

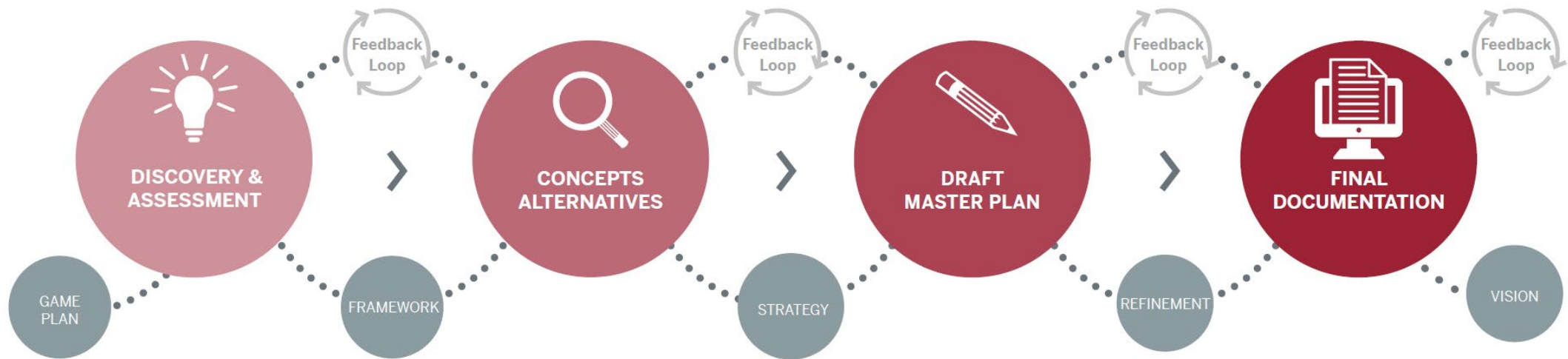
Los Medanos College

Draft Facilities Master Plan

April 2024



Process and Engagement - Four-Phase Process



Data-Informed Decision Making

Major considerations:

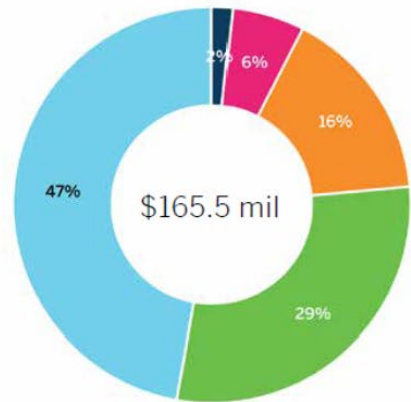
- Importance of collecting, reviewing, and analyzing various data points to guide the facilities master planning decisions
- Recognition that at times we may have competing demands for project priorities



