

BOARD REPORT NO. 18-7-XXX

TO: Members of the Board of Trustees
FROM: Ron Galatolo, Chancellor
PREPARED BY: José D. Nuñez, Vice Chancellor, Facilities Planning & Operations 358-6836

APPROVAL OF 2020-2024 FIVE-YEAR CAPITAL CONSTRUCTION PLAN

On June 28, 2017 (Board Report No. 17-6-103B), the Board authorized submittal of the District’s 2019-2023 Five-Year Capital Construction Plan (5YCP), the related Initial Project Proposals (IPPs) and Final Project Proposals (FPPs) to the California Community Colleges Chancellor’s Office (CCCCO). The authorization was in accordance with the Community College Construction Act and both the Education Code Section 81800, *et seq.*, and State Administrative Manual 6610. The plan constitutes the first part of the capital outlay proposal process and was prepared according to current guidelines.

The CCCCCO reviews and evaluates submitted plans for conformance to existing guidelines and potential for funding. Competition is increasingly fierce in light of the Legislature and Governor’s decisions not to put statewide bonds on the 2008, 2010, 2012, 2014 ballots, and to not issue bonds funding the Prop 51 ballot measure approved by voters in 2016. The CCCCCO has indicated they will transfer previously submitted priority FPPs for Canada College Multiple Program Instructional Center (Bldg. 13), College of San Mateo Water Supply Tank Replacement and Skyline College Workforce Economic Development Prosperity Center (Bldg. 2) to fiscal year (FY) 2019-2020. The CCCCCO will also transfer previously submitted IPPs for Canada College Performing Arts Center Technology and Environmental Modernization (Bldg. 3), College of San Mateo Learning Resource Center Modernization (Bldg. 9), College of San Mateo Demo & New Kinesiology Building (Bldg. 8) and Skyline College Learning Resource Center Technology and Environmental Upgrade (Bldg. 5) to FY 2021-2022, where these projects will have to re-compete against other submitted project proposals.

In preparing and submitting the 2020-2024 plan, the District maintains its priorities with regard to funding improvements for (1) buildings and facilities, (2) improvements and modifications to meet the needs of the physically limited, and (3) response to safety concerns.

This report is broken down into three (3) categories:

- I. FY 2019-2020 FPPs (Approved for inclusion in spending plan 2019 CCCCCO Board)
- II. FY 2021-2022 IPPs (Subject to approval and future funding)
- III. Locally Funded Current and Future Projects

Each project is described under these sections and this report is meant to give the Board and community an understanding of the projects anticipated to be implemented in the 2020-2024 timeframe. The District currently does not have local District funding for these projects.

I. FY 2019-2020 FPPs**CAÑADA COLLEGE – BUILDING 13 MULTIPLE PROGRAM INSTRUCTIONAL CENTER**

Project Description: This project involves the modernization of the academic classroom building. The building was one of the original instructional buildings built on the Cañada campus in 1968. The project proposes code upgrades to restroom facilities, corridors and vertical circulation systems. The modernization will serve several purposes: It will provide housing for one of two animation labs, which are not co-located with the digital media program and will deactivate space in an existing relocatable building. It will provide more flexible classroom layouts and it will provide a new distance-learning facility. It addresses problems associated with facility accessibility for ADA compliance. As part of the mechanical work, BMS controls and existing AC units serving computer labs are replaced. Modernization of faculty offices is also part of this proposed project. A total of 29 offices will receive basic improvements including lights, mechanical, telephone/data and finishes. Shared office space for adjunct faculty and meeting room capacity are also part of this project. The renovation of the building-wide infrastructure systems improves the functionality of all 21,619 assignable square feet (asf) in the building including 6,059 asf lecture; 10,301 asf instructional laboratory; 3,604 asf office and 730 asf AV/TV space.

Total Project Cost: The renovation of this facility has an estimated total project cost of \$24.1 million, with \$8.3 million requested from State Capital Outlay funding, supplemented by \$15.8 million in local funds.

Status: Based on the assumption that the project is approved, design would commence in 2019 with construction starting in 2020. Assuming State Capital Outlay funding is secured, the facility would be ready for use in FY 2022-2023. The District currently does not have local District funding for this project.

COLLEGE OF SAN MATEO – WATER SUPPLY TANK REPLACEMENT

Project Description: During a recent cleaning and inspection of the existing 500,000-gallon campus water storage tank performed in April 2017, inspection divers discovered degradation of the interior tank liner. This water storage tank supplies domestic, irrigation and fire water for the entire campus through a triplex booster pump system and dedicated fire pumps (electric-normal operations, diesel direct drive-emergency operations). The tank is supplied water from a public water system (California Water Company), but due to the location and topography of the campus the large storage tank is required to supply and maintain flow rate and pressure for domestic and fire water demands.

