

# Final Project Proposal

2025-26

Community College Construction Act of 1980  
Capital Outlay Budget Change Proposal

**Davies Hall Replacement Health and Safety**

Proposal Name

**Los Rios Community College District**

Community College District

**American River College**

College or Center

**December 18, 2024**

Date

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

## 2.1 FINAL PROJECT PROPOSAL CHECKLIST

<b>District:</b>	Los Rios Community College District	
<b>College:</b>	American River College	
<b>Project:</b>	Davies Hall Replacement Health and Safety	
<b>Prepared by:</b>	Suniya 360 Architects	<b>Date:</b> Dec 18, 2024

Section	Description	Status	Date
1.1	Title Page	<u>Complete</u>	<u>12/18/2024</u>
2.1	Final Project Proposal Checklist	<u>Complete</u>	<u>12/18/2024</u>
3.1	Approval Page - Final Project Proposal (with original signatures)	<u>Complete</u>	<u>12/18/2024</u>
3.2	Project Terms and Conditions	<u>Complete</u>	<u>12/18/2024</u>
4.1	Analysis of Building Space Use and WSCH - JCAF 31	<u>Complete</u>	<u>12/18/2024</u>
5.1	Cost Estimate Summary - JCAF 32	<u>Complete</u>	<u>12/18/2024</u>
5.2	Quantities and Unit Costs supporting the JCAF 32	<u>Complete</u>	<u>12/18/2024</u>
6.1	Board of Governors Energy and Sustainability Policy	<u>Complete</u>	<u>12/18/2024</u>
7.1	Responses to Specific Requirements - State Administrative Manual	<u>Complete</u>	<u>12/18/2024</u>
8.1	California Environmental Quality Act	<u>Complete</u>	<u>12/18/2024</u>
9.1	Analysis of Future Costs	<u>Complete</u>	<u>12/18/2024</u>
10.1	Campus Plot Plan	<u>Complete</u>	<u>12/18/2024</u>
10.2	Site Plan	<u>Complete</u>	<u>12/18/2024</u>
10.3- 10.5	Floor Plans	<u>Complete</u>	<u>12/18/2024</u>
10.6	Elevations	<u>Complete</u>	<u>12/18/2024</u>
11.1	Guideline-Based Group II Equipment Cost Estimates - JCAF 33	<u>Complete</u>	<u>12/18/2024</u>
12.1	Justification of Additional Costs exceeding Guidelines	<u>Complete</u>	<u>12/18/2024</u>
13.1	Detailed Equipment List	<u>N/A</u>	<u>          </u>

**Attachments:**

14.1 DSA Lift Slab Letter #1 dated June 20, 2022	<u>Complete</u>	<u>06/20/2022</u>
14.2 DSA Lift Slab Letter #2 dated June 14, 2023	<u>Complete</u>	<u>06/14/2023</u>
14.3 Structural Davies Hall Tier 2 Report dated July 19, 2023	<u>Complete</u>	<u>07/19/2023</u>
14.4 Structural Davies Hall Tier 2 Appendix dated July 19, 2023	<u>Complete</u>	<u>07/19/2023</u>

### 3.1 APPROVAL PAGE

#### Final Project Proposal

Budget Year 2025-26

**District:** Los Rios Community College District

**Project Location:** American River College  
(College, campus, or center)

**Project Name:** Davies Hall Replacement Health and Safety

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

preliminary plans ☒ working drawings ☒ , construction ☒ , equipment ☐

#### District Certification

**Contact Person:** Pablo Manzo **Telephone:** (916) 856-3400  
(Facilities, Planning and Development)

**E-Mail Address:** manzop@losrios.edu **Fax:** N/A

**Approved for submission:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
(Chancellor/President/Superintendent Signature)

#### District Board of Trustees Certification

The Governing Board of the District approves the submission of this application to the Board of Governors of the California Community Colleges and promises to fulfill the succeeding list of Project Terms and Conditions.

\_\_\_\_\_  
(President of the Board of Trustees Signature and Date)

\_\_\_\_\_  
(Secretary of the Board of Trustees Signature and Date)

Attach a copy of the Board Resolution that substantiates approval of the application and promises to fulfill the Project Terms and Conditions.

Submit proposal to:  
Facilities Planning and Utilization  
Chancellor's Office  
California Community Colleges  
1102 Q Street, 4th Floor (Ste. 6549)  
Sacramento, CA 95811-6549

#### Chancellor's Office Certification

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

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

### 3.2 PROJECT TERMS AND CONDITIONS

**District:** Los Rios CCD

**College:** American River College

**Project:** Davies Hall Replacement Health and Safety

**Budget Year:** 2025-26

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 Architects.
  - e. Pursuant to the provisions of Section 57011 of Title 5, upon completion of a project the governing board shall submit to the Chancellor's Office, within 30 days after the closure of the current fiscal year, a final report on all expenditures in connection with the sources of the funds expended. The district shall be subject to a state post-audit review of fund claims for all such projects.
  - 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 to 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.

**Los Rios Community College District (230)**

**American River College (231)**

**Project: Davies Hall Replacement Health and Safety**

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
110	Classroom	0099	General Assignment	20,000	26,863	-6,863
210	Class Lab	1501	English	1,414	1,414	0
310	Office	0099	General Assignment	9,528	9,528	0
315	Office Service	0099	General Assignment	684	684	0
315	Office Service	1201	Health Occupations, General	143	143	0
350	Conference Room	0099	General Assignment	1,405	1,405	0
410	Read/Study Room	0099	General Assignment	724	724	0
530	Audio/Visual, Radio, TV	6130	Media Services	474	474	0
535	A/V, Radio, TV Service	6130	Media Services	26	26	0
650	Lounge	0099	General Assignment	452	452	0
730	Storage	0099	General Assignment	490	490	0
<b>TOTAL</b>	-	-		<b>35,340</b>	<b>42,203</b>	<b>-6,863</b>

