STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Fiscal Year	Business Unit	Department	Priority No.
2025-26	6870	Board of Governors, California Community Colleges	4

Budget Request Name	Capital Outlay Program ID	Capital Outlay Project ID
6870-064-COBCP-2025-GB	5680	0014721

Project Title
Merced Community College District, Merced College: Music Art Theater Complex

Project Status and Type
Status: ☒ New ☐ Continuing Type: ☒Major ☐ Minor

Project Category *(Select one)*

☐CRI *(Critical Infrastructure)*	☐WSD *(Workload Space Deficiencies)*	☐ECP *(Enrollment Caseload Population)*	☐SM *(Seismic)*
☐FLS *(Fire Life Safety)*	☒FM *(Facility Modernization)*	☐PAR *(Public Access Recreation)*	☐RC *(Resource Conservation)*

Total Request (in thousands)	Phase(s) to be Funded	Total Project Cost (in thousands)
$ 1,469	Preliminary Plans and Working Drawings	$ 48,009

Budget Request Summary

The Board of Governors of the California Community Colleges requests $1,469,000 2024 California Community College Capital Outlay Bond Fund for the preliminary plans and working drawings phases of the Merced Community College District (CCD), Merced College, Music Art Theater Complex project. This proposal includes the renovation to the Theater, Fine Arts, and Music buildings to address infrastructure and seismic safety concerns, code compliance issues, provide functional space, and integrate technology requirements. The modernized complex will consist of approximately 29,200 assignable square feet (ASF) and improve student success by providing the appropriate infrastructure and space required for the Fine Arts, Music, and Theater programs. The total project costs are $48,009,000 ($24,379,000 state, $23,630,000 district).

Requires Legislation	Code Section(s) to be Added/Amended/Repealed	CCCI
☐ Yes ☒ No		9654

Requires Provisional Language	Budget Package Status
☐ Yes ☒ No	☐ Needed ☒ Not Needed ☐ Existing

Impact on Support Budget

One-Time Costs	☐ Yes	☒ No	Swing Space Needed	☐ Yes	☒ No
Future Savings	☐ Yes	☒ No	Generate Surplus Property	☐ Yes	☒ No
Future Costs	☐ Yes	☒ No			

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By	Date	Reviewed By	Date
Lan Yuan	5/2/2024	Hoang Nguyen	1/10/2025
Department Director	**Date**	**Agency Secretary**	**Date**

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
Michael McGinness	1/10/2025

A. COBCP Abstract:

The Board of Governors of the California Community Colleges requests $1,469,000 2024 California Community College Capital Outlay Bond Fund for the state share of the preliminary plans and working drawings for the Merced Community College District, Merced College, Music Art Theater Complex project. The project includes the renovation of the Theater, Music, and Art buildings. The renovated Complex will have a total of approximately 29,200 ASF, consisting of an estimated10,297 ASF of laboratory space, 1,307 ASF of office space, and 17,584 ASF of other space. Total project costs are estimated at $48,009,000, including preliminary plans $1,981,000 ($773,000 state, $1,208,000 district), working drawings $1,934,000 ($696,000 state, $1,238,000 district), and construction $44,094,000 ($22,910,000 state, $21,184,000 district). The construction amount includes $37,826,000 for construction contract, $2,648,000 for contingency, $946,000 for architectural and engineering services, $869,000 for tests and inspections, $757,000 for construction management, and $1,048,000 for locally funded equipment. The preliminary plans will begin in August 2025 and be completed in March 2026. The working drawings are expected to begin in March 2026 and be completed in April 2027. Construction is scheduled to start in August 2027 and be completed in August 2029.

