



CONTRA COSTA COMMUNITY COLLEGE DISTRICT

Facilities Master Planning

NOVEMBER 6, 2023

steinberg
hart

AGENDA

- 01** Process + Engagement
- 02** Analysis
- 03** Big Ideas
- 04** Decision Making
- 05** We Want to Hear from You!



INTRODUCTIONS

Meet the Team



Rob

Principal in Charge



Nicole

Senior Planner



Benedetta

Senior Planner



Jessa

Planner



Jordan

Designer

COMPREHENSIVE EXPERTISE

- Outreach
- Campus Assessments
- Sustainability
- Landscape
- Cost Estimating
- Pedagogy & Technology
- Space Utilization

PROCESS & ENGAGEMENT

01

OUR TASK



UNDERSTAND THE **WHY**, NOT JUST THE WHAT



TRANSLATE THE STRATEGIC & EDUCATIONAL PLANS INTO A **PHYSICAL PLAN**



SUPPORT THE CAMPUS'S EVER-CHANGING NEEDS



ESTABLISH A **FRAMEWORK** FOR IMPLEMENTATION THAT SUPPORTS DAY-TO-DAY DECISIONS



MAXIMIZE STATE FUNDING

PROCESS

Stakeholder Groups

CORE

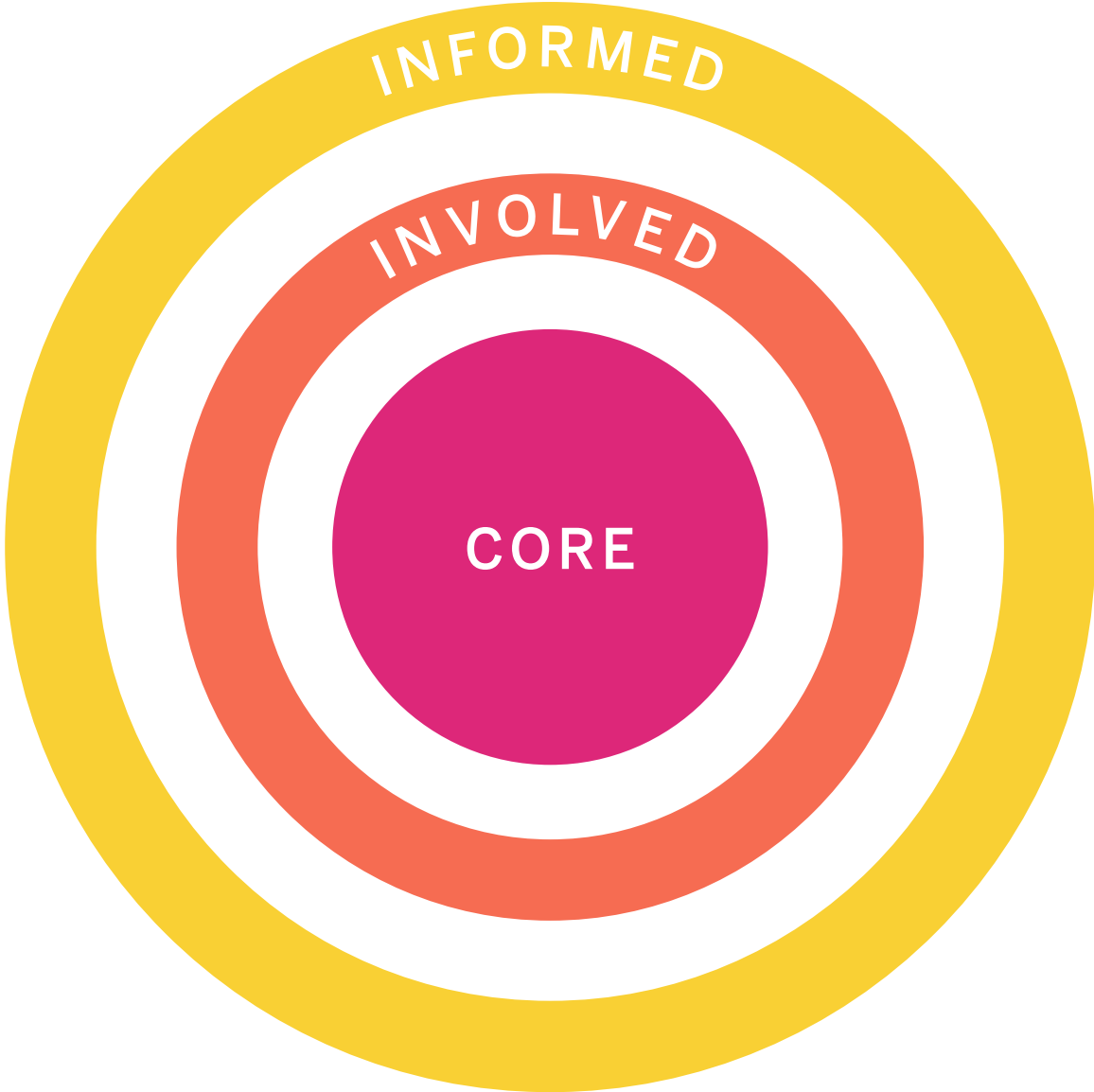
- Steering Committee
- President's Cabinet
- District Leadership

INVOLVED

- Presidents Council
- Academic Senate
- Classified Senate
- Associated Students

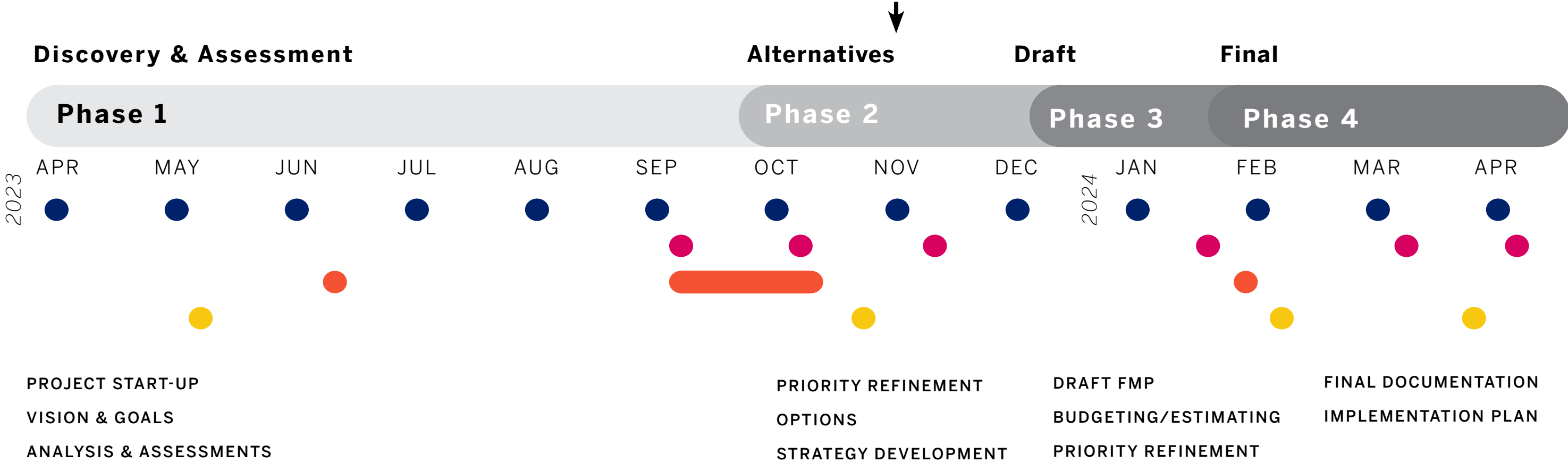
INFORMED

- Campus Community
- External Community
- Other Additional Stakeholder Groups



PROCESS

Timeline



ENGAGEMENT

- DISTRICT LEADERSHIP
- STEERING COMMITTEE (CORE)
- INVOLVED
- COLLEGE COMMUNITY (INFORMED)

CAMPUS SURVEYS

Hearing from the Campus Community

**WE WANT
TO HEAR
FROM
YOU!**

Released 10/11

Closed 10/31

EMPLOYEES

LMC Employee Campus Experience Survey

Go to
www.menti.com
Enter the code
49 44 44 6



Or use QR code

LOS MEDANOS COLLEGE

76

STUDENTS

LMC Student Campus Experience Survey

Go to
www.menti.com
Enter the code
2960 0120



Or use QR code

LOS MEDANOS COLLEGE

805

CAMPUS SURVEYS

Heart of Campus - Students & Employees

“It’s the meeting point between the student services and student union building where the majority of students can be seen walking around and where events are held.”

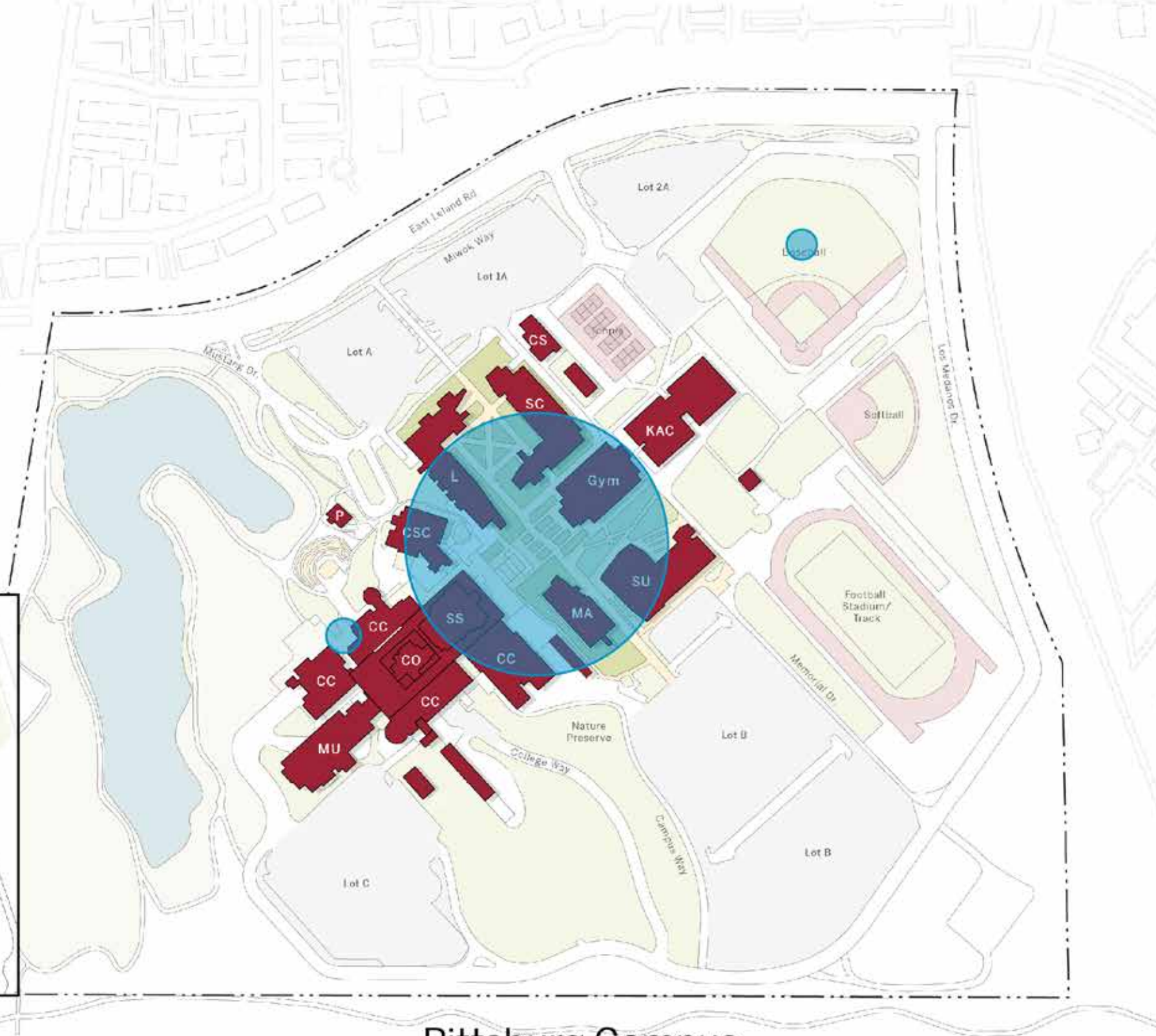
“There’s the most activity in the central plaza and it feels the most alive there.”

“It is the most central walkway and I find myself going through this area every day.”

“A&R is the heart of the Brentwood Center because we are approachable, visible, and provide excellent customer service.”



