** 40.34.XXX  
**Budget Ref #:**  
**Original EPI:** 3016  
**Prepared by:** LPA/FPACS

### 1. Site Acquisition
- **Acres:**

<table>
<thead>
<tr>
<th>Total Cost</th>
<th>State Funded</th>
<th>District Funded</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

### 2. Plans
- **Budget CCI:** 5394

| A. Architectural Fees (for preliminary plans) | $644,825 |
| B. Project Management (for preliminary plans) | $230,295 |
| C. Preliminary Tests (soils, hazardous materials) | $38,500 |
| D. Other Costs (for preliminary plans) | $195,000 |

### 3. Working Drawings
- **Budget CCI:** 5394

| A. Architectural Fees (for working drawings) | $829,060 |
| B. Project Management (for working drawings) |           |
| C. Office of the State Architect, Plan Check Fee | $126,353 |
| D. Community College Plan Check Fee | $65,864 |
| E. Other Costs (for working drawings) | $85,000 |

### 4. Construction
- **Budget CCI:** 5394

| A. Utility Service | $810,618 |
| B. Site Development, Service | $74,069 |
| C. Site Development, General | $797,101 |
| D. Other Site Development |           |
| E. Reconstruction |           |
| F. New Construction (building) (w/Group I equip) | $20,929,087 |
| G. Other | $418,582 |

### 5. Contingency

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<tr>
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<th>State Funded</th>
<th>District Funded</th>
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<tr>
<td></td>
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### 6. Architectural and Engineering Oversight

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<thead>
<tr>
<th>Tests and Inspections</th>
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<tbody>
<tr>
<td>A. Tests</td>
<td>$230,295</td>
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<tr>
<td>B. Inspections</td>
<td>$230,559</td>
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</table>

### 7. Construction Management (if justified)

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<tr>
<th>Total Construction Costs (items 4 through 8 above)</th>
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<tbody>
<tr>
<td>$25,470,844</td>
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### 8. Tests and Inspections

#### 9. Total Construction Costs (items 4 through 8 above)

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<th>Budget CCI: 3016</th>
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<td>$2,075,326</td>
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### 10. Furniture and Group II Equipment

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<th>Total Project Cost (items 1, 2, 3, 9, and 10)</th>
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<tbody>
<tr>
<td>$29,761,067</td>
<td>$29,761,067</td>
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</table>

### 11. Project Data

<table>
<thead>
<tr>
<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>56,863</td>
<td>36,922</td>
<td>0.65</td>
<td>$567</td>
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### 12. Project Data

- **Construction**  
- **Reconstruction**

### 13. Anticipated Time Schedule

<table>
<thead>
<tr>
<th>Start Preliminary Plans</th>
<th>8/1/2013</th>
<th>Advertise Bid for Construction</th>
<th>6/1/2015</th>
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<tbody>
<tr>
<td>Start Working Drawings</td>
<td>1/1/2014</td>
<td>Award Construction Contract</td>
<td>9/1/2015</td>
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<tr>
<td>DSA Final Approval</td>
<td>4/1/2015</td>
<td>Complete Project</td>
<td>5/1/2017</td>
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### 14. State Funded

<table>
<thead>
<tr>
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<th>District Funded</th>
<th>District Funded</th>
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<td>Supportable</td>
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<tr>
<td>Acquisition</td>
<td>Preliminary Plans</td>
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<tr>
<td>Working Drawings</td>
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### SS Total

- **$29,761,067**
## 5.2 - Quantities and Unit Costs Supporting the JCAF 32

**District:** Mt. San Jacinto Community College District  
**College:** Mt. San Jacinto College  
**Project:** Science and Technology Building  
**Date:** July 1, 2011  
**Prepared By:** LPA Architects/FPACS  
**CC1 / ENR:** 5394 3016  
**Construction Months:** 20

### 1 SITE (District owned)

- **Total fees:** $0

### 2 PRELIMINARY PLANS

**A. Architectural Fees (for Preliminary Plans)**  
8% x $23,029,457 x 0.35 = $644,825

**B. Project Management for Preliminary Plans**  
1.0% x $23,029,457 = $230,295

**C. Preliminary Tests (Soils, hazardous materials)**
- **Soils Reports:** $25,000
- **Land Survey:** $10,000
- **Geologic Hazard Report/Survey:** $3,500

**Total:** $38,500

**D. Other Costs (for Preliminary Plans)**
- **SWPPP Plan:** $20,000
- **Data/Technology Consultant:** $40,000
- **Energy/LEED Consultant:** $35,000
- **Constructability Review:** $30,000
- **Wind Engineering Consultant:** $25,000
- **Acoustical Consultant:** $20,000
- **CEQA (Environmental Documents):** $25,000

**Total:** $195,000

**Total- Preliminary Plans**  
$1,108,620

### 3 WORKING DRAWINGS

**A. Architectural Fees (for Working Drawings)**  
8% x $23,029,457 x 0.45 = $829,060

**B. Project Management (for Working Drawings)**  
0.0% x $23,029,457 = $0

**C. Office of State Architect, Plan Check Fee**

1. **Structural Safety Fee**
   - 0.007 x $1,000,000 = $7,000
   - 0.005 x $23,029,457 = $110,147

2. **Physically Handicapped Fee**
   - 0.004 x $500,000 = $2,000
   - 0.002 x $1,500,000 = $3,000
   - 0.0002 x $21,029,457 = $426

**Total:** $9,206

**D. Community College, Plan Check Fee**

- **State Funded:** 2/7 of 1% of Construction Cost  
  $23,029,457 x 0.00286 = $65,864

**E. Other Costs (Legal Advertising)(EIR),etc.**

1. **Printing, Advertising & Bidding:** $75,000
2. **Legal review:** $10,000

**Total:** $85,000

**Total - Working Drawings**  
$1,106,277

**NOTE:** Total fees may not exceed 13% 8.7%
### 5.2 - Quantities and Unit Costs Supporting the JCAF 32

<table>
<thead>
<tr>
<th>District:</th>
<th>Mt. San Jacinto Community College District</th>
<th>Date:</th>
<th>July 1, 2011</th>
</tr>
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<tbody>
<tr>
<td>College:</td>
<td>Mt. San Jacinto College</td>
<td>Prepared By:</td>
<td>LPA Architects/FPACS</td>
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<td>Project:</td>
<td>Science and Technology Building</td>
<td>CCI / ENR:</td>
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<tr>
<td>Construction Months:</td>
<td></td>
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#### 4 CONSTRUCTION

##### A. Utility Service

**Demolition**

- (a) Electrical Equipment and Feeders
  
<table>
<thead>
<tr>
<th>Count</th>
<th>Unit</th>
<th>Description</th>
<th>Rate</th>
<th>Total</th>
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<tbody>
<tr>
<td>1</td>
<td>LS</td>
<td>$10,432.80</td>
<td>$10,433</td>
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**Storm Water Service**

- (a) Connect to Main Service
  
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<th>Unit</th>
<th>Description</th>
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- (b) Catch Basin/Drains
  
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<th>Count</th>
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- (c) Atrium Drain/ Landscape Area
  
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**Pipe and Fittings, PVC SDR-35, Including Trenching and Backfill**

- (a) Building Rain Water Branch
  
<table>
<thead>
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<th>Count</th>
<th>Unit</th>
<th>Description</th>
<th>Rate</th>
<th>Total</th>
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<tbody>
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- (b) Site Drainage Branch
  
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<th>Count</th>
<th>Unit</th>
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<tbody>
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<td>1,750</td>
<td>LF</td>
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- (c) Main Runs
  