B. Purpose of the Project:

The Music Art Theater Complex proposal consists of a comprehensive renovation to provide the necessary infrastructure upgrades for occupant safety and code compliance, with approximately 29,200 ASF of properly configured space to efficiently and effectively serve the Fine Arts, Music and Theater programs. The three existing buildings that make up the Music Art Theater Complex—Theater Building #23, Music Building #1, and the Art Building #15—were all constructed in 1970-71, with only a minor renovation to the Art Building in 1976. The existing buildings' conditions and programmatic issues are hindering the Complex from meeting the needs of the students in these programs.

Safety and Building Code Issues

A seismic review on the buildings was conducted by a certified structural engineering firm in June 2021. The review determined that Merced College is located in a high seismicity region and its infrastructure contains numerous seismic deficiencies. The buildings were found to have noncompliant roof diaphragms, roof-to-wall connections, collector elements, horizontal girt and steel columns, lateral-resisting wall elements, and in need of new foundations to support added lateral-resisting wall elements.

An analysis was completed by an environmental service firm on potential hazardous materials in the buildings and determined that there are significant asbestos in the roof mastic, wall and ceiling sheetrock, floor tile and pipe insulation.

Further building specific issues have been identified, including:

- The Art Building has had issues with water seepage due to the flat roof design. Many attempts have been made to repair it with limited success. The ceiling tiles are water stained and droopy; water leaks have been so severe in the building that faculty have lost teaching materials due to flooding. The Ceramic lab area's fume hoods are outdated and inefficient in removing toxic fumes.
- The Theater Building's stage area does not have a 2-hour fire rated rigging separation and is not Americans Disability Act (ADA) accessible. As an example, for graduation ceremonies, physically challenged students must be accommodated elsewhere due to the lack of ADA access to the stage platform. The orchestra pit does not go all the way to the basement, so it does not have two avenues of egress which is also a code issue. The stairs leading to the catwalk are also not code compliant. The Theater Control Room is not ADA accessible and is essential in teaching students lighting and audio controls. The Theater restrooms are not up to code and insufficient in number to meet current occupancy codes. There is no ADA access from the house seating to the stage area or from the back of the house to the front of the

house. In order for a physically challenged person to get from the back to the front of the house, the person must exist the building and then come back in a different door.

- The Music building is also not ADA compliant. For example, the photography wet lab space has access issues with narrow hallways and doorways that prevent all but the smallest wheelchairs' access. Most Music faculty offices have pianos in their offices to facilitate student learning without having to move to a laboratory space for one-on-one coaching, which contributes to the limited access of physically challenged students.

Programmatic Issues

Programs to be housed in the proposed Complex include Fine Arts, Music, Theater Arts, Digital Media, and Photography. There is limited space available in the Art Building for the Digital Media classes and existing space must be shared with other programs. Digital Media has a wait list for students to make that curriculum their career pathway.

The Theater is not capable of hosting large productions due to its limited size and configuration. There is no permanent raised stage; instead, a platform that is set on the house floor serves the purpose of the stage without a fly loft and basic rigging systems, which negatively impacts theater arts educational practices. There is no real depth orchestra pit so space is limited on how many musicians can be in the Theater to support presentations. This prevents students who are majoring in Theater related curriculum from being properly trained on theater rigging and to perform at a professional level when seeking employment in the Theater Arts commercial field.

Theater instructors are currently unable to provide the hands-on experiences that are necessary for theatre arts students to learn how to safely and effectively rig and fly scenery and lights. The proposed upgrades to the Theater, which include a fly loft and rigging system, will positively impact both instructors and students. Instructors will be able to effectively teach in-demand technical skills to students taking stagecraft, technical theatre, and production courses. As a result, students will receive the education necessary to successfully enter the workforce as fly people/riggers, stagehands, or stage technicians. Additionally, these upgrades will expand the types of shows that can be staged at Merced College and, in turn, increase students' exposure to high-quality productions. The addition of the "Black Box" assembly space will allow the program to host multiple events on campus rather than just one performance space.

The 3D Art Program will benefit from larger, more technologically advanced Art Building space, which will allow for student collaboration and replicate technology used in the real world, so students have the best chance of pursuing their career goals. The renovated Art Building will also address the dysfunctional and antiquated kiln area and the undersized and inefficient tool storage space for the Ceramic Program.

