CONTRA COSTA COMMUNITY COLLEGE DISTRICT

Facilities Master Planning

College Assembly
FEBURARY 5, 2024

steinberg hart

AGENDA

01 Space Utilization

02 Space Projections

03 Draft Plan

BIG MOVES

Future Vision

SHIFT CAMPUS TO THE NORTH

Grow and consolidate campus toward the north to enhance community connection and better unite the College.

BIG MOVES

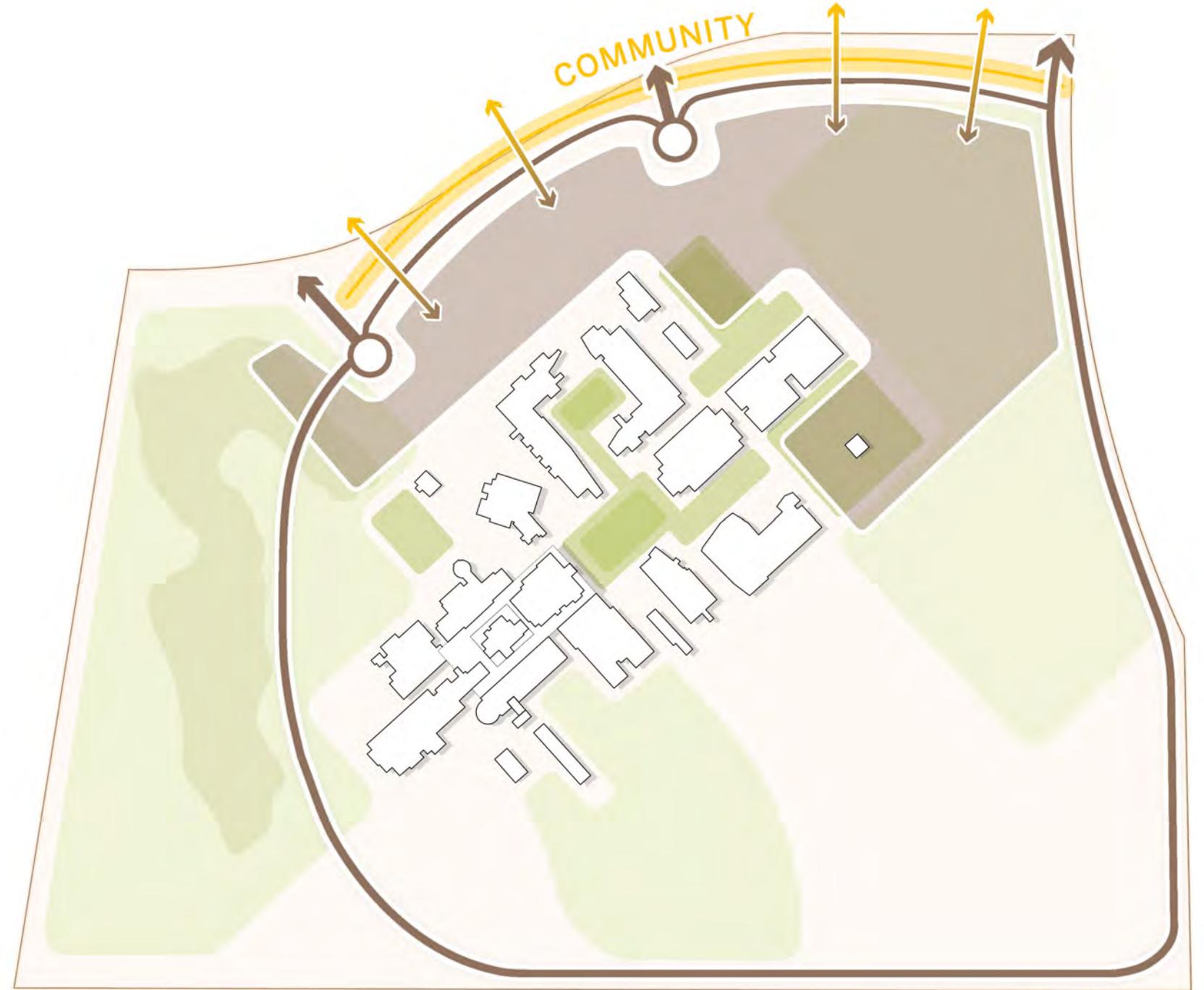Future Vision

SHIFT CAMPUS TO THE NORTH

Grow and consolidate campus toward the north to enhance community connection and better unite the College.

COMPLETE THE LOOP ROAD

Extend loop road to create a safe, clear way to navigate campus.

COMMUNITY

BIG MOVES

Future Vision
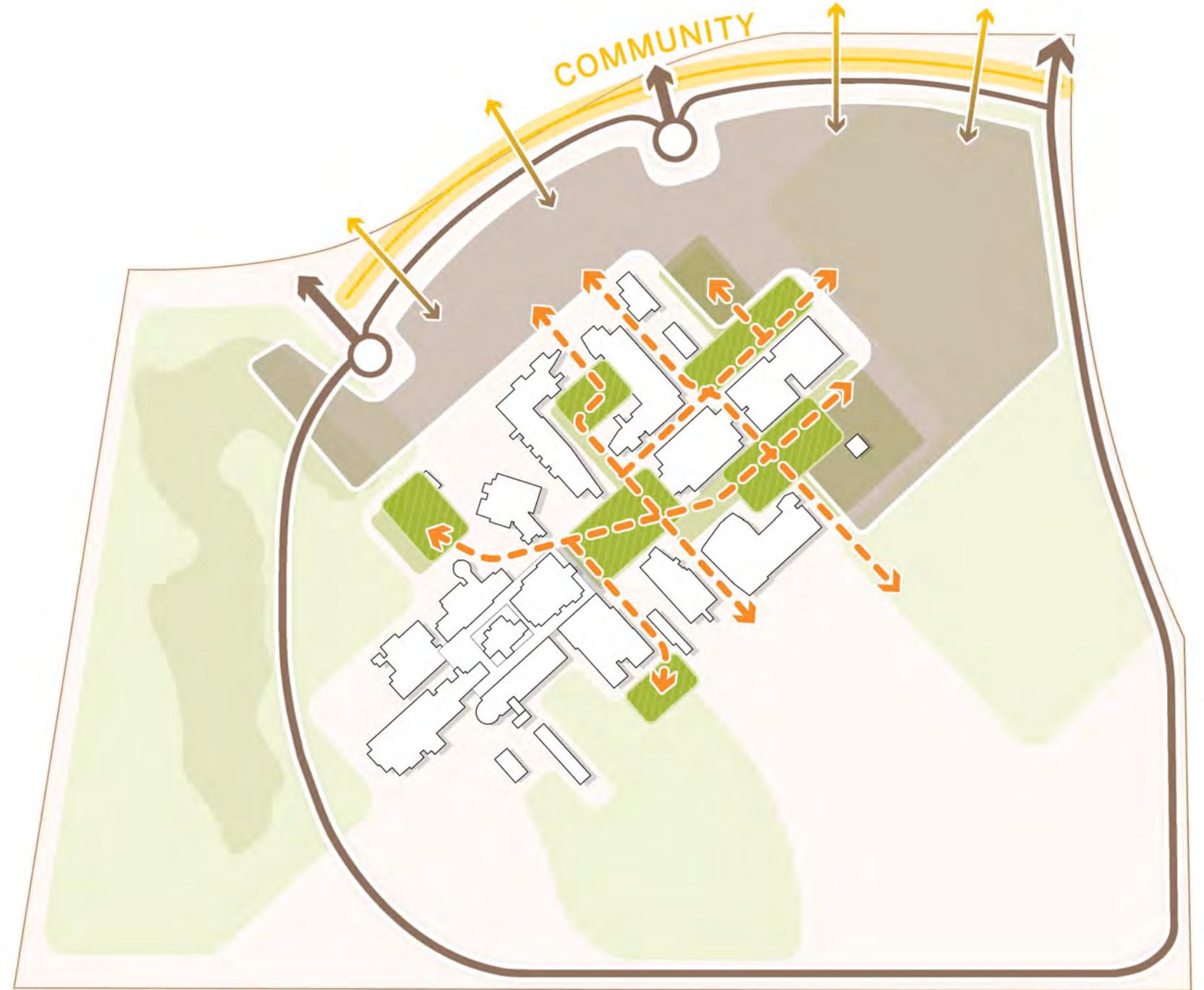
SHIFT CAMPUS TO THE NORTH

Grow and consolidate campus toward the north to enhance community connection and better unite the College.

COMPLETE THE LOOP ROAD

Extend loop road to create a clear way to navigate campus.

ENHANCE CONNECTIVITY

Improve accessibility throughout campus with a welcoming pedestrian realm.

ENGAGEMENT OVERVIEW

Engagement Events to Date

Campus Surveys
10/11 - 10/30/23

805 Students

76 Employees

What would keep you on campus longer?

Other - write in (next screen)
A better class schedule
More open hours (longer, later)
More course options
More collaboration space
More food options
More spaces for student life activities
More study space

53 · 81 · 66 · 46 · 131 · 36 · 71

1. More Food Options
2. A Better Class Schedule
3. More Student Spaces
4. More Course Options
5. Others

Heart of Campus

♥

"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."

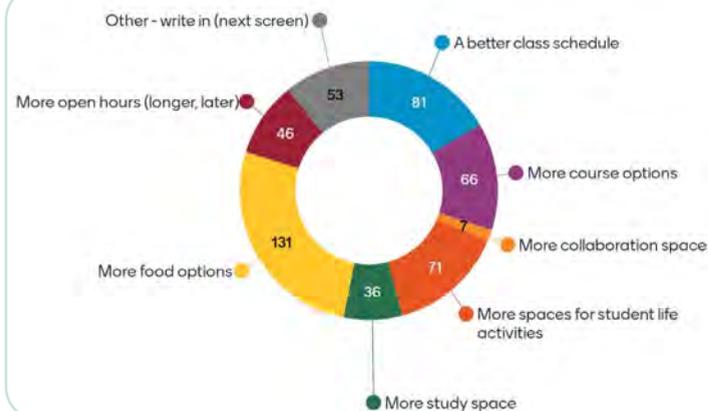LOS MEDANOS COLLEGE

32 Focus Group Interviews
8/16 - 10/2/23

Common Themes

- Belonging
- Student Life
- Academic Support
- Sustainability
- Wayfinding
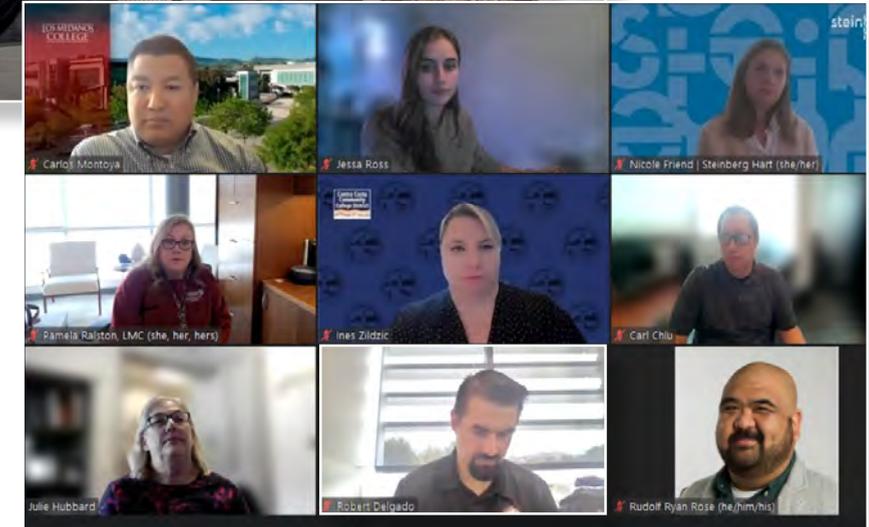- Campus Safety
- Technology
- Flexibility
- Athletics

