



October 22, 2021

State of California
Department of Finance
915 L Street
Sacramento, CA 95814

Re: Higher Education Student Housing Grant Program

The Kern Community College District (KCCD) is eager to apply to the Higher Education Student Housing Grant Program for all three of our college campuses. The shortage of regional housing inventory, rising rents post-pandemic, low vacancy rates, and a lack of on-campus student housing options negatively impact KCCD student success rates.

Bakersfield College had identified a housing need five years ago, which triggered a needs assessment that identified a significant need for affordable housing to support low income students. The college worked with various support organizations to provide wrap around services in developing a small housing project with 44 units. Since then, the project has expanded to include 150 beds in 82 units. We are very fortunate that Governor Newsome signed SB169 to fund, for the first time, housing for community college students.

As such, KCCD requests SB169 funding for both: 1) a shovel-ready 150+ bed construction project at Bakersfield College; and 2) planning grants to expedite the construction of 200+ units of on-campus affordable student housing serving low-income students at Cerro Coso Community and Porterville colleges per SB169 rent requirements.

We are committed to the success of these student housing projects which are supported by our:

- ability to begin our Bakersfield College construction project in-line with the December 31, 2022 deadline;
- strategy to increase the stock of affordable units to support low-income students and facilitate their access to higher education;
- alignment with a great unmet demand for student housing for our campuses and service areas;
- representation of a large geographical region of the state; and
- support of transfer pathways between community colleges and four-year public postsecondary institutions

Please don't hesitate to contact us if any further information or clarification is needed.

Sincerely,

Sonya Christian
Chancellor

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

District: Kern Community College District	Date Prepared: October 31, 2021
College: Bakersfield College	Budget Ref. No.:
Project Name: Student Housing Grant	CFIS Ref No.:
	Estimate CCI 7900 Budget CCI 7900
Prepared by: Randall Rowles	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 (Flat Fee Negotiated by District)

1. Architect fee for Schematic and Preliminary plans

New Construction	x	8.0%	x	35.0%	\$806,250
Reconstruction	x	10.0%	x	35.0%	\$0

B. Project Management Services Fee (Included in Negotiated Flat Architect Fee)

1. Project Administration/Management

	x	0.0%			\$0
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C. Division of the State Architect Plan Check Fee N

				State Supportable	\$0
				Non-State Supportable	\$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) \$184,000

State Supportable

1. Geotechnical Reports	\$25,000
2. Topographic/Land Survey	\$20,400
3. California Geologic Hazard Fee	\$3,600
4. Soils Report	\$15,000
5. Commissioning/Green Code Consultants	\$15,000
6. CEQA (Environmental Documents)	\$75,000
7. Indirect Source Review Consultant	\$10,000

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

8. Technology Consultant					\$20,000	
E. Other Costs (Special Consultants, Printing, Legal, Etc.)						\$120,000
State Supportable						
1. SWPPP Consultant					\$15,000	
2. Student Housing Consultant					\$25,000	
3. Constructability Review Consultant					\$40,000	
4. Planning Consultant					\$25,000	
5. Security Lock System Consultant					\$15,000	
2. PRELIMINARY PLANS						\$1,110,250
3. WORKING DRAWINGS						
A. Architectural Fee for Working Drawings (Flat Fee Negotiated by District)						
1. Architect fee for Working Drawings						
New Construction		x	8.0%	x	40.0%	\$1,478,125
Reconstruction		x	10.0%	x	40.0%	\$0
B. Project Management Services Fee (Included in Negotiated Flat Architect Fee)						
1. Project Administration/Management						
		x	0.0%			\$0
C. Division of the State Architect Plan Check Fee						\$345,812
1. Structural Safety Fee						
<input type="checkbox"/>	0.00765	x	\$1,000,000		\$7,650	
	0.0054	x	\$46,136,046		\$249,135	
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	\$22,136,046		\$11,068	
	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	\$22,136,046		\$17,709	
	0.0006	x	\$0		\$0	
	0.0004	x	\$0		\$0	
D. Community Colleges Plan Check Fee (Not Applicable for Student Housing Grants)						
1. Community Colleges Plan Check Fee (2/7 of 1% of Construction Cost)						
		x	0.0%	x	0.2857142857142860	\$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						\$1,848,937

