



# VENTURA COMMUNITY COLLEGE STUDENT HOUSING

## Pre-bid Non-mandatory Walk-through Agenda

March 22, 2024 @ 11:00 am

### 1. Introduction of People

### 2. Project Parameters: 320 beds

Construction Budget	\$44,632,000
Soft Costs	\$19,128,214 (includes \$915,000 FFE)
Project Budget	\$64,675,214

### 3. Site Information

- Soils
- Survey

### 4. Preliminary Design Package

- 3-4 story wood frame
- Apartment/Co-live/Traditional
- Program (area 80,000 sf=-)
- Modular Design
- A/E fee Matrix Review
- Property Management
- Design Charrette / Community Outreach

### 5. DSA vs Local building permit

### 6. Schedule /communications

- email campus ([purchasing@vcccd.edu](mailto:purchasing@vcccd.edu) / 761 E. Daily Drive, Suite 200  
Camarillo, CA 93010)

### 7. Closing



**VENTURA COUNTY COMMUNITY COLLEGE DISTRICT  
STUDENT HOUSING PROJECT**

**PRELIMINARY PROJECT SCHEDULE:**

Bid Posting	March 11, 2024
Bid Advertisement(s) and posting	March 11 - March 18, 2024
Non-Mandatory Site Walk	March 22, 2024, at 11:00 am
Written questions submitted to District	March 28, 2024, by 3:00 pm
Response to written questions	April 2, 2024
RFP/Q Submission due	April 8, 2024, at 3:00 pm
Shortlist of Selected Design Teams	April 11, 2024
Interviews (week of)	April 17-19, 2024
Architect selection	April 22, 2024
Architect and District contract negotiations (week of)	April 22-26, 2024
District Board of Trustees Approval	May 2024
Design Kick off (week of)	May 13-17, 2024
Design	May -Nov 2024
Permit Review and approval	Dec 2024- April 2025
Bidding	May-June 2025
Construction	18-20 months.
Move In	December 2026



