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Compton, Lynwood, Paramount and
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Athens, Bellflower, Carson, Downey,
Dominguez, Lakewood, Long Beach,
and South Gate

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KEITH CURRY, Ed.D.
President/CEO

October 30, 2021
Via Email

California Department of Finance
Capitol Place
915 L Street
Sacramento, CA 95814

**RE: Higher Education Student Housing Grant Program
Compton College – CCC Student Housing Grant Proposal**

Enclosed are the following documents in support of Compton College's
request for a California Community Colleges Student Housing Grant:

- Grant Signature Page
- Capital Outlay Budget Change Proposal (COBCP)
- Supplemental Application
- JCAF32 and Estimate
- Drawings Package

A grant amount of \$77,258,433 is requested to design, construct, and equip
a new 4-Story 250-bed low-income student housing facility at Compton
College.

Should you need any further information to assess this proposal, please do
not hesitate to contact me at kcurry@compton.edu or by calling (310) 900-
1600 ext. 2000

Sincerely,

A handwritten signature in blue ink, appearing to read "K Curry", is written over a light blue rectangular background.

Keith Curry, Ed.D.
President/CEO
Compton College

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
 DF-151 (REV 07/21)

Fiscal Year 2021-2022	Business Unit 6870	Department CCC Compton College	Priority No. 1
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Budget Request Name Click or tap here to enter text.	Capital Outlay Program ID Click or tap here to enter text.	Capital Outlay Project ID Click or tap here to enter text.
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Project Title
 Compton College Student Housing Grant "NC"

Project Status and Type
 Status: New Continuing Type: Major Minor

Project Category (Select one)

<input type="checkbox"/> CRI {Critical-Infrastructure}	<input type="checkbox"/> WSD {Workload-Space-Deficiencies}	<input type="checkbox"/> ECP {Enrollment-Caseload-Population}	<input type="checkbox"/> SM {Seismic}
<input type="checkbox"/> FLS {Fire-Life-Safety}	<input type="checkbox"/> FM {Facility-Modernization}	<input type="checkbox"/> PAR {Public-Access-Recreation}	<input type="checkbox"/> RC {Resource-Conservation}

Total Request (in thousands) \$ 77,258	Phase(s) to be Funded P, W, C, E Phases	Total Project Cost (in thousands) \$ 77,258
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Budget Request Summary

In 2019, 63% of students attending Compton College reported experiencing some kind of housing insecurity. This was according to the 2019 #RealCollege Survey Institutional Report that also reported that 23% of students had experienced homelessness that year. Compton College places a primary focus on fulfilling student's basic needs in order to remove barriers that impact educational achievement and this grant will help address a major, critical element in their basic needs. The Grant will provide the Compton Community College District, Compton College campus with one-time funding to design, construct and equip a 4-Story 86,000 gross square foot (GSF) 250-bed affordable student housing facility on campus for low-income students attending Compton College. The facility will provide three types of student residences: **50 Type A Units** will house two students per unit, with access to shared bathrooms and common spaces; **50 Type B Units** will also house two students per unit and will include a bathroom and access to common spaces; and the **50 Type C Units** will be independent units designed for single occupants. This grant will meet all of the required elements of Education Code Section 17201. The details of the application can be found in the Grant's Purpose of the Project section and the Grant's Supplemental Application attached.

Requires Legislation <input type="checkbox"/> Yes <input type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed Click or tap here to enter text.	CCCI 7900 09/21
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Requires Provisional Language <input type="checkbox"/> Yes <input type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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Impact on Support Budget

One-Time Costs <input type="checkbox"/> Yes <input type="checkbox"/> No	Swing Space Needed <input type="checkbox"/> Yes <input type="checkbox"/> No
Future Savings <input type="checkbox"/> Yes <input type="checkbox"/> No	Generate Surplus Property <input type="checkbox"/> Yes <input type="checkbox"/> No
Future Costs <input type="checkbox"/> Yes <input type="checkbox"/> No	

If proposal affects another department, does other department concur with proposal? Yes No
 Attach comments of affected department, signed and dated by the department director or designee.

Prepared By Click or tap here to enter text.	Date Click or tap to enter a date.	Reviewed By Click or tap here to enter text.	Date Click or tap to enter a date.
--	--	--	--

Department Director Click or tap here to enter text.	Date Click or tap to enter a date.	Agency Secretary Click or tap here to enter text.	Date Click or tap to enter a date.
--	--	---	--

Department of Finance Use Only	
Principal Program Budget Analyst Click or tap here to enter text.	Date submitted to the Legislature Click or tap to enter a date.

A. ~~COBCP Abstract:~~

~~Design-Bid-Build projects: (COBCP Title – [\$xxx,000 for Phase or Phases in request (Preliminary Plans, Working Drawings, and Construction)] or [\$xxx,000 for Reappropriation of Phase or Phases in request (Preliminary Plans, Working Drawings, and Construction)]]. The project includes [description of project]. Total project costs are estimated at \$x,xxx,000, including Preliminary Plans (\$xxx,000), Working Drawings (\$xxx,000), and Construction (\$x,xxx,000). The construction amount includes \$x,xxx,000 for the construction contract, \$xxx,000 for contingency, \$xxx,000 for architectural and engineering services, \$xxx,000 for agency retained items, and \$xxx,000 for other project costs. The [current project schedule estimates] Preliminary Plans [(will begin) or (began)] in Month 20xx and [(will be) or (were)] completed in Month 20xx. The Working Drawings [(are estimated to begin) or (began)] in Month 20xx and [(will be) or (were)] approved in Month 20xx. Construction [(is scheduled to begin) or (began)] in Month 20xx and will be completed in Month 20xx.)~~

