Contra Costa Community College District

pathways to success

GOVERNING BOARD AGENDA

CONTRA COSTA COMMUNITY COLLEGE DISTRICT

Special Meeting

January 16, 2013

Public Session **10:00 a.m.**

George R. Gordon Education Center
Sixth Floor Conference Room
500 Court Street
Martinez, California 94553

925.229.1000 **Phone**
925.370.2019 **Fax**

www.4cd.edu

Contra Costa Community College District

pathways to success

NOTICE OF SPECIAL MEETING of the GOVERNING BOARD

Notice is hereby given that the Governing Board of the Contra Costa Community College District will hold a special meeting on **Wednesday, January 16, 2013, at 10:00 a.m. in the sixth floor conference room** at the George R. Gordon Education Center, for review of acquisition of Brentwood property and seismic issues at Contra Costa College.

Sheila A. Grilli
President, Governing Board

Notices Posted:
Contra Costa College, San Pablo
Diablo Valley College, Pleasant Hill
Los Medanos College, Pittsburg
Brentwood Center, Brentwood
San Ramon Campus, San Ramon
Education Center, Martinez

CONTRA COSTA COMMUNITY COLLEGE DISTRICT
GOVERNING BOARD AGENDA
George R. Gordon Education Center
Sixth Floor Conference Room
500 Court Street
Martinez, California 94553

January 16, 2013
Special Meeting
Open Session: 10:00 a.m.

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I. **CALL SPECIAL MEETING TO ORDER – 10:00 A.M.**
- Call special meeting to order. Notation of Board member(s) absent under provisions of Board Report No. 30-F, 2.12.86.

II. **PLEDGE OF ALLEGIANCE TO THE U.S. FLAG – 10:05 A.M.**

III. **PUBLIC COMMENT**

According to Government Code Section 54954.2(a), when responding to public comment, Governing Board members and staff may respond as summarized below:
- *briefly respond to statements made or questions posed by persons making public comment;*
- *ask questions for clarification or make a brief announcement;*
- *provide a reference to staff or other resources for factual information;*
- *request staff to report back to the body at a later meeting; or*
- *direct staff to place the matter on a future agenda.*

IV. **REVIEW OF ACQUISITION OF BRENTWOOD PROPERTY - 10:10 A.M.**

V. **REVIEW OF SEISMIC ISSUES AT CONTRA COSTA COLLEGE – 11:30 A.M.**

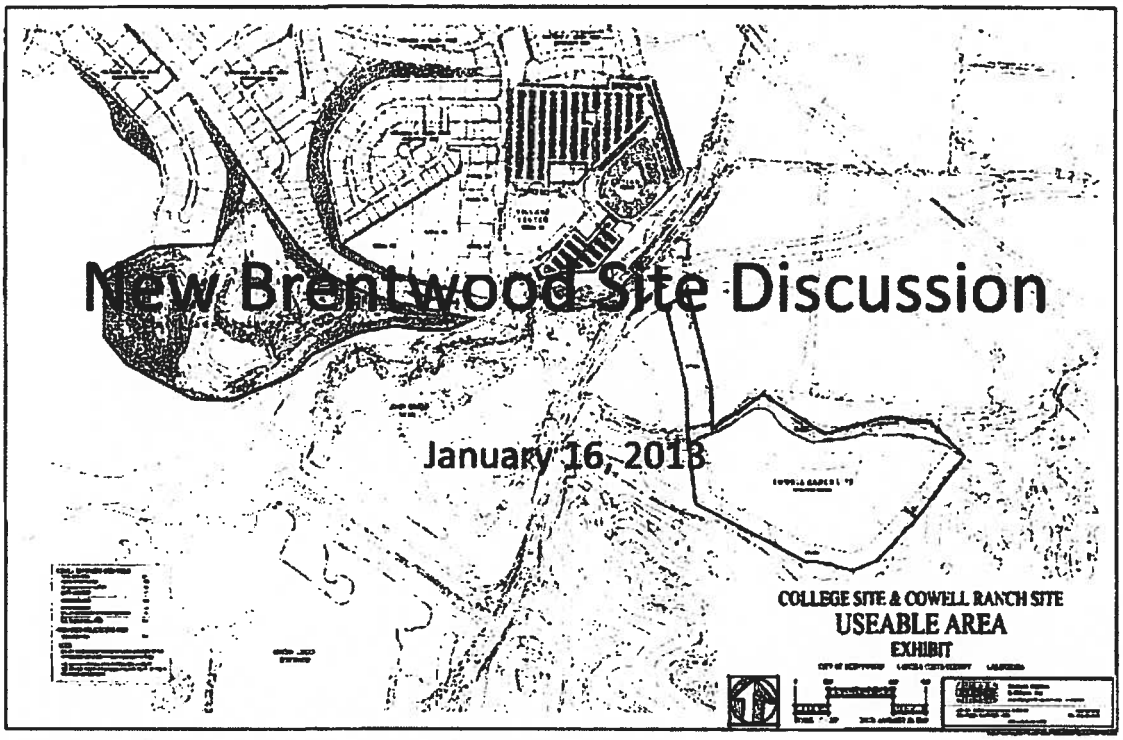
VI. **SIGN DOCUMENTS**

VII. **ADJOURN – 12:30 P.M.**

More detailed information about the agenda can be obtained at the office of the Chancellor. The Contra Costa Community College District will provide reasonable accommodations for disabled individuals planning to attend Board meetings. Please call the Executive Coordinator to the Board at 925.229.6821, for information and arrangements.