## FUSION

## JCAF32 Cost Mid Point Summary

DISTRICT Los Rios Community College District				CAMPUS American River College	
Project Name: Davies Hall Replacement Health and Safety		Date Prepared: 11/20/2024		Budget/Midpoint CCI: 9654	
		Prepared By: suniya 360		CFIS Ref. #:	
				Budget/Midpoint EPI: 5455	
				Budget Ref. #:	
		Total Cost	State Funded	District Funded	
				Supportable	Non Supportable
1. SITE ACQUISITION (CCI: 9654)		\$0	\$0	\$0	\$0
2. PRELIMINARY PLANS (CCI: 9654)		\$3,271,000	\$2,453,000	\$818,000	\$0
2 - A. Architectural Fees for Preliminary Plans		\$1,905,000			\$0
2 - B. Project Management for Preliminary Plans		\$680,201			\$0
2 - C. Division of the State Architect Plan Check Fee		\$482,130			\$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)		\$74,000			\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$130,000			\$0
3. WORKING DRAWINGS (CCI: 9654)		\$2,501,000	\$1,876,000	\$625,000	\$0
3 - A. Architectural Fees for Working Drawings		\$2,177,000			\$0
3 - B. Project Management for Working Drawings		\$0			\$0
3 - C. Division of the State Architect Plan Check Fee		\$0			\$0
3 - D. Community Colleges Plan Check Fee		\$194,343			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$130,000			\$0
(Total PW may not exceed 13% of construction)		\$0			\$0
4. CONSTRUCTION - HARD COSTS (CCI: 9654)		\$68,020,000	\$51,191,000	\$16,829,000	\$0
4 - A. Utility Service		\$1,038,763			\$0
4 - B. Site Development - Service		\$3,915,728			\$0
4 - C. Site Development - General		\$2,163,470			\$0
4 - D. Site Development - Other		\$969,217			\$0
4 - E. Reconstruction		\$0			\$0
4 - F. New Construction (Building) (w/Group 1 equip)		\$35,249,293			\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)		\$704,986			\$0
4 - H. Other		\$23,978,595			\$0
5. CONTINGENCY (CCI: 9654)		\$3,401,000	\$2,551,000	\$850,000	\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 9654)		\$1,360,000	\$1,020,000	\$340,000	\$0
7. TESTS AND INSPECTIONS (CCI: 9654)		\$1,230,000	\$922,000	\$308,000	\$0
8. CONSTRUCTION MANAGEMENT (CCI: 9654)		\$1,360,000	\$1,020,000	\$340,000	\$0
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 9654)		\$75,371,000	\$56,704,000	\$18,667,000	\$0
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)		\$0	\$0	\$0	\$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)		\$81,143,000	\$61,033,000	\$20,110,000	\$0
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	57,000	35,340	62%	\$997.43	\$618.41
Reconstruction	0	0	0%	\$0.00	\$0.00
13. Anticipated Time Schedule					
Start Preliminary Plans		8/1/2025	Advertise Bid for Construction		4/15/2027
Start Working Drawings		1/15/2026	Award Construction Contract		6/15/2027
Complete Working Drawings		8/15/2026	Advertise Bid for Equipment		1/15/2029
DSA Final Approval		3/15/2027	Complete Project and Notice of Completion		9/15/2029
14.	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Preliminary Plans	\$2,453,000	\$818,000	\$0	\$818,000	
Working Drawings	\$1,876,000	\$625,000	\$0	\$625,000	
Construction	\$56,704,000	\$18,667,000	\$0	\$18,667,000	
Equipment	\$0	\$0	\$0	\$0	
Total Costs	\$61,033,000	\$20,110,000	\$0	\$20,110,000	
% of SS Costs	75.22%	24.78%	Project Total	\$81,143,000	
Points % Calc	75.00%	25.00%	SS Total	\$81,143,000	

Report Generated: 11/20/2024

## FUSION

## JCAF32 Cost Mid Point Summary QUC

DISTRICTLos Rios Community College District			CAMPUS	American River College	
Project Name: Davies Hall Replacement Health and Safety		Date Prepared: 11/20/2024	Budget/Midpoint CCI:9654		CFIS Ref. #:
Prepared By: suniya 360			Budget/Midpoint EPI: 5455		Budget Ref. #:
	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
1. SITE ACQUISITION (CCI: 9654)	\$0	\$0	\$0	\$0	
2. PRELIMINARY PLANS (CCI: 9654)	\$3,271,000	\$2,453,000	\$818,000	\$0	
2 - A. Architectural Fees for Preliminary Plans	\$1,905,000			\$0	
2 - B. Project Management for Preliminary Plans	\$680,201			\$0	
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2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$74,000			\$0	
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$130,000			\$0	
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3 - A. Architectural Fees for Working Drawings	\$2,177,000			\$0	
3 - B. Project Management for Working Drawings	\$0			\$0	
3 - C. Division of the State Architect Plan Check Fee	\$0			\$0	
3 - D. Community Colleges Plan Check Fee	\$194,343			\$0	
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$130,000			\$0	
(Total PW may not exceed 13% of construction)	\$0			\$0	
4. CONSTRUCTION - HARD COSTS (CCI: 9654)	\$68,020,000	\$51,191,000	\$16,829,000	\$0	
4 - A. Utility Service	\$1,038,763			\$0	
4 - B. Site Development - Service	\$3,915,728			\$0	
4 - C. Site Development - General	\$2,163,470			\$0	
4 - D. Site Development - Other	\$969,217			\$0	
4 - E. Reconstruction	\$0			\$0	
4 - F. New Construction (Building) (w/Group 1 equip)	\$35,249,293			\$0	
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$704,986			\$0	
4 - H. Other	\$23,978,595			\$0	
5. CONTINGENCY (CCI: 9654)	\$3,401,000	\$2,551,000	\$850,000	\$0	
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 9654)	\$1,360,000	\$1,020,000	\$340,000	\$0	
7. TESTS AND INSPECTIONS (CCI: 9654)	\$1,230,000	\$922,000	\$308,000	\$0	
8. CONSTRUCTION MANAGEMENT (CCI: 9654)	\$1,360,000	\$1,020,000	\$340,000	\$0	
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 9654)	\$75,371,000	\$56,704,000	\$18,667,000	\$0	
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5455)	\$0	\$0	\$0	\$0	
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$81,143,000	\$61,033,000	\$20,110,000	\$0	
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	57,000	35,340	62%	\$997.43	\$618.41
Reconstruction	0	0	0%	\$0.00	\$0.00
13. Anticipated Time Schedule					
Start Preliminary Plans		8/1/2025	Advertise Bid for Construction		4/15/2027

FUSION

JCAF32 Cost Mid Point Summary QUC

Start Working Drawings	1/15/2026	Award Construction Contract		6/15/2027
Complete Working Drawings	8/15/2026	Advertise Bid for Equipment		1/15/2029
DSA Final Approval	3/15/2027	Complete Project and Notice of Completion		9/15/2029
14.	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Preliminary Plans	\$2,453,000	\$818,000	\$0	\$818,000
Working Drawings	\$1,876,000	\$625,000	\$0	\$625,000
Construction	\$56,704,000	\$18,667,000	\$0	\$18,667,000
Equipment	\$0	\$0	\$0	\$0
Total Costs	\$61,033,000	\$20,110,000	\$0	\$20,110,000
% of SS Costs	75.22%	24.78%	Project Total	\$81,143,000
Points % Calc	75.00%	25.00%	SS Total	\$81,143,000

Report Generated: 11/20/2024



## **6.1 BOARD OF GOVERNORS ENERGY AND SUSTAINABILITY POLICY**

This project will be designed to exceed Title 24, Part 6 Energy Code by 15%, consistent with the Board of Governors Energy and Sustainability policy. The design should incorporate sustainable goals for site, energy efficiency, water use reduction, storm water management, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies will consider:

- Natural and native planting materials may be incorporated around the building to minimize, if not eliminate, the irrigation demand.
- Concrete walkways may be minimized to reduce storm water runoff and promote natural filtration into the soil as well as a reduction in the heat island effect.
- Overhangs may be incorporated to shade glazing.
- Low E dual glazing may be incorporated to reduce heat gain.
- Roofing may incorporate cool roofing to reduce the heat island effect and heat gain.
- Heating and cooling may be provided by a highly energy efficient HVAC system.
- HVAC controls designed to maximize efficiency may be provided where applicable.
- Natural lighting may be incorporated into most spaces.
- Energy saving lighting may include automatic lighting controls and sensors.
- Interior materials may be low in volatile organic compounds, high in recycled content.
- Water efficient fixtures, faucets and devices may be incorporated.
- A strict recycling program may be required during construction.
- Requested participation in the local utility's energy incentive program, if available.
- Photovoltaic panels may be incorporated where appropriate.
- Durable systems and finishes with long life cycles that minimize maintenance and replacement.
- Optimization of indoor environmental quality for occupants with high efficiency industrial ventilation.
- Utilization of environmentally preferable products and processes, such as recycled content materials and recyclable materials.
- Procedures that monitor, trend and report operational performance as compared to the optimal design and operating parameters to the campus' central energy management system.
- Space may be provided throughout the building to support an active recycling program.