~~Design-Build/Progressive Design-Build projects: (COBCP Title – [\$xxx,000 for Phase or Phases in request (Performance Criteria and Design-Build)] or [\$xxx,000 for Reappropriation of Phase or Phases in request (Performance Criteria and Design-Build)]]. The project includes [description of project]. Total project costs are estimated at \$x,xxx,000, including Performance Criteria (\$xxx,000) and Design-Build (\$x,xxx,000). The design-build amount includes \$x,xxx,000 for the construction contract, \$xxx,000 for contingency, \$xxx,000 for architectural and engineering services, \$xxx,000 for agency retained items, and \$xxx,000 for other project costs. The [current project schedule estimates] Performance Criteria [(will begin) or (began)] in Month 20xx and [(will be) or (were)] approved in Month 20xx. Design-Build [(is scheduled to begin) or (began)] in Month 20xx and will be completed in Month 20xx.)~~

B. Purpose of the Project: (Background, problem, program need, infrastructure deficiency. If reappropriation request, include explanation/justification for request)

Los Angeles County is currently one of the most expensive counties to live in in California with its median housing price of \$550,000. This number can sometimes be misleading due to the size of the county and the income disparities between zip codes. For students who attend Compton College, their annual household income is approximately \$55,000, compared to the median annual income of Los Angeles County set at \$80,000. Yet, median housing prices in Compton's service area stay at \$550,000 with average rent for a one-bedroom apartment at \$1,535 per month. Analysis of the numbers reveal that families who live near Compton College could be spending up to 40% of their salaries on housing alone. For students at Compton College that report a poverty level of 17-20%, this results in spending a larger percentage of their income for housing.

Housing and food insecurities have been directly linked to negatively impact college success at two and four-year colleges and universities. According to Compton Colleges 2019 #RealCollege Survey Institutional Report, 63% of students that attended Compton College reported experiencing some kind of housing insecurity in 2019, 23% of students reported experiencing homelessness that year. Compton College prioritizes fulfilling student's basic needs in order to remove barriers that impact educational achievement and this grant will help address a major, critical element in their basic needs.

Housing is a basic need that students should have access to and as a public institution we should be able to offer any resource that can assist our students in attaining their college and career goals. Access to housing accomplishes this, especially for our disproportionately impacted groups. With the addition of safe and affordable housing, Compton College can begin to address the housing insecurities that many of our students face. Multiple national studies have been conducted and show that students who live on campus get better grades, have higher graduation rates, save money, and have a better social experience on campus.

Compton College serves as a pathway for students to have a way out of poverty through education. Our vision states that ***“Compton College provides solutions to challenges, utilizes the latest techniques for preparing the workforce and provides clear pathways for completion of programs of study, transition to a university, and securing living-wage employment.”*** Having on-campus student housing will allow students to focus on education and career goals, offer a safe environment for student well-being, and help create a sense of independence for students. With this addition of student housing, Compton College will better support its disproportionately impacted students including foster youth, veterans, and formerly incarcerated students, all of whom report high percentages of basic needs insecurities.

Compton College continues to be a leading example of innovative ideas on how to best support students in California, and with California’s housing grant award we can continue to be innovative and an example in the state on how to provide the basic needs for students.

The goal of this Grant is to provide the Compton Community College District, Compton College campus with one-time funding to design, construct, and equip a 4-Story 86,000 GSF 250-bed affordable housing facility on campus for the low-income students attending Compton College. The facility will provide three types of student residences: **50 Type A Units** will house two students per unit, with access to shared bathrooms and common spaces; **50 Type B Units** will also house two students per unit and will include a bathroom and access to common spaces; and the **50 Type C Units** will be independent units designed for single occupants.

The estimated cost to design, construct, and equip the new 4-Story 250-bed low-income student housing facility is \$77,258,433 (CCCI 7900, September 2021). Included in the proposal’s cost is \$2,580,000 of Group II equipment to provide the furniture, free standing lighting, and non-Group I attached equipment. The architectural design firm calculates this cost at an industry standard of \$30 per GSF for housing.

The proposed timeline for this Grant is to begin the design phase in April 2022 (assuming grant application is accepted for state funding) and construction will begin in May 2023, with completion of construction in November of 2024. The short design and construction timeline is due to the use of prefabricated modular construction design.

Early planning for on-campus student housing began in 2019, when identified as part of the Compton College Educational and Facilities Master Plan. Since then, a series of programming and design discussions took place to develop an innovative, effective, and affordable solution to address the growing concerns of student homelessness at Compton College and other California Colleges.

Partnering with Compton College stakeholders, Gensler developed the student housing concept to create a “pathway toward independence” that supports students with diverse needs while fostering personal growth. This journey begins with a double sleeping room for incoming students with shared bathrooms and amenities, followed by a double suite where students are responsible for their room and bathroom. More mature students occupy a studio, where they potentially live on their own with increased responsibility and privacy. This concept was developed working closely with the Tartar Support Network (TSN) through the development of multiple scenarios. Key themes of the design concept are creating ‘communities of learners’ developing connections to the campus core and maximizing campus resources for student residents.

The design team developed a ‘kit-of-parts’ to address the program needs using a pre-fab modular design approach – each kit includes a set of housing and amenity modules that can be scaled, mixed and matched depending on the needs of each college. Compton College will be the first pilot project to utilize the pre-fab modular units.

Pre-fab modular design allows the opportunity to be innovative not only in design, but in the process and implementation. Some of the benefits of modular construction is that it limits disruption to students and the campus by reducing the construction schedule by 40%. Additionally, there is

increased construction quality and consistency, it is safer for factory construction workers, and allows for significantly less waste and fewer transportation-related emissions. Gensler is partnering with the Division of the State Architect (DSA) to develop a regulatory pathway for approvals through the use of pre-approved modules and comparison sets. This allows for a further reduction in overall development timelines. Further details of the new technology prefabrication construction design can be found in the attached set of drawings.

Based on the CCC Chancellor’s Office 2019-20 Annual Student Count Report, of the 8,784 students annually attending Compton College, 3,608 (41%) are low-income students receiving financial aid. The addition of 250 low-income housing beds to the campus would address just under 7% of the low-income housing needs for the campus. Compton College is planning for a second phase of affordable housing to include an additional 200 beds as identified in the college’s Master Plan. This Grant will be a tremendous start in addressing the surrounding Compton community low-income housing needs.