Brentwood Center



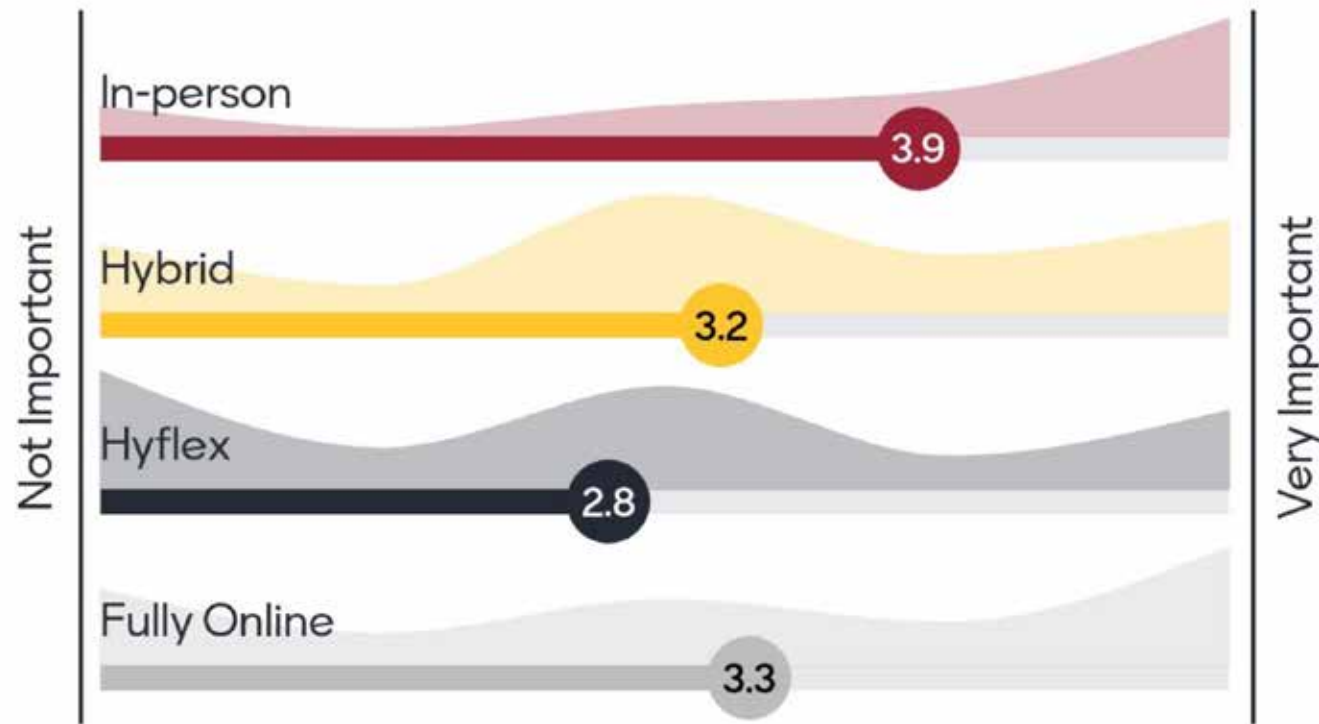
Pittsburg Campus

CAMPUS SURVEYS

Instructional Delivery - Students & Employees

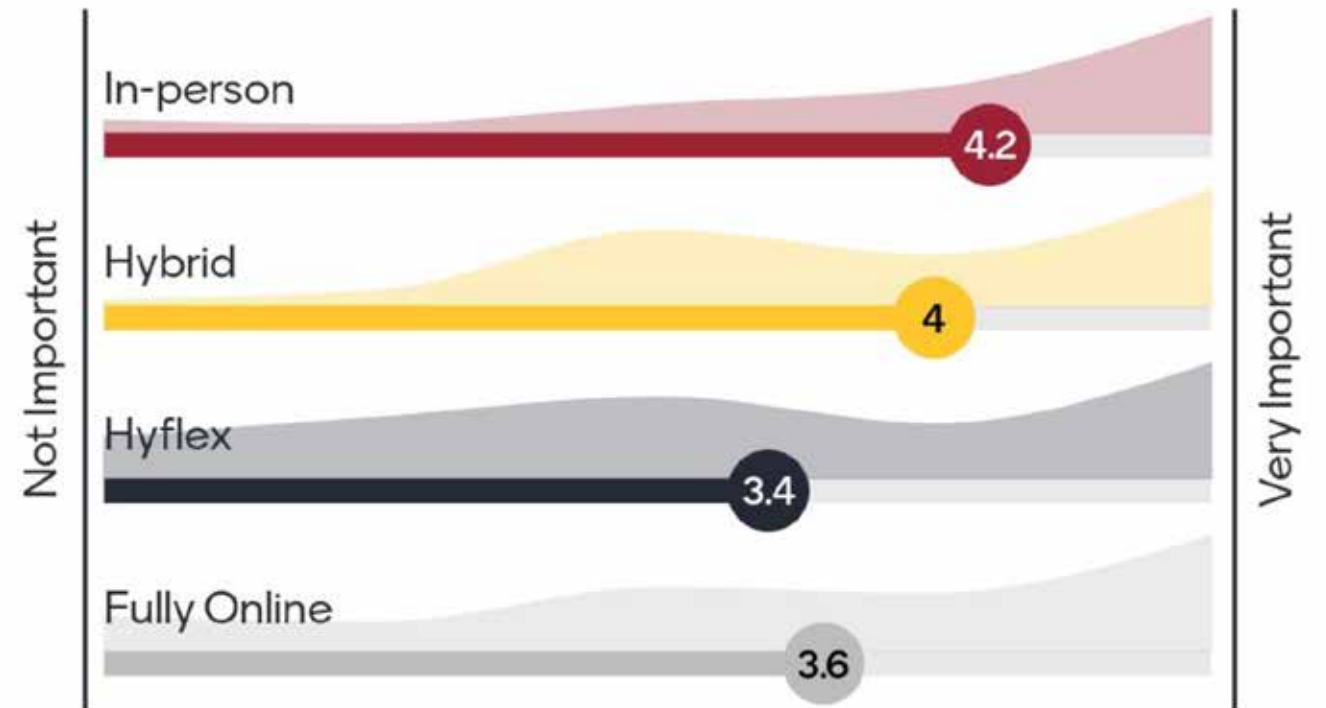
How important are the following options for taking courses?

STUDENTS



How important will the following instruction delivery methods be?

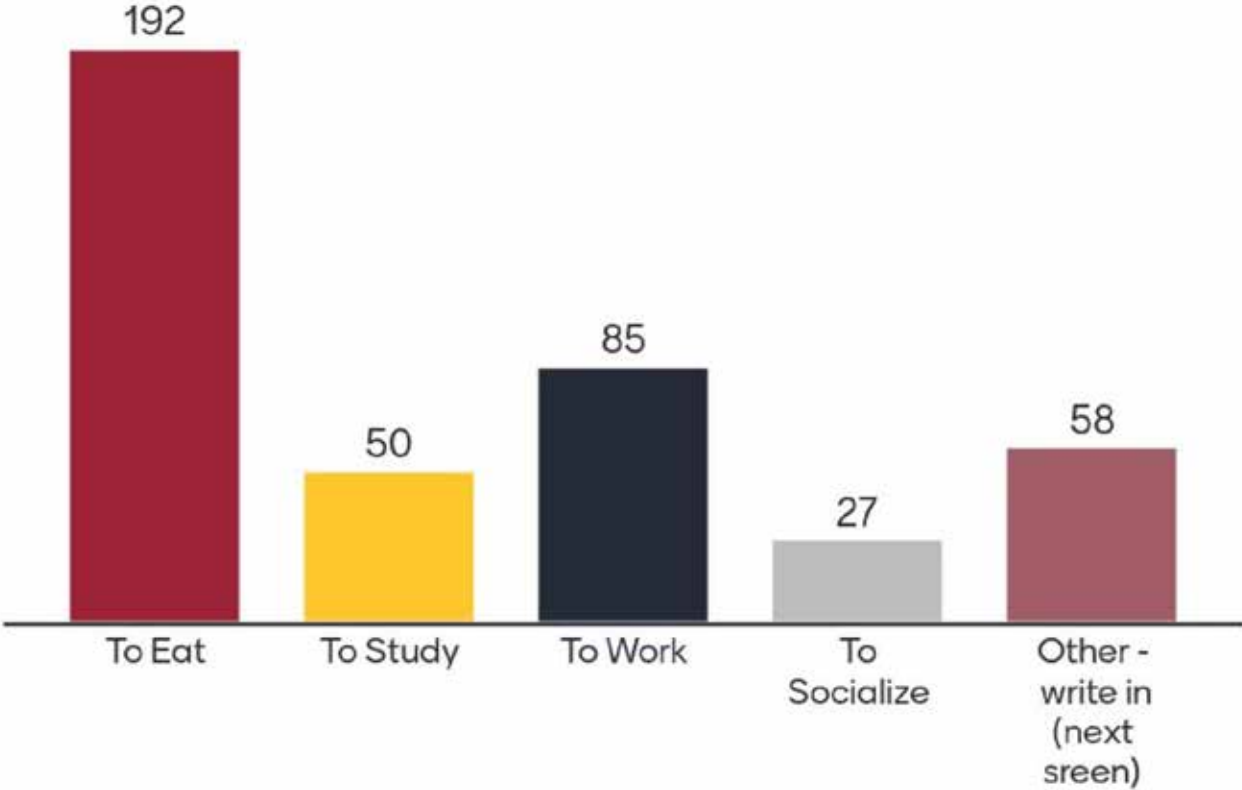
EMPLOYEES



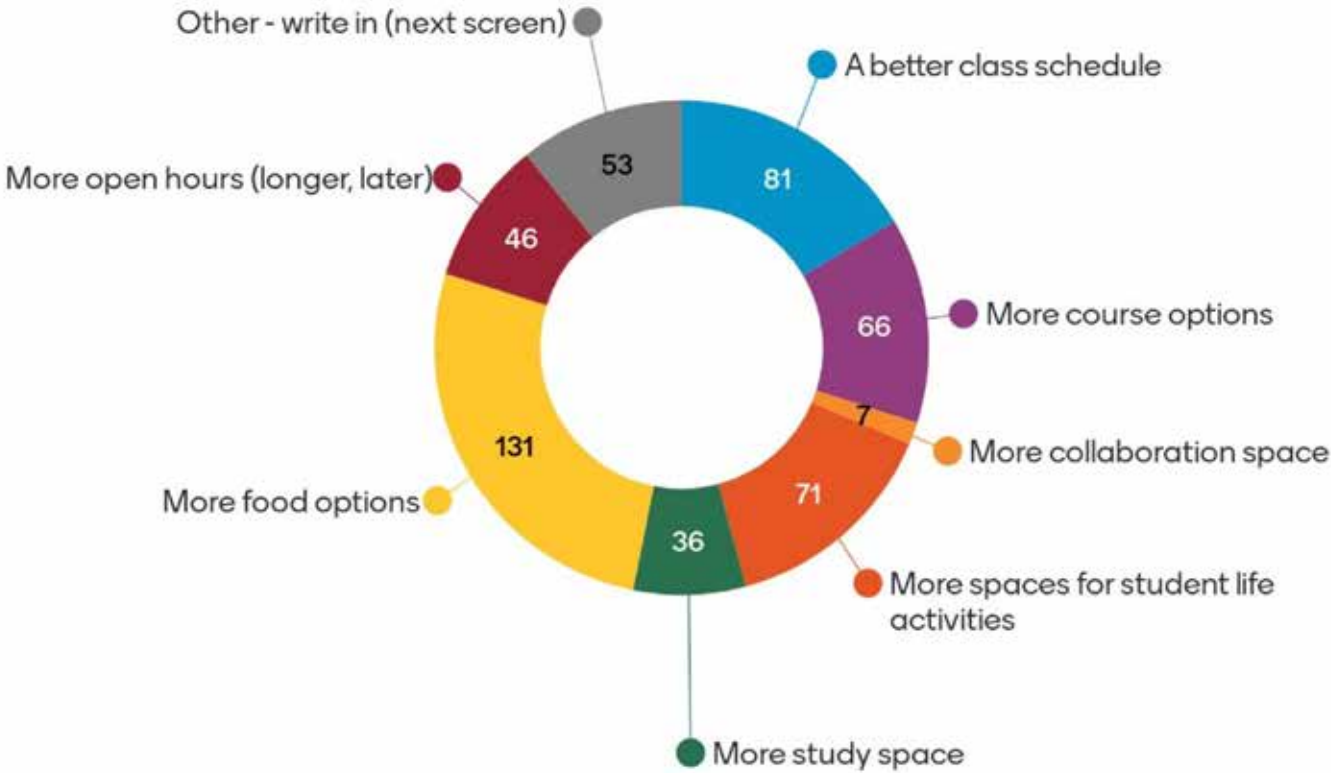
CAMPUS SURVEYS

On Campus Desires - Students

Why do you leave campus between classes?

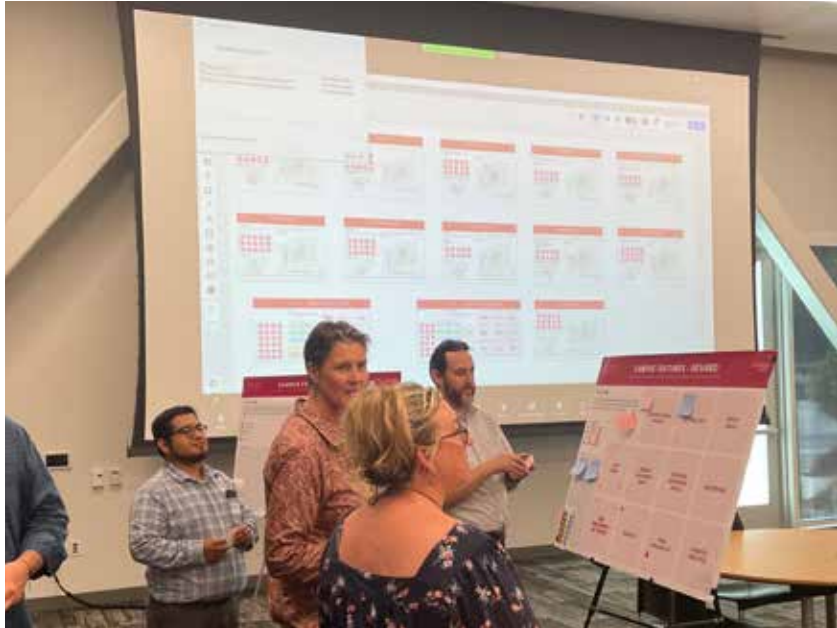
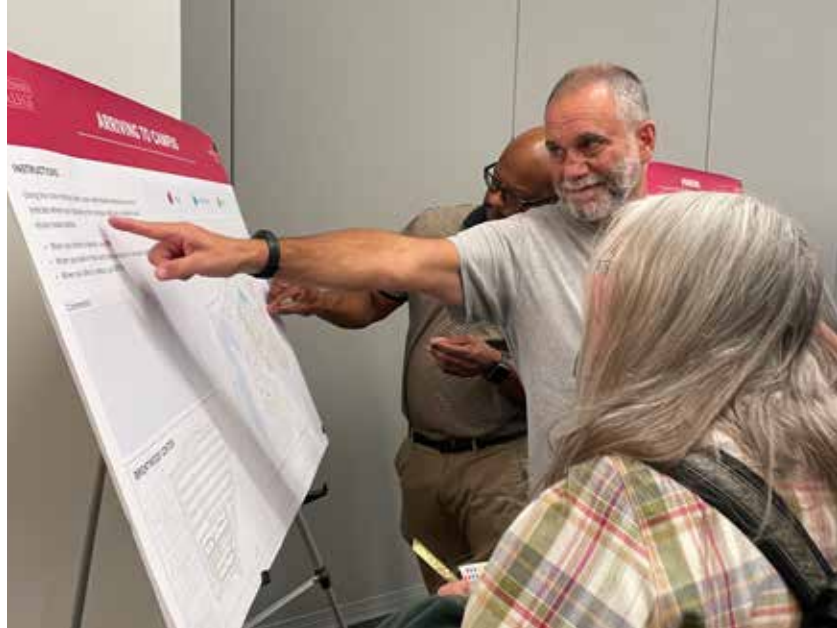


What would keep you on campus longer?



ENGAGEMENT

Flex Week Workshop



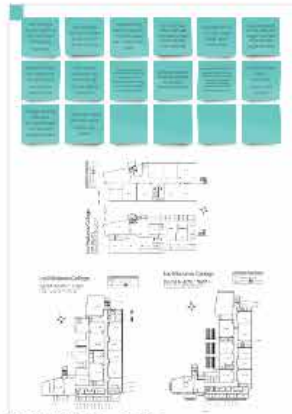
ENGAGEMENT

Stakeholder Interviews

Student Services Meeting 8/...



Math & Sciences 9/7/2023



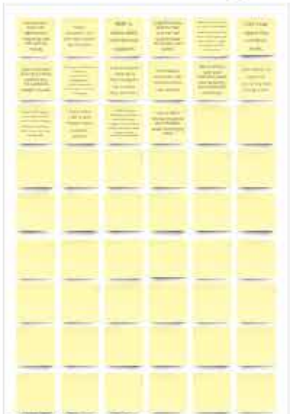
9/12/2023 - CTE



General Education Committ...



