



CAPITAL IMPROVEMENTS PROGRAM
SKYLINE COLLEGE OPEN FORUM
OCTOBER 21, 2003

Agenda



- **Skyline Vision, Mission & Values**
- **Program Overview**
- **State Capital Outlay**
- **Construction Completed – CIP Progress to Date**
- **Projects in Planning**
- **Construction Schedule**
- **Construction Impacts & Challenges**
- **Furniture Selection**
- **FY 03/04 Facilities Service Levels**
- **Summary / Q&A**



VISION

Knowledge, leadership, and community...

Skyline College opens doors!



MISSION

Skyline College is a comprehensive community college that provides learner-centered education in a culturally rich and socially responsible environment. The College is proud of its tradition of open access and its climate of innovation. Technology, community partnerships, and economic development are hallmarks of the College. Skyline offers an array of services and instructional programs to support students in achieving their educational goals and to prepare them for a rapidly changing world.



VALUES

Education is the foundation of our civilized democratic society. Thus:

- **Campus Climate**

We value a campus-wide climate that reflects a 'students first philosophy' with mutual respect between all constituencies and appreciation for diversity. Both instruction and student services are dedicated to providing every student with an avenue to success.

- **Open Access**

We are committed to the availability of quality educational programs and services for every member of our community regardless of level of preparation, socio-economic status, cultural, religious or ethnic background, or disability. We are committed to providing students with open access to programs and services that enable them to advance steadily toward their goals.

- **Academic Excellence**

We value excellence in all aspects of our mission as a comprehensive community college offering preparation for transfer to a baccalaureate institution, workforce and economic development through vocational programs and certificates, Associate of Arts and Associate of Science degrees, and lifelong learning. We are committed to academic rigor and quality with relevant, recent, and evolving curriculum and well-equipped programs that include new and emerging areas of study. We are dedicated to providing education in a climate that values innovation and freedom of intellectual exploration, discovery, thought, and exchange of ideas for all.

- **Community Connection**

We value a deep engagement with the community we serve and our role as an academic and cultural center for business, industry, labor, non-profits, government and the arts.

- **Shared Governance**

We value just, fair, inclusive, and well-understood governance processes based upon open and honest communication.

Program Overview



- **Facilities Audit**
- **Educational Facilities Master Plan**
- **Comprehensive Energy Analysis**
- **Facilities Project List**
- **Funding Identified**
 - **Bond Funds (2001 & 2002)**
 - **Redevelopments**
 - **Grants / Donations**
 - **State Capital Outlay**
- **Projects in Planning**
- **Consultant Selection Process**
- **Program Definition**
- **Space Programming / Planning / Design / Survey**
- **Minor Construction Projects**

State Capital Outlay



Completed Projects

• Skyline Center for Advanced Learning	\$ 1.6M
• Skyline Secondary Effects/Learning Resource Center	<u>\$ 4.8M</u>
Total	\$ 6.4M

Currently Funded Projects

• Skyline Seismic Upgrade, Building 3 (C)	\$ 1.6M
• Skyline Seismic Upgrade, Buildings 7/8 (C)	<u>\$ 3.9M</u>
Total	\$ 5.5M

FY 04/05 Final Project Proposals*

• Skyline Facilities Maintenance Center (CE)	<u>\$ 2.9M</u>
Total	\$ 2.9M

FY 05/06 Final Project Proposals

• Skyline Allied Health Conversion (Bldg. 7) (CE)	<u>\$ 7.7M</u>
Total	\$ 7.7M

FY 06/07 Initial Project Proposals

• Skyline Automotive Technology Transmission Facility (CE)	\$ 4.3M
• Skyline Bldg 2/3rd Floor Renovation and Upgrade (CE)	\$ 2.0M
• Skyline Childhood Education and Development Center (CE)	\$ 3.4M
• Skyline Fine Arts Bldg 1 Renovation and Upgrade, Phase I (CE)	<u>\$ 7.8M</u>
Total	\$ 17.5M

