

**BOARD REPORT NO. 09-6-103B**

TO: Members of the Board of Trustees

FROM: Ron Galatolo, Chancellor

PREPARED BY: Rick Bennett, Executive Director of Construction Planning and Gen. Services,  
358-6752

**APPROVAL OF 2011-2015 FIVE-YEAR CAPITAL CONSTRUCTION PLAN**

On June 25, 2008 (Board Report No. 08-6-106B), the Board authorized submittal of the District's 2010-2014 Five-Year Capital Construction Plan (5YCP) and the related Initial Project Proposals (IPP's) and Final Project Proposals (FPP's) to the Office of the Chancellor, California Community Colleges. The authorization is in accordance with the Community College Construction Act and both the Education Code Section 81800, *et seq.*, and State Administrative Manual 6610. The plan constituted the first part of the capital outlay proposal process and was prepared according to current guidelines.

The State Chancellor's Office reviewed and evaluated the 2010-2014 plans for conformance to existing guidelines and potential for funding. Competition was especially fierce in light of the Legislature's decision not to put a bond on the November 2008 ballot. Because of the lack of bonds, the California Community Colleges Chancellor's Office (CCCCO) unfunded two years' worth of projects (including six District projects) previously approved for the 2009-2010 and 2010-2011 funding cycles. Essentially this meant a three-year backlog of projects was competing for one year's allocation of funding. With the majority of this funding guaranteed for life-safety projects, the San Mateo County Community College District was fortunate to have an FPP for the modernization of Cañada College's gymnasium (Building 1) accepted and approved. However, funding remains dependent on the passage of another State-wide bond in the future. An IPP for the Skyline College Wellness Center was also approved.

The 2011-2015 Five-Year Capital Construction Plan reflects input received from the State Chancellor's Office review of the 2010-2014 plans, and the planning from the District's Capital Improvement Program (CIP2). In preparing and submitting the 2011-2015 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 four categories:

- I. Fiscal Year 2011-2015 Locally-funded Projects
- II. Fiscal Year 2011-2015 Current State Capital Outlay Projects (Approved, but State funding not available)
- III. Fiscal Year 2011-2015 Current State Capital Outlay Projects (Approved, State funding available)
- IV. Fiscal Year 2011-2015 Initial Project Proposals and Future Project Proposals

Each project is described under these sections and this report is meant to give the Board a broad and detailed understanding of the projects in the 2011-2015 timeframe.

## I. Locally-funded Projects

### COLLEGE OF SAN MATEO CIP2 DESIGN-BUILD PROJECT

**Project Description:** This multi-component project is being delivered using the design-build delivery method, wherein a design-build contractor is hired to provide the design, as well as construction of the project. The project includes demolition of Buildings 5, 6, 10, 11 and 13, since these buildings have exceeded their useful service lives and their locations are desirable for new buildings. Replacement buildings 5 and 10 are being constructed in the approximate footprints of the existing buildings. The project also includes major improvements to the exterior areas of the campus.

Building 5N will be the new home for Workforce programs, including Dental Assisting, Nursing and Cosmetology, as well as the new home for Wellness and Aquatics. The location at the south end of the campus is convenient for the community members who are patrons of these programs. One such program will be the Fitness Center, which is envisioned to have public memberships producing a new revenue stream to the campus and reinforcing the already cohesive relationship between the local community and the campus. The Aquatic Center will be comprised of a 55 meter pool and a second pool for competition warm-ups, as well as Adaptive Physical Education. The Aquatic center will offer additional community involvement for local swim clubs and competitions. These programs will thrive and grow in this new building, with state of the art equipment and adjacencies to each other that will foster interactions and synergy.

Building 10, located near the center of campus, will place critical student services at the heart of the campus alongside faculty, staff and division offices. Building 10 will embody CSM's collaborative nature and student-oriented service philosophy to strengthen student convenience and access as well as encouraging interdisciplinary faculty dialogue and interactions between faculty and students. The facility will unite Student Services into a "One-Stop Shop," including Admissions, Career Services, Counseling, Financial Aid, Disabled Students Programs & Services, Student Activities, Welcome Center, Cafeteria, and Bookstore. This One-Stop-Shop approach will include the new Learning Center (LC), a centralized tutorial and student support lab where students can get assistance across the disciplines from writing and mathematics to speech communication and foreign languages, and will be an inspired learning environment where students will feel comfortable giving and receiving academic assistance.

