



CONTRA COSTA COMMUNITY COLLEGE DISTRICT

Facilities Master Planning

AUGUST 30, 2023

steinberg
hart

AGENDA

- 01** Process + Engagement
- 02** Initial Analysis
- 03** Next Steps
- 04** We Want to Hear from You!



INTRODUCTIONS

Meet the Team



Rob

Principal in Charge



Nicole

Senior Planner



Benedetta

Senior Planner



Jessa

Planner

COMPREHENSIVE EXPERTISE

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

OUR TASK



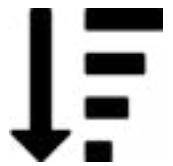
UNDERSTAND THE **WHY**, NOT JUST THE WHAT



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 & ENGAGEMENT

From Start to Finish

DISCOVERY

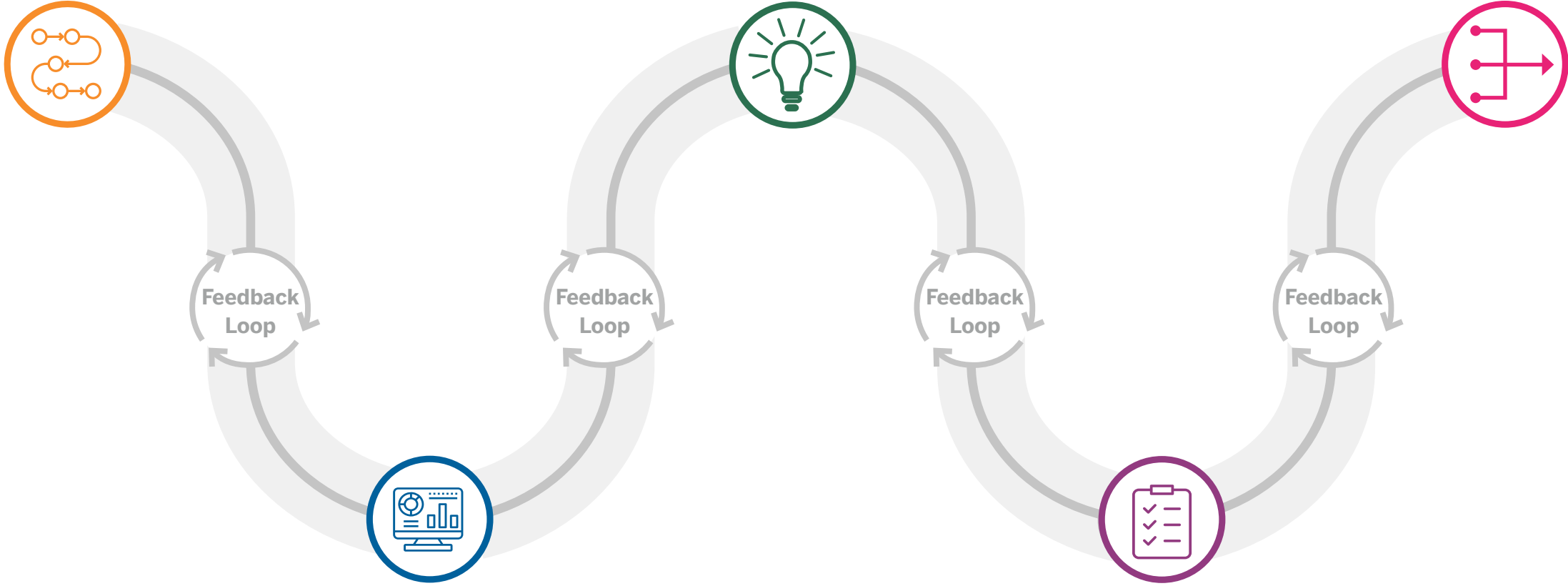
Establish comprehensive goals, schedule, and procedure. Site visits and data gathering.

CONCEPTS

Produce multiple concept options for each facility exploring different approaches to achieving your vision.

FINAL PLAN

List of projects and priorities for use in 2024 Bond.



ASSESSMENT

Assessing existing facilities and current programming.

DRAFT PLAN

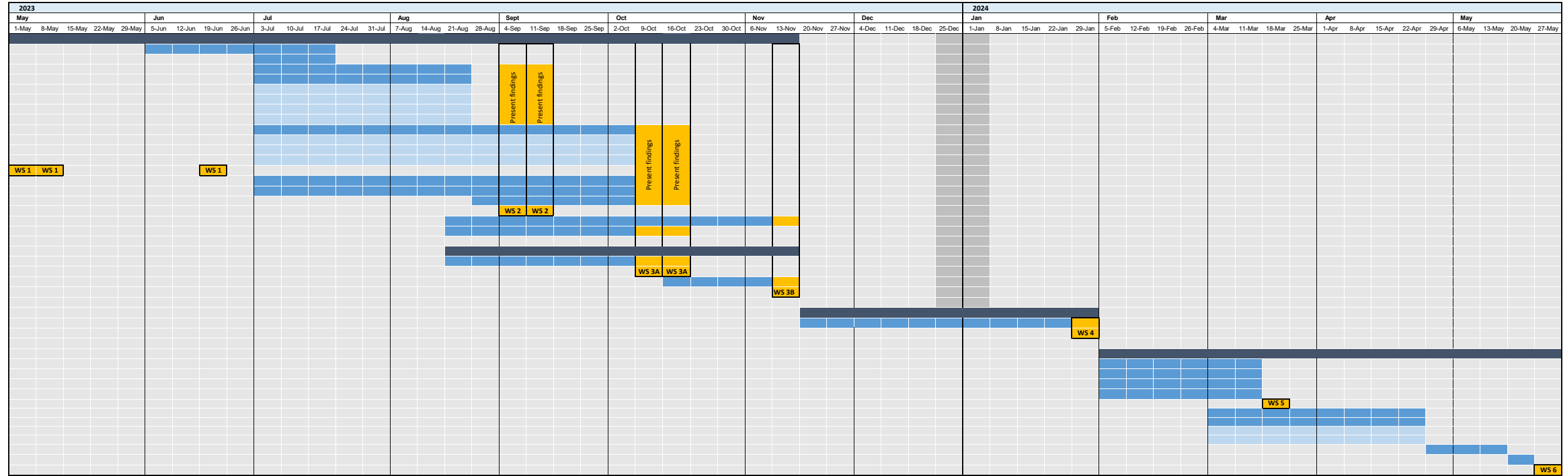
Refine options by defining scope, cost and educational benefits.

PROCESS & ENGAGEMENT

Schedule & Timeline

4CD FMP Schedule

- Phase 1. Discovery & Assessment**
- Task 1.1 Assemble and Review Baseline Data & Information
 - Task 1.2 Prepare Existing Conditions Campus Base map
 - Task 1.3 Prepare Physical Campus Analysis & Assessment
 - Part 1
 - Landscape and Open Space
 - Mobility Networks
 - Campus zones & Organization
 - Demographics
 - Part 2
 - Utilities
 - Accessibility and Signage
 - Task 1.4 *Work Session #1: Interviews & Project Kick off*
 - Task 1.5 Conduct Space Use & Needs Assessment
 - Task 1.6 Facilities Condition Assessment
 - Task 1.7 Identify Opportunities
 - Task 1.8 *Work Session #2: Findings & Opportunities (part 1)*
 - Task 1.9 Electrification Study
 - Task 1.10 Hi-flex Learning Environments Analysis
- Phase 2. Concept Alternatives**
- Task 2.1 Identify Vision, Goals, and Priorities
 - Task 2.3 *Work Session #3A Assessments(part 2)/Opportunities*
 - Task 2.2 Prepare Concept Alternatives
 - Task 2.3 *Work Session #3B Concepts*
- Phase 3. Draft Master Plan**
- Task 3.1 Prepare Draft Master Plan
 - Task 3.2 *Work Session #4: Draft Master Plan*
- Phase 4. Final Plan and Documentation**
- Task 4.1 District Standards
 - Task 4.2 Develop Project Descriptions
 - Task 4.3 Develop Master Plan Phasing
 - Task 4.4 Finalized Master Plan
 - Task 4.5 *Work Session #5 Final Master Plan Review*
 - Task 4.6 Prepare Master Plan Documentation
 - Task 4.7 Finalize Additional Planning Efforts
 - Wayfinding & Signage Plan
 - Electrification Study
 - Task 4.8 Master Plan Review Period
 - Task 4.9 Master Plan Edits
 - Task 4.10 *Work Session #6: Delivery of Final Materials*