8/16/23 Flex Week

11/6/23 College Assembly

Virtual Focus Group Interviews

SPACE UTILIZATION

01

LOS MEDANOS
COLLEGE

Instructions

Go to

www.menti.com

Enter the code

6177 0490

Or use QR code
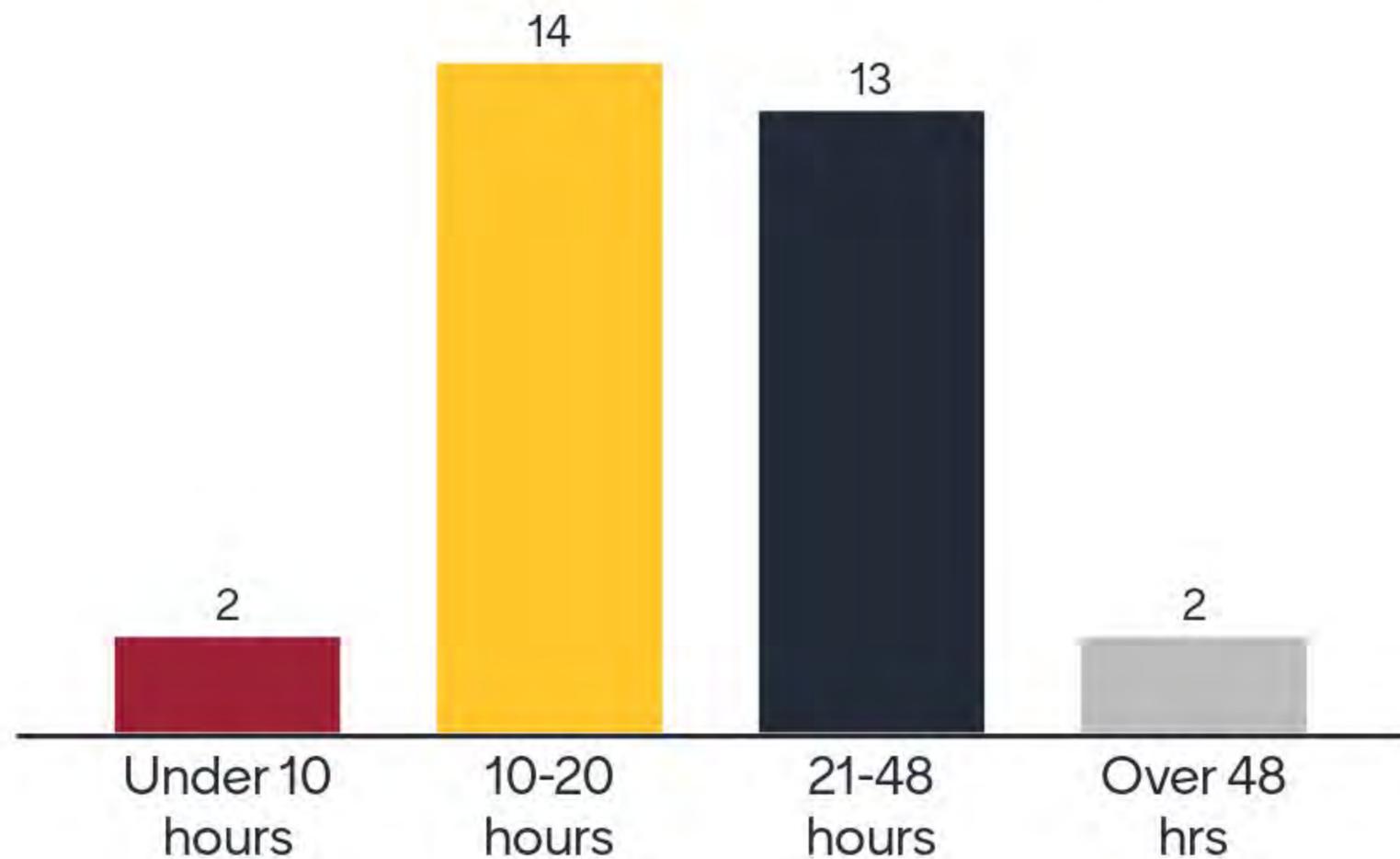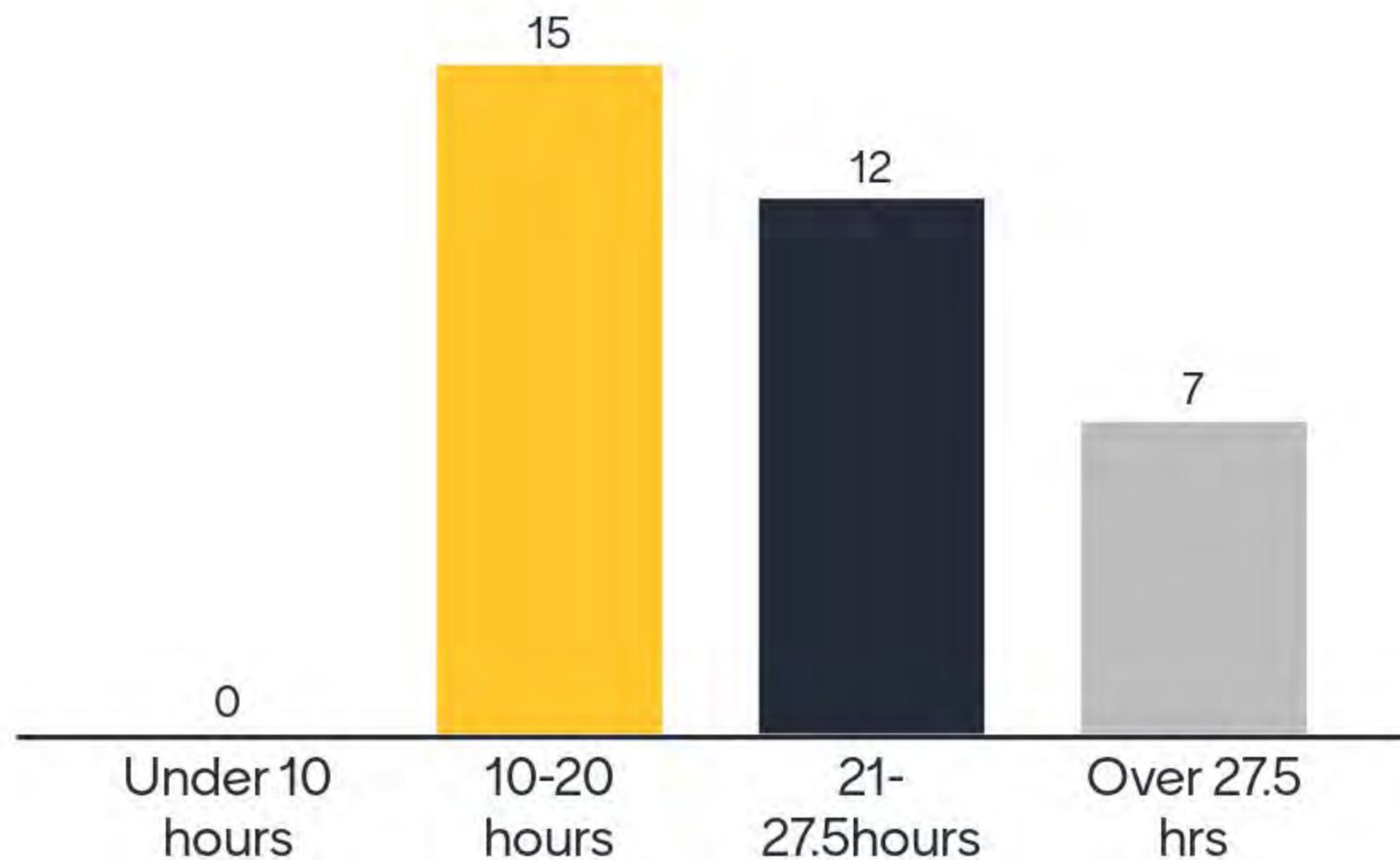
WEEKLY ROOM HOURS

Classrooms/Lecture

In Fall 2023, no buildings achieved the **state target of 48 hours per room per week** average Weekly Room Hours.

$$\text{Weekly Room Hours} = \frac{\text{Total Weekly Scheduled Hours}}{\text{\# of classrooms}}$$

7.5 hrs

Based on the amount of hours the campus is open, classrooms can be scheduled for up to **70 hrs** a week.
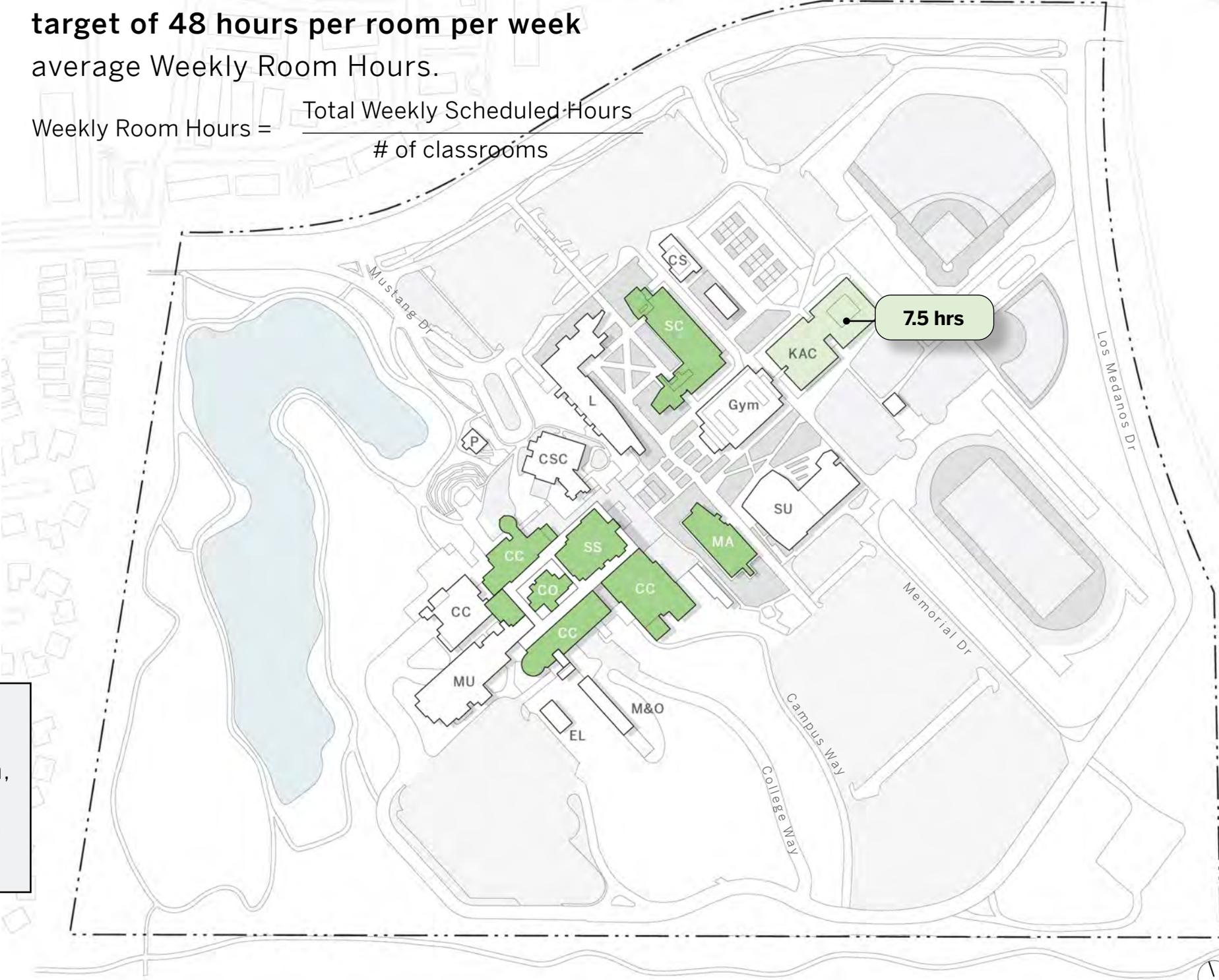
LEGEND