* Contingent upon '04 Bond election



Skyline 2003 Construction Progress Photos

Skyline Energy Efficiency Co-Generation Pad



Skyline

Infra-

structure

Upgrades

Co-Gen

Unit



Skyline

Energy

Efficiency

Co-Gen

Exhaust

Stack

Enclosure



Skyline Energy Efficiency

New Boiler Room Pumps



Skyline – Energy Efficiency

New Boiler Room Pumps



Skyline Summer Paving Exterior Light Project



Skyline Summer Paving Exterior Light Project



Skyline Summer Paving Exterior Light Project



Skyline

Infra- structure Upgrades

Bldg# 1
Drain
Installation



Skyline Infra- structure Upgrades

Bldg# 1
New
Drains



Skyline

Infra-
structure

Upgrades

Bldg #5
Trench
Drain



Skyline

Infra-
structure
Upgrades

Repair of
Drain at
Track



Skyline Paving Upgrades

Perimeter Road



Skyline

Summer
Paving

Parking Lot
#6



Skyline Summer Paving Sidewalk Repair



Skyline Paving Upgrades

Parking Lot Re-Striping



Skyline Paving Upgrades

Parking Lot Re-Striping



Skyline

Painting

Building #2



Skyline

Painting

Building #5





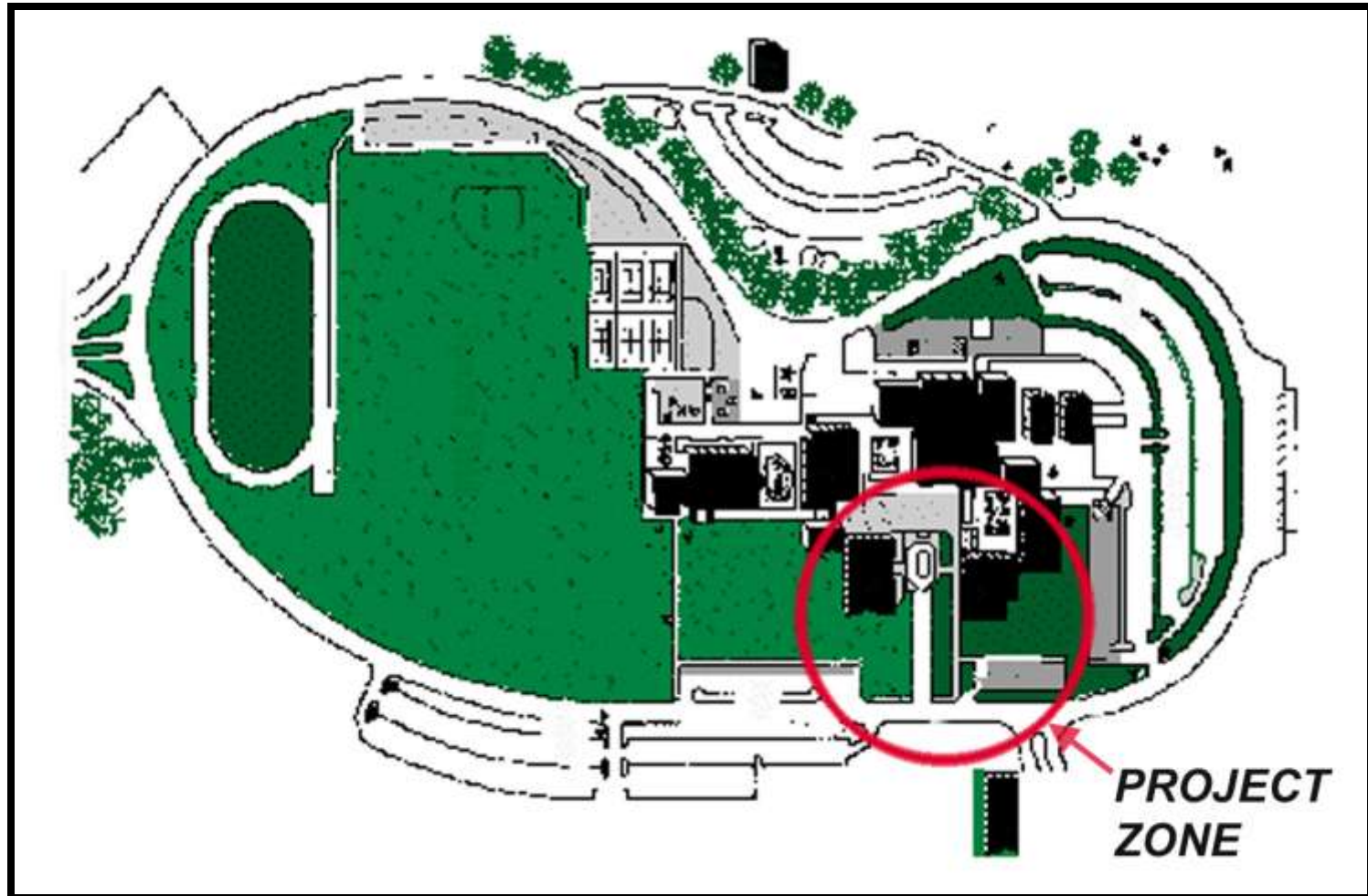
Skyline College Projects in Planning



Student Support & Community Service Center / Science Annex

KMD / K2A

Project Location



Budget & Schedule



TOTAL PROJECT BUDGET

\$23.6 Million

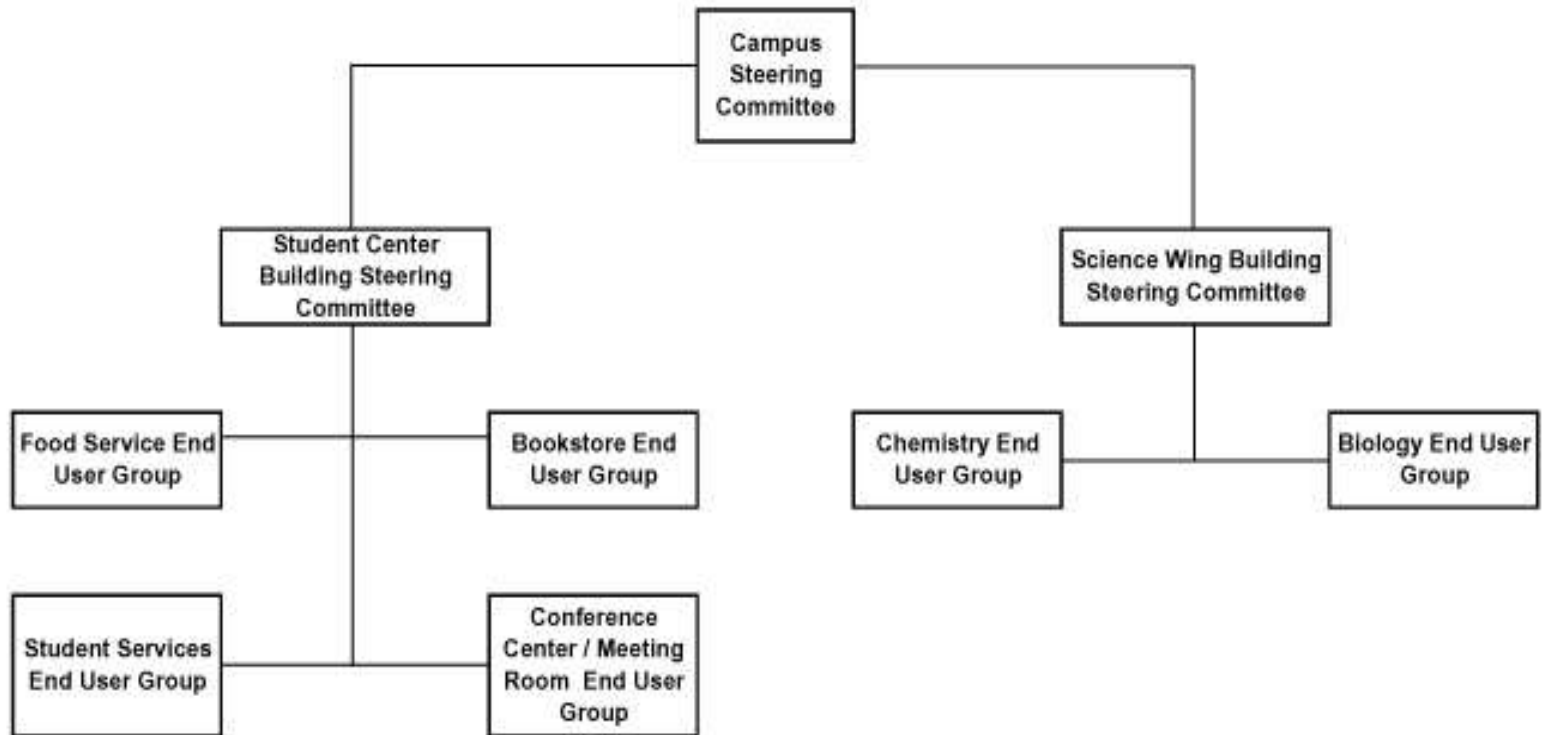
PROJECT SCHEDULE

- **Architect Selection** February 2002