Facilities Condition Assessment

COLLEGE AT A GLANCE

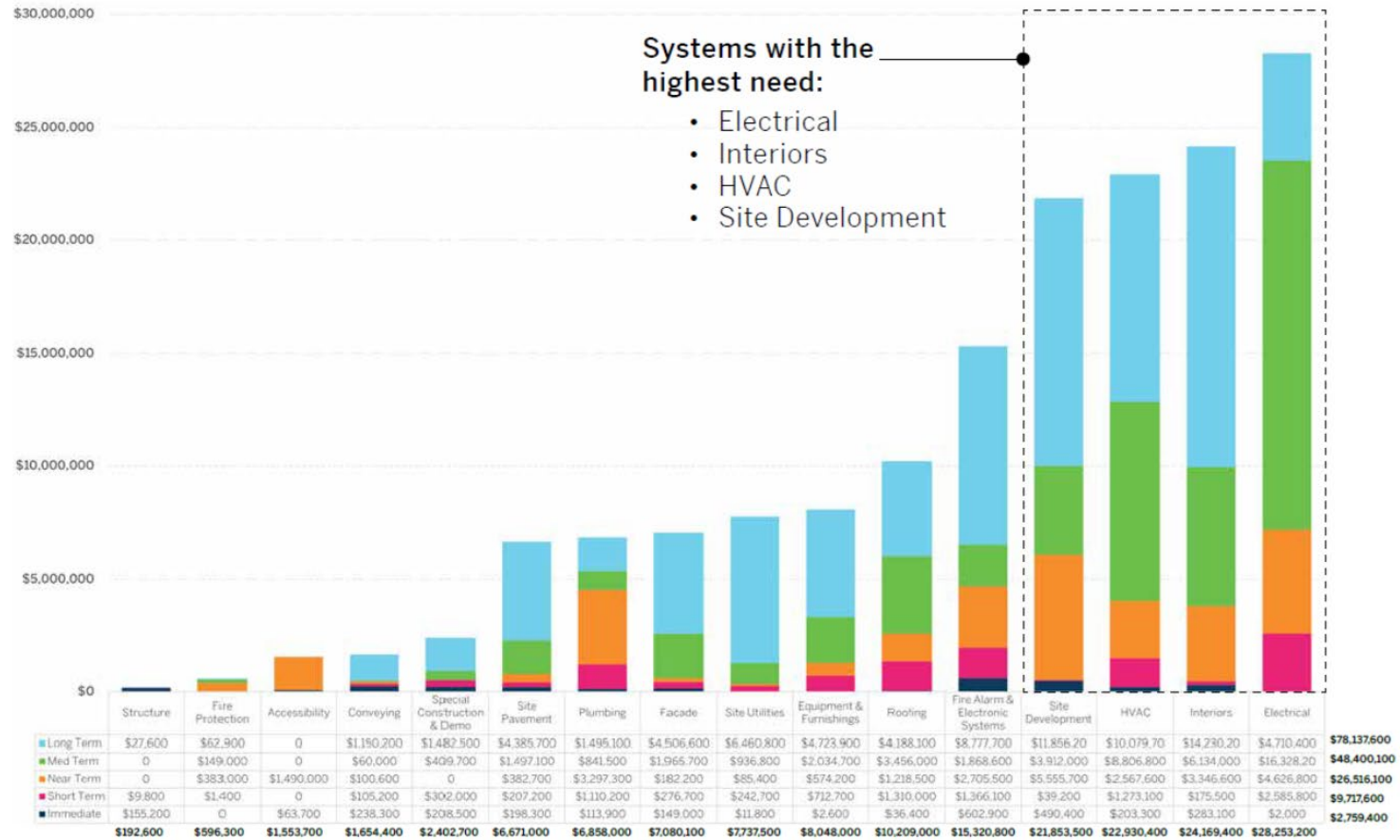
Deferred Maintenance - 20 year outlook



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

LEGEND

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



LMC Campus Engagement and Common Themes

Campus Surveys

10/11 - 10/30/23

805

Students

76

Employees

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

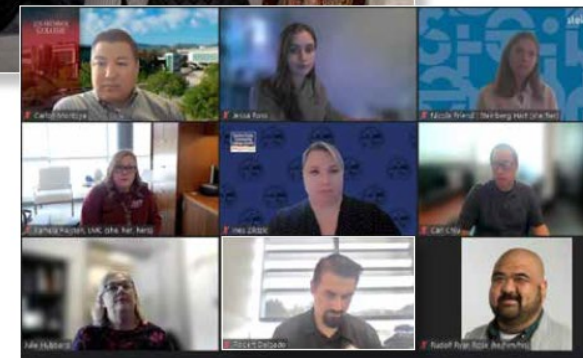
Common Themes

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

8/16/23
Flex Week



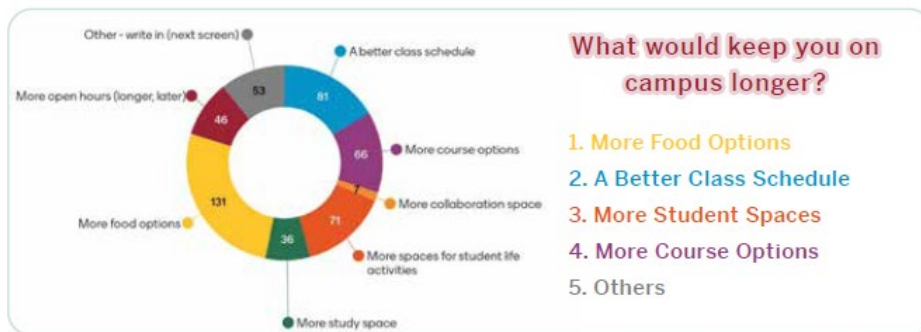
11/6/23
College
Assembly



Virtual Focus Group Interviews

What would keep you on campus longer?

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

