

# Final Project Proposal

## 2011-2012

Community College Construction Act of 1980  
Capital Outlay Budget Change Proposal

### **Library/Media Remodel**

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Proposal Name

### **Gavilan Joint Community College District**

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Community College District

### **Gavilan College**

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College or Center

**June 1, 2009**

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Date

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

## 2.1 Final Project Proposal Checklist

**District:** Gavilan Joint Community College District  
**College:** Gavilan College  
**Project:** Library/Media Remodel  
**Prepared by:** BFGC Architecture **Date:** June 1, 2009

Section	Description	Status	Date
1.1	Title Page	Completed	4/11/2009
2.1	Final Project Proposal Checklist	Completed	4/11/2009
3.1	Approval Page - Final Project Proposal (with original signatures)	Completed	4/11/2009
3.2	Project Terms and Conditions	Completed	4/11/2009
4.1	Analysis of Building Space Use and WSCH - JCAF 31	Completed	4/11/2009
5.1	Cost Estimate Summary - JCAF 32	Completed	5/2/2009
5.2	Quantities and Unit Costs supporting the JCAF 32 <i>(Insert the optional cost analyses into this section.)</i>	Completed	5/2/2009
6.1	California Energy Commission Approved Audit	Completed	4/12/2009
7.1	Responses to Specific Requirements -- State Administrative Manual	Completed	5/2/2009
	<i>(Also provide this section electronically in Word 6. Version)</i>	Completed	5/2/2009
8.1	California Environmental Quality Act: Environmental Impact Report or Exemption Notice	Completed	4/11/2009
9.1	Outline of Specifications	Completed	4/11/2009
10.1	Federal Funds Detail	Completed	4/11/2009
11.1	Analysis of Future Costs	Completed	4/11/2009
12.1	Campus Plot Plan	Completed	4/12/2009
13.1	Diagrams of Building Areas <i>(include floor plans with building areas affected.) (Insert half-sized scaled conceptual drawings into the FPP.)</i>	Completed	4/12/2009
13.2	Site Plans	Completed	4/12/2009
13.3	Floor Plans	Completed	4/12/2009
13.4	Exterior Elevations	NA	NA
13.5	Electrical Plans <i>(as needed)</i>	NA	NA
13.6	Mechanical Plans <i>(as needed)</i>	NA	NA
13.7	Building Cross-Sections <i>(as needed)</i>	NA	NA
14.1	Guideline-Based Group II Equipment Cost Estimates - JCAF 33	Completed	5/2/2009
15.1	Justification of Additional Costs exceeding Guidelines <i>(as needed)</i>	NA	NA
16.1	Detailed Equipment List	Completed	5/2/2009

### 3.1 Approval Page

#### Final Project Proposal

Budget Year: 2011-2012

**District:** Gavilan Joint Community College District

**Project Location:** Gavilan College  
*(College, campus, or center)*

**Project Name:** Library/Media Remodel

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

site acquisition  preliminary plans  working drawings  construction  equipment

#### District Certification

**Contact Person:** Mr. Joe Keeler, Vice President of Administrative Services **Telephone:** 408-848-4715  
*(Facilities, Planning and Development)*

**E-Mail Address:** jkeeler@gavilan.edu **Fax:** 408-846-4994

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

#### District Board of Trustees Certification

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

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

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

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

Submit proposal to:  
Facilities Planning and Utilization  
Chancellor's Office  
California Community Colleges  
1102 Q Street, 4th Floor  
Sacramento, CA 95814

#### Chancellor's Office Certification

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

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

### 3.2 PROJECT TERMS AND CONDITIONS

**District:** Gavilan Joint Community College District

**College:** Gavilan College

**Project:** Library/Media Remodel

**Budget Year:** 2011-2012

- 1 The applicant hereby requests State funds in the amount prescribed by law for the project named herein. All parts and exhibits contained in or referred to in this application are submitted with and made part of this application.
  
- 2 The applicant hereby assures the Board of Governors of the California Community Colleges that:
  - a. Pursuant to the provisions of Section 57001.5 of Title 5 no part of this application includes a request for funding the planning or construction of dormitories, stadia, the improvement of sites for student or staff parking, single purpose auditoriums or student centers other than cafeterias. The facilities included in the proposed project will be used for one or more of the purposes authorized in 57001.5 of Title 5.
  - b. Any State funds received pursuant to this application shall be used solely for defraying the development costs of the proposed project.  
If the application is approved, the construction covered by the application shall be undertaken in an economical manner and will not be of elaborate or extravagant design or materials.
  - c. Pursuant to the provisions of Section 81837 of the *Education Code*, approval of the final plans and specifications for construction will be obtained from the Board of Governors of the California Community Colleges before any contract is let for the construction.
  - d. No changes in construction plans or specifications made after approval of final plans which would alter the scope of work, function assignable and/or gross areas, utilities, or safety of the facility will be made without prior approval of the Chancellor's Office of the California Community Colleges and the Department of General Services Division of the State Architect.
  - e. Pursuant to the provisions of Section 57001 of Title 5, an adequate and separate accounting and fiscal records and accounts of all funds received from any source to pay the cost of the proposed construction will be maintained, and audit of such records and accounts will be permitted at any reasonable time, during the project, at the completion of the project, or both.
  - f. Architectural or engineering supervision and inspection will be provided at the construction site to ensure that the work was completed in compliance with the provisions of Section 81130 of the *Education Code* and that it conforms with the approved plans and specifications.
  - g. Pursuant to the provisions of Section 8 of the *Budget Act*, no contract will be awarded prior to the allocation of funds to the Board of Governors by the Public Works Board.
  
- 3 It is understood by the applicant that:
  - a. No claim against any funds awarded on this application shall be approved which is for work or materials not a part of the project presented in this application as it will be finally allocated by the Public Works Board.
  - b. The failure to abide by each of the assurances made herein entitles the Board of Governors of the California Community Colleges to withhold all or some portion of any funds awarded on this application.
  - c. Any fraudulent statement which materially affects any substantial portion of the project presented in this application, as it may be finally approved, entitles the Board of Governors of the California Community Colleges to terminate this application or payment of any funds awarded on the project presented in this application.
  
- 4 It is further understood that:
  - a. The appropriation which may be made for the project presented in this application does not make an absolute grant of that amount to the applicant.
  - b. The appropriation is made only to fund the project presented in this application, as it is finally approved, regardless of whether the actual cost is less than or equals the appropriation.
  - c. A reduction in the scope of the project or assignable areas shall result in a proportionate reduction in the funds available from the appropriation.

[View/Print Title 5 Summary] Cost Guidelines:

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To JCAF33

CFIS #: 40.17.110

**JCAF 31- LIBRARY/MEDIA REMODEL (Gavilan College/Gavilan CCD)**

Rm. Type	Description	TOP No.	Department	No. Rms	No. Sta	Room No.	ASF	Sec. ASF	Increase in Space
110	Classroom	0099	General Assignment			100		-695	-695
210	Class Lab	1030	Graphic Arts and Design			186	846		846
210	Class Lab	1030	Graphic Arts and Design			187	705		705
210	Class Lab	4930	General Studies			127	449		449
210	Class Lab	4930	General Studies			143	701		701
210	Class Lab	4930	General Studies			176	628		628
310	Office	1030	Graphic Arts and Design			188	129		129
310	Office	4930	General Studies			142	105		105
310	Office	4930	General Studies			179	118		118
310	Office	6110	Learning Center (Learning Resource Center)			129	119		119
310	Office	6110	Learning Center (Learning Resource Center)			130	118		118
310	Office	6120	Library			118	138		138
310	Office	6120	Library			119	93		93
310	Office	6120	Library			120	96		96
310	Office	6120	Library			118		-176	-176
310	Office	6120	Library			153		-296	-296
310	Office	6120	Library			155		-152	-152
310	Office	6120	Library			156		-160	-160
310	Office	6120	Library			201		-132	-132
310	Office	6120	Library			202		-150	-150
310	Office	6120	Library			203		-141	-141
310	Office	6120	Library			204		-132	-132
310	Office	6130	Media Services			129		-151	-151
310	Office	6130	Media Services			138		-64	-64

310	Office	6130	Media Services				157		-112	-112
310	Office	6130	Media Services				193	70		70
310	Office	6130	Media Services				196	162		162
310	Office	6420	Disabled Students Programs and Services (DSPS)				168	141		141
310	Office	6420	Disabled Students Programs and Services (DSPS)				169	90		90
310	Office	6420	Disabled Students Programs and Services (DSPS)				170	93		93
310	Office	6420	Disabled Students Programs and Services (DSPS)				171	96		96
310	Office	6420	Disabled Students Programs and Services (DSPS)				172	96		96
310	Office	6420	Disabled Students Programs and Services (DSPS)				175	103		103
310	Office	6420	Disabled Students Programs and Services (DSPS)				102		-75	-75
310	Office	6420	Disabled Students Programs and Services (DSPS)				105A		-46	-46
310	Office	6420	Disabled Students Programs and Services (DSPS)				105B		-76	-76
310	Office	6420	Disabled Students Programs and Services (DSPS)				114		-78	-78
310	Office	6420	Disabled Students Programs and Services (DSPS)				115		-170	-170
310	Office	6420	Disabled Students Programs and Services (DSPS)				117		-422	-422
310	Office	6430	Extended Opportunity Programs and Services (EOPS)				101A1		-145	-145
310	Office	6430	Extended Opportunity Programs and Services (EOPS)				101A2		-115	-115
310	Office	6430	Extended Opportunity Programs and Services (EOPS)				101B		-518	-518
310	Office	6430	Extended Opportunity Programs and Services (EOPS)				101B1		-108	-108
310	Office	6430	Extended Opportunity Programs and Services (EOPS)				101B3		-103	-103
310	Office	6430	Extended Opportunity Programs and Services (EOPS)				152	134		134
310	Office	6430	Extended Opportunity Programs and Services (EOPS)				153	134		134
310	Office	6430	Extended Opportunity Programs and Services (EOPS)				154	101		101
310	Office	6430	Extended Opportunity Programs and Services (EOPS)				155	58		58
310	Office	6430	Extended Opportunity Programs and Services (EOPS)				156	103		103
310	Office	6499	Other Student Services				163	92		92
310	Office	6499	Other Student Services				164	95		95
315	Office Service	4930	General Studies				177	95		95

