

Santa Barbara Community College District

Long Range Facilities Projects

January 2008

Facilities and Construction Priorities for the Santa Barbara Community College District

The Board of Trustees of the Santa Barbara Community College District, in consultation with the public, local governance groups and the college community, evaluated the critical need to maintain high quality, affordable local higher education for our local residents, and established the following goals for long-term capital improvements:

- Protect the quality and appropriateness of existing facilities
- Provide quality instructional facilities that encourage innovation, and modify existing facilities that support advances in the delivery of education that promote student learning.
- Modify existing facilities to accommodate new instructional programs that prepare students for career opportunities and/or transfer to four-year universities.
- Reduce future costs by implementing preventive maintenance in a timely manner, and replace aged building systems, with new energy and water efficient systems.
- Modify facilities on each of the college's three campuses to make them more accessible to people with disabilities.
- Provide quality learning and work environments for students, faculty, and staff.
- Meet the required local matching funds requirements for State approved facilities improvement projects.
- Implement new federal and State emergency/disaster response requirements.

As part of its ongoing duties, the Board will continue to monitor community population and demographic labor force and technological changes and, in consultation with faculty, staff, students, and the public, continue to update the facilities and program offerings on all three campuses (Mesa, Wake and Schott Centers) to meet local needs.

The adopted Long-Range Capital Projects List reflects four important determinations:

1. Santa Barbara City College serves 19,000 students each semester in its Credit Division and over 50,000 community members annually through its Adult Education Program, at three campuses, five high schools and eighty-seven community facilities on the South Coast. Santa Barbara City College must take every available step to preserve access to affordable local higher education and career training programs to meet the changing needs of local residents.
2. Changing community priorities and needs require the renovation and conversion of existing facilities to meet the demand for our programs including those preparing students to transfer to universities and four-year universities, and meeting area workforce needs, particularly in those fields in which there are critical shortages such as nursing, radiology, and health information systems.
3. Due to the severe reduction of regular State support for scheduled maintenance projects that has taken place during the past decade, the college has not been able to adequately maintain, upgrade or replace its existing, aging infrastructure. This absence of adequate State funding has resulted in the college's lacking the resources required to make essential improvements to its facilities to meet critical health, safety, and access issues and to install more energy-

efficient and water conservation systems. In addition to protecting our environment, these systems will result in substantial cost savings for energy and water.

4. **The State has prioritized \$92,058,894 in maintenance and improvement funds for SBCC, but requires a local match of \$82,242,012.**¹ Some or all of these funds will be lost if matching funds are not secured during 2008. The Foundation for City College has pledged to raise \$5,500,000 to help meet this need, but additional support is required.

The Board of Trustees has evaluated safety, educational and information technology needs in developing this specific list of Long-Range School Facilities Projects. At this time the Board has concluded that if these needs are not addressed now, Santa Barbara City College District would need to divert funds that support its core educational programs to pay for essential improvements to its facilities. This would result in a substantial reduction in the quality and comprehensiveness of the educational programs it would be able to provide the community.

The 2008 Facilities Plan consists of the following projects:

Physical Science East Wing Classrooms/Lab Restoration and Seismic Safety Upgrades (Constructed 1974)

The Physics and Chemistry programs housed in this building are heavily used by students seeking transfer to four-year colleges, as well as nursing students and others completing general education requirements. Approximately 40% of this existing space (including classrooms and labs) must be restored to meet current expectations for a quality college learning environment, and to meet current standards for building accessibility and fire/life safety. The existing fume hood ventilation system must be replaced for health and safety reasons, and floors, walls and ceilings must be refinished to maintain this heavily used building for many years to come.

Priority State Funding	\$ 4,225,000
District Matching Funds Required	<u>3,033,333</u>
Estimated Total Cost:	\$ 7,258,333

Physical Science Lecture Hall Restoration and Seismic Safety Upgrades (Constructed 1968)

One of our most heavily used instructional spaces is a 138 seat science lecture hall (PS 101). In response to urgent safety concerns, seismic structural upgrades have recently been completed, but additional work is needed to make this space fully functional by removing hazardous materials, improving access to the public, re-roofing the building, updating plumbing, lighting, ventilation and energy systems with new water and energy efficient (Green) systems; replacing interior fixtures, seats, display cases, modernizing teaching technology facilities, and updating life/safety systems and installing new fire alarms.