Facilities Master Planning - P...



9/12/2023 - EEO



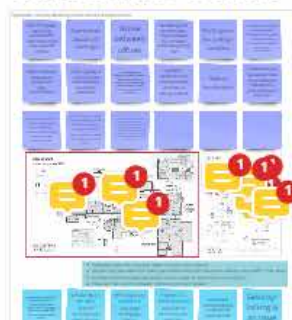
Presidents Cabinet 8/30/2023



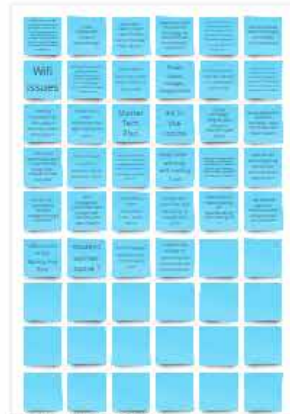
Buildings & Grounds



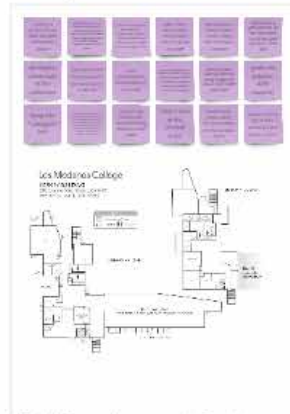
College Complex - 9/13/2023



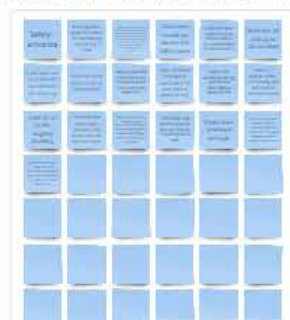
IT 8/31/2023



Library 9/8/2023



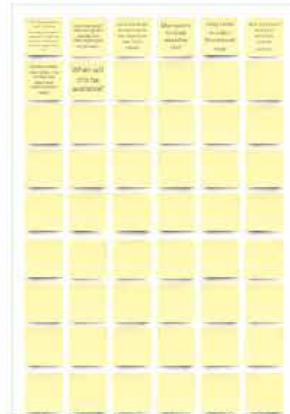
Child Development Center - ...



Curriculum 9/6/2023



LMCAS



Basic Needs Center - 9/18/2...



Police Services 9/7/2023



9/12/2023 Student Union



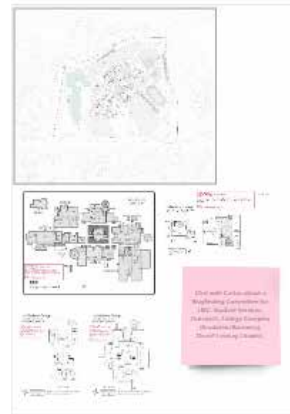
Athletics - 9/19/2023



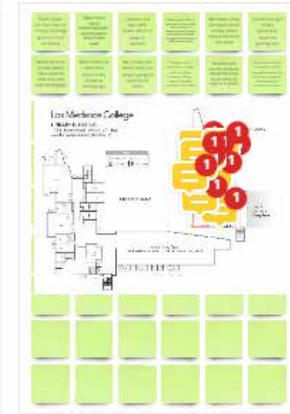
Nursing - 9/19/2023



Campus Signage - 9/26/2023



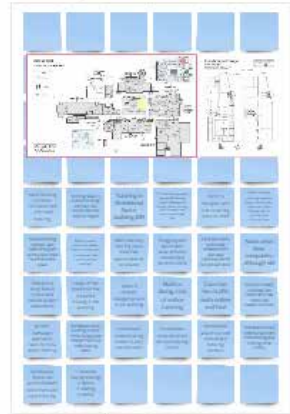
PIE - 9/19/2023



Brentwood Center - 10/20/20...



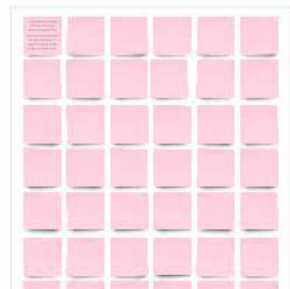
Tutoring - 9/19/2023



Equity and Inclusion - 9/26/2...



Academic Senate - 10/02/20...



COMMON THEMES

What we have heard from you



BELONGING & INCLUSION

- Reflect student identity & culture
- Artwork, murals & branding
- Equitable spaces for student groups



CAMPUS & STUDENT LIFE

- Reinvigorate the College Complex
- Inviting in-/outdoor gathering space
- Spaces for celebration & ceremony



ACADEMIC & ADMIN SUPPORT

- Consolidating student services
- Study/collaboration/meeting spaces
- Academic program co-location



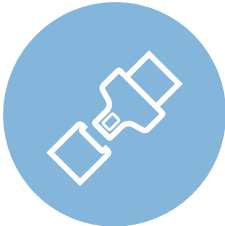
SUSTAINABILITY

- Life-cycle cost analysis
- Reduction in lake
- EV vehicle support



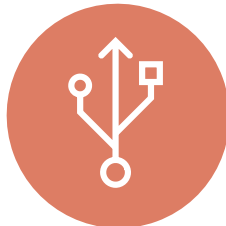
CIRCULATION & WAYFINDING

- Loop road completion
- Clear wayfinding to student services
- Signage integrated with online tools



SAFETY & SECURITY

- Improve lighting, cameras
- Secure buildings and grounds
- Integrate emergency response system



TECHNOLOGY

- Reliable Wi-fi
- Student access to resources
- Innovative learning technology



FLEXIBILITY

- Optimize space utilization
- Flexible classrooms
- Plan that adapts to emerging needs



ATHLETICS

- Update track and fields
- Utilize opportunity sites
- Covered stadium seating


CHALLENGES


Pittsburg Campus


 Critical Condition

 Safety

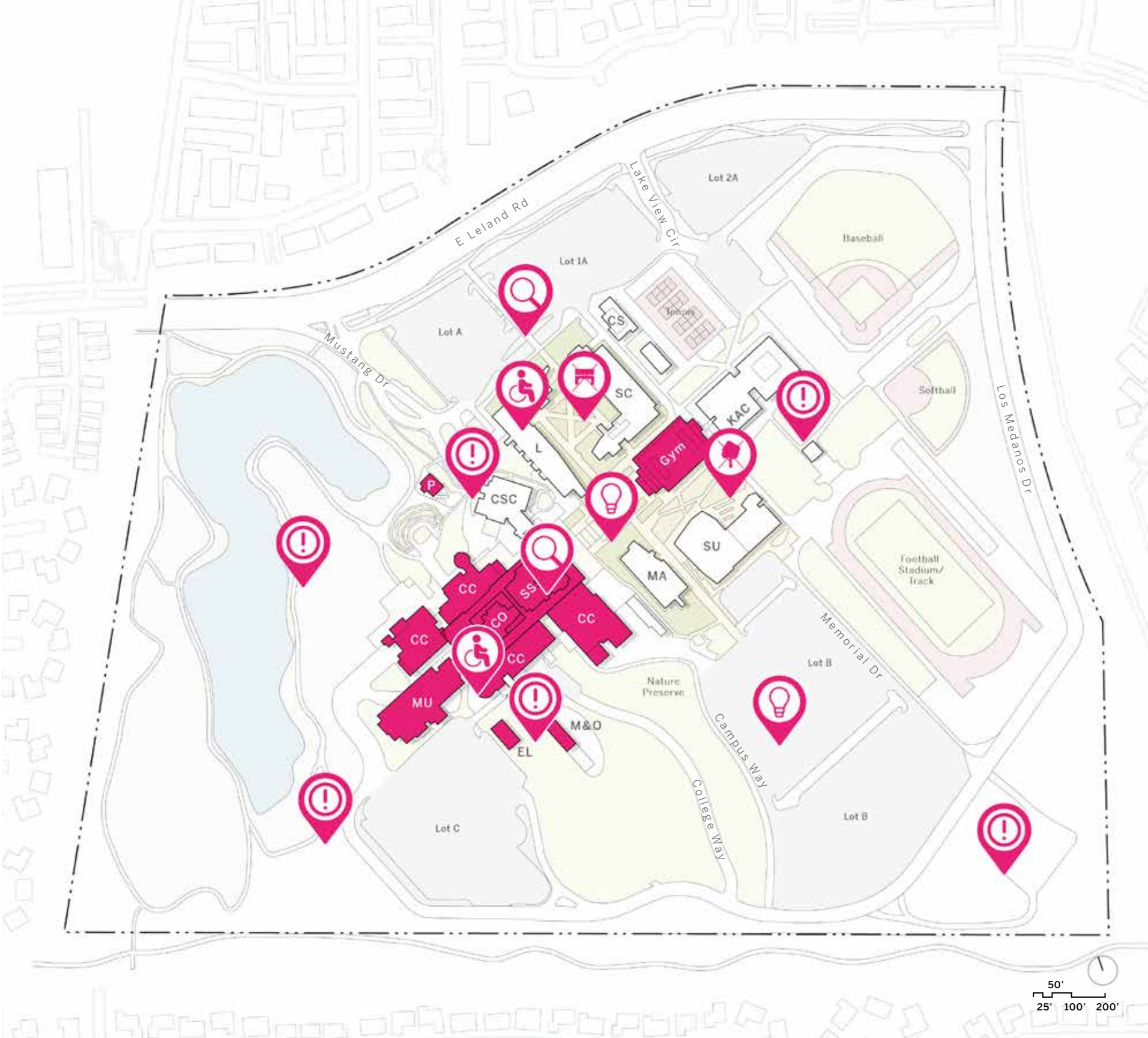
 Lighting

 Accessibility

 Lack of Seating




 Lack of Shade

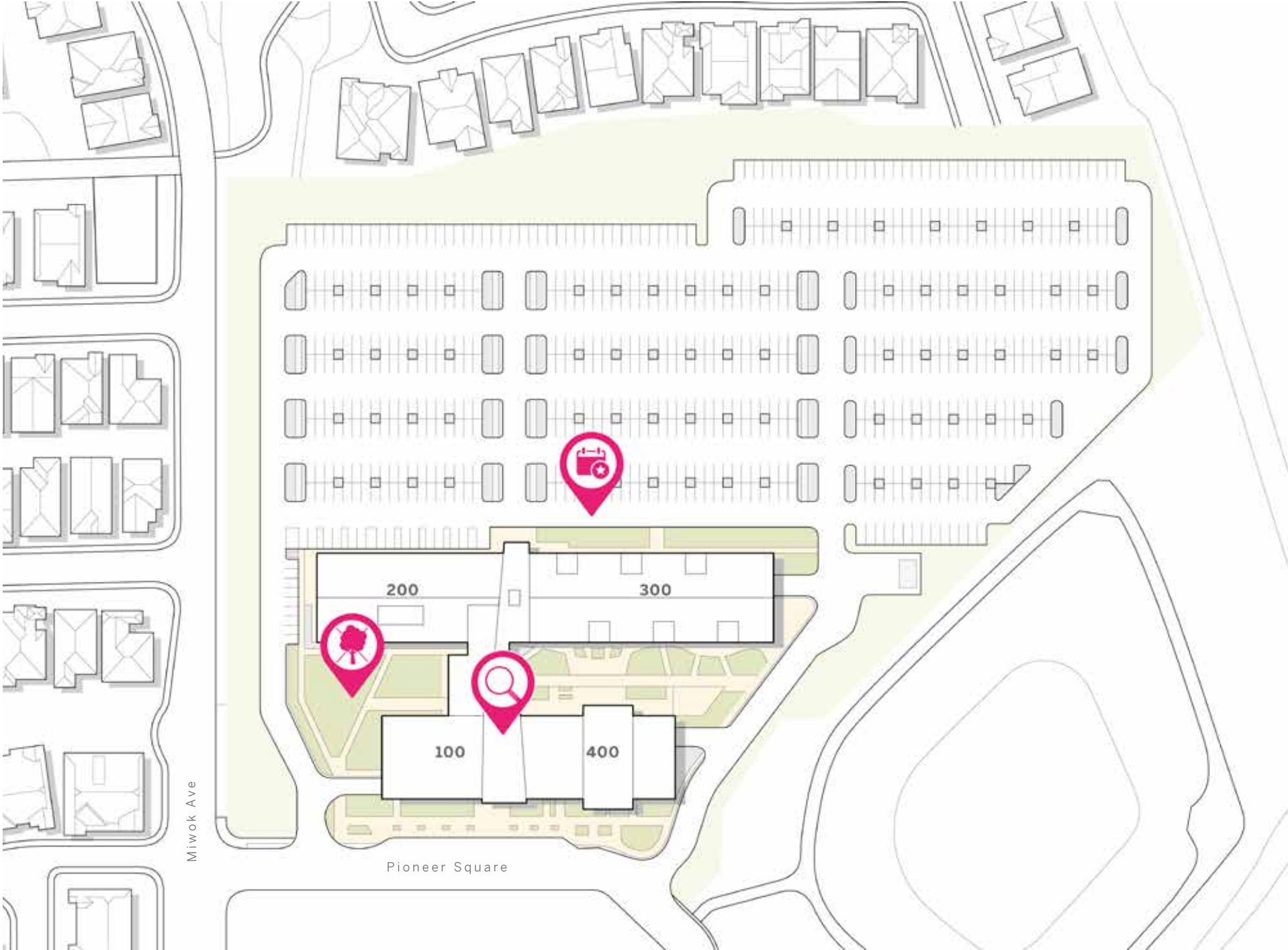
 Wayfinding



CHALLENGES

Brentwood Center

-  Need Event Space
-  Lack of Shade
-  Wayfinding Challenges



DECISION MAKING

Considering all Factors



ANALYSIS

02

COMMUNITY CONTEXT

One College, Two Campuses

- The LMC Pittsburg Campus and Brentwood Center are about a **20 minute drive** apart
- No direct route via public transit, could take between 1hr 20 min- 2hr 45 min