## EXHIBIT C

### Architectural Engineering Design Team and Fee Matrix

**Ventura College Student Housing**

**Project RFP# 770**

**320-bed Student Housing Project**

**Date:**

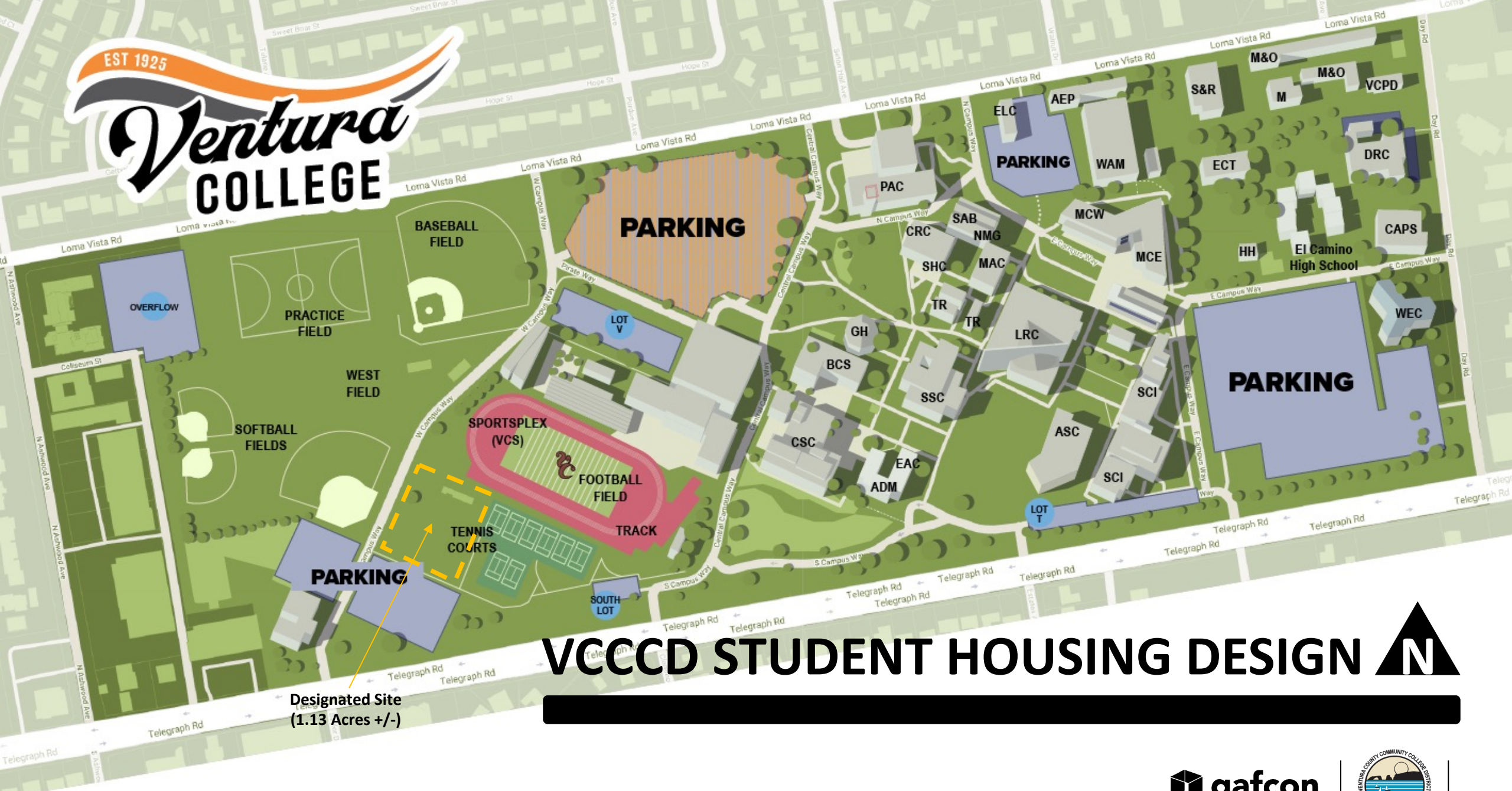
<u>Discipline:</u>	<u>Firm name</u>	<u>SD</u>	<u>DD</u>	<u>CD</u>	<u>Bid</u>	<u>CD's</u>	<u>Project Closeout</u>	<u>Total</u>
Architect:								
Civil:								
Structural:								
Mech/Plmb:								
Electrical:								
Landscape:								
AV:								
IT:								
Fire/Life Safety:								
Acoustic:								
Dry Utilities:								
Cost Estimating:		XX	XX	XX	XX	XX	XX	XXXXXXX

#### **TOTAL**

**Reimbursable expenses**

**(Estimated)**

**Designated firm representative signature:** \_\_\_\_\_



Designated Site  
(1.13 Acres +/-)

# VCCCD STUDENT HOUSING DESIGN





**VENTURA COLLEGE**  
 4667 Telegraph Road, Ventura CA 93003  
 805-289-6000 | VENTURACOLLEGE.EDU




Designated Site (1.13 Acres +/-)

## CAMPUS BUILDINGS & SERVICE LOCATIONS

**CAMPUS POLICE 805-289-6486**

- FIRST AID STATIONS
- BUS STOP
- EVACUATION AREAS
- AED LOCATIONS (Automated External Defibrillator)
- EMERGENCY OPERATIONS CENTER (EOC)
- EMERGENCY SHELTER AREA
- STAGING AREA
- EMERGENCY EVACUATION CHAIR
- EMERGENCY SUPPLY TRAILER
- LACTATION ROOM
- ALL GENDER RESTROOM
- PARKING MACHINE
- ATM MACHINES
- 30 MINUTE PARKING
- MOTORCYCLE PARKING
- ACCESSIBLE PARKING
- BIKE RACKS
- FOOD PANTRY
- CAR CHARGING STATIONS

