

Final Project Proposal

2007-2008

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

New Student Services/Administration/Performing Arts Building
Proposal Name

Redwoods Community College District
Community College District

Eureka Campus
College or Center

September 15, 2006
Date

A _____ P x W x C x E _____

Final Project Proposal Checklist

District: Redwoods Community College District _____

College: Eureka Campus _____

Project: New Student Services/Administration/Performing Arts Building _____

Prepared by: NMR/Porras _____ Date: 9/15/06 _____

Section	Description	Status	Date
1.1	Title Page	Completed	9/13/06
2.1	Final Project Proposal Checklist	Completed	8/13/06
3.1	Approval Page - Final Project Proposal (with original signatures)	Completed	8/13/06
3.2	Project Terms and Conditions	Completed	8/13/06
4.1	Analysis of Building Space Use and WSCH - JCAF 31*	Completed	8/13/06
5.1	Cost Estimate Summary - JCAF 32*	Completed	8/13/06
5.2	Quantities and Unit Costs supporting the JCAF 32 (Insert the optional cost analyses into this section.)	Completed	8/13/06

6.1	California Energy Commission Approved Audit	Completed	8/16/06
7.1	State Administrative Manual Presentation	Completed	8/12/06
8.1	Status of the California Environmental Quality Act: Environmental Impact Report, Negative Declaration or Exemption Notice	Completed	9/13/06
9.1	Outline of Specifications	Completed	8/12/06
10.1	Federal Funds Detail	Completed	8/16/06
11.1	Analysis of Future Costs	Completed	9/11/06
12.1	Campus Plot Plan	Completed	9/12/06
13.1	Diagrams of Building Areas (include floor plans with building areas affected.) (Insert half-sized scaled conceptual drawings into the FPP.)	Completed	9/12/06
13.2	Site Plans	Completed	9/12/06
13.3	Floor Plans	Completed	9/12/06
13.4	Exterior Elevations	Completed	9/12/06
13.5	Electrical Plans (as needed)	n/a	8/16/06
13.6	Mechanical Plans (as needed)	n/a	9/12/06
13.7	Building Cross-Sections (as needed)	Completed	9/12/06
14.1	Guideline-Based Group II Equipment Cost Estimates - JCAF 33*	Completed	9/12/06
15.1	Justification of Additional Costs exceeding Guidelines (as needed)	n/a	8/16/06
16.1	Detailed Equipment List	later	

* Electronic version of current form is available online via FUSION.

APPROVAL PAGE
Final Project Proposal
Budget Year 2006-07

District: REDWOODS CCD

Project Location: EUREKA
(College, campus, or center)

Project Name: NEW STUDENT SERVICES/ADMINISTRATION BUILDING

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: Joseph Porras Telephone: (707) 476-4381
(Facilities, Planning and Development)

E-Mail Address: Joe-Porras@Redwoods.Edu Fax: (707) 476-4423

Approved for submission: *Jeffrey L. Ballitt* Date: 9-12-06
(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.

Joseph Porras 9/11/06 *Jeffrey L. Ballitt* 9/11/06
(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
1107 Ninth Street, Suite 500
Sacramento, CA 95814-3607

Chancellor's Office Certification

Reviewed by: _____

Date Completed: _____



COLLEGE
OF THE
REDWOODS

**Submittal of Applications for State Funding
For Construction Projects**

RESOLUTION No. 609

WHEREAS, the Board of Governors of the California Community Colleges has invited the District to apply for state funding for construction projects; and

WHEREAS, the Board of Trustees of the Redwoods Community College District authorizes the District to implement this Resolution with the Board of Governors of the California Community Colleges; and

WHEREAS, the Board of Trustees of the Redwoods Community College District approves the submittal to the Board of Governors of the California Community Colleges of two project applications for funding:

- 1) Science and Humanities Building, Eureka, and
 - 2) Student Services/Administration Building, Eureka;
- and if these projects are approved and funded by the state, promises to fulfill the project terms and conditions.

THEREFORE, BE IT RESOLVED that the Acting President/Superintendent is hereby empowered to execute in the name of Redwoods Community College District all necessary documents to implement and carry out the purpose of this Resolution.

PASSED AND ADOPTED by the Board of Trustees of the Redwoods Community College District this 11th day of September, 2006, by the following vote:

AYES: 7
NOES: 0
ABSENT: 2
ABSTAIN: 0

I hereby certify the foregoing to be a full, true, and correct resolution duly adopted by the Board of Trustees of the Redwoods Community College District.

Tom Ross, Clerk
Redwoods Community College District

Attest:

Jeffrey L. Bobbitt
Secretary of the Board

PROJECT TERMS AND CONDITIONS

District: Redwoods Community College District **College:** College of the Redwoods

Project: New Student Services/Administration/Performing Arts Building **Budget Year:** 2006-2007

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 Office of Architecture and Construction.
 - 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.

Project Terms and Conditions (Continued)

- 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.

CFIS #: 40.42.XXX

No Sum

[View/Print Title 5 Summary]

JCAF 31 - Student Services / Administration building (new) (College Of The Redwoods/Redwoods CCD)

Rm. Type	Description	TOP No.	Department	No. Rms	No. Sta	Room No.	ASF	Sec. ASF
110	Classroom	0099	General Assignment	1	25	AD103		-462
110	Classroom	0099	General Assignment	1	51	AD107		-720
110	Classroom	0501	Business and Commerce, General	1	1	AD100E		-75
110	Classroom	0514	Office Technology/Office Computer Applications	1	20	AD100B		-261
110	Classroom	0514	Office Technology/Office Computer Applications	1	22	AD100C		-480
210	Class Lab	0514	Office Technology/Office Computer Applications	1	25	AD101		-527
210	Class Lab	1007	Dramatic Arts	1	350	SA302	3,322	
215	Class Lab Service	1007	Dramatic Arts	1	4	SA301	415	
215	Class Lab Service	1007	Dramatic Arts	1	1	SA303	1,524	
215	Class Lab Service	1007	Dramatic Arts	1	1	SA304	143	
215	Class Lab Service	1007	Dramatic Arts	1		SA305	143	
310	Office	0099	General Assignment	1	1	AD100G		-75
310	Office	0099	General Assignment	1	1	AD100K		-86
310	Office	0501	Business and Commerce, General	1	1	SA118	103	
310	Office	0501	Business and Commerce, General	1	1	SA119	53	
310	Office	0501	Business and Commerce, General	1	1	SA120	61	
310	Office	0501	Business and Commerce, General	1	1	SA121	112	
310	Office	0501	Business and Commerce, General	1	1	SA122	115	
310	Office	0501	Business and Commerce, General	1	1	SA147	67	
310	Office	0501	Business and Commerce, General	1	1	AD100F		-75
310	Office	0501	Business and Commerce, General	1	1	AD100H		-75
310	Office	0501	Business and Commerce, General	1	1	AD100I		-75
310	Office	0501	Business and Commerce, General	1	1	AD100J		-78
310	Office	0501	Business and Commerce, General	1	1	AD100L		-87

310	Office	0501	Business and Commerce, General	1	1	AD100M	-87
310	Office	0501	Business and Commerce, General	1	1	AD100N	-71
310	Office	0501	Business and Commerce, General	1	1	AD100P	-63
310	Office	1501	English	1	1	AD100	-150
310	Office	6010	Academic Administration	1	1	SA204	197
310	Office	6010	Academic Administration	1	1	SA203	176
310	Office	6010	Academic Administration	1	3	AD200	-513
310	Office	6010	Academic Administration	1	1	AD200A	-174
310	Office	6010	Academic Administration	1	1	AD200B	-197
310	Office	6030	Administrative Data Processing Activities	1	6	SA214	558
310	Office	6030	Administrative Data Processing Activities	1	1	SA215	99
310	Office	6030	Administrative Data Processing Activities	1	1	SA216	97
310	Office	6030	Administrative Data Processing Activities	1	1	SA217	156
310	Office	6030	Administrative Data Processing Activities	1	2	AD106	-360
310	Office	6030	Administrative Data Processing Activities	1	1	AD106A	-156
310	Office	6030	Administrative Data Processing Activities	1	1	AD106B	-75
310	Office	6030	Administrative Data Processing Activities	1	1	AD106C	-78
310	Office	6030	Administrative Data Processing Activities	1	3	AD106D	-247
310	Office	6030	Administrative Data Processing Activities	1	1	AD106F	-216
310	Office	6030	Administrative Data Processing Activities	1	1	AD106G	-118
310	Office	6200	Admissions and Records	1	1	SA108	212
310	Office	6200	Admissions and Records	1	1	SA109	159
310	Office	6200	Admissions and Records	1	1	SA110	159
310	Office	6200	Admissions and Records	1	1	SA111	212
310	Office	6200	Admissions and Records	1	1	SA114	96
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	1	10	SA112	1,171
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	1	14	AD203	-2,380
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	1	2	AD203B	-90

310	Office	6210	Registrations, Transfers, Transcripts, Certificati	1	1	AD203C	-90
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	1	1	AD203D	-90
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	1	2	AD203E	-90
310	Office	6220	Student Records, Statistics and Publications	1	3	AD203F	-220
310	Office	6300	Counseling and Guidance	1	8	SA101	982
310	Office	6300	Counseling and Guidance	1	1	SA103	98
310	Office	6300	Counseling and Guidance	1	1	SA104	85
310	Office	6300	Counseling and Guidance	1	1	SA105	85
310	Office	6300	Counseling and Guidance	1	1	SA106	85
310	Office	6300	Counseling and Guidance	1	1	SA148	79
310	Office	6300	Counseling and Guidance	1	1	SA149	90
310	Office	6300	Counseling and Guidance	1	1	SA150	88
310	Office	6300	Counseling and Guidance	1	1	SA151	88
310	Office	6300	Counseling and Guidance	1	1	SA152	88
310	Office	6300	Counseling and Guidance	1	1	SA153	88
310	Office	6300	Counseling and Guidance	1	1	SA154	90
310	Office	6300	Counseling and Guidance	1	1	SA155	141
310	Office	6300	Counseling and Guidance	1	1	SA156	128
310	Office	6300	Counseling and Guidance	1	1	SA157	45
310	Office	6300	Counseling and Guidance	1	2	SA159	574
310	Office	6310	Counseling Services	1	1	AD203A	-145
310	Office	6310	Counseling Services	1	2	AD204	-562
310	Office	6310	Counseling Services	1	1	AD204A	-90
310	Office	6310	Counseling Services	1	1	AD204B	-143
310	Office	6310	Counseling Services	1	1	AD204C	-71
310	Office	6310	Counseling Services	1	1	AD204E	-60
310	Office	6310	Counseling Services	1	1	AD204F	-60

310	Office	6310	Counseling Services	1	1	1	AD204G	-60
310	Office	6310	Counseling Services	1	1	1	AD204H	-165
310	Office	6310	Counseling Services	1	1	2	AD205	-251
310	Office	6310	Counseling Services	1	1	1	AD205A	-70
310	Office	6310	Counseling Services	1	1	1	AD205B	-70
310	Office	6310	Counseling Services	1	1	1	AD205C	-145
310	Office	6310	Counseling Services	1	1	2	AD206	-56
310	Office	6320	Placement Services	1	1	1	SA102	89
310	Office	6320	Placement Services	1	1	16	AD108	-750
310	Office	6320	Placement Services	1	1	1	AD108A	-76
310	Office	6320	Placement Services	1	1	3	AD108B	-110
310	Office	6320	Placement Services	1	1	2	AD108C	-80
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	1	SA126	96
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	5	SA128	516
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	1	SA129	77
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	1	SA130	116
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	1	SA131	116
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	1	SA132	116
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	1	SA134A	135
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	1	SA137	99
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	1	SA138	76
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	4	SA146	520
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	1	SA134B	170
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	4	T2100	-389
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	1	T2101	-80
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	2	T2102	-96
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	1	T2103	-88
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	1	T2104	-120

310	Office	6420	Disabled Students Programs and Services (DSPS)	1	2	T2105	-84
310	Office	6420	Disabled Students Programs and Services (DSPS)	1		T9102A	-81
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	T9103A	-81
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	T9103B	-126
310	Office	6420	Disabled Students Programs and Services (DSPS)	1	1	T9105	-72
310	Office	6460	Financial Aid	1	4	SA115	589
310	Office	6460	Financial Aid	1	1	SA116	111
310	Office	6460	Financial Aid	1	1	SA117	91
310	Office	6460	Financial Aid	1	1	AD104	-75
310	Office	6460	Financial Aid	1	8	AD105	-558
310	Office	6460	Financial Aid	1	2	AD105A	-155
310	Office	6460	Financial Aid	1	1	AD105B	-68
310	Office	6460	Financial Aid	1	1	AD105C	-98
310	Office	6460	Financial Aid	1	1	AD105D	-46
310	Office	6610	Institutional Research	1	1	SA135	96
310	Office	6610	Institutional Research	1	1	SA136	156
310	Office	6710	Community Relations	1	8	SA207	885
310	Office	6710	Community Relations	1	2	SA208	116
310	Office	6710	Community Relations	1	8	AD202	-823
310	Office	6710	Community Relations	1	1	AD202A	-174
310	Office	6710	Community Relations	1	1	AD202B	-114
310	Office	6710	Community Relations	1	1	AD202C	-146
310	Office	6720	Fiscal Operations	1	1	SA209	167
310	Office	6730	Human Resources Management	1	4	T8100	-875
310	Office	6730	Human Resources Management	1	1	T8104	-180
310	Office	6730	Human Resources Management	1	1	T8111	-142
310	Office	6730	Human Resources Management	1	1	T8112	-140

310	Office	6770	Logistical Services	1	1	T5101	-90
310	Office	6770	Logistical Services	1	1	T5103	-96
310	Office	6791	General Administration Services	1	1	SA210	167
315	Office Service	0099	General Assignment	1	2	AD102	-245
315	Office Service	6010	Academic Administration	1	2	SA201	240
315	Office Service	6010	Academic Administration	1	1	SA204A	47
315	Office Service	6010	Academic Administration	1		AD200C	-24
315	Office Service	6010	Academic Administration	1		AD200D	-58
315	Office Service	6200	Admissions and Records	1		SA112A	264
315	Office Service	6200	Admissions and Records	1		SA113A	48
315	Office Service	6210	Registrations, Transfers, Transcripts, Certificati	1		AD204S	-28
315	Office Service	6420	Disabled Students Programs and Services (DSPS)	1	2	SA113	77
315	Office Service	6420	Disabled Students Programs and Services (DSPS)	1	4	SA125	184
315	Office Service	6420	Disabled Students Programs and Services (DSPS)	1	1	SA141	177
315	Office Service	6420	Disabled Students Programs and Services (DSPS)	1		SA142	71
315	Office Service	6420	Disabled Students Programs and Services (DSPS)	1		T9104S	-55
315	Office Service	6710	Community Relations	1		AD202D	-59
315	Office Service	6710	Community Relations	1		AD202E	-68
315	Office Service	6730	Human Resources Management	1		T8103S	-90
315	Office Service	6730	Human Resources Management	1		T8106	-90
315	Office Service	6791	General Administration Services	1	1	SA207A	83
350	Conference Room	0099	General Assignment	1	40	SA205	775
350	Conference Room	0501	Business and Commerce, General	1	7	AD100A	-132
350	Conference Room	6010	Academic Administration	1	24	SA202	171
350	Conference Room	6300	Counseling and Guidance	1	10	SA158	147
350	Conference Room	6420	Disabled Students Programs and Services (DSPS)	1	10	SA143	163
350	Conference Room	6730	Human Resources Management	1	15	T8101	-195
350	Conference Room	6791	General Administration Services	1	8	SA123	524

410	Read/Study Room	6300	Counseling and Guidance	1	24	SA212	482
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	1	1	SA107	77
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	1	1	SA127	75
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	1	4	SA133	399
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	1	1	SA144	78
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	1	1	SA145	72
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	1	3	T9100	-485
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	1	4	T9101	-304
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	1	1	T9102	-285
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	1	1	T9103	-119
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	1	1	T9104	-133
440	Processing Room	6420	Disabled Students Programs and Services (DSPS)	1	1	SA140	56
530	Audio/Visual, Radio, TV	0099	General Assignment	1	4	FM103C	-142
530	Audio/Visual, Radio, TV	0099	General Assignment	1		FM103D	-72
610	Assembly	0099	General Assignment	1	320	FM103	-3,297
615	Assembly Service	0099	General Assignment	1	4	FM103A	-142
615	Assembly Service	0099	General Assignment	1		FM103B	-1,569
615	Assembly Service	0099	General Assignment	1		FM103E	-72
680	Meeting Room	0099	General Assignment	1	50	AD201	-907
680	Meeting Room	6300	Counseling and Guidance	1	24	SA213	482
680	Meeting Room	6420	Disabled Students Programs and Services (DSPS)	1	20	SA124	444
680	Meeting Room	6420	Disabled Students Programs and Services (DSPS)	1	5	SA139	152
680	Meeting Room	6630	Instructional Planning	1	40	SA206	775
685	Meeting Room Service	6630	Instructional Planning	1	1	SA206A	39
710	Data Processing/Computer	6030	Administrative Data Processing Activities	1	10	SA218	618
710	Data Processing/Computer	6030	Administrative Data Processing Activities	1		AD106E	-624
730	Storage	6710	Community Relations	1		AD103A	-160

730	Storage	6770	Logistical Services	1	T5100	-908	
730	Storage	6770	Logistical Services	1	T5102	-132	
730	Storage	6770	Logistical Services	1	T5104	-140	
730	Storage	6770	Logistical Services	1	T5105	-432	
Totals:				193	1,383	23,408	-27,469

COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32:

Campus: College Of The Redwoods (Redwoods CCD)
 Project Title: Student Services / Administration building (new)
 Request For: L P W C E

Date Prepared: 6/30/2006
 Original CCI: 4593
 Original EPI: 2744

Print
 CFIS Ref. #: 40.42.XXX
 Budget Ref. #:
 Prepared by:

Total Cost	State Funded	District Funded	
		State-Supportable	Non State-Supportable
1. Site Acquisition			
2. Plans	\$709,554		
A. Architectural Fees (for preliminary plans)	\$374,724		
B. Project Management (for preliminary plans)	\$133,830		
C. Preliminary Tests (soils, hazardous materials)	\$166,000		
D. Other Costs (for preliminary plans)	\$35,000		
3. Working Drawings	\$611,616		
A. Architectural Fees (for working drawings)	\$481,788		
B. Project Management (for working drawings)	\$72,553		
C. Office of the State Architect, Plan Check Fee	\$38,275		
D. Community College Plan Check Fee	\$19,000		
E. Other Costs (for working drawings)			
<i>(Total PW may not exceed 13% of construction)</i>			
4. Construction	\$13,383,000		
A. Utility Service	\$436,000		
B. Site Development, Service	\$317,000		
C. Site Development, General	\$610,000		
D. Other Site Development			
E. Reconstruction			
F. New Construction (building) (w/Group / equip)	\$11,123,000		
G. Other	\$897,000		
5. Contingency	\$669,150		
6. Architectural and Engineering Oversight	\$214,128		
7. Tests and Inspections	\$441,830		
A. Tests	\$133,830		
B. Inspections	\$308,000		
8. Construction Management (if justified)	\$267,660		
9. Total Construction Costs (items 4 through 8 above)	\$14,975,768		
10. Furniture and Group II Equipment	\$14,975,768		
11. Total Project Cost (items 1, 2, 3, 9, and 10)	\$17,416,938	\$16,296,938	\$1,120,000
12. Project Data	Unit Cost Per ASF	Unit Cost Per GSF	Ratio ASF/GSF
Construction	\$475	\$286	0.60
Reconstruction			
13. Anticipated Time Schedule	Outside GSF	Assignable Square Feet	Ratio ASF/GSF
Start Preliminary Plans	38,869	23,408	0.60
Start Working Drawings			
Complete Working Drawings			
DSA Final Approval			
Start Preliminary Plans	8/1/2007	Advertise Bid for Construction	4/1/2009
Start Working Drawings	12/1/2007	Award Construction Contract	5/1/2009
Complete Working Drawings	9/1/2008	Advertise Bid for Equipment	6/1/2010
DSA Final Approval	3/1/2009	Complete Project	12/1/2010
	% of SS Total	100.00%	0.00%
	Total Costs	\$16,296,938	\$1,120,000
	% of SS Total	100.00%	0.00%
	State Funded	\$16,296,938	\$1,120,000
	District Funded Supportable		
	District Funded Non Supportable		
	District Funded Total		
	SS Total:	\$16,296,938	\$1,120,000

**QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
ASF BUILDING COSTS**

Rm. Type	Description	TOP No.	Department	Room No.	ASF	Cost Per ASF @ CCI 4593	Total
210	Class Lab	1007	Dramatic Arts	SA302	3,322	\$381	\$1,265,682
215	Class Lab Service	1007	Dramatic Arts	SA301	415	\$381	\$157,966
215	Class Lab Service	1007	Dramatic Arts	SA303	1,524	\$381	\$580,095
215	Class Lab Service	1007	Dramatic Arts	SA304	143	\$381	\$54,432
215	Class Lab Service	1007	Dramatic Arts	SA305	143	\$381	\$54,483
310	Office	501	Business and Commerce, General	SA118	103	\$401	\$41,348
310	Office	501	Business and Commerce, General	SA119	53	\$401	\$21,276
310	Office	501	Business and Commerce, General	SA120	61	\$401	\$24,488
310	Office	501	Business and Commerce, General	SA121	112	\$401	\$44,961
310	Office	501	Business and Commerce, General	SA122	115	\$401	\$46,166
310	Office	501	Business and Commerce, General	SA147	67	\$401	\$26,896
310	Office	6010	Academic Administration	SA204	197	\$385	\$75,845
310	Office	6010	Academic Administration	SA203	176	\$385	\$67,760
310	Office	6030	Administrative Data Processing Activities	SA214	558	\$385	\$214,830
310	Office	6030	Administrative Data Processing Activities	SA215	99	\$385	\$38,115
310	Office	6030	Administrative Data Processing Activities	SA216	97	\$385	\$37,345
310	Office	6030	Administrative Data Processing Activities	SA217	156	\$385	\$60,060
310	Office	6200	Admissions and Records	SA108	212	\$385	\$81,620
310	Office	6200	Admissions and Records	SA109	159	\$385	\$61,215
310	Office	6200	Admissions and Records	SA110	159	\$385	\$61,215
310	Office	6200	Admissions and Records	SA111	212	\$385	\$81,620
310	Office	6200	Admissions and Records	SA114	96	\$385	\$36,960
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	SA112	1,171	\$385	\$450,835
310	Office	6300	Counseling and Guidance	SA101	982	\$385	\$378,070
310	Office	6300	Counseling and Guidance	SA103	98	\$385	\$37,730
310	Office	6300	Counseling and Guidance	SA104	85	\$385	\$32,725
310	Office	6300	Counseling and Guidance	SA105	85	\$385	\$32,725
310	Office	6300	Counseling and Guidance	SA106	85	\$385	\$32,725
310	Office	6300	Counseling and Guidance	SA148	79	\$385	\$30,415
310	Office	6300	Counseling and Guidance	SA149	90	\$385	\$34,650
310	Office	6300	Counseling and Guidance	SA150	88	\$385	\$33,880
310	Office	6300	Counseling and Guidance	SA151	88	\$385	\$33,880
310	Office	6300	Counseling and Guidance	SA152	88	\$385	\$33,880
310	Office	6300	Counseling and Guidance	SA153	88	\$385	\$33,880
310	Office	6300	Counseling and Guidance	SA154	90	\$385	\$34,650
310	Office	6300	Counseling and Guidance	SA155	141	\$385	\$54,285
310	Office	6300	Counseling and Guidance	SA156	128	\$385	\$49,280
310	Office	6300	Counseling and Guidance	SA157	45	\$385	\$17,325
310	Office	6300	Counseling and Guidance	SA159	574	\$385	\$220,990
310	Office	6320	Placement Services	SA102	89	\$385	\$34,265
310	Office	6420	Disabled Students Programs and Services (DSF	SA126	96	\$385	\$36,960
310	Office	6420	Disabled Students Programs and Services (DSF	SA128	516	\$385	\$198,660
310	Office	6420	Disabled Students Programs and Services (DSF	SA129	77	\$385	\$29,645
310	Office	6420	Disabled Students Programs and Services (DSF	SA130	116	\$385	\$44,660

**QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
ASF BUILDING COSTS**

Rm. Type	Description	TOP No.	Department	Room No.	ASF	Cost Per ASF @ CCI 4593	
310	Office	6420	Disabled Students Programs and Services (DSF	SA131	116	\$385	
310	Office	6420	Disabled Students Programs and Services (DSF	SA132	116	\$385	\$44,660
310	Office	6420	Disabled Students Programs and Services (DSF	SA134A	135	\$385	\$51,975
310	Office	6420	Disabled Students Programs and Services (DSF	SA137	99	\$385	\$38,115
310	Office	6420	Disabled Students Programs and Services (DSF	SA138	76	\$385	\$29,260
310	Office	6420	Disabled Students Programs and Services (DSF	SA146	520	\$385	\$200,200
310	Office	6420	Disabled Students Programs and Services (DSF	SA134B	170	\$385	\$65,450
310	Office	6460	Financial Aid	SA115	589	\$385	\$226,765
310	Office	6460	Financial Aid	SA116	111	\$385	\$42,735
310	Office	6460	Financial Aid	SA117	91	\$385	\$35,035
310	Office	6610	Institutional Research	SA135	96	\$385	\$36,960
310	Office	6610	Institutional Research	SA136	156	\$385	\$60,060
310	Office	6710	Community Relations	SA207	885	\$385	\$340,725
310	Office	6710	Community Relations	SA208	116	\$385	\$44,660
310	Office	6720	Fiscal Operations	SA209	167	\$385	\$64,295
310	Office	6791	General Administration Services	SA210	167	\$385	\$64,295
315	Office Service	6010	Academic Administration	SA201	240	\$385	\$92,400
315	Office Service	6200	Admissions and Records	SA112A	264	\$385	\$101,640
315	Office Service	6200	Admissions and Records	SA113	77	\$385	\$29,645
315	Office Service	6420	Disabled Students Programs and Services (DSF	SA125	184	\$385	\$70,840
315	Office Service	6420	Disabled Students Programs and Services (DSF	SA141	177	\$385	\$68,145
315	Office Service	6791	General Administration Services	SA207A	83	\$385	\$31,955
315	Office Service	6010	Academic Administration	SA204A	47	\$385	\$18,095
315	Office Service	6200	Admissions and Records	SA113A	48	\$385	\$18,480
315	Office Service	6420	Disabled Students Programs and Services (DSF	SA142	71	\$385	\$27,335
350	Conference Room	99	General Assignment	SA205	775	\$385	\$298,375
350	Conference Room	505	Business Administration	SA123	524	\$385	\$201,740
350	Conference Room	6010	Academic Administration	SA202	171	\$385	\$65,835
350	Conference Room	6300	Counseling and Guidance	SA158	147	\$385	\$56,595
350	Conference Room	6420	Disabled Students Programs and Services (DSF	SA143	163	\$385	\$62,755
410	Read/Study Room	6300	Counseling and Guidance	SA212	482	\$295	\$142,190
410	Read/Study Room	6420	Disabled Students Programs and Services (DSF	SA107	77	\$295	\$22,715
410	Read/Study Room	6420	Disabled Students Programs and Services (DSF	SA127	75	\$295	\$22,125
410	Read/Study Room	6420	Disabled Students Programs and Services (DSF	SA133	399	\$295	\$117,705
410	Read/Study Room	6420	Disabled Students Programs and Services (DSF	SA144	78	\$295	\$23,010
410	Read/Study Room	6420	Disabled Students Programs and Services (DSF	SA145	72	\$295	\$21,240
440	Processing Room	6420	Disabled Students Programs and Services (DSF	SA140	56	\$295	\$16,520
680	Meeting Room	6300	Counseling and Guidance	SA213	482	\$378	\$182,196
680	Meeting Room	6420	Disabled Students Programs and Services (DSF	SA124	444	\$378	\$167,832
680	Meeting Room	6420	Disabled Students Programs and Services (DSF	SA139	152	\$378	\$57,456
680	Meeting Room	6630	Instructional Planning	SA206	775	\$378	\$292,950
685	Meeting Room Service	6630	Instructional Planning	SA206A	39	\$378	\$14,742
710	Data Processing/Comput	6030	Administrative Data Processing Activities	SA218	618	\$558	\$344,844
Totals:					23,408		\$8,979,703

**QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
SITWORK COSTS**

	Qty.	Unit Cost	Subtotal	Total Cost
A. Utilities				
Relocate existing utilities	1 ls	\$ 30,000.00		\$ 30,000.00
Fire Sprinkler Feeder	410 lf	\$ 65.00	\$ 26,650	\$ 56,650
Hydrant	3 ea	\$ 10,000.00	\$ 30,000	
Power Service				
Wire and conduit	450 lf	\$ 50.00	\$ 22,500	\$ 102,500
Boxes & fittings	4 ls	\$ 10,000.00	\$ 40,000	
Transformer	1 ea	\$ 40,000.00	\$ 40,000	
Water supply				
Water line	230 lf	\$ 40.00	\$ 9,200	\$ 10,200
boxes	1 ls	\$ 1,000.00	\$ 1,000	
Sewer				
Sewer line	420 lf	\$ 51.00	\$ 21,420	\$ 34,170
Cleanouts & covers	7 ea	\$ 750.00	\$ 5,250	
Manholes	2 ea	\$ 3,750.00	\$ 7,500	
Gas				
Relocate gas line	1 ls	\$ 10,000.00	\$ 10,000	\$ 22,200
Gas line	280	\$ 40.00	\$ 11,200	
Valves & Boxes	1 ls	\$ 1,000.00	\$ 1,000	
Communications				
Telephone	940 lf	\$ 35.00	\$ 32,900	\$ 138,600
Fire Alarm	940 lf	\$ 35.00	\$ 32,900	
Data	940 lf	\$ 35.00	\$ 32,900	
Boxes	12 ea	\$ 3,325.00	\$ 39,900	
Total Utilities				\$ 364,320
B. Site Development - Service				
Demolition				\$ 77,600
Remove trees	3 ea	\$ 1,200.00	\$ 3,600	
Landscaping demo	54000 sf	\$ 1.00	\$ 54,000	
Concrete walk demolition	10000 sf	\$ 2.00	\$ 20,000	
Site Clearing & Stockpile	54000 sf	\$ 0.20		\$ 10,800
Engineered fill	4333 cy	\$ 7.25		\$ 31,414
Rough Grading	54000 sf	\$ 0.25		\$ 13,500
Finish Grading	48000 sf	\$ 2.75		\$ 132,000
Total Site Development - Service				\$ 265,314

**QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
SITWORK COSTS**

C. Site Development - General					
Underground drainage					\$ 99,100
Catch basin	7 ea	\$ 3,000.00	\$	21,000	
Drain pipe	1860 lf	\$ 35.00	\$	65,100	
Downspout connections	200 lf	\$ 65.00	\$	13,000	
Concrete walks	23000 sf	\$ 8.00	\$	184,000	\$ 294,000
Paving for fire lanes	20000 sf	\$ 4.00	\$	80,000	
Accessible parking	7500 sf	\$ 4.00	\$	30,000	
Site lighting	48000 sf	\$ 2.00	\$	96,000	
Landscaping					\$ 125,250
Irrigation	25000 sf	\$ 1.50	\$	37,500	
hydroseeding	25000	\$ 1.50	\$	37,500	
Irrigation	25000 sf	\$ 1.25	\$	31,250	
Trees	25 ea	\$ 400.00	\$	10,000	
Other planting	3000 sf	\$ 3.00	\$	9,000	
Total Site Development - General					\$ 518,350
TOTAL SITE WORK					\$ 1,147,984

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
OTHER COSTS

1	Thickened slab	4 foot thick reinforced concrete slab. Thickened slab was required by DSA for the LRC due to the seismic susceptibility of the College site	25000	sf	\$30	\$750,000
TOTAL OTHER COSTS						\$750,000

JUSTIFICATION OF PROJECT MANAGEMENT COSTS

The Redwoods Community College District does not have anyone on staff that can administer a project of this size and complexity, and an outside consultant would need to be retained. This project will contain a high level of technology and will require additional oversight to keep the project within cost and scope.

JUSTIFICATION OF CONSTRUCTION MANAGEMENT COSTS

The Redwoods Community College District does not have anyone on staff with the construction management experience required to manage a project of this size and complexity, and an outside consultant would need to be retained. This project will contain a high level of technology and will require additional oversight to keep the project within cost and scope

CALIFORNIA ENERGY COMMISSION APPROVED AUDIT

Please include required reports or certifications in lieu of this sheet. If this project is already covered by an energy audit, please so state.

In 1992-93, the California Community College Chancellor's Office and the California Energy Commission sponsored a program to identify energy conservation measures, and changes were implemented at the College per the recommendations.

The College has an ongoing proactive energy conservation program which is followed by Nichols, Melburg & Rossetto, along with Title 24 Energy Standards.

STATE OF CALIFORNIA
CAPITAL OUTLAY
BUDGET CHANGE PROPOSAL (COBCP)
COVER PAGE (REV 11//98)

DEPARTMENT OF FINANCE
915 L Street
Sacramento, CA 95814
IMS Mail Code: A15

BUDGET YEAR 2007-08

ORG CODE: 6870 COBCP NO: 69 PRIORITY: 69 PROJECT ID : 40.42.106

DEPARTMENT: Board of Governors, California Community Colleges
PROJECT TITLE: Redwoods Community College District, College of the Redwoods, Student Services/Administration & Performing Arts Building

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$ 1,322 MAJOR/MINOR: MA

PHASE(S) TO BE FUNDED: PW PROJ CAT: SM CCCI/EPI: CCI 4593

SUMMARY OF PROPOSAL:

The project provides preliminary plans and working drawing funds for design of a new student services/administration and performing arts building. The new building will replace the existing student services/administration building and four 42-year old portable buildings that sit directly on several active earthquake faults. The replacement building contains 23,408 assignable square feet (asf) with space types as follows: 5,547 lecture space, 14,112 asf office and administrative support space, 1,239 asf library space and 2,510 asf other space.

HAS A BUDGET PACKAGE BEEN COMPLETED FOR THIS PROJECT? (E/U/N/?): N

REQUIRES LEGISLATION (Y/N): N (13) IF YES, LIST CODE SECTIONS: _____

REQUIRES PROVISIONAL LANGUAGE (Y/N) N

IMPACT ON SUPPORT BUDGET: ONE-TIME COSTS (Y/N): N FUTURE COSTS (Y/N): N
FUTURE SAVINGS (Y/N): N REVENUE (Y/N): N

DOES THE PROPOSAL AFFECT ANOTHER DEPARTMENT (Y/N): N IF YES, ATTACH COMMENTS OF AFFECTED DEPARTMENT SIGNED BY ITS DIRECTOR OR DESIGNEE.

SIGNATURE APPROVALS:

PREPARED BY _____ DATE _____ REVIEWED BY _____ DATE _____

DEPARTMENT DIRECTOR _____ DATE _____ AGENCY SECRETARY _____ DATE _____

DOF ANALYST USE

DOF ISSUE # _____ PROGRAM CAT: _____ PROJECT CAT: _____ BUDG PACK STATUS: _____
ADDED REVIEW: _____ SUPPORT: _____ TIRU: _____ FSCU: _____ OSAE: _____ CALSTARS: _____

BUDGET YEAR 2007-08

ORG CODE: 6870 COBCP NO: 69 PRIORITY: 69 PROJECT ID : 40.42.106

Using the attached page, follow the format outlined below and fully address all of the items. Use addition pages as needed. Certain projects may require additional information. Questions should be referred to DOF.

A. PURPOSE OF THE PROJECT:

Problem Statement: The College of the Redwoods (COR) in Eureka, California, is located within an Alquist Priolo Special Studies Zone. These earthquake zones were identified by the California Geological Survey as a requirement of the Alquist Priolo Special Studies Zone Act (Act). In order to determine the proximity of the faults as it relates to the buildings on the campus, the Redwoods Community District (District) contracted with LACO Associates, a licensed geological engineering company, to perform trenching studies around the campus. It was discovered that several buildings on the campus have active secondary earthquake faults running under their foundations. One of these buildings is the Student Services/Administration building and the Performing Arts building. The building is two-story wood framed constructed in 1973, and was not designed to withstand the seismic forces predicted for these faults. Should a major earthquake occur in this area the building would collapse. If the building was occupied there would be serious injuries and loss of life. In addition to the potential collapse hazard, this building is located next to a high-pressure natural gas transmission line which supplies natural gas to the greater Eureka area. If this line ruptured during a major event, toxic explosive gas would be released. This release would not only create an environmental disaster, but could be life threatening to persons in the vicinity of the collapsed buildings. The existence of faults and the estimated seismic forces have been documented by LACO Associates. LACO's findings have been reviewed and acknowledged by both the California Geological Survey and the Division of the State Architect (documentation provided within this FPP). A structural analysis of the buildings was completed by DASSE Design Inc, Structural Engineers in San Francisco. It was determined that there is no mitigation that can be done to these buildings to make them completely life safe.

A secondary problem that faces the college deals with the space inefficiency of the existing buildings. The district's 2007-08 5-year capital outlay plan reflects capacity-load ratios exceeding 100 percent. Capacity load ratios over 100 percent indicate that the college has more capacity (assignable square feet) than WSCH (weekly student contact hours) in instructional space pursuant to Title 5 Code of Regulations. The district will replace the existing Student Services/Administration and the performing arts classroom with a smaller but more efficient building which will reduce the overall square footage on the campus. The table below shows capacity-load ratios at the start and completion of the project.

**STATE OF CALIFORNIA
CAPITAL OUTLAY
BUDGET CHANGE PROPOSAL (COBCP)
COVER PAGE (REV 11//98)**

**DEPARTMENT OF FINANCE
915 L Street
Sacramento, CA 95814
IMS Mail Code: A15**

BUDGET YEAR 2007-08

ORG CODE: 6870 COBCP NO: 69 PRIORITY: 69 PROJECT ID : 40.42.106

	Lecture	Laboratory	Office	Library	AV-TV
Beginning of project 2007-08	128%	205%	319%	128%	23%
Project Completion 20010-11	121%	192%	279%	118%	19%

B. RELATIONSHIP TO THE STRATEGIC PLAN: (relevance of problem/need to mission and goals)

The District's strategic plan, dated June 2006, identifies goals to provide educational opportunities and processes for a full educational experience to all students. The goals of the district is to maintain excellent, flexible facilities that support the academic and student learning support programs of the college, ensuring up-to-date safe, healthy, and universally-accessible learning environments for students, staff, faculty and community members. Replacement of potentially hazardous facilities such as the existing Student Services/Administration and Performing Arts buildings would help achieve these goals. The project is also identified in the District's 2008-09 5-year capital outlay plan as priority #3.

C. ALTERNATIVES: (for each, describe the proposed alternative and provide a brief summary of scope, cost, funding source, program benefits, facility management benefits, and impact on support budget)

Alternative #1 – Close building and move services off-site into leased facilities.

This alternative would require that the buildings be closed and the services moved off-site into leased facilities. The closest suitable facility would be either in the City of Eureka, seven miles from the campus, or in the City of Fortuna, 15 miles from the campus. To locate the building in either of these two cities would cause hardship and limit access to students seeking services such as registration, counseling, EOPS, DSPS, Financial Aid, Upward Bound and other academic offices. In addition, this alternative could not accommodate performing arts instructional space and would essentially eliminate the program.

The existing Student Services/Administration and Performing Arts building is one of many that have been identified to be moved away from the secondary faults that crisscross the campus. If all the identified buildings were moved off-site, the campus would be separated into several small outreach locations. This would completely disrupt continuity of instruction

BUDGET YEAR 2007-08

ORG CODE: 6870 COBCP NO: 69 PRIORITY: 69 PROJECT ID : 40.42.106

and instructional services. There is an area on-site has been identified as fault-free and suitable for building by the districts geological consultant.

Alternative #2 – Replace the Existing Student Services/Administration and Performing Arts building to a fault-free area on the campus.

This alternative proposes the construction of a new two-story building in a fault-free area on the campus. The district's geological consultants have identified an area on the campus that has no earthquake faults and is suitable for building. The new building would replace the existing student services/administration, the performing arts building, located above active secondary faults, and four 42-year temporary buildings that are seriously deteriorating.

This alternative would provide a safe environment for students, staff and the community. Modern educational program delivery and technology would be built into the new facility, while reducing assignable square feet and capacity-load ratios. Efficient electrical and mechanical systems would reduce maintenance and operating costs. Removal of the old relocatable buildings makes this alternative consistent with Board of Governors policy that districts provide permanent structures rather than relocatable buildings to meet student access requirements. Temporary facilities are not an effective for providing certain instructional programs and are more costly to operate and maintain than permanent structures.

