

Chaffey College

Bond Program

Presented by:

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Chaffey Community College District Bond Citizens' Oversight Committee

March 4, 2024

Bond Program Updates

- Measure P
 - Chino Instructional Building
 - New Fontana Campus
 - New Ontario Campus
 - Rancho Cucamonga Campus
 - New Library/Learning Commons
 - Michael Alexander Campus Center (MACC)
 - Swimming Pool Renovation
 - Americans with Disabilities Act (ADA) Assessment & Action Plan
 - Facilities Master Plan Vision 2025 Revamp
 - Remaining Funds and Summary of Funds – Measure P
- Measure L
 - Boiler Retrofit Project
 - Remaining Funds and Summary of Funds – Measure L
- Questions

Measure P

Chino Campus Instructional Building

5897 College Park Avenue, Chino, CA 91710

PROJECT DETAILS

Designed:	2020
Est. Start Date:	May 2022
Est. Completion:	Summer 2024
Estimated Costs:	\$34.5M
Architect:	HMC Architects
Prime Contractor:	AMG & Assoc.

SCOPE

- New two-story building totaling approx. 35,000 sq. ft., will house flexible, active learning/teaching spaces, including: nursing (LVN & CNA), technology-rich general education classrooms, faculty offices, large indoor/outdoor event space, and more
- Targeting Zero Net Energy (ZNE) certification
- State funded project, 50% match



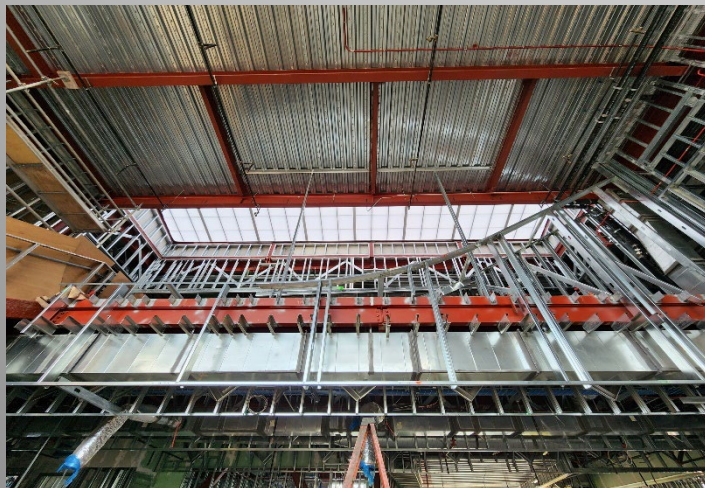
PROJECT UPDATES

- Project in construction: Nearing completion on exterior substrate; installation of interior walls; and mechanical, electrical and plumbing (MEP). Fiber lines install ongoing. Rough ductwork for HVAC has been installed with some HVAC units installation ongoing on the roof. Exterior grading to start next month.





Chino Campus Instructional Building Progress Photos



New Fontana Campus

11070 Sierra Avenue, Fontana, CA 92337

PROJECT DETAILS

Designed:	In Progress
Est. Start Date:	Jan 2025
Est. Completion:	July 2029
Estimated Costs:	\$210.6M
Criteria Architect:	LPA



PHASE 1

- **Welcome Center and Library:** 51,000 GSF; 4 stories
- **Instructional Building 1:** 28,000 GSF; 3 stories
- **Automotive Technology Building:** 50,000 GSF; 2 and 3 stories
- **Operations & Maintenance Building:** 8,000 GSF; 1-2 stories
- **Site and Infrastructure:** drives, parking lots, utilities, green spaces, etc.

PROJECT UPDATES

- Interviews for design-build entities (DBE) completed. Contract negotiations ongoing. Request for contract approvals for DBE slated for March Governing Board meeting. Preconstruction and design development for campus buildings to follow with the selected DBE after award of contract.





PLANNED ACADEMIC PROGRAMS

All academic programs and services from existing Fontana Campus, arts and sciences, business and math, information technology, humanities and social sciences, automotive technology, advanced manufacturing, economic development, industrial electricity, cloud computing, physical/occupational therapy assistant, and welding.



Ontario Campus

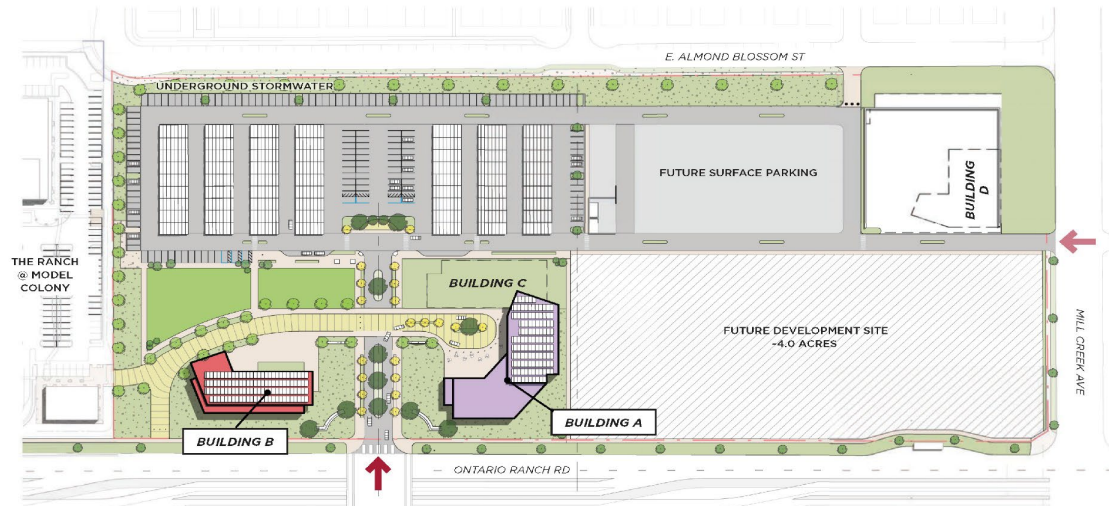
Ontario Ranch Area on Ontario Ranch Road, west of Hamner Avenue