The Music Building lacks appropriate soundproof wall construction, resulting in extremely poor acoustics. If there are musicians playing in one multi-purpose room, then the adjoining instructional rooms cannot be used due to the volume of sound coming through the walls. The music program currently does not have the ability to offer standard collegiate instruction in commercial music such as recording arts, digital recording/sampling, music sequencing, and notational software applications. This type of career technical education training is essential for degree, certificates, and workforce needs.

The faculty offices will be reconfigured so that all programs will be in a common area, allowing for free flow of collaboration between faculty members. It will also benefit the students by exposing them to other programs.

This project seeks to address structural, life safety and building code issues as well as programmatic issues presented by the lack of functional instructional space. Advancing safety, properly configured space, and technology on campus creates the necessary environment for students to succeed. The intent of this renovation is to meet the needs of the Music, Art, and Theater Programs with a complex

that is safe, appropriately sized, and designed with technologically smart spaces to effectively deliver instruction and help students succeed.

Solution Criteria

To mitigate these problems, Merced College seeks a solution that meets the following criteria:

- Cost – Is the least cost solution.
- Educational Impacts
    - Provides the technology and configuration to support instructional programs.
    - Creates an on-campus environment where students can learn through the incorporation of current educational technologies.
- Delivery time – Delivers a solution in the shortest amount of time.
- Campus integration or cohesiveness – Supports the campus' master plan.
- Security – Provides a safe, secure, and conducive learning environment; improves campus security by concentrating students, faculty, and staff in a location(s) that can be more easily managed.
- Energy efficiency and environmental sustainability – Improves energy efficiency.

C. Relationship to the Strategic Plan:

Merced College's Music Art Theater Complex project seeks to advance the changes and goals of the Vision for Success, by improving access to standard higher education learning opportunities for students in the Fine & Performing Arts. This includes the use of standard performance equipment, stage lighting and audio, art foundry equipment, and design and technical production for theatre arts students.

Merced College would like to increase completion of degrees and certificates in commercial career training programs in the Fine & Performing arts disciplines, particularly Music and Theater Arts. This includes access to digital music technology such as the sequencing, recording, and editing of music electronically. This is standard technology in the music industry as well as collegiate music education career training. The college strives to reduce equity gaps among underrepresented student groups and wishes to reduce regional achievement gaps in regions with the lowest educational attainment of adults.

The Music Art Theater project will provide modern, efficient space for students to create clear Guided Pathways for their future education. This project is a high priority in the Merced College's Master Plan.

Additionally, this project integrates design elements that are consistent with the state's environmental sustainability goals. The district has evaluated the campus' energy and water usage and commits to implement sustainability measures for the proposed project, including energy efficient lighting and indoor environmental controls, and integrating water conservation measures.

D. Alternatives:

Three alternatives were analyzed by the Merced College to address the problems discussed above:

- Alternative 1 – Renovate Music Art Theater Complex
- Alternative 2 – Demolish and Replace Music Art Theater Complex
- Alternative 3 – Lease Off-Site Facilities

Alternative 1: Renovate Music Art Theater Complex to address structural safety concerns and improve the instruction delivery with a renovated, approximately 29,200 ASF facility. The estimated cost of this alternative at CCI 9654 and EPI 5455 is $48,009,000.

Pros:

- Cost – Is the least cost solution.
- Educational impact
    - Provides a facility designed to applicable building codes including seismic, life/safety and access, thus improving the safety for faculty and staff and create an efficient, modern environment to support student goals.
    - Provides the technology, flexible space design and configuration that support the Music, Art, and Theater Programs.
- Delivery time – Provides a long-term solution in the shortest amount of time.
- Campus integration and planning – Supports college's master plan with on-campus facility that is sized and located to support the Music Art Theater Programs and campus planning goals.
- Security – Provides a safe, secure, and conducive learning environment; improves campus security by concentrating students, faculty, and staff in a location(s) that can be more easily managed.
- Energy efficiency and environmental sustainability – Improves energy efficiency and promotes campus environmental sustainability.