- 0-10 hrs
- 10-20 hrs
- 20-48 hrs
- Above 48 hrs (State Standard)
  For campuses less than 140,000 WSCH
- Bldgs with no classrooms

50'
25' 100' 200'

WEEKLY ROOM HOURS

Classrooms/Lecture| Building Data

Weekly Room Hour (WRH) State Standard: 48 hrs

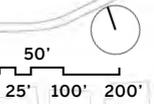### Pittsburg Campus

Building	Total Possible Hours*	Total Weekly Scheduled Hours	# of Classroom	Average WRH	Rooms lack scheduled Data or Unused
College Complex & Student Services	1,440	436	30	14.5	CC2114, 2120
Library	48	0	1	-	L215
Math	336	104	7	14.9	-
Kinesiology & Athletics Complex	96	15	2	7.5	-
Science	336	124	7	17.7	-
Total/Average	**2,256**	**679**	**47**	**14.4**	-

Brentwood Center

Building	Total Possible Hours*	Total Weekly Scheduled Hours	# of Classroom	Average WRH	Rooms lack scheduled Data or Unused
300	624	180	13	13.8	BRT303, 307
400	96	8	2	4.0	-
Total/Average	**720**	**188**	**15**	**12.5**	-

Total Possible Hours: 48 hrs x # of classrooms

In Fall 2023, **3 rooms**, 2 in College Complex and 1 in Library at Pittsburg Campus, **appeared to be unused or lack scheduling data**.

2 rooms in the Brentwood 300 building **appeared to be unused or lack scheduling data**.

**This information accurately reflects the data in FUSION, however FUSION data may not accurately reflect how you are currently using space. For instance: BRT303 is currently being used as construction staging space, and BRT307 currently have classes taught in them.

USE BY HOUR OF DAY

Pittsburg Campus | Classrooms/Lecture

Peak Demand: 33

In Fall 2023, peak classroom demand occurs at 10 am on Tuesdays, requiring **33 classrooms** (72% of total).

Classroom demand is **highest on Monday - Thursday mornings and early afternoons**, reaches its lowest around 4 pm, then slightly increases during dinner time.

There is a substantial difference in classroom demand between weekdays (Monday to Thursday) and the weekend (Friday and Saturday).

Number of Classrooms in Use

Time of Day

M   T   W   TH   F   S

USE BY HOUR OF DAY

Brentwood Center | Classrooms/Lecture

In Fall 2023, peak classroom demand occurs at 11 am on Mondays, requiring **11 classrooms** (73% of total).

Classroom demand is **highest on Monday - Thursday mornings and early afternoons**, reaches its lowest around 4-5 pm, then slightly increases during dinner time.

Fridays show much lower usage, and no classrooms are scheduled on Saturdays.

STATION OCCUPANCY

Classrooms

In Fall 2023, two buildings achieved the **state target of a 66%** average Station Occupancy Rate.

LEGEND

Station Occupancy = The percentage of stations are occupied by students when rooms are in use

- ☐ 0-30%
- ☐ 30-50%
- ☐ 50-66%
- ☐ Above 66% (State Standard)
- ☐ Bldgs with No Classrooms

Map labels: CS, SC, KAC, L, Gym, P, CSC, SU, MA — 67.7%, CC, SS, CO, CC, CC — Auto, Art, CC — 84.4%, MU, M&O, EL

Scale: 25' 50' 100' 200'

Mustang Dr, Los Medanos Dr, Memorial Dr, Campus Way, College Way

WEEKLY ROOM HOURS

Labs (Class Labs & Special Class Labs)

In Fall 2023, no buildings achieved the **state target of 27.5 hours per week** average Weekly Room Hours.

20.0 hrs

200   300

100   400

23.2 hrs

CS

SC

L

Gym

CSC

P

CC

SS

SU

CO

MA

Art   Auto
CC
CC

CC

MU

M&O

EL

Mustang Dr

Los Medanos Dr

Memorial Dr

Campus Way

College Way

LEGEND

▢ 0-10 hrs	▢ Bldgs with no laboratories
▢ 10-20 hrs	▢ Bldgs with no scheduling data
▢ 20-27.5 hrs	
▢ Above 27.5 hrs (State Standard)	

50'

25' 100' 200'

WEEKLY ROOM HOURS

Labs (Class Labs & Special Class Labs) | Building Data

Pittsburg Campus

Building	Total Possible Hours*	Total Weekly Scheduled Hours	# of Lab	Average WRH	WRH State Standard: 27.5 hrs Rooms lack scheduled Data or Unused
Child Study Center	27.5	4	1	4.0	-
College Complex & Student Services	880	238	34	7.4	CC229, 281, 283, 320, 327, 338, 355, 356, 357, 517A CO200 MU705, 734, 735, 740
EE Tec Portable Classroom	27.5	3	1	3.0	-
Library	55	0	2	-	L213, 214
Math	27.5	0	1	-	MA107**
Science	247.5	209	9	23.2	-

Brentwood Center

Building	Total Possible Hours*	Total Weekly Scheduled Hours	# of Lab	Average WRH	Rooms lack scheduled Data or Unused
200	110	80	4	20.0	-
400	27.5	0	1	-	BRT410**

*Total Possible Hours: 27.5 hrs x # of labs

In Fall 2023, **18 labs**, in College Complex, Library and Math buildings at Pittsburg Campus, constituting 38% of Pleasant Hill's total, **appeared to be unused or lack scheduling data**, **primarily concentrated in College Complex.**

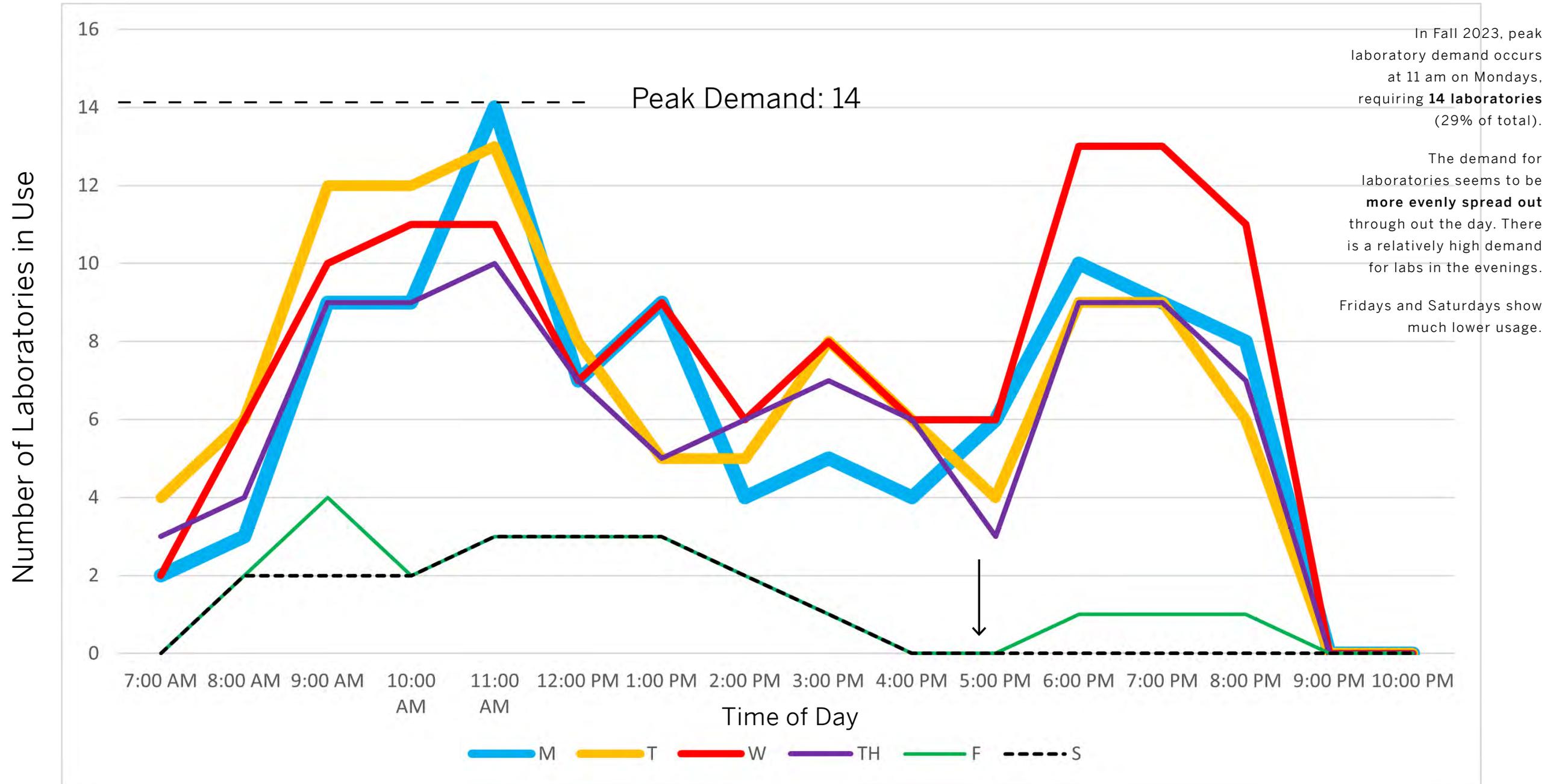1 lab in the Brentwood 400 building **appeared to be unused or lack scheduling data**.

Science buildings had the highest average Weekly Room Hours, yet remained 16% below the state standard of 27.5 hours per week.

**This information accurately reflects the data in FUSION, however FUSION data may not accurately reflect how you are currently using space. For instance: MA107 and BRT410 are currently being used as a tutoring space and therefore would not be categorized as "lab"

USE BY HOUR OF DAY

Pittsburg Campus | Labs (Class Labs & Special Class Labs)

Peak Demand: 14

In Fall 2023, peak laboratory demand occurs at 11 am on Mondays, requiring **14 laboratories** (29% of total).

The demand for laboratories seems to be **more evenly spread out** through out the day. There is a relatively high demand for labs in the evenings.

Fridays and Saturdays show much lower usage.

USE BY HOUR OF DAY

Brentwood Center | Labs (Class Labs & Special Class Labs)

Peak Demand: 3

In Fall 2023, peak laboratory demand occurs both in the mornings and evenings, requiring **3 laboratories** (60% of total).

The demand for laboratories seems to be **more evenly spread out** through out the day.

No classrooms are scheduled on Saturdays.

STATION OCCUPANCY

Labs (Class Labs & Special Class Labs)

In Fall 2023, EL and BRT200 achieved the **state target of a 85%** average Station Occupancy Rate.


