

# Ventura County Community College District

## Moorpark College

Administration Building Reconstruction

Final Project Proposal 2022-2023

August 1<sup>st</sup>, 2020



MOORPARK COLLEGE



Architectural Support by:

Cambridge West Partnership, LLC  
2472 Chambers Road, Suite 210, Tustin, CA 92780  
[www.cambridgewestpartnership.com](http://www.cambridgewestpartnership.com)

# Final Project Proposal

2022-2023

Community College Construction Act of 1980  
Capital Outlay Budget Change Proposal

**Administration Building Reconstruction**

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Proposal Name

**Ventura County Community College District**

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Community College District

**Moorpark College**

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College or Center

**August 01, 2020**

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Date

## 2.1 FINAL PROJECT PROPOSAL CHECKLIST

**District:** Ventura County Community College District  
**College/Center:** Moorpark College  
**Project:** Administration Building Reconstruction FPP  
**Prepared By:** Cambridge West Partnership, LLC Date: July 31<sup>st</sup>, 20

<u>Section</u>	<u>Description</u>	<u>Status</u>	<u>Date</u>
1.1	Title Page	<u>Complete</u>	<u>7/31/20</u>
2.1	Final Project Proposal Checklist	<u>Complete</u>	<u>7/31/20</u>
3.1	Approval Page – Final Project Proposal (with original signatures)	<u>Complete</u>	<u>7/31/20</u>
3.2	Project Terms and Conditions	<u>Complete</u>	<u>7/31/20</u>
4.1	Analysis of Building Space Use and WSCH-JCAF 31	<u>Complete</u>	<u>7/31/20</u>
5.1	Cost Estimate Summary-JCAF 32	<u>Complete</u>	<u>7/31/20</u>
5.2	Quantities and Unit Costs supporting the JCAF 32	<u>Complete</u>	<u>7/31/20</u>
6.1	Board of Governors Energy and Sustainability Policy	<u>Complete</u>	<u>7/31/20</u>
7.1	Responses to Specific Requirements – State Administrative Manual	<u>Complete</u>	<u>7/31/20</u>
8.1	California Environmental Quality Act	<u>Complete</u>	<u>7/31/20</u>
9.1	Analysis of Future Costs	<u>Complete</u>	<u>7/31/20</u>
10.1	Campus Plot Plan	<u>Complete</u>	<u>7/31/20</u>
10.2	Site Plan	<u>Complete</u>	<u>7/31/20</u>
10.3	Floor Plans	<u>Complete</u>	<u>7/31/20</u>
10.4	Exterior Elevations	<u>Complete</u>	<u>7/31/20</u>
10.5	Electrical Plans (as needed)	<u>N/A</u>	<u>7/31/20</u>
10.6	Mechanical Plans (as needed)	<u>N/A</u>	<u>7/31/20</u>
11.1	Guideline-Based Group 2 Equipment Cost Estimates JCAF 33	<u>Complete</u>	<u>7/31/20</u>
12.1	Justification of Additional Costs exceeding Guidelines (as needed)	<u>N/A</u>	<u>7/31/20</u>
13.1	Detailed Equipment List <sup>1</sup>	<u>N/A</u>	<u>7/31/20</u>

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<sup>1</sup> Traditional projects – To be submitted when the Plan Year for requesting for CE funding is due.

**APPROVAL PAGE**

**Final Project Proposal**

Budget Year  
2022 -2023

**District:** Ventura County Community College District

**Project Location:** Moorpark College  
*(College or Center)*

**Project:** Administration Building Reconstruction

The district proposes funds for inclusion in the state capital outlay budget (check items):  
preliminary plans , working drawings , construction , equipment

**District Certification**

**Contact Person:** David El Fattal **Telephone:** (805 )652-5536  
*(Facilities, Planning and Development)-*

**E-Mail Address:** delfattal@vcccd.edu **Fax:** \_\_\_\_\_

**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, Suite 4550  
Sacramento, CA 95811-6549

**Chancellor's Office Certification**

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

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

### 3.2 PROJECT TERMS AND CONDITIONS

**District:** Ventura County Community College District **College/Center:** Moorpark College

**Project:** Administration Building Reconstruction **Budget Year:** 2022-2023

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

**DISTRICT** Ventura County Community College District (680)  
**CAMPUS** Moorpark College (681)

**Project:** MC - Administration Building Reconstruction

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
060	Alter/Conversion Area	0099	General Assignment	1	0		61	0	0	61
310	Office	0099	General Assignment	21	26		2,768	0	2,349	419
310	Office	6440	Health Services	5	6		809	0	409	400
310	Office	6791	General Administration Services	6	15		2,610	0	2,305	305
315	Office Service	0099	General Assignment	1	0		306	0	1,461	-1,155
315	Office Service	6440	Health Services	2	0		227	0	22	205
315	Office Service	6791	General Administration Services	3	1		160	0	364	-204
350	Conference Room	0099	General Assignment	0	0		0	0	574	-574
350	Conference Room	6791	General Administration Services	0	0		0	0	350	-350
650	Lounge	0099	General Assignment	1	1		279	0	380	-101
650	Lounge	6791	General Administration Services	1	0		146	0	0	146
680	Meeting Room	0099	General Assignment	1	38		576	0	0	576
680	Meeting Room	6791	General Administration Services	1	14		473	0	473	0
685	Meeting Room Service	6791	General Administration Services	0	0		0	0	59	-59
820	Patient Bath	6440	Health Services	1	1		87	0	58	29
830	Nurse Station	6440	Health Services	4	4		522	0	0	522
850	Treatment	6440	Health Services	4	4		481	0	290	191
880	Public Waiting	6440	Health Services	0	1		733	0	939	-206
880	Public Waiting	6791	General Administration Services	0	0		0	0	377	-377
880	Public Waiting	6791	General Administration Services	1	0		437	0	0	437
895	Health Care Service	6440	Health Services	2	1		172	0	416	-244
<b>TOTAL</b>	-	-	-	<b>55</b>	<b>112</b>	-	<b>10,847</b>	<b>0</b>	<b>10,826</b>	<b>21</b>

Report Generated: 07/27/2020

<b>DISTRICT</b> Ventura County Community College District (680)		<b>CAMPUS</b> Moorpark College (681)					
<b>Project:</b> MC - Administration Building Reconstruction		<b>Date Prepared:</b> 06/09/2017		<b>Estimate CCI:</b> 6924		<b>CFIS Ref. #:</b>	
<b>Request For:</b> L P W C E		<b>Prepared by:</b> Sinutko		<b>Estimate EPI:</b> 3737		<b>DoF Project ID:</b>	
		Total Cost	State Funded	District Funded			
				Supportable	Non Supportable		
<b>1. Site Acquisition (Acres: 0)</b>		\$0					
<b>2. Preliminary Plans (Estimate CCI: 6924)</b>		\$319,000	\$160,000	\$159,000	\$0		
A. Architectural Fees (for preliminary plans)		\$176,000					
B. Project Management (for preliminary plans)		\$0					
C. Division of the State Architect Plan Check Fee		\$0					
D. Preliminary Tests (soils, hazardous materials)		\$18,000					
E. Other Costs (for preliminary plans)		\$125,000					
<b>3. Working Drawings (Estimate CCI: 6924)</b>		\$384,000	\$192,000	\$192,000	\$0		
A. Architectural Fees (for working drawings)		\$201,000					
B. Project Management (for working drawings)		\$50,000					
C. Division of the State Architect, Plan Check Fee		\$53,000					
D. Community College Plan Check Fee		\$14,000					
E. Other Costs (for working drawings)		\$66,000					
<i>Total PW may not exceed 13% of construction</i>		<b>True</b>					
<b>4. Construction (Estimate CCI: 6924)</b>		\$5,018,000	\$2,509,000	\$2,509,000	\$0		
A. Utility Service		\$65,000					
B. Site Development, Service		\$0					
C. Site Development, General		\$0					
D. Other Site Development		\$0					
E. Reconstruction		\$4,809,000					
F. New Construction (building) (w/Group I equip)		\$0					
G. Board of Governor's Energy Policy Allowance (2% or 3%)		\$144,000					
H. Other		\$0					
<b>5. Contingency</b>		\$351,000	\$176,000	\$176,000	\$0		
<b>6. Architectural and Engineering Oversight</b>		\$125,000	\$63,000	\$63,000	\$0		
<b>7. Tests and Inspections</b>		\$304,000	\$152,000	\$152,000	\$0		
A. Tests		\$50,000					
B. Inspections		\$254,000					
<b>8. Construction Management &amp; Labor Compliance Program (if justified)</b>		\$108,000	\$54,000	\$54,000	\$0		
A. Construction Management		\$100,000					
B. Labor Compliance Program		\$8,000					
<b>9. Total Construction Costs (items 4 through 8 above)</b>		\$5,906,000	\$2,954,000	\$2,954,000	\$0		
<b>10. Furniture and Group II Equipment (Estimate EPI: 3737)</b>		\$43,000	\$0	\$43,000	\$0		
<b>11. Total Project Cost (items 1, 2, 3, 9, and 10)</b>		\$6,652,000	\$3,306,000	\$3,348,000	\$0		
<b>12. Project Data</b>		<b>Gross Square Feet</b>	<b>Assignable Square Feet</b>	<b>ASF:GSF Ratio</b>	<b>Unit Cost Per ASF</b>	<b>Unit Cost Per GSF</b>	
New Construction		0	0	0.00	\$0	\$0	
Reconstruction		16,148	10,847	0.67	\$443	\$298	
<b>13. Anticipated Time Schedule</b>							
Start Preliminary Plans	06/01/2022	Start Working Drawings	10/01/2022	Complete Working Drawings	04/01/2023	DSA Final Approval	02/01/2024
Advertise Bid for Construction	03/01/2024	Award Construction Contract	04/01/2024	Advertise Bid for Equipment	04/01/2025	Complete Project	09/01/2025