- ADM ..... Administration  
Administration & EAC
- AEC ..... Athletic Event Center  
Large Gym, Fitness Center
- AEC ..... Auto Education Center
- ASC ..... Applied Science Center
- BCS ..... Bookstore & Campus Services  
Financial Aid, Basic Needs, VC Bookstore
- C ..... Kinesiology/Small Gym
- CDC ..... Orfalea Child Development Center
- CRC ..... Creative Resources Center  
Student Health Center
- CSC ..... Campus Student Center  
Assessment & Outreach, ASVC, CaWORKS, Food Pantry, FYE, Pirates Cove, SEA, Vending, Veterans Resource Center
- DRC ..... Day Road Center  
VC Foundation, District Economic Development, Institutional Effectiveness, Campus Police
- ECT ..... Environmental/Construction Technology
- ELC ..... English Learning Center (Testing Center)
- EOP ..... Extended Opportunities Programs & Services
- GH ..... Guthrie Hall
- HSC ..... Health Sciences Center
- HH ..... Head House
- LRC ..... Library & Learning Resource Center  
Assistive Technology Training Center, Tutoring, Copy Center
- MAC ..... Media Arts Center
- M ..... Maintenance
- MCE ..... Multidisciplinary Center East
- MCW ..... Multidisciplinary Center West  
Career Education, Vending
- NMG ..... New Media Gallery
- PAC ..... Performing Arts Center
- SAB ..... Studio Arts Building
- SCI ..... Sciences Building s
- SSC ..... Student Services Center  
Admissions & Records, Career Development Center, Counseling, International Students, Registration, Student Business Office, Student Connect, Student Information Center, University Transfer Center
- S&R Warehouse... Shipping & Receiving
- TR 12-13 ..... Child Development Education (Between MAC & SSC Bldg.)
- TR 14-15 ..... Trailer Classroom (Between MAC & SSC Bldg.)
- TR 16 ..... Nursing Skills Lab (Between MAC & SSC Bldg.)
- VCS ..... Ventura College Sportsplex
- VCPD ..... Ventura College Campus Police 805-289-6486 (Lost & Found)
- WAM ..... Welding, Auto & Manufacturing
- WEC ..... Wright Event Center

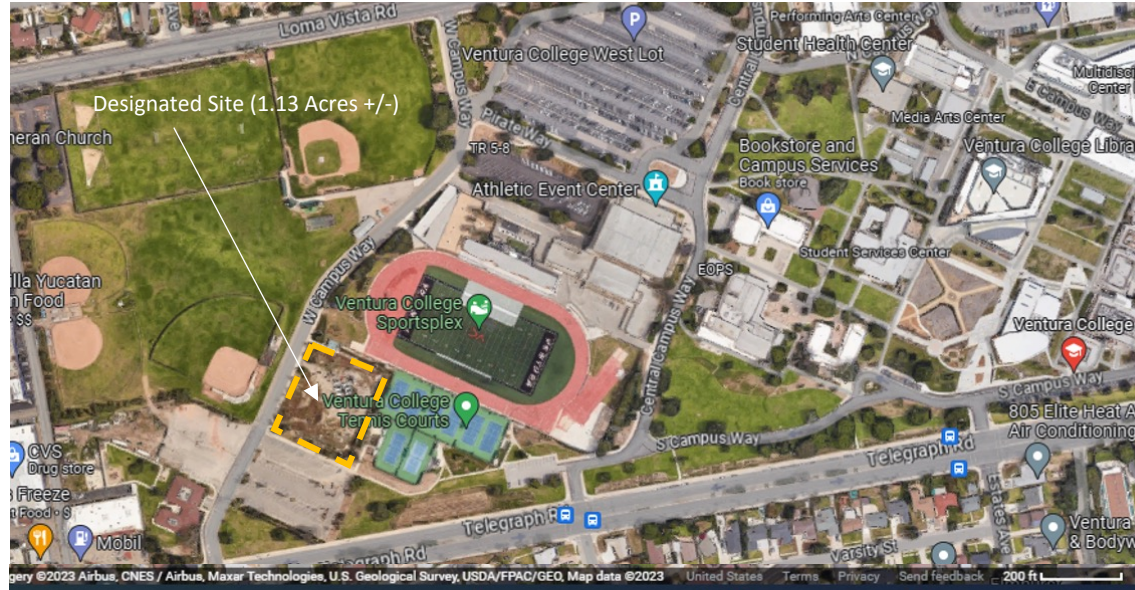




# VCCCD STUDENT HOUSING DESIGN



Site Plan



Campus Aerial

VCCCD Student Housing is envisioned as a 4 story, 320 bed facility. Two areas of “Student Services” are anticipated with Community Kitchens, Laundry, Landscaped Courtyard, Dining Patios, and 2<sup>nd</sup> Floor Outdoor Terrace.