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

4. CONSTRUCTION - HARD COSTS

A. Utility Service - State Supportable

Div 2 Site Utilities	1	EA	\$2,425,861.0	\$2,425,861
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A. Utility Service	\$2,425,861			
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B. Site Development - Service - State Supportable

Div 1 General Requirements - Demolition	1	EA	\$515,125	\$515,125
Div 2 Engineering Fill	1	EA	\$1,873,906	\$1,873,906

B. Site Development - Service	\$2,389,031			
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C. Site Development - General - State Supportable

Div 2 Retaining Walls	1	EA	\$731,841	\$731,841
Div 2 Landscaping	1	EA	\$309,321	\$309,321
Div 2 Trash Enclosure	1	EA	\$55,609	\$55,609
Div 2 Site Concrete	1	EA	\$101,900	\$101,900
Div 2 Asphalt Paving - Traffic	1	EA	\$224,912	\$224,912
Div 2 Site Improvements	1	EA	\$206,550	\$206,550

C. Site Development - General	\$1,630,133			
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D. Other Site Development - State Supportable

None			\$0.00	\$0
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D. Other Site Development	\$0			
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E. Reconstruction - State Supportable

	ASF		Unit Cost	Total
0	0	ASF	\$0	\$0

E. Reconstruction	\$0			
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F. New Construction - State Supportable

Room Description	ASF		Unit Cost	Total
Div 3 Concrete	1	Lot	\$1,040,075	\$1,040,075
Div 5 Metals	1	Lot	\$1,900,871	\$1,900,871
Div 6 Wood and Plastics	1	Lot	\$161,280	\$161,280
Div 7 Thermal and Moisture Protection	1	Lot	\$1,009,414	\$1,009,414
Div 8 Doors and Windows	1	Lot	\$1,196,775	\$1,196,775
Div 9 Finishes	1	Lot	\$6,620,748	\$6,620,748
Div 10 Built-In Specialties	1	Lot	\$332,680	\$332,680
Div 12 Built-In Furnishings	1	Lot	\$1,258,460	\$1,258,460
Div 13 Special Construction -Vents, Signage	1	Lot	\$19,625	\$19,625
Div 14 Conveying - Elevator	1	Lot	\$190,000	\$190,000
Div 15 Mechanical and Plumbing	1	Lot	\$7,429,450	\$7,429,450
Div 16 Electrical and Low Voltage	1	Lot	\$5,903,940	\$5,903,940

F. New Construction	\$27,063,317			
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G. Board of Governor's Energy Policy Allowance (Not Applicable for Student Housing Grants)

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

State Supportable Energy Incentive (2% of New Building Costs)		x		0.0%	\$0
					State BoG Energy Allowance Total
					\$0
G. Board of Governor's Energy Policy Allowance					
H. Other - State Supportable					
General Conditions - 8%	1	EA		\$2,680,667	\$2,680,667
Overhead & Profit - 6%	1	EA		\$2,171,341	\$2,171,341
Bonds and Insurance - 2.5%	1	EA		\$959,009	\$959,009
Design Copntingency - 8%	1	EA		\$3,145,549	\$3,145,549
Escalation to Midpoint Construxction (24 months) - 11%	1	EA		\$4,671,140	\$4,671,140
H. Other					\$13,627,705
4. CONSTRUCTION - HARD COSTS					
					Lines 4.A. - H. Total Contract Costs:
					\$47,136,046
5. CONTINGENCY					
A. Contingency - New Construction	\$47,136,046	x		5%	\$2,356,802
B. Contingency - Reconstruction	\$0	x		7%	\$0
5. CONTINGENCY					\$2,356,802
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT					
A. New Construction	\$47,136,046	x	8.0%	x	\$942,721
B. Reconstruction	\$0	x	10.0%	x	\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT					\$942,721
7. TESTS AND INSPECTIONS					
A. Tests	\$47,136,046	@		1.50%	\$707,041
B. DSA Inspections	25	mnths @		\$17,000	\$425,000
7. TESTS AND INSPECTIONS					\$1,132,041
8. CONSTRUCTION MANAGEMENT					
A. Construction Management	\$47,136,046	x		2.00%	\$942,721
8. CONSTRUCTION MANAGEMENT					\$942,721
9. TOTAL CONSTRUCTION (Items 4 through 8)					\$52,510,331
Architect Estimated Amount of Group II Equipment					\$2,483,000
10. FURNITURE AND GROUP II EQUIPMENT					\$2,483,000
11. TOTAL PROJECT COST					\$57,952,516

