

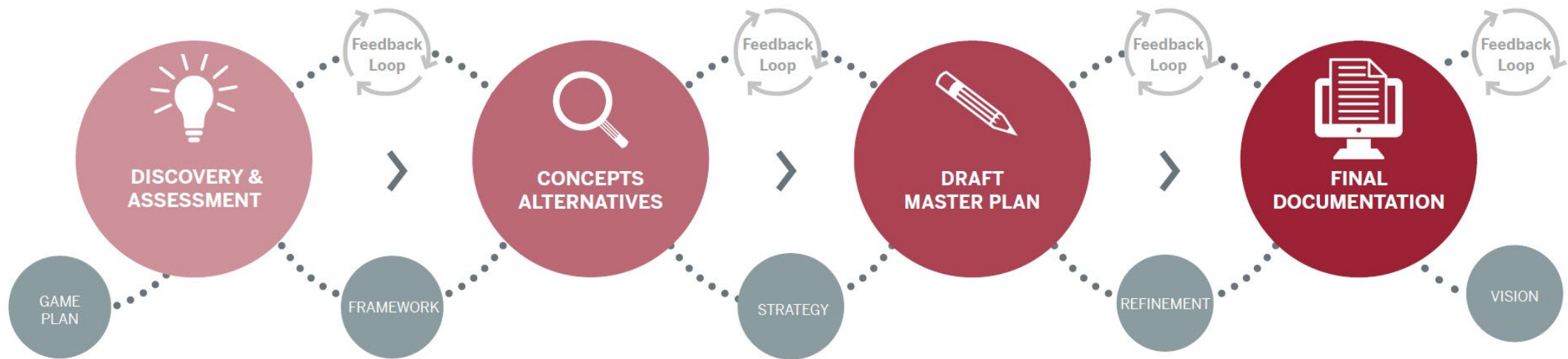
# Los Medanos College

## 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



# LMC FMP Document

## INTRODUCTION

- Letter from the President ..... 4
- Introduction to the College ..... 6
- Planning Foundation ..... 7
- Engagement ..... 8
- Common Themes ..... 12

## EXISTING CONDITIONS

- Campus Context ..... 16
- Building & Land Analysis ..... 22
- Mobility & Access ..... 30
- Space Utilization ..... 38
- Space Program ..... 46
- Additional Assessments ..... 50

## FUTURE VISION

- Big Ideas ..... 54
- College Complex ..... 56
- Campus Plan ..... 68
- Project Phasing ..... 72
- Brentwood Center ..... 88

### BUILDING & LAND ANALYSIS

**BUILDING USE**  
This diagram depicts the predominant use by building based on space use codes, which classify assignable space of facilities. Most of the buildings include a mix of uses, including classrooms, offices, and other spaces, within the buildings.

**LEGEND**

- Classroom
- Office
- Assembly
- Special Use - Christian
- Lab
- Study
- Special Use - Athletics
- Support

**CAMPUS ZONES**  
The campus is organized by zones related to use and activity. Academic and Student Life Administration comprise the core of campus. Athletics is located to the north and east, and Support buildings are to the periphery.

**LEGEND**

- Academic
- Administration
- Support
- Student Life
- Athletics

### CAMPUS PLAN

**LEGEND**

- Proposed New Construction
- Proposed Renovation

### COLLEGE COMPLEX

LMC's 50 years is a legacy of innovation first initiated in the unique College Complex...

Conceptualized in the late 1960s in Pittsburg, California, LMC arose amidst a shifting economic landscape, aiming to address the community's need for accessible higher education. In response to the declining smelterstack industry, the District spearheaded the creation of a local educational institution. Under the visionary leadership of President John Carhart, LMC embarked on a mission not only to impart education, but also to pioneer a model learning approach.

**INNOVATIVE EDUCATIONAL MODEL**  
Carhart championed a holistic educational model that prioritized curriculum development over infrastructure expansion. This visionary approach led to the adoption of educational clusters, fostering interdisciplinary collaboration among students as well as staff. This philosophy led to the completion of the College Complex in 1977, marking a significant milestone in LMC's journey symbolizing its commitment to progressive educational ideals. Despite its imposing appearance, the College's architecture served as a conduit for its progressive educational philosophy. In essence, LMC's College Complex building went beyond being a physical structure; it embodied a vision of community engagement and local educational progress.

**ADAPTATION TO CHANGING NEEDS**  
As LMC continued to grow and evolve, the need for updated facilities to match the changing educational landscape became apparent. In the early 2000s, with support of the community and the local bond measures, three new transformative buildings were completed, including the new Library (2006), Math building (2008), and Science building (2008). This collective planning and implementation effort to construct new facilities in response to emerging educational needs not only provided updated spaces for various academic topics, but also helped shape a vibrant campus environment conducive to learning and collaboration. LMC continues to uphold the spirit of innovation, interdisciplinary, and connectiveness conceptualized by Carhart and early college leaders.

In recent years, LMC has further expanded its campus footprint with the addition of the Careers Safety Center (2019), Knowledge and Athletics Complex (2020), and Student Union (2020). These modern structures have not only enhanced the campus's core but also represented its aesthetic, reflecting contemporary and inviting architectural trends, fostering inviting spaces for students, faculty, staff and community at large.

**POST-PANDEMIC INSTRUCTIONAL MODALITY SHIFT:**  
With the onset of the COVID-19 pandemic, student enrollment continued to decline. The remote instructional delivery gained momentum, resulting in an approximately 40-60% ratio of online to in-person attendance. This shift, much like with many higher education institutions, has contributed to a need for increased flexibility, technology application in all areas of the built environment. The shift in modality has also allowed LMC to thoughtfully engage in a dialogue regarding options in right-sizing the campus facilities either by strategic renovations or new construction.

**Weekly Room Hours - Classrooms - Pittsburg Campus**

**LEGEND**

- 0-20 hrs
- 20-48 hrs
- 48+ hrs (with 24-hour lab/lecture)
- Buildings with no classrooms

**NEW CHILD STUDY CENTER**  
The existing Child Study Center (CSC) faces challenges in effectively serving its program, with identified issues related to maintenance, suboptimal location, and concerns about security and outdoor safety. In response, a strategic decision has been made to relocate the CSC to the front of the campus, aligning with the master plan's direction. The new location not only addresses security and safety concerns but also introduces dedicated drop-off and pick-up points, along with open spaces tailored to support the programmatic needs of early childhood education. The increased size of the new building not only accommodates the current program more effectively but also provides room for future growth, ensuring the center can adapt and expand to meet the evolving needs of the community. This relocation represents a proactive step to overcome existing challenges, enhance the CSC's functionality, and align with long-term plans for campus development.