# FUSION2

Planning

14. Phase	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Acquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$160,000	\$159,000	\$0	\$159,000
Working Drawings	\$192,000	\$192,000	\$0	\$192,000
Construction	\$2,954,000	\$2,954,000	\$0	\$2,954,000
Equipment	\$0	\$43,000	\$0	\$43,000
<b>Total Costs</b>	<b>\$3,306,000</b>	<b>\$3,348,000</b>	<b>\$0</b>	<b>\$3,348,000</b>
% of SS Total	49.68%	50.32%	<b>SS Total:</b>	<b>\$6,654,000</b>

Report Generated: 07/23/2020

<b>DISTRICT</b> Ventura County Community College District (680)		<b>CAMPUS</b> Moorpark College (681)		
<b>Project:</b> MC - Administration Building Reconstruction	<b>Date Prepared:</b> 06/09/2017	<b>Estimate CCI:</b> 6924	<b>CFIS Ref. #:</b>	
<b>Request For:</b> L P W C E	<b>Prepared by:</b> Sinutko	<b>Estimate EPI:</b> 3737	<b>DoF Project ID:</b>	
	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
<b>1. Site Acquisition (Acres: 0)</b>	\$0			
<b>2. Preliminary Plans (Estimate CCI: 6924)</b>	\$319,000	\$160,000	\$159,000	\$0
A. Architectural Fees (for preliminary plans)	\$176,000			
New Construction: \$0 x 8.0 % x 35.0 %	\$0			
Reconstruction: \$5,018,000 x 10.0 % x 35.0 %	\$176,000			
B. Project Management (for preliminary plans)	\$0			
C. Division of the State Architect Plan Check Fee	\$0			
D. Preliminary Tests (soils, hazardous materials)	\$18,000			
Soils Report (Supportable)	\$8,000			
Hazardous materials report (Supportable)	\$10,000			
E. Other Costs (for preliminary plans)	\$125,000			
LEED Consultant (Supportable)	\$50,000			
Lighting Consultant (Supportable)	\$50,000			
Cost Estimation (Supportable)	\$10,000			
Acoustic Consultant (Supportable)	\$15,000			
<b>3. Working Drawings (Estimate CCI: 6924)</b>	\$384,000	\$192,000	\$192,000	\$0
A. Architectural Fees (for working drawings)	\$201,000			
New Construction: \$0 x 8.0 % x 40.0 %	\$0			
Reconstruction: \$5,018,000 x 10.0 % x 40.0 %	\$201,000			
B. Project Management (for working drawings)	\$50,000			
Contract Cost: \$5,018,000 x 1.0 %	\$50,000			
C. Division of the State Architect, Plan Check Fee	\$53,000			
1. Structural Safety Fee (Minimum \$250)	\$33,000			
Tier 1 Amount: \$1,000,000 x 0.85 %	\$9,000			
Tier 2 Amount: \$4,018,000 x 0.60 %	\$24,000			
2. Fire, Life Safety Fee (Minimum \$300)	\$11,018			
Tier 1 Amount: \$1,000,000 x 0.30 %	\$3,000			
Tier 2 Amount: \$4,000,000 x 0.20 %	\$8,000			
Tier 3 Amount: \$18,000 x 0.10 %	\$18			
Tier 4 Amount: \$0 x 0.05 %	\$0			
Tier 5 Amount: \$0 x 0.01 %	\$0			
3. Access Compliance Fee (Minimum \$500)	\$10,000			
Tier 1 Amount: \$500,000 x 0.50 %	\$3,000			
Tier 2 Amount: \$1,500,000 x 0.25 %	\$4,000			
Tier 3 Amount: \$3,018,000 x 0.10 %	\$3,000			
Tier 4 Amount: \$0 x 0.08 %	\$0			
Tier 5 Amount: \$0 x 0.06 %	\$0			
Tier 6 Amount: \$0 x 0.04 %	\$0			
D. Community College Plan Check Fee	\$14,000			
Contract Cost: \$5,018,000 x 28.571 % x 1.0 %	\$14,000			
E. Other Costs (for working drawings)	\$66,000			
Advertising (Supportable)	\$6,000			
Printing of Documents (Supportable)	\$20,000			
Construct-ability Review (Supportable)	\$10,000			
Legal Services (Supportable)	\$30,000			
<i>Total PW may not exceed 13% of construction</i>	<b>True</b>			
<b>4. Construction (Estimate CCI: 6924)</b>	\$5,018,000	\$2,509,000	\$2,509,000	\$0
A. Utility Service	\$65,000			
4" C.I. pipe cut slab excavR&R QTY: 400 x \$163 / L.F.	\$65,000			
B. Site Development, Service	\$0			
C. Site Development, General	\$0			
D. Other Site Development	\$0			
E. Reconstruction	\$4,809,000			
F. New Construction (building) (w/Group I equip)	\$0			
G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$144,000			

	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
New Construction: \$0 x 2.0 %	\$0			
Reconstruction: \$4,809,000 x 3.0 %	\$144,000			
H. Other	\$0			
<b>5. Contingency</b>	\$351,000	\$176,000	\$176,000	\$0
New Construction: \$0 x 5.0 %	\$0			
Reconstruction: \$5,018,000 x 7.0 %	\$351,000			
<b>6. Architectural and Engineering Oversight</b>	\$125,000	\$63,000	\$63,000	\$0
New Construction: \$0 x 8.0 % x 25.0 %	\$0			
Reconstruction: \$5,018,000 x 10.0 % x 25.0 %	\$125,000			
<b>7. Tests and Inspections</b>	\$304,000	\$152,000	\$152,000	\$0
A. Tests	\$50,000			
Contract Cost: \$5,018,000 x 1.0 %	\$50,000			
B. Inspections	\$254,000			
Construction Months: 18 x \$14,094	\$254,000			
<b>8. Construction Management &amp; Labor Compliance Program (if justified)</b>	\$108,000	\$54,000	\$54,000	\$0
A. Construction Management	\$100,000			
Contract Cost: \$5,018,000 x 2.0 %	\$100,000			
B. Labor Compliance Program	\$8,000			
State Cost: \$3,351,000 x 0.25 %	\$8,000			
<b>9. Total Construction Costs (items 4 through 8 above)</b>	\$5,906,000	\$2,954,000	\$2,954,000	\$0
<b>10. Furniture and Group II Equipment (Estimate EPI: 3737)</b>	\$43,000	\$0	\$43,000	\$0
<b>11. Total Project Cost (items 1, 2, 3, 9, and 10)</b>	\$6,652,000	\$3,306,000	\$3,348,000	\$0

