

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

Fiscal Year 2025-26	Business Unit 6870	Department Board of Governors, California Community Colleges	Priority No. 11
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Budget Request Name 6870-071-COBCP-2025-GB	Capital Outlay Program ID 5680	Capital Outlay Project ID 0014728
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Project Title
 Kern Community College District, Bakersfield College: Center for Student Success

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

Project Category (Select one)

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

Total Request (in thousands) \$ 1,934	Phase(s) to be Funded Preliminary Plans and Working Drawings	Total Project Cost (in thousands) \$ 56,256
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Budget Request Summary

The Board of Governors, California Community Colleges, requests \$1,934,000 2024 California Community College Capital Outlay Bond Fund for the preliminary plans and working drawings phases of the Kern Community College District (CCD), Bakersfield College, Center for Student Success project. The proposal includes demolition of the current 66-year-old building and construction of a new Center for Student Success. The new permanent building will provide technologically advanced, appropriately configured Student Services and instructional spaces that support the academic and student services programs. The total project cost is \$56,256,000 (\$28,786,000 state, \$27,470,000 district).

Requires Legislation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Code Section(s) to be Added/Amended/Repealed	CCCI 9654
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Requires Provisional Language <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Budget Package Status <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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Impact on Support Budget					
One-Time Costs	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Swing Space Needed	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Future Savings	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Generate Surplus Property	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Future Costs	<input type="checkbox"/> Yes	<input checked="" 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	Date	Reviewed By Hoang Nguyen	Date 1/10/2025
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Department Director	Date	Agency Secretary	Date
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Department of Finance Use Only	
Principal Program Budget Analyst Michael McGinness	Date submitted to the Legislature 1/10/2025

STATE OF CALIFORNIA

Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet

DF-151 (REV 07/21)

A. COBCP Abstract:

The Board of Governors of the California Community Colleges requests \$1,934,000 2024 California Community College Capital Outlay Bond Fund for the state share of preliminary plans and working drawings phases of the Kern Community College District, Bakersfield College: Center for Student Success project. The project includes the demolition of the current 66 year-old Center for Student Success building and the construction of a new Center for Student Success on the old building's site. This project will improve student success by consolidating and providing specifically designed space for the Student Services Programs. The project encompasses approximately 35,300 ASF, consisting of an estimated 23,010 ASF of office space, 5,331 ASF of laboratory space, 5,166 ASF of library space, and 1,748 ASF of other spaces. The total project costs are estimated at \$56,256,000, including preliminary plans \$1,908,000 (\$954,000 state, \$954,000 district), working drawings \$1,961,000 (\$980,000 state, \$981,000 district), and construction \$52,387,000 (\$26,852,000 state, \$25,535,000 district). The construction amount includes \$45,492,000 for construction contract, \$2,275,000 for contingency, \$910,000 for architectural and engineering services, \$1,025,000 for tests and inspections, \$910,000 for construction management, and \$1,775,000 for locally funded equipment. The preliminary plans will begin in July 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 December 2029.

B. Purpose of the Project:

Kern Community College District (KCCD) is a three college district with five additional centers and one District Office: Bakersfield College in Bakersfield (established 1913); Cerro Coso College in Ridgecrest (established 1973); Porterville College in Porterville (established 1927); The Delano Center in Delano (established in 1979); the Southwest Center in Bakersfield (established 1975); the Easter Sierra Center in Bishop and Mammoth Lakes (established 1975); the Southern Outreach Center in Edwards AFB (leased space) and the District Office in Bakersfield (established 1975).

Based on 2020-2021 Chancellor's Office data, the Bakersfield College annually has 36,830 students enrolled in its instructional programs and 19,822 of the students are receiving financial aid. Bakersfield College has 1,092 employees who provide administrative leadership, student services, and instruction. There will be 193 college employees who directly serve the programs associated with the proposed project. The Kern CCD and the Bakersfield College campus are located in a region which is identified by the California Community College Vision for Success as a Central Valley Region of Low-Performance.

This project includes the demolition of the existing Center for Student Success building and the construction of a smaller, more efficiently designed building which will be configured to provide more efficient and effective services for the programs housed in the building. The existing Center for Student Success building was originally built in 1956 as the campus' Library and was not designed to house the Student Services programs. The existing space is unsuitable and insufficient for the programmatic needs of the college.

Physical Building Deficiencies

The Center for Student Success building has a Facilities Condition Index of 57%. This means that the current cost to repair all of the known deficiencies equals over 50% of the cost to build a new building. The following building systems are 100% beyond their life cycles: Exterior Windows, Exterior Doors, Interior Doors, Partitions, Wall Finishes, Ceiling Finishes, Floor Finishes, Elevators, Plumbing Fixtures, Cooling Generating Systems, Heat Generating Systems, Fire Protection, Communication and Security, and Electrical Service & Distribution. The site development service costs include the demolition and removal of hazardous materials from the demolished building site. Other building issues include:

- The restrooms are non-code compliant and do not meet occupancy level standards.

