CONTRA COSTA COMMUNITY COLLEGE DISTRICT

Facilities Master Planning

Steering Committee
FEBURARY 23, 2024

steinberg hart

AGENDA

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
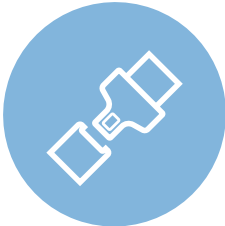- Academic program co-location

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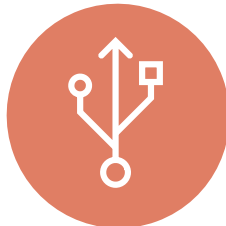- Reduction in lake
- EV vehicle support

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

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.
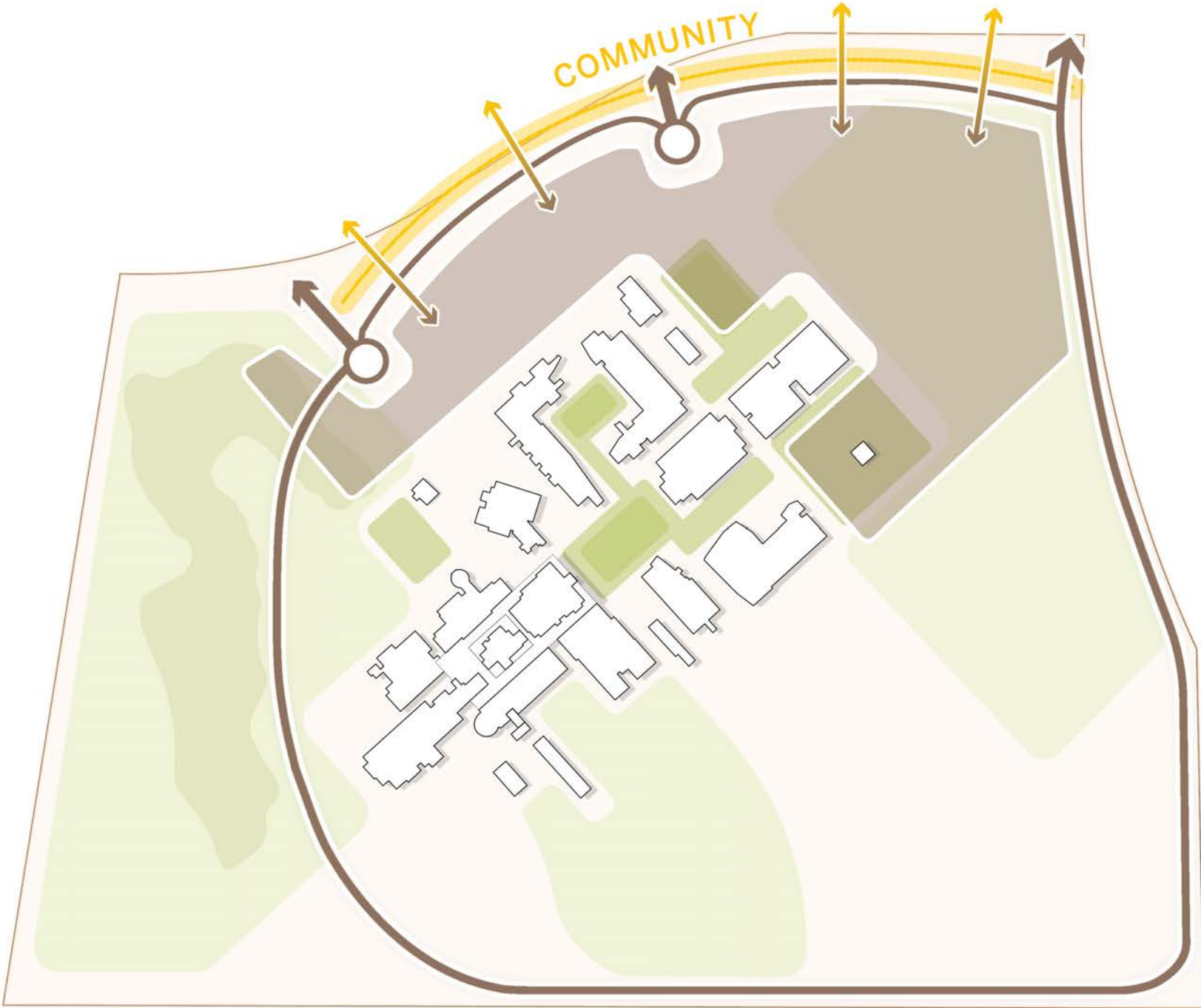
BIG MOVES

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.

BIG MOVES

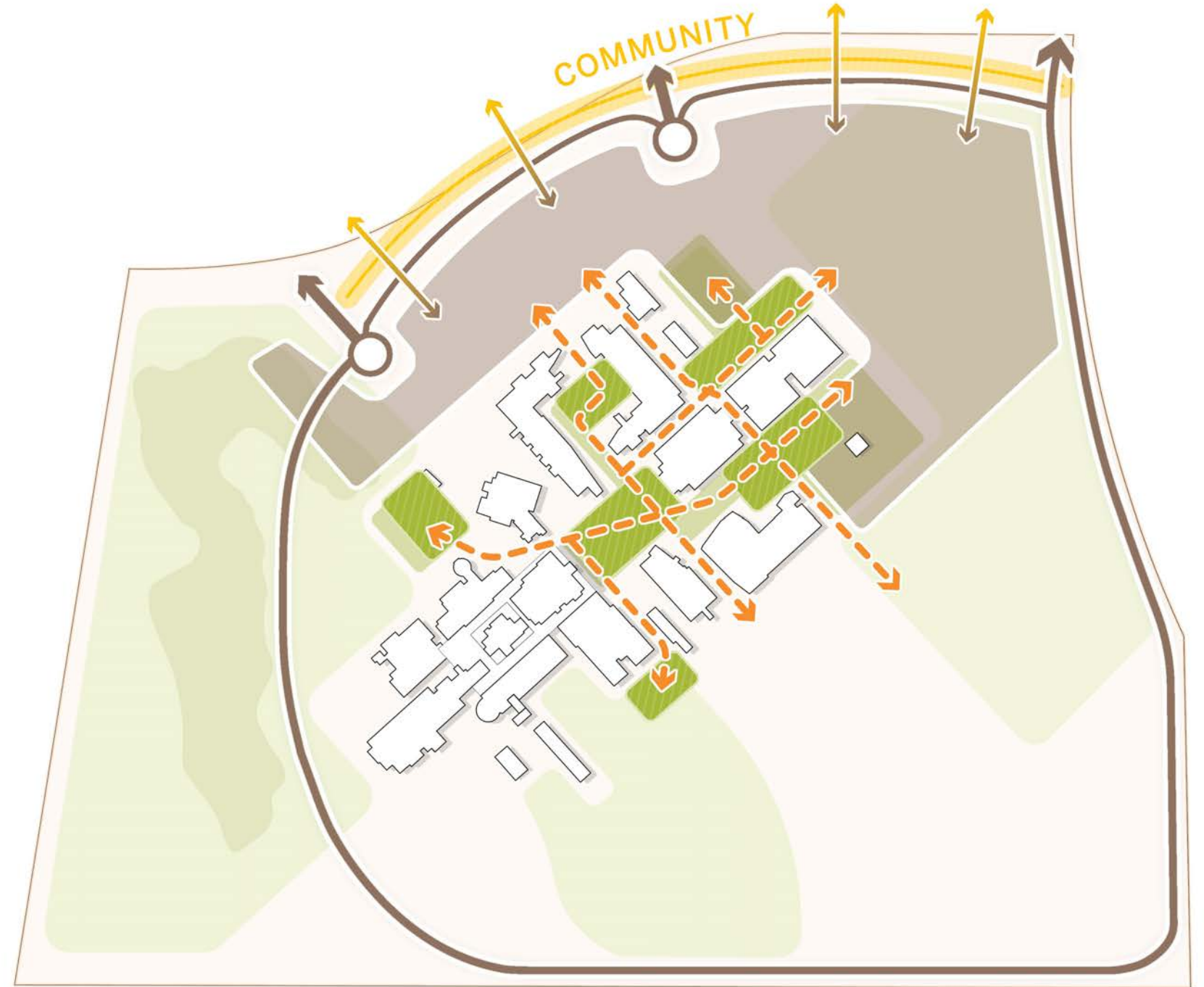Future Vision

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

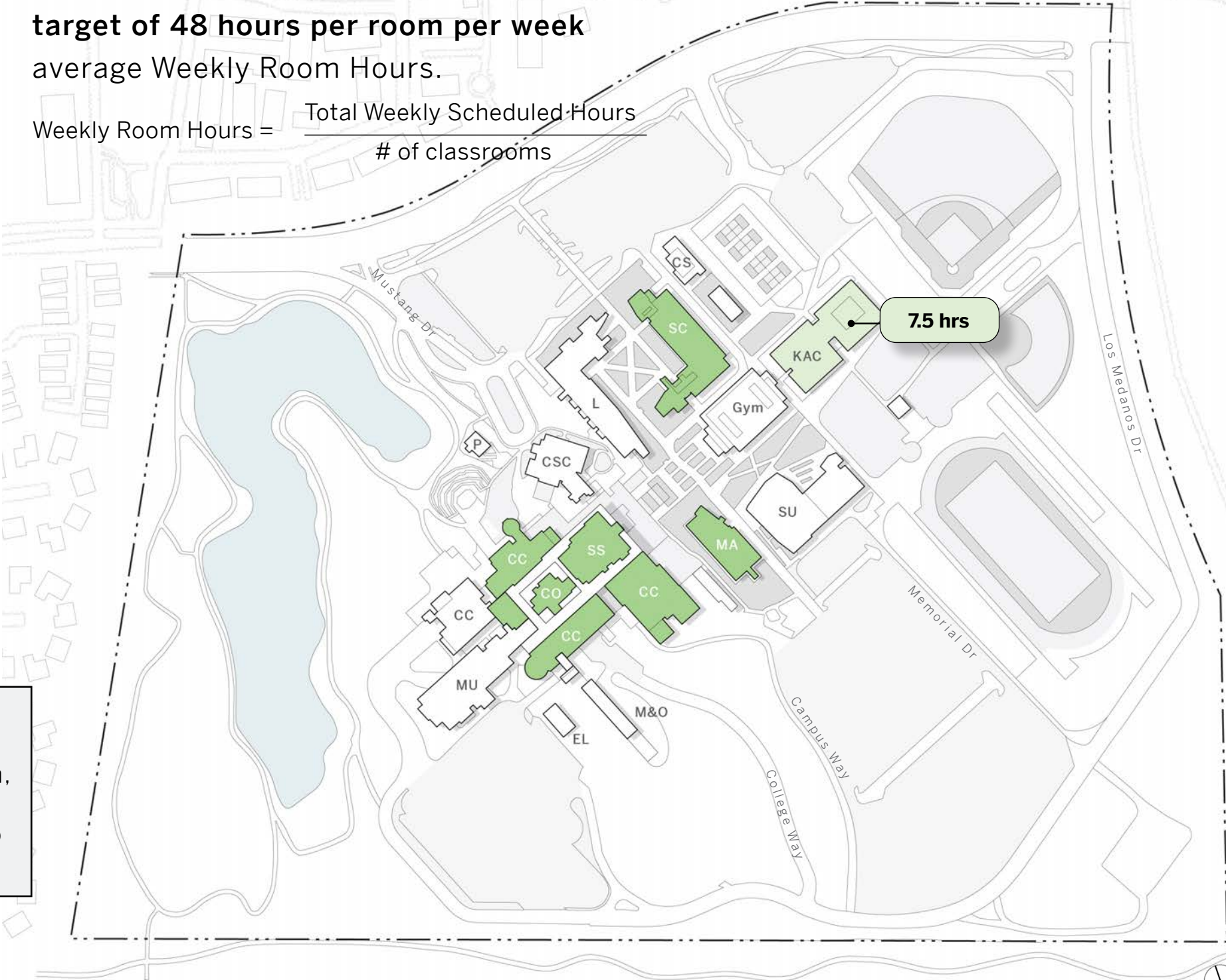Improve accessibility throughout campus with a welcoming pedestrian realm.