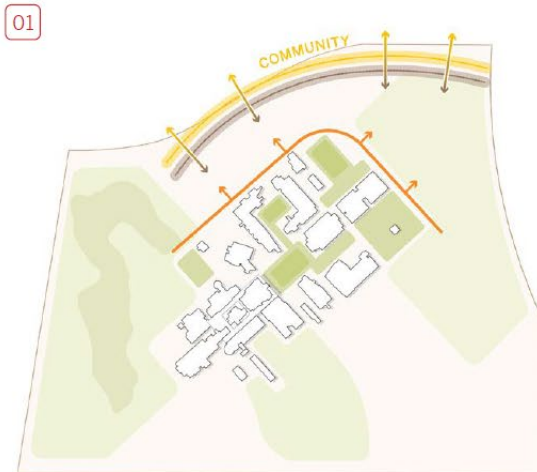


Big Ideas

The FMP's "Big Ideas" establish a vision for a vibrant, connective Pittsburg campus that enhances the experience for students, faculty, staff, and the greater community.

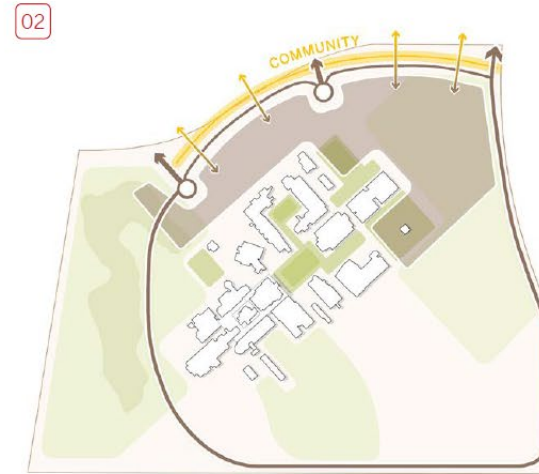
Crafted through a collaborative process that incorporates insights from various stakeholders, the Campus Plan articulates a vision for a dynamic, interconnected campus aimed at enriching the experiences of all users. Rooted in the College priorities, this vision is structured around three essential components, each targeting distinct design interventions to meet the evolving needs of the LMC community both now and in the future:

- 01 Shift Campus to the North
- 02 Complete The Loop
- 03 Enhance Connectivity



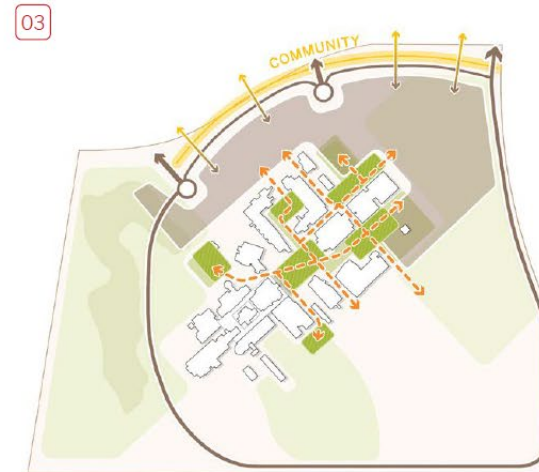
SHIFT CAMPUS TO THE NORTH

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



COMPLETE THE LOOP

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

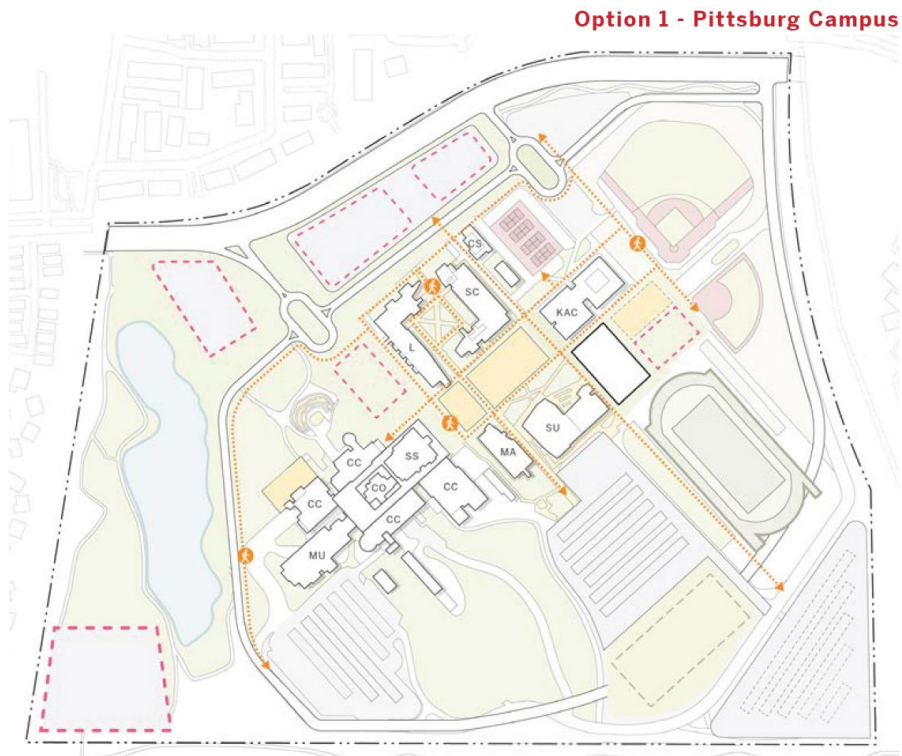


ENHANCE CONNECTIVITY

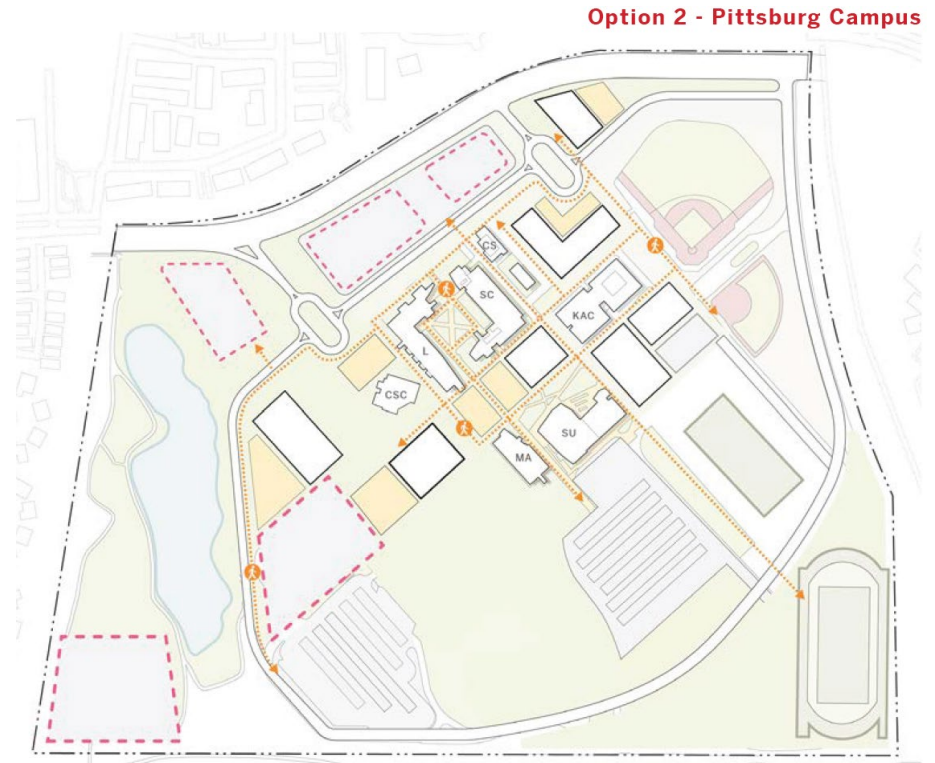
Improve accessibility throughout campus with a welcoming pedestrian realm.