The degraded liner condition put the water quality and usage at risk. Unlined areas of the tank are subject to biofilm and algae growth, which use up the free disinfectant residual, creating water quality issues. Additionally, the degraded liner is breaking up into pieces that could lodge in the domestic or firewater outlets and/or pumps limiting available water. Replacement of the liner is possible, but would take the tank offline for two to three months to complete. The tank age of almost 60 years makes capital investment into the liner replacement questionable. The tank is reaching its useful life and replacement is warranted.

A replacement tank could be completed while the existing tank remains online with only short periods of system downtime for cutover. The campus FTE population, size of campus building, and

current fire code require a replacement tank approximately 140% greater in volume than the existing tank.

This project replaces the existing tank considering the new design standards of the American Waterworks Association (AWWA) used in the design of steel and concrete water storage tanks, American Society of Civil Engineers (ASCE) used in the design of non-building and utility infrastructure, California Fire Code, as well as those standards used in the structural design review by the DSA.

Total Project Cost: The replacement of the water supply tank has an estimated cost of \$6.3 million, with \$5.7 million requested from State Capital Outlay funding, supplemented by \$629 thousand in local funds.

Status: Based on the assumption that the project is approved, design would commence in 2019 with construction starting in 2020. Assuming State Capital Outlay funding is secured, the facility would be ready for use in FY 2020-2021.

SKYLINE COLLEGE – BUILDING 2 WORKFORCE AND ECONOMIC DEVELOPMENT PROSPERITY CENTER

Project Description: This project provides a readily accessible integrated service center that responds to the need to link services, benefits, opportunities, and instruction to build on the State's investment in workforce and economic development and to strengthen the connections of the public to benefits and opportunities that help build personal and community economic sustainability. In particular, it addresses the specific needs of students by linking their educational experience with the job market and long-term careers. The services consist of three strands: employment/career services, income/work supports, and financial services/asset building.

This 30,914 asf facility includes a job placement center, resource libraries, international trade and development center, center for workforce development, and an English language institute. Project includes activating 7,897 asf of unassigned space. Improvements also include upgrades to base building utility systems such as power, lighting, data, security, hvac and plumbing.

Total Project Cost: The renovation of this facility has an estimated total project cost of \$28.8 million, with \$14.6 million requested State Capital Outlay funding, supplemented by \$14.1 million in local funds.

Status: Based on the assumption that the project is approved, design would commence in 2019 with construction starting in 2020. Assuming State Capital Outlay funding is secured, the facility would be ready for use in FY 2022-2023. The District currently does not have local District funding for this project.

II. FY 2021-2022 IPPs

CAÑADA COLLEGE – BUILDING 3 PERFORMING ARTS CENTER TECHNOLOGY AND ENVIRONMENTAL MODERNIZATION

Project Description: This IPP addresses challenges resulting from changes in pedagogy over the past 40 years. Significant changes have occurred in the technologies that support the teaching of the fine arts, especially photography, as well as the theater and the theater support areas. Lighting, sound systems and backstage support rooms require renovation in order to properly train students in the use of these new technologies.

The visual arts and music program spaces need to be reconfigured to provide for the technological changes as well as providing a safer and cleaner working environment. Existing utility infrastructure systems (e.g. electrical, mechanical, data, elevator, security, etc.) all require upgrades to comply with current codes and improve the learning environment.

Total Project Cost: The renovation of this facility has an estimated total project cost of \$43.5 million, with \$12.9 million requested State Capital Outlay funding, supplemented by \$30.6 million in local funds.

Status: If the CCCCOC approves this IPP, an FPP will be developed and submitted as part of the 2021-2025 planning process. The District currently does not have local District funding for this project.

COLLEGE OF SAN MATEO – BUILDING 9 LIBRARY MODERNIZATION

Project Description: The library at College of San Mateo was constructed in 1963 and has housed the library and television radio studios. The building has seen minor remodeling and a seismic upgrade over the past 40 years and is in need of a major modernization to catch up with the media and library technologies relevant to today, and to conform to current codes, particularly ADA. The aged infrastructure is inadequate and past its useful life and needs to be replaced to meet State energy and District maintenance and operational standards.

The project reconstructs Building 9 Library to provide facilities that integrate media and library technologies relevant to today; replaces building-wide aged infrastructure to support these programs and increase energy efficiency; removes hazardous materials; and increases accessibility as required by code. The former Television/Radio spaces will also be modernized to consolidate the Information Technology Services (management information services) for operational efficiencies within the heart of the campus.

The project will result in a total of 37,176 asf, which includes 21,550 asf of library space and 4,812 asf of office space and 10,814 asf of other spaces.

Total Project Cost: The cost is expected to be approximately \$21 million, with fifty percent of requested State Capital Outlay funding, supplemented by an approximately equal match in local funds.