<table>
<thead>
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<th>Unit</th>
<th>Description</th>
<th>Rate</th>
<th>Total</th>
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<td>100</td>
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<td>$76.51</td>
<td>$7,651</td>
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</table>

**Fire and Domestic Water Service**

- (a) Connect to Main Service
  
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<th>Unit</th>
<th>Description</th>
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<tr>
<td>1</td>
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- (b) Double Detector Check Valve
  
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- (c) Back Flow Preventer
  
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<th>Total</th>
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- (d) Fire Hydrant Including Isolation Valve
  
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<th>Unit</th>
<th>Description</th>
<th>Rate</th>
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- (e) Post Indicator Valve
  
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- (e) Fire Department Connection
  
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<th>Description</th>
<th>Rate</th>
<th>Total</th>
</tr>
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**Pipe and Fittings, PVC, C9000, Including Trenching and Backfill**

- (a) Domestic Water Branch
  
<table>
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<tr>
<th>Count</th>
<th>Unit</th>
<th>Description</th>
<th>Rate</th>
<th>Total</th>
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<tbody>
<tr>
<td>100</td>
<td>LF</td>
<td>$69.55</td>
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- (b) Fire Hydrant Branch
  
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<th>Total</th>
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</thead>
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<tr>
<td>400</td>
<td>LF</td>
<td>$69.55</td>
<td>$27,821</td>
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- (c) Main Run
  
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<th>Rate</th>
<th>Total</th>
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<td>100</td>
<td>LF</td>
<td>$83.46</td>
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- (d) Thrust Blocks
  
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<td>$3,338.50</td>
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**Sanitary Sewer Service**

- (a) Connect to Main Service
  
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<th>Unit</th>
<th>Description</th>
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<td>LS</td>
<td>$1,043.28</td>
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- (b) Pipe & Fittings, Gravity Sewer, PVC
  
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<th>Rate</th>
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<td>$55.64</td>
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- (c) Acid Neutralization Tank and Lines
  
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</tr>
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<tr>
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<td>$72,500.00</td>
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**Natural Gas Service**

- (a) Connect to Main Service
  
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<tbody>
<tr>
<td>1</td>
<td>LS</td>
<td>$695.52</td>
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- (b) Pipe & Fittings, Including Trenching
  
<table>
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<tr>
<th>Count</th>
<th>Unit</th>
<th>Description</th>
<th>Rate</th>
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<td>100</td>
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**Hydronic Distribution**

- (a) Connect to Existing Service
  
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<th>Count</th>
<th>Unit</th>
<th>Description</th>
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<tr>
<td>1</td>
<td>LS</td>
<td>$5,564.16</td>
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- (b) Pipe, Stainless Steel with Insulation Including Trenching
  
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<tbody>
<tr>
<td>480</td>
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<td>$312.98</td>
<td>$150,232</td>
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**Electrical**

- (a) Connect to Existing HV Grid
  
<table>
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<th>Description</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>LS</td>
<td>$27,820.80</td>
<td>$27,821</td>
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- (b) Transformer, HV
  
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<tr>
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<th>Unit</th>
<th>Description</th>
<th>Rate</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>EA</td>
<td>$69,552.00</td>
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- (c) Feeder
  
<table>
<thead>
<tr>
<th>Count</th>
<th>Unit</th>
<th>Description</th>
<th>Rate</th>
<th>Total</th>
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<td>200</td>
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<td>$243.43</td>
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- (d) Manhole
  
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<th>Description</th>
<th>Rate</th>
<th>Total</th>
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<tbody>
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<td>1</td>
<td>EA</td>
<td>$6,955.20</td>
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- (e) Secondary Feeder
  
<table>
<thead>
<tr>
<th>Count</th>
<th>Unit</th>
<th>Description</th>
<th>Rate</th>
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</tr>
</thead>
<tbody>
<tr>
<td>150</td>
<td>LF</td>
<td>$696</td>
<td>$104,328</td>
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</table>

**Site Lighting**

- (a) Site Lighting
  
<table>
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<th>Unit</th>
<th>Description</th>
<th>Rate</th>
<th>Total</th>
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<td>$19,126.80</td>
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- (b) Landscape Lighting
  
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<th>Description</th>
<th>Rate</th>
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<tbody>
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<td>$25,511.67</td>
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- (c) Power to Signage, Flagpole, etc.
  
<table>
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<tr>
<th>Count</th>
<th>Unit</th>
<th>Description</th>
<th>Rate</th>
<th>Total</th>
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<tbody>
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<table>
<thead>
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<tbody>
<tr>
<td>Total - Utility Service</td>
<td>$810,618</td>
</tr>
</tbody>
</table>
5.2 - Quantities and Unit Costs Supporting the JCAF 32

<table>
<thead>
<tr>
<th>District:</th>
<th>Mt. San Jacinto Community College District</th>
</tr>
</thead>
<tbody>
<tr>
<td>College:</td>
<td>Mt. San Jacinto College</td>
</tr>
<tr>
<td>Project:</td>
<td>Science and Technology Building</td>
</tr>
</tbody>
</table>

Date: July 1, 2011  
Prepared By: LPA Architects/FPACS  
CCI / ENR: 5394 3016  
Construction Months: 20

B. Site Development Services

(1) Demolition, Electrical
   (a) Electrical Enclosure and Base 100 SF @ $11.27 $1,127
   (b) New Electrical Enclosure and Base 100 SF @ $208.66 $20,866
   **Total - Demolition, Electrical** $21,993

(2) Demolition
   (a) Hardscape 14,250 SF @ $2.25 $32,049
   (b) Softscape 21,590 SF @ $0.93 $20,026
   **Total - Demolition** $52,076

**Total - Site Development Services** $74,069

C. Site Development, General

(1) Site Preparation, Building Pad
   (a) Scarify 29,670 SF @ $0.32 $9,626
   (b) Over Excavation, 5' Beyond Bldg. 5,494 CY @ $15.50 $85,157
   (c) Backfill, Recompact, Assume Import 5,494 CY @ $22.75 $124,989
   (d) Haul 5,494 CY @ $17.34 $95,253
   **Total - Site Preparation, Building Pad** $315,025

(2) Grading
   (a) Rough and Fine Grade 35,840 SF @ $1.07 $38,342
   **Total - Grading** $38,342

(3) Hardscape
   (a) Pedestrian Paving 14,250 SF @ $9.75 $138,938
   (b) Seatwalls 565 LF @ $42.50 $24,013
   (c) Telescope Mounts for Astronomy 10 EA @ $1,750.00 $17,500
   **Total - Hardscape** $180,450

(4) Softscape
   (a) Sod 9,750 SF @ $1.43 $13,983
   (b) Planting and Ground Cover 11,840 SF @ $10.75 $127,263
   (c) Irrigation 21,590 SF @ $2.71 $58,563
   (d) Medium Tree 50 EA @ $1,002.24 $50,112
   (e) Large Tree 10 EA @ $1,336.32 $13,363
   **Total - Softscape** $263,284

**Total - Site Development, General** $797,101

D. Other Site Development

**Total - Other Site Development** $0

E. Reconstruction

**Total - Reconstruction** 0 ASF $0

F. New Construction (Building) (Including Group 1 Equip.)

<table>
<thead>
<tr>
<th>Description</th>
<th>CSI</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundations</td>
<td>1</td>
<td>$234,097</td>
</tr>
<tr>
<td>Vertical Structure</td>
<td>2</td>
<td>$1,032,914</td>
</tr>
<tr>
<td>Floor and Roof Structure</td>
<td>3</td>
<td>$2,785,990</td>
</tr>
</tbody>
</table>
### 5.2 - Quantities and Unit Costs Supporting the JCAF 32

