



CPEC

Review of a Proposal for a new Community College Center in Vallejo

California Postsecondary Education Commission
www.cpec.ca.gov

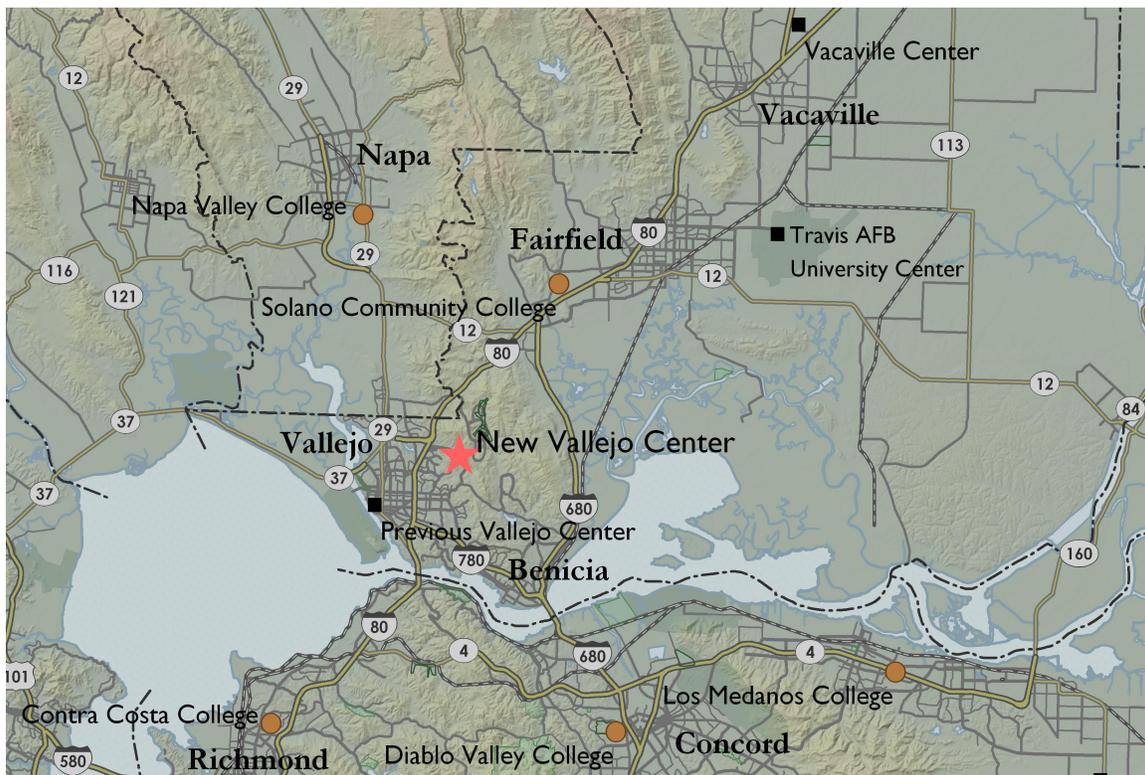
Report 10-15 • September 2010 • by Stacy Wilson and Ryan Fuller

This report provides a staff review of a proposal by the Solano Community College District to convert its existing facility in Vallejo to a state-approved off-campus educational center of Solano Community College. Educational centers can be a cost-effective means for meeting educational needs of a region through agreements with local high schools, businesses, and nearby university campuses. Centers support learning productivity because students spend more time engaged near their homes and less time commuting to a main campus.

At its September 28 meeting, the Commission approved the staff recommendation to convert the Vallejo facility to an educational center.

Because the Commission concurred with the decision of the California Community Colleges Board of Governors and the CPEC staff recommendation based on ten facilities review criteria, the Vallejo Center will become eligible to compete for state capital outlay funding and to receive base apportionment funding.

Location of the Proposed Vallejo Center



Recommendation

Staff recommend that the Commission concur with the decision of the Board of Governors to establish the proposed Vallejo Center as a state-approved off-campus center of Solano Community College. The recommendation was contingent on the district providing CPEC with additional capital planning and capacity information for 2010 to 2015. The information was received on September 13, 2010.