CAMPUS LOCATION PLAN

BAKERSFIELD COLLEGE
RESIDENCE HALL
OCTOBER 22, 2021



CONCEPT SITE PLAN – 154 BEDS

BAKERSFIELD COLLEGE
RESIDENCE HALL
OCTOBER 22, 2021



CONCEPT PLAN – FLOOR 1



PROPOSED QUANTITIES
 UNIT A = 36 BEDS OR 36 UNITS
 UNIT B = 94 BEDS OR 47 UNITS
 UNIT C = 24 BEDS OR 6 UNITS
PROPOSED TOTAL = 154 BEDS

APPROXIMATE TOTAL SF = 98,000 SF

BEDS PER FLOOR
 FLOOR 1 = 31 BEDS
 FLOOR 2 = 41 BEDS
 FLOOR 3 = 41 BEDS
 FLOOR 4 = 41 BEDS

CONCEPT PLAN – FLOORS 2, 3, & 4



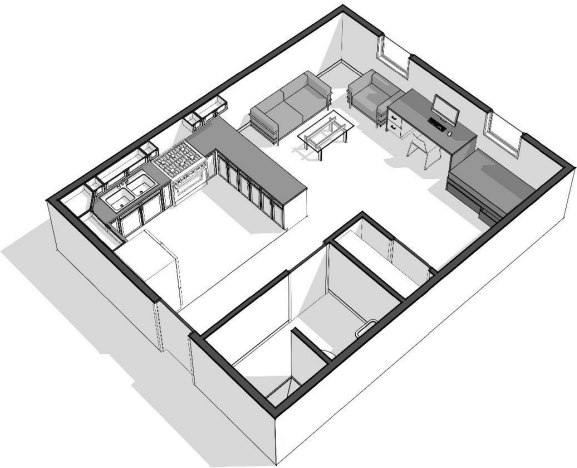
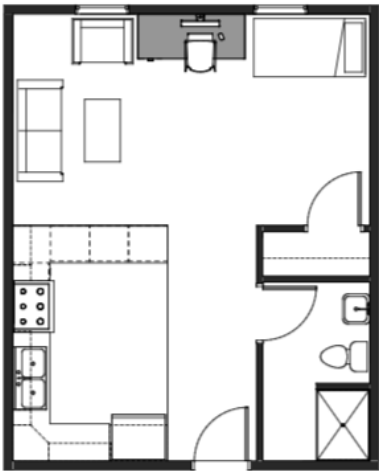
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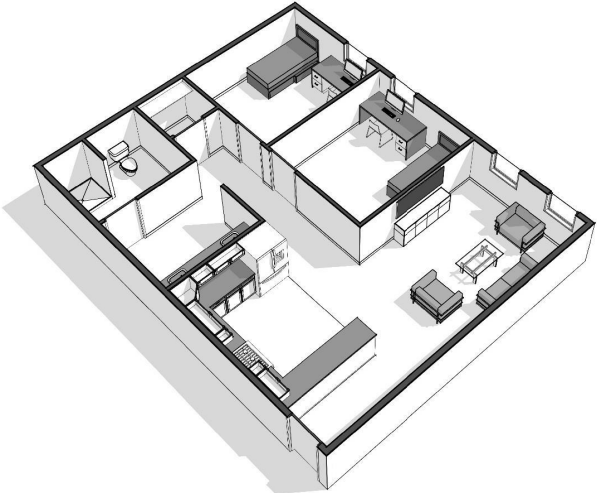
BEDS PER FLOOR
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 FLOOR 2 = 41 BEDS
 FLOOR 3 = 41 BEDS
 FLOOR 4 = 41 BEDS