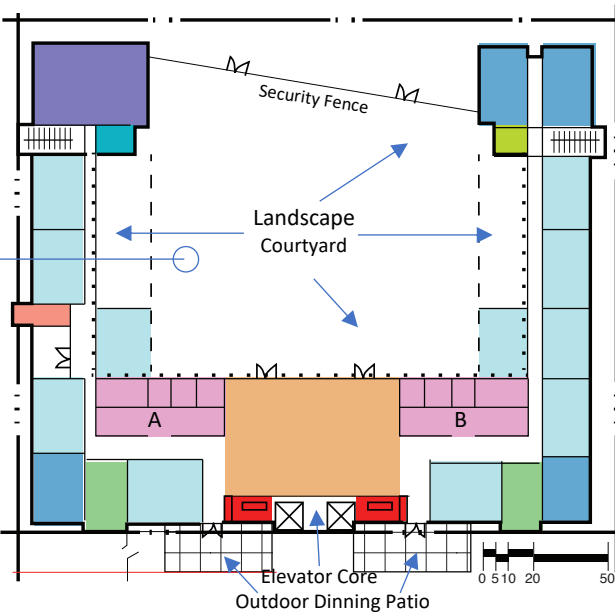
## Preliminary Program (Assignable Area)

Function	Area (SF)
Director Suite (3Bdrm)	1,200
3Bdrm (59x600ea)	35,400
4Bdrm (34x780ea)	26,520
RA (8x300ea)	2,400
Office Suite (A/B) (2X750ea)	1,500
Student Lounge (1x)	2,400
Community Kitchen (2x150ea)	300
Laundry (4x108ea)	432
Study (4x108ea)	432
Mail	160