315	Office Service	4930	General Studies				178	44	44	
315	Office Service	4930	General Studies				181	56	56	
315	Office Service	6420	Disabled Students Programs and Services (DSPS)				173	227	227	227
315	Office Service	6420	Disabled Students Programs and Services (DSPS)				174	140	140	140
315	Office Service	6430	Extended Opportunity Programs and Services (EOPS)				151	509	509	509
315	Office Service	6430	Extended Opportunity Programs and Services (EOPS)				157	509	509	509
315	Office Service	6430	Extended Opportunity Programs and Services (EOPS)				101B2		-45	-45
315	Office Service	6499	Other Student Services				162	143	143	143
410	Read/Study Room	4930	General Studies				141	579	579	579
410	Read/Study Room	6110	Learning Center (Learning Resource Center)				121	818	818	818
410	Read/Study Room	6110	Learning Center (Learning Resource Center)				122	103	103	103
410	Read/Study Room	6110	Learning Center (Learning Resource Center)				123	108	108	108
410	Read/Study Room	6110	Learning Center (Learning Resource Center)				124	108	108	108
410	Read/Study Room	6110	Learning Center (Learning Resource Center)				125	81	81	81
410	Read/Study Room	6110	Learning Center (Learning Resource Center)				126	81	81	81
410	Read/Study Room	6110	Learning Center (Learning Resource Center)				135	703	703	703
410	Read/Study Room	6110	Learning Center (Learning Resource Center)				139	174	174	174
410	Read/Study Room	6110	Learning Center (Learning Resource Center)				140	215	215	215
410	Read/Study Room	6110	Learning Center (Learning Resource Center)				116		-1,582	-1,582
410	Read/Study Room	6120	Library				120		-717	-717
410	Read/Study Room	6120	Library				162		-101	-101
410	Read/Study Room	6120	Library				163		-101	-101
410	Read/Study Room	6120	Library				164		-108	-108
410	Read/Study Room	6120	Library				165		-107	-107
410	Read/Study Room	6120	Library				200		-2,796	-2,796
410	Read/Study Room	6120	Library				104	192		192
410	Read/Study Room	6120	Library				105	134		134

410	Read/Study Room	6120	Library				106	435	435
410	Read/Study Room	6120	Library				114	95	95
410	Read/Study Room	6120	Library				115	139	139
410	Read/Study Room	6120	Library				116	776	776
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)				167	981	981
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)				105	-584	-584
410	Read/Study Room	6499	Other Student Services				161	930	930
420	Stack	6120	Library				201	3,805	3,805
420	Stack	6120	Library				101	11,768	11,768
420	Stack	6120	Library				150B	-9,412	-9,412
420	Stack	6430	Extended Opportunity Programs and Services (EOPS)				101A	-523	-523
430	Library - Electronic Carrels	6120	Library				117170	785	-1,571
440	Processing Room	6110	Learning Center (Learning Resource Center)				128	126	126
440	Processing Room	6110	Learning Center (Learning Resource Center)				136	130	130
440	Processing Room	6120	Library				110	255	255
440	Processing Room	6120	Library				111	208	208
440	Processing Room	6120	Library				112	255	255
440	Processing Room	6120	Library				151	-295	-295
440	Processing Room	6120	Library				152	-210	-210
455	Study Service	6120	Library				119	-198	-198
530	Audio/Visual, Radio, TV	6120	Library				161	-94	-94
530	Audio/Visual, Radio, TV	6120	Library				168	-1,803	-1,803
530	Audio/Visual, Radio, TV	6130	Media Services				126	-651	-651
530	Audio/Visual, Radio, TV	6130	Media Services				128	-848	-848
530	Audio/Visual, Radio, TV	6130	Media Services				140	-1,019	-1,019
530	Audio/Visual, Radio, TV	6130	Media Services				171	-801	-801
530	Audio/Visual, Radio, TV	6130	Media Services				148	1,105	1,105
530	Audio/Visual, Radio, TV	6130	Media Services				189	492	492



535	AV, Radio, TV Service	6130	Media Services				145	269	269
535	AV, Radio, TV Service	6130	Media Services				146	87	87
535	AV, Radio, TV Service	6130	Media Services				147	105	105
535	AV, Radio, TV Service	6130	Media Services				149	39	39
535	AV, Radio, TV Service	6130	Media Services				190	320	320
535	AV, Radio, TV Service	6130	Media Services				191	85	85
535	AV, Radio, TV Service	6130	Media Services				192	100	100
535	AV, Radio, TV Service	6130	Media Services				194	419	419
535	AV, Radio, TV Service	6130	Media Services				195	104	104
535	AV, Radio, TV Service	6130	Media Services				197	107	107
535	AV, Radio, TV Service	6130	Media Services				127	-125	-125
535	AV, Radio, TV Service	6130	Media Services				130	-117	-117
535	AV, Radio, TV Service	6130	Media Services				131	-333	-333
535	AV, Radio, TV Service	6130	Media Services				134	-104	-104
535	AV, Radio, TV Service	6130	Media Services				135	-462	-462
535	AV, Radio, TV Service	6130	Media Services				136	-80	-80
535	AV, Radio, TV Service	6130	Media Services				139	-510	-510
535	AV, Radio, TV Service	6130	Media Services				140A	-95	-95
535	AV, Radio, TV Service	6130	Media Services				141	-266	-266
535	AV, Radio, TV Service	6130	Media Services				141A	-80	-80
620	Exhibition	6140	Museums and Galleries				150A	-2,041	-2,041
660	Lounge	6799	Other General Institutional Support Services				137	-95	-95
680	Meeting Room	6710	Community Relations				158	858	858
685	Meeting Room Service	6710	Community Relations				159	90	90
710	Data Processing/Computer	6030	Administrative Data Processing Activities				107	-92	-92
710	Data Processing/Computer	6030	Administrative Data Processing Activities				109B	-127	-127
715	DP/Computer Service	6030	Administrative Data Processing Activities				107A	-65	-65

715	DP/Computer Service	6030	Administrative Data Processing Activities		109	-262	-262	
715	DP/Computer Service	6030	Administrative Data Processing Activities		109A	-157	-157	
715	DP/Computer Service	6030	Administrative Data Processing Activities		109C	-101	-101	
715	DP/Computer Service	6030	Administrative Data Processing Activities		158	-117	-117	
<b>Totals:</b>						<b>35,700</b>	<b>-33,012</b>	
							<b>2,688</b>	

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CFIS Ref #: 40.17.110  
Budget Ref #:  
Prepared by: FPACS

**COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32:**

Campus: Gavilan College (Gavilan CCD)  
Project Title: LIBRARY/MEDIA REMODEL  
Request For:  L  P  W  C  E  
Date Prepared: 5/2/2009  
Original CCI: 4593  
Original EPI: 2894

	Acres:	Budget CCI: 5065	Total Cost	State Funded		District Funded	
				State Funded	Non State-Supportable	State-Supportable	Non State-Supportable
<b>1. Site Acquisition</b>							
<b>2. Plans</b>		Budget CCI: 5065	\$511,873	\$255,936		\$255,937	
A. Architectural Fees (for preliminary plans)			\$318,012				
B. Project Management (for preliminary plans)			\$90,861				
C. Preliminary Tests (soils, hazardous materials)			\$13,000				
D. Other Costs (for preliminary plans)			\$90,000				
<b>3. Working Drawings</b>		Budget CCI: 5065	\$560,498	\$280,249		\$280,249	
A. Architectural Fees (for working drawings)			\$408,873				
B. Project Management (for working drawings)			\$50,639				
C. Office of the State Architect, Plan Check Fee			\$25,986				
D. Community College Plan Check Fee			\$75,000				
E. Other Costs (for working drawings)							
(Total PW may not exceed 13% of construction)							
<b>4. Construction</b>		Budget CCI: 5065	\$9,086,063	\$4,543,032		\$4,543,031	
A. Utility Service			\$11,308				
B. Site Development, Service			\$180,431				
C. Site Development, General							
D. Other Site Development			\$8,544,882				
E. Reconstruction			\$349,442				
F. New Construction (building) (w/Group / equip)			\$636,024				
G. Other			\$181,721				
<b>5. Contingency</b>			\$220,861	\$318,012		\$318,012	
<b>6. Architectural and Engineering Oversight</b>			\$90,861	\$90,861		\$90,860	
<b>7. Tests and Inspections</b>			\$110,431	\$110,431		\$110,430	
A. Tests			\$130,000	\$90,860		\$90,861	
B. Inspections			\$181,721	\$5,153,196		\$5,153,194	
<b>8. Construction Management (if justified)</b>			\$10,306,390	\$375,410		\$375,411	
<b>9. Total Construction Costs (items 4 through 8 above)</b>			\$750,821	\$6,064,791		\$6,064,791	
<b>10. Furniture and Group II Equipment</b>		Budget EPI: 2894					
<b>11. Total Project Cost (items 1, 2, 3, 9, and 10)</b>			\$12,129,582	\$6,064,791		\$6,064,791	
<b>12. Project Data</b>	Outside GSF	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF	<b>14. Acquisition</b>		
Construction	38,801	0.92	\$239	\$220	Preliminary Plans	\$255,936	\$255,937
Reconstruction	35,700				Working Drawings	\$280,249	\$280,249
<b>13. Anticipated Time Schedule</b>							
Start Preliminary Plans	9/1/2011	Advertise Bid for Construction	2/1/2013		Construction	\$5,153,196	\$5,153,194
Start Working Drawings	1/1/2012	Award Construction Contract	4/1/2013		Equipment	\$375,410	\$375,411
Complete Working Drawings	6/1/2012	Advertise Bid for Equipment	11/1/2013		<b>Total Costs</b>	<b>\$6,064,791</b>	<b>\$6,064,791</b>
DSA Final Approval	12/1/2012	Complete Project	4/1/2014		<b>% of SS Total</b>	<b>50.00%</b>	<b>50.00%</b>
						<b>SS Total:</b>	<b>\$12,129,582</b>

5.2 - Quantities and Unit Costs Supporting the JCAF 32

District: Gavilan Joint Community College District  
College: Gavilan College  
Project: Library/Media Remodel

Date: June 1, 2009  
Prepared By: BFGC Architecture  
CCI / ENR: 4593      2744  
Construction Months: 12

NOTE: Total fees may not exceed 13%      10.4%

<b>1 SITE (District owned)</b>					\$0
<b>2 PRELIMINARY PLANS</b>					
A. Architectural Fees (for Preliminary Plans)	10% x	\$9,086,063	x	0.35	\$318,012
B. Project Management for Preliminary Plans	1.0% x	\$9,086,063			\$90,861
C. Preliminary Tests (Soils, hazardous materials)					
A. Geologic Report					\$10,000
B. CEQA (Environmental Documents)					\$3,000
					<u>\$13,000</u>
D. Other Costs (for Preliminary Plans)					
A. Hazardous Substance Consultant					\$20,000
B. Data/Technology Consultant					\$20,000
C. Energy/LEED Consultant					\$5,000
D. Acoustical Consultant					\$10,000
E. Constructability Review Consultant					\$10,000
F. Interior Design Consultant - Library					\$10,000
G. Roofing/Waterproofing Consultant					\$10,000
H. Landscape Consultant					\$5,000
					<u>\$90,000</u>
					\$511,873
<b>Total- Preliminary Plans</b>					
<b>3 WORKING DRAWINGS</b>					
A. Architectural Fees (for Working Drawings)	10% x	\$9,086,063	x	0.45	\$408,873
B. Project Management (for Working Drawings)	0.0% x	\$9,086,063			\$0
C. Office of State Architect, Plan Check Fee					
(1) Structural Safety Fee	0.007	x	\$1,000,000		\$7,000
	0.005	x	\$9,086,063	-	\$1,000,000
					\$40,430
(2) Physically Handicapped Fee	0.002	x	\$500,000		\$1,000
	0.001	x	\$1,500,000		\$1,500
	0.0001	x	\$7,086,063		\$709
					<u>\$3,209</u>
					\$50,639
<b>Total - OSA, Plan Check Fee</b>					
D. Community College, Plan Check Fee					
State Funded: 2/7 of 1% of Construction Cost	\$9,086,063	x	0.00286		\$25,986
E. Other Costs (Legal Advertising)(EIR),etc.					
A. Printing , Advertising & Bidding					\$75,000
					<u>\$75,000</u>
					\$75,000
<b>Total - Working Drawings</b>					
					\$560,498