- **Student Union Programming** December 2003
- **Science Annex Programming** June 2003
- **Schematic Design** October 2003
- **Design / Build Pre-Qualification** November 2003
- **Bridging Documents** February 2004
- **Design / Build Proposals** March 2004
- **Design / Build Commences** April 2004
- **Groundbreaking** Sum/Fall 2004
- **Grand Opening** Summer 2006

Process



CAMPUS COMMITTEE ORGANIZATION CHART



SKYLINE COLLEGE PROJECT VALUES

- **GATEWAY TO COLLEGE / COMMUNITY**
- **INVESTING IN COMMUNITY**
- **FLEXIBLE, CONVERTIBLE, VARIETY**
- **COLLEGE “LIVING ROOM”**
- **COMFORTABLE / OPEN**
- **BUDGET**
- **MAINTAINABLE**
- **“STATE OF THE ART” TECHNOLOGY**
- **NATURAL LIGHT**
- **AIR QUALITY**
- **CONNECTION TO NATURE**

Space Program Summary



Student Center

	ASF	eff. factor	DGSF
Reception/Common Area:	2,260	60%	3,767
Student Activities	1,800	70%	2,571
Bookstore	4,505	75%	6,007
Food Service	9,150	75%	12,200
Student Activities Office	500	65%	769
Associated Students	620	70%	886
Multi-Cultural Center	580	70%	829
Meeting Center	6,600	65%	10,154
Total Program Area	26,015	70%	37,182

TOTAL BUDGET: \$14 Million

Science Wing

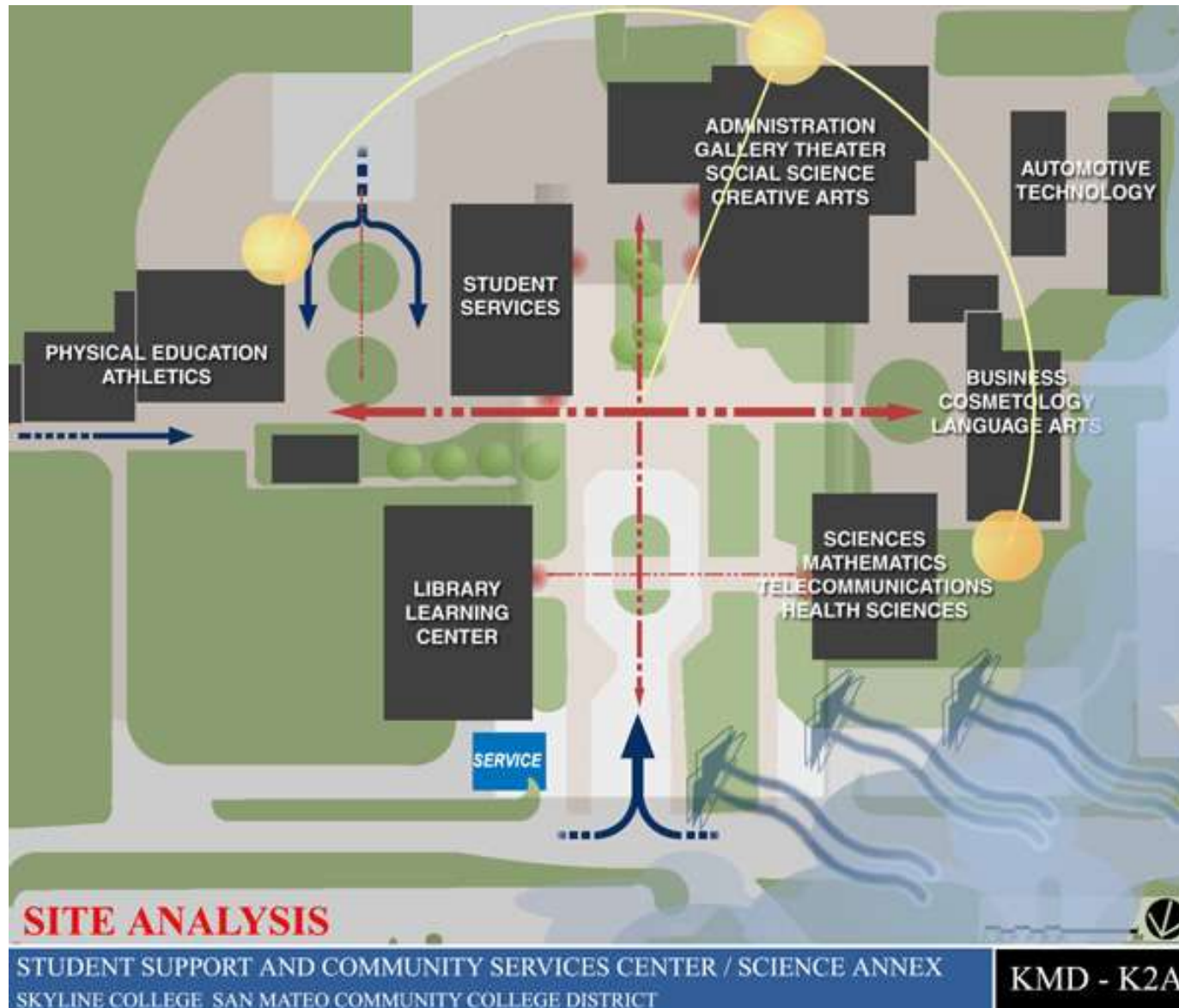
	ASF	eff. factor	DGSF
Common Areas	836	65%	1,286
Chemistry Department	6,770	65%	10,415
Biology Department	6,765	65%	10,408
Shared Program Elements	2,700	65%	4,154
Total Program Area	17,071	65%	26,263

