

SAN BERNARDINO COMMUNITY COLLEGE DISTRICT

TO: Board of Trustees
FROM: Bruce Baron, Chancellor
REVIEWED BY: Jose F Torres, Vice Chancellor, Business & Fiscal Services
PREPARED BY: Hussain Agah, Director, Facilities Planning & Construction
DATE: May 11, 2017
SUBJECT: Consideration of Approval of the Districtwide Facilities Master Plan Project List

RECOMMENDATION

It is recommended that the Board of Trustees approve the Districtwide Facilities Master Plan Project List.

OVERVIEW

As part of the 2016 comprehensive master planning process, a facilities master plan was developed which identifies new projects and major renovations based on institutional and program expansion needs.

The attached list is the result of a collaborative effort on the part of the campuses and the Facilities Planning & Construction department, along with input from industry professionals. It takes into consideration SBCCD's mission and goals to serve more students and address major health/life/safety issues associated with existing facilities. This plan has been presented to District Assembly, Chancellor's Extended Cabinet, the Board Budget Committee, and the District Budget Committee.

ANALYSIS

The attached Districtwide Facilities Master Plan Project List reflects preliminary budget cost estimates for each project and a total budget of \$696,623,158. Projects will only be pursued if and when funding sources become available.

BOARD IMPERATIVE

- I. Institutional Effectiveness
- II. Learning Centered Institution for Student Access, Retention and Success
- III. Resource Management for Efficiency, Effectiveness and Excellence

FINANCIAL IMPLICATIONS

Approval of the prioritized Districtwide Facilities Master Plan Project List would not have any immediate financial implications.

Districtwide Facilities Master Plan Project List

<u>Priority</u>	<u>Project Title</u>	<u>Campus</u>	<u>Budget*</u>
1.	Career Pathway 1 (New Construction) – Technical Building Replacement	SBVC	\$94,509,418
2.	M&O Building Repurposing	SBVC	\$4,075,275
3.	Performing Arts Center (PAC) Renovation	CHC	\$42,072,719
4.	New Parking Structure	SBVC	\$89,681,976
5.	New Softball Field	SBVC	\$5,360,800
6.	Student Services & Instructional Building (New Construction) – Liberal Arts Replacement	SBVC	\$95,863,832
7.	Admin Building and Campus Center Repurposing	SBVC	\$14,103,899
8.	Crafton Hall Renovation (SSC)	CHC	\$6,250,465
9.	West Complex Renovation (CL)	CHC	\$11,922,962
10.	Student Support Building Renovation (SSB)	CHC	\$3,589,587
11.	Gymnasium Demolition	CHC	\$2,832,067
12.	East Valley Public Safety Training Center (New Construction)	CHC	\$10,415,894
13.	Career Pathways Phase 2 (New Construction)	SBVC	\$60,200,322
14.	Physical Science, Health Life & Safety building Secondary Effect	SBVC	\$4,485,265
15.	Warehouse Facilities (New Construction)	SBVC	\$25,109,309
16.	Library Repurposing	SBVC	\$4,798,991
17.	Joint-use Tennis Facilities (New Construction)	CHC	\$6,690,925
18.	Greek Theater & Planetarium Renovation	SBVC	\$6,301,181
19.	New Gymnasium Building	CHC	\$46,806,630
20.	Soccer Field & Outdoor Kinesiology Laboratories (New Construction)	CHC	\$9,796,942
21.	Maintenance and Operations Additions (New Construction)	CHC	\$6,598,494
22.	East Instructional Building (New Construction)	CHC	\$41,288,427
23.	Teaching Pool (New Construction)	CHC	\$5,714,346
24.	Central Complex 2 Renovation (CHS)	CHC	\$11,788,829
25.	Child Development Center Renovation (CDC)	CHC	\$5,767,218
26.	PAC Building (New Construction) <i>(future consideration only)</i>	SBVC	TBD
27.	District Office Expansion <i>(recommendation in Master Plan only)</i>	SBCCD	\$15,450,000
28.	SBVC campus wide infrastructure	SBVC	\$48,173,314
29.	CHC campus wide infrastructure	CHC	\$16,974,070
Total Projected Capital Costs*			\$696,623,158
Subtotal for CHC			\$228,509,576
Subtotal for SBVC			\$452,663,582
Subtotal for SBCCD			\$ 15,450,000
			\$696,623,158

