CONTRA COSTA COLLEGE
MEASURE E
IMPLEMENTATION PLAN

Contra Costa Community College District Measure E Plan as of April 27, 2016

Updated for CCC Science Building AE Services RFQ Pre-Proposal Conference
March 15, 2017
Strategic Approach to Implementation Planning vs. Master Planning

**Master Planning**
- What will we do?
- Future plans
- 20-30 year timeframe
- Review every 7-12 years
- Phase multiple programs
- Generic program space
  - Building-level boxes on a page
  - Very rough estimates
  - No account for cost escalation
- Needs driven (w/ a crystal ball)
- Very little actual funding details
  - No funds are allocated

**Implementation Planning**
- How will we do it?
- Current plan
- 5-10 year timeframe
- Review every month
- Phase individual projects
- Specific program space
  - Bldg. specific classrooms, labs, offices
  - High level, but specific estimates
  - Setting realistic cost escalation factors is very important element of implementation planning
- Needs and budget driven
- Program funding is known and allocated
  - Increases in one project cost means budget for another must come down
Purpose of Measure E Strategic Implementation Planning

A comprehensive strategy for all Measure E projects allows us to:

- Identify possible synergies and/or conflicts between projects
- Test-fit program on various District and campus sites
- Test budget assumptions
- Forecast project schedule
- Identify risks and possible challenges early
- Prepare selection process for building design teams
- Create a baseline of valuable project information for user groups and project stakeholders
- Create a recommended framework for development
- Begin to hire people and start project-level work

Detailed programming will include user groups during the building design process
Basis for Tentative Project Budgets

- Costs are preliminary planning level estimates – not detailed building estimates
- Costs for new buildings are based on cost/gross square foot (GSF) based on industry standards
- Costs for remodeled buildings are based on a preliminary assessment of existing building conditions
- Costs include:
  - construction cost
  - architectural and engineering cost
  - demolition associated with the project
  - swing space
  - move costs associated with the project
  - escalation to reflect time and sequence of project
  - design and construction contingencies
  - furniture, fixtures and equipment (FF&E)
- Cost estimates will be refined during project building design phase
2007 Master Plan
Seismic Considerations

- Green – clear for building
- Yellow – further testing required
- Red – no building
<table>
<thead>
<tr>
<th>Building Type</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biological Sciences (BS)</td>
<td>15,400 ASF</td>
</tr>
<tr>
<td>Physical Sciences (PS)</td>
<td>14,984 ASF</td>
</tr>
<tr>
<td>Health Sciences (HS)</td>
<td>7,442 ASF</td>
</tr>
<tr>
<td>Gymnasium (G)</td>
<td>17,659 ASF</td>
</tr>
<tr>
<td>Locker Rooms (L)</td>
<td>9,558 ASF</td>
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<tr>
<td>Gymnasium Annex (GA)</td>
<td>16,472 ASF</td>
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<tr>
<td>Operations/B&amp;G (OPS)</td>
<td>3,686 ASF</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>85,201 ASF</strong></td>
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</table>
## Preliminary Measure E Program

<table>
<thead>
<tr>
<th>Description</th>
<th>ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Measure E Program Area</td>
<td>85,201</td>
</tr>
<tr>
<td>Preliminary Measure E Program Area</td>
<td>92,739</td>
</tr>
<tr>
<td><strong>NET INCREASE OF</strong></td>
<td><strong>7,538</strong></td>
</tr>
</tbody>
</table>

*The net increase of ASF is due to:
- increase in number of student lab stations
- addition of dedicated lab spaces*
Measure E Outcomes

- New Science Building (including a new Planetarium)
- Gym Annex Remodel, Gym and Locker Room Remodel
- New Campus Safety Center
- AA Building Renovation to house Health Science, General Classrooms, Offices, Student Support Spaces and Custodial.
- Additional Parking, ADA and Path of Travel Improvements
Sequence and Initial Project Programming

- Measure A 2006 Completion – need to start from here
- Measure E Build-out Sequence
Planning Sequence (four to six years):

- New Campus Safety Center
- Physical Education Complex Modernization
  - Gym Annex renovation
  - Gym renovation
  - Locker Room renovations (Men and Women)
- New Science Building

Work to do throughout the Planning Sequence:
- ADA, Infrastructure, and Building Systems improvements (as budgets allow)
Measure A 2006 Completion

Liberal Arts Building (LA)
• All programs/functions are now relocated to the New Classroom Building

Applied Arts Building (AA)
• 13,877 ASF of AA relocating to new SA, including Admin, Business, Student Life, IT, and Culinary*

*Approximately 13,877 ASF of vacant AA space for Measure E Program
Measure E Sequence
Step 1 – Construct, Swing

AA Building:
• Updated Measure E program is to renovate AA Building to provide for a permanent location to Health Sciences program.
• Tenant Improvements to convert vacant space to classrooms, custodial, student support spaces and other general office areas.

Campus Safety Center (CSC):
• Prepare future Campus Safety Center site for construction (Seismic studies now complete)

PE Swing Space:
• Create PE swing space
• Demolish gym restrooms
Measure E Sequence
Step 2 – Move, Construct

Health Sciences:
• Once AA Bldg. is renovated, Health Sciences will move, allowing site demolition for the new Science Bldg.

Physical Sciences:
• Move 2 general classrooms (used primarily by Middle College) to renovated AA Bldg. space

Operations & Campus Safety Functions:
• Build new Campus Safety Center- 3,000 GSF with Parking

PE Swing Space:
• Move needed PE functions into temporary portables and/or existing college spaces
Measure E Sequence
Step 3 – Move, Demo, Renovate

Campus Safety Center:
• Move Police into new facility

LA and HS Buildings:
• Demolish and prepare site for construction of new Science Building

PE:
• Renovate gym
• New gym restrooms and concessions
• Renovate Gym Annex
• Renovate Men’s & Women’s Locker Rooms
Measure E Sequence
Step 4 – Construct, Demolish, Move

BS and PS:
• Construct the new Science Building
• Construct New Planetarium

Campus Safety Functions:
• Demolish or repurpose existing police service spaces

PE:
• Move PE functions back into renovated PE buildings
• Release swing space portables
Measure E Sequence
Step 5 – Move and Construct

BS and PS:
• Move BS and PS in to new Science Building

Custodial Area & CSC
(site work):
• Expand parking and adjust roadway as permitted around the remaining custodial portable area
Measure E Sequence
Step 6 - Demolish

Sciences:
• Demolish BS Building
• Demolish PS Buildings
Measure E Sequence
Final Build Out

Future:
• Future building site outside the Alquist-Priolo Zone
Measure E Projects

New Science Building—
Maximum Affordable Project Area: 36,345 ASF
Tentative Planning Budget: $56.8M

Project Design Program is outlined in KO Program Document:
• General classrooms
• Biology Labs
• Chemistry Labs
• Engineering Lab
• Physics Lab
• Full time & part-time faculty, staff & administrative office space
• Center for Science Excellence read/study space
• Computer read/study lab for Sciences to share
• New Planetarium
THANK YOU FOR YOUR TIME AND INTEREST!

QUESTIONS?