PROJECT DETAILS

Designed: In Progress
 Architect: DLR Group
 Estimated Cost: \$277M

PHASE 1

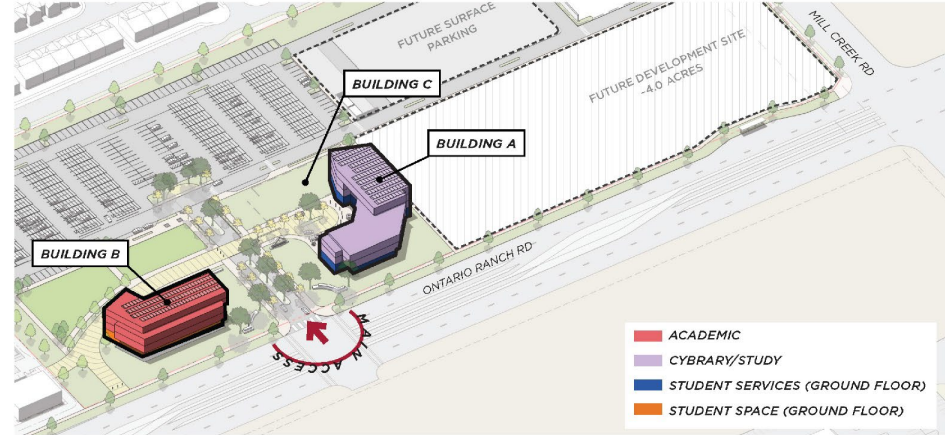
- **Welcome Center and Cybrary:** 54,000 GSF; 4 stories
- **Instructional and Student Support Building:** 38,100 GSF; 4 stories
- **PV Solar Shade Structure:** 33,000 GSF
- **Sitework and Infrastructure:** drives, parking lots, utilities, green spaces, etc.



PROJECT UPDATES

- Purchase of 19.1 acres of land in the Ontario Ranch area completed in 2021
- Master plan for the new Ontario Campus approved at the December 2023 Chaffey College Governing Board meeting
- Procurement for CEQA consultant ongoing
- Procurement for Design Build Criteria Architect-Engineer consultant ongoing





PLANNED ACADEMIC PROGRAMS

Expanded Transfer Programs: Biological sciences, business and management, media and communications, information technology, education, fine and applied arts, foreign language, health, family and consumer science, humanities, mathematics, psychology, public and protective services, social sciences

Relocated from Rancho Cucamonga Campus: homeland national security and aviation maintenance tech

New Programs: health information management, public health information and technology, transportation logistics, drone technology



Library Learning Commons

5885 Haven Avenue, Rancho Cucamonga, CA 91737

PROJECT DETAILS

Designed:	2022
Est. Start Date:	July 2023
Est. Completion:	Summer 2025
Estimated Costs:	\$75M
Criteria Architect:	LPA Architects
Design/Build Entity:	Swinerton/DLR

SCOPE

- College's first design/build project
- Flagship project that will be a model for 21st century learning
- New, three-story structure with approximately 76,000 sq. ft. consisting of a library, classrooms, study spaces, and faculty support



PROJECT UPDATES

- Construction in process for Increment 1 (early site work and underground utilities relocation); new underground feed for power to Library Learning Commons building; and replacement of existing gear to a new 12KV switchgear
- Increment 2 (building package) pending completion of Increment 1 activities





