

SEPTEMBER 2007

# Los Medanos College

Contra Costa Community  
College District

## 2007 Facilities Master Plan

*Extended through 2022*



tBP/Architecture





**April, 2020**

## **CONTRA COSTA COMMUNITY COLLEGE DISTRICT**

### **LOS MEDANOS COLLEGE 2007 FACILITIES MASTER PLAN**

#### **APRIL 2020 ADDENDUM:**

Los Medanos College Facilities Master Plan (FMP) was developed in 2007 with an update in 2010 for specific projects. LMC 2007 and updated 2010 FMP was developed to guide and look forward 15-20 years, and was also designed to be flexible and subject to adjustments. Recognizing that not all recommended capital improvements can take place at the same time, the FMP was developed with five phases of implementation over the approximate life of the plan. As part of planning for the Measure E bond, the college reviewed projects in their respective Facilities master plan for their needs and adjusted the phasing priorities in light of changes that were encountered since 2007. In 2013, the District and College leadership discussions informed the decision to utilize 2007 Facilities Master Plan as a basis of future capital improvement planning with input from Colleges on priorities. Additional analysis and discussions led to completion of the 2016 Measure E Implementation Plan for each college and formed the basis of the Measure E bond program.

Projects identified in LMC's FMP are currently still in the process of being implemented as part of the District's remaining 2006 Measure A and 2014 Measure E bond program. As the FMP was developed with multiple phases of implementation over the duration of the plan, the 2006 Measure A capital improvement program helped build out the first planning phase for each campus. The 2014 Measure E capital improvement program is focused on execution of later planning phases of the campus plan. The results of these capital improvements programs have begun to remarkably change and transform LMC. These improvements will continue over the next several years under the 2014 Measure E bond.

In order to align LMC's FMP planning horizon with the current and future projects under the 2014 Measure E bond implementation timeline, LMC FMP planning horizon is extended in this addendum from 2017 to 2022. There are no other changes being made to the FMP document. Facilities new master planning efforts will be underway in 2020 through 2021 and the updated LMC Facilities Master Plan will respond to the college's updated Educational Master Plan. The expected planning horizon of the upcoming updated Facilities Master Plan is ten to fifteen years.

This addendum was reviewed and approved at the Chancellor's Cabinet meeting in April, 2020.



# Los Medanos College

## 2007 Facilities Master Plan

### LIST OF PARTICIPANTS

#### Planning Committee

Peter Garcia, *President*

Daniel Henry, *Vice President*

Richard Livingston, *Senior Dean of Instruction*

Gail Newman, *Senior Dean of Student Services*

Barbara Austin, *Academic Senate Representative*

Erich Holtmann, *Academic Senate President, 2005-2007*

Linda Kohler, *Classified Senate President*

Cam Perrotta, *Project Manager, Facilities and Maintenance*

Jim Taylor, *Manager, Facilities and Maintenance*

Sandi Schmidt, *Office of Instruction, Classified Staff*

Bruce Cutler, *Business Director*

Ramon Coria, *Associated Students President, 2006-2007*

#### Master Planning Team

*Architecture and Planning*

tBP / Architecture

*Landscape Planning*

SWA Group





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# Letter From The President

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I want to congratulate the Los Medanos College community, students, classified staff, faculty, managers, and their respective constituent leaders for completing this plan in a timely, efficient and collegial manner. This Facilities Master Plan, a part of Los Medanos College's overall Educational Master Planning efforts, marks a new milestone in Los Medanos College's planning and decision making abilities. The college's ability to marshal its research and governance resources with the guidance of tBP's architectural expertise is evidence of our increasing familiarity and comfort with planning.

The timing of this plan coincides with Governor Schwarzenegger's recent Executive Order encouraging community colleges to plan and build environmentally responsible facilities using the LEED® Green Building Rating System™. It is our hope that Los Medanos College and the entire Contra Costa Community College District will find these plans to be precursory to a period of unparalleled commitment to providing both environmentally-friendly and student focused facilities that promote learning and success.

The long term (ten year) view of the college taken in this plan will allow us to thoughtfully and strategically address our most significant facilities challenges and opportunities. The ongoing test will be our lived commitment to implementing this plan while constantly modifying it as needed to keep it central and relevant to the needs of our students.



Peter Garcia, September 2007

# College Vision, Mission & Values

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## VISION

Los Medanos College provides the premier educational opportunity for East County residents, where learning matters most.

## MISSION

Los Medanos College is a public community college that provides quality educational opportunities for those within the changing and diverse communities it serves. By focusing on student learning and success as our first priorities, we aim to help students build their abilities and competencies as life-long learners. We create educational excellence through continually assessing our students' learning and our performance as an institution. To that end, we commit our resources and design our policies and procedures to support this mission.

## VALUES

Values remind us of what matters most. Los Medanos is an educational community that cares deeply about learning, collaboration, effective communication and engagement with our surrounding community.

### Learning

Student learning and student success are the focal points of our college. We strive to create a dynamic environment that encourages life-long engagement with academic and societal challenges. We value the importance of critical thinking, effective communication, ethical behavior and diversity. We engage in on-going assessment to measure and improve student achievement and institutional effectiveness.

### Collaboration

While we value the contributions of the individual, most of our endeavors require collaboration, communication and cooperation. It is in working together that we spark creative and innovative approaches, build on each other's ideas, and give mutual support. It is in collaboration that we learn to value multiple perspectives and resolve conflict in constructive ways.

### Communication

Communicating clearly and effectively is critical to both student success and organizational effectiveness. We want our students to read critically and write clearly. We also want them to compose oral presentations that demonstrate poise, competence, and an understanding of new technologies. We want an organization that has clear decision-making processes that embody these same competencies and expresses them in consistent, unambiguous policies and procedures.

### Engagement

Our mission is to provide educational opportunities for the people that live in our surrounding communities. We must be responsive to changing needs and seek partnerships that promote the well-being of our diverse and growing communities.





# Introduction

## PURPOSE

The purpose of the 2007 Facilities Master Plan for Los Medanos College is to provide a guide to future campus development. It integrates current building projects on campus with a vision for future building and site projects. Through a series of graphics and written descriptions, this Master Plan works to inspire and inform future decisions at Los Medanos College.

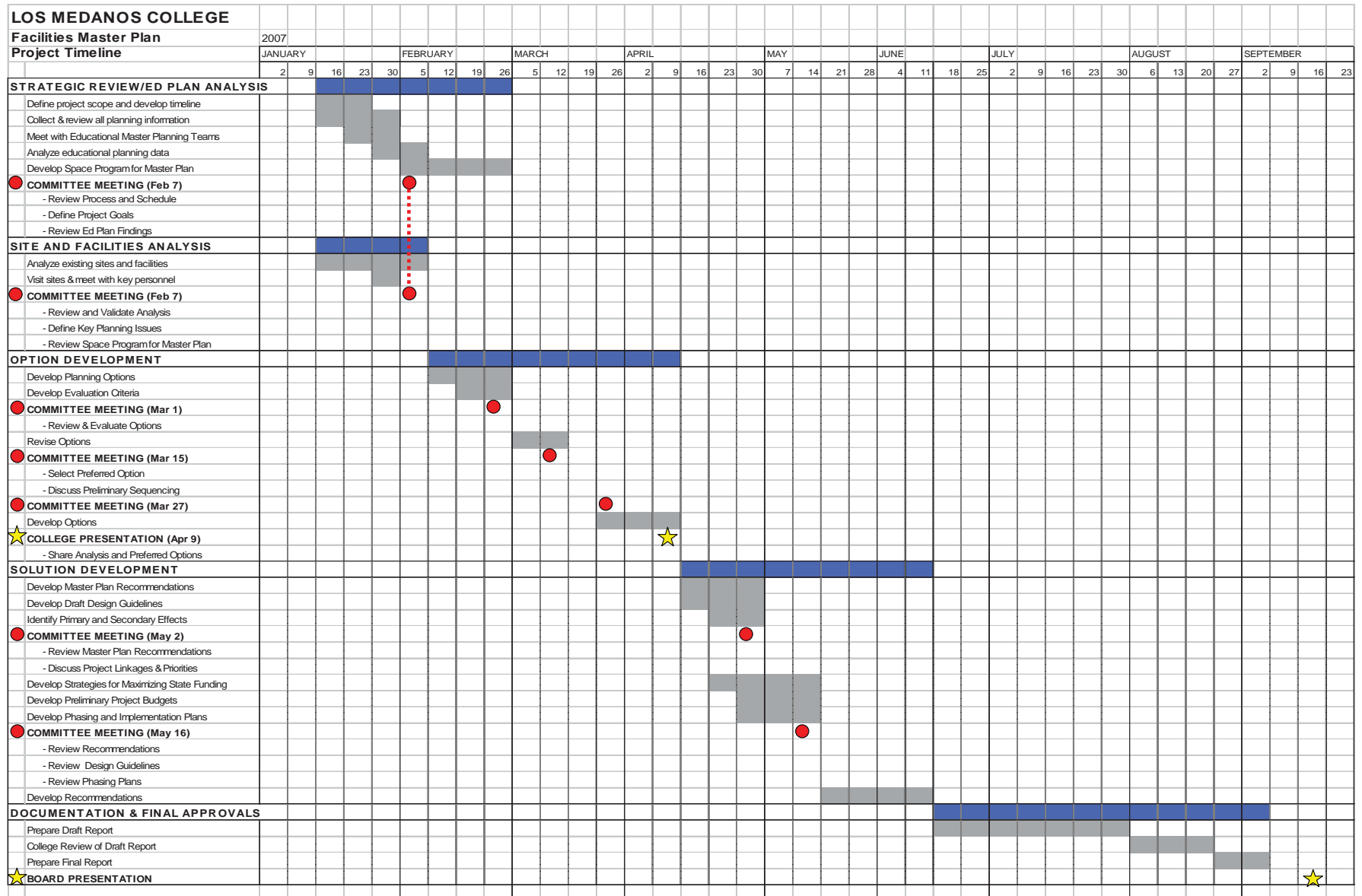
The Planning Committee had much to consider throughout the Master Planning process. The implementation of the 2001 Facilities Master Plan is well underway with the construction of the new Library, Math and Science facilities. The face of Los Medanos College is transforming and creating a welcoming gateway to the campus with pedestrian friendly outdoor plazas flanked by two new landmark buildings; the Library and the Science building. In addition, the committee carefully addressed the needs funded through Measure A, passed by Contra Costa voters in 2006. Integrating the changing face of the campus, the bond measure benefits, with strong planning principles created exciting opportunities for the future of the College.

A Master Plan is a conceptual document meant to be revisited. It defines a series of goals and criteria meant to guide the incremental response over time to LMC's changing needs. The plan identifies the location of future facilities, the modernization of the existing complex and indicates site improvements throughout the campus. The 2007 Facilities Master Plan charts a future course which is sympathetic to the past and conducive to the future

## PLANNING PROCESS

The planning process for Los Medanos College was a highly participatory one involving the many constituencies of the College. The Planning Team worked closely with a designated Planning Committee which included faculty, classified staff, administrators and students. A series of interactive meetings were held to review the analysis of existing conditions, evaluate a series of options and make decisions that led to the development of the 2007 Facilities Master Plan. In addition, presentations were held with the larger college community in order to provide opportunity for input and broaden the plan's perspective. The interactive planning process allowed for effective participation of numerous college stakeholders and led to recommendations that will be supported by the entire college community.

# Schedule



# Document Organization

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The Master Plan is a planning document that is organized into four sections.

## RECOMMENDATIONS

The Master Plan Recommendations section is the pivotal section of the document. Proposed projects, both facility and site related, are identified and described.

- Master Plan Project Goals
- Master Plan Overview
- Facilities Master Plan
- Master Plan Projects
  - New Construction*
  - Complex Renovation*
  - Site Improvements*
- Phasing Plan

## PLANNING DATA

This section expands on the College's 2007 Educational Master Plan and unit planning documents. This information informed decisions as to sizing and phasing of facilities.

## EXISTING ANALYSIS

The Existing Analysis section consists of a comprehensive site analysis, including the facilities, the landscape and vehicular and pedestrian circulation. Responses and comments from the Planning Committee are included.

- Existing Campus
- Existing Campus Circulation
- Existing Campus Zoning
- Existing Complex Zoning / Circulation

## APPENDIX

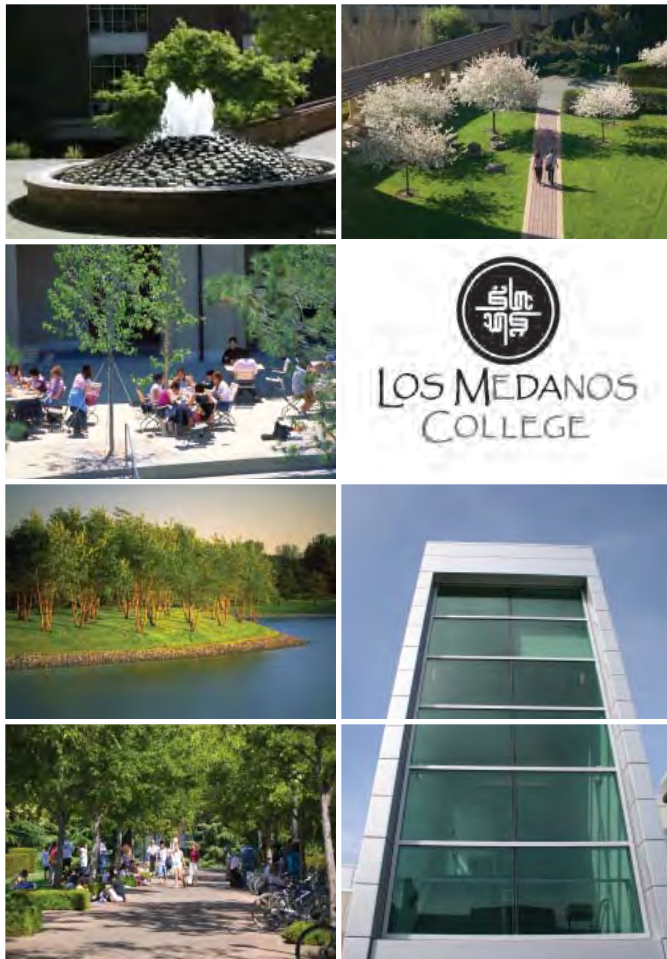
This section includes illustrations and discussion of the options that were reviewed and evaluated during the planning process. It serves as a record of the creative process.

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# Facilities Master Plan



The 2007 Facilities Master Plan for Los Medanos College is an update to the college's 2001 Master Plan, which is currently nearing completion.

This Facilities Master Plan presents a model that meets the needs for the college's projected enrollment for the year 2017. The goals for the Master Plan were developed by the Planning Committee at the start of the planning process and took into account the goals from the 2001 Master Plan.

## 2001 PROJECT GOALS - *Completed*

- Expand Instructional Space
- Improve the visual image of the College
- Create a welcoming "front door" to the campus
- Locate footprints for future planned facilities
- Develop campus / community relations

## 2001 PROJECT GOALS - *Ongoing*

- Consolidate and expand student services
- Create more unprogrammed space for students

## 2007 PROJECT GOALS

- Consolidate and expand student services (from 2001)
- Create more unprogrammed space for students (from 2001)
- Improve campus flow and wayfinding
- Promote campus integration (between new and old)
- Create an identifiable entry to the College Complex
- Re-engineer/eliminate non-functional space
- Eliminate portable facilities
- Identify permanent locations for all campus functions
- Locate future facilities & functions (including a Student Union & Health Center)
- Develop PE/Athletic facilities
- Develop staff lounge/work rooms & resource center
- Consider a large event/performance space
- Restore aesthetics where needed
- Determine effective use of all land areas
- Develop environmentally friendly plans

# Recommendations

The Facilities Master Plan drawings for Los Medanos College present an overall picture of the future developed campus and includes new construction, renovation and site improvement projects. While projects in the plans appear specific, the forms are conceptual sketches which highlight the location and purpose of improvements.

The Facilities Master Plan Recommendations follow the guiding principles that were established during the planning process:

- Develop the campus to meet standards.
- Maximize existing “functional” space.
- Eliminate “non-functional” space.
- Right-size proposed new facilities.
- Position the College to maximize potential state funding.

Throughout the planning process, the project goals were expanded and incorporated into the Master Plan. They served as the foundation for the following major highlights of the Facilities Master Plan as follows.

## 1. INTEGRATE LMC'S FRONT DOOR AESTHETIC THROUGHOUT THE CAMPUS

With the construction of the new Library, Science and Math buildings on campus, the college has created a welcoming “front door” to the college. A recommendation of this Master Plan is to carry that new image throughout the entire campus, through the use of new building materials and landscaping. Landscaping is extended throughout the campus, with a series of plazas and quads linking the new buildings to the existing College Complex.

## 2. ESTABLISH AND ENERGIZE STUDENT SUPPORT SERVICE FACILITIES

The Master Plan recommends several new facilities and site improvement projects that will energize the student experience on campus. A new Student Activities Center will house a student union, new food service and bookstore facilities. An expanded and remodeled Student Services Center will be created at the entrance of the existing complex. The addition of a P.E./Fitness Complex will activate the eastern portion of campus, and create a focus on health for the college and community. It will bring opportunities for student interaction and program expansion.

## 3. IMPROVE AND CREATE OPPORTUNITIES FOR FORMAL AND INFORMAL LEARNING ENVIRONMENTS

Learning takes place both inside and outside of the classroom. The Facilities Master Plan supports this concept through the careful creation of indoor and outdoor space designed to foster shared activity and dialogue and to support communities of learning. New learning environments are created within the College Complex and in a series of outdoor quads and gathering spaces. Each outdoor area can be maximized for a variety of student activities and shared department usage.

## 4. DEVELOP RECREATIONAL FACILITIES TO WELCOME THE COMMUNITY

Los Medanos College has focused on the creation of a P.E./Fitness Complex that will welcome and encourage community participation at the college. In addition to the Fitness Complex, this Master Plan considers the development of a future Performing Arts Center.