4 CONSTRUCTION

5.2 - Quantities and Unit Costs Supporting the JCAF 32

District: Gavilan Joint Community College District  
College: Gavilan College  
Project: Library/Media Remodel

Date: June 1, 2009  
Prepared By: BFGC Architecture  
CCI / ENR: 4593 2744  
Construction Months: 12

A. Utility Service					
(1) Electrical					
<b>Total - Site Electrical</b>					\$0
(2) Plumbing/Mechanical					
<b>Total - Site Plumbing</b>					\$0
<b>Total - Utility Service</b>					\$0
B. Site Development Services					
(1) Demolition					
(a) Remove Site Concrete					
	1,500	SF	@	\$3.82	\$5,723
<b>Total - Demolition</b>					\$5,723
(2) Rough Grading					
(a) Clearing, Brush, Turf, Disposal					
	25,320	SF	@	\$0.220553	\$5,584
<b>Total - Rough Grading</b>					\$5,584
<b>Total - Site Development Services</b>					\$11,308
C. Site Development, General					
(1) Paving and Walks					
(a) Site Concrete					
	1,500	SF	@	\$13.73	\$20,594
<b>Total -Paving and Walks</b>					\$20,594
(2) Landscaping					
(a) 15 Gallon Trees					
	5	EA	@	\$317.73	\$1,589
(b) Shrubs/Ground Cover					
	6,330	SF	@	\$5.89	\$37,276
(c) Turf					
	18,990	SF	@	\$3.63	\$68,898
(d) Irrigation - Shrubs					
	6,330	SF	@	\$2.50	\$15,846
(e) Irrigation - Turf					
	18,990	SF	@	\$1.91	\$36,229
<b>Total -Landscaping</b>					\$159,837
<b>Total - Site Development, General</b>					\$180,431
D. Other Site Development					
<b>Total - Other Site Development</b>					\$0
E. Reconstruction					
<b>Library Space</b>					
	<b>Description</b>	<b>CSI</b>			<b>Amount</b>
	Demolition	2			\$636,638
	Concrete	3			\$0
	Masonry	4			\$0
	Metals	5			\$0
	Wood and Plastics	6			\$0
	Thermal and Moisture Protection	7			\$892,938
	Doors and Windows	8			\$297,055
	Finishes	9			\$1,406,098
	Specialties	10			\$147,550
	Equipment	11			\$164,707
	Furnishings	12			\$0
	Special Construction	13			\$0
	Conveying Systems	14			\$144,883

**5.2 - Quantities and Unit Costs Supporting the JCAF 32**

**District:** Gavilan Joint Community College District  
**College:** Gavilan College  
**Project:** Library/Media Remodel

**Date:** June 1, 2009  
**Prepared By:** BFGC Architecture  
**CCI / ENR:** 4593      2744  
**Construction Months:** 12

Mechanical	15				\$2,461,819		
Electrical	16				\$1,545,944		
Technology	17				\$847,249		
<b>Total - Reconstruction</b>						<b>\$8,544,882</b>	
F. New Construction (Building) (Including Group 1 Equip.)							
<b>Total - New Construction</b>						0 ASF	\$0
G. Other							
(2) Hazardous Material Removal							
(a) Asbestos Linolium Mastic and Floor Tile							
Mastic Removal	5,500	SF	@	\$4.21	\$23,169		
(b) Asbestos Floor Tile Removal	5,500	EA	@	\$6.42	\$35,300		
(c) Asbestos Drywall Texture Removal	3,800	SF	@	\$9.63	\$36,583		
(3) Energy Incentive					<u>\$254,390</u>		
<b>Total Other</b>						<b>\$349,442</b>	
<b>Total - Construction</b>						<b>\$9,086,063</b>	
<b>5 CONTINGENCY OF 5% (7% for Remodels)</b>				7% x	\$9,086,063	\$636,024	
<b>6 ARCHITECTURAL AND ENGINEERING OVERSIGHT</b>							
A. Architects's Fee for Oversight				10% x	\$9,086,063 x 0.20	\$181,721	
<b>7 TESTS AND INSPECTIONS</b>							
A. Testing				1% x	\$9,086,063	\$90,861	
B. Inspection	13	mo	@	\$10,000.00 =	\$130,000	<u>\$130,000</u>	
<b>Total - Test and Inspection</b>						<b>\$220,861</b>	
<b>8 CONSTRUCTION MANAGEMENT (if justified)</b>				2% x	\$9,086,063	\$181,721	
<b>9 TOTAL (Construction costs) (Item 4 through 8 above)</b>						<b>\$10,306,390</b>	
<b>10 FURNITURE AND GROUP II EQUIPMENT</b>						<b>\$750,821</b>	
<b>11 TOTAL (Project cost) (Items 1, 2, 3, 9 and 10)</b>						<b>\$12,129,582</b>	

**5.2 - Quantities and Unit Costs Supporting the JCAF 32**

**District:** Gavilan Joint Community College District  
**College:** Gavilan College  
**Project:** Library/Media Remodel

**Date:** June 1, 2009  
**Prepared By:** BFGC Architecture  
**CCI / ENR:** 4593      2744  
**Construction Months:** 12

**Summary of State and Local Cost Contributions**

		<b>Total \$</b>	<b>State \$</b>	<b>Local \$</b>	<b>State%</b>	<b>Local %</b>	
1	Site Acquisition	\$0	\$0	\$0	0.00%	100.00%	
2	Preliminary Plans	\$511,873	\$255,936	\$255,936	50.00%	50.00%	
3	Working Drawings	\$560,498	\$280,249	\$280,249	50.00%	50.00%	
4	Construction	\$9,086,063	\$4,543,031	\$4,543,031	50.00%	50.00%	
5	Contingency	\$636,024	\$318,012	\$318,012	50.00%	50.00%	
6	A&E Oversight	\$181,721	\$90,861	\$90,861	50.00%	50.00%	
7	Testing & Inspection	\$220,861	\$110,430	\$110,430	50.00%	50.00%	
8	Construction Mgmt	\$181,721	\$90,861	\$90,861	50.00%	50.00%	
9	<b>Total Construction (Sum 4 thru 8)</b>	\$10,306,390	\$5,153,195	\$5,153,195			
10	Equipment	\$750,821	\$375,411	\$375,411	50.00%	50.00%	
11	<b>Total Project</b>	\$12,129,582	\$6,064,791	\$6,064,791	<b>50.00%</b>	<b>50.00%</b>	<b>Total % 100.00%</b>

## **6.1 CALIFORNIA ENERGY COMMISSION APPROVED AUDIT**

Gavilan College is committed to energy conservation and has aggressively pursued energy conservation projects through the CCC/IOU Energy Partnership Program. Through this program, a few cost effective projects were identified. Currently a campus walkway lighting replacement project is planned for 2008/09. This project will comply with the systemwide energy policy and is expected to exceed Title 24 energy requirements by 10%.



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**RESPONSES TO SPECIFIC REQUIREMENTS OF THE  
STATE ADMINISTRATIVE MANUAL**

**A. PURPOSE OF THE PROJECT**

**1. EXECUTIVE SUMMARY**

This project modernizes the Library Complex on the Gavilan College campus. The project entails renovating 35,700 assignable square feet (asf) /38,801 gross square feet (gsf) of outdated and ineffective instructional spaces. In addition to reconfiguring the teaching and learning spaces for flexible instruction, the scope of work includes removing hazardous substances such as asbestos containing floor tiles, mastic and drywall texture. The project will also update the buildings infrastructure systems. Because of the technology and redesign of the interior spaces, this building will provide a quality learning environment for the Library and Student Services programs for the foreseeable future.

**2. PROBLEM STATEMENT**

The current Library Complex includes the library, library services, extended opportunity and disabled student programs, media services, TV studio, graphic and digital design labs, district and campus network operations center and staff offices. The initial 24,556 square foot Library was constructed in 1967 and was expanded to 38,801 square feet in 1977. Over the past 30 years the building has had no major modifications. It is the primary facility for all Library services – research and study as well as for many of the special student support services. Over the years, the main library space has been reconfigured for other non-library programs. The current space utilization is very inefficient. Both the building and equipment have outlived their usefulness. The building is ineffective from an instructional standpoint and inefficient from a physical plant standpoint. The current building is an out-of-date instructional facility with major infrastructure problems. The facility contains hazardous materials such as asbestos floor tiles, mastic and drywall texture. Communication and technology systems as well as utility infrastructure systems are well beyond their respective life expectancies. In addition, the building does not fully comply with Americans with Disabilities Act.

**Educational Deficiencies**

The Library is the hub of the campus and is heavily used throughout the hours that the campus is open. The lack of space, inefficient layout and lack of technology limits the Library's effectiveness in providing information to the students. There are not computer stations to adequately serve the student population. The condition of the building infrastructure has a direct effect on the educational program – roof leaks and boiler shut downs cause programs (classes) to

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be disrupted or cancelled. The lack of technology infrastructure limits the access to computers and the internet.

### **Technological Deficiencies**

The existing Library Complex was designed for 1960/1970's technology. There is no comprehensive infrastructure to support the inclusion of Internet-based information and communication technologies nor is there infrastructure support for the essential audiovisual, computer and machine-based tools that are considered basic to the library and support services programs. The lighting, sound, and communication systems in the building cannot support the instructional program and because of age, are under constant repair. Temporary, make-shift systems have been used over the years in an effort to provide quality instruction. However, they are inadequate and cannot continue without negatively effecting instruction.

### **Building Deficiencies**

The Library Complex infrastructure systems are all beyond their rated life span and are in need of replacement including roofing, heating and ventilation system, lighting and electrical/data systems. Air conditioning should be added to provide environmental comfort in the original library building. Limited student accessibility is also an issue. The ADA survey indicated non-compliance of the restrooms and other parts of the building. The mezzanine level requires additional seismic bracing. The book shelving requires seismic bracing. The College has completed a hazardous materials evaluation of this building. That survey revealed that the building contains asbestos floor tiles, floor tile and linoleum mastic and drywall texture.

## **3. SOLUTION CRITERIA**

To mitigate these problems, the college seeks a solution that meets the following criteria:

1. Create more space for the Library and Student Support Programs.
2. Addresses changing program requirements.
3. Create meeting rooms for students and staff.
4. Provide access for disabled students and staff.
5. Consolidate office space for Library and Student Support Programs.
6. Improve learning environment by equipping spaces with current technology and equipment.
7. Reduces on-going cost of maintenance and operations.
8. Remove hazardous substances from the teaching and learning environment

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9. Improve the learning environment by equipping spaces with improved heating, cooling, ventilation and lighting.
10. Addresses health, safety and code issues.
11. Improves energy efficiency.
12. Consistent with the educational and facilities master plan.