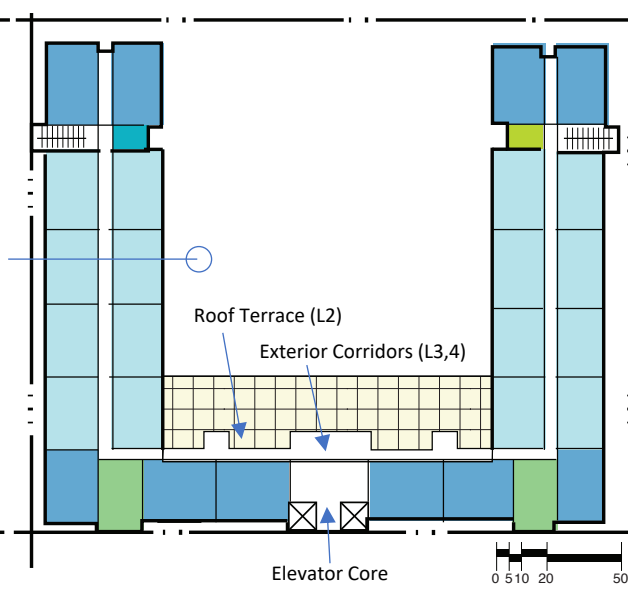
Total Assignable Area 65,644

Building Area	Area
L1	18,040
L2	20,740
L3	20,740
L4	20,740

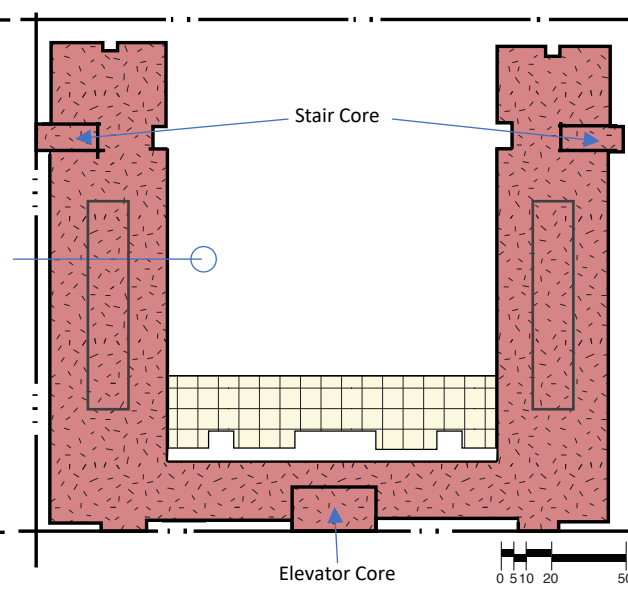