1

SPACE UTILIZATION UPDATE

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.

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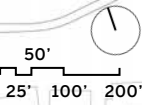
7.5 hrs

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

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

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**	-

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**.

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

*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.
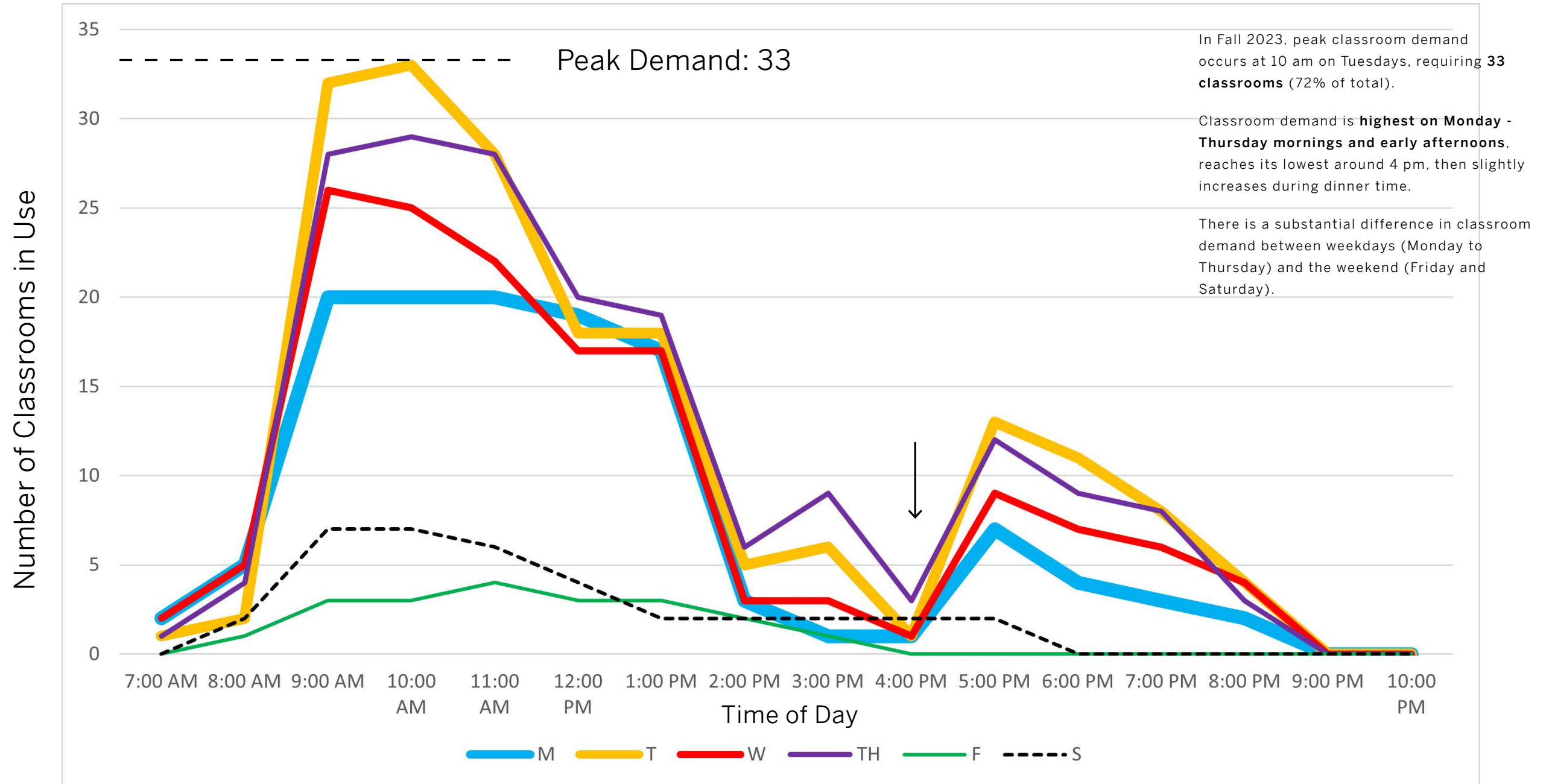
College Data Source: 2023 Fall-Section Data

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

TOTAL # OF CLASSROOMS: 15

PEAK DEMAND #: 11

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.
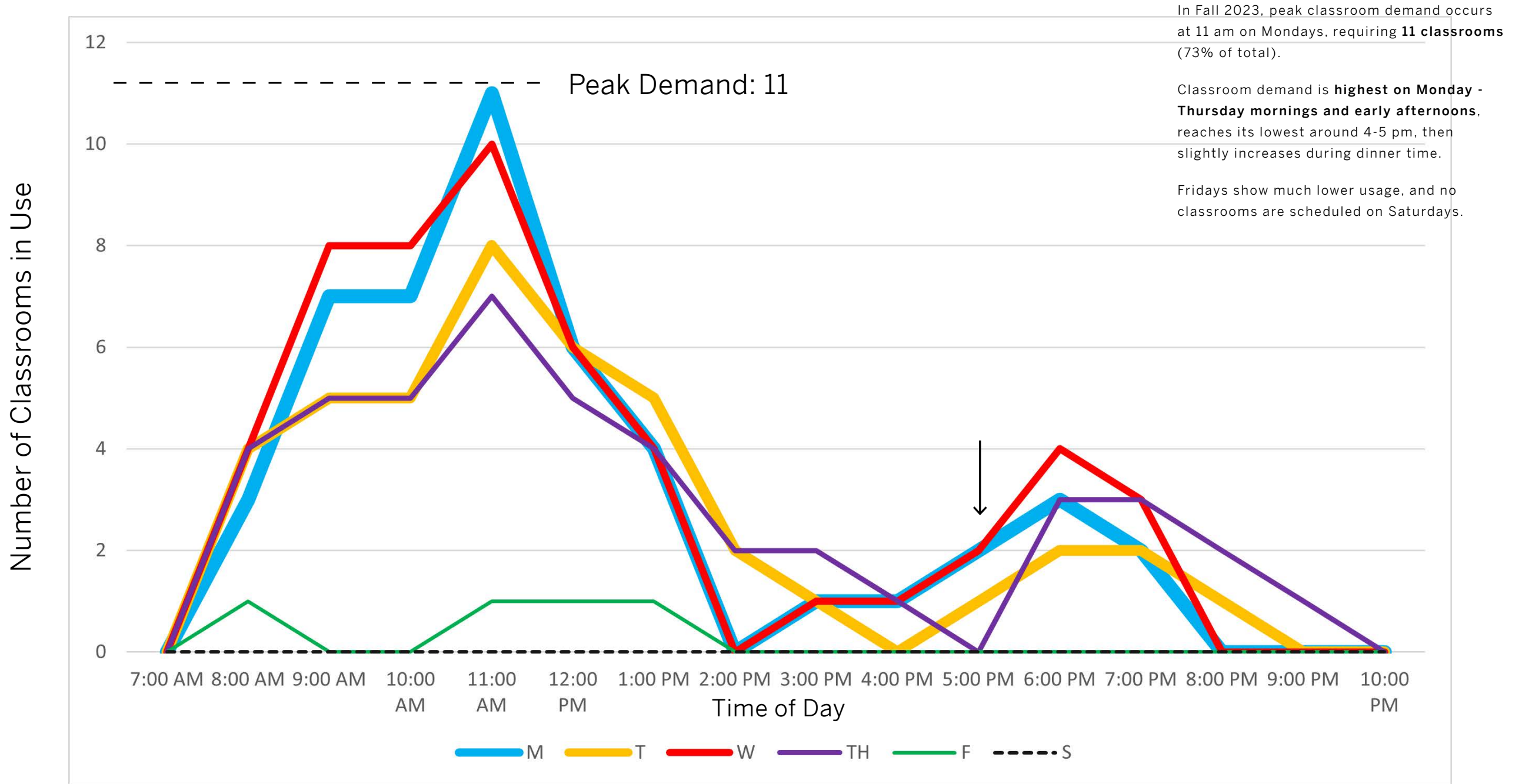
STATION OCCUPANCY

Classrooms

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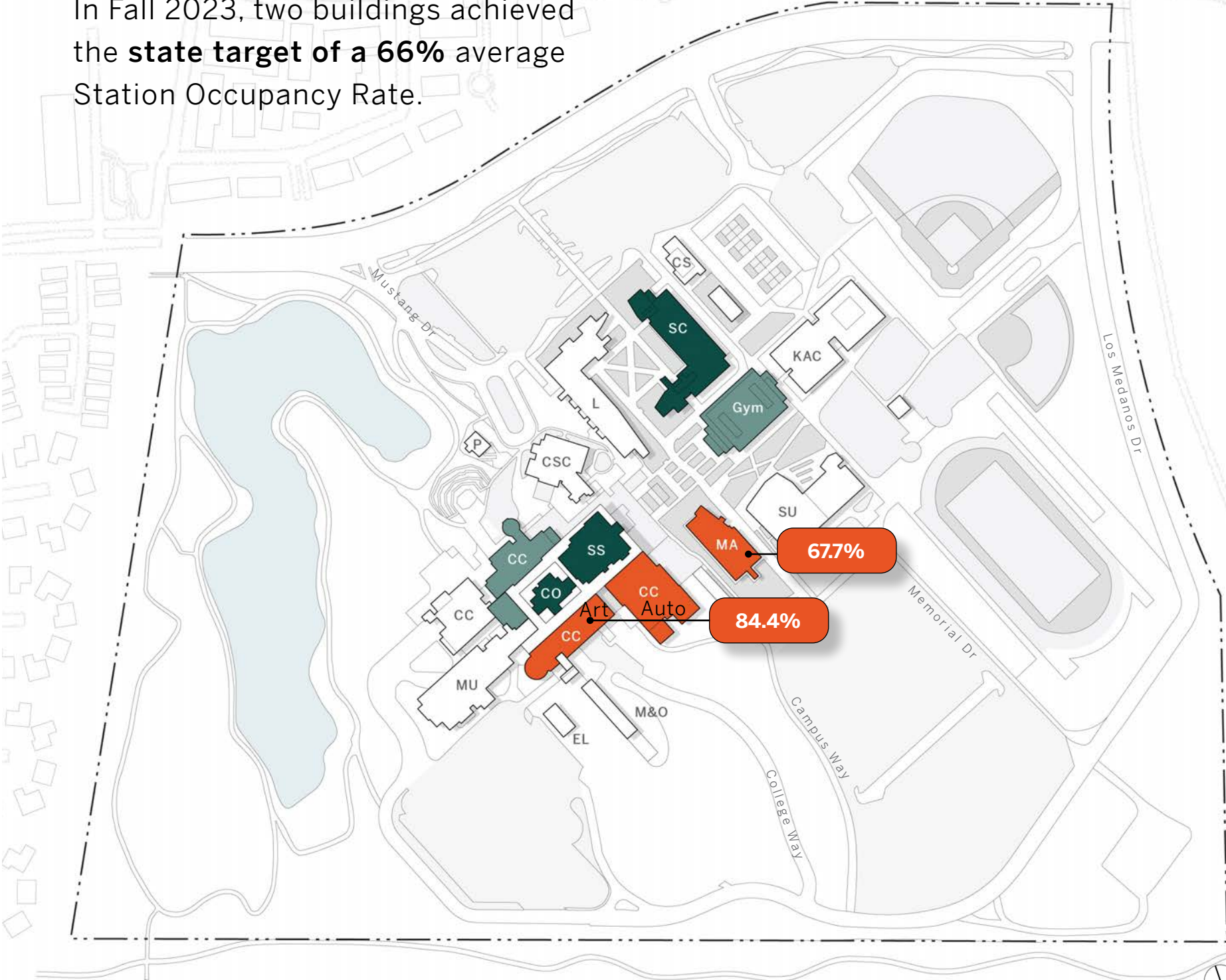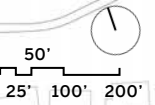