*Projections include Escalation Allowance of 5% per annum through program midpoint of January 2023, totaling 28.75%.

Districtwide Facilities Master Plan Project List

- 1. Career Pathway 1 (New Construction) – Technical Building Replacement @ SBVC:** The proposed project would consolidate and increase laboratory capacity for Career Technical Education (CTE) programs at San Bernardino Valley College by replacing the existing Technical Building with a larger new building. The CTE Division is growing beyond what can be reasonably accommodated for students within existing facilities. The proposed project would construct a new 67,873 ASF Technical Building that will include 59,612 ASF of laboratory space, 2,061 ASF of office space, 6,000 ASF of library space, and 200 ASF of locker room space.
- 2. M&O Building Repurposing @ SBVC:** This project will renovate the Transportation building at San Bernardino Valley College for Maintenance & Operations functions. The Transportation building is currently occupied by the Diesel program and will be moving into the new Technical Building Replacement in 2022. This project will repurpose the Transportation building for M&O offices, outdoor vehicle storage, and shop space.
- 3. Performing Arts Center (PAC) Renovation @ CHC:** The proposed project will renovate the existing Performing Arts Center. The Performing Arts Center was constructed in 1978 and has had no major renovations since its original construction. The building provides performance and instructional space for the dramatic arts and music programs. The proposed project will reconstruct the existing building to provide technological upgrades for performance spaces, reconfigure areas into large laboratory space for dramatic arts/music and improve accessibility and ADA compliance throughout the facility.
- 4. New Parking Structure @ SBVC:** This project will construct a new parking structure on campus with 975 parking stalls and 51 electric vehicle charging stations. The structure will be located on the south side of the campus in current parking lot 8.
- 5. New Softball Field @ SBVC:** This project will construct a new softball field on campus at the existing parking lot 2 site. Scope of work will include storm water retention for north campus development.
- 6. Student Services & Instructional Building (New Construction) – Liberal Arts Replacement @ SBVC:** The Liberal Arts Building on the San Bernardino Valley College campus was constructed in 1970 and the structure has outlived its usefulness. The facility has significant electrical, plumbing and mechanical problems. Heating and cooling are inadequate, lighting is poor and the building does not have appropriate handicapped access. This project will construct a Student Services and Instructional building on the SBVC campus and will assist the college in increasing student success and access. The new one-stop center consist of approximately 65,100 ASF (100,000 GSF). The existing Liberal Arts building will be demolished and vacated student services space will be inactivated as secondary effects of this project.
- 7. Admin Building and Campus Center Repurposing @ SBVC:** This project will renovate space within the Administration/Student Services and Campus Center buildings. Space within each building will be vacated following occupancy of the new Student Services & Instructional building. Vacated space within the Administration building will be repurposed for institutional support functions. Vacated space within the Campus Center will be repurposed for larger indoor dining areas for students, shaded outdoor dining areas, student lounge space, and increased Student Life space.