- The facility contains hazardous materials such as lead paint, asbestos floor tiles and fireproofing. The building's fire suppression system does not meet current code compliance nor does the building fully comply with the Americans with Disabilities Act.
- The HVAC system is insufficient for the heating and cooling demands of the space. The system requires frequent replacement of vent filters to contain the airborne particles it creates as it deteriorates.
- The building's 57-year-old electrical system does not have the capacity needed to support the increased demand for computerized learning. Lighting and other building support systems are also over 50 years old and in dire need of upgrading.
- The layout of the building leaves a large amount of unusable space and pathways inside the building prevent the efficient flow of students between program services. The thick interior walls make reconfiguration and relocation of infrastructure difficult.
- The center section of the building has library stack walls that run floor to ceiling and are an integral structural component of the building structure. In order to use the space more efficiently the interior of the building would need to be structurally redesigned.

Technology and Program Spaces

The existing building's infrastructure is limited in its ability to support the inclusion of more internet-based information and communication technologies.

The new building will provide a one-stop space for student support. It will assist the Guided Pathways and Student Success Programs by locating all of the services in a more efficient centralized building. This will provide synergy between the Student Services Programs.

The programs served by the new building will be Disabled Student Services and Programs (DSPS), Advising & Counseling, Career Education & Workforce, Testing, Extended Opportunity Programs and Services (EOPS), California Student Opportunity and Access Program (CalSOAP), International Program, Academic Support, and Education.

The current DSPS floorplan presents numerous challenges for persons with disabilities due to the narrow rooms, hallways, and circulation space of the original 1956 Library design. Students with disabilities who need to travel to the Counseling area have to use a maze-like path of travel to get there. The new building will address these floorplan and path of travel issues.

In the Advising and Counseling area, there is little privacy, the spaces are noisy, and some rooms are not wheelchair accessible due to the narrowness of the door opening. There are no areas for group counseling meetings which prevent shared counseling experiences for the students. The new building will provide more private and meeting rooms for the counselors.

The Career Education and Workforce Program area is not currently located in the existing building. The programs are intended to assist students by providing a guided pathway for a degree or certification. They assist with selecting the major, assist in selecting the appropriate pathway for each student. They continually engage with the student as staying on the pathway is critical for a student to achieve success in their goals. This project will allow the college to centralize all the student success programs including the Career Education and Workforce Program within the same building

The existing building is not configured appropriately for testing. The new building will provide testing space that can be adapted to provide specific professional licensing and certification environments that are currently not available.

The EOPS/CalSOAP area is open and lacks the privacy needed in these programs. The offices have no ceilings which allow all conversations to be overheard, and some are too small for wheelchair access. CalSOAP is an outreach program to aid high school students in their desires to go to college. The new building will provide a quieter, secure, efficient space for these programs to flourish.

The International Program has only one small office with no room to expand to accommodate increased student interest. The Education Program provides tutoring for students in a very inflexible configuration that is open and noisy. The new building will address all of these issues for these programs.

Solution Criteria

To mitigate these problems, Bakersfield College seeks a solution that meets the following criteria:

- Cost – Is the least cost solution.
- Educational Impacts – Provides the technology and configuration to support instructional programs.
- Educational Impacts – Creates an on-campus environment where students can learn through the incorporation of current educational technologies.
- Delivery time – Project delivers a solution in the shortest amount of time.
- Campus integration or cohesiveness – Project is included in the campus' master plan.
- Security – Improves campus security systems.
- Energy efficiency and environmental sustainability – Improves energy efficiency.

C. Relationship to the Strategic Plan:

Bakersfield College's Center for Student Success Building project seeks to advance the changes and goals of the Vision for Success, an effort to improve student success, increase students' transfer to four-year institutions, and build robust career technical education programs. The Center for Student Success Building project will provide modern, efficient space for the Student Services Programs to create clear Guided Pathways for the students' future education. This project is one of the college's highest sequential priorities in the Bakersfield College's Master Plan.

While structural safety and life/safety are utmost concerns and this project seeks to address these and other building code issues, the original 66 year old building was not designed to integrate the technological infrastructure needed for the Student Services program. The new building will address these issues. Advancing both safety and technology on campus creates an environment for students to succeed. Additionally, this project integrates design elements that are consistent with the state's environmental sustainability goals. The district has evaluated the campus' energy and water usage and commits to implement sustainability measures for the proposed project, including energy efficient lighting and indoor environmental controls, and integrating water conservation measures.

Bakersfield College has experienced increased demand for transfers to four-year institutions, degrees and program certificates. Consistent with the district implementation of the Vision for Success and Guided Pathways, Bakersfield College has set goals to increase awards in these disciplines consistent with demands in transfer education and workforce development.

D. Alternatives:

Three alternatives were analyzed to address the problems discussed above.

- Alternative 1 – New Center for Student Success
- Alternative 2 – Renovate Existing Center for Student Success Building
- Alternative 3 – Lease Off-Site Facilities

Alternative 1: New Center for Student Success. This alternative proposes to demolish the existing building and the construct a new, approximately 35,300 ASF Center for Student Success building with an estimated 5,331 ASF of laboratory space, 23,010 ASF of office space, 5,166 ASF of library space, and 1,748 ASF of other space. The estimated cost of this alternative at CCI 9654 and EPI 5455 is \$56,256,000.