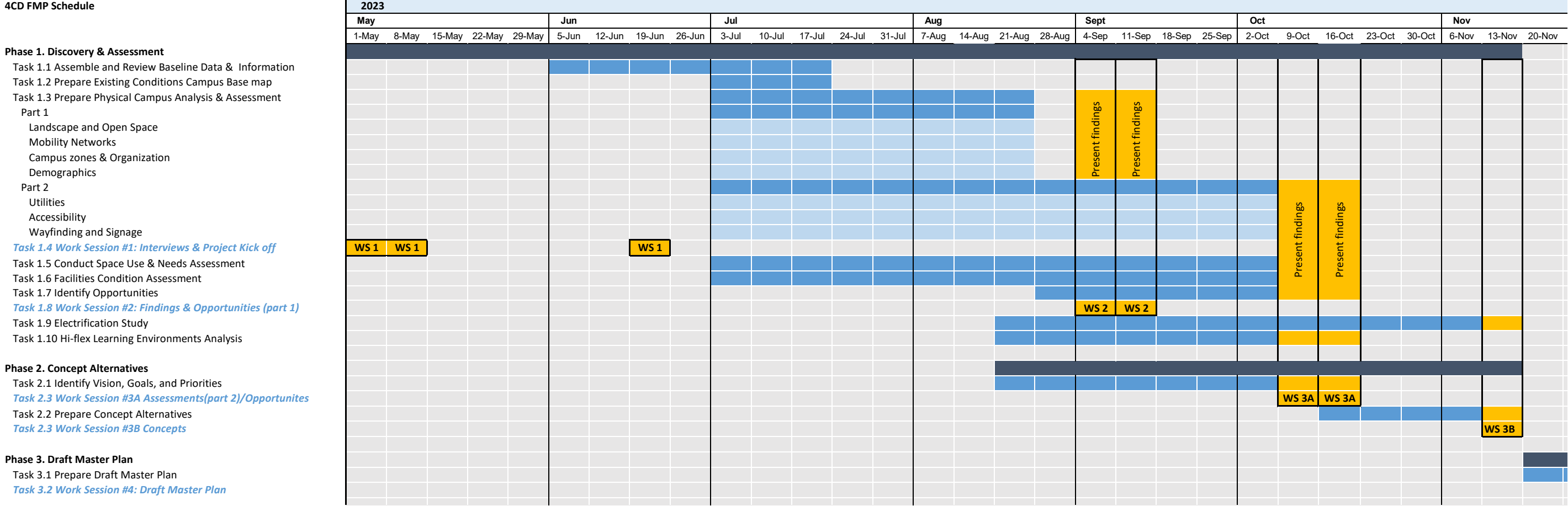
Engagement Detail	Work Session #1	Work Session #2	Work Session #3A	Work Session #3B	Work Session #4	Work Session #5	Work Session #6
	May/June	Sept	Oct	Nov/Dec	Jan	Mar	May
LMC	VPs/College Leadership 20-Mar Roadshow 1-May Site Visit Interviews 21-Jun	Stakeholder Interviews Aug/Sept Roadshow 16-Aug Senates 11-Sep	Stakeholder Interviews N/A Roadshow (All College) 23-Oct Senates 16-Oct	Steering Committee 17-Nov	Stakeholder Interviews Roadshow Senates	Stakeholder Interviews Roadshow Senates	District Leadership/Cabinet
DVC	VPs/College Leadership 2-Aug Roadshow 3-May Site Visit Interviews 20-Jun	Stakeholder Interviews Sept Roadshow 6-Sep Senates 12-Sep	Stakeholder Interviews Roadshow Senates	Steering Committee 13-Nov Steering Committee 11-Dec	Stakeholder Interviews Roadshow Senates	Stakeholder Interviews Roadshow Senates	
CCC	VPs/College Leadership 25-Sep Roadshow 11-May Site Visit Interviews 22-Jun	Stakeholder Interviews Sept Roadshow 6-Sep Senates 12-Sep	Stakeholder Interviews Roadshow Senates	Steering Committee 14-Nov	Stakeholder Interviews Roadshow Senates	Stakeholder Interviews Roadshow Senates	
District	Capital Projects 20-Jun Police 20-Jun IT 20-Jun Sustainability 20-Jun	Stakeholder Interviews TBD Roadshow (all college) 14-Sep Senates TBD Steering Committee TBD	Stakeholder Interviews TBD Roadshow TBD Senates TBD Steering Committee TBD	District Leadership/Cabinet 17-Oct	Stakeholder Interviews Roadshow Senates	Stakeholder Interviews Roadshow Senates	

- Engagement Detail Key**
- Completed
 - Scheduled
 - Not Scheduled

ONGOING UPDATES

PROCESS & ENGAGEMENT

Schedule & Timeline



PROCESS & ENGAGEMENT

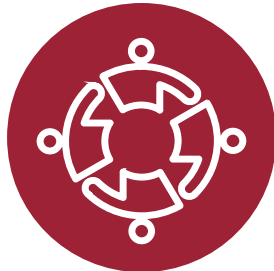
Planning Foundation



**DISTRICT
STRATEGIC
DIRECTIONS
2020-2050**



**2035
DISITRCTWIDE
UPDATED
SUSTAINABILITY
GOALS**



**LMC VISION
AND MISSION**



**LMC
EDUCATIONAL
PLAN | GOALS**

PROCESS & ENGAGEMENT

Discovery & Analysis Phase

1

PROJECT OVERVIEW

2

CAMPUS TOURS & INTERVIEWS

3

GATHERING DATA & RESEARCH



CONTRA COSTA
COMMUNITY COLLEGE
DISTRICT

Facilities Master Planning

MONDAY MAY 1, 2023



Work Order	Building	Room No	Main Desc	Deficiency	Assess Value	Estimate Value	Estimated Amount	Additional Cost	Report Cost	Comments
W1000	CHEMICAL STORAGE BLDG		Callings	0.1 Callings beyond expected useful life			\$84,888.00	\$48,713.79	\$139,376.55	
W1001	CHEMICAL STORAGE BLDG		Detection Systems	0.1 Detection system Past useful life			\$22,126.00	\$12,276.76	\$28,440.76	
W1002	CHEMICAL STORAGE BLDG		Fluorescing	0.1 Fluorescing beyond expected useful life			\$46,857.00	\$25,427.97	\$44,280.57	
W1003	CHEMICAL STORAGE BLDG		Walls And Ceilings, Interior	0.1 Walls and Ceilings beyond useful life			\$44,916.00	\$25,793.08	\$19,871.88	
W1004	CHEMICAL STORAGE BLDG		Roof Coverings	0.1 Roofing beyond expected useful life			\$163,753.00	\$76,288.01	\$148,140.71	
W1005	CHILD DEVELOPMENT CENTER		Walls And Ceilings, Interior	0.1 Walls and Ceilings beyond useful life			\$190,844.00	\$88,482.22	\$148,896.55	
W1006	SUPPORT OFFICE		Detection Systems	0.1 Special Detection system beyond use useful life			\$82,714.00	\$38,280.07	\$71,862.08	
W1007	SUPPORT OFFICE		Fluorescing	0.1 Fluorescing beyond expected useful life			\$1,000.00	\$1,200.00	\$2,824.00	
W1008	SUPPORT OFFICE		Roof Coverings	0.1 Roofing beyond expected useful life			\$40,888.00	\$19,271.54	\$28,840.74	