Key Findings and Rationale

- The current facility serves 1,300 full-time-equivalent students (FTES) annually, about 2.5 times the 500 FTES minimum required for state-approved status. Projections approved by the Demographic Research Unit of the Department of Finance indicate that student demand will increase to 2,477 FTES by 2015–16.
- CPEC's 2005 regional enrollment demand study indicated that the nine-county San Francisco Bay Area, which includes Solano County, is experiencing significant capacity pressures. The center adds needed capacity and enables the district to better serve the northeast portion of its service area.
- In November 2002, Solano County voters approved a general obligation bond, which provided \$124.5 million for district-wide capital improvements. Approximately \$22 million was used to purchase a 10-acre site for the center northeast of Vallejo and to fund the first phase of construction. Local bond funds relieved the state of capital start-up costs.
- The center is responding to local education and labor market needs by offering certificate and associate degrees in computer and information science, liberal studies, and a certificate for core curriculum which satisfies transfer requirements at CSU and UC. Lower-division courses in math, science, humanities, and social sciences will be expanded as demand increases.

Additional Information Requested and Received

The center is operating at near capacity and an additional 1,177 FTES is expected between 2008 and 2015, a 90.5% increase. CPEC staff requested the district to provide the following information:

- A description of the planning and capacity initiatives that will be undertaken to meet increased student demand.
- The level of fall weekly student contact hours (WSCH) that will be generated by the center beginning in 2015 and the assignable square feet (ASF) of lecture and laboratory space necessary to accommodate this level of instruction.
- The level of investment the state might be asked to incur to support Phase II of construction.

Background

The Solano Community College District was established in 1945 as an entity of the Vallejo Unified School District. It became a separate community college district in 1965. Its service areas include Benicia, Dixon, Fairfield, Suisun City, Vacaville, Vallejo, Winters, and Travis Air Force Base.

During the 2008–09 academic year, the district served approximately 18,600 FTES in credit instruction and 4,100 FTES in non-credit instruction. Solano Community College offers academic, vocational, and career technical programs at the main campus near Fairfield, off-campus operations in Vacaville and Vallejo, and centers at Travis Air Force Base and the California Medical Facility in Vacaville.

In 1984, the district engaged faculty, community representatives, and business leaders on how to enhance services in the growing Vallejo area. Instruction was initially held in four classrooms and a computer laboratory in the basement of the John F. Kennedy Library in downtown Vallejo. As demand increased, evening instruction was offered at local high schools, but evening course offerings quickly proved inadequate. In November 2002, Solano County voters approved Measure G, a \$124.5 million general obligation bond for district-wide capital improvements, approximately \$22 million for the first phase of construction on the center. The Vallejo Center opened in September 2007.

General Description and Overview

The Vallejo Facility

The Vallejo Center is in northeast Vallejo in a light industrial area near Interstate 80 and State Route 37. The site is bordered by commercial and residential development, vacant land designated for future development, and open space for public recreation.

The center consists of 37,000 ASF of instructional-related space and 40,000 gross square feet of non-instructional space. The instructional space includes 7,176 ASF of lecture space and 7,102 ASF of laboratory space. A multi-purpose room is available for theatre and physical education classes. Over 1,300 FTES are served annually, about 2.5 times the 500 FTES minimum required for state-approved status. Projections approved by the Demographic Research Unit of the Department of Finance indicate that student demand will increase to 2,477 FTES by 2015–16.

Population and Socioeconomic Characteristics

A number of cities served by the Solano Community College District have been outpacing the overall population growth of California. While the state's population increased 28.7% between 1990 and 2009, the population of Dixon increased 68.7%, Fairfield 35.3%, and Vacaville 34.9%. The district provided information from the Association of Bay Area Governments which states that many residents of Bay Area coastal cities have been migrating inland in search of more affordable housing and open space. Although residential growth in Vallejo has been more modest in comparison, it remains by far the largest city of the area. The city added 11,856 persons from 1990 to 2009, bringing its population to 121,055.

The figure on page 4 also shows that the county will continue to diversify, with the number of Latino residents quickly approaching the number of White residents between 2010 and 2030. The change is due principally to migration patterns and birth rates of Latinos. The number of Asian residents is expected to increase by 86%, while the number of Black residents will remain flat.