The mission of the Contra Costa Community College District is to attract students and communities, to cultivate a sustainable culture of wellbeing, learning, success and achievement for our students. As a District, we are dedicated to continuously increasing our ability to serve the evolving needs of our students and community by providing accessible, equitable and outstanding higher education learning opportunities and support services. All decisions about resources are informed by looking at access and success through an equity lens.

REVIEW OF ACQUISITION OF BRENTWOOD PROPERTY

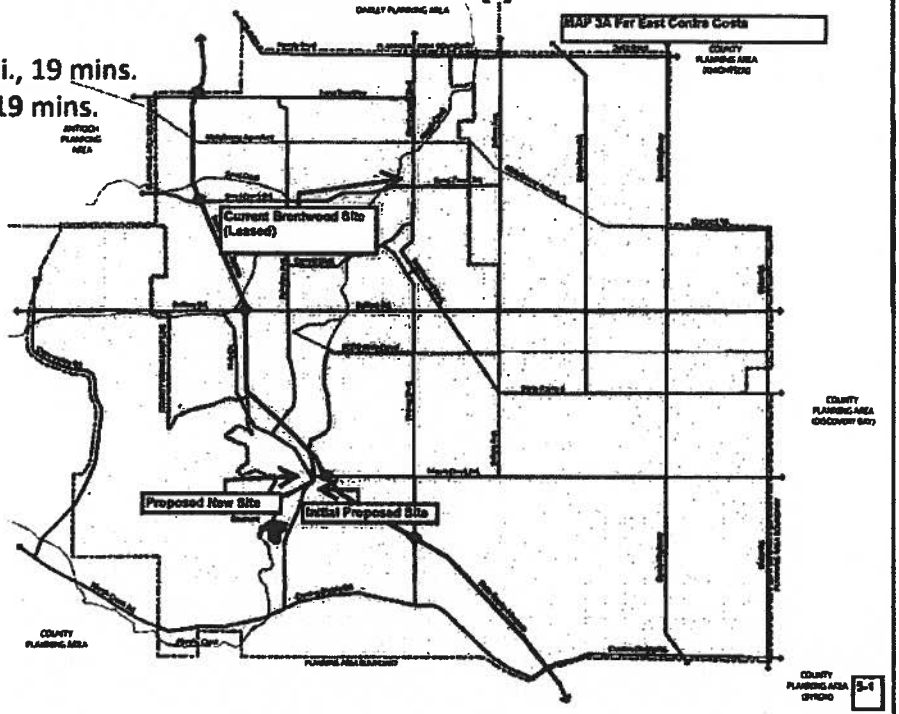


New Brentwood Site Discussion

January 16, 2013

Site Relationships to Area New and Existing

LMC to current BC: 12.2 mi., 19 mins.
LMC to new BC: 14.1 mi., 19 mins.
Source: Google Maps



Timeline: Background

1989	4CD began offering classes in Liberty Union HS Adult Center.
1991	California Community College Board of Governors approves community colleges' long range plan with two centers in District.
2001	Opened classes in current center on Sand Creek Road.
2001	Cowell Foundation donated 30 acres to 4CD, with a 10 year reverter clause. Associated land transfers from Cowell also created loss of abutters' rights for the property, unknown at the time.
2004	Brentwood approved general plan amendments for Vineyards and Cowell college sites. Related EIR considered both.
Feb 2005	4CD submits Letter of Intent (LOI) to California Community College Chancellor's Office (CCCCO).
Jun 2005	CCCCO approves and forwards LOI to California Postsecondary Education Commission (CPEC).
Jan 2006	CPEC approves LOI.

Timeline: Discussion about Cowell

2006-07	LMC and District concerned about ability to construct on Cowell before reverter, and also concerned about other development challenges for the site.
2007	Cultural remains found in nearby construction.
Feb 2008	Brentwood Center expected to reach Full Time Equivalent Students (FTES) for state approval in 2008-09.
Oct 2008	LMC released a Request for Interest for a site other than the Cowell site.
Nov 2008	Analysis of Cowell college site development provided to Chancellor and LMC President with recommendation to expand search to alternate sites.
Dec 2008	Archeological analysis on Cowell college site finds sparse archeological materials.
Dec 2008	Board discussion in closed session outlining reasons to look at alternate sites.

Timeline: Comparing Sites

Mar 2009	District released a Request for Proposals (RFP) for alternate sites.
Apr 2009	