12kV PILC Project

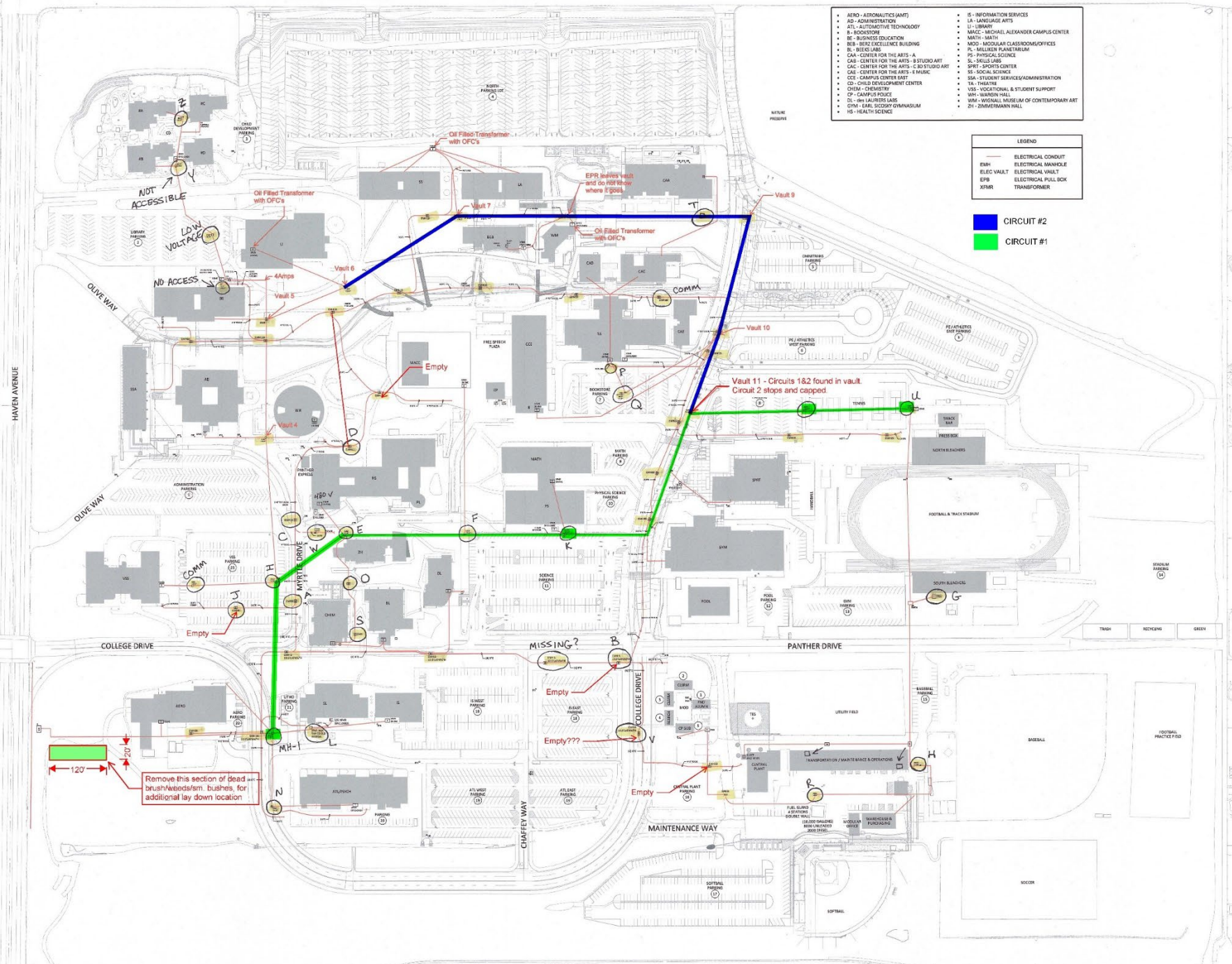


- AERO - AERONAUTICS (A&T)
- AD - ADMINISTRATION
- AE - AUTOMOTIVE TECHNOLOGY
- B - BOOKSTORE
- BE - BUSINESS EDUCATION
- BEB - BEEZ EXCELLENCE BUILDING
- BL - BEEZ LABS
- CAB - CENTER FOR THE ARTS - A
- CAC - CENTER FOR THE ARTS - C
- CAE - CENTER FOR THE ARTS - E MUSIC
- CCE - CAMPUS CENTER EAST
- CD - CHILD DEVELOPMENT CENTER
- CHEM - CHEMISTRY
- CP - CAMPUS POLICE
- CS - COLLEGE STUDENT SERVICES
- CYM - EARL SICOORY GYMNASIUM
- HS - HEALTH SCIENCE
- IS - INFORMATION SERVICES
- LA - LANGUAGE ARTS
- LI - LIBRARY
- MACE - MICHAEL ALEXANDER CAMPUS CENTER
- MATH - MATH
- MOD - MODULAR CLASSROOMS/OFFICES
- PL - MILLIKEN PLANTARIUM
- PS - PHYSICAL SCIENCE
- SL - SKILLS LABS
- SPT - SPORTS CENTER
- SS - SOCIAL SCIENCE
- SSA - STUDENT SERVICES/ADMINISTRATION
- TA - THEATRE
- VSA - VOCATIONAL & STUDENT SUPPORT
- WH - WARGEN HALL
- WM - WINGALL MUSEUM OF CONTEMPORARY ART
- ZH - ZIMMERMANN HALL

LEGEND

- ELECTRICAL CONDUIT
- EMH ELECTRICAL MANHOLE
- ELEC VAULT ELECTRICAL VAULT
- EPB ELECTRICAL PULL BOX
- XMR TRANSFORMER

- CIRCUIT #2
- CIRCUIT #1



HAVEN AVENUE

OLIVE WAY

OLIVE WAY

COLLEGE DRIVE

COLLEGE DRIVE

PANTHER DRIVE

CHAFFEY WAY

MAINTENANCE WAY

BANYAN STREET

Remove this section of dead brush/woods/sm bushes, for additional lay down location

120'

NOT ACCESSIBLE

LOW VOLTAGE

NO ACCESS

Oil Filled Transformer with OFC's

Oil Filled Transformer with OFC's

EPR leaves vault and do not know where it goes

Oil Filled Transformer with OFC's

Vault 9

Vault 5

Vault 6

Vault 7

Vault 10

Vault 11 - Circuits 1&2 found in vault. Circuit 2 stops and capped.

MISSING?

Empty

Empty???

4Amps

Empty

Empty

Empty

Empty

Empty

Empty

Empty

Empty

Empty

Empty

Update as of March 2024

Michael Alexander Campus Center Renovation

5885 Haven Avenue, Rancho Cucamonga, CA 91737

PROJECT DETAILS

Designed: 2021-2022
Est. Start Date: Apr 2024
Est. Completion: Jan 2026
Estimated Costs: \$19.9M
Architect: HGA Architects

SCOPE

- Renovation/expansion of first floor to enlarge kitchen and dining areas
- Addition of 9,000 sq. ft. and 400 indoor seats (est.)



PROJECT UPDATES

- Relocation of occupants during construction in process
- Bid Award process to prequalified General Contractors ongoing. Request for award of contract to lowest responsive, responsible bidder to be made at March Governing Board meeting. Construction for the project to start tentatively in April.