PROCESS & ENGAGEMENT

Stakeholder Groups

CORE

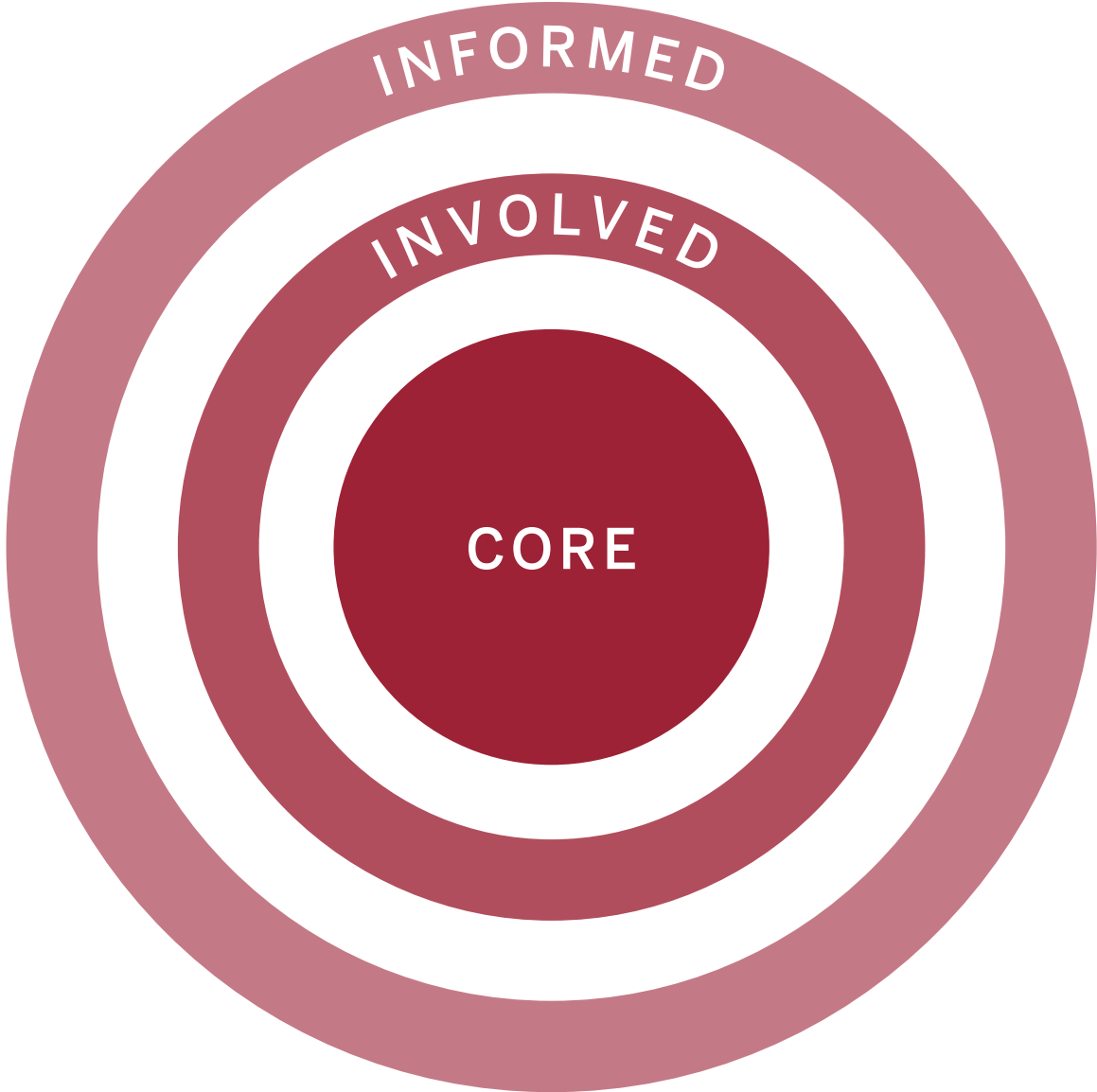
- Steering Committee
- President’s Cabinet
- District Leadership

INVOLVED

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

INFORMED

- Campus Community
- External Community
- Other Additional Stakeholder Groups



Governing Board will be providing feedback and approval

Stakeholder Interviews underway:

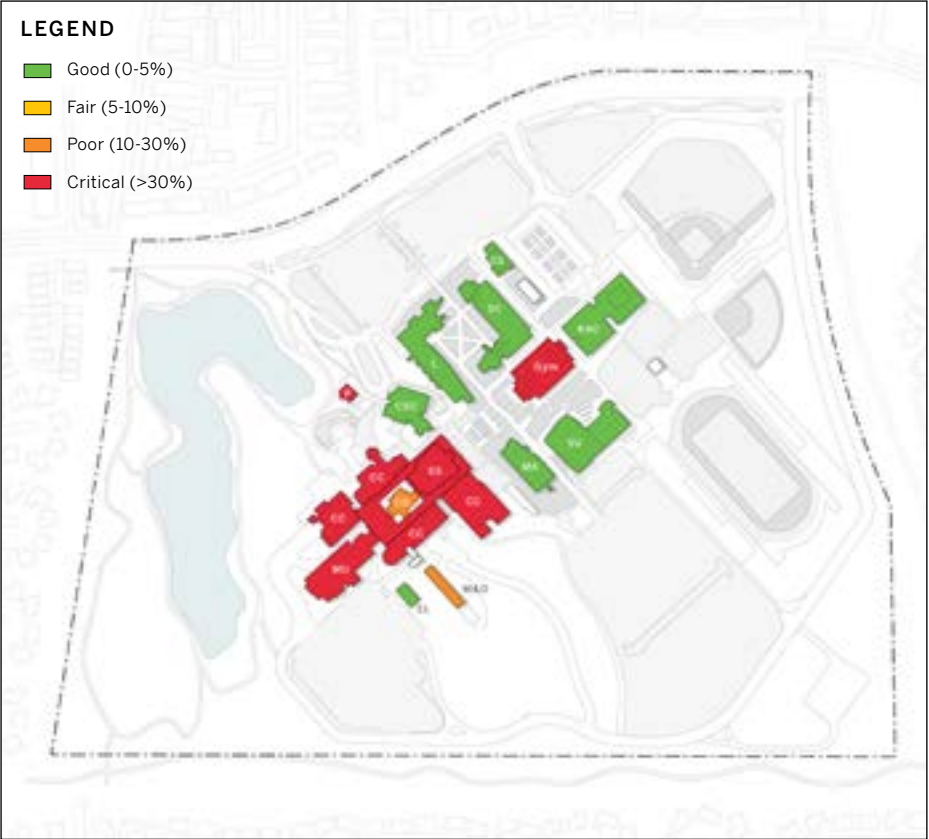
- Career Technical Education Curriculum
- Distance Education
- Equal Employment Opportunity (EEO)
- General Education
- Institutional Development for Equity & Access (IDEA)
- Planning
- Professional Development (PDAC)
- Safety & Security
- Shared Governance Council
- Strategic Enrollment Management
- Sustainability
- Teaching and Learning
- Technology Advisory Group (TAG)
- Academic Senate
- Classified Senate
- LMCAS
- Presidents Council
- Campus Signage - Marketing & Media Design
- Athletics
- Basic Needs Center
- Brentwood
- Building & Grounds
- Child Development Center
- Counseling
- Career Technical Education
- College Complex - Instructional
- College complex - Operational
- Information Technology & Systems
- Learning Communities
- Library
- Math
- Nursing
- Performing Arts Center
- Police Services
- Sciences
- SSLT
- Student Services (as a division)
- Student Groups
- Tutoring
- Veterans