Priority State Funding	\$ 738,628
District Matching Funds Required	<u>471,947</u>
Estimated Total Cost:	\$ 1,210,575

¹ \$44,782,681 is currently available (with the balance expected to be released by the state in future years). Funds currently available are described as "secured" in this document, although still subject to local matching requirements. The funds expected to be released in future years are referred to as "Priority State Funding" as they have been approved by the State Department of Education subject to funding allocations.

Classroom/Lab Conversion for Nursing, Health, Auto and Other Career Tech Programs

The demand for nursing, Emergency Medical Technicians, radiologists, automobile repair, construction trades, drafting/CAD, culinary arts, and other career programs is increasing. The college anticipates that moving the programs to the new SoMA building will enable it to increase in 2010 the number of students it can serve in such high demand in each of these career technologies areas. To make use of existing facilities for teaching and training, these areas will need to be renovated and upgraded. The project will generally include new interior finishes, upgrade of existing utilities as needed, lighting and HVAC energy efficiency improvements and any additional work to ensure spaces are compliant with building, safety and accessibility codes.

Priority State Funding	\$ 1,099,149
District Matching Funds Required	<u>1,173,459</u>
Estimated Total Cost:	\$ 2,272,608

School of Media Arts (To be constructed)

The need for this new School of Media Arts (SoMA) is based on the rapidly growing enrollment in media arts programs (Multi-media Arts Technologies, Film Studies, Film and Video Production, Graphic Design, Photographic and Imaging Technologies, Journalism, and the production of web-based three dimensional games and educational materials that are being increasingly used in a growing number of businesses, industries and elementary – university educational institutions) and in response to the labor force needs within the industry and the local community. This project will allow the various disciplines that comprise the emerging field of Media Arts and Technologies to be housed in one new high-tech building, creating a synergistic learning environment. This facility will also house the College's Computer Science labs and classrooms. This energy efficient LEED² Certified building, will add 41,490 new square feet of specialized classrooms, specialized labs, studios, audio and broadcast facilities needed to support these highly technical and interdisciplinary fields of study. Spaces vacated in existing buildings will be renovated to enable the college to increase the number of students it can accommodate in high demand fields such as nursing and other health technologies programs, culinary arts, modern languages and visual communication and design. The State has committed funds to this project, subject to the local match. The Foundation for Santa Barbara City College has committed to raise \$5.5 million, but additional funds are still needed. The project has been approved by the California Coastal Commission.

Secured State Funding	\$ 32,072,000
SBCC Foundation Commitment	5,000,000
Remaining District Matching Funds Required	<u>9,345,200</u>
Estimated Total Cost:	\$ 46,417,200

District-Wide Major Maintenance Projects

Due to the severe reduction of State support for scheduled maintenance projects much of the college's existing infrastructure is aging and not being replaced and/or repaired as needed. This non-action creates the potential for health and safety hazards and malfunction of older equipment resulting in more extensive damage to building systems and/or poor energy efficiency. Building infrastructure represents a sizeable portion of the college's assets and needs to be properly maintained to ensure overall safety to building occupants, healthy indoor environments and energy efficiency.

² Leadership in Energy and Environmental Design (LEED) Certification is conducted by the US Green Building Council.

District Funds Required	\$ 17,657,515
Estimated Total Cost:	\$ 17,657,515

Americans with Disabilities Act Accessibility Upgrades

SBCC is committed to providing universal access for people with physical disabilities, thus serving diverse populations equally and meeting State and federal requirements. A variety of external changes (handrails, ramps, lighting, etc.) are necessary to facilitate access on the hilly Mesa Campus with many changes in elevation.