LOS MEDANOS COLLEGE - 2007 Facilities Master Plan

# New Construction

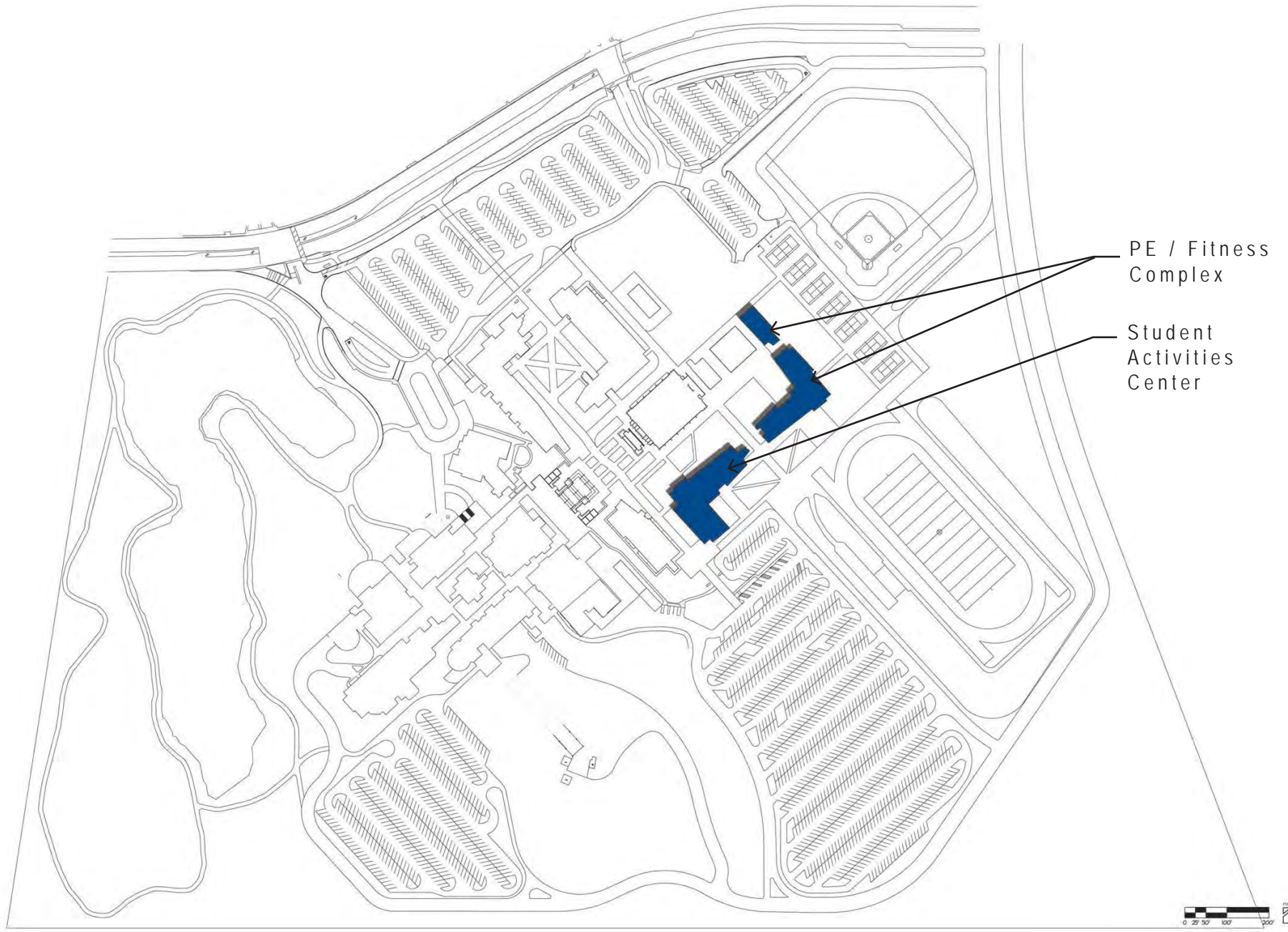


The recommendations for new construction projects are included in the following pages. New construction is often accompanied by site improvement projects, which are detailed later in this section.

## FUTURE NEW CONSTRUCTION

Student Activities Center  
P.E. / Fitness Complex  
Performing Arts Center

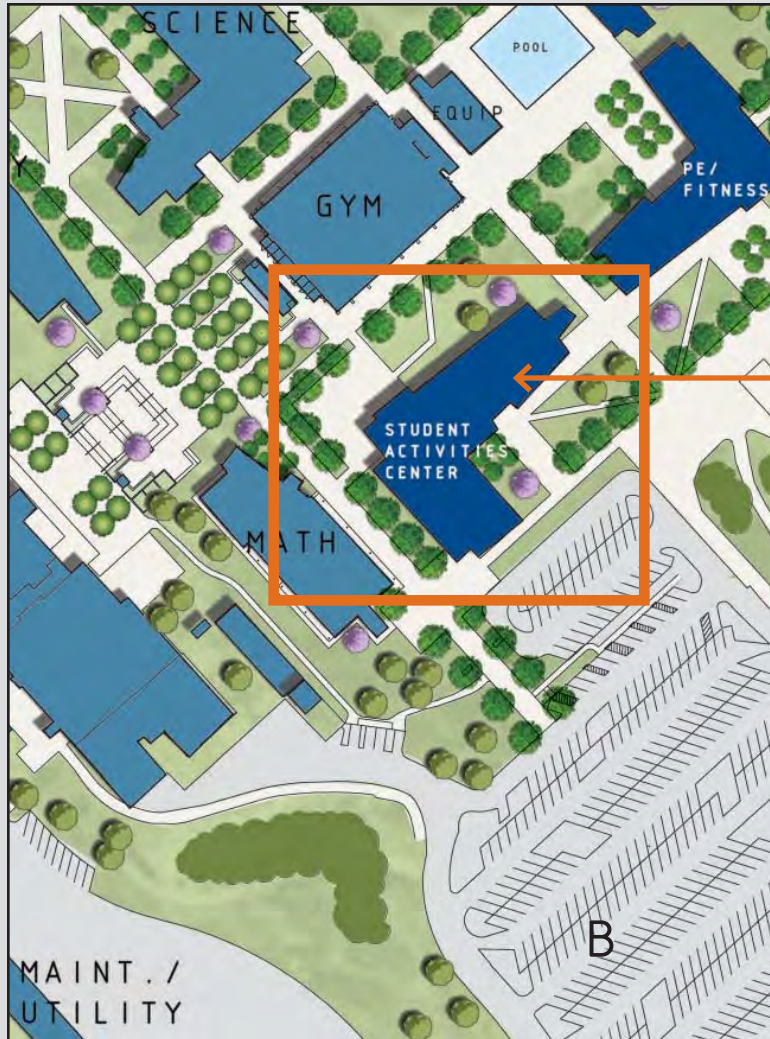




PE / Fitness Complex

Student Activities Center

## New Construction



### STUDENT ACTIVITIES CENTER

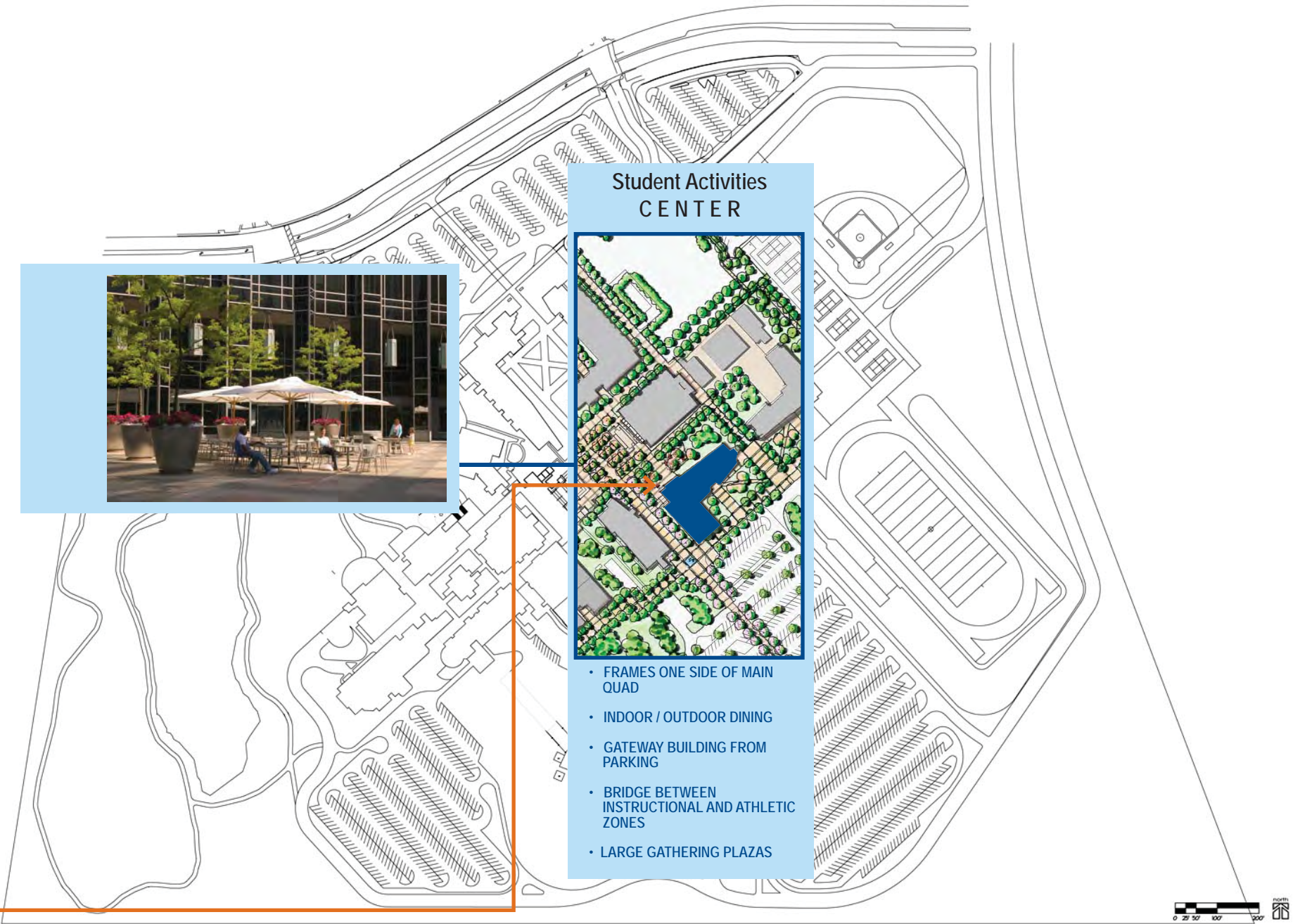
A new Student Activities Center is recommended to house a Student Union / Food Service / Bookstore facility.

The building will be developed in a central location off of the main quad at the core of campus. The building will serve as a bridge between the athletics zone and the new Math facility and existing complex.

The Student Union and Food Service will have indoor and outdoor gathering and dining areas, which open onto a large plaza connected to the main quad. Informal groups of canopy and flowering trees in the lawn will provide inviting outdoor green spaces. Patio seating under a grove of flowering trees provides for outdoor socializing, dining and informal gathering spaces. The Bookstore will move from its current location in the complex into a larger space in the new facility.

On the parking side of the facility, a large entry plaza welcomes students and visitors to the campus. A sculpture or fountain will be located in the center of the plaza as a focal point.

The new facility will contribute to the dynamic new core of the campus while serving as a gateway entry from the large parking lot at Lot B.



## New Construction



### P.E. / FITNESS COMPLEX

The P.E. Fitness Complex addresses three of the Facilities Master Plan goals:

- To develop P.E./Athletics facilities
- To eliminate portable facilities
- To develop campus / community relations

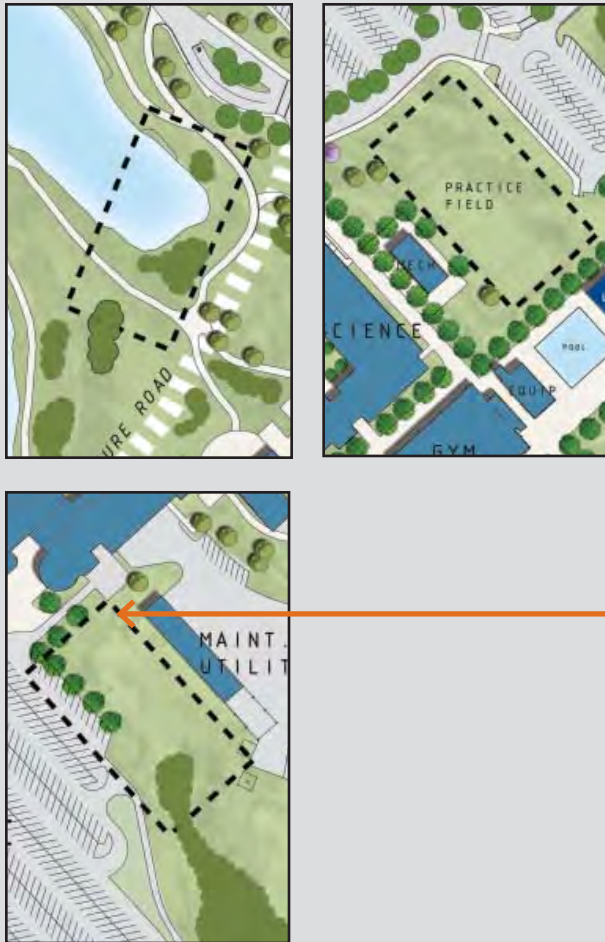
The current P.E. facilities are partially located in deteriorating portables. It is recommended that these be replaced with a new facility adjacent to the pool and main fields. The existing tennis courts are in need of major reconstruction and are recommended to be relocated adjacent to the new support facilities. In addition, to construct the new Student Union/Food Service/Bookstore the practice fields will need to be relocated as indicated here at the north of campus.

This project address the needs of the P.E./Athletics program for an athletic training facility which will support the college while creating opportunities to engage the community.

The new facility will have expanded lockers, classrooms and a fitness center. A large plaza is located at the main entry as a gathering space for team events. Complimentary to the Student Union plaza, the P.E. plaza will serve as a gathering and arrival space in the same design vocabulary.

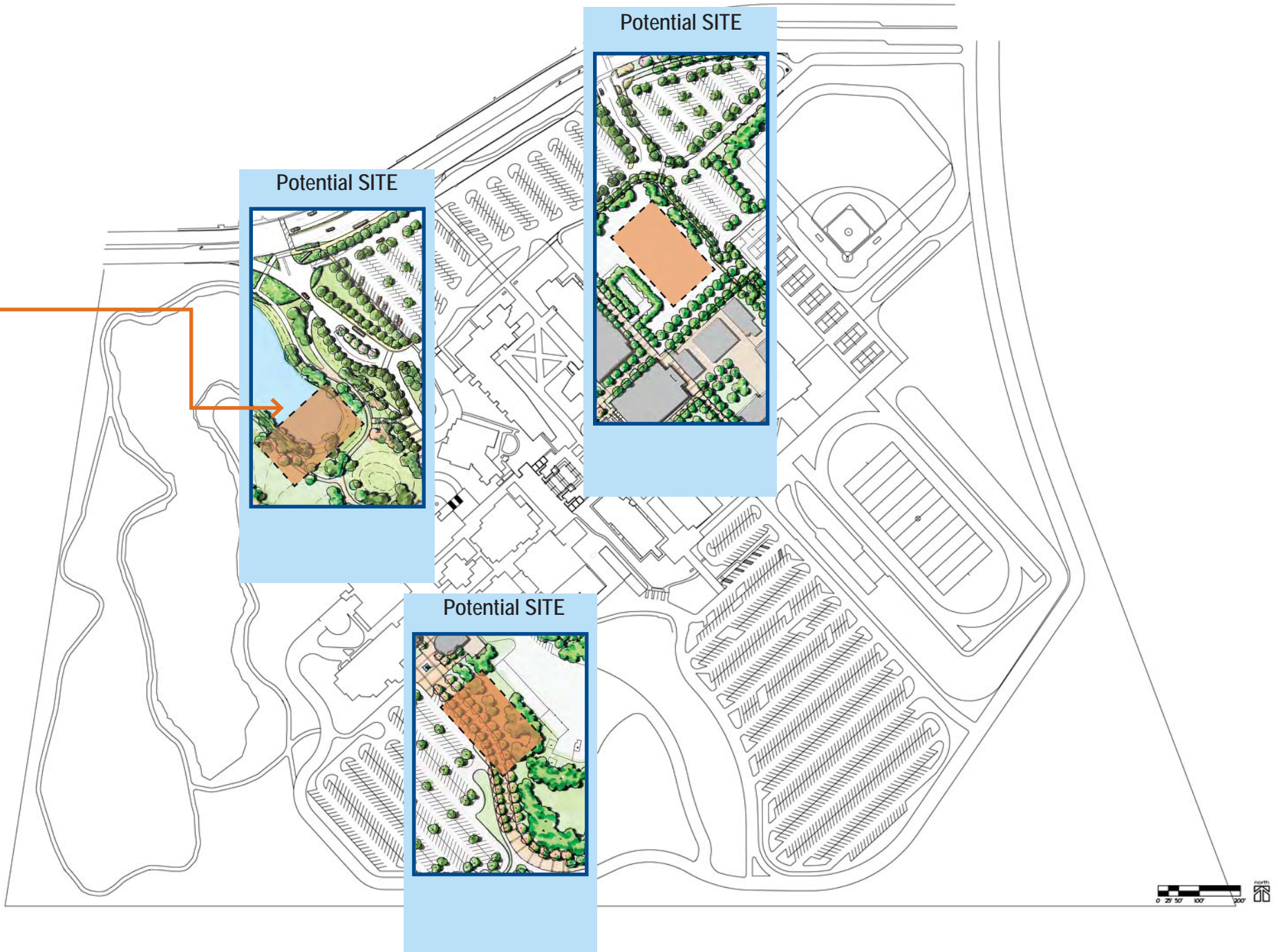


# New Construction



## PERFORMING ARTS CENTER

Throughout the master planning process the Planning Committee considered the possibility of developing a future Performing Arts Center. Rather than select one site, several possible future sites were identified, as potential future locations.



