A. PURPOSE OF PROJECT
The purpose is to provide appropriate instructional facilities and to extend the useful
lives of the Fine Arts Building #2 and the adjacent Lecture Hall.

1. Executive Summary
The project involves the renovation of the Cypress College Fine Arts Building #2 and the
adjacent Lecture Hall. Currently, related instructional programs are dispersed on
campus. Recording, rehearsal and performance spaces are inefficient for music
instruction. There are not enough study spaces near department resources. The
mezzanine is unused because it is not accessible. Vacated space will be available for
reuse. Noise intrudes between instructional spaces. There is a lack of technology to
support the instructional program. Existing mechanical, electrical and plumbing systems
are aged and dysfunctional. There are not enough restrooms to meet current codes.
Natural and controlled lighting is not adequate for Art instruction. Hazardous materials
are present. The Lecture hall is underutilized and is not ADA accessible.

The solution criteria are to consolidate instruction and share space, reconfigure space to
improve efficiency, reconfigure performance / rehearsal / recording spaces, provide
study areas with computer access, reuse vacated space, control noise, provide
instructional technology infrastructure, upgrade building systems, increase restroom
capacity, remove hazardous materials, improve efficiency in the Lecture Halls, provide
ADA access to the Lecture Halls, and develop cost effective solutions.

The proposed project involves the renovation of 37,220 ASF in the Fine Arts Building #2 and
4,328 ASF in the Lecture Hall. The scope of work includes:
- Reconfigure instructional spaces to consolidate Fine Arts program and reuse vacated
  space.
- Reconfigure performance, rehearsal and recording spaces.
- Reassign vacated space to support program needs.
- Improve access to all areas to address ADA requirements.
- Provide appropriate acoustic separations between spaces.
- Upgrade instructional technology infrastructure.
- Upgrade building systems as recommended in third party reports for mechanical,
electrical, plumbing, structural systems.
- Increase restroom capacity to meet current codes.
- Provide appropriate natural and controlled lighting for instructional functions.
- Develop multi-media studios and study spaces to support multiple programs.
- Develop TV/Film studio to support instructional program.
- Remove hazardous materials from the building.
- Inactivate ADA inaccessible space on the fourth level mezzanine.
- Construct a flat floor and reconfigure classrooms in the Lecture Halls.

The renovated Fine Arts Building contains 37,220 ASF and 66,765 GSF, including 1,665 ASF
Classroom, 21,986 ASF Lab, 4,642 ASF Office, 1,695 Study, 1,668 ASF AVTV, and 5,564 ASF
other space. The renovated Lecture Hall contains 4,328 ASF classrooms in 5,536 GSF.
2. Problem Statement

This project addresses problems in two adjacent facilities: the Fine Arts Building #2 and the Lecture Hall. I do have a problem with this. I feel we are trying to connect the Humanities Lecture rooms to the Fine Arts. I thought we were going to tell them the truth that it needed to be used during the construction of the Humanities Building and additional swing space needs so that it could not be done at the same time as the large building.

Existing Facilities: The Fine Arts Building 2 is a 3-story facility constructed in 1969. It currently contains 38,007 ASF and 66,765 GSF. The third story is a nearly double-volume space with a tiered Recital Hall, a 787 ASF mezzanine, and rooms with high ceilings. There is an elevator, two 3-story stairs, and a stair from the 3rd floor to the mezzanine. What is this referring to? The building contains classrooms, labs, offices, a study area, exhibition and assembly spaces, meeting rooms and storage. A small outdoor klin area is located adjacent to the north side of the building.

The Lecture Hall is a 4,323 ASF structure to the east of the Fine Arts Building. It houses 2 lecture spaces and support areas. The top tiers of seating are at ground level, and the rooms slope downward to a 'basement' level. The roof of the building is formed by the Piazza, a second-story walkway. It has traditionally been included on the Cypress College Space Inventory as part of the Humanities Building #1 as rooms 131, 131A, 136, 136A and 137. This is because the two structures were designed and constructed together in 1975; however they are not currently considered as part of the Humanities Building. Again, it is only used by Humanities. I can’t support this statement, and not included in the scope of the state-funded renovation of the Humanities Building.