Existing MACC - North Facade



Swimming Pool Renovation

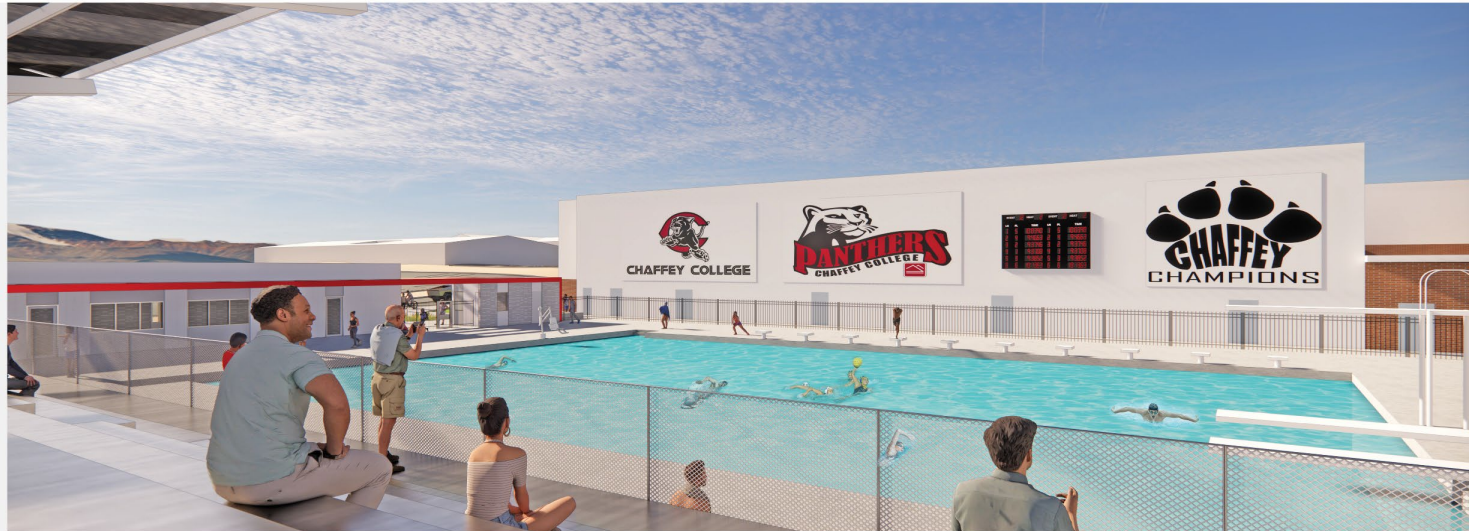
5885 Haven Avenue, Rancho Cucamonga, CA 91737

PROJECT DETAILS

Designed:	2022
Est. Start Date:	Apr 2023
Est. Completion:	Fall 2024
Estimated Costs:	\$14.2M
Architect:	HMC Architects
General Contractor:	New Dynasty Construction, Inc.

SCOPE

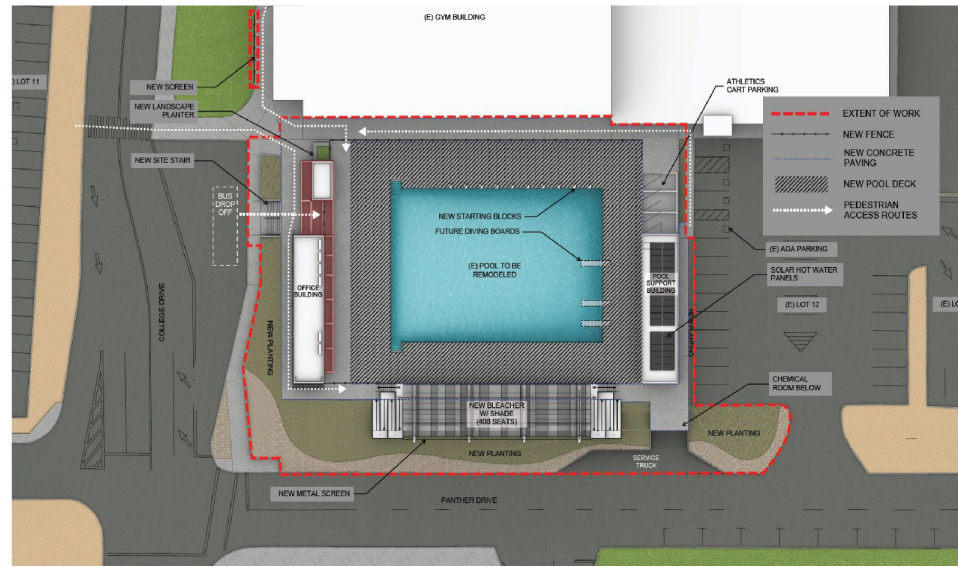
- Full renovation of existing site to increase capacity for community instruction and aquatic events
- Two new single-story buildings totaling 2,566 sq. ft., new 400-seat bleacher system with shade canopy, new perimeter landscaping, renovated pool and deck, new mechanical equipment
- Improved vehicular traffic and pedestrian flow



PROJECT UPDATES

- Project in construction: Steel wall framing, electrical, and plumbing work are ongoing. Masonry wall construction has started on the east side for the pool equipment, storage, and chemical rooms.
- Concrete pours for footings for new bleachers and canopy ongoing