<table>
<thead>
<tr>
<th>District:</th>
<th>Mt. San Jacinto Community College District</th>
</tr>
</thead>
<tbody>
<tr>
<td>College:</td>
<td>Mt. San Jacinto College</td>
</tr>
<tr>
<td>Project:</td>
<td>Science and Technology Building</td>
</tr>
<tr>
<td>Date:</td>
<td>July 1, 2011</td>
</tr>
<tr>
<td>Prepared By:</td>
<td>LPA Architects/FPACS</td>
</tr>
</tbody>
</table>

#### Exterior Cladding
- Quantity: 4
- Cost: $5,007,726

#### Roofing and Waterproofing
- Quantity: 5
- Cost: $393,234

#### Interior Partitions, Doors and Glazing
- Quantity: 6
- Cost: $1,081,837

#### Floor, Wall and Ceiling Finishes
- Quantity: 7
- Cost: $1,157,423

#### Function Equipment and Specialties
- Quantity: 8
- Cost: $1,287,099

#### Stairs and Vertical Transportation
- Quantity: 9
- Cost: $329,598

#### Plumbing Systems
- Quantity: 10
- Cost: $1,555,178

#### Heating, Ventilation & Air Conditioning
- Quantity: 11
- Cost: $3,575,242

#### Electrical Lighting, Power and Communication
- Quantity: 12
- Cost: $2,081,091

#### Fire Protection Systems
- Quantity: 13
- Cost: $407,658

#### Total - New Construction
- Total: $20,929,087

#### G. Other

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy Incentive</td>
<td>1 LS</td>
<td>LS</td>
<td>$418,582</td>
</tr>
</tbody>
</table>

**Total Other**: $418,582

#### Total - Construction
- Total: $23,029,457

#### 5 CONTINGENCY OF 5% (7% for Remodels)
- 5% x $23,029,457 = $1,151,473

#### 6 ARCHITECTURAL AND ENGINEERING OVERSIGHT

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Percentage</th>
<th>Calculation</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect's Fee for Oversight</td>
<td>8%</td>
<td>8% x $23,029,457 x 0.20</td>
<td>$368,471</td>
</tr>
</tbody>
</table>

#### 7 TESTS AND INSPECTIONS

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Percentage</th>
<th>Calculation</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Testing</td>
<td>1%</td>
<td>1% x $23,029,457</td>
<td>$230,295</td>
</tr>
<tr>
<td>Inspection</td>
<td>21 mo</td>
<td>$10,979.00 =</td>
<td>$230,559</td>
</tr>
</tbody>
</table>

**Total - Test and Inspection**: $460,854

#### 8 CONSTRUCTION MANAGEMENT (if justified)
- 2% x $23,029,457 = $460,589

#### 9 TOTAL (Construction costs) (Item 4 through 8 above)
- Total: $25,470,844

#### 10 FURNITURE AND GROUP II EQUIPMENT
- Total: $2,075,326

#### 11 TOTAL (Project cost) (Items 1, 2, 3, 9, and 10)
- Total: $27,546,170
# 5.2 - Quantities and Unit Costs Supporting the JCAF 32

<table>
<thead>
<tr>
<th>District: Mt. San Jacinto Community College District</th>
<th>Date: July 1, 2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>College: Mt. San Jacinto College</td>
<td>Prepared By: LPA Architects/FPACS</td>
</tr>
<tr>
<td>Project: Science and Technology Building</td>
<td>CCI / ENR: 5394 3016</td>
</tr>
<tr>
<td>Construction Months: 20</td>
<td></td>
</tr>
</tbody>
</table>

## Summary of State and Local Cost Contributions

<table>
<thead>
<tr>
<th>Item</th>
<th>Total $</th>
<th>State $</th>
<th>Local $</th>
<th>State%</th>
<th>Local %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Site Acquisition</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
<td>100.00%</td>
</tr>
<tr>
<td>2 Preliminary Plans</td>
<td>$1,108,620</td>
<td>$1,108,620</td>
<td>$0</td>
<td>100.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>3 Working Drawings</td>
<td>$1,106,277</td>
<td>$1,106,277</td>
<td>$0</td>
<td>100.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>4 Construction</td>
<td>$23,029,457</td>
<td>$23,029,457</td>
<td>$0</td>
<td>100.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>5 Contingency</td>
<td>$1,151,473</td>
<td>$1,151,473</td>
<td>$0</td>
<td>100.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>6 A&amp;E Oversight</td>
<td>$368,471</td>
<td>$368,471</td>
<td>$0</td>
<td>100.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>7 Testing &amp; Inspection</td>
<td>$460,854</td>
<td>$460,854</td>
<td>$0</td>
<td>100.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>8 Construction Mgmt</td>
<td>$460,589</td>
<td>$460,589</td>
<td>$0</td>
<td>100.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>9 Total Construction (Sum 4 thru 8)</td>
<td>$25,470,844</td>
<td>$25,470,844</td>
<td>$0</td>
<td>100.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>10 Equipment</td>
<td>$2,075,326</td>
<td>$2,075,326</td>
<td>$0</td>
<td>100.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td>11 Total Project</td>
<td>$29,761,067</td>
<td>$29,761,067</td>
<td>$0</td>
<td>100.00%</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

Total % 100.00%
Mt San Jacinto Community College District is committed to energy conservation and has aggressively pursued energy conservation projects at all of its campuses. The District has worked very closely with their energy provider. This project is expected to comply with the Board of Governors energy policy and exceed Title 24 energy requirements by 15%. This project will be registered with Southern California Edison’s Savings by Design program and one of the required preliminary meetings was held for this project in April 2011.
A. PURPOSE OF THE PROJECT

Executive Summary

With a fast-growing population coupled with a shortage of instructional and support spaces, Mt. San Jacinto College cannot meet increased demands from students. The biological and physical sciences and math departments have outgrown one building and are now scattered throughout campus.

The scope of this project is the site work and construction of a new 56,863 gross square foot (gsf) science and math building with a total of 36,922 assignable square feet (asf) consisting of 6,544 asf lecture, 23,199 asf lab, 3,300 asf office, 2,100 asf library, and 1,779 asf other (meeting, exhibit, data processing) spaces. This building will generate 12,472 weekly student contact hours (WSCH).

Problem Statement

Mt. San Jacinto Community College District is a single-college district located in western Riverside County. Community College courses are offered at Mt. San Jacinto College in San Jacinto and at the Menifee Valley Center in addition to several outreach locations.

Mt. San Jacinto College, the District’s only college is situated is south of State Route 60 and north of the city of Hemet. Riverside County continues to be one of the fastest growing areas in the State. With growth, the population places increased demands for community college services. The College’s weekly student contact hours is projected to increase by over 7.5% annually, from 86,800 WSCH in 2013 to 124,800 WSCH by 2018.

In 2013 with projected 70% and 57% capacity load ratios for lecture and lab spaces, respectively, the college does not have enough lecture and lab spaces. The campus’ lack of instructional spaces, particularly for the life and physical sciences and math programs, presents several problems:

Student demands cannot be met due to lack of physical space
- The College’s life and physical sciences and math programs have filled up Building 1250, which is used primarily for the life and physical sciences, and have overflowed into other spaces scattered throughout campus.
- Due to the College’s limited facilities, additional sections cannot be offered nor can innovating programs such as bio technology move forward.
- Almost 90% of the sciences and math sections have students on waiting lists (fall 2009; waiting lists capped at 10 students).

Existing spaces are inefficiently used due to lack of physical program space
Due to the shortage of lecture space, lab spaces are used as a combination of lecture and lab spaces taking up lab time and space that should be used for lab purposes only.