# Complex Renovation

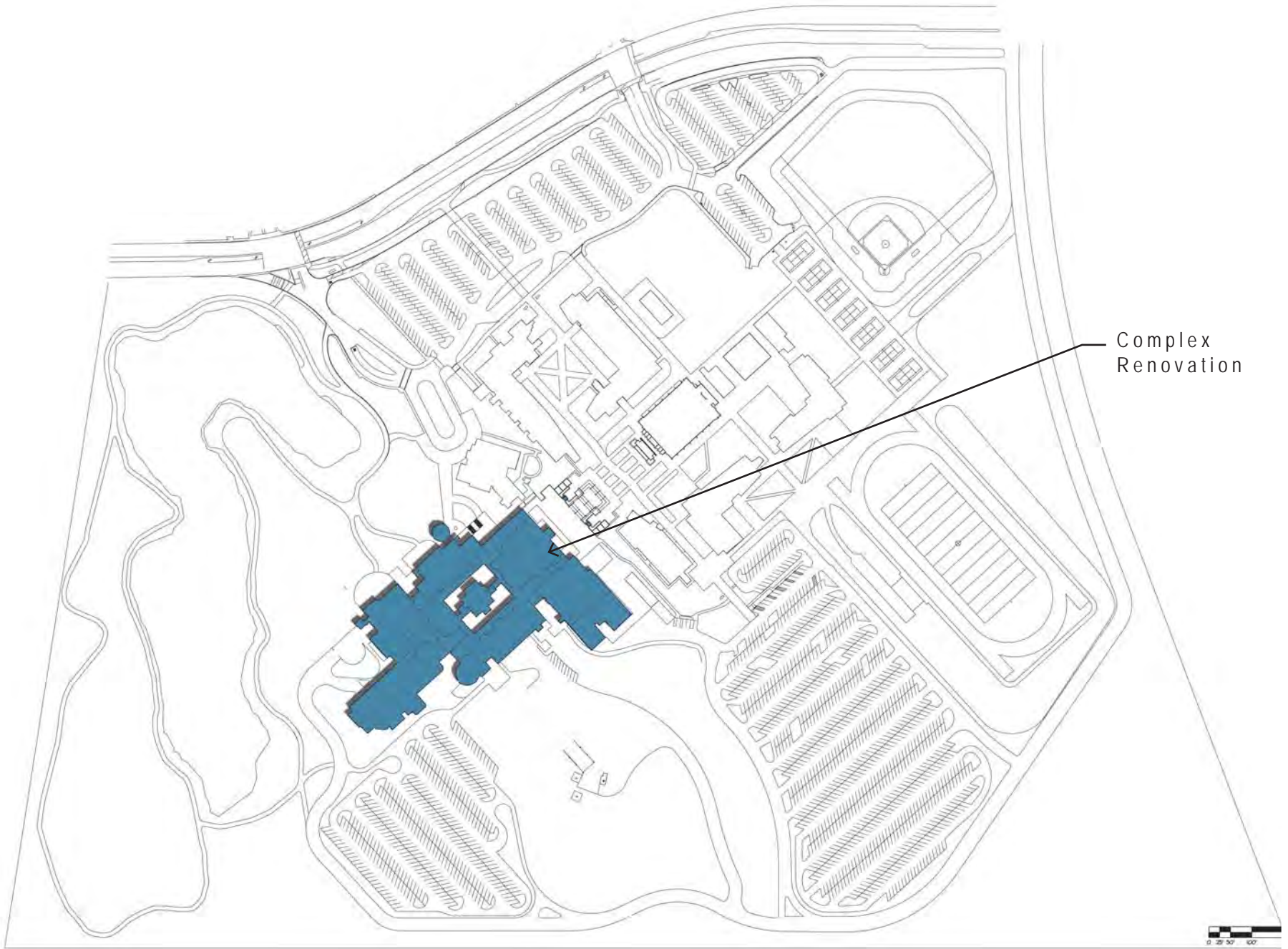


## COMPLEX RENOVATION

A series of renovations are recommended to take place in the existing College Complex in order to address programmatic needs, improve aesthetics and create a visual tie between the existing facilities and the newly constructed facilities. The projects highlighted in this section include:

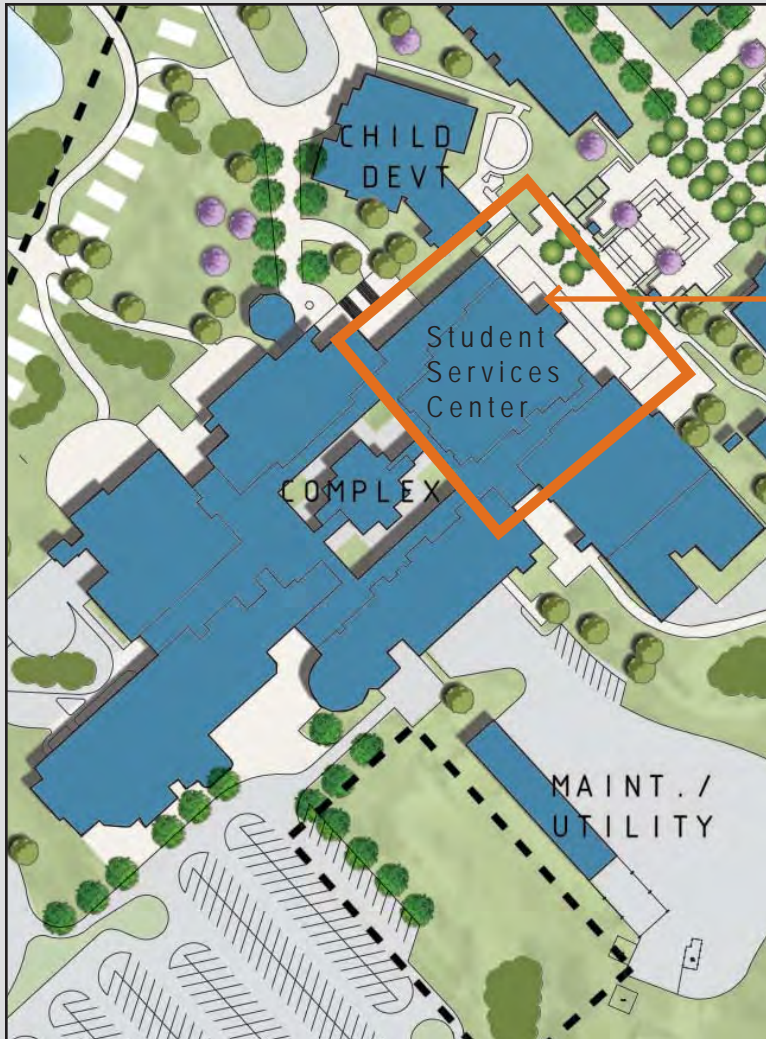
- Student Services Center
  - 3rd and 4th floor renovations
- Instructional Space Improvements
  - 2nd floor renovations
- Complex Entries
- Building Exterior
- Circulation Spaces
- Gathering Spaces





Complex Renovation

## Complex Renovation



### STUDENT SERVICES CENTER

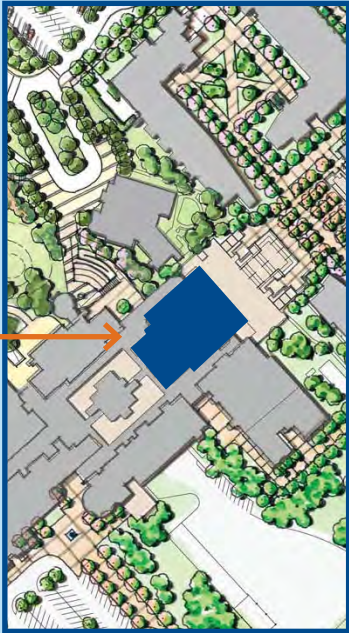
In order to address the ongoing goal from the 2001 Facilities Master Plan to “consolidate and expand student services”, a new Student Services Center is proposed for Los Medanos College. The new Student Services Center will be located directly off the main quad, in a highly accessible location on the eastern edge of the existing College Complex.

The Student Services Center will transform this edge of the existing complex, and welcome students with a new expanded lobby. The renovation will include a two-story area of the complex that will be connected with an internal circulation element. The integrated Center will improve student's access to services and assist in creating a more coordinated and cohesive environment. The Center will include the following functions:

- Admissions and Records
- Financial Aid
- Counseling
- Career/Transfer
- EOPS
- DSPS



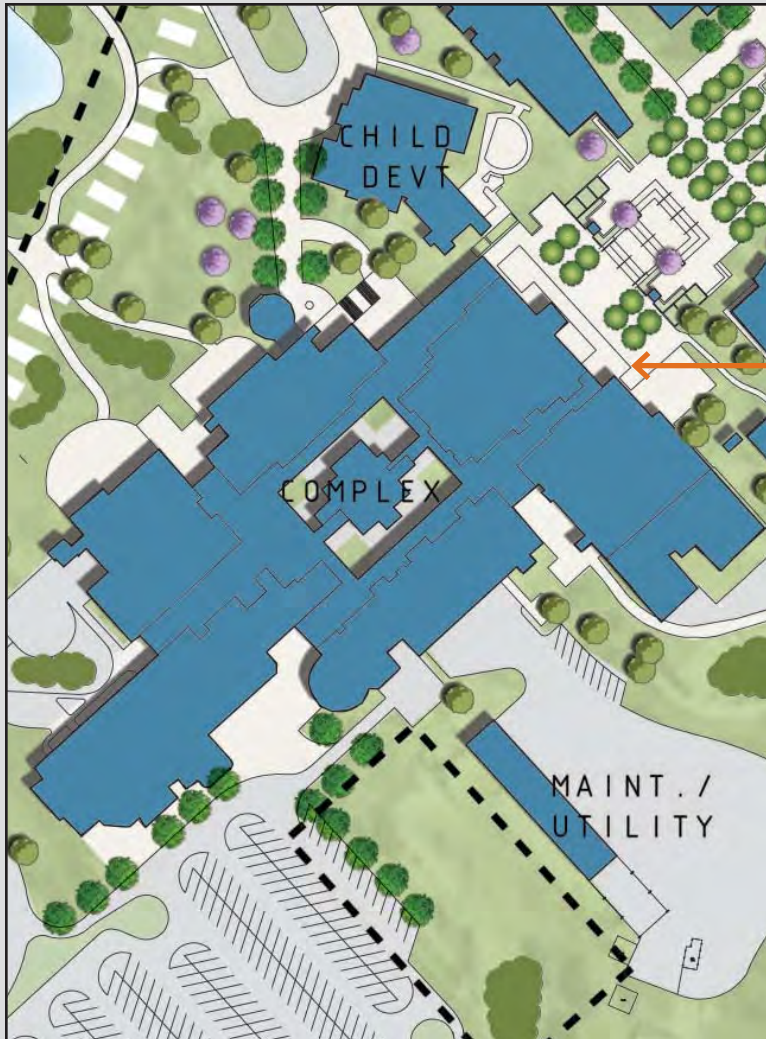
### Student Services CENTER



- NEW ENTRY FROM MAIN QUAD
- EXPANSION AND RENOVATION
- CENTRAL LOCATION AT CORE OF CAMPUS
- OUTDOOR PLAZA AREA
- ADJACENT TO MAIN PEDESTRIAN BOULEVARD



# Complex Renovation



## 1ST AND 2ND FLOOR

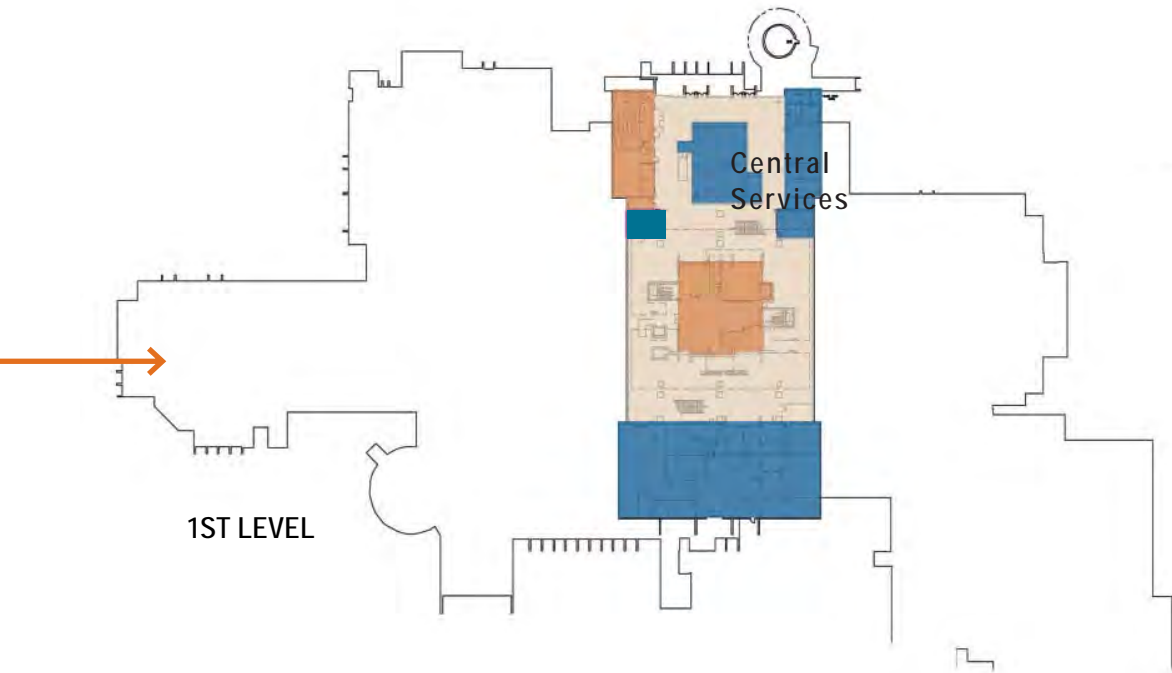
### 1st Floor

As additional instructional space is added to the campus, the majority of classrooms will relocate from their current first floor locations. The first floor of the complex will become a more centralized location for a number of Central Services functions. These functions are currently located on the third floor and will move to this first floor location to take advantage of existing service access.

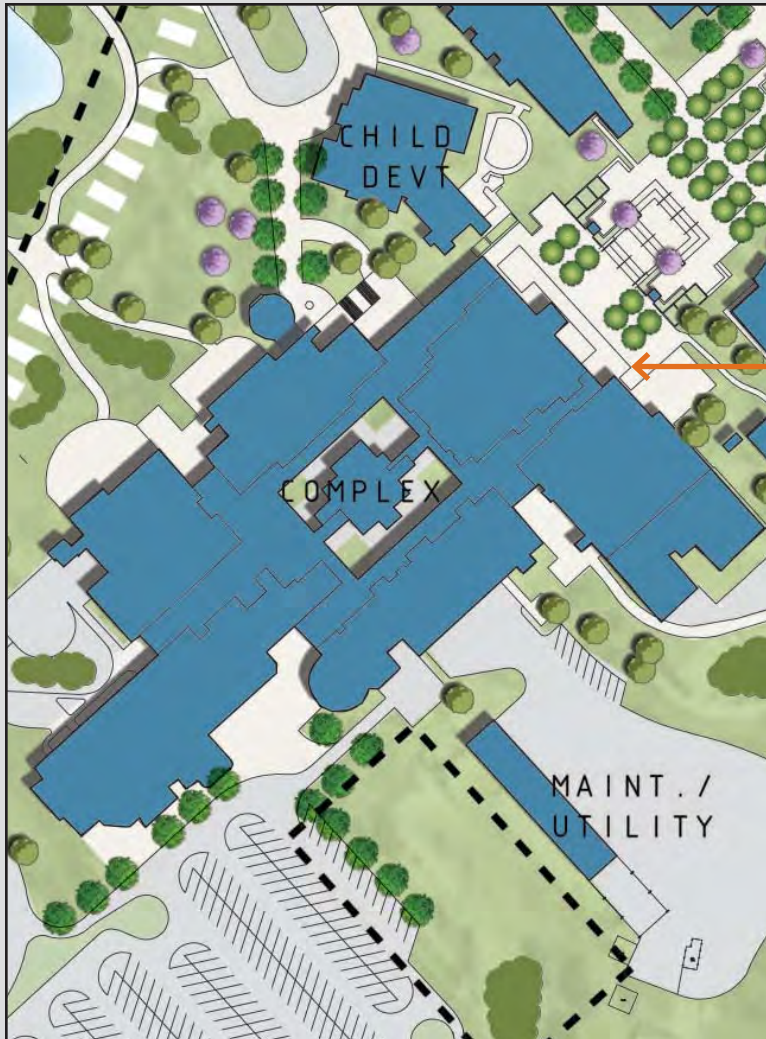
### 2nd Floor

A number of functions on the second floor of the core building are planned to move to newly constructed facilities. The second floor of the building will be renovated into new computer labs to support a variety of instructional programs. Space will then become available for swing space while renovations take place in the college complex. Ultimately the second floor will be renovated and reconfigured to address the instructional needs of the programs to be housed there.

ZONING LEGEND	
	INSTRUCTIONAL
	STU. SERVICES/STAFF
	ADMINISTRATION
	TUTORIAL/COMP SCI.
	SERVICE / FACILITIES



## Complex Renovation



### 3RD FLOOR

The third floor is the main floor of the College Complex and ties directly to the central quad with a new expanded entry and a developed outdoor plaza. This floor is the largest floor of the complex and experiences the highest level of pedestrian traffic.

The eastern edge of the 3rd floor will be renovated to create an expanded Student Services Center to welcome students and provide access to services in one centralized location. A new lobby will be constructed to increase visibility to the Center as well as create a welcoming entry to the entire College Complex.

The core of the 3rd floor will be renovated to provide tutorial support spaces. This centralized location for the coordination of tutorial services will benefit all areas of the college.

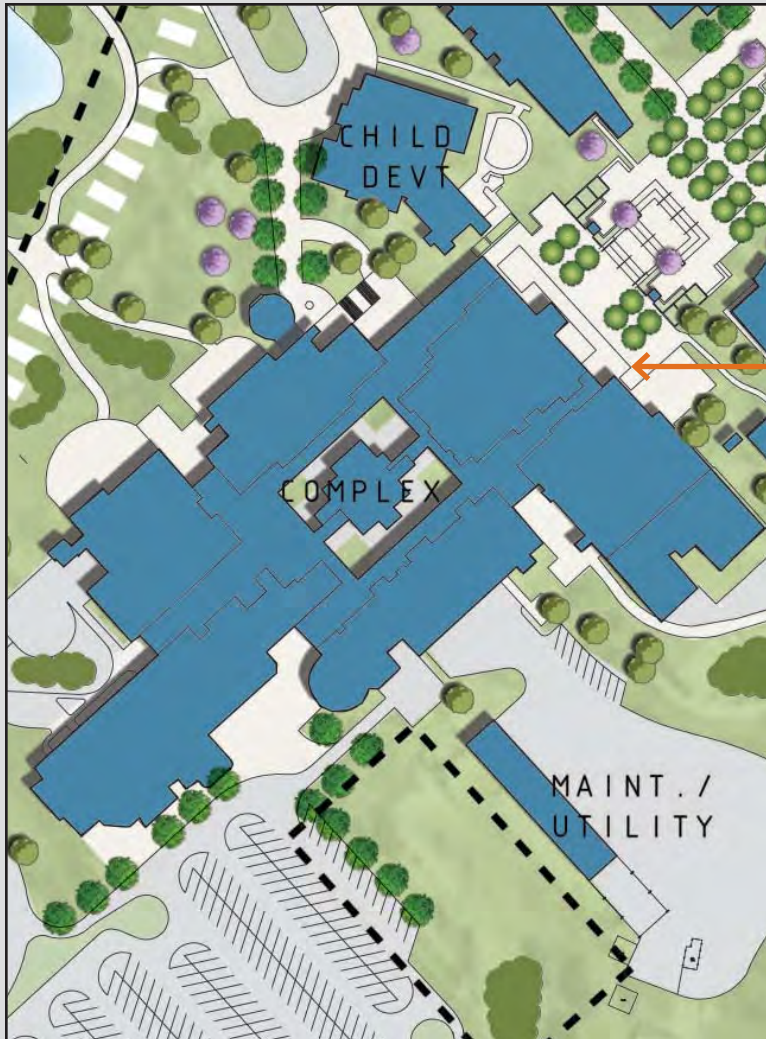
Following the construction of the Student Union/ Food Service/Bookstore, the northwest corner of the complex will be vacated. This area will be reconstructed to house staff lounges, mailboxes, a work/copy room, and a small cafe. This will create opportunities to improve collaboration among the faculty and students.