LMC FMP Planning Options

Option 1



Option 2



LMC FMP Planning Options

Option 1

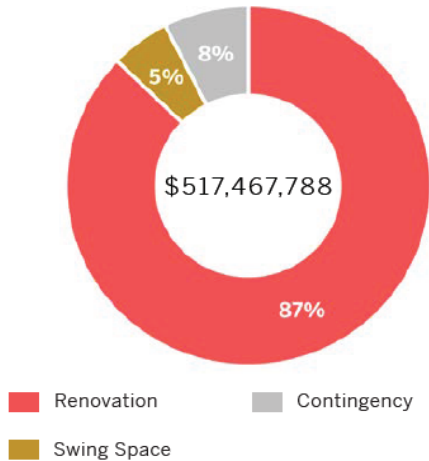
TOTAL ESTIMATED CONSTRUCTION COST

\$517,467,788

Option 2

TOTAL ESTIMATED CONSTRUCTION COST

\$514,991,721



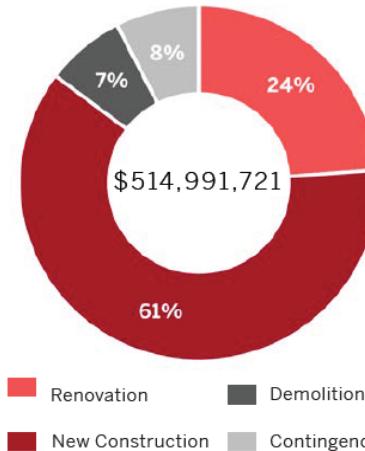
Option 1 - Cost Breakdown

KEY TAKEAWAYS OF OPTION 1:

- **Strategic Investment:** Option 1 focuses on renovating existing programs in the College Complex and potentially relocating the Child Study Center to this central hub.
- **Extensive Renovation:** This option involves extensive renovation and the need to provide swing space for ongoing operations.
- **Extended Timeline:** Renovations are planned over 7 to 30 years, allowing for meticulous planning and execution.
- **Overbuilt:** Based on space utilization data, this option still leaves the College overbuilt, with more space than is needed for the projected enrollment growth.
- **Hidden Costs:** With a renovation at this magnitude, there is significant chance that unforeseen challenges will arise throughout the years increasing the overall cost of this option.

NOTES:

- Main equipment \$\$ (AHUs, Chillers, Electrical Gear) included with Core/Shell Renovation, this includes any mods. To building systems for campus-wide electrification (does not include campus loop or campus service).
- "Gut remodel" assumed for all renovation projects.
- M&O remodel assumed to be architectural finishes and minor remodel only.
- Electrification scope assume medium voltage loop not upgraded, nor priced, in this exercise. "Gut remodel" and Core/Shell Renovation scope accounts for removal and replacement of all major systems, including elimination of gas systems.