## B. RELATIONSHIP TO THE STRATEGIC PLAN

Gavilan College updated its Educational and Facilities Master Plan in 2006. This plan is the basis for all instructional, support service and facility decisions. The Master Plan is an integral part of the decision-making process at the College and is the basis for the prioritization of capital construction projects. After the passage of the local bond issue in 2005, a number of facilities and infrastructure projects that were previously planned are now under design. This project is the next project to be addressed. The Library Complex project is included in the 2011-2015 Five-Year Capital Construction Plan as the number one new project for Gavilan College. This project is proposed to receive initial funding for preliminary plans and working drawings during the 2011-2012 fiscal years, construction funding in 2012-2013 and funding for equipment in 2012-2013 with initial occupancy in April 2014. The project is proposed to be jointly funded between the college district and the state. A 50% state/50% local sharing of all costs is proposed.

Of primary importance is the impact on the instructional delivery systems and support services provided by the College. Integration of technology into all aspects of the Library services and curriculum will be possible, along with the support system to provide group, individualized student learning, distance learning, staff development, and increased articulation of programs with other institutions of higher education. This building is the instructional center for research and study and essential student services programs. Without this project, the college will not be able to provide a safe, accessible, modern learning environment for the Library and student service programs that are an essential part of the College.

## C. ALTERNATIVES

Four alternatives were considered to find a solution for the problem:

1. Renovate existing space
2. Relocate programs to off site facilities
3. Construct a new Library Complex
4. Use of portables/modulars

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### Alternative # 1 – Renovate existing facilities

This alternative proposes to renovate the 38,801 gross square feet (gsf)/35,700 assignable square feet (asf) Library Complex on the Gavilan College campus. This renovation will meet the instructional requirements of the Library and other Student Services programs, as well as meet the educational and facilities master plan goals.

**The total project cost for alternative # 1 is \$12,129,582**

#### Pros:

- Provides a permanent solution.
- Creates needed instructional space for the Library and Student Services programs.
- Provides a code compliant, physically accessible instructional environment for students and staff.
- Cost effective to build, operate and maintain.
- Effectively uses existing space on the main campus.
- Removes hazardous substances from the campus.
- Consistent with the educational and facilities master plan.

#### Cons:

- Requires relocation of current programs during construction.
- Requires initial capital outlay.

### Alternative # 2 – Relocate programs to off site facilities

This alternative would require the rental or leasing of a Library and Student Support Services facilities in the Gilroy area. It involves relocating entire Library and Student Support Services to off-campus facilities. The college would need to locate spaces constructed specifically for a Library and Student Support Services and with the flexibility for the college to provide uninterrupted instruction. This type of space is challenging to find in the Gilroy area since it requires both a large open space for the library and flexible office space for the student support services. Also, since the program spaces are for the sole purpose of providing instruction, the facilities may require code compliance upgrades in addition to other possible site and tenant improvements (these costs are unknown and are not included in the cost estimate). The cost to lease 38,801 gsf of space is projected to be \$4.00 per gsf per month in the year 2014. Also, because of the offsite location, one additional staff person will be required to supervise the facility. These costs are projected over a 50-year period.

**The total cost for alternative # 2 is \$96,873,221**

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Pros:

- Provides needed instructional space for the Library and Student Services programs.

Cons:

- Programs would be disjointed from the rest of the campus.
- Will not be an efficient use of on campus facilities, because it would leave the Library Complex vacant.
- It creates hardships for students because it requires travel between the main campus and the off-campus sites and limits student access to other campus services and activities.
- This alternative would also duplicate some operating costs and would not be a permanent solution.

**Alternative # 3 – Construct a new Library Complex**

This alternative proposes to demolish the existing Library building and construct a 38,801 gsf new Library Complex on the Gavilan College campus. This project will meet the instructional and technological requirements of the Library and learning resources programs and provide 21<sup>st</sup> century technology throughout the building.

**The total project cost for alternative # 3 is \$18,387,135**

Pros:

- Provides a permanent solution for the Library and Student Services programs.
- Provide a physically accessible instructional environment for students and staff.
- Provides a code compliant, energy efficient and cost effective facility to operate and maintain.
- Removes hazardous substances from the campus.

Cons:

- Requires relocation of current programs during construction.
- Requires significant initial capital outlay.
- Requires the demolition of a major building on the Gavilan College campus.
- This alternative is not cost effective compared to the modernization alternative.

**Alternative # 4 – Use of portables/modulars**

This alternative includes the placement of modular buildings on the existing campus. Approximately 38,801 gsf /35,700 asf of modular buildings are brought in to accommodate the

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library and student services programs. The buildings would be clustered in a group and will be placed in an outlying area of the campus. Costs of DSA (Division of the State Architect) approved portables for these types of uses are roughly \$175 per asf. Modulars have a useful life of 20 years depending on how well they are maintained. Therefore, this alternative requires a replacement adjustment factor of 2.5 during a 50-year period.

**The total project cost for alternative # 4 is \$19,727,233**

Pros:

- Provides needed space for library and student services disciplines
- Lower soft costs because modulars are typically a one size fits all and have been predesigned and have received pre-DSA approval
- Shorter construction time

Cons:

- Modular buildings are not the best learning environment for higher education.
- HVAC systems are noisy and would severely impact the acoustical sensitivity necessary for library programs.
- This alternative leaves the Library building vacant and is not cost-effective from a life cycle standpoint.
- Modular buildings typically result in higher energy and maintenance costs than permanent structures
- Because of the specificity of library and student services programs, typical cookie cutter modular buildings would need to be significantly modified to fit the requirements of the programs
- The District master plan goals include the removal of current portable buildings, not the addition of new ones, so this alternative does not support the current master plan

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**Criteria Analysis**

Solution Criteria	Alternatives			
	#1 Renovate Existing Facility	#2 Lease Space Off Site	#3 Construct New Library	#4 Install Portables
1. Create more space for the Library and Student Support Programs.	yes	yes	yes	yes
2. Addresses changing program requirements.	yes	yes	yes	no
3. Create meeting rooms for students and staff.	yes	yes	yes	yes
4. Provide access for disabled students and staff.	yes	no	yes	yes
5. Consolidate office space for Library and Student Support Programs	yes	yes	yes	yes
6. Improve learning environment by equipping spaces with current technology and equipment.	yes	yes	yes	yes
7. Reduces on-going cost of maintenance and operations.	yes	no	yes	no
8. Remove hazardous substances from the teaching and learning environment	yes	no	yes	no
9. Improve the learning environment by equipping spaces with improved heating, cooling, ventilation and lighting.	yes	yes	yes	no
10. Addresses health, safety and code issues.	yes	yes	yes	yes
11. Improves energy efficiency.	yes	no	yes	no
12. Consistent with the educational and facilities master plan.	yes	no	no	no

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**Economic Analysis Matrix**

	<u>Alternate 1*</u>	<u>Alternate 2</u>	<u>Alternate 3</u>	<u>Alternate 4</u>
	Renovate	Lease off Site	New Library	Portables
Site Acquisition	\$0	\$0	\$0	\$0
Plans & Working Drawings	\$1,072,371	\$0	\$1,492,353	\$720,991
<b>Construction Costs:</b>				
Utility Service	\$0	\$0	\$0	\$350,000
Site Development, Service	\$11,308	\$0	\$185,912	\$146,400
Site Development, General	\$180,431	\$0	\$235,348	\$194,742
Other Site Development	\$0	\$0	\$0	\$0
Reconstruction	\$8,544,882	\$0	\$0	\$6,247,500
New Construction	\$0	\$0	\$14,040,221	\$0
Other Construction	\$349,442	\$0	\$95,052	\$0
Testing/Inspection	\$220,861	\$0	\$335,565	\$199,386
Contingency	\$636,024	\$0	\$727,827	\$346,932
CM/AE Oversight	\$363,443	\$0	\$524,035	\$249,791
<b>Total Construction Costs</b>	<b>\$11,378,761</b>	<b>\$0</b>	<b>\$17,636,314</b>	<b>\$8,455,742</b>
Equipment (Group II)	\$750,821	\$750,821	\$750,821	\$750,821
<b>Other Costs</b>				
Additional Staffing Costs		***\$3,000,000		
Leases for 50 years	\$0	**\$93,122,400	\$0	\$0
Replacement Cost (20 years)	\$0	\$0	\$0	****\$10,520,670
<b>Total Project Costs @ CCI 5065 and EPI 2894</b>	<b>\$12,129,582</b>	<b>\$96,873,221</b>	<b>\$18,387,135</b>	<b>\$19,727,233</b>
Escalated per Department of Finance Budget Letter BL 0X-XX				

\* Figures Taken From Units and Supporting Costs for the JCAF32  
 \*\* \$4.00 per gross square feet per month x 38,801 gsf x 12 months x 50 years  
 \*\*\* 1 staff @ \$60,000 per year average x 50 years  
 \*\*\*\* Replacement cost equals total construction minus site costs x 1.5



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## D. RECOMMENDED SOLUTION

### 1. Which Alternative and Why?

**Alternative # 1** is the only alternative that effectively meets all the criteria. It is the least cost alternative and has significant advantages over the alternative of locating the Library and Student Services programs outside the campus. It is also a more cost effective solution compared to constructing a new facility. In addition, it is the alternative that is consistent with the facilities master plan of the college.

#### Why the other alternatives are not recommended:

**Alternative # 2** - Leasing space off campus is a short-term solution, and avoids addressing the problem of providing proper campus facilities. The end result of leasing commercial space is always a compromise of academic requirements, typically lacking adequate parking and usually impossible to expand as student enrollments rise. It is very hard to find a leased space conforming to the requirements of a library and the student support services. In comparison, a renovated building within the campus would provide better access to all college services and would enable students to easily migrate between classes. This alternative was also more expensive over a 50-year period.

**Alternative # 3** - A new facility is very often the ideal solution when addressing whether to demolish or renovate a 40-year-old building. The Library Complex is no exception to this way of thinking. However, in this particular case it is believed that the current facility can be modernized at a cost much less than the cost of constructing a new facility. The difference in cost for the alternate of a new facility versus a modernized facility is approximately \$6,258,000. A new facility is an attractive option. However, a completely modernized facility for more than \$6 million dollars less is a more viable option. In addition, this alternative would disrupt the instructional activities within the building for the duration of construction, which would be several months longer than the modernization. This alternative was also more expensive than the chosen alternative.

**Alternative # 4** - Installing portable modular buildings is a short-term solution and at a high cost. Too frequently the use of modular buildings becomes a long-term liability to a college and results in higher maintenance costs for the campus. This alternative would leave the Library building vacant, would create an acoustical nightmare for sound sensitive areas within the library and is contradictory to the facilities master plan goal of reducing the use of portables. This alternative was also more expensive over a 50-year period.