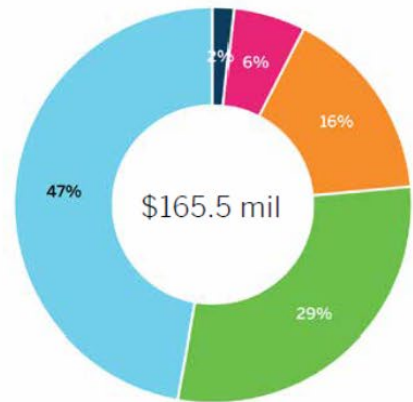
**HEALTH SCIENCES**  
The Nursing and EMT programs, presently situated in the college complex, face spatial challenges, including insufficient and inadequately sized spaces hindering potential growth. A strategic move is planned to relocate these programs to the north of campus, creating synergies with the Science, KAC, and Child Study Center programs and establishing a dedicated science and health science zone aligned with Guided Pathways. The new building will not only address the current limitations but also provide additional space for future College Complex adjustments, accommodating offices or general classrooms. This forward-looking plan aligns with the college's growth trajectory over time, ensuring optimal utilization of space and fostering collaborative connections between related academic disciplines. The planterium will also be relocated to the area of campus.



# Facilities Condition Assessment

## COLLEGE AT A GLANCE

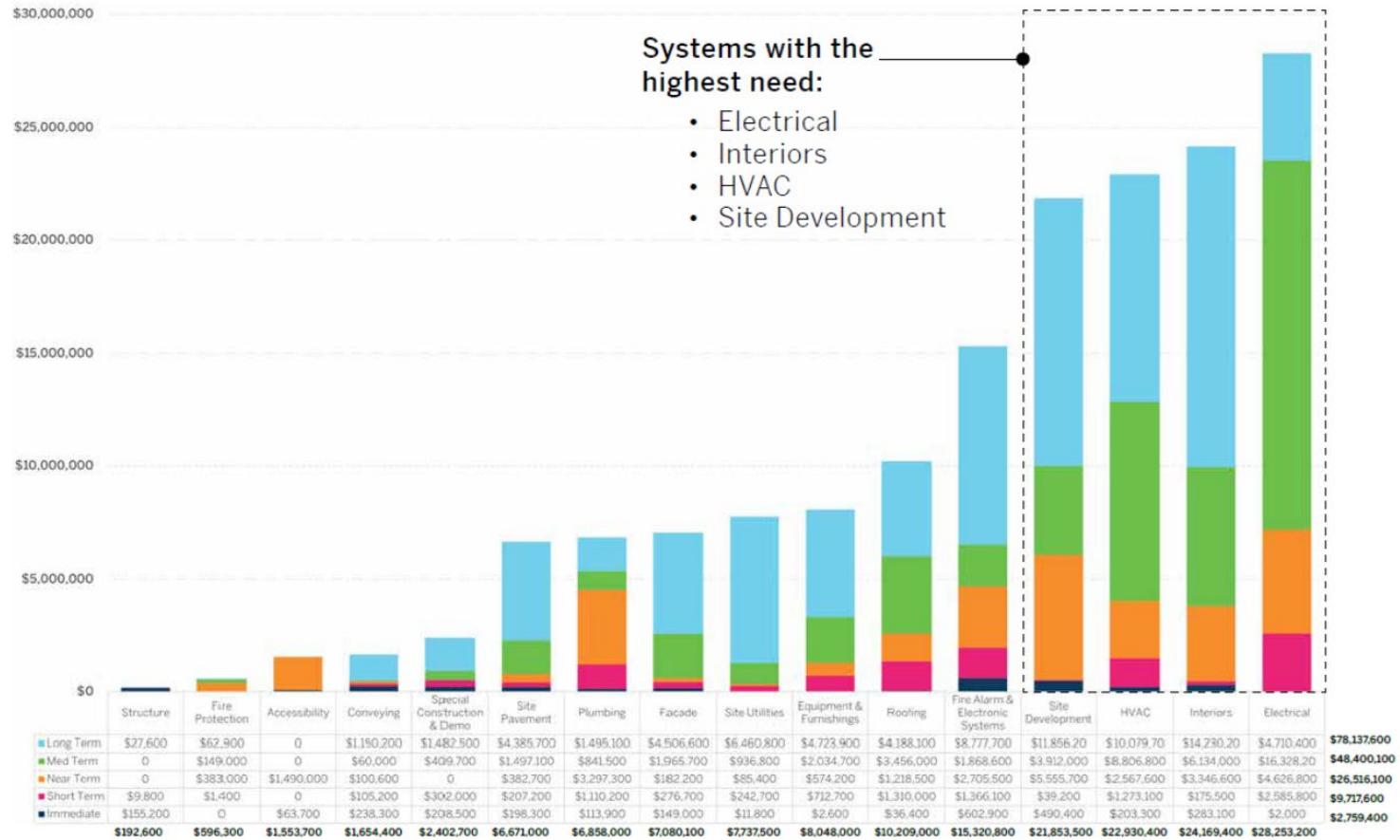
Deferred Maintenance - 20 year outlook



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