Station Occupancy = The percentage of stations are occupied by students when rooms are in use

LEGEND

- 0-30%
- 30-60%
- 60-85%
- Over 85% (State Standard)

- Bldgs with no laboratories
- Bldgs with no scheduling data

College Data Source: 2023 Fall-Section Data
State Target Source: Board of Governors of the California Community Colleges Policy on Utilization and Space Standards - 2020 Revision

50'
25' 100' 200'
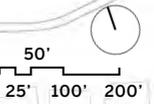
SPACE PROJECTIONS

02

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

IN PERSON VS ONLINE - Pittsburg

Disciplines	2023 Total WSCH	On campus Ratio	Online Off-campus Ratio
Humanities	8,832	32%	68%
Biological Sciences	8,300	85%	15%
Mathematics	7,861	35%	65%
Fine and Applied Arts	6,611	45%	55%
Physical Sciences	6,235	81%	19%
Social Science	5,359	21%	79%
Health	5,190	88%	12%
Public and protective Services	4,168	57%	43%
Education	3,149	79%	21%
Consumer Ed / Early Child Dev	3,069	12%	88%
Business and Management	2,873	12%	88%
Interdisciplinary Studies	2,404	35%	65%
Computer & Information Science	2,132	7%	93%
Psychology	2,031	11%	89%
Engineering/Indus Tech	1,740	72%	28%
Automotive Technology	1,491	100%	0%
Foreign Language	1,405	18%	82%
Construction Crafts Technology	1,272	100%	0%
Commercial Services	474	50%	50%
Industrial System Technology & Maintenance	341	71%	29%
Media and Communications	312	61%	39%
Aeronautical + Aviation Technology	100	78%	22%

LEGEND

- 75- 100% On Campus
- 25 - 49% On Campus
- 50 - 74% On Campus
- 0 - 24% On Campus

WSCH	PE_WSCH	Lecture_WSCH	Hybrid_WSCH	Lab_WSCH	Lec/Lab_WSCH	Online_WSCH	Other
139,612	5,686	8,912	18,018	3,708	35,613	65,559	2,116
100%	4.1%	6.4%	12.9%	2.7%	25.5%	47.0%	1.5%

*Source: Space Data: FUSION, WSCH: District Provided

IN PERSON VS ONLINE - Brentwood

Disciplines	2023 Total WSCH	On campus Ratio	Online Off-campus Ratio
Biological Sciences	1,959	90%	10%
Education	298	40%	60%
Engineering/Indus Tech	83	0%	100%
Fine and Applied Arts	442	20%	80%
Foreign Language	180	0%	100%
Consumer Ed / Early Child Dev	407	0%	100%
Humanities	1,636	28%	72%
Mathematics	3,971	45%	55%
Physical Sciences	1,528	94%	6%
Psychology	502	59%	41%
Social Science	1,217	20%	80%

WSCH	PE_WSCH	Lecture_WSCH	Hybrid_WSCH	Lab_WSCH	Lec/Lab_WSCH	Online_WSCH	Other
139,612	0	704	2,845	0	2,650	6,224	0
100%	0%	5.7%	22.9%	0%	21.3%	50.1%	0%

75- 100% On Campus   25 - 49% On Campus

50 - 74% On Campus   0 - 24% On Campus

SPACE PROJECTIONS - COMPARISON

Scenarios - Pittsburg Campus

Legend:
- Existing inventory
- 90% in-person / 10% online
- 70% in-person / 30% online
- 65% in-person / 35% online

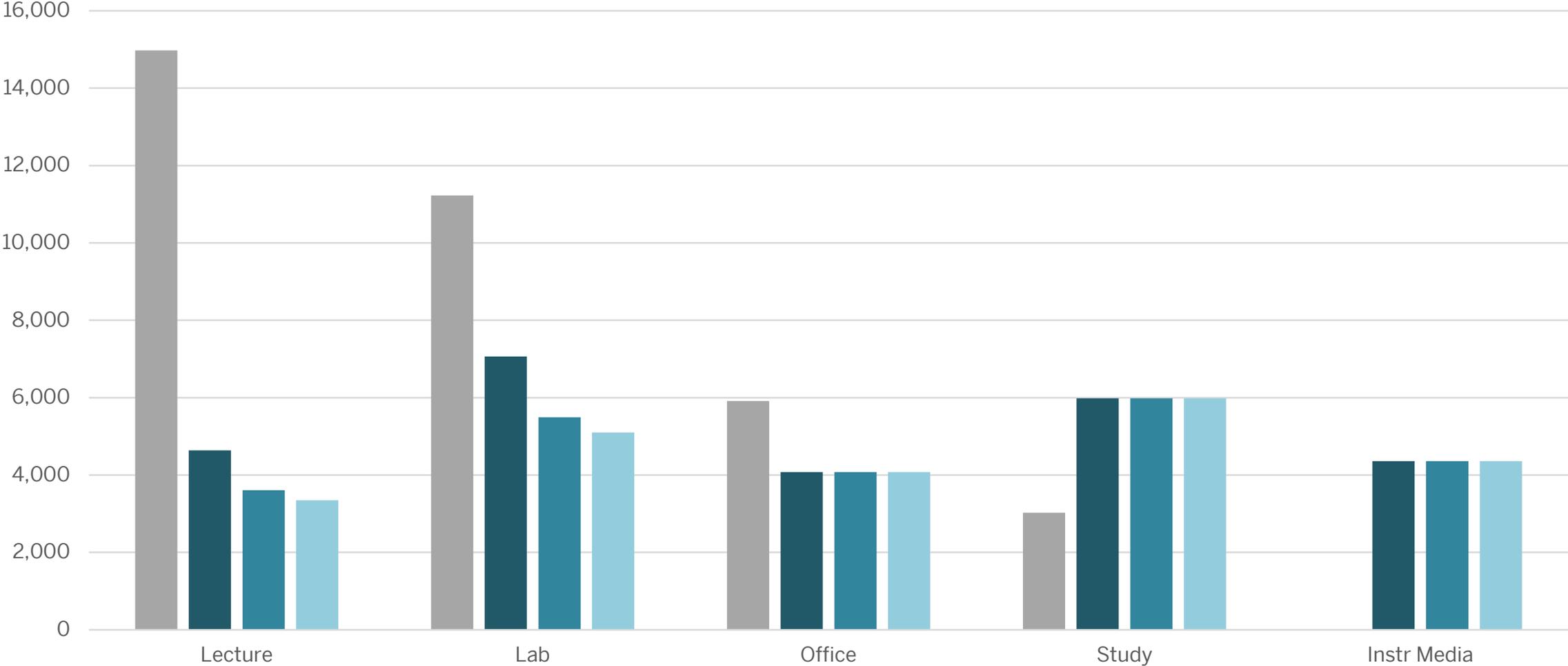The Scenario only affects Lecture and Lab categories

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

- WSCH and enrollment projections are under development
- The projected space utilizes the existing Lec and Lab ratio.
- The projected Lec-Lab ratio is 50% if the program is fully online in 2023.
- State standards apply to new ratios

SPACE PROJECTIONS - COMPARISON

Scenarios - Brentwood

Legend:
- Existing inventory
- 90% in-person / 10% online
- 70% in-person / 30% online
- 65% in-person / 35% online

The Scenario only affects Lecture and Lab categories

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

- WSCH and enrollment projections are under development
- The projected space utilizes the existing Lec and Lab ratio.
- The projected Lec-Lab ratio is 50% if the program is fully online in 2023.
- State standards apply to new ratios