ZONING LEGEND	
	INSTRUCTIONAL
	STU. SERVICES/STAFF
	ADMINISTRATION
	TUTORIAL/COMP SCI.
	SERVICE / FACILITIES



3RD LEVEL

## Complex Renovation



### 4TH FLOOR

The fourth floor will include the upper level of the Student Services Center through interior vertical circulation elements.

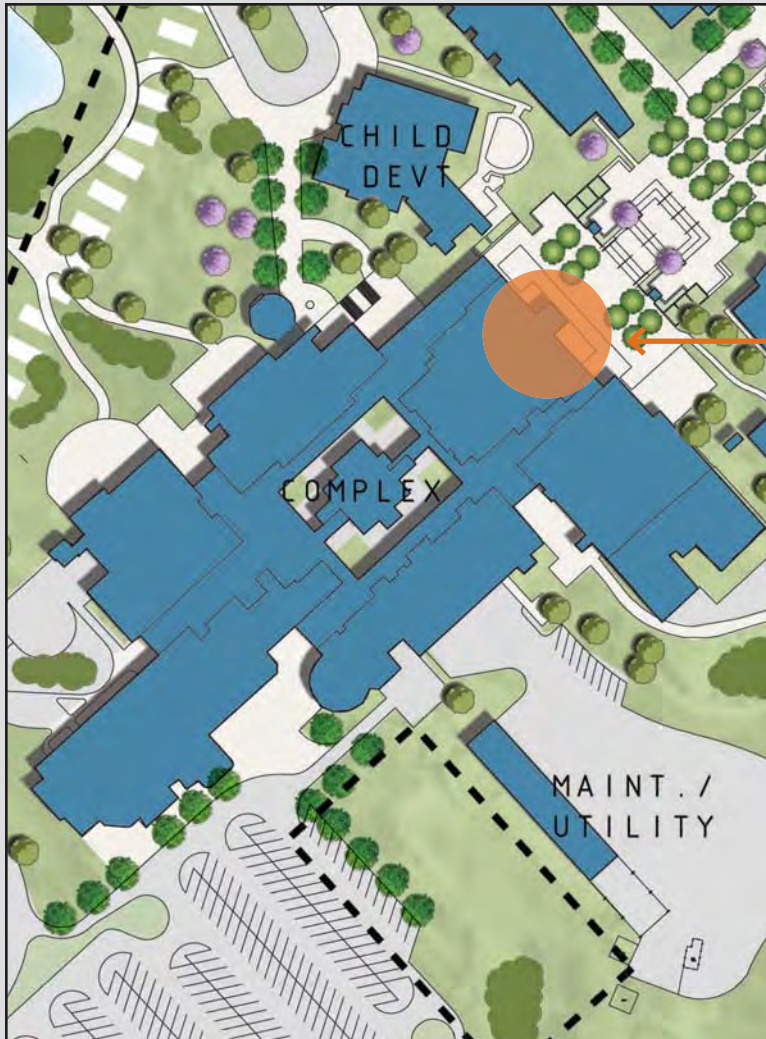
The fourth floor of the core building will house administrative functions that are currently located on the third floor and in the Office of Instruction. The area is not large enough to accommodate the total amount of space required, so additional locations for some administrative functions need to be identified.



ZONING LEGEND	
	INSTRUCTIONAL
	STU. SERVICES/STAFF
	ADMINISTRATION
	TUTORIAL/COMP SCI.
	SERVICE / FACILITIES



# Complex Renovation



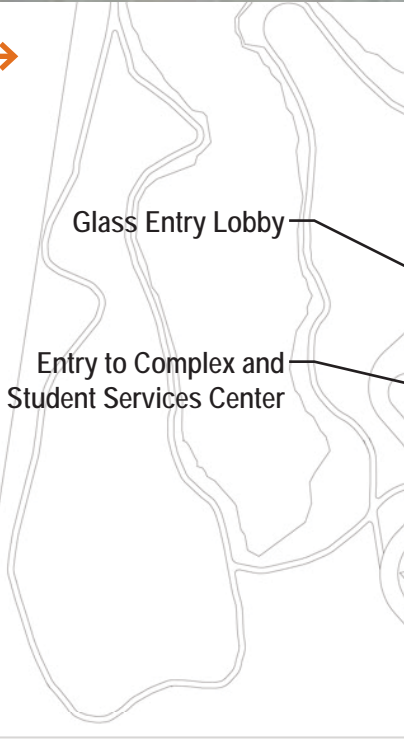
## COMPLEX ENTRIES

### ENTRY at Student Service Center

Prominently located off the new main quad, this main entrance to the complex will serve as a bridge between the new facilities and the existing College Complex. A new facade will be added to the complex as part of the Student Services Center project, and the architectural languaging and materials will reference the new Library, Science and Math buildings.



BEFORE

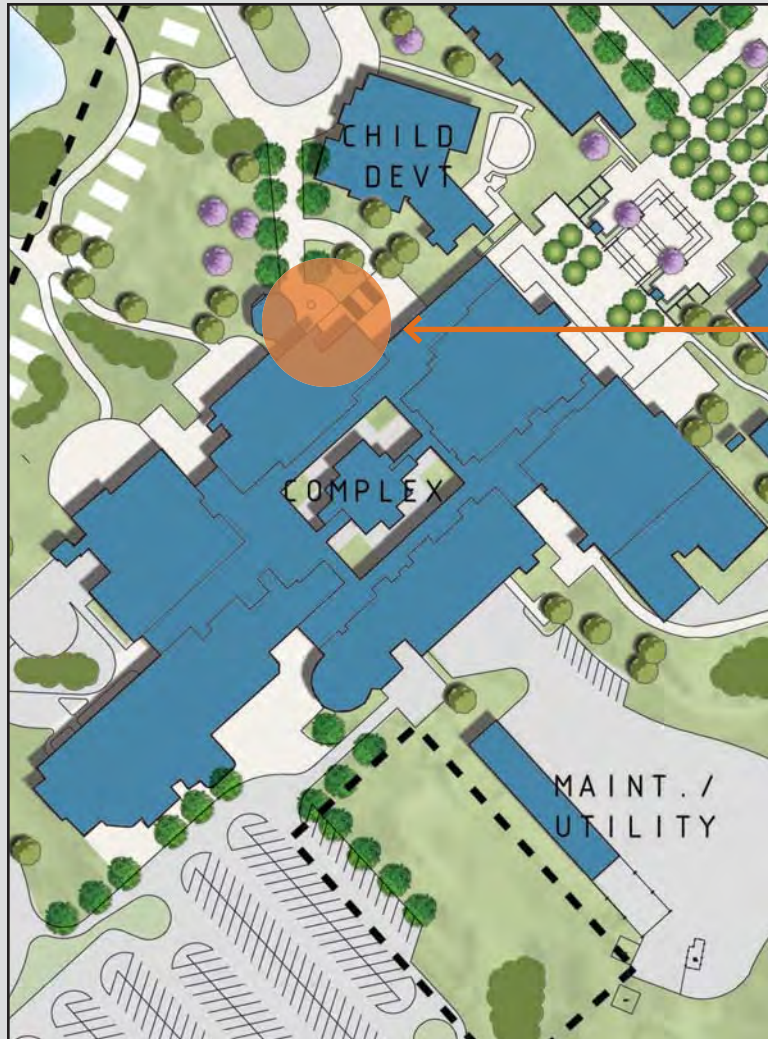


AFTER

COMPLEX ENTRIES - ENTRY AT STUDENT SERVICES



# Complex Renovation



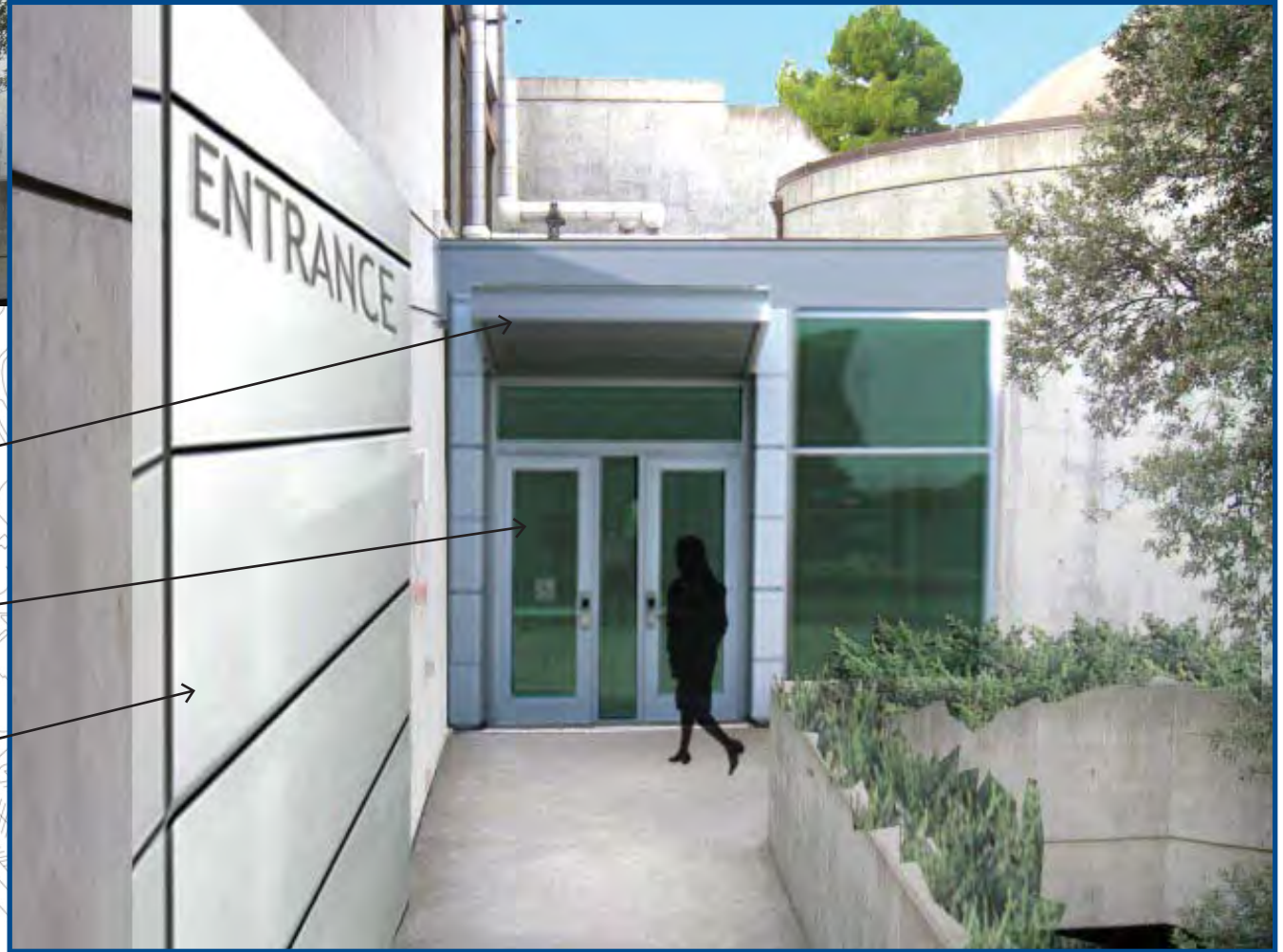
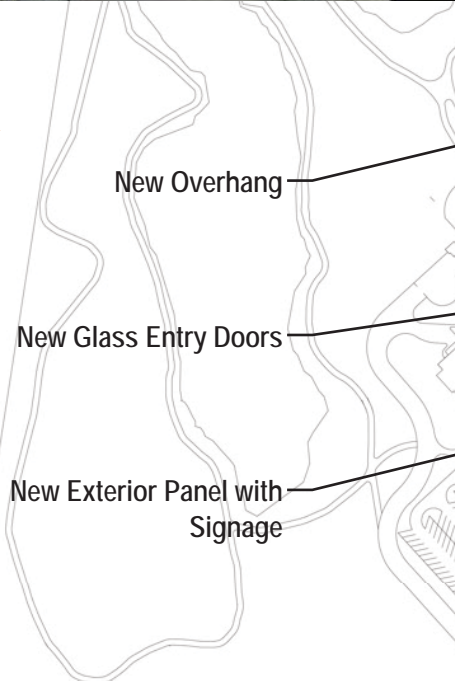
## COMPLEX ENTRIES

### ENTRY at Planetarium

The Planetarium Entry is a heavily used pedestrian pathway to the College Complex. It begins at the Child Development Center drop-off, includes a winding walkway and concludes at the existing understated entry doors. The Master Plan includes a series of recommendations to support pedestrian wayfinding and create a more inviting entrance to the College Complex. New signage, glazing, and overhangs will be incorporated to provide ease in orientation, highlight the entry as well as coordinate with the new campus facilities.



BEFORE



AFTER

COMPLEX ENTRIES - ENTRY AT PLANETARIUM

# Complex Renovation



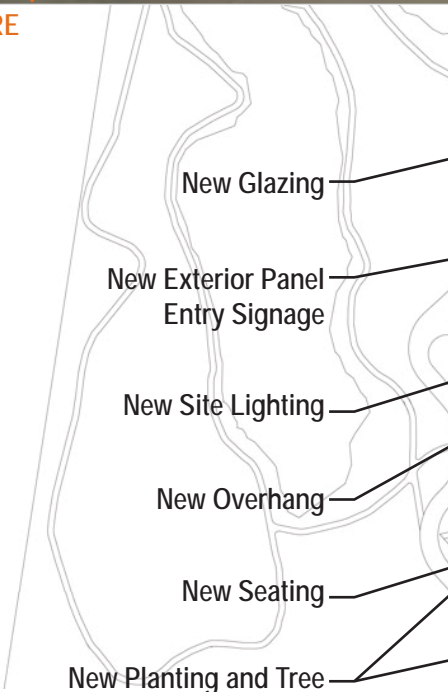
## COMPLEX ENTRIES

### ENTRY at SOUTH PARKING

This entrance is the main point of entry from all southern parking lots. A goal of the master planning process was to create identifiable entries to the complex. This major entry point will be highlighted with new glazing, overhangs, seating, landscape treatment and a prominent focal feature such as a fountain or sculpture.



BEFORE



New Glazing

New Exterior Panel  
Entry Signage

New Site Lighting

New Overhang

New Seating

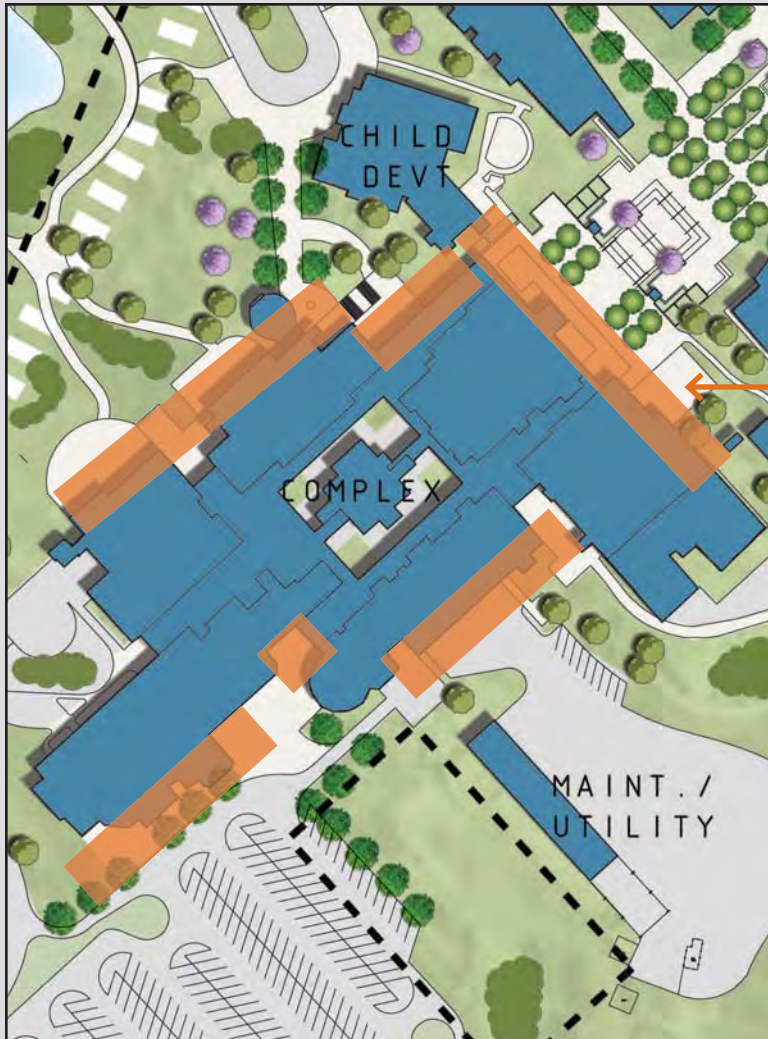
New Planting and Tree



AFTER

COMPLEX ENTRIES - ENTRY AT SOUTH PARKING

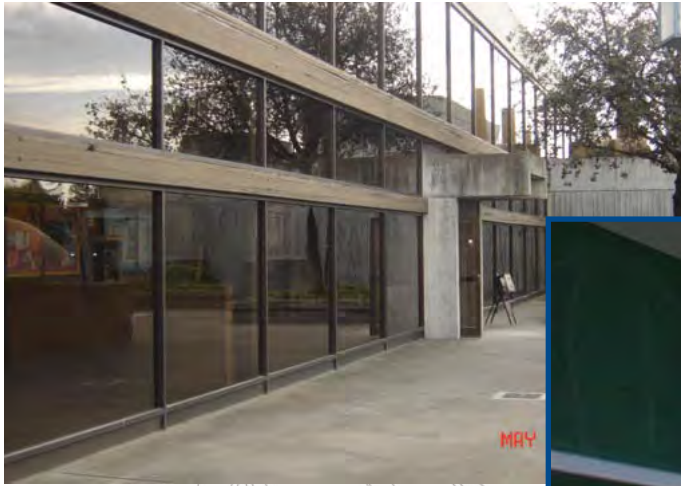
# Complex Renovation



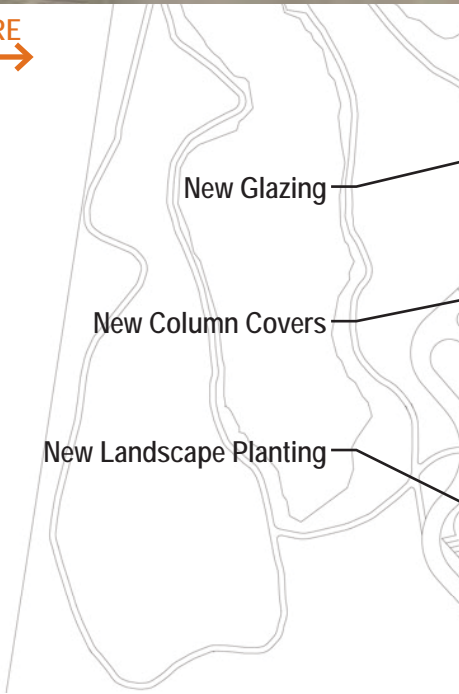
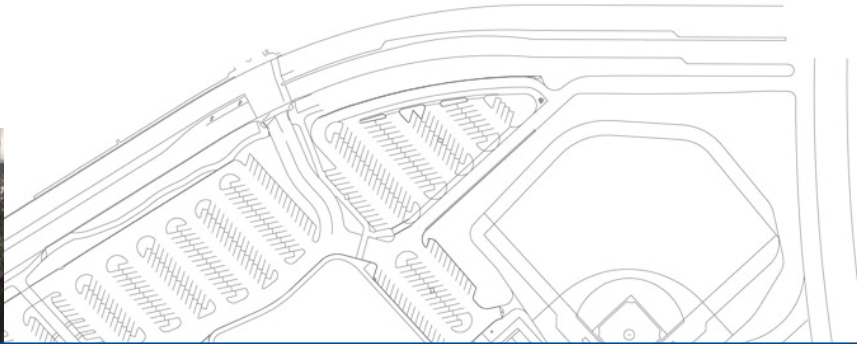
## BUILDING EXTERIOR

To modernize and repair the existing complex it is recommended that the building exterior be improved where appropriate. New glazing, window frames and doors are recommended to improve energy efficiency while unifying the campus aesthetic. The new exterior will match the Library, Science and Math buildings in material and design. New landscape treatment is recommended in order to soften the exterior and carry through landscape elements from the newly constructed areas of campus.