STATE OF CALIFORNIA  
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet  
DF-151 (REV 07/21)

<b>Fiscal Year</b> 2025-26	<b>Business Unit</b> 6870	<b>Department</b> Board of Governors, California Community Colleges	<b>Priority No.</b> Click or tap here to enter text.
<b>Budget Request Name</b> 6870-301-COBCP-2025-XX		<b>Capital Outlay Program ID</b> 5680	<b>Capital Outlay Project ID</b>

**Project Title**  
Los Rios Community College District, American River College, Davies Hall Replacement Health and Safety

**Project Status and Type**  
Status: ☒ New ☐ Continuing Type: ☒ Major ☐ Minor

**Project Category (Select one)**

<input type="checkbox"/> CRI (Critical Infrastructure)	<input type="checkbox"/> WSD (Workload Space Deficiencies)	<input type="checkbox"/> ECP (Enrollment Caseload Population)	<input type="checkbox"/> SM (Seismic)
<input checked="" type="checkbox"/> FLS (Fire Life Safety)	<input type="checkbox"/> FM (Facility Modernization)	<input type="checkbox"/> PAR (Public Access Recreation)	<input type="checkbox"/> RC (Resource Conservation)

<b>Total Request (in thousands)</b> \$61,033	<b>Phase(s) to be Funded</b> PWC	<b>Total Project Cost (in thousands)</b> \$81,143
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**Budget Request Summary**

Los Rios Community College District, American River College Davies Hall Replacement Health and Safety Project will construct a new replacement building on the current Davies Hall site. The new replacement building will house 35,340 ASF/ 57,000 GSF, which is a smaller ASF/GSF than the existing building. This is the least cost solution that permanently mitigates the life threatening structural issues, and restores the same uses, primarily instructional and faculty offices. The total ASF includes 20,000 ASF of Classroom (a reduction of 6,863 ASF) and 1,414 SF of Laboratory, 11,760 ASF of Office, 724 ASF of Library, 500 ASF of AV/TV, 942 ASF of Other support space, all of which match the existing ASF in their respective categories.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b> Click or tap here to enter text.	<b>CCCI</b> 9654
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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**Impact on Support Budget**

One-Time Costs <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Swing Space Needed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Savings <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Generate Surplus Property <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Costs <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**If proposal affects another department, does other department concur with proposal?** ☐ Yes ☐ No  
*Attach comments of affected department, signed and dated by the department director or designee.*

<b>Prepared By</b> Click or tap here to enter text.	<b>Date</b> Click or tap to enter a date.	<b>Reviewed By</b> Click or tap here to enter text.	<b>Date</b> Click or tap to enter a date.
<b>Department Director</b> Click or tap here to enter text.	<b>Date</b> Click or tap to enter a date.	<b>Agency Secretary</b> Click or tap here to enter text.	<b>Date</b> Click or tap to enter a date.

<b>Department of Finance Use Only</b>	
<b>Principal Program Budget Analyst</b> Click or tap here to enter text.	<b>Date submitted to the Legislature</b> Click or tap to enter a date.

**A. COBCP Abstract:**

Los Rios Community College District, American River College: Davies Hall Replacement Health and Safety Project - \$61,033,000 for the state share of preliminary plans, working drawings and construction. The project includes the construction of a replacement building on the current Davies Hall site and associated site costs. The total project costs are estimated at \$81,143,000 including preliminary plans \$3,271,000 (\$2,453,000 state, \$818,000 district), working drawings \$2,501,000 (\$1,876,000 state, \$625,000 district), and construction \$75,371,000 (\$56,704,000 state, \$18,667,000 district). The construction amount includes \$68,020,000 for construction contract, \$3,401,000 for contingency, \$1,360,000 for architectural and engineering services, \$1,230,000 for tests and inspections, and \$1,360,000 for construction management. The current project schedule estimates Preliminary Plans will begin in August 2025 and will be completed in January 2026. The Working Drawings are estimated to begin in January 2026 and will be completed in August 2026. Construction is scheduled to begin in June 2027 and will be completed in September 2029.

**B. Purpose of the Project:**

The California Community Colleges Board of Governors (BOG) has adopted priority funding categories and a scoring system to assist community college districts in their capital planning efforts so that capital outlay project proposals reflect the state's priorities. The BOG's priority funding categories give reference to projects that best meet the following priorities: life and safety, growth, and modernization. The proposed project successfully met the BOG's life and safety priority as a Health and Life Safety project.

Based on 2023-2024 data, American River College has 47,186 students enrolled in its instructional programs, 24,962 (53 percent) of whom are low income. In Fall 2023 American River College had 1,161 full-time equivalent campus employees providing administrative services, student services and instruction. Los Rios Community College District and American River College are located in the greater Sacramento Region (CCD North region), which is not identified as a region of low-performance in the California Community College Vision for Success.

The Los Rios Community College District, American River College Davies Hall Replacement Health and Safety Project will construct a new replacement building on the current Davies Hall site. The new 57,000 Gross Square Foot (GSF) replacement building will house 35,340 Assignable Square feet (ASF), which is a smaller ASF and a more efficient GSF than the existing building. This is the least cost solution that permanently mitigates the life threatening structural issues, and restores the same uses, primarily instructional and faculty offices. The total ASF includes 20,000 ASF of Classroom, 1,414 SF of Laboratory, 11,760 ASF of Office, 724 ASF of Library, 500 ASF of AV/TV and 942 ASF of Other support space.

*Health and Life Safety Issues*

Davies Hall was constructed using lift slab construction in 1965, a type of construction classified as a DSA Category 2 building. In a letter from DSA to the District dated June 20, 2022, DSA stated that these types of buildings **"may be inherently dangerous with the potential for catastrophic failure and progressive collapse if the building is subjected to differential movement (vertical or lateral), changes in loading, or alterations to the structure that it was not designed to withstand."** A second letter from DSA received in June 2023 and a third party Structural report commissioned by the District in July 2023 confirmed the building was constructed using lift slab construction and that it does pose a risk to life-safety during a seismic event as identified by DSA, along with some additional safety concerns.

The Bevier Structural Engineering Report dated July 19, 2023, concluded that *"the reinforced concrete columns lack proper confinement reinforcement and therefore can fail and collapse from an abrupt*

*shear failure. The existing shear walls that are intended to limit the building's lateral distortion lack adequate stiffness and strength and are likely to fail. In doing that, the lift slab collars will then likely induce a punching shear failure in the slab surrounding them and cause a potential "pancake" collapse of the floor and roof slabs."*

The Bevier Structural Engineering Report also outlined a proposed retrofit concept design. However, the "potential for sudden and unexpected failure that led to progressive collapse in entirety of two previous buildings using this same lift slab construction while they were being demolished as was detailed in the June 20, 2022 letter from DSA" makes a retrofit option unviable for it is too dangerous to implement (building could collapse while it's being retrofitted).

Upon receiving confirmation of the life threatening structural issues associated with the existing Davies Hall, the District shuttered this building and relocated programs into portables in the summer of 2023. Davies Hall houses the majority of the faculty offices and classrooms on campus, and housing these programs across dispersed portables is not a sustainable permanent solution.