Solano County, like California statewide, is experiencing higher job loss and unemployment than the nation. For July 2010, the county's unemployment rate was 12.4%, compared with 12.3% for California and 9.5% for the nation. Vallejo residents are grappling with a rate of 14.1%. Job recovery countywide is expected to be sluggish, but educational services, health care, and social services are likely to grow faster than other industries. These three industry areas are projected by California's Labor Market Information Division to grow at a moderate annual rate of 2.5% between 2006 and 2016.

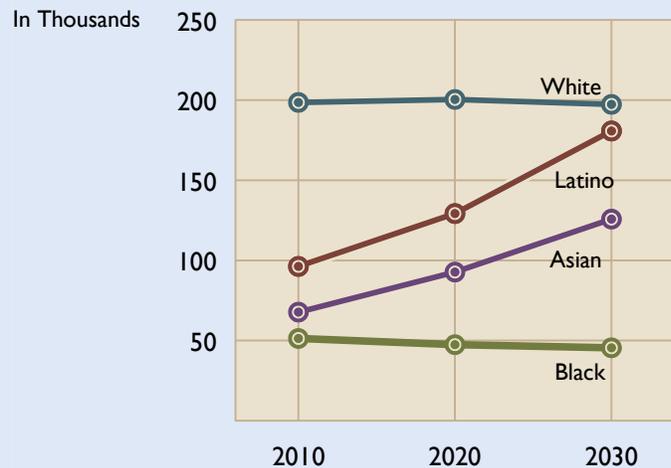
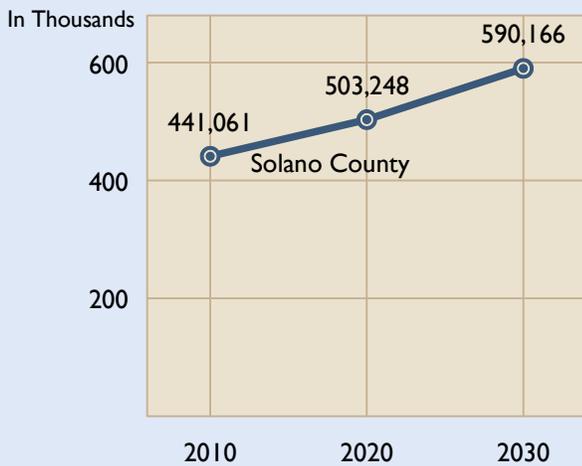
Changes in Population, Solano Community College District Service Area

Population Growth, 1990–2009

	1990	2000	2009	change	pct. change
Benicia	24,437	26,881	27,977	3,540	14.5%
Dixon	10,417	16,020	17,573	7,156	68.7%
Fairfield	78,650	95,862	106,440	27,790	35.3%
Suisun City	22,704	26,133	28,856	6,152	27.1%
Vacaville	71,476	87,551	96,450	24,974	34.9%
Vallejo	109,199	116,545	121,055	11,856	10.9%
Solano County	339,471	392,833	426,729	87,258	25.7%
California	29,758,213	33,721,583	38,292,687	8,534,474	28.7%

Source: California Department of Finance, *Vallejo Center 2009 Needs Study*

Projected Population Growth, 2010–2030



Enrollment Projections

The center serves 1,300 FTES annually, about 2.5 times the 500 FTES minimum required for state-approved status. The center grew rapidly following the completion of the first phase of construction in 2008 which added 14 permanent classrooms. Projections indicate that as a state-approved center, student demand will increase to 2,477 FTES between 2010–11 and 2015–16 — a 33.3% increase.

The projections are based on the assumption that 60% of Vallejo community college students and 10% of Suisun and Fairfield students will enroll at the Vallejo Center. CPEC staff agree that this assumption is consistent with recent enrollment patterns. An alternative assumption is that all Solano County community college students residing in Vallejo would enroll at the Vallejo Center.

The college participation rate for Vallejo residents is anticipated to increase from 8.2% in 2008–09 to 10.1% by 2010–11, and to 14.2% by 2015–16.

Alternatives

CPEC guidelines require districts to consider cost-saving alternatives to building a new educational center or to converting an existing facility to a state-approved center. Consideration should be given to expanding existing facilities, sharing facilities with other educational entities, scheduling more evening and weekend courses, expanding use of online courses, raising local funds, and encouraging private entities to donate parcels of land.