PROCESS & ENGAGEMENT

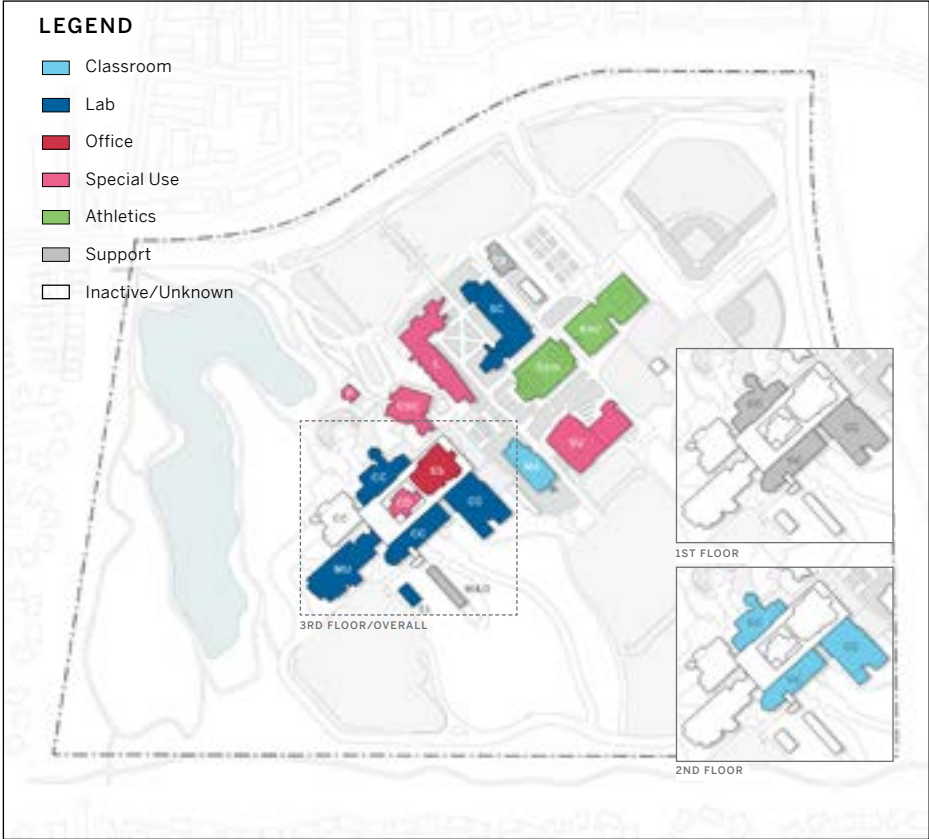
Campus Analysis



Building Age



Facilities Condition Index



Primary Building Use

Extensive Analysis:

SEPTEMBER

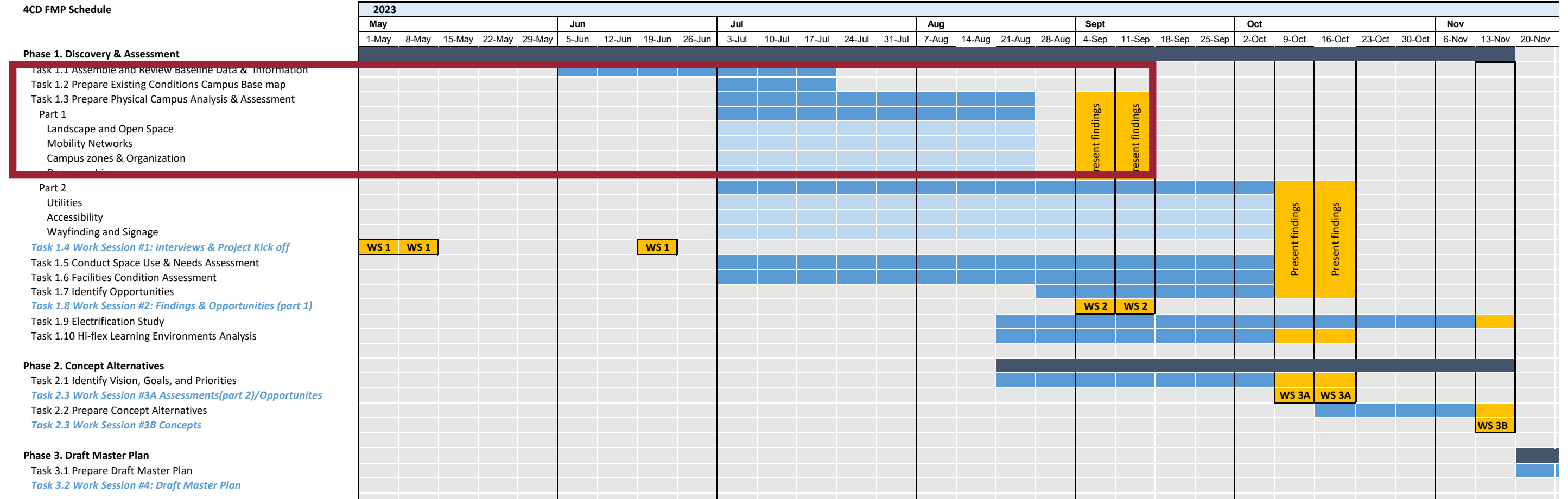
- Physical Analysis (regional, neighborhood, campus)
 - Building Use
 - Land Use
 - Landscape & Open Space
 - Mobility (Pedestrian, Transit, Vehicular, ADA, Bike,
 - Parking

OCTOBER

- Demographics Analysis
- Enrollment Analysis
- WSCH Analysis
- Space Utilization
- Sustainability
- Wayfinding
- Facilities Condition

NEXT STEPS

Schedule & Timeline



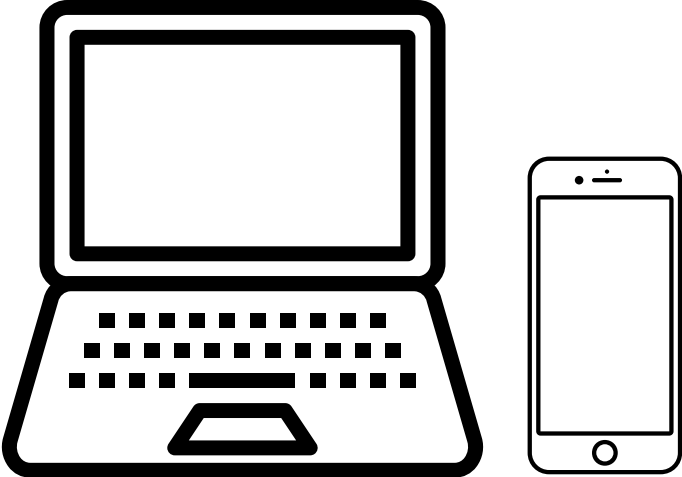
- Next Steps/In Progress:**
- Physical Campus Analysis
 - Facilities Condition Assessment
 - Demographic/Academic Analysis
 - Stakeholder Interviews
 - Campus-wide Engagements

WE WANT TO HEAR FROM YOU

HOW TO ENGAGE



Go to www.menti.com and use the code **5759 9057**



1

Grab your phone or computer

www.menti.com |

2

Go to menti.com



3

Enter the code **5759 9057** and vote!

QUESTIONS

I. WHAT IS THE BIGGEST CHALLENGE?

II. WHAT IS THE HIGHEST PRIORITY?

III. WHAT'S IN CONFLICT WITH YOUR PRIORITIES?

ADDITIONAL SLIDES IF NEEDED

PROCESS & ENGAGEMENT

Stakeholder Groups

	Stakeholder	Meeting Day	Meeting Time	Interview Schedule
Committee	Career Technical Education	2nd Tuesday	1:00 PM	12-Sep
	Curriculum	Sep/6,20 Oct/4,18 Nov/1,15,29	2:30 - 4:30 pm	6-Sep
	Distance Education	1st & 3rd Monday	2:15 - 3:00 pm	18-Sep
	Equal Employment Opportunity (EEO)	2nd Tuesday	2:30 - 4:30 pm	12-Sep
	General Education	2nd & 4th Wednesday	1:00 - 2:25 pm	13-Sep
	Institutional Development for Equity & Access (IDEA)	3rd Thursday	2:30 - 3:50 pm	8/24 or 9/21
	Planning	1st Thursday	1:00 - 3:00 pm	7-Sep
	Professional Development (PDAC)	4th Thursday	2:00 - 3:00 pm	31-Aug
	Safety & Security	3rd Thursday	3:00 - 4:30 pm	8/24 or 9/21
	Shared Governance Council	2nd & 4th Wednesdays	2:00 - 4:00 pm	13-Sep
	Strategic Enrollment Management	1st & 3rd Tuesday	3:30 - 5:00 pm	8/22 or 9/5
	Sustainability	3rd Wednesday	2:00 - 3:00 pm	8/23 or 9/20
	Teaching and Learning	2nd Tuesday	2:30 - 3:55 pm	12-Sep
	Technology Advisory Group (TAG)	4th Tuesday	2:00 PM	29-Aug
Senate	Academic Senate	Mon - Aug 28, 2023 Mon - Sep 11, 2023 Mon - Sep 25, 2023 Mon - Oct 9, 2023 - No Meeting Mon - Oct 16, 2023 Mon - Oct 30, 2023 Mon - Nov 13, 2023 Mon - Nov 27, 2023	3:00 - 4:30 pm	Sept 11, October 16, Nov 27
	Classified Senate	usually same as Academic Senate (above)		Sept 11, October 16, Nov 28
	LMCAS			