#### *Solution Criteria*

To mitigate these life threatening structural issues, the district seeks a permanent, least-cost solution that meets the following criteria:

- Institutional Impacts – Replaces instructional/faculty space that has been displaced into dispersed temporary space due to Davies Hall' life threatening structural issues into permanent space.
- Educational and Institutional Impacts – Minimizes disruption of educational and institutional campus activity during construction.
- Campus Integration – Is consistent with the College's Educational and Facilities Master Plans goals and objectives.
- Campus Safety/Security – Improves instructional/faculty space to meet current code and protects the College from potential health and life safety dangers.
- Energy Efficiency – Improves campus energy efficiency.
- Delivery Timeline - Delivers a solution in the shortest time possible.
- Cost - Is the least cost solution that permanently restores the instructional/faculty space.
- Total Cost of Ownership - Is a solution that decreases maintenance and operations costs over time.

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

The American River College Davies Hall Replacement Health and Safety Project will allow American River College to continue to fulfill its mission, vision and values without discontinuity of educational and support services, ensuring students stay on track to succeed in their educational and career goals, in alignment with the California Community Colleges Vision for Success. While providing structural safety is the primary objective, building a new replacement building to current code will also make the facility more accessible, sustainable, energy and water efficient, lower maintenance costs, and integrate the latest technology infrastructure. This will help meet the key priorities outlined in the College's 2020 - 2031 Educational Master Plan Imperative 7 of increasing inclusivity, accessibility and technology. The project is also consistent with the College's 2019 Facilities Master Plan and the College's 2020-2024 Sustainability Plan.

#### **D. Alternatives:**

Not applicable.

**E. Recommended Solution:**

1. Which alternative and why?

Building a replacement facility is the only viable least cost solution to address the life threatening structural issues of the existing Davies Hall. This solution also meets all of the solution criteria outlined: it provides permanent space, minimally disrupts the campus, is consistent with the colleges educational and facilities master plans, improves campus safety and security, improves energy efficiency and reduces total cost of ownership, and is the least cost solution that can be delivered in the shortest time possible.

The total estimated cost at CCI 9654 is **\$81,143,000**.

2. Detailed scope description.

The American River College Davies Hall Replacement Health and Safety Project proposes to construct a new replacement building on the current Davies Hall site. The new 57,000 Gross Square Foot (GSF) replacement building will house 35,340 Assignable Square feet (ASF), which is a smaller ASF and a more efficient GSF than the existing building. The total ASF includes 20,000 ASF of Classroom (a reduction of 6,863 ASF), 1,414 SF of Laboratory (same as existing), 11,760 ASF of Office (same as existing), 724 ASF of Library (same as existing), 500 ASF of AV/TV (same as existing) and 942 ASF of Other support space (same as existing).

The Replacement facility will be 3-stories, similar to the existing facility, however, it will not have a basement. Due to a proposed increase in efficiency it will also have a smaller footprint than the existing building. The existing GSF is 85,556 and the new facility is proposed to be 57,000 GSF, which is a 28,556 reduction in GSF. The project includes the demolition of the existing Davies Hall, which will require a significant amount of secured site area around the building, along with special considerations for demolition, due to the collapsability of the existing structure and the need to protect the historic Ranch House located in close proximity to the existing building. The existing basement will need to be filled in and site utilities will need to be re-routed with new connections. There is a significant amount of site area associated with this project that will need paving and landscaping site improvements to address the vacated building footprint and adjacent sitework that will be impacted by the demolition and construction of the replacement facility.

The table below outlines the net effect of this project on campus ASF and capacity load ratios, which includes a reduction in the lecture capacity-load ratio:

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
<b>Primary</b>	20,000	1,414	11,760	724	500	942	35,340
<b>Secondary</b>	26,863	1,414	11,760	724	500	942	42,203
<b>Net</b>	-6,863	0	0	0	0	0	-6,863
<b>Beg. Cap/Load Ratios (2021)</b>	<b>214%</b>	<b>102%</b>	<b>98%</b>	<b>70%</b>	<b>10%</b>	<b>N/A</b>	<b>98%</b>
<b>End. Cap/Load Ratios (2024)</b>	<b>180%</b>	<b>102%</b>	<b>95%</b>	<b>74%</b>	<b>11%</b>	<b>N/A</b>	<b>92%</b>

3. Basis for cost information.

Cost estimates for hard construction costs were developed by engineering and construction management professionals utilizing conceptual drawings developed for this FPP and data from recently completed community college projects. The estimate is based on local prevailing wage construction costs at the time the estimate was prepared (September 2024) and does not include escalation. Pricing assumes competitive bidding for all sub-trades. Estimates for soft costs are based on state supportable cost allowances generated by the JCAF32 QUC Form at 9654 CCI.

The professional cost estimate includes a line item for photovoltaics (PVs) on the roof based on California Code requirements. The District believes that this requirement may be met by their existing SMUD (Sacramento Municipal Utility District)'s SolarShare Program agreement, which is why it has been excluded from this project.

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

In addition to being the least cost solution, this solution will improve the accessibility, water use, energy efficiency, and technology infrastructure of this major instructional/faculty office building on campus. At a smaller ASF/GSF and equipped with more efficient building systems, as well as more durable and sustainable materials, it will also lower maintenance and operational costs and improve the campus' sustainability.

5. Complete description of impact on support budget.

There are no program costs associated with the Davies Hall Replacement Health and Safety project because those programs and staff already exist and the project has no growth.

6. Identify and explain any project risks.

Per the June 2022 DSA letter there is a risk of collapse associated with the demolition of the existing Davies Hall. To mitigate this risk, the District will engage persons trained for such demolition work, who will implement necessary measures to minimize the risks, and the demolition will be scheduled to occur when the campus is unoccupied.

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

State Fire Marshal review for fire life safety, and Division of the State Architect for fire life safety, access compliance, structural reviews, and field reviews.

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

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

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

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

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

Does the 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? Explain.

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

**8.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
*(Reference: California Code of Regulations, Title 5 Section 57121)*

The District will have CEQA review requirements completed prior to request for Preliminary Plans approval and/or request to proceed to bid.



## 9.1 ANALYSIS OF FUTURE COSTS

Provide an economic analysis of additional instructional, administrative, and maintenance cost resulting from the proposed project, including personnel years. Disclose all new courses or programs to be housed in the project that may need Chancellor's Office review.

### Personnel Costs

#### Certificated:

No change to existing so not applicable.

#### Classified:

No change to existing so not applicable.

### Depreciation, Maintenance, and Operation

Depreciation is anticipated to be over a forty-year cycle.

### 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 no new programs/courses/services for which approval is required, please so state. This is not required for equipment-only projects.