**Instructional delivery is hindered due to lack of program space**
- The lack of lab space has resulted in life and physical sciences and math labs located in spaces that were not originally intended for that purpose.
- Instructors’ effectiveness is diminished by lack of software and teaching instruments.

**Students do not benefit from an on-campus centralized life and physical sciences and math “community” due to multiple physical locations for instructional and program support spaces**
- Ability to create and maintain a “science and math synergy” amongst students and faculty is hindered and awkward.
- Science and math departments’ ability to collaborate and build cohesive learning community is reduced.
- Supplemental Instructional programs, such as STEM, that encourage a “community atmosphere” lose the ability to maximize their benefits with scattered program spaces.
- There are no “central services” for instructional equipment, supplies, and staff support.

**Resources are wasted as program and support spaces are strewn throughout campus**
- Redundancy caused by multiple program locations increases operational costs.
- With no dedicated math lab space, there is inefficient use of math software licenses (i.e., statistics, calculus, sequence). Math software must be reloaded on to different computers every semester.
- The ability to share resources among the life and physical sciences and math departments is diminished due to scattered locations.

**Solution Criteria**
To mitigate these problems, the College seeks a solution that meets the following criteria:  
- Increased spaces to meet student demands;
- Sufficient lecture and lab spaces so that lectures don’t have to be taught in lab space, thus freeing up lab spaces;
- Appropriately designed spaces that support the instructional delivery and program technology;
- Centralized on-campus location consolidating programs;
- Design that encourages collaboration and builds cohesive learning communities;
- Appropriate space and location to centralize program support functions; and
B. RELATIONSHIP TO THE STRATEGIC PLAN

Located in one of California’s region with robust growth, Mt. San Jacinto Community College District is committed to offering accessible, innovative, comprehensive and quality educational programs and services. To meet economic and workforce development needs, both the Mt. San Jacinto College an Menifee Valley Center provide students with basic skills, general and career education that lead to transfer, associate degrees, and certificates.

The proposed project is integral in providing students with the instructional program spaces necessary to complete their mathematics and science requirements for transfer to four-year institutions and for occupational program training and certificates.

C. ALTERNATIVES

In considering alternatives the College looked at options that will meet the primary needs of the campus’ educational and facilities master plans.

The feasible alternatives to this project include:

- Alternative #1 - Construct a larger facility
- Alternative #2 - Construct modular buildings
- Alternative #3 - Lease space off-campus

Please note: expanding the existing Science Building (#1250 in the space inventory) was discussed; however, due to physical space constraints between buildings, this option was considered not viable.

Alternative #1 - Construct a larger facility

This alternative constructs a new building for the science and math programs on campus with 56,863 gsf and 36,922 asf of lecture, lab, office, library and support spaces. State capital funding is required.

Pros:
- increased spaces to meet student demands;
- provides sufficient space between lecture and lab spaces;
- spaces support instructional delivery and program technology;
- centralized on-campus location that consolidates program spaces;
- design that encourages collaboration and builds cohesive learning communities;
- appropriate space and location to centralize program support functions; and
- consistent with strategic plan.

Cons: none
Alternative #2 - Construct modular buildings
Construct 36,922 asf of modular space on campus. Modular acquisition and site work would come from the campus' operations budget;

Pros:
- provides additional on-campus program spaces clustered in near proximity to each other but in separate buildings; and
- spaces may be designed to support programs.

Cons:
- while programs are close to one another, they remain in separate buildings in a non centralized campus location and does not consolidate program spaces;
- the separate buildings do not encourage collaborating and build cohesive learning communities;
- does not provide space and location to centralize program support functions due to multiple buildings; and
- is not consistent with strategic plan.

Alternative #3 - Lease space off-campus
Lease 36,922 asf of space adjacent to campus. The College’s operations funds would be used for the ongoing lease.

Pros:
- provides additional spaces to expand and consolidate the programs;
- sufficient lecture and lab spaces so that lectures don’t have be taught in lab space, thus freeing up lab spaces;
- appropriately designed spaces that support the instructional delivery and program technology; and
- provides design that encourages collaboration and builds cohesive learning communities.

Cons:
- space is not located on the campus limiting access creating hardship for students;
- Field Act facilities nearby may be difficult to find since residential areas surround the College;
- lease and tenant improvements adversely impact the College’s operations budget; and
- not consistent with campus strategic plan.
SOLUTION CRITERIA MATRIX

<table>
<thead>
<tr>
<th>Solution Criteria</th>
<th>Alternative #1 Construct Facility</th>
<th>Alternative #2 Modulares</th>
<th>Alternative #3 Lease Off Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Space for enrollments</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Balance of spaces between lecture and lab</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Spaces that support instructional delivery and technology</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Central campus location consolidating programs</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Encourages collaboration and builds cohesive learning communities</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Centralizes program support functions</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Consistent with College’s strategic plan</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

(Continued on next page)
### COST ANALYSIS MATRIX

<table>
<thead>
<tr>
<th></th>
<th>Alternate #1* Construct Facility</th>
<th>Alternate #2 Modulars</th>
<th>Alternate #3 Lease Off Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Acquisition</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Plans &amp; Working Drawings</td>
<td>$2,214,897</td>
<td>$1,439,016</td>
<td>$0</td>
</tr>
</tbody>
</table>

#### Construction Costs:

<table>
<thead>
<tr>
<th></th>
<th>Alternate #1* Construct Facility</th>
<th>Alternate #2 Modulars</th>
<th>Alternate #3 Lease Off Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility Service</td>
<td>$810,618</td>
<td>$885,345</td>
<td>$0</td>
</tr>
<tr>
<td>Site Development, Service</td>
<td>$74,069</td>
<td>$80,368</td>
<td>$0</td>
</tr>
<tr>
<td>Site Development, General</td>
<td>$797,101</td>
<td>$793,662</td>
<td>$0</td>
</tr>
<tr>
<td>Other Site Development</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Reconstruction</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>New Construction</td>
<td>$20,929,087</td>
<td>$11,815,040</td>
<td>$0</td>
</tr>
<tr>
<td>Other Construction</td>
<td>$418,582</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Testing/Inspection</td>
<td>$460,854</td>
<td>$366,303</td>
<td>$0</td>
</tr>
<tr>
<td>Contingency</td>
<td>$1,151,473</td>
<td>$678,721</td>
<td>$0</td>
</tr>
<tr>
<td>CM/AE Oversight</td>
<td>$829,060</td>
<td>$488,679</td>
<td>$0</td>
</tr>
</tbody>
</table>

#### Total Construction Costs

- **Alternate #1:** $25,470,844
- **Alternate #2:** $15,108,118
- **Alternate #3:** $0

<table>
<thead>
<tr>
<th></th>
<th>Alternate #1* Construct Facility</th>
<th>Alternate #2 Modulars</th>
<th>Alternate #3 Lease Off Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equipment (Group II)</td>
<td>$2,075,326</td>
<td>$2,075,326</td>
<td>$2,075,326</td>
</tr>
<tr>
<td>Leases for 50 years**</td>
<td>$0</td>
<td>$0</td>
<td>$57,598,320</td>
</tr>
<tr>
<td>Replacement Cost (20 years)***</td>
<td>$0</td>
<td>$20,023,114</td>
<td>$0</td>
</tr>
</tbody>
</table>

#### Total Project Costs @ CCI 5394 and EPI 3016

- **Alternate #1:** $29,761,067
- **Alternate #2:** $38,645,574
- **Alternate #3:** $59,673,646

Escalated per Department of Finance Budget Letter BL 0X-XX

* Figures Taken from Units and Supporting Costs for the JCAF32
** $2.60 per asf per month x 36,922 asf x 12 months x 50 years
*** Replacement cost equals total construction minus site costs x 1.5
D. RECOMMENDED SOLUTION

1. Which alternative and why?

*Alternative #1, constructing a larger facility,* is the best option because it meets all of the solution criteria. It provides spaces to meet enrollment demands, provides the design to balance lecture and lab spaces, supports instructional delivery, technology and program support functions, centrally located on campus and consolidates programs, encourages collaboration and builds cohesive learning communities, and is consistent with the campus strategic plan.

