

**PHASE I PRELIMINARY  
ESTIMATE OF PROBABLE COSTS**

Construction Costs = \$1,738,625\*  
Soft Costs = \$433,000

**TOTAL COSTS = \$ 2,171,625**

\*Construction costs covered by federal funds.

**SOFT COSTS**

- Project Management
- Electrical Engineering Design
- Design/Build Services
- Code Review / Inspection
- Asbestos Testing
- Asbestos Abatement
- Advertisements
- Commissioning
- Contingency

**AVAILABLE FUNDING TOWARDS  
PHASE I PROJECT COST SC4.1  
\$ 2,171,625  
(Combined CRRSAA and ARPA)**

**College to explore fundraising during  
this phase to cover construction costs.**

Recommended priority activities:

- Select Project Manager
- Select electrical engineer to design electrical upgrades.
- Advertise Design/Build team – select D/B team.
- Advertise Asbestos testing – select firm.
- Advertise Asbestos Abatement Contractor – select Contractor.
- Code Review / Inspector selection.
- Purchase mechanical equipment.

**RECOMMENDATION**

Remove/repair exterior brick for new wall vents at exterior walls of sleeping rooms and study lounges; improve building envelope with new furred walls with closed cell insulation to house new FCUs and piping. Romero. (Johnson to extent that budget will allow.)

**RECOMMENDATION**

New air-cooled Chiller with chilled water piping distribution through existing piping trenches.  
  
New fan coil units with cooling, heating, and ventilation through brick vent for improved IAQ and individual unit mounted or wireless wall thermostats in sleeping rooms and study lounges.

**New HVAC air filtration for all air moving equipment. \***

Romero and Student Center (COVID quarantine) sleeping rooms and study lounges. Purchase equipment for Johnson as budget will allow.

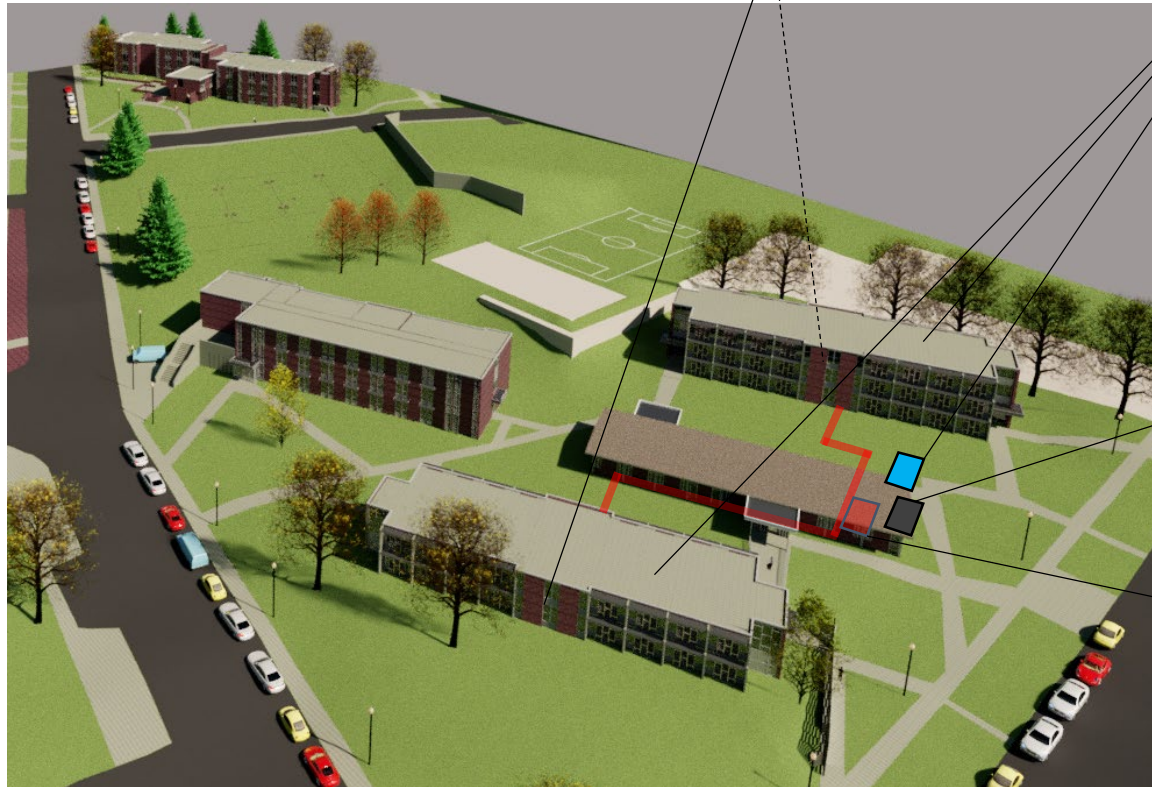
\*Requires strictly adhered-to maintenance schedule for constant filter replacement.