CSM's campus exterior will be revamped to take advantage of its idyllic hilltop location. The new landmark entries at Hillsdale Boulevard and CSM Drive will provide gateways to a lively campus where students and the community will feel inspired to participate in college activities, with gathering spaces acting as centers of concentrated activity and energy. Landscape improvements will create hierarchies to define vehicular and accessible pedestrian circulation routes and manage pedestrian/vehicular interface. Emergency vehicle access will be improved, as well as other safety and security measures. Public transportation, passenger drop-off and pick-up zones, service and delivery zones will be enhanced. Wayfinding signage, exterior lighting, concession kiosks, and provisions for art will also be part of this project.

Both new buildings are targeted to receive LEED (Leadership in Energy and Environmental Design) Silver Certification at a minimum, with a goal to reach LEED Gold, demonstrating CSM's commitment to sustainable building design and construction.

**Total Project Cost:** The Construction Planning Department estimates a total project cost of \$216.5 million for this project.

**Status:** The design of all project phases is complete and approved by the Division of the State Architect (DSA). Demolition of the old Building 5 was completed in June 2008 and construction of the new building, aquatic center and central plant is expected to be completed in March 2010 with occupancy in summer 2010. Construction of the new Building 10 began in January 2009 following the demolition of the old Buildings 10, 11 and 13. Building 10 will be completed in spring 2011 with occupancy expected in summer 2011. Sitework improvements will occur in two phases, specifically the southern and northern quads. Construction on phase 1 started in May 2009. Completion of the sitework will coincide with the completion of construction of Building 5 in spring 2010. Construction of phase 2 of the sitework will follow the schedule of Building 10.

### **COLLEGE OF SAN MATEO BUILDING 1 MODERNIZATION PROJECT**

**Project Description:** Building 1 was constructed in 1963 and has not undergone any significant modernization upgrades to date. Building 1 is currently home to CSM's campus administration and security offices, the Health Center, Student Services and the Student Government and Activities offices. Administration and Student Services will be relocated to the new Building 10 once it is complete and Student Activities and government will move to remodeled space in Building 17. This exodus will leave a significant portion of the building vacant and allow for a modest "facelift" modernization project before other programs move in. This project will focus on ADA-accessibility improvements, technology upgrades, interior aesthetic improvements and minor base building system repairs.

**Total Project Cost:** The estimated total project cost for this project is \$6.2 million.

**Status:** The current plan is for design to begin late fall 2010 with construction commencing fall 2011. Re-occupancy of Building 1 is estimated for summer or fall 2012.

### **SKYLINE COLLEGE CIP2 DESIGN-BUILD PROJECT**

**Project Description:** This multi-component project is being delivered using the design-build construction method and will continue the process of reinvigorating the facilities of Skyline College. The new buildings and major improvements to exterior areas of the campus that are planned as part of this Skyline CIP2 Design-Build Project will complete the renaissance.

Building 4 will be the new home of the Cosmetology and Esthetician programs and will expand the general classroom offerings of the College. It will also be the new home for the active Skyline Multi-Cultural groups, as well as Learning Communities, Educational Services, Workforce programs and Skyline's Administrative Offices. The building is intended to be a magnet for a diverse constituency of students, faculty, staff, business persons, and visitors. The building will be visually and physically engaging to promote interaction among campus communities and increase awareness of campus programs available to students. It will serve as a place to host special events and foster student interaction through formal and informal gatherings.

Building 11 will allow the Automotive curriculum to expand by providing facilities for training in Automatic Transmission repair. Incorporated in this new building will be seven service bays, which will simulate operations within a commercial automotive repair facility.

Skyline College's campus exterior will be revamped to take advantage of the existing forest-like and grassland setting. The new landmark entries at Skyline Boulevard and Sharp Park Road will provide gateways to a lively campus where students and the community will feel inspired to participate in college activities, with gathering spaces acting as centers of concentrated activity and energy.

New Building 4 is targeted to receive LEED certification (Leadership in Energy and Environmental Design), demonstrating Skyline College's commitment to sustainable building design and construction.

**Total Project Cost:** The current total project cost is \$92.4 million for this project.

**Status:** The design of all project phases is complete. The Division of the State Architect (DSA) has approved plans for Building 4 and the sitework. Approval of the Building 11 plans is expected by the end of summer 2009. Mass excavation and site utilities for the new Building 4 are nearly complete with construction slated for summer 2009-spring 2011. Building 4 is expected to be ready for occupancy summer 2011. Construction of Building 11 is expected to be complete by summer 2010. It is anticipated that sitework will be performed from summer 2009-summer 2011. Construction of these exterior campus improvements is being phased to minimize campus disruption.