### LEGEND

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



# 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

42

User Group Meetings

8/16 - 10/2/23

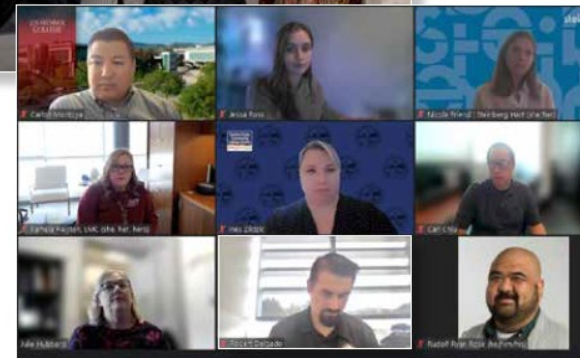
## Common Themes

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

8/16/23  
Flex Week



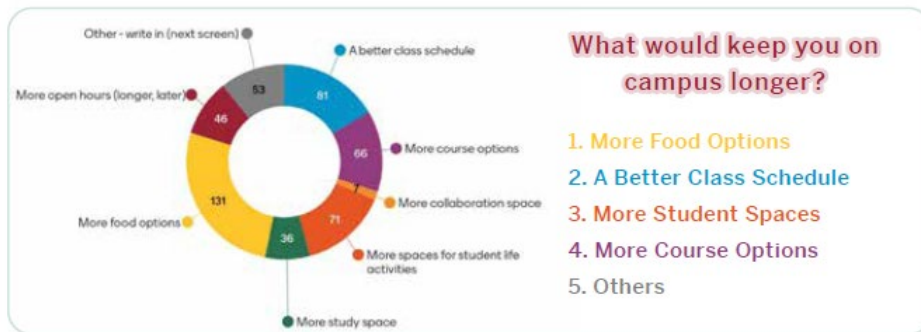
11/6/23  
College Assembly



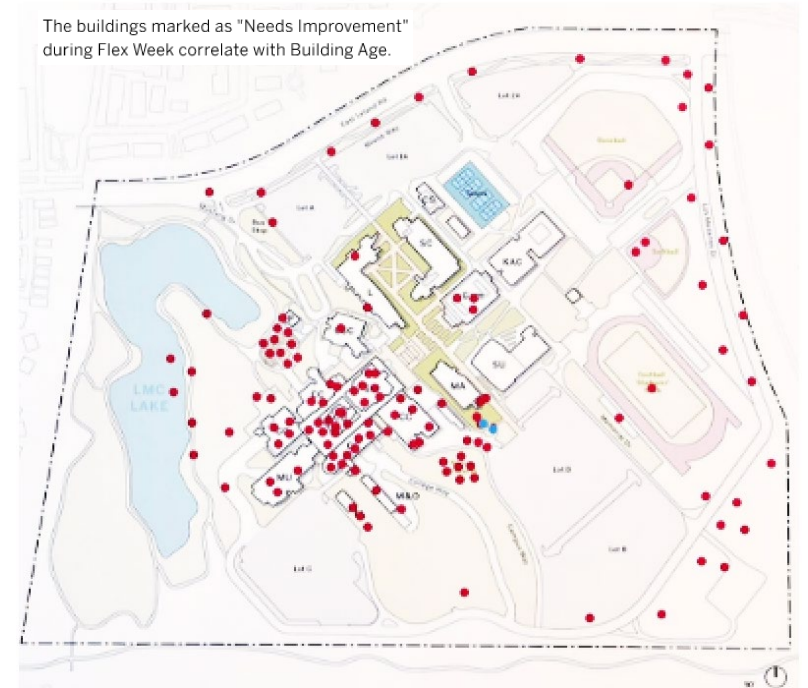
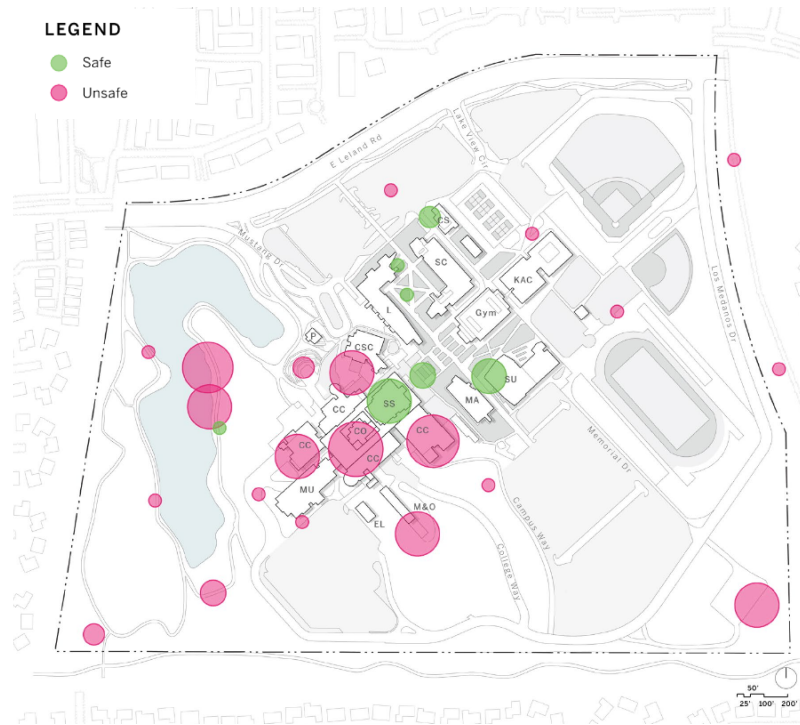
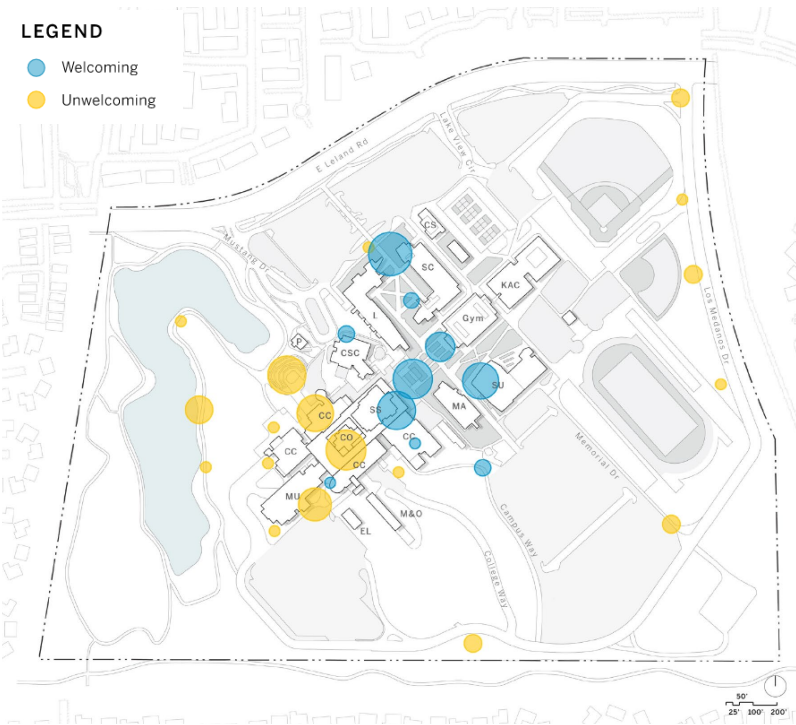
Virtual Focus Group Interviews

## 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



# Flex Week



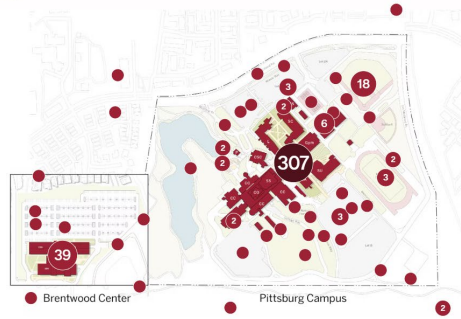
Existing Campus Features - Flex Week Workshop Findings





# Survey

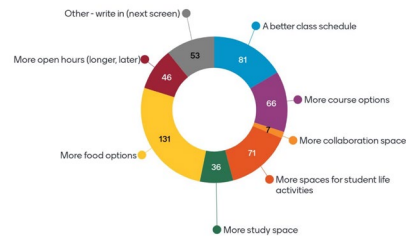
Where is the primary space on campus you gather or hangout with friends?



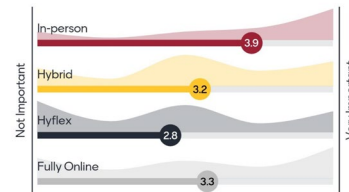
Students favorite spaces on campus are in the campus core

Students mentioned wanting campus/circular changes with more opportunities for collaboration and state-of the art classrooms/labs

What would keep you on campus longer?