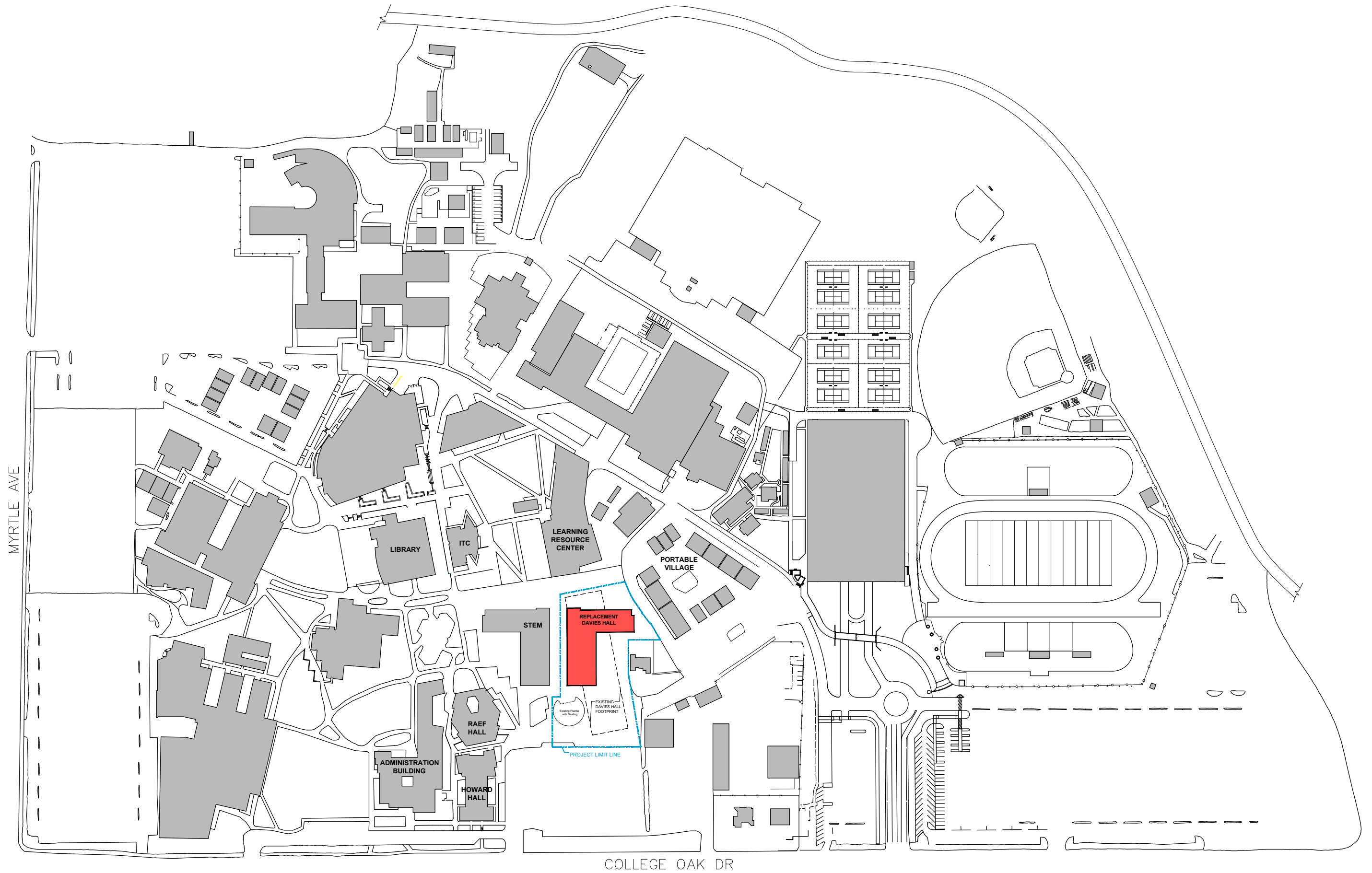
Name of New Program/Course/Service	Date of Approval
<u>No New Programs, therefore Not Applicable.</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

## **10. DIAGRAMS OF CAMPUS, PROJECT SITE, BUILDING AREAS, AND ELEVATIONS**

Provide the following pre-schematics in lieu of this sheet: Campus Plot Plan, Site Plan, Floor Plans, and Exterior Elevations. If the project has unusual characteristics that require further explanation, please provide the following conceptual drawings as needed: Electrical Plans and Mechanical Plans.

### **See Attached Drawings:**

- 10.1**    Campus Plot Plan
- 10.2**    Site Plan
- 10.3**    First Floor Plan
- 10.4**    Second Floor Plan
- 10.5**    Third Floor Plan
- 10.6**    Elevations

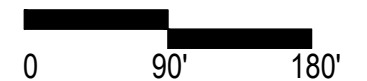
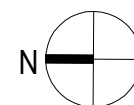