Option 2 - Cost Breakdown

COST NOTES:

- Structural upgrade \$/sf based on Option 1 diagrams. Surge space not included.
- Main equipment \$\$ (AHUs, Chillers, Electrical Gear) included with Core/Shell Renovation.
- "Gut remodel" assumed for all renovation projects.
- M&O to remain operational as long as possible.
- Building demolition to commence as the last of the College Complex Buildings is completed (SS Renovation), thus accounting for "worst case scenario" escalation.
- New site utility connections are included under "Miscellaneous" costs, and are assumed as 3% of the building cost.
- Electrification scope assume medium voltage loop not upgraded, nor priced, in this exercise. "Gut remodel" and Core/Shell Renovation scope accounts for removal and replacement of all major systems, including elimination of gas systems.
- All structural seismic and core/shell renovation assumed concurrent with renovation projects. Should seismic renovation occur out of sequence with renovations, tangential impacts (architectural, MEP systems) will arise and additional costs incurred (\$7,000,000).

KEY TAKEAWAYS OF OPTION 2:

- **Comprehensive Approach:** Option 2 involves partially demolishing the College Complex and renovating the Student Services area.
- **New Building Vision:** Demolishing current program spaces will lead to the construction of new buildings designed to meet evolving needs and foster collaboration and student success.
- **Guided Pathways:** The new facilities are carefully designed to align with Guided Pathways principles, emphasizing collaboration, innovation, and student success.
- **Redefined Campus:** The initiative aims to redefine the campus landscape, emphasizing community and contemporary architectural trends.
- **Commitment to Excellence:** This forward-looking approach reflects the institution's dedication to excellence and innovation while honoring its innovative history.

LMC Pittsburg Campus Plan



Gymnasium



Administrative Building



General Academic Building



Health & Public Services



Child Study Center



Student Services



Interdisciplinary Lab Building



Welcome Center (CSC Renovation)

PROJECTS GROUP A



PROJECTS GROUP A (7-10 years)	ESTIMATED SIZE	
New Child Study Center	18,000 GSF	①
Health Sciences (with planetarium), Circulation & Site Improvements (including Loop Road Connection)	36,000 GSF	②
Interdisciplinary Lab Building (CTE/Makerspace/Auto/Welding/Art)	46,000 GSF	③
Administrative/Maintenance & Operations Building (Business Services/Central Services/IT)	30,000 GSF	④
Former Child Study Center Renovation as Welcome Center (Basic Needs/Guided Pathways/EOPS)	13,200 GSF	⑤

LEGEND ■ Proposed New Construction ■ Proposed Renovation

Brentwood Center

District-Owned Parcels



LEGEND

- District-Owned Parcels

LEGEND

- Opportunity Areas
- New Event Space
- Adding Shade
- Wayfinding Enhancement
- Gateway Signage

Opportunity Areas - Brentwood Center



Next Steps: Draft to Final FMP

- 03/29 Facilities Master Plan Steering Committee Review of Draft
- 04/08: Academic Senate – FMP Draft Review (First Read)
- 04/08: Classified Senate – FMP Draft Review (First Read)
- 04/10: Shared Governance Committee – FMP Draft Review (First Read)
- TBD: LMCAS – First Read
- 04/10: Governing Board Meeting Draft FMP Report - Information Item
- 04/15: College Assembly Draft FMP Report - Information Item/Presentation
- 04/22: Academic Senate – FMP Draft Review (Second Read and Approval)
- 04/22: Classified Senate – FMP Draft Review (Second Read and Approval)
- 04/24: Shared Governance Committee – FMP Draft Review (Second Read and Approval)

Q&A + Feedback Form

<https://forms.office.com/r/L0Z6A91aiZ>

LMC Facilities Master Plan webpage:

<https://www.losmedanos.edu/facilitiesplanning/facilitiesmasterplan23.aspx>

Draft LMC Facilities Master Plan
2024 Feedback Form