The district’s Needs Study contains a discussion of the benefits and disadvantages of alternative approaches to meeting increased demand in the Vallejo area.

Expanding Existing Institutions

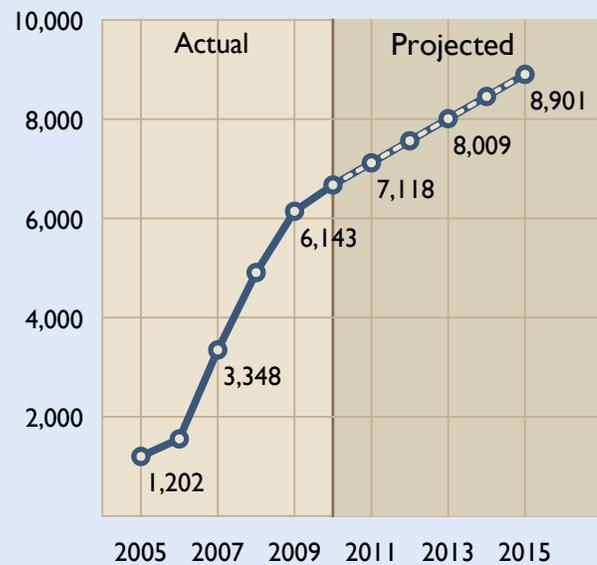
Expanding existing institutions in the region was investigated. This option was deemed not very practical when planners discovered that all community college campuses in the surrounding area were operating at or near capacity, in relation to state space standards. The finding is consistent with CPEC’s 2005 regional enrollment demand study, which found that the nine-county San Francisco Bay Area region continues to experience significant capacity pressures.

Increased Use of District Facilities

The district enhanced the delivery of educational services to Vallejo area residents initially by offering instruction in the basement of the John F. Kennedy Library in downtown Vallejo. As student demand increased, evening instruction was offered at local high schools. Because enrollment demand continued to swell, and because it was not possible to create additional space in the Kennedy

Enrollment Projections, 2010–2015

	Headcount	FTES
2010	6,672	1,857
2011	7,118	1,981
2012	7,563	2,105
2013	8,009	2,229
2014	8,455	2,353
2015	8,901	2,477



library, the district, through consultation with faculty, community leaders, and business officials, determined that the best way to meet student demand adequately was to build an outreach facility.

Private Fund Raising and Land Acquisition

In November 2002, Solano County voters approved Measure G, a \$124.5 million general obligation bond for district-wide capital improvements. Approximately \$22 million was used to purchase the ten-acre site of the existing Vallejo Center and to fund the first phase of construction. Local bond funds relieved that state of potential capital start-up costs.

Expanding Distance Education

The district provided to CPEC its fall 2008 class schedule, which showed its distance education courses in vocational and workforce preparation, as well as social science, physical science, and liberal arts courses that meet university transfer requirements.

Most of the students enrolled at the center are first-generation college students and adult learners in need of remedial and basic skills education. The district believes that it would be more beneficial to these learners to expand traditional classroom offerings with face-to-face contact, as opposed to offering more online courses that have limited personal contact.

Academic Planning and Program Justification

The Vallejo Center is responding to local education and labor market needs by offering certificates and associate degrees in liberal studies and computer and information science. The center offers the Intersegmental General Education Transfer Curriculum (IGETC) Certificate to enhance transfer to four-year institutions. Lower-division courses in math, science, humanities, and the social sciences will be expanded as student demand increases.

The projected certificate and associate degree programs that will be established at the center within the next ten years are:

Biotechnology	Computer Information Systems	Criminal Justice
Early Childhood Education	English as a Second Language	Human Services
Mathematics	Office Technology	Physical Education
Real Estate	Spanish	Speech

Student Services and Outreach

CPEC guidelines require districts to describe the student services planned and already available at a proposed center, including outreach services to student groups historically underrepresented in higher education.

The district's Needs Study outlines the services planned and already available at the center. The services include admissions and records, administrative and business services, financial aid, assessment and orientation, counseling, Extended Opportunity Programs and Services (EOPS), student development, tutoring, library services, and health services.

Veteran services will remain housed on the main campus during Phase I, with the expectation that those services will be provided on a part-time basis beginning with Phase II and on a full-time basis when the center is completed in Phase III. Administrative staff will be available during the first week of each semester to assist students interested in EOPS.