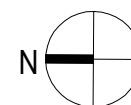
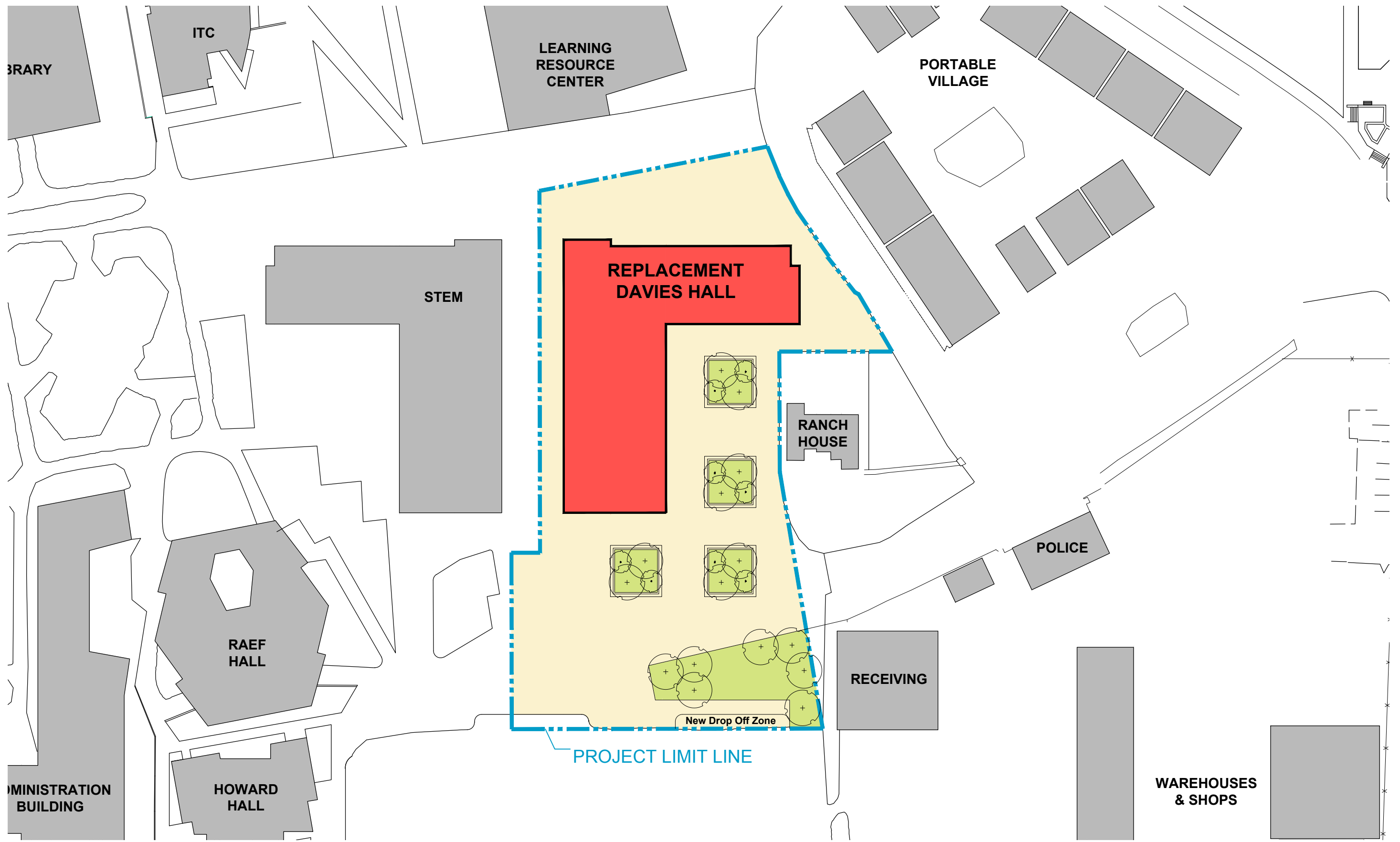
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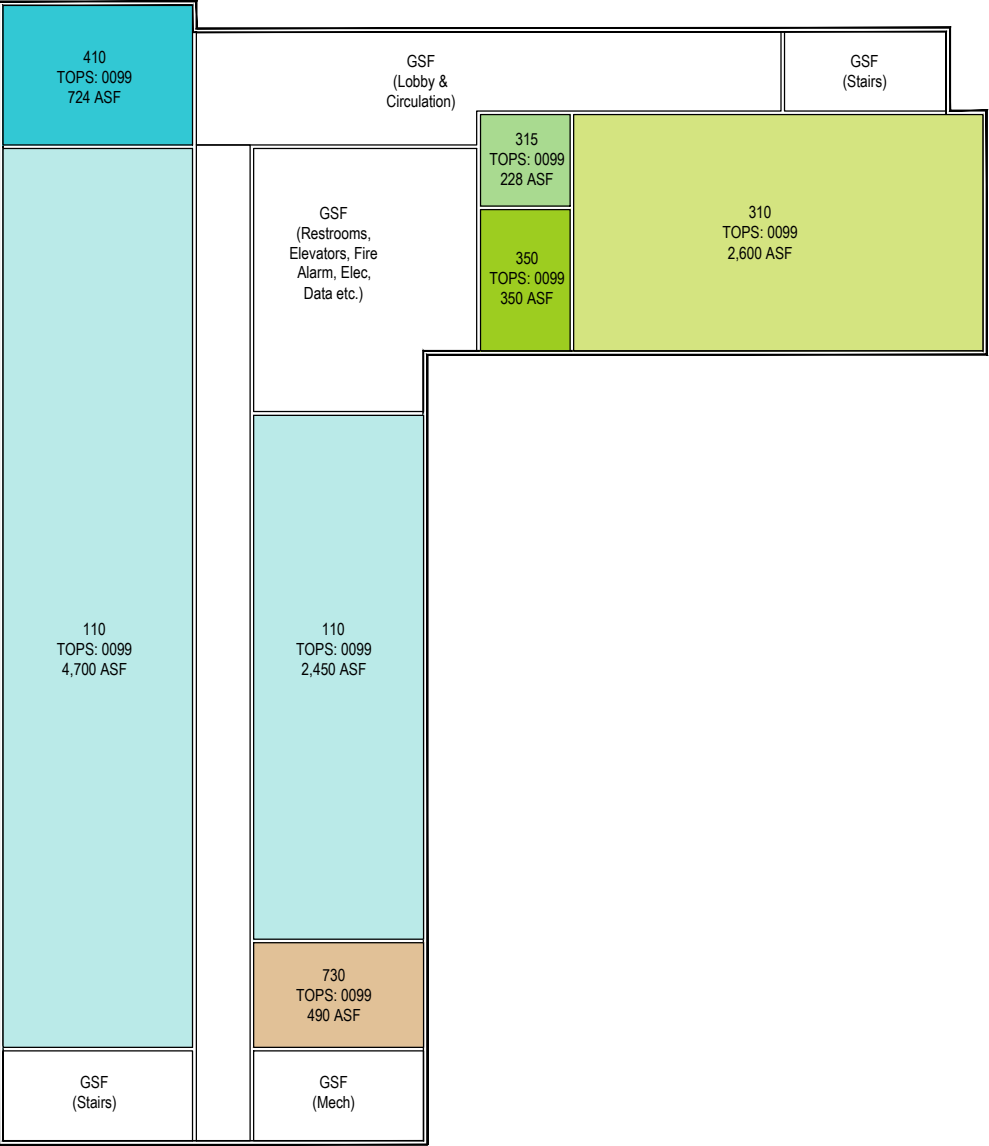
# DAVIES HALL REPLACEMENT HEALTH AND SAFETY FINAL PROJECT PROPOSAL CAMPUS PLAN

LOS RIOS COMMUNITY COLLEGE DISTRICT - AMERICAN RIVER COLLEGE

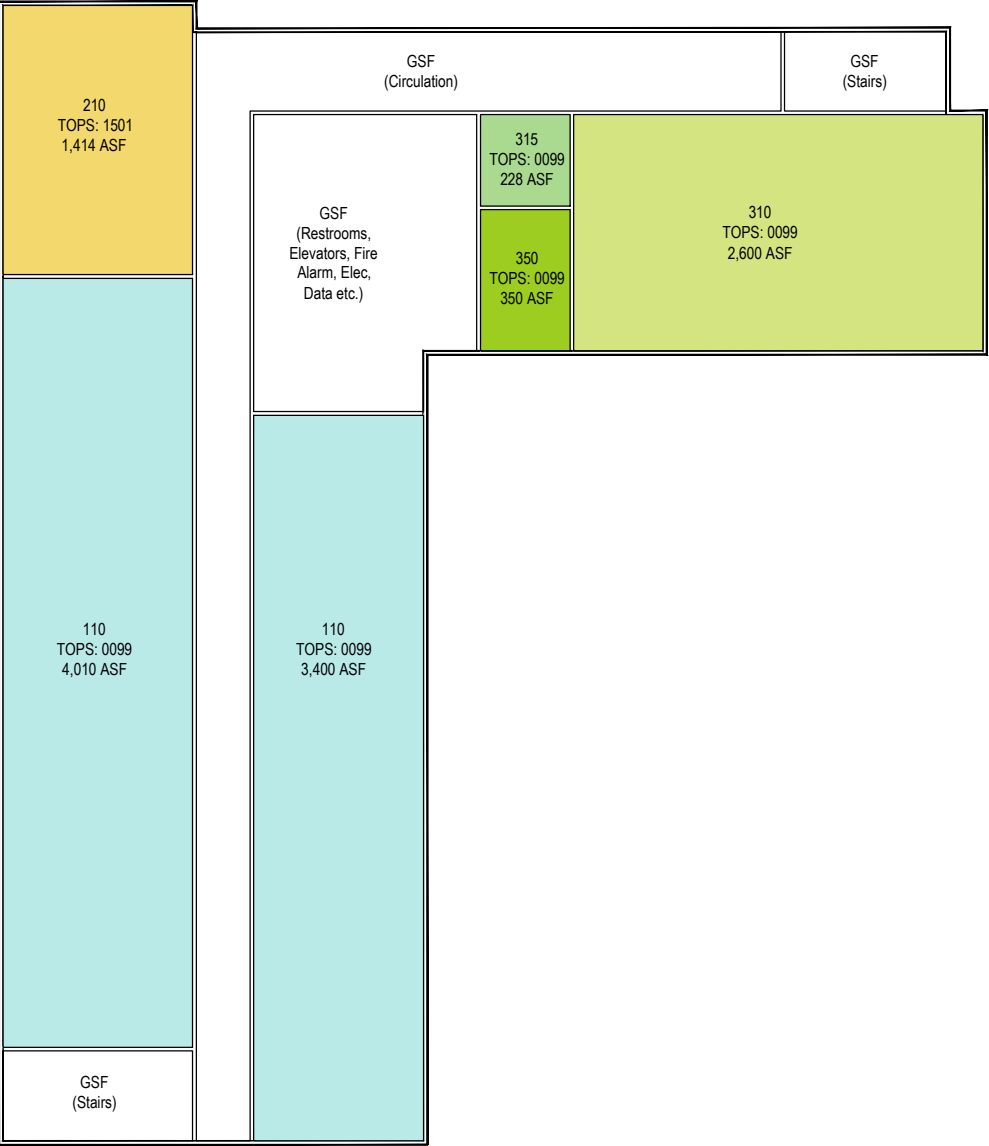
1" = 90' - 0"