**RECOMMENDATION**

Upgrade electrical service entrance, main switchboard, and electrical panels to provide power to support updated HVAC. Serves Johnson, Romero and Student Center buildings.

**RECOMMENDATION**

Replace 60+ year-old boiler, hydronic heating system, and domestic water system past its service life. This will free up space to accommodate new chilled water systems in existing Boiler Room. Serves Johnson, Romero and the Student Center.



■ Meets ARPA criteria for permissible minor remodeling



**Phase I: Johnson, Romero, Student Center**  
**Complete August 22, 2022** Attachment – TSC Residence Hall Complex

**RECOMMENDATION**

New air-cooled Chiller with chilled water piping distribution through existing piping trenches.

New fan coil units with cooling, heating, and ventilation through brick vent for improved IAQ and individual unit mounted or wireless wall thermostats in sleeping rooms and study lounges.

New HVAC air filtration for all air moving equipment. \*

Huggins and O'Connor sleeping rooms, apartments and study lounges.

\*Requires strictly adhered-to maintenance schedule for constant filter replacement.

**RECOMMENDATION**

Upgrade electrical service entrance, main switchboard, and electrical panels to provide power to support updated HVAC. Huggins and O'Connor.

**SOFT COSTS**

- Project Management
- A/E Services – Phases II and III
- Code Review / Inspection
- Asbestos Testing
- Asbestos Abatement
- Advertisements
- Commissioning
- Furniture for 3 buildings
- Contingency

**AVAILABLE FUNDING TOWARDS PHASE II PROJECT COST SC4.1**

- TSC Fundraising
- Bond measure student fees
- Institutional Reserves

**RECOMMENDATION**

Remove/repair exterior brick for new wall vents at exterior walls of sleeping rooms and study lounges, house new FCUs. Huggins and O'Connor.

**RECOMMENDATION**

Exterior sunscreens, accent roofs and new entrances, fencing. Johnson, Romero and Student Center