CPEC staff requested the district to explain how these services constitute outreach to student groups historically underrepresented in higher education. This information was received on September 14, 2010. The district’s comments are shown in the box below.

Solano District’s statement on Vallejo Center student outreach services

The Vallejo Center is extending outreach services to residents of south Solano County, including those who have been historically underrepresented.

Outreach Master Plan activities include Back to School Nights, College Fairs, and Student Service Seminars at the center and high schools regarding registration, assessment, counseling, financial aid, and orientation.

These services are particularly beneficial to students and families that do not have the same level of expertise in seeking out such services.

Additional outreach activities are offered through the Business and Education Alliance. The Alliance is a college-initiated endeavor with chapters in Vallejo and Benicia. The Center Dean and other administrators hold conferences and planning seminars with area mayors, council members, superintendents, high school principals, chamber presidents, and other officials.

The Center Dean visits and works directly with local high school principals in offering courses at high schools and the center for students with varying needs, including those who have experienced underachievement and failure. These efforts help address the needs of all students.

Capital Outlay and Support Cost Projections

CPEC guidelines require the district to provide five-year capital outlay projections. This was not included in the Needs Study, so CPEC requested the following information:

- A description of the planning and capacity initiatives that will be undertaken to meet increased student demand.
- The level of fall weekly student contact hours (WSCH) that will be generated by the center beginning in 2015 and assignable square feet (ASF) of lecture and laboratory space necessary to accommodate this level of instruction.
- The level of capital outlay investment the state might be asked to incur to support Phase II of construction.

The capital planning information was requested because the CPEC capacity analysis indicates that it would be a challenge for the district to accommodate the additional 24,589 WSCH expected at the center by 2015 with its current capacity.

The information received by CPEC is shown on pages 10–14. The CPEC analysis indicates that the Vallejo Center is operating at near capacity and an additional 1,177 FTES is expected between 2008 and 2015, reflecting a 90.5% increase.

The district’s preliminary capital plan covering the period of 2013–2017 indicates that it will request the state to fund an additional 7,100 ASF of institutional space (see page 13). This level of

Current Lecture and Lab Capacity		
Room Type	ASF	WSCH
Lecture	7,176	16,727
Lab	7,102	3,220
Total	14,276	19,947

Capacity Analysis, Fall 2015	
Projected 2015–16 headcount	8,901
Fall 2015 headcount	5,340
Average WSCH per student	8.35
Fall 2015 WSCH	44,589
Current WSCH capacity (rounded)	20,000
WSCH capacity deficit, 2015	–24,589

Fall 2015 headcount is annual headcount x 0.60

additional space is not likely to cover the entire deficit. Because of the current fiscal crisis, the district does not expect that the state will be able to fund the level of expansion needed to fully eliminate the deficit. The district will consider revising its plan as the state's fiscal situation improves.

Geographic and Physical Accessibility

The center is located in northeast Vallejo, about 17 miles from the main campus near Fairfield. The center is in the 109-acre Northgate Business Park, which is accessible from Vallejo and Benicia neighborhoods by private vehicles and public transportation. It is nearby two major freeways, Interstate 80 and State Highway 37. The site is bordered by commercial and residential development, vacant land designated for future development, and open space for public recreation.

The center has adequate parking, even at peak hours. The district worked with Vallejo Transit to provide regular public bus service directly to the site. Vallejo Transit provides direct service to the main campus in Fairfield. The district is working with Vallejo Transit to provide direct bus service for evening classes.

Effects on Other Institutions

In 2004, the neighboring Contra Costa Community College District wanted assurance that the proposed center would not develop into a larger center or a comprehensive college, and that programs and course offerings would not be overly duplicative. CPEC requested and received an updated response from the Contra Costa district stating that its initial concerns have been addressed and that it supports the proposal completely.

The proposal includes letters of support from local civic officials, UC Berkeley, UC Davis, CSU Sacramento, and the California Maritime Academy at Vallejo, and from the following community college districts: Los Rios, Napa Valley, San Joaquin Delta, Sonoma County, and Yuba. These districts confirm that the center, as currently planned, will not have adverse effects on community colleges serving the region, nor will it lead to unnecessary program duplication. The Solano and Napa Valley districts have entered into a Memorandum of Understanding to ensure cooperation in the development of educational programs and services within their service areas.