Swimming Pool Renovation Progress Photos



ADA Barrier Removal - Rancho Cucamonga and Chino Campuses

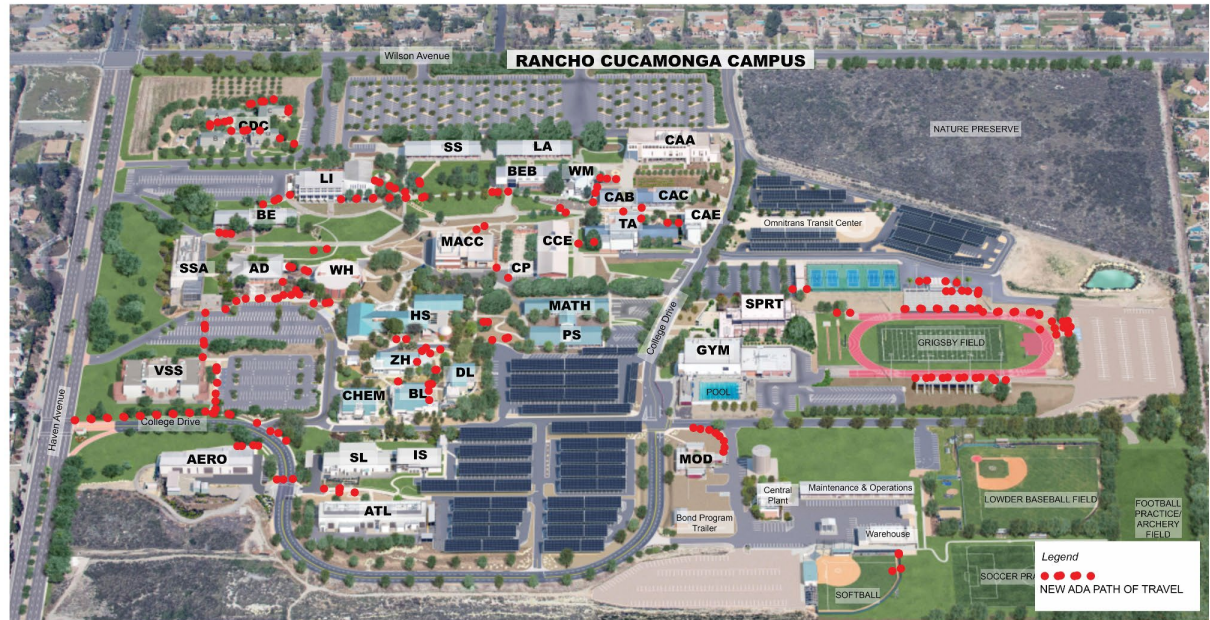
5885 Haven Avenue, Rancho Cucamonga, CA 91737 and 5897 College Park Avenue, Chino, CA 91710

PROJECT DETAILS

Designed: 2022
 Est. Start Date: June 2023
 Est. Completion: Jan 2025
 Estimated Costs: \$10M
 Architect: 19-6 Architects

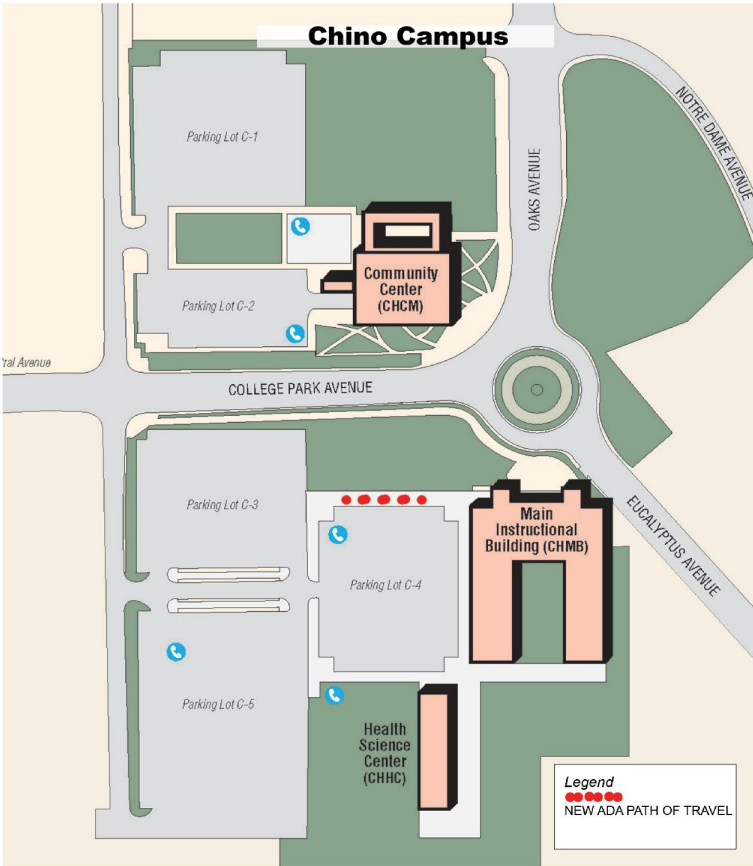
SCOPE

- Americans with Disabilities Act (ADA) assessment and removal of barriers for compliance
- Divided into 4 distinct packages for DSA submission, approvals, and coordination of work in field



PROJECT UPDATES

- Packages 1 & 2 - Project in construction, includes Phase 1 and 2 for site work at 8 locations on the Rancho Cucamonga campus
- Package 4 - Phase 4 for building and site work at the Chino Campus, Division of State Architect (DSA) approvals received, discussing next steps
- Package 3 - Phase 3 for all buildings on the Rancho Cucamonga campus, DSA approvals received, discussing next steps



ADA Barrier Removal Progress Photos

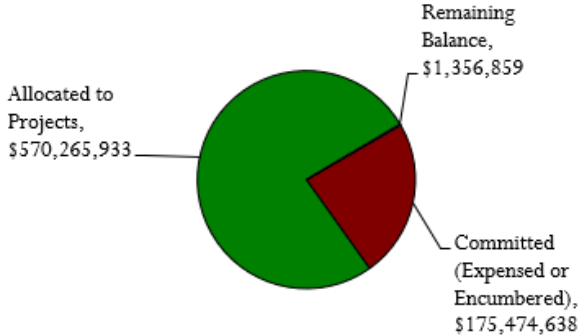
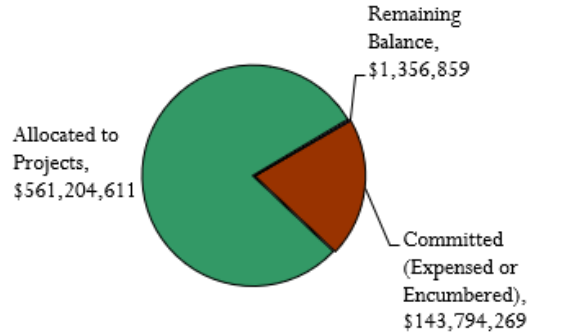
Taken Week of February 26, 2024