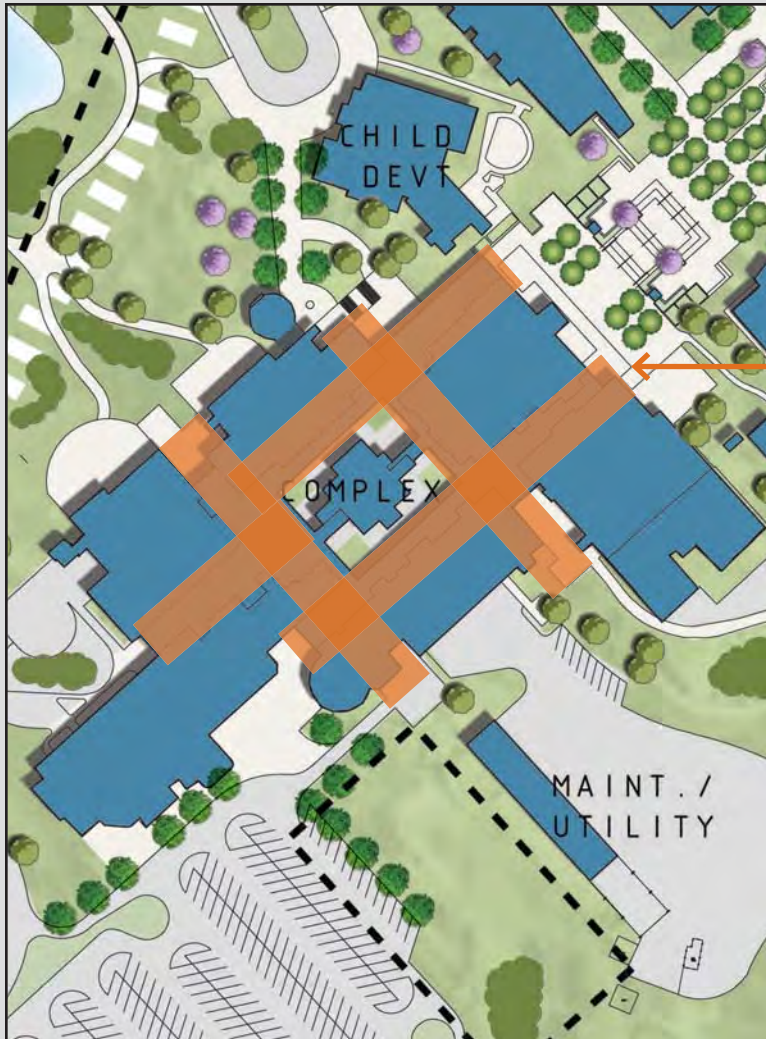
BEFORE



AFTER

BUILDING EXTERIOR

# Complex Renovation



## CIRCULATION

It is recommended that a series of improvements be phased in to upgrade the interior of the existing complex. The first phase will include new signage to improve wayfinding throughout the complex as well as add color to the interior.

Additional phases will include new lighting, ceiling treatments and the introduction of greenery to soften the harsh interior and activate spaces. The addition of gravel and bamboo to the core planters is recommended to transform the interior ambience and bring the natural outdoors into the interior space.



BEFORE



AFTER

CIRCULATION

New Ceiling Treatment over Circulation Paths

New Wayfinding Signage

New Lighting to Match Exterior Site

New Bamboo Planting at Core

Refurbished Stairs, New Paint

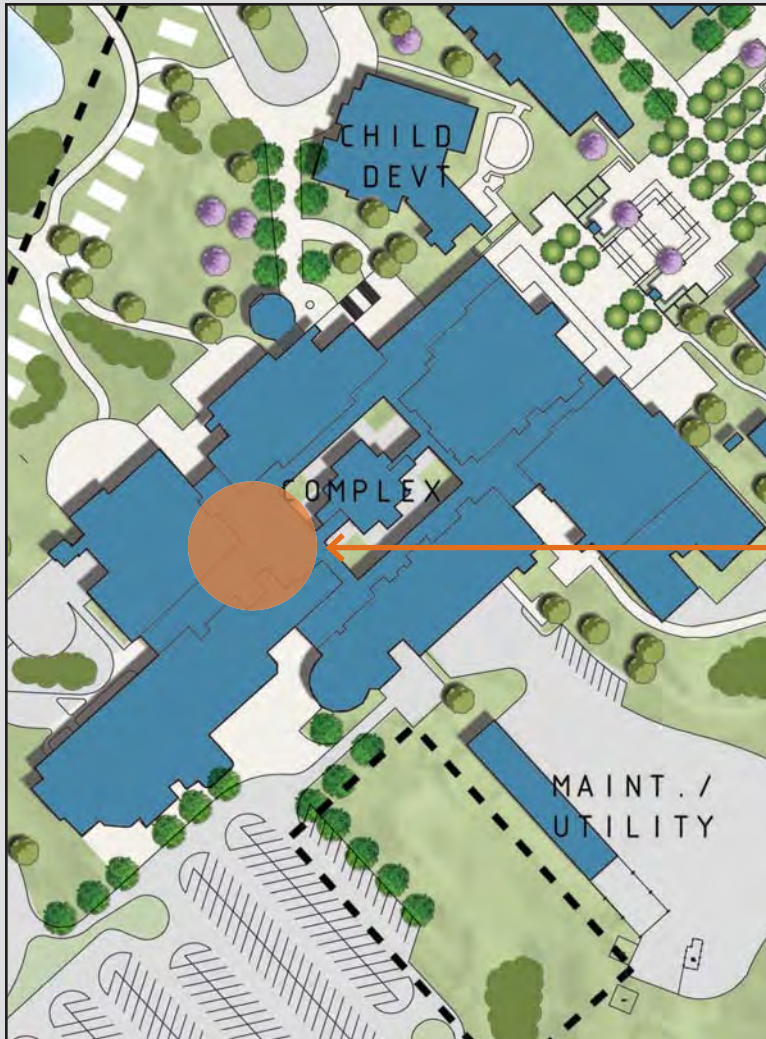
New Railings with New Glazing

New Planting

New Interior Furnishing



## Complex Renovation

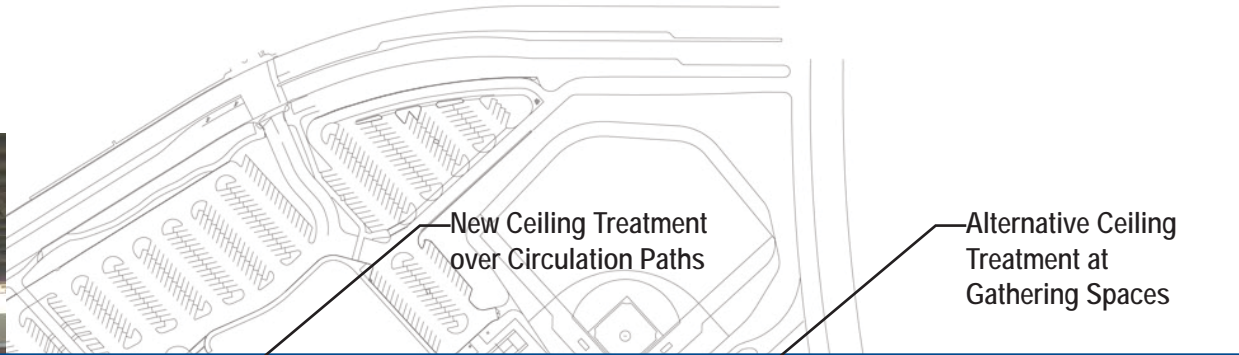


### GATHERING SPACE

It is recommended that the existing student and staff gathering area be renovated as a study lounge to support faculty-student interaction. The proximity to the new cafe and staff lounge will support this area as a strong interactive space. Flexible seating, soft lighting, color and greenery will make the space friendly and encourage a dynamic learning environment.



BEFORE



New Ceiling Treatment over Circulation Paths

Alternative Ceiling Treatment at Gathering Spaces



AFTER

GATHERING SPACE

Newly Painted Interior

New Bamboo

New Railings with New Glazing

New Flexible Furnishing

# Site Improvements



The Facilities Master Plan includes a variety of recommended site improvements to accompany the new construction and renovation projects and to tie the campus together.

## SITE IMPROVEMENTS

- Campus Edges
- Pedestrian Boulevard
- Lake
- Terrace
- Connector Road



# Site Improvements



## CAMPUS EDGE AT LELAND ROAD

The landscape along the northern edge of the campus will become a welcoming green edge with new landmark signs for the college. This will improve the identity of the college within the surrounding community. Two formal rows of trees clearly delineate the edge of Leland Road and create a pleasant path for pedestrians.





### Campus Edge

- TWO LINES OF TREES AT LELAND ROAD
- NEW LANDMARK SIGNAGE



## Site Improvements



### PEDESTRIAN BOULEVARD

A main pedestrian boulevard is recommended to connect the campus in a north-south direction providing a prominent pathway, while connecting the two regions of parking to the center of campus. This wide pathway will become the main boulevard for north-south pedestrian traffic on campus.

The boulevard sources from the campus edge at Leland Road, and creates a visual connection through the college for the community. The boulevard leads directly into the Library/Science Entry Quad, and introduces the visitor to the campus. From there the boulevard opens into the central quad at the core of the campus. This area serves as the pivot point on the campus, with access to the new facilities, the existing complex with the new Student Services Center.

It is recommended that the pedestrian boulevard be carried through the campus to link to parking lot B, where new solar panels are to be located. An entry plaza will mark the south entry and serve users who park on this side of campus. A sculpture in the center of the entry plaza will clearly identify the access point for this side of the college.

The boulevard will be accented with a double row of canopy trees to create a signature landscape, provide natural shade, as well as to highlight a prominent vista in each direction.

### Pedestrian Boulevard



- MAIN PEDESTRIAN PATH, NORTH-SOUTH CONNECTION
- FORMAL LINES OF TREES

## Site Improvements



### LAKE

The lake is a wonderful aspect of the college campus. Recommendations for improvement are included so as to take advantage of this area and create links to other areas of the campus.

The lake area will serve as a casual parkscape setting. The landscape along the edge of the lake will become a welcoming green walk. Green open space and rolling landscape will move through the surrounding areas such as the Child Development plaza, the plaza at the Planetarium and the new terrace. The lake area will become an informal outdoor space for students, faculty and staff and will have visual ties and the new pedestrian paths. A new fountain on axis with the terrace will highlight the college from the main road, and provide a visual focal point from the terrace.



LAKE



- NEW FOUNTAIN ON AXIS WITH OUTDOOR TERRACE
- WELCOMING GREEN WALK AT EDGE

# Site Improvements



## TERRACE

It is recommended that the existing terrace at the lake be extended and renovated to create a pleasant outdoor dining and lounge environment. This location is directly adjacent to the new staff lounge on the third floor and will serve as a natural connection from the interior to the exterior. A new paving surface, dining tables and shade structures will complete the space.

The terrace will also be surrounded by informal flowering and canopy trees and will have a direct view to the open lawn and the lake. The shade from the canopy trees will help contribute to a comfortable outdoor area for faculty and staff.



### Terrace



- EXPANDED TERRACE
- OUTDOOR STAFF LOUNGE & DINING
- CANOPY TREES FOR SHADE



# Site Improvements



## CONNECTOR ROAD

It is recommended that the college consider the development of a connector road sometime in the future. This will complete the existing perimeter road and create a loop that will improve traffic patterns, as well as provide ease in arriving and departing the campus.





Connector Road



- FUTURE PROJECT TO CONSIDER
- CREATE A LOOP ROAD AROUND CAMPUS

# Phasing Plan



The Facilities Master Plan for Los Medanos College will be implemented in a series of phases. The phasing will be based on the logical sequencing of projects in order to address the priority needs of the College and to house all college uses on site. Considerations for potential State funding as well as providing swing space have been incorporated.

Graphics have been developed and are included to describe the preliminary thoughts regarding how the projects will be phased. Additional analysis and discussions will follow the completion of the Master Plan in order to develop a comprehensive Implementation Plan for the Facilities Master Plan.

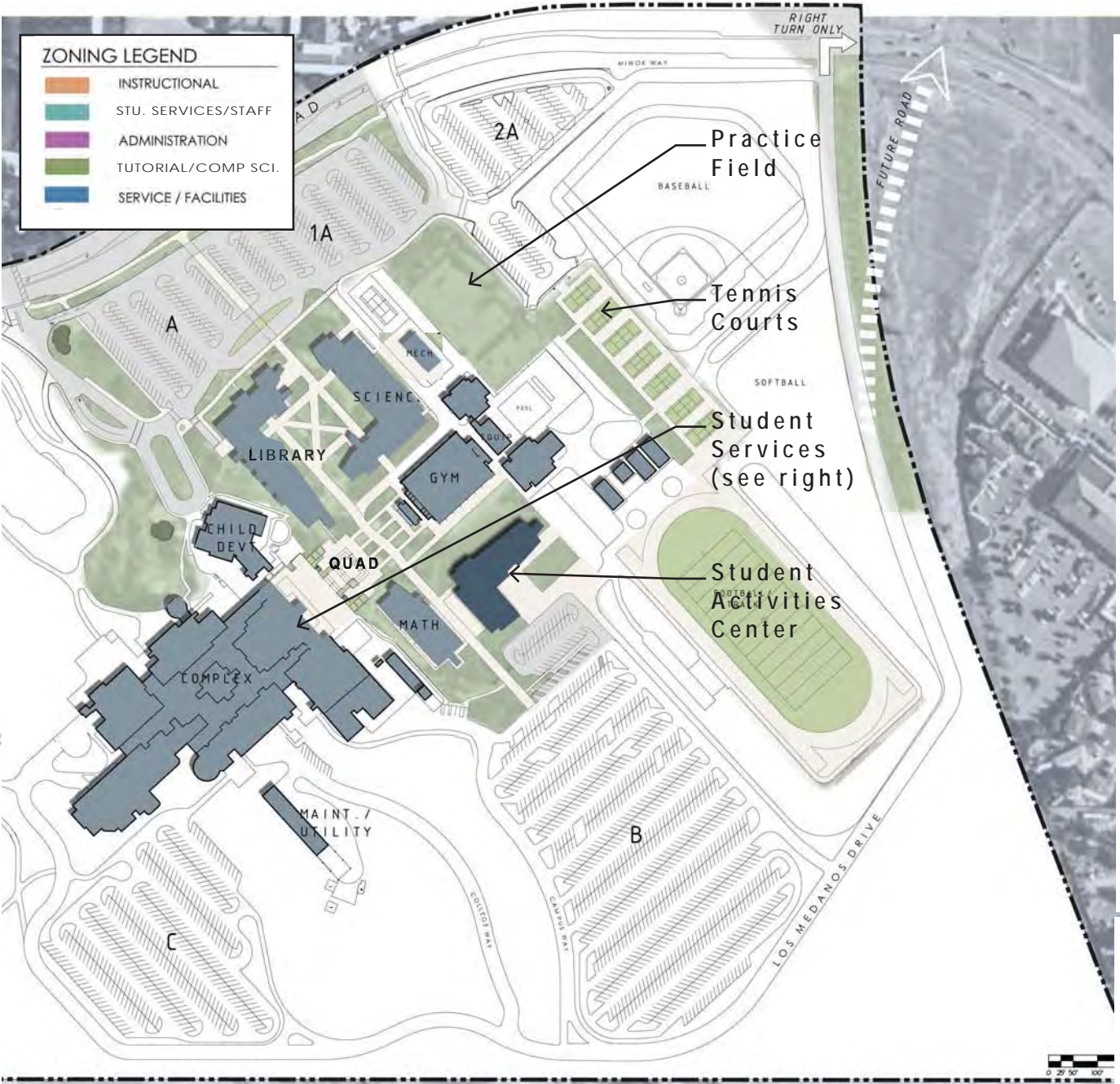
Four phases of development for both the new construction projects and the existing complex have been identified for the College as follows:

Current Phase

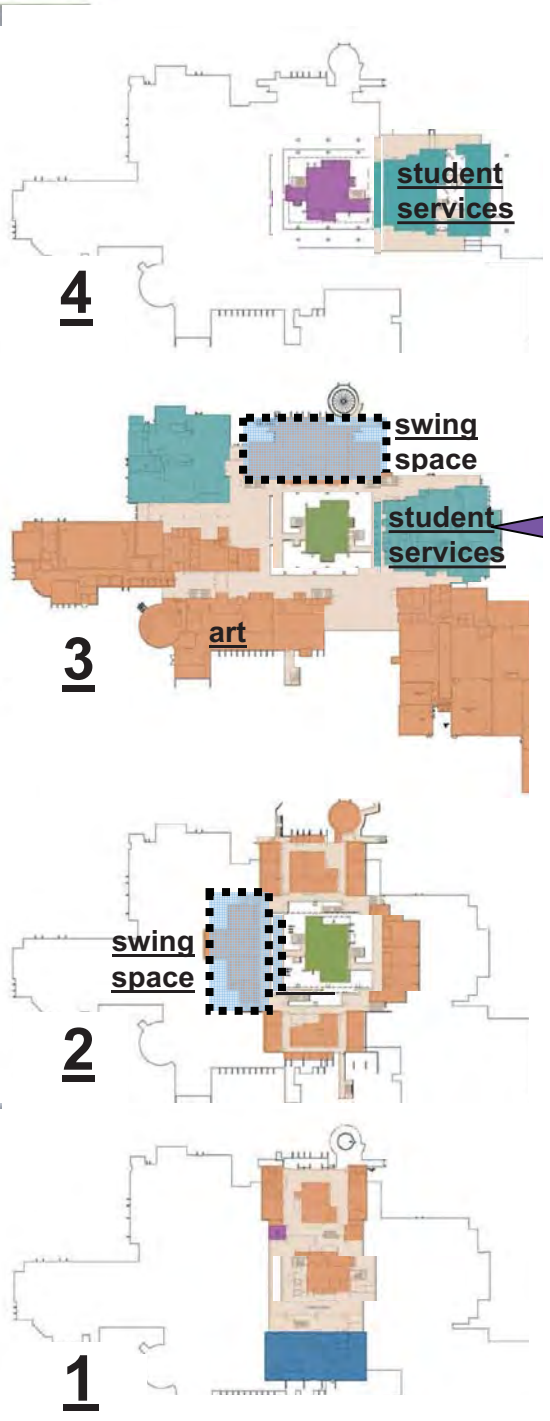
Phase 1 - Next 3 to 5 years

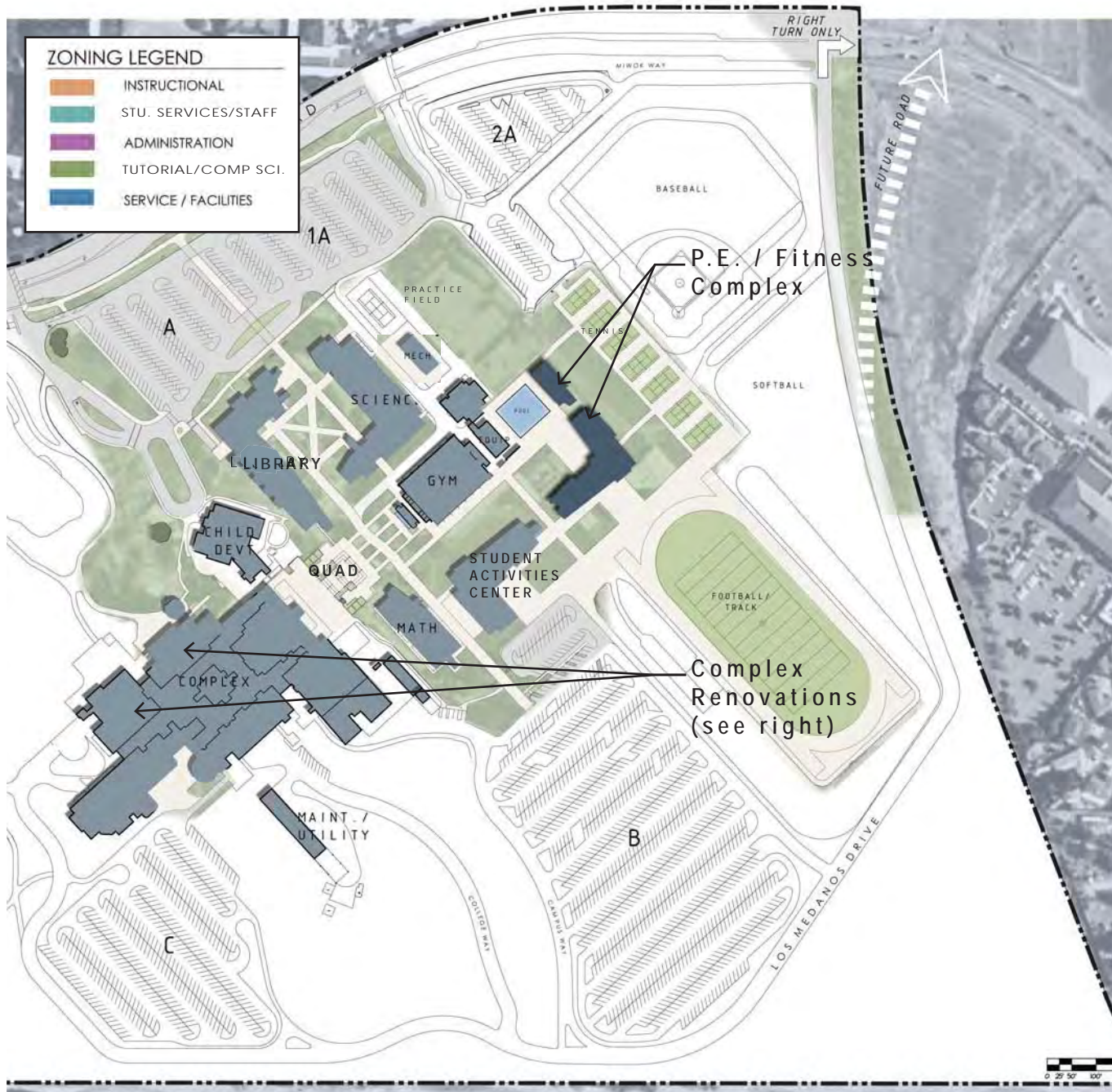
Phase 2 - Next 5 to 10 years

Phase 3 - 10+ years

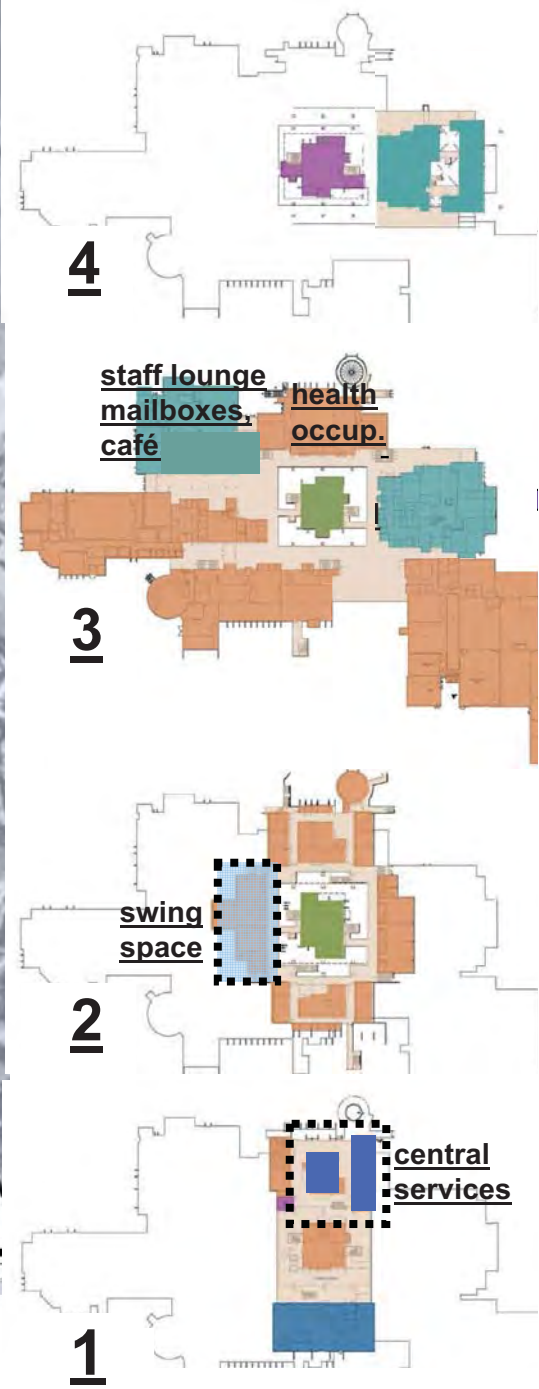


PHASE 1 (NEXT 3-5 YEARS) - Los Medanos College

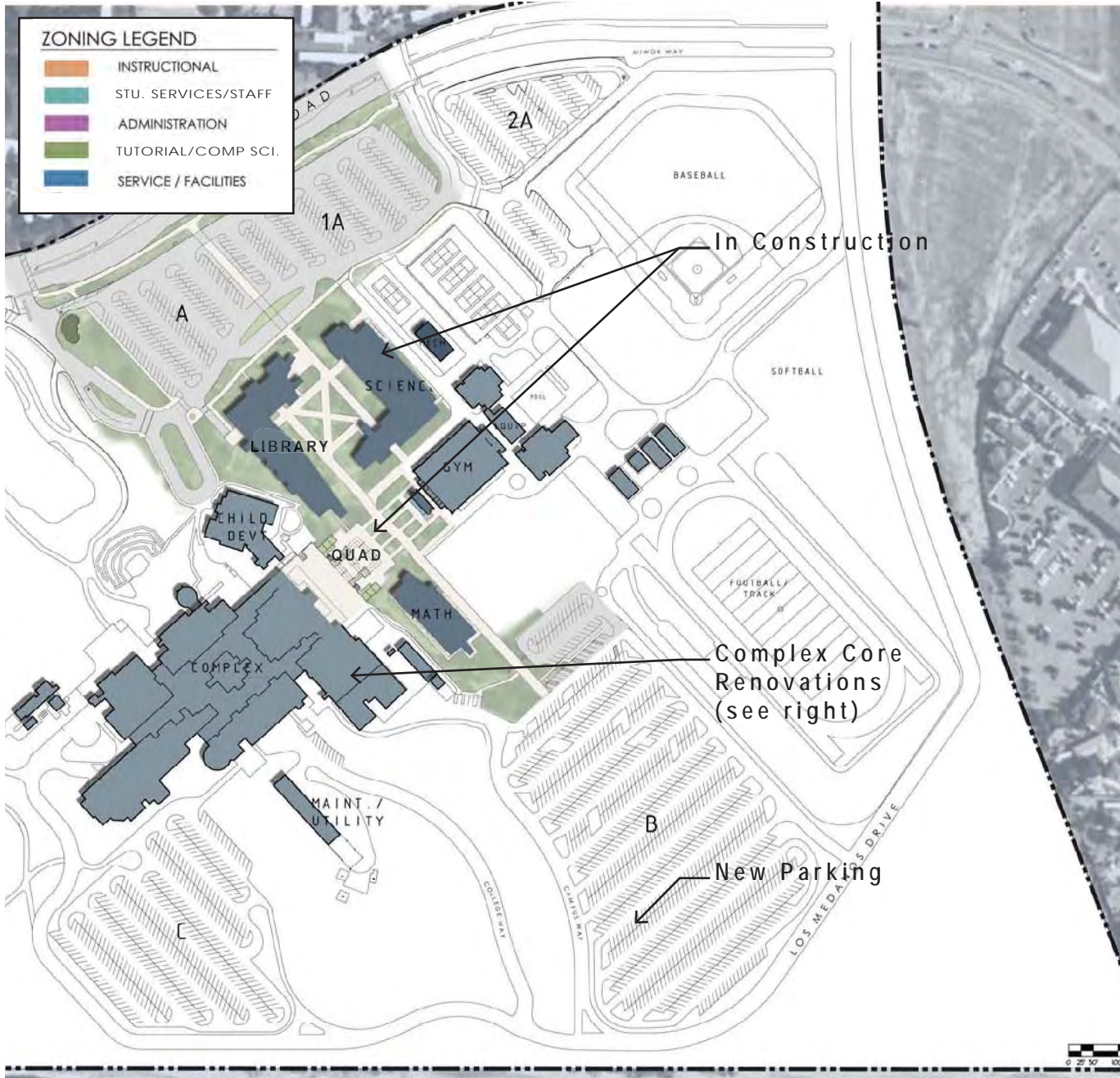




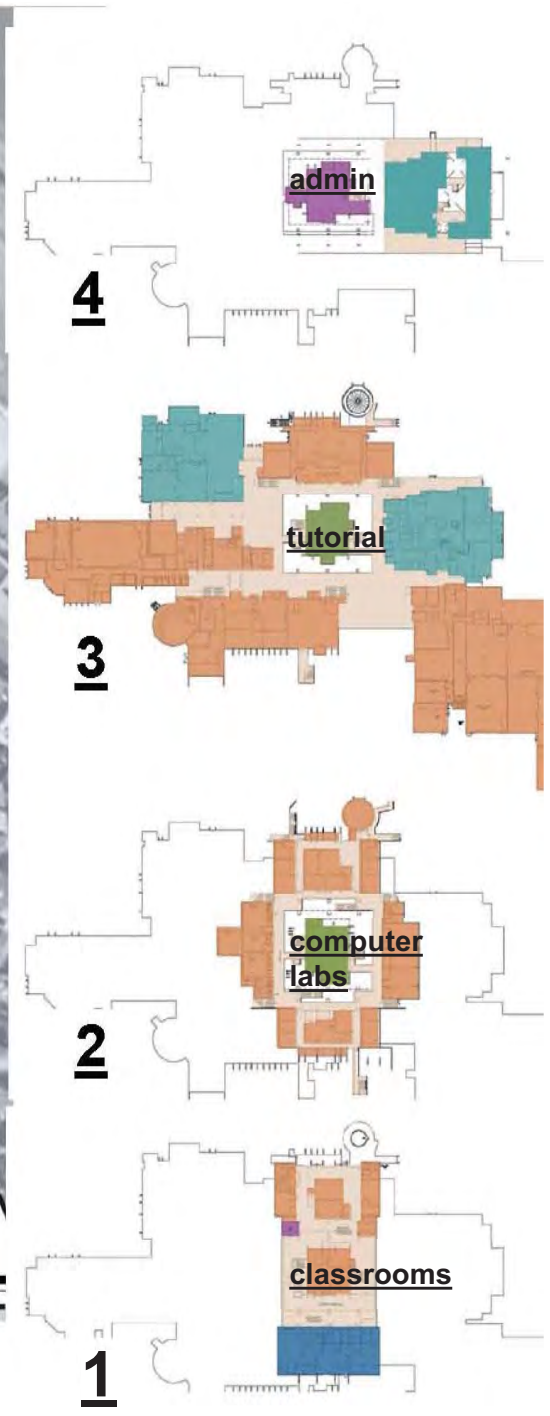
PHASE 2 (NEXT 5-10 YEARS) - Los Medanos College