Environmental and Social Impact

The Solano Community College District conducted an independent environmental impact review pursuant to the California Environmental Quality Act. The district assured CPEC that no significant impacts were found and that its governing board formally adopted a Mitigated Negative Declaration on October 15, 2003. The district superintendent subsequently filed a Notice of Determination with all required agencies.

Economic Efficiency

CPEC encourages economic efficiency in establishing new campuses such that the state is relieved of part of the financial burden. Depending on the unique circumstances of a given proposal, CPEC might give higher priority to proposals that include gifts of land, construction costs, or equipment, as opposed to proposed projects that anticipate all costs to be borne by the state.

The district was able to acquire a preferred site and complete the first phase of construction entirely with local bond funds, about \$22 million.

Guidelines for the Contents of a Needs Study

General Description and Overview

A physical description of the site, and a social and demographic analysis of the surrounding area, must be provided. Data describing the socioeconomic profile of the area or region should be included, with income levels and racial-ethnic makeup provided.

Enrollment Projections

For a new community college or educational center, enrollment projections for the district proposing the center should exceed the planned enrollment capacity of existing district colleges and educational centers.

Alternatives

Districts must consider alternatives other than establishing an educational center. This includes consideration given to (1) expanding existing institutions within the region, (2) increasing classroom and laboratory utilization, (3) sharing facilities with other institutions, and (4) greater use of technology and distributed learning arrangements.

Academic Planning and Program Justification

The district must include a preliminary description of the proposed academic and certificate programs to be offered, along with a description of the proposed academic organizational structure. The description must demonstrate conformity with the Commission's program review guidelines and with state goals such as access, quality, intersegmental cooperation, and diversification of students, faculty, administration, and staff.

Student Services and Outreach

The district is required to describe the student services available and planned at the educational center. A description of outreach services to historically underrepresented groups must be included.

Capital Outlay and Support Budget Projections

Proposals must include five-year capital outlay projections and five-year projections of support costs, including costs for administration, academic programs, academic support, and other standard expense elements.

Geographic and Physical Accessibility

The physical and geographic accessibility of the location and surrounding service areas must be included. There must be a plan for students, faculty, and staff transportation to the proposed location. For locations that do not plan to maintain student on-campus residences, reasonable commute time for students must be demonstrated.

Effects on Other Institutions

The proposal must show evidence that other institutions were consulted during the planning process. Establishing a new community college center must not reduce existing or projected enrollments in nearby campuses of adjacent districts to a level that would damage their economy of operation.

Environment and Social Impact

A copy of the final environmental impact report must be included. To expedite the review process, the Commission should be provided with all information related to the environmental report process as it becomes available to responsible agencies and the public.

Economic Efficiency

The Commission encourages economic efficiency and gives priority to proposals for new institutions where the state is relieved of part of the financial burden. Assuming that all other criteria are satisfied, higher priority will be granted to proposals that include gifts of land, construction costs, or equipment, as opposed to proposed projects that anticipate all costs to be borne by the state.

ATTACHMENT

Preliminary Phase II Capital Construction Plans for the Vallejo Center

Initial Project Proposal (IPP)

Page 1 of 3

District: Solano Community College District
 College / Center: Solano College
 Project Name: Vallejo Higher Education Center
 Project Type: New Construction

Project Funding

	<u>State</u>	<u>Non-state</u>	
Land Acquisition:	\$0	\$0	Budget Year: 2014
Prelim. Plans:	\$447,000	\$0	Const. Cost Index: 5276
Working Draw. :	\$359,000	\$0	5 yr. Plan Priority: 8
Construction:	\$9,018,000	\$0	Net ASF: 24,100
Equipment:	\$1,206,000	\$0	Total GSF: 37,000
	<u>\$11,030,000</u>	<u>\$0</u>	
Total Cost:	\$11,030,000		

Project Description: Construct a new instructional facility at the District's existing Vallejo site. **FACILITIES PROBLEM -** The Solano CCD opened the existing Vallejo Center #3100 on the satellite campus in 2007. The current enrollment is 1,300 FTES and the existing facility is already fully utilized. The District has submitted a request to CPEC to designate the existing site as an Educational Center. The Needs Assessment projects a future enrollment of 2,400 FTES. Expanded facilities are needed to support the projected student enrollment. **PROPOSED SCOPE OF WORK -** Construct a new facility on the site of the District's existing campus in Vallejo. The new facility will be inventoried on the new Vallejo campus, which CPEC has been requested to approve.