How important are the following options for taking courses? Drag the slider to vote.



Most challenges identified in the Employee survey involved the College Complex.

What are the current challenges in your spaces that impact your day to day work ?  
44 responses

- Not enough office space.
- Building CC4, does not have running water in the breakroom
- Loud and no privacy
- The baseball field/classroom enrolls one of the largest and most diverse student populations on campus. The EMP states to collaborate facility renovations to enrollment projections. However, this has
- cc2-280- noise, ventilation and terrible lighting. Our work spaces are uncomfortable and the cabinets we received in 2017 are already sticking with the locks. I have nearly broken keys
- CO-400 - No running water nor sink on the floor. Doors make very loud noise. Cubicles are not working environment for hygiene and confidentiality perspective.
- CO 300- Student use. This area does not encourage student use. The area has a feeling of being abandoned, which is reinforced by the lack of care-it is dirty and no longer cared for.
- none
- Lack of colleagues back on campus and outdated classrooms.

What are the current challenges in your spaces that impact your day to day work ?  
44 responses

- the student lounge is far from my office, and my office doesn't face the Student Life front desk so I can't see my student workers or visitors easily
- When I teach in the Core building, specifically in CO-101 or CO-103, but really throughout that building, I experience constant technological failures. The technology is old and unreliable.
- Nursing department needs it's own bathroom
- Our space was redesigned in the last 5 years and it is not working. We move to cubicles and lost a great amount of workspace. My work is not as efficient because I do not have enough room for projects
- the old section of the core complex is not pleasant. I would take more pride in the college with a beautified and refurbished core and surrounding area.
- CC-256 Welding Lab only one class can be taught at a time. Ageing electrical system. No climate temperature control/ air system. It is difficult to move equipment and supplies.
- Door locks. Hoods work sporadically. Lights flicker or don't work. Old chairs. White boards never worked as promised.
- Our art studios are too small for class sizes, lecture vs. lab = the footprint of a wheeled HON seat/desk is much smaller than a table/chair workspace with 18" x 24" paper and tools can fit

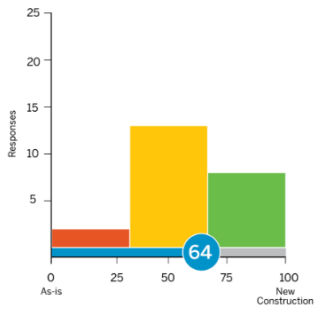


# College Assembly - November

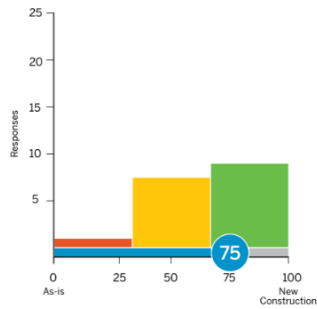
## ENGAGEMENT

College Assembly

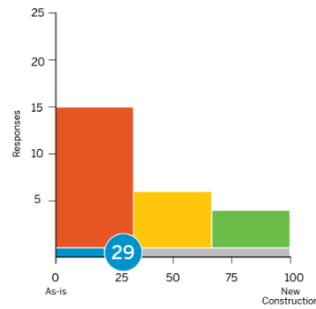
**College Complex**  
Engineering & Industrial Technologies



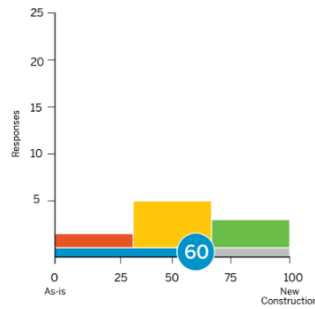
**College Complex**  
Nursing / EMS / Health



**College Complex**  
Admin / Student Services



**College Complex**  
Fine & Applied Arts

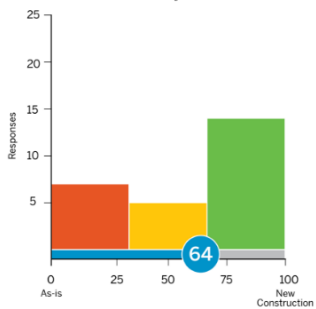


**New Construction:**

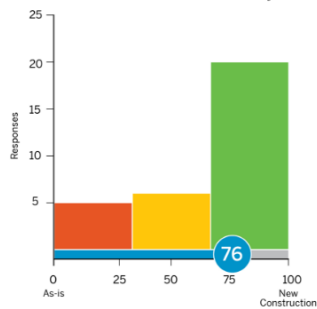
- Child Study Center
- Basic Needs/Food Pantry



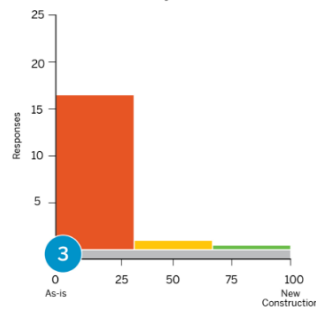
**West Campus**  
Child Study Center



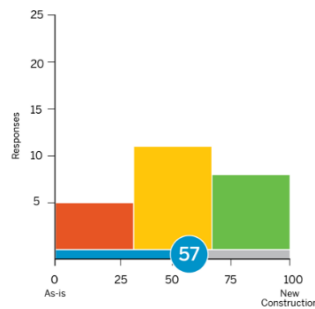
**West Campus**  
Basic Needs / Food Pantry



**Athletics**  
Gym



**Athletics**  
Athletic Fields / Stadium



■ Leave As-Is  
■ Renovate In Place  
■ New Construction

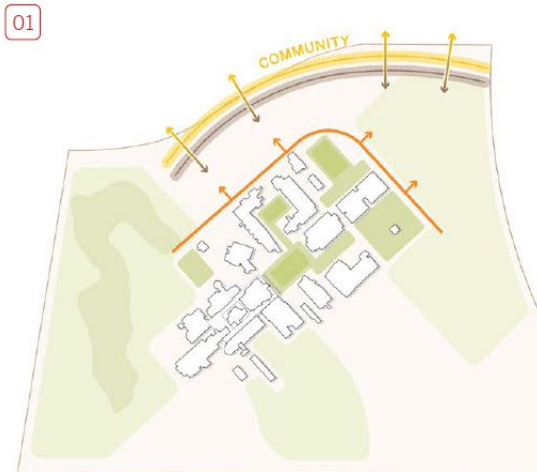


# Big Ideas

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.

