

AP 6600 Capital Construction

Reference:

*Education Code Section 81005 & 81820
Title 5 Sections 57150 et seq.*

Construction contracts will be let in accordance with AP 6340 Contracts - Construction and will comply with applicable laws relating to public works.

The Superintendent/President or his/her designee shall be responsible for and will annually report to the Board and to the State Chancellor's Office a Five-Year Capital Construction plan. The submission shall incorporate the needs identified in the District's Education Master Plan regarding the District's future academic and student services programs and the effects of such programs on construction needs.

The plan shall be submitted in accordance with the California Community Colleges Facilities Planning Manual and will include statements regarding educational plans, energy conservation plans, disabled persons barrier removal plans, all program delivery locations, locations of other owned lands, District-wide priority lists, District-wide capacity/load rations and all supporting detail required by the Chancellor's Office.

The 5-Year Capital Construction Plan shall be reviewed and adopted by the Board of Trustees prior to submission to the Chancellor's Office.

Conversion of Buildings

State funds earmarked for capital outlay financing may be used to acquire an existing government-owned or privately-owned building and to pay the necessary costs of converting such a building to community college use if all of the following criteria apply:

1. The building was constructed as, and continues to qualify as, a school building, as provided by Education Code Sections 81130 et seq., or the building is determined to have, or is rehabilitated to an extent that it is determined to have, a pupil safety performance standard that is equivalent to that of a building constructed pursuant to Education Code Sections 81130 et seq. The determination of the pupil safety performance standard must meet all of the requirements of Education Code Section 81149(a)(1)&(2).
2. The total cost of purchasing and converting the existing building to community college use is not greater than the estimated cost of constructing an equivalent building.

3. The land associated with the building will be owned by, or controlled through a long term lease of at least 50 years by, the District.
4. The District has complied with facility site review guideline recommendations of the California Postsecondary Education Commission pursuant to Education Code Section 66904.
5. The funding for the purchase and conversion of an existing building does not supersede funding for facilities that have previously been prioritized by the Board of Governors and are awaiting state funding.