LEGEND

 City Limits



Source: Contra Costa Transit Authority, ESRI, USGS, NOAA

CAMPUS AT A GLANCE

Pittsburg Campus

411,000
Gross SF

304,000
Assignable SF

26
Buildings &
Structures

110
Acres



Source: FUSION, Google Maps

CAMPUS AT A GLANCE

Brentwood Center



55,000
Gross SF



41,000
Assignable SF



4
wings



17
Acres



CONDITION ASSESSMENT

DECISION MAKING

Considering all Factors



BUILDING AGE

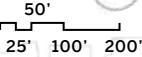


LEGEND

- 1970s
- 1980s-1990s
- 2000s
- 2010s-Present
- ✱ Renovated

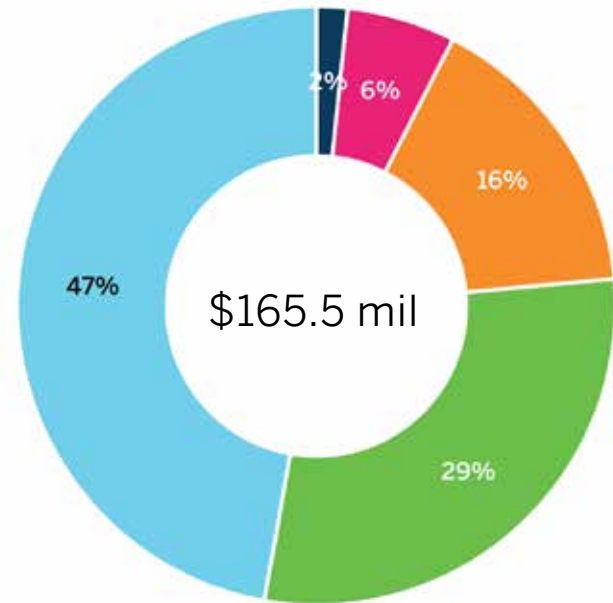


Source: FUSION



COLLEGE AT A GLANCE

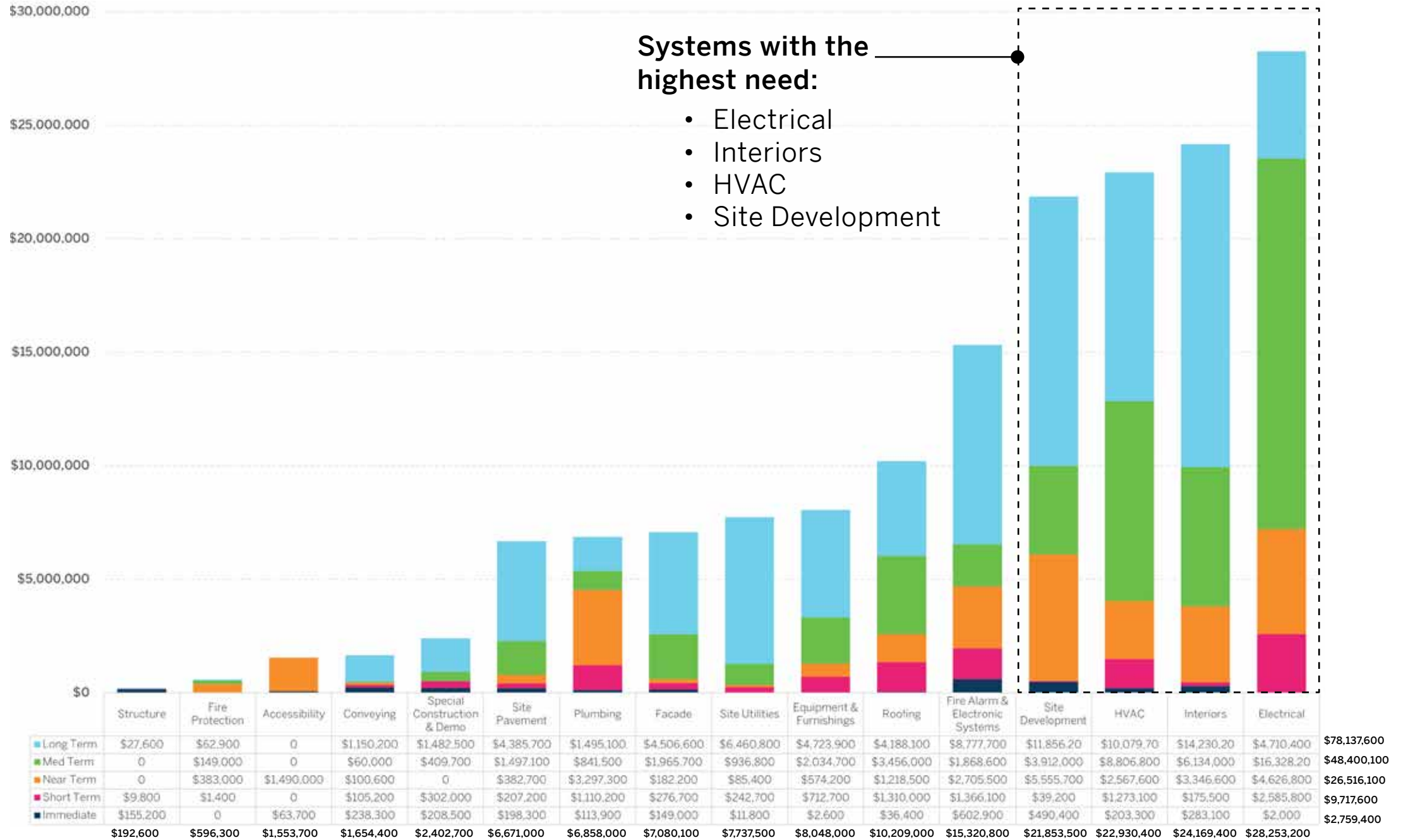
Deferred Maintenance - 20 year outlook



Cost are based on replacing systems as-is, no escalation or additional costs are accounted for.

LEGEND

- Immediate
- Short Term (1-2 yr)
- Near Term 3-5 yr
- Med Term (6-10 yr)
- Long Term (11-20 yr)



DEFERRED MAINTENANCE

10-Year Outlook



Cost are based on replacing systems as-is, no escalation or additional costs are accounted for.

LEGEND

- >\$1,000,000
- \$1,000,000 - \$5,000,000
- \$5,000,000 - \$10,000,000
- >\$10,000,000



QUALITATIVE ISSUES

Based on Interviews



LEGEND

- Minimal Issues
- Some Issues
- Several Issues
- Critical Issues



COLLEGE AT A GLANCE

Assessments

Location	Deferred Maintenance	Facility Condition Index (FC)	Qualitative (programmatic feedback)	Energy Use Intensity (EUI)	Space Utilization (in-person/on-line)	Programmatic Alignment /Guided Pathways
Los Medanos College / Los Medanos Site	\$32,129,966					
Los Medanos College / College Complex	\$28,088,384	22.00%				
Los Medanos College / Science	\$6,574,196	14.90%				
Los Medanos College / Maintenance & Utility	\$3,939,910	82.20%				
Los Medanos College / Library	\$3,100,143	10.40%				
Los Medanos College / Child Study Center	\$2,705,986	23.80%				
Los Medanos College / Gymnasium	\$2,238,612	13.10%				
Los Medanos College / Math Building	\$2,157,302	10.90%				
Los Medanos College / Music Addition	\$2,036,473	14.10%				
Los Medanos College / Core Building	\$1,986,521	8.10%				
Los Medanos College / Brentwood Education Center	\$1,111,676	1.9%				
Los Medanos College / Student Life/Student Union	\$564,568	2.30%				
Los Medanos College / Kinesiology / Athletics Center	\$540,956	2.10%				
Los Medanos College / SC-ETEC	\$184,800	3.60%				
Los Medanos College / EE TEC Portable Classroom	\$158,523	19.10%				
Los Medanos College / Campus Safety Center	\$45,370	1.50%				
Grand Total	\$87,563,386	15.33%				

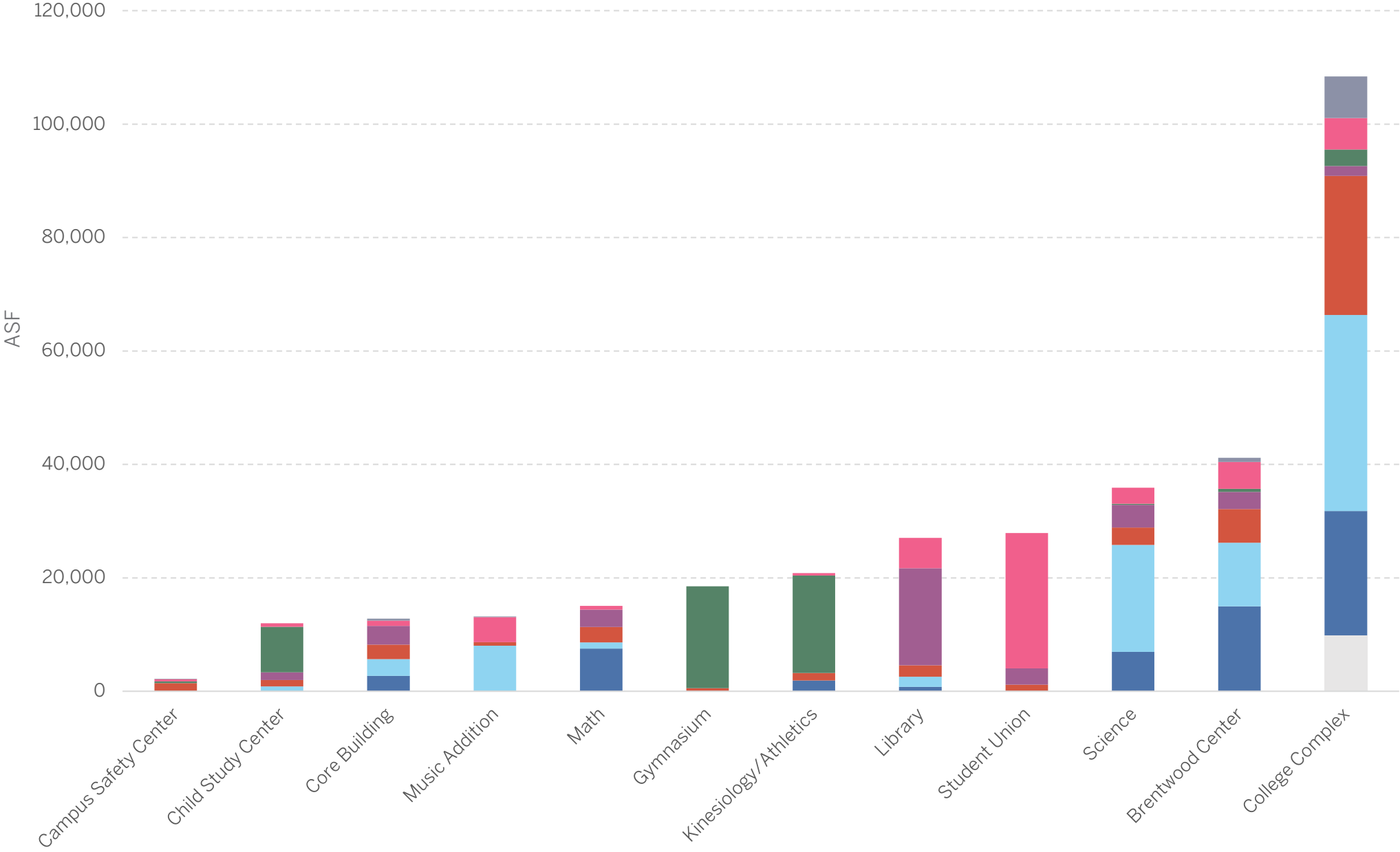
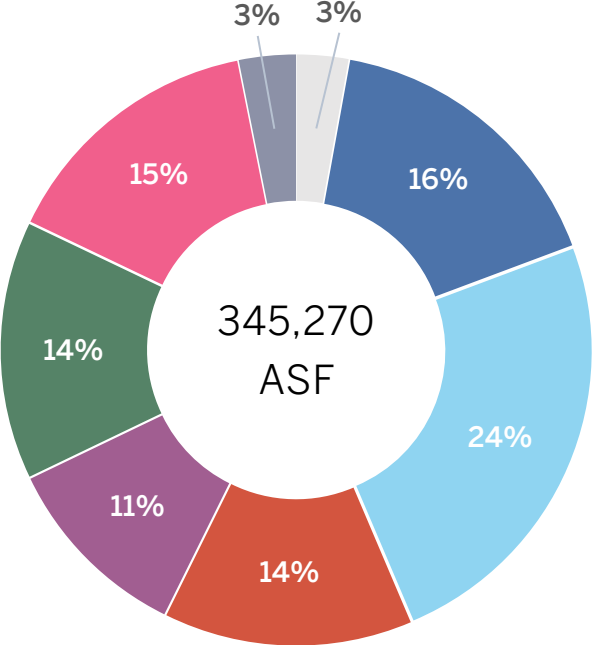
Data and information in progress

All of this data and information will inform recommendations of the FMP.

SPACE USE

COLLEGE SPACE USE

Room Type



LEGEND

- Classroom
- Special Use
- Lab
- Meeting/Lounge
- Office
- Support
- Study
- Inactive/Unknown

* Only buildings over 2,100 ASF shown in bar chart.

COLLEGE SPACE USE

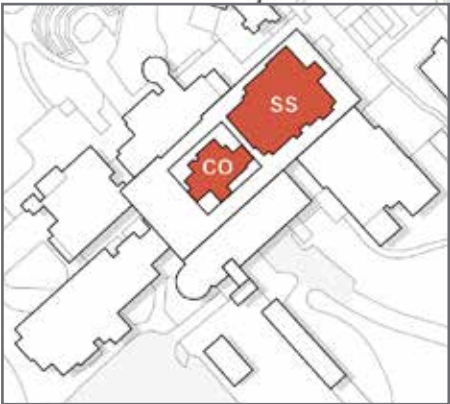
Primary Building Use



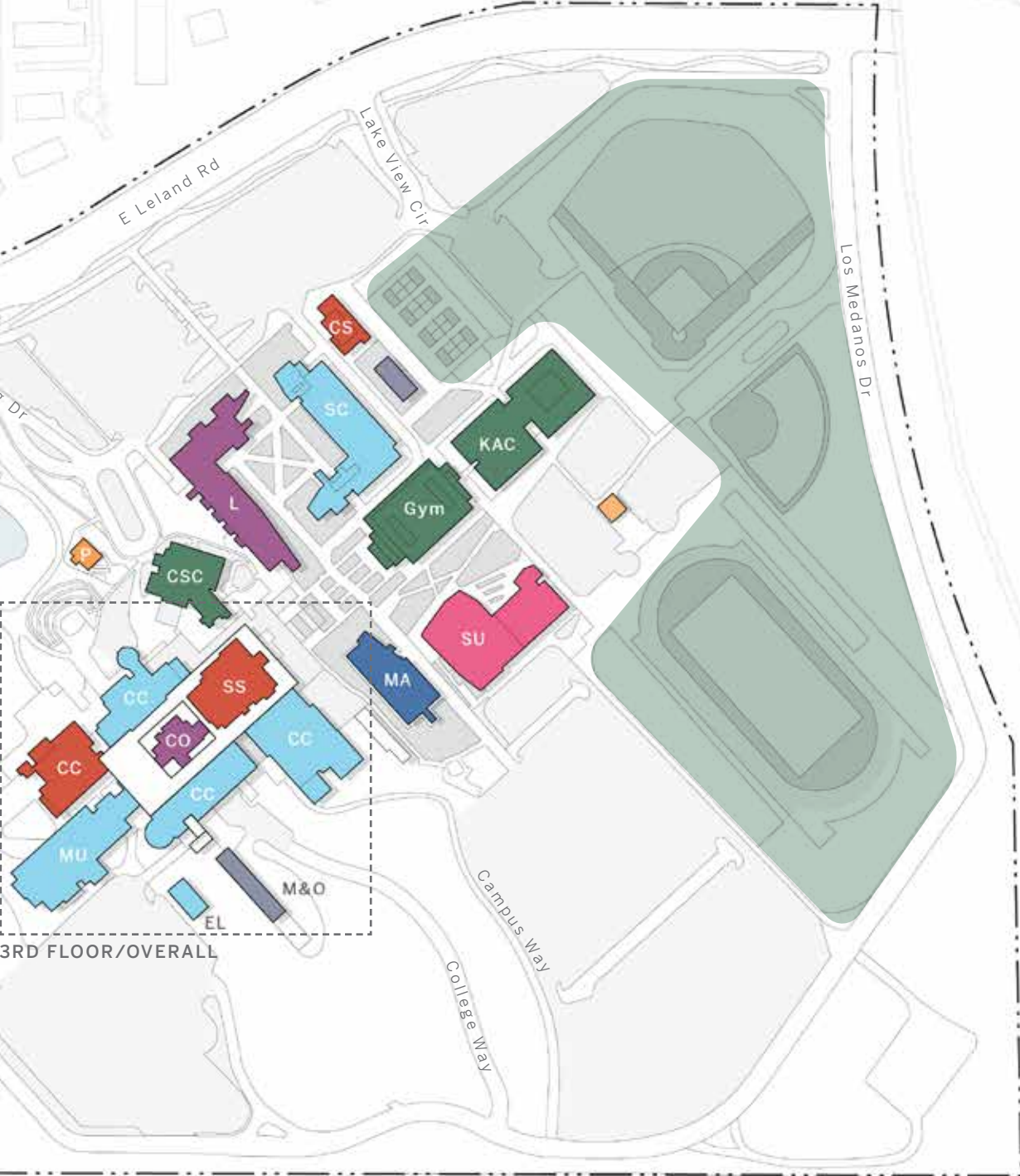
1ST FLOOR



2ND FLOOR



4TH FLOOR

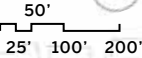


3RD FLOOR/OVERALL

LEGEND

- Classroom
- Special Use
- Lab
- Food
- Office
- Meeting/Lounge
- Study
- Support

