

# Initial Project Proposal

2024-2025

Community College Construction Act of 1980  
Capital Outlay Budget Change Proposal

**Smithwick Theater Renovation**

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Proposal Name

**Foothill-DeAnza Community College District**

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Community College District

**Foothill College**

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College or Center

**August 1, 2021**

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Date

**District:** Foothill-DeAnza Community College District  
**College / Center:** Foothill College  
**Project Name:** Smithwick Theater Renovation  
**Project Type:** Reconstruction

**Project Funding**

	<u>State</u>	<u>Non-State</u>	
Land Acquisition:			Budget Year: 2024
Prelim. Plans:	\$393,512	\$124,267	Const. Cost Index: 7120
Working Draw:	\$374,314	\$124,771	5 yr. Plan Priority: 37
Construction:	\$8,170,764	\$2,636,025	Net ASF: -18
Equipment:	\$0	\$1,263	Total GSF: 24,460
	\$8,938,590	\$2,886,327	
<b>Total Cost:</b>	<b>\$11,824,917</b>		

**Project Description:**

This project will renovate the 60 plus year old 24,460 GSF Smithwick Theater #2. The theater was built in 1961 and has had no major renovations to it since. The Facilities Condition Index is over 56% which indicates the building systems are in bad need of replacement. On completion of the renovation the theater will provide 150 ASF of Office space and 16,428 ASF of Other Theater space.

**Master Plan Comments:**

The new Campus Facilities Master Plan proposes renovating the 24,460 GSF 60+ year old Smithwick Theater Building. The 5 Year Capital Outlay Plan for the Foothill Campus includes this project in it.

**CEQA Status:**

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	No	No	No	Yes
Initial Study	No	No	No	Yes
Negative Declaration	No	No	No	Yes
Draft EIR	No	No	No	Yes
Final EIR	No	No	Yes	No

**Type of Project and Qualifying Information:**

- N/A Life Safety Project - Required Supporting report is attached to establish imminent danger
- Yes Project Design - Construction and equipment design conform with State design and cost guidelines
- No Infrastructure
  
- No Loss Imminent - Loss or failure of infrastructure is imminent
- Yes Master Planning or Project Planning - District's general fund's ending balance is less than 5% of the total general fund
- No **Instructional Space**
  
- Major ASF:  
 Yes - This project will not cause total ASF in any category to exceed 110% of capacity/load ratio  
 No **Academic Support, Student Services or Administrative Space**
  
- Major ASF:  
 Yes **Other Facility Projects**  
 Type of space: Alteration  
 Primary ASF of request space: Performing Arts
- Yes - There is an existing facility in use for this proposed project  
**Supplemental Information and Alternatives Explored**
- Yes - Cost to reconstruct existing building is more than 50% of cost of a new building
- N/A - Usage in the new building will be the same as usage in the building replaced
- N/A - Replaced building will be demolished and costs are included in the project
- Yes - Alternative instructional delivery system, distance learning, other such means
- Yes - District or private funding sources
- Yes - Other: District will provide 25% of the project cost.
  
- Total construction period in number of Months: 24  
**Additional Forms/Pages enclosed**
- Yes - District Five-Year Construction Plan or project related pages of said document
- N/A - Critical Life-safety third party justification
- N/A - Engineering test or other related documents
- Yes - JCAF 32 Cost Estimate Summary and Anticipated Time Schedule
- Yes - Other FPP related forms: JCAF31, JCAF33, QUC and Project Summary Report

Date: 6/17/2021

Fax No:

Prepared By: Eric Mittlestead

E-mail Address: fpacs2004@aol.com

The district approves and verifies that this proposal presents the basic scope and cost of the project.

