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

Fiscal Year	Business Unit	Department	Priority No.
2025-26	6870	Board of Governors, California Community Colleges	25

Budget Request Name	Capital Outlay Program ID	Capital Outlay Project ID
6870-085-COBCP-2025-GB	5680	0014753

Project Title
Foothill-De Anza Community College District, De Anza College: Physical Education Complex Renovation

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

Project Category *(Select one)*

☐CRI *(Critical Infrastructure)*	☐WSD *(Workload Space Deficiencies)*	☐ECP *(Enrollment Caseload Population)*	☐SM *(Seismic)*
☐FLS *(Fire Life Safety)*	☒FM *(Facility Modernization)*	☐PAR *(Public Access Recreation)*	☐RC *(Resource Conservation)*

Total Request (in thousands)	Phase(s) to be Funded	Total Project Cost (in thousands)
$ 3,386	Preliminary Plans and Working Drawings	$ 54,422

Budget Request Summary

The Board of Governors, California Community Colleges, requests $3,386,000 2024 California Community College Capital Outlay Bond Fund for the preliminary plans and working drawings phases of the Foothill-De Anza Community College District (CCD), De Anza College, Physical Education Complex Renovation project. The purpose of the proposed project includes the renovation of the existing six buildings which comprise the physical education complex to address seismic and infrastructure concerns, ADA compliance issues, hazardous waste issues, and provide functional space and integrate relevant media and Kinesiology technologies. The renovated complex will consist of approximately 59,100 assignable square feet (ASF) and provide a one-stop complex, at the heart of the campus, to support the Physical Education, Kinesiology, and Sports Medicine programs. The total project cost is $54,422,000 ($41,090,000 state, $13,332,000 district).

Requires Legislation	Code Section(s) to be Added/Amended/Repealed	CCCI
☐ Yes ☒ No		9654

Requires Provisional Language	Budget Package Status
☐ Yes ☒ No	☐ Needed ☒ Not Needed ☐ Existing

Impact on Support Budget

One-Time Costs	☐ Yes	☒ No	Swing Space Needed	☐ Yes	☒ No
Future Savings	☐ Yes	☒ No	Generate Surplus Property	☐ Yes	☒ No
Future Costs	☐ Yes	☒ 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	Date	Reviewed By	Date
		Hoang Nguyen	1/10/2025
Department Director	**Date**	**Agency Secretary**	**Date**

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
Michael McGinness	1/10/2025

A. COBCP Abstract:

The Board of Governors, California Community Colleges, requests $3,386,000 2024 California Community College Capital Outlay Bond Fund for the preliminary plans and working drawings phases of the Foothill-De Anza Community College District (CCD), De Anza College, Physical Education Complex Renovation project. The project includes the renovation of the existing six buildings which comprise the physical education complex program. The renovated buildings will have a total of approximately 59,100 assignable square feet (ASF) consisting of an estimated 1,000 ASF of lecture space, 3,711 ASF of office space, and 54,360 ASF of other space. Total project costs are estimated at $54,422,000 ($41,090,000 state, $13,332,000 district), including preliminary plans $2,228,000 ($1,693,000 state, $535,000 district), working drawings $2,257,000 ($1,693,000 state, $564,000 district), and construction $49,937,000 ($37,704,000 state, $12,233,000 district). The construction amount includes $43,935,000 for construction contract, $3,075,000 for contingency, $1,098,000 for architectural and engineering services, $931,000 for tests and inspection, $879,000 for construction management, and $19,000 for locally funded equipment. The preliminary plans are estimated to begin in August 2025 and be completed in March 2026. The working drawings are expected to begin in March 2026 and be completed in April 2027. Construction is scheduled to start in August 2027 and be completed in August 2029.

B. Purpose of the Project:

Foothill-De Anza Community College District is a multi-campus district with two approved college sites, Foothill College (established 1961) and De Anza College (established 1967). The Physical Education Complex proposal consists of a comprehensive renovation to provide the necessary infrastructure upgrades for occupant safety and code compliance, with approximately 59,100 assignable square feet (ASF) of properly configured space to serve the Physical Education, Kinesiology, and Sports Medicine programs more efficiently and effectively.