12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	0	0	0.00	\$0	\$0
Reconstruction	16,148	10,847	0.67	\$443	\$298

13. Anticipated Time Schedule							
Start Preliminary Plans	06/01/2022	Start Working Drawings	10/01/2022	Complete Working Drawings	04/01/2023	DSA Final Approval	02/01/2024
Advertise Bid for Construction	03/01/2024	Award Construction Contract	04/01/2024	Advertise Bid for Equipment	04/01/2025	Complete Project	09/01/2025

14. Phase	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Acquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$160,000	\$159,000	\$0	\$159,000
Working Drawings	\$192,000	\$192,000	\$0	\$192,000
Construction	\$2,954,000	\$2,954,000	\$0	\$2,954,000
Equipment	\$0	\$43,000	\$0	\$43,000
<b>Total Costs</b>	<b>\$3,306,000</b>	<b>\$3,348,000</b>	<b>\$0</b>	<b>\$3,348,000</b>
% of SS Total	49.68%	50.32%	<b>SS Total:</b>	<b>\$6,654,000</b>

## **6.1 Board of Governors Energy and Sustainability Policy**

### **Project: Moorpark College – Administration Building Reconstruction**

The Energy and Sustainability Policy of the Board of Governors of the California Community Colleges (CCC) provides goals and guidance for districts to achieve energy conservation, sustainable building, and physical plant management best practices necessary to reduce energy consumption. All major capital outlay projects starting design should at a minimum outperform by at least 15% the current Title 24 Standards (California Energy Code) for new construction and should at a minimum outperform the current Title 24 Standards by at least 10% for all major renovation projects. The following elements should be considered in the design of all buildings for the CCCs:

Siting and design considerations that optimize local geographic features to improve sustainability of the project, such as proximity to public transportation and maximizing use of vistas, microclimate, and prevailing winds.

Durable systems and finishes with long life cycles that minimize maintenance and replacement.

Optimization of indoor environmental quality for occupants.

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.

Space should be provided in each building to support an active program for recycling and reuse of materials.

### **Moorpark College – Administration Building Reconstruction**

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

- Incorporating high performance building design
- Develop an energy strategic plan and set performance targets
- Design systems that will measure and track energy usage
- Natural and native planting materials will be incorporated around the building to minimize, if not eliminate, the irrigation demand.
- Concrete walkways will be minimized to reduce storm water runoff and promote natural filtration into the soil as well as a reduction in the heat island effect.
- Overhangs will be incorporated to shade glazing.
- Low E dual glazing will be incorporated to reduce heat gain.

Ventura County Community College District  
Moorpark College  
Administration Building Reconstruction

- Roofing will incorporate cool roofing to reduce the heat island effect and heat gain.
- Heating and cooling will be provided by a highly energy efficient HVAC system.
- Independent HVAC controls will be provided and maintained by a campus system.
- Natural lighting will be incorporated whenever possible in the design.
- Energy saving lighting with automatic lighting controls and sensors will be used.
- Interior materials will be low in volatile organic compounds, high in recycled content.
- Water efficient fixtures, faucets and devices will be incorporated.
- A strict recycling program will be required during construction and will be monitored by the College.
- The college will participate in the local utility's energy incentive programs; and
- Photovoltaic panels will be incorporated where appropriate.

## **7.1 SAM REPORT**

### **PURPOSE OF THE PROJECT**

#### **Executive Summary**

The Moorpark College Administration Modernization/Reconstruction project addresses two needs: 1) it will bring the existing fifty-three (53) year old building up to current construction and ADA compliance codes and increase the building space efficiency and 2) will modernize and increase the space for Student Health Services to provide medical services, mental health counseling, immunizations, sexual health, nutritional counseling and a self-care center.

The reconstruction of the building will provide building efficiencies that will enable the Student Health Services area to expand their inadequate space to meet the needs of the students. The modernization of the space will allow for both the administrative offices and student health areas to upgrade to current communication technologies; replace antiquated infrastructure systems, provide code compliant restrooms, provide building fire protection systems, remove existing biohazards and bring all building systems to meet current code and compliance with Title 24 requirements.

The project will add needed space in the Student Health Services area of the building and will maximize the use of space in the Administration office areas. The new Administrative Service office complex will be 3825 ASF, General Assignment will be 3991 ASF and the Student Health Services area will be 3031 ASF keeping the assignable square footage at 10,847 ASF overall.

#### **Problem Statement**

Moorpark College is one of three campuses in the Ventura County Community College District and is known for its accomplishment in providing equal opportunity to postsecondary education at a minimum cost to all who wish to avail themselves of it. The 150-acre campus is in the city of Moorpark situated near Thousand Oaks, Agoura Hills, and Simi Valley. Moorpark College opened in 1967 with 2,500 students and today the student body is approximately 21,000 students ranging in age from 11 years old to 70 years old. The average of Moorpark students is between 18 and 30 years old with 55% women and 45% men. Minorities make up over 18% of the students. Moorpark College is also home to 150 foreign students from 52 different countries. The Ventura County Community College District's total valuation is \$146,714,306,122 with 25,238 FTES districtwide. Moorpark College has 20,945 students and 11,266 FTES in this current year. There are 8,355 low income students enrolled at Moorpark College. The college is truly a model of what a community college should be—an institution meeting the educational and cultural needs of the community it serves.

The Administration Building (A) is one of the original seven campus buildings built in 1967. The building has had one cosmetic remodel in 1997. The building rests on a concrete slab on grade with perimeter footings with pad footings at the columns. The main structure is brick, double wall, with a hollow cavity between the interior and exterior wall section. The State Facility Assessment completed in August 2013 noted the building would need a major remodel consisting of but not

limited to a full gut face-to-stud remodel with replacement of all systems and utility infrastructure. The major replacement of building systems would include:

- (Infrastructure): The sanitary sewer lines system under the building have failed and the entire system will need to be replaced. Current building water system uses galvanized pipes. Galvanized pipes have not been used since the 1960's because they can pose significant health concerns with drinking water and corrosion of the pipes leads to low water pressure.
- (Exterior): Replacement of all exterior glazing, doors and jambs, hardware, and windows. The building is at a higher elevation than surrounding campus and the exterior stairs and walkways around the building will need to be replaced for accessible entry into the building.
- (Interior): The interior of the building would need replacement of 9x9 floor tiles (known to have asbestos), all other floor coverings, deficient metal toilet partitions, interior partitions, insulation, non-compliant door hardware and grab bars. The building floors are not level in some areas of the building.
- (Mechanical/Plumbing): The mechanical system does not meet energy codes and needs to be replaced. The last partial mechanical equipment replacement was in 2007 and maintenance continues to repair the system as it fails. The building plumbing fixtures, and piping are original to building and should be replaced.
- (Electrical): The electrical system is fed from the 4160 volt distribution system delivering 240 volts to the original secondary electrical distributions system within the building, which should be replaced along with the lighting, and the UPS backup power for the campus telephone/computer system. (Fire Protection/Life Safety Systems) The current building fire protection system is inadequate, non-code-compliant and does not cover corridors, offices, and other common spaces. The building has a limited fire sprinkler system only covering storage and mechanical areas. The building needs a new fire protection and fire sprinkler system covering all building space.
- (Roof): The roof system is adequate but would need to be repaired/patched where new building systems are installed.
- (Telecommunication System): The main campus Information Technology system and primary District servers are in the Administration Building. The new building infrastructure would need to provide adequate fire protection, specialized sprinkler system and cooling system for the campus telecommunication system.

The proposed project is a modernization project in that the building will retain its existing gross square footage and footprint. The reconstruction would maximize the interior space of the building allowing for additional space for the Student Health Services area of the building. Currently the Administration Building includes the Office of the President, Office of Academic Affairs, Business Services offices, Instructional Technology Resources, Office of Institutional Effectiveness, Public Information Office, Academic Data Specialist office and Student Health

Services. All the offices in the Administration Building support the Moorpark instructional programs and the needs of students and faculty. The current Student Health Services space is not adequate to serve the demands of the Moorpark student population. Student Health Services provides health assessments, diagnosis and treatment of acute and minor medical illnesses; immunizations and TB assessments; sexual health counseling, testing and treatment for transmitted disease; nutrition counseling, routine physical exams, mental health counseling and a Self-Care Center where students can get over-the-counter medications for free. The 1,200 assignable square foot expansion for Student Health Services includes increasing the size of exam rooms, three new mental health offices, and additional record storage and circulation space.

