



CITY COLLEGE OF SAN FRANCISCO

50 PHELAN AVENUE • BOX E200 • SAN FRANCISCO, CA 94112 • 415. 239.3000

DATE: April 30, 2009

B1

TO: Board of Trustees

FROM: Dr. Don Q. Griffin, Chancellor

**Subject: CAPITAL OUTLAY
Annual Adoption Of A Summation Of The District's Proposed Five-Year Construction Plan To Be Submitted To The State Chancellor's Office For Review And Approval
(Resolution No. 090430-B1)**

BACKGROUND INFORMATION:

Project: Five-Year Construction Plan Priority List

Each year the District submits an annual "Five Year Capital Outlay Construction Plan" to the State Chancellor's Office. When combined with Initial Project Proposals (IPP), and Final Project Proposals (FPP), these documents represent the District's initial step in pursuit of state funding for capital outlay projects. Attachment A is a summary of the District's proposed 2011-2015 Five-Year Construction Plan recommended for submittal to the State Chancellor's Office for review and approval prior to the June 30, 2009 deadline. Attachment A also includes the prioritization submitted to the State Chancellor's Office one year ago. Attachment B provides a brief description of each of the projects. As always, projects already approved for funding by the state are placed at the top of the list to ensure that future stages of funding for such projects are not jeopardized.

The priority order of the projects listed on Attachment A was reviewed by the Facilities Review Committee on January 21, 2008, February 24, 2009 & April 22, 2009 and approved unanimously by the six voting members present. (seven members required to be a quorum)

SHARED GOVERNANCE REVIEW:

Yes X ; No ; if yes, which committee: Facilities Review Committee

Date of Review: 01/21/2008, 02/25/2009 & 04/22/2009

BOARD OF TRUSTEES

MILTON MARKS, PRESIDENT · DR. NATALIE BERG, VICE PRESIDENT
DR. ANITA GRIER · CHRIS JACKSON · STEVE NGO · JOHN RIZZO · LAWRENCE WONG ESQ
DIANA MUNOZ-VILLANUEVA, STUDENT TRUSTEE · DR. DON Q. GRIFFIN, CHANCELLOR

RECOMMENDATION:

RESOLVED: That the Board of Trustees hereby adopts the summation of the District's proposed Five-Year Construction Plan shown on Attachment A to the State Chancellor's Office for review and approval, and

FURTHER BE IT RESOLVED: That the Chancellor, Vice Chancellor of Finance and Administration and/or their designee are hereby authorized to execute any and all documents on behalf of the District to effectuate this resolution.

Originator: Peter Goldstein
w/ James Blomquist

**Attachment A
Five-Year Capital Outlay Construction Plan for 2011**

District order of priority for proposed projects				
Priority 2011	Priority 2010	Project Name	Project Type	Current Status
1	1	Energy Conservation (*1)	Renovation	Study completed
2	2	Chinatown/North Beach Campus (*2)	New Facilities	Obtaining DSA approval
3	3	Seismic Upgrade and Remodel of John Adams Campus (*2)	Renovation	Construction
4	4	District-wide ADA Barrier Removal (*1)	Renovation	Construction
5	5	Academic Joint Use Facility (*2)	New Facilities	Construction
6	6	Performing Arts Complex (*3)	New Facilities	On hold awaiting future State bond
7	8	Downtown Campus Phase 2 (*4)	Renovation	FPP
8	9	John Adams Campus Phase 2(*4)	Renovation/ New Facilities	
9	n/a	Bayview Hunters Point Campus	New Facilities	
10	7	Advanced Bio/Stem Cell Technology Learning Center (*4)	New Facilities	FPP
11	10	Rosenberg Library/Learning Assistance Phase 2 (*4)	Renovation/ New Facilities	
12	11	Student Development Center (Student Services)	Renovation/ New Facilities	
13	12	Evans Campus Phase 2 Alterations	Renovation/ New Facilities	
14	13	Arts Building-Phase 2 Center for Pan American Unity	Renovation/ New Facilities	
15	14	Seismic Upgrade and Remodel of Alemany Campus	Renovation	
16	15	Renovation of Science Building	Renovation	
17	16	Administrative Services Building & Mixed Use Development including the potential for housing	Renovation/ New Facilities	
18	17	Cloud Hall Phase 2	Renovation	
19	18	Parking Structure (*1)	New Facilities	
20	19	Bookstore (*1)	New Facilities	