*Why the other alternatives are not recommended:* Alternative #2, construct modular buildings on campus, provides additional space but doesn’t meet the space elements to support the program, multiple buildings do not encourage building of learning communities, collaboration or encourage program consolidation, is not centrally located on campus and is not consistent with the strategic plan. Alternative #3, lease space off-campus, also provides additional space but with residential neighborhoods surrounding the campus, spaces to lease close to the college is not existent. Additionally, this option is not consistent with the strategic plan, does not provide on-campus space, and is the most expensive of the options considered.

2. Detail scope description

This is a Category B project – instructional growth space

The scope of this project is the site work and construction of a new science and math building consisting of 6,544 asf lecture, 23,199 asf lab, 3,300 asf office, 2,100 asf library, and 1,779 asf other (meeting, exhibit, data processing) spaces. This building will generate 12,472 WSCH. Programs to be located in the building are math, and the biological and physical sciences.

<table>
<thead>
<tr>
<th>Space Analysis (ASF):</th>
<th>Lecture</th>
<th>Lab</th>
<th>Office</th>
<th>Library</th>
<th>AV/TV</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary</td>
<td>6,544</td>
<td>23,199</td>
<td>3,300</td>
<td>2,100</td>
<td>0</td>
<td>1,779</td>
<td>36,922</td>
</tr>
<tr>
<td>Secondary</td>
<td>-4,260</td>
<td>-6,256</td>
<td>-510</td>
<td>-1,610</td>
<td>0</td>
<td>-788</td>
<td>-13,424</td>
</tr>
<tr>
<td>Net</td>
<td>2,284</td>
<td>16,943</td>
<td>2,790</td>
<td>490</td>
<td>0</td>
<td>991</td>
<td>23,498</td>
</tr>
</tbody>
</table>

Beg. Cap/Load Ratios (2013)  
70.1% 57.3% 99.3% 53.9% 41.9% N/A 69.7%

End. Cap/Load Ratios (2016)  
63.2% 71.4% 89.2% 47.0% 39.6% N/A 66.3%
The above table illustrates that this project does not overbuild in any of the Title V space types.

This project is financed by the State (100%).

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 estimate, has provided the cost estimates.

The new building is designed to exceed Title 24, Part 6 Energy Code by 15%, consistent with the Board of Governors energy policy. The design incorporates sustainable goals for site, energy efficiency, water use reduction, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies include:

- Low E dual glazing and window tinting 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 highly energy efficient HVAC system that is connected to the campus central plant;
- Natural ventilation will be maximized;
- Independent HVAC controls will be provided where applicable;
- High efficiency T-8 lighting will be used where applicable;
- Natural lighting will be incorporated into most spaces;
- Solar panels for energy load reduction;
- Energy saving lighting with automatic lighting controls and occupancy sensors beyond code requirements;
- Interior materials will be low in volatile organic compounds, high in recycled content;
- Water efficient fixtures, faucets and devices will be incorporated; and
- Requested participation in the local utility district’s energy incentive program including Savings By Design, if applicable. District’s letter requesting participation is included at the end of this document.

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

The project presents the least cost solution.

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

This project is estimated to add 25 certificated positions. These positions and the new building’s operations and maintenance costs are detailed in this document’s 11.1 Analysis of Future Costs.
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 approvals (including mandatory reviews and approvals, e.g. technology proposals)
   - Division of the State Architect and the State Fire Marshal review for structural safety, access compliance and fire life safety plan and field reviews
   - State Public Works Board approval of preliminary plans

E. CONSISTENCY WITH CHAPTER 1016, STATUTES OF 2002 – AB 857

1. Does the recommended solution (proposed project) promote infill development by rehabilitating existing infrastructure and how?

Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.

2. Does the proposed project improve the protection of environmental and agricultural resources by protecting and preserving the state’s most valuable natural resources?

Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.

3. Does the proposed project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth?

Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.
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.
Outline Specifications
for
Science and Technology Building
at
Mt. San Jacinto College

Mt. San Jacinto Community College District
1499 North State Street
San Jacinto, California 92583–2399

LPA Inc.
5161 California Avenue, Suite 100
Irvine, California 92617
DIVISION  0  BIDDING AND CONTRACT REQUIREMENTS

A. The following documents shall be Schools Legal Services standard documents as modified by MSJCCD:
   1. Notice to Contractors Calling for Bids
   2. Instructions to Bidders;
   3. Bid Form;
   4. Substitution Listing;
   5. List of Subcontractors;
   6. Bid Bond;
   7. Non-Collusion Affidavit;
   8. Exclusion of Asbestos Products;
   9. Construction Agreement;
  10. General Conditions;
  11. Supplemental General Conditions;
  12. Payment Bond;
  13. Performance Bond;
  14. Workers Compensation Certificate;
  15. Guarantee;
  16. Fingerprinting Certification by Contractors;
  17. Exclusion of Lead Products;
  18. Escrow Agreement for Security Deposits in lieu of Retention;
  19. Shop Drawing Transmittal;
  20. Drug-Free Workplace Certification;
  21. Change Order;
  22. Certificate of Attendance at Mandatory Job Walk;
      (a) Included when a Mandatory Job Walk is scheduled in the Notice to Contractors Calling for Bids
DIVISION 1  GENERAL REQUIREMENTS

01010 Scope of Work
A. Construction of a 56,863 GSF 3 story steel and concrete framed instructional building and faculty offices for the Science Building to include utility connections and site work adjoining the building.

01030 Alternates
A. This section describes work to be included in any additive or deductive alternate. No alternatives are planned at this time.

01410 Regulatory Requirements
A. Governing Agencies:
   1. Listing of government agencies having review over the project.
      (a) Division of the State Architect
      Access Compliance Section
      (b) Riverside County Fire Authority
   B. Laws and Regulations
      1. The project shall be constructed under the Jurisdiction of all laws of the State of California governing the construction of public buildings and applicable building codes.
         (a) CBC, California Building Code
         (b) UBC, Uniform Building Code
         (c) CMC, California Mechanical Code
         (d) CEC, California Electrical Code
         (e) NFPC, National Fire Protection Code
         (f) Title 24, California Energy Code
         (g) American Disabilities Act

01450 Tests and Inspections
A. Tests and inspections of the following materials as required by applicable codes:
   1. Earthwork
   2. Concrete Work
   3. Anchors in concrete
   4. Structural Steel
   5. Fire protection systems

DIVISION 2  EXISTING CONDITIONS

024119 Selective Demolition
A. Removal and disposal of existing site structures and/or utilities as described on drawings
DIVISION 3 CONCRETE

033000 Cast in place concrete
A. f’c = 3000psi for structural elements and slab on grade
   1. 0.50 maximum vapor barrier over crushed rock and sand course
   2. Portland Cement: Conform to ASTM C150, Type II
   3. Aggregate: Conform to ASTM C33
   4. Membrane vapor barrier 10 mil with sealed seams.
B. Reinforcing for structural concrete
C. Reinforcing for site concrete
D. Steel shall conform to ASTM A-615 Grade 60.
   1. #4s and smaller shall be Grade 40.