## **II. Current State Capital Outlay Projects (Approved, but State Funding Not Available)**

### **CAÑADA COLLEGE BUILDING 1 – FITNESS CENTER CONVERSION AND CODE COMPLIANCE UPGRADES**

**Project Description:** The CCCCO-approved FPP proposed reactivation of 1,487 assignable square feet of vacated space, resulting from construction of the new Facilities Maintenance Center, for expansion of the Fitness Center. It also includes code upgrades to 13,625 GSF of locker, shower and restroom facilities in the gymnasium. The purpose of the project is threefold: achieve Title IX compliance through an equitable balance in facilities for men and women; replace building finishes and components that have exceeded their service life expectancy; and address a variety of problems associated with facility accessibility. To address accessible travel to Building 1, a new elevator will be constructed. Remodeling of the office and reception desk, and public restrooms is required for ADA compliance.

**Total Project Cost:** The estimated cost of this project is \$22.5 million, with \$12.9 million in requested State Capital Outlay funding, supplemented by \$9.5 million in Measure A general obligation bond funds.

**Status:** Based on the assumption that a Statewide bond passes in November 2010 and the CCCCO authorizes the project to proceed, design would commence in early 2011 with construction starting in early 2012. The facility would be ready for use in summer 2013.

## **III. Current State Capital Outlay Projects (Approved, State Funding Available)**

### **COLLEGE OF SAN MATEO NORTH GATEWAY PROJECT**

**Project Description:** The purpose of this project is to remove seismic hazards from the College of San Mateo. Four buildings on the CSM campus, Buildings 21, 23, 25, and 27, have been rated F in a seismic survey and by recent additional structural analysis. Some of the buildings contain hazardous materials, which could be widely dispersed in the event of a structural collapse. The project proposes

to remove these dangers through demolition of Buildings 21-29 and to repair and reconfigure the site with accessible pathways, recreating parking lots 9 and 10, refreshed landscaping and a performance/gathering venue in collaboration with the design-build project. Additionally, load center #4 of the site's main electrical distribution system is in need of replacement due to safety concerns stemming from water infiltration into the vault. The creation of new load center #8 will allow the contractors to safe off of the electrical system prior to the demolition of the buildings.

**Total Project Cost:** This project has an estimated cost of \$12 million. State Capital Outlay funds of \$10.9 million have been approved by the CCCCCO.

**Status:** Design began in spring 2008 and DSA approval was secured in May 2009. Once construction funding becomes available, bidding and construction will begin. Construction of load center 8 will start immediately after bid award. Demolition of Buildings 21-29 will begin after the opening of Building 5 in the summer of 2010, with new sitework and landscaping in place in time for fall 2011. Due to extreme budget deficits and difficulties selling State bonds, the Department of Finance (DOF) is requiring districts to assume all financial responsibility for projects in the event bonds cannot be sold. At this time, District leadership has elected not to submit the DOF-required risk assumption letter.

#### **CAÑADA COLLEGE BUILDINGS 5 & 6 – REACTIVATION OF ACADEMIC FACILITIES AND CODE COMPLIANCE UPGRADES**

**Project Description:** This fiscal year 2007-08 FPP proposed conversion of approximately 17,124 ASF in Buildings 5 and 6, vacated as a result of the new Library/Learning Resource Center/Student Services Facility. Accessibility upgrades are required as a condition of extensive modernization, as well as the creation of new classrooms, assembly spaces and major building systems upgrades. Also included in the project is the addition of 1,400 GSF of new construction associated with a new elevator to improve access to the buildings.

**Total Project Cost:** The estimated cost of this project is \$16.6 million, with \$5.8 million in requested State Capital Outlay funding, supplemented by \$10.9 million in Measure A general obligation bond funds.

**Status:** Design was completed in late 2008 and DSA approval was secured in spring 2009. Upon release of construction funding and after state approval, the project will proceed to bid and construction. The project is expected to be in construction for 15-18 months. Like the College of San Mateo North Gateway Project, however, the Department of Finance (DOF) is requiring districts to assume all financial responsibility for projects in the event bonds cannot be sold. At this time, District leadership has elected not to submit the DOF-required risk assumption letter.

#### **IV. Fiscal Year 2011-2015 Initial and Final Project Proposals**

The District's 2011-2015 Five-Year-Capital Construction Plan includes six new Initial Project Proposals for fiscal years 2012-2013 funding and six Final Project Proposals for fiscal years 2011-2012.