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## 2. Detailed Scope Description

This project modernizes the Library Complex on the Gavilan College campus. The project entails renovating 35,700 asf /38,801 gsf of outdated and ineffective instructional spaces. In addition to reconfiguring the teaching and learning spaces for flexible instruction, the scope of work includes removing hazardous substances such as asbestos containing floor tiles, mastic and drywall texture. The project will update the buildings infrastructure systems. Because of the technology and redesign of the interior spaces, this building will provide a quality learning environment for the Library and Student Services programs for the foreseeable future. The detailed breakdown of the building spaces is as follows:

### Space Analysis (ASF):

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary	0	3,329	4,207	23,984	3,232	948	35,700
Secondary	-695	0	-3,567	-18,305	-7,388	-3,057	-33,012
Net	-695	3,329	640	5,679	-4,156	-2,109	2,688
<b>Beg. Cap/Load Ratios (2011)</b>	<b>85.5%</b>	<b>58.4%</b>	<b>75.7%</b>	<b>53.6%</b>	<b>54.6%</b>	<b>N/A</b>	<b>71.1%</b>
<b>End. Cap/Load Ratios (2013)</b>	<b>70.7%</b>	<b>56.2%</b>	<b>77.6%</b>	<b>66.3%</b>	<b>23.9%</b>	<b>N/A</b>	<b>65.6%</b>

The renovated spaces detailed above will enable the Library and Student Services programs to meet the goals of the educational master plan. Technologically “smart” instructional spaces will allow for new teaching and learning strategies and multiple types of instructional delivery methods, which is an educational master plan goal. Gavilan College will be providing a local contribution of 50% (\$6,065,000) for this project.

## 3. Basis of Cost Information

The cost estimates have been provided by licensed architects and engineers and compiled by professional cost estimators. The energy incentive amount of roughly 3% has been added. The cost indexes used are CCI 5065 and EPI 2894.

The new building will be a model of energy efficiency and should achieve LEED “Certified” status. Strategies to achieve these goals will include:

- Low E dual glazing will be incorporated to reduce heat gain
- Exterior windows will be tinted

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- Ceiling insulation with a higher R value than required will be installed
- A high efficiency air cooled chiller will be used
- High efficiency pumps, motors and VFD's will be used on mechanical equipment
- A cool roofing system will be used
- High efficiency water heaters will be used
- High efficiency T-8 lighting will be used with additional occupancy sensors

#### **4. Factors/Benefits of the Recommended Alternative Other Than the Least Expensive Alternative**

The project represents the least cost solution.

#### **5. Complete Description of Impact on Support Budget**

Existing faculty and classified staff from the Library Complex will be moved to the renovated building when the project is complete. Consequently, there will be no increase in costs for faculty or classified staff.

No additional maintenance and operations resources will be required since the outside gross square footage of the building will not change. The modernization of the facility will actually reduce the present maintenance and operational costs. Historical data indicates that a new or fully modernized facility will not impact deferred maintenance budgets for several years and the implementation of 21<sup>st</sup> century technology for energy efficiency will tremendously reduce energy costs for the building. For more specific information, please see sheet "11.1 Analysis of Future Costs" within this Final Project Proposal.

#### **6. Identify and Explain Any Project Risks**

The building was built in 1967/1977 and hazardous materials abatement is part of the scope of this project. It is possible that there are more hazardous substances in concealed areas that won't be identified until after the renovation begins.

#### **7. List Requested Interdepartmental Coordination and/or Special Project Approvals**

Division of the State Architect and State Fire Marshall reviews for structural safety, access compliance and fire life safety. State Public Works Board and Gavilan Community College District Board of Trustees approval will also be required.

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

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

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

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

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

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

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

## **8.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL IMPACT REPORT**

*(Reference: California Code of Regulations, Title 5, Section 57121)*

The District will follow the provisions of Section 15102 of the California Environmental Quality Act and a Notice of Exemption will be declared and for this project at the earliest possible date, upon notice of funding.

## 9.1 OUTLINE SPECIFICATIONS

District: Gavilan Joint Community College District College: Gavilan College

Project: Library Complex Modernization

### DIVISION 2 - SITE CONSTRUCTION

#### Section 02225 - Selective Demolition

- A. Selective demolition requirements.
- B. Salvaging of specified items for reinstallation.

#### Section 02230 - Site Clearing

- A. Site clearing requirements.

#### Section 02300 - Earthwork

- A. Imported fill: As per requirements of Geotechnical Report
- B. Drainage course (capillary break under building slabs): Free-draining gravel per requirements of Geotechnical Report.
- C. Compaction: As per requirements of Geotechnical Report (minimum 95% relative compaction under buildings and paving).
- D. Utility trench backfill

#### Section 02305 - Utility Trenching

- A. Trench backfill: Native material as per requirements of Geotechnical Report
- B. Bedding material: Sand.
- C. Compaction: As per requirements of Geotechnical Report (minimum 95% relative compaction under buildings and paving; 85% maximum at planting areas).
- D. Detectable warning tape: Polyethylene tape with detectable metal core; separate colors to designate type of utility.

#### Section 02315 - Controlled-Low-Strength Material

- A. Controlled-low-strength material

#### Section 02510 - Water Distribution

- A. Underground domestic water lines

- B. Valves: Bronze, non-rising stem gate valve.
- C. Valve Boxes
- D. Backflow preventer
- E. Concrete thrust blocks: Portland cement concrete, 3000 psi.

Section 02530 - Sanitary Sewerage

- A. Underground sanitary sewer lines: PVC pipe, ASTM D 3034, SDR 35; bell and spigot.
- B. Cleanouts: Zurn Industries, #Z-1400.

Section 02550 - Natural Gas Distribution

- A. Underground natural gas lines: Polyethylene pipe, ASTM D 2513, SDR 11.
- B. Aboveground natural gas lines: Steel pipe, ASTM A 53 Type E or S, Grade B, Schedule 40, black.
- C. Valve box

Section 02620 - Subdrainage

- A. Below-grade perforated drain lines: PVC, ASTM D 2729, bell-and-spigot ends.
- B. Drainage backfill: Gravel or crushed stone.
- C. Filter fabric: polyester fabric, flat-style for drainage backfill, sock-style for drain lines.

Section 02750 - Site Concrete

- A. Concrete paving, steps, and planters: Portland cement concrete, 3500 psi; paving thickness as per Geotechnical Report.
- B. Steel reinforcing: ASTM A 615, Grade 60 deformed reinforcing bars.
- C. Fiber reinforcement: Synthetic fibers designed for secondary reinforcement of concrete.
- D. Base course: Class 2 aggregate per requirements of Caltrans Standard Specifications Section 26; thickness as per Geotechnical Report.
- E. Sleeved dowel for concrete slab expansion joint: Speed Dowel.
- F. Expansion joint filler: Compressible fiber strip, ASTM D 1751, with self-leveling joint sealant over exposed top edge.
- G. Metal key control joint: Dayton/Richmond Company, #G-33.
- H. Concrete slab control joints: 1/8" wide x 1" deep sawcuts or tooled score joints.

- I. Safety nosings at concrete steps
- J. Concrete integral color agent: Davis Colors or other as selected by project team.
- K. Concrete stain: L.M. Scofield Co. or other as selected by project team.
- L. Concrete curbs and gutters: Per requirements of Caltrans Standard Specifications Section 73.
- M. Special concrete finishes: As per approved mockups.

**Section 02822 - Wood Fencing and Gates**

- A. Fence posts and rails, gate framing: Redwood, construction heart, saw-textured.
- B. Fence boards: Redwood, construction heart, saw-textured.
- C. Concrete post footings: 3,000 psi compressive strength.
- D. Gate hardware:

**DIVISION 3 - CONCRETE**

**Section 03050 - Concrete Sealer**

- A. Concrete sealer: Clear, waterborne membrane-forming nondissipating sealing compound, ASTM C 309, Type 1, Class B; ASTM C 1315 Type 1, Class A (nonyellowing).

**Section 03055 - Concrete Hardening Compound**

- A. Concrete Hardening Compound: Clear, waterborne chemically reactive penetrating hardener.

**DIVISION 5 - METALS**

**Section 05500 - Metal Fabrications**

- A. Included in Section 05500:
  - 1. Roof access ladders.
  - 2. Miscellaneous shapes and supports.

**DIVISION 6 - WOOD**

**Section 06100 - Rough Carpentry**

- A. Dimension lumber: Douglas fir, grades per WCLIB or WWPA grading rules.
- B. Sillplates and other lumber in contact with concrete or masonry: Redwood, Foundation grade, or douglas fir pressure-treated with preservative.



- C. Plywood: APA rated.
- D. Metal framing anchors and connectors: Simpson Strong-Tie Company, Inc. or equal.
- E. Fasteners and adhesives

Section 06102 - Miscellaneous Carpentry

- A. Plywood floor underlayment: DOC PS1, Exposure 1, fire-retardant treated.

Section 06200 - Finish Carpentry

- A. Exterior wood trim for painted applications: Redwood, WIC Custom Grade; fully primed on all surfaces, including unexposed sides.
- B. Interior wood trim for painted applications: Sugar pine, WIC Custom Grade, or Medium Density Fiberboard.
- C. Interior wood trim for transparent finish: Species as selected by Architect; WIC Custom Grade.
- D. Natural wood wall paneling with transparent finish: Species as selected by Architect; veneer book match between veneer leaves and panels; flame-spread less than 25 and smoke developed less than 450 where required by code.

Section 06402 - Interior Architectural Woodwork

- A. Cabinets: Plastic laminate faced cabinets, WI Custom Grade (WI Section 15); frameless, flush overlay style; particleboard or medium density fiberboard panel core material; 6" splash at countertop.
- B. Solid-surfacing countertops: As per requirements of WI Section 17.
- C. Cabinet hardware: Satin chromium (BHMA 626) or stainless steel (BHMA 630) finish typical.

Section 06610 - Fiberglass-Reinforced Plastic Paneling

- A. Fiberglass-reinforced-plastic (FRP) wall panels: 0.090-inch thick; embossed pebble texture; provide one of the following or equal:
- B. Decorative melamine-faced fiberglass-reinforced plastic paneling: 0.09-inch thick, melamine-faced FRP panel, Class C rating; provide the following:
- C. Decorative plastic-laminate-faced fiberglass-reinforced plastic paneling: 0.09-inch thick, plastic-laminate-faced FRP panel.
- D. Plastic trim:
- E. Sealant for exposed joints between decorative FRP panels: Colored latex sealant; ASTM C 834.

### Section 06615 - Solid Phenolic Wall Panels

- A. Solid phenolic wall panels: Solid phenolic panels, ½-inch thick; Trespa North America, Athlon.

## **DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

### Section 07210 - Building Insulation

- A. Thermal batt insulation: Owens-Corning, Manville, or equal; ASTM C 665, fiberglass batts with flame-spread-rated vapor retarder facing; R-value as per Title 24 energy report for project.
- B. Acoustical batt insulation: Owens-Corning, Manville, or equal; ASTM C 665, unfaced fiberglass batts.
- C. Rigid insulation: Owens-Corning, Manville, or equal; rigid fiberglass board; ASTM C 612.

### Section 07510 - Built-up Asphalt Roofing

- A. Asphalt built-up roofing system: 5-ply hot-mopped asphalt built-up roofing system; meeting qualifications for Cool Roof Rating Council Product Rating Program.
- N. Substrate board and insulation cover board: ASTM C 1177, glass-mat gypsum; Georgia-Pacific Dens-Deck.
- O. Rigid insulation: Polyisocyanurate, ASTM C 1289, Type II, Class 2 glass-fiber mat facer on both surfaces.
- P. Walkway cap sheet strips: ASTM D 6163, Type II glass-fiber-reinforced, SBS-modified, asphalt-impregnated and -coated walkway sheet, granular-surfaced in color contrasting with roof.