Criteria Analysis Use for Evaluating Alternatives

BUDGET YEAR 2007-08

ORG CODE: 6870 COBCP NO: 69 PRIORITY: 69 PROJECT ID : 40.42.106

Criteria	Alternative #1 – Close Building and Move Services Off- Site into Leased Facilities	Alternative #2 – Replace the Existing Student Services /Administration Building, et al
Provide buildings in which instruction can take place safely	Yes	Yes
Eliminate the threat of loss of life and loss of facilities	Yes	Yes
Downsize the square footage of the instructional spaces making the facilities more efficient	No	Yes
Eliminate scheduled maintenance programs as defined by the 3DI/Chancellor's report for the existing buildings	No	Yes
Bring the facility into compliance for accessibility and life/safety	No	Yes
Least Cost Solution	No	Yes
Improves Access	No	Yes
Consistent with District's Master Plan	No	Yes

ECONOMIC ANALYSIS

	Alternative #1 – Close Building and Move Services Off-Site into Leased Facilities	Alternative #2 – Replace the Existing Student Services /Administration Building, et al
Preliminary Plans & Working Drawings	\$745,000	\$1,142,000
Utilities	0	\$364,000
Site Development, Service	0	\$265,000
Site Development, General	0	\$502,000

**STATE OF CALIFORNIA
CAPITAL OUTLAY
BUDGET CHANGE PROPOSAL (COBCP)
COVER PAGE (REV 11//98)**

**DEPARTMENT OF FINANCE
915 L Street
Sacramento, CA 95814
IMS Mail Code: A15**

BUDGET YEAR 2007-08

ORG CODE: 6870 COBCP NO: 69 PRIORITY: 69 PROJECT ID : 40.42.106

Site Development, Other	0	0
Reconstruction	0	0
New Construction	0	\$9,169,000
Other – lease costs	\$17,721,000 ¹	\$750,000
Other – tenant improvements	\$4,584,000 ²	
Soft Costs	573,000	\$1,382,000
Equipment	\$1,120,000	\$1,120,000
TOTAL PROJECTS @ CCCI 4593 & EPI 2726	\$24,743,000	\$14,694,000
Inflation Adjustment @ CCCI 4593 per Department of Finance Budget Letter 06-23		\$17,417,000

¹ Cost to lease commercial building in the Eureka area (\$1.25 x 23,408 asf) x 12months x 50 years plus annual inflation rate of 3%.

² Cost to renovate to Field Act requirements

D. RECOMMENDED SOLUTION:

1. Which alternative and why?

Alternative #1 is the recommended solution to solve the problem. The comparisons in the criteria analysis clearly show that this alternative all the criteria required by the District's board of trustees. This alternative is the least cost solution. It provides students with the most up-to-date educational facilities and technology. A new building would eliminate the need for expensive ongoing scheduled and building maintenance, would be energy efficient and would completely meet the requirements for accessibility. The building would be built to current standards and codes in lighting, ventilation and current fire code requirements. The alternative would not require students and staff to travel off campus for needed services. This alternative best meets the needs of the students and would allow continuity in access to educational services.

2. Detailed Scope Description

This project provides for a two-story 23,408 asf instructional/instructional support building. Space types in the building include 5,547 asf lecture, 14,112 office and administration support space, 1,239 library, and 2,510 asf other. Programs to be housed in the project include student services, campus administration, and performing arts.

3. Basis for cost information

BUDGET YEAR 2007-08

ORG CODE: 6870 COBCP NO: 69 PRIORITY: 69 PROJECT ID : 40.42.106

Cost estimates were prepared by professional architects, engineers and cost estimators who are knowledgeable of current construction projects in the Eureka area. Costs were also compared with previously completed projects on campus. Lease costs were obtained from local board of realtors.

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

The recommended solution, replace the existing Student Services/Administration and Performing Arts building to a fault-free area on the campus is the least cost solution.

5. Complete description of impact on support budget.

The recommended solution has a favorable impact on the District's support budget particularly in the area of maintenance. The costs for maintenance and repair will decrease as maintenance to keep the existing buildings will not be needed. The need for janitorial services will decrease because now all student services will be located in one building as opposed to four. Savings in utility costs are expected due to the energy efficient technology and systems to be incorporated into the new building.

6. Identify and explain any project risks.

Project risks would include the discovery of unforeseen conditions during site excavation. Due to the extensive trenching conducted throughout the entire campus, the risk is small.

7. List requested interdepartmental coordination and/or special project approval (including mandatory review and approvals, e.g. technology proposals).

Through the length of the project, the District will work closely with the following agencies:

- California Community Colleges System Office
- Division of the State Architect
- State Public Works Board
- California Geological Survey
- Local fire marshals

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Scans\REV5_100506

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL IMPACT REPORT**

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

Please include required reports or certifications in lieu of this sheet. If this project is already covered by an EIR of record, please so state.

This project involves replacement of existing buildings on an existing College campus that have been found to be located over known earthquake faults. The existing buildings are to be replaced in kind with equivalent classroom space. We therefore anticipate that the project will be categorically exempt from CEQA requirements.

District: Redwoods CCD

College: Eureka Campus

Project: New Student Services/Administration/Performing Arts Building

Provide specifications for Testing, Sitework, Construction, Mechanical, Electrical, and Utility Service portions of the project in lieu of this sheet.

SITE:

UTILITIES:

Extend new power from new transformer to the new building.

Connect to existing water, gas and sewer.

Provide fiber optic cable from main server room in LRC building to the new building

Provide fire sprinkler service and system to new building. Install fire hydrants as required by local fire authority.

SITE DEVELOPMENT - SERVICE:

Demolish existing concrete walks and landscaping as necessary for grading of building pad. Stockpile topsoil for reuse

Demolish existing concrete walks and landscaping as necessary to provide access to trenching for utilities.

Rough grade site for addition.

Provide engineered fill if required by the Geotechnical Report.

Finish grade site

SITE DEVELOPMENT - GENERAL:

Tie into existing underground drainage where occurs.

Concrete walks: 4" thick 3,000 psi concrete with #4 bars at 24" o.c. with medium or heavy broom finish depending on slope

Replace landscaping around building. Repair and/or replace existing irrigation system. Provide new trees, shrubs and ground cover.

BUILDING:

FOUNDATION: Reinforced concrete, 3,500 p.s.i. with special floating foundation system similar to College of the Redwoods Learning Resource Center (LRC) building.

FLOOR: Reinforced concrete slab. Open web steel joists at 2nd floor. Raised computer access floors at computer labs.

FRAMING: Steel frame and metal stud construction. Open web steel joists at roof and 2nd floor.

EXTERIOR WALLS: Hardi-panel vertical board-and-batt planking to match existing LRC.

ROOFING: 24 ga. standing seam metal roofing, fascias and accessories.

SHEET METAL: Downspouts, metal louvers, wall and roof expansion joint systems.

PARTITIONS: 6" steel studs at 16" o.c. with 5/8" gypsum board each side.

EXTERIOR DOORS: 18 gauge insulated steel in 16 gauge steel frames.

INTERIOR DOORS: Solid core, oak veneer in 18 gauge steel frames.

WINDOWS: Nail fin aluminum sash with low E dual glazing.

CEILING: Gypsum board over metal framing in corridors and support spaces. Suspended acoustic ceilings in labs, classrooms and meeting rooms

FLOOR COVERING: Carpet at all offices, classrooms and meeting rooms. Sheet vinyl in labs, corridors, prep and storage areas.

WALL FINISHES: Painted gypsum board. Provide vinyl covered tackboard in classrooms and labs

HARDWARE: Heavy duty mortise locks, ball bearing hinges, hydraulic closers, US26D finish. Keying system to match existing campus keying. Conforming to ADA requirements.

THERMAL INSULATION: At roof – R-30 and at walls R-19 batts

SOUND INSULATION: At interior walls – R-11 sound batts at all interior walls.

INTERIOR TRIM: Clear stain grade Alder or Birch.

CABINETS: Laboratory quality plastic laminate faces over wood frames. Acid resistant tops throughout in science labs. Plastic laminate faced WIC Custom grade casework in remainder of rooms.

EXTERIOR TRIM PAINTING: 2 coats flat latex house paint over primer coat.

INTERIOR PAINTING: 3 coats egg shell enamel.

INTERIOR SIGNAGE: Routed plastic plaques.

EXTERIOR SIGNAGE: Fiberglass plaques as required by T-24/ADA

WINDOW COVERINGS: State Fire Marshal approved mini-blinds or black out drapes.

MARKERBOARDS: Enameled steel marker boards.

FIRE EXTINGUISHERS: 10 lb. ABC and Halon at areas with electronic equipment.

CORNER GUARDS: Acrovyn snap in PVC.

ACCESS DOORS: Factory fabricated steel.

TOILET PARTITIONS: Solid plastic

PLUMBING:

Science sinks: Counter top mounted with acid resistant drains.

Drinking Fountain: Wall hung dual fountains recessed 18".

Toilets: Floor mounted elongated bowl with auto-flush valve

Urinals: Wall mounted with auto-flush valve

Lavatories: Wall hung with ADA compliant lever faucet.

HVAC:

A single variable air volume air handling unit with VAV boxes for each classroom. The main air handler will have a preheat coil and a chilled or DX cooling coil. This system will have an air cooled chiller or condensing unit, pumps, piping, controls, ductwork etc. Each VAV box will have a re-heat coil.

CONTROLS: Individually located in rooms served.

ELECTRICAL:

Lighting: Recessed fluorescent fixtures with electronic ballasts and T-5 lamps.

Receptacles: Duplex outlets.

Telecom: Provide connections to telephone and intercom systems in all rooms.

Data: Connect all rooms to computer data network with conduit and boxes only.

Cabling by others.

FIRE ALARM SYSTEM:

New system to be compatible with existing and comply with Title 24 and SFM requirements.

SECURITY SYSTEM:

By Owner, coordinate locations of devices with electrical engineer.

FEDERAL FUNDS DETAIL

There are no federal funds involved in this project.

ANALYSIS OF FUTURE COSTS

Provide an economic analysis of additional instructional, administrative, and maintenance cost resulting from the proposed project, including personnel years. Disclose all new courses or programs to be housed in the project that may need Chancellor's Office review.

Personnel Costs

Certificated:

The programs and services offered now will be retained. The new construction may allow capabilities in offering new classes that may be proposed, and will allow for more flexibility in offering those classes. The net effect will be that certificated costs will not change appreciably when the construction is completed.

Classified:

Since this is a replacement building, current staffing levels will be maintained.

Depreciation, Maintenance, and Operation

We can expect reduced repair costs as all building systems will be renewed. Some savings in maintenance can be realized as building finishes, floor covering, and other systems will be selected to reduce the needed for periodic attention such as painting. There will also be savings on custodial supplies and time due to the reduction of ASF and the combining of buildings including portables into one. We intend to maintain the same level of custodial staffing after the modernization. We can expect energy savings as the building heating and ventilation systems will be much more efficient. We are including in this project cogeneration plants and photovoltaic systems. We are adding some mechanical cooling but the power generation systems should offset any increase in utilities.

Analysis of Future Costs (Continued)

Program/Course/Service Approvals

List all new programs/courses/services to be housed in this project or its secondary effects and give the date of approval. If there are no new programs/courses/services for which approval is required, please so state. This is not required for equipment-only projects.

Name of New Program/Course/Service	Date of Approval
none	

**CAMPUS PLOT PLAN AND DIAGRAMS OF BUILDING AREAS,
ELEVATIONS, AND CROSS-SECTIONS**

District: Redwoods CCD **College:** Eureka Campus

Project: New Student Services/Administration/Performing Arts Building

Prepared by: Karen Copsey/NMR

Date: September 15, 2006

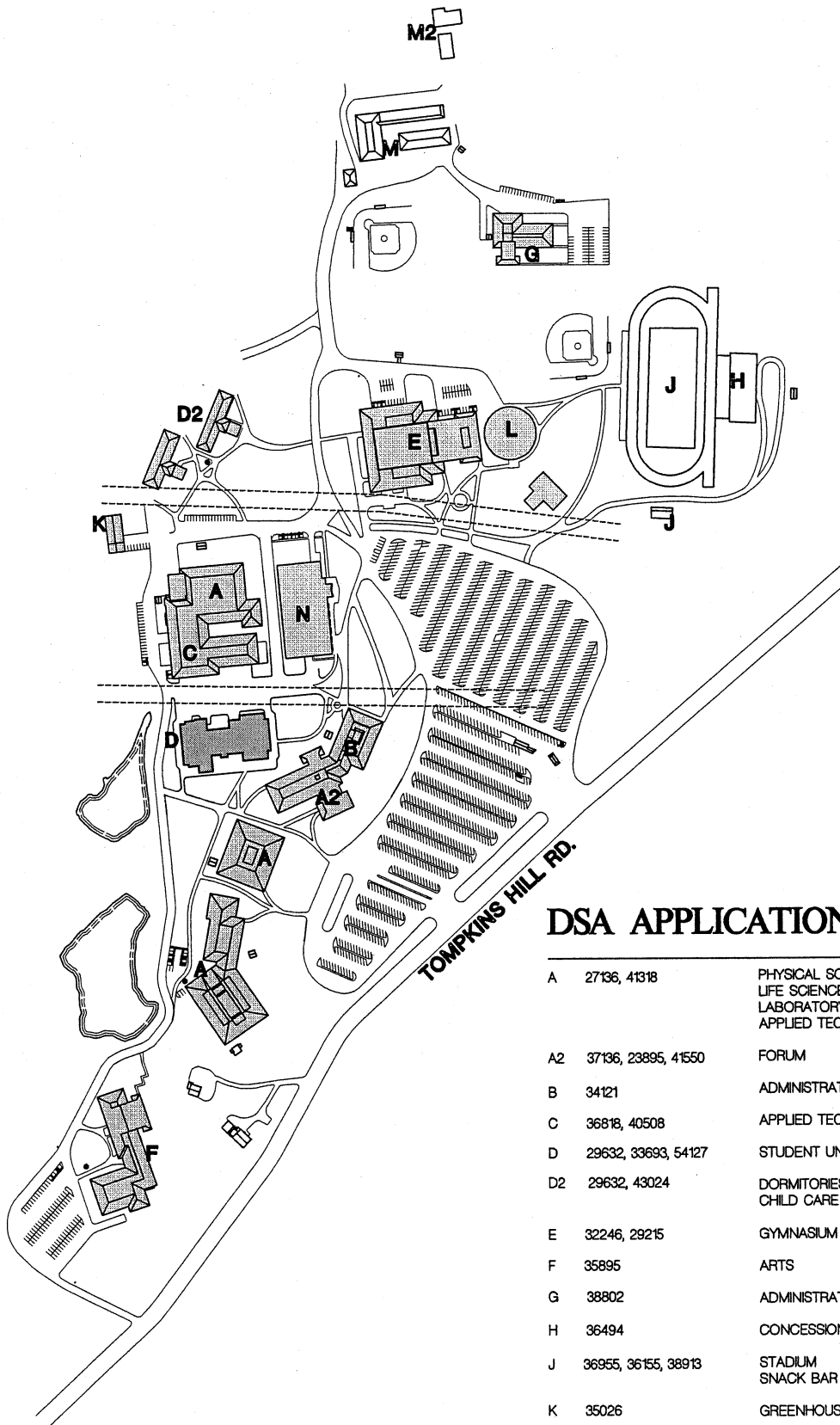
Email Address: copsey@nmrdesign.com

Telephone #: (530) 222-3300

Provide the following conceptual drawings: Site Plan, Floor Plans, Exterior Evaluations.

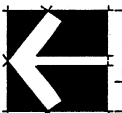
If the project has unusual characteristics that need further explanation, the following conceptual drawings need to be provided: Electrical Plans (as needed), Mechanical Plans (as needed), Building Cross Sections.

See attachment for reduced drawings. Full sized drawings to be submitted under separate cover.



DSA APPLICATION NUMBERS

A	27136, 41318	PHYSICAL SCIENCE LIFE SCIENCE LABORATORY APPLIED TECH. PH. 1
A2	37136, 23895, 41550	FORUM
B	34121	ADMINISTRATION
C	36818, 40508	APPLIED TECH. PH. 2
D	29632, 33693, 54127	STUDENT UNION
D2	29632, 43024	DORMITORIES CHILD CARE
E	32246, 29215	GYMNASIUM (P.E.)
F	35895	ARTS
G	38802	ADMINISTRATION OF JUSTICE
H	36494	CONCESSION BOOTHS
J	36955, 36155, 38913	STADIUM SNACK BAR
K	35026	GREENHOUSE
L	28990	FIELDHOUSE
M	28889	MAINTENANCE
M2	35329, 27641	RANGE SHELTER
N	01-102284	LEARNING RESOURCE CENTER



SITE PLAN

SCALE N.T.S.

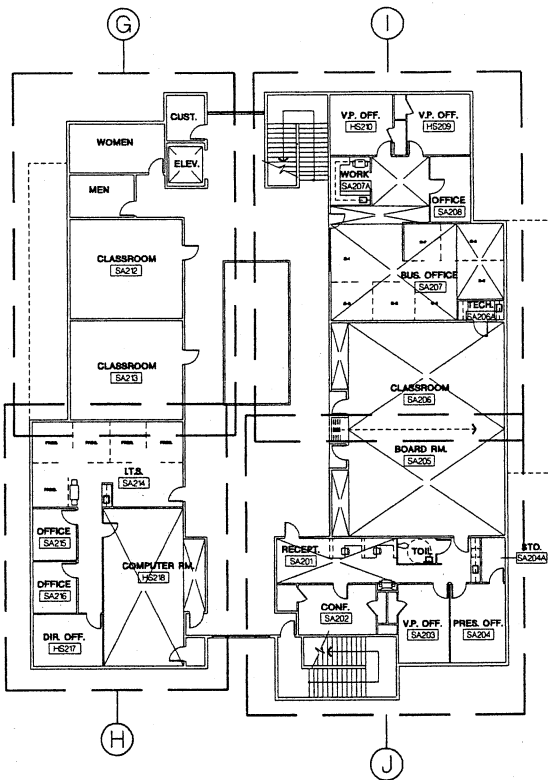
**NICHOLS
MELBURG
ROSSETTO**
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX

CAMPUS PLOT PLAN

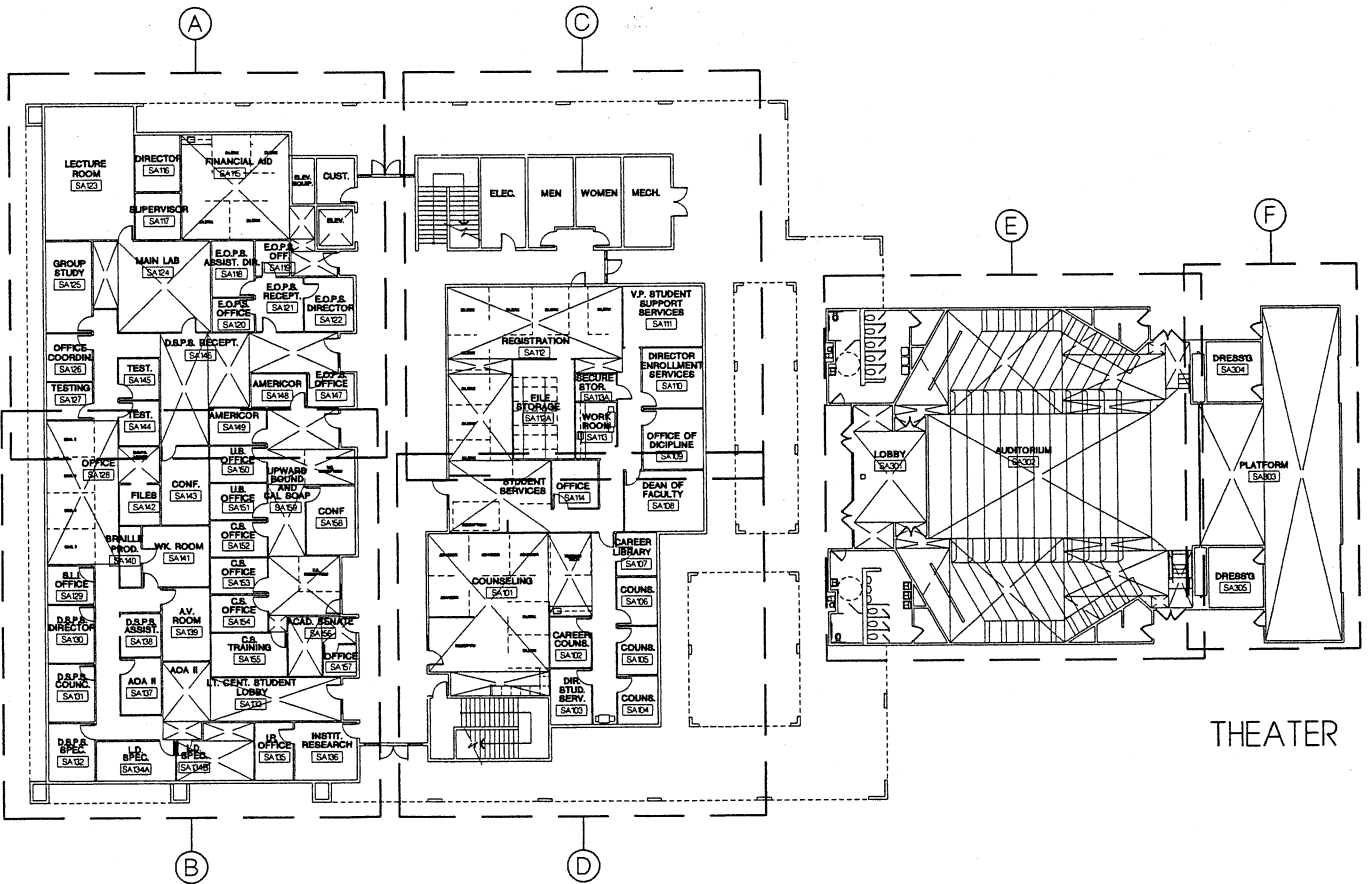
COLLEGE OF THE REDWOODS
EUREKA CAMPUS, EUREKA, CA

1

DR. KC/CLH
DT. 07.05.06
SC. NONE
NO. 06-2341



SECOND FLOOR STUDENT SERVICES / ADMINISTRATION

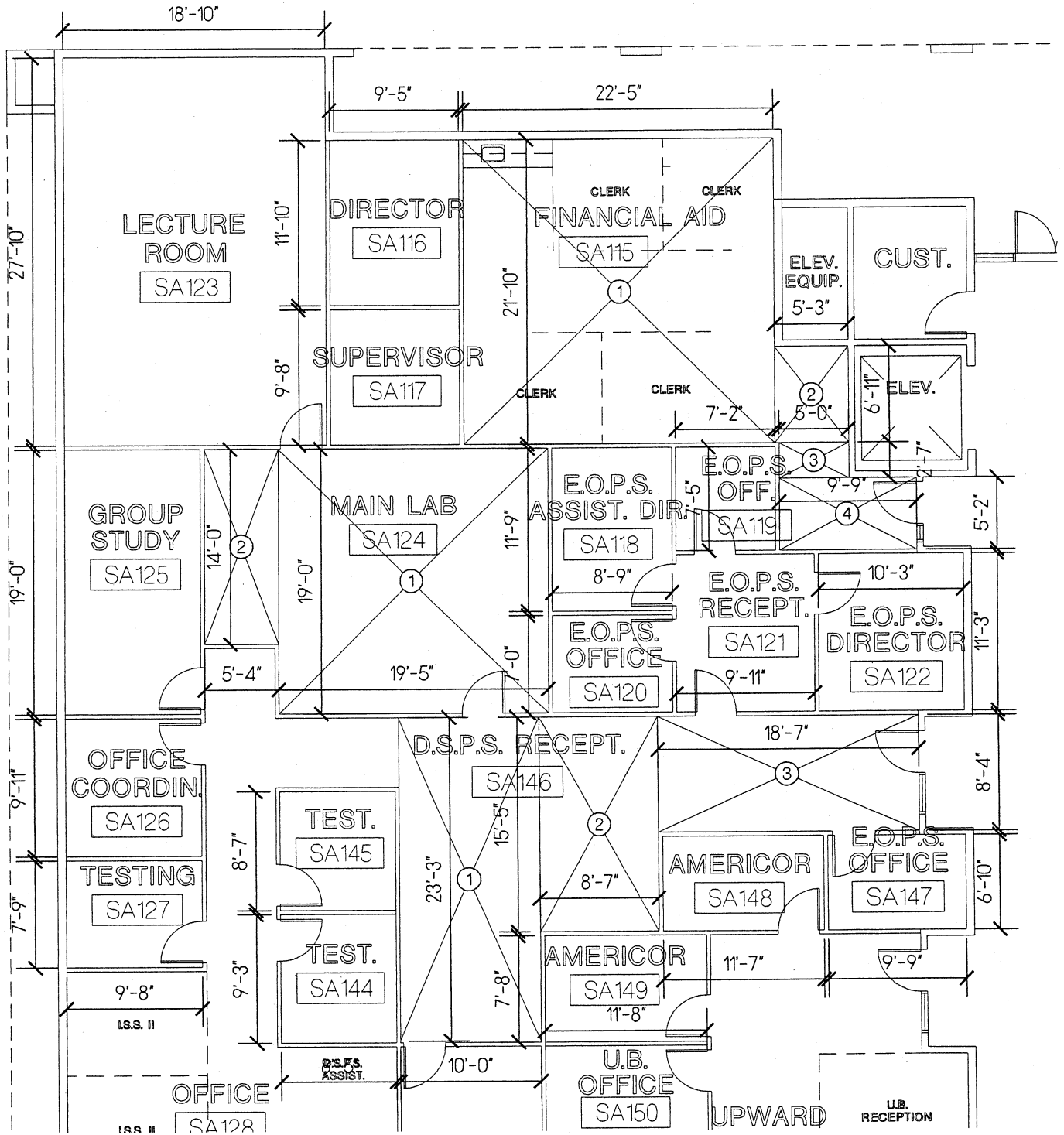


FIRST FLOOR STUDENT SERVICES / ADMINISTRATION

NICHOLS MELBURG
ROSSETTO
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 (530) 222-3300 (530) 222-3538 FAX

OVERALL PLAN - A.S.F.
COLLEGE OF THE REDWOODS
STUDENT SERVICES / ADMIN. & THEATER

DR. DF/CLH
 DT. 09-08-06
 SC. 1"=40'-0"
 NO. 06-2342

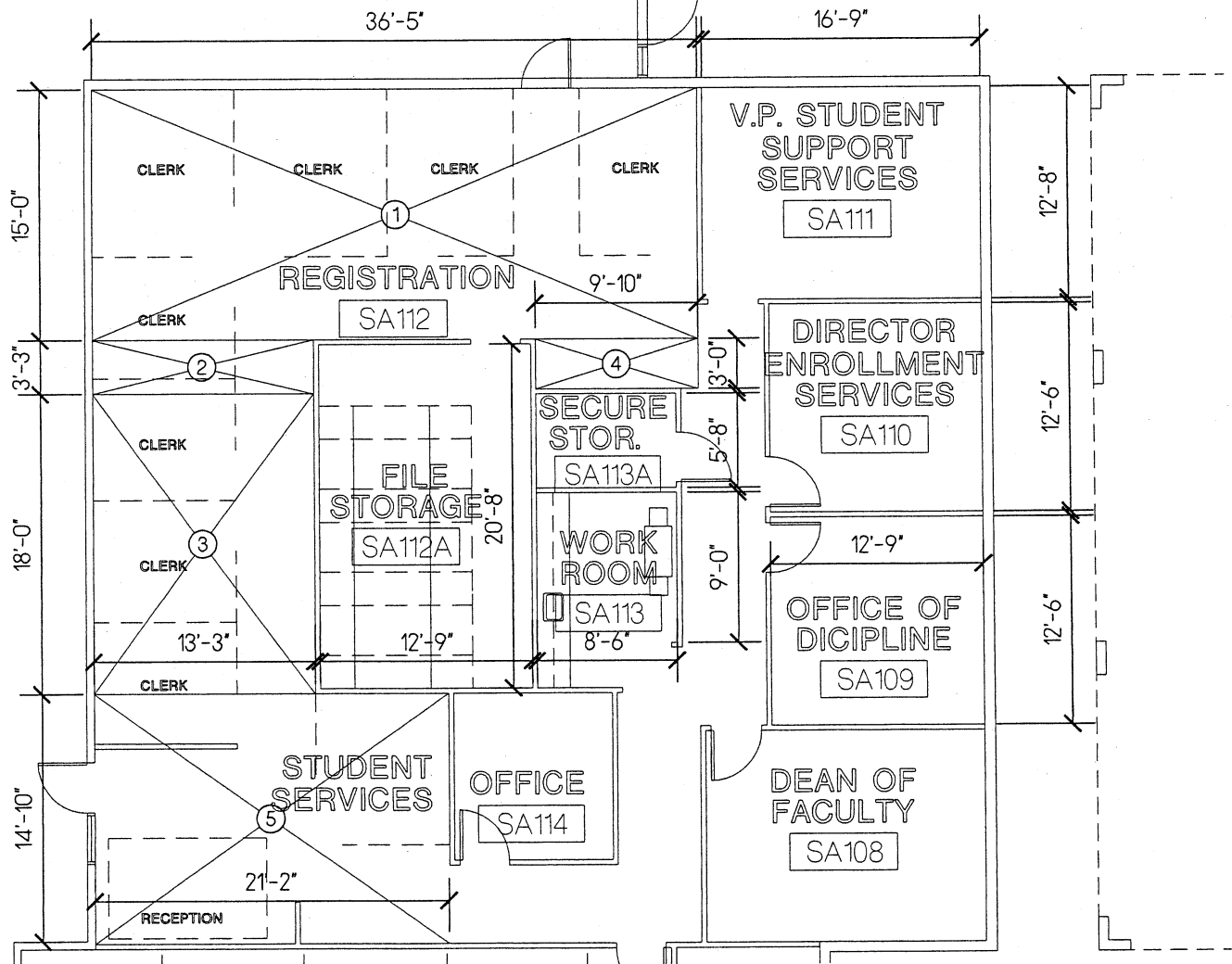
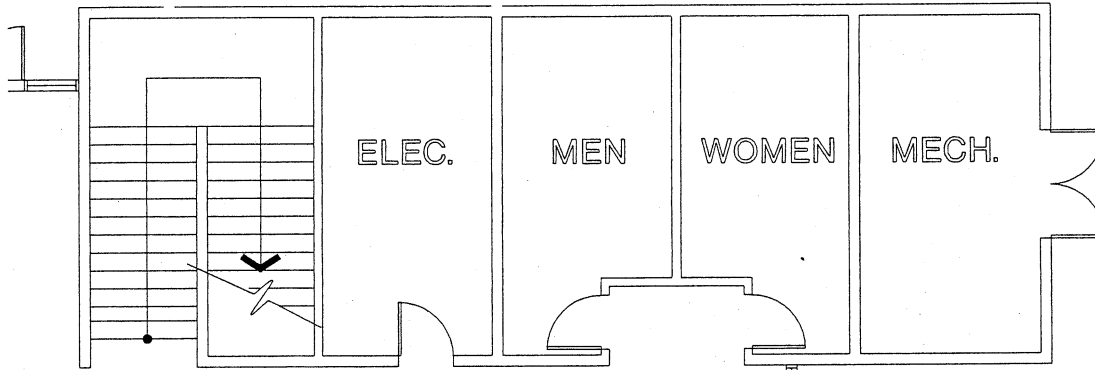


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REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX

DIAGRAM OF BUILDING A.S.F.
COLLEGE OF THE REDWOODS
STUDENT SERVICES / ADMINISTRATION

A

DR. DF/CLH
DT. 09-11-06
SC. 3/32"=1'-0"
NO. 06-2342

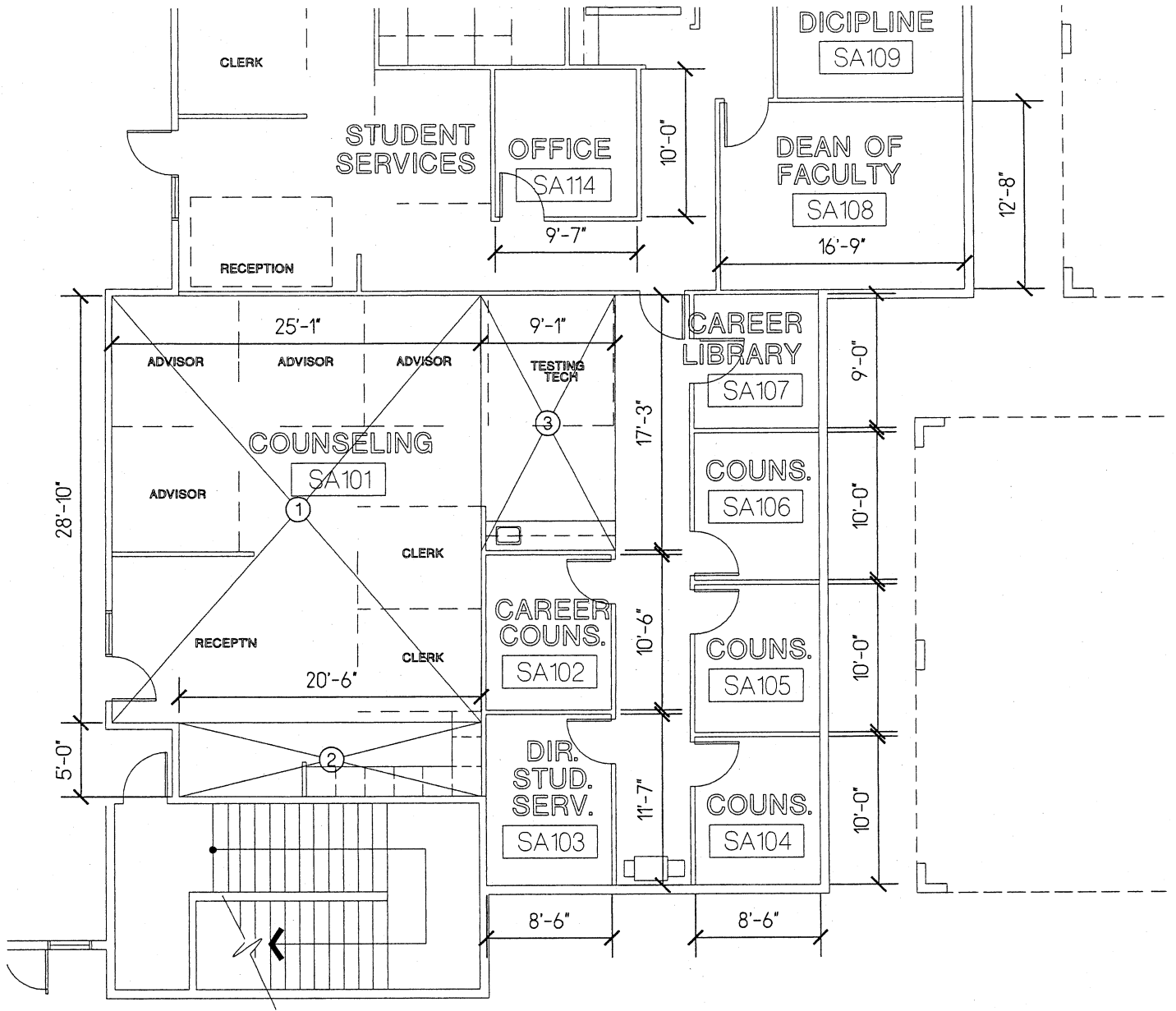


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DIAGRAM OF BUILDING A.S.F.
COLLEGE OF THE REDWOODS
STUDENT SERVICES / ADMINISTRATION

C

DR. DF/CLH
DT. 09-11-06
SC. 3/32"=1'-0"
NO. 06-2342

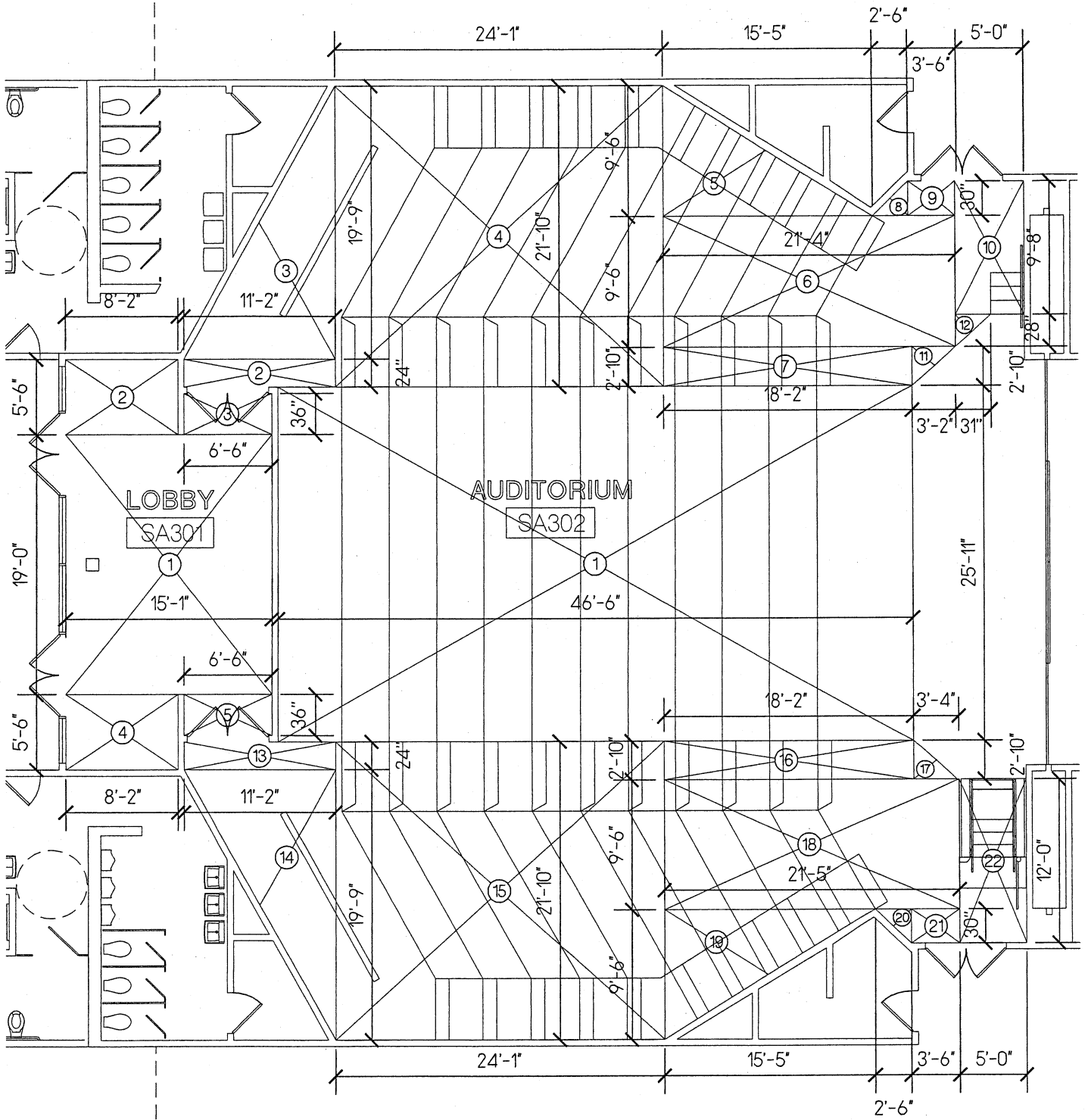


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DIAGRAM OF BUILDING A.S.F.
COLLEGE OF THE REDWOODS
STUDENT SERVICES / ADMINISTRATION

D

DR. DF/CLH
DT. 09-11-06
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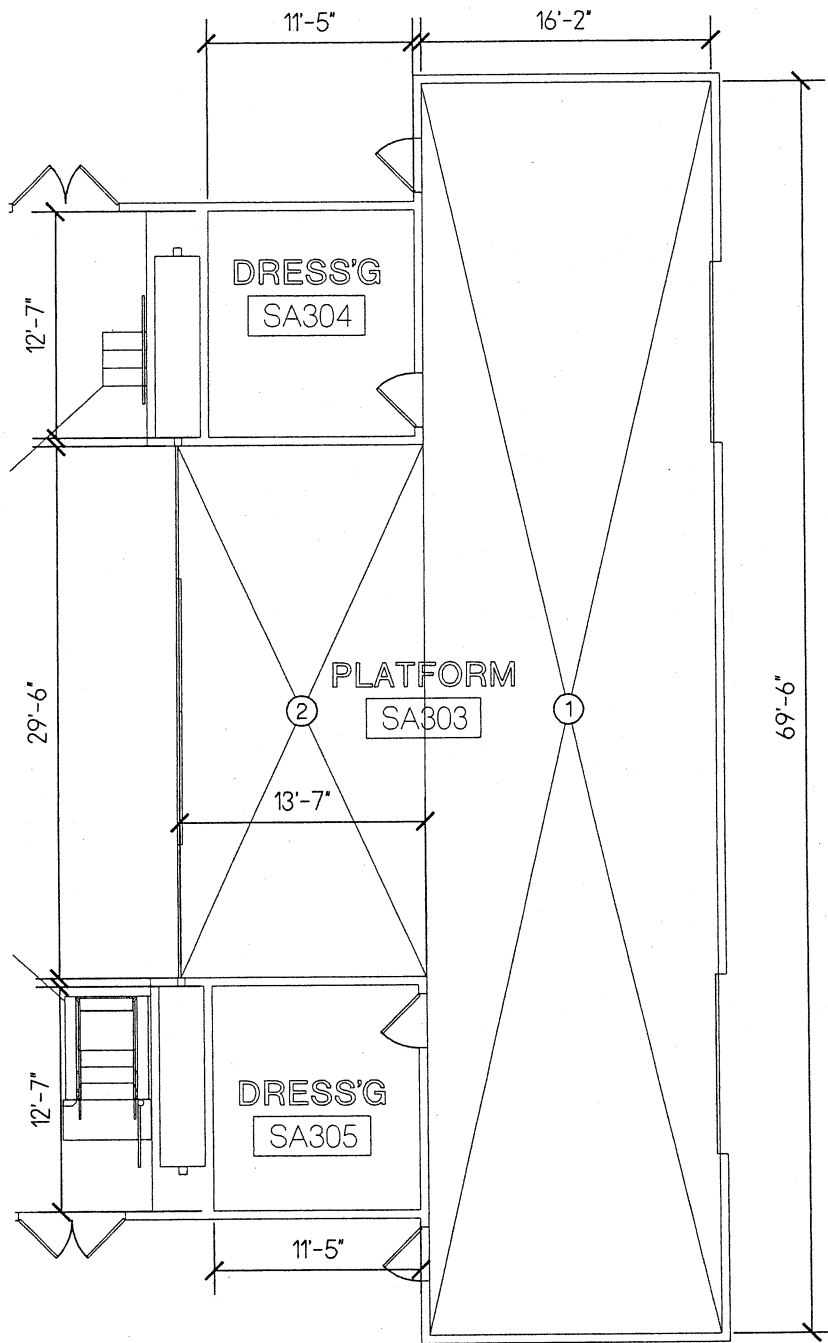


