Appendix E
### Five-Year Capital Outlay Construction Plan for 2014 - 2018

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<th>Project Name</th>
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IPP = Initial Project Proposal       FPP = Final Project Proposal

(*1) = Project is not eligible for State Funding as an individual capital project
(*2) = Project approved and funded with existing State Bonds
B4-ATTACHMENT B

FIVE-YEAR CONSTRUCTION PLAN PRIORITY LIST

1. ENERGY CONSERVATION

This project is for District-wide projects that center around energy efficiency upgrades that involve the installation of energy efficient lighting and new lighting, new HVAC management systems, the use of supplemental solar energy systems, erection of photovoltaic panels and the possible installation of wind generation turbines to supplement the electric demands of District owned buildings. The components within this request cover the full range of physical needs at all District-owned campuses. All new projects are being designed within the parameters of sustainability as defined by the U.S. Green Building Council.

2. CHINATOWN/NORTH BEACH CAMPUS

This project is under construction. The project will provide a new building for a total of approximately 170,000 GSF to house the Chinatown / North Beach Campus of City College of San Francisco. The Chinatown / North Beach Campus is currently housed in a sub-standard leased grammar school that was built in 1911.

3. PERFORMING ARTS COMPLEX

This project is currently bidding. This project is located in the Balboa Reservoir site along Phelan Avenue. This project proposes the new construction of approximately 75,000 GSF. The existing 320 seat theatre at City College is over 40 years old and is too small for a campus of 30,000 plus students. The theatre is grossly inadequate. It is located in an area that is difficult to find with no sense of presence for the general community who might otherwise attend performances and events. Major parking facilities are located substantial distances from the theatre. The existing theatre's design limits the lighting, sound and presentation functions. The stage floor is inappropriate for dance and the acoustics cannot support most music performances. The size of the stage and lack of wing space severely limits productions. The lobby cannot accommodate the audiences and creates some egress issues before, during, and after performances. There are no rehearsal spaces, rooms to adequately accommodate acting classes or classrooms to support instruction in technical theatre and related technologies.

City College’s performing arts department is currently housed in areas that are substandard and over-crowded. The proposed complex would include a performing arts auditorium, parking and public amenities, a rehearsal hall and reception area, ensemble rooms, and offices. The completion of the complex would facilitate the removal of aging decrepit bungalows. The proposed project would also provide meeting and auditorium space available to the entire college as well as the community. This facility would house the Music and Theater Arts Departments as well as some programs from Dance, including desperately needed expansion space.

4. BAYVIEW HUNTERS POINT CAMPUS
This project is to construct a new campus in the Bayview Hunters Point neighborhood. Facilities would include classrooms, laboratories, student service offices, library & learning resource rooms, offices and general meeting rooms.

5. JOHN ADAMS CAMPUS PHASE 2

This project is a follow up to the Seismic Upgrading/Remodeling project of the John Adams Campus currently funded with State and local bonds. The planned project will include major renovations/remodeling of classrooms, laboratories, the addition of a campus library/learning resources center, student support areas including replacing the Annex Addition.

6. DOWNTOWN CAMPUS PHASE 2

This project is to renovate the Downtown Campus. This 86,083 Gross Square Foot building (GSF) was constructed in 1978 and is located at 88 4th Street. The building is nine floors high including a basement. The building, over the last several years has undergone many improvements. These improvements include: renovations to the kitchen facilities in the basement, a complete renovation to the first floor including the new Educated Palette restaurant and new counseling offices, a complete renovation of the second floor library, complete replacement of the fire alarm system, repairs to the elevator, major improvements to the building heating and ventilation system, ADA improvements to the restrooms and classrooms, and installation of low voltage fiber optic cabling throughout the building for computer and Wifi access.

Renovation work includes:

Mechanical & Plumbing
Heating, Cooling & ventilation system including boilers, piping, ducts, insulation, pumps, fans, controls and equipment to increase energy efficiency.

Electrical and low voltage communication
Power upgrades including additional power for computers and new technologies, improvements to lighting including energy efficiency improvements, power service and distribution. Low voltage cabling, cabinets and devices to increase technology improvements including computers and Wifi. Teleconferencing capabilities and upgrading of computer laboratories.

Roofing, exterior walls, windows & doors
Replace roofing. Repair or replace exterior doors.

Interior finishes, doors and hardware
Repair or replace interior finishes including ceiling finishes, flooring, interior doors, stairs, wall finishes and walls.