	Stakeholder	Meeting Day	Meeting Time	Interview Schedule
Other Groups	Athletics			
	Basic Needs Center			
	Brentwood (meeting at Brentwood...and need to identify specific individuals)			
	Building & Grounds			
	Child Development Center			
	Counseling			
	Career Technical Education			
	College Complex - Instructional			
	College complex - Operational			
	Information Technology & Systems			
	Learning Communities			
	Library			
	Math			
	Nursing			
	Performing Arts Center			
	Police Services			
	Sciences			
	SSLT			
	Student Services (as a division)			
Student Groups			August 16th, AM	
Tutoring				
Veterans				

PLANNING FOUNDATION

02

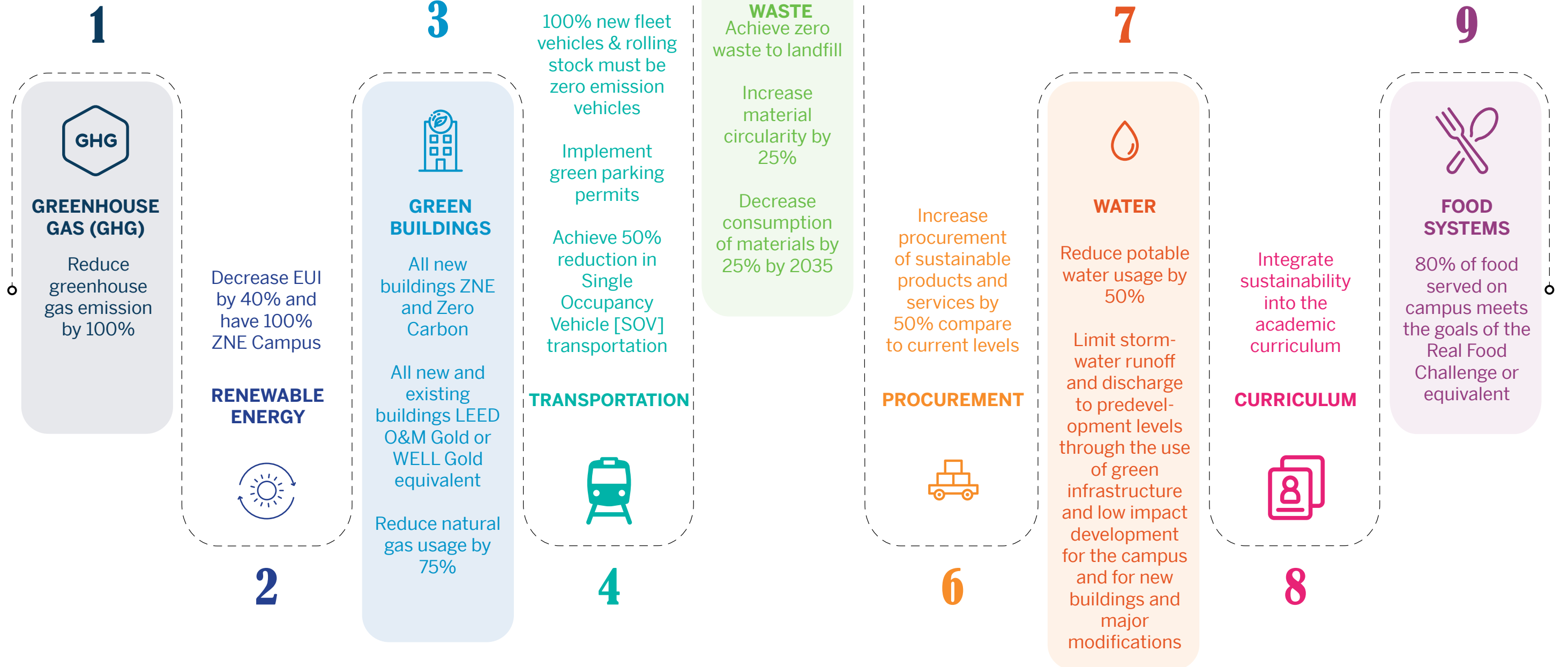
PLANNING FOUNDATION

District Strategic Directions 2020-2050

1. IMPROVE **STUDENT LEARNING** AND COMPLETION ACROSS DISTRICT COLLEGES
2. DECREASE **EQUITY GAPS** FOR ALL STUDENTS
3. ADVANCE EXISTING **COMMUNITY PARTNERSHIPS** AND CREATE NEW EDUCATIONAL COLLABORATIONS TO **STRENGTHEN STUDENT PATHWAYS**
4. CULTIVATE A CULTURE OF **ENGAGEMENT** THROUGHOUT THE DISTRICT
5. RESPONSIBLY, EFFECTIVELY, AND SUSTAINABLY **STEWARD DISTRICT RESOURCES**