Source: FUSION



DECISION MAKING

Considering all Factors



SPACE NEEDS

As Determined Through Interviews

CLASSROOMS

- Ensure classrooms are adaptable for **hyflex learning** and varied teaching styles
- Design flexible and innovative **teaching spaces** that embrace change and bring new ideas to the learning experience
- Smart classrooms, technology integration, and pianos for **Music** classes
- **Drama** requires more classroom and theater space of various types and sizes

LABS

- **Art** needs designated space for project construction, digital tools, and collaborative work
- Issues with existing labs, such as cramped chemical stock rooms, broken lockers, and deteriorating cabinetry in **Biology** labs
- Limited space impacted various **CTE** programs, hindering growth, collaboration, and safety measures
- Provide climate-controlled labs, especially for **Welding**, to enhance the quality of education
- Upgrade labs in **Nursing, EMT, and VOTEC** programs, ensuring they accommodate growing enrollments and provide necessary resources
- Optimize **English** program room usage by converting large offices into smaller, functional spaces or labs

OFFICES

- Create welcoming and expansive **faculty offices**, conducive to student interactions and support
- Address lack of privacy in **Counseling, Student Services, Veteran Services, & PIE** offices
- Optimize existing **Library** staff and office spaces, ensuring efficient utilization
- Limited office space for the **Nursing** program
- Explore consolidating **English** faculty spaces to enhance collaboration and departmental cohesion

STUDY

- Create more collaborative areas for students, catering to their preference for group study and collaboration
- Consider adding informal study lounges on the second floor of the **Library**
- Create a unified, easily accessible **Tutoring** center
- Insufficient team meeting areas and quiet study spaces, especially in **Science** building
- Upgrade computer labs at **Brentwood Center**

SPECIAL USE

- Enhance **Athletics** facilities to meet competition standards and explore new sports programs
- Enhance security measures, tech infrastructure, and observation room functionality for the safety of children and students in the **Child Studies Center**

- Update existing facilities, including bleachers, tracks, concession stands, and custodial rooms
- Seek a larger, more accommodating space for the **Basic Needs Center** operations

MEETING/LOUNGE

- Address space constraints and consider expanding the lounge area for students in **Student Union**
- Address the absence of a food service provider
- Allocate dedicated space for **Student Life** activities, clubs, and **Athletics** and other events
- **Transfer Academy** needs a designated space to enhance student interaction
- **Learning Communities** need interdisciplinary space
- **Drama** needs new stages, fly space, and a modifiable grid theater for various productions
- Add **Welcome Center** at Brentwood Center

SUPPORT

- Address fragmented space, storage, and network capacity issues to enhance efficiency and accessibility
- Provide adequate storage space and secure delivery areas for **Buildings & Grounds** operations
- Include gender-inclusive facilities
- Adequate storage for **Performing Arts** props, costumes, and set-building materials

SPACE NEEDS FEEDBACK

Academic

College Complex - Instructional
Career Technical Education
Art, Music & Drama
Math & Sciences
KAC & Gymnasium
Child Development Center

	College Complex - Instructional	Career Technical Education	Art, Music & Drama	Math & Sciences	KAC & Gymnasium	Child Development Center
CLASSROOMS	Dark Blue	Dark Blue	Dark Blue	Dark Blue	White	Dark Blue
LABS	Light Blue	Light Blue	Light Blue	Light Blue	White	Light Blue
OFFICES	Red	Red	White	White	White	White
STUDY	Purple	White	White	Purple	White	White
SPECIAL USE	White	White	White	White	Dark Green	Dark Green
MEETING/LOUNGE	Pink	Pink	Pink	Pink	White	White
SUPPORT	White	Grey	Grey	White	White	White

SPACE NEEDS FEEDBACK

Administrative

Brentwood Center

Equity & Inclusion

Planning & Inst. Effectiveness

Equal Employment Opportunity

Building & Grounds

Police Services

Information Tech

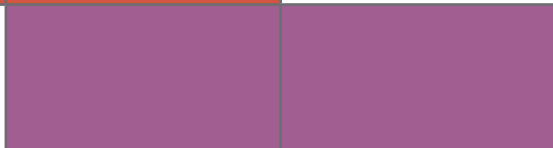
CLASSROOMS							
LABS							
OFFICES							
STUDY							
SPECIAL USE							
MEETING/LOUNGE							
SUPPORT							

SPACE NEEDS FEEDBACK

Student Life & Services

Student Services Student Union Learning Communities Counseling Veterans Tutoring Basic Needs Center Library

CLASSROOMS								
LABS								
OFFICES								
STUDY								
SPECIAL USE								
MEETING/LOUNGE								
SUPPORT								



MEASURING SPACE

DECISION MAKING

Considering all Factors



DATA ANALYSIS

Measuring Space

ASSIGNABLE SQUARE FOOTAGE (ASF)



The area of each identified program space. For example, the Net Area of an 8' x 8' workstation is 64 ASF.

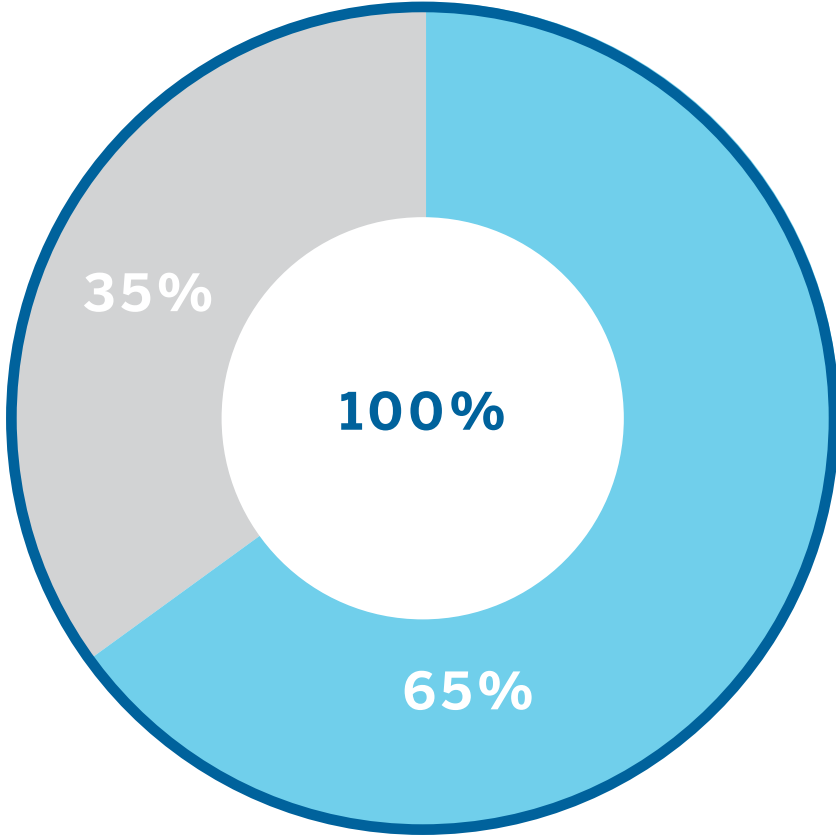
NON-ASSIGNABLE (Building Efficiency)

Includes circulation, restrooms, mechanical shaft, electrical rooms, etc. (A percentage of the assignable square footage)

GROSS SQUARE FOOTAGE (GSF)



Total area of a building enclosed by the exterior face of the perimeter walls, calculated on a floor-by-floor basis (Includes exterior wall thickness, and all vertical penetrations).



DATA ANALYSIS

Coding Space



LECTURE

*Classrooms
Support Spaces*



LAB

*Labs
Support Spaces*



OFFICE

*Offices
Support Spaces*



LIBRARY

*Library
Study
Tutorial*



INSTRUCTIONAL MEDIA

*AV/IT
Technology*



OTHER

*PE
Assembly
Food Service
Lounge
Bookstore
Meeting Rooms
Data Processing
Health Service*

Title V Categories: California State
space standards. Provided for
State funding for new buildings or
deferred maintenance.

PLANNING STANDARDS

California Community Colleges

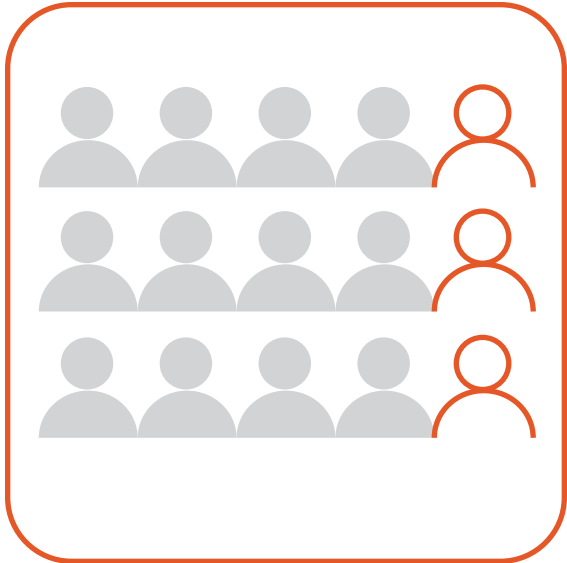
Space Type	Formula	Rates
Classroom	ASF / Student Station	20
	Station Utilization Rate	66%
	Average hours room/week	48 (Less than 140,000 WSCH)
Lab	ASF / Student Station	Varies based on subject
	Station Utilization Rate	85%
	Average hours room / week	27.5
Office/Conference	ASF per FTEF	175
Library/Study/LRC	Base ASF Allowance	3,795
	ASF / 1st 3,000 DGE*	3.83
	ASF / 3,001-9,000 DGE*	3.39
	ASF / > 9,000 DGE*	2.94
Instructional Media/AV/TV	Base ASF Allowance	3,500
	ASF / 1st 3,000 DGE*	1.50
	ASF / 3,001-9,000 DGE*	0.75
	ASF / > 9,000 DGE*	0.25

DGE Day Graded Enrollment

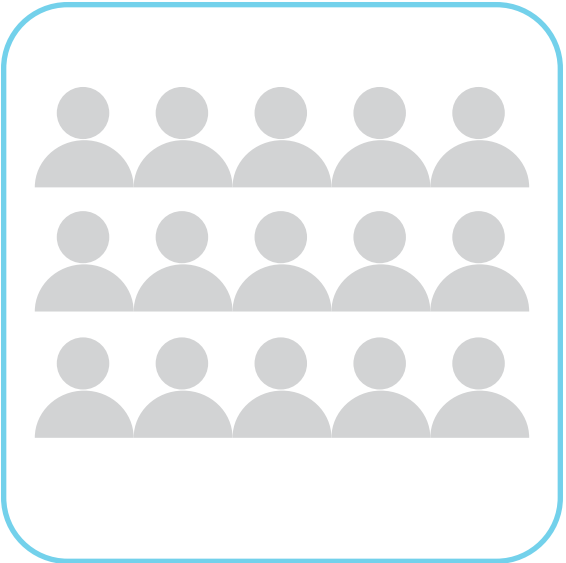
Source: Board of Governors of the California Community Colleges Policy on Utilization and Space Standards, September 2020 Revision