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

**Project description:** This project addresses academic issues brought about by changes in the strategies of teaching over the past two decades. Significant changes have occurred in the

technologies that support the teaching of the Fine Arts, especially Photography, as well as Theatre and Theatre support areas. Lighting, sound systems and backstage support rooms require renovation in order to properly train students in the use of these new methodologies. Also, the building infrastructure is overburdened and needs upgrading to support the new technologies. This IPP proposes to upgrade this facility to bring it up to current teaching standards in its academic arena.

**Total Project Cost:** The estimated cost of this project is \$2.7 million, with \$800,000 from local funding sources, and \$1.9 million requested from State Capital Outlay Funding.

**Status:** The District is preparing to submit this project to the state for first year funding as a fiscal year 2012-13 IPP.

### **CAÑADA COLLEGE BUILDING 13 – MULTIPLE PROGRAM INSTRUCTIONAL CENTER**

**Project Description:** This project involves the modernization of the academic classroom building, Building 13. The building was one of the original instructional buildings built on the Cañada campus in 1968. The project proposes code upgrades to 12,110 gross square feet of restroom facilities, corridors and vertical circulation systems. The modernization will serve several purposes. It addresses problems associated with facility accessibility for ADA compliance. It replaces building finishes and components that have exceeded their service life expectancy. The replacement of the mechanical and electrical system will address the total building area of 31,473 GSF with a new transformer. Modernization of faculty offices is a part of this proposed project. Modernization of the thirteen classrooms and offices in Building 13 was completed previously under a separate project.

**Total Project Cost:** The reconstruction of this facility has an estimated total project cost of \$11.8 million, with \$7.6 million to be funded by State Capital Outlay funding; the balance will be funded using local funds.

**Status:** The District is preparing to submit an FPP for this project seeking fiscal year 2011-12 funding.

### **COLLEGE OF SAN MATEO BUILDING 12 – REACTIVATION OF SCIENCE FACILITIES AND MODERNIZATION**

**Project Description:** Instructional Science facilities at the College of San Mateo Building 12 are more than 30 years old. As such, the College constructed a new science facility using bond funds to accommodate the changing scientific needs. As part of the CSM Master Plan, the college will renovate the space in Building 12 vacated by the Science program to consolidate instructional and support space for the new Information Technology program and support facilities. The existing electrical, plumbing, and HVAC systems have exceeded their life cycle and serviceability. This project seeks to renovate and remodel approximately 13,065 assignable square feet of "inactive" space for instructional and support facilities.

**Total Project Cost:** This project has an estimated cost of \$6.9 million. If approved, the District will receive \$3.7 million of State Capital Outlay funding, supported by \$1.4 million of local funding.

**Status:** The District is preparing to submit this project to the State for first year funding as a fiscal year 2012-13 IPP.

### **COLLEGE OF SAN MATEO BUILDING 8 – GYM MODERNIZATION**

**Project Description:** This project modernizes the 44 year old Gym on the College of San Mateo campus. The Gymnasium (Building 8) 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 45 years. There have been substantial changes in the program, code compliance issues, and infrastructure issues that require attention. This project addresses these conditions and will increase the energy efficiency of the building as a whole.

**Total Project Budget:** The total project budget is estimated to be \$14.99 million, with \$11.54 million State Capital Outlay funding requested, supplemented by \$3.45 million of local funding.

**Status:** The District is submitting an FPP for the fiscal year 2011-12 cycle.

### **COLLEGE OF SAN MATEO BUILDING 19 – EMERGING TECHNOLOGIES CENTER**

**Project Description:** The modernization of Building 19 will allow for the consolidation and centralization of highly active technology programs in Computer Information Science (CIS), Electronics, Engineering, Architecture, Building Technology, and Computer Aided Drafting. The building will support the mission of integrative learning wherein departments actively blend curricula and faculty to bring different disciplines together to work on projects. The Technology building will be home to Engineering, Architecture, Drafting, Electronics, Computer Information Sciences, and Building Inspection. The proximity of these disciplines will provide a unique opportunity to simulate industry's "Architecture, Engineering, and Construction" (A/E/C) process model for both large and small projects.

Students enrolled in programs in this facility will be trained to transfer to more advanced programs in architecture, engineering and building technology at the university level or will be able to join the local Bay Area job market in advanced computer technology, electronics, engineering and building technology fields. The College and the District will form partnerships with local industry to develop more directed areas of study that fit the needs of the local employers and better develop the students' capability toward skilled and professional advancement.