PLANNING FOUNDATION

2035 Disitrcwide Updated Sustainability Goals



PLANNING FOUNDATION

LMC Vision and Mission

Our Mission

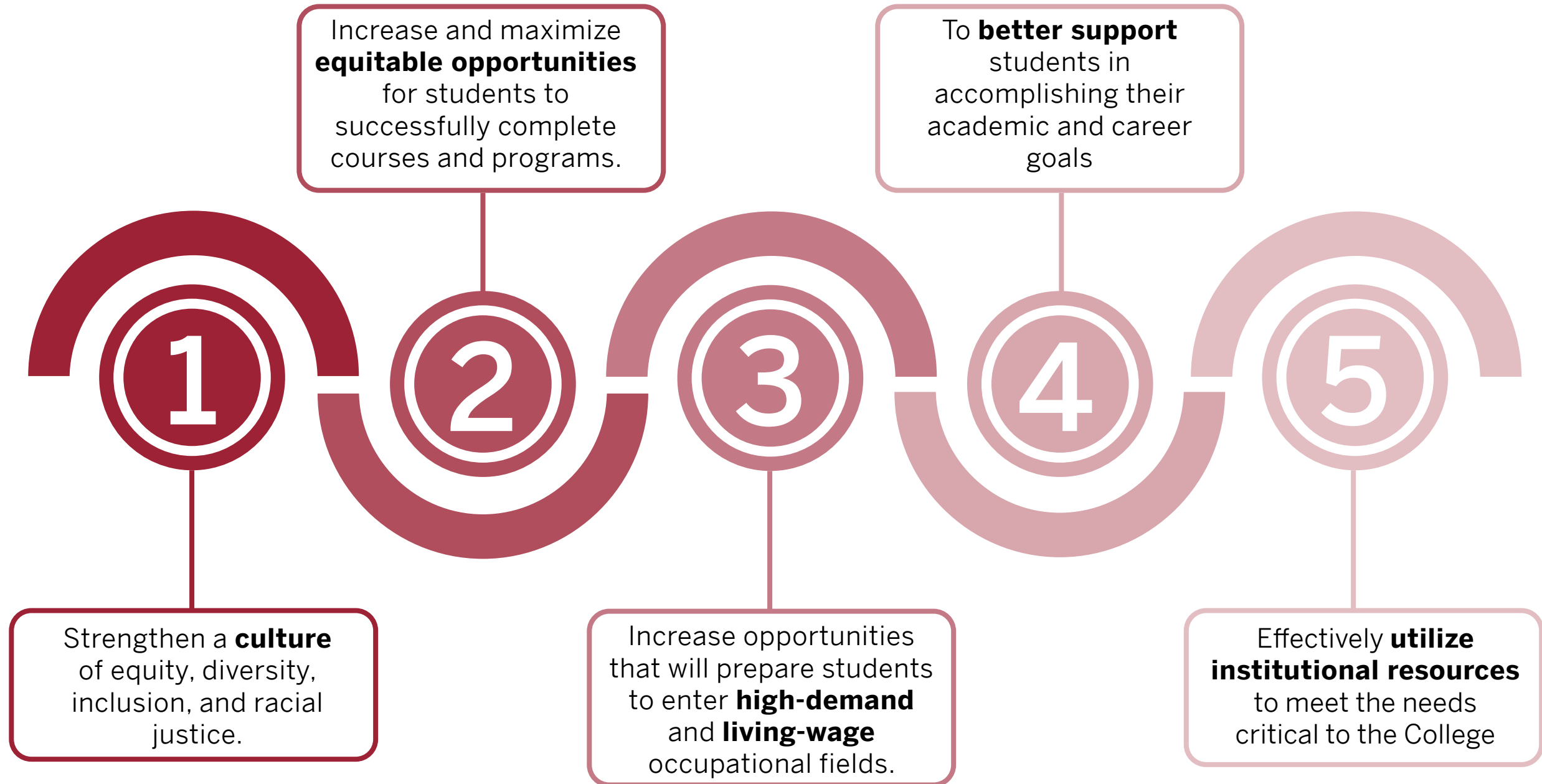
Los Medanos College provides our community with equitable access to educational opportunities and support services that empower students to achieve their academic and career goals in a diverse and inclusive learning environment.

Our Vision

Los Medanos College will be a leader in providing innovative, dynamic, and equitable educational experiences, support services, and career opportunities that empower students and transform our community.

PLANNING FOUNDATION

LMC Educational Plan | Goals



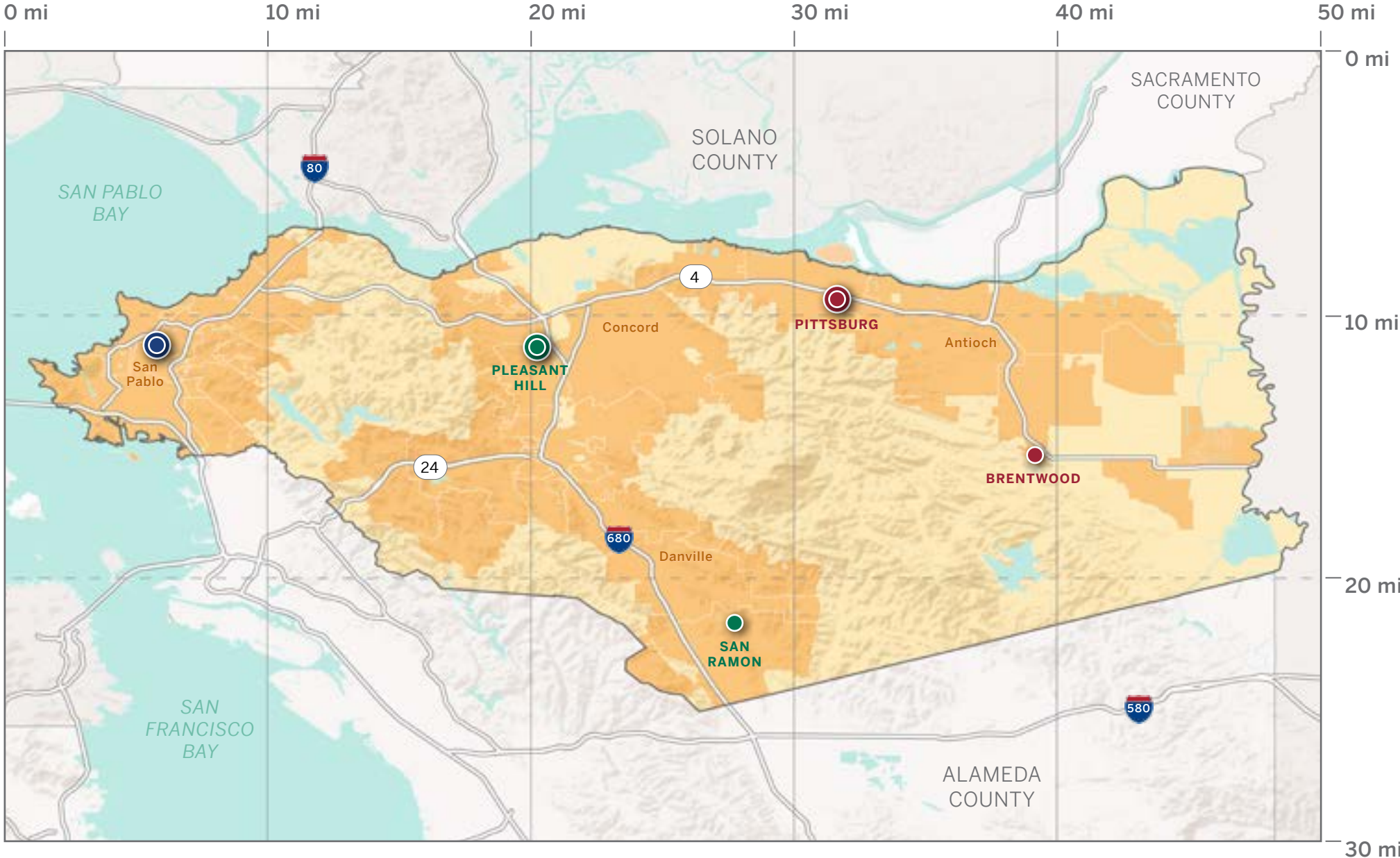
*Source: LMC Educational Master Plan | 2020-2025