LEGEND

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

Station Occupancy = The percentage of stations are occupied by students when rooms are in use
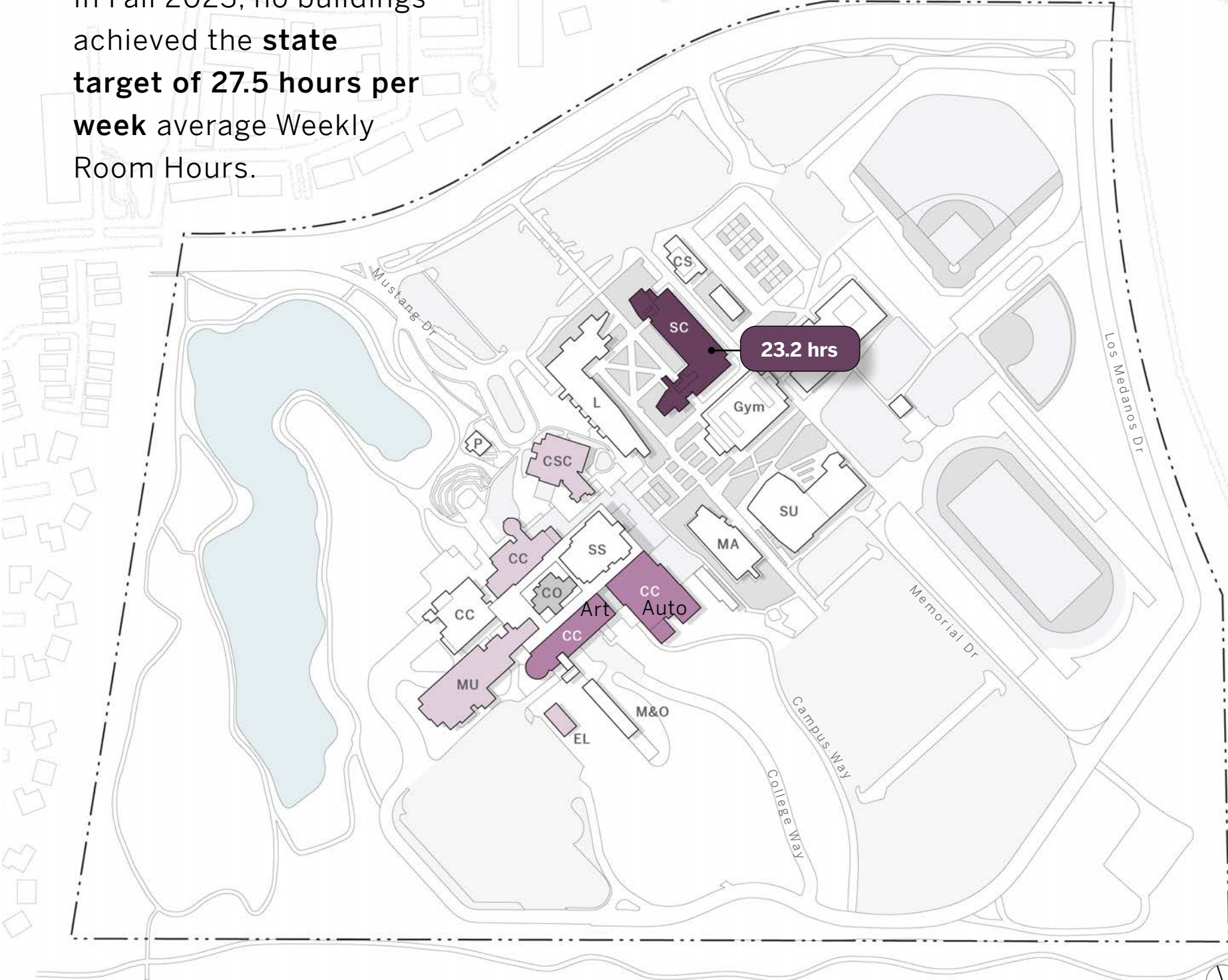
67.7%

84.4%

50'
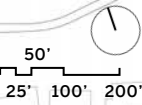25' 100' 200'

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

23.2 hrs

LEGEND

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

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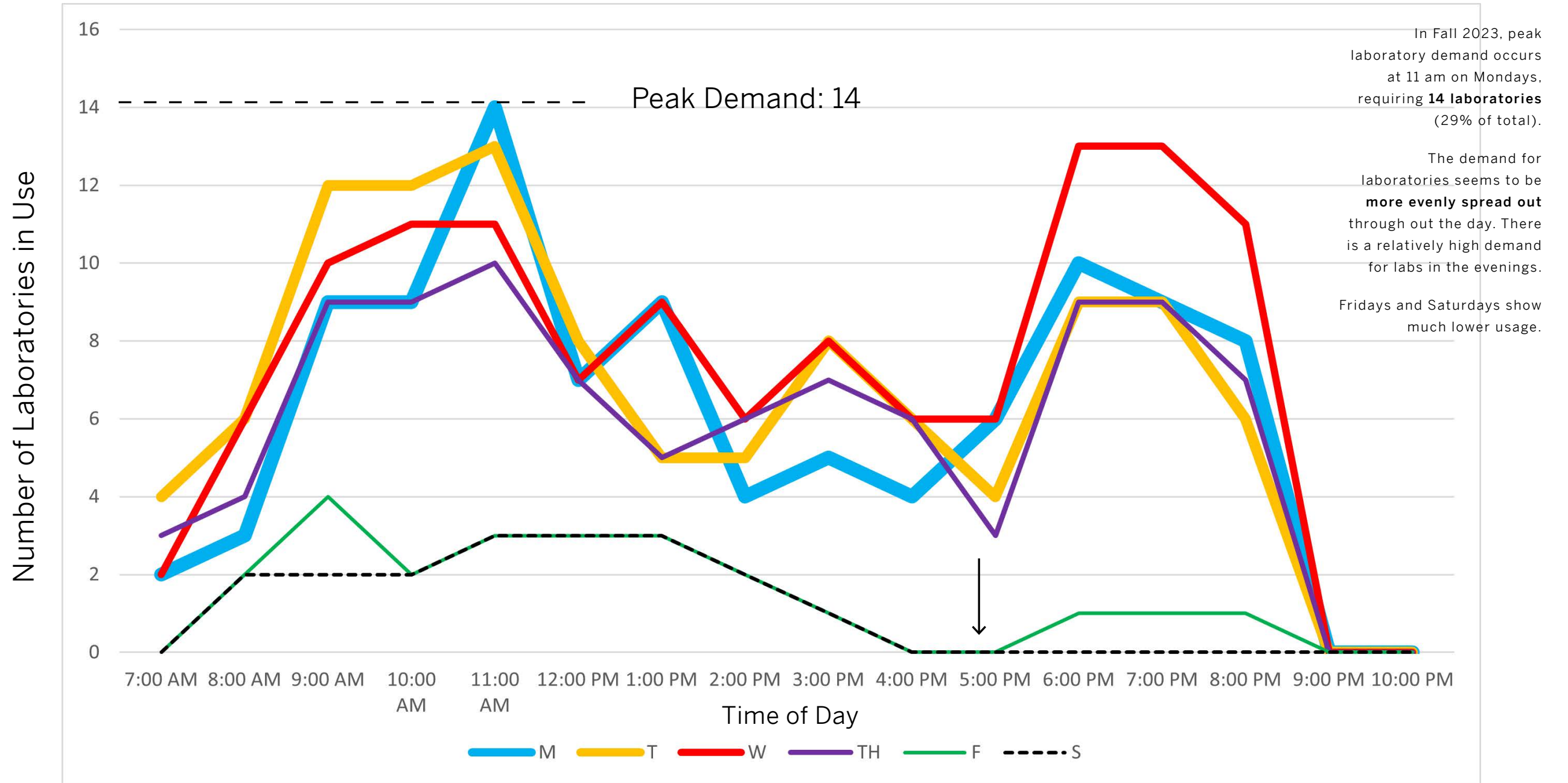
Science buildings had the highest average Weekly Room Hours, yet remained 16% below the state standard of 27.5 hours per week.

**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

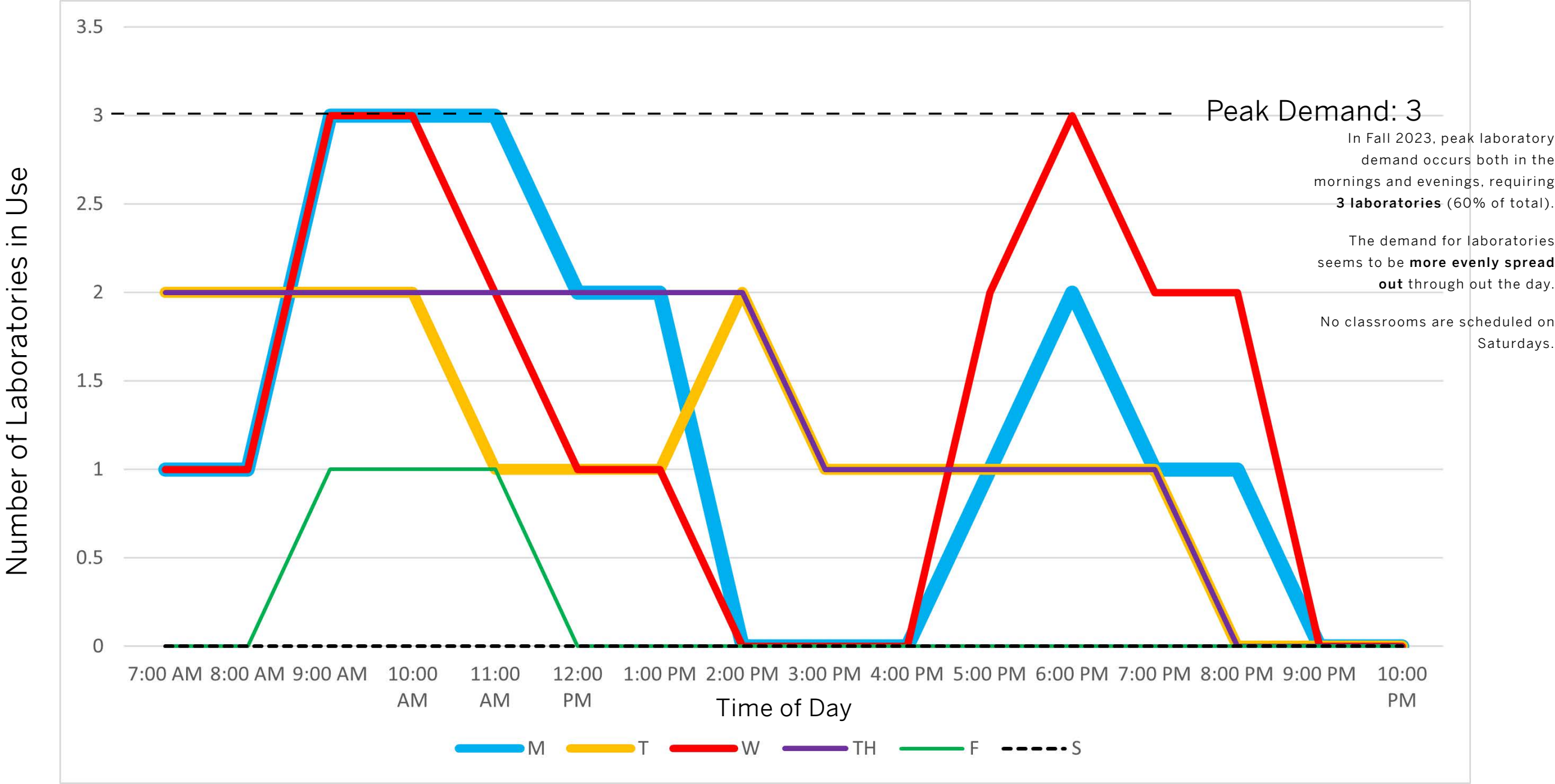Pittsburg Campus | Labs (Class Labs & Special Class Labs)

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.