TOTAL BUDGET: \$9.6 Million

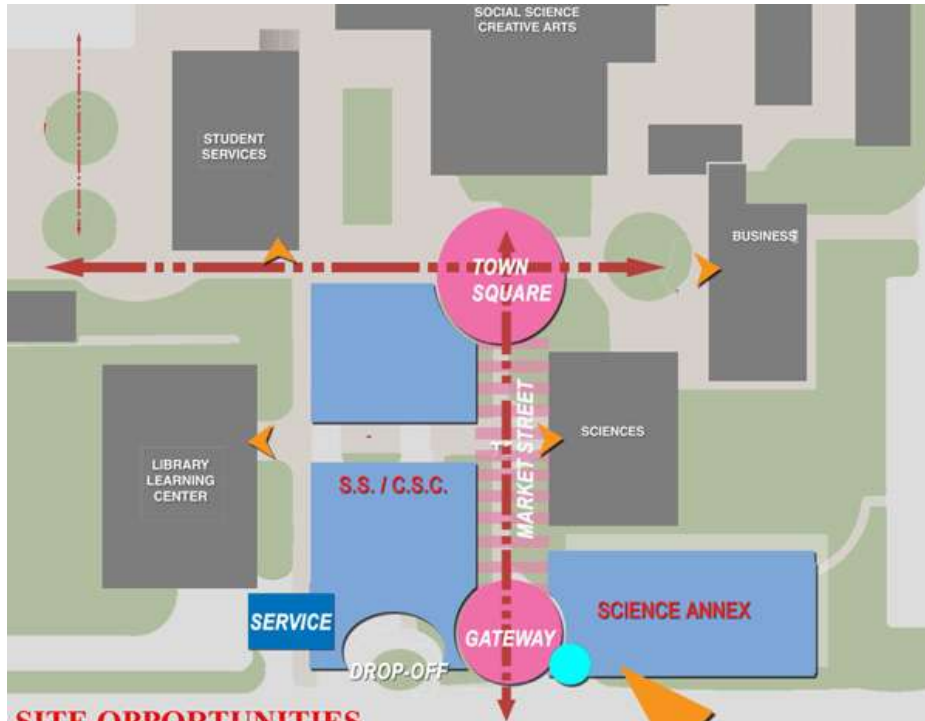
TOTAL PROJECT BUDGET:

\$23.6 Million

Site Analysis



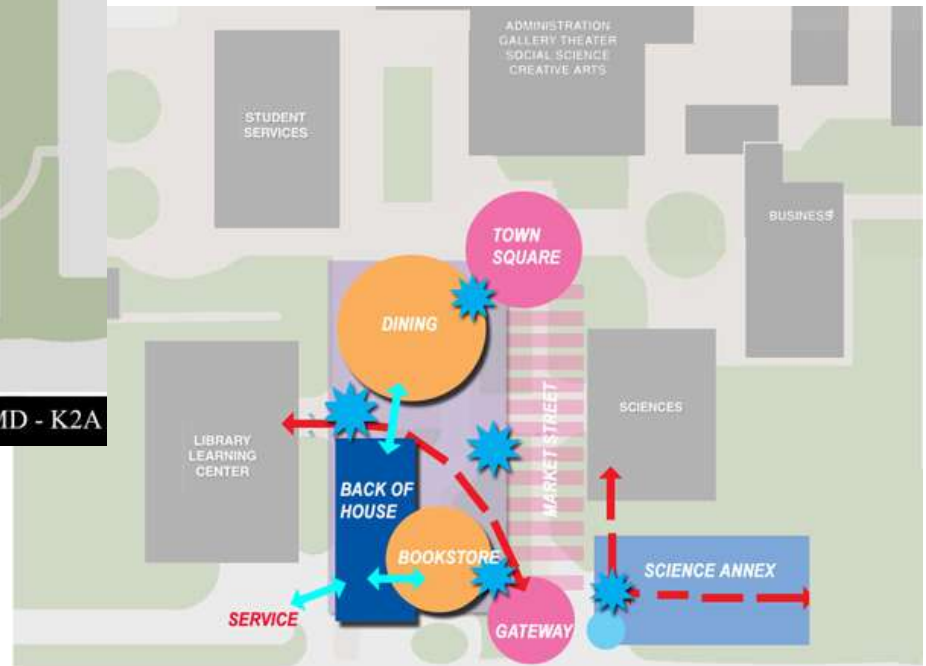
Site & Program Opportunities



SITE OPPORTUNITIES

STUDENT SUPPORT AND COMMUNITY SERVICES CENTER / SCIENCE ANNEX
 SKYLINE COLLEGE, SAN MATEO COMMUNITY COLLEGE DISTRICT

KMD - K2A

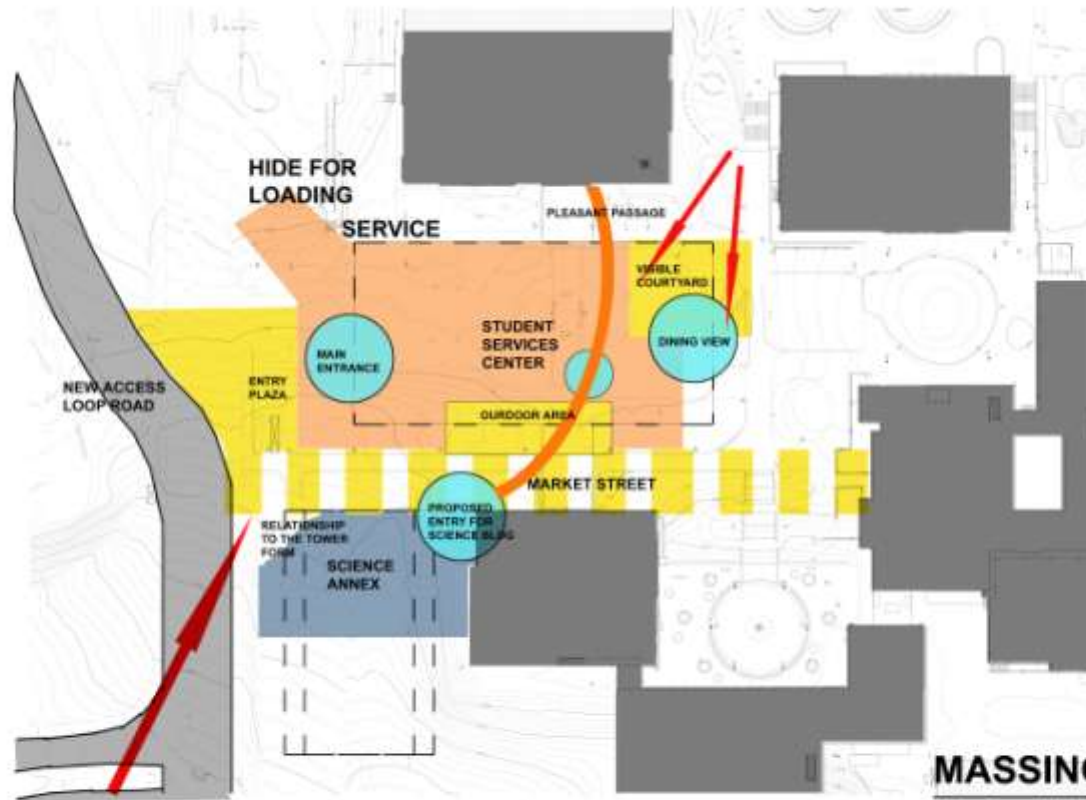


SITE / PROGRAM DIAGRAM

STUDENT SUPPORT AND COMMUNITY SERVICES CENTER / SCIENCE ANNEX
 SKYLINE COLLEGE, SAN MATEO COMMUNITY COLLEGE DISTRICT

KMD - K2A

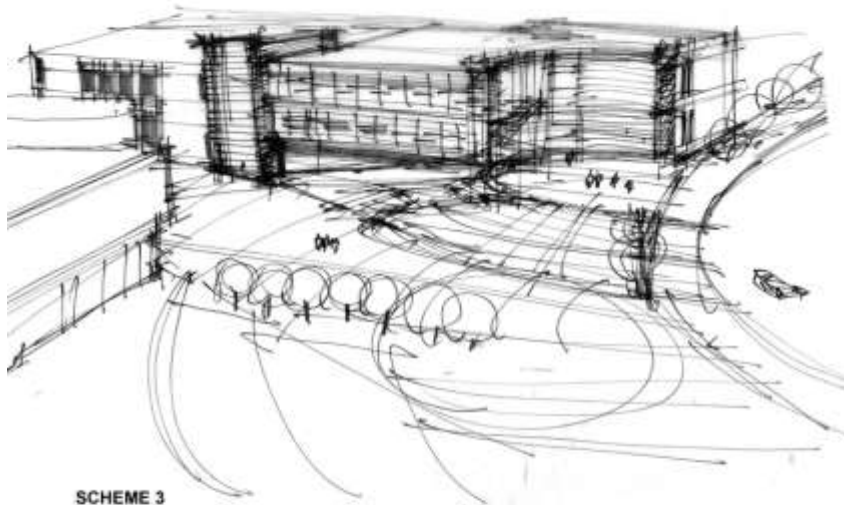
Planning Principles



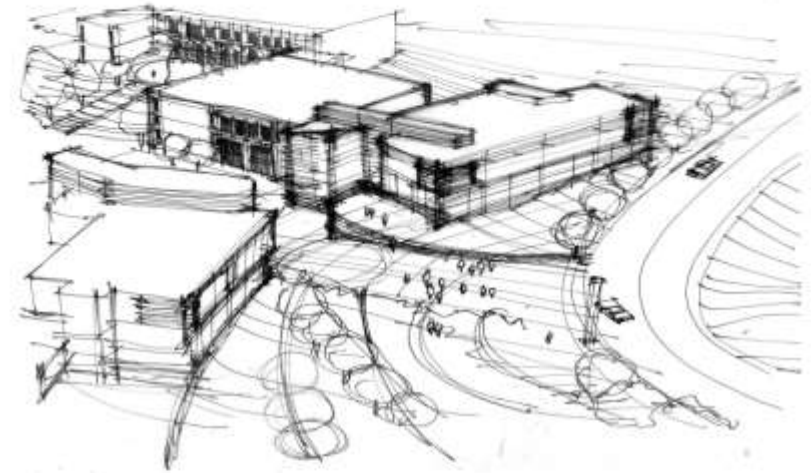
MASSING PRINCIPLES

Scale: 1/32" = 1'-0"

Science Annex Design Studies



SCHEME 3



TILTED SCHEME 1 & 2

SCIENCE ANNEX BUILDING

Project Summary



- **COLLABORATIVE EFFORT**
- **DESIGN / BUILD PROJECT**
- **\$23.6 MILLION PROJECT COST**
- **SUMMER/FALL 2004 GROUNDBREAKING**



Modernization Projects

Sugimura & Associates