Per SB169, the monthly rent to be provided in the low-income student housing units is calculated at 30 percent of 50 percent of the area median income for a single-room occupancy unit type. For Compton College, this equates to \$700 per month maximum (adjusted for annual COLA by HUD). See the SB169 Rental Calculation Table below for reference. This commitment is for the life of the facility.

SB169 Rent Calculation	
Los Angeles County Area Median Income Calculation	
HUD County Area Median Income - 1 person	\$56,000
SB 169 50% Adjustment	\$28,000
SB 169 30% of 50% Adjustment	\$8,400
Annual Rent	\$8,400
Monthly Rent	\$700

The projected annual revenue from the proposed 250-bed facility is represented below. The shared unit rent is significantly lower than the SB169 maximum rental threshold allowing for low-income students to reduce their dependency on financial aid and lower their long term educational debt.

Compton College Revenue Calculation				
Room Type	Double (A)	Double (B)	Single (C)	Total
Monthly rent	\$500	\$600	\$700	
# of beds	100	100	50	
# of months	12	12	12	
Annual revenue	\$600,000	\$720,000	\$420,000	\$1,740,000

The projected annual maintenance and operational costs of the new affordable housing for low-income students is shown below. Compton College calculates that the annual cost per GSF for maintenance and operations will be \$8 per GSF. The \$8 per GSF includes custodial services, routine maintenance, consumable materials, utilities, and campus administrative support. The Jovenes Corp. management costs are for facility specific management staffing, and staff direct operational costs. Details are available on request.

Compton College Expense Calculation			
	Bldg GSF	Jovenes Management Cost	Total
Maintenance	86,000		
\$ per GSF	\$8		
Annual Cost	\$688,000	\$882,401	\$1,570,401

Compton College commits to setting aside the estimated \$169,000 of annual revenues from the facility in a special long-term maintenance fund for future maintenance and operational needs of the facility. If there should be a shortfall in annual revenue, the College commits to covering it with their annual campus maintenance and operational budget.

Compton College also commits to requiring any students renting the student housing provided by this Grant to take a minimum average of 12 degree-applicable units per semester term to facilitate timely degree completion.

If the Grant is approved, it will provide a great public benefit by providing 250 low-income students with affordable on campus housing, much more affordable than housing costs in the Compton College service area. This will allow students to remain on campus in a secure environment which will help them to succeed in getting a college education and become productive members of society.

The proceeds from this Grant will not be utilized to acquire or renovate any commercial property, nor will it be used in a partnership with other campuses. The Grant will only construct low-income student housing and will not include any construction of new buildings for ancillary support services.

This grant will meet all of the required elements of Education Code Section 17201. The details of the application can be found in the attached Grant's Supplemental Application.

~~C. Relationship to the Strategic Plan: (relevance of problem/need to mission and goals)~~

Click or tap here to enter text.

~~D. 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)~~

Click or tap here to enter text.

~~E. Recommended Solution:~~

~~1. Which alternative and why?~~

Click or tap here to enter text.

~~2. Detailed scope description.~~

Click or tap here to enter text.

~~3. Basis for cost information.~~

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

F. Consistency with Government Code Section 65041.1:

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

[The California Community Colleges are exempt from the specific provisions of this Government Code Section.](#)

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

[The California Community Colleges are exempt from the specific provisions of this Government Code Section.](#)

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

[The California Community Colleges are exempt from the specific provisions of this Government Code Section.](#)

Compton College
Higher Education Student Housing Grant Program
Supplemental Application

1. Project requirements in accordance with Education Code Section 17201:

A. Construction on the project could begin by December 31, 2022:

Yes **No**

If no, please describe the anticipated date when construction on the project could begin: _____

Assuming the College is authorized to proceed by April 1, 2022, the soonest construction could begin will be May 2023. Six months of this schedule is to allow for approval of the plans by the Division of the State Architect (DSA). This date can be accelerated if the DSA can expedite the plan approval process based on the use of prefabricated designed construction.

B. Rent provided in the applicable units of the development for low-income students shall be calculated at 30 percent of 50 percent of the area median income for a single-room occupancy unit type, with area median income thresholds established by the California Department of Housing and Community Development. The most recent data on area median income for 2021 can be found [here](#). Please refer to Student Housing Grant Program FAQs for instructions and an example of this calculation.

a. List the estimated monthly rent to be charged per student for each unit type (e.g. single, double, triple, quad, suite, apartment) included in the proposed project, using 2021 area median income for evaluation purposes:

SB169 Rent Calculation	
Los Angeles County Area Median Income Calculation	
HUD County Area Median Income - 1 person	\$56,000
SB 169 50% Adjustment	\$28,000
SB 169 30% of 50% Adjustment	\$8,400
Annual Rent	\$8,400
Monthly Rent	\$700

The projected annual revenue from the proposed 250-bed facility is represented below. The shared units rent is significantly lower than the SB169 maximum rental threshold allowing for low-income students to reduce their dependency on financial aid and lowering their long term educational debt.

Compton College Revenue Calculation				
Room Type	Double (A)	Double (B)	Single (C)	Total
Monthly Rent	\$500	\$600	\$700	
# of Beds	100	100	50	
# of Months	12	12	12	
Annual Revenue	\$600,000	\$720,000	\$420,000	\$1,740,000

- b. Itemize the estimated monthly or annual costs associated with operating and maintaining the facility, not including operational costs associated with any ancillary facilities that may be co-located, such as dining, academic and student support services spaces, basic needs centers, and student healthcare centers:

Compton College Expense Calculation			
	Bldg GSF	Jovenes Management Cost	Total
Maintenance	86,000		
\$ per GSF	\$8		
Annual Cost	\$688,000	\$882,401	\$1,570,401

The projected annual maintenance and operational costs of the new low-income student housing facility is shown below. Compton College calculates that the annual cost per GSF for maintenance and operations will be \$8 per GSF. The \$8 per GSF includes custodial services, routine maintenance, consumable materials, utilities, and campus administrative support. The Jovenes Corp. management costs are for facility specific management staffing, and staff direct operational costs. Details are available on request.