Locations of Functions: The Fine Arts Building currently houses Art, Art Computer Graphics, Music, Multimedia; the Division office, a conference center, the Art Gallery and the Transfer Center. The Art Gallery and Transfer Center will be relocated to other facilities and those spaces will be vacated. The conference center is relocating too. Journalism, including the student newspaper, podcasting, video streaming and broadcasting, is in the Humanities Building #1 on the north side of campus. Photography is in Technology Education #1 Building #10 on the south side of campus. Both Journalism and Photography are now part of the Fine Arts Division. The Lecture Hall is used for general instruction.

Instructional Program

According to the Cypress College Educational Master Plan, dated September 2006, Fine Arts is one of few divisions that offers a cross-discipline multimedia program to train students in creating interactive projects for distribution on videotapes, CD-ROMs and Web sites. The Division generates 14.2% of the campus FTES. Trends and issues that impact current and future facilities needs at Cypress College include:

- Art Computer Graphics students do not currently have access to facilities in which each student uses a computer to participate in class activities and demonstrations. This teaching method is standard at most other colleges that teach computer graphics.

- The Journalism program is updating instruction to include convergent media as audiences are shifting from print to digital devices. Studio spaces are needed to increase multi-media capabilities.
In Music, student demand is increasing for vocational and technology training in commercial music, recording/production, Musical Instrument Digital Interface (MIDI) and computer editing/mixing. Instrumental and vocal students are seeking ensemble performance opportunities. More large rehearsal space and recording capabilities are needed.

Photography instruction is changing rapidly due to technological advances. There is a need for more technology infrastructure to support the instructional program.

The Journalism and Photography programs are located at remote areas of the campus and need to be brought together into the Fine Arts Building in order to support the cross-discipline nature of the Division.

**Facilities Problems:** Problems in the Fine Arts Building and Lecture Hall include:

**Related Instructional Programs are Dispersed on Campus**
Photography, Journalism and Multimedia / Animated Computer Graphics instruction all need access to computer labs. It is difficult to share resources because these functions are located in 3 different buildings.

**Small Instructional Spaces are Underutilized**
Most (many instead of most, we have lecture classes of 45 too) classes in the Division are planned for 24 to 30 students. A number of rooms are too small for this standard class size including Music Lecture/Lab 211, Music Lab 213 (room seats 30, but we schedule classes of 45 in here), MIDI Lab 210 and Multi Use Studio 221 and Recording Booth 303.

**Recording, Rehearsal and Performance Spaces are Inefficient for Music Instruction**
- The tiered Recital Hall 304 is not adequate for performances because the stage is not accessible to people with physical disabilities. The ceiling vent is a portal for birds, wind and rain that create noise in the room. There is sound intrusion between the recital room and the rest of the third floor. And the floor below. Poor acoustics also distort sound.
- Rehearsal Hall 306 is the largest rehearsal space in the building, but it is not configured as a recording booth (there is no recording booth near FA 306 to support recording of performances) to support performances and recording. These activities are integral to the instructional program.
- Instrument Storage 307 is ideally located to be a recording control room, but it does not have appropriate instructional technology infrastructure. It is underutilized as instrument storage.
- The existing music practice rooms are not accessible and too small to support the instructional program.
- There is a lack of rehearsal space for large groups.

**Lack of Study Space Near Department Resources**
Fine Arts students need access to instructional resources in open labs to complete assignments outside of class time. The only existing study space is the Music Listening Library 212.

**Inaccessible Mezzanine is Unused**
The 4th level mezzanine contains three small spaces dressing rooms; it is not used because it is accessible by stairs only. I thought were not going to mention the 4th
Vacated Space will be Available for Reuse
The Transfer Center will be vacated from rooms 100 through 107 when the new Student Center is completed.