Status: If the CCCCOC approves this IPP, an FPP will be developed and submitted as part of the 2021-2025 planning process. The District currently does not have local District funding for this project.

COLLEGE OF SAN MATEO – BUILDING 8 DEMOLITION AND NEW KINESIOLOGY

Project Description: This project constructs 60,808 asf/90,000 gsf of new facilities on the College of San Mateo campus to respond to the growing demand for programs in fitness, wellness and aquatics for instructional needs. The Gymnasium was constructed in 1963 and was among the first buildings built on the site. It has never undergone any major renovations or remodeling for the past 40 years. There have been substantial changes in the program, code compliance issues, and infrastructure issues that require attention.

Total Project Cost: The cost is expected to be approximately \$74.5 million, with \$20.7 million requested State Capital Outlay funding, supplemented by \$53.8 million in local funds.

Status: If the CCCCCO approves this IPP, an FPP will be developed and submitted as part of the 2021-2025 planning process. The District currently does not have local District funding for this project. The District currently does not have local District funding for this project.

SKYLINE COLLEGE – BUILDING 5 LIBRARY/LEARNING RESOURCE CENTER

Project Description: This project modernizes the Library/Learning Resource Center (LRC) facility so that it may continue to service the widening variety of needs required of such facilities, as well as provide energy efficiency and accessibility improvements required by current building codes. Originally constructed in 1995, Building 5 was designed to be the heart of the academic support system of the campus.

The conditions driving this project relate more substantially to the capability of the spaces in the building to keep pace with dynamic changes in the technologies that have taken place in the library and resources support industry during the past decade alone. A 20-year old building in this technology driven environment is apt to fall behind more rapidly than other typical buildings on the campus. The functions and role of the library and learning resources center have also changed in the manner in which they serve the tech-savvy student and faculty, which means that not only is the building outdated in its technology provisions, but the configuration of spaces themselves are inadequate and inefficient for delivering library and learning services. This project addresses these changes by reconfiguring the spaces to provide the right types of spaces, appropriately configured, while incorporating techno-media-internet elements throughout.

The project will require the replacement of the outdated telecommunications systems with respect to bandwidth/data speeds available today, and it also does not have enough capacity for the number of data ports now required by library users and the additional technology equipment that will be integrated in the library. The additional technology will also require upgrades to the security systems (to protect it from being stolen). Portions of the mechanical and electrical systems will also need to be upgraded/modified to provide enough power and cooling capacity for the additional technology use in the library.

Total Project Cost: The renovation of this facility has an estimated total project cost of \$32.1 million, with \$11.7 million requested State Capital Outlay funding, supplemented by approximately \$20.4 million in local funds.

Status: If the CCCCCO approves this IPP, an FPP will be developed and submitted as part of the 2021-2025 planning process. The District currently does not have local District funding for this project.

III. Locally funded current and future projects

CAÑADA COLLEGE – BUILDING 1 KINESIOLOGY AND WELLNESS CENTER

Project Description: The existing 43-year-old gymnasium contains hazardous materials, does not meet current structural, accessibility or energy efficiency codes, is constructed of cast-in-place concrete and does not lend itself to reconfiguration. Therefore, the structure will be demolished and replaced. The new structure will serve certificate programs and transfers in Kinesiology, Fitness Professional, and Dance, provide a new state-of-the-art gymnasium and health club to serve the community, along with two 25-meter pools, envisioned as part of the original campus master plan. The project will include appropriate locker rooms to meet accessibility codes and to comply with Title IX^[1] requirements. In addition, this project will add a classroom dedicated to the advancement of the Kinesiology and Fitness Professional programs.

Total Project Cost: Total project cost is expected to be approximately \$115 million, to be funded by Measure A and H general obligation bond funds as well as local funds.

Status: Construction started January 2018. Occupancy is scheduled for mid-2020.

CAÑADA COLLEGE – BUILDING 23 MATH AND SCIENCE BUILDING

Project Description: The new approximately 50,000 square foot Math and Science Building will be constructed east of Building 22 and north of Building 18. The new building will also house general lecture facilities to meet the needs of various programs. Also included in this project is to install a new chiller in the central plant.

Total Project Cost: The total project cost is expected to be approximately \$70 million, to be funded by Measure H general obligation bond funds.

Status: Construction started March 2018. Occupancy is scheduled for mid-2019

COLLEGE OF SAN MATEO – BUILDING 17 LEARNING COMMUNITIES

Project Description: This project proposes to repurpose the majority of faculty offices located in Building 17 to provide support space for a number of Learning Communities. Learning Communities are cohort-based programs that link instructors across disciplines and connect people who share common academic goals and attitudes. CSM's learning communities offer an innovative and exciting approach to learning designed for student success. The CCCO analysis indicates the CSM campus is currently overbuilt in the office space category, and the Administration has identified alternate faculty office spaces elsewhere on the campus to house those displaced by this project.