- c. Does estimated annual revenue from student rents exceed the estimated operational and maintenance expenses associated with the proposed project? Yes No

If yes, please indicate the amount of the net revenue and describe the intended use of the net revenue: _____

Compton College commits to setting aside the estimated \$169,000 of annual revenue from the facility in a special long-term maintenance fund for future maintenance and operational needs of the facility. If there should be a shortfall in annual revenue, the College commits to covering it with their annual campus maintenance and operational budget.

- d. The units will be subject to a recorded affordability restriction for the life of the facility: Yes No

- C. The applicant commits to constructing the proposed Student Housing Grant project within the resource needs identified in the proposal: Yes No
- D. The applicant commits to first offer the housing available from the facilities to low-income students, as defined in Education Code Section 17200: Yes No

The number of low-income students attending Compton College is so great that the College's intent is for this Student Housing facility to be occupied 100% by eligible low-income students.

(Note: In meeting this requirement, a campus may calculate the rental savings and number of low-income students that would be served by the student housing constructed pursuant to this section, and place the calculated number of students qualifying for the reduced rental rate throughout the campus's available housing.)

Does the applicant intend to place low-income students who would be served by the proposed project in other student housing facilities for the campus(es)?

Yes **No**

If yes, please describe the intended plan for placement of qualifying low-income students among the campus(es)' available housing stock: _____

- E. The applicant commits to require any students renting housing in the facilities to take a minimum average of 12 degree-applicable units per semester term, or the quarterly equivalent, to facilitate timely degree completion: Yes No

(Note: Eligible students renting housing in the facilities shall be permitted to live in the facilities for the full academic or calendar year so long as the student remains enrolled in the applicable campus, but renewal of housing in the facility in subsequent years requires the student to demonstrate compliance with unit requirements.)

- F. Describe how the receipt of a grant will result in a public benefit, such as providing low-cost student housing and reduced rents, reducing students' total cost of attendance, serving more low-income students, or other tangible benefits that would not be practical without the grant for student housing:

If the Grant is approved, it will provide a great public benefit by providing 250 low-income students with affordable on campus housing, much more affordable than housing costs in the Compton College service area. This will allow these students to remain on campus in a secure environment which will help them be more likely to succeed in getting a college education through program certifications and transfers to 4-year institutions and become productive members of society.

This Grant request is for the Phase 1 development of 250 beds. Phase 2 is planned for an additional 200 beds, which may be in a future grant request. When complete, the full build out will have a tremendous impact by addressing the demonstrated and urgent need.

2. For a Student Housing Grant, respond to the following:

- A. Describe how the proposed project will help the campus(es) meet established equity goals:

With the addition of safe and affordable housing, Compton College can begin to address the housing insecurities that many of our students face. There have been many national studies conducted that show that students who live on campus get better grades, have higher graduation rates, save money and have a better social experience on campus.

Compton College serves as a pathway for students to have a way out of poverty through education. Our vision states that *“Compton College provides solutions to challenges, utilizes the latest techniques for preparing the workforce and provides clear pathways for completion of programs of study, transition to a university, and securing living-wage employment.”* Having student housing on campus means that students can focus solely on education and career goals, offer a safe environment for student well-being, and help create and foster a sense of independence for students. Additionally, this will allow Compton to better support targeted impacted groups like foster youth, veterans, and formerly incarcerated students, all of whom report high percentages of basic needs insecurities.

Compton College continues to be a leading example of innovative ideas on how to best support students in California, and with California’s housing grant award we can continue to be innovative and an example in the state on how to support the basic needs of students.

- B. Using the definition of low-income students described in subdivision (d) of Education Code Section 17200, submit available data on the number of low-income students proposed to be served by the campus(es), and as a percent of the campus'(es)' overall low-income student population(s):

For 2019-20 Compton College had 3,608 low-income students enrolled while the overall student headcount was 8,784. This equates to 41% of the entire student population being considered low-income. If 250 low-income students are served by the project, that would be just under 7% of the low-income student population.

3. For a Student Housing Grant, provide more detail on any of the following scenarios if applicable to the proposal and not already addressed in the Capital Outlay Budget Change Proposal:

- A. If acquiring and/or renovating commercial property, provide additional narrative detail on the plan for acquiring and renovating the commercial space:

The College will not be acquiring and/or renovating commercial property.

- B. If project is a partnership with other campuses, provide additional narrative detail on the benefit being provided through this collaboration and the proposed number of units and beds available for each participating campus:

The College will not be entering into a partnership with any other campuses.

- C. If project proposes to include ancillary services, including, but not limited to, dining, academic and student support services spaces, basic needs centers, and/or student healthcare centers, provide additional narrative detail on the proposed ancillary services. Please also identify the fund source that will support operations for the planned ancillary services:

The project does not include the construction of any new buildings for ancillary services.

- D. If project has already begun (which may include design phases of a project), please describe the activities taken to date, how much funding has been expended for this project, and the fund source(s):

Planning, programming and conceptual design has been done for this project. Working closely with the college's designated stakeholder group, the vision and program has been developed for the full student housing complex. The design utilizes prefabricated modular design and includes a series of unit types designed to support a variety of living situations. Prefabricated modular construction is recommended in order to speed up the process, limit disruption on campus and to create a model, or kit of parts, that can be replicated at other California Community Colleges.

- 4. For a Student Housing Grant, if proposing other fund sources to augment state funding for the project, describe the alternate fund sources, and capacity and features added to the project as a result of the alternate fund sources. Please separate the information on components of the project not proposed to be funded by this program from the rest of the application:**

The College is not proposing other fund sources to augment state funding for the project.