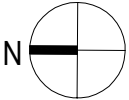




ROOM TYPE	TOP	DESCRIPTION	LEVEL 1 ASF	LEVEL 2 ASF	LEVEL 3 ASF	TOTAL ASF
110	0099	GENERAL ASSIGNMENT	7,110	7,410	5,480	20,000
210	1501	ENGLISH		1,414		1,414
310	0099	GENERAL ASSIGNMENT	2,600	2,600	4,328	9,528
315	0099	GENERAL ASSIGNMENT	228	228	228	684
315	1201	HEALTH OCCUPATIONS			143	143
350	0099	GENERAL ASSIGNMENT	350	350	705	1,405
410	0099	GENERAL ASSIGNMENT	724			724
530	6130	MEDIA SERVICES			474	474
535	6130	MEDIA SERVICES			26	26
650	0099	GENERAL ASSIGNMENT			452	452
730	0099	GENERAL ASSIGNMENT	490			490
TOTALS			11,502 ASF	12,002 ASF	11,836 ASF	35,340 ASF 57,000 GSF

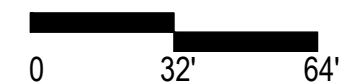
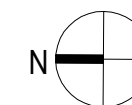


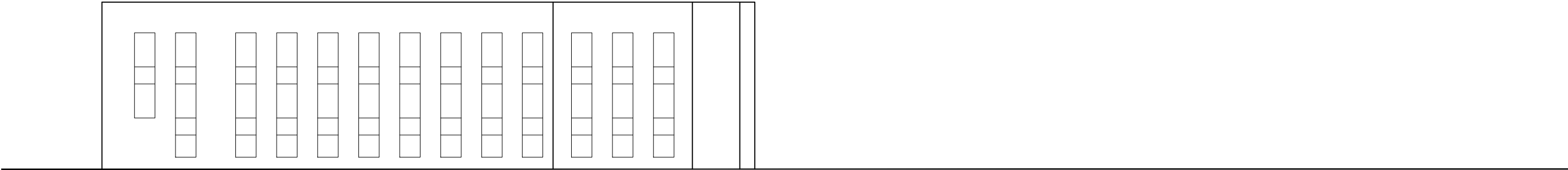
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315	1201	HEALTH OCCUPATIONS			143	143
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410	0099	GENERAL ASSIGNMENT	724			724
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TOTALS			11,502 ASF	12,002 ASF	11,836 ASF	35,340 ASF 57,000 GSF



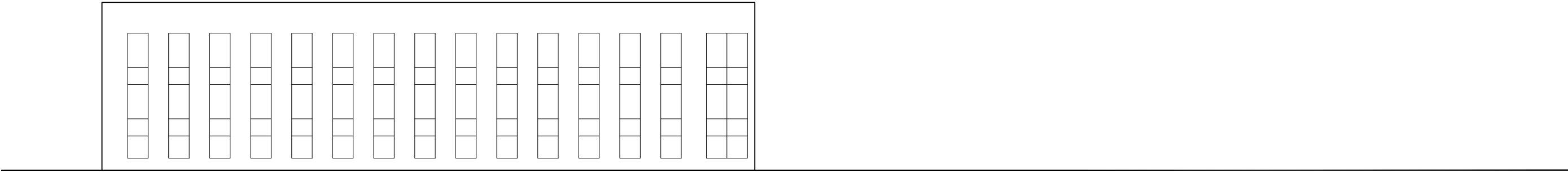


ROOM TYPE	TOP	DESCRIPTION	LEVEL 1 ASF	LEVEL 2 ASF	LEVEL 3 ASF	TOTAL ASF
110	0099	GENERAL ASSIGNMENT	7,110	7,410	5,480	20,000
210	1501	ENGLISH		1,414		1,414
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315	0099	GENERAL ASSIGNMENT	228	228	228	684
315	1201	HEALTH OCCUPATIONS			143	143
350	0099	GENERAL ASSIGNMENT	350	350	705	1,405
410	0099	GENERAL ASSIGNMENT	724			724
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535	6130	MEDIA SERVICES			26	26
650	0099	GENERAL ASSIGNMENT			452	452
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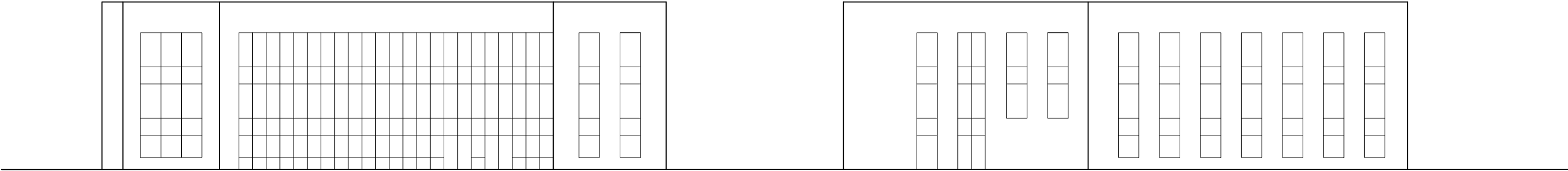




SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION



**Los Rios Community College District (230)**

**American River College (231)**

**Project:** Davies Hall Replacement Health and Safety – EPI : 5455

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space	Equip. Cost/ASF	Total Allowable Cost
110	Classroom	0099	General Assignment	20,000	26,863	-6,863	\$25.51	\$0
210	Class Lab	1501	English	1,414	1,414	0	\$46.28	\$0
310	Office	0099	General Assignment	9,528	9,528	0	\$39.88	\$0
315	Office Service	0099	General Assignment	684	684	0	\$39.88	\$0
315	Office Service	1201	Health Occupations, General	143	143	0	\$39.88	\$0
350	Conference Room	0099	General Assignment	1,405	1,405	0	\$39.88	\$0
410	Read/Study Room	0099	General Assignment	724	724	0	\$59.86	\$0
530	Audio/Visual, Radio, TV	6130	Media Services	474	474	0	\$178.04	\$0
535	A/V, Radio, TV Service	6130	Media Services	26	26	0	\$178.04	\$0
650	Lounge	0099	General Assignment	452	452	0	\$41.33	\$0
730	Storage	0099	General Assignment	490	490	0	\$11.61	\$0
<b>TOTAL</b>		-	-	<b>35,340</b>	<b>42,203</b>	<b>-6,863</b>	-	<b>\$0</b>

## 12.1 JUSTIFICATION FOR ADDITIONAL COSTS EXCEEDING GUIDELINES

☐ Construction (including Group I equipment), ☐ Equipment (Group II and Furniture)

**District:** Los Rios CCD

**College:** American River College

**Project:** Davies Hall Replacement Health and Safety

Please use this and additional pages or diagrams to explain and justify items of cost not easily explained on other forms. Examples of items needing justification: site improvements, unusual or high-cost construction methods, or items of equipment that exceed ASF cost guidelines. This form, when completed, supplements both the "Quantities and Unit Costs Supporting the JCAF 32" and the "Guidelines-based Group II Equipment Cost Estimate" forms.