Noise Control is Insufficient for Instruction
Acoustic separations are inadequately designed for the programs housed in this facility. Noise is an obvious disruption to instruction and student learning in Music and Recording Arts. The electrical transmission service room on the first floor creates noise that is heard in classrooms, Art Labs, Music Labs, Practice Rooms, and offices throughout the first and second floors. Noise bleeds between Piano Lab 211, 213 and 214D; Practice suites 214 and 215, and the second floor hallways. Walls extend to the ceiling only and noise passes over to other spaces.

Lack of Technology to Support the Instructional Program
Technology is a vital component for all of the instructional programs in the Fine Arts Division, including Art, Music, Recording Arts, Photography, Journalism, Animated Computer Graphic and Ad Design. There is only one live Internet port in the Fine Arts Building, which limits student access to resources. There are data ports in the Fine Arts office and FA 220, plus wireless access throughout building when it is turned on in FA 220. The Journalism program needs a separate space for a TV studio which will be shared by the Theater Department as well.

MEP Systems are Aged and Dysfunctional, Restroom Capacity Does Not Meet Current Codes
Findings and recommendations are included in "Mechanical, Electrical and Plumbing Due Diligence Reports, Cypress College" by P2S Engineering (Fine Arts Building 2 dated 4-25-07 and Humanities Lecture Halls 131 and 136 Building H dated May 9, 2007).

- Plumbing Systems
  In the Fine Arts Building, the hot water recirculation pump is broken and needs to be replaced. The sewer system is constructed mainly of cast iron pipe and MG fittings, which are in poor condition and needs to be replaced. The sink faucets in the public restrooms on the first, second and third floors are non-ADA compliant and need to be replaced to meet current regulations. The public restrooms on the first floor were upgraded to meet ADA requirements, but in doing so, many fixtures were eliminated, therefore cutting the usage capacity of the building. To handle the usage demand of the student population, the building needs to be provided with the ratio of fixtures required by current codes. The sinks and faucets in rooms 130, 129, 112 need to be replaced in order to be ADA compliant. The interceptors in rooms 129 and 112 needs replacing and made accessible for servicing. The interceptors in rooms 225 needs replacing and made accessible for servicing. The sinks and faucets in room 313 need replacing and made ADA compliant.

  In the Lecture Hall, the sewer system is constructed mainly of cast iron pipe and MG fittings, which are in poor condition and need replacement. The public restrooms need to be upgraded to meet ADA requirements. The building needs to be provided with the ratio of fixtures required by current codes.
• HVAC Systems
In the Fine Arts Building, the water cooled screw chiller, piping and pumps are in poor operating condition. Due to multiple and unsuccessful service attempts on the chiller, the equipment has been decommissioned. Installation of a new chiller is recommended. The pumps and auxiliary equipment have exceeded their expected service lives and should also be replaced. It is recommended to integrate a full DDC system to handle the operation of a new chiller, pumps, auxiliary equipment. The existing boiler should be replaced based on the frequency of boiler parts replacement and reliability issues that have been noted by facilities personnel. The air handling units are original to the building and have exceeded their expected service lives. They should be replaced with units with an airside economizer mode.

In the Lecture Halls, the air handling units are in poor condition and have exceeded their median service life. The associated piping and ductwork are also in poor shape. Due to the high occupancy density of the lecture hall, implementation of both a 100% OSA economizer system and Demand Control Ventilation may be required if the AHU’s are demolished and replaced. It is recommended that this equipment be replaced to address ventilation deficiencies, operational issues, and indoor air quality.

• Electrical Systems
In the Fine Arts Building #2, the 1600 and 600A main distribution boards along with the 400A motor control center and magnetic starters are 39 years old, have reached its useful life, and should be replaced. We also recommend that the lighting control system be upgraded to comply with current Title 24 requirements which include the installation of a new automated building lighting control system. In addition, the outdated recital hall dimmer board is not functioning properly and should also be replaced.

In the Lecture Hall, the existing 200A motor control center was installed in 1975, is at the end of its expected service life and should be replaced. The deficient lecture hall lighting system needs to be upgraded to meet current lighting level requirements for a classroom. The defective dimming system for the lecture halls also need to be upgraded and replaced. A lighting control system should be provided to comply with current Title 24 requirements which include the installation of a new automated building lighting control system.

