

## **BOARD REPORT**

TO: Members of the Board of Trustees

FROM: Michael Claire, Chancellor

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### **APPROVAL OF 2024-2028 FIVE-YEAR CAPITAL CONSTRUCTION PLAN**

On July 28, 2021 (Board Report No. 21-7-103B), the Board authorized submittal of the District's 2023-2027 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 CCCCO reviews and evaluates submitted plans for conformance to existing guidelines and potential for funding.

In preparing and submitting the 2024-2028 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 (4) categories:

- I. FY 2019-2020 FPPs (CCCCO Approved in progress)
- II. FY 2023-2024 FPPs (CCCCO Approved to be considered in the Governor's budget)
- III. FY 2025-2026 IPPs (Subject to CCCCO approval and future funding)
- IV. 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 2024-2028 timeframe.

#### **I. FY 2019-2020 FPPs (CCCCO Approved in progress)**

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

**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 College campus in 1968. The project proposes code upgrades to restroom facilities, corridors and vertical circulation systems. The modernization provides more flexible classroom layouts and new distance-learning classrooms. It addresses problems associated with facility accessibility for American with Disabilities Act (ADA) compliance. As part of the mechanical work, building management systems (BMS) controls and existing air conditioning 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 22,711 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 space.

**Total Project Cost:** Total project cost for the renovation of this facility \$26.2 million, with \$9.4 million State Capital Outlay funding, supplemented by \$16.8 million in local funds.

**Status:** Currently in construction. Facility is scheduled to be ready for use in Spring/Summer 2023.

## COLLEGE OF SAN MATEO – WATER SUPPLY TANK REPLACEMENT

**Project Description:** During a scheduled 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 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 120% 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:** Total replacement cost of this facility \$6.1 million, with \$5.5 million State Capital Outlay funding, supplemented by \$614,000 in local funds.

**Status:** Currently in construction. Facility will be ready for use in Summer 2022.

## **SKYLINE COLLEGE – BUILDING 2 WORKFORCE AND ECONOMIC DEVELOPMENT PROSPERITY CENTER MODERNIZATION**

**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 31,061 asf facility includes Strategic Workforce, Admissions & Records, Cashier, Financial Aid, Transfer Center, Counseling, Health Center, Promise Scholar, Outreach, Guardian Scholars/Extended Opportunity Program and Services, CARE, CalWorks, Assessment Center, Middle College, Veterans Resource Center and General Classrooms. 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, plumbing and a full seismic retrofit.

**Total Project Cost:** Total project cost for the renovation of this facility \$48 million, with \$24.2 million State Capital Outlay funding, supplemented by \$23.7 million in local funds.

**Status:** Currently in the State Chancellor's office for approval of working drawings and budget increase. Facility will be ready for use in Fall 2024.

## **II. 2023-2024 FPPs (CCCCO Approved to be considered in the Governor's budget)**

### **COLLEGE OF SAN MATEO – BUILDING 9 LIBRARY MODERNIZATION**

**Project Description:** This project will modernize the 53-year old Library so that it can be reconfigured as a one-stop place for information needs, technology needs, and related services that support modern teaching pedagogies that have evolved over the last fifty years since the library was built. The reconfiguration of the top two floors will integrate the current media-technology-internet based learning systems throughout, provide a diversity of learning environments for study, collaboration and making, robust wired and wireless network and connection points, as well as comfortable flexible furniture. The project will also modernize the first floor to downsize TV/Radio spaces and convert the balance of the floor into two Academic Technology Support services: Center for Transformative Teaching and Learning (CTTL) for faculty and staff, and an Information Technology Help Center for students.

To provide the necessary infrastructure and environmental conditions to support these programs, to improve energy efficiency and reduce maintenance costs, the modernization includes the replacement and increase in capacity for the aged mechanical, electrical, telecommunications, fire alarm, security and lighting systems, as well as the removal of hazardous substances. The deteriorated roof and single pane glazing will also be replaced, and stairs, elevators, restrooms, doors and signage will be upgraded for accessibility and other code related changes. The modernization will also require some seismic strengthening.

The project will result in a total of 38,795 assignable square feet in the building including 3,501 asf office; 22,390 asf library space; 6,290 asf AV/TV space; and 6,614 other space.

**Total Project Cost:** The renovation of this facility has an estimated total project cost of \$44 million, with \$22.6 million requested from State Capital Outlay funding, supplemented by \$21.4 million in local funds.

**Status:** Based on the assumption that the project is approved, design would commence in 2023 with construction starting in 2025. Assuming State Capital Outlay funding and local funding are secured, the facility would be ready for use in 2027.