Modernization/reconstruction of the Administration Building will:

1. Provide a functioning water system with reliable drinking water
2. Provide a functioning sewer system
3. Provide energy efficiencies and environmentally sustainable solution and Exceed Title 24, Part 6 Energy Efficiency Requirements by at least 10%;
4. Remove hazardous materials
5. Provide needed building fire sprinkler system
6. Provide a fire alarm system for entire building space
7. Provide accessible ramps and entries into the building
8. Provide accessible ADA space throughout the building
9. Upgrade the building electrical system
10. Prevent water intrusion by sealing the building exterior
11. Maximize academic administration, business offices, and student support offices, and student health services for space efficiency and capacity utilization
12. Comply with Field Act and current California Building Codes
13. Provide acoustical separations in the Student Health Center to comply with HIPPA codes.
14. Reduce maintenance repair costs
15. Minimizes impact on the College's operating budget
16. Ensure the solution is cost feasible for the product produced
17. Provide a safe and secure working space for students and staff.
18. Is consistent with the planning efforts/direction/goals of the College (Moorpark Facilities Master Plan)
19. Offers a long-term solution

## **B. RELATIONSHIP TO THE STRATEGIC PLAN**

Moorpark College's guiding documents for all construction and renovation projects, both state and district funded, are the Educational Master Plan which includes the Educational Strategic Plan and Facilities Master Plan 2019-2029. The Moorpark Facilities Master Plan provides a qualitative and quantitative description of the College's strategy to support the educational program needs, address the long-range forecast for enrollment, maximize funding opportunities and map out the future physical changes to the Campus. This plan builds on the work of



previous studies and strategy documents, ensuring that the Campus setting continues to support the students, faculty and staff. The major goal of the Facilities Plan is to provide new facilities and modernize existing buildings to accommodate academic programs, enrich student life and encourage collaboration. The challenge to the Facilities Master Plan is more than half of the existing buildings are over 35 years old and a third are at least 45 years old with over a third of the existing buildings candidates for significant renovation or replacement.

The Moorpark Administration Building is an original campus structure and has become the leading candidate for modernization/reconstruction to ensure the health and safety of students and staff. The failing sewer system, the corrosion and health exposure from the galvanized pipe water system, the age of the electrical and mechanical systems, the lack of fire sprinkler protection, the need for fire alarms, and the need for additional space for the Student Health Center suite has resulted in the Administration Building Modernization/Reconstruction project becoming the College's top priority for projects that have not yet been funded. Ventura County Community College District considers the Moorpark Administration Modernization the priority project for the district's 5-Year Capital Outlay Plan.

## **B. ALTERNATIVES**

Several alternatives were considered as possibilities to remedy the problem of providing the students and staff with a safe and healthy space required and for improving the delivery and capacity of the Administration Building includes the Office of the President, Office of Academic Affairs, Business Services offices, Instructional Technology Resources, Office of Institutional Effectiveness, Public Information Office, Academic Data Specialist office, Student Health Services and District/Campus IT servers. The alternatives that offered the most realistic possibilities included the following:

1. Modernize/Reconstruction of the Administration Building
2. Construct a new Administration Building
3. Relocate to Portables Buildings

### **Alternate No. 1: Modernize/Reconstruct the Administration Building**

**Scope:** To meet the needs for the safety and health of the students, faculty and staff, Alternative No. 1 would modernize and reconstruct the Administration Building of 19,701 GSF and 10,847 ASF. The overall the building gross will remain the same and the assignable square footage will be reduced slightly.

**Cost:** The cost for this alternative is estimated to be \$6,652,000 for modernization/reconstruction of the existing Administration Building.

**Funding Source:** The cost for modernization and reconstruction of the Administration Building would be divided between the state and the district in a 50% to 50% match respectively.

**Educational Impacts:** Modernization/Reconstruction of the Administration Building would allow for the building to remain in the current location which is centrally located on the campus. The Administration Building houses the President's Office, Academic Affairs Office, Business Office,

Institutional Technology Resources and most importantly to the student population, the Student Health Center. The proposed project would provide a safe and secure building for student, faculty and staff and provide an adequate and updated space for Student Health Services to provide medical testing and treatment, immunizations, mental health counseling and self-care treatment.

**Delivery Timeline:** Alternative No. 1 would deliver the solution in the shortest amount of time, less than three years from Preliminary Plans to final construction. The building structure would remain with all corrective work completed within the building footprint. The proposed construction site is near a parking lot that can be used for mobilization space and has access for delivery trucks and construction equipment.

**Key Considerations:** Modernizing the Administration building by demolishing the entire interior building down below the floor would offer the means of addressing the protection, safety and health needs of the Moorpark College students, faculty, and staff. The reconstructed building would reduce the maintenance & operations budget not just for routine repair to the building but for extensive repairs required if the building infrastructure failed. With a reconstructed facility, the current burden on the Maintenance & Operations Department's limited repair budget would be eliminated.

**Pros:** Modernization/reconstruction of the existing Administration Building would:

- Replace the building infrastructure (water lines, sewer lines, electrical and gas lines),
- Glazing the exterior panels of the building would improve energy efficiency,
- Replace the aged and dysfunctional mechanical, electrical, and plumbing systems (as recommended in the State FUSION Assessment Report,
- Remove hazardous materials (floor tiles with asbestos or lead paint),
- Remove accessibility barriers (ramps to the building, restrooms, walkways, and corridors, and building hardware),
- Bring the building up to current California building codes,
- Exceed Title 24, Part 6 Energy Efficiency Requirements by at least 10%,
- Provide building fire protection (fire alarm system and fire sprinklers),
- Reconfigure building space to provide for room efficiency, adequate ADA compliant restrooms and additional space for the Student Health Services program,
- Provide for appropriate acoustical wall separations in Student Health Services to meet HIPPA guidelines,
- Minimize College operating budget by offering a long-term solution to the current repair to the failing building and systems,
- Adhere to the Moorpark College Educational Master Plan and Facilities Master Plan.
- Least cost solution.

**Cons:**

- This project will require the staff and programs currently housed in the Administration Building to be relocated during construction.

## **Alternate No. 2: Construct a new Administration Building**

**Scope:** To meet the needs for the safety and health of the students, faculty and staff, Alternative No. 2 would construct a new Administration Building of 19,701 GSF. The overall building gross square footage would remain the same with a slight increase to the assignable square footage.

**Cost:** The cost for this alternative is estimated to be \$14,931,200 for all phases of the project.

**Funding Source:** The cost for new construction of the Administration Building would be divided between the state and the district in a 50% to 50% match respectively.

**Delivery Timeline:** Alternative No. 2 would not deliver the solution in the shortest amount of time. New construction for the Administration Building would add another eight to ten months to the timeline for modernization of the building.

**Key Considerations:** New construction of the Administration building by demolishing the entire existing building and upgrading the utility infrastructure would offer the means of addressing the safety and health needs of the Moorpark College students, faculty and staff. New construction would have to be in the same location as the existing building as the college campus has limited available space and the current location of the Administration building is centrally located on campus. The project would require the staff and programs to relocate to DSA approved portable buildings for two years or more.

**Pros:** Construction of a new Administration Building in the existing building campus location.

- Will include removal of building hazardous materials,
- Will include replacement of all building infrastructure (water lines, sewer lines, electrical and gas lines),
- Will include accessibility compliance for ramps to the building, restrooms, walkways and corridors, and building hardware,
- New construction would use current California building codes,
- Will exceed Title 24, Part 6 Energy Efficiency Requirements by at least 10%,
- Will provide adequate fire protection (fire alarm system and fire sprinklers),
- Will provide for appropriate acoustical separations in Student Health Services to meet HIPPA guidelines,
- Will minimizing College operating budget by offering a long-term solution,

**Cons:** New Building Construction:

- Will not adhere to the Moorpark College Facilities Master Plan which recommends modernization of existing Administration Building

- Will take longer to construction over modernization/reconstruction project.
- Will require portable swing space for staff and programs.
- Will be a financial burden to the Ventura County Community College District and Moorpark College to provide the 50% matching funding.
- Is not the least cost solution.