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DIAGRAM OF BUILDING A.S.F.
**COLLEGE OF THE REDWOODS
THEATER**

E

DR. DF/CLH
DT. 09-11-06
SC. 3/32"=1'-0"
NO. 06-2342

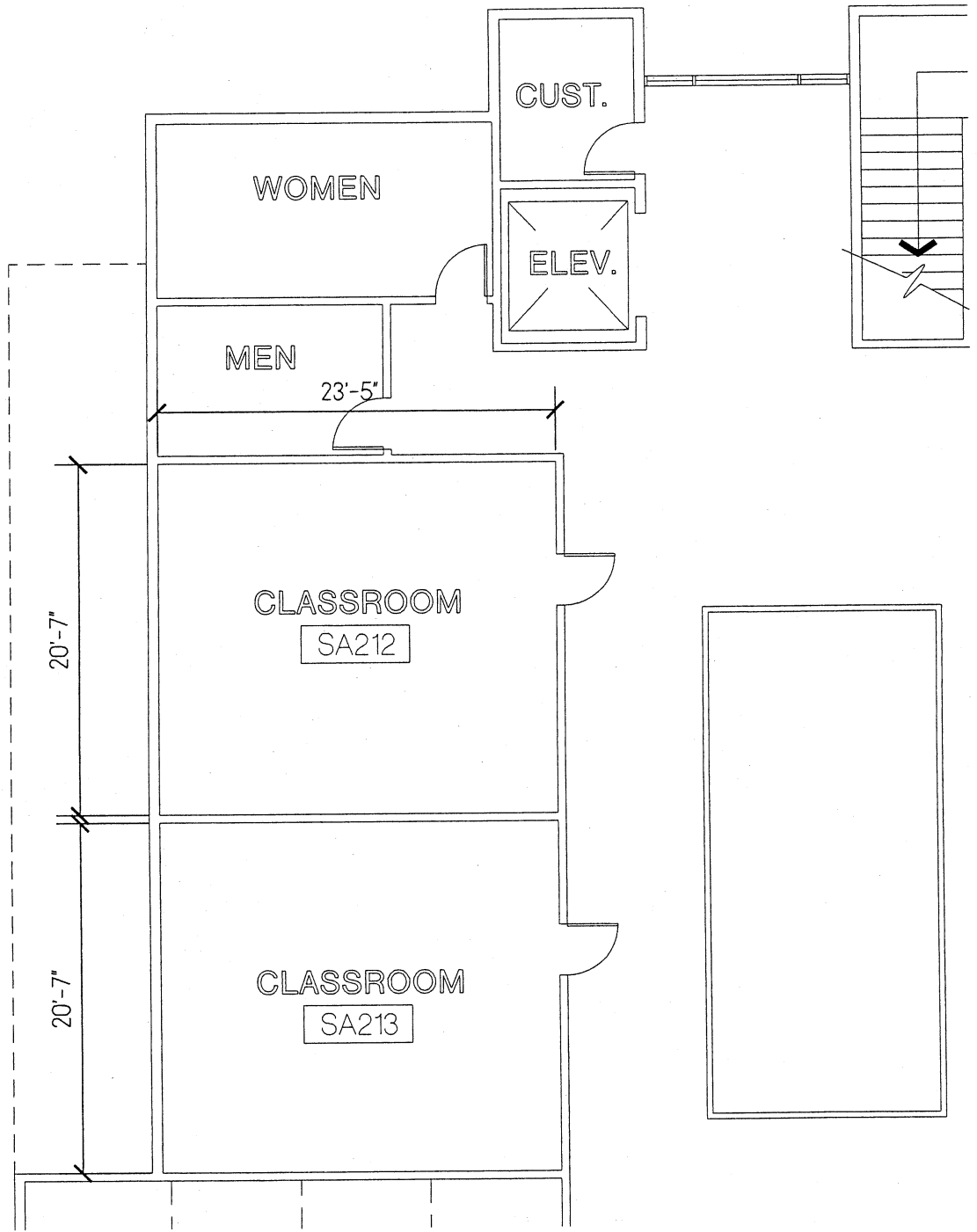


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DIAGRAM OF BUILDING A.S.F.
**COLLEGE OF THE REDWOODS
 THEATER**

F

DR. DF/CLH
 DT. 09-11-06
 SC. 3/32"=1'-0"
 NO. 06-2342

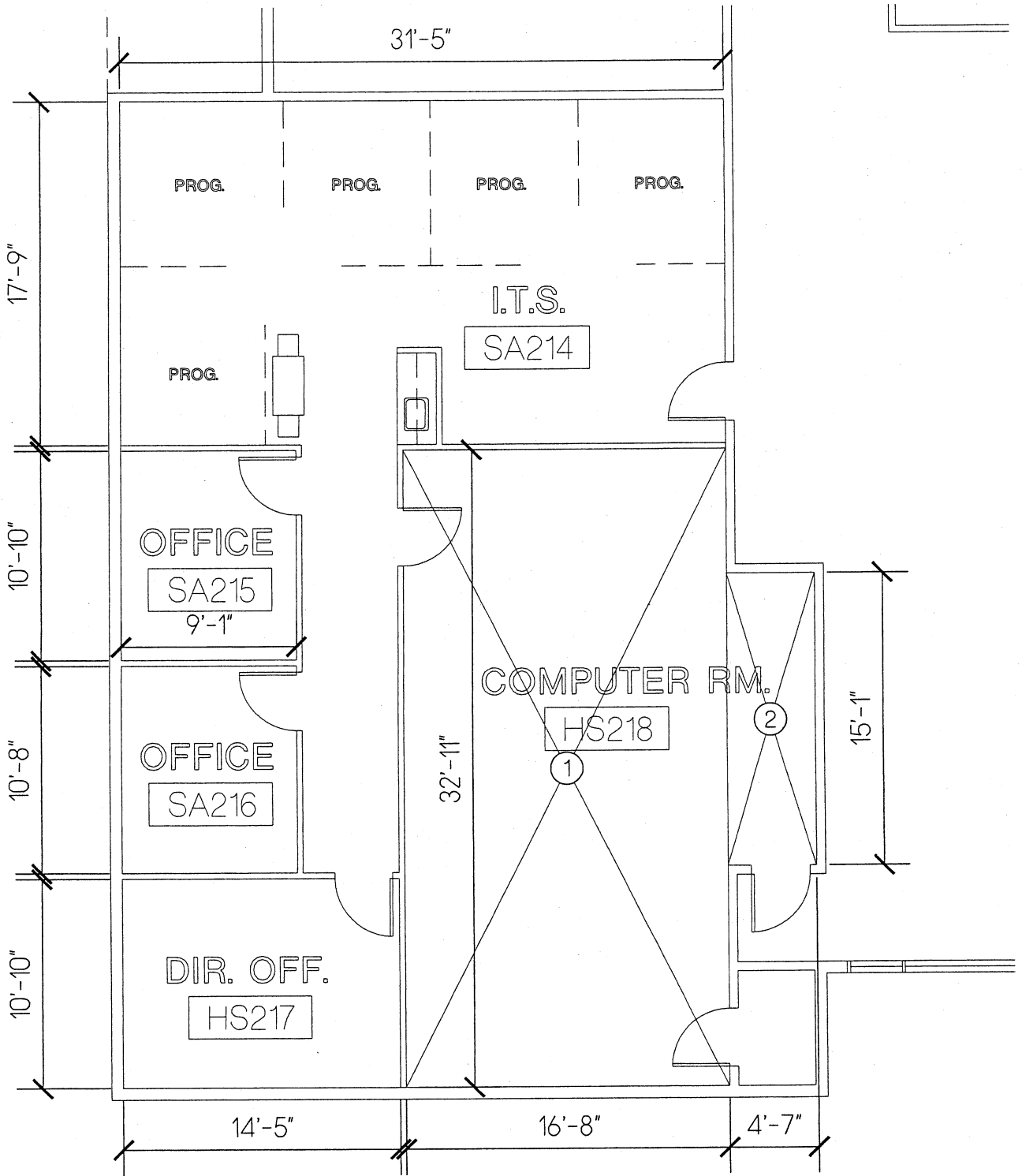


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COLLEGE OF THE REDWOODS
STUDENT SERVICES / ADMINISTRATION

G

DR. DF/CLH
DT. 09-11-06
SC. 3/32"=1'-0"
NO. 06-2342

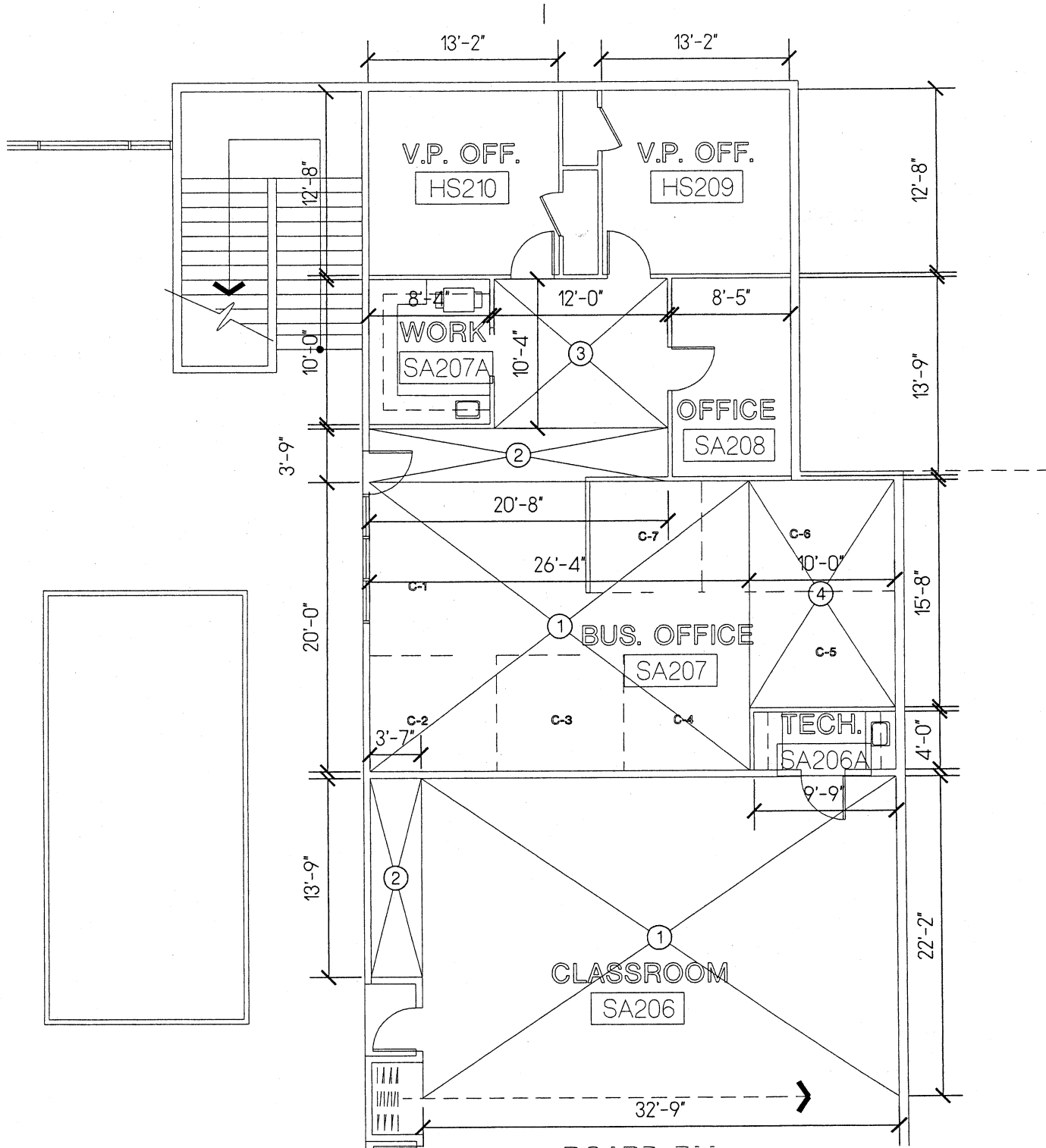


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DIAGRAM OF BUILDING A.S.F.
COLLEGE OF THE REDWOODS
STUDENT SERVICES / ADMINISTRATION

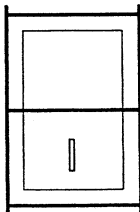
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DR. DF/CLH
 DT. 09-11-06
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 NO. 06-2342

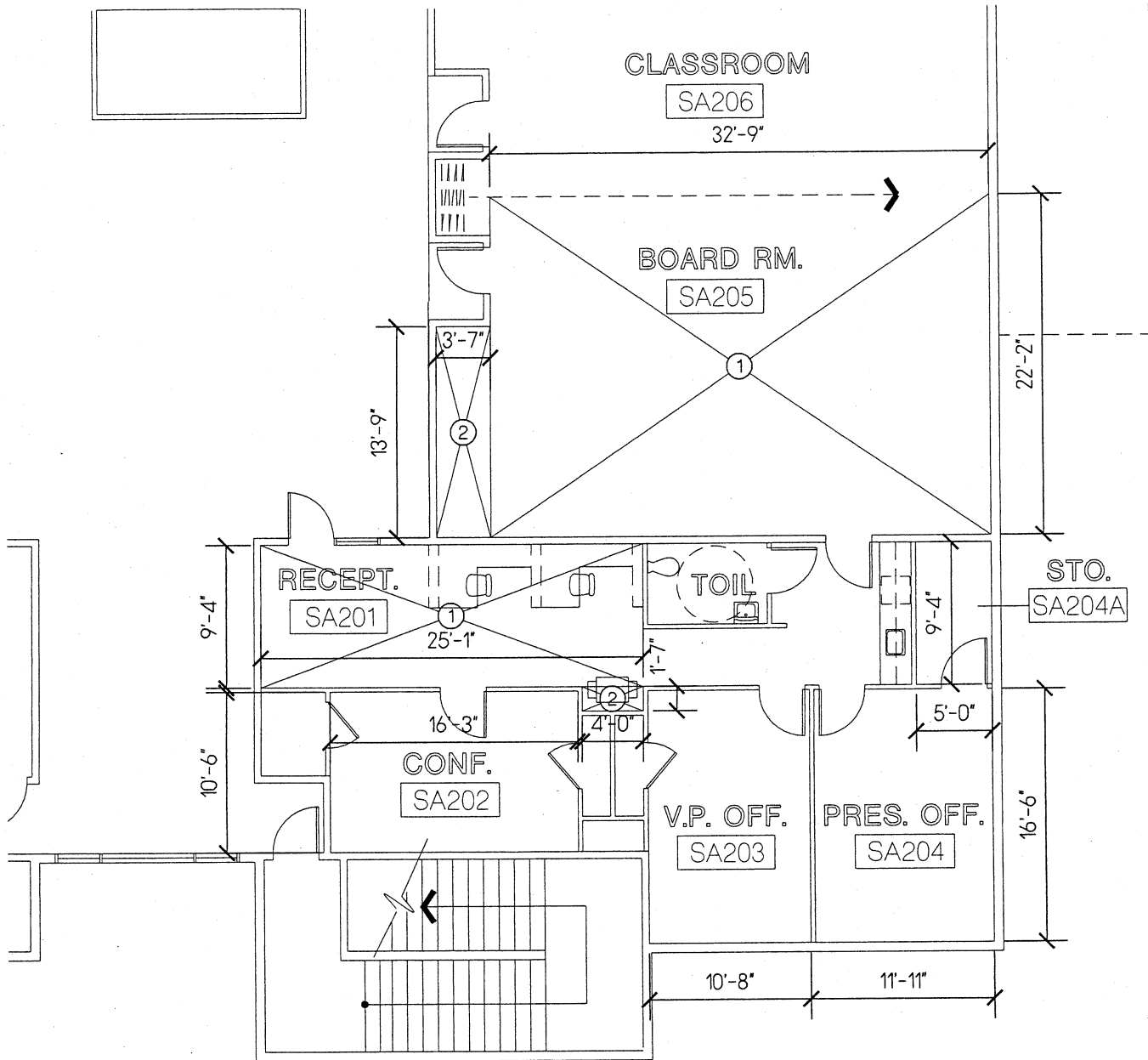


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DIAGRAM OF BUILDING A.S.F.
COLLEGE OF THE REDWOODS
STUDENT SERVICES / ADMINISTRATION



DR. DF/CLH
DT. 09-11-06
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DIAGRAM OF BUILDING A.S.F.
COLLEGE OF THE REDWOODS
STUDENT SERVICES / ADMINISTRATION

J

DR. DF/CLH
DT. 09-11-06
SC. 3/32"=1'-0"
NO. 06-2342

DIAGRAM OF BUILDING AREAS

District: Redwood Joint Community College District

College: CR Eureka Campus

Project: Student Services/Admin/Theater Building **ASF**

Room I.D.		Room Use	Size			ASF	Room Total	
			width	x	length			
SA	101	1	25.08 ft	x	28.83 ft	723	982	
		2	20.5 ft	x	5 ft	103		
		3	9.08 ft	x	17.25 ft	157		
SA	102		CAREER COUNSELING	8.5 ft	x	10.5 ft	89	
SA	103		DIR. OFFICE	8.5 ft	x	11.58 ft	98	
SA	104		COUNSELING	8.5 ft	x	10 ft	85	
SA	105		COUNSELING	8.5 ft	x	10 ft	85	
SA	106		COUNSELING	8.5 ft	x	10 ft	85	
SA	107		CAREER LIBRARY	8.5 ft	x	9 ft	77	
SA	108		DEAN OFFICE	16.75 ft	x	12.67 ft	212	
SA	109		OFFICE OF DISCIPLINE	12.75 ft	x	12.5 ft	159	
SA	110		DIR. OFFICE	12.75 ft	x	12.5 ft	159	
SA	111		VP. OFFICE	16.75 ft	x	12.67 ft	212	
SA	112	1	36.42 ft	x	15 ft	546	1171	
		2	13.25 ft	x	3.25 ft	43		
		3	13.25 ft	x	18 ft	239		
		4	9.83 ft	x	3 ft	29		
		5	21.17 ft	x	14.83 ft	314		
SA	112 A		FILE STORAGE	12.75 ft	x	20.67 ft	264	
SA	113		WORK ROOM	8.5 ft	x	9 ft	77	
SA	113 A		SECURE STORAGE	8.5 ft	x	5.67 ft	48	
SA	114		OFFICE	9.58 ft	x	10 ft	96	
SA	115	1	22.42 ft	x	21.83 ft	489	589	
		2	5.25 ft	x	6.92 ft	36		
		3	5 ft	x	2.58 ft	13		
		4	9.75 ft	x	5.17 ft	50		
SA	116		DIR. OFFICE	9.42 ft	x	11.83 ft	111	
SA	117		SUPERVISOR	9.42 ft	x	9.67 ft	91	
SA	118		EOPS ASST. DIRECTOR	8.75 ft	x	11.75 ft	103	
SA	119		EOPS OFFICE	7.17 ft	x	7.42 ft	53	
SA	120		EOPS OFFICE	8.75 ft	x	7 ft	61	