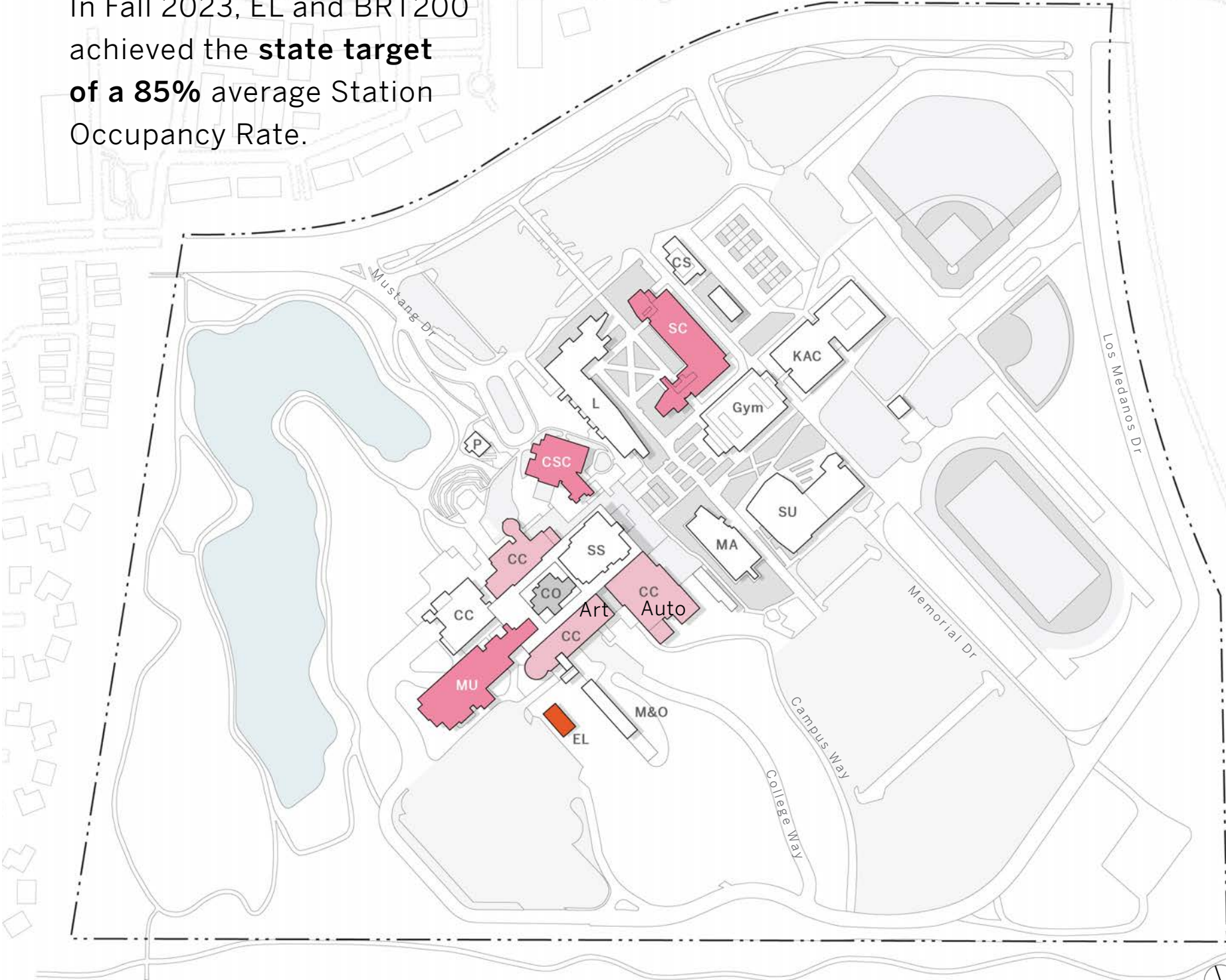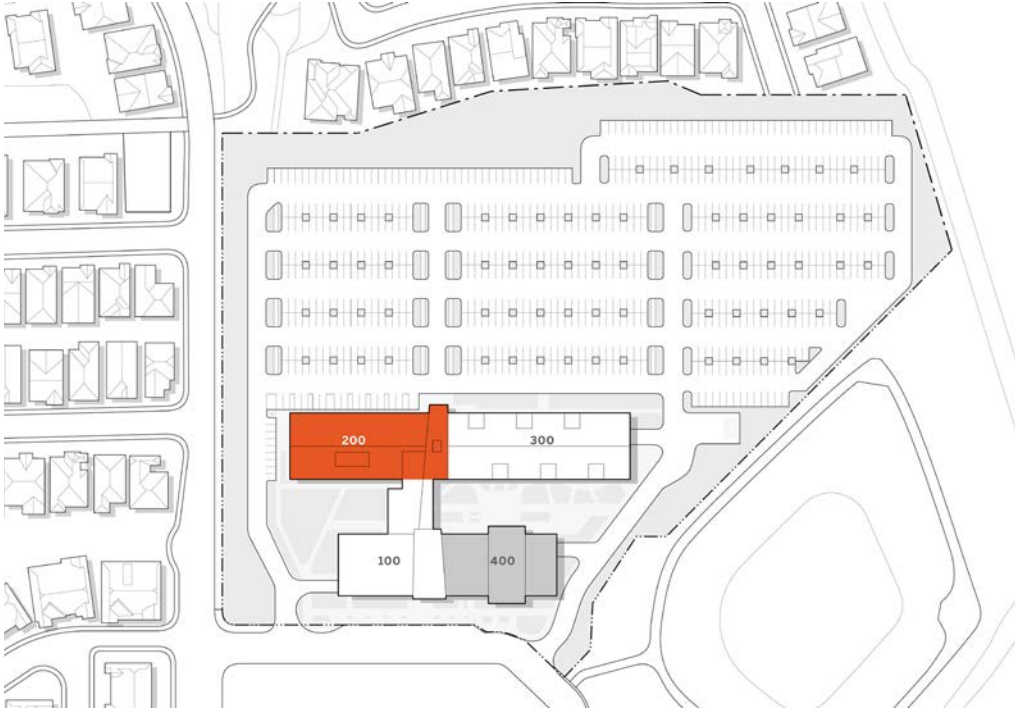No classrooms are scheduled on Saturdays.

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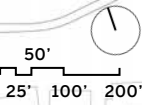
Station Occupancy = The percentage of stations are occupied by students when rooms are in use

LEGEND

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

- Bldgs with no laboratories
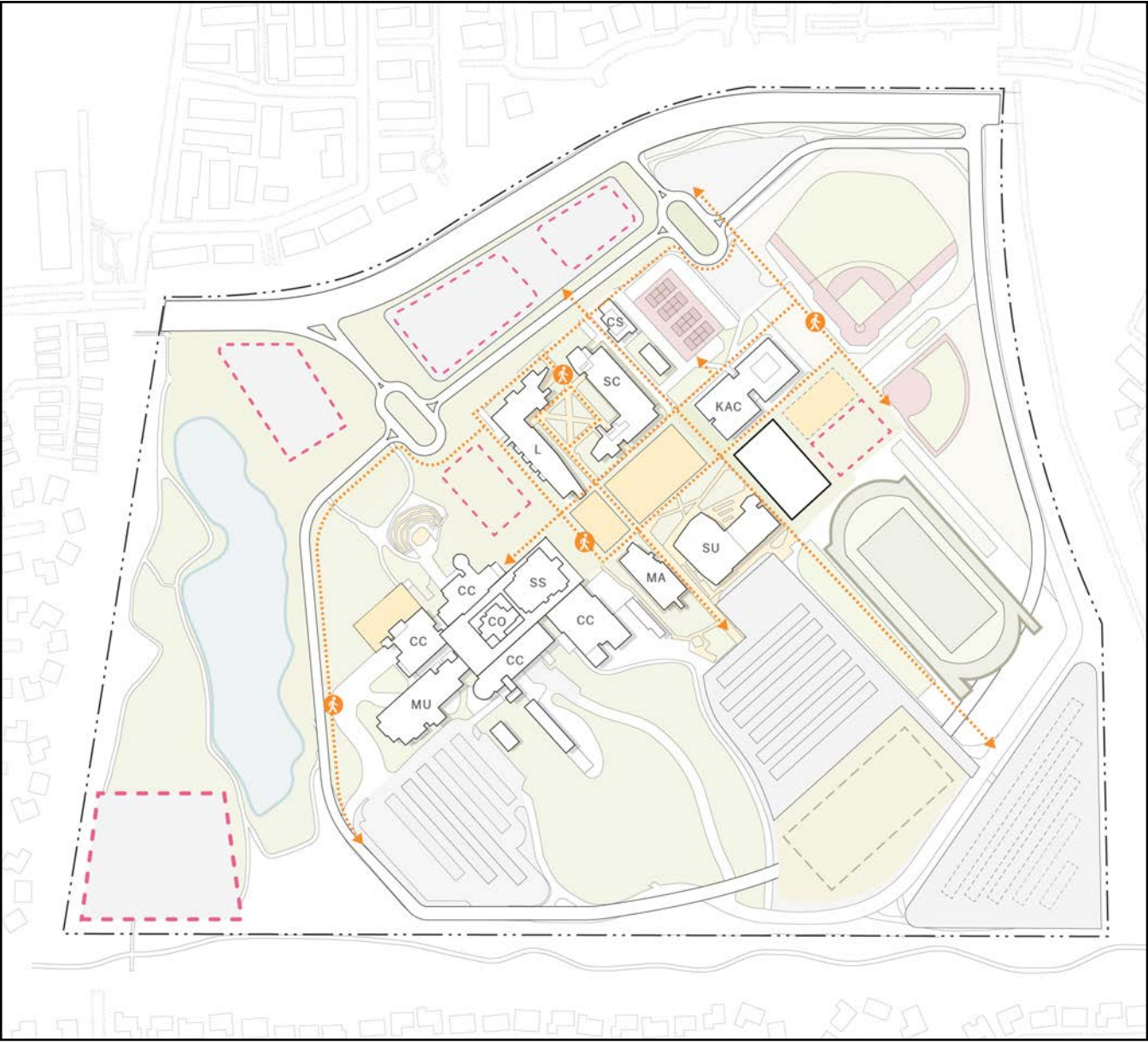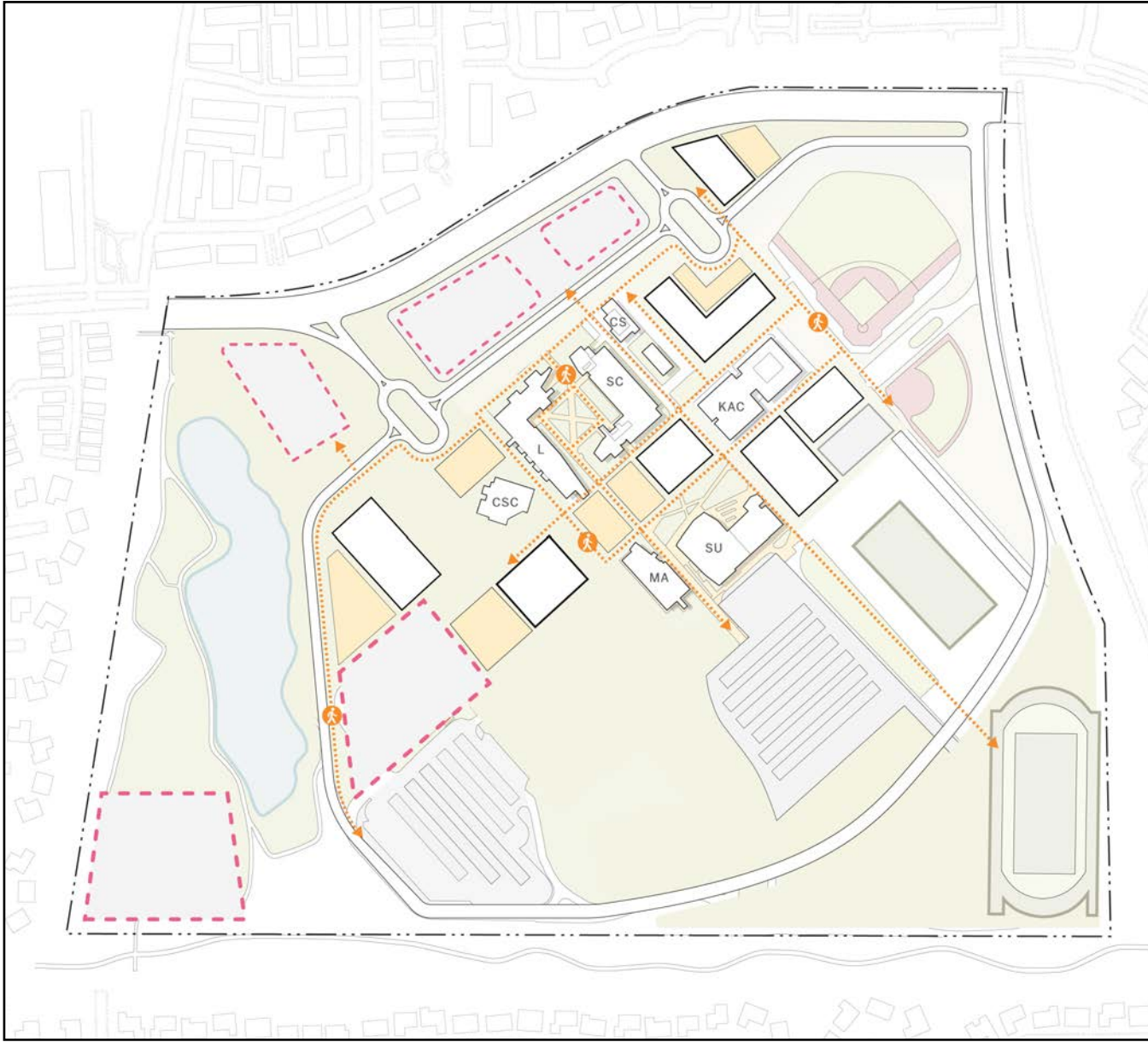- Bldgs with no scheduling data