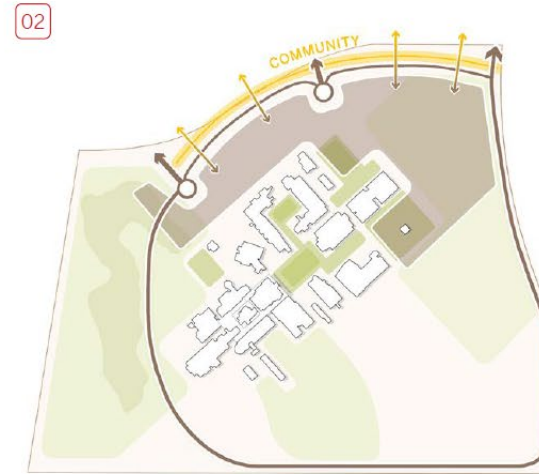
Crafted through a collaborative process that incorporates insights from various stakeholders, the Campus Plan articulates a vision for a dynamic, interconnected campus aimed at enriching the experiences of all users. Rooted in the College priorities, this vision is structured around three essential components, 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



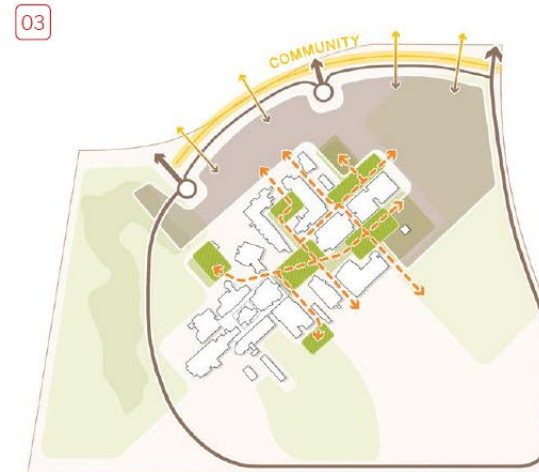
## SHIFT CAMPUS TO THE NORTH

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.

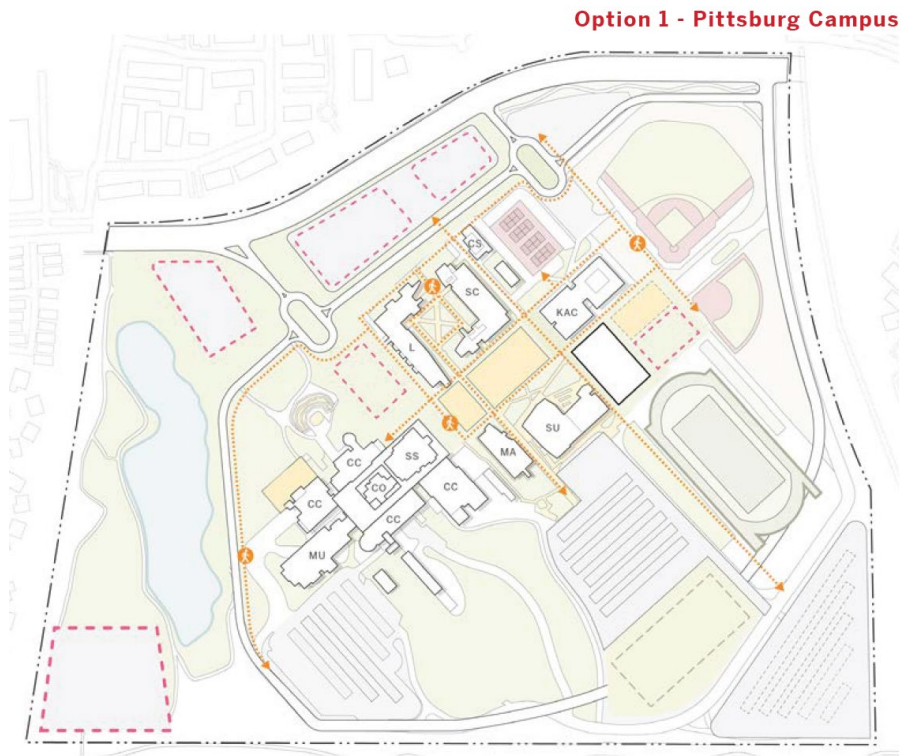


## ENHANCE CONNECTIVITY

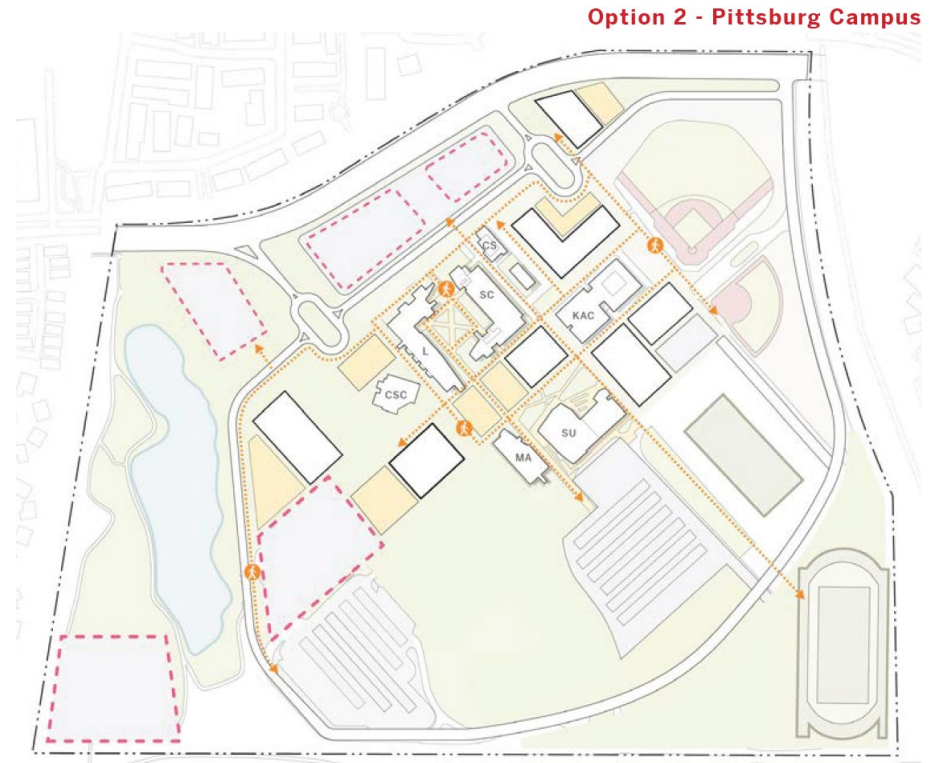
Improve accessibility throughout campus with a welcoming pedestrian realm.