Lighting System is Not Adequate for Instruction:
Instruction in Fine Arts, Photography, TV studio and Music performance have specialized needs for controlled and natural lighting. There is no track system for controlled lighting in labs for Art, Photography or TV. The dimmer system for Recital Hall 304 is located on the mezzanine and does not work properly.

Structural Concerns
The “Structural Survey Report, Cypress College Fine Arts Building 2” by Rodriguez Engineering, dated 5-10-07, includes the following findings and recommendations:

“4.0 Possible Seismic Strengthening Work: The following minor and non-building elements have been found to be of structural concern:
• There is an exterior storage canopy appendage to building that should be evaluated for seismic anchorage/stability.
• Seismic anchorages for various mechanical, electrical, and plumbing equipment should be evaluated. In particular, several of the exterior kilns are unanchored. The first floor boiler supports are extremely corroded, and several of the building piping systems are not properly supported and/or do not contain any seismic sway bracing.

6.0 Summary: The proposed renovation program to the existing Fine Arts Building 2 is anticipated to be structurally minor, and will not trigger a code mandate major seismic strengthening of the existing building structural system. However, there are certain structural elements and conditions found which may require seismic strengthening."

The "Structural Survey Report, Cypress College Humanities Lecture Hall / Piazza" by Rodríguez Engineering, dated 5-8-07, indicates that the proposed renovation program would not involve a major seismic strengthening of the existing structural system, provided that the demand on the existing building is limited to less than 5% of the original design load. Further investigation of re-entrant corners, vertical system irregularities, joint corrosion and equipment anchorages should be evaluated further.

**Hazardous Materials are Present**
Evaluations by Infotax, Inc. and indicate the presence asbestos in the Cypress College Fine Arts Building 2 and the Lecture Hall (Letters from Infotax, Inc. to North Orange County Community College District, dated 4-26-07).

**Building 2, Fine Arts:**
- Drywall and Joint Compound
- 9" Floor Tile and Related Materials
- Linoleum
- Pipe Fitting Insulation
- Roof Material (Silver Coating)
- Roof Patching Mastics
- Fire Doors
- Structural Fire Proofing

**Building H, Humanities Lecture Hall:**
- Drywall and Joint Compound
- 12" Floor Tile and Related Mastic
- Pipe Fitting Insulation
- Acoustic Ceiling Tile Adhesive
- Fiberglass Panel Stick Pin Adhesive

The evaluation of the Cypress College Fine Arts Building 2 by AAA Lead Consultants and Inspections, Inc. (dated 4-12-07) indicates that the ceramic tile floor in room 121B tested positive for the presence of lead above the HUD guidelines.

**Lecture Hall is Underutilized, Not ADA Accessible**
- The Lecture Hall is underutilized because the rooms are too large and inaccessible. The 2 lecture halls seat 120 and 130 students. However, class sizes are less than 100 students.
- The layout does not comply with ADA requirements. The only access to the lowest (teaching) level is by stairs; there is no elevator, ramp or lift. The College has had to relocate classes because disabled instructors could not access the building.
- Roof damage allows water to pour into the room. Temporary 'gutters' have been suspended from the ceiling to catch the flow and drain it to the outside. This should be fixed now since the piazza has been state funded under an emergency request.
3. Solution Criteria

- Consolidate Fine Arts programs and provide shared spaces that are flexible for the needs of the instructional programs.
- Reconfigure space in the Fine Arts Building to improve efficiency.
- Reconfigure performance, rehearsal and recording spaces to serve the needs of the current instructional programs.
- Provide study areas with computer access.
- Reuse vacated space.
- Provide appropriate noise control for instruction.
- Provide adequate instructional technology infrastructure.
- Upgrade building systems, including restroom capacity, to adequately serve instruction and to meet current codes.
- Remove hazardous materials from the building.
- Reconfigure space in the Lecture Halls to improve efficiency.
- Provide ADA compliant access to the Lecture Halls.
- Construct facilities that are flexible and cost effective to build and maintain.