Building 3 Modernization and Seismic Upgrade



Sugimura & Associates
Architects
Architecture · Planning · Interiors
Landscape Architecture



BUILDING #3

- 40, 850 SF
- Two-Story Building
- Concrete Tilt-Up
- Constructed in 1969
- Houses Physical Education, Athletics, Gymnasium and Multi-Purpose Spaces

CONSTRUCTION SCHEDULE: Summer 2004 – Summer 2005

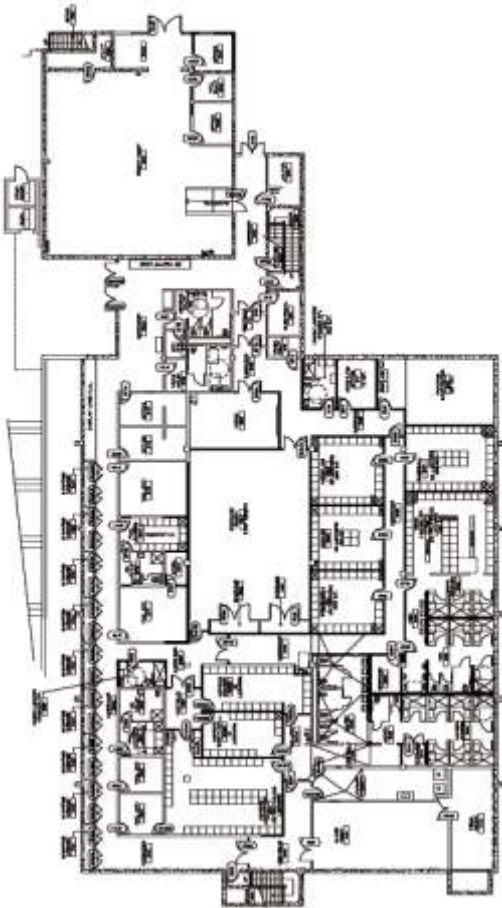
- Combine Modernization with Seismic Upgrade work
- Electrical, Mechanical and Accessibility upgrades
- 2nd Floor Restroom Addition to service Gymnasium
- Renovate Locker Rooms and Showers
- Remodel Dance Studio and Mat Room

Building 3 Modernization/Seismic Floor Plans

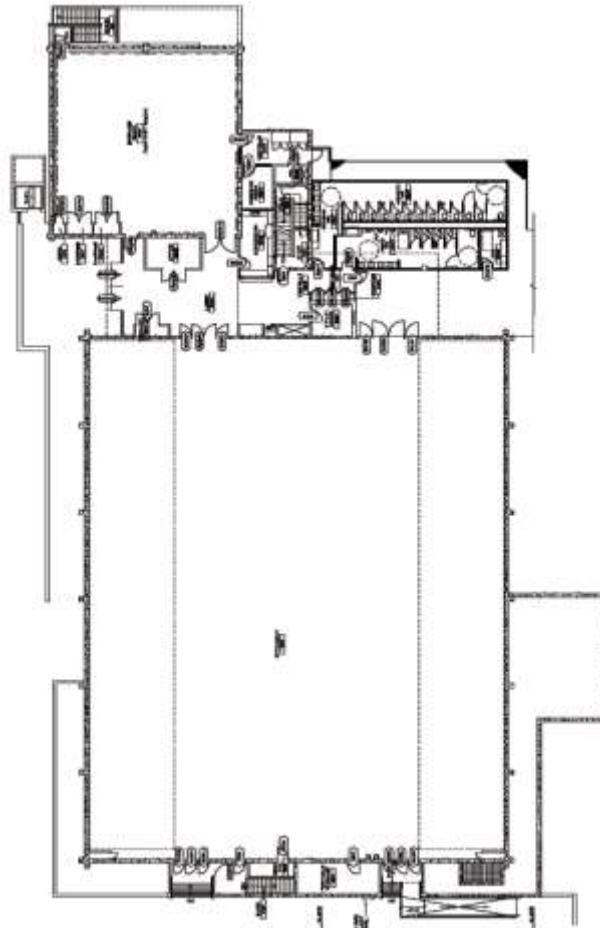


**Sugimura & Associates
Architects**

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Landscape Architecture



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Building 7 Modernization and Seismic Upgrade