# LMC FMP Planning Options

## Option 1

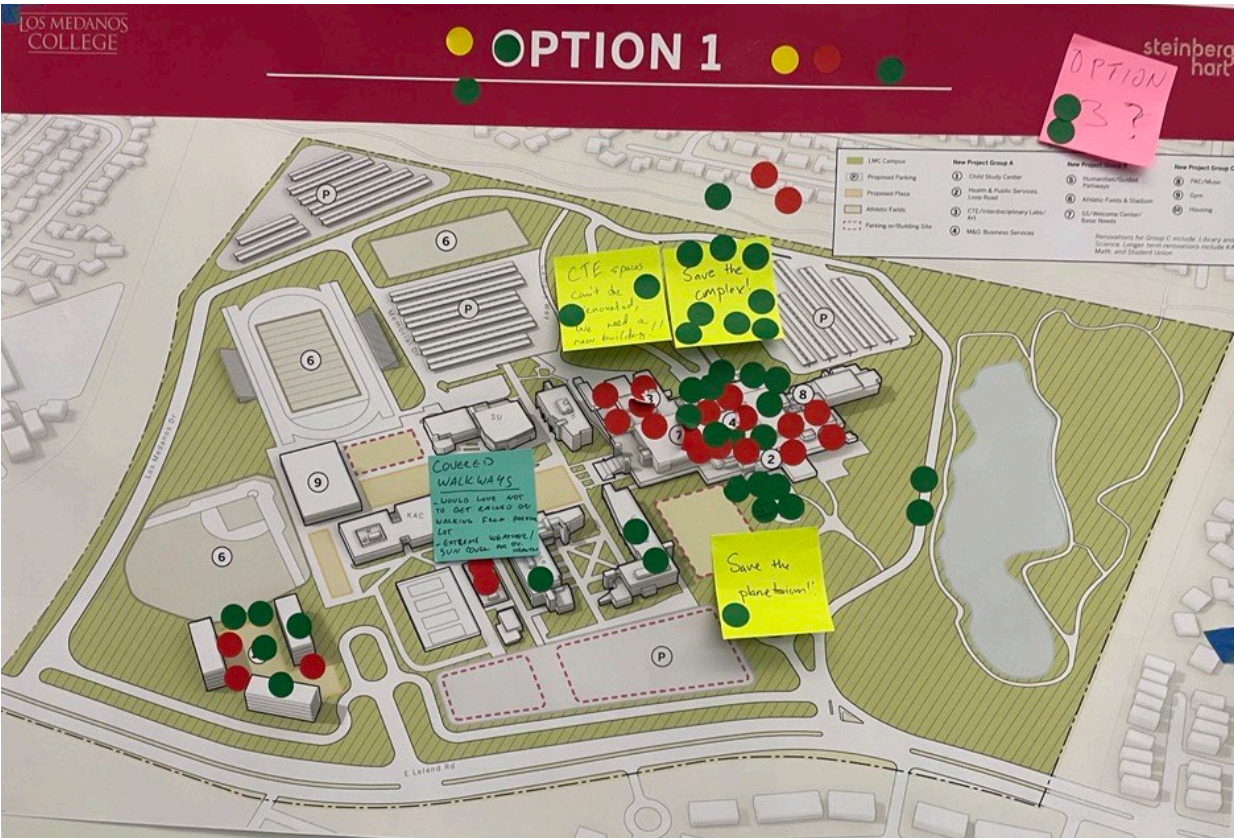


## Option 2





# College Assembly 2/5 – Options





# LMC FMP Planning Options

## Option 1

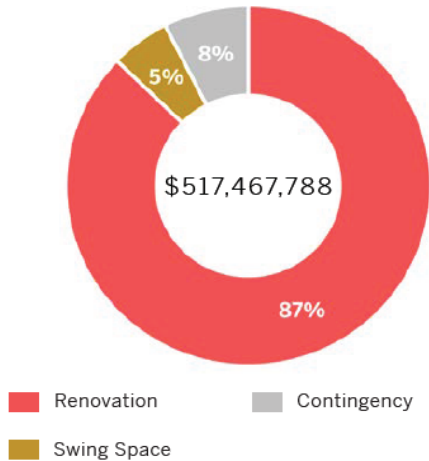
TOTAL ESTIMATED CONSTRUCTION COST

\$517,467,788

## Option 2

TOTAL ESTIMATED CONSTRUCTION COST

\$514,991,721



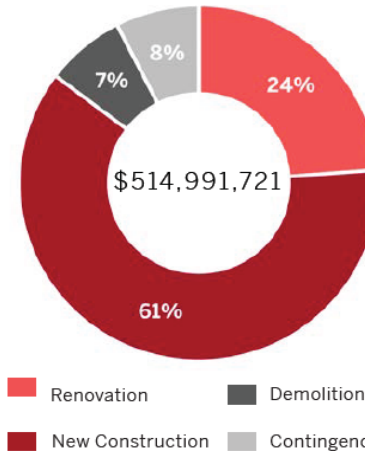
Option 1 - Cost Breakdown

### 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 decommissioning 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

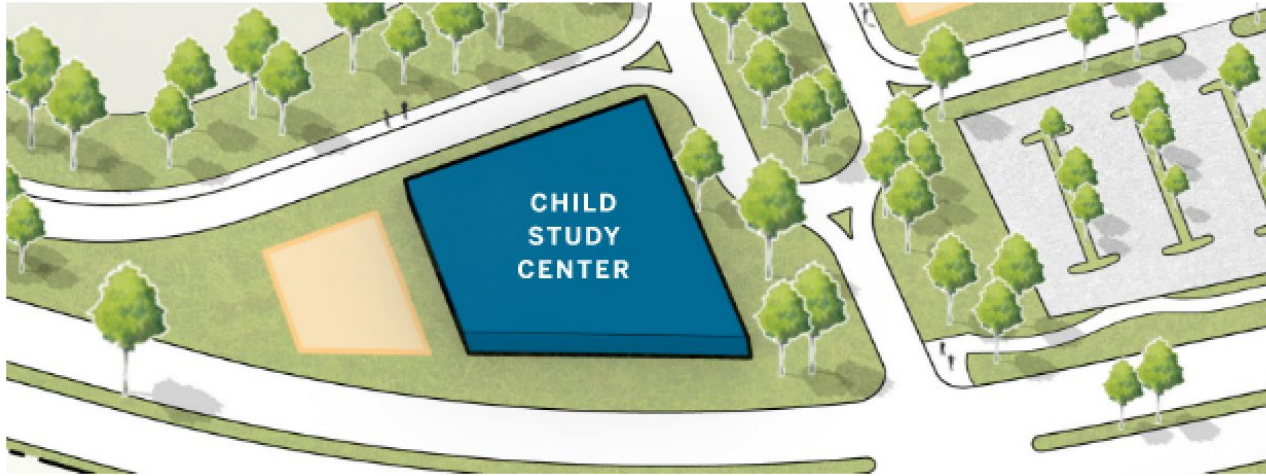


PROJECTS GROUP A (7-10 years)	ESTIMATED SIZE	
New Child Study Center	18,000 GSF	①
Health Sciences (with planetarium), Circulation & Site Improvements (including Loop Road Connection)	36,000 GSF	②
Interdisciplinary Lab Building (CTE/Makerspace/Auto/Welding/Art)	46,000 GSF	③
Administrative/Maintenance & 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