### Section 07600 - Sheet Metal Flashing and Trim

- A. Typical sheet metal flashing: 22 gage galvanized steel unless noted otherwise.
- B. Exposed gutters: 20 gage galvanized steel.
- C. Sheet flashing at roof drain sumps: Sheet lead, minimum 4 lbs./sq. ft.
- D. Sheet flashing at plumbing roof vents: Sheet lead, minimum 4 lbs./sq. ft.
- E. Through-wall flashing for masonry walls: 24 gage stainless steel.
- F. Premanufactured reglets with snap-in counterflashing

### Section 07650 - Flexible Membrane Flashing

- A. Flexible membrane flashing sheet: Grace Construction Products; Vycor V40, 6 inches wide unless noted otherwise (also available in 9 inch and 12 inch wide rolls).

### Section 07715 - Roof Expansion Assemblies

- A. Roof-to-roof joints: C/S Group, Model SRJ; aluminum roof expansion assembly.
- B. Roof-to-wall joints: C/S Group, Model SRJW; aluminum roof expansion assembly.

#### Section 07720 - Roof Accessories

- A. Roof hatch: Bilco Company, Type S; 30 by 36 inches, single leaf personnel access hatch; galvanized steel; 42-inch high safety railing system with self-latching gate where required by CAL/OSHA regulations.
- B. Telescoping ladder safety post: Bilco Company, #LU-2; galvanized steel.

#### Section 07840 - Through-Penetration Firestop Systems

- A. Through-Penetration Firestop Systems: Hilti Construction Chemicals, Inc., 3M Fire Protection Products, or other manufacturer offering U.L. classified firestop systems for penetrations through fire-rated walls and floors.

#### Section 07920 - Joint Sealants

- A. Typical joint sealant at exterior and interior joints: Sikaflex 1a; single-component non-sag urethane sealant.
- B. Joint sealant around plumbing fixtures and at wet locations: Pecora Corporation, #898; single-component, mildew-resistant silicone sealant.

### **DIVISION 8 - DOORS AND WINDOWS**

#### Section 08110 - Steel Doors and Frames

- N. Steel doors (exterior): ANSI A250.8, Level 3, Physical Performance Level A (Extra Heavy-Duty), Model 2 (seamless), kraft-paper honeycomb core, 16 gage galvanized steel faces, shop primed for field painting.
- O. Steel door and window frames: ANSI A250.8, mitered and fully welded; shop primed for field painting.

#### Section 08160 - Sliding Aluminum-Framed Glass Doors

- A. Exterior: Arcadia Architectural Products, Inc., ULT5000 Series; water-resistant threshold; frame finish: anodized or fluoropolymer, as selected by Architect.
- B. Interior: Arcadia Architectural Products, Inc., ULT5820 Series.; low-profile threshold; frame finish: anodized or fluoropolymer, as selected by Architect.

#### Section 08210 - Flush Wood Doors

- A. Flush wood doors for opaque finish (interior): Solid core with MDO faces for opaque painted finish; shop primed for field painting; WI Custom Grade.
- B. Flush wood doors for transparent finish: Solid core with WI Premium Grade faces, wood veneer species and cut as selected by Architect; finish: clear laquer, satin sheen.
- C. Door louvers: Sightproof, 18 gage cold-rolled steel.

Section 08310 - Access Doors and Frames

- A. Metal access doors: J. L. Industries or equal; flush access doors with exposed trim.

Section 08330 - Overhead Coiling Doors

- A. Manually operated service door (uninsulated): Cookson Company, Type FC; service door; chain-operated where required by size of door; galvanized steel, finish: powder-coat.
- B. Motorized service door (insulated): Cookson Company, Type FMWI; gearhead motor; galvanized steel, finish: powder-coat; control: key-operated three-button switch.
- C. Counter door: Cookson Company, Type CD10-3 counter door; crank operated where required by size of door; finish: stainless steel or powder-coat, as selected by Architect.

Section 08410 - Glazed Aluminum Storefront, Curtainwall, and Entrance Systems

- A. Aluminum storefront system (offset glazed): Vistawall Architectural Products, HP-175 Window Wall System (thermally broken); finish: 70 percent resin fluoropolymer or anodized, as selected by Architect.
- B. Aluminum storefront system (center glazed with single glazing): Vistawall Architectural Products, FG-1000 Storefront System (non-thermally-broken); finish: 70 percent resin fluoropolymer or anodized, as selected by Architect.
- C. Aluminum storefront system (center glazed with double glazing): Vistawall Architectural Products, FG-3000 Storefront System (non-thermally-broken); finish: 70 percent resin fluoropolymer or anodized, as selected by Architect. (if thermally-broken system is needed, specify Vistawall FG-3000 Multiplane System).
- D. Aluminum curtainwall system: Vistawall Architectural Products, CW-250 Curtainwall System (thermally broken); finish: 70 percent resin fluoropolymer or anodized, as selected by Architect.
- E. Aluminum entrance doors: Vistawall Architectural Products, Rugged MS System; finish: 70 percent resin fluoropolymer or anodized, as selected by Architect.

Section 08460 - Sliding Automatic Entrance Doors

- A. Automatic sliding door system: Besam Automated Entrance Systems, Unislide system; narrow-stile and top rail, 10-inch bottom rail; full breakout emergency breakaway configuration.

Section 08520 - Aluminum Windows

- A. Aluminum window units, fixed or operable sash: Moduline Windows, Inc.; finish: 70 percent resin fluoropolymer or anodized, as selected by Architect; meeting Performance Class and Grade per AAMA/NWWDA 101/I.S.2

#### Section 08580 - Aluminum Pass-Thru Windows

- A. Aluminum horizontally-sliding pass-thru windows: C.L. Laurence Company, DW Series; finish: 70 percent resin fluoropolymer or anodized, as selected by Architect.
- B. Aluminum vertically-sliding pass-thru windows

#### Section 08710 - Door Hardware

- A. Hinges: 4-1/2" x 4-1/2" unless noted otherwise by door or frame condition.
- B. Lever lockset: Schlage D Series with Rhodes style lever; finish: BHMA 626 satin chromium.
- C. Exit device (panic hardware): Von Duprin, Series 99 with 990NL style trim at non-fire-rated doors, 992Lx06 style trim at fire-rated doors; finish: BHMA 626 satin chromium.
- D. Closer: LCN 4041 (parallel arm where mounted on push side of door); finish: BHMA 689 painted aluminum (to match satin chromium finish).
- E. Wall mounted doorstop: Trimco 1270CX; finish: BHMA 626 satin chromium.
- F. Floor mounted doorstop: Trimco 1214CKx1268CK; finish: BHMA 626 satin chromium.
- G. Wall mounted door holder: Trimco 1260W; finish: BHMA 626 satin chromium.
- H. Floor mounted door holder: Trimco 1263; finish: BHMA 626 satin chromium.
- I. Flush bolt and dustproof strike: Trimco 3913 (3915 at metal doors) and 3910; finish: BHMA 626 satin chromium.
- J. Kick plate: Trimco KOO50 (0.050 inch thick), 10" high x 1-1/2" LDW; finish: BHMA 630 satin stainless steel.
- K. Overhead doorstop: Glynn-Johnson 100S (stop only, no hold-open); finish: BHMA 626 satin chromium.
- L. Door frame gasketing: Pemko S88BL; color: black.
- M. Silencers for hollow metal door frames: Trimco 1220A; color: gray.
- N. Doorsweep: Pemko 3452AV; finish: mill finish aluminum.
- O. Threshold: Pemko 270A (or 271A, 272A as required by width of door frame) or other Pemko model, as required by existing condition; finish: mill finish aluminum.
- P. Dead bolt at student toilet room: Schlage B663R (interchangeable core); finish: BHMA 626 satin chromium.
- Q. Push plate at student toilet room: Trimco 1001-3; finish: BHMA 630 satin stainless steel.

- R. Pull at student toilet room: Trimco 1017-3B; finish: BHMA 630 satin stainless steel.
- S. Latchguard: Trimco 5000; finish: BHMA 630 satin stainless steel.
- T. Coat hook: Trimco 3071; finish: BHMA 626 satin chromium.

#### Section 08715 - Automatic Door Operators

- A. Automatic door opening system: Electromechanical low-energy door operator complying with BHMA A156.19

#### Section 08800 - Glass and Glazing

- A. Annealed glass: ASTM C 1036, Type I; clear or tinted.
- B. Safety glass: ASTM C 1048, Type I, Kind FT (fully tempered), Condition A.; clear or tinted.
- C. Spandrel glass: ASTM C 1048, Type I, Condition B, Kind FT (fully tempered).
- D. Laminated glass: ASTM C 1172; with polyvinyl butyral interlayer; clear or tinted.
- E. Patterned (obscure) glass: Pilkington Building Products, Stippolyte; ASTM C 1036, Type II.
- F. Patterned (obscure) safety glass: Pilkington Building Products, Stippolyte; ASTM C 1048, Type II, Kind FT (fully tempered).
- G. Insulating glass: ASTM E 774; double-glazed with 1/2-inch airspace
- H. Fire-rated safety glass: FireLite Plus; clear laminated safety glazing material.

#### Section 08830 - Mirrors

- A. Clear glass mirrors (full height, wall mounted): ASTM C 1503, Mirror Select Quality.
- B. Mirror trim: Aluminum extrusions, satin-anodized finish.
- C. Mirror mastic: Gunther Mirror Mastic, or Palmer Products.

### **DIVISION 9 - FINISHES**

#### Section 09110 - Non-Load-Bearing Metal Framing

- A. Non-load-bearing steel framing: Conforming with requirements of Steel Stud Manufacturers Association and ASTM C 645.
- B. Vertical deflection clips: L-shaped 20 gage clip allowing vertical deflection; provide one of the following or equal:

#### Section 09120 - Ceiling [and Soffit] Suspension Systems

- A. Cold-formed metal suspension system: ASTM C 645.

- C. Ceiling grid suspension system: Direct-hung suspension system for supporting gypsum board finish surfaces, ASTM C 635, Heavy-duty classification; preapproved by DSA (provide valid DSA Product Acceptance No.); provide one of the following:

Section 09220 - Portland Cement Plaster

- A. Lath
- B. Underlayment: Building paper, FS UU-B.790, Type I, Grade D.
- C. Plaster accessories: Galvanized steel (substitute stainless steel and aluminum in corrosive atmospheres)
- D. Suspended steel framing for ceilings (hangers, runners): Refer to Section 09110 "Metal Suspension Systems."

Section 09250 - Gypsum Board Assemblies

- A. Gypsum board: ASTM C 36, Type X where required.
- B. Water-resistant gypsum board: ASTM C 630, Type X where required.
- C. Abuse-resistant gypsum board: ASTM C36, Type X, United States Gypsum Company SHEETROCK Brand Abuse-Resistant Gypsum Panels, or National Gypsum Company, Gold Bond High-Abuse Wallboard.
- D. Cementitious backer units: Custom Building Products, Wonderboard; or United States Gypsum Company, Durock Cement Board; ANSI A118.9.
- E. Glass-mat gypsum sheathing: ASTM C 1177; G-P Gypsum Company, Dens-Glass Gold.
- F. Acoustical sealant: United States Gypsum Company, SHEETROCK Acoustical Sealant; synthetic rubber sealant for reducing airborne sound transmission.
- G. Interior gypsum board finish per GA-214
- H. T-bar grid suspension system for gypsum board ceilings: Refer to Section 09110 "Metal Suspension Systems."
- I. Cold-formed ceiling suspension members: Refer to Section 09110 "Metal Suspension Systems."
- J. Miscellaneous metal framing accessories (e.g. hat channels, zee clips, resilient channels): ASTM C 645.