### III. FY 2025-2026 IPPs (Subject to CCCCO approval and future funding)

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

**Project Description:** This project will modernize the 50-year old Fine Arts facility so that the visual arts, music and theater programs can be reconfigured for operational efficiencies, and be equipped with the appropriate technology, electrical, data, and mechanical systems required for comfortable, safe environments that increase student performance and learning. The building also houses a 550-seat capacity theater. The rest of the Humanities and Social Sciences division also use the classrooms, computer labs and offices in the building which require the same upgrades.

Programmatically the music program spaces will be consolidated to be next to one another, facilitating the creation of dressing rooms adjacent to the stage for the theater. A similar consolidation of art spaces facilitates a needed expansion for the Fashion program and the relocation of the theater sound/light control room to the second floor. Technology and environmental upgrades addressed in the modernization include: upgrades to the theater systems (lighting, sound, rigging, etc.), the replacement and increase in capacity for the aged telecommunications, electrical, mechanical, security and lighting systems, and the removal of hazardous substances. The re-routing of all data cabling inside the building in lieu of the roof, which will also be replaced. New waterproofing at below grade concrete areas to address reoccurring water intrusion issues; and replacement of single-pane glazing for energy efficiency and reduced glare. Building Code upgrades include minor seismic strengthening; upgrades/replacements to stairs, elevator, wheelchair lift, fire alarm and restrooms, automatic entry doors and signage.

During the past five years, the District has systematically evaluated the facility issues on this campus. The results of the extensive reviews by the campus has evolved into a facilities master plan for the campus. The Plan calls for bringing facilities up to code and conditions that improve the teaching/learning environments. This project addresses one of the highest use buildings on the campus. It is also one of the oldest buildings on the campus. For this reason, the 2015 Facilities Master Plan of the campus places it in a priority position.

**Total Project Cost:** The renovation of this facility has an estimated total project cost of \$36 million, with \$17.3 million requested from State Capital Outlay funding, supplemented by \$18.7 million in local funds. The District currently does not have local District funding identified for this project.

**Status:** If the CCCCO approves this IPP, an FPP will be developed and submitted.

## COLLEGE OF SAN MATEO – BUILDING 19 EMERGING TECHNOLOGIES MODERNIZATION

**Project Description:** Building 19 was constructed in 1963 and has outlived its capabilities to effectively deliver the high-tech programs of today. The modernization of Building 19 will allow for the construction of new state-of-the-art building for consolidation and centralization of highly active technology programs in Computer Information Science (CIS), Electronics, Engineering, Architecture, Building Technology, and Computer Aided Drafting. The existing building cannot support the mission of integrative learning wherein departments actively blend curricula and faculty to bring different disciplines together to work on projects. The Emerging 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. It is the desire of the College and the District to form partnerships with local industry to develop more directed areas of study that fit the needs of the local employers and better develop the student's capability toward skilled and professional advancement.

The opportunities this modernization will offer to the reconfigured instructional spaces in support of the new pedagogies will be maximized daylight control, interior lighting and acoustics designed to provide a comfortable environment minimizing competition to the education process. Reduction of glare and control of reverberation will enhance student learning.

**Total Project Cost:** The cost is expected to be approximately \$28 million, with \$14 million requested State Capital Outlay funding, supplemented by \$14 million in local funds. The District currently does not have local District funding identified for this project.

**Status:** If the CCCCO approves this IPP, an FPP will be developed and submitted.

## COLLEGE OF SAN MATEO – BUILDING 8 MODERNIZATION FOR KINESIOLOGY

**Project Description:** This 55,813 GSF building was constructed in 1963. It provides instructional space for the kinesiology program. The program and the instructional delivery methods have experienced significant changes over the last decade. The existing facilities are inadequate in addressing these changes in an effective and efficient manner. Areas have been carved out in a piecemeal fashion to address new programs in health and wellness. The locker/shower rooms consume large amounts of space that are no longer in high demand while important new programs are taking place in spaces that limit effective delivery. In some cases, enrollments have been limited by the inability of the spaces to provide safe and healthy physical activity. The program provides students with a learning environment that enhances health and wellness.

The Gymnasium was listed as a high priority in the 2015 Facilities Master Plan. It was originally to be a demolition and a replacement with a new building larger in size. Costs became prohibitive and it was concluded that a modernization of the existing was a more feasible economic alternative.

**Total Project Cost:** The renovation of this facility has an estimated total project cost of \$24 million, with \$12 million requested State Capital Outlay funding, supplemented by \$12 million in local funds. The District currently does not have local District funding identified for this project.