Districtwide Facilities Master Plan Project List

8. **Crafton Hall Renovation (SSC) @ CHC:** This project will renovate Crafton Hall (SSC) to provide increased instructional capacity for the fine/applied arts program. Existing dining hall and kitchen/server areas will be reconstructed for painting, 2-D design, sculpture, and ceramics laboratories. Second floor space will be reconstructed for digital media labs, art gallery and exhibition space. Covered outdoor areas will also provide space for ceramics and art.
9. **West Complex Renovation (CL) @ CHC:** This project will renovate the West Complex to modernize instructional space and upgrade building systems. The project will also provide space for the mailroom, student honors center, assessment center, and adjunct faculty.
10. **Student Support Building Renovation (SSB) @ CHC:** This project will renovate the existing Student Support Building to expand space dedicated to Student Health Services and provide space for a Cultural Center on the second floor. The project will also upgrade building systems.
11. **Gymnasium Demolition @ CHC:** This project will remove the existing 1975 Gymnasium Building that is unmaintainable and not fit for occupation.
12. **East Valley Public Safety Training Center (New Construction) @ SBVC:** This project will construct a smokeless burn tower of approximately 5,500 GSF and other public safety training props on a 32,000 SF site.
13. **Career Pathways Phase 2 (New Construction) @ SBVC:** This project would construct a new building adjacent to the Technical Building replacement. The building would provide increased laboratory space for the nursing, allied health, sciences, and career pathways programs.
14. **Physical Science, Health Life & Safety building Secondary Effect @ SBVC:** This project will repurpose space that is vacated following occupancy of the Career Pathways Phase 2 building. Scope of work may include repurposing of the STEM Center and reorganization of space within the Physical Science and Health/Life Science Buildings.
15. **Warehouse Facilities (New Construction) @ SBVC:** This project will construct a new building to replace existing shipping and receiving, police storage, warehouse, and M&O storage. The Warehouse, Shipping & Receiving, Police Storage, and Storage Buildings 1-3 will be demolished and replaced with a single building enclosed with masonry walls and gates. The new warehouse facility will be approximately 18,200 GSF.
16. **Library Repurposing @ SBVC:** This project will repurpose space in the existing Library to better meet program needs and support the College's shift to e-resources. Inactive and underutilized spaces will be reconstructed for tutoring and computer lab space. The project may also reactivate the Café space within the Library.
17. **Joint-use Tennis Facilities (New Construction) @ CHC:** This project will construct a 12-court tennis facility with spectator seating for joint-use between Crafton Hills College, the City of Yucaipa, and Yucaipa-Calimesa Joint USD. The facility may be funded through a grant obtained by the City of Yucaipa.

Districtwide Facilities Master Plan Project List

- 18. Greek Theater & Planetarium Renovation @ SBVC:** This project will renovate the existing Greek Theater and Planetarium. Scope of work will include upgrades to structural upgrades, improvements to building systems, and address accessibility. The project will also include equipment upgrades in the Theater for performances/events.
- 19. New Gymnasium @ CHC:** The proposed project will construct a new Gymnasium to replace the existing building, which was originally constructed in 1975. Replacement of the existing building will provide space necessary to meet the demands of today's curriculum that focuses on fitness and wellness programs. The kinesiology program requires indoor facilities that are air-conditioned and have adequate ventilation, which do not exist in the current facility.
- 20. Soccer Field & Outdoor Kinesiology Laboratories (New Construction) @ CHC:** The proposed project will provide outdoor area improvements for a regulation sized soccer/multi-purpose synthetic turf field, synthetic running track, tennis courts (6), and expansion of golf practice areas. The project will also provide spectator seating areas, cross-county support facilities, and mountain biking support facilities.
- 21. Maintenance and Operations Additions (New Construction) @ CHC:** This project will construct a permanent facility to house the College's Maintenance and Operations functions. The project will replace temporary storage bins and add space for offices and vehicle storage.
- 22. East Instructional Building (New Construction) @ CHC:** This project will construct a new building of approximately 40,000 GSF. The project will demolish and replace the Visual Arts Building, and East Complexes 1 and 2. The new building will house classroom and laboratory functions for physical and biological sciences. The building will also include faculty offices, open computer labs, tutoring and collaboration space, counseling areas, and a satellite food service area.
- 23. Teaching Pool (New Construction) @ CHC:** This project will construct a new variable depth pool for instruction and warm-up for athletics.
- 24. Central Complex 2 Renovation (CHS) @ CHC:** This project will renovate the Center Complex 2 (CHS). The project will include code compliance and building system upgrades, modernize instructional and student support space, and repurpose vacated areas for laboratory and tutoring space.
- 25. Child Development Center Renovation (CDC) @ CHC:** This project will renovate the three existing Child Development Center buildings on campus. Scope of work will also include renovation of the exterior play yard, replacement of fencing, and improvements to the parking area and walking paths.
- 26. PAC Building (New Construction) @ SBVC:** This project was identified in the facility master plan for future consideration.
- 27. District Office Expansion:** The district office expansion project was mentioned in master plan for recommendation only. Consolidate SBCCD Technology & Educational Support Services and Printing Services.

