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.

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**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.

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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.

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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.

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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. (see possible list of projects in appendix B)

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 9,976,731
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 14,051,134
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 | 3,811,084 |
| **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 | 7,084,680 |
| **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 | 6,586,929 |
| **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 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

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$92,058,894 $82,242,012 $174,300,906

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

The Physics and Chemistry programs housed in this building are heavily utilized by students seeking
transfer to 4-year colleges, as well as nursing students and others seeking general knowledge.
Approximately 40% of this existing space (including classrooms and labs) must be restored to 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.

This project includes:

- Replacing existing fume hood ventilation in the laboratories to comply with current health
  regulations;
- Refurbishing existing lab spaces;
- Replacing or selectivity refiniishing existing epoxy-resin countertops and casework;
- Replacing or refnishing floor finishes, wall finishes, and new ceilings or ceiling refnishing to
  maintain this heavily used building for years to come;
- Replacing HVAC to maintain future serviceability and energy efficiency;
- Reconfiguring existing lab space for use by all students, regardless of disability to meet federal
  standards;
- Retrofitting general door hardware;
- Replacing undersized, outdated outdoor elevator to facilitate access to all parts of the building
  (requires extensive demolition);
- Upgrading fire alarm system in the entire building for life safety and security.

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

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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,
改善ing 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 fire/safety systems and
installing new fire alarms.

The project includes:

- Removing asbestos flooring and other hazardous materials and replacing with resilient
  flooring;
- Upgrading technology and configuration to support "smart" classroom;
- Remodeling the existing "tiered" lecture seating rows by adding landings and ramps to comply
  with Federal law and accessibility standards;
- Replacing the existing worn-out lecture seats with "university" style lecture seating;
- Providing modern AV controls with new projector lift;
- Providing accessible teacher's station with sink, cold water, gas, air, vacuum, power, and data;
- Replacing lighting and ceiling with dimmable and energy efficient system;
- Upgrading existing mechanical system with energy efficient system;
- Replacing existing writing boards with new sliding writing boards;
- Installing new projection screens;
- Remodeling preparation room for more efficient use of space;
- Upgrading existing bathrooms including federal accessibility compliance;
- Remodeling existing exterior ramps for federal accessibility compliance;
- Remodeling exterior plaza area;
- Replacing roofs;
- Replacing doors;
- Replacing existing display cases;
- Installing fire alarms and other life safety features.

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

The demand for nursing, EMT, radiology, automobile repair, Culinary Arts and other career programs is increasing. The college anticipates that due to projects, including completion of the new SoMA building, there will be expansion space available for these programs in 2010. To make use of existing facilities for teaching and training, these areas will need renovation and upgrades. 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.

Projects include:

- Applying new interior finishes;
- Upgrading existing utilities;
- Upgrading HVAC and lighting to provide energy efficiency;
- Renovation and conversion required to ensure spaces are compliant with existing building, safety and accessibility codes, and modern learning environments.

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**School of Media Arts**

*(To be constructed)*

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Arts & Technology, including Multi-media Arts & Technology, Film Studies, Graphic Design & Photography, and Journalism 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 LEED\(^3\) Certified building, will add 41,490 new square feet to the campus, with the majority being to Class Labs and AV/TV Studios/Labs. Spaces vacated in existing buildings will be renovated to meet the need for additional class and lab space to meet local demand. The State Department of Education has committed funds to this project, subject to the local match. The Foundation of 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.

The project includes:

- Providing 11,015 sq ft of new classrooms and laboratories;
- Providing 10,931 sq ft of new audio video/television studios
- Installing all new energy systems, designed to save energy, LEED Certified
- Constructing a completely accessible building meeting all State and federal standards
- Providing digital studios for editing, photography, dark room, animation and motion graphics
- Providing CAD/3D simulation and design labs
- Providing 161 seat film theater & lecture hall.

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Project includes, but is not limited to:

**General**
- Resurfacing parking lots and walkways using recycled materials as appropriate
- Improving and repairing exterior lighting for safety
- Painting existing buildings - exterior
- Painting existing buildings - interiors
- Replacing ceilings in existing buildings
- Replacing flooring in existing buildings
- Installing directional signage (remainder of project)
- Abating asbestos and hazardous materials
- Replacing natural gas lines

\(^3\) Leadership in Energy and Environmental Design (LEED) Certification is conducted by the US Green Building Council.
- Installing cellular clocks – replacing current clock system
- Replacing urinals, toilets and drinking fountains campus-wide (low flow/waterless)
- Replacing roofing

Specific
- Replacing bridge deck (wood structure) with concrete deck
- Restoring stadium artificial turf and track surface for safety
- Renovating stadium seating
- Modernizing Press Box
- Installing cafeteria grease trap & replace GDR floor drains
- Repairing and upgrading the Children's Center
- Repairing & refinishing trellis @ Student Services building
- Upgrading Energy Management System (EMS)
- Upgrading the Pershing Park softball facility to meet Federal Title 9 requirements
- Replacing doors and door hardware - Sports Pavilion
- Replacing HVAC units in ECC1-15
- Replacing lockers - women & men's locker rooms
- Balancing Student Services building ventilation
- East campus all-weather bus stop
- Replacing bleachers in gym
- Replacing and coating chiller coil
- Re-glazing the Campus Center to meet seismic standards
- Other maintenance required to maintain existing facilities in a safe manner that may be identified.