District Funds Required	\$ 4,050,000
Estimated Total Cost:	\$ 4,050,000

Drama/Music Classroom/Lab/Performance Area Restoration and Seismic Safety Upgrade (Constructed 1977)

When originally constructed 31 years ago the Drama Music Building was a state-of-the-art facility. Since that time many technical changes have taken place in the production, performance, and technical support for music and theater. A complete restoration is needed to create a learning environment where students are exposed to modern music and theater technologies and business practices. This complex of buildings includes classrooms, laboratories, and performance space, and is regularly used by the public. The Theatre Arts Department offers courses in acting, directing, appreciation and technical theater which include lighting, stage craft, scene design, costuming and the business aspects of running a production program. The Music Department offers course and performance groups in music appreciation, voice, signing, song writing, electronic music, recording, several types of choral, jazz band, concert band and orchestra. To meet the needs of these very popular classes, this facility requires many physical upgrades to meet current building codes, and federal accessibility compliance standards. Major maintenance is required to eliminate leaks and provide waterproofing. Renovations include the removal of existing safety hazards including exposed cabling, plumbing renovations, and installation of energy efficient lighting and electrical work. The State considers this building's maintenance as a high priority and the college has already secured over \$12 million for its renovation, subject to a match of almost \$10 million from the District.

Secured State Funding	\$ 12,711,681
District Matching Funds Required	<u>9,976,731</u>
Estimated Total Cost:	\$ 22,688,412

Computer Science, ESL, Foreign Languages, Art Classroom/Lab Restoration and Seismic Safety Upgrade (Humanities Building Constructed 1975)

The Humanities Building houses core literacy, English as a second language, foreign language, art, social science, computer science, and other essential programs serving our community. This building's classrooms and laboratories must be restored to maintain a quality college learning environment, and meet federal standards for building accessibility. This heavily used building's mechanical, lighting, heating, and ventilation systems must be upgraded to meet current energy efficiency standards. In addition, a number of structural flaws in this aging building need to be repaired.

Priority State Funding	\$ 17,893,864
District Matching Funds Required	<u>14,051,134</u>
Estimated Total Cost:	\$ 31,944,998

School of Culinary Arts and Campus Center Restoration and Repairs (Constructed 1956)

The School of Culinary Arts award winning, career training program is housed in the Campus Center, which includes a teaching kitchen, central campus dining facilities, computer center, student support facilities, conference rooms and other program uses. Due to the age of this facility, a complete restoration of this building is necessary to update this building to current expectations for quality of the learning environment and current standards for building accessibility and fire/life safety.

Priority State Funding	\$ 4,998,862
District Matching Funds Required	<u>3,811,084</u>
Estimated Total Cost:	\$ 8,809,946

Schott Center Restoration, Repairs, and Seismic Safety Upgrades (Constructed 1935)

The Schott Center has served continuously for the past 22 years as one of the District's two centers for the Adult Education Program. The restoration will upgrade the facility for seismic safety, abate asbestos, lead paint and other hazardous materials, update mechanical systems, replace exterior lighting for energy reduction and safety, and renovate windows and doors to meet accessibility and energy conservation standards, while maintaining or restoring the historic character of the facilities.

Priority State Funding	\$ 9,506,000
District Matching Funds Required	<u>7,084,680</u>
Estimated Total Cost:	\$ 16,590,580

Wake Center Restoration, Repairs, and Seismic Safety Upgrades

The Wake Center was constructed over forty years ago and houses the Continuing Education Programs, Professional Development Center, The James D. Scheinfeld Entrepreneurship and Business Innovation Program, and the Construction Career Academy. The facilities need seismic retrofitting for health and safety, and all essential building systems need to be reconstructed for the facility to adequately meet the centers academic program needs.