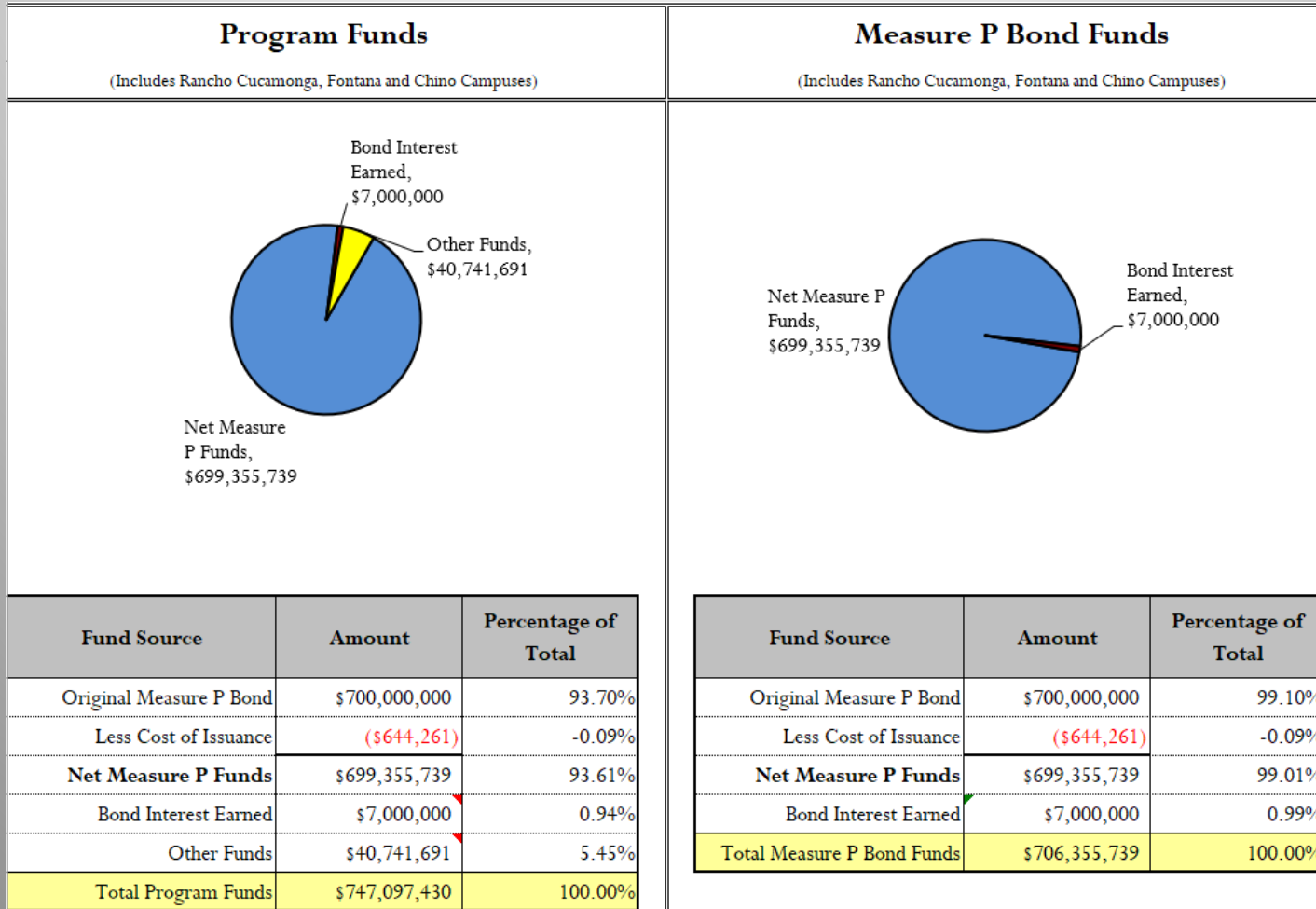
Facilities Master Plan Vision 2025 Revamp

- New FMP Vision 2033 will include updates for overall District building needs
- Post pandemic student enrollment data, its impact and considerations to 2018 Facilities Master Plan (FMP)
- FMP architect/consultant team on board
- Education programs, current to future space needs data analysis and studies
- Future (5 to 10 year) enrollment projection considerations
- Stakeholder engagement, review and analysis
- Draft plan completion and board presentation targeting May/June 2024

Remaining Funds-Measure P

Program Funds (Includes Rancho Cucamonga, Fontana and Chino Campuses)			Measure P Bond Funds (Includes Rancho Cucamonga, Fontana and Chino Campuses)		
					
Total Program Funds	\$747,097,430	100.00%	Total Measure P Bond Funds	\$706,355,739	100.00%
Committed (Expensed or Encumbered)	\$175,474,638	23.49%	Committed (Expensed or Encumbered)	\$143,794,269	20.36%
Allocated to Projects	\$570,265,933	76.33%	Allocated to Projects	\$561,204,611	79.45%
Remaining Balance	\$1,356,859	0.18%	Remaining Balance	\$1,356,859	0.19%