50'
25' 100' 200'

2

OPTION DEVELOPMENT

OPTIONS

OPTION 1 - INVEST IN COLLEGE COMPLEX

OPTION 2 - DIVEST IN COLLEGE COMPLEX

OPTION 1

This option explores investment of the College Complex.

Building Name	Abbrev.	ASF
Demolition Group A		
Child Study Center	CSC	11,995
Demolition Group B		
Pantry	P	1,268
Demolition Group C		
Gym	Gym	18,494
Concession	PEC	368
Renovation		
College Complex	CC	108,398
Core Building	CO	12,814
Music Addition	MU	13,181
Science	SC	35,889

Proposed Demolition

Renovation

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	12,000	RENO	① CC
Health & Public Services *(with swing space)*, Campus Safety & Site Improvements *(including Loop Road Connection)*	19,000	RENO	② CC
CTE/Interdisciplinary Labs (Makerspace)/Auto/Welding/Art	33,000	RENO	③ CC
M&O, Business Services, Central Services & IT	17,000	RENO	④ CO
New Projects Group B (11-20 years)			
Humanities/Social Sciences/Guided Pathways	24,000	RENO	⑤ CC
Athletic Fields & Stadium		TBD	⑥
Student Services/Welcome Center/Basic Needs	22,000	RENO	⑦ CC
New Projects Group C (21-30 years)			
Music/Drama	16,000	RENO	⑧ CC/MU
Gym	18,500	30,000	⑨
Other			
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
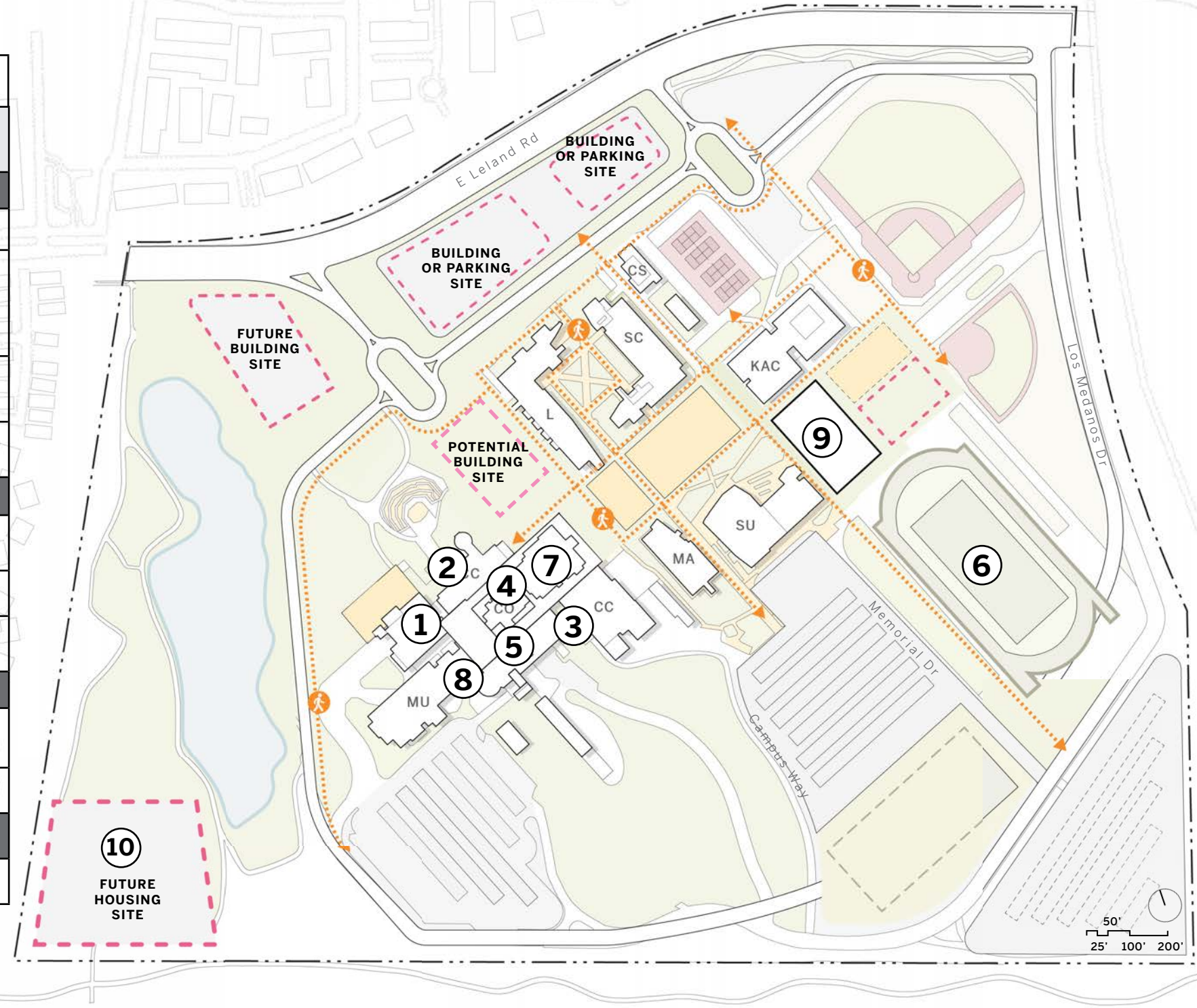
OPTION 2

This option explores a divestment of the College Complex.

Building Name	Abbrev.	ASF
Demolition Group A		
Child Study Center (partial)	CSC	TBD
Demolition Group B		
Pantry	P	1,268
Demolition Group C		
Gym	Gym	18,494
College Complex	CC	108,398
Core Building	CO	12,814
Music Addition	MU	13,181
Concession	PEC	368
Renovation		
Child Study Center (partial)	CSC	TBD
College Complex (SS)	CC	TBD
Science	SC	35,889

■ Proposed Demolition

■ Renovation

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	12,000	20,000	①
Health & Public Services *(with swing space & planetarium)*, Campus Safety & Site Improvements *(including Loop Road Connection)*	19,000	26,000	②
CTE/Interdisciplinary Labs (Makerspace)/Auto/Welding/Art	33,000	60,000	③
M&O/Business Services/Central Services/ IT	17,000	30,000	④
Welcome Center/Basic Needs/ Guided Pathways/EOPS	12,000	RENO	⑦
New Projects Group B (11-20 years)			
Gym	18,500	30,000	⑨
Humanities/Social Sciences/ Performing Arts *(Drama & Music)*	40,150	36,000	⑤
Athletic Fields & Stadium		TBD	⑥
Other			
Housing		TBD	⑩

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

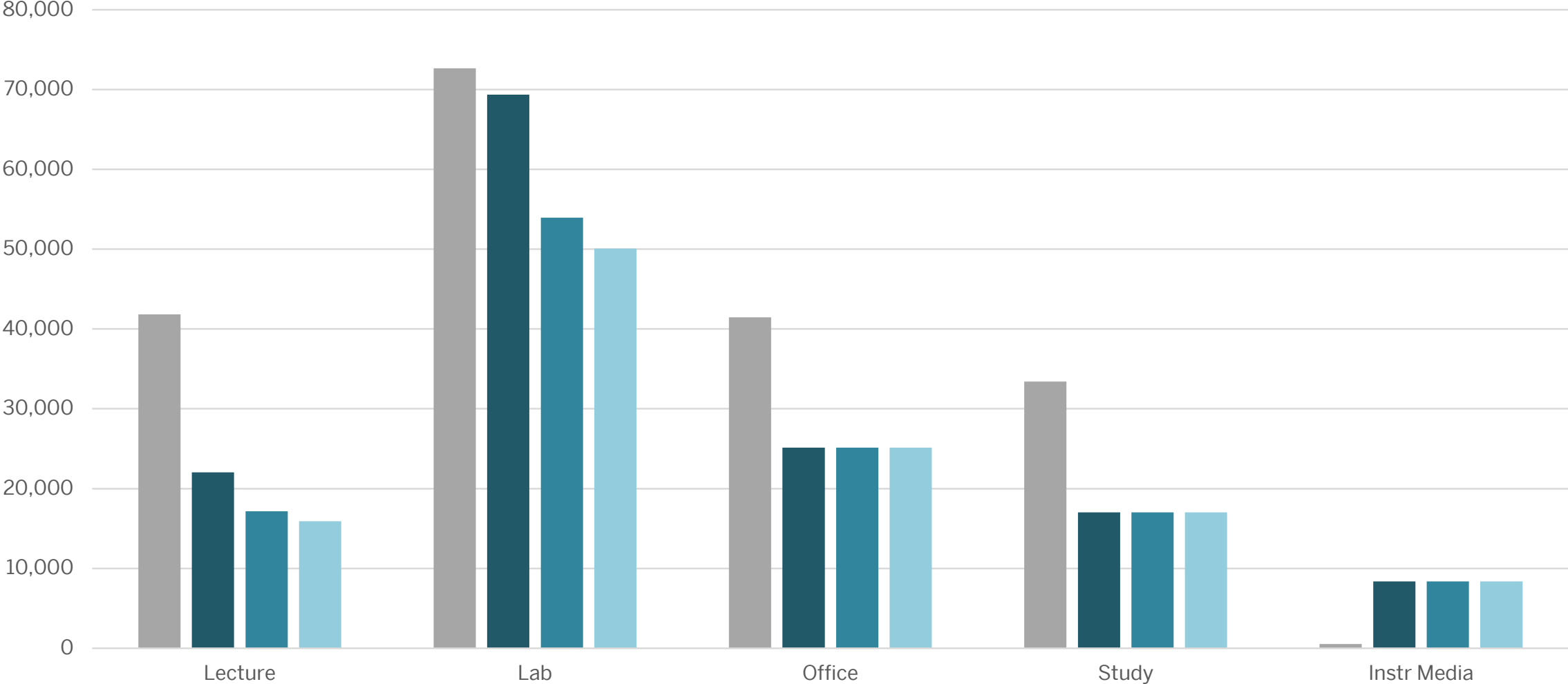** based on programmatic need and efficiency*