The existing Physical Education Complex, constructed in 1967, is located at the heart of the De Anza campus. The Physical Education Complex Renovation project will renovate the existing 59,066 ASF complex and reconstruct a more efficiently designed, approximately 59,100 ASF complex, which will be reconfigured to provide more modern physical education space to prepare students for pathways in academics and for the workforce, and to assist faculty and staff in using the tools and resources available to design course content that strengthens student learning, engagement, and success. The district's Board of Trustees and college administrators have budgeted approximately $13,332,000 to finance 25 percent of the proposed project cost but will need state capital outlay funding to cover the remaining 75 percent.

Programmatic and Technology Issues

Programs to be housed in the proposed complex include Physical Education, Kinesiology, and Sports Medicine. Due to the lack of efficient instructional space, the physical education courses (Kinesiology 47, 50, 52, and 54) have a wait list for students to make this curriculum their career path. The existing instructional spaces are not equipped with multi-media, and audio-visual carts must be scheduled and delivered to each classroom for instruction. Due to the lack of smart classrooms, the college's ability to schedule high flex/hybrid model courses is constricted. The existing infrastructure does not allow for multi-media expansion.

The existing wireless infrastructure is unable to support the needs of the instructional programming. Robust wireless infrastructure is needed to ensure support for each student throughout the complex as they participate with their own devices to share screens and ideas, and to promote an interactive learning environment. The existing buildings lack the electrical infrastructure to add specialized instructional equipment; for example, shooting and serving machines and automated training machines for the Physical Education and Kinesiology programs.

The existing facilities do not provide security or emergency systems. The renovated complex will be equipped with the appropriate electrical infrastructure to support the installation of emergency lighting, emergency lockdown systems, emergency notification systems, and emergency fire alarm systems.

Infrastructure and Building Deficiencies

The De Anza College Physical Education Complex (building's PE1 #34, PE2 #35, PE3 #36, PE4 #37, PE5 #38, and PE6 #39) were constructed in 1967 and have not benefited from a major upgrade in over 55 years. Since the existing complex was constructed prior to the arrival of Web 2.0 technology and the corresponding proliferation of technology devices, many of the buildings' infrastructure components are obsolete and/or overtaxed. While structural/life safety is of utmost concern, the existing buildings were not designed to integrate the technological infrastructure needed for the Physical Education, Kinesiology, and Sports Medicine programs. The following building systems are 100% beyond their life cycles:

- Four-pipe HVAC system (PE1 #34) and multi-zone air handling units (PE4 #37 and PE6 #39).
- Heating water pump, condensate return system, hot water circulating pump and expansion tank (PE3 #36).
- Water heater, walls and finish and plumbing system (PE1 #34).
- Two-pipe heating system (PE1 #34, PE2 #35 and PE6 #39).
- Wall framing, exterior doors, interior doors, windows, detection systems, heating system, fire protection system, plumbing fixtures, and electrical system (PE1 #34, PE2 #25, PE3 #36, PE4 #37 and PE5 #38).
- Roofing systems (PE2 #35, PE3 #36, PE4 #37 and PE5 #38).
- Elevators (PE1 #34 and PE2 #35).

Additionally, building specific issues include the following:

- The physical education building systems are not code compliant and the existing buildings' space does not meet ADA requirements.
- An independent third-party consultant, Thornton Tomasetti, conducted a seismic review of the physical education complex buildings. The third-party consultant concluded that Buildings PE1 #34, PE2 #35, PE4 #37, PE5 #38, and PE6 #39 have seismic deficiencies. The existing complex has noncompliant roof-to-wall connections, large concrete structural beams, cantilever columns and roof diaphragms, and in need of new foundations to support lateral-resisting concrete walls.
- The district hired an independent third-party consultant, Environmental Construction Services, Inc.-ECS, to perform a hazardous materials survey of physical education complex buildings PE1 #34 and PE2 #35. The results of the survey revealed that buildings had detectable concentrations of asbestos in the roof mastic, wall and ceiling sheetrock and pipe insulation, and lead paint.
- The existing water heater does not provide sufficient pressure and capacity in the buildings. The renovation will replace and upgrade the water heater and improve the pressure and capacity throughout the physical education complex.
- Buildings PE1 and PE2 do not have air conditioning and the buildings are only cooled by large fans. During poor air quality days or days (due to smoke from California wildfires), classes must be cancelled because the buildings cannot be cooled without pulling in outside air which create a breathing-hazard for the students.
- The Sports Medicine facilities are outdated, and lack of appropriate electrical power has limited the expansion of additional instructional equipment used in today's training of students for careers in sports medicine therapy. The facilities lack the power to accommodate digital type equipment and therapy machines used. There is not enough storage for the Sports Medicine program.