Summary Funds-Measure P



MEASURE P PROJECT BUDGET SUMMARY, ALL PHASES

Per Revised Phase 1 Program Schedule Dated 7/30/20

Phase 1 Approved Budgets

Revised As of: 2/15/2024

Project #	Project Name	Soft Costs	Hard Costs	Total Estimate
4.4	Instructional Building 1, Rancho (see 1.5 IB2, increased sq. ftg.)	\$ -	\$ -	\$ -
1.2	Instructional Building 1, Chino ¹	\$ 5,547,162	\$ 29,586,935	\$ 35,134,097
1.3	Instructional Building 1, Fontana (Bldg B)	\$ 2,162,672	\$ 32,324,361	\$ 34,487,033
1.11	Auto Tech Lab, Fontana (Bldg C)	\$ 3,732,962	\$ 55,814,742	\$ 59,547,704
2.4	Campus Center, Rancho (see 8.2, new combined project)	\$ -	\$ -	\$ -
2.2	Campus Center, Fontana (Bldg A, Welcome/Library)	\$ 3,498,234	\$ 52,669,175	\$ 56,167,409
2.5	Library	\$ 14,165,080	\$ 59,294,610	\$ 73,459,690
2.8	Fontana Maint/Campus Police Modular (Bldg E)	\$ 551,799	\$ 8,233,853	\$ 8,785,652
3.4	Auto Tech Lab Renovation (see project 1.11 for new building)	\$ -	\$ -	\$ -
4.1	Michael Alexander Campus Center Renovation	\$ 4,007,273	\$ 16,399,243	\$ 20,406,516
5.2	Chino Main Instructional Building Renovation (secondary effect to 1.2)	\$ 299,117	\$ 1,076,723	\$ 1,375,840
6.3	Parking/Vehicular Circulation & Solar, Fontana (College Dr/Sitework)	\$ 2,985,297	\$ 50,063,927	\$ 53,049,224
6.6	Swimming Pool Renovation	\$ 2,123,594	\$ 10,505,207	\$ 12,628,801
7.1	Site Acquisitions & Master Plans - Ontario and Fontana	\$ 1,875,000	\$ 31,000,000	\$ 32,875,000
7.2	Swing Space (old Library modifications)	\$ 618,790	\$ 1,872,989	\$ 2,491,779
7.3	Ontario Campus Development	\$ 722,659	\$ -	\$ 722,659
7.3.1	Ontario Campus, Pkg/Sitework	\$ 8,157,570	\$ 52,775,951	\$ 60,933,521
7.3.2	Ontario Campus, Welcome Center	\$ 14,559,319	\$ 113,299,642	\$ 127,858,961
7.3.3	Ontario Campus, Instructional Bldg/Student Support	\$ 10,110,150	\$ 78,480,139	\$ 88,590,289
7.4	Instructional Equipment	\$ -	\$ 9,600,000	\$ 9,600,000
7.7	Campus Wide Upgrades - Phase 1	\$ 2,995,636	\$ 6,843,166	\$ 9,838,802
7.7-606	Campus Wide Upgrades - 12kV Switchgear & Main Line Replace	\$ 698,262	\$ 2,742,416	\$ 3,440,678
8.2	Campus Center/Student Services, Rancho	\$ 6,013,581	\$ 25,777,921	\$ 31,791,502
Total Estimate		\$ 84,824,157	\$ 638,361,000	\$ 723,185,157
Total Cost of Cancelled/Closed Projects				\$ 684,351
GRAND TOTAL - PHASE 1				\$ 723,869,508

Funding	Difference
723,869,508	-

Phase 2 Preliminary Budgets

Project #	Project Name	Soft Costs	Hard Costs	Total Estimate
1.5	Instructional Building, Rancho & Parking Lot	\$ 16,519,447	\$ 69,852,006	\$ 86,371,453
1.6	Instructional Building 2, Fontana (Bldg F)	\$ 3,419,199	\$ 21,746,322	\$ 25,165,521
1.12	Instructional Building 3, Fontana (Bldg D/CTE)	\$ 4,583,567	\$ 33,040,620	\$ 37,624,187
2.9	Student Services/Community Center, Fontana (Bldg G)	\$ 5,780,160	\$ 23,120,640	\$ 28,900,800
2.3	Student Services, Rancho (see 8.2, new combined project)	\$ -	\$ -	\$ -
4.3	Student Services & Administration Renovation (secondary effect to 2.3)	\$ 600,000	\$ 2,400,000	\$ 3,000,000
6.2	Parking & Vehicular Circulation, Chino (Lot C6 & College Drive)	\$ -	\$ -	\$ -
7.4	Instructional Equipment	\$ -	\$ 9,600,000	\$ 9,600,000
7.7	Campus Wide Upgrades - Phase 2	\$ 2,367,425	\$ 8,172,511	\$ 10,539,936
Total Estimate		\$ 33,269,798	\$ 167,932,099	\$ 201,201,897
Total Cost of Cancelled/Closed Projects				\$ 684,351
			Total Ph1 & 2	\$ 925,071,405

Funding	Difference
723,869,508	(201,201,897)

Measure L

Boiler Retrofit Project

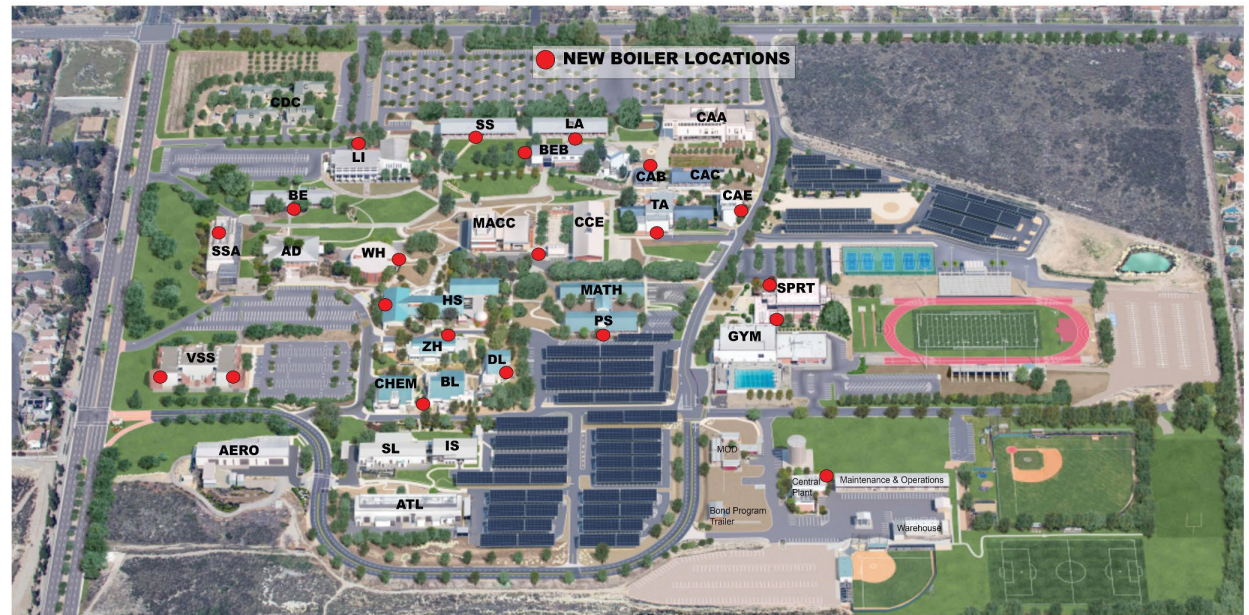
5885 Haven Avenue, Rancho Cucamonga, CA 91737