- 5. For a CCC Planning Grant, provide details on the estimated planning costs and any alternate funding source(s) that have been considered for this purpose:**

Not applicable since this is a Student Housing New Construction Grant.

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
(Project Cost Estimate)

District: Compton Community College District
 College: Compton College
 Project Name: Student Housing Grant Proposal
 Prepared by: Gensler

Date Prepared: October 31, 2021
 Budget Ref. No.: _____
 CFIS Ref No.: _____
 Estimate CCI 7900 Budget CCI 7900
 Estimate EPI _____ Budget EPI _____

ITEM	Quantity	Unit	Unit Cost	Subtotals	Estimate Total 7900
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1. SITE ACQUISITION

A. Site Acquisition \$0

1. SITE ACQUISITION \$0

2. PRELIMINARY PLANS

A. Architectural Fee for Preliminary Plans

1. Architect fee for Schematic and Preliminary plans

New Construction	\$62,610,100	x	8.0%	x	35.0%	\$1,753,083
Reconstruction	\$0	x	10.0%	x	35.0%	\$0

B. Project Management Services

1. Project Administration/Management

\$62,610,100	x	1.0%	\$626,101
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C. Division of the State Architect Plan Check Fee

N

\$0

1. Structural Safety Fee

<input type="checkbox"/> Y	0.00765	x	\$0	\$0
	0.0054	x	\$0	\$0

2. Fire, Life Safety Fee

0.0030	x	\$0	\$0
0.0020	x	\$0	\$0
0.0010	x	\$0	\$0
0.0005	x	\$0	\$0
0.0001	x	\$0	\$0

3. Access Compliance Fee

0.0050	x	\$0	\$0
0.0025	x	\$0	\$0
0.0010	x	\$0	\$0
0.0008	x	\$0	\$0
0.0006	x	\$0	\$0
0.0004	x	\$0	\$0

D. Preliminary Test (Soils Tests & Geotechnical Report)

\$153,600

State Supportable

1. Geotechnical Reports	\$25,000
2. Topographic/Land Survey	\$15,000
3. California Geologic Hazard Fee	\$3,600
4. Soils Report	\$20,000
5. Hydrology Testing	\$15,000
6. CEQA (Environmental Drawings)	\$75,000

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
(Project Cost Estimate)

E. Other Costs (Special Consultants, Printing, Legal, Etc.)						\$180,000
State Supportable						
1.	SWPPP Consultant				\$15,000	
2.	Constructability Review Consultant				\$50,000	
3.	Acoustical Consultant				\$25,000	
4.	Security Lock Systems Consultant				\$10,000	
5.	Commissioning/Green Code Consultant				\$40,000	
6.	Elevator Consultant				\$20,000	
7.	Technology Consultant				\$20,000	
State Supportable						\$2,672,784
2.	PRELIMINARY PLANS					\$2,712,784
3.	WORKING DRAWINGS					
A. Architectural Fee for Working Drawings						
1. Architect fee for Working Drawings						
	New Construction	\$62,610,100	x	8.0%	x	40.0%
						\$2,003,523
	Reconstruction	\$0	x	10.0%	x	40.0%
						\$0
B. Project Management Services						
1. Project Administration/Management						
		\$62,610,100	x	0.0%		\$0
C. Division of the State Architect Plan Check Fee <input type="checkbox"/> y						
1. Structural Safety Fee						
	<input type="checkbox"/> y	0.00765	x	\$1,000,000		\$7,650
		0.0054	x	\$61,610,100		\$332,695
2. Fire, Life Safety Fee						
		0.0030	x	\$1,000,000		\$3,000
		0.0020	x	\$4,000,000		\$8,000
		0.0010	x	\$20,000,000		\$20,000
		0.0005	x	\$37,610,100		\$18,805
		0.0001	x	\$0		\$0
3. Access Compliance Fee						
		0.0050	x	\$500,000		\$2,500
		0.0025	x	\$1,500,000		\$3,750
		0.0010	x	\$23,000,000		\$23,000
		0.0008	x	\$25,000,000		\$20,000
		0.0006	x	\$12,610,100		\$7,566
		0.0004	x	\$0		\$0
D. Community Colleges Plan Check Fee						
1. Community Colleges Plan Check Fee (2/7 of 1% of Construction Cost)						
		0	x	1.0%	x	28.57%
						\$0
E. Other Costs (Special Consultants, Printing, Legal, Etc.)						\$25,000
State Supportable						
1.	Printing & Advertising				\$15,000	
2.	Legal Services				\$10,000	
3.	WORKING DRAWINGS					\$2,475,489

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
(Project Cost Estimate)

4. CONSTRUCTION - HARD COSTS

A. Utility Service - State Supportable

G30 Liquid and Gas Site Utilities	1	Lot	\$2,307,500.00	\$2,307,500
G40 Electrical Site Improvements	1	Lot	\$754,400.00	\$754,400

A. Utility Service **\$3,061,900**

B. Site Development - Service - State Supportable

G10 Site Preparation	1	Lot	\$514,800.00	\$514,800
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B. Site Development - Service **\$514,800**

C. Site Development - General - State Supportable

G20 Site Improvements	1	Lot	\$2,319,400.00	\$2,319,400
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C. Site Development - General **\$2,319,400**

D. Other Site Development - State Supportable

None	1	Lot	\$0.00	\$0
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D. Other Site Development **\$0**