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Landscape Architecture



BUILDING #7

- 39,025 SF
- Three-Story Building
- Cast-in-Place Concrete
- Constructed in 1969
- Houses Science / Math / Technology labs and General Use Classrooms

CONSTRUCTION SCHEDULE: SPRING 2006 – SUMMER 2007

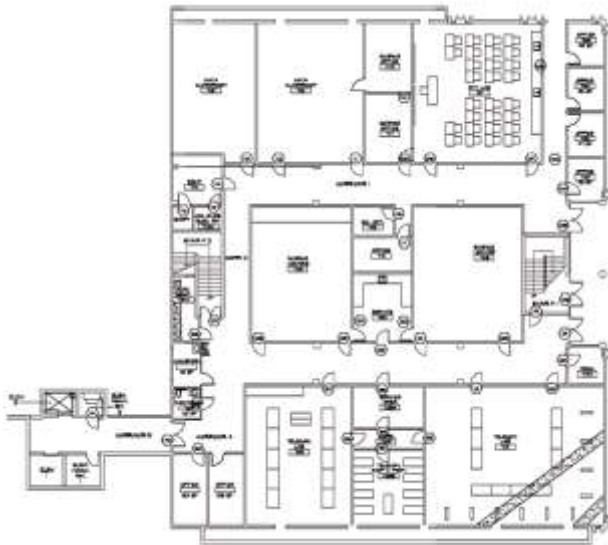
- Combine Modernization with Seismic Upgrade work
- Electrical, Mechanical and Accessibility upgrades
- Relocate “Wet” Labs to adjacent Science Annex
- Renovate 1st and 2nd Floor for Allied Health Programs
- Renovate 3rd Floor for new Classroom and Office space
- Add Single Occupancy Restrooms to all floors

Building 7 Modernization/Seismic Floor Plans



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FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



Building 8 Modernization and Seismic Upgrade



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Landscape Architecture



BUILDING #8

- 44,670 SF
- Three-Story Building
- Cast-in-Place Concrete
- Constructed in 1969
- Houses Business, Language Arts, Auto Tech and Cosmetology

CONSTRUCTION SCHEDULE: SUMMER 2004 – FALL 2005

- **Combine Modernization with Seismic Upgrade work**
- **Renovate Electrical and Mechanical systems**
- **Accessibility Upgrades with new Elevator for Bldg. 7 & 8**
- **New 1st Floor Division Offices for Business and Language Arts**
- **Renovate Automotive Tech labs and offices**
- **Renovate 3rd Floor for expanded Cosmetology Department**

Building 8 Modernization/Seismic Floor Plans



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FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



Pacific Heights Swing Space Project Definition



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PACIFIC HEIGHTS

- 39,675 SF
- Single-Story Building
- Brick and Wood Stud
- Constructed in 1959 / Addition in 1962
- Adjacent to Main Campus
- Currently Vacant



CONSTRUCTION SCHEDULE: SPRING 2004 (1st PHASE)

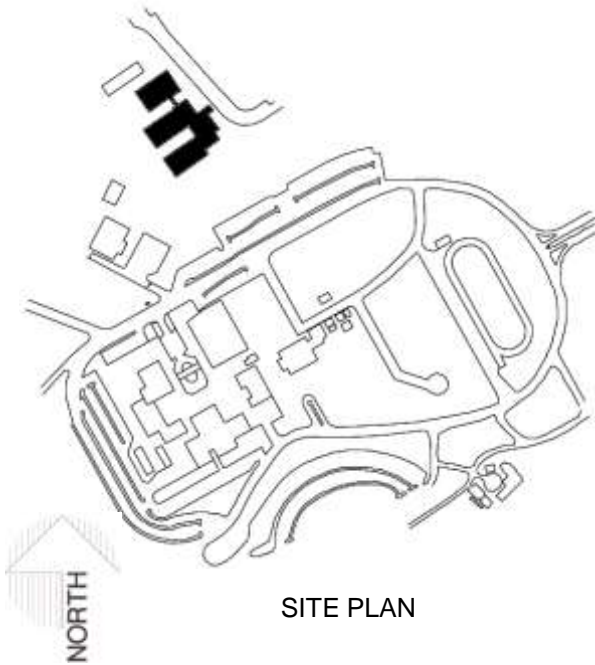
- Modernize Buildings to serve as Temporary “Swing Space”
- Provide Pedestrian Link to Main Campus
- Improve automobile circulation in adjacent parking areas
- Renovate all Interior Finishes & repair Exterior Finishes
- Electrical, Mechanical and Accessibility upgrades
- Add Modular Restroom / Locker Room adjacent to building

