

Ventura County Community College District

Ventura College

New Science Lab Annex

Initial Project Proposal 2023-2024

August 1st, 2020



District: Ventura County Community College District
College / Center: Ventura College
Project Name: New Science Lab Annex
Project Type: New Construction, Replacement

Project Funding

	<u>State</u>	<u>Non-state</u>	
Land Aquisition:	\$0	\$0	Budget Year: 2023
Prelim. Plans:	\$160,614	\$160,613	Const. Cost Index: 6924
Working Draw:	\$187,518	\$187,517	5 yr. Plan Priority: 3
Construction:	\$4,747,312	\$4,747,310	Net ASF: 4,545
Equipment:	\$0	\$382,760	Total GSF: 13,500
	\$5,095,444	\$5,478,200	

Total Cost: **\$10,573,644**

Project Description: See attached page for detail.

Master Plan Comments: Ventura College transforms students' lives, develop human potential, create an informed citizenry, and serve as the educational and cultural heart of our community. Placing students at the center of the educational experience, the college serves a highly diverse student body by providing quality instruction and student support, focusing on associate degree and certificate completion, transfer, workforce preparation, and basic skills. Programs using the Science Lab Annex offer degrees and certificates in undergraduate degrees in anatomy, organic chemistry, agriculture plant science, and water science. The programs offer certificates in landscape management and natural resource management.

The 2022-2026 5-Year Capital Outlay Plan lists the new Science Lab Annex as Ventura College's priority project. The Ventura College Facilities Master Plan recommends the replacement or modernization of the Science & Math program instructional space and replacement of temporary instructional space for CTE programs, agriculture programs and water science program. The College Strategic Action Plan recognizes the importance of the science, CTE and STEM programs and has set goals to provide upgraded and modernized teaching/learning spaces, making them more efficient, productive, safer, and technologically relevant for today's teaching/learning environment.

CEQA Status:

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	Yes	No	No	No
Initial Study	No	No	No	Yes
Negative Declaration	No	No	No	Yes
Draft EIR	No	No	No	Yes
Final EIR	No	No	No	Yes

Type of Project and Qualifying Information:

- NA **Life Safety Project** - Required Supporting report is attached and establish imminent danger
- Yes **Project Design** - Construction and equipment design conform with State design and cost guidelines
- Yes **Infrastructure**
Type of project: New Construction
- No **Loss Imminent** - Loss or failure of infrastructure is imminent
- No **Master Planning or Project Planning** - District's general fund's ending balance is less than 5% of the total

Yes **Instructional Space**

Type of space: New Construction

Major ASF: Teaching Lab

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

Yes **Academic Support, Student Services or Administrative Space**

Type of space: New Construction

Major ASF: Teaching Lab

NA **Other Facility Projects**

Type of space: N/A

Primary ASF of request space: N/A

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

Supplemental Information and Alternatives Explored

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

Yes - Cost to reconstruct existing building is more than 50% of cost of a new building

No - Usage in the new building will be the same as usage in the building replaced

No - Replaced building will be demolished and costs are included in the project

No - Alternative instructional delivery system, distance learning, other such means

Yes - District or private funding sources

Yes - Other :Replacement of portables classrooms and labs.

- Total construction period in number of Months:12

Additional Forms/Pages enclosed

Yes - District Five-Year Construction Plan or project related pages of said document

NA - Critical Life-safety third party justification

NA - Engineering test or other related documents

Yes - JCAF 32 Cost Estimate Summary and Anticipated Time Schedule

NA - Other FPP related forms:

District Contact: David El Fattal

Phone No: (805) 652-5536

Date: 07/23/2020 10:54 AM

Fax No:

Prepared By: David El Fattal

E-mail Address: delfattal@vcccd.edu

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

Approved by:

Name / Title

Signature / Date

Project Description:

The Science Lab Annex at Ventura College will address growth needs: 1) it will provide growth space for the Science Division programs by providing more student lab stations per section and 2) it will provide upgraded and modernized teaching/learning spaces for Anatomy, Agriculture and Organic Chemistry as well as other current and up and coming STEM and CTE programs making them more efficient, productive, safer and technologically relevant for today's learning environment. Ventura College provides a comprehensive curriculum including Agriculture, Anatomy, Anthropology, Astronomy, Biology, Chemistry, Engineering, Environmental Science and Resource Management (ESRM), Geographic Information Systems (GIS), Geography, Geology, Microbiology, Physics and Physiology. They offer Associates degrees in Biology, Engineering and Physical Science/Engineering Technology. Ventura College also offers the gateway prerequisite courses for the health career field. Their courses articulate well with other academic institutions leading to a successful transfer to the CSU and UC systems. A career in science, technology, engineering, or mathematics involves students in planning, managing, and providing scientific research and professional and technical services including laboratory and testing services, and research and development services. Given the critical nature of much of the work in specialized science curriculum, job possibilities abound even in times of economic downturn.