E. Reconstruction **\$0**

F. New Construction - State Supportable

Room Description	Quantity		Cost	Total
A10 Foundations	1	Lot	\$1,625,600.00	\$1,625,600
A40 Slabs-On-Grade	1	Lot	\$46,400.00	\$46,400
B10 Superstructure	1	Lot	\$283,500.00	\$283,500
B20 Exterior Vertical Enclosures	1	Lot	\$3,156,000.00	\$3,156,000
B30 Exterior Horizontal Enclosures	1	Lot	\$666,500.00	\$666,500
C10 Interior Construction	1	Lot	\$1,290,000.00	\$1,290,000
C20 Interior Finishes	1	Lot	\$645,000.00	\$645,000
D10 Conveying	1	Lot	\$285,000.00	\$285,000
D20 Plumbing	1	Lot	\$2,193,000.00	\$2,193,000
D30 HVAC	1	Lot	\$1,591,000.00	\$1,591,000
D40 Fire Protection	1	Lot	\$688,000.00	\$688,000
D50 Electrical	1	Lot	\$1,397,500.00	\$1,397,500
D60 Communications	1	Lot	\$258,000.00	\$258,000
D70 Electronic Safety and Security	1	Lot	\$494,500.00	\$494,500
E10 Equipment	1	Lot	\$90,000.00	\$90,000
E20 Group I Equipment & Furnishings	1	Lot	\$17,130,000.00	\$17,130,000
Z10 General Requirements	1	Lot	\$4,664,100.00	\$4,664,100
				Total
				\$36,504,100

F. New Construction **\$36,504,100**

G. Board of Governor's Energy Policy Allowance

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
(Project Cost Estimate)

State Supportable Energy Incentive (2% of New Building Costs)	\$0	x	2.0%	\$0
Total Energy Incentive (2% of New Building Costs)				\$0
State Supportable Energy Incentive (3% of Renovated Building Costs)	\$0	x	3.0%	\$0
Total Energy Incentive (3% of Renovated Building Costs)				\$0

State BoG Energy Allowance Total \$0

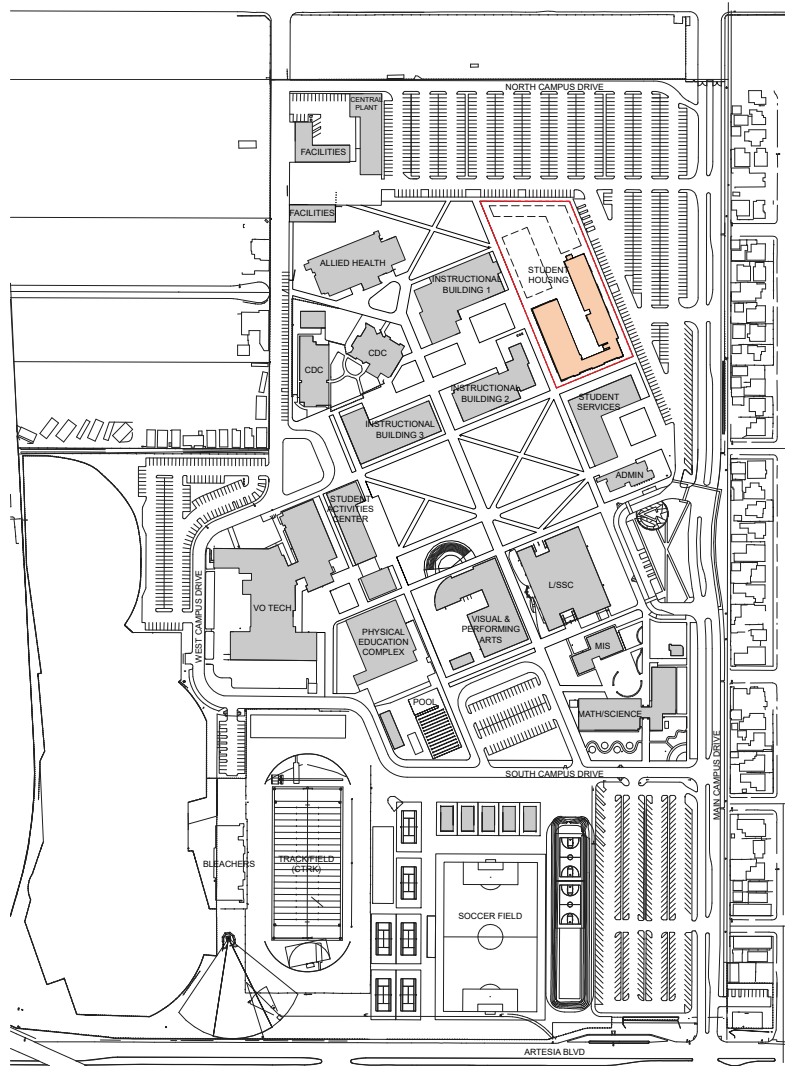
G. Board of Governor's Energy Policy Allowance \$0

H. Other - State Supportable

Construction Contingency	1	Ea.	\$4,240,100.00	\$4,240,100
GCs/Insurances/Fee	1	Ea.	\$7,957,000.00	\$7,957,000
Escalation to Midpoint per Clark Construction	1	Ea.	\$8,012,800.00	\$8,012,800

H. Other \$20,209,900

4. CONSTRUCTION - HARD COSTS	Lines 4.A. - H. Total Contract Costs:			\$62,610,100
5. CONTINGENCY				
A. Contingency - New Construction	\$62,610,100	x	5%	\$3,130,505
B. Contingency - Reconstruction	\$0	x	7%	\$0
5. CONTINGENCY				\$3,130,505
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT				
A. New Construction	\$62,610,100	x	8.0%	\$1,252,202
B. Reconstruction	\$0	x	10.0%	\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT				\$1,252,202
7. TESTS AND INSPECTIONS				
A. Tests	\$62,610,100	@	1.50%	\$939,152
B. DSA Inspections	18	mnths @	\$17,000	\$306,000
7. TESTS AND INSPECTIONS				\$1,245,152
8. CONSTRUCTION MANAGEMENT				
A. Construction Management	\$62,610,100	x	2.00%	\$1,252,202
8. CONSTRUCTION MANAGEMENT				\$1,252,202
9. TOTAL CONSTRUCTION (Items 4 through 8)				\$69,490,161
10. FURNITURE AND GROUP II EQUIPMENT				\$2,580,000
11. TOTAL PROJECT COST				\$77,258,433