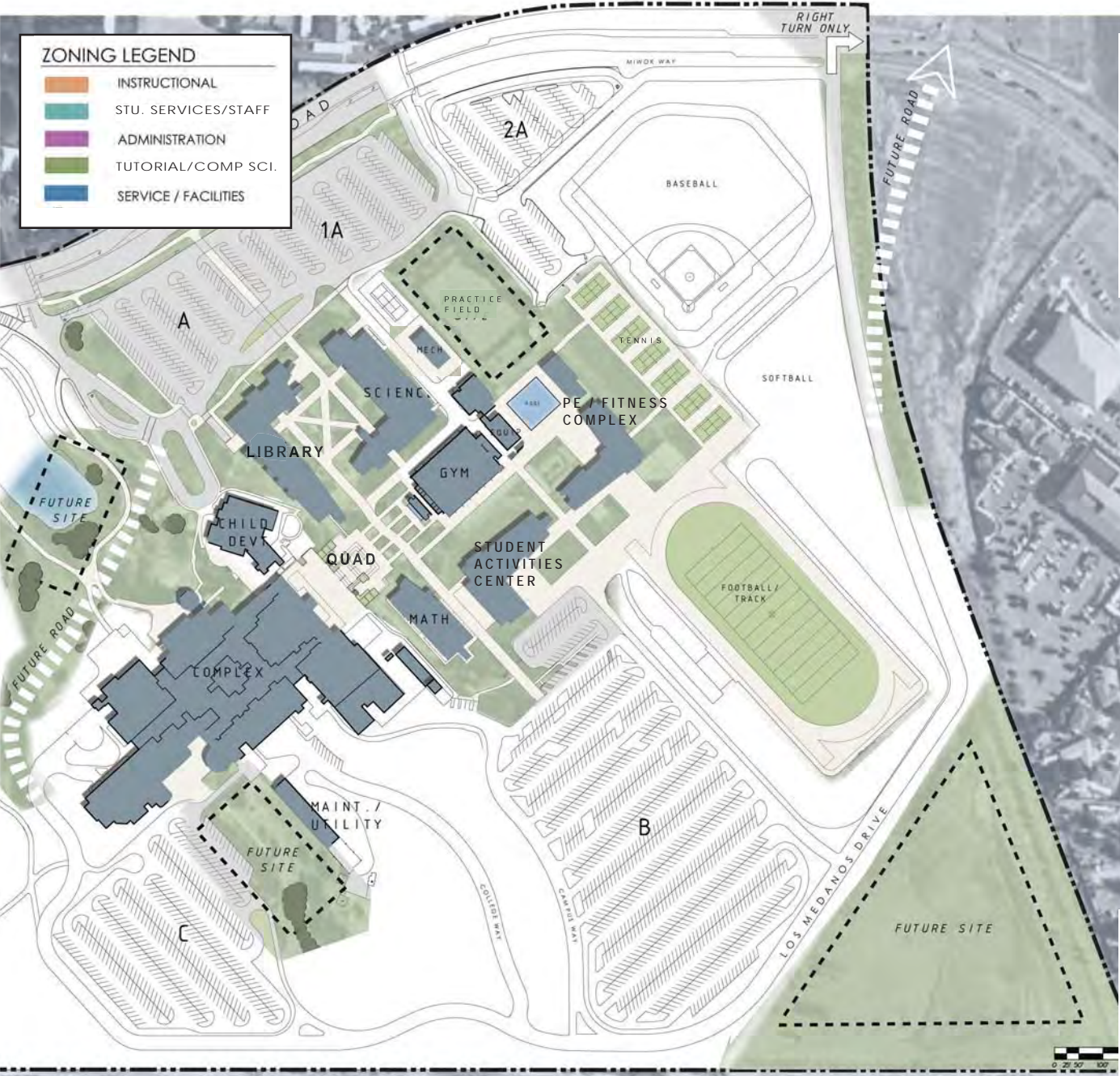


Recommendations

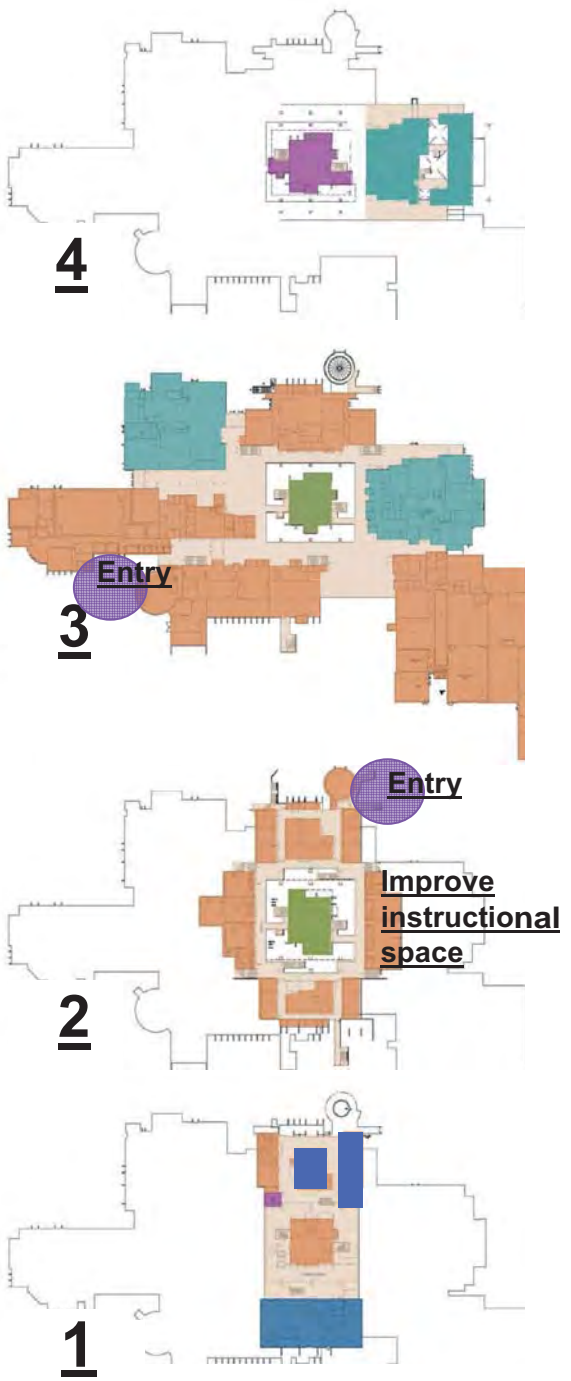


CURRENT PHASE - Los Medanos College





PHASE 3 ( 10+ YEARS) - Los Medanos College



# Planning Data



The 2007 Facilities Master Plan for Los Medanos College is part of the College's overall Master Plan and is a direct extension of the 2007 Educational Master Plan prepared by the College. The Educational Master Plan includes an environmental assessment, internal analysis, and program assessment. Comprehensive unit plans for each instructional, student services and administrative support area of the College were developed and forecasts for enrollment and instructional programs were prepared. This information serves as the foundation for the development of this Facilities Master Plan.

The Planning Data Section of this Facilities Master Plan expands on the information collected and analyzed in the Educational Master Plan and translates that information into quantifiable data that is used as the basis for developing recommendations for facilities.

# Planning Data

## PROCESS

The Planning Team worked closely with the College to collect the information, review the unit plans and analyze the projections for future growth rates in enrollment and instructional programs.

The information collected was used to develop a forecast of future facilities space needs to serve the current and projected programs for the College. The forecasted space needs are based on a series of standards established by the California Community Colleges Chancellor's Office (CCCCO). The standards are used by the CCCCCO, the District and the College for developing the District Space Inventory and the Five-Year Construction Plan which are updated annually by the District.

## ENROLLMENT AND WSCH FORECASTS

The Long Range Enrollment and Weekly Student Contact Hours (WSCH) Forecasts are issued by the Chancellor's Office, California Community Colleges each year and projects enrollment growth for the next 10 years. It includes historical data from the previous years and projects total enrollment and WSCH for the District using an average anticipated growth factor. These forecasts are then distributed to the college sites in the District and used as a basis for developing the Facilities Master Plan Recommendations. The base year used for this analysis (fall semester) is the 2005-2006 academic year.

The following tables summarize the enrollment and WSCH forecasts for Los Medanos College.

Enrollment - Current and Projected

YEAR	TOTAL HEADCOUNT
2005 (base)	8,432
2011 (projected)	10,068
2017 (projected)	12,022

WSCH - Current and Projected

YEAR	TOTAL WSCH
2005 (base)	82,980
2011 (projected)	99,082
2017 (projected)	118,311



## PROJECTED SPACE NEEDS

Title 5 of the California Administrative Code prescribes a set of standards for the utilization (average use) and planning of most educational facilities in public community colleges. These standards, when applied to the total number of students served and the related Weekly Student Contact Hours (WSCH), result in the total capacity requirement for physical facilities expressed in assignable square feet (space available for use by occupants excluding circulation, restrooms, etc).

These standards were applied to the 2017 WSCH projections in order to generate the Instructional space needs for lecture and lab space at the College. In addition, formulas are applied to determine the campus-wide requirements for office/conference, library and instructional media and all other.

### Los Medanos College

The following table summarizes the distribution of spaces on the main campus and indicates the difference to be addressed with the implementation of this Facilities Master Plan.

#### Summary of Spaces (Assignable Square Feet - ASF)

SPACE TYPE	CURRENT 2006 Space Inventory (ASF)	PROJECTED 2017 Need (ASF)	DIFFERENCE (ASF)
General Classroom	36,083	28,061	8,022
Dedicated Lab	81,582	140,402	-58,820
Office/Conference	35,321	35,097	224
Library	22,998	20,155	2,843
Instructional Media	5,358	9,077	-3,719
Support Services	88,740	87,598	1,142
<b>TOTALS</b>	<b>270,082</b>	<b>320,290</b>	<b>-50,308</b>

*Note: A negative value in difference column indicates additional space required.*

## RECOMMENDATION FOR FACILITIES

Using the data summarized in this section, a series of development options were explored with the College and ultimately led to the recommendations described in this document. The options explored followed the guiding principles established during the planning process:

- Develop a long range plan for future development.
- Maximize existing “functional” space.
- Eliminate “non-functional” space.
- Right-size proposed new facilities to align with State Guidelines.
- Develop a guide to assist in decision making.
  - short term and long term
- Maximize local funding resources.
- Position the College to receive potential State funding.

### Pittsburg Campus

Recommendations for the main campus are included in the Recommendations section of this document. Options considered during the course of the planning process are included in the Appendix for reference.

### Brentwood Outreach Center

The Brentwood Outreach effort has an ever increasing enrollment and is very successful. The District has submitted a Needs Assessment to the California Community Colleges State Chancellor’s Office for

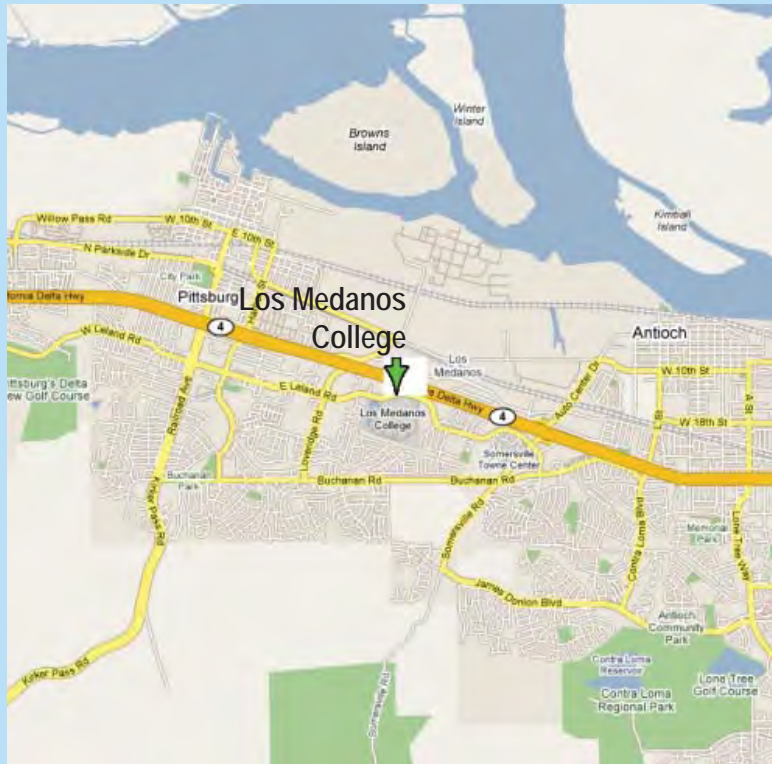
“Recognized Center” status consideration for the Brentwood Center. That status would make the Brentwood Center eligible for State funding assistance.

The District has secured a Fee Title to a land parcel for possible location of the Center and the College continues to review all opportunities for partnering and eventual location of the center in the most advantageous location within far East County.

### Future Opportunities

The College has other potential opportunities to explore related to the future development of off-campus sites. The opportunity to acquire and develop an additional campus site at the Concord Naval Weapons Station should be explored to determine the feasibility, potential partnerships and resources required. Partnering between the Colleges of the District at such sites, to offer broad program offerings, could be more successful.

# Existing Analysis



Los Medanos College is part of the Contra Costa Community College District and is located on a 120-acre site between the cities of Pittsburg and Antioch. The college is situated on a gently sloping incline, with a large reservoir basin and running trails.

The Existing Analysis phase of the planning process involved a study of the existing conditions on the campus in order to identify key planning issues. The information was obtained from discussions with the Planning Committee, interviews with college staff and campus tours.

# Existing Campus



## GENERAL COMMENTS

The following is a summary of the discussion with the Planning Committee:

- A number of functions are housed in portable facilities.
- The "center of campus" will be shifting with the completion of newly constructed facilities.



LEGEND

- EXISTING BUILDING
- UNDER CONSTRUCTION
- PORTABLE BUILDING
- ✳ PLANNING ISSUE



EXISTING CAMPUS - Los Medanos College

# Existing Campus Circulation



## GENERAL COMMENTS

The following is a summary of the discussion with the Planning Committee:

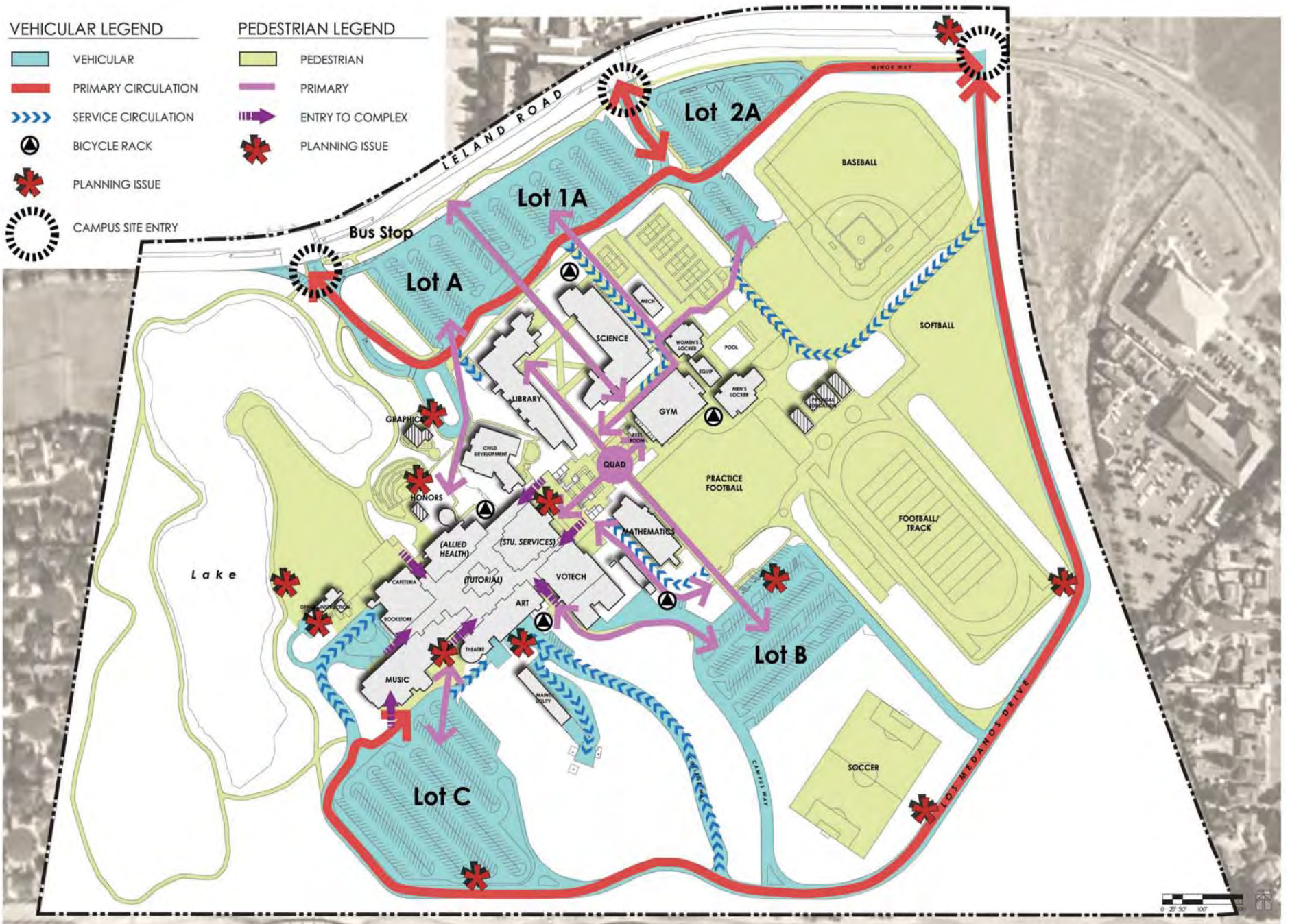
- The left turn from Los Medanos Drive (partial loop road), out of the campus is difficult to navigate.
- Parallel parking along Los Medanos Drive is not desirable.
- Circulation through parking lot B is inefficient.
- Major entries to the campus complex are not well-defined and difficult to find.
- The M&O parking lot circulation is inefficient.
- The portable facility housing Graphics is inappropriate for the main college entry.
- There is a shortage of bicycle racks and bike access on campus. The south side of campus can be considered for a future bike trail access point, with additional racks to accommodate use.

VEHICULAR LEGEND

- VEHICULAR
- PRIMARY CIRCULATION
- SERVICE CIRCULATION
- BICYCLE RACK
- PLANNING ISSUE
- CAMPUS SITE ENTRY

PEDESTRIAN LEGEND

- PEDESTRIAN
- PRIMARY
- ENTRY TO COMPLEX
- PLANNING ISSUE



EXISTING CAMPUS CIRCULATION - Los Medanos College

# Existing Campus Zoning











## GENERAL COMMENTS

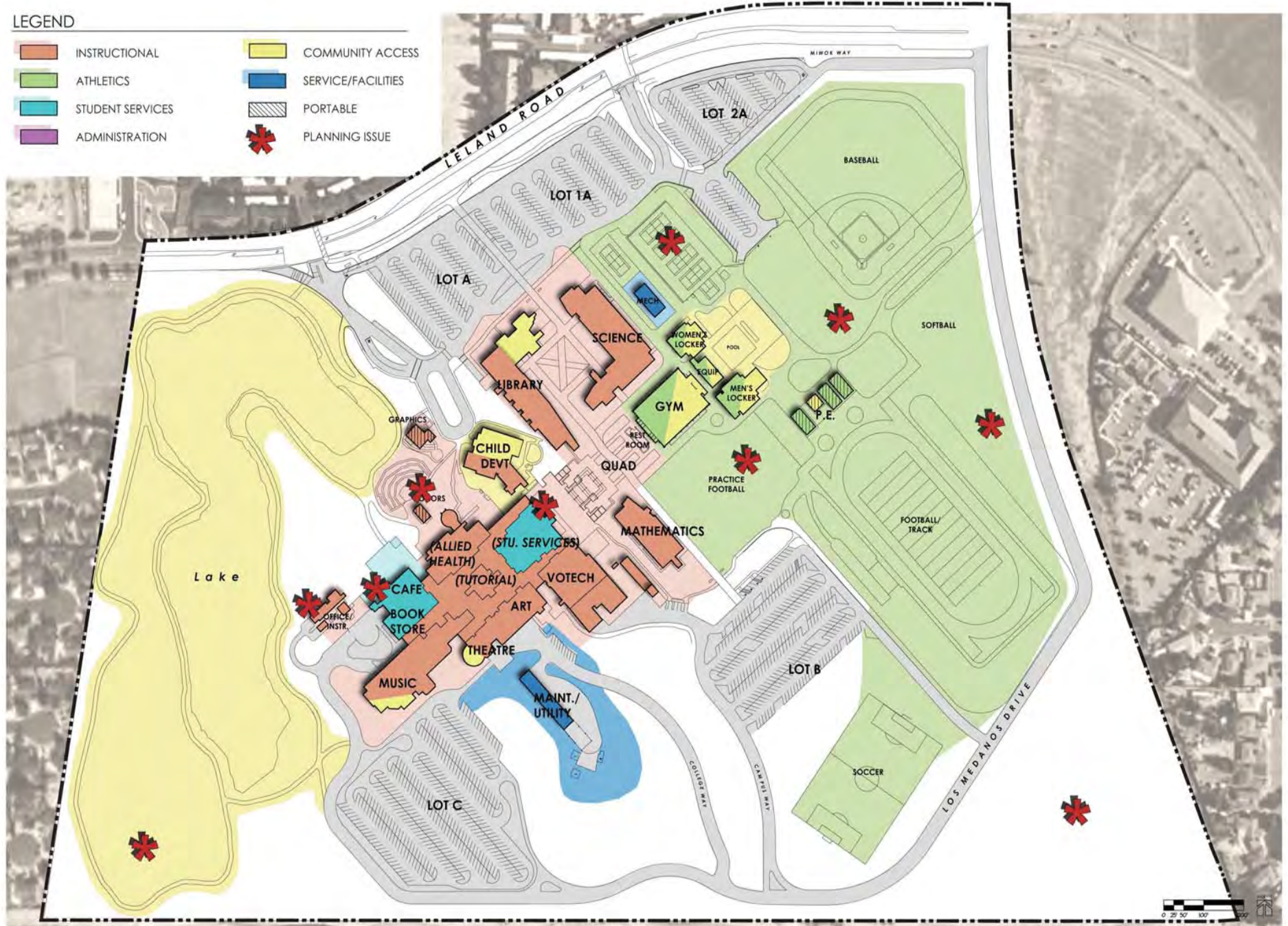
The following is a summary of the discussion with the Planning Committee:

- The Cafeteria & Bookstore will be more remote from the new center of the campus.
- The Office of Instruction is housed in a remote location with access issues.
- The Amphitheater is rarely used.
- The practice fields are under utilized in their current configuration. There is a great deal of wasted space that could be re-programmed for other uses.
- The Tennis Courts are in need of renovation. Potential consideration for a new location.
- The portable facility housing the Honors Program is undesirable for that purpose.
- The excess acreage in the southwest and southeast corners can be considered for possible future college, other public or private development.



