

SAN FRANCISCO COMMUNITY COLLEGE DISTRICT POLICY MANUAL

Title: CAPITAL CONSTRUCTION	Number: BP 7.35
Legal Authority: References: Education Code, sections 70902, 81820 and 81837, Title 5 California Code of Regulations, sections 57150 et seq.	Page: 1 of 2

The Board shall approve a facilities master plan and approve and submit to the Board of Governors of the California Community Colleges a five-year capital construction plan. The Chancellor shall annually update the capital construction plan and present it to the Board for approval. The plan shall address, but need not be limited to, the elements delineated in Education Code, section 81821.

The Board shall approve all sites, and schematic designs for new buildings. The Board shall approve all major repairs, alterations, additions, and maintenance work. The Board shall

1. approve new educational and program specifications for all new buildings and major renovations and remodeling projects;
2. approve new educational program specifications for all new campuses;
3. approve specific sites for new campuses;
4. approve specific site locations within a campus if the chosen site differs from the District's facilities master plan;
5. approve final design development phase-plans for new buildings and campuses;
6. approve the facilities master plan;
7. approve (or ratify if state deadlines do not allow for prior approval) all initial and final program proposals for new facilities submitted to the state for funding.

The Board and District staff shall be kept informed at each stage of a project. As architects complete each stage of planning and formalizing of drawings and specifications of a project, the Board will be kept informed and, when required as noted above, shall give formal approval.

Approved by District Board of Trustees Date: 04/30/09	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Authenticated By Chancellor</td> <td style="width: 30%;">Date:</td> </tr> <tr> <td>04/30/09</td> <td></td> </tr> </table>	Authenticated By Chancellor	Date:	04/30/09	
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The Chancellor is responsible for planning and administrative management of the District’s capital outlay and construction program.

District construction projects shall be supervised by the Chancellor or his/her designee. The Chancellor or his/her designee shall monitor the progress of all construction work including inspection of workmanship, completion of work to meet specifications, and the suitability of proposed changes to the scope and original design of the work. The Chancellor or his/her designee shall assure compliance with laws related to the use of state construction funds and District-funded construction projects.

The Chancellor shall provide for value engineering for each capital construction project with a total cost of \$1 million or more. The project architect, project engineers, construction manager and facilities planning staff shall review the project during the design phase to verify that the best materials, building systems, and design options have been chosen given the budget and the functional criteria.

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