INITIAL ANALYSIS






03

REGIONAL CONTEXT

District Map








LEGEND

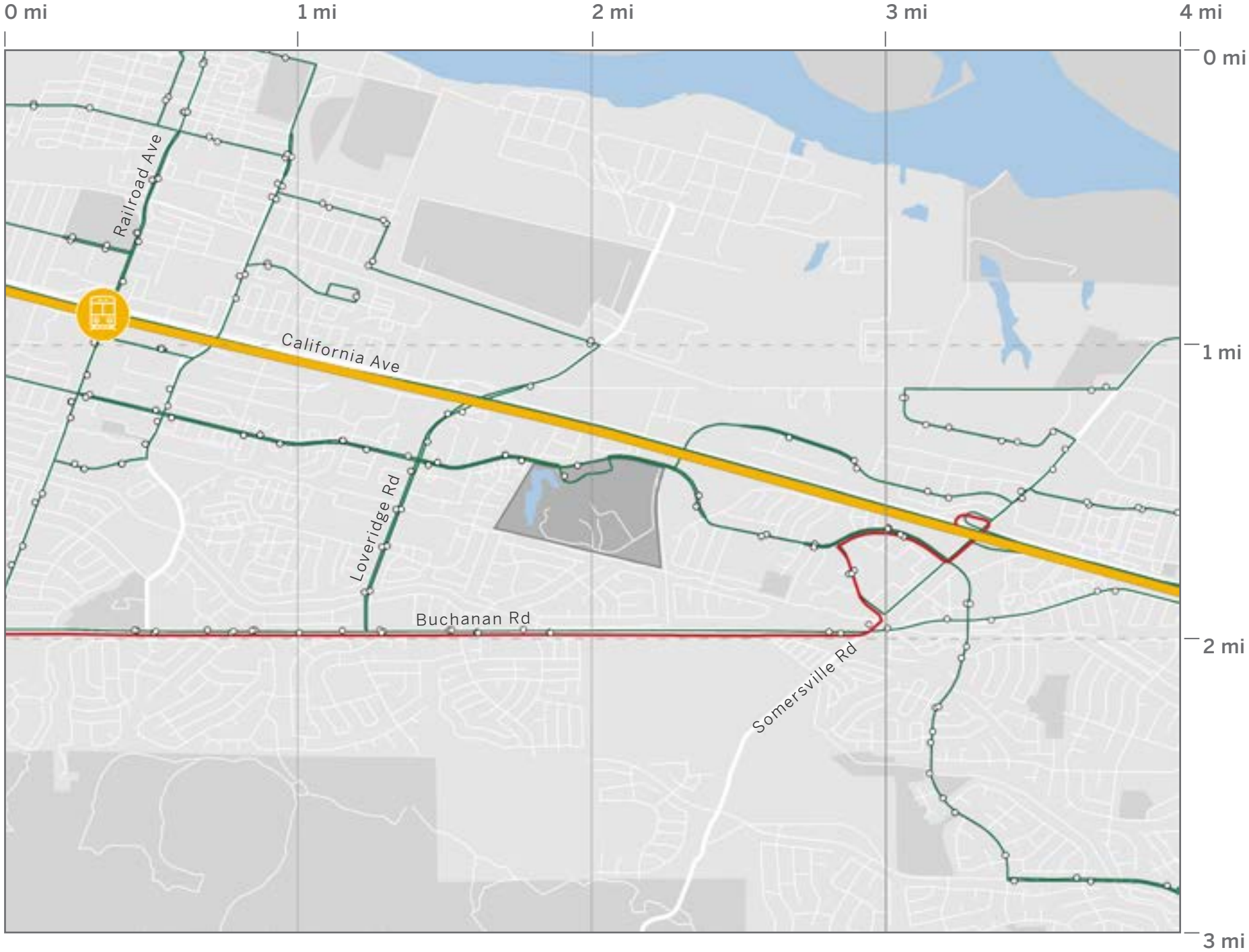
-  Contra Costa County
-  City Limits
-  Contra Costa College
-  Diablo Valley College
-  Los Medanos College

NEIGHBORHOOD CONTEXT

Transit Network

LEGEND

-  BART Yellow Line *Antioch-SFO+Millbrae*
-  BART Station *Pittsburg Center*
-  Tri Delta Bus Line
-  County Connection Bus Line
-  Bus Stop