Section 09300 - Ceramic Tile

- A. Floor tile at toilet rooms: Daltile "Keystones" Series; ceramic mosaic tile; porcelain; 2"x2"; or other tile as selected by Architect.
- B. Wall tile at toilet rooms: Daltile "Semi-Gloss" Series; glazed wall tile; 4-1/4"x4-1/4" or 6"x6", or other tile as selected by Architect.
- C. Tile trim pieces: Manufacturer's standard cove and bullnose shapes.

- D. Waterproofing membrane for walls (either mortar bed or thinset applications): Noble Company, Nobleseal TS; chlorinated-polyethylene sheet.
- E. Shower pan floor liner: Noble Company, Chloraloy 240; chlorinated polyethylene membrane.
- F. Latex portland cement mortar bond coat: Mapei Corporation, Kerabond dryset mortar with Keralastic additive; ANSI A118.4.
- G. Grout (where epoxy grout required): Mapei Corporation, Kerapoxy; grouting epoxy, ANSI A118.3.
- H. Grout (standard): Mapei Corporation, ANSI A118.6.
- I. Floor installation: TCA Method F111 and ANSI A108.1B (bond coat over cured mortar bed).
- J. Floor installation at showers: TCA Method B414 and ANSI A108.1B (bond coat over cured mortar bed); Chloralloy 240 membrane.
- K. Wall installation at non-wet areas (e.g. toilet rooms): TCA Method W244; thinset over cementitious backer board; (no waterproof membrane unless required by specific project circumstances; if required, use Noble TS).
- L. Wall installation at wet areas (e.g. showers): TCA Method W221 and ANSI A108.1B (bond coat over cured mortar bed); mortar bed and lath over waterproof membrane over water-resistant gypsum board.

#### Section 09510 - Suspended Acoustical Ceilings

- B. Metal suspension system: USG Interiors, Inc., Donn DX, or Armstrong World Industries, Inc., Prelude XL; Heavy-duty class; exposed runners and cross runners, 15/16 inch face width x 1-1/2 inch high; standard baked enamel finish; color: white.
- C. Lay-in acoustical panels: Selected from following, or as selected by design team from other lay-in panels as suited to project.

#### Section 09515 - Applied Acoustical Tile

- A. Applied acoustical ceiling tiles: Armstrong World Industries, Inc., Cortega #745, or other as selected by Architect; 12 inch x 12 inch x 5/8 inch thick.

#### Section 09580 - Suspended Decorative Grids

- A. Suspended decorative ceiling grid system: USG Interiors, Inc.; GridWare
- B. Perimeter edge trim: USG Interiors, Inc.; Compasso; channel-profile trim.

#### Section 09650 - Resilient Flooring

- A. Vinyl composition tile: As selected by Architect from following, or other, as required.
- B. Sheet vinyl: As selected by Architect from following, or other, as required. Heat-welded seams at food preparation areas, wet areas, and other areas as required.



- C. Linoleum: Forbo Marmoleum, or other as selected by Architect; 1/10 inch thick.
- D. Linoleum Tile: Forbo Marmoleum, or other as selected by Architect; 13 inches x 13 inches x 1/10 inch thick or 20 inches x 20 inches x 1/10 inch thick.
- E. Resilient wall base: BurkeMercer Flooring Products or Roppe Corporation; rubber base, 4 inches high; job-formed corners; cove style with topset base (at both resilient flooring and carpet).
- F. Resilient stair treads: BurkeMercer Flooring Products or Roppe Corporation; rubber stair treads, smooth surface (or other pattern as selected by Architect); 2 inch wide abrasive strip of contrasting color at nosings; nosing style: square.
- G. Resilient stair nosings for carpet: BurkeMercer Flooring Products or Roppe Corporation.
- H. Resilient stair stringer/skirting: Rubber, matching wall base.
- I. Resilient edge mouldings and transition strips: BurkeMercer Flooring Products or Roppe Corporation.

#### Section 09670 - Resinous Flooring

- A. Resinous flooring: Crossfield Products Corporation, Dex-O-TEX Division, Terracolor.
- B. Waterproofing membrane: Manufacturer's standard.

#### Section 09680 - Carpet

- A. Carpet: Patcraft, Scholastic 26, or other as selected by Architect.

#### Section 09685 - Carpet Tile

- A. Carpet tile: Modular carpet tile, 100% nylon, tufted construction, textured loop, nonwoven fiberglass-reinforced PVC primary backing, 50 cm by 50 cm tile size; provide the following or other as selected by Architect:
- B. Installation method: Non-adhered, with manufacturer's pressure-sensitive adhesive square tabs for connecting corners of adjacent carpet tiles.

#### Section 09720 - Wall Coverings and Tackable Surfaces

- A. Vinyl wall covering: Koroseal, Ceres or other as selected by Architect.; Type II vinyl wall covering.
- B. Tackable substrate: Knight-Celotex, FlameSpec; wood fiberboard, 1/2 inch thick; flame-spread-rating: 20 (coated face); smoke-developed-rating: 30 (coated face).
- C. Prewrapped tackable panels
- D. Corner guards: Koroseal #G815 or #G875; extruded corner guards (option: continuous aluminum angle wrapped with vinyl wall covering to match adjacent tackable panel).

#### Section 09770 - Stretched-Fabric Wall Systems

- A. Stretched-fabric acoustical wall system: Novawall Systems.

### Section 09900 - Painting

- A. Typical sheen: Semi-gloss.
- B. Typical coverage: One primer coat, two finish coats.

## **DIVISION 10 - SPECIALTIES**

### Section 10100 - Visual Display Surfaces

- A. Wall-mounted fixed tackboards: Vinyl-fabric-wrapped, tackable core consisting of 1/8-inch-thick cork laminated to 3/8-inch thick fiberboard; clear anodized aluminum frame; display rail with map hooks and flagholder; provide one of the following or equal:
- B. Wall-mounted fixed chalkboards: Porcelain-enamel chalkboard, 0.021-inch (24 gage) thick facing sheet (color: black, matte finish) over 1/2" particleboard core with 0.005-inch thick aluminum foil backing; clear anodized aluminum frame; chalk tray; display rail with map hooks and flagholder; provide one of the following or equal:
- C. Wall-mounted fixed markerboards: Porcelain-enamel markerboard, 0.021-inch (24 gage) thick facing sheet (color: white, high-gloss finish) over 1/2" particleboard core with 0.005-inch thick aluminum foil backing; clear anodized aluminum frame; pen tray; display rail with map hooks and flagholder; provide one of the following or equal:
- D. Horizontal-sliding display assemblies for installation in casework: Sliding display panels with top-supported trolley system, ball-bearing carriers with nylon rollers, honeycomb core and 0.015-inch aluminum backing sheet, finger pulls; display panel facing sheets of 0.021-inch thick (24 gage) porcelain-enamel steel (color: black with matte finish for chalkboards, white with high-gloss finish for markerboards); aluminum fascia to conceal overhead tracks; chalk/pen tray; display rail with map hooks and flagholder; provide one of the following or equal:

### Section 10125 - Display Cases

- A. Recessed display case: Polyvision Corporation, SDC Series (sliding glass doors) or HDC Series (hinged glass doors).
- B. Recessed bulletin board case: Polyvision Corporation, RSBC Series (sliding glass doors) or RHBC Series (hinged glass doors).

### Section 10200 - Louvers and Vents

- A. Louvers: Galvanized steel; drainable blades; shop primed for field painting (option: aluminum with fluoropolymer finish).

### Section 10340 - Building Clocks

- A. Wall clock: Electric Time Company, Inc.; quartz microprocessor-directed clock control system; style as selected by Architect.

### Section 10400 - Signage

- A. Panel signs: ASI-Modulex, Inc., Mohawk Sign Systems, Corporate Sign Systems, or equal; polymer-based tactile sign; matte finish; tactile and braille copy meeting requirements of Title 24 and ADA; square-cut edges and corners (all edges eased); rated for exterior use.
- B. Pressure-sensitive accessibility symbol: Opaque, vinyl film; 6 by 6 inches; International Symbol of Accessibility.
- C. Dimensional characters (metal letters for mounting on vertical surface): fabricated from aluminum, anodized or baked enamel finish; font and height as selected by Architect.

### Section 10520 - Fire Protection Specialties

- A. Semi-recessed (2-1/2" rolled edge trim) fire extinguisher cabinet: J.L Industries #1817-G17, or Larsens Manufacturing Company #2409-R3; semi-recessed (2-1/2 inch backbend) steel cabinet with fully glazed tempered glass door panel; interior finish: baked enamel; exterior finish: custom color powder-coat.
- B. Fire extinguisher: J.L. Industries, Inc., Cosmic #5E, or Larsens Manufacturing Company, #MP5; 2A-10B:C fire extinguisher.
- C. Wall mounting bracket: Manufacturer's standard bracket designed to secure fire extinguisher to wall.

### Section 10650 - Operable Panel Partitions

- A. Operable panel partitions: Modernfold, Inc.; Acousti-seal 900 Series (manually operated).

### Section 10800 - Toilet Accessories

- A. Paper towel dispenser/waste receptacle: Bobrick #B-3944.
- B. Recessed waste receptacle (4" wall): Bobrick #B-3644.
- C. Paper towel dispenser: Bobrick #B-263.
- D. Soap dispenser at lavatories and sinks: Bobrick #B-2111.
- E. Soap dispenser at showers: Bobrick #B-306.
- F. Mirror at staff toilet rooms (single occupant): Bobrick #B-292.
- G. Mirror at student toilet rooms (multi-occupant): Bobrick #B-2908.
- H. Grab bar: Bobrick #B-6806 Series.
- I. Concealed anchor plate for grab bars (where required): Bobrick #2562 Series.

- J. Toilet tissue dispenser at staff toilet rooms and student accessible stalls (recessed in wall): Bobrick #B-3888.
- K. Toilet tissue dispenser (toilet partition mounted): Bobrick #B-2740.
- L. Toilet seat cover dispenser: Bobrick #B-221.
- M. Sanitary napkin dispenser: Bobrick #B-3500.
- N. Sanitary napkin disposal (recessed in wall): Bobrick #B-353.
- O. Sanitary napkin disposal (center recessed in toilet partition): Bobrick #B-354.
- P. Sanitary napkin disposal (surface mounted on toilet compartment): Bobrick #B-254.
- Q. Combination toilet seat cover/toilet tissue dispenser (recessed in wall): Bobrick #3474.
- R. Combination toilet seat cover/toilet tissue dispenser (mounted in toilet partition, recessed from accessible stall side): Bobrick #B-3471.
- S. Combination toilet seat cover/toilet tissue dispenser/sanitary napkin disposal (recessed in wall): Bobrick #3574.
- T. Combination toilet seat cover/toilet tissue dispenser/sanitary napkin disposal (mounted in toilet partition, recessed from accessible stall side): Bobrick #3571.
- U. Mop and broom holder: Bobrick #B-223x36.
- V. Electric hand dryer: World Dryer #RA5E.
- W. Folding shower seat: Bobrick #B-5181.
- X. Shower curtain rod: Bobrick #B-6047.
- Y. Shower curtains: Bobrick #204-2 or 204-3.
- Z. Shower curtain hooks: Bobrick #204-1.
- AA. Towel rack/bar: Ginger #XX43/24-15 with #194B-15 mounting kit.