Pacific Heights Swing Space Floor Plan

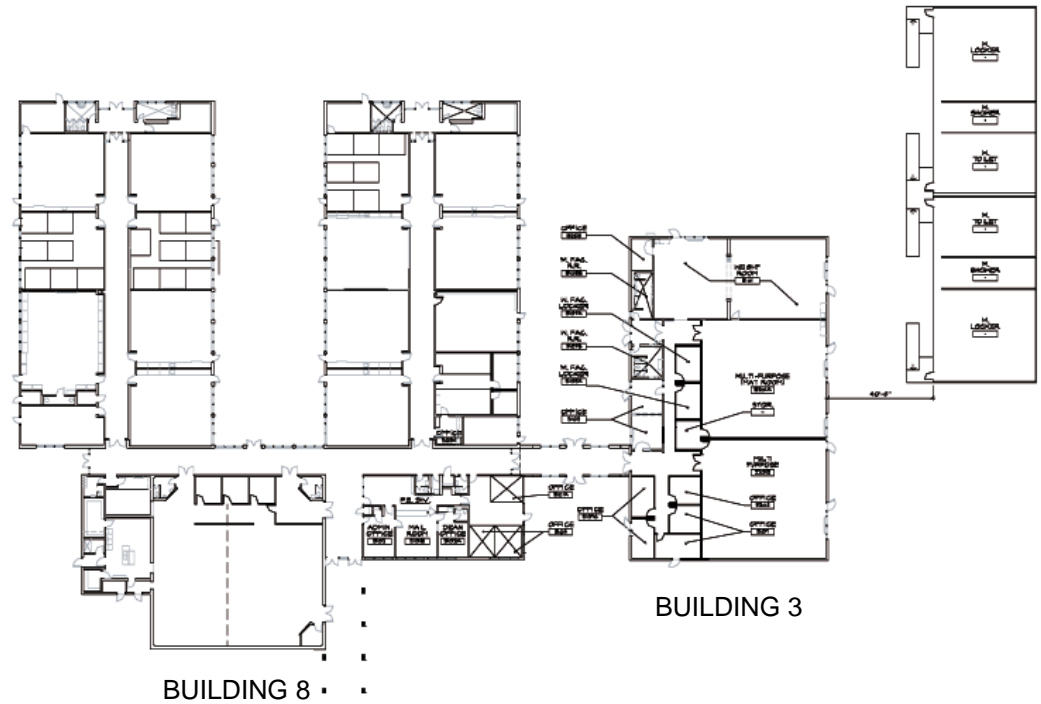


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SITE PLAN



BUILDING 8

BUILDING 3

Facility Maintenance Center Project



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FMC

- 14,070 total SF existing
- Adjacent to main campus
- Single-Story Buildings
- Wood Frame
- Built in 1940's

CONST START: SUMMER 2004

- Modern Facility to meet current codes and expanded College requirements
- 17,120 total SF for New Buildings
- Enhance Workflow and Productivity
- Increase storage capacity
- Phase construction to maintain operations



FIRST FLOOR
PLAN





Athletic Facilities Improvements

Overview



- **Funding Source: San Mateo County Redevelopment Agency COP**
- **\$15 Million estimated district-wide cost**
- **Measure C bond: cannot fund Athletic Facilities**
- **Phased Construction: 2004 - 2005**

Process



- **Workshops with Athletic Directors**
- **Coach and staff input**
- **Review with President's Cabinets**
 - Review of existing conditions
 - Proposed upgrades
 - Prioritization within budget
- **Chancellor's Council**

Skyline College Scope



- **Synthetic Turf Soccer Facilities**
- **Resurfaced Track & Field Area**
- **Synthetic Turf Baseball Facility**
- **New Tennis Facilities (7 courts)**
- **Indoor Soccer & Golf Facility**
- **New Field Restroom Building**

Other Projects



- **Hazardous Material Abatement**
- **Exterior Painting & Roofing**
- **Parking & Paving Upgrades**
- **Landscaping Upgrades**
- **Wayfinding Signage**
- **SummerHill Homes (Marisol)**
- **Nextel Transmission Facility**



Skyline College Schedule Overview

Schedule: Fall/Winter 2003



- **CO-GENERATION PLANT**
- **EXTERIOR PAINTING**
- **ENERGY EFFICIENCY UPGRADES**
- **PARKING LOT UPGRADES**
- **PAC HEIGHTS FIRE WATER INFRASTRUCTURE**
- **NEXTEL TRANSMISSION FACILITY**
- **ASBESTOS ABATEMENT**

Schedule: 2004 Projects



- **PAC HEIGHTS SWING SPACE**
- **BUILDING 3 SEISMIC / MODERNIZATION**
- **BUILDING 8 SEISMIC / MODERNIZATION**
- **SITE UTILITY INFRASTRUCTURE**
- **ENERGY EFFICIENCY UPGRADES**
- **BUILDING 5 UPGRADES**
- **ATHLETIC FACILITIES UPGRADES**
- **STUDENT UNION / SCIENCE ANNEX**
- **FACILITY MAINTENANCE CENTER**

Schedule: 2005 Projects



- **BUILDING 3 SEISMIC / MODERNIZATION**
- **BUILDING 8 SEISMIC / MODERNIZATION**
- **SITE UTILITY INFRASTRUCTURE**
- **ATHLETIC FACILITIES UPGRADES**
- **STUDENT UNION / SCIENCE ANNEX**
- **FACILITY MAINTENANCE CENTER**
- **PARKING / SIDEWALK UPGRADES**
- **LANDSCAPING UPGRADES**

Schedule: 2006 - 2007



- **STUDENT UNION / SCIENCE ANNEX**
- **BUILDING 7 SEISMIC / MODERNIZATION**
- **LANDSCAPING UPGRADES**
- **BUILDING 2 PHASE III MODERNIZATION**
- **BUILDING 4 (BOOKSTORE) DEMOLITION**

Construction Impacts



- **Parking**
- **Road and pedestrian pathway closures and detours**
- **Traffic**
- **Dirt and Dust**
- **Noise (mitigations)**
- **Interruptions in heat, power, water, data**
- **General Inconvenience**

Challenges



- **Deterioration of systems worse than anticipated**
- **Fewer buildings will be renovated**
- **Competing Projects – Tough Choices**
- **Future Bond measure to capture unfunded projects**



Skyline College Furniture Selection



FY 03/04 Facilities Service Levels

Summary



CONTACTS

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- Maintenance & Operations – Skyline
(650) 738-4115
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- Facilities Planning & Operations – District Office
(650) 574-6512

<http://www.smccd.net/accounts/facilities/>

QUESTIONS & ANSWERS