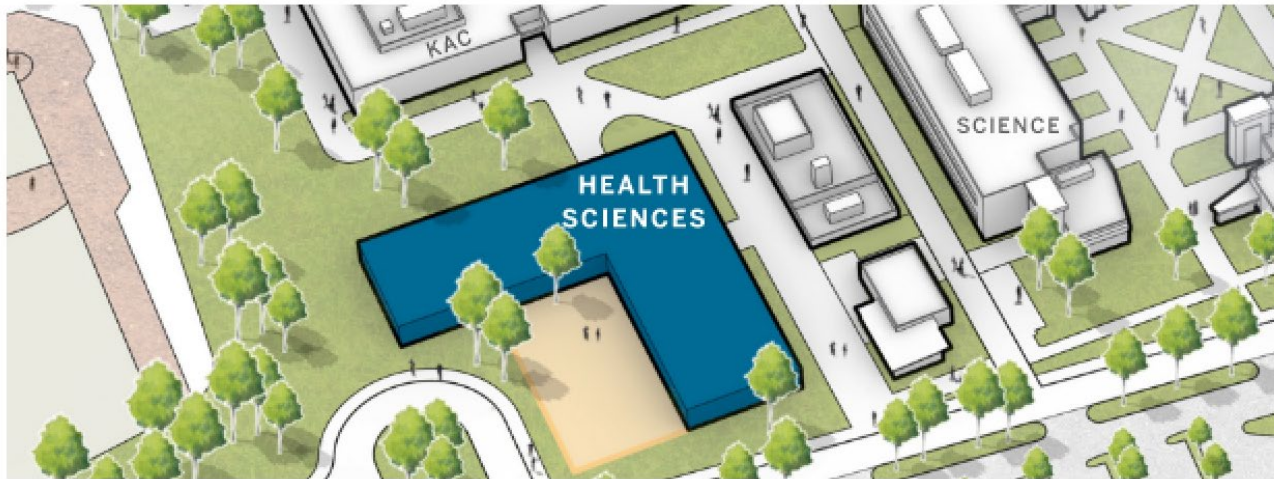


# Child Care



- Existing challenges faced by the Child Study Center (CSC)
  - Maintenance issues
  - Suboptimal location
  - Concerns about security and outdoor safety
- Strategic decision: Relocation of the CSC to the front of the campus
  - Aligns with the master plan's direction
  - Addresses security and safety concerns
  - Introduces dedicated drop-off and pick-up points
  - Provides open spaces tailored for early childhood education
- Benefits of the new location and building:
  - Accommodates current program more effectively
  - Allows for future growth and expansion
  - Ensures adaptability to meet evolving community needs

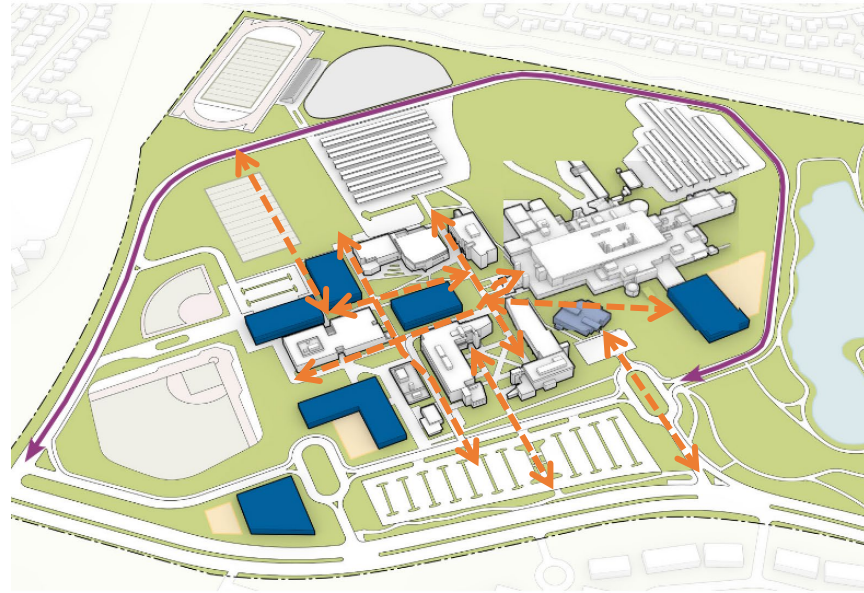
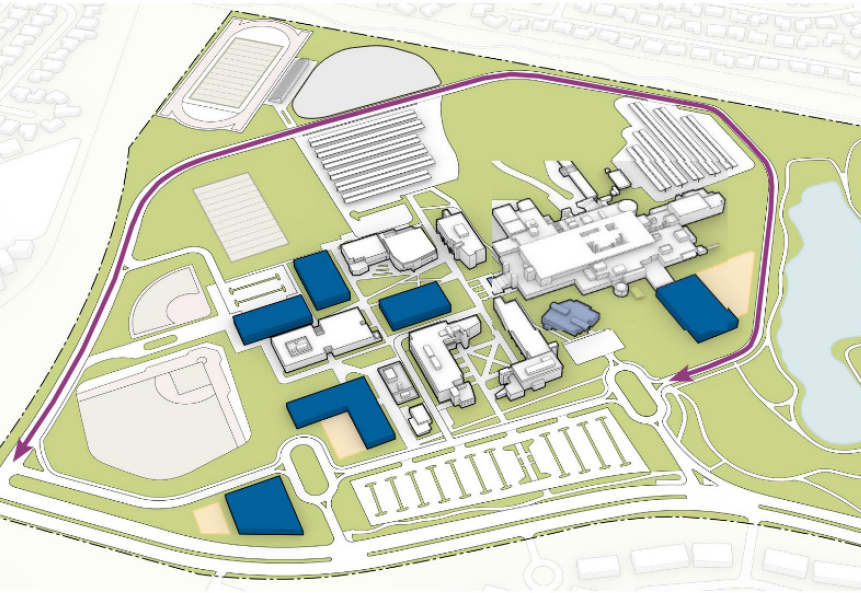
# Health Sciences



- Challenges faced by Nursing and EMT programs in the College Complex:
  - Insufficient and inadequately sized spaces
  - Hindering potential growth
- Planned strategic move:
  - Relocation of programs to the north of campus
  - Creating synergies with the Science, Kinesiology & Athletics Center (KAC) and Child Study Center programs
  - Establishing a dedicated science and health science zone aligned with Guided Pathways
- Benefits of the new building:
  - Addresses current limitations
  - Provides additional space for future College Complex adjustments
  - Accommodates offices or general classrooms
- Additional relocation:
  - Planetarium to be relocated to the same area of campus