LEGEND

- PHASE 1 STUDENT HOUSING (250 BEDS)
- PHASE 2 STUDENT HOUSING (200 BEDS)
- EXISTING BUILDINGS TO REMAIN
- PROJECT LIMIT

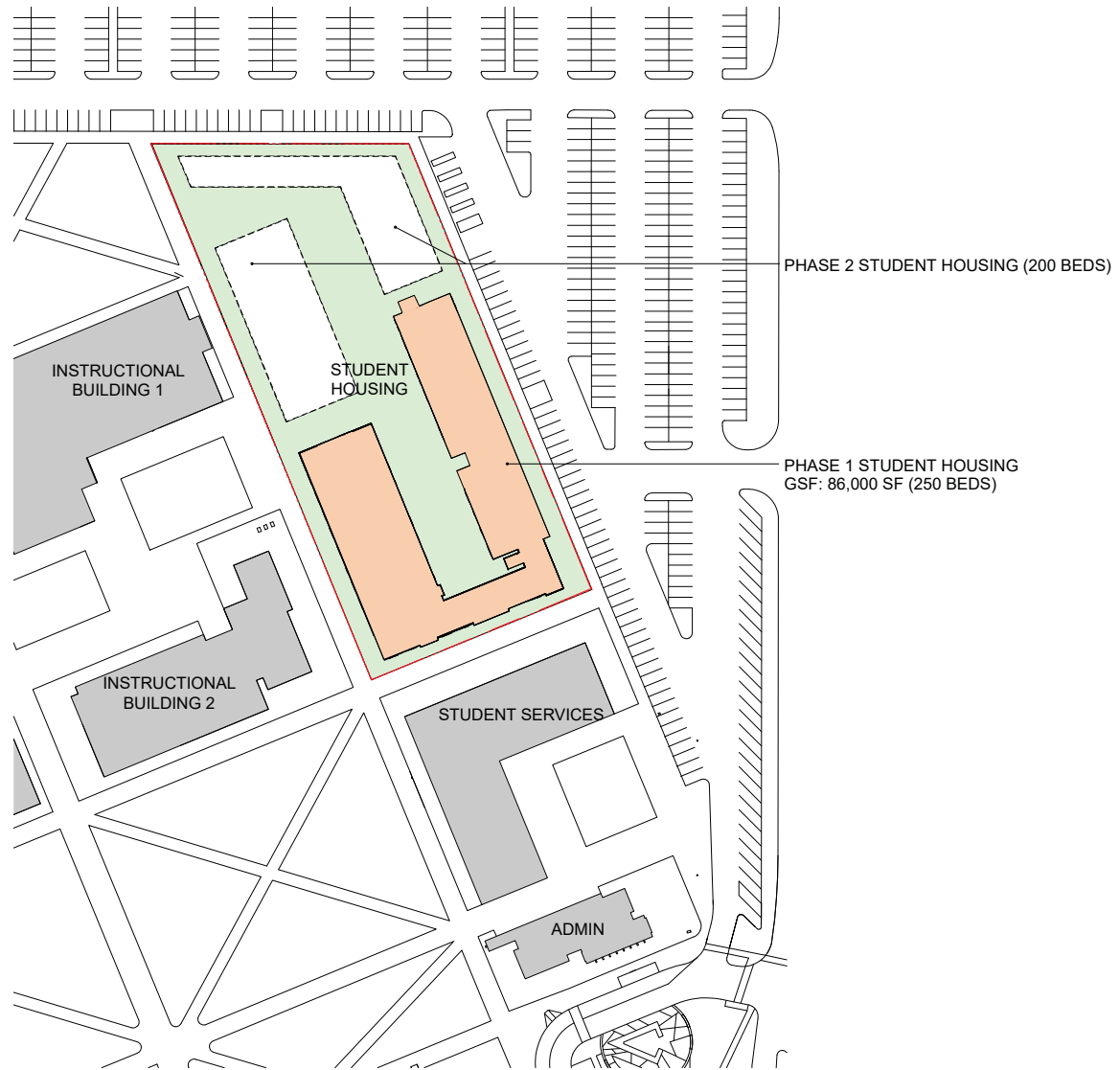
CAMPUS PLAN

STUDENT HOUSING | COMPTON COLLEGE

1/300"=1'-0"

10/21/2021





LEGEND

- PHASE 1 STUDENT HOUSING (250 BEDS)
- PHASE 2 STUDENT HOUSING (200 BEDS)
- EXISTING BUILDINGS TO REMAIN
- PROJECT LIMIT

SITE PLAN

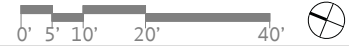


LEGEND

- (A) DOUBLE ROOM UNIT
- (B) DOUBLE SUITE UNIT
- (C) STUDIO UNIT
- (D) LOUNGE / STUDY AREA
- (F) SHARED KITCHEN
- SHARED LAUNDRY
- SHARED RESTROOMS
- OFFICE

GROUND FLOOR PLAN

STUDENT HOUSING | COMPTON COLLEGE



10/21/2021

Gensler



LEGEND

- (A) DOUBLE ROOM UNIT
- (B) DOUBLE SUITE UNIT
- (C) STUDIO UNIT
- (D) LOUNGE / STUDY AREA
- (F) SHARED KITCHEN
- SHARED LAUNDRY
- SHARED RESTROOMS

FLOOR PLAN - LEVEL 02

STUDENT HOUSING | COMPTON COLLEGE



10/21/2021

Gensler



LEGEND

- (A) DOUBLE ROOM UNIT
- (B) DOUBLE SUITE UNIT
- (C) STUDIO UNIT
- (D) LOUNGE / STUDY AREA
- (F) SHARED KITCHEN
- SHARED LAUNDRY
- SHARED RESTROOMS
- OUTDOOR TERRACE SPACE