Priority State Funding	\$ 8,813,710
District Matching Funds Required	<u>6,586,929</u>
Estimated Total Cost:	\$ 15,400,639

The Restoration Upgrades and Repairs for the Capital Construction Projects delineated above include, but are not limited to the following:

(For specific restoration, renovation and repairs anticipated for each building please see Appendix B)

- Replace existing fume hood ventilation in the laboratories to comply with current health and safety regulations;
- Removal of asbestos flooring and other hazardous materials and replacement with appropriate flooring;
- Replace HVAC to maintain future serviceability and energy efficiency;
- Install accessibility upgrades include restroom reconfiguration and general door hardware retrofit to meet federal and State requirements;
- Remodel the existing "tiered" lecture seating rows by adding landings and ramps to comply with Federal law and accessibility standards;
- Replace the existing worn-out lecture seats with "university" style lecture seating;

- Provide modern AV controls with new projector lift; providing accessible teacher's station with sink, cold water, gas, air, vacuum, power, and data;
- Replace lighting and ceiling with dimmable and energy efficient system;
- Upgrade existing mechanical system with energy efficient system;
- Replace existing writing boards with new sliding writing boards; new projection screen;
- Remodel preparation room for more efficient use of space;
- Remodel existing exterior ramps for federal accessibility compliance;
- Remodel exterior plaza area;
- Re-roof;
- Replace doors;
- Upgrade fire alarm and other life safety features;
- Refurbish existing lab spaces, replace or refinish existing countertops and casework;
- Reconfigure existing lab space for use by all students, regardless of disability;
- Retrofit general door hardware;
- Replace undersized, outdated elevator to facilitate access to all parts of the building;
- Conduct physical upgrades for building code compliance;
- Replace or refurbish existing theatre seating as required to maintain service and accessibility compliance;
- Cover sound cabling to the control room mixing board, which is currently exposed, creating a safety hazard;
- Waterproof and replace paving to protect the work of this modernization;
- Maintain of a quality learning environment and compliance with current building code standards;
- Replace HVAC and lighting equipment to maintain future serviceability and energy efficiency;
- Remodel as required to provide additional exits at certain lab spaces in order to comply with current egress criteria;
- Refurbish existing labs;
- Demolish and replace existing undersized elevator that serves the upper floors of this building to meet federal accessibility requirements;
- Resurface parking lots and walkways using recycled materials as appropriate;
- Improve and repair exterior lighting for safety;
- Paint existing buildings - exterior;
- Paint existing buildings - interiors;
- Replace ceilings in existing buildings as needed;
- Replace flooring in existing buildings as needed;
- Provide directional signage (remainder of project);
- Replace natural gas lines;
- Install cellular clocks - replace current clock system;
- Replace urinals, toilets and drinking fountains campus-wide with low flow/waterless.

APPENDIX A

	<u>Project</u>	<u>State Funding</u>	<u>District Funding</u>	<u>Total Funding</u>
1	Physical Science East Wing Classrooms/Lab Restoration and Seismic Safety Upgrades	\$ 4,225,000	\$ 3,033,333	\$ 7,258,333
2	Physical Science Lecture Hall Restoration and Seismic Safety Upgrades	738,628	471,947	1,210,575
3	Classroom/Lab Conversion for Nursing, Health, Auto and Other Career Tech Programs	1,099,149	1,173,459	2,272,608
4	School of Media Arts (SoMA) * Foundation Cap Campaign	32,072,000	9,345,200	46,417,200 5,000,000*
5	District-wide Major Maintenance Projects		17,657,515	17,657,515
6	Americans with Disabilities Act Accessibility Upgrades		4,050,000	4,050,000
7	Drama/Music Classroom, Lab, Performance Area Restoration and Seismic Safety Upgrade	12,711,681	9,976,731	22,688,412
8	Computer Science, ESL, Foreign Languages, Art Classroom/Lab Restoration and Seismic Safety Upgrade (Humanities Building)	17,893,864	14,051,134	31,944,998
9	School of Culinary Arts and Campus Center Restoration and Repairs	4,998,862	3,811,084	8,809,946
10	Schott Center Restoration, Repairs, and Seismic Safety Upgrades	9,506,000	7,084,680	16,590,680
11	Wake Center Restoration, Repairs, and Seismic Safety Upgrades	8,813,710	6,586,929	15,400,639
		\$ 92,058,894	\$ 77,242,012	\$ 174,300,906

*The Foundation for Santa Barbara City College has committed to raise \$5.0 million for this project.