# Circulation & Site Improvements



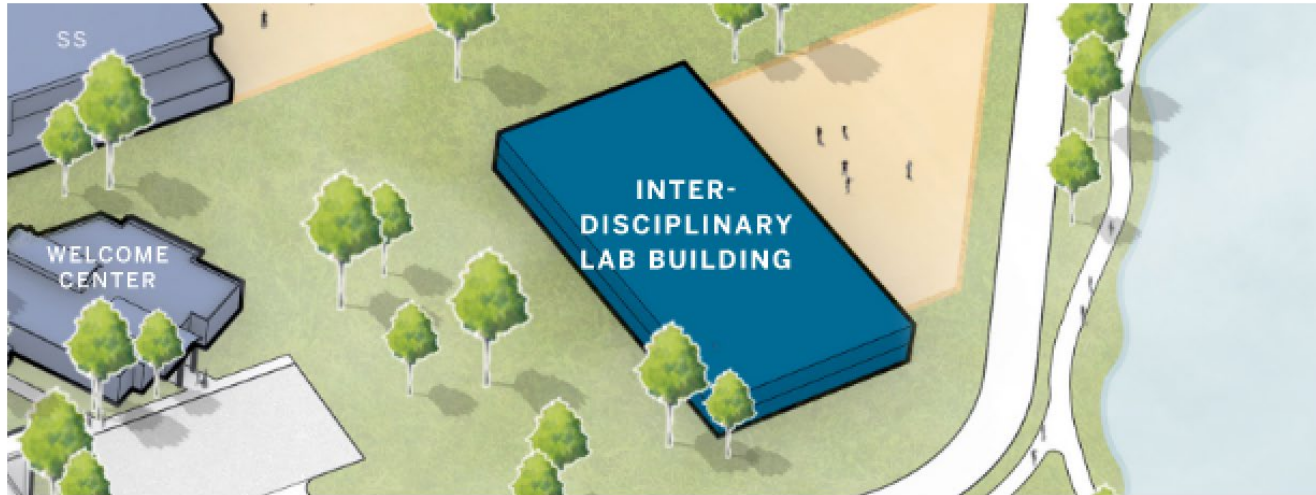
- Core benefits of the loop road:
  - Defines the campus core by encircling central areas of activity
  - Provides a clear boundary, delineating focal points of academic and social life
  - Integration of parking lots accessible from the loop road streamlines vehicular access, reduces congestion and facilitates smoother traffic flow

- Emphasis on pedestrian connectivity:
  - Strategic alignment with pedestrian pathways leading to key destinations within the campus
  - Ensures seamless movement for students, faculty, and visitors
- Additional site improvements that include celebration and memorial spaces

- Integrate Playscapes on campus
  - Invite creative play
  - Help to tell a story
  - Create respite
  - Create inclusive spaces for students with children & community members
  - Feature art: an abstract sculpture can be something to leap from, crawl, etc.



# Interdisciplinary Lab Building



- Demolition of CTE and Art spaces within the College Complex:
  - Underscores the necessity for replacement
  - Current infrastructure no longer adequately meets evolving needs of the campus community
  - Challenges include space limitations, insufficient connectivity, and lack of designated collaboration areas
- Vision for the new facility:
  - Envisioned as the centerpiece of the campus
  - Boasts state-of-the-art laboratories and studios tailored to CTE programs, Auto, Welding, Art, and makerspaces
  - Innovative design and versatile spaces aimed at fostering collaboration and innovation
- Goals of the building:
  - Serve as a vibrant hub of collaboration and innovation
  - Foster interdisciplinary interactions and access to the latest technology
  - Catalyze creativity and propel academic excellence

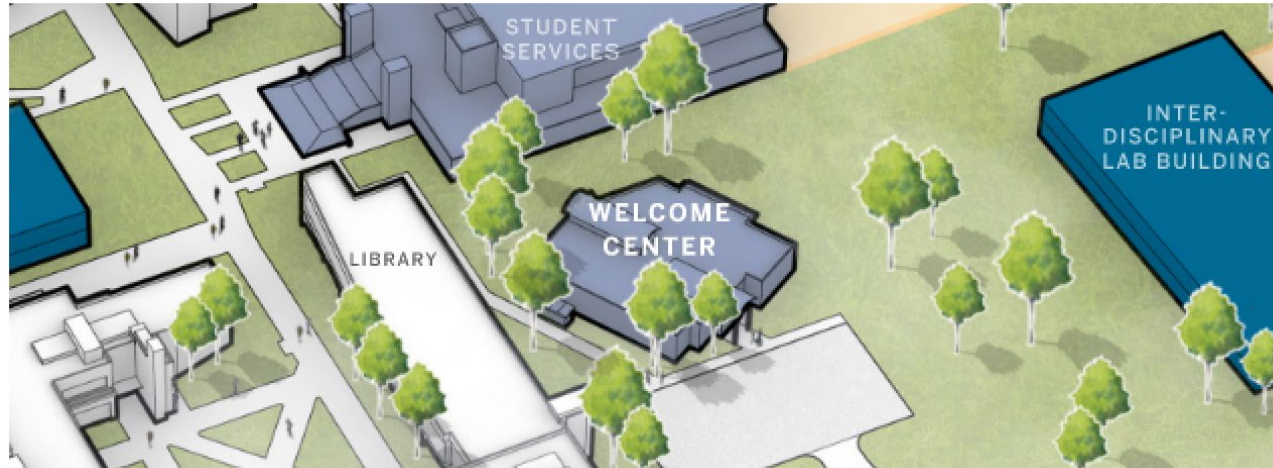
# Administration /M&O



- Functions to be accommodated in the new building:
  - Business Services
  - Maintenance and Operations
  - Central Services
  - IT
- Addressing campus-wide demand:
  - Secure storage facilities
- Strategic location:
  - Adjacent to a newly constructed parking lot designated for Maintenance vehicles and other campus-service activities
- Goals of the building:
  - Streamline operational efficiency
  - Enhance accessibility for essential services



# Welcome Center (former CSC)



- Stakeholder emphasis during FMP process:
  - Need for a Welcome Center at the campus entrance
  - Symbolizes hospitality, greeting students and visitors, and aiding navigation across campus
- Role of the Welcome Center:
  - Alleviates navigation challenges by serving as a central hub
  - Guides individuals to various campus destinations, including Student Services
- Strategic location and features:
  - Renovated Child Study Center near the transit center
  - Houses critical student services like Basic Needs, Guided Pathways, and EOPS
  - Ensures easy access to essential services



# 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: LMCAS – First Read
- 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)
- 04/10: Governing Board Meeting Draft FMP Report - Information Item
- 04/15: College Assembly Draft FMP Report - Information Item/Presentation
- 04/22: LMCAS – Second Read
- 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