DIAGRAM OF BUILDING AREAS

District: Redwood Joint Community College District

College: CR Eureka Campus

Project: Student Services/Admin/Theater Building **ASF**

Room I.D.			Room Use	Size			ASF	Room Total
				width	x	length		
SA	121		EOPS RECEPT	9.92 ft	x	11.25 ft	112	
SA	122		DIR. OFFICE	10.25 ft	x	11.25 ft	115	
SA	123		LECTURE ROOM	18.83 ft	x	27.83 ft	524	
SA	124	1	LAB	19.42 ft	x	19 ft	369	444
		2		5.34 ft	x	14 ft	75	
SA	125		GROUP STUDY	9.67 ft	x	19 ft	184	
SA	126		OFFICE COORD	9.67 ft	x	9.92 ft	96	
SA	127		TESTING	9.67 ft	x	7.75 ft	75	
SA	128	1	OFFICE	15 ft	x	30 ft	450	516
		2		8.75 ft	x	7.58 ft	66	
SA	129		S.I.I OFFICE	9.67 ft	x	8 ft	77	
SA	130		DIR. OFFICE	9.67 ft	x	12 ft	116	
SA	131		DSPS COUNSELING	9.67 ft	x	12 ft	116	
SA	132		DSPS SPEC	9.67 ft	x	12 ft	116	
SA	133	1	LIGHT CENTER	27.17 ft	x	9 ft	245	399
		2		10 ft	x	12.34 ft	123	
		3		8.17 ft	x	3.75 ft	31	
SA	134 A		L.D. SPEC	16.58 ft	x	8.17 ft	135	
SA	134 B	1	L.D. SPEC	16 ft	x	8.17 ft	131	170
		2		10.42 ft	x	3.75 ft	39	
SA	135		I.R. OFFICE	8 ft	x	12 ft	96	
SA	136		INST. RESEARCH	13 ft	x	12 ft	156	
SA	137		AOA II	8.42 ft	x	11.75 ft	99	
SA	138		DSPS ASSISTANT	8.42 ft	x	9 ft	76	
SA	139		A.V. ROOM	10 ft	x	15.17 ft	152	
SA	140		BRAILLE PROD	4.42 ft	x	12.67 ft	56	
SA	141		WORK ROOM	14 ft	x	12.67 ft	177	
SA	142		FILES	8.42 ft	x	8.42 ft	71	
SA	143		CONFERENCE	10 ft	x	16.34 ft	163	
SA	144		TESTING	8.42 ft	x	9.25 ft	78	
SA	145		TESTING	8.42 ft	x	8.58 ft	72	

DIAGRAM OF BUILDING AREAS

District: Redwood Joint Community College District

College: CR Eureka Campus

Project: Student Services/Admin/Theater Building **ASF**

Room I.D.			Room Use	Size			ASF	Room Total
				width	x	length		
SA 146		1	DSPS RECEPTION	10 ft	x	23.25 ft	233	520
		2		8.58 ft	x	15.42 ft	132	
		3		18.58 ft	x	8.34 ft	155	
SA 147			EOPS OFFICE	9.75 ft	x	6.83 ft	67	
SA 148			AMERICOR	11.58 ft	x	6.83 ft	79	
SA 149			AMERICOR	11.67 ft	x	7.67 ft	90	
SA 150			U.B. OFFICE	11.67 ft	x	7.5 ft	88	
SA 151			U.B. OFFICE	11.67 ft	x	7.5 ft	88	
SA 152			C.S. OFFICE	11.67 ft	x	7.5 ft	88	
SA 153			C.S. OFFICE	11.67 ft	x	7.5 ft	88	
SA 154			C.S. OFFICE	11.67 ft	x	7.67 ft	90	
SA 155			C.S. TRAINING	15.67 ft	x	9 ft	141	
SA 156		1	ACADEMIC SENATE	7 ft	x	12.42 ft	87	128
		2		7.17 ft	x	5.67 ft	41	
SA 157			OFFICE	6.92 ft	x	6.5 ft	45	
SA 158			CONFERENCE	10.17 ft	x	14.42 ft	147	
SA 159		1	UPWARD BOUND & CAL SOAP	14.92 ft	x	8.67 ft	129	574
		2		18.17 ft	x	7.34 ft	133	
		3		7.67 ft	x	15 ft	115	
		4		14.92 ft	x	12.34 ft	184	
		5		3.67 ft	x	3.42 ft	13	
							0	
SA 201		1	RECEPTION	25.08 ft	x	9.34 ft	234	241
		2		4 ft	x	1.58 ft	6	
SA 202			CONFERENCE	16.25 ft	x	10.5 ft	171	
SA 203			VP. OFFICE	10.67 ft	x	16.5 ft	176	
SA 204			PRESIDENT'S OFFICE	11.92 ft	x	16.5 ft	197	
SA 204	A		STORAGE	5 ft	x	9.34 ft	47	
SA 205		1	BOARD ROOM	32.75 ft	x	22.17 ft	726	775
		2		3.58 ft	x	13.75 ft	49	

DIAGRAM OF BUILDING AREAS

District: Redwood Joint Community College District

College: CR Eureka Campus

Project: Student Services/Admin/Theater Building **ASF**

Room I.D.				Room Use	Size			ASF	Room Total	
					width	x	length			
SA	206		1	CLASSROOM	32.75 ft	x	22.17 ft	726	775	
			2		3.58 ft	x	13.75 ft	49		
SA	206	A		TECH.	9.75 ft	x	4 ft	39		
SA	207		1	BUSINESS OFFICE	26.34 ft	x	20 ft	527	885	
			2		20.67 ft	x	3.75 ft	78		
			3		12 ft	x	10.34 ft	124		
			4		10 ft	x	15.67 ft	157		
SA	207	A		WORK ROOM	8.34 ft	x	10 ft	83		
SA	208			OFFICE	8.42 ft	x	13.75 ft	116		
SA	209			VP. OFFICE	13.17 ft	x	12.67 ft	167		
SA	210			VP. OFFICE	13.17 ft	x	12.67 ft	167		
SA	212			CLASSROOM	23.42 ft	x	20.58 ft	482		
SA	213			CLASSROOM	23.42 ft	x	20.58 ft	482		
SA	214			ITS	31.42 ft	x	17.75 ft	558		
SA	215			OFFICE	9.08 ft	x	10.83 ft	98		
SA	216			OFFICE	9.08		10.67	97		
SA	217			DIR. OFFICE	14.42		10.83	156		
SA	218		1	COMPUTER ROOM	16.67 ft	x	32.92 ft	549	618	
			2		4.58 ft	x	15.08 ft	69		
								0		
SA	301		1	LOBBY	15.08 ft	x	19 ft	287	415	
			2		8.17 ft	x	5.5 ft	45		
			3		6.5 ft	x	3 ft	20		
			4		8.17 ft	x	5.5 ft	45		
			5		6.5 ft	x	3 ft	20		
			1		46.5 ft	x	25.92 ft	1205		
			2		11.17 ft	x	2 ft	22		
			3		11.17 ft	x	19.75 ft	/2		110
			4		24.08 ft	x	21.83 ft			526
			5		15.42 ft	x	9.5 ft	/2		73
			6		21.34 ft	x	9.5 ft			203

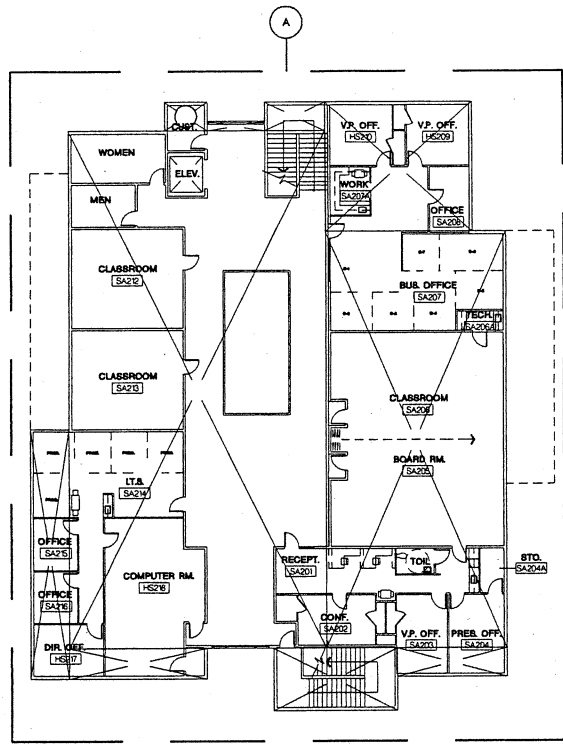
DIAGRAM OF BUILDING AREAS

District: Redwood Joint Community College District

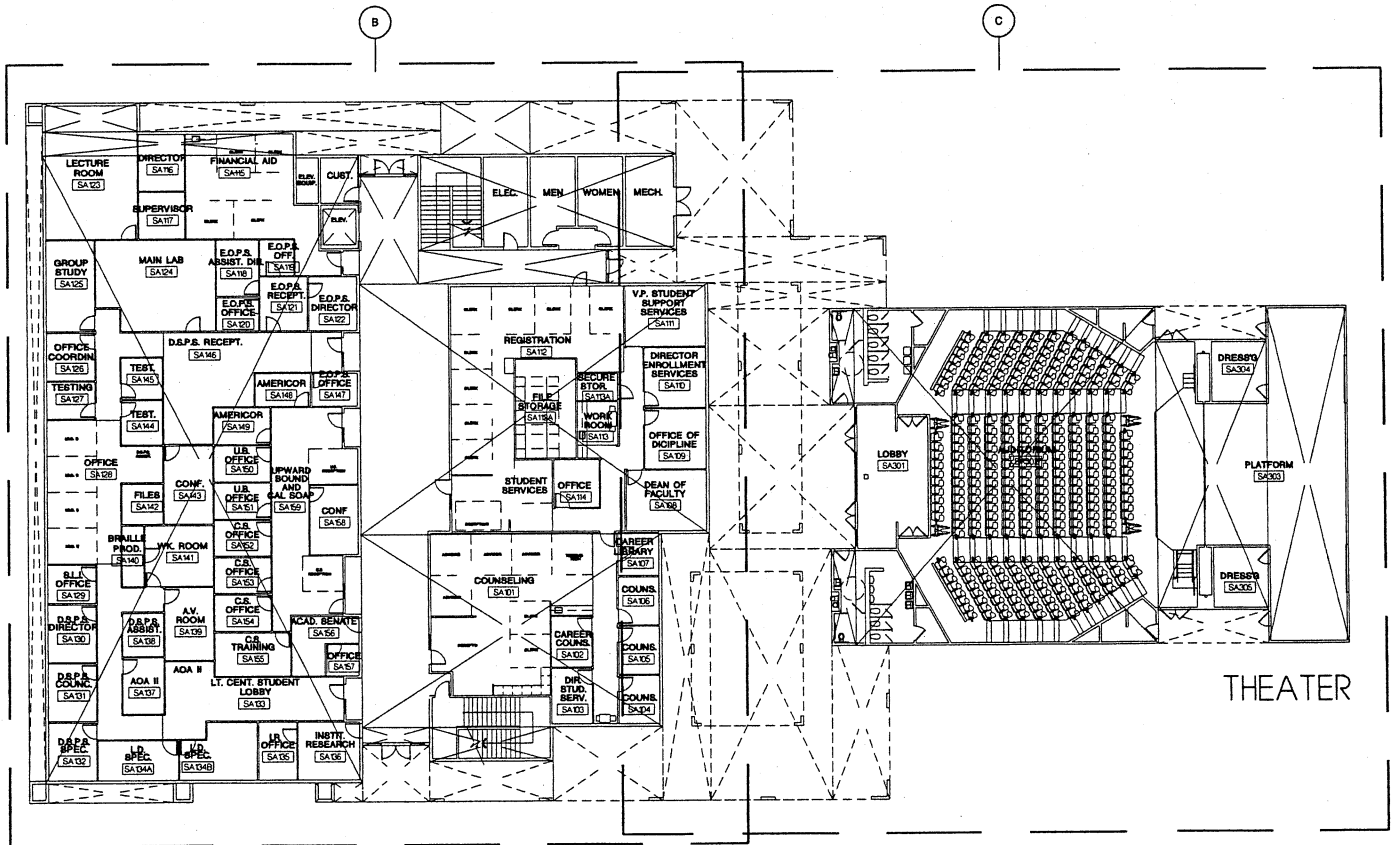
College: CR Eureka Campus

Project: Student Services/Admin/Theater Building **ASF**

Room I.D.			Room Use	Size			ASF	Room Total
				width	x	length		
SA	302	7	AUDITORIUM	18.17 ft	x	2.83 ft	51	3322
		8		2.5 ft	x	2.5 ft /2	3	
		9		3.5 ft	x	2.5 ft	9	
		10		5 ft	x	9.67 ft	48	
		11		3.17 ft	x	2.83 ft /2	4	
		12		2.58 ft	x	2.34 ft /2	3	
		13		11.17 ft	x	2 ft	22	
		14		11.17 ft	x	19.75 ft /2	110	
		15		24.08 ft	x	21.83 ft	526	
		16		18.17 ft	x	2.83 ft	51	
		17		3.34 ft	x	2.83 ft /2	5	
		18		21.42 ft	x	9.5 ft	203	
		19		15.42 ft	x	9.5 ft /2	73	
		20		2.5 ft	x	2.5 ft /2	3	
21	3.5 ft	x	2.5 ft	9				
22	5		12	60				
SA	305		DRESSING	11.42 ft	x	12.58 ft	144	
SA	304		DRESSING	11.42 ft	x	12.58 ft	144	
SA	303	1	PLATFORM	16.17 ft	x	69.5 ft	1124	1524
		2		13.58 ft	x	29.5 ft	401	
TOTAL							23407	ASF



SECOND FLOOR STUDENT SERVICES / ADMIN.

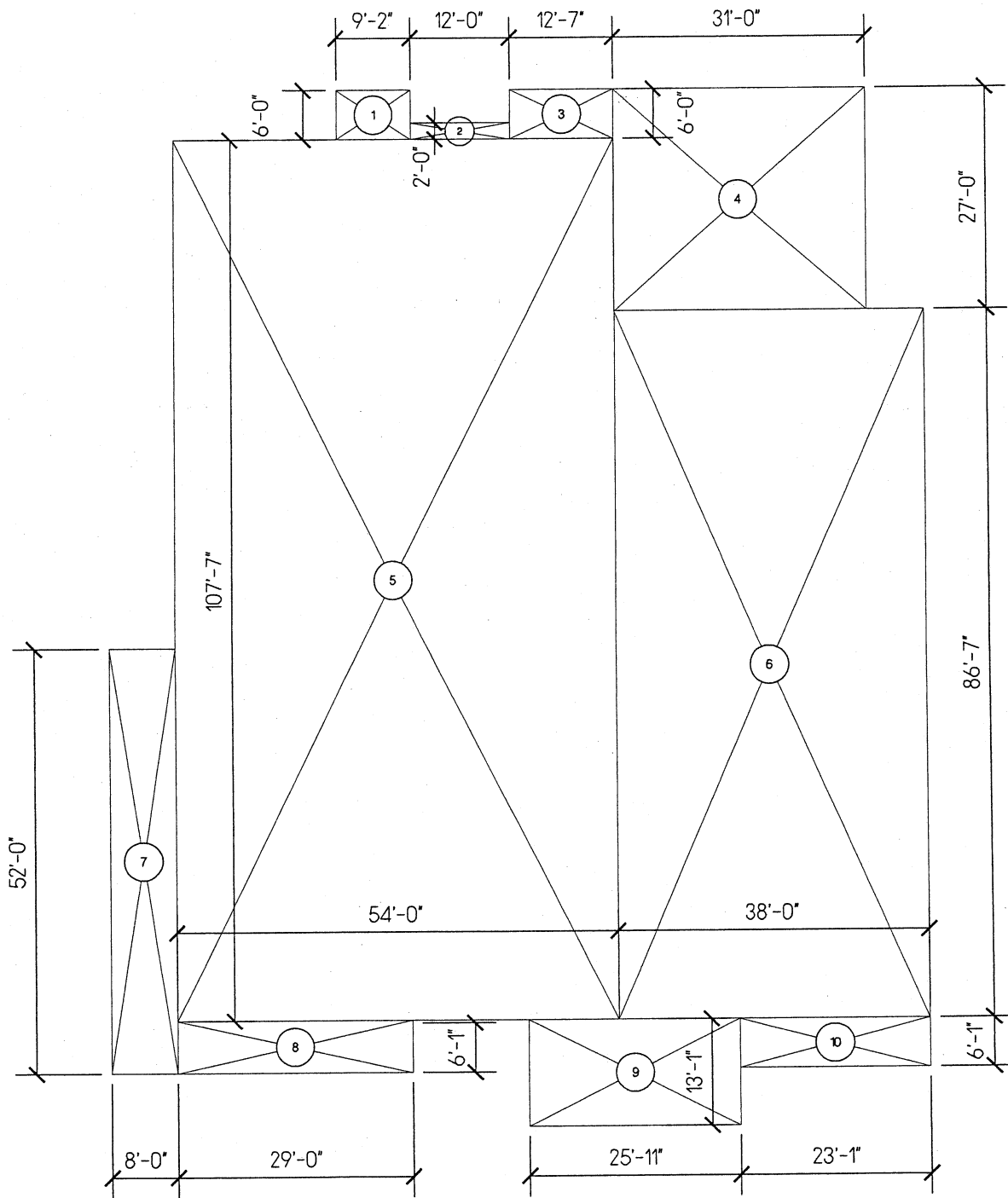


FIRST FLOOR STUDENT SERVICES / ADMIN.

**NICHOLS
MELBURG
ROSSETTO**
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA 96002
(530) 222-3300 (530) 222-3538 FAX

OVERALL PLAN - G.S.F.
COLLEGE OF THE REDWOODS
STUDENT SERVICES / ADMIN. & THEATER

	DR. DF/CLH
	DT. 09-08-06
	SC. 1"=40'-0"
	NO. 06-2342

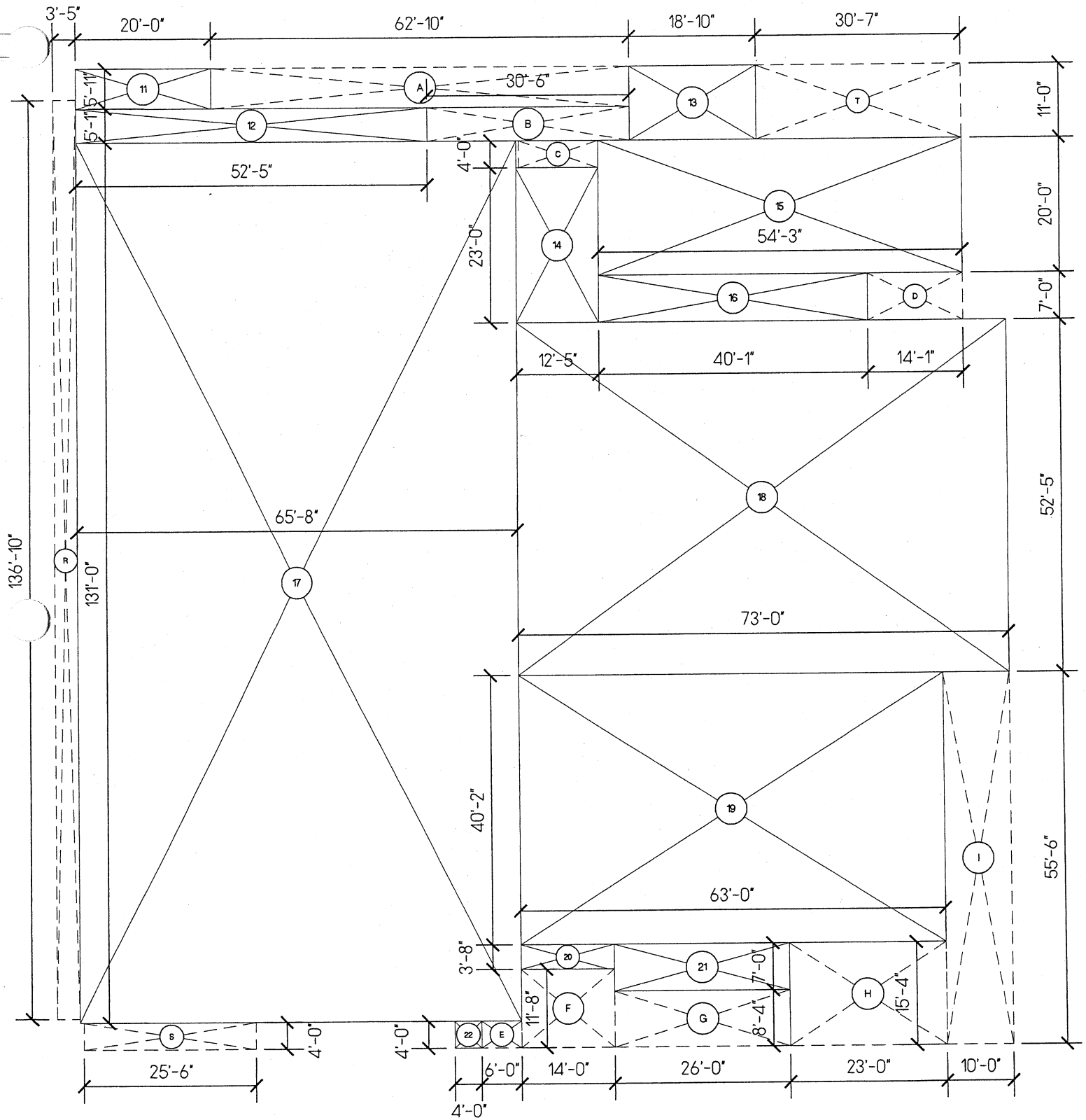


**NICHOLS
MELBURG
ROSSETTO**
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA 96002
(530) 222-3300 (530) 222-3538 FAX