**Alternate No. 3: Relocate the Administration Building to portables for up to ten (10) years.**

**Scope:** As the Moorpark Administration building continues to age, the most critical building problem is the failure of the water and sewer system. With a disruption to these systems, for the safety and health of the students, faculty and staff the College would have to relocate all building occupants. Alternative No. 3 would relocate the Administration Building to DSA approved portable buildings. The overall building assignable square footage may need to increase depending on the size of the leased building space.

**Cost:** The cost for this alternative is estimated to be \$16,693,300 for all phases of the project for a ten-year period.

**Funding Source:** The cost for Alternate 1 and 2 would be divided between the state and the district in a 50% to 50% match respectively but for lease buildings, the cost would have to be borne 100% by the District. This is not a viable solution to providing a safe and healthy working space for the campus community utilizing the Administration Building.

**Delivery Timeline:** Alternative No. 3 would not deliver the solution in the shortest amount of time. Without assistance of a funding source for a permanent solution to the safety problems of the Administration Building, the occupants and programs could be in temporary leased building for up to ten years.

**Key Considerations:** Using leased portable buildings would not offer the means of addressing the safety and health needs of the Moorpark College students, faculty, and staff. The portable buildings would have to be located in the parking area north of the current Administration Building which reduces the number of parking spaces available for all college students and staff. This alternative is not consistent with the Educational Master Plan nor the Facilities Master Plan.

**Pros:** Alternate No. 3 leasing portable buildings

- It is a temporary solution if building infrastructure were to fail.

**Cons:**

- Will not replace of all building infrastructure (water lines, sewer lines, electrical and gas lines),
- Will not insure maximum space efficiency and capacity utilization,
- Does not minimize the displacement or replacement of other existing college resources,

- Does not meet goals of the Educational Master Plan, College Strategic Plan or the Facilities Master Plan,
- Will not exceed Title 24, Part 6 Energy Efficiency Requirements,
- Will not provide adequate fire protection,
- Will not provide for acoustical separations for Student Health Services,
- Will not minimizing College operating budget by offering a long-term solution,
- Does not offer a long-term solution,
- Is not the least cost solution.

**ECONOMICS ANALYSIS METRICS:**

	<b>Alternate No. 1 (Reconstruction)</b>	<b>Alternate No. 2 (New Construction)</b>	<b>Alternate No. 3 (Relocatable)</b>
Site Acquisition	\$0	\$0	10,862 sq. ft X \$150 per sq. ft Lease = \$1,629,300
Plans & Working Drawings	\$703,000	\$927,000	10-year Lease cost = \$16,293,300
<b>Construction Costs:</b>			Setup, delivering, electricity, telephone, data, fire protection cost = \$400,000
A. Utility Service	\$65,000	\$1,202,000	
B. Site Development Service	\$0	\$460,000	
C. Site Development – General	\$0	\$63,000	
D. Other Site Development	\$0	\$0	
E. Reconstruction	\$4,809,000	\$0	
F. New Construction	\$0	\$10,200,000	
G. Board of Governors Energy Policy	\$144,000	\$204,000	
H. Other - Demolition	\$0	\$257,000	
<b>Contingency</b>	\$351,000	\$619,300	
<b>Arch. &amp; Eng. Oversight</b>	\$125,000	\$296,600	
<b>Tests &amp; Inspections</b>	\$304,000	\$377,800	
<b>Const. Mgmt. &amp; Labor Compliance</b>	\$108,000	\$324,500	
<b>Furniture and Group</b>	\$43,000	\$0	
<b>Total Cost of Project:</b>	\$6,652,000	\$14,931,200	\$16,693,300

**SOLUTION CRITERIA MATRIX:**

<b>Solution Criteria</b>	<b>Alt. 1: Modernization</b>	<b>Alt. 2 New Construction</b>	<b>Alt. 3 Lease Modular Bldgs.</b>
Least Cost Solution	Yes	No	No
Educational Impact	No	No	No
Delivery Time	Yes	No	No
Campus Integration	Yes	Yes	No
Cohesiveness	Yes	Yes	No
Security	Yes	Yes	No
Energy Efficiency and Environmental Sustainability	Yes	Yes	No

**D. RECOMMENDED SOLUTION:**

**1. Which alternative and why?**

Alternative No. 1, (*Modernize/Reconstruct the existing Administration Building*) is the recommended permanent solution for the modernization needs of the Moorpark College Administration Building and Student Health Services suite. Alternative No. 1 is the only alternative to meet all the solution criteria. It addresses the need to provide a safe and healthy workspace for the offices of the President, Academic Affairs, Business Services, Instructional Technology, Institutional Effectiveness, Public Information, Academic Data Specialists and the Student Health Services suite. It provides the opportunity for the Student Health Services to meet required HIPPA guidelines. It addresses the goal of functional and operational efficiency through consolidation of resources. It presents the shortest time for the displacement of existing facilities occupants. It will not have a negative impact on the operating budget of the College. It is the least cost alternative. Of the three alternatives considered, it is the most compatible with the College’s Educational and Facilities Master Plans. Alternative No. 1 is the strongest of the alternatives investigated - from both a functional and cost-to-benefit perspective.

**2. Detailed scope description.**

The project will consist of building reconstruction then modernization of the space to accommodate the needs of the College’s administrative offices, the Student Health Services Center and campus information technology equipment. This master planned project will include modern building space that will be shared the Student Health Services Center. The building design will include better visual and auditory design; modern lighting; communication controls; and extra power and data capabilities. Building safety and security support will include a fire sprinkler suppression system, fire alarm system, accessible door handles, a door and window security system, and security cameras. The new design will meet the Sustainability Committee’s

set campus standards. The building design for this project will exceed Title 24 energy requirements by 15%. Additionally, the building mechanical and utility systems will meet current standards and the HVAC will be a zoning delivery system for maximum energy efficiency. Technology upgrades will support the current and future needs for the environment. A breakdown of the space categories and the allocation of assignable square feet is provided in the table that follows:

**SPACE ARRAY BREAKDOWN:**

<b>ROOM TYPE</b>	<b>DESCRIPTION</b>	<b>TOP CODE</b>	<b>PRIMARY ASF</b>
310 - 315	Office	0099	6,941
650-680	Admin. Services	6791	1,474
820-895	Health Services	6440	2,432
		<b>TOTAL</b>	<b>10,847</b>

**3. Basis for cost information.**

Credits for the Board of Governor’s Energy Incentive Program were included in the costs for reconstruction and new construction, as part of element *4G, Construction, Other* on the JCAF-32 document. These costs were predicated on using Savings by Design (SBD) to achieve a reduction in energy usage that will equate to at least 10% for reconstruction and 15% for new construction as compared to the Title 24, Part 6 guidelines. Energy credits were based on the following design and building features:

Energy Efficient Design and Construction Features

- Concrete unit masonry exterior walls with increased insulation
- Low-E insulated glass in windows and doors
- Sun-shading for east and west facing windows
- Variable speed/volume air handlers
- Insulated supply air ducts
- Local variable air volume space temperature controls
- Individual space temperature controls
- Consolidate exhaust for fume hoods
- Variable speed/volume exhaust fans
- High efficiency lighting
- Space occupancy sensors to control lighting and HVAC
- High efficiency chiller(s)
- Insulated hot and cold-water lines
- Building energy management system
- Commissioned building operating systems
- Low water flow fixtures in the restrooms
- Select regional materials
- Incorporation of renewable energy systems where feasible

The District will provide an *Energy Usage Calculator* prior to the request for Working Drawings and an *Energy Modeling Document* prior to submittal of the Working Drawings to DSA.

Information for cost projections, otherwise, was derived from the following sources:

- a) Chancellor’s Office Construction Cost Index Schedule 6924 (current) and EPI 3737
- b) Elite Modular (average costs for modular/temporary facilities) and CRB for site development and set-up.
- c) Engineering and construction management professionals
- d) Amador Whittle Architects, Inc.
- e) The Cambridge West Partnership database, which contains current information for building projects at more than 30 California community colleges

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

The alternative selected Alternative No. 1, Modernization/Reconstruction of the Administration Building was the least costly of the options investigated.