LEGEND

- |  |  |
|--|--|
|  INSTRUCTIONAL    |  COMMUNITY ACCESS   |
|  ATHLETICS        |  SERVICE/FACILITIES |
|  STUDENT SERVICES |  PORTABLE           |
|  ADMINISTRATION   |  PLANNING ISSUE     |



EXISTING CAMPUS ZONING - Los Medanos College

# Existing Complex Zoning / Circulation

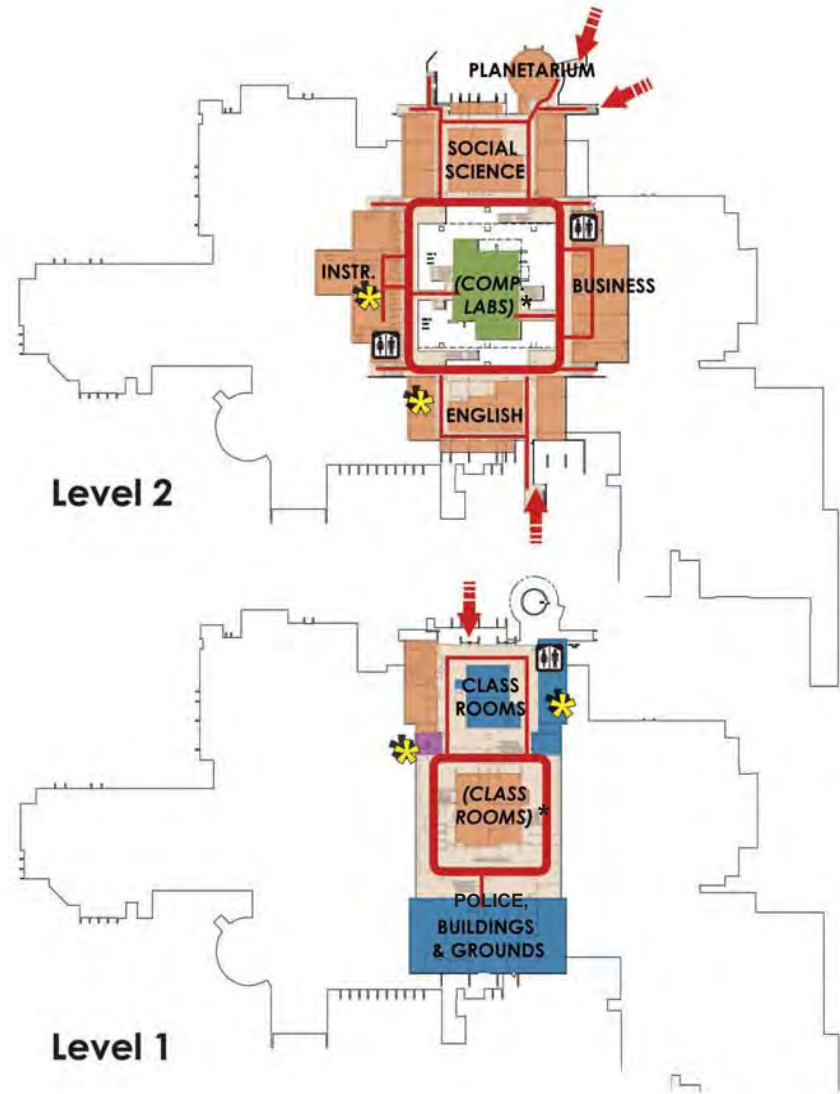
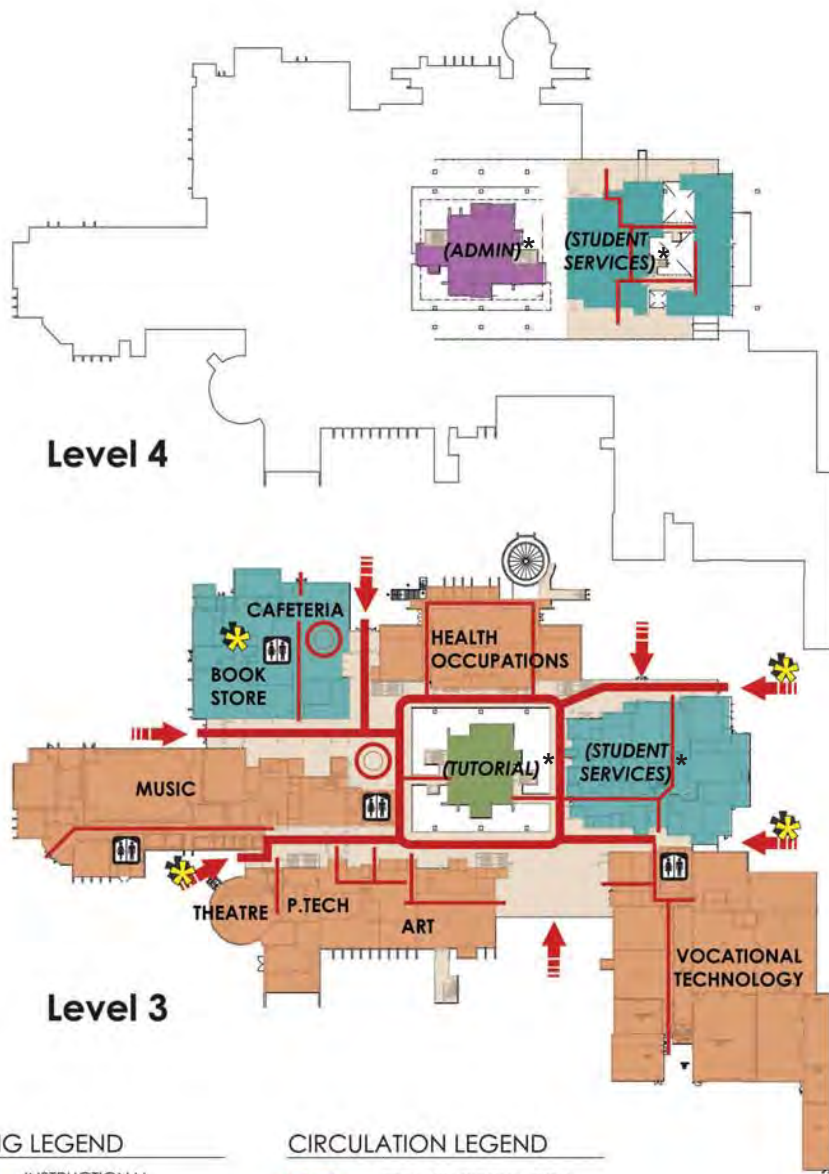


## GENERAL COMMENTS

The following is a summary of the discussion with the Planning Committee:

- Entries to the campus complex lack clear visibility & signage.
- The Staff Lounge is in a remote location, far from the majority of faculty and staff.
- Some classrooms on multiple floors are too small and are awkwardly configured.
- The Bookstore & Cafeteria are undersized and there is currently no adjacent room to expand.
- The planned location for Student Services is in a central location, but requires a strong connection with new quad to welcome first-time visitors to the campus.
- Future plan for the administrative offices currently housed in the vicinity of room 402 on the 3rd level is needed.





**ZONING LEGEND**

- INSTRUCTIONAL
- STUDENT SERVICES
- ADMINISTRATION
- TUTORIAL /COMP SCIENCE
- SERVICE / FACILITIES
- PLANNING ISSUE

**CIRCULATION LEGEND**

- PRIMARY CIRCULATION
- SECONDARY CIRCULATION
- COMPLEX ENTRY
- STUDENT GATHERING
- PLANNING ISSUE

*\* (LABELS IN ITALICS) INDICATE PROJECTS CURRENTLY PLANNED, OR KNOWN VARIABLES DURING THE PLANNING PROCESS. ALL OTHER LABELS INDICATE EXISTING CONDITION.*



EXISTING COMPLEX CIRCULATION AND ZONING - Los Medanos College



# Appendix



## PLANNING DEVELOPMENT

During the planning process a series of options were developed and discussed with the Planning Committee for review and evaluation. The options were used to stimulate discussions that ultimately led to the development of the Los Medanos College 2007 Facilities Master Plan. This section includes illustrations of these options, and is included in order to explain to the college community what was considered and why it was not included or excluded.



# Planning Development



The following comments were part of the discussion for Options 1-4:

- The combination of Student Union and Fitness was well-liked by the planning committee.
- The location for Performing Arts by the lake at the front of the campus was preferred by the group.
- Connecting the loop road on campus to improve ingress and egress was desirable to some of the committee members.
- Placing a new building to the east of the new gateway, on the site of the existing tennis courts, would diminish the view from the east and the importance of these new facilities.
- Locating the police in the Office of Instruction, as shown in Option #1, seems too remote from the new campus center.
- Circulation through the parking lots need to be carefully controlled and eliminate conflicts between vehicles and pedestrians.



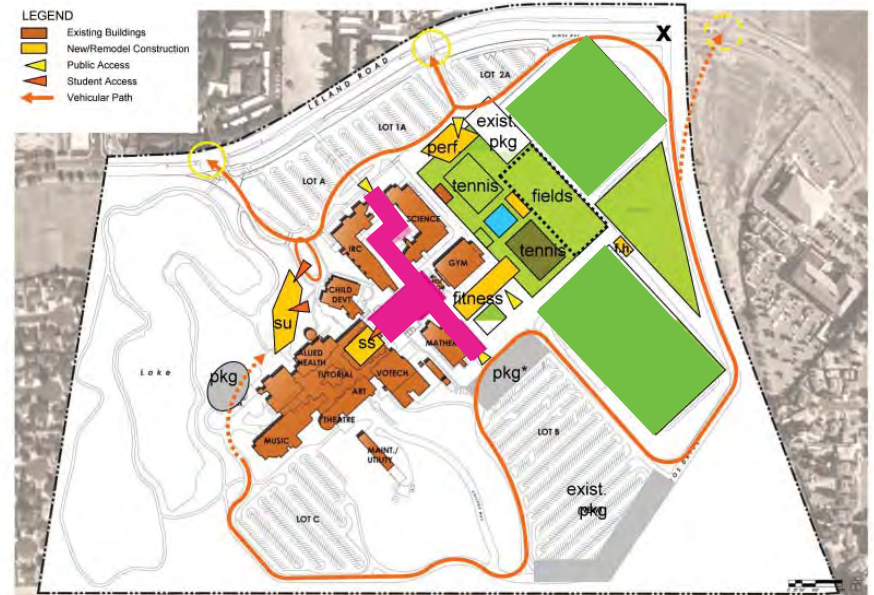
OPTION 1



OPTION 2



OPTION 3



OPTION 4

# Planning Development



## Options 5-6:

- The Student Union & Fitness is shown together in both Options.
- A portion of the lake is shown as filled in on both Options 5 and 6.
- The service access to the Performing Arts Center (PAC), shown on Option 5 is desirable.
- The connected road on Option 6 pulls the PAC too far from the college complex.
- The PAC must be located close to parking.
- The PAC could be located on the existing tennis courts, but it would be too remote from the college complex, music and other support spaces.
- A connector road would change the drop-off at the CDC. This needs to be explored further.
- The eastern access point to the campus will close by June of this year. The Master Plan should show the intersection as a “right turn only”.
- In the future, the College might want both the connector road and the PAC, so the proposed locations should not preclude the other from occurring.

## Options 7a-7b:

- The PAC is very close to the complex; it's a little tight.
- The addition blocks the view from the proposed staff lounge and terrace area.
- The addition needs to accommodate the exiting from the lowest level of the complex.
- Visibility towards the community is a positive.

## Option 7b:

- Placing the PAC in the back takes advantage of Lot C and service access.
- Visibility to the community is poor.





OPTION 5



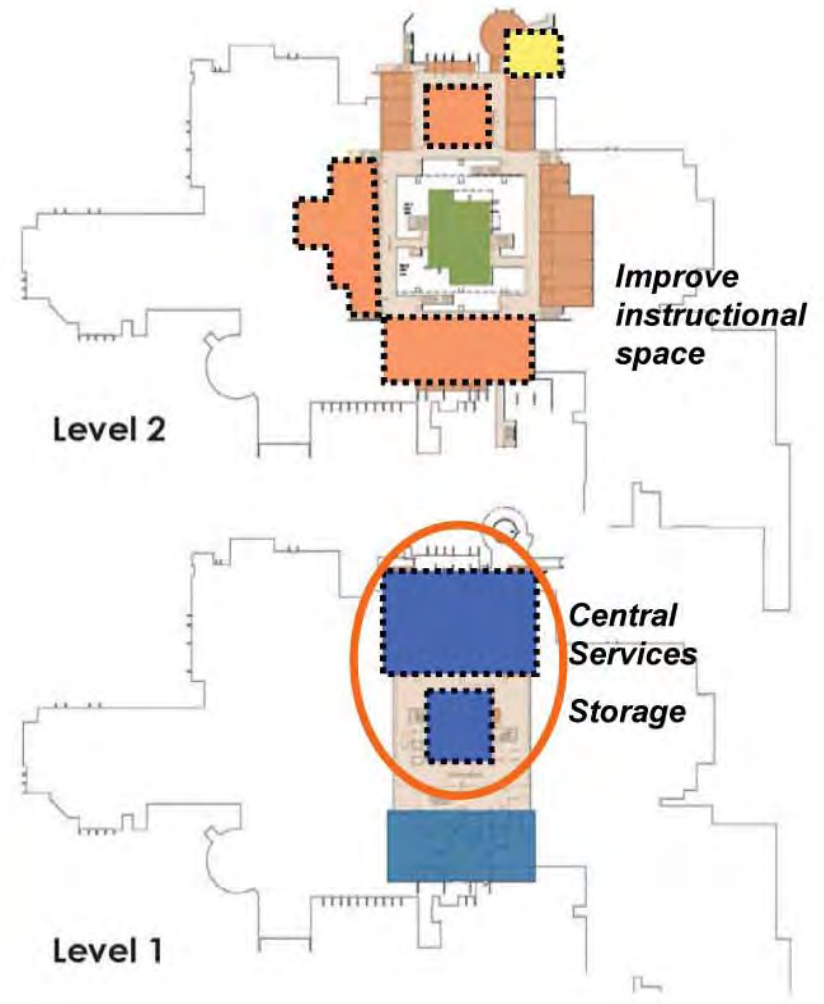
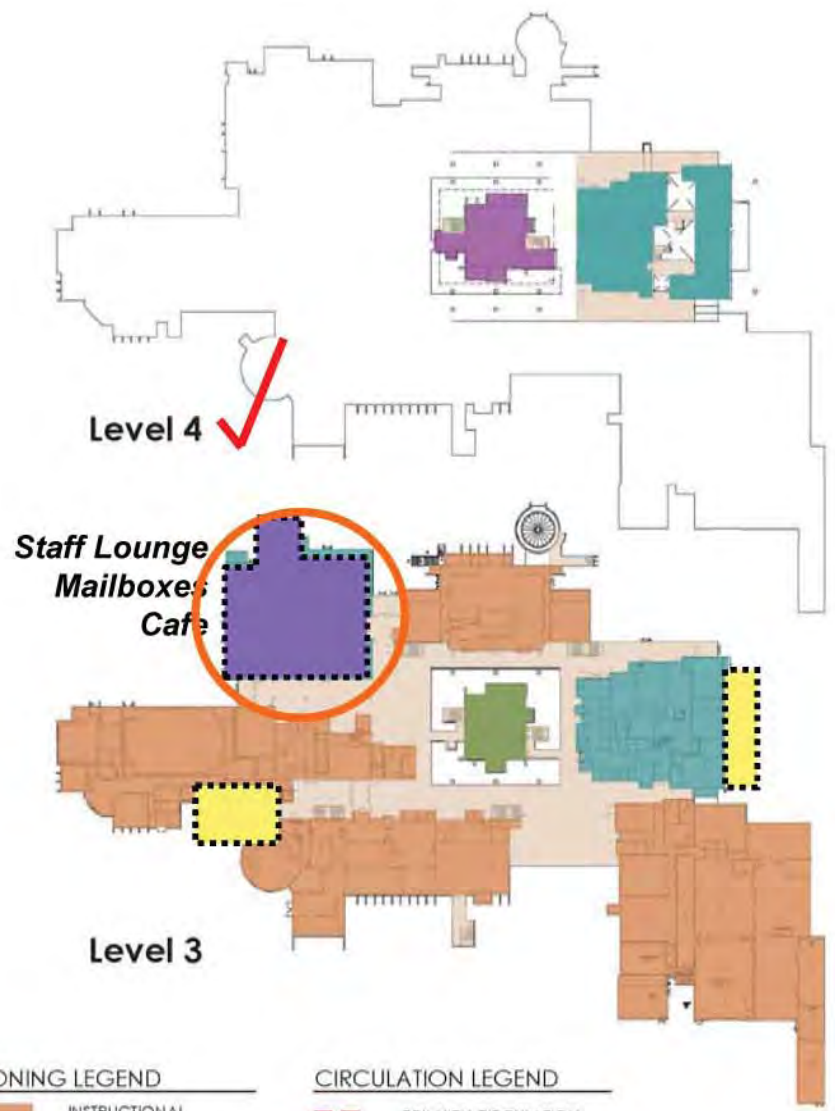
OPTION 6



OPTION 7a



OPTION 7b



**ZONING LEGEND**

- INSTRUCTIONAL
- STUDENT SERVICES
- ADMINISTRATION
- LRC
- SERVICE / FACILITIES
- PLANNING ISSUE

**CIRCULATION LEGEND**

- PRIMARY CIRCULATION
- SECONDARY CIRCULATION
- COMPLEX ENTRY
- STUDENT GATHERING
- PLANNING ISSUE

**COMPLEX OPTION - Los Medanos College**