**RECOMMENDATION**

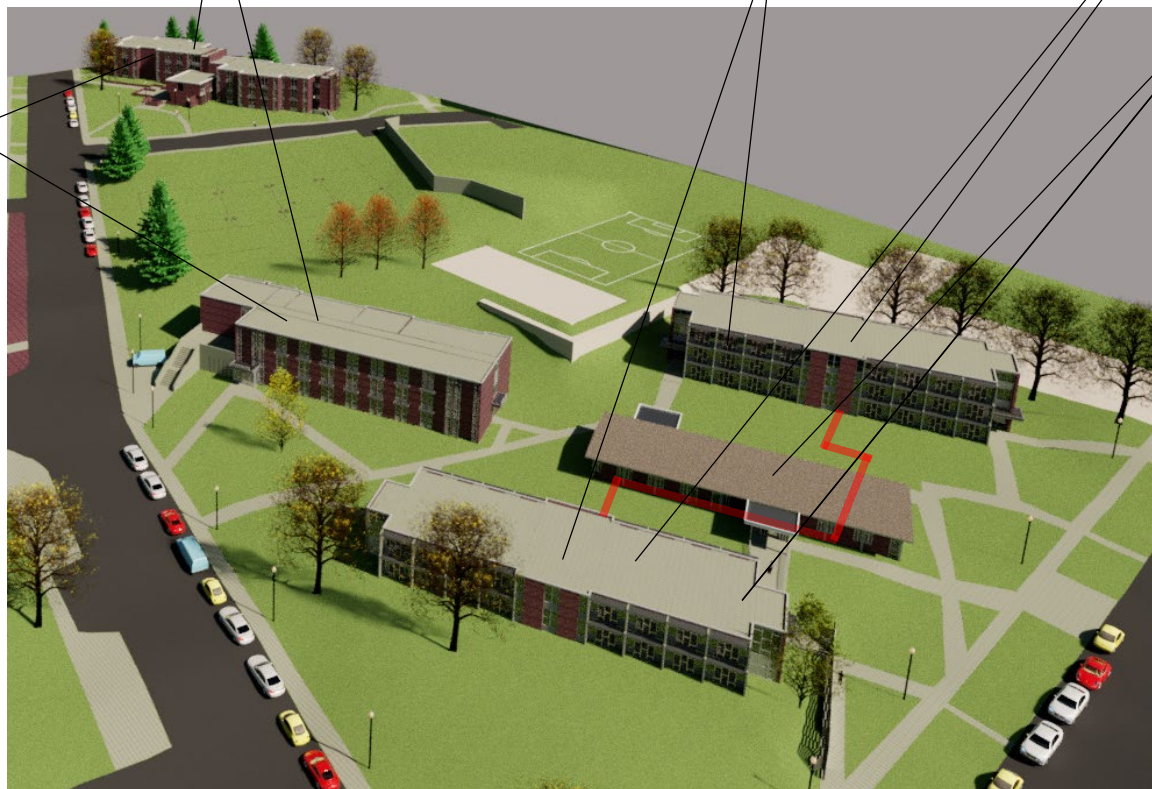
Redesigned layout of bathrooms, new laundry areas, all new plumbing fixtures. Johnson and Romero.

**RECOMMENDATION**

Improve building envelope with furred wall with closed-cell rigid insulation at exterior walls of sleeping rooms. Johnson.

New flooring, wall, ceiling finishes, murals – bathrooms, laundry areas, sleeping rooms, study lounges, corridors. Johnson and Romero.

New flooring, wall and ceiling treatments, mural, glass walls. Student Center Study Lounge



**PHASE II PRELIMINARY ESTIMATE OF PROBABLE COSTS**

Construction Costs = \$ 8,500,000

Soft Costs = \$3,500,000

**TOTAL COSTS = \$12,000,000**



**Phase II: Johnson, Romero, Student Center, O'Connor, and Huggins – Complete August, 2024**

**RECOMMENDATION**

Exterior sunscreens, accent roofs and new entrances. Huggins and O'Connor

**RECOMMENDATION**

Redesigned layout of bathrooms (O'Connor only), all new plumbing fixtures. Huggins and O'Connor.

**RECOMMENDATION**

Update recreational fields.

**RECOMMENDATION**

Develop existing tennis court (not shown) into new parking lot.

**RECOMMENDATION**

Improve building envelope with furred wall with closed cell rigid insulation at exterior walls of sleeping rooms, new dual-paned replacement windows (Huggins only)

New flooring, wall, ceiling finishes, murals – bathrooms, laundry areas, sleeping rooms, study lounges, corridors. Huggins and O'Connor.

**SOFT COSTS**

- Project Management
- A/E Services
- Code Review / Inspection
- Advertisements
- Furniture for 2 buildings
- Contingency

**AVAILABLE FUNDING TOWARDS PHASE III PROJECT COST SC4.1**

- TSC Fundraising
- Bond measure student fees
- Institutional Reserves



**ESTIMATE OF PROBABLE COSTS  
OPTION – REPLACEMENT WINDOWS**

This scope is being identified as an option, and can be incorporated within Phase 2 or 3. They are in 2021 dollars, and do not include Owner's Construction Contingency, A/E Fees, Code/Review nor any other incidental costs.

Romero: \$ 524,387  
 Johnson: \$ 799,598  
 Huggins: \$ 1,441,341

**PHASE III PRELIMINARY  
ESTIMATE OF PROBABLE COSTS**

Construction Costs = \$ 4,406,000  
 Soft Costs = \$ 1,220,000

**TOTAL COSTS = \$ 5,626,000**



**Phase III O'Connor and Huggins,  
Recreational Fields – Complete August, 2025**