Cost estimates for hard construction costs were developed by engineering and construction management professionals utilizing conceptual drawings developed for this FPP and data from recently completed community college projects. The estimate is based on local prevailing wage construction costs and raw materials cost at the time the estimate was prepared (September 2024) and does not include escalation. Pricing assumes competitive bidding for all sub-trades. Estimates for soft costs are based on state supportable cost allowances generated by the JCAF32 QUC Form at 9654 CCI.

Estimated construction costs for the Davies Hall Replacement Health and Safety project exceed current state guidelines at CCI 9654. All proposed scope of work is state supportable and the proposed project is estimated to exceed maximum state guidelines for hard construction by \$19,445,783. These costs are related to the realities of the Sacramento construction market, reflecting the actual cost of raw materials and labor based on recent projects in the region.

State guidelines at CCI 9654 put the building related construction costs at \$29,157,634 (New Construction is \$28,585,916 and BOG Allowance is \$571,718) in today's dollars. According to the District's 3rd Party professional Estimator the building related construction cost is \$48,603,417 in today's dollars. The difference between these two estimates is \$19,445,783. A summary of the District's 3rd Party Estimate is on the attached page, showing the costs by each trade/material category.

The professional cost estimate includes a line item for photovoltaics (PVs) on the roof based on California Code requirements. The District believes that this requirement may be met by their existing SMUD (Sacramento Municipal Utility District)'s SolarShare Program agreement, which is why it has been excluded from this project.

SUMMARY MATRIX

Element	New 3 story Classroom Bldg 57,000 sf			Sitework 72,000 sf			Overall Total		
	Total	Cost/SF		Total	Cost/SF		Total	Cost/SF	
<b>GC Direct Costs</b>									
01 General Requirements	\$0	\$0	\$0.00	\$0	\$0	\$0.00	\$0	\$0	\$0.00
02 Existing Conditions	\$0	\$0	\$0.00	\$0	\$0	\$0.00	\$0	\$0	\$0.00
03 Concrete	\$0	\$2,280,000	\$40.00	\$0	\$0	\$0.00	\$0	\$2,280,000	\$40.00
04 Masonry	\$0	\$0	\$0.00	\$0	\$0	\$0.00	\$0	\$0	\$0.00
05 Metals	\$0	\$5,130,000	\$90.00	\$0	\$0	\$0.00	\$0	\$5,130,000	\$90.00
06 Wood, Plastics, And Composites	\$0	\$285,000	\$5.00	\$0	\$0	\$0.00	\$0	\$285,000	\$5.00
07 Thermal And Moisture Protection	\$0	\$5,013,019	\$87.95	\$0	\$0	\$0.00	\$0	\$5,013,019	\$87.95
08 Openings	\$0	\$2,834,100	\$49.72	\$0	\$0	\$0.00	\$0	\$2,834,100	\$49.72
09 Finishes	\$0	\$4,845,000	\$85.00	\$0	\$0	\$0.00	\$0	\$4,845,000	\$85.00
10 Specialties	\$0	\$550,640	\$9.66	\$0	\$0	\$0.00	\$0	\$550,640	\$9.66
11 Equipment	\$0	\$1,681,088	\$29.49	\$0	\$0	\$0.00	\$0	\$1,681,088	\$29.49
12 Furnishings	\$0	\$439,495	\$7.71	\$0	\$0	\$0.00	\$0	\$439,495	\$7.71
13 Special Construction	\$0	\$0	\$0.00	\$0	\$0	\$0.00	\$0	\$0	\$0.00
14 Conveying Systems	\$0	\$668,637	\$11.73	\$0	\$0	\$0.00	\$0	\$668,637	\$11.73
21 Fire Suppression	\$0	\$558,600	\$9.80	\$0	\$0	\$0.00	\$0	\$558,600	\$9.80
22 Plumbing	\$0	\$2,608,561	\$45.76	\$0	\$0	\$0.00	\$0	\$2,608,561	\$45.76
23 HVAC	\$0	\$4,788,000	\$84.00	\$0	\$0	\$0.00	\$0	\$4,788,000	\$84.00
25 Integrated Automation	\$0	\$595,791	\$10.45	\$0	\$0	\$0.00	\$0	\$595,791	\$10.45
26 Electrical	\$0	\$4,845,000	\$85.00	\$0	\$0	\$0.00	\$0	\$4,845,000	\$85.00
27 Communications	\$0	\$847,098	\$14.86	\$0	\$0	\$0.00	\$0	\$847,098	\$14.86
28 Electrical Safety And Security	\$0	\$564,740	\$9.91	\$0	\$0	\$0.00	\$0	\$564,740	\$9.91
Subtotal Building Cost	\$38,534,770	\$676.05		\$0			\$38,534,770	\$676	
<b>GC Indirect Costs</b>									
General Conditions	7.0%	\$2,697,434	\$47.32	\$0			\$2,697,434	\$47.32	
General Requirements	2.0%	\$824,644	\$14.47	\$0			\$824,644	\$14.47	
Bonds & Insurance	2.0%	\$841,137	\$14.76	\$0			\$841,137	\$14.76	
Contractor's Fee	3.0%	\$1,286,940	\$22.58	\$0			\$1,286,940	\$22.58	
Design Contingency	10.0%	\$4,418,492	\$77.52	\$0			\$4,418,492	\$77.52	
Escalation to MOC, 11/30/25		JCAF					JCAF		
<b>Total Estimated Construction Cost Building</b>									
		<b>\$48,603,417</b>	<b>\$853</b>	<b>\$0</b>			<b>\$48,603,417</b>	<b>\$853</b>	
4A Utilities Service		\$0	\$0.00	\$0	\$842,400	\$11.70	\$0	\$842,400	\$14.78
4B Site Development Service (Earthwork, demo)		\$0	\$0.00	\$0	\$3,175,515	\$44.10	\$0	\$3,175,515	\$55.71
4C Site Development General (horizontal improvements)		\$0	\$0.00	\$0	\$1,754,497	\$24.37	\$0	\$1,754,497	\$30.78
4D Site Development Other (ranch house & SMUD)		\$0	\$0.00	\$0	\$786,000	\$10.92	\$0	\$786,000	\$13.79
4H Other (PV on the roof) <i>excluded</i>		<del>\$0</del>	<del>\$0.00</del>	<del>\$0</del>	<del>\$5,287,100</del>	<del>\$73.42</del>	<del>\$0</del>	<del>\$5,287,100</del>	<del>\$92.76</del>
<b>Total Estimated Construction Cost</b>									
					<b>\$0.00</b>		<b>\$60,448,929</b>	<b>\$1,061</b>	