**DIVISION 11 - EQUIPMENT**

Section 11050 - Library Bookshelf Units

- A. Library bookshelf units: Metal cantilever bookshelving; adjustable shelves; plastic laminate end panels (and top panels at 42-inch high units); heights: 84 inches (5 adjustable shelves) and 42 inches (2 adjustable shelves); Spacesaver Corporation.

Section 11055 - Library Theft-Detection System

- A. Library theft-detection system: Electromagnetic detection system; floor mounted detection gateways; desktop book desensitizing and resensitizing devices.

### Section 11130 - Audio-Visual Equipment

- A. Surface-mounted projection screens (in classrooms): Da-Lite Screen Company, Inc., Model C, or Draper, Inc., Luma 2; screen size: 60 by 60 inches; matte white viewing surface.
- B. Recessed, electrically-operated screens: Da-Lite Screen Company, Inc., Executive Electrol, or Draper, Inc., Signature; screen size: as determined by room dimensions (height of screen = 1/6 distance from screen to farthest viewing point; bottom of screen to be at least 3' above floor); controls: key-operated three-position switch; matte white viewing surface.
- C. Projector platform: Draper, Inc., Micro Projector Lift; recessed, ceiling mounted scissor lift for projector.
- D. Fixed projector ceiling mount: Peerless Industries, Inc., Model PRS with extension column and anchorage plate.
- E. Television mounting brackets: Peerless Industries, Inc., Jumbo 2000 Series; wall-mounted yoke-style television bracket; color: black (OSHPD Approval No. OPA-0523).

## **DIVISION 12 - FURNISHINGS**

### Section 12490 - Horizontal Louver Blinds

- A. Horizontal louver blinds: Aluminum slats; anti-static, dust-repellent baked polyester finish.

### Section 12492 - Vertical Louver Blinds

- A. Vertical louver blinds: Levelor, Zirlon Wheeled System, or American Blinds and Draperies, Inc.; PVC vanes, flat profile.

## **DIVISION 16 - ELECTRICAL**

### Section 16790 - Assistive Listening Systems

- A. Portable assistive listening systems: Gentner #PTX, with (2) AA batteries.

## MECHANICAL SYSTEMS DESCRIPTION

### General

The existing system consists of multi-zone air handling units that provide heating and ventilation for the various spaces in the Library Building. The hot water is provided from the Central Boiler Plant, located remotely from the Library Building. The hot water piping is distributed to all air handling units in the building.

The existing chiller yard has two air cooled chillers, two primary chilled water pumps and one secondary chilled water pump. The chillers feed the air handlers serving the two east wings of the Library Building (existing Quiet Room, existing Computer Lab, existing Open Lab & associated offices, existing CMAP Area and existing Digital Media Labs).

### Mechanical System – Air Side

All existing air handlers should be replaced with VAV air handling units complete with economizer section, filters, hydronic heating coil, hydronic cooling coil, and supply fan with variable frequency drive. The new air handling units will be located in the existing mechanical rooms. An economizer relief fan will be required for each new air handling unit to maintain the building pressurization and also to exhaust the return air during the economizer mode. The economizer fan can be part of the air handling unit depending on available space in mechanical rooms. New exhaust fans will be provided for all toilet areas.

The new air handling units shall be arranged as follows:

1. Library Area (Library ground floor, Library mezzanine floor and Library lobby) will be served by two air handling units (AHU-1&2).
2. North-East Wing of the Library Building (Writing/Reading Center, Tutoring Center, Library/Open Computer Labs, and ESL Areas) will be served by one air handling unit (AHU-3).
3. South-East Wing of the Library Building (CMAP Areas, Graphics Design Lab, and Digital Media Lab) will be served by one air handling unit (AHU-5).
4. South-West Wing of the Library Building (EOPS Areas, TRIO Area, DRC Area and Computer Lab) will be served by one air handling unit (AHU-5).

Reheat VAV boxes shall be provided to serve the various zones in the Library Building. See mechanical sketches at the end of this section for HVAC zones in both first and mezzanine floors.

A new air distribution system, including new supply, return and exhaust ductwork and accessories, will be provided throughout the entire Library Building.

Air distribution would be through ceiling or side wall mounted supply or exhaust grilles. The type would be determined based on the use of space and size for optimal air distribution and noise levels

### Mechanical System – Water Side

Considering the age and limited capacity of the two existing chillers, a new chilled water plant will be required to provide cooling requirements to all areas within the Library Building. The system will be of constant-primary variable-secondary flow type complete with two new air cooled chillers, two new primary chilled water pumps, and two new secondary chilled water pumps with variable frequency drives.

The heating water is provided by the central boiler plant.

New hot water and chilled water piping shall be provided to serve the heating and cooling coils in all air handling units.

### Mechanical System – Computer Labs

Computer labs shall be provided with DX cooling system to meet the labs cooling requirements at all times.

### Mechanical System – Controls

A new DDC control system will be provided to control the operation of mechanical equipment in the Library Building. The DDC system will be a Johnson Control system to meet the District standards.

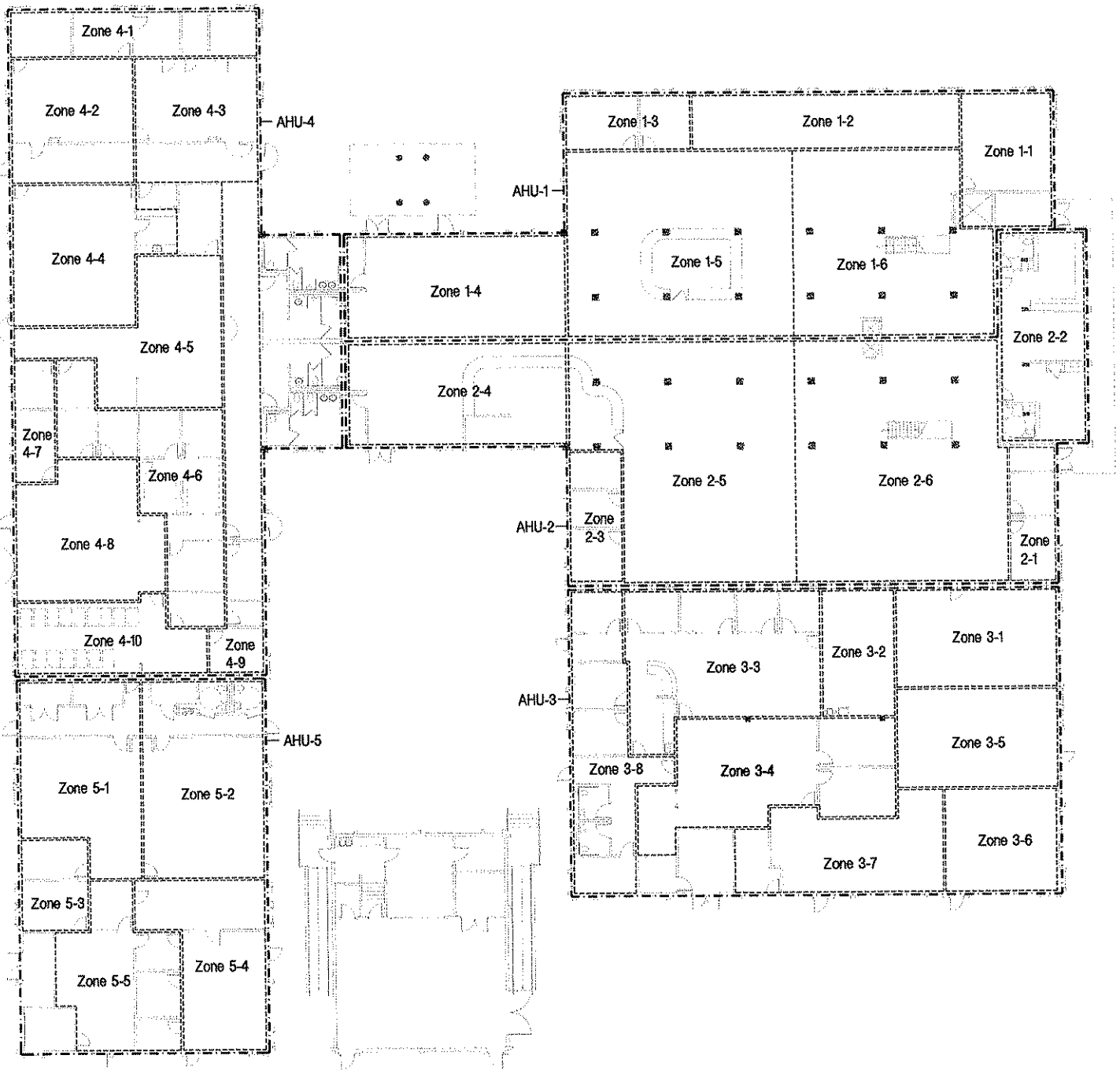
A new building automation system (BAS) for the mechanical systems shall be provided. The system shall be a Johnson DDC Control system to meet the District standards.

The control system shall be fully integrated and have an open communication protocol to facilitate communication with other systems and provide gateways for communication with mechanical equipment with pre-wired stand alone control systems. The system architecture shall include a workstation with a color graphics system.

The DDC controller shall be capable of providing global control strategies for the system based on the information from any objects in the system regardless if the object is directly monitored by the controller or by another controller. The program that implements these strategies shall be completely flexible and user definable.

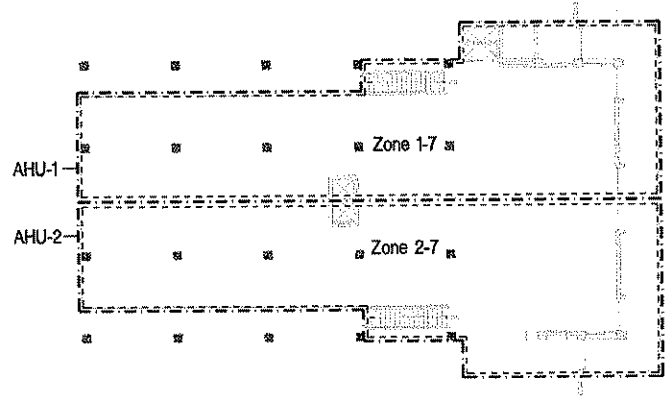
Energy saving features shall include:

- No heating/cooling overlap.
- Economizer cycles on all units.
- Variable frequency drives (VFD) on AHU's supply.
- Variable frequency drive fan, secondary hot or chilled water pumps.
- CO2 sensor(s) for the air handling units serving the Library Area and various classrooms to allow reduction of outside air when these areas are not populated.



HVAC ZONES - FIRST FLOOR





HVAC ZONES - MEZZANINE