Cabinets, counters and other installed furnishings and equipment
Repair or replace cabinets, counters, window blinds and other installed furnishings and equipment such as marker boards and display cabinets.

Room renovations
Remodel of kitchen facilities and replacement of kitchen equipment. Expansion of library and relocation of administration functions to the eighth floor. Complete reconfiguration and remodel of computer labs and support spaces on the fifth floor.

7. STUDENT DEVELOPMENT CENTER (STUDENT SERVICES)

The Student Union, Conlan Hall & Smith Statler Buildings can no longer serve students effectively and efficiently. A new student development and services facility is needed to meet the increasing demand for student development services. Student services are currently located throughout the Ocean Avenue Campus requiring students to make multiple stops to meet registration, testing, counseling, financial aid, career development, and other support services. An important goal of the facility is to provide clear direction to students on how to reach their educational and career goals for the job market.

The scope of the Student Development Complex as currently proposed in the Master Plan consists of building additions as well as renovation work in of the existing buildings.

8. ARTS BUILDINGS-PHASE 2 CENTER FOR PAN AMERICAN UNITY

This project proposes to remodel, expand and repurpose four existing instructional buildings into a Media and Arts Complex. The buildings include: Creative Arts, including the Diego Rivera Theatre, constructed in 1961 (38,001 ASF, 63,623 GSF); Creative Arts Extension, constructed in 1972 (20,584 ASF, 30,697 GSF), Visual Arts, constructed in 1970 (21,816 ASF, 32,616 GSF) and Environmental Horticulture & Floristry (26,424 ASF, 27,954 GSF) constructed in 1967. The redesigned and expanded buildings would be designed as flexible instructional, laboratory and library spaces that can be shared by creative arts and media disciplines and would also house collaborative instructional programs offered by groups in these departments, as well as dedicated spaces for specialized instructional use.

In addition, the project addresses activation of space that will be vacated by the movement of the music and drama programs into the new Performing Arts Complex. The various curricula which would be housed in the complex will connect targeted populations with creative careers, particularly those that are at the center of the San Francisco Bay Area economy. Disciplines include Architecture, Art, Broadcast Electronic Media Arts, Cinema, Design Collaborative, Graphic Communications, Journalism, Latin American and Latino/a Studies, Multimedia, Photography, and Environmental Horticulture & Floristry.

The Remodel of the Arts Buildings project scope consists of four buildings and will include four major areas of improvement: Fire and life safety: upgrading fire protection including the fire alarm system, upgrade electrical services to reduce hazards in labs and classrooms. Building renovation: replace roofs, renovate and upgrade all rooms, particularly in terms of technology, and other building site improvements. Building Infrastructure: electrical systems upgrades, lighting modernization; major modifications to the HVAC.

The College's world-renowned Diego Rivera mural, Marriage of the Artistic Expression of the North and of the South on this Continent, will remain an integral part of the facility. The mural, which focuses on both artistic expression and technology, would in effect be the metaphor for the entire complex. Upon completion, the Arts Complex will also house the Center for Pan American Unity which is located at the site of the Diego Rivera Theater. This Center will serve as
an international resource and forum for Pan American and related education (social political, historical, and artistic) studies. The multiuse classroom and gallery space will accommodate moderately sized instructional functions, with daily public viewing of the Rivera mural in the “Mural Room” which will be planned with a lecture and viewing space. The project would also remodel the existing Creative Arts north wing into four standard size classrooms, renovate a choral room as a lecture room, library/archive room with office space, a computer room for web based data and archives research, a conference room, and create a kitchen facility directly adjacent to the mural room for catering events.

9. ADMINISTRATIVE SERVICES BUILDING & MIXED USE DEVELOPMENT INCLUDING THE POTENTIAL FOR HOUSING

This facility, as described in the Facilities master Plan, would allow for District administrative functions to be located in a new building. This includes administrative functions currently located at 33 Gough Street. The current site could be developed for mixed use development including the potential for housing and other uses.

10. EVANS CAMPUS PHASE 2 ALTERATIONS

The Evans Campus is the primary location of the College’s vocational education programs. These programs provide critically needed job skills training for underemployed people in San Francisco. Current programs include training for construction trades, automotive repair, and custodial work. The College completed a seismic improvement project through the use of local bond funds. The state funded work would be for additional improvements at the campus.