DATA ANALYSIS

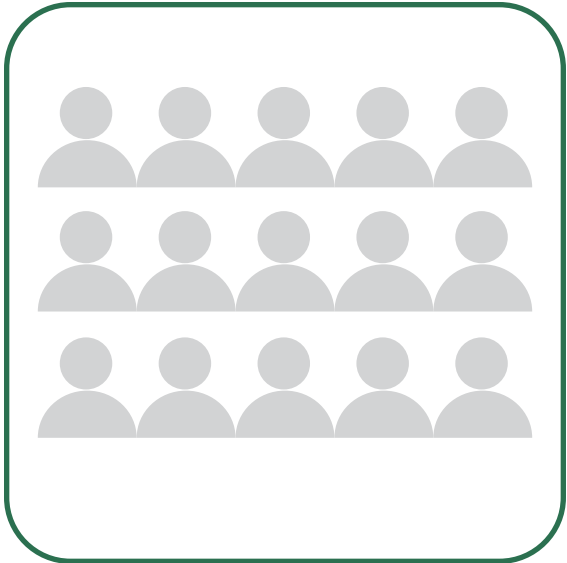
Capacity Loads



LOW USE
Over 100%
cap/load
overbuilt



RIGHT USE
At 100%
cap/load

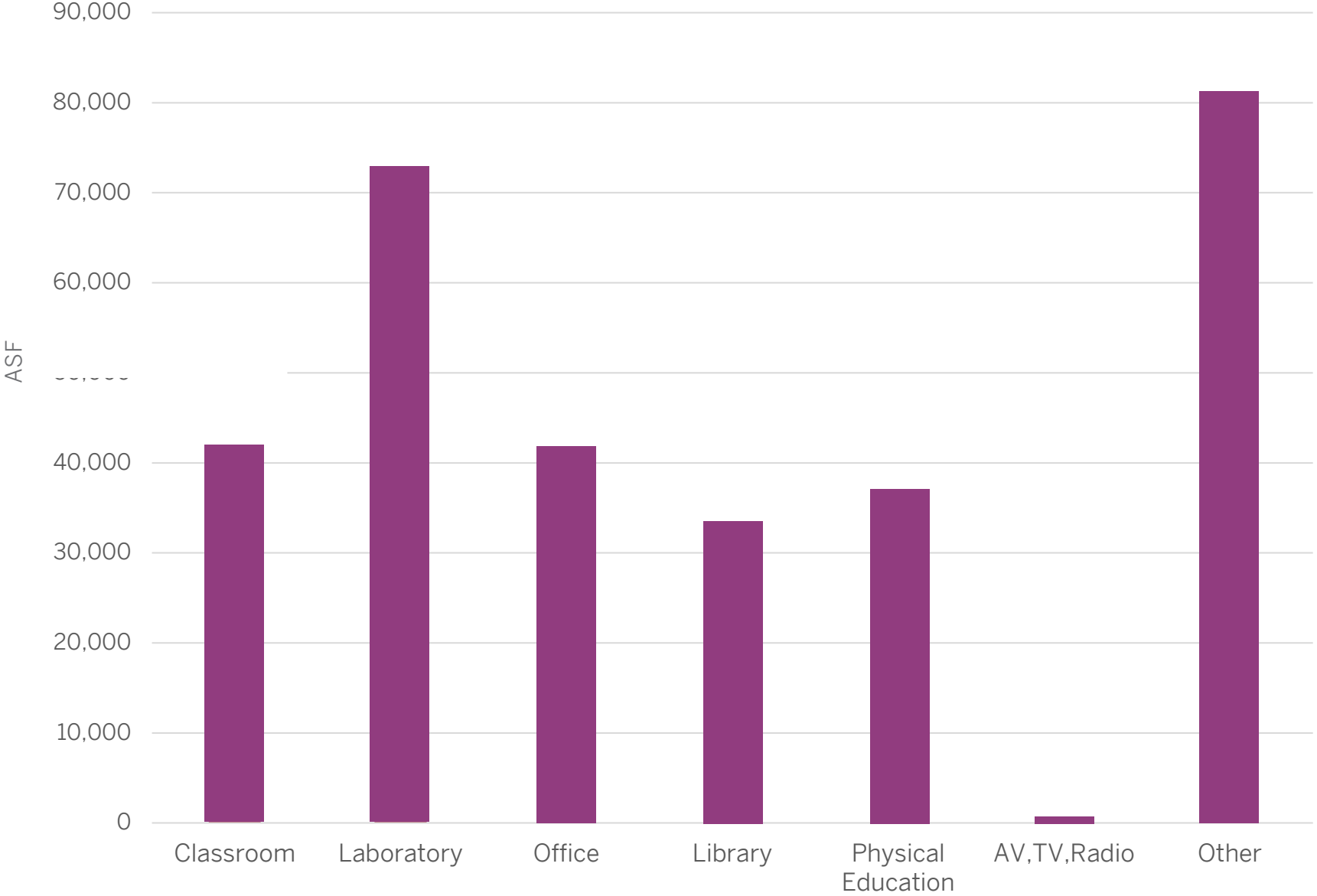


HIGH USE
Under 100%
cap/load
under-built

*Eligible for
State Funding*

DATA ANALYSIS

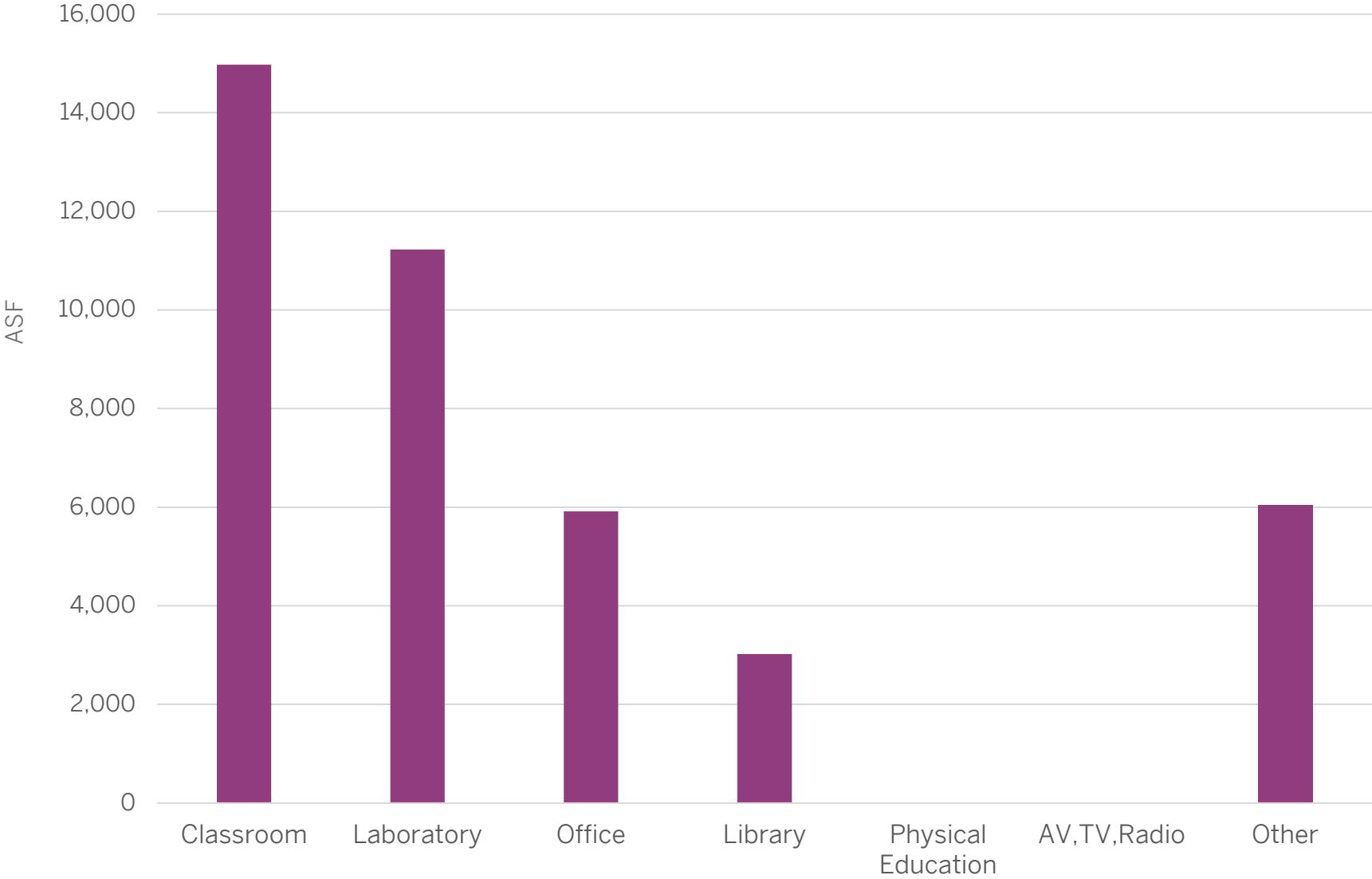
2023 Existing Space Inventory - Pittsburg Campus



*Source: Space Inventory from FUSION (Facilities Utilization, Space Inventory Options Net)

DATA ANALYSIS

2023 Existing Space Inventory - Brentwood Center



*Source: Space Inventory from FUSION (Facilities Utilization, Space Inventory Options Net)

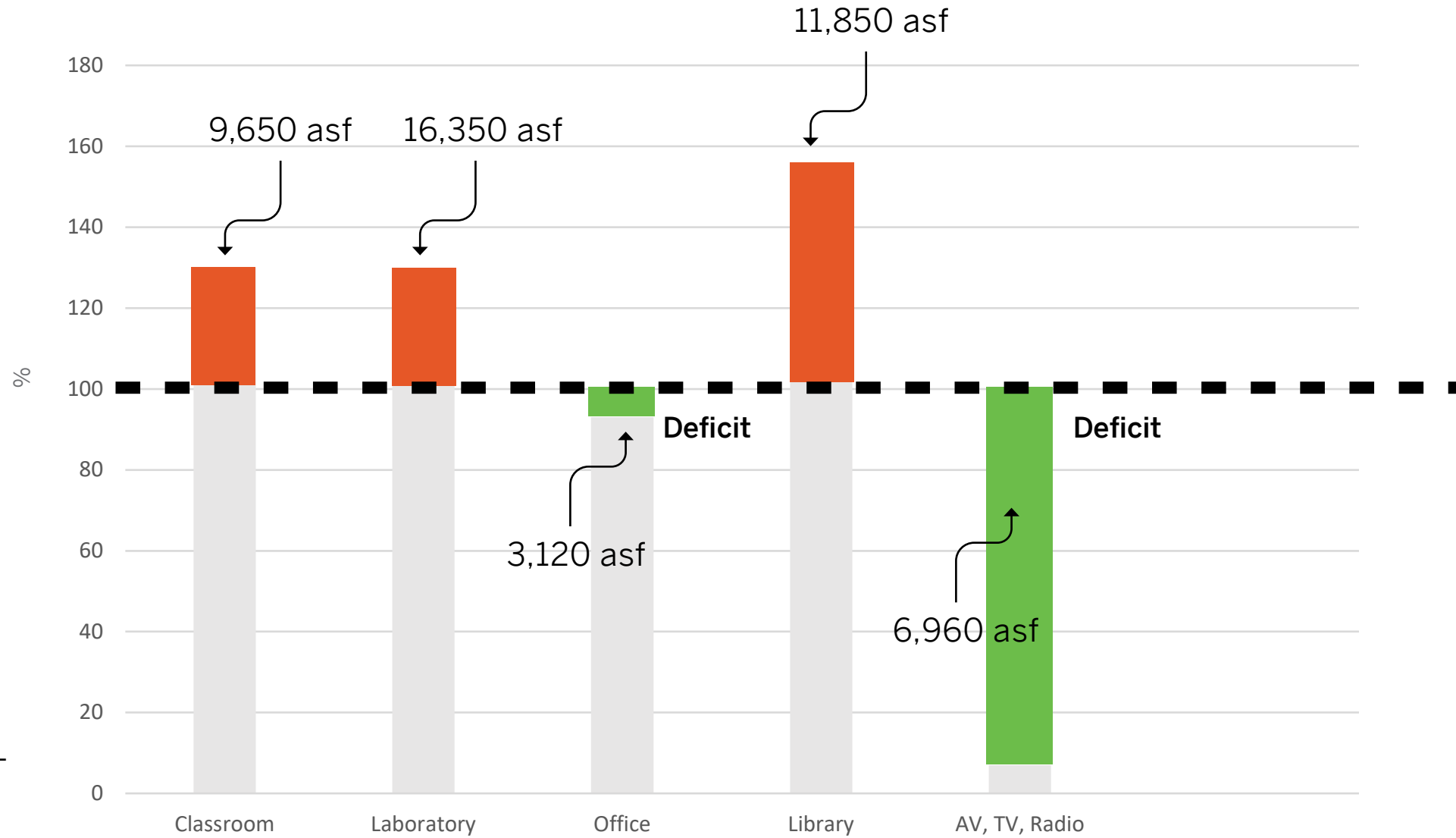
DATA ANALYSIS

2023 Capacity/Load - Pittsburg Campus

Overbuilt

100%
capacity load-
Right size

Under-built



This data is based on the in-person WSCH. Online and off-campus WSCH are not a part of the calculation. Current off-com calculation is 5.8%.

*Source: 5 Year Plan from FUSION (Facilities Utilization, Space Inventory Options Net)

DATA ANALYSIS

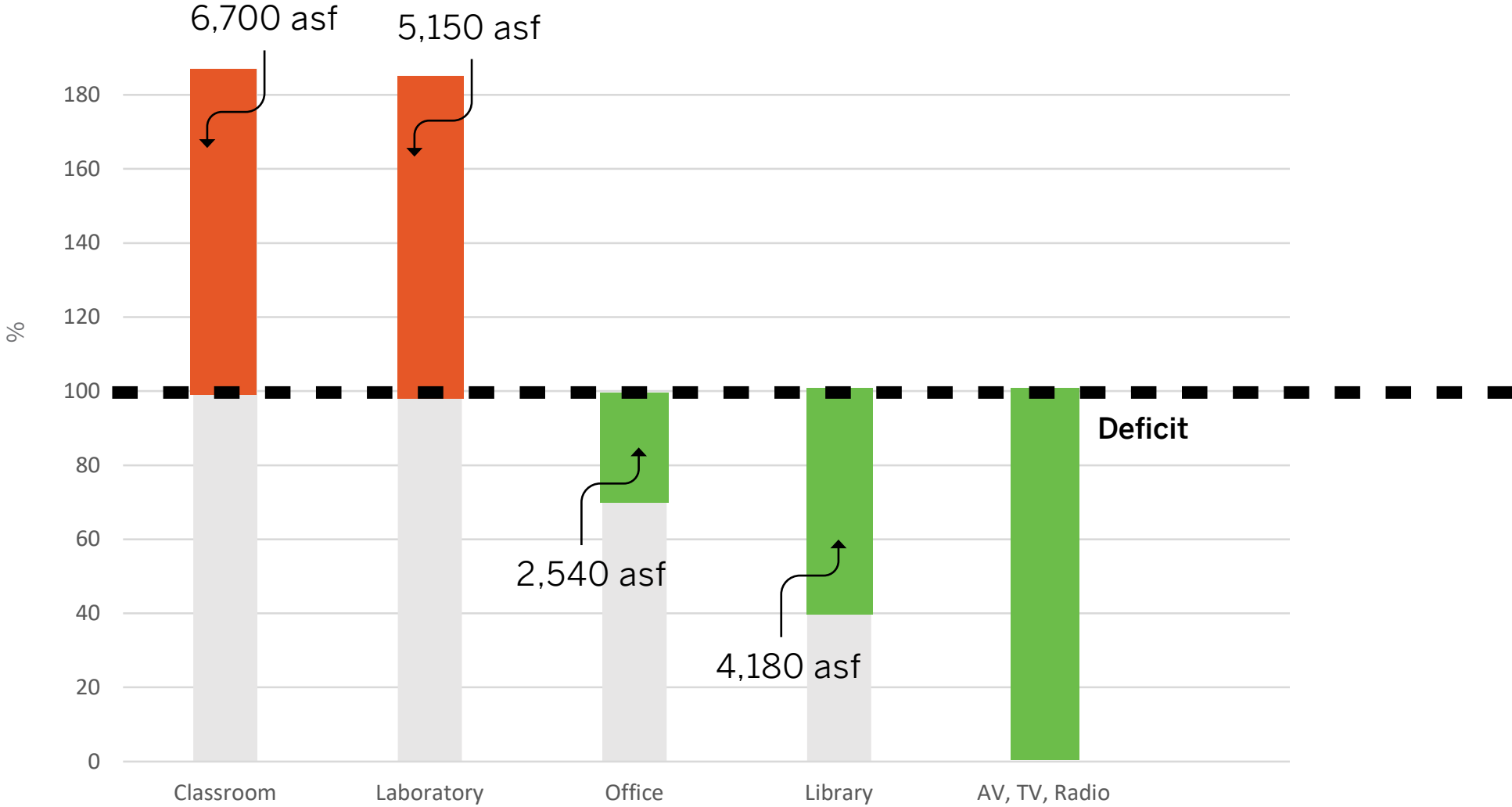
2023 Capacity/Load - Brentwood Center

Overbuilt

100%
capacity load-
Right size

Under-built

This data is based on the in-person WSCH. Online and off-campus WSCH are not a part of the calculation. Current off-com calculation is 0%.