Total Gross Area 80,260



L1 Ground Floor | 18,040 SF +/-

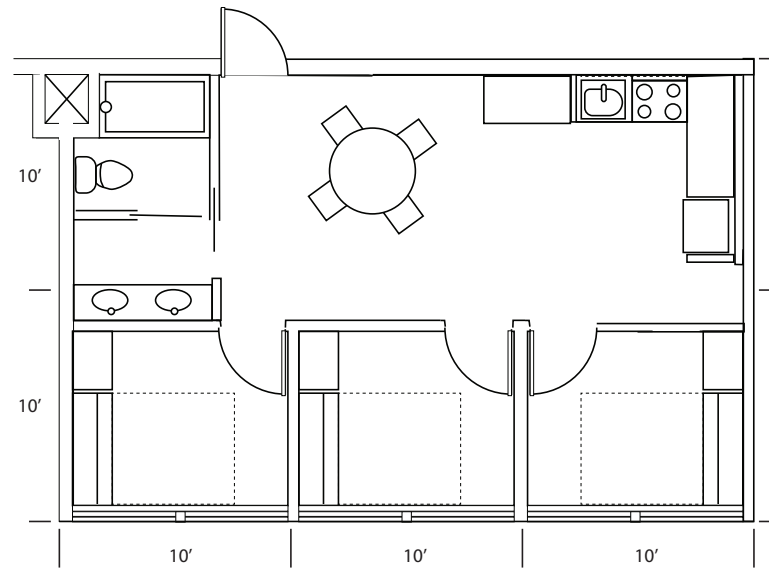
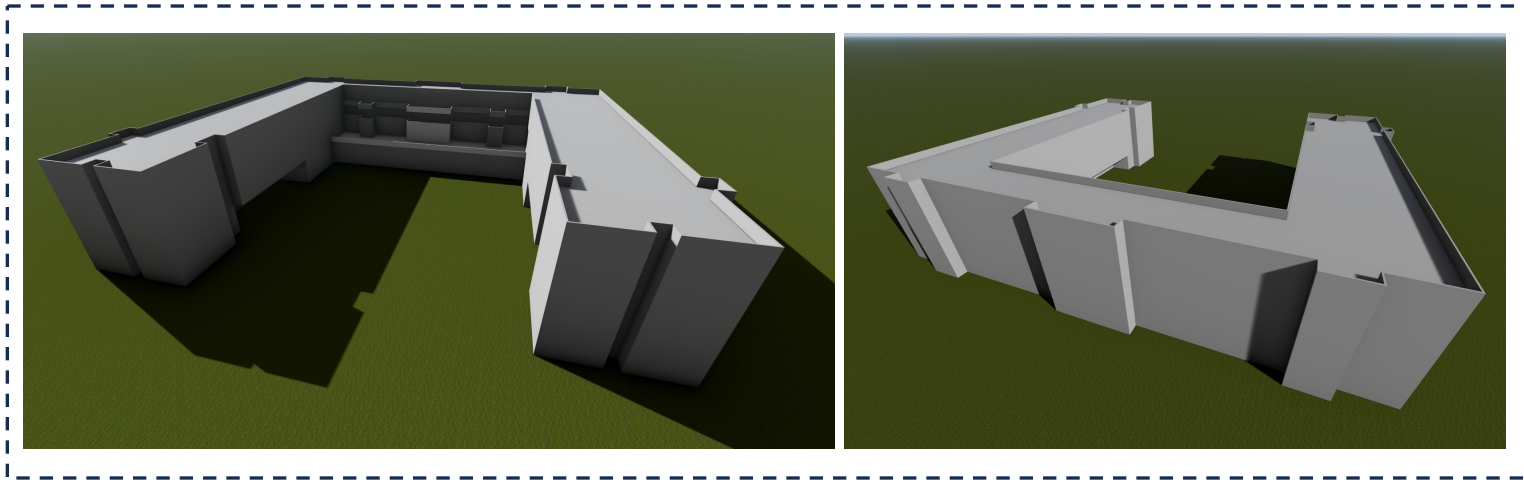
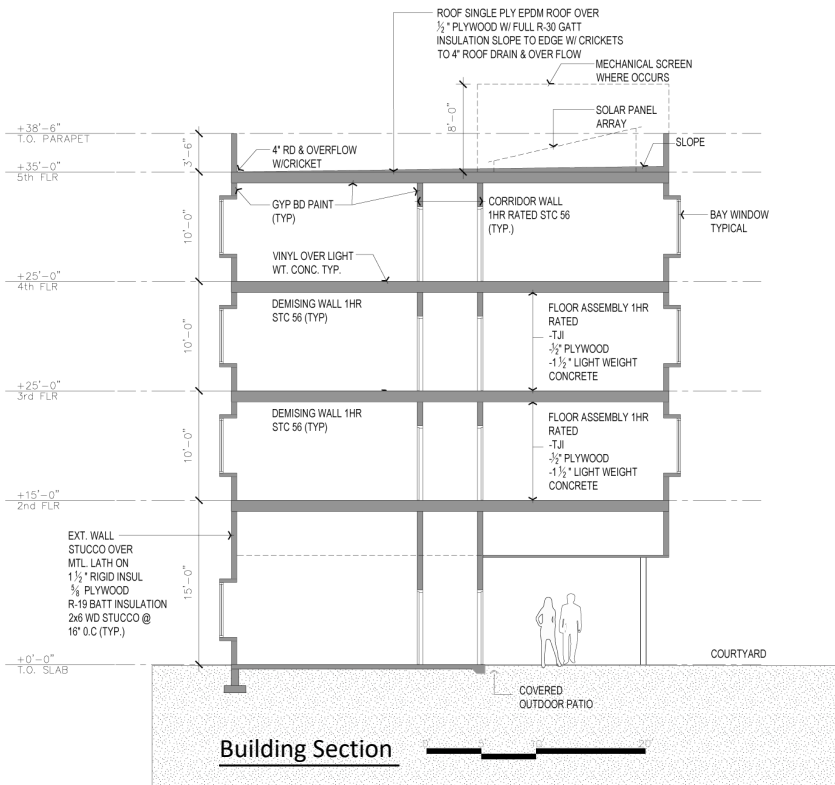