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

Moorpark College affirms that it will budget for ongoing maintenance and operations costs associated proposed project with existing local resources. The college’s current maintenance and operations budget and anticipated new costs for the proposed project are available in the table below. This project will not result in a need for additional faculty or staff positions. This project will include installation of efficient mechanical and electrical devices, which will result in a reduction of operational and maintenance costs.

Maintenance and Operations Budget	
Current Year Budget	\$5,514,657 Moorpark College
Budget After Project Completion	\$5,514,657 Moorpark College
Difference	0 (Possible savings as less maintenance service with new building systems but new building will require the same staffing level for daily maintenance)

The administrative and classified staff to support the modernized Administration Building would not change from current staffing. The proposed project addresses modernization of office and support space and building deficiencies only. The project, therefore, will not impact the operating budget relative to the need for additional certificated or classified staff. This condition is expected to change by the year 2025/26 when the project would come online. Any additional certificated or support staff that is required, however, would be in direct correlation with an increase in the number of full-time equivalent students (FTES) produced. As such, any expense for additional staffing would be offset within the College’s annual operating budget.

From a maintenance and operations perspective, the Project will include the replacement of antiquated mechanical and utility systems. Space efficiency and the introduction of new energy efficient systems are anticipated to result in cost reductions to the College’s operating budget. Consolidation of the new space will also maintain the current efficiency enjoyed with regard to operational management and oversight.



The project will not add new space and will not impact the day-to-day custodial maintenance function. It is anticipated that any cost associated with daily maintenance and upkeep will be absorbed within the operating budget of the College. This project should not impact the College's scheduled maintenance program.

The impact of the selected alternative on the operating budget of the College is further discussed in *Item 11.1, Analysis of Future Costs*, in the context of this Final Project Proposal.

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

There are no known risks or limitations that have been identified for the project. There is always the risk of unknown conditions on the site. An assessment will be conducted as part of the site development/preparation process to ascertain if any limitations or compromising conditions exist, but none are known or anticipated.

**7. List requested interdepartmental coordination and/or special project approval.**

Internal coordination will be ongoing and include interface with students, faculty, staff, the college's administration department heads, as well as with the Vice President of Administrative Services, the President of Moorpark College, the campus's Director of Facilities, the Vice Chancellor of Business & Administrative Services, the Chancellor and the Ventura County Community College District Board of Trustees. With the exception of the normal state requirements (e.g. California Environmental Quality Act, Department of State Architects, and State Board of Public Works) addressed as part of the planning process, there are no special approvals required for the Project.

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

Consistent with the provisions of Government Code Section 65041.1 - 65042, the California Community Colleges are exempt from these provisions of this government code section.

## 8.1 California Environmental Quality Act

### Exemptions for Environmental Impact Report:

**Reasons why project is exempt:** This project is exempt pursuant to categorical exemption per CEQA Guidelines §15302 - Class 2, *Replacement or Reconstruction*, which identifies exemptions for replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This proposed project involves the replacement and reconstruction of existing art studios and labs with a new Visual Arts Building on the site of the existing art labs. The size of the proposed replacement building would be located on the same site as existing facilities and have the same purpose and capacity as the structures replaced.

The reconstructed Moorpark Administration building envisioned for this project would serve the same purpose as existing Administration and Student Health Science building, updated to current and future standards for an improved educational experience. As a result of the proposed reconstruction of the existing facilities, the proposed project would enhance the quality of educational facilities on the campus and improve the educational opportunities at Moorpark College students and faculty, in the community of Moorpark in general.

The project does not include any of the exceptions to applicable exemptions listed in CEQA Guidelines § 15300.2, which would disallow use of a categorical exemption. Those exceptions are:

- *The cumulative impact of the project and successive projects of the same type in the same place, over time is significant.*
- *There is a reasonable possibility that the project would result in a significant adverse impact due to unusual circumstances.*
- *The project will adversely affect a scenic highway or other scenic resources.*
- *The project site is located on a hazardous waste site listed pursuant to Government code Section 65962.5 (i.e. Cortese List).*
- *The project may cause a substantial adverse change in the significance of a historical resource.*

None of these exceptions apply to the proposed project.

Staff believes this project qualifies for CEQA Guidelines § 15302 - Class 2, *Replacement or Reconstruction* Categorical

Exemptions: Therefore, preparation of a CEQA Initial Study is not required

## 9.1 ANALYSIS OF FUTURE COSTS

### **Project: Moorpark College – Administration Building Reconstruction**

This project will not have a significant impact on the future operating budget of the College. A summary overview of anticipated impacts is provided below:

#### **Personnel Cost:**

##### Administrators/Managers:

The proposed project will not change the number of administrators or managers in the Administration Building.

##### Certificated Staff:

This proposed project will not affect the Administration Building certificated staff.

##### Classified Staff:

The proposed infrastructure project will not affect classified staff. The Administration Building will still house the same number of classified staff.

#### **Impact on Operating Budget of the College:**

##### Maintenance & Operations:

This Administration Building project will not increase Maintenance & Operations custodial staffing. Both gross and assignable square footage of the building is the same as the current Administration Building. The reconstructed building will not have a negative impact for other Maintenance & Operations staffing. Replacing the building systems will be more efficient and will be easier to control, operate and maintain. The new high-performance Administration Building will reduce fossil fuel dependence, energy use and pollution, it will lower operating costs, improves the reliability of the building, and reduce the long-term costs of educational facility ownership.

##### Depreciation:

Community colleges are not required to depreciate the value of their buildings.

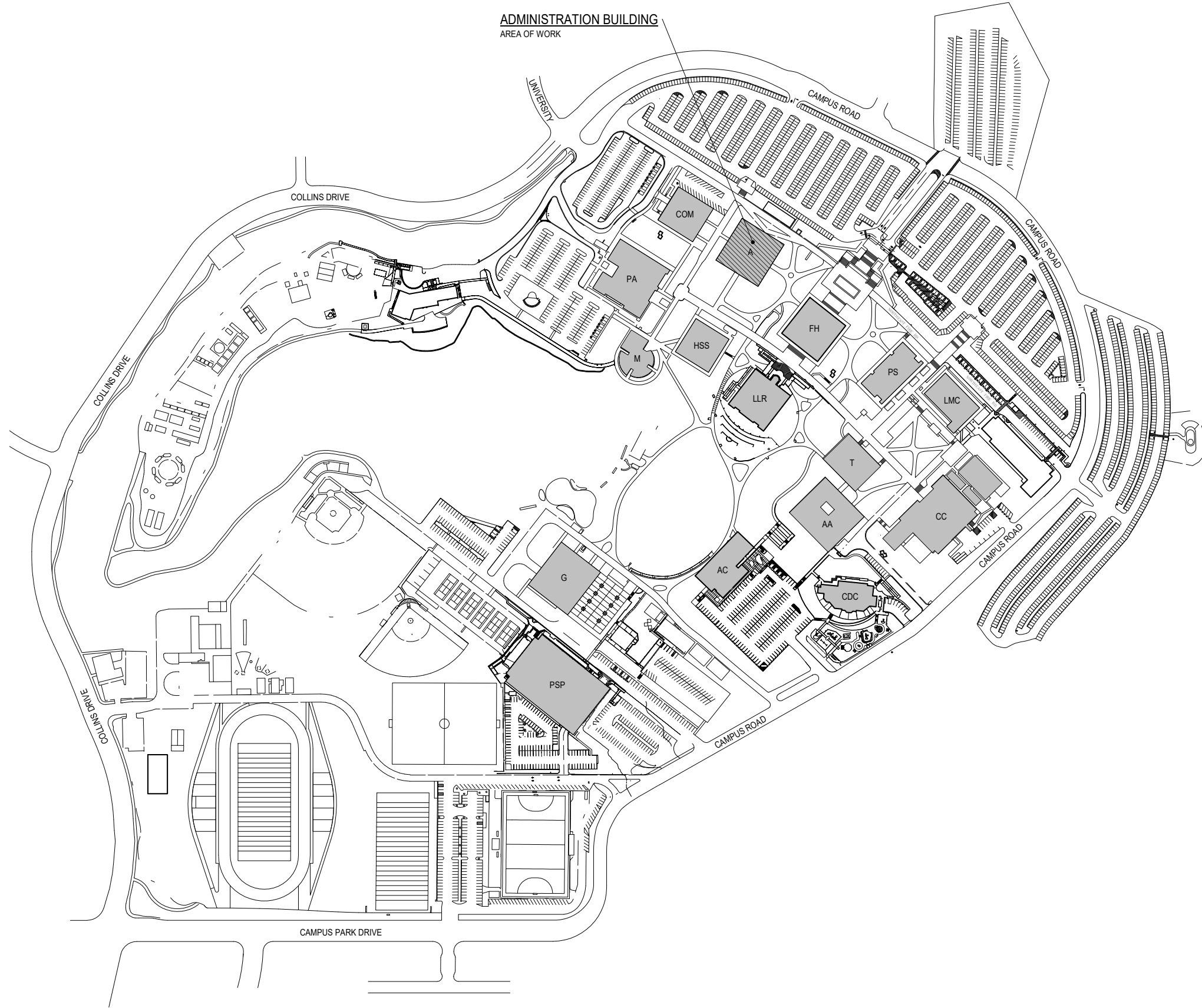
#### **Program/Course/Service Approvals**

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.