*Source: 5 Year Plan from FUSION (Facilities Utilization, Space Inventory Options Net)

BIG IDEAS

03

BIG IDEAS

Pittsburg Campus



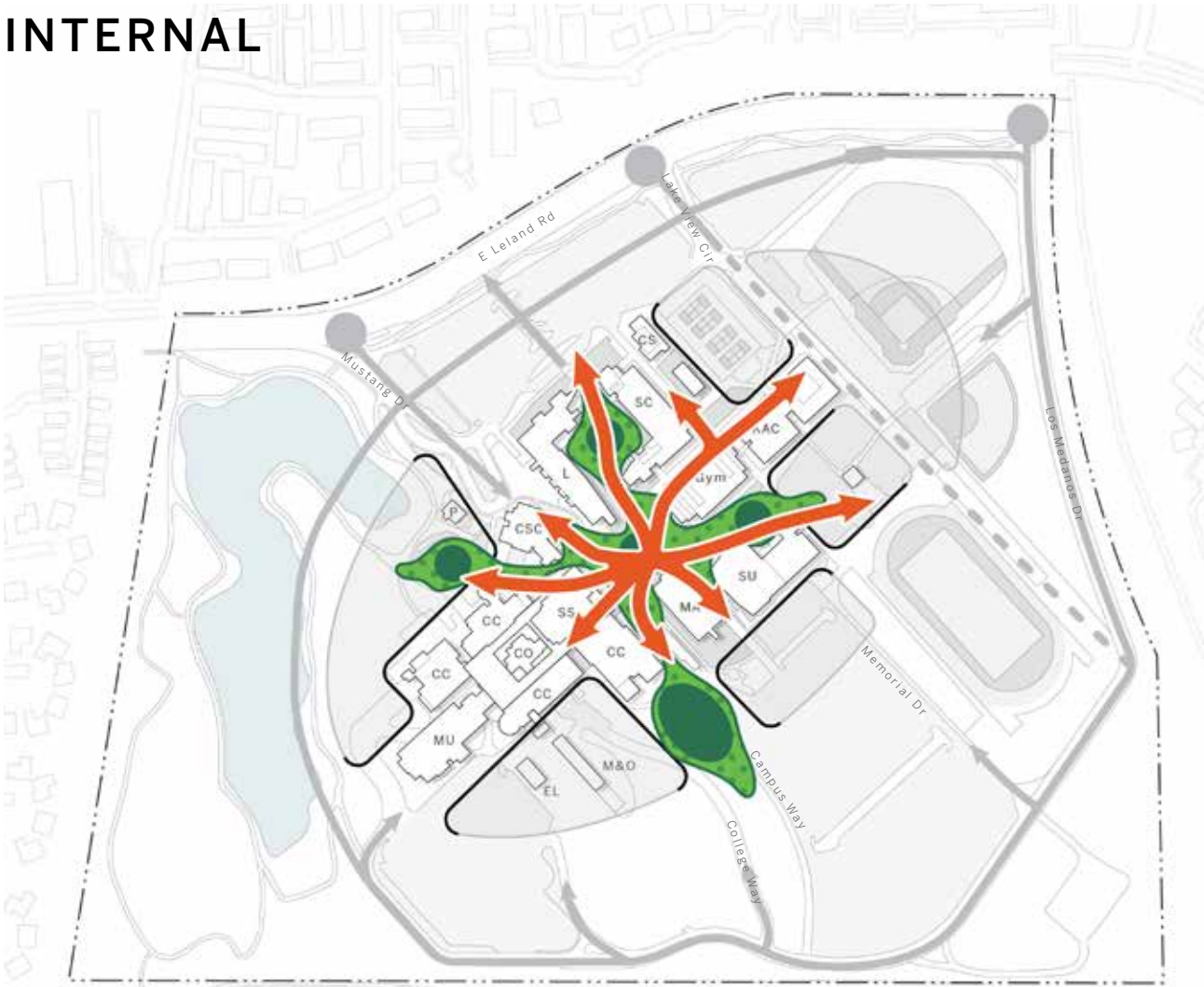
INTERNAL



EXTERNAL

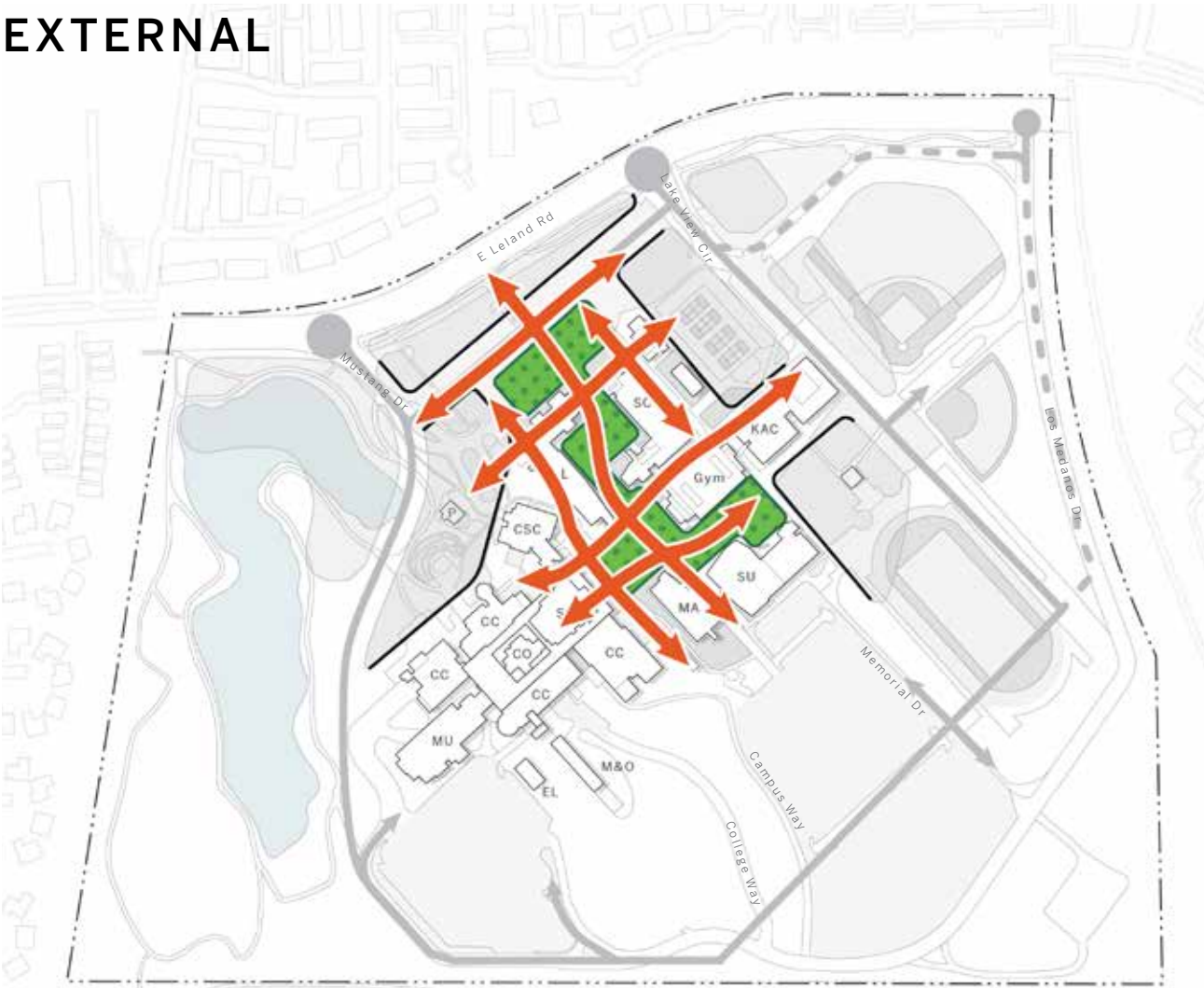
PEDESTRIAN CIRCULATION & OPEN SPACE

INTERNAL



- Pedestrian paths will follow the open space network connecting to points throughout the campus.
- The open spaces will radiate from the core of campus and create pockets of space within the tighter network of buildings

EXTERNAL



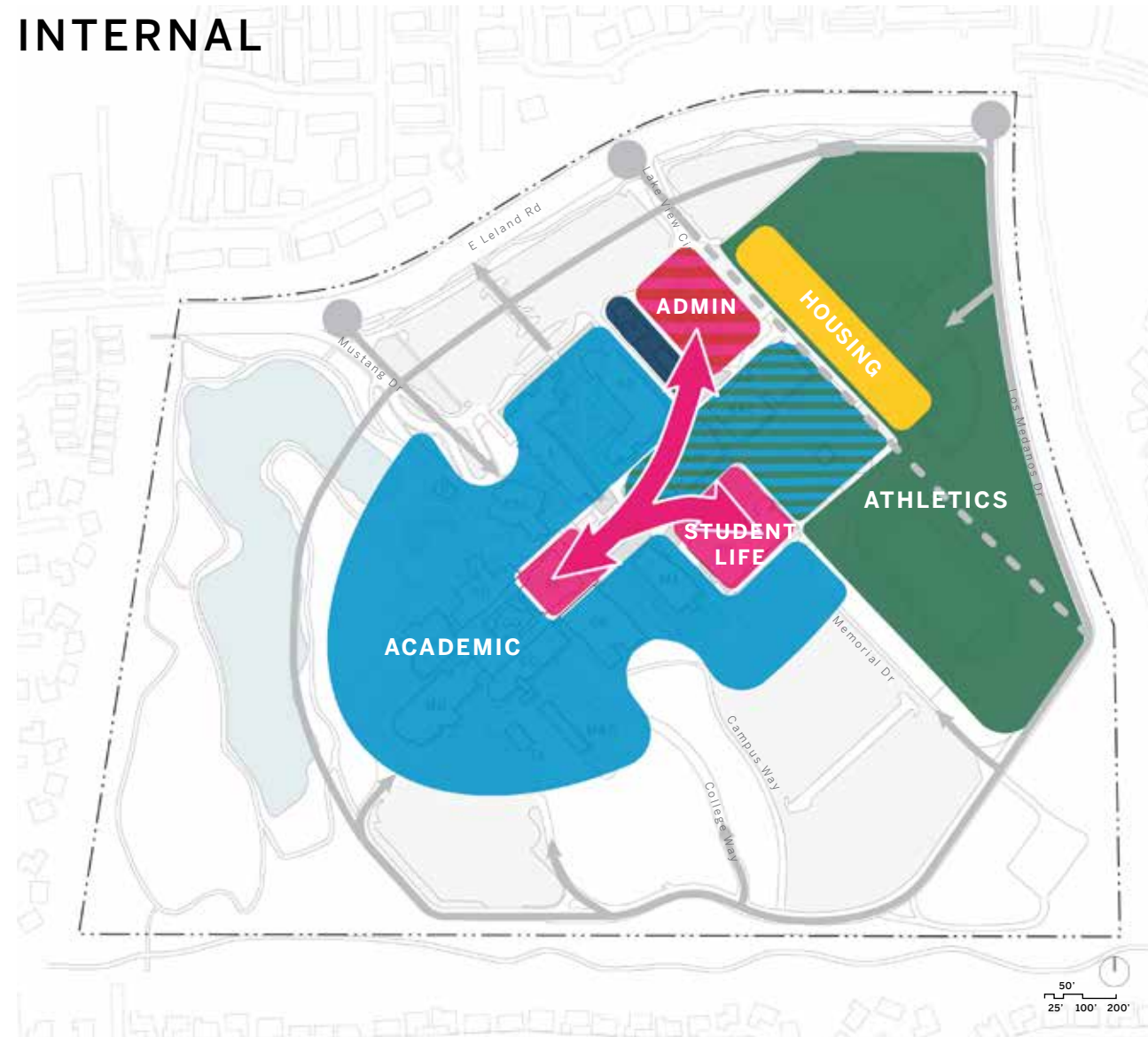
- The pedestrian network weaves north south and east west throughout the campus grid.
- New pedestrian paths towards the north strengthen the new housing and student life spaces.
- The open space moves to the north creating a large central green network.

PROGRAM

LEGEND

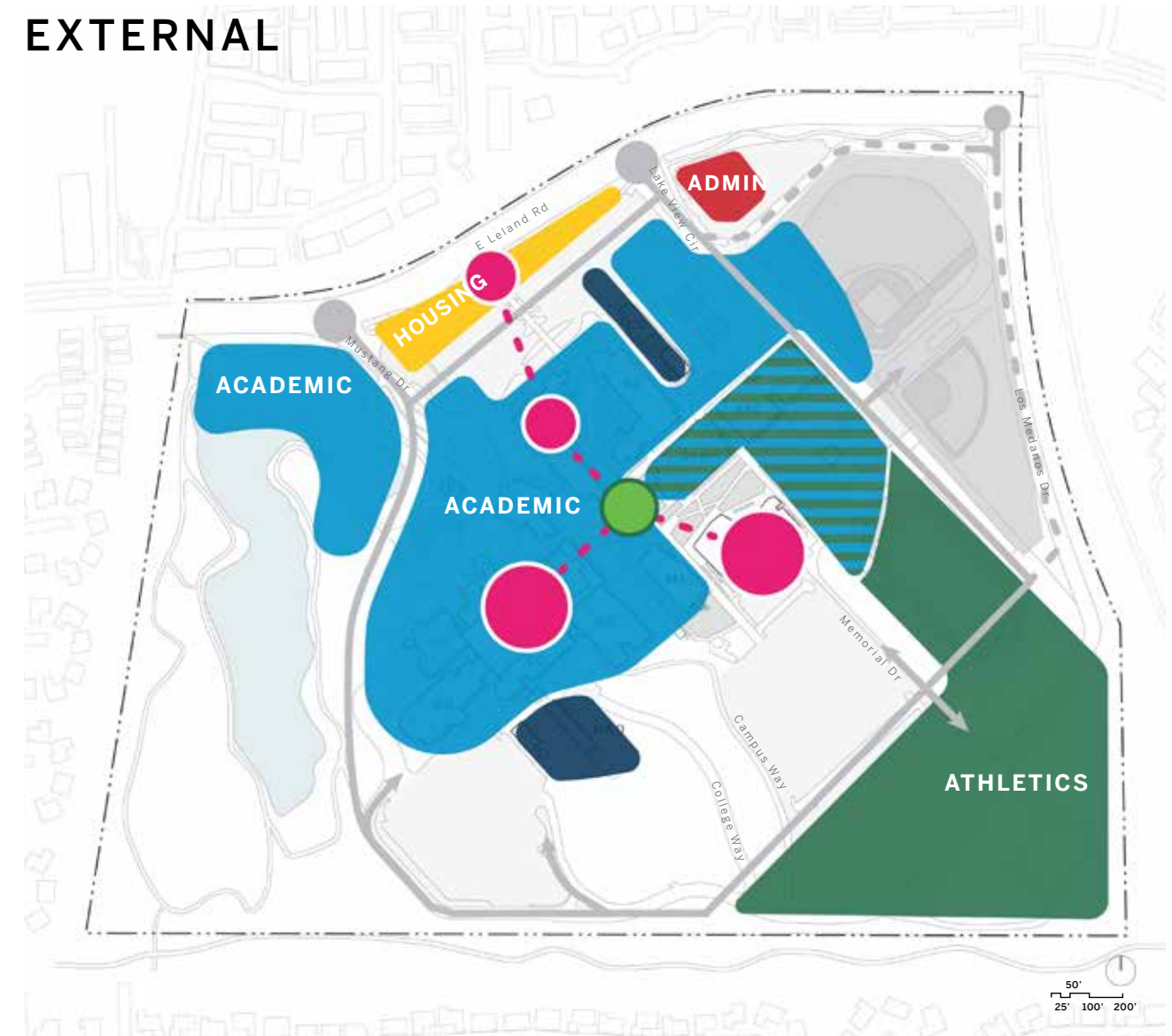
■ Academic	■ Student Life
■ Administration	■ Support
■ Housing	■ Athletics

INTERNAL



- The majority of the campus core is academic
- Student life and administration are concentrated to 3 locations and connected through the campus core.
- Athletics spaces are concentrated to the north-east.
- Housing is located at the north-east edge of campus completing the axes.