- Due to the fumes from the pool chemicals, the college had to relocate the occupants from offices in PE4. Building PE4 lacks the appropriate insulation and air filtration system to keep the pool chemical fumes from infiltrating the building.

Advancing safety, properly configured space, and technology on campus creates the necessary environment for students to succeed. The intent of this renovation is to provide a complex that will meet the needs of the Physical Education, Kinesiology, and Sports Medicine Programs with a complex that is safe, appropriately sized, and technologically smart spaces to effectively deliver instruction to help students succeed.

Solution Criteria

To mitigate the above problems, De Anza College seeks a solution that addresses the following criteria:

- Cost – Is the least cost solution.
- Educational Impacts
    - Creates instructional spaces that are configured and sized to support modern teaching and learning modalities.
    - Provides the necessary building infrastructure that supports the advanced technology demanded by the physical education programs and supports the operation and lifespan of equipment.
- Delivery time – Delivers a solution in the shortest amount of time.
- Campus integration or cohesiveness – Is consistent with the College's Facilities Master Plan to renovate existing buildings to better support instruction and student support services.
- Building safety, access, and code compliance – Provides facilities designed to applicable building codes including life/safety and access, and improves safety and security for students, faculty, and staff.
- Energy efficiency and environmental sustainability – Improves energy efficiency and promotes environmental sustainability.

C. Relationship to the Strategic Plan:

De Anza College's Physical Education Complex Renovation project aligns with the college's strategic plan, as well as the core commitments of *Vision 2030*, regarding equity and access by providing student-centered programming, services, resources, and technology to support students' personal, professional, and academic goals. The Physical Education Complex renovation will provide modern, efficient space for the students at De Anza College to create clear Guided Pathways for the students' future education. This project aligns with the Foothill-De Anza Community College District Master Plan and Facilities Master Plan of increasing professional development, supporting teaching and learning innovations, developing the campus to promote health and wellness, and renovating inefficient and underperforming facilities by modernizing antiquated facilities and infrastructure.

The proposed modernization aligns with the college's Technology Master Plan Goal to implement device-dependent technologies that improve student access and equity by providing modernized, technologically advanced physical education facilities for students to learn and collaborate with other students. Additionally, the renovation of these buildings will advance the state's environmental sustainability goals by installing energy efficient systems through heating ventilation and air conditioning, LED lighting, architectural components, and integrating water conservation measures and systems.

D. Alternatives:

De Anza College analyzed three alternatives to address the problems discussed above:

- Alternative 1 – Physical Education Complex Renovation
- Alternative 2 – Lease Off-Site Facilities

- Alternative 3 – Physical Education Complex Replacement

Alternative 1: Physical Education Complex Renovation. Renovate the existing six physical education buildings to provide technology, infrastructure, and approximately 59,100 ASF functional buildings for effective student learning and support services. The estimated cost of this alternative at CCI 9654 and EPI 5455 is $54,422,000.

Pros:

- Cost – Is the least cost solution to mitigate instructional space issues and does not adversely impact campus' operational budget.
- Educational impacts
    - Creates instructional spaces that are configured and sized to support modern teaching and learning modalities.
    - Provides building infrastructure that supports the advanced technology demanded by the physical education programs and supports the operation and lifespan of equipment.
- Delivery time – Delivers a solution in the shortest amount of time compared to other alternatives.
- Campus integration or cohesiveness – Instructional spaces consistent with the campus' strategic plan mission.
- Building safety, access, and code compliance – Provides facilities designed to applicable building codes including life/safety and access, and improves safety and security for students, faculty, and staff.
- Energy efficiency and environmental sustainability – Improves energy efficiency and promotes environmental sustainability.