FLOOR PLAN - LEVEL 03



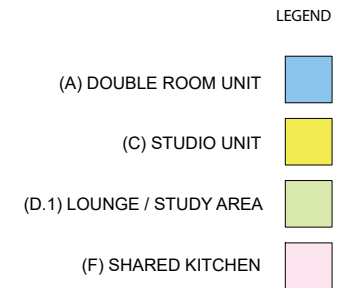


LEGEND

- (A) DOUBLE ROOM UNIT
- (B) DOUBLE SUITE UNIT
- (C) STUDIO UNIT
- (D) LOUNGE / STUDY AREA
- (F) SHARED KITCHEN

FLOOR PLAN - LEVEL 04





BUILDING SECTION & ELEVATIONS

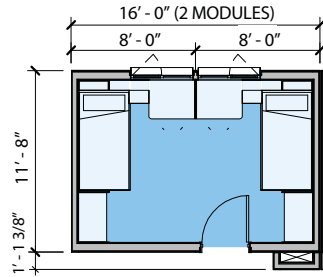
STUDENT HOUSING | COMPTON COLLEGE

3/64"=1'-0"

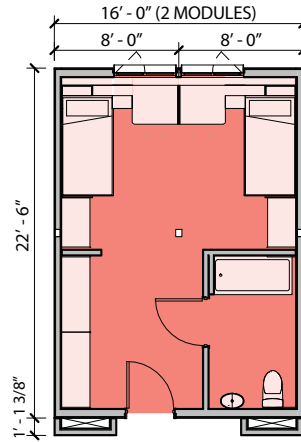
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Gensler

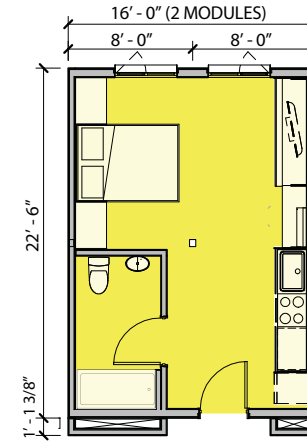
Prefab Modular Unit Plans



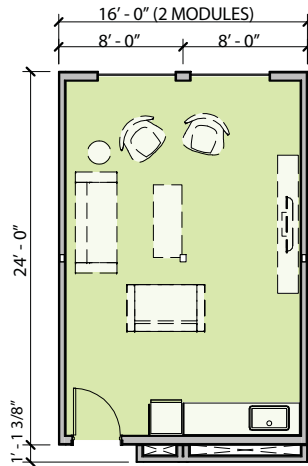
(A) DOUBLE ROOM UNIT



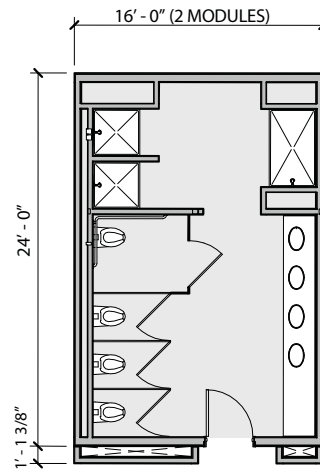
(B) DOUBLE SUITE UNIT



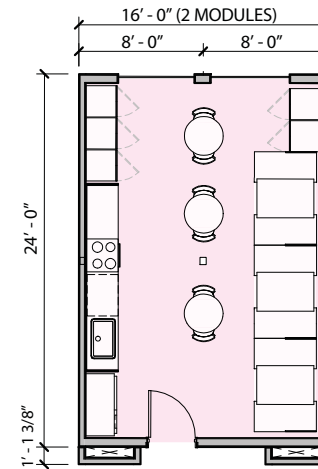
(C) STUDIO UNIT



(D) LOUNGE / STUDY AREA



(E) SHARED BATHROOM

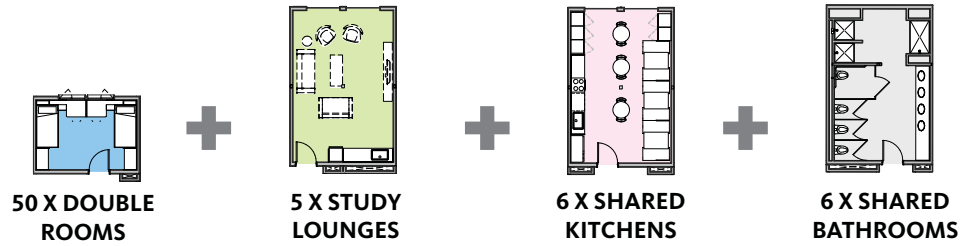


(F) SHARED KITCHEN

Phase I Program

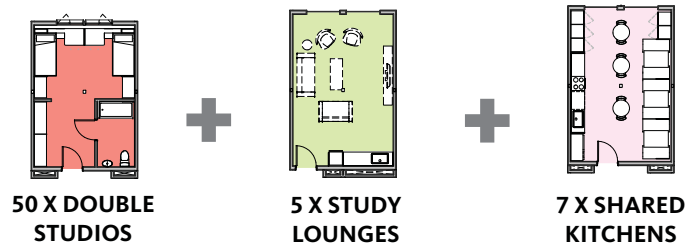
A x 50

DOUBLES = 100 BEDS



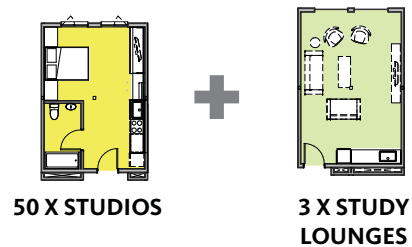
B x 50

DOUBLES = 100 BEDS



C x 50

STUDIOS = 50 BEDS



Modular Assembly Diagram

BENEFITS

- Reduce construction schedule by **40%**
- Increased construction **quality** and **consistency**
- **Quicker and quieter** for neighbors; safer for factory construction workers
- **Less waste** and fewer transportation-related emissions