DIVISION 4 MASONRY

042200 Masonry Units
A. 8” Reinforced masonry units utilized for trash and site enclosure structures to 6’ high on spread footings.
B. Polished faced units with score lines at mid block.

DIVISION 5 METALS

051200 Structural Steel Framing
A. Structural framing hardware
B. Structural beams, columns, and braces
C. Conform to:
   1. Rolled shapes: ASTM A-36
   2. Pipe: ASTM A53, type E or S, Grade B
   3. Tubes: ASTM A 500 Grade B
   4. Electrode: ASTM A233, E70XX series
   5. Bolts and anchors: ASTM A 307 Grade A

053100 Steel Decking
A. 3 ½” metal galvanized metal decking long span
B. Vented roof decking, non-vented at raised floor slabs
C. 16ga Bent plate welded deck closures

055100 Metal Stairs
A. Prefabricated steel units with welded pans to the stringers
B. Concrete filled Pans with glass fiber reinforced concrete medium broom finish and contrasting stripes.

055213 Handrails and Guardrails
A. Exterior hand and guard rails
   1. Aluminum Storefront 1 ¾” x 4” system
   2. 9/16” laminated fritted glass infill panels.
DIVISION 6 WOOD

061000 Rough Carpentry
A. Fire treated wood nailers and blocking at roofing
B. Installation of framing anchors and hardware

064023 Interior Architectural Woodwork
A. Premium Grade WI modular casework units
B. Heavy Duty grade hardware and locking
C. Upper and lower cabinets with doors and drawers
D. Solid surface countertops and plastic laminate faces.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

071326 Self-Adhering Sheet Waterproofing
A. Below grade waterproofing of elevator pits
B. Under topping slab waterproofing of exterior elevated roof decks.

072100 Thermal Insulation
A. Fiberglass Batt Thermal Insulation
   1. Wall insulation
      (a) Exterior walls: R-19
B. Semi-rigid Mineral Fiber Sound Attenuation Batt
   1. Sound batt installed where indicated on drawings
      (a) Sound walls: R-11
C. Rigid Mineral Aggregate Insulation Board
   1. Tapered roof insulation system
      (a) 4-inch minimum thickness. R-19

075423 Thermoplastic Polyolefin Roofing
A. Single ply membrane roofing system:
   1. White reflective surface meeting cool roof requirements
   2. Direct glue and mechanically fastened.

076200 Sheet Metal Flashing and Trim
A. Stainless Steel coping flashing and opening surrounds
B. 20ga Galvanized metal flashing
C. Lead roofing flashing collars at support and piping penetrations.

077200 Roofing Accessories
A. Roof access hatch with extension safety poll.
B. Steel roof access ladder 15” wide with bar rungs at 12” oc. vertically.

078100 Spray-on Fireproofing
A. Sprayed-on inorganic cement Perlite or vermiculite aggregate fireproofing
   1. High density High strength with low fragmentation for air quality standards in return air plenum utilization.

078446 Fire-resistive Joint Systems
A. Only tested firestop systems shall be used in specific locations.

079200 Joint Sealants
A. Building related sealant and caulking
   1. Sealant around door, window and louver frames
B. Joint primer and filler
C. Interior sealant and/or caulking required to prevent passage of moisture into wall assemblies or behind fixtures and built-in furnishings
   Caulking of wall openings around all toilet accessories
D. Acoustical sealant
E. Intumescent fire stopping
   1. Intumescent material for sealing holes or voids in fire rated floors and walls
   2. Joint sealing system for sealant joints in fire rated concrete walls

DIVISION 8 DOORS AND WINDOWS

081113 Hollow Metal Doors and Frames
A. 16 gauge steel extra heavy duty seamless doors
   1. Exterior doors shall be galvanized
   2. Reinforced with internal channels
      (a) 12 gauge at top of door for closer
      (b) 16 gauge at sides and bottom of door
B. 14 gauge steel welded corner frames
   1. Exterior frames shall be galvanized
   2. Heavy-duty anchor clips

081416 Wood Doors
A. Wood doors will be used on interior openings only.
   1. Doors shall be premium quality, 1-3/4” thick, flush type, solid core.
      (a) Stiles shall be 1-1/2” wide hardwood or fire treated Douglas Fir.
      (b) Rails shall be 2-1/4” wide.
      (c) 3/4” minimum shall be hardwood.
      (d) Core adhesive shall be type II minimum.
      (e) Face adhesive shall be type I minimum.
   2. Veneer shall be plain sliced AWI grade-1 facing veneer of natural book matched White Birch.
(a) Provide veneer with minimal color variation throughout.
   (1) Premium quality, solid core
   (2) Stain grade natural birch veneer
3. Finish shall be factory applied stain finish.

083113 Access Doors and Frames
A. Factory finish steel access doors
   1. Use master key compatible key lock on exterior access doors.
   2. Use cam lock for interior access doors.
   3. Concealed frames in public locations
   4. Stainless steel in restroom locations.

084113 Aluminum-framed Entrance and Storefronts
A. Aluminum entrance and storefront as indicated on drawings.
   1. Storefront sections shall be 4-1/2” wide center glazed with 1”
      double pane thermal glazing.
   2. Entrance doors shall be wide stile with 10” minimum bottom
      panel.
   3. Aluminum finish shall be clear anodized.

08522 Aluminum Windows
A. Nail-in aluminum window frames with 1” double pane thermal
   glazing.
   1. Frames shall have integral plaster stop where applicable.

087100 Finish Hardware
A. Finish Door Hardware
   1. 90 seat lecture room
      (a) Panic hardware with exterior pull plate
      (b) Door stop and door holder
B. Door closers and latch hardware shall be attached with sex bolts.
C. Lockset shall be keyed to the District’s grand master, master
   system
D. Electronic Access control will be provided at lab support services,
   computer lab and simulation lab spaces.
E. Doorstops shall overhead associated with the door closers.

088000 Glass and Glazing
A. Exterior Glazing
   1. 1” dual glazed clear low E glass
B. Interior Glazing
   1. 9/16” clear laminated glass

DIVISION 9 FINISHES

092216 Non-structural Metal Framing
A. Cold rolled metal stud framing
   1. 20ga for non bearing interior partitions
2. 16ga for wall supporting wall hung equipment and exterior stud framing
3. 4” width interior and 6” width exterior typical.

092900 Gypsum Board
A. 5/8” type X gypsum wall board.
   1. Fire rated shaft wall and liner UL listed assemblies
   2. Impact resistant at all lab spaces
   3. Moisture and Mildew resistant at wet locations
B. Level 4 finish in public spaces to receive paint
C. Aluminum reveals and trim accessories by Fry Reglet.
D. Cement backer board at ceramic tile locations.

093000 Tiling
A. Tile shall be applied over an interior cement board substratum and setting bed.
   1. Toilet Rooms
      (a) 4”x 4” unglazed ceramic mosaic floor tile
      (b) 4” x 4” glazed ceramic wall tile

095113 Suspended Acoustic Ceilings
A. Suspended acoustic ceilings shall be heavy-duty T-bar grid.
   1. Armstrong Ultima 24x48 lay-in tiles, white
   2. 9/16” narrow grid system, white

096513 Resilient Base and Accessories
A. Base 4” rubber base black
   1. Preformed corners
B. Corner Guards
   1. Full height integral snap on polyester.