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Americans with Disabilities Act Accessibility Upgrades

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Projects may include but are not limited to:

- Handrails,
- Ramps,
- Lighting,
- Signage,
- Automatic doors
- Walkways
- Bathroom fixtures
- Drinking fountains
- Door hardware

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

When originally constructed the Drama Music Building was a state-of-the-art facility, but many technical changes in the past 31 years, require a complete modernization to create a learning environment where students are exposed to modern theater technology and business practices. This complex of buildings includes classroom, laboratory and performance space, and is regularly used by the public. Theater Arts Department offers courses in acting, directing, appreciation and technical theater which include lighting, state 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 for current building code, and federal accessibility compliance. 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 almost $10 from the local community.

This project includes:

- Modernizing the building infrastructure to accommodate modern technology and equipment;
- Addressing facility accessibility issues for compliance with federal and State accessibility standards;
- Upgrading facilities to current structural and physical building standards and code compliance;
- Replacing or refurbishing existing theatre seating to maintain service and meet federal accessibility compliance;
- Covering sound cabling to the control room mixing board, which is currently exposed, and presents a potential safety issue;
- Replacing HVAC equipment, lighting equipment and plumbing fixtures to maintain future serviceability, water conservation and energy efficiency;
- Upgrading accessibility including changes to restroom configuration;
- Retrofitting general door hardware;
- Upgrading data and communications cabling to many areas of the building to link to main campus systems;
- Repairing leaks in plaza that allow water to penetrate into building;
- Waterproofing and paving replacement;
- Upgrading fire alarm systems.

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<tr>
<th>Secured State Funding</th>
<th>$ 12,711,681</th>
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<tr>
<td>District Matching Funds Required</td>
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<td><strong>Estimated Total Cost:</strong></td>
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Computer Science, Foreign Languages, Art Classroom/Lab Restoration and Seismic Safety Upgrading (Humanities Building) (Constructed 1975)

The Humanities Building houses core literacy, English as a second language, foreign language, art, social science and other essential programs serving our community. This building’s classrooms and laboratories must be modernized to maintain a quality college learning environment, and meet federal
standards to building accessibility. This heavily used building’s mechanical, lighting, and heating systems must be upgraded to meet current energy efficiency standards.

Updates include:

- Maintaining of a quality learning environment and compliance with current building code standards;
- Replacing HVAC and lighting equipment to maintain future serviceability and energy efficiency;
- Remodeling required to provide additional exits at certain lab spaces in order to comply with current egress criteria;
- Removing and reconfiguring of many non-bearing walls and spaces to remove barriers to access;
- Replacing or restoring floor finishes, wall finishes and new ceiling or ceiling refinishing to ready building to heavy use for years to come;
- Retrofitting general door hardware;
- Demolishing and replacing an existing undersized elevator that serves the upper floors of this building to meet federal accessibility requirements;
- Upgrading fire alarm to the entire building.

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<tr>
<th>Priority State Funding</th>
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**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.

The project includes:

- Modernizing the teaching kitchen and prep training areas to meet health and safety standards, and to replicate the commercial workplace;
- Abating hazardous materials, including removal of asbestos and replacement of flooring and finishes;
- Installing new floor finishes, wall finishes and new ceiling or ceiling re-finishing readying this building for the years to come;
- Updating technology and equipment;
- Updating the existing Dining Room interiors and installing energy efficient lighting;
- Replacing HVAC and lighting equipment to maintain future serviceability and energy efficiency;
- Upgrading accessibility including retrofitting general door hardware;
- Upgrading fire alarm for the entire building.

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<th>Priority State Funding</th>
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<td><strong>Estimated Total Cost:</strong></td>
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Schott Center Restoration and Repairs (Constructed 1935)

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

Restoration/Modernization includes:

- Upgrading the structural foundations and termite-ridden wood structure.
- Upgrading ramps, entrances, toilet rooms and signage to meet ADA standards
- Abating lead paint.
- Updating architectural finishes for items such as new flooring, wall plaster repair and painting, and new ceilings will be included.
- Abatement of asbestos and other hazardous materials.
- Renovating windows and doors to meet accessibility and modern energy conservation standards, while maintaining historic character of the facilities.
- Upgrading lighting systems, data and communications systems, and fire alarm systems to meet current technology requirements and fire/life-safety code.
- Repairing and painting exterior finishes.
- Upgrading to meet seismic safety standards and replacing the roof.
- Replacing mechanical system to include air conditioning.
- Preserving the building's historical architectural value, construction materials and architectural details will be maintained in the modernization.
- Site work modernization will include a new electrical main switch.

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<th>Priority State Funding</th>
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**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 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.

Modernization includes:

- Structural upgrade including new lateral bracing system.
- Asbestos (ACM flooring), lead (paint) and other hazardous materials abatement.
- New energy efficient interior electrical power, data and communications systems.
- New energy efficient heating ventilating and air conditioning system.
- New interior finishes (floors, walls, ceilings).
- New doors and windows to meet modern energy conservation standards (Title 24)
- New roof including plywood shear diaphragm.
- New exterior paint. Abatement of existing lead paint throughout included.
- New fire alarm system to replace non-complying existing system.
- New covered walkways to replace existing.
- New central plant building to support new energy efficient HVAC system.
• Toilet room building expansion to meet CPC and ADA.
• New casework.
• New multi-media capability in classrooms.
• New sawdust recovery system in wood shop.
• New fume hood exhaust in vocational labs, where required.
• New plumbing fixtures.
• New lighting.
• New marker boards.
• New toilet accessories.
• New exterior ramps to stepped floor areas.
• Restore bathrooms.
• New partitions in Administration Building.
• New computer access flooring in computer labs.
• New solar shade control for existing skylights.
• New acoustical treatment for Auditorium.
• New window shades.
• New exterior shading devices to replace transite louvers (ACM).
• New kitchen equipment in Nutrition and Food Lab.

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