3

SPACE PROJECTIONS

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

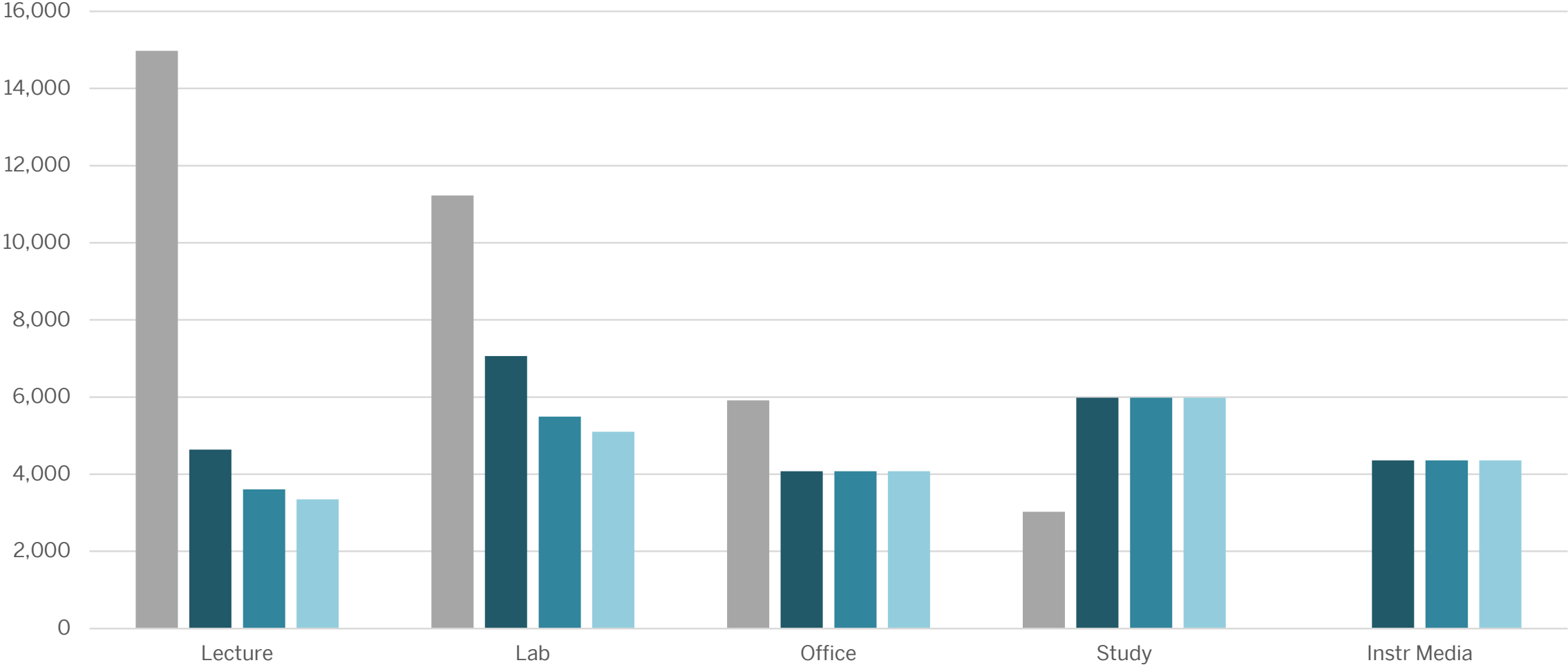The Scenario only affects Lecture and Lab categories

*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

SPACE PROJECTIONS - PITTSBURG

65% in-person/35% online scenario
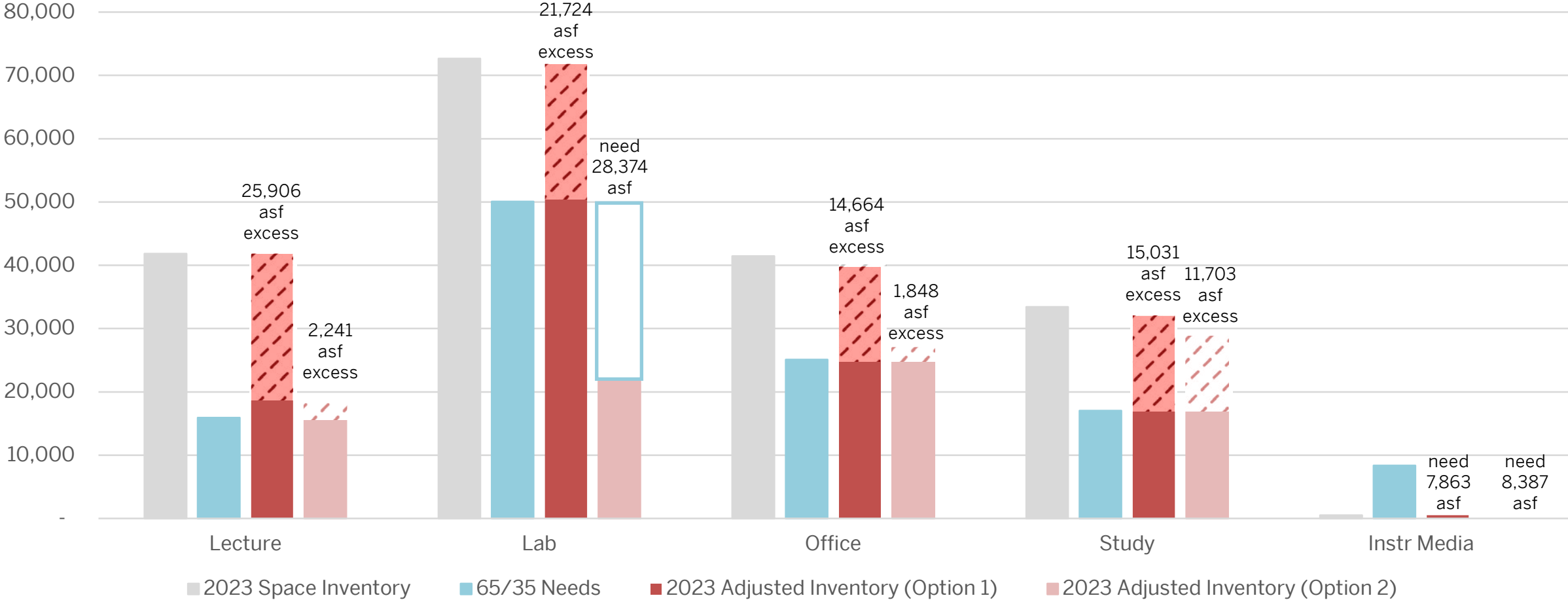

The Scenario only affects Lecture and Lab categories

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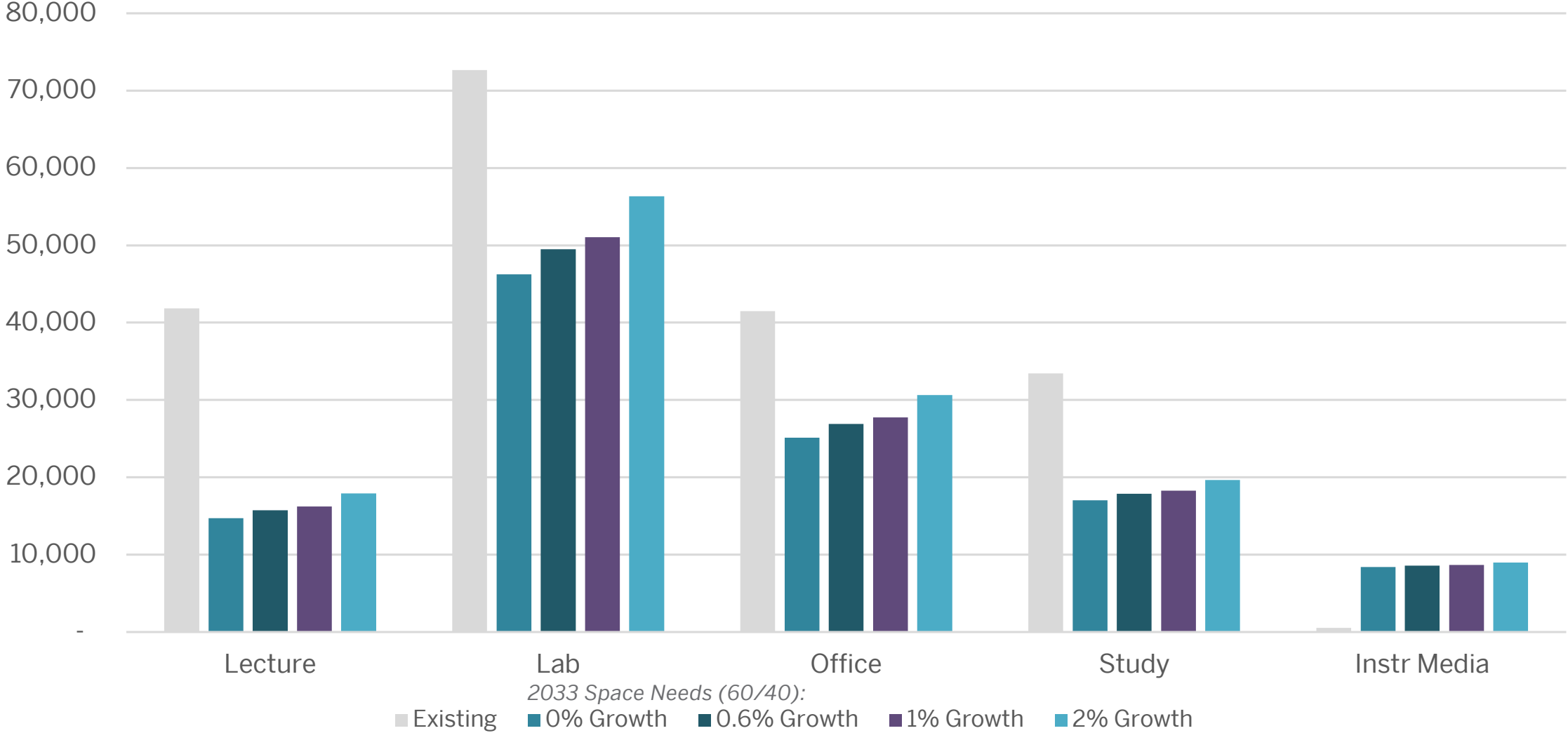   *District provided data*

HYBRID APPROACH

Enrollment growth + Change in learning modalities

- **A linear percentage growth of 0.6%, 1%, and 2% each year, over the next decade, to all programs is applied.**

  - Student headcount will grow at the same rate as WSCH. This implies that the average student load will remain constant over the next ten years. This is important, especially for forecasting library space needs, which are predicated on headcount.

  - FTEF will grow at the same rate as WSCH. This implies that the WSCH per faculty load (FTEF) will remain constant over the next ten years. This is important for forecasting office space, which is predicated on total FTEF.