EXTERNAL

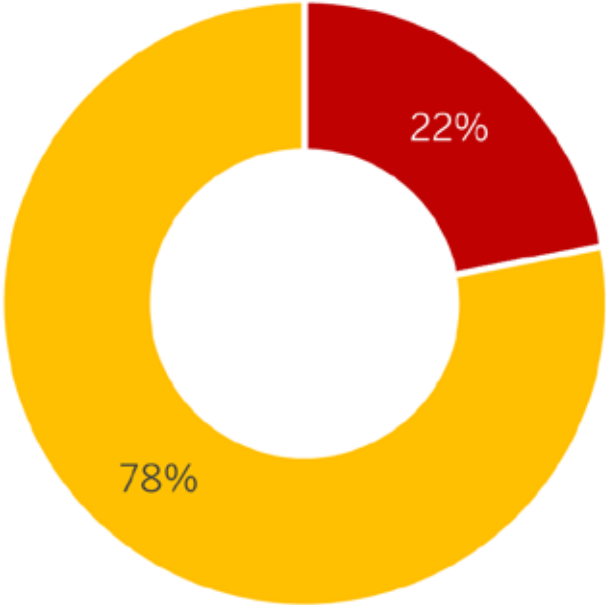


- Academic space permeates throughout the campus.
- Athletics move south.
- Housing is at the north side of campus along E Leland Road.
- Administration is located at one of the main entrances to campus.
- Student life nodes support students through the campus and uses.

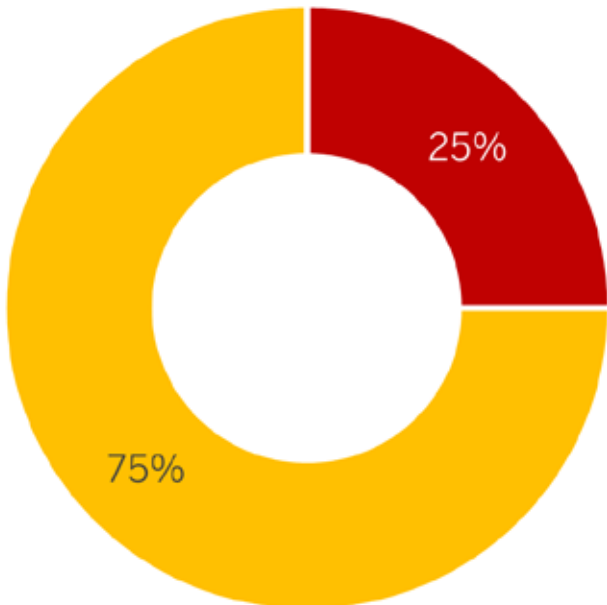
BIG IDEAS

What we Heard

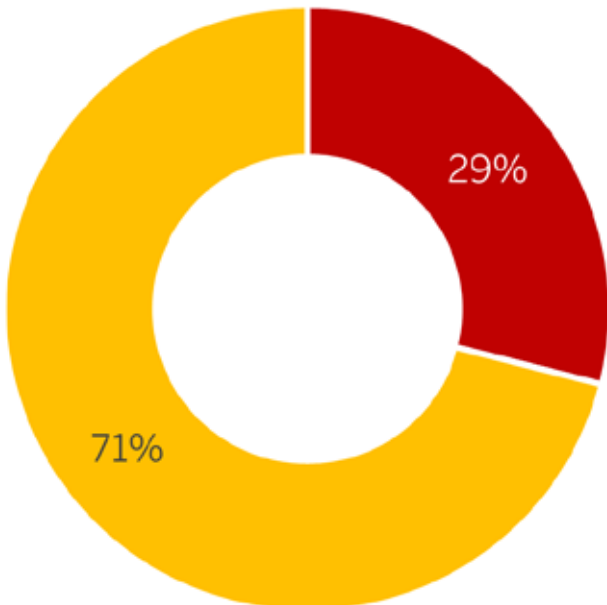
Steering Committee



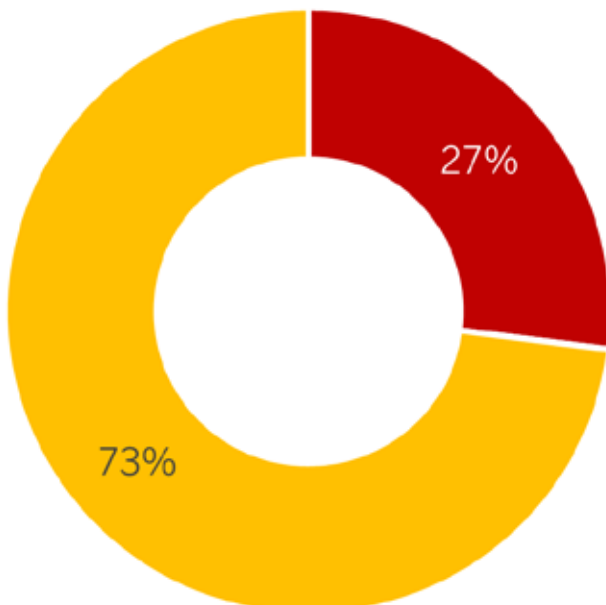
President Cabinet



SGC



LMCAS



LEGEND

Internal Option





External Option

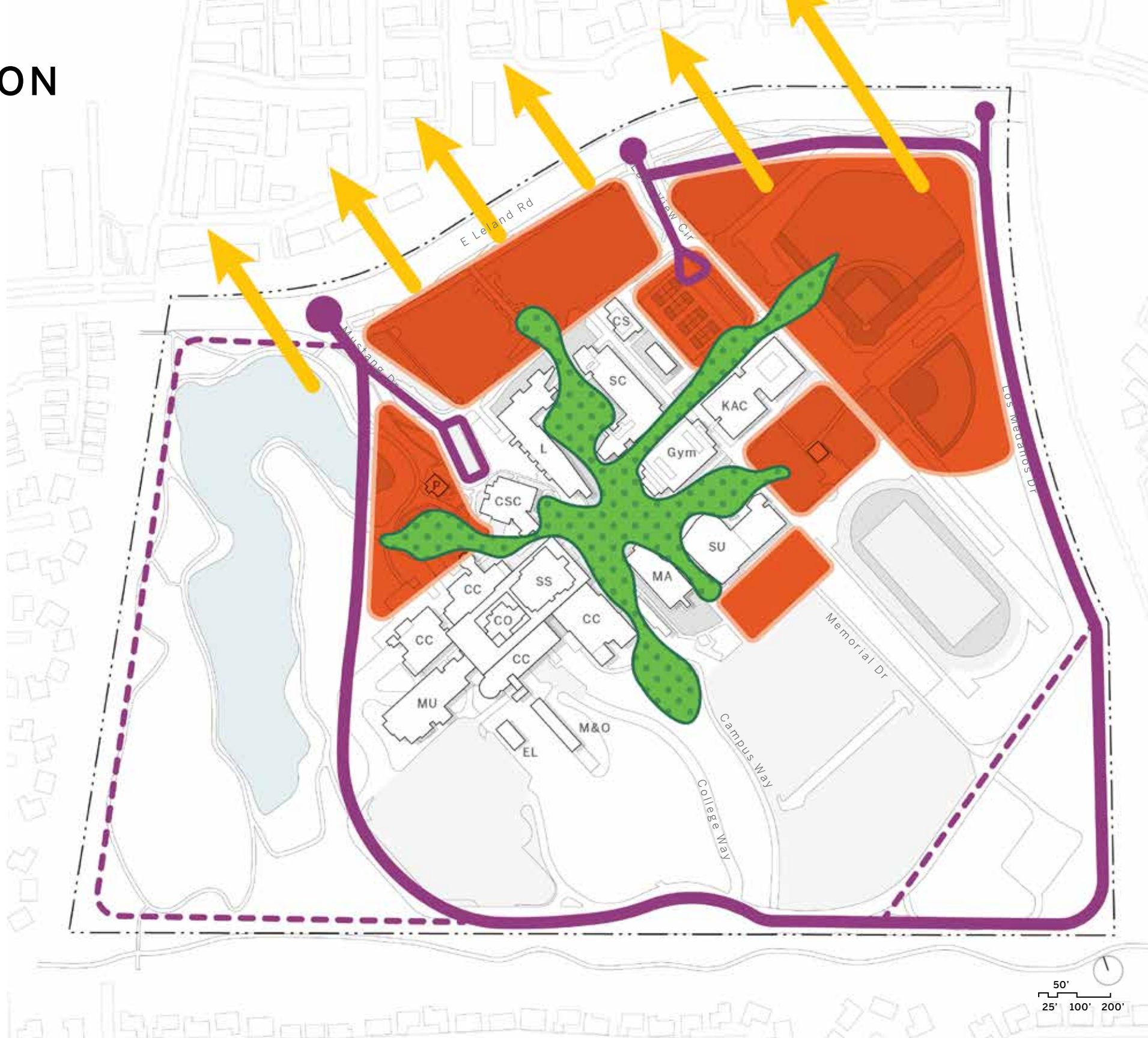
BIG IDEA - PREFERRED OPTION

Updated Based on Input

- Preference to the external option
- Prefer that all development happen within the road network to limit pedestrian crossing over roads
- Like the more free flowing open space and pedestrian network
- Program towards E Leland Road should "put our best face forward" focus on buildings that highlight academics and innovation.

LEGEND

-  Opportunity Zones
-  Open Space Network
-  Vehicular Route
-  Optional Vehicular Route



POTENTIAL PROJECTS/PRIORITIES

Based on Current Analysis and Findings

New Space Needs

Engineering & Industrial Technologies	Admin/ Student Services	Welcome Center Spaces
Nursing/ EMS/Health	On Campus Student Housing	Expanded Brentwood Center Space
Child Dev Early Care & Education	Fine & Applied Arts (Music, Art, Drama)	Academic Spaces to support Guided Pathways
Gym	Basic Needs/Food Pantry	

Space Upgrades

College Complex Upgrades	Consolidated Student Services
Library/ Study Space	Student Org/Life Spaces
General Classroom & Lab Upgrades	
Upgraded Office Spaces & Employee Lounges	

Campus Needs

Loop Road & Improved Vehicular Circulation	Safety & Security Upgrades	Improved Outdoor spaces
Improved Wayfinding	Sustainability Upgrades (EV, PV & Electrification)	Athletic Fields/ Stadium
Celebration/ Ceremony Space	Tech Upgrades throughout Campuses	Improved Lake & Trails
Expanded food options	Branding & Identity that represents the Students/ Community	

DECISION MAKING

04

DECISION MAKING

Considering all Factors



BUILDING OPTIONS

Effort Level

Leave As-is

Deferred Maintenance

Renovate in Place

Deferred Maintenance
Seismic Upgrades
Technology Upgrades
Swing Space
Code Compliance
Accessibility Upgrades
Energy Use Improvements

Construct New

Demolition
Infrastructure Upgrades
Site Work
New Construction

Renovate vs New Construction Considerations:

- temporary moves and swing space
- ease of renovation - what is the level of effort/catalytic projects required
- costs of renovation vs reconstruction - what is more cost effective
- sustainability - what path is more sustainable, embodied carbon
- space utilization - is the building well utilized
- space needs - can our existing buildings support our space needs
- total cost of ownership

EXAMPLE - CHILD STUDY CENTER

Decision Making

Leave As-is (aka do nothing option)

\$2.7 Mil in Deferred Maintenance over 10 years, systems only

Programs stay in building, no additional renovation

No upgrades - including code, seismic, tech, etc.

Renovate in Place

Renovate to support programmatic needs.

Address building system upgrades needed.

Swing space needed while renovation in progress.

Code upgrades

12,000 asf appx \$10.8 Mil in renovation costs

Construct New

New Construction determined based on space needs and building location.

16,000 gsf appx \$17.6 Mil in new construction costs

Uses \$900/sf for Renovation and \$1100/sf for New Construction

WE WANT TO HEAR FROM YOU!

05

IN-PERSON EXERCISE

College Complex

Engineering & Industrial Technologies

Nursing/EMS/Health

College Complex

Admin/Student Services

Fine & Applied Arts

West Campus

Child Study Center

Basic Needs/Food Pantry

Athletics

Gym

Athletic Fields/Stadium

Office/Collaboration

Student Org/Life Spaces

Office Spaces & Employee Lounges

Academic

Classroom/Labs

Library/Study Space

Brentwood Center

Space for events

Wayfinding

Expanded Food options

Improved Outdoor spaces

Campus

Improved Outdoor spaces

Improved Lake & Trails

Celebration/Ceremony Space

Academic/Services

Academic Spaces to support Guided Pathways

Consolidated Student Services

Wayfinding

Welcome Center Space

Loop Road & Improved Vehicular Circulation

Improved Wayfinding

Student Life

Branding & Identity that represents the Students/Community

On Campus Student Housing

Infrastructure

Sustainability Upgrades (EV, PV & Electrification)

Safety & Security Upgrades

Tech Upgrades throughout Campuses

- As-is
- Renovate in place
- New Construction
- Other (post it note)

- Not a Priority
- Somewhat of a Priority
- High Priority
- Other (post it note)

THANK YOU!