The new Science Lab Annex would be a single-story building located in a vacant space directly west of the Science & Math Complex. This location would be convenient for students, faculty, and staff to move within the existing science complex. The new 9,530 assignable square foot facility will provide the adequate space for larger specialized science labs with the necessary safety protocols to meet the needs of the various science programs. The new Science Annex will include:

1. One Anatomy Lab with 28 student stations and a dedicated instructional room for cadavers with specialized ventilation, equipment storage and a shared lab technician prep space.
2. One Organic Chemistry lab with 12 fume hoods that accommodate 28 stations and a service area for lab technicians, equipment, and a well-ventilated chemical storage.
3. One Agriculture Lab with 30 student stations, shared service area for materials, equipment storage and lab technician.
4. One general Physical Science lab with 30 student stations with a shared service area for materials, equipment storage and lab technician.
5. ADA compliant restrooms.

The Anatomy and Organic Chemistry programs offer prerequisite courses for students who are pursuing careers in science, nursing, and other health industry careers and for transfer to four-year colleges or universities.

- The existing Anatomy Lab space in the Science & Math Building is inadequate to accommodate the number of students needed to be efficient. The Anatomy Lab Service space needs to increase by 60% to provide a cadaver cold room for hands-on instruction and requires an adequate ventilation system.
- The existing Organic Chemistry lab is limited on the number of students due to a lack of space for additional fume hoods. To bring the lab space up to 28 student stations would require the room to have twelve (12) fume hoods which is not possible in the existing lab. The new Organic Chemistry lab requires specialized

equipment and space for safety protocols. It must be designed to meet current regulatory codes for chemical storage and ventilation.

- The newly established and growing agriculture program needs a designated space to hold laboratory courses. They do not have a designated space and must rely on unused time slots in other laboratory spaces. This lack of space is detrimental to the continued growth of the agriculture program. The Ventura College Agriculture program includes food production and processing, natural resources management and forestry.
- The one new general Physical Science Laboratory with 30 student stations will be available for existing STEM programs, Water Science and other CTE programs as well as future programs developed to support economic development in the region.

DISTRICT Ventura County Community College District (680)

CAMPUS Ventura College (683)

Project: New Science Lab Annex

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
210	Class Lab	0101	Agriculture Technology & Sciences, General -	1	30	Env&Cons 8	1,800	158	1,025	775
210	Class Lab	0300	Environmental Sciences and Technologies	1	30	Env&Cons 6	1,800	329	1,026	774
210	Class Lab	0410	Anatomy and Physiology	1	28	Sci&Math 318	1,680	253	1,086	594
210	Class Lab	1905	Chemistry, General	1	28	Sci&Math 216	2,000	160	1,589	411
215	Class Lab Service	0101	Agriculture Technology & Sciences, General -	1	0		300	61	0	300
215	Class Lab Service	0101	Agriculture Technology & Sciences, General -	1	0		150	30	0	150
215	Class Lab Service	0410	Anatomy and Physiology	1	0	Sci&Math 318B	600	186	164	436
215	Class Lab Service	0410	Anatomy and Physiology	1	0	Sci&Math 318A	300	87	95	205
215	Class Lab Service	1905	Chemistry, General	1	0		400	156	0	400
215	Class Lab Service	1905	Chemistry, General	1	0		500	195	0	500
TOTAL	-	-	-	10	116	-	9,530	1,615	4,985	4,545