LOS MEDANOS
COLLEGE

Instructions

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www.menti.com

Enter the code

6177 0490

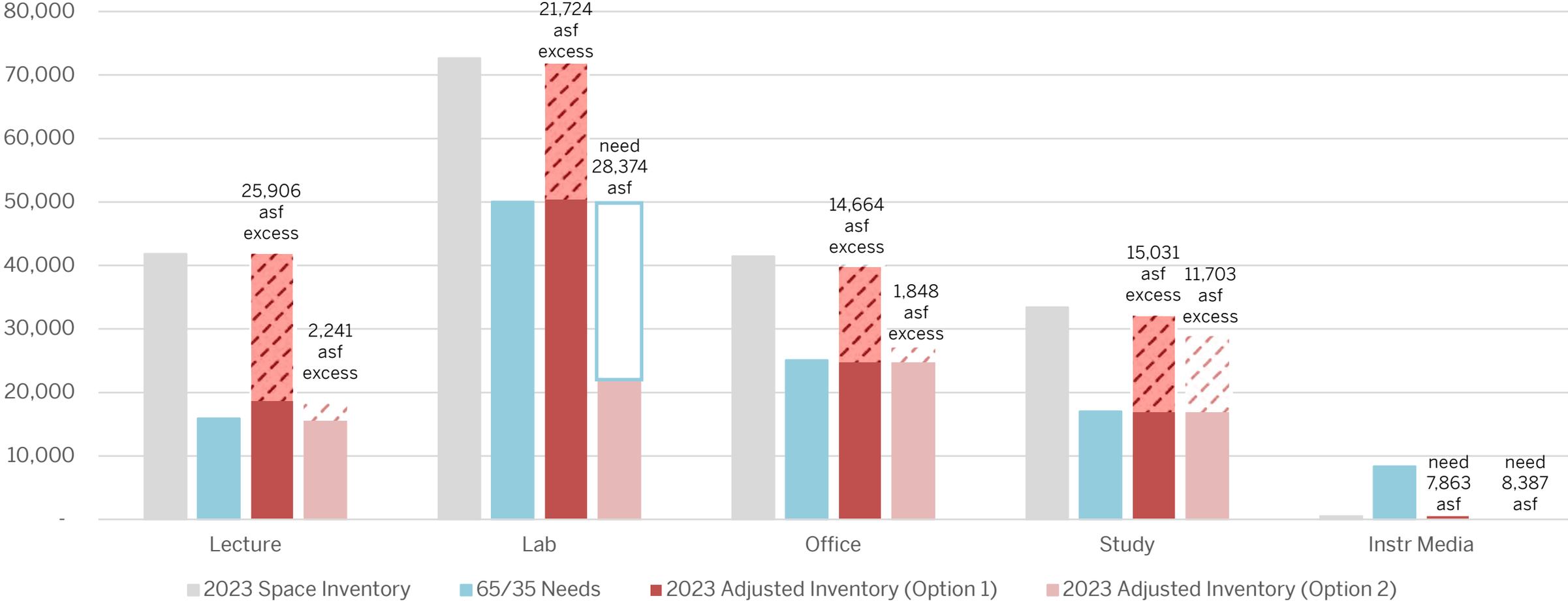Or use QR code

Where do you think we will be in 5 years?
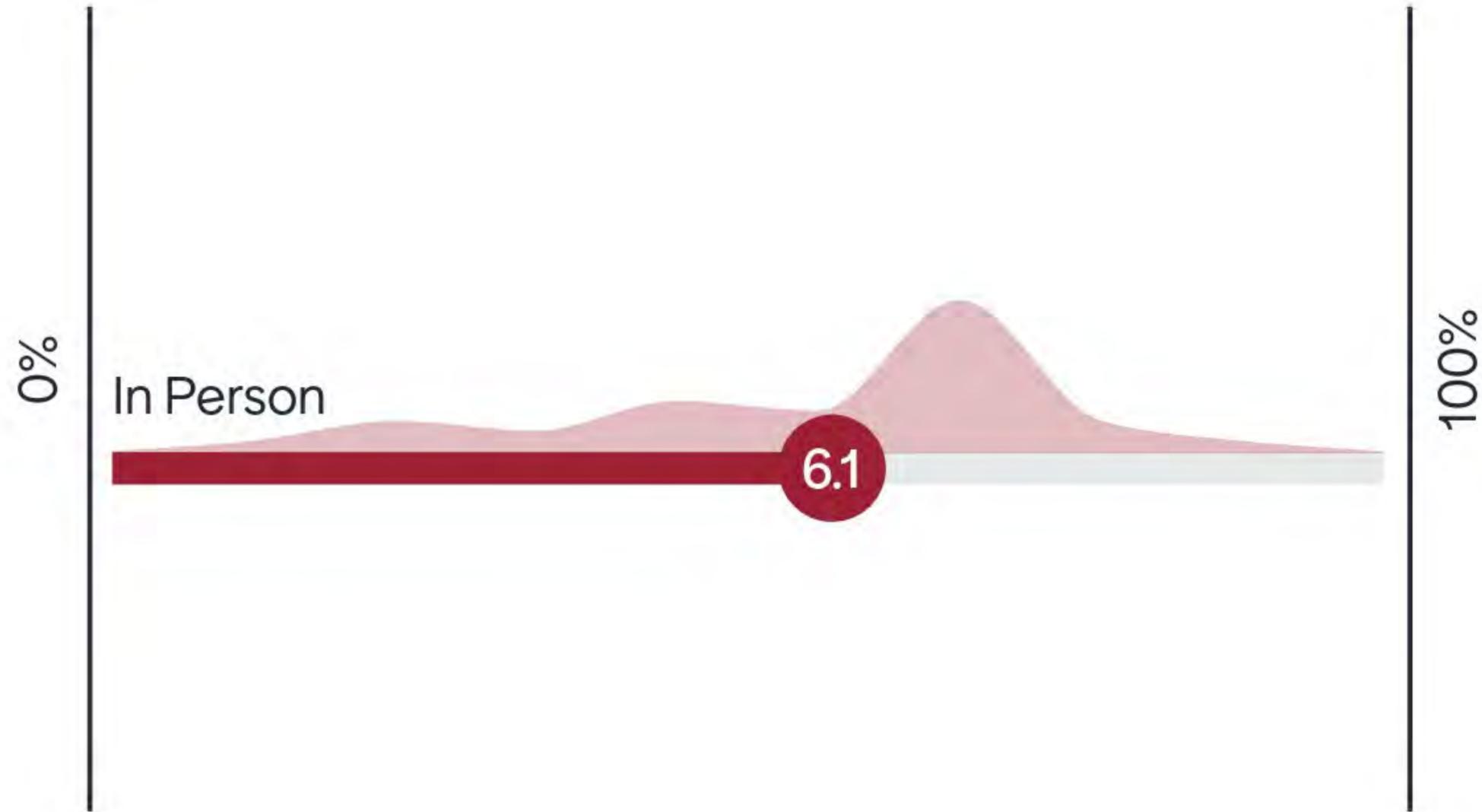
DRAFT PLAN

03

SPACE PROJECTIONS - PITTSBURG

65% in-person/35% online scenario

The Scenario only affects Lecture and Lab categories

OPTION 1

This option explores investment of the College Complex.			
Project	**Existing ASF**	**Proposed GSF***	**Proposed Location**
New Projects Group A (7-10 years)			
Child Study Center	11,995	RENO	①
Health & Public Services *(with swing space)*, Campus Safety & Site Improvements *(including Loop Road Connection)*	18,899	RENO	②
CTE/Interdisciplinary Labs (Makerspace)/Auto/Welding/Art	33,109	RENO	③
M&O, Business Services	17,032	RENO	④
New Projects Group B (11-20 years)			
Humanities/Social Sciences/ Guided Pathways	24,176	RENO	⑤
Athletic Fields & Stadium		TBD	⑥
Student Services/Welcome Center/ Basic Needs	22,083	RENO	⑦
New Projects Group C (21-30 years)			
Music/Drama	15,974	RENO	⑧
Gym	18,494	30,000	⑨
Housing		TBD	⑩

Renovations for Group C include: Library and Sciences, and longer-term renovations include KAC, Math, and Student Union
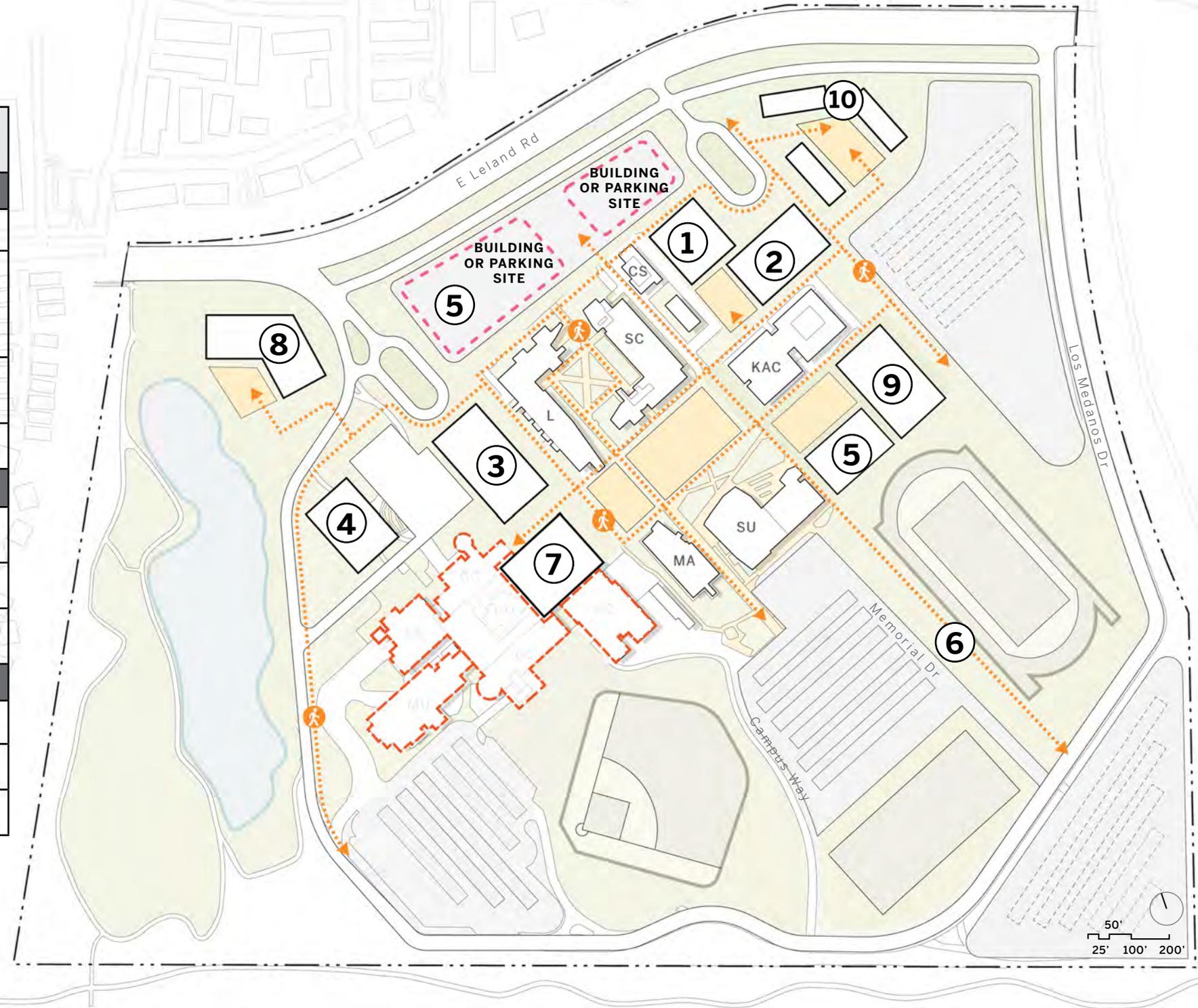
* based on programmatic need and efficiency
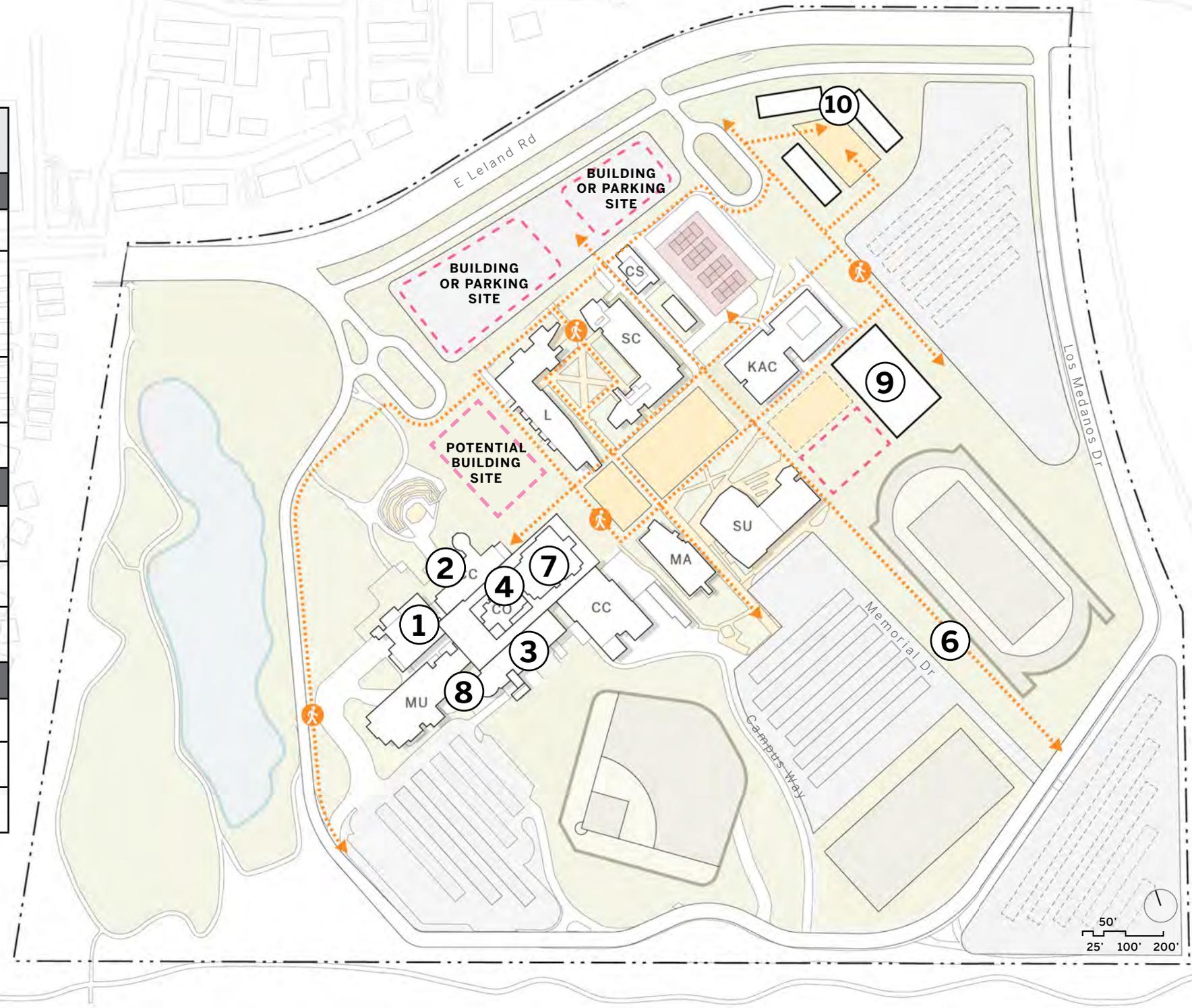
OPTION 2