Cons:

- Requires relocation and storage of the physical education programs during the renovation project.

Alternative 2: Lease off-site space of approximately 59,100 ASF in Santa Clara County, in the town of Cupertino. The cost of this alternative at CCI 9654 and EPI 5455 is $106,573,000.

Pros:

- Educational impacts – Creates instructional spaces that are configured and sized to support modern teaching and learning modalities.

Cons:

- Cost – Is not the least cost solution.
- Educational impacts – Does not provide building infrastructure that supports the advanced technology demanded by the physical education programs and does would not support the operation and lifespan of equipment.
- Delivery time – Does not deliver a solution in the shortest amount of time compared to other alternatives.
- Campus integration or cohesiveness – Does not support the College's Master Plan with on-campus facility which is sized and located to enhance student instructional programs and support student success.
- Building safety, access, and code compliance – Does not provide facility designed to applicable building codes including life/safety and access, nor does it improve safety and security for students, faculty, and staff.
- Energy efficiency and environmental sustainability – Does not improve energy efficiency and promote campus environmental sustainability.

Alternative 3: Physical Education Complex Replacement. Construct a new, approximately 59,100 ASF physical education facility. The cost of this alternative at CCI 9654 and EPI 5455 is $67,925,000.

Pros:

- Educational impacts
    - Creates instructional spaces that are configured and sized to support modern teaching and learning modalities.
    - Provides building infrastructure that supports the advanced technology demanded by the physical education programs and supports the operation and lifespan of equipment.
- Campus integration or cohesiveness – Instructional spaces consistent with the campus' strategic plan mission.
- Building safety, access, and code compliance – Provides facility designed to applicable building codes including life/safety and access, and improves safety and security for students, faculty, and staff.

Cons:

- Cost – Is not the least cost solution to mitigate instructional space issues and adversely impacts campus' operational budget.
- Requires relocation and storage of the physical education programs during the modernization project.
- Delivery time – Does not deliver a solution in the shortest amount of time compared to other alternatives.
- Energy efficiency and environmental sustainability – Improves energy efficiency but does not promote environmental sustainability.

E. Recommended Solution:

1. Which alternative and why?

   Alternative 1, renovate the existing Physical Education Complex, is the proposed solution which meets all the solution criteria and is the least cost solution. The renovated complex provides the necessary technology, data, electrical and mechanical infrastructure; improves campus security; and the appropriately configured physical education spaces to support the Physical Education programs. The newly renovated complex will be energy efficient and aligns with the college's strategic plan to enhance campus integration.

2. Detailed scope description.

   Completely renovate the existing six buildings into a modernized, approximately 59,100 ASF physical education complex, consisting of an estimated 1,000 ASF of lecture space, 3,711 ASF of office space, and 54,360 ASF of other space. Other scope of work includes seismic strengthening, infrastructure upgrades, and hazardous materials abatement.

3. Basis for cost information.

   JCAF 32.

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

   The recommended solution is the least cost alternative.

5. Complete description of impact on support budget.

   This project will not result in a need for additional faculty or staff positions. The maintenance and operational cost of the renovated buildings is expected to decrease due to the installation of more efficient mechanical and electrical devices.

6. Identify and explain any project risks.

   There are no unusual or known project risks at this time. During renovation, the abatement of hazardous materials will be conducted by persons trained for such work. Other portions of the work will be executed by persons who are familiar with construction, its attendant risks, and who will implement activities, as necessary, to minimize risks.

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

   Division of the State Architect and State Fire Marshal reviews for structural safety, access compliance, and fire & life safety plan reviews. State Public Works Board and Department of Finance approval of preliminary plans and working drawings is also required.

F. Consistency with Government Code Section 65041.1:

The California Community Colleges are exempt from the specific provisions of this Government Code Section.