Total Project Cost: The total project cost is expected to be approximately \$6.8 million, to be funded by Measure H general obligation bond funds.

^[1] Title IX is a 1972 federal civil rights law prohibiting discrimination in education programs and activities receiving federal funds. It was the first comprehensive federal law to prohibit sex discrimination in these institutions.

Status: Currently being re-bid as Lease-Lease-Back. Construction is scheduled to start November 2018 with occupancy scheduled mid-2019.

COLLEGE OF SAN MATEO – EDISON PARKING LOT (DEMOLITION OF BUILDINGS 20 & 20A)

Project Description: Building 20 and the associated greenhouses are 52 years old, in great disrepair, non-ADA compliant and grossly underutilized (most programs that had been located there have moved to the new College Center). The Board of Trustees approved the discontinuance of the Horticulture program several years ago. In addition, the one classroom located in Building 20 is not needed due to the fact that the College has added approximately 41,750 square feet of new classroom, lab and office space over the past eight years. The District's facilities condition database indicates that all building systems in Building 20 are beyond their service life, except for the floor slab, exterior walls and roof. The Facilities Condition Index (FCI) for Building 20 is 68.36%, which indicates it is in very poor condition.

As a result, the Administration determined that it would be best to demolish Building 20 and the associated greenhouses; then construct approximately 125-200 parking spaces (replacing the existing 30-40 spaces). Due to the opening of Building 10, new parking spaces on the east side of campus are definitely needed.

Total Project Cost: This project has an estimated cost of approximately \$5 million, to be funded by Measure H general obligation bond funds and local funds.

Status: The project is currently on hold pending the CEQA process.

COLLEGE OF SAN MATEO – BUILDING 19 EMERGING TECHNOLOGIES CENTER

Project Description: The 45-year-old Building 19 contains hazardous materials, does not meet current structural, accessibility or energy efficiency codes, and is constructed of cast-in-place concrete, which does not lend itself to reconfiguration. This project will meet code requirements, minor interior refresh and some technology upgrades.

Total Project Cost: The total project cost is estimated to be approximately \$3 million, to be funded by Measure H general obligation bond funds.

Status: Programming requirements to be reviewed.

SKYLINE COLLEGE – BUILDING 19/OCEANA HIGH SCHOOL SWING SPACE

Project Description: Building 19 & Oceana H.S. will provide swing space during the construction of Buildings 1, 2 and 5 through 2023.

Total Project Cost: The total project cost is expected to be approximately \$4.1 million, to be funded by Measure H general obligation bond funds and local funds.

Status: Construction started May 2019 with occupancy scheduled early 2019

SKYLINE COLLEGE – BUILDING 12 ENVIRONMENTAL SCIENCE

Project Description: With the increased sensitivity to and the growth in green technologies, the College has experienced a huge growth in the environmental sciences program. The program is currently housed in scattered locations around the campus. This new approximately 21,000 square foot building will serve as a model for sustainability and a home to the programs that support these new technologies.

Total Project Cost: The total project cost is expected to be approximately \$42 million, to be funded by Measure H general obligation bond funds.

Status: Construction started Oct 2017 with occupancy scheduled mid-2019.

SKYLINE COLLEGE – BUILDING 1 SOCIAL SCIENCE AND CREATIVE ARTS

Project Description: This project replaces the 77,587 gsf Fine Arts Building (Building 1). Constructed in 1969, it contains hazardous materials, does not meet current structural, accessibility or energy efficiency codes, and is constructed of cast-in-place concrete, which does not lend itself to reconfiguration. The building is in need of extensive modernization to the extent that replacement became the more practical solution. The new building will be approximately 120,000 square feet providing teaching and learning spaces for the arts and social sciences including theatre, photography, painting, ceramics, music, digital arts, dance, paralegal, and administration of justice, philosophy, psychology, history, and sociology.

Total Project Cost: The total project cost is expected to be approximately \$150 million, to be funded by Measure H general obligation bond funds.

Status: Design is underway. Project target completion is scheduled 2022.

SKYLINE COLLEGE – REMOVAL OF PORTABLE BUILDINGS 3A, 3B, 3C, 3D AND 3E

Project Description: This project will remove modular buildings 3A through 3E in accordance with the District's ongoing commitment to reduce or eliminate use of temporary facilities in accordance with CCCO guidelines.

Total Project Cost: A conceptual cost estimate for this project is \$1 million. This project is to be funded by Measure H general obligation bond funds.

Status: These structures are anticipated to be removed at the end of 2022.

RECOMMENDATION

It is recommended that the Board of Trustees authorize submission of the District's 2020-2024 Five-Year Capital Construction Plan to the California Community Colleges Chancellor's Office, along with related Initial and Final Project Proposals seeking State Capital Outlay Funding.