Approved by:

\_\_\_\_\_  
Name / Title

\_\_\_\_\_  
Signature / Date

<b>Foothill-DeAnza Community College District (420)</b>						
<b>Foothill College (422)</b>						
<b>Project: Smithwick Theater Renovation</b>						
<b>Rm Type</b>	<b>Description</b>	<b>TOP Code</b>	<b>Department</b>	<b>ASF</b>	<b>Sec. ASF</b>	<b>Increase In Space</b>
310	Office	1007	Dramatic Arts	150	169	-19
610	Assembly	1007	Dramatic Arts	7,550	7,536	14
615	Assembly Service	1007	Dramatic Arts	8,878	8,891	-13
<b>TOTAL</b>	-	-		<b>16,578</b>	<b>16,596</b>	<b>-18</b>

# FUSION

# Cost Estimate Summary

DISTRICT Foothill-DeAnza Community College District		CAMPUS Foothill College			
Project: Smithwick Theater Renovation		Date Prepared: 6/17/2021		Estimate CCI: 7120	
Prepared By: FPACS		Estimate EPI: 3843			
		Total Cost	State Funded	District Funded	
				Supportable	Non Supportable
<b>2. PRELIMINARY PLANS</b>		<b>\$517,779</b>	<b>\$393,512</b>	<b>\$124,267</b>	<b>\$0</b>
2 - A. Architectural Fee for Preliminary Plans		\$324,939			\$0
2 - B. Project Management Services		\$92,840			\$0
2 - C. Division of the State Architect Plan Check Fee		\$0			\$0
2 - D. Preliminary Test (Soils Tests & Geotechnical Report)		\$25,000			\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$75,000			\$0
<b>3. WORKING DRAWINGS</b>		<b>\$499,086</b>	<b>\$374,314</b>	<b>\$124,771</b>	<b>\$0</b>
3 - A. Architectural Fee for Working Drawings		\$371,359			\$0
3 - B. Project Management Services		\$0			\$0
3 - C. Division of the State Architect Plan Check Fee		\$81,201			\$0
3 - D. Community Colleges Plan Check Fee		\$26,526			\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)		\$20,000			\$0
<b>4. CONSTRUCTION - HARD COSTS</b>		<b>\$9,283,968</b>	<b>\$7,028,648</b>	<b>\$2,255,320</b>	<b>\$0</b>
4 - A. Utility Service		\$125,000			\$0
4 - B. Site Development - Service		\$75,000			\$0
4 - C. Site Development - General		\$65,000			\$0
4 - D. Site Development - Other		\$0			\$0
4 - E. Reconstruction		\$8,756,280			\$0
4 - F. New Construction		\$0			\$0
4 - G. Board of Governor's Energy Policy Allowance		\$262,688			\$0
H. Other		\$0			\$0
<b>5. CONTINGENCY</b>		<b>\$649,878</b>	<b>\$487,408</b>	<b>\$162,469</b>	<b>\$0</b>
5. Contingency		\$649,878			\$0
<b>6. ARCHITECTURAL AND ENGINEERING OVERSIGHT</b>		<b>\$232,099</b>	<b>\$174,074</b>	<b>\$58,025</b>	<b>\$0</b>
6. Architectural and Engineering Oversight		\$232,099			\$0
<b>7. TESTS AND INSPECTIONS</b>		<b>\$455,165</b>	<b>\$341,374</b>	<b>\$113,791</b>	<b>\$0</b>
7. Tests and Inspections		\$455,165			\$0
<b>8. CONSTRUCTION MANAGEMENT</b>		<b>\$185,679</b>	<b>\$139,260</b>	<b>\$46,420</b>	<b>\$0</b>
8. Construction Management & Labor Compliance Program		\$185,679			\$0
<b>9. TOTAL CONSTRUCTION (Items 4 through 8)</b>		<b>\$10,806,789</b>	<b>\$8,170,764</b>	<b>\$2,636,025</b>	<b>\$0</b>
Total construction Costs		\$10,806,789			\$0
<b>10. FURNITURE AND GROUP II EQUIPMENT</b>		<b>\$1,263</b>	<b>\$0</b>	<b>\$1,263</b>	<b>\$0</b>
10 - A. Furniture and Group II Equipment		\$1,263			\$0
<b>Total Project Costs</b>		<b>\$11,824,917</b>	<b>\$8,938,590</b>	<b>\$2,886,327</b>	<b>\$0</b>
<b>12. Project Data</b>		<b>Gross Square Feet</b>	<b>Assignable Square Feet</b>	<b>ASF:GSF Ratio</b>	<b>Unit Cost Per ASF</b>
New Construction		0	0	0%	\$0
Reconstruction		24,460	16,578	68%	\$528
<b>13. Anticipated Time Schedule</b>					
Start of preliminary plans		8/1/2024	Bid advertisement for construction		6/1/2026
Start of working drawings		3/1/2025	Award of construction contract		8/1/2026
Completion of working drawings		8/1/2025	Bid advertisement for equipment		8/1/2027
Complete DSA approval		4/1/2026	Complete project and activate facilities		8/1/2028
<b>14</b>		<b>State Funded</b>	<b>District Funded</b>		<b>District Funded Total</b>
Acquisition		\$0	Supportable \$0	Non Supportable \$0	\$0
Preliminary Plans		\$393,512	\$124,267	\$0	\$124,267
Working Drawings		\$374,314	\$124,771	\$0	\$124,771
Construction		\$8,170,764	\$2,636,025	\$0	\$2,636,025
Equipment		\$0	\$1,263	\$0	\$1,263
Total Costs		\$8,938,590	\$2,886,327	\$0	\$2,886,327
% of SS Costs		75.59%	24.41%	SS Total	\$11,824,917
Points % Calc		75.04%	24.96%		