DIAGRAM OF BUILDING G.S.F.
COLLEGE OF THE REDWOODS
STUDENT SERVICES / ADMINISTRATION

A

DR. DF/CLH
DT. 09-11-06
SC. 1"=20'-0"
NO. 06-2342

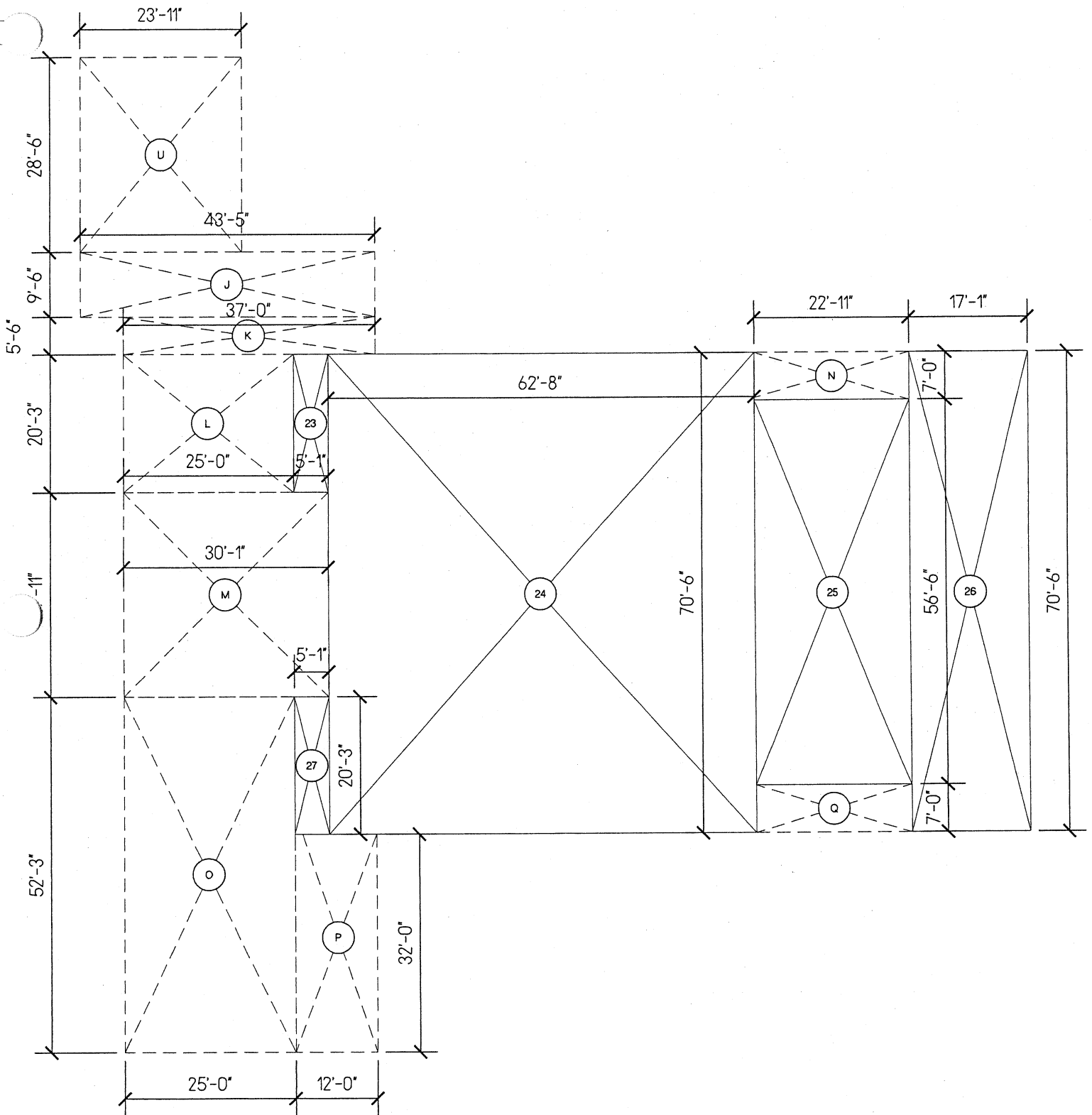


**NICHOLS
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 REDDING, CA 96002
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DIAGRAM OF BUILDING G.S.F.
COLLEGE OF THE REDWOODS
STUDENT SERVICES / ADMINISTRATION

B

DR. DF/CLH
DT. 09-11-06
SC. 1"=20'-0"
NO. 06-2342



**NICHOLS
MELBURG
ROSSETTO**
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA 96002
(530) 222-3300 (530) 222-3538 FAX

DIAGRAM OF BUILDING G.S.F.
COLLEGE OF THE REDWOODS
STUDENT SERVICES / ADMIN. & THEATER

C

DR. DF/CLH
DT. 09-11-06
SC. 1"=20'-0"
NO. 06-2342

DIAGRAM OF BUILDING AREAS

District: Redwood Joint Community College District College: CR Eureka Campus

Project: Student Services/Admin/Theater Building **GSF**

Area No.	Size		GSF
	width	length	
1	9.17 ft	x 6 ft	55
2	12 ft	x 2 ft	24
3	12.58 ft	x 6 ft	75
4	31 ft	x 27 ft	837
5	54 ft	x 107.58 ft	5809
6	38 ft	x 87.58 ft	3328
7	8 ft	x 52 ft	416
8	29 ft	x 6.08 ft	176
9	25.92 ft	x 13.08 ft	339
10	23.08 ft	x 6.08 ft	140
11	20 ft	x 5.92 ft	118
12	52.42 ft	x 5.08 ft	266
13	18.83 ft	x 11 ft	207
14	12.42 ft	x 23 ft	286
15	54.25 ft	x 20 ft	1085
16	40.08 ft	x 7 ft	281
17	65.67 ft	x 131 ft	8603
18	73 ft	x 52.42 ft	3827
19	63 ft	x 40.17 ft	2531
20	14 ft	x 3.67 ft	51
21	26 ft	x 7 ft	182
22	4 ft	x 4 ft	16
23	5.08 ft	x 20.25 ft	103
24	62.67 ft	x 70.5 ft	4418
25	22.92 ft	x 56.5 ft	1295
26	17.08 ft	x 70.5 ft	1204
27	5.08 ft	x 20.25 ft	103
Subtotal building			35776 GSF

OVERHANGS

A	62.83 ft	x	5.92 ft /2	186
B	30.5 ft	x	5.08 ft /2	77
C	12.42 ft	x	4 ft /2	25
D	14.08 ft	x	7 ft /2	49

DIAGRAM OF BUILDING AREAS

District: Redwood Joint Community College District College: CR Eureka Campus

Project: Student Services/Admin/Theater Building **GSF**

E	6 ft	x	4 ft	/2	12
F	14 ft	x	11.67 ft	/2	82
G	26 ft	x	8.34 ft	/2	108
H	23 ft	x	15.34 ft	/2	176
I	10 ft	x	55.5 ft	/2	278
J	43.42 ft	x	9.5 ft	/2	206
K	37 ft	x	5.5 ft	/2	102
L	25 ft	x	20.25 ft	/2	253
M	30.08 ft	x	29.92 ft	/2	450
N	22.92 ft	x	7 ft	/2	80
O	25 ft	x	52.25 ft	/2	653
P	12 ft	x	32 ft	/2	192
Q	22.92 ft	x	7 ft	/2	80
R	3.42 ft	x	136.83 ft	/3	234
S	25.5 ft	x	4 ft	/4	51
T	30.58 ft	x	11 ft	/5	168
U	23.92 ft	x	28.5 ft	/6	341

3804

Deduct openings in overhang

13 ft	x	52.5	/2	341
23		32.17	/2	370

711

Subtotal Overhangs

3093

TOTAL

38869 GSF

CFIS #: 40.42.XXX

No Sum

JCAF 33- Student Services / Administration building (new) (College Of The Redwoods/Redwoods CCD)

Rm. Type	Description	TOP No.	Department	Room No.	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Gross Allowable Cost	Equip Usable In New Space Program	Total Allowable Cost
110	Classroom	0099	General Assignment	AD103		-462	-462	\$12.74	-\$5,886		-\$5,886
110	Classroom	0099	General Assignment	AD107		-720	-720	\$12.74	-\$9,173		-\$9,173
110	Classroom	0501	Business and Commerce, General	AD100E		-75	-75	\$12.74	-\$956		-\$956
110	Classroom	0514	Office Technology/Office Computer Applications	AD100B		-261	-261	\$12.74	-\$3,325		-\$3,325
110	Classroom	0514	Office Technology/Office Computer Applications	AD100C		-480	-480	\$12.74	-\$6,115		-\$6,115
210	Class Lab	0514	Office Technology/Office Computer Applications	AD101		-527	-527	\$23.23	-\$12,242		-\$12,242
210	Class Lab	1007	Dramatic Arts	SA302	3,322		3,322				
215	Class Lab Service	1007	Dramatic Arts	SA301	415		415				
215	Class Lab Service	1007	Dramatic Arts	SA303	1,524		1,524				
215	Class Lab Service	1007	Dramatic Arts	SA304	143		143				
215	Class Lab Service	1007	Dramatic Arts	SA305	143		143				
310	Office	0099	General Assignment	AD100G		-75	-75	\$19.93	-\$1,495		-\$1,495
310	Office	0099	General Assignment	AD100K		-86	-86	\$19.93	-\$1,714		-\$1,714
310	Office	0501	Business and Commerce, General	SA118	103		103	\$19.93	\$2,053		\$2,053
310	Office	0501	Business and Commerce, General	SA119	53		53	\$19.93	\$1,056		\$1,056
310	Office	0501	Business and Commerce, General	SA120	61		61	\$19.93	\$1,216		\$1,216
310	Office	0501	Business and Commerce, General	SA121	112		112	\$19.93	\$2,232		\$2,232
310	Office	0501	Business and Commerce, General	SA122	115		115	\$19.93	\$2,292		\$2,292
310	Office	0501	Business and Commerce, General	SA147	67		67	\$19.93	\$1,335		\$1,335
310	Office	0501	Business and Commerce, General	AD100F		-75	-75	\$19.93	-\$1,495		-\$1,495
310	Office	0501	Business and Commerce, General	AD100H		-75	-75	\$19.93	-\$1,495		-\$1,495
310	Office	0501	Business and Commerce, General	AD100I		-75	-75	\$19.93	-\$1,495		-\$1,495
310	Office	0501	Business and Commerce, General	AD100J		-78	-78	\$19.93	-\$1,555		-\$1,555

310	Office	0501	Business and Commerce, General	AD100L		-87	\$19.93	-87	\$19.93	-\$1,734	-\$1,734
310	Office	0501	Business and Commerce, General	AD100M		-87	\$19.93	-87	\$19.93	-\$1,734	-\$1,734
310	Office	0501	Business and Commerce, General	AD100N		-71	\$19.93	-71	\$19.93	-\$1,415	-\$1,415
310	Office	0501	Business and Commerce, General	AD100P		-63	\$19.93	-63	\$19.93	-\$1,256	-\$1,256
310	Office	1501	English	AD100		-150	\$19.93	-150	\$19.93	-\$2,990	-\$2,990
310	Office	6010	Academic Administration	SA204	197		\$22.74	197	\$22.74	\$4,480	\$4,480
310	Office	6010	Academic Administration	SA203	176		\$22.74	176	\$22.74	\$4,002	\$4,002
310	Office	6010	Academic Administration	AD200		-513	\$22.74	-513	\$22.74	-\$11,666	-\$11,666
310	Office	6010	Academic Administration	AD200A		-174	\$22.74	-174	\$22.74	-\$3,957	-\$3,957
310	Office	6010	Academic Administration	AD200B		-197	\$22.74	-197	\$22.74	-\$4,480	-\$4,480
310	Office	6030	Administrative Data Processing Activities	SA214	558		\$22.74	558	\$22.74	\$12,689	\$12,689
310	Office	6030	Administrative Data Processing Activities	SA215	99		\$22.74	99	\$22.74	\$2,251	\$2,251
310	Office	6030	Administrative Data Processing Activities	SA216	97		\$22.74	97	\$22.74	\$2,206	\$2,206
310	Office	6030	Administrative Data Processing Activities	SA217	156		\$22.74	156	\$22.74	\$3,547	\$3,547
310	Office	6030	Administrative Data Processing Activities	AD106		-360	\$22.74	-360	\$22.74	-\$8,186	-\$8,186
310	Office	6030	Administrative Data Processing Activities	AD106A		-156	\$22.74	-156	\$22.74	-\$3,547	-\$3,547
310	Office	6030	Administrative Data Processing Activities	AD106B		-75	\$22.74	-75	\$22.74	-\$1,706	-\$1,706
310	Office	6030	Administrative Data Processing Activities	AD106C		-78	\$22.74	-78	\$22.74	-\$1,774	-\$1,774
310	Office	6030	Administrative Data Processing Activities	AD106D		-247	\$22.74	-247	\$22.74	-\$5,617	-\$5,617
310	Office	6030	Administrative Data Processing Activities	AD106F		-216	\$22.74	-216	\$22.74	-\$4,912	-\$4,912
310	Office	6030	Administrative Data Processing Activities	AD106G		-118	\$22.74	-118	\$22.74	-\$2,683	-\$2,683
310	Office	6200	Admissions and Records	SA108	212		\$22.74	212	\$22.74	\$4,821	\$4,821
310	Office	6200	Admissions and Records	SA109	159		\$22.74	159	\$22.74	\$3,616	\$3,616
310	Office	6200	Admissions and Records	SA110	159		\$22.74	159	\$22.74	\$3,616	\$3,616
310	Office	6200	Admissions and Records	SA111	212		\$22.74	212	\$22.74	\$4,821	\$4,821
310	Office	6200	Admissions and Records	SA114	96		\$22.74	96	\$22.74	\$2,183	\$2,183
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	SA112	1,171		\$22.74	1,171	\$22.74	\$26,629	\$26,629
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	AD203		-2,380	\$22.74	-2,380	\$22.74	-\$54,121	-\$54,121

310	Office	6210	Registrations, Transfers, Transcripts, Certificati	AD203B		-90	-90	\$22.74	-\$2,047		-\$2,047
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	AD203C		-90	-90	\$22.74	-\$2,047		-\$2,047
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	AD203D		-90	-90	\$22.74	-\$2,047		-\$2,047
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	AD203E		-90	-90	\$22.74	-\$2,047		-\$2,047
310	Office	6220	Student Records, Statistics and Publications	AD203F		-220	-220	\$22.74	-\$5,003		-\$5,003
310	Office	6300	Counseling and Guidance	SA101	982		982	\$22.74	\$22,331		\$22,331
310	Office	6300	Counseling and Guidance	SA103	98		98	\$22.74	\$2,229		\$2,229
310	Office	6300	Counseling and Guidance	SA104	85		85	\$22.74	\$1,933		\$1,933
310	Office	6300	Counseling and Guidance	SA105	85		85	\$22.74	\$1,933		\$1,933
310	Office	6300	Counseling and Guidance	SA106	85		85	\$22.74	\$1,933		\$1,933
310	Office	6300	Counseling and Guidance	SA148	79		79	\$22.74	\$1,796		\$1,796
310	Office	6300	Counseling and Guidance	SA149	90		90	\$22.74	\$2,047		\$2,047
310	Office	6300	Counseling and Guidance	SA150	88		88	\$22.74	\$2,001		\$2,001
310	Office	6300	Counseling and Guidance	SA151	88		88	\$22.74	\$2,001		\$2,001
310	Office	6300	Counseling and Guidance	SA152	88		88	\$22.74	\$2,001		\$2,001
310	Office	6300	Counseling and Guidance	SA153	88		88	\$22.74	\$2,001		\$2,001
310	Office	6300	Counseling and Guidance	SA154	90		90	\$22.74	\$2,047		\$2,047
310	Office	6300	Counseling and Guidance	SA155	141		141	\$22.74	\$3,206		\$3,206
310	Office	6300	Counseling and Guidance	SA156	128		128	\$22.74	\$2,911		\$2,911
310	Office	6300	Counseling and Guidance	SA157	45		45	\$22.74	\$1,023		\$1,023
310	Office	6300	Counseling and Guidance	SA159	574		574	\$22.74	\$13,053		\$13,053
310	Office	6310	Counseling Services	AD203A		-145	-145	\$22.74	-\$3,297		-\$3,297
310	Office	6310	Counseling Services	AD204		-562	-562	\$22.74	-\$12,780		-\$12,780
310	Office	6310	Counseling Services	AD204A		-90	-90	\$22.74	-\$2,047		-\$2,047
310	Office	6310	Counseling Services	AD204B		-143	-143	\$22.74	-\$3,252		-\$3,252
310	Office	6310	Counseling Services	AD204C		-71	-71	\$22.74	-\$1,615		-\$1,615
310	Office	6310	Counseling Services	AD204E		-60	-60	\$22.74	-\$1,364		-\$1,364

310	Office	6310	Counseling Services	AD204F	-60	-60	\$22.74	-\$1,364	-\$1,364
310	Office	6310	Counseling Services	AD204G	-60	-60	\$22.74	-\$1,364	-\$1,364
310	Office	6310	Counseling Services	AD204H	-165	-165	\$22.74	-\$3,752	-\$3,752
310	Office	6310	Counseling Services	AD205	-251	-251	\$22.74	-\$5,708	-\$5,708
310	Office	6310	Counseling Services	AD205A	-70	-70	\$22.74	-\$1,592	-\$1,592
310	Office	6310	Counseling Services	AD205B	-70	-70	\$22.74	-\$1,592	-\$1,592
310	Office	6310	Counseling Services	AD205C	-145	-145	\$22.74	-\$3,297	-\$3,297
310	Office	6310	Counseling Services	AD206	-56	-56	\$22.74	-\$1,273	-\$1,273
310	Office	6320	Placement Services	SA102	89	89	\$22.74	\$2,024	\$2,024
310	Office	6320	Placement Services	AD108	-750	-750	\$22.74	-\$17,055	-\$17,055
310	Office	6320	Placement Services	AD108A	-76	-76	\$22.74	-\$1,728	-\$1,728
310	Office	6320	Placement Services	AD108B	-110	-110	\$22.74	-\$2,501	-\$2,501
310	Office	6320	Placement Services	AD108C	-80	-80	\$22.74	-\$1,819	-\$1,819
310	Office	6420	Disabled Students Programs and Services (DSPS)	SA126	96	96	\$22.74	\$2,183	\$2,183
310	Office	6420	Disabled Students Programs and Services (DSPS)	SA128	516	516	\$22.74	\$11,734	\$11,734
310	Office	6420	Disabled Students Programs and Services (DSPS)	SA129	77	77	\$22.74	\$1,751	\$1,751
310	Office	6420	Disabled Students Programs and Services (DSPS)	SA130	116	116	\$22.74	\$2,638	\$2,638
310	Office	6420	Disabled Students Programs and Services (DSPS)	SA131	116	116	\$22.74	\$2,638	\$2,638
310	Office	6420	Disabled Students Programs and Services (DSPS)	SA132	116	116	\$22.74	\$2,638	\$2,638
310	Office	6420	Disabled Students Programs and Services (DSPS)	SA134A	135	135	\$22.74	\$3,070	\$3,070
310	Office	6420	Disabled Students Programs and Services (DSPS)	SA137	99	99	\$22.74	\$2,251	\$2,251
310	Office	6420	Disabled Students Programs and Services (DSPS)	SA138	76	76	\$22.74	\$1,728	\$1,728
310	Office	6420	Disabled Students Programs and Services (DSPS)	SA146	520	520	\$22.74	\$11,825	\$11,825
310	Office	6420	Disabled Students Programs and Services (DSPS)	SA134B	170	170	\$22.74	\$3,866	\$3,866
310	Office	6420	Disabled Students Programs and Services (DSPS)	T2100	-389	-389	\$22.74	-\$8,846	-\$8,846
310	Office	6420	Disabled Students Programs and Services (DSPS)	T2101	-80	-80	\$22.74	-\$1,819	-\$1,819
310	Office	6420	Disabled Students Programs and Services (DSPS)	T2102	-96	-96	\$22.74	-\$2,183	-\$2,183
310	Office	6420	Disabled Students Programs and Services (DSPS)	T2103	-88	-88	\$22.74	-\$2,001	-\$2,001