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DISTRICT Ventura County Community College District (680)		CAMPUS Ventura College (683)					
Project: New Science Lab Annex		Date Prepared:		Estimate CCI: 6924		CFIS Ref. #:	
Request For: L <input type="checkbox"/> P <input checked="" type="checkbox"/> W <input type="checkbox"/> C <input type="checkbox"/> E <input type="checkbox"/>		Prepared by:		Estimate EPI: 3737		DoF Project ID:	
		Total Cost	State Funded	District Funded			
				Supportable	Non Supportable		
1. Site Acquisition (Acres: 0)		\$0					
2. Preliminary Plans (Estimate CCI: 6924)		\$322,000	\$161,000	\$161,000	\$0		
A. Architectural Fees (for preliminary plans)		\$237,000					
B. Project Management (for preliminary plans)		\$85,000					
C. Division of the State Architect Plan Check Fee		\$0					
D. Preliminary Tests (soils, hazardous materials)		\$0					
E. Other Costs (for preliminary plans)		\$0					
3. Working Drawings (Estimate CCI: 6924)		\$375,000	\$188,000	\$187,000	\$0		
A. Architectural Fees (for working drawings)		\$271,000					
B. Project Management (for working drawings)		\$0					
C. Division of the State Architect, Plan Check Fee		\$80,000					
D. Community College Plan Check Fee		\$24,000					
E. Other Costs (for working drawings)		\$0					
<i>Total PW may not exceed 13% of construction</i>		True					
4. Construction (Estimate CCI: 6924)		\$8,454,000	\$4,227,000	\$4,227,000	\$0		
A. Utility Service		\$0					
B. Site Development, Service		\$0					
C. Site Development, General		\$0					
D. Other Site Development		\$0					
E. Reconstruction		\$0					
F. New Construction (building) (w/Group I equip)		\$8,288,000					
G. Board of Governor's Energy Policy Allowance (2% or 3%)		\$166,000					
H. Other		\$0					
5. Contingency		\$423,000	\$211,000	\$211,000	\$0		
6. Architectural and Engineering Oversight		\$169,000	\$85,000	\$85,000	\$0		
7. Tests and Inspections		\$268,000	\$134,000	\$134,000	\$0		
A. Tests		\$85,000					
B. Inspections		\$183,000					
8. Construction Management & Labor Compliance Program (if justified)		\$182,000	\$91,000	\$91,000	\$0		
A. Construction Management		\$169,000					
B. Labor Compliance Program		\$13,000					
9. Total Construction Costs (items 4 through 8 above)		\$9,496,000	\$4,748,000	\$4,748,000	\$0		
10. Furniture and Group II Equipment (Estimate EPI: 3607)		\$383,000	\$0	\$383,000	\$0		
11. Total Project Cost (items 1, 2, 3, 9, and 10)		\$10,576,000	\$5,097,000	\$5,479,000	\$0		
12. Project Data		Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF	
New Construction		13,500	9,530	0.71	\$870	\$614	
Reconstruction		0	0	0.00	\$0	\$0	
13. Anticipated Time Schedule							
Start Preliminary Plans	07/01/2023	Start Working Drawings	12/01/2023	Complete Working Drawings	05/01/2024	DSA Final Approval	11/01/2024
Advertise Bid for Construction	11/15/2024	Award Construction Contract	12/15/2024	Advertise Bid for Equipment	03/01/2025	Complete Project	12/15/2025

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Planning

14. Phase	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Acquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$161,000	\$161,000	\$0	\$161,000
Working Drawings	\$188,000	\$187,000	\$0	\$187,000
Construction	\$4,748,000	\$4,748,000	\$0	\$4,748,000
Equipment	\$0	\$383,000	\$0	\$383,000
Total Costs	\$5,097,000	\$5,479,000	\$0	\$5,479,000
% of SS Total	48.19%	51.81%	SS Total:	\$10,576,000

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CAMPUS Ventura College (683)

Project: New Science Lab Annex

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
210	Class Lab	0101	Agriculture Technology & Sciences, General	1	30	1,800	1,025	775	\$88.82	\$68,836
210	Class Lab	0300	Environmental Sciences and Technologies	1	30	1,800	1,026	774	\$88.24	\$68,298
210	Class Lab	0410	Anatomy and Physiology	1	28	1,680	1,086	594	\$88.82	\$52,759
210	Class Lab	1905	Chemistry, General	1	28	2,000	1,589	411	\$88.82	\$36,505
215	Class Lab Service	0101	Agriculture Technology & Sciences, General	1	0	300	0	300	\$20.56	\$6,168
215	Class Lab Service	0101	Agriculture Technology & Sciences, General	1	0	150	0	150	\$88.82	\$13,323
215	Class Lab Service	0410	Anatomy and Physiology	2	0	900	259	641	\$88.82	\$56,934
215	Class Lab Service	1905	Chemistry, General	2	0	900	0	900	\$88.82	\$79,938
TOTAL	-	-	-	10	116	9,530	4,985	4,545	-	\$382,760

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