Describe how this project supports the district's educational and facility Master Plan and Five-Year Construction Plan:

The proposed project is included in the Solano County Community College District Facilities Master Plan 2002-2007.

Provide the CEQA Status of the project. Check all that apply.

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Initial Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Negative Declaration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Draft EIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Final EIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Preliminary Phase II Capital Construction Plans for the Vallejo Center

Initial Project Proposal (IPP)

Page 2 of 3

Type of Project and Qualifying Information:

Please answer all questions. Unanswered questions will be considered not applicable

Yes	No	N/A	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Life Safety Project - Required Supporting report is attached to establish imminent danger
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Project Design - Construction and equipment design conform with State design and cost guidelines
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Infrastructure
			Check type of project: <input type="checkbox"/> New Construction <input type="checkbox"/> Reconstruction <input type="checkbox"/> Replacement
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	- Loss or failure of infrastructure is imminent.
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Master Planning or Project Planning - District's general fund's ending balance is less than 5% of the total general fund
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Instructional Space
			Check type of space: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Replacement <input type="checkbox"/> Alteration
			Check major ASF: <input checked="" type="checkbox"/> Classroom <input checked="" type="checkbox"/> Teaching Lab <input checked="" type="checkbox"/> Lib/Learning Center
			<input checked="" type="checkbox"/> Office <input type="checkbox"/> AVTV <input checked="" type="checkbox"/> Other
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	- This project will not cause total ASF in any category to exceed 110% of capacity/load ratio.
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Academic Support, Student Services or Administrative Space
			Check type of space: <input type="checkbox"/> New Construction <input type="checkbox"/> Replacement <input type="checkbox"/> Alteration
			Check major ASF: <input type="checkbox"/> Classroom <input type="checkbox"/> Teaching Lab <input type="checkbox"/> Lib/Learning Center
			<input type="checkbox"/> Office <input type="checkbox"/> AVTV <input type="checkbox"/> Other
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Other Facility Projects
			Check type of space: <input type="checkbox"/> New Construction <input type="checkbox"/> Replacement <input type="checkbox"/> Alteration
			Check primary ASF of request space: <input type="checkbox"/> Physical Educ. <input type="checkbox"/> Performing Arts
			<input type="checkbox"/> Child Develop. <input type="checkbox"/> Maintenance <input type="checkbox"/> Warehouse <input type="checkbox"/> Cafeteria
			<input type="checkbox"/> Other facilities (to complete a balance campus)
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	- There is an existing facility building in use for this proposed project.
			Supplemental Information and Alternatives Explored
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	- There is an existing facility in use for this proposed project.
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	- Cost to reconstruct existing building is more than 50% of cost of a new building.
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	- Usage in the new building will be the same as usage in the building replaced.
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	- Replaced building will be demolished and costs are include in the project.
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	- Alternative instructional delivery system, distance learning, other such means.
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	- District or private funding sources
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	- Other:
			- Total construction period in number of Months: <input type="text" value="24"/>

Preliminary Phase II Capital Construction Plans for the Vallejo Center

Initial Project Proposal (IPP)

Page 3 of 3

Yes No N/A

Additional Forms/Pages enclosed:

- | | | | |
|----------------------------------|-----------------------|----------------------------------|--|
| <input type="radio"/> | | | - District Five-Year Construction Plan or project related pages of said document |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | - Critical Life-safety third party justification |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | - Engineering test or other related documents |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | - JCAF 32 Cost Estimate Summary and Anticipated Time Schedule |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | - Other FPP related forms: JCAF 31, 33 |

District Contact: Phone No. :

Date: FAX No. :

Prepared by: E-mail Address:

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

Approved by:

Name / Title

Signature / Date

Preliminary Phase II Capital Construction Plans for the Vallejo Center

JCAF 31

Page 1 of 1

CFIS #: 40.60.XXX

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[Cost Guidelines: >](#)