Report Generated: 06/17/2021

<b>Foothill-DeAnza Community College District (420)</b>								
<b>Foothill College (422)</b>								
<b>Project: Smithwick Theater Renovation - EPI : 3843</b>								
<b>Rm Type</b>	<b>Description</b>	<b>TOP Code</b>	<b>Department</b>	<b>ASF</b>	<b>Sec. ASF</b>	<b>Increase In Space</b>	<b>Equip. Cost/ASF</b>	<b>Total Allowable Cost</b>
310	Office	1007	Dramatic Arts	150	169	-19	\$28.09	\$0
610	Assembly	1007	Dramatic Arts	7,550	7,536	14	\$90.22	\$1,263
615	Assembly Service	1007	Dramatic Arts	8,878	8,891	-13	\$90.22	\$0
<b>TOTAL</b>		-	-	<b>16,578</b>	<b>16,596</b>	<b>-18</b>	-	<b>\$1,263</b>

Foothill-DeAnza Community College District (420), Foothill College (422): 1000 Smithwick Theater

**Description:**

This project will renovate the 60 plus year old 24,460 GSF Smithwick Theater #2. The theater was built in 1961 and has had no major renovations to it since. The Facilities Condition Index is over 56% which indicates the building systems are in bad need of replacement. On completion of the renovation the theater will provide 150 ASF of Office space and 16,428 ASF of Other Theater space.

<b>Project Type:</b>	Reconstruction		
<b>Occupancy Year:</b>	2028-29	<b>Acres:</b>	0
<b>District Priority:</b>	37	<b>Contact:</b>	Joel Cadiz
<b>CCI:</b>	7120	<b>EPI:</b>	3843
<b>Net ASF:</b>	-18	<b>Total OGSF:</b>	24,460
<b>Last Edit Date:</b>	5/21/2021	<b>Last Edit By:</b>	Eric Mittlestead
<b>Online:</b>	No	<b>Complete:</b>	No

**Project Score:**

Score Type	Score	Supporting Data
Age of Building	60	
Facility Condition Index (FCI)	27	
FTES	12	
Vision for Success Regions of High Need	0	
Vision of Success CTE	25	
Local Contribution	25	
<b>Total Score</b>	<b>149</b>	

**Space Analysis:**

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary Asf	00	00	150	00	00	16,428	16,578
Secondary Asf	00	00	-169	00	00	-16,427	-16,596
Net Asf Change	00	00	-19	00	00	01	-18
Initial Cap/Load FY2024 - 2025	139%	128%	116%	84%	34%	N/A	100%
Final Cap/Load FY2028 - 2029	126%	117%	108%	79%	40%	N/A	94%

**Project Cost:**

Phase	FY	State Funded	District Funds	Non-State Funds	Total Cost
Preliminary Plans	2024-2025	\$393,512	\$124,267	\$0	\$517,779
Working Drawings	2024-2025	\$374,314	\$124,771	\$0	\$499,086
Construction	2025-2026	\$8,170,764	\$2,636,025	\$0	\$10,806,789
Equipment	2025-2026	\$0	\$1,263	\$0	\$1,263
<b>Project Total</b>		<b>\$8,938,590</b>	<b>\$2,886,327</b>	<b>\$0</b>	<b>\$11,824,917</b>