Cons:

- None.

Alternative 2: Demolish the Music Art Theater Complex and build a new, approximately 29,200 ASF Complex on the same site. The estimated cost of this alternative at CCI 9654 and EPI 5455 is $61,971,000.

Pros:

- Educational impact
    - Provides a facility designed to applicable building codes including seismic, life/safety and access, thus improving the safety for faculty and staff and create an efficient, modern environment to support student goals.
    - Provides the technology, flexible space design and configuration that support the Music, Art, and Theater Programs.
- Security – Provides a safe, secure, and conducive learning environment; improves campus security by concentrating students, faculty, and staff in a location(s) that can be more easily managed.
- Energy efficiency and environmental sustainability – Improves energy efficiency and promotes campus environmental sustainability.

Cons:

- Cost – Is not the least cost solution.
- Delivery time – A new replacement Complex will take longer to complete than a renovated Complex.
- Campus integration and planning – Does not meet the College's Facilities Master Plan to reutilize existing facilities whenever possible.

Alternative 3: Lease off-site facilities close to the campus that will provide the necessary, approximately 29,200 ASF of space and have sufficient parking for students and staff. There are no large facilities like this in the local community and it would need to be constructed by the landlord. The estimated cost of this alternative at CCI 9654 and EPI 5455 is $50,989,000.

Pros:

- Educational impact – Provides a facility designed to applicable building codes including seismic, life/safety and access.

Cons:

- Cost – Is not the least cost solution.

- Educational impact – Does not provide the flexible space design and configuration that support the Music, Art, and Theater Programs.
- Delivery time – A newly constructed, leased Complex will take longer to complete than a renovated Complex.
- Campus integration and planning – Does not support the college's master plan with on-campus facility that is sized and located to support the Music, Art, and Theater Programs and campus planning goals; removes access to the Music, Art, and Theater Programs for students on campus; and would require developing a public transportation link to the off-site facility.
- Security – Does not improve campus security by concentrating students, faculty, and staff in a location(s) that can be more easily managed.
- Energy efficiency and environmental sustainability – Does not improve energy efficiency and promote campus environmental sustainability.

E. Recommended Solution:

1. Which alternative and why?

   Alternative 1, renovate the existing Music Art Theater Complex, is the proposed solution that meets all of the solution criteria, including a facility that is safe and seismically sound; provides technologically advanced and appropriately configured learning spaces to support the Music, Art, and Theater programs; aligns with college's strategic plan to enhance campus integration; and can be completed in the least amount of time. The newly renovated complex will be energy efficient and is the least cost solution.

2. Detailed scope description.

   Completely renovate the three single-story, Theater, Art and Music buildings, including seismic retrofits, hazardous material abatement, and reconfiguration of space. The approximately 29,200 ASF Complex would provide an estimated10,297 ASF of laboratory space, 1,307 ASF of office space, and 17,584 ASF of other space.

3. Basis for cost information.

   JCAF 32.

4. Factors/benefits for recommended solution other than the least expensive alternative.

   The proposed alternative is the least cost solution.

5. Complete description of impact on support budget.

   This project will not result in a need for additional faculty or staff positions. This project will include installation of efficient mechanical and electrical devices, which will result in a reduction of operational and maintenance costs.

6. Identify and explain any project risks.

   No known risks have been identified for this project at this time.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g., technology proposals).

   Division of the State Architect and State Fire Marshal reviews for structural safety, access compliance, and fire & life safety plan and field reviews. State Public Works Board and Department of Finance approval of design.

F. Consistency with Government Code Section 65041.1:

The California Community Colleges are exempt from the specific provisions of this Government Code Section.