There will be no new programs or services in the Administration Building. The main focus of this project is to update this original campus building up to all current State and Federal building codes and to replace the failing building infrastructure. A secondary advantage to the modernization/reconstruction project will be the reassignment of assignable square footage to add needed space to the Student Health Center suite.



Map Satellite



**LEGEND**

BUILDING	A#	CERTIFICATION DATE
A - ADMINISTRATION	A#27079	01/23/1979
AA - APPLIED ARTS	A#27214	01/20/1969
AC - ACADEMIC CENTER	A#03-110305	01/05/2015
CC - CAMPUS CENTER	A#27214	01/20/1969
CDC - CHILD DEVELOPMENT CENTER	A#03-107539	07/29/2010
COM - COMMUNICATIONS	A#51411	02/09/1995
FH - FOUNTAIN HALL	A#03-108616	07/03/2013
HS - HEALTH SCIENCE	A#03-111305	12/12/2012
HSS - HUMANITIES / SOCIAL SCIENCE	A#35424	02/05/1976
LLR - LIBRARY / LEARNING SOURCES	A#03-104726	11/20/2012
LMC - LIFE / MATH / COMPUTER SCIENCE	A#27214	01/20/1969
M - MUSIC	A#35424	02/05/1976
MO - MAINTENANCE / OPERATIONS	A#27079	01/23/1969
O - OBSERVATORY	A#47124	04/05/1989
PA - PERFORMING ARTS	A#57288	08/08/1999
PS - PHYSICAL SCIENCE	A#27214	01/20/1969
SS - STUDENT SERVICES	A#40577	12/12/1978
T - TECHNOLOGY / BUSINESS	A#31714	06/16/1971
G - GYMNASIUM	A#27349	08/21/1968
Z - ZOO	A#03-111321	05/23/2013
PSP - PARKING STRUCTURE / POLICE STATION	A#03-114024	11/15/2016

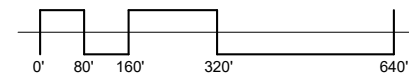
**CODE ANALYSIS** (CONSTRUCTED PER UBC 1966)

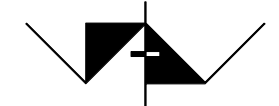
EXISTING ADMINISTRATION BUILDING

ALTERATIONS SHALL COMPLY WITH SFM ADOPTED SECTIONS OF CBC 2016, CHAPTER 34.

- A. OCCUPANCY TYPE : B - 2
- B. CONSTRUCTION TYPE: V - B
- C. NUMBER OF STORIES: ONE
- D. BUILDING HEIGHT: 15'-0"
- E. AREA ANALYSIS:
  - 1. ACTUAL FLOOR AREA: 16,943 G.S.F. w/o OVERHANGS  
5,258 G.S.F. OVERHANGS  
22,201 G.S.F. TOTAL
  - 2. BASIC ALLOWABLE AREA: 9,000 S.F.
- F. FIRE SPRINKLERS: NONE NOW  
UPGRADE PROVIDES SPRINKLERS ALLOWABLE AREA = 36,000 S.F.

1 **CAMPUS SITE PLAN**  
1" = 160'-0"

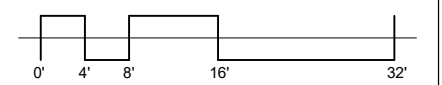



 <b>AMADOR WHITTLE ARCHITECTS, INC.</b>		28328 AGOURA ROAD, SUITE 203 AGOURA HILLS, CA 91301 (805) 530-3938, (818) 874-0071
<b>ADMINISTRATION BUILDING FPP</b>		
7075 CAMPUS ROAD MOORPARK, CA 91320 Project Status		
NOTE: THIS SHEET IS ONE OF A SET OF DOCUMENTS WHICH INCLUDES, BUT IS NOT LIMITED TO, DRAWINGS AND SPECIFICATIONS ADDRESSING ALL TRADES. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL BIDDERS WITH A FULL SET OF CONSTRUCTION DOCUMENTS. ALL BIDDERS SHALL REVIEW THE ENTIRE SET OF DOCUMENTS. IF THERE IS A CONFLICT BETWEEN DISCIPLINES, THE MOST EXPENSIVE OPTION SHALL BE BID.		
REVISIONS	DATE: 06/24/19	
	DRAWN: PVP	
	CHECK: WJAJAA	
	JOB NO: 19-MPC-031	
<b>CAMPUS SITE PLAN</b>		<b>A1.01</b> OF
IF THIS SHEET IS NOT 36" X 24", IT IS NOT FULL SIZE. SCALE DRAWINGS ACCORDINGLY		



DEPARTMENT LEGEND		PROGRAM
GENERAL ADMINISTRATION	3,825 S.F.	3,928 S.F.
GENERAL ASSIGNMENT	3,991 S.F.	4,764 S.F.
HEALTH SERVICES	3,028 S.F.	2,134 S.F.
	<b>10,844 S.F.</b>	<b>10,826 S.F.</b>

General Administration		General Assignment		Health Services	
Luis Sanchez PRESIDENT	365 SF	GEN ASSGN	210 SF	EXAM	135 SF
BREAK ROOM	146 SF	Kelly Pettrash GEN ASSGN	118 SF	EXAM	135 SF
Sylvia Barajas VICE PRESIDENT	257 SF	Kim Watters GEN ASSGN	99 SF	EXAM	135 SF
VICE PRESIDENT	257 SF	CONFERENCE ROOM (OCCUPANCY LOAD 38)	576 SF	EXAM	117 SF
CONFERENCE	473 SF	Adelle H. GEN ASSGN	164 SF	MENTAL HEALTH	120 SF
Waiting GEN ADMIN	339 SF	Mary Ross GEN ASSGN	210 SF	MENTAL HEALTH	121 SF
Julius Sukuenu VICE PRESIDENT	257 SF	Allam Elhassini GEN ASSGN	118 SF	MENTAL HEALTH	120 SF
STORAGE/ EMERG.	32 SF	Oleg Bespalov GEN ASSGN	201 SF	Sharon Manakas HEALTH COORDINATOR OFFICE	211 SF
ANNOUNCEMENT CENTER	32 SF	Lisa Branton GEN ASSGN	102 SF	STORAGE	43 SF
James Schuelke DIRECTOR OF COMMUNICATIONS	244 SF	Rocio Avina GEN ASSGN	99 SF	GENERAL SUPPORT OFFICE	118 SF
EXECUTIVE SUITES / OPEN OFFICE	1230 SF	GEN ASSGN	99 SF	HEALTH ED	204 SF
WAITING	98 SF	Gabby Chicon & Student GEN ASSGN	102 SF	GENERAL SUPPORT OFFICE	120 SF
STORAGE/ EMERG.	30 SF	Lynda Dobson GEN ASSGN	102 SF	HEALTH ED	137 SF
ANNOUNCEMENT CENTER GEN WORK AREA	98 SF	Elizabeth Neilson GEN ASSGN	112 SF	GENERAL SUPPORT OFFICE	137 SF
	3825 SF	Loungue	279 SF	WORKROOM	137 SF
		MAIL ROOM	212 SF	REST ROOM	87 SF
		Letrisha Mai GEN ASSGN	118 SF	GENERAL WAITING	188 SF
		Ana Barceñas GEN ASSGN	118 SF	Maria RECEPTION	99 SF
		Mike Huffman GEN ASSGN	118 SF	REST ROOM	87 SF
		Seville GEN ASSGN	118 SF	GENERAL WAITING	188 SF
		Michele Perry GEN ASSGN	212 SF	STORAGE	43 SF
		LACTATION ROOM	61 SF	STORAGE	Placed
		David Casas GEN ASSGN	118 SF	HEALTH WAITING	446 SF
		Alan Couler GEN ASSGN	118 SF	GENERAL WAITING	Not Placed
		Mary Anne Beck GEN ASSGN	112 SF		
		STORAGE	94 SF		
		LACTATION ROOM	61 SF		
			3991 SF		