JCAF 31 - Vallejo Higher Education Center (Solano College/Solano CCD)

Rm. Type	Description	TOP No.	Department	No. Rms	No. Sta	Room No.	ASF	Sec. Increase ASF In Space
050	Inactive Area	0099	General Assignment				6,100	6,100
210	Class Lab	4900	Interdisciplinary Studies				3,600	3,600
210	Class Lab	4900	Interdisciplinary Studies				3,500	3,500
310	Office	0099	General Assignment				1,900	1,900
410	Read/Study Room	6120	Library				1,000	1,000
430	Library - Electronic Carrels	6120	Library				1,000	1,000
610	Assembly	0099	General Assignment				2,000	2,000
670	Recreation	6499	Other Student Services				2,000	2,000
680	Meeting Room	0099	General Assignment				2,000	2,000
710	Data Processing/Computer	6780	Management Information Services				500	500
730	Storage	6000	Instructional Administration				500	500
Totals:							24,100	24,100

[Save](#)

Preliminary Phase II Capital Construction Plans for the Vallejo Center

COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32:

Campus: Solano College (Solano CCD) Date Prepared: 9/9/2010 Original CCI: 5276 Print Save Reset Delete
 Project Title: Vallejo Higher Education Center Original EPI: 2928 Budget Ref #: 40.60.XXX
 Request For: L P W C E Prepared by:

Item	Acres:	Budget CCI: 5276	Total Cost	State Funded		District Funded	
				State-Supportable	Non State-Supportable	State-Supportable	Non Supportable
1. Site Acquisition							
2. Plans			\$447,337		\$447,337		
A. Architectural Fees (for preliminary plans)			\$224,248				
B. Project Management (for preliminary plans)			\$80,089				
C. Preliminary Tests (soils, hazardous materials)			\$43,000				
D. Other Costs (for preliminary plans)			\$100,000				
3. Working Drawings			\$359,470		\$359,470		
A. Architectural Fees (for working drawings)			\$288,319				
B. Project Management (for working drawings)			\$48,246				
C. Office of the State Architect, Plan Check Fee			\$22,905				
D. Community College Plan Check Fee							
E. Other Costs (for working drawings)							
(Total PW may not exceed 13% of construction)		True					
4. Construction			\$8,008,852		\$8,008,852		
A. Utility Service			\$725,000				
B. Site Development, Service			\$550,000				
C. Site Development, General			\$350,000				
D. Other Site Development			\$200,000				
E. Reconstruction			\$6,062,600				
F. New Construction (building) (w/Group 1 equip)			\$121,252				
G. Other			\$400,443		\$400,443		
5. Contingency			\$128,142		\$128,142		
6. Architectural and Engineering Oversight			\$320,089		\$320,089		
7. Tests and Inspections			\$80,089		\$80,089		
A. Tests			\$240,000		\$240,000		
B. Inspections			\$160,177		\$160,177		
8. Construction Management (if justified)			\$9,017,703		\$9,017,703		
9. Total Construction Costs (Items 4 through 8 above)			\$1,206,313		\$1,206,313		
10. Furniture and Group II Equipment			\$11,030,823		\$11,030,823		
11. Total Project Cost (Items 1, 2, 3, 9, and 10)			\$11,030,823		\$11,030,823		
12. Project Data							
Construction	37,000	Ratio ASF/GSF	0.65	Unit Cost Per ASF	\$252	Unit Cost Per GSF	\$164
Reconstruction	24,100	ASF/GSF	0.65	Unit Cost Per ASF	\$252	Unit Cost Per GSF	\$164
13. Anticipated Time Schedule							
Start Preliminary Plans	10/1/2013	Advertise Bid for Construction	11/1/2015	Working Drawings	\$447,337	Acquisition	\$447,337
Start Working Drawings	2/1/2014	Award Construction Contract	4/1/2015	Construction	\$359,470	Working Drawings	\$359,470
Complete Working Drawings	9/1/2014	Advertise Bid for Equipment	4/1/2016	Equipment	\$9,017,703	Construction	\$9,017,703
DSA Final Approval	12/1/2014	Complete Project	3/1/2017	Total Costs	\$11,030,823	Total Costs	\$11,030,823
		% of SS Total	100.00%	% of SS Total	0.00%	SS Total:	\$11,030,823