PROJECT DETAILS

Designed:	2021
Est. Start Date:	July 2023
Est. Completion:	Aug. 2024
Estimated Costs:	\$15.4M
Architect:	HPI Architects
General Contractor:	Plumbing, Piping, & Construction, Inc.

SCOPE

Removal of Central Plant boilers and replacement with 24 stand-alone boilers to retrofit heating system for the following buildings on the Rancho Cucamonga Campus: Central Plant, Beeks Lab (BL), Berz Excellence Building (BEB), Business Education (BE), Center for the Arts B (CAB), Center for the Arts E (CAE), DesLauriers Lab (DL), Earl Sicosky Gymnasium (GYM), Health Science (HS), Language Arts (LA), Library (LI), Michael Alexander Campus Center (MACC), Physical Science (PS), Social Science (SS), Sports Center (SPRT), Student Services/Administration (SSA), Theatre (TA), Vocational Education (VSS), Wargin Hall (WH), and Zimmerman Hall (ZH)



PROJECT UPDATES

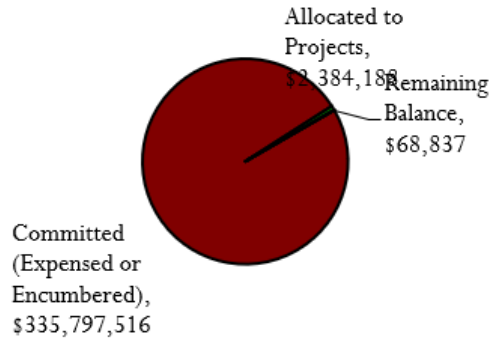
- Project bid-award process completed, contract awarded to Plumbing, Piping, & Construction, Inc. on June 22, 2023
- Construction commenced in July 2023 and is ongoing in multiple locations including: Library, Social Science, Center for the Arts E, Center for the Arts B, Student Services/Administration, and Vocational Education.



Remaining Funds-Measure L

Program Funds

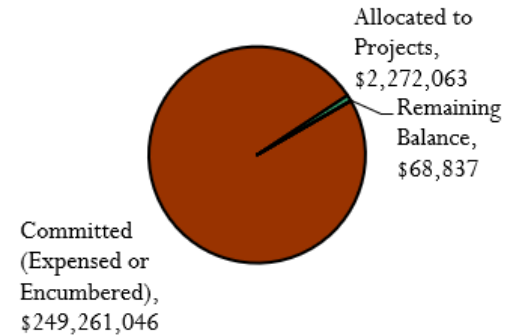
(Includes Rancho Cucamonga, Fontana and Chino Campuses)



Total Program Funds	\$338,250,541	100.00%
Committed (Expensed or Encumbered)	\$335,797,516	\$335,797,516
Allocated to Projects	\$2,384,188	0.70%
Remaining Balance	\$68,837	0.02%

Measure L Bond Funds

(Includes Rancho Cucamonga, Fontana and Chino Campuses)

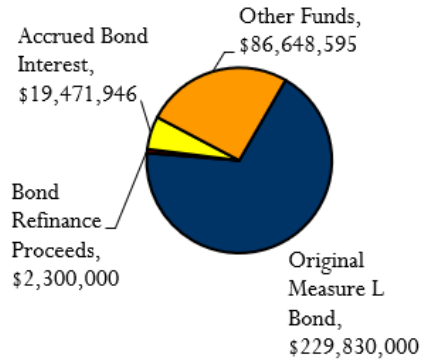


Total Measure L Bond Funds	\$251,601,946	100.00%
Committed (Expensed or Encumbered)	\$249,261,046	99.07%
Allocated to Projects	\$2,272,063	0.90%
Remaining Balance	\$68,837	0.03%

Summary Funds-Measure L

Program Funds

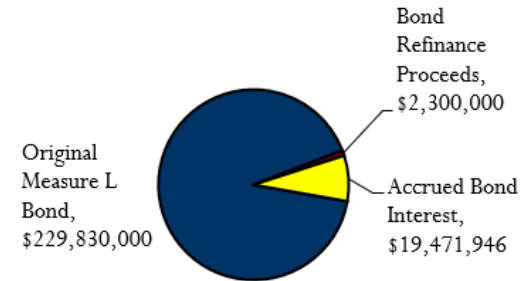
(Includes Rancho Cucamonga, Fontana and Chino Campuses)



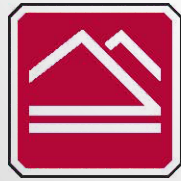
Fund Source	Amount	Percentage of Total
Original Measure L Bond	\$229,830,000	67.95%
Bond Refinance Proceeds	\$2,300,000	0.68%
Accrued Bond Interest	\$19,471,946	5.76%
Other Funds	\$86,648,595	25.62%
Total Program Funds	\$338,250,541	100.00%

Measure L Bond Funds

(Includes Rancho Cucamonga, Fontana and Chino Campuses)



Fund Source	Amount	Percentage of Total
Original Measure L Bond	\$229,830,000	91.35%
Bond Refinance Proceeds	\$2,300,000	0.91%
Accrued Bond Interest	\$19,471,946	7.74%
Total Measure L Bond Funds	\$251,601,946	100.00%



Chaffey College

Questions?