UNIT PLAN A – 500 SF

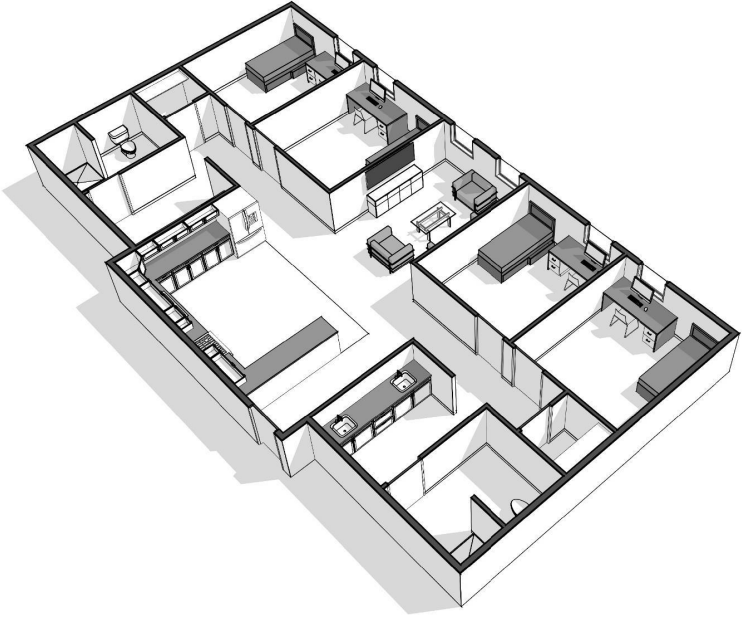
BAKERSFIELD COLLEGE
RESIDENCE HALL
OCTOBER 22, 2021



UNIT PLAN B – 950 SF



UNIT PLAN C – 1550 SF

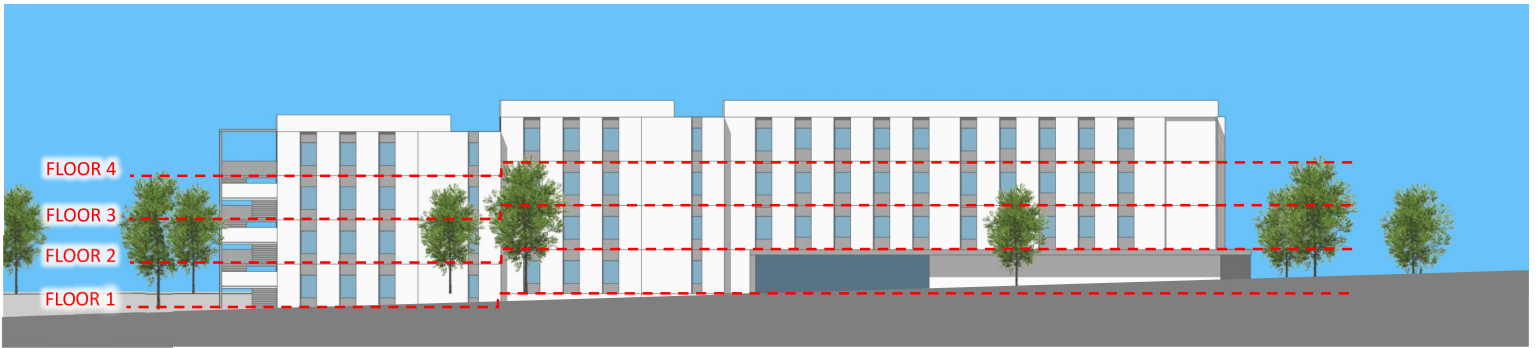


PRELIMINARY BUILDING ELEVATIONS

BAKERSFIELD COLLEGE
RESIDENCE HALL
OCTOBER 22, 2021