*This option explores a renovation/partial demo of the College Complex.*

Project	Existing ASF	Proposed GSF*	Proposed Location
New Projects Group A (7-10 years)			
Child Study Center	11,995	20,000	①
Health & Public Services *(with swing space)*, Campus Safety & Site Improvements *(including Loop Road Connection)*	18,899	26,000	②
CTE/Interdisciplinary Labs (Makerspace)/Auto/Welding/Art	33,109	60,000	③
M&O, Business Services	17,032	30,000	④
New Projects Group B (11-20 years)			
Humanities/Social Sciences/ Guided Pathways	24,176	30,000	⑤
Athletic Fields & Stadium		TBD	⑥
Student Services/Welcome Center/ Basic Needs	22,083	RENO	⑦
New Projects Group C (21-30 years)			
PAC/Music	15,974	26,000	⑧
Gym	18,494	30,000	⑨
Housing		TBD	⑩

Renovations for Group C include: Library and Sciences, and longer-term renovations include KAC, Math, and Student Union
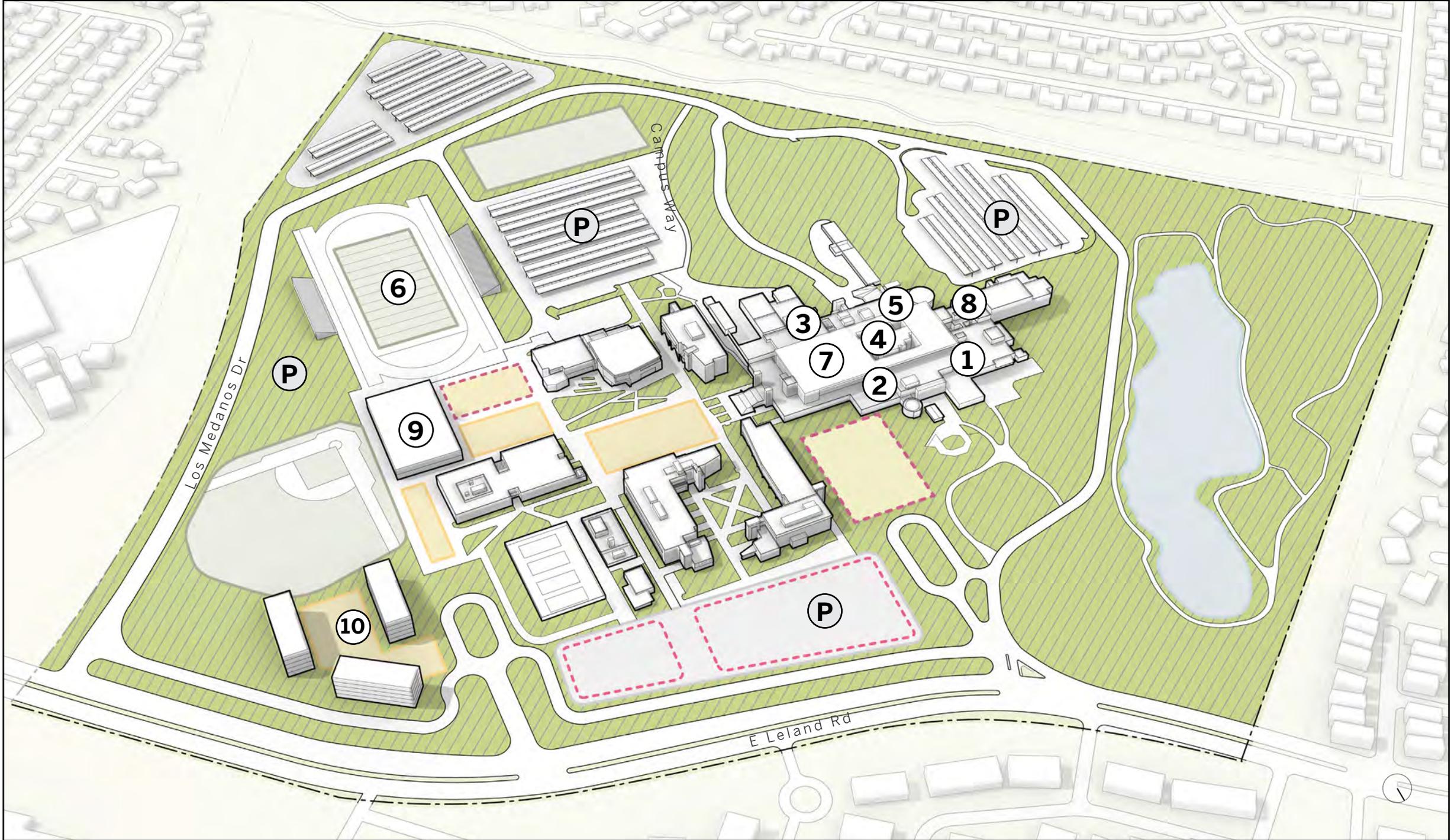
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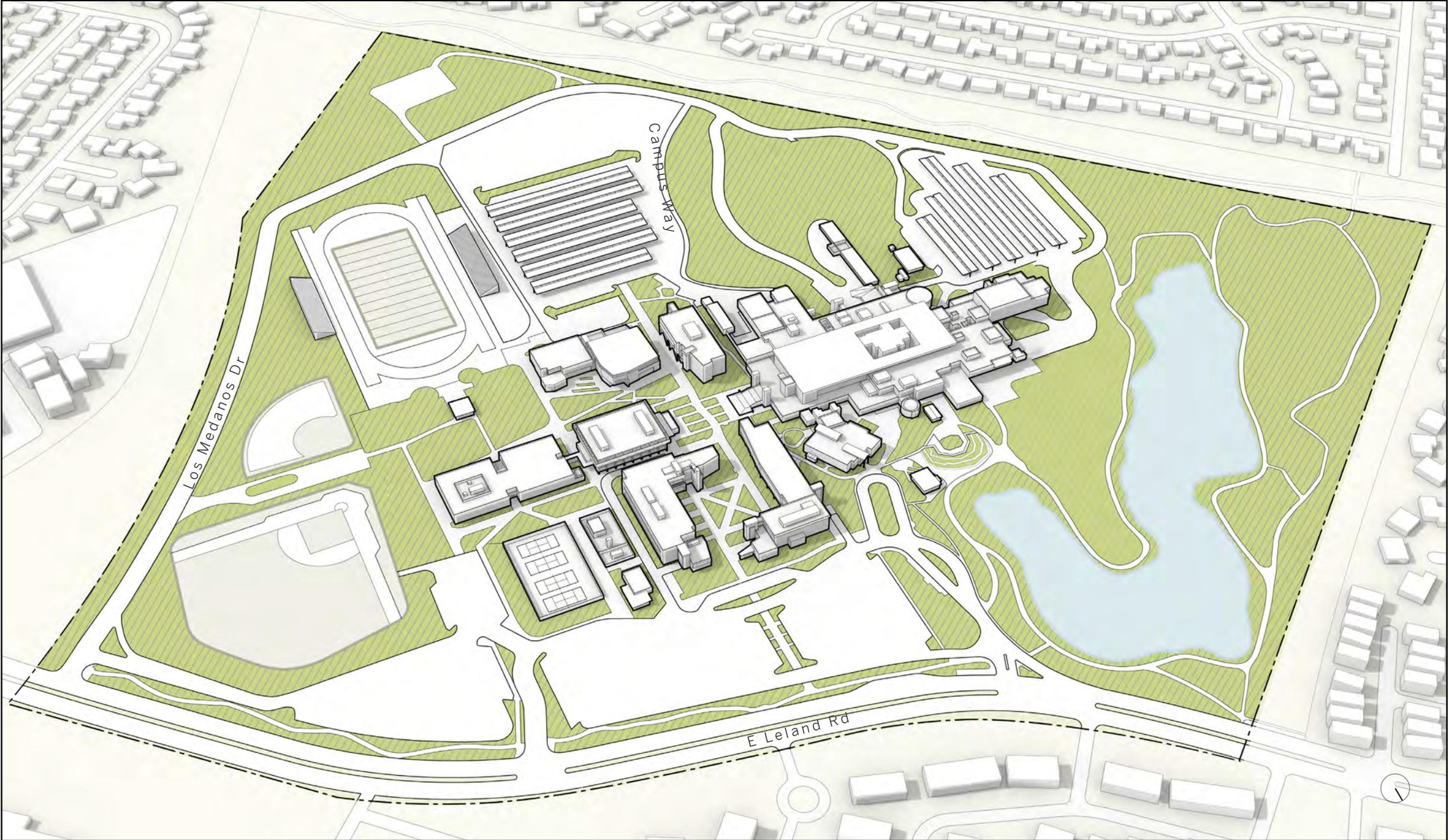
OPTION 1

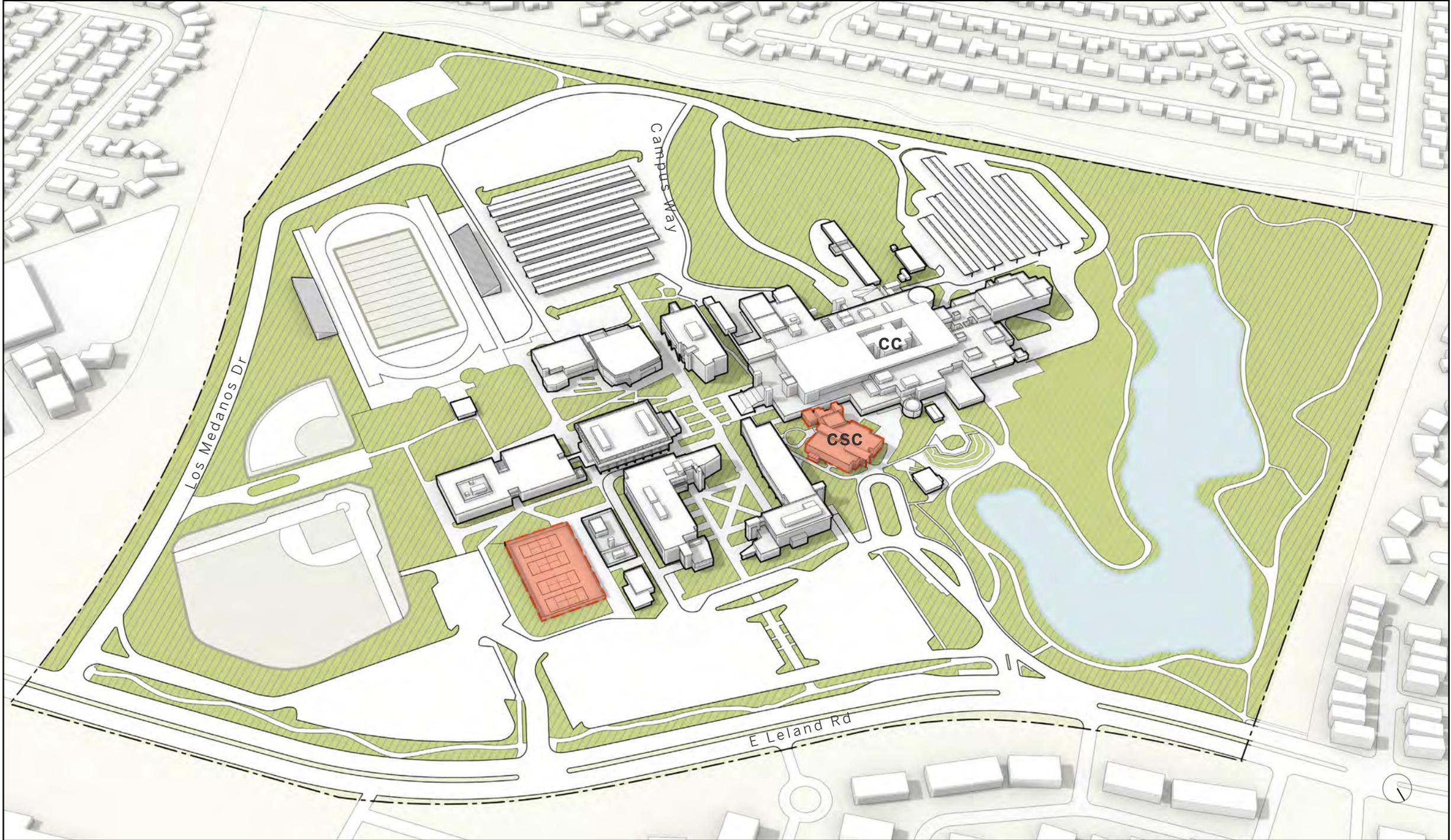| New Projects Group A	
Child Study Center	①
Health & Public Services *(with swing space)*, Campus Safety & Site Improvements *(including Loop Road Connection)*	②
CTE/ Interdisciplinary Labs (Makerspace)/ Auto/Welding/Art	③
M&O, Business Services	④
New Projects Group B	
Humanities/Social Sciences/Guided Pathways	⑤
Athletic Fields & Stadium	⑥
Student Services/ Welcome Center/ Basic Needs	⑦
New Projects Group C	
PAC/Music	⑧
Gym	⑨
Housing	⑩