11. ADVANCED BIO/STEM CELL TECHNOLOGY LEARNING CENTER

This project is located in the north east corner of the Balboa Reservoir site along Phelan Avenue. The project is to construct a building of up to 80,000 GSF which will provide classrooms and labs to allow for future growth in the biotechnology educational programs. The new facility will be a state of the art high-tech learning environment for students and will provide the faculty an opportunity to deliver educational technology in a conducive learning environment. Approximately 34,000 assignable square feet will be provided for classrooms, laboratories, and related space.

This facility will also include a major emphasis on training for the rapidly expanding biotechnology industry and will allow the School of Science and Mathematics to locate all activities related to biotechnology in one place and to enhance the collaboration and dialogue between disciplines and departments. The project will also simplify the administration and management of this fast-paced growing discipline. The project will include approximately 30,000 ASF for the following programs: Bioinformatics (new), Biotechnology, Bio-manufacturing, Bridge to Biotech and On-ramp to Biotech, Cell Culture, Stem Cell Technology, Medical Devices (new), Medical Technology, and Molecular Diagnostics (new), Microbiology, Nanotechnology (new) Bio-Link, (a National Advance Technological Education Resource Center), Northern California Biotechnology Center, Equipment Depot.
12. **SEISMIC UPGRADE AND REMODEL OF CIVIC CENTER CAMPUS**

This project is to renovate and seismically strengthen the Civic Center Campus. This 26,400 Gross Square Foot building (GSF) was constructed in 1911 and is located at 750 Eddy Street in the Civic Center area of San Francisco. The building, over the last several years has undergone many improvements. These improvements include: replacement of some exterior doors, complete replacement of the fire alarm system, installation of new elevator, ADA improvements to the restrooms and classrooms, and installation of low voltage fiber optic cabling throughout the building for computer access. However, much additional work is needed to bring this building up to a Facility Condition Index (FCI) rating of good.

Renovation improvements for this building include work identified in the August 2003 report titled *Facility Condition Assessment Report*. This report was prepared, in conjunction with a statewide effort by the California Community College Chancellors Office, to quantify facility deficiencies and needed renovations throughout the California community college system. A Facility Condition Index (FCI) score of 39% was found for the Civic Center Campus Building, meaning the facility is in poor condition and approximately 39% of the replacement value of the building would need to be expended to bring the condition up to good.

**Renovation work includes:**

**Mechanical & Plumbing**
Heating & ventilation system including boilers, piping, ducts, insulation, pumps, fans, controls and equipment to increase energy efficiency.

**Electrical and low voltage communication**
Power upgrades including additional power for computers and new technologies, improvements to lighting including energy efficiency improvements, power service and distribution. Low voltage cabling, cabinets and devices to increase technology improvements including computers and Wifi.

**Roofing, exterior walls, windows & doors**
Replace roofing. Repair and restore portions of the exterior walls. Repair and restore windows. Repair or replace exterior doors.

**Interior finishes, doors and hardware**
Repair or replace interior finishes including ceiling finishes, flooring, interior doors, stairs, wall finishes and walls.

**Cabinets, counters and other installed furnishings and equipment**
Repair or replace cabinets, counters, window blinds and other installed furnishings and equipment such as marker boards and display cabinets.

**Building structural integrity:** strengthen the building parapet structure, seismic retrofit work to strengthen the building, and compliance with current building codes.

13. **RENOVATION OF SCIENCE BUILDING**

This project is to renovate the Science Building. This 151,856 Gross Square Foot building (GSF) was constructed in 1940 and is the largest classroom building on the Ocean Avenue Campus.
The building, over the last several years has undergone many improvements. These improvements include: all new windows, replacement of some exterior doors, new roofing, complete replacement of the fire alarm system, repairs to the elevator, replacement of the distilled water system, ADA improvements to the restrooms and classrooms, renovations to a few departments such as the Transfer Center, and installation of low voltage fiber optic cabling throughout the building for computer and Wifi access. However, much additional work is needed to bring this building up to a Facility Condition Index (FCI) rating of good.

Renovation improvements for this building include work identified in the August 2003 report titled Facility Condition Assessment Report. This report was prepared, in conjunction with a state wide effort by the California Community College Chancellors Office, to quantify facility deficiencies and needed renovations throughout the California community college system. A Facility Condition Index (FCI) score of 48% was found for the Science Building, meaning the facility is in poor condition and approximately 48% of the replacement value of the building would need to be expended to bring the condition up to good.

Renovation work includes:

**Mechanical & Plumbing**
Heating & ventilation system including boilers, piping, ducts, insulation, pumps, fans, controls and equipment to increase energy efficiency.