CAMPUS ANALYSIS

Building Age



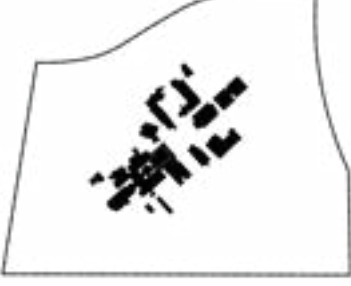
1970s



1990s



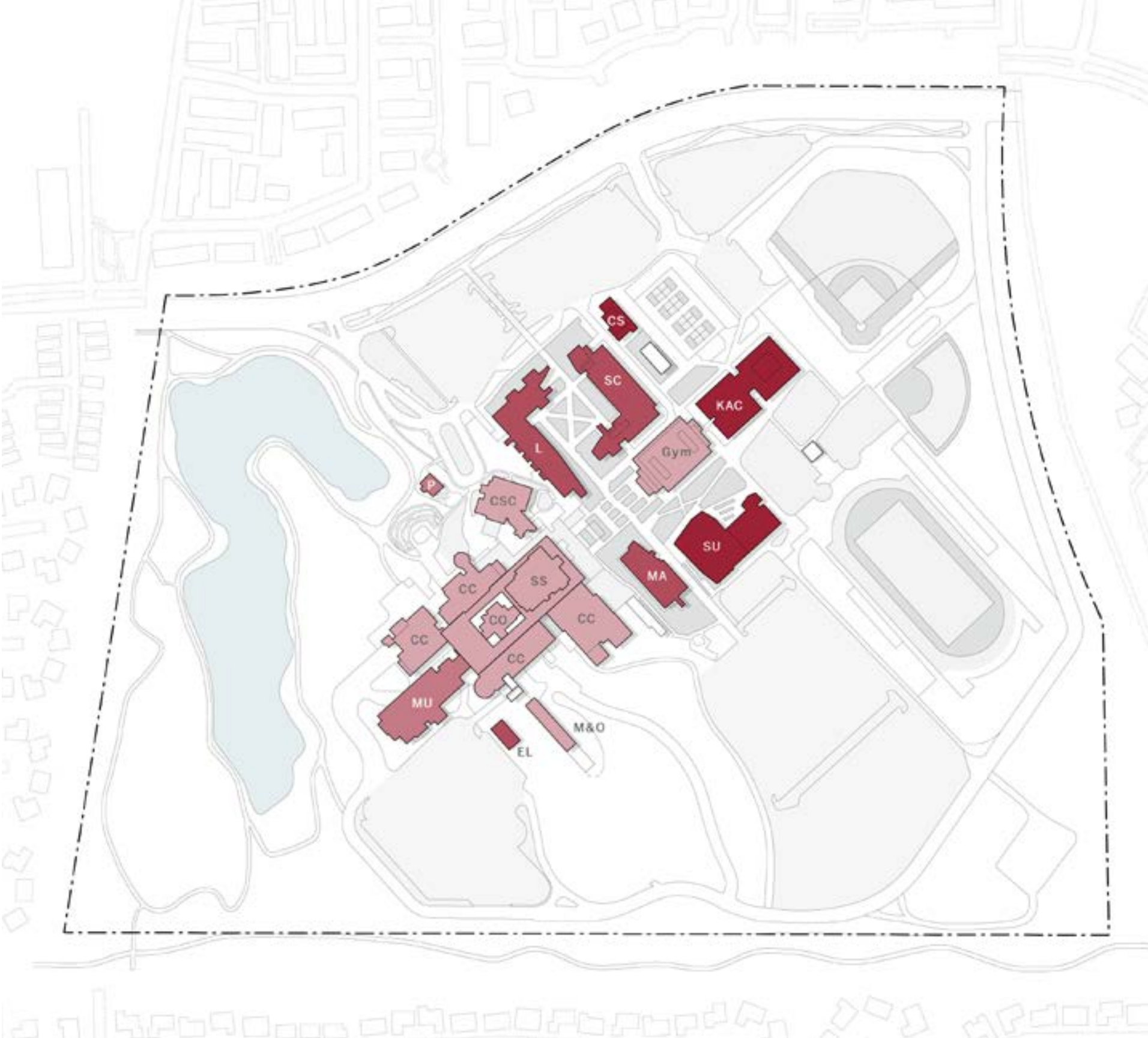
2000s



Present

LEGEND

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



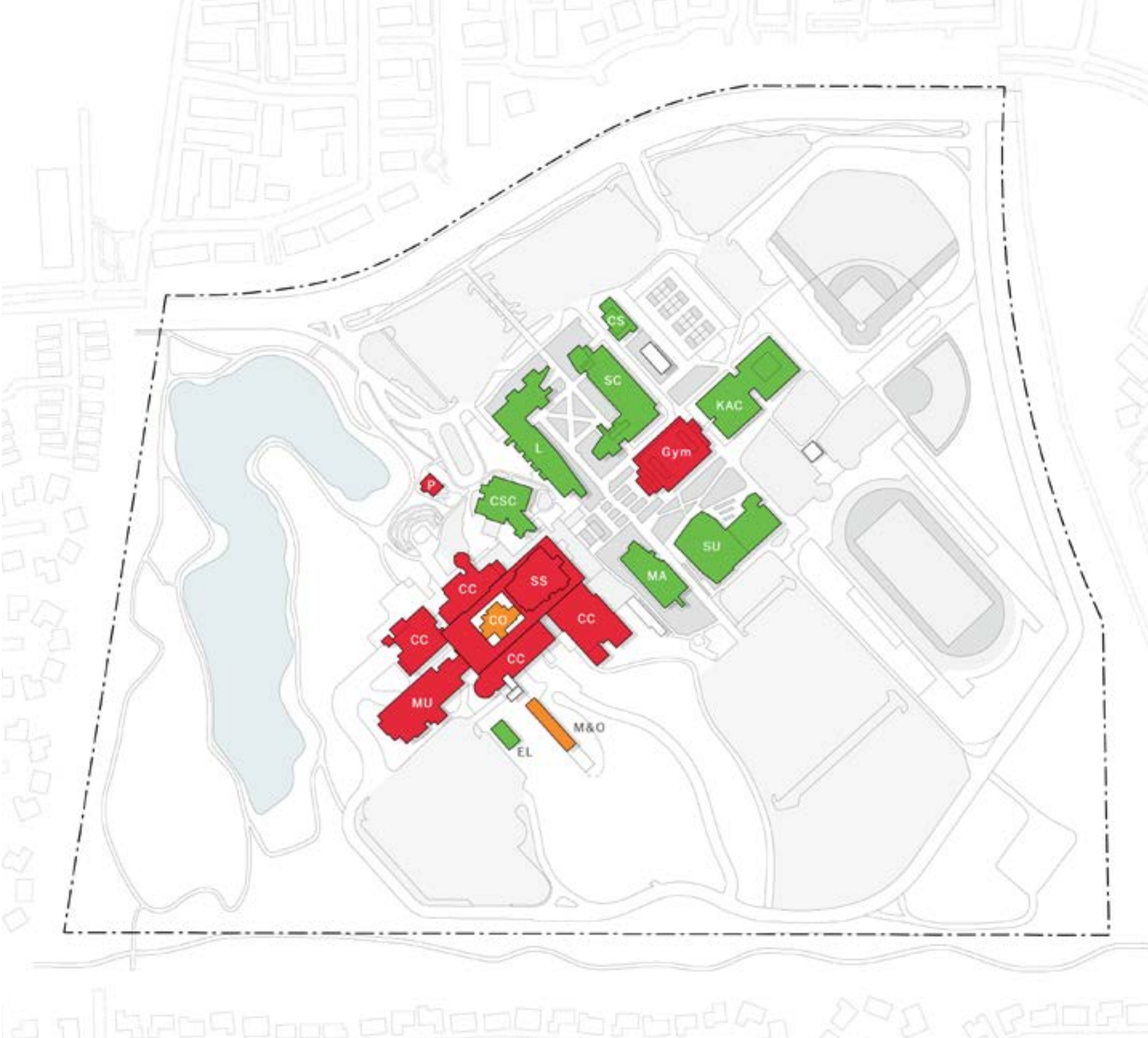
CAMPUS ANALYSIS

Facilities Condition Index

- Facilities Condition Index (FCI) is a formula measuring the ratio of the cost to correct existing facility deficiencies against the current replacement value of the facility
- The higher the FCI score, the poorer the condition of a facility
- The last FCI assessment (reflected here) was conducted in 2020. The current condition of facilities will be updated as part of this planning effort.

LEGEND

- Good (0-5%)
- Fair (5-10%)
- Poor (10-30%)
- Critical (>30%)










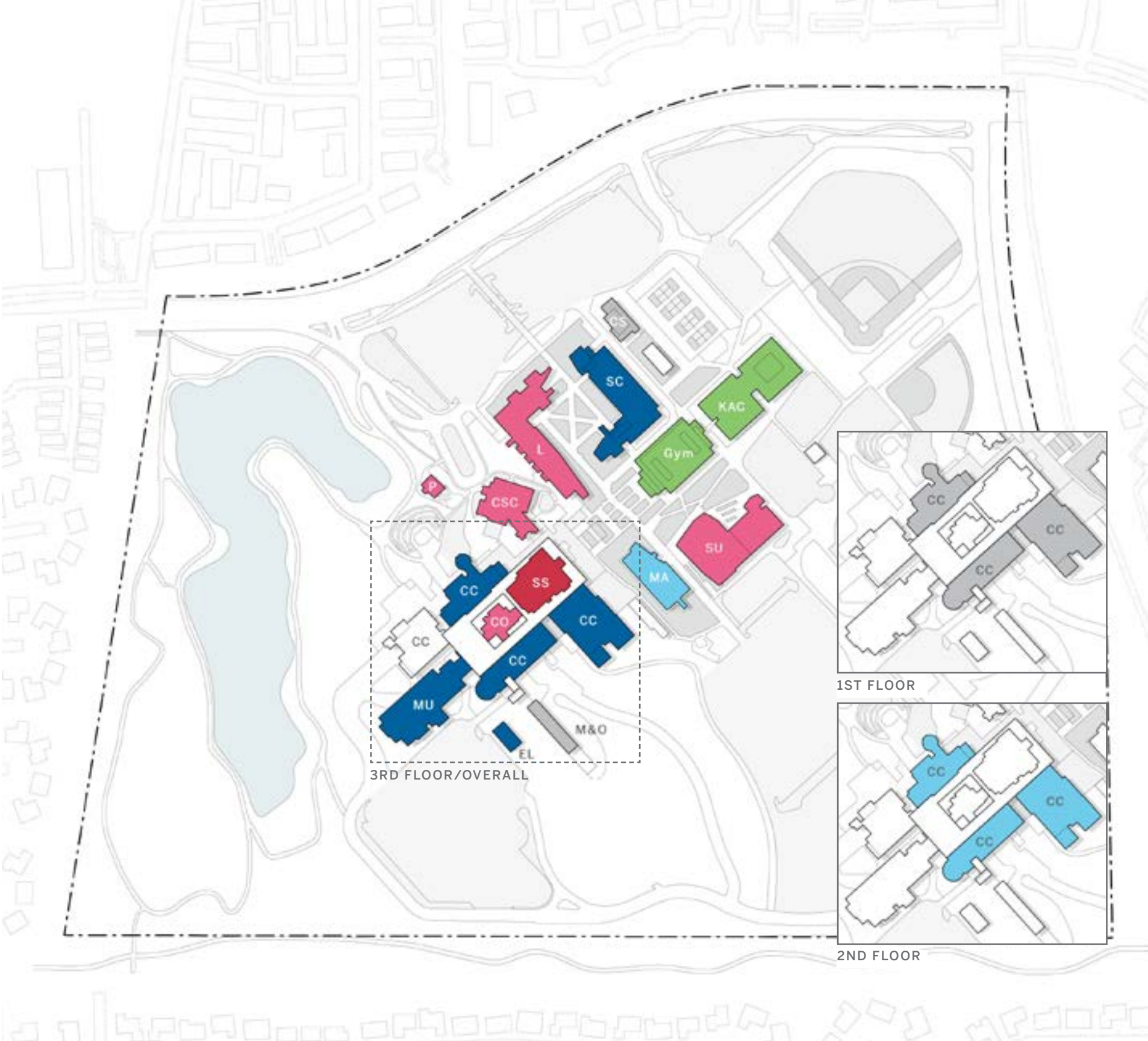
CAMPUS ANALYSIS

Primary Building Use

- Offices, instructional spaces, and special/ student spaces are dispersed throughout individual buildings and across campus
- Special Use includes Library, Community Service, Child Care, Assembly Service, Logistical Services, Food Services, and more

LEGEND

-  Classroom
-  Lab
-  Office
-  Special Use
-  Athletics
-  Support
-  Inactive/Unknown



EXTENSIVE ANALYSIS

What you will see next

SEPTEMBER

- Physical Analysis (regional, neighborhood, campus)
 - Building Use
 - Land Use
 - Landscape & Open Space
 - Mobility (Pedestrian, Transit, Vehicular, ADA, Bike, Multi-modal)
 - Parking
- Demographics Analysis
 - County
 - District
 - College
- Enrollment Analysis
- WSCH Analysis

OCTOBER

- Space Utilization
- Sustainability
- Wayfinding
- Facilities Condition

INCLUSIVE OF CAMPUS & CENTER