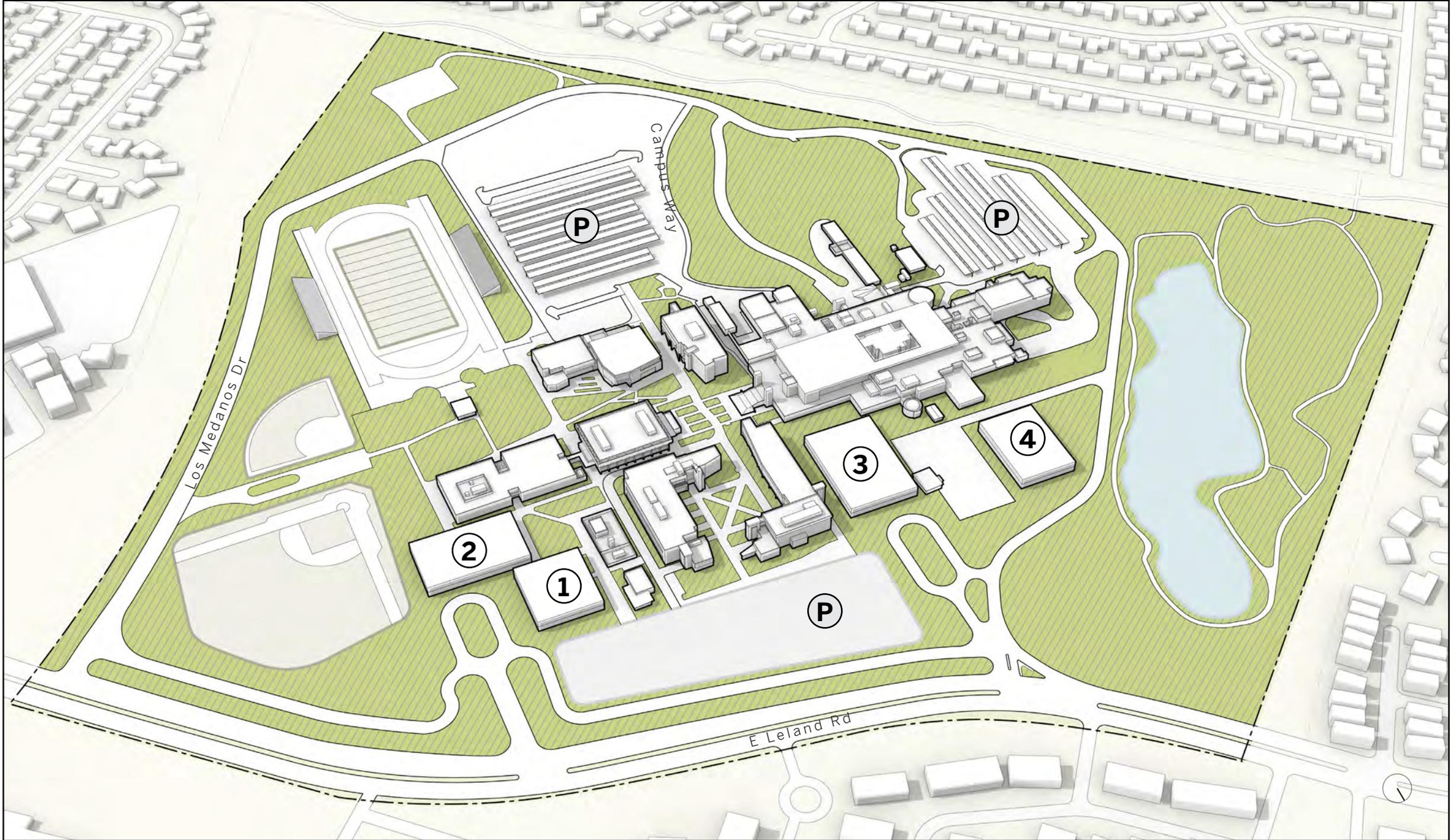*Renovations for Group C include: Library and Science. Longer-term renovations include KAC, Math, and Student Union.*

OPTION 2 - DEMO GROUP A

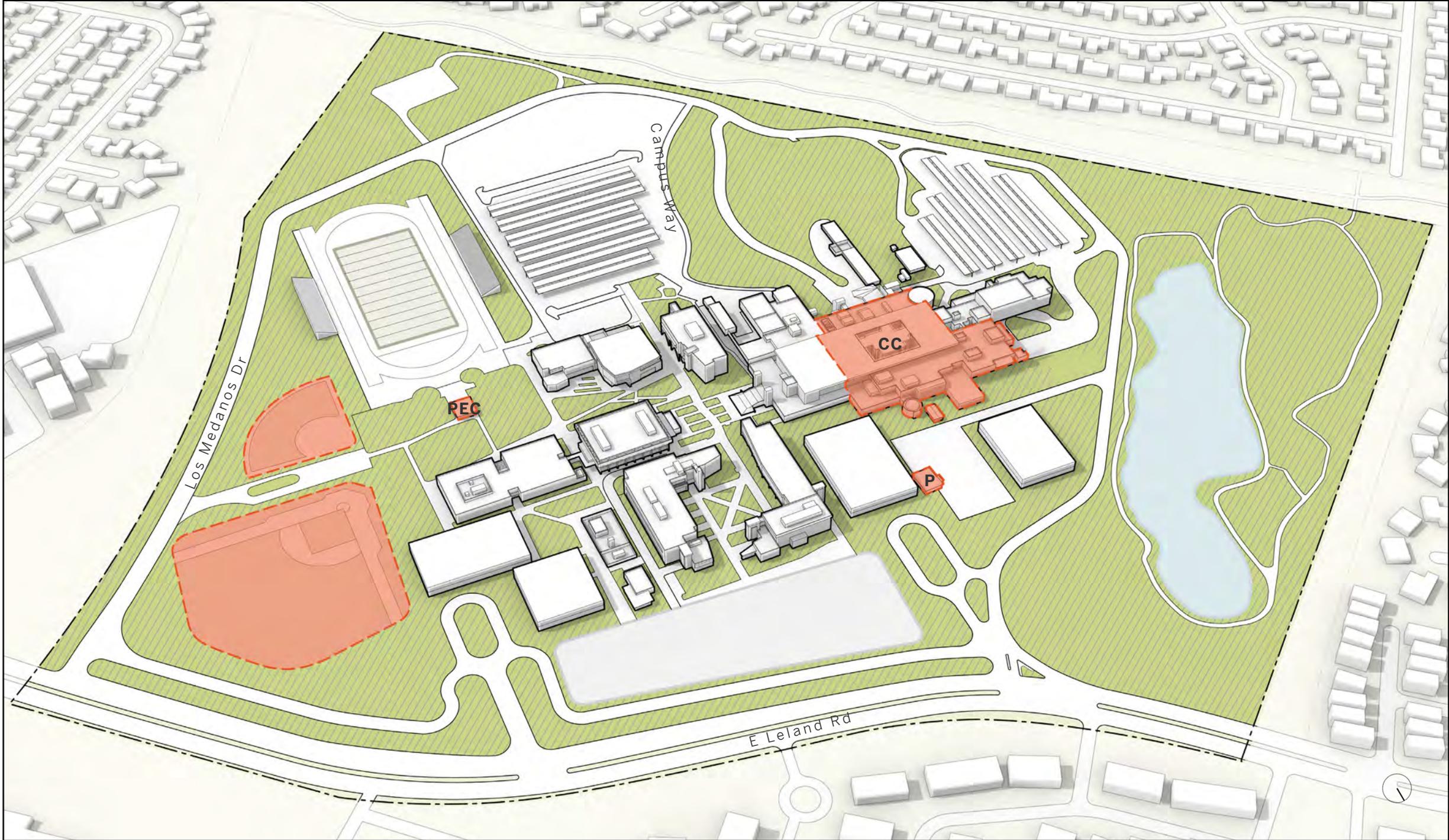| Demolition Group A	
Child Study Center	CSC
College Complex	CC