**Electrical and low voltage communication**
Power upgrades including additional power for computers and new technologies, improvements to lighting including energy efficiency improvements, power service and distribution. Low voltage cabling, cabinets and devices to increase technology improvements including computers and Wifi.

**Roofing, exterior walls, windows & doors**
Replace roofing. Repair and restore portions of the exterior walls. Repair or replace exterior doors.

**Interior finishes, doors and hardware**
Repair or replace interior finishes including ceiling finishes, flooring, interior doors, stairs, wall finishes and walls.

**Cabinets, counters and other installed furnishings and equipment**
Repair or replace cabinets, counters, window blinds and other installed furnishings and equipment such as marker boards and display cabinets. had minimal renovation done to it in its 60-year history. Its learning environment is sub-standard and presents health and safety conditions, which need to be corrected.

**Room renovations**
Renovation of classrooms and laboratories. Installation of new equipment in science laboratories.

14. **ROSENBERG LIBRARY/LEARNING ASSISTANCE PHASE 2**

This project is to renovate and expand the Rosenberg Library / Learning Assistance Building. The Rosenberg Library and Learning Resource Center construction was completed in 1995. Since that time, the Center has served over 8.5 million students (800,000 annually). The library is open
seven days a week and is fully utilized to the maximum extent possible. The original concept for
the building included additional library/learning resource space on the current site. Given
budgetary limitations the current facility needed to be reduced in scope and size. The Phase II
project will expand the current library by 40,000-50,000 square feet and will include new and
expanded facilities and accommodations in support of the College's Learning Assistance and
Retention programs as well as the need to provide computer learning assistance laboratories to
support Math, English, and ESL currently housed in outdated bungalow facilities. Disabled
Student Programs and Services (DSPS) facilities including student testing facilities will be
expanded.

15. CLOUD HALL PHASE 2

The renovation of the third and fourth floors of Cloud Hall was completed in 2000.
This project provides for the renovation of the first and second floors to improve the delivery of
education to the large numbers of students that attend classes in this facility.

This 127,436 Gross Square Foot building (GSF) was constructed in 1954 and is the second
classroom building on the Ocean Avenue Campus. The building, over the last several years has
undergone many improvements beyond those on the third and fourth floors. These renovations
include: all new windows, replacement of some exterior doors, new roofing, complete
replacement of the fire alarm system, repairs to the elevator, ADA improvements to the restrooms
and classrooms, installation of emergency power generators, and installation of low voltage fiber
optic cabling throughout the building for computer and Wifi access. However, much additional
work is needed to bring this building up to a Facility Condition Index (FCI) rating of good.

Renovation improvements for this building include work identified in the August 2003 report
titled Facility Condition Assessment Report. This report was prepared, in conjunction with a state
wide effort by the California Community College Chancellors Office, to quantify facility
deficiencies and needed renovations throughout the California community college system. A
Facility Condition Index (FCI) score of 12% was found for the Cloud Hall Building, meaning the
facility is in poor condition and approximately 12% of the replacement value of the building
would need to be expended to bring the condition up to good.

Renovation work includes:

Mechanical & Plumbing
Heating & ventilation system including boilers, piping, ducts, insulation, pumps, fans, controls
and equipment to increase energy efficiency.

Electrical and low voltage communication
Power upgrades including additional power for computers and new technologies, improvements
to lighting including energy efficiency improvements, power service and distribution. Low
voltage cabling, cabinets and devices to increase technology improvements including computers
and Wifi.

Roofing, exterior walls, windows & doors
Replace roofing. Repair and paint exterior walls. Repair or replace exterior doors.

Interior finishes, doors and hardware
Repair or replace interior finishes including ceiling finishes, flooring, interior doors, stairs, wall finishes and walls.

Cabinets, counters and other installed furnishings and equipment
Repair or replace cabinets, counters, window blinds and other installed furnishings and equipment such as marker boards and display cabinets.

Room renovations
Expansion of the current Campus police facilities and replacement of the boilers would be included in this project.

16. BOOKSTORE

This project provides a new bookstore, offices and meeting rooms to be constructed on the South-East corner of the existing Balboa Reservoir. The bookstore would consolidate and replace facilities currently in Conlan Hall and in the Bookstore Extension.

17. PARKING STRUCTURE

This project provides a parking garage on the east side of the Ocean Avenue Campus in the location of the old north and east gyms. The addition of a multi-story parking garage is discussed in the Facilities Master Plan and would be necessary to accommodate any lost parking should the reservoir site be further developed by the City.