096516 Linoleum Flooring
A. Sheet goods Forbo

096813 Tile Carpeting
A. 24” x 24” carpet tile
   1. 26-ounce 100% solution dyed nonbranded nylon looped carpet
      (a) Moisture barrier coated backing

099113 Exterior Painting
A. Exterior Work
   1. Metal Work 2 part elastomeric epoxy paint on exposed steel roof framing, trellis and stair stringer.
   2. Field painting - miscellaneous steel and iron
   3. Concrete
      (a) sack and patch
      (b) Paint finish

099123 Interior Painting
A. Gypsum wall board
1. Semi gloss 3 coat rolled or spray applied.

B. Ceilings and soffits
   1. Semi gloss 3 coat rolled or spray applied.

C. Metal Trim
   1. Gloss 3 coat over factory applied primer.

DIVISION 10 SPECIALTIES

101100 Visual display surfaces
   A. Wall mounted boards
      1. Porcelain enamel marker boards (for dry erase markers)
         (a) Aluminum frame marker board with chalk tray, and
             grip rail at top
         (b) 24’ long at the front of each classroom
         (c) 16’ long in each instructional lab
         (d) 8’ long in each meeting space.

      2. Tack board with aluminum framed edges
         (a) 30”x48” located in each lab and classroom and meeting
             room space.

101400 Signage
   A. Interior plastic door plaque signs
      1. Room number and room function signs
         (a) 4” x 6” plastic sign adjacent to door strike at
             +60” above finished floor
         (b) Tactile characters and symbols
         (c) Standard California grade 2 Braille copy below text
             or symbols
   
   B. Accessible toilet room door signage
      1. Signs shall be 1/4” thick solid acrylic plastic base with 1/8”
         thick characters chemically welded to base.
         (a) Mechanically attach signage with tamper resistant
             sex bolts.
   
   C. Building Signage
      1. Aluminum die cut 8” high lettering pin mounted
      2. Accessible parking lot signage and route markings.

102800 Toilet, Bath, and Laundry Accessories
   A. Restrooms shall have stainless steel stain #4 finish accessories
      Bobrick or equal mounted at accessible heights
      1. Electric hand dryers
      2. Partition mounted toilet paper dispensers and seat covers
      3. Napkin trash and dispensing in women’s restrooms.
      4. Grab bars at required accessible stalls
      5. Integral toilet seat cover dispensers.
      6. Wall mounted 30”x48” glass mirrors with stainless steel edge
         trim.
B. Solid phenolic floor mounted ceiling brace partitions, Santana or equal.
   1. Full length heavy duty self closing hinges
   2. Slide bolt privacy locks
   3. Full-length continuous wall channel

104413 Fire Extinguishers Cabinets
A. Fire extinguisher cabinets shall be constructed of 18 gauge minimum thickness material.
   1. Cabinet, flange and door construction shall be welded with welds ground smooth.
   2. Factory finish white baked on enamel.
   3. Cabinet doors shall be clear acrylic type with hollow steel frame.
      (a) Use continuous piano hinge assembly.
      (b) Door shall open 180 degrees.

104416 Fire Extinguishers
A. Multi use dry chemical type for ABC.
   1. Wall mounting bracket
   2. 10lb min or as required by the local fire authority.

105613 Metal Storage Shelving
A. Factory finished industrial rail and beam adjustable shelving for use in the storage rooms and lab service spaces.

DIVISION 11 EQUIPMENT

115123 Projector Mounts
A. Overhead projector mounts lay-in wire supported panels for 24 x 48 ceiling system with power and AV points of connection.

115300 Laboratory Equipment
A. Provide 36" wide by 18" deep by 72" high laboratory metal storage cabinets. It shall be anchored to the walls.

115313 Laboratory Fume Hoods
A. Fume hoods structure shall be a double wall construction made from high quality steel finished with polyester epoxy powder coat finish.
   B. Provide flammable storage cabinets and corrosive storage cabinets fully ventilated under the fume hoods.
   C. Sash shall be ¼” safety glazing.
   D. Provide UL listed lighting.
E. Provide needle type nozzle with the following services: compressed air, natural gas, vacuum and water with cup sink.

DIVISION 12 FURNISHINGS

122413 Roller Shades
A. Manually operated roll down shades, MechoShade or equal.
   1. Ecoveil 1550 series with hemmed bottom bars
   2. Mullion mounted in classroom and lab spaces
   3. Recessed ceiling mounted in offices and meeting spaces.

123553 Laboratory Casework
A. Premium Grade W1 modular casework units
B. Heavy Duty grade hardware and locking
C. Upper and lower cabinets with doors and drawers
D. Epoxy-resin countertops and acid resistant plastic laminate faces.

124840 Recessed Entry Mats
A. Recessed entry mats, frames, carpet, foot grilles and accessories
   1. Grids shall be Grate Design with Series G100 Carpet grid or equal. Aluminum tread rails spaced 1-1/2” o/c shall be fabricated of 6063-T52 alloy, structurally joined to aluminum key lock bars, alloy 6063-T52, spaced 6 inches o/c maximum. Heavy vinyl cushions shall be installed on bottom of tread rails 24 inches o/c. Tread rail finish to be standard mill.

DIVISION 13 SPECIAL CONSTRUCTION

Not Used

DIVISION 14 CONVEYING SYSTEMS

142400 Hydraulic Elevators
A. Gurney sized passenger elevator
   1. 2 stops
   2. 150fpm, 2500 lb capacity
   3. Basket weave interior stainless steel cab finish
   4. Linoleum flooring
   5. Panelized ceiling with LED lighting
   6. Hooks for equipment pads.
   7. Stainless steel entry doors offset sliding door.
B. Remote pump room enclosure

DIVISION 21 FIRE SUPPRESSION

211313 Wet Pipe Sprinkler systems
A. Cast Iron piping over head seismically braced to the building structure.
B. Risers with floor valves, pressure gauges, and inspection points.
C. Semi-recessed sprinklers in lay-in acoustic tile ceilings
D. Fully recessed sprinklers with cover plates in gypsum wall board soffits.
E. Fire department connection and PIV.

DIVISION 22 Plumbing

220540 Plumbing
A. Scope of Work, domestic cold and hot water, waste water and building storm drains, natural gas piping and compressed air piping for medical gas simulation
B. Materials
   1. Domestic water supply systems
      (a) Inside buildings, above grade, slab, and paved areas
          (1) Type “L” hard drawn copper
          (b) Outside building, below grade
              (1) Schedule 40 PVC
              (2) Type “K” hard drawn copper
   2. Waste and vent systems
      (a) Inside building and within 5 feet of building line
          (1) Coated standard weight cast iron with “No-hub” fittings
          (2) Acid resistant waste piping to all lab areas.
      (b) Outside building
          (1) PVC gravity sewer pipe, Schedule 40.
          (2) Provide acid neutralization tanks.
   3. Condensate drains
      (a) Standard weight galvanized steel, Schedule 40
      (b) Type “L” hard drawn copper
   4. Rain water leaders
      (a) Coated service weight cast iron with “No-hub” fittings
      (b) Exposed downspouts - welded steel pipe per section 05100
   5. Natural gas systems
      (a) Inside buildings and above grade
          (1) Black steel, schedule 40
              (i) 2” and smaller - threaded
              (ii) 2-1/2” through 4” - welded
              (iii) 5” and larger - carbon steel welded fittings
          (b) Outside buildings, below grade
              (1) Black steel, schedule 40, welded with “Scotchkote” wrap
              (2) Polyethylene pipe and fittings
   6. Fixtures and trim
   7. Fire hydrant /post indicator valve/riser/backflow preventer
   8. Insulation
9. Equipment
10. Installation