- **In addition to the percentage growth, a consistent 40% online and 60% in-person ratio is applied to each program.**

SPACE PROJECTIONS - COMPARISON

60% in-person/40% online

2033 Space Needs (60/40):
Existing   0% Growth   0.6% Growth   1% Growth   2% Growth

SPACE PROJECTIONS

60% in-person/40% online - 0% Growth (stable enrollment)

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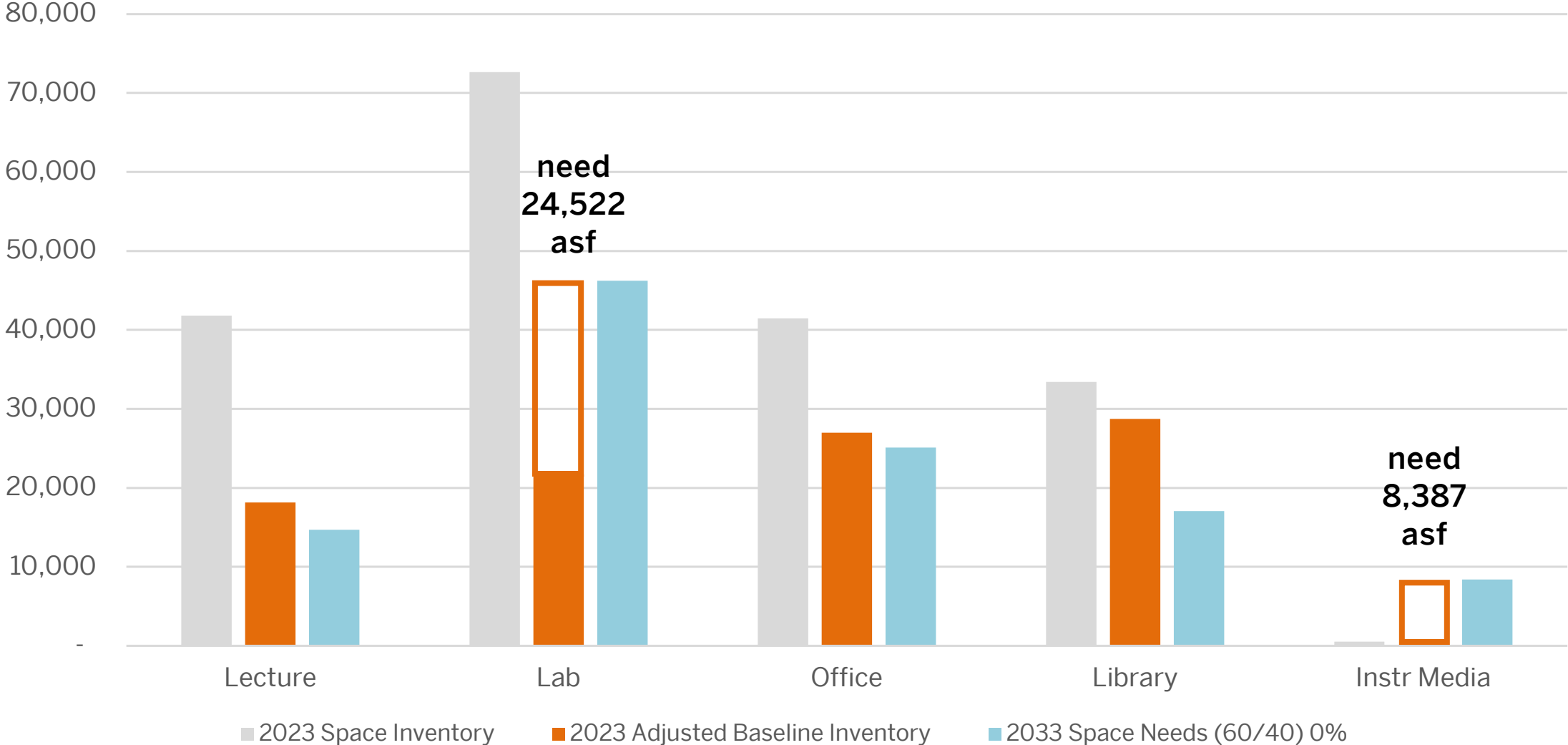
SPACE PROJECTIONS

60% in-person/40% online - 1% Growth
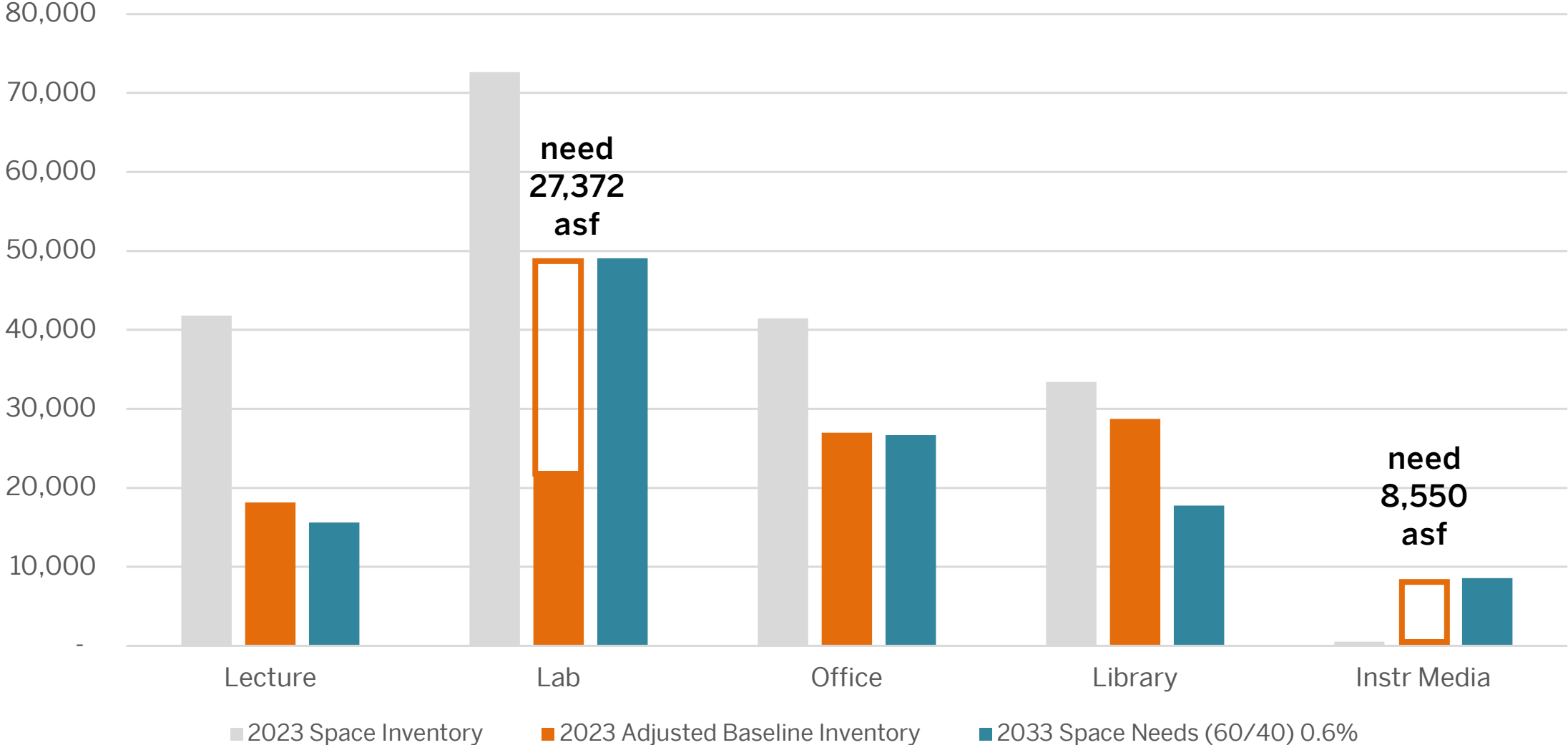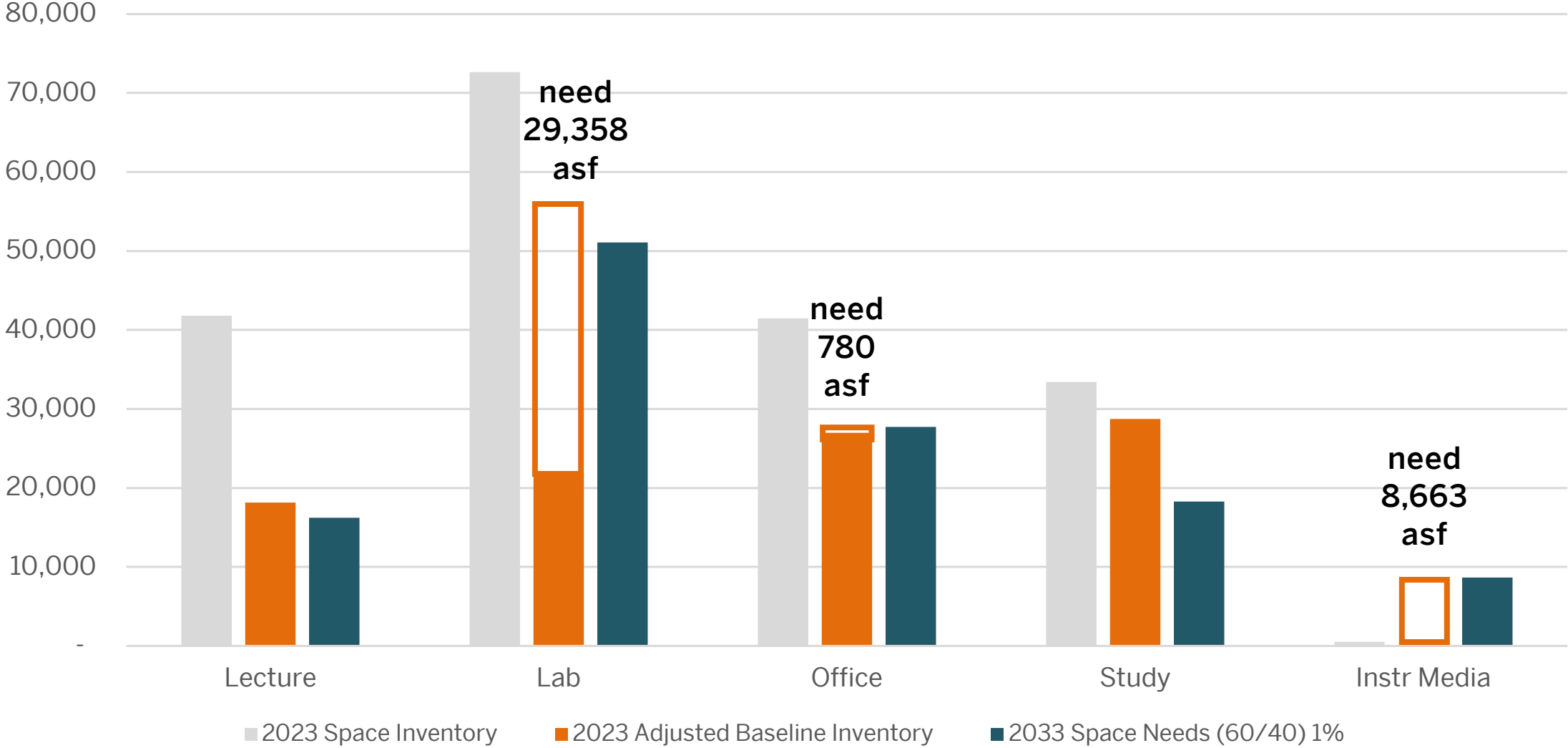

*Source: Space Inventory from FUSION (Facilities Utilization, Space Inventory Options Net)
District provided data*

SPACE PROJECTIONS

60% in-person/40% online - 2% Growth
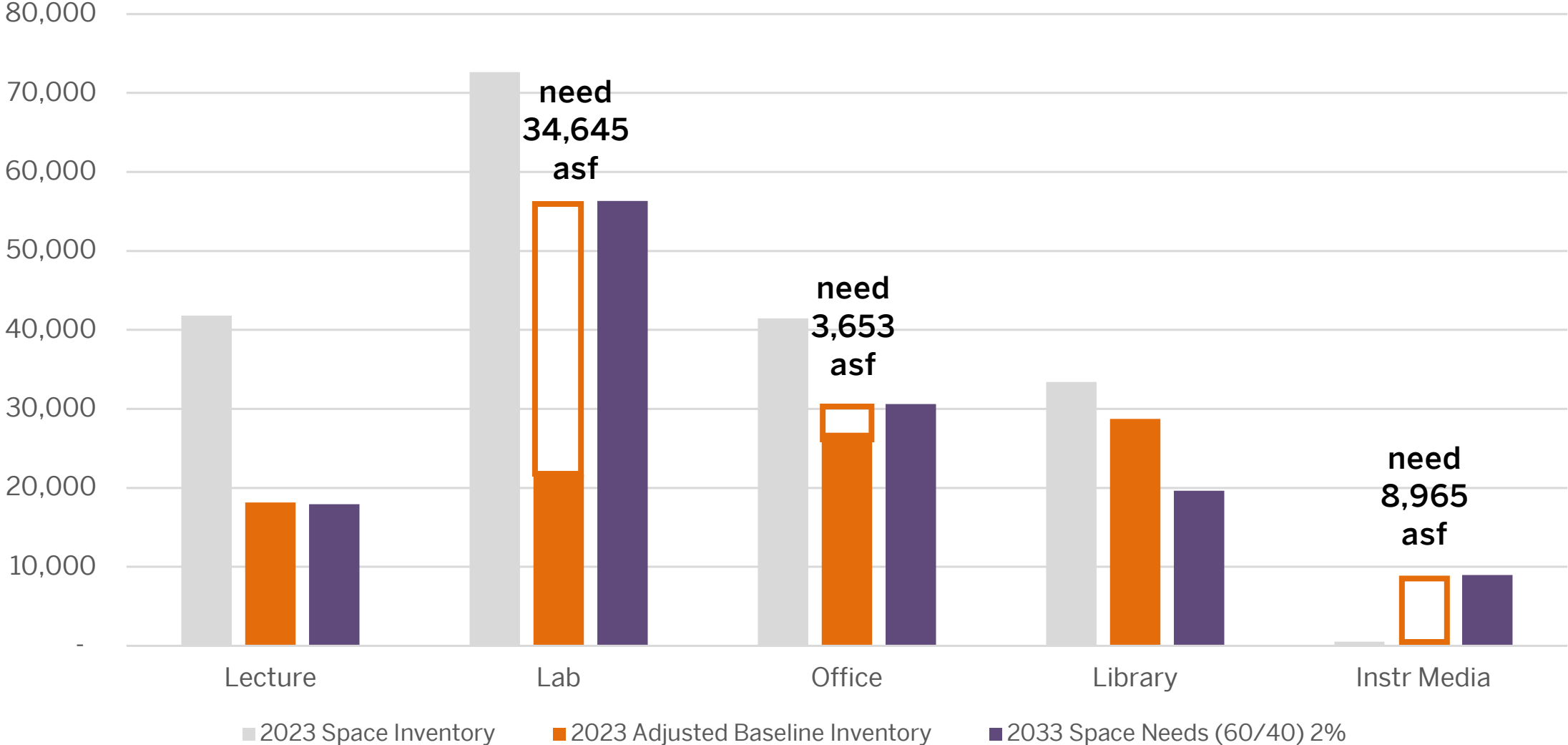
need
34,645
asf