(*1) = Project is not eligible for State Funding as an individual capital project

(*2) = Project approved and funded with existing State Bonds

(*3) = Project approved and awaiting a future State Bond

(*4) = Project on February 2009 CCCCO "call letter" (advance IPP to FPP)

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 has been submitted to the California State Architect's Office and is awaiting final approval. This 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. SEISMIC UPGRADE AND REMODEL OF JOHN ADAMS CAMPUS

This project is under construction. This building was originally constructed in 1911. The Community College District acquired it in the 1970's. The building had a Field Act seismic upgrade in 1934. Very few other improvements have been made to the building until two years ago when the Orfalea Family Center was remodeled.

This project will repair, remodel, and seismically upgrade the building for at least 40 more years of use. Some of the major areas of work are:

- Remove and rebuild the brick on the exterior building facades.
- Secure all un-reinforced masonry to the building structure.
- Provide additional seismic walls.
- Replace all the windows.
- Replace the boiler and its entire distribution system.
- Upgrade the electrical systems.
- Repaint the entire building.

4. DISTRICT-WIDE ADA BARRIER REMOVAL

This project is under construction. The American with Disabilities Act (ADA), Federal legislation which passed in 1990, requires that the College's facilities allow equal access to the educational programs and services provided by the District. In the last 19 years the College has renovated most District owned facilities to provide improved accessibility. The work proceeded over the years as funding was available and in a manor to minimize disruption to educational

functions in existing buildings. However, additional work is necessary to complete all the work necessary to fully comply with the law.

5. ACADEMIC JOINT USE FACILITY

This project is under construction. This project is located in the south east corner of the Balboa Reservoir site along Phelan Avenue. This project establishes a new academic joint use facility where faculty from both SFSU and CCSF could be co-located; teach courses; and provide support services that would effectively create a new model for collaboration and instruction. Students could earn their Associate of Arts Degree, complete their General Education requirements, and then step-up into “upper-division” enrollment leading to degree completion. Parking will be included to replace displaced parking by the new building footprint.

6. PERFORMING ARTS CENTER

This project has been submitted to the California State Architect’s Office and is awaiting final approval and start of construction that is contingent upon the State passing a future bond. 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.

7. 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 Pallet 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. 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 2% was found for the Downtown Campus Building, meaning the facility is in poor condition and approximately 2% of the replacement value of the building would need to be expended to bring the condition of to good.

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.

8. PHASE II 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.

9. 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.

10. 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.

11. 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.

12. STUDENT DEVELOPMENT COMPLEX (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.

13. EVANS CAMPUS PHASE 2

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.

14. 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 was 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 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.

15. SEISMIC UPGRADE AND REMODEL OF ALEMANY CAMPUS

This project is to renovate and seismically strengthen the Alemany Campus. This 26,400 Gross Square Foot building (GSF) was constructed in 1911 and is located at 750 Eddy Street in the Civic Center are 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 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 39% was found for the Alemany 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 of 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.

16. 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 of 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.

17. ADMINISTRATIVE SERVICES BUILDING

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.

18. CLOUD HALL – PHASE 2 ALTERATIONS

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 of 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.

19. PARKING STRUCTURE

This project provides a parking garage on the east side of the Ocean Avenue Campus. (Location of existing gymnasiums) The addition of a multi-story parking garage is discussed in the

Facilities Master Plan and will be necessary to accommodate the anticipated future growth in parking demands.

20. 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.