**Status:** If the CCCCO approves this IPP, an FPP will be developed and submitted.

## SKYLINE COLLEGE – BUILDING 5 LIBRARY & LEARNING RESOURCE CENTER

**Project Description:** This project will modernize the Library/LRC facility so that it can be reconfigured appropriately to deliver the support services needed for student success. The current building arrangement and infrastructure hinder the ability for these services to meet these goals effectively. The Learning Center (Tutoring, Supplemental Instruction, TRIO, BAM) will be expanded by locating it on the second floor where there is more space and daylighting, while the library stacks will be reduced and relocated downstairs, along with the circulation desk, library offices and some quieter areas to study. The second floor will also increase the number of group study rooms, and create diverse, comfortable and flexible study spaces. The modernization will expand the Disability Resource Center and the Center for Transformative Teaching and Learning (CTTL) on the first floor.

To provide the necessary infrastructure and environmental conditions to support these programs, to improve energy efficiency and reduce maintenance costs, the modernization includes the replacement and increase in capacity for the aged mechanical, electrical, telecommunications, fire alarm, security and lighting systems, as well as the addition of cooling. The deteriorated roof and glazing will also be replaced, and stairs, elevators, restrooms, doors and signage will be upgraded for accessibility and other code related changes. The modernization will also require some seismic strengthening.

The project responds to the growing enrollments being experienced at Skyline College. Furthermore, it addresses the issues related to modernization and replacement of many of the 40-year-old buildings. This building is identified in the long-range plan to be remodeled for improved technology infrastructure and more efficient configuration of spaces.

**Total Project Cost:** The renovation of this facility has an estimated total project cost of \$30 million, with \$15 million requested from State Capital Outlay funding, supplemented by \$15 million in local funds. The District currently does not have local District funding identified for this project.

**Status:** If the CCCCO approves this IPP, an FPP will be developed and submitted.

## SKYLINE COLLEGE – BUILDING 1 VISUAL AND PERFORMING ARTS MODERNIZATION

**Project Description:** Building 1, constructed in 1969, is a 77,587 GSF building. This project replaces Building 1 and upgrades equipment of the teaching/learning spaces and a 550-seat theater to meet program needs of the social science and creative arts programs. The social sciences and creative arts are integral part of many student's academic programs. The building provides instructional spaces for Administration of Justice, Anthropology, Art (Drawing, Painting, Ceramics and Sculpture), Digital Arts, Economics, Film, Geography, History, International Studies, Music, Paralegal Studies, Philosophy, Political Science, Psychology, and Sociology. Courses utilizing space in this building facilitate the success of students in attaining transfer status as well as career opportunities in digital arts, Music and the legal professions. A 550-seat theater provides the only

large assembly space on the campus and supplements the learning experience with cultural, drama, and lecture events.

The replacement of this building was included in the 2015 Facilities Master Plan as a top priority. It was originally anticipated to be a replacement with additional space to be included. However, the costs of the project were prohibitive for the present time and the project was scaled back to a replacement of the existing building. The District's commitment to the access and success of students is a recurring theme in the Educational Master Plan. This building provides access to all students in completing basic requirements of both transfer and career technology programs.

**Total Project Cost:** The cost is expected to be approximately \$55 million, with \$22.5 million requested State Capital Outlay funding, supplemented by \$22.5 million in local funds. *The District currently does not have local District funding identified for this project.*

**Status:** If the CCCCO approves this IPP, an FPP will be developed and submitted.

#### **IV. Locally Funded Current and New Projects**

##### **COLLEGE OF SAN MATEO – BUILDING 19 CENTERS FOR EMERGING TECHNOLOGIES FACELIFT**

**Project Description:** This project will improve the operational and functional performance of the facility for the next ten years while state funding is being secured for a full building modernization. It will include classrooms, labs and faculty offices finish and technology upgrade to accommodate the needs of the architecture, engineering and business technology programs.

**Total Project Cost:** This project has an estimated cost of approximately \$12 million funded by local funds.

**Status:** Construction to start Fall 2022. Target completion is Fall 2023.

##### **SKYLINE COLLEGE – BUILDING 1 FACELIFT**

**Project Description:** This project will improve the operational and functional performance of the facility for the next ten years while state funding is being secured for a full building modernization. It will include classrooms, labs and faculty offices furniture, finish and technology upgrade to accommodate the needs of the Social Science and Creative Arts programs. The project includes upgraded for accessibility and other code related changes.

**Total Project Cost:** This project has an estimated cost of approximately \$15.5 million funded by local funds.

**Status:** To avoid disruption to the programs in the building the project construction schedule is in phases. Target completion is Summer 2023.

**RECOMMENDATION**

It is recommended that the Board of Trustees authorize submission of the District's 2024-2028 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.