DIVISION 23 Heating, Ventilating, and Air-Conditioning

230500 General Mechanical Requirements
A. Codes and standards
   1. Comply with applicable codes.
   2. Comply with the requirements of local utility companies.
C. Definitions
   1. Piping
   2. Equipment
D. Guarantees
   1. Submittal of manufacturer’s warranties

230550 Heating, Ventilation, and Air Conditioning
A. Scope of Work
B. Materials
   1. Ductwork and accessories
      (a) General
         (1) Construction per CMC Chapter 10 and SMACNA manuals
      (b) Rectangular Ducts
         (1) Fabricated and supported per CMC Tables 10A and 10E
         (2) Ells shall have air foil type turning vanes.
      (c) Round Ducts
         (1) Galvanized
            (i) United McGill “Uni-Rib” spiral lockseam
            (ii) 8” diameter or less – use Noll or Young snap-lock
         (d) Duct Joints
            (1) Rectangular
               (i) “S and Drive” clips
               (ii) Ducts 18” and larger – “Ductmate 25/35” factory fabricated duct joints
            (2) Round
               (i) Male - Female slip joints with a minimum of (3) sheet metal screws
            (e) Flexible Duct
               (1) Limited to last 7 feet of branch duct run-outs
                  (i) J.P. Lamborn Type APF-07
                  (ii) Thermaflex M-RE
      2. Grilles and Diffusers
      3. Insulation
4. Vibration isolators

C. Equipment
1. Air Handlers
2. VAV System
3. Fume Hood Exhaust System
4. Energy Management “EMS” DDC Controls

D. Installation
1. Ductwork
2. Equipment
3. System air balance

230593 Facility Management System

A. Scope of Work
1. Control HVAC systems and equipment
2. Remotely monitored and changeable
3. System shall be compatible with districts current EMS system.

B. Materials

C. Installation

DIVISION 26 ELECTRICAL

260000 General Electrical Conditions

A. Service and Distribution
1. Electrical power distribution systems
2. All connections shall be made above ground level.
3. Emergency power by inverter back up for life safety systems

B. Lighting
1. Energy-Efficient Fluorescent
2. Motion detector controlled, auto dimming at exterior windows with manual override.
3. Exterior Lighting photo cell/time clock automatic controls.

C. Fire Detection and Communication System
1. Fire alarm system in compliance with State Fire Marshal Regulations
2. All wire connections shall be made above ground level.
3. CAT V cabling to all stations for connectivity, with wireless available building wide.
   (a) 3 drops per office desk
   (b) 2 drops per student station
   (c) 24/7 cooling in the MDF and IDF closets.
4. Glass blown fiber backbone connection to the campus and between closets.

D. Intrusion Detection and Alarm System
1. Provide conduit, boxes, and backboards for security alarm system that will be provided and installed by owner.
2. Provide and install surveillance cameras
3. Provide electronic access control in rooms with sensitive equipment or drugs.

DIVISION 31 EARTHWORK

311000 Site Clearing
   A. Remove existing vegetation and assorted paving including abandoned utilities serving portable buildings previously set on the site.
   B. Dust control measures

312000 Earth Moving
   A. The site is relatively flat and will required removal and recompaction of existing soils for foundations.
   B. Dust control and SWPP compliance

312317 Trenching & Backfill
   A. Trench and back fill for underground utility services including storm water, natural gas, sewer, domestic water, fire water and electrical.

DIVISION 32 EXTERIOR IMPROVEMENTS

321100 Finish Grading
   C. Finish grading for landscape planting sloped to drain towards storm water drainage systems and away from the building foundations.
      1. Minimum ¼” depression at all entries
      2. Maximum 2% cross slope in all accessible areas.
      3. Preparation of surface soils for planting.

321101 Decomposed Granite Surfacing used in landscape areas for surface control
   A. DSA compliant additives as required to stabilize the soils for accessible use.

321104 Cement Concrete Pavements.
   A. Pedestrian plazas and walkways with med sandblasted finish, exposed aggregate
   B. Cast in place landscape elements and seating
   C. 2000psi Type V concrete with welded wire mesh reinforcing and slip dowel connections.

321109 Landscape Irrigation.
   A. PVC piping and main distribution lines zoned with automatic controls that report to the campus BMS system.
   B. Various heads and drip irrigation as required for planting.
   C. Minimize water consumption and usage with localized coverage.
32114 Landscape Work.
   A. Soil preparation and amending to facilitate growth of new plants
   B. 15 gal. trees fully staked
   C. 5 gal. ground cover and specialty plants
   D. Weed protection geotextile underlayment.
   E. Decorative stone boulders and rock surfacing.
   F. Warranteer and 90 day maintenance program.

DIVISION 33 UTILITIES

330500 Piped Utilities
   A. Sewer Piping system to connect to existing campus main lines, gravity flow.
   B. Domestic Water Piping system to connect to existing campus domestic water system with shut off valves and pressure regulator. PVC piping underground.
   C. Fire Piping system will connect to campus fire water loop.
      1. Backflow preventer
      2. PIV
      3. FDC
      4. Fire Hydrants will be provided as required.

334100 Storm Utility Drainage Piping
   A. First flush drainage will be treated with on site bio swales
   B. Overflow from the bio swales will connect to on site storm drain lines.
   C. Clean outs and manholes will as required for service access.

334300 Site Drainage.
   A. Surface flows will be directed to bio swales for first flush cleaning.
   B. Area drains in paving will be ADA accessible
   C. Area drains in landscape will have green plastic dome covers.
   D. Cleanouts will be provided per district standards.

End of Outline Specifications
10.1 Federal Funds Detail

Per Title 5, Section 57015(b) of the California Code of Regulations, and evaluation of the Federal funds available have been made for this project.

The following funds per Title 5 will be used to reduce the total cost of this project.

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<th>Name of Project (Federal Application)</th>
<th>Source of Funds</th>
<th>Amount of Funds Available and Applied for</th>
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No Federal Funds are available for this project.

In the event additional funds are secured from the Federal government, we will notify the Chancellor’s Office and reduce the amount of the project by any additional funds secured.
11.1 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:** 25 additional FTEF will be required to generate the projected 12,472 WSCH that will be produced in this new facility. It is assumed that all additional FTEF will be adjunct instructors. At an average of $40,000 per adjunct FTEF, the total cost of Certificated personnel equals $1,000,000 annually. This revenue will be generated by FTES enrollments.

**Classified:** No additional Classified staff will be required as a result of this project. All Maintenance and Operations staff are outlined below.

**Depreciation, Maintenance, and Operation:**

Maintenance and utility costs are projected to be $9 per gross square foot (gsf) of building space. This equates to $56,863 gsf x $9 = $511,767 annually. This cost covers Custodial, Grounds and M&O staffing as well as utility, trash, water and sewer costs.

**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.

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Save
**District:** Mt. San Jacinto Community College District

**Project:** Science and Technology Building

**College:** Mt. San Jacinto College

**July 1, 2011**

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¹ Item Description ¹: This column may contain additional details or specifications regarding the item.
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## 16.1 Equipment

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Allocation $2,075,326
May 31, 2011

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

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

Project Name: Mt. San Jacinto – San Jacinto Campus – Science and Technology Building

Dear Ms. Hannaman:

The Mt. San Jacinto Community College District (MSJCCCD) would like to participate in the Southern California Edison Public Utilities 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.

MSJCCCD 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.

MSJCCCD 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,

Becky Elam  
Vice President, Business Services  
Mt. San Jacinto Community College District

Cc: Harold Flood, Capital Outlay Specialist  
California Community Colleges Facilities Planning Unit  
Roger Schultz, Superintendent/President  
Mt. San Jacinto Community College District