Districtwide Facilities Master Plan Project List

- 28. SBVC Campuswide Infrastructure:** The campus wide infrastructure includes: vehicular, circulation and parking, security & safety, learning environment upgrades, and enriched outdoor environment.
- 29. CHC Campuswide Infrastructure:** The campus wide infrastructure includes: vehicular, circulation and parking, security & safety, learning environment upgrades, and enriched outdoor environment.

2016 LONG-RANGE CAMPUS MASTER PLAN

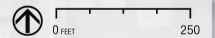
BUILDING KEY

ID	Building Name
AD	ADMINISTRATION
ART	ART CENTER
AUD	AUDITORIUM
B	BUSINESS
CC	CAMPUS CENTER
CP1	CENTRAL PLANT 1
CP2	CENTRAL PLANT 2
CDC	CHILD DEVELOPMENT CENTER
CTS	COMPUTER TECHNOLOGY CENTER
GRND	GROUNDS
GYM	GYMNASIUM
HLS	HEALTH & LIFE SCIENCE
LIB	LIBRARY
M&O	MAINTENANCE & OPERATIONS
MC	MEDIA/COMMUNICATIONS
NH	NORTH HALL
O	OBSERVATORY
PAC	PERFORMING ARTS CENTER
PATH1	CAREER PATHWAYS 1
PATH2	CAREER PATHWAYS 2
PRK	PARKING STRUCTURE
PS	PHYSICAL SCIENCES
PL	PLANETARIUM
SS/INST	STUDENT SERVICES/ INSTRUCTIONAL BUILDING
TEL	TELECOM BUILDING
WARE	WAREHOUSE

LEGEND

---	PROPERTY LINE
---	EXISTING FACILITIES
---	PROPOSED RENOVATIONS
---	PROPOSED NEW FACILITIES
---	PROPOSED PARKING STRUCTURE

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2016 LONG-RANGE CAMPUS MASTER PLAN
BUILDING KEY

ID	Building Name
CYN	CANYON HALL
CNTL1	CENTRAL COMPLEX
CNTL2	CENTRAL COMPLEX 2
CDC	CHILD DEVELOPMENT CENTER
CTB	CLOCK TOWER BUILDING
CCR	CRAFTON CENTER
CHL	CRAFTON HALL
EIB	EAST INSTRUCTIONAL BUILDING
EVPSTC	EAST VALLEY PUBLIC SAFETY TRAINING CENTER
GYM	GYMNASIUM
KHA	KINESIOLOGY, HEALTH EDUCATION & AQUATIC COMPLEX
LRC	LEARNING RESOURCES CENTER
M&O	MAINTENANCE & OPERATIONS
PAC	PERFORMANCE ARTS CENTER
PSAH	PUBLIC SAFETY & ALLIED HEALTH
SSB	STUDENT SUPPORT BUILDING
WEST	WEST COMPLEX

LEGEND

	PROPERTY LINE
	EXISTING PERMANENT FACILITIES
	PROPOSED RENOVATIONS
	NEW FACILITIES

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CRAFTON VILLAGE (FUTURE)