**Total Project Cost:** The total project cost is \$15 million, with \$10.9 million State Capital Outlay funding requested, supplemented by \$4.1 million of local funding.

**Status:** The District is preparing to submit an FPP for this project seeking fiscal year 2011-12 funding.

### **SKYLINE COLLEGE BUILDING 1 – FINE AND PERFORMING ARTS MODERNIZATION**

**Project Description:** Originally built in 1969, with an addition constructed in 1977, Building 1 is currently home to Skyline College's campus administrative office as well as the fine and performing arts programs and the theatre. The administrative offices will be relocated to the new Building 4 when it is completed, leaving inactive space needed to support the existing programs. This project proposes conversion of the current administration office space to Art, Graphics, Music, Drama and Photography lab/classrooms. Base building and technology improvements as well as interior esthetic upgrades are also included in this project. This project includes all of Building 1, including modernization of the Theatre and its associated program elements. In addition to reconfiguring the

learning and support spaces for flexible instruction and instruction related performances, the scope of work includes removing hazardous substances, such as asbestos, from walls, floor tile, ceiling and pipe insulation. The project will update the building's infrastructure and utility systems. Because of the technology and redesign of the interior spaces, this building will provide a quality learning and performance environment for the music and dance programs for the future.

**Total Project Cost:** The total estimated project cost is \$25.6 million with a State Capital Outlay funding request of \$20 million.

**Status:** The District is preparing to submit an IPP for this project seeking fiscal year 2012-13 funding.

### **SKYLINE COLLEGE 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 the 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 14,520 ASF facility includes a job placement center, resource libraries, international trade and development center, center for workforce development, and an English language institute. To be located in Building 2, part of the project includes activating 7,897 ASF of unassigned space.

**Total Project Budget:** The working budget of this project is approximately \$6 million. The requested State funding component is \$4.8 million.

**Status:** An IPP will be submitted by the District for fiscal year 2012-13.

### **SKYLINE COLLEGE WELLNESS CENTER (NEW CONSTRUCTION)**

**Project Description:** This project proposes to construct 25,060 ASF/32,218 GSF of new facilities to respond to the growing demand for programs in Fitness and Wellness. These Physical Fitness programs at the College represent more than a third of the Physical Education program enrollment with 157 FTEs in 2006-2007; in the past it has been as high as 271 FTEs. The demand is becoming difficult to keep pace with due to the competition in the use of existing PE spaces, many of which are not constructed to adequately support the Fitness programs and are required for use in the other Physical Education programs that are growing as well. The Wellness Center facilities will include Fitness Training, Spinning classes, Sports Medicine Training, and an area for Yoga, Dance & Pilates. These spaces are significantly different than the main gym floor and the weight rooms that currently make up the main gym. In addition, the planned location of this building near the new Cosmetology/Multicultural Building constructed using local funds, brings Cosmetology and Wellness programs together and will allow the programs to appeal to a broader audience of students and public patrons who might not be aware of the diverse offerings that Skyline College can provide.

**Total Project Cost:** The estimated cost of this project is \$18.5 million, with \$13.8 million in State Capital Outlay funding requested and local contribution of \$4.7 million.

**Status:** An FPP will be submitted for the 2011-12 funding cycle.

## **DISTRICTWIDE DATA CENTER**

**Project Description:** This new building at the District Office site provides for the consolidation of the rapidly increasing information technology functions that service this multi-college District and are a necessary component to the advancement of college programs into the digital age. The project provides the central servers for the District Office, all three campuses, and the county-wide library system (32 sites). The link with the county-wide library system enhances the access of the students and staff to extended resources. The Center also provides the technical support for the computer needs of both the academic programs and the administrative units throughout the District. The computer center is responsible for the operation and maintenance of all computer equipment and software, telephone system, WEB site support and management, programming, repair of computers, receipt and preloading of computers, instructional support for faculty, training, Q&A support, and even e-Waste disposition and recycling. Some of the functions are currently performed in 4,452 ASF of the District Office building. Because of the inability to provide additional space in this building, the remaining functions are performed by using 9,000 ASF of swing space on the College of San Mateo campus, which is scheduled to be demolished.

**Total Project Budget:** The working budget of this project is approximately \$12.8 million. The requested State funding component is \$10.2 million.

**Status:** An IPP will be submitted by the District for fiscal year 2012-13.

## **RECOMMENDATION**

The District recommends that the Board of Trustees authorize submission of the District's 2011-2015 Five-Year Capital Construction Plan to the California Community Colleges Chancellor's Office, along with related Initial and Final Project Proposals for funding.