L2, L3, L4 | 20,740 SF +/-

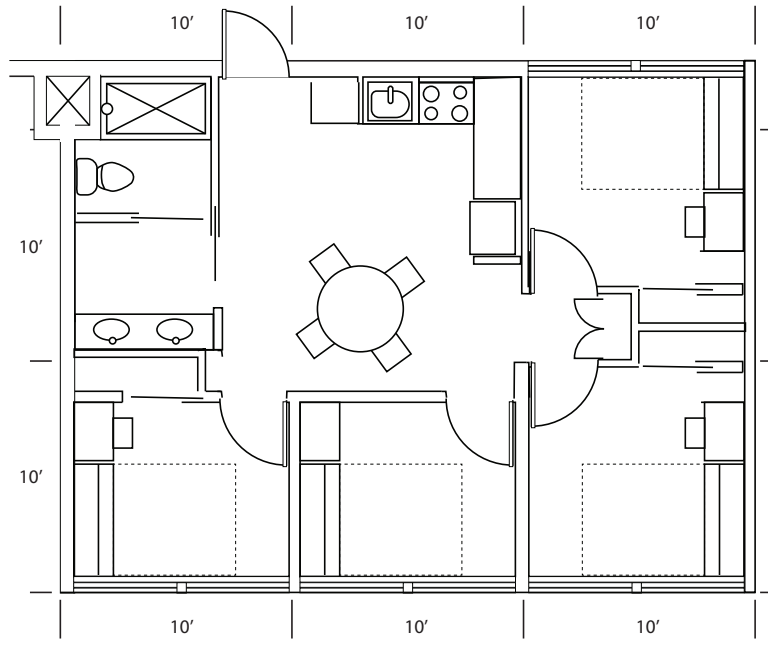


Roof Plan

# VCCCD STUDENT HOUSING DESIGN



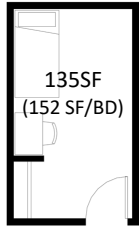
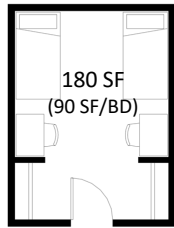
Co-Living: 3 BDRM | 600 SF Gross



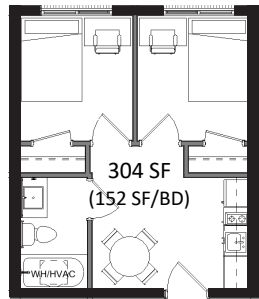
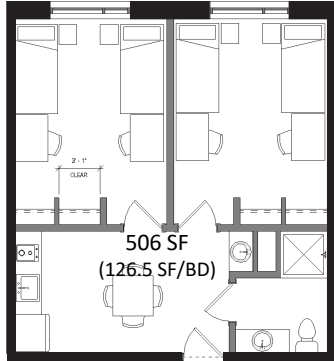
Co-Living: 4 BDRM | 690 SF Gross



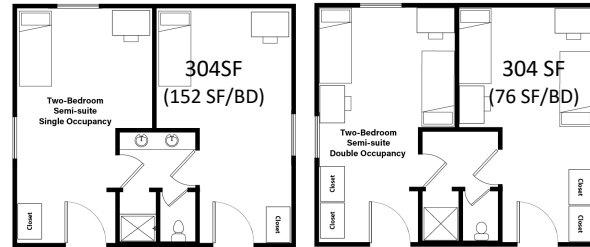
## Traditional



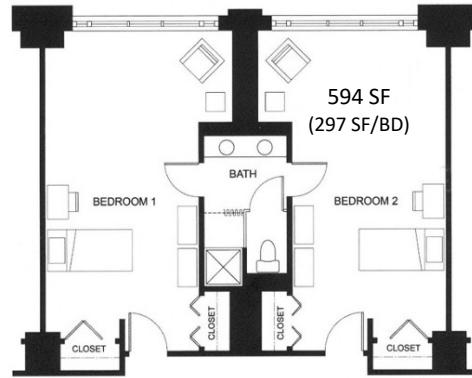
## Suite



## Semi-Suite

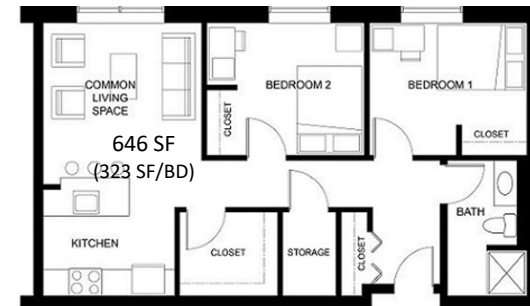
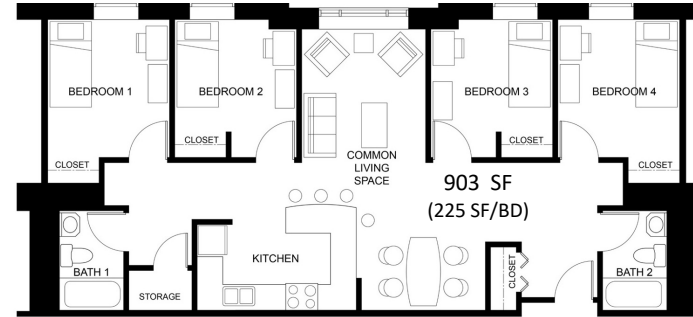


Lounge and a community kitchen will be shared by multiple units.



COMMUNITY KITCHEN NEARBY

## Apartment



## Co-Living