need
3,653
asf

need
8,965
asf

80,000
70,000
60,000
50,000
40,000
30,000
20,000
10,000
-

Lecture   Lab   Office   Library   Instr Media

■ 2023 Space Inventory   ■ 2023 Adjusted Baseline Inventory   ■ 2033 Space Needs (60/40) 2%

4

COLLEGE COMPLEX ANALYSIS

DECISION MAKING

Considering all Factors

OTHER PLANNING DOCUMENTS

+

CONDITION ASSESSMENT
(FCI, EUI, etc.)

+

PROGRAMMATIC FEEDBACK

+

SPACE ANALYSIS & UTILIZATION

+

COST ASSOCIATED W/ RENOVATION/NEW CONSTRUCTION

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
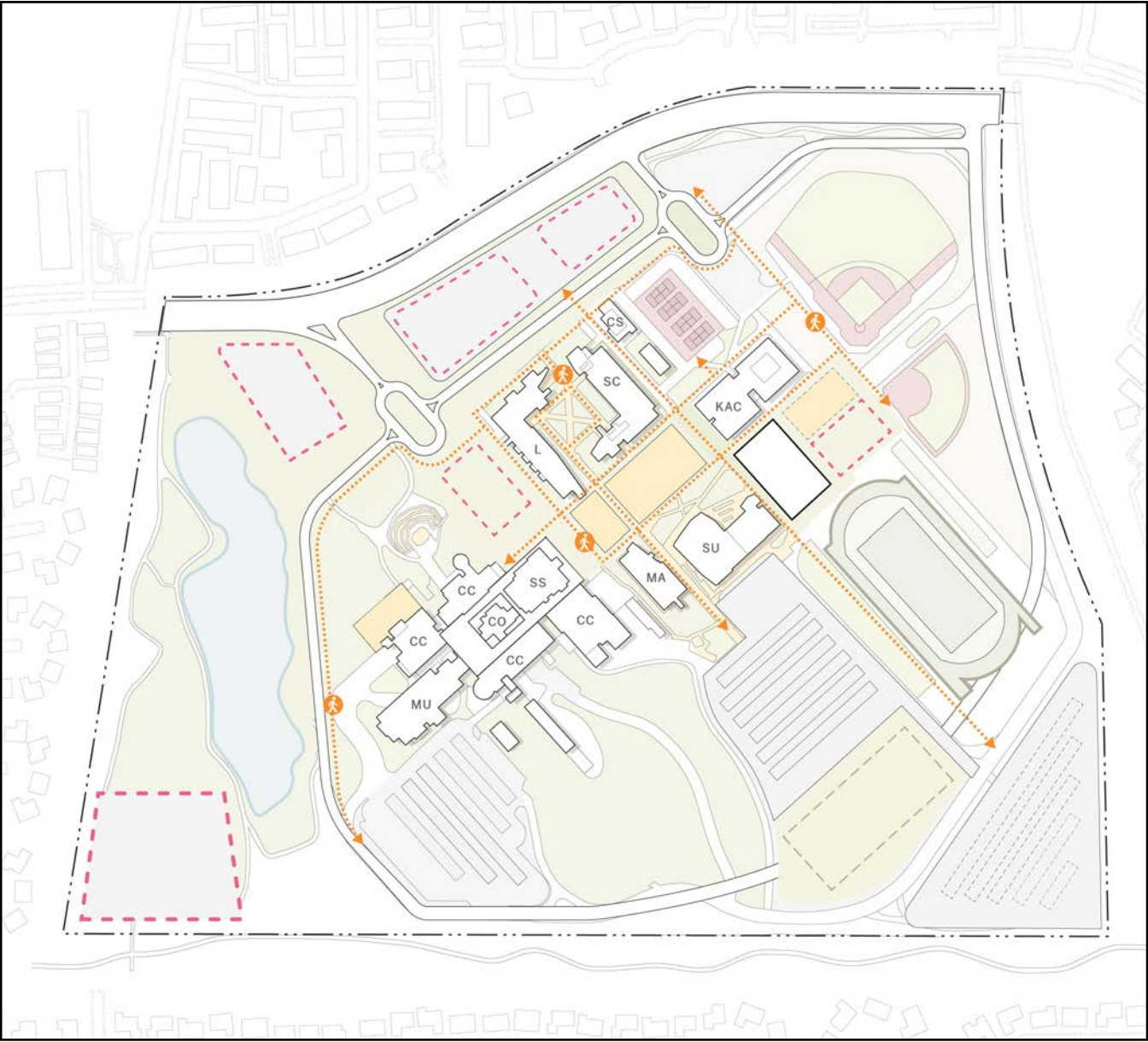- total cost of ownership
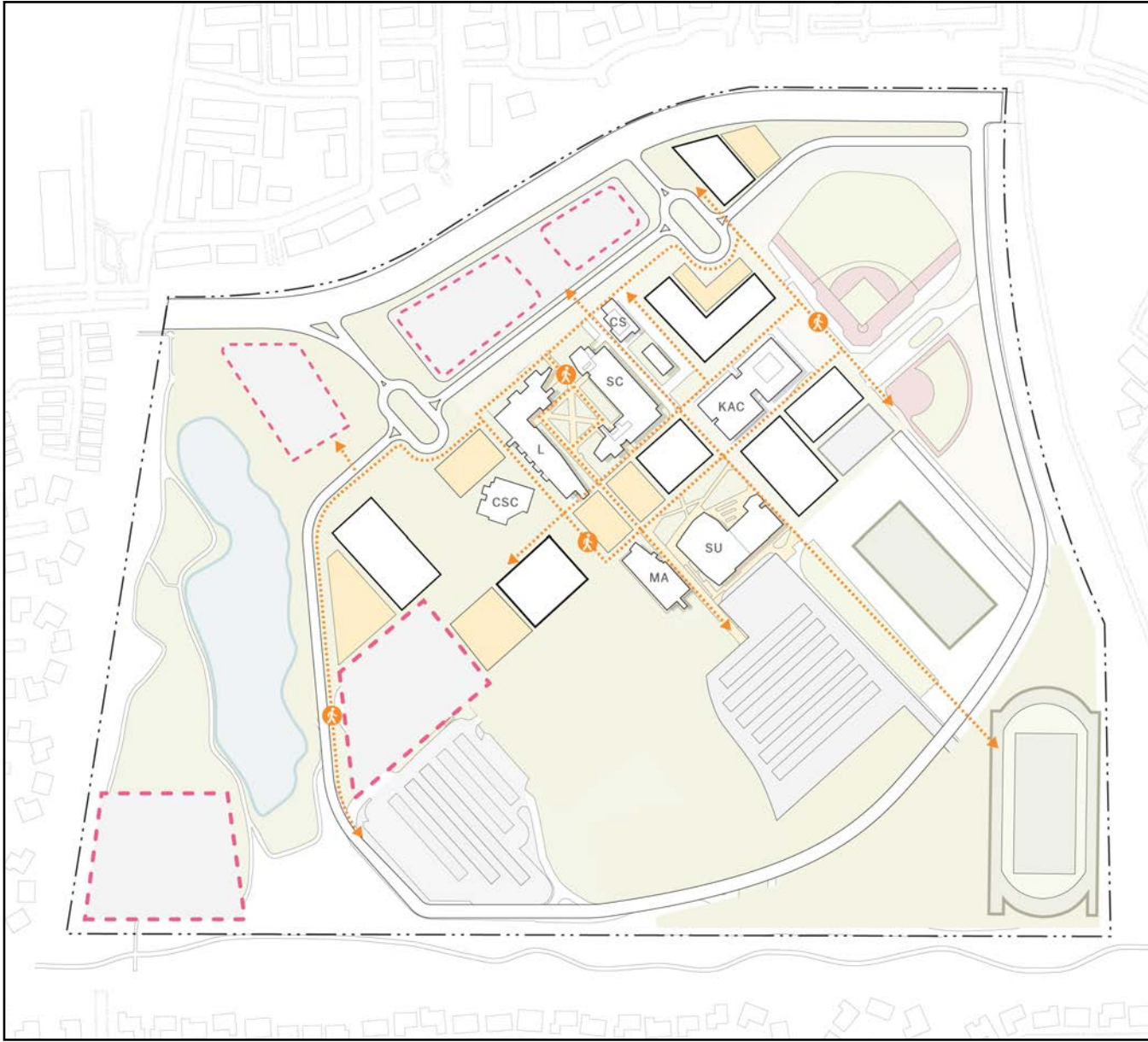
COLLEGE COMPLEX | Existing Space

Facility Name	GSF	ASF	Efficiency (GSF to ASF)	Space Use (ASF)							
				Unassigned (000)	Classroom (100)	Lab (200)	Office (300)	Study (400)	Special Use (500)	General Use (600)	Support (700)
COLLEGE COMPLEX	148,126	108,398	73%	9,847	21,935	34,565	24,546	1,709	2,927	5,535	7,334
CORE BUILDING	27,726	12,814	46%		2,723	2,946	2,543	3,328		917	357
MUSIC ADDITION	13,345	13,181	99%			8,015	623			4,427	116
EE TEC PORTABLE CLASSROOM	2,179	2,070	95%			2,070					
TOTAL	191,376	136,463	71%	9,847	24,658	47,596	27,712	5,037	2,927	10,879	7,807

Buildings and Grounds
Warehouse

General Classrooms
Mail Room, Staff Room

1ST FLOOR

General Classrooms
Computer Lab

Student Services
DSPS, EOPS, Assessment Center

Social Sciences
History, Social Sciences, Philosophy

Humanities
English, ESL

Business

Art & Applied Art
Journalism, Art, Theater

Eng. & Ind. Tech.
Appliance Repair, Small Engine Lab, Welding lab, Auto Shop

2ND FLOOR

Art & Applied Art
Art, Dramatic Arts, PTEC, Journalism

Health
Nursing, EMT

Art & Applied Art
Music, Studio Lab

Inactive

Tutoring Services
Center for Academic Support

Student Services
Financial Aid, Cashier, Admissions, DSPS, Assessment Center

Eng. & Ind. Tech.
Welding, Auto Shop, Appliance Repair, Business Services

3RD FLOOR/OVERALL

Health
Nursing

Offices

4TH FLOOR/OVERALL

OPTIONS

OPTION 1 - INVEST IN COLLEGE COMPLEX

OPTION 2 - DIVEST IN COLLEGE COMPLEX

5

DISCUSSION & NEXT STEPS