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**ADMINISTRATION BUILDING FPP**

7075 CAMPUS ROAD  
MOORPARK, CA 91320

**Project Status**

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	CHECK: WJA/JAA
	JOB NO: 19-MPC-031

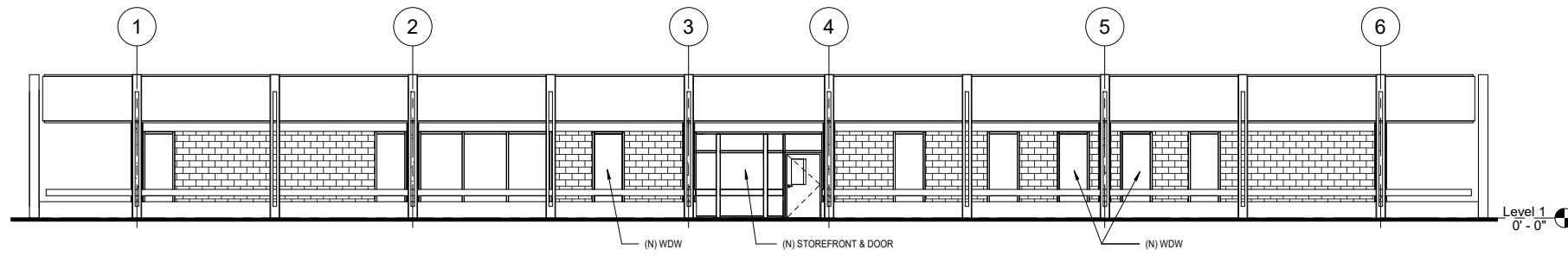
**PROPOSED PLAN**

1/8" = 1'-0"

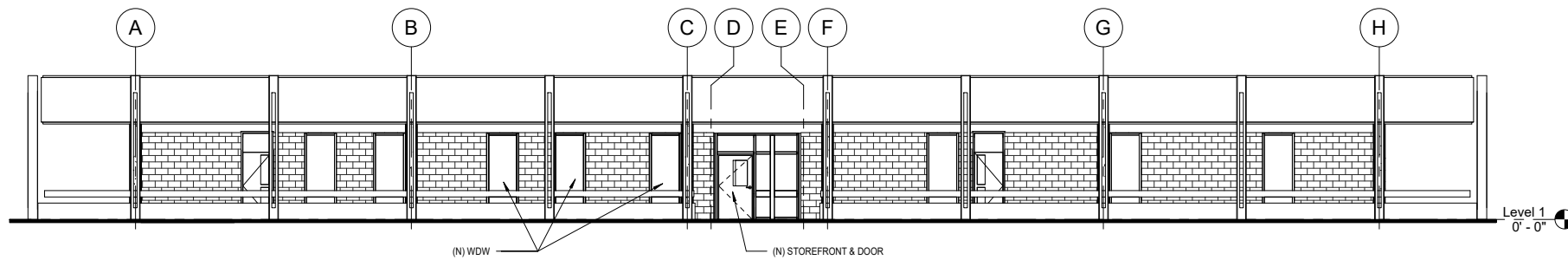
**A1.03**

OF

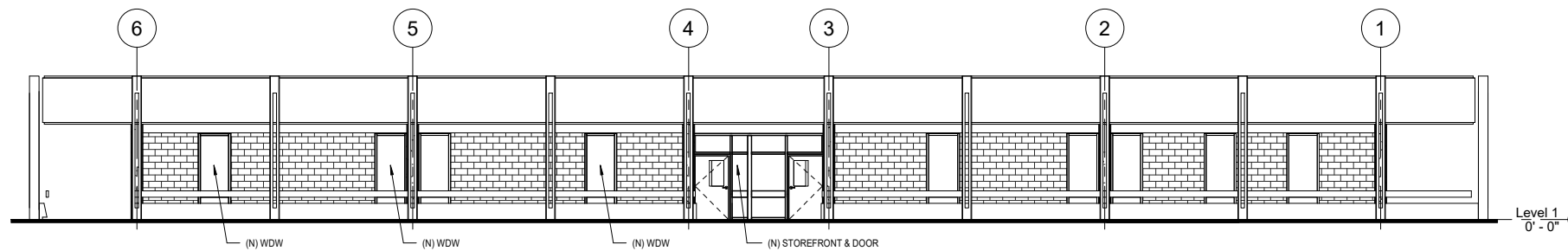
**1 PROPOSED PLAN**  
1/8" = 1'-0"



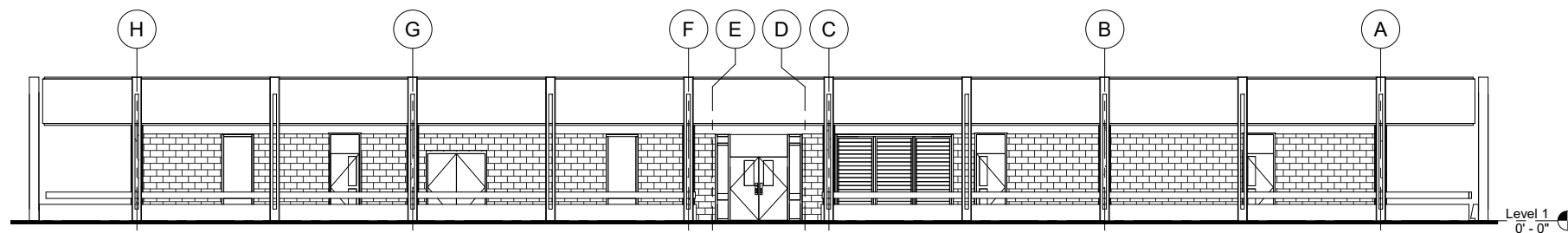
1 EAST ELEVATION  
1/8" = 1'-0"



2 SOUTH ELEVATION  
1/8" = 1'-0"



3 WEST ELEVATION  
1/8" = 1'-0"



4 NORTH ELEVATION  
1/8" = 1'-0"



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**EXTERIOR ELEVATIONS**

**A2.01**  
OF

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10.5 Electrical Plans (as needed)

**Not Applicable**



10.6 Mechanical Plans (as needed)

**Not Applicable**

**DISTRICT** Ventura County Community College District (680)  
**CAMPUS** Moorpark College (681)

**Project:** MC - Administration Building Reconstruction

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
060	Alter/Conversion Area	0099	General Assignment	1	0	61	0	61	\$0.00	\$0
300-355	Administration Offices	6000 - 9600	General Administration Services,Health Services	16	22	3,806	3,450	356	\$31.17	\$22,006
300-355	Faculty Offices	0099 - 4999	General Assignment	22	26	3,074	4,384	-1,310	\$27.32	\$0
650-655	Staff Lounge	0000-9600		2	1	425	380	45	\$28.31	\$4,133
680-685	Meeting Rooms	0000-9600		2	52	1,049	532	517	\$28.31	\$16,307
800-895	Health Care	6440		11	11	1,995	1,703	292	\$55.66	\$17,589
800-895	Health Care	6440		1	0	437	377	60	\$0.00	\$0
<b>TOTAL</b>	-	-	-	<b>55</b>	<b>112</b>	<b>10,847</b>	<b>10,826</b>	<b>21</b>	-	<b>\$43,259</b>

Report Generated: 07/27/2020

12.1 Justification of Additional Costs exceeding Guidelines (as needed)

**Not Applicable**

13.1 Detailed Equipment List

**Not Applicable**