Office	6730	Human Resources Management	T8112	-140	\$22.74	-\$3,184	-\$3,184
310	6770	Logistical Services	T5101	-90	\$22.74	-\$2,047	-\$2,047
310	6770	Logistical Services	T5103	-96	\$22.74	-\$2,183	-\$2,183
310	6791	General Administration Services	SA210	167	\$22.74	\$3,798	\$3,798
315	0099	General Assignment	AD102	-245	\$19.93	-\$4,883	-\$4,883
315	6010	Academic Administration	SA201	240	\$22.74	\$5,458	\$5,458
315	6010	Academic Administration	SA204A	47	\$22.74	\$1,069	\$1,069
315	6010	Academic Administration	AD200C	-24	\$22.74	-\$546	-\$546
315	6010	Academic Administration	AD200D	-58	\$22.74	-\$1,319	-\$1,319
315	6200	Admissions and Records	SA112A	264	\$22.74	\$6,003	\$6,003
315	6200	Admissions and Records	SA113A	48	\$22.74	\$1,092	\$1,092
315	6210	Registrations, Transfers, Transcripts, Certificati	AD204S	-28	\$22.74	-\$637	-\$637
315	6420	Disabled Students Programs and Services (DSPS)	SA113	77	\$22.74	\$1,751	\$1,751
315	6420	Disabled Students Programs and Services (DSPS)	SA125	184	\$22.74	\$4,184	\$4,184
315	6420	Disabled Students Programs and Services (DSPS)	SA141	177	\$22.74	\$4,025	\$4,025
315	6420	Disabled Students Programs and Services (DSPS)	SA142	71	\$22.74	\$1,615	\$1,615
315	6420	Disabled Students Programs and Services (DSPS)	T9104S	-55	\$22.74	-\$1,251	-\$1,251
315	6710	Community Relations	AD202D	-59	\$22.74	-\$1,342	-\$1,342
315	6710	Community Relations	AD202E	-68	\$22.74	-\$1,546	-\$1,546
315	6730	Human Resources Management	T8103S	-90	\$22.74	-\$2,047	-\$2,047
315	6730	Human Resources Management	T8106	-90	\$22.74	-\$2,047	-\$2,047
315	6791	General Administration Services	SA207A	83	\$22.74	\$1,887	\$1,887
350	0099	General Assignment	SA205	775	\$19.93	\$15,446	\$15,446
350	0501	Business and Commerce, General	AD100A	-132	\$19.93	-\$2,631	-\$2,631
350	6010	Academic Administration	SA202	171	\$22.74	\$3,889	\$3,889
350	6300	Counseling and Guidance	SA158	147	\$22.74	\$3,343	\$3,343
350	6420	Disabled Students Programs and Services (DSPS)	SA143	163	\$22.74	\$3,707	\$3,707
350	6730	Human Resources Management	T8101	-195	\$22.74	-\$4,434	-\$4,434

350	Conference Room	6791	General Administration Services	SA123	524	524	\$22.74	\$11,916	\$11,916
410	Read/Study Room	6300	Counseling and Guidance	SA212	482	482			
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	SA107	77	77			
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	SA127	75	75			
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	SA133	399	399			
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	SA144	78	78		[View/Print Title 5 Summary]	
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	SA145	72	72			
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	T9100	-485	-485			
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	T9101	-304	-304			
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	T9102	-285	-285			
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	T9103	-119	-119			
410	Read/Study Room	6420	Disabled Students Programs and Services (DSPS)	T9104	-133	-133			
440	Processing Room	6420	Disabled Students Programs and Services (DSPS)	SA140	56	56			
530	Audio/Visual, Radio, TV	0099	General Assignment	FM103C	-142	-142			
530	Audio/Visual, Radio, TV	0099	General Assignment	FM103D	-72	-72			
610	Assembly	0099	General Assignment	FM103	-3,297	-3,297			
615	Assembly Service	0099	General Assignment	FM103A	-142	-142			
615	Assembly Service	0099	General Assignment	FM103B	-1,569	-1,569			
615	Assembly Service	0099	General Assignment	FM103E	-72	-72			
680	Meeting Room	0099	General Assignment	AD201	-907	-907	\$20.66	-\$18,739	-\$18,739
680	Meeting Room	6300	Counseling and Guidance	SA213	482	482	\$20.66	\$9,958	\$9,958
680	Meeting Room	6420	Disabled Students Programs and Services (DSPS)	SA124	444	444	\$20.66	\$9,173	\$9,173
680	Meeting Room	6420	Disabled Students Programs and Services (DSPS)	SA139	152	152	\$20.66	\$3,140	\$3,140
680	Meeting Room	6630	Instructional Planning	SA206	775	775	\$20.66	\$16,012	\$16,012
685	Meeting Room Service	6630	Instructional Planning	SA206A	39	39	\$20.66	\$806	\$806
710	Data Processing/Computer	6030	Administrative Data Processing Activities	SA218	618	618	\$185.31	\$114,522	\$114,522
710	Data Processing/Computer	6030	Administrative Data Processing Activities	AD106E	-624	-624	\$185.31	-\$115,633	-\$115,633

730	Storage	6710	Community Relations	AD103A	-160	-160	-160		
730	Storage	6770	Logistical Services	T5100	-908	-908			
730	Storage	6770	Logistical Services	T5102	-132	-132			
730	Storage	6770	Logistical Services	T5104	-140	-140			
730	Storage	6770	Logistical Services	T5105	-432	-432			
Totals:					23,408	-27,469	-4,061	\$399.55	-\$39,093
									-\$39,093

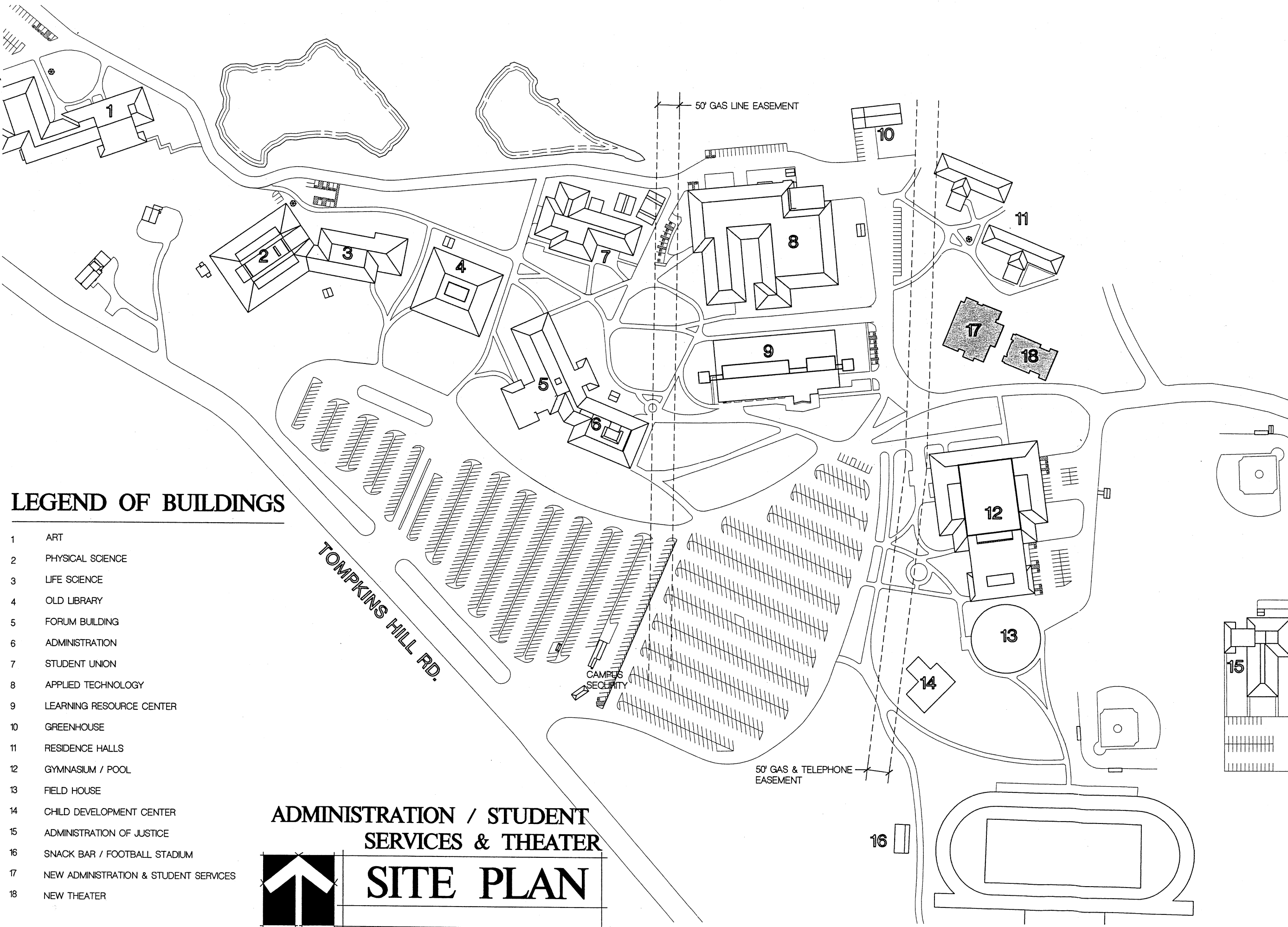
DETAILED EQUIPMENT LIST

College: Eureka Campus Project: New Student Services/Administration/Performing Arts Building

Item #	Units	Item Name ¹	Unit Cost	Total Cost	Less Existing Inventory ²	Total Amount Needed
		To be submitted separately	\$	\$	\$	\$

¹Cost requests for equipment are to be limited to those required for new programs and for net expansion space in existing programs.
²Reduce the request by the existing useable equipment transferred from other locations to the new program space or expanded space.

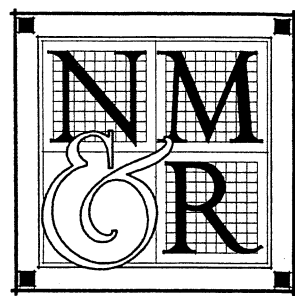
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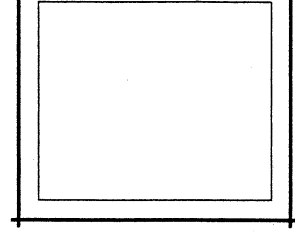
LEGEND OF BUILDINGS

- 1 ART
- 2 PHYSICAL SCIENCE
- 3 LIFE SCIENCE
- 4 OLD LIBRARY
- 5 FORUM BUILDING
- 6 ADMINISTRATION
- 7 STUDENT UNION
- 8 APPLIED TECHNOLOGY
- 9 LEARNING RESOURCE CENTER
- 10 GREENHOUSE
- 11 RESIDENCE HALLS
- 12 GYMNASIUM / POOL
- 13 FIELD HOUSE
- 14 CHILD DEVELOPMENT CENTER
- 15 ADMINISTRATION OF JUSTICE
- 16 SNACK BAR / FOOTBALL STADIUM
- 17 NEW ADMINISTRATION & STUDENT SERVICES
- 18 NEW THEATER

ADMINISTRATION / STUDENT SERVICES & THEATER
SITE PLAN



NICHOLS MELBURG ROSSETTO
 ARCHITECTS + ENGINEERS
 300 KNOLLCREST DRIVE
 REDDING, CA 96002
 (530) 222-3300 (530) 222-3538 FAX
<http://www.nmrdesign.com>



A PROPOSED BUILDING FOR

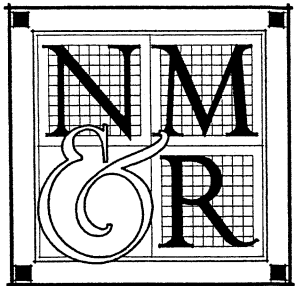
COLLEGE OF THE REDWOODS

EUREKA CAMPUS
EUREKA, CA

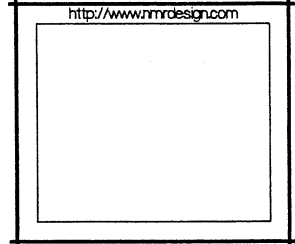
SITE PLAN

DR. CLH
DT. 09.14.06
SC. 1"=200'-0"
NO. 06-2342

SHT.
A1.1
 OF:



**NICHOLS
MEIBURG
ROSSETTO**
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA 96002
(530) 222-3300 (530) 222-3538 FAX
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**A PROPOSED
BUILDING
FOR**

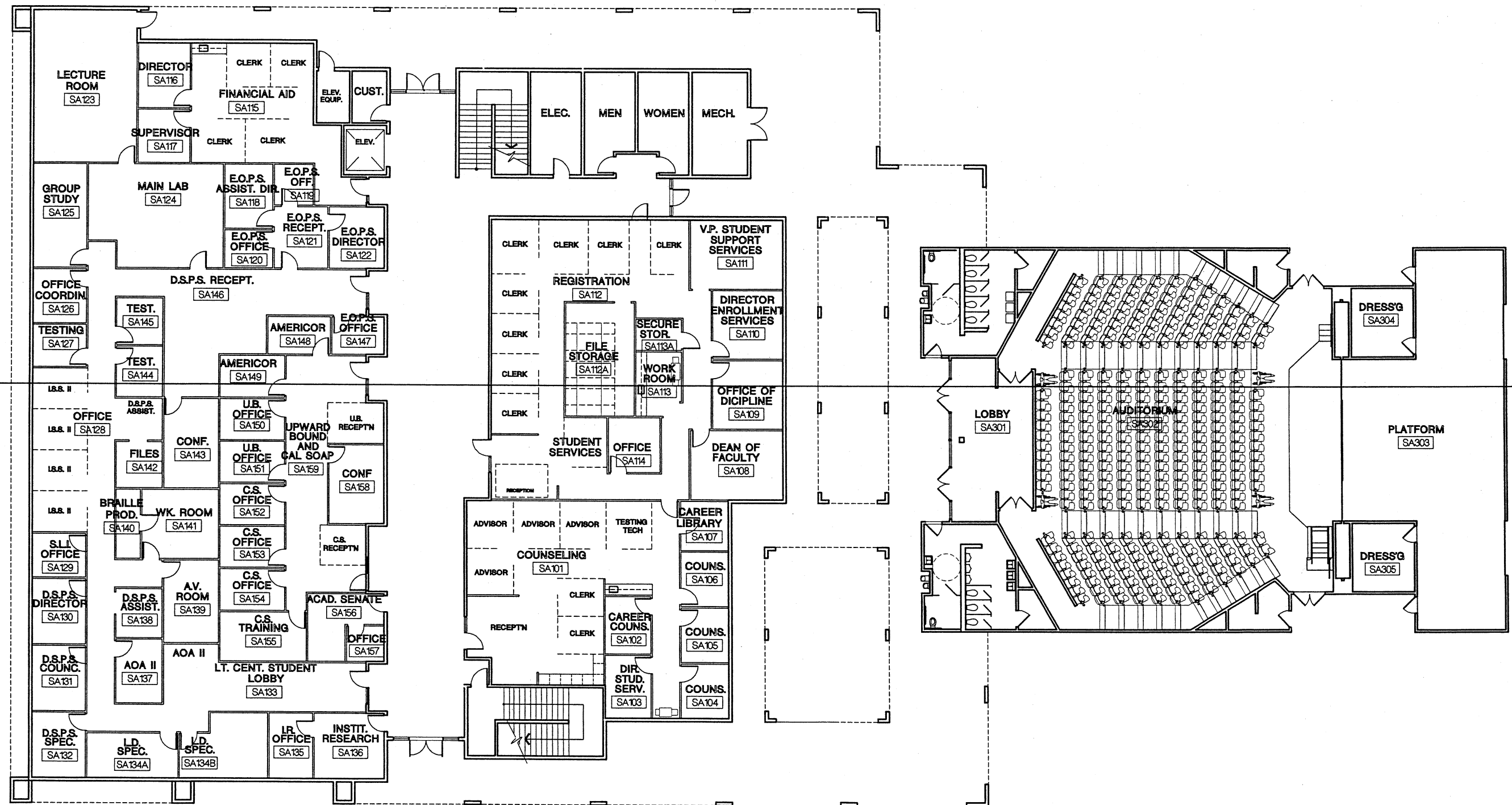
**COLLEGE OF
THE REDWOODS**

**EUREKA CAMPUS
EUREKA, CA**

1ST FLOOR PLAN

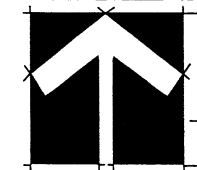
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DT.	09.14.06
SC.	1"=20'-0"
NO.	06-2342

SHT.
A2.1
OF.

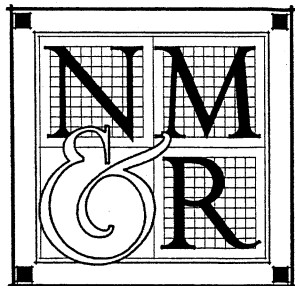


ADMINISTRATION / STUDENT SERVICES & THEATER

1ST FLOOR PLAN



Plot Date: Septem
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 2006 - 2:32 pm
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NICHOLS
MELBURG

ROSSETTO

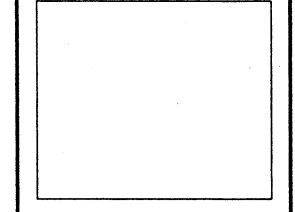
ARCHITECTS + ENGINEERS

300 KNOLLCREST DRIVE

REDDING, CA. 96002

(530) 222-3300 (530) 222-3538 FAX

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A PROPOSED
BUILDING
FOR

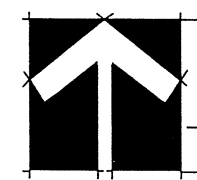
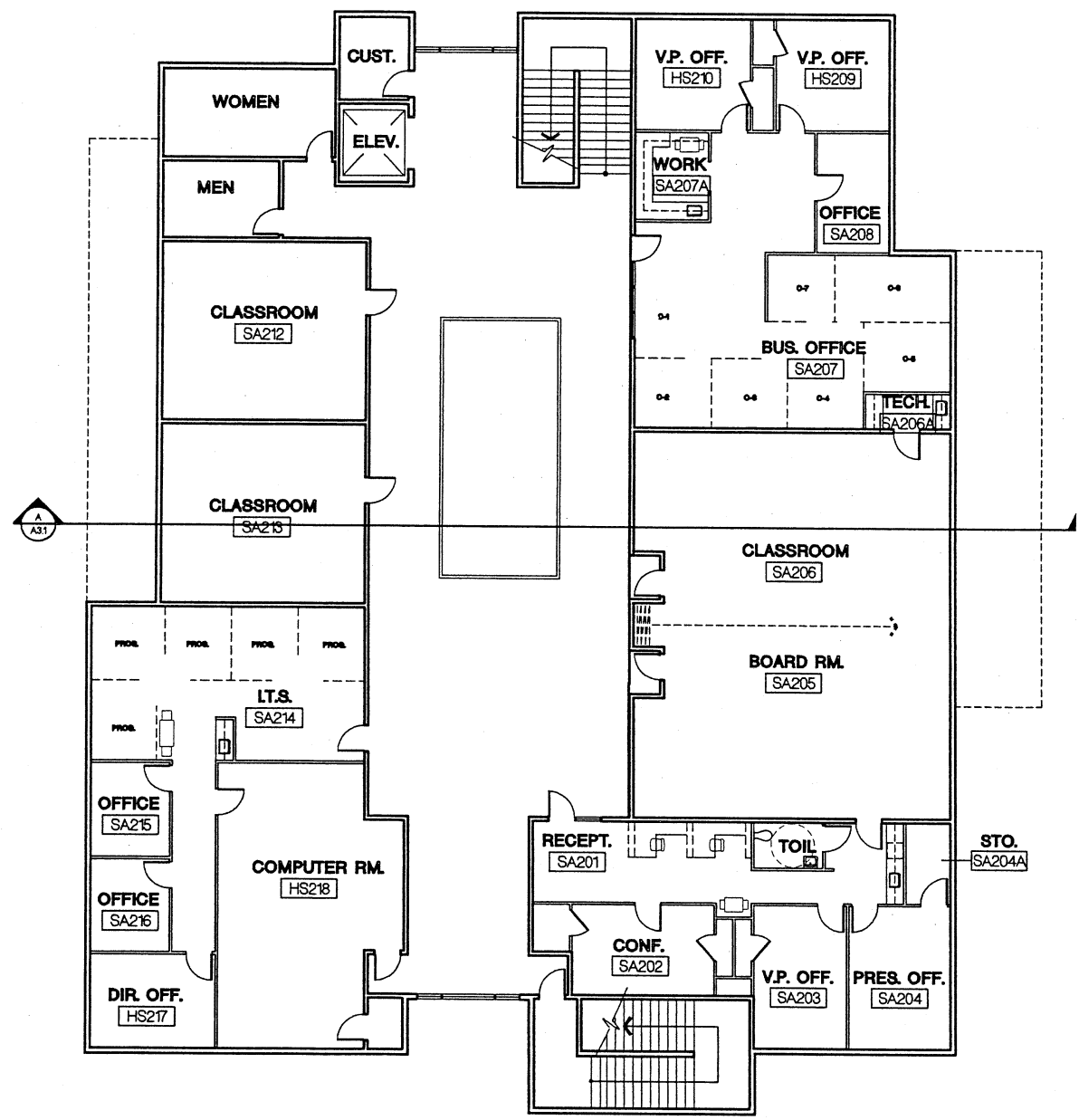
COLLEGE OF
THE REDWOODS

EUREKA CAMPUS
EUREKA, CA

2ND FLOOR PLAN

DR. CLH
DT. 09.08.06
SC. 1"=20'-0"
NO. 06-2342

SHT.
A2.2
OF:



ADMINISTRATION / STUDENT SERVICES

2ND FLOOR PLAN

Plot Date: Septem
File Name: N:\Proje
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