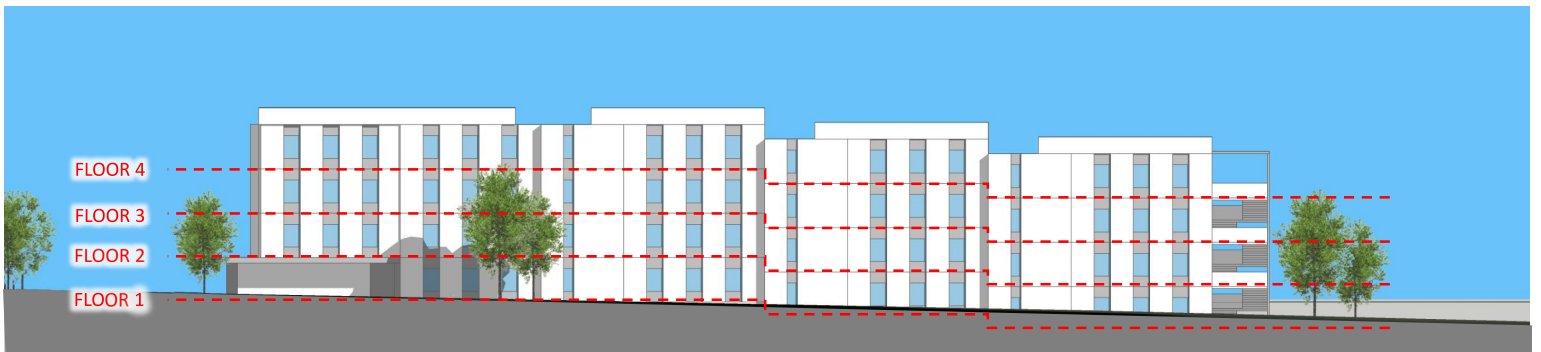
SOUTH ELEVATION



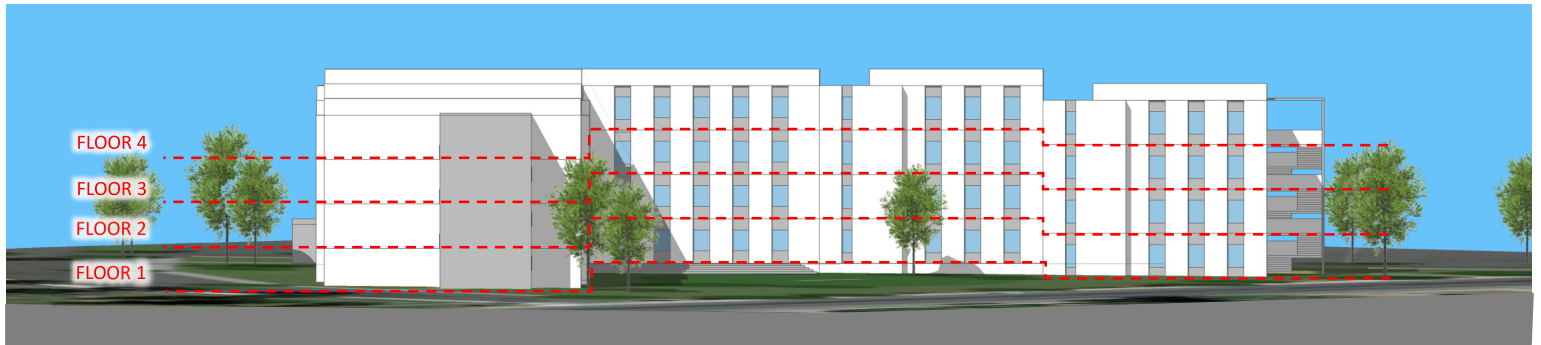
EAST ELEVATION

PRELIMINARY BUILDING ELEVATIONS

BAKERSFIELD COLLEGE
RESIDENCE HALL
OCTOBER 22, 2021



NORTH ELEVATION



WEST ELEVATION

PRELIMINARY PERSPECTIVE VIEW

BAKERSFIELD COLLEGE
RESIDENCE HALL
OCTOBER 22, 2021