OPTION 2 - NEW GROUP A

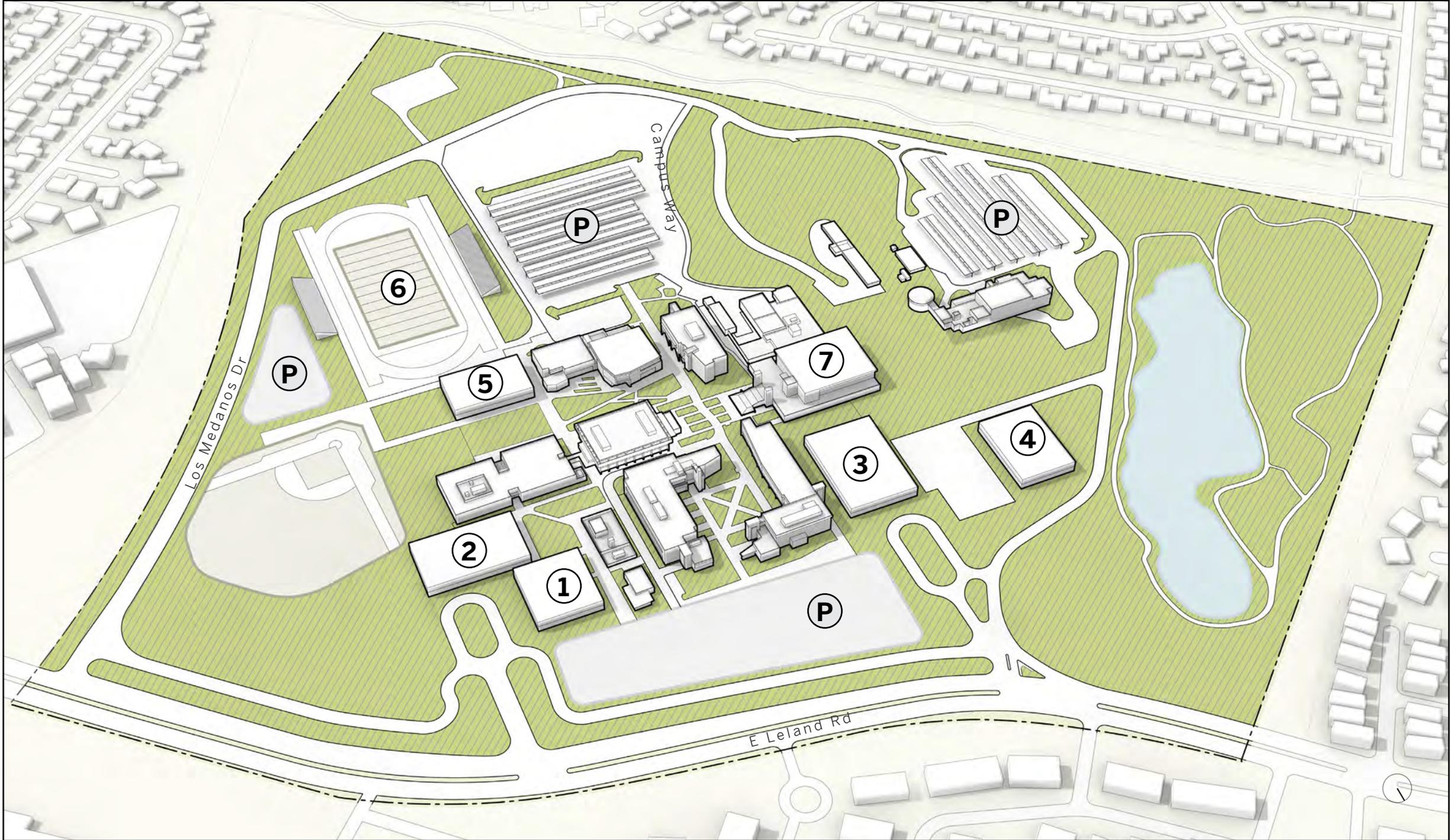| New Projects Group A	
Child Study Center	①
Health & Public Services *(with swing space)*, Campus Safety & Site Improvements *(including Loop Road Connection)*	②
CTE/ Interdisciplinary Labs (Makerspace)/ Auto/Welding/Art	③
M&O, Business Services	④

OPTION 2 - DEMO GROUP B

Demolition Group A	
Child Study Center	CSC
College Complex	CC
Demolition Group B	
Pantry	P
College Complex	CC
Concession	PEC

OPTION 2 - NEW GROUP B

New Projects Group A	
Child Study Center	①
Health & Public Services *(with swing space)*, Campus Safety & Site Improvements *(including Loop Road Connection)*	②
CTE/ Interdisciplinary Labs (Makerspace)/ Auto/Welding/Art	③
M&O, Business Services	④

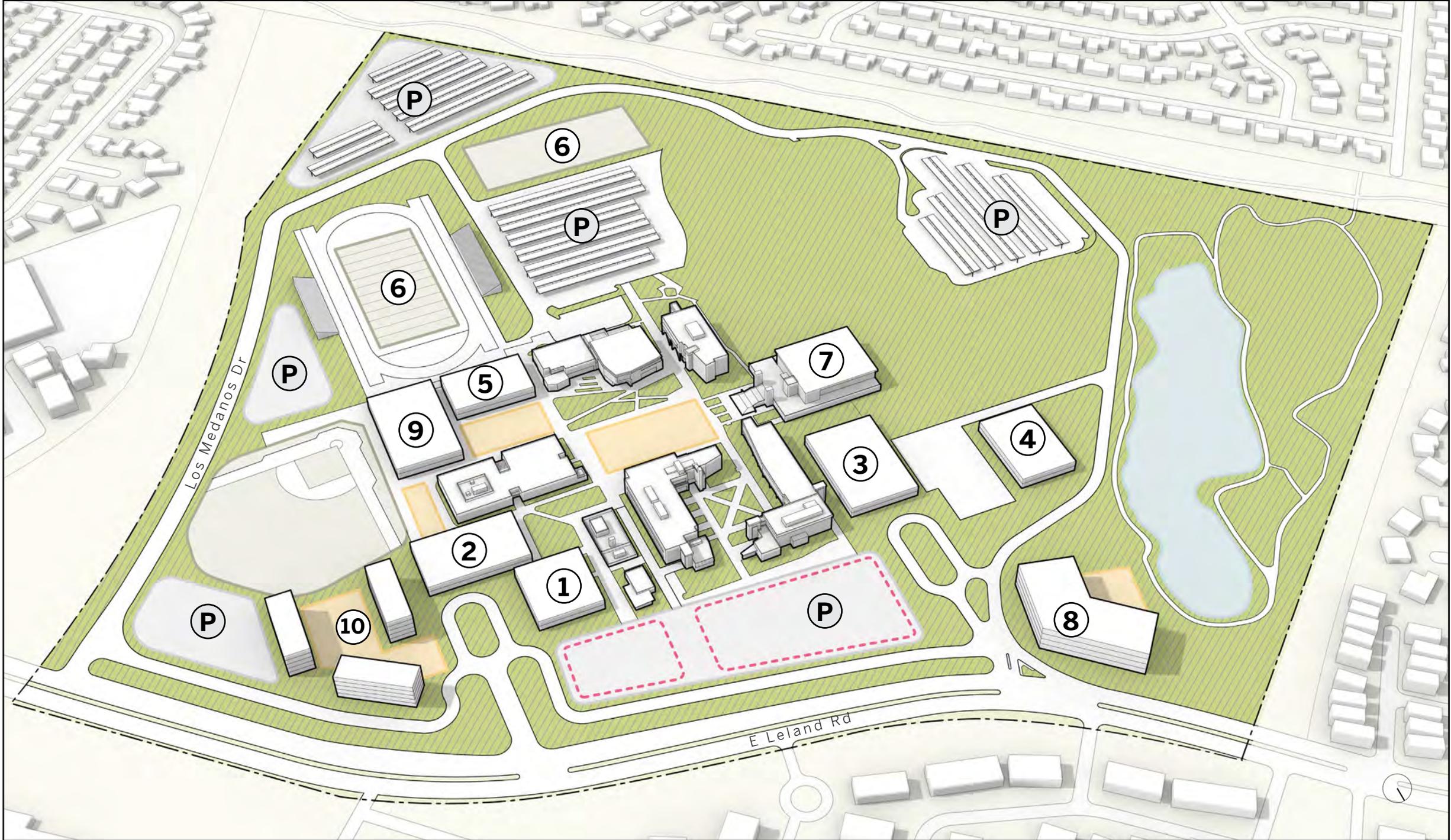| New Projects Group B	
Humanities/Social Sciences/Guided Pathways	⑤
Athletic Fields & Stadium	⑥
Student Services/ Welcome Center/ Basic Needs	⑦

OPTION 2 - DEMO GROUP C

Demolition Group A	
Child Study Center	CSC
College Complex	CC
Demolition Group B	
Pantry	P
College Complex	CC
Concession	PEC
Demolition Group C	
Gym	Gym
College Complex	CC
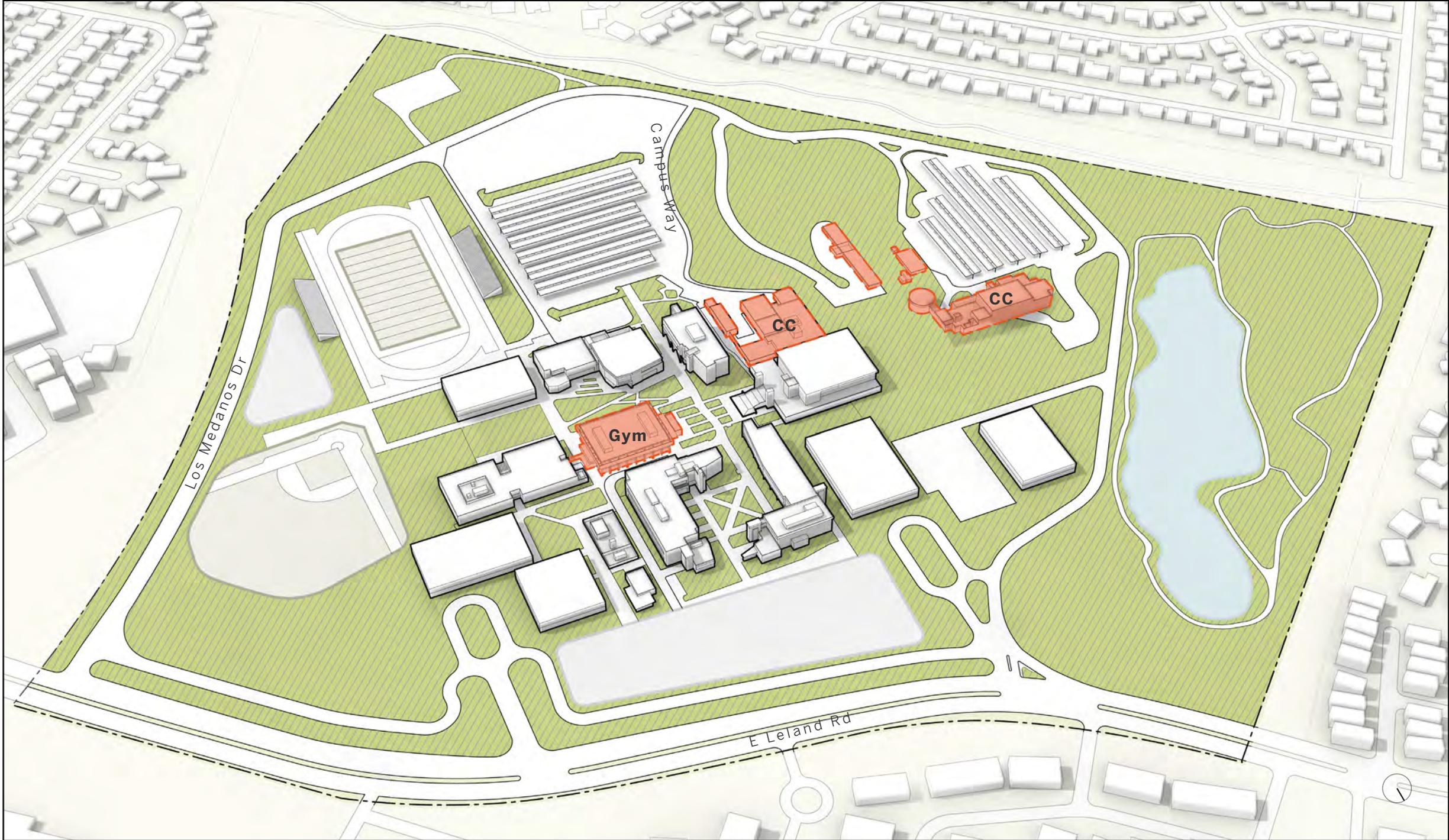
OPTION 2 - NEW GROUP C

New Projects Group A	
Child Study Center	①
Health & Public Services *(with swing space)*, Campus Safety & Site Improvements *(including Loop Road Connection)*	②
CTE/ Interdisciplinary Labs (Makerspace)/ Auto/Welding/Art	③
M&O, Business Services	④

New Projects Group B	
Humanities/Social Sciences/Guided Pathways	⑤
Athletic Fields & Stadium	⑥
Student Services/ Welcome Center/ Basic Needs	⑦

New Projects Group C	
PAC/Music	⑧
Gym	⑨
Housing	⑩

Renovations for Group C include: Library and Science. Longer-term renovations include KAC, Math, and Student Union.

THANK YOU!