Pros:

- Building safety, access, code compliance – Provides a facility designed to applicable building codes including seismic, life/safety and access, thus improving the safety and security for faculty and staff.
- Educational impact – Provides the technology, flexible space design and configuration that support the Student Services program.
- Educational impact – Creates a one stop on-campus environment to support student goals.
- Campus integration and planning – Supports College's master plan with on-campus facility sized and located to support Student Services programs and campus planning goals.
- Energy efficiency and environmental sustainability – Improves energy efficiency and promotes campus environmental sustainability.
- Cost – Is the least cost solution.

Cons:

- Requires relocation of the Student Services programs during new construction.

Alternative 2: Renovate existing Center for Student Success Building - This option would take the existing Center off-line for a massive renovation. It would require an extensive seismic retrofit and interior structural redesign to provide the modern efficient space needed for the Student Services Programs. The cost is just slightly more than the new construction due to the size of the existing building and the necessary seismic structural work. But when completed you would still have a building that was originally constructed in 1956 and very inefficient from an ASF/GSF ratio perspective. The renovated building would contain an estimated 5,331 ASF of laboratory space, 23,010 ASF of office space, 5,166 ASF of library space, and 1,748 ASF of other space for a total of approximately 35,300 ASF. The estimated cost of this alternative at CCI 9654 and EPI 5455 is \$62,614,000.

Pros:

- Building safety, access, code compliance – Provides a facility designed to applicable building codes including seismic, life/safety, and access, thus improving the safety and security for faculty and staff.
- Educational impact – Provides the technology, flexible space design and configuration that support the Student Services program.
- Educational impact – Creates a one stop on-campus environment to support student goals.
- Campus integration and planning – Supports College's master plan with on-campus facility sized and located to support Student Services programs and campus planning goals.
- Energy efficiency and environmental sustainability – Improves energy efficiency and promotes campus environmental sustainability.

Cons:

- Cost – Is not the least cost solution.
- Delivery time – Project will take longer to do than new construction.
- Requires relocation of the Student Services programs during construction.
- Provides a building built in 1956 with a very inefficient ASF/GSF ratio.

Alternative 3: Lease Off-Site Facilities. This option would require locating lease space close to the campus that will provide the necessary space and have sufficient parking for students and staff. The campus is surrounding by housing with no commercial space near the campus. The leased space would provide an estimated 5,331 ASF of laboratory space, 23,010 ASF of office space, 5,166 ASF of library space, and 1,748 ASF of other space for a total of approximately 35,300 ASF. The estimated cost of this alternative at CCI 9654 and EPI 5455 is \$65,905,000.

Pros:

- Building safety, access, code compliance – Provides space designed to applicable building codes including seismic, life/safety, and access.

Cons:

- Educational impact – Does not provide the flexible space design and configuration that support the Student Services program.
- Campus integration and planning – Does not support the College's master plan with on-campus facility that is sized and located to support Student Services programs and campus planning goals.
- Energy efficiency and environmental sustainability – Does not improve energy efficiency and promote campus environmental sustainability.
- Removes access to Student Services programs for students on campus which would provide a disincentive for students to participate in Student Services Programs that intended to assist them on their guided pathway to success.
- Would require developing a public transportation link to the off-site facility.
- Cost – Is not the least cost solution.

E. Recommended Solution:

1. Which alternative and why?

Alternative 1, demolish the 66-year-old Center for Student Success building and construct a new approximately 35,300 ASF Center for Student building is the chosen option because it meets all of the solution criteria. The new permanent building provides technologically advanced, appropriately configured Student Services and instructional spaces that support the academic and student services programs. The new building provides security features and allows students to be counseled and learn in a safe environment.

Alternative 1 is consistent with strategies defined in the district's master plan, as it can be completed in a reasonable timeframe and aligns with the College's strategic plan to enhance campus integration. The new building will be efficient, it improves environmental and sustainability measures. This alternative does not adversely impact the campus' operations budget and is the least cost solution.

2. Detailed scope description.

The scope of this project will demolish the 66-year-old Center for Student Success and construct a replacement building on the same site. The new Center for Student Success building will be approximately 35,300 ASF in total, including an estimated 5,331 ASF of laboratory space, 23,010 ASF of office space, 5,166 ASF of library space, and 1,748 ASF of other space. The project will be located on the same site as the old building.

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.

The project will not result in a need for additional faculty or staff positions. Any additional expenses for the required staff to support expanded programs will come from increased apportionments generated by the programs. This project will include the installation of increasingly efficient mechanical and electrical systems, and the use of improved materials that will ultimately reduce operational and maintenance costs.

6. Identify and explain any project risks.

There are no known risks at this time. Any removal of hazardous materials during demolition 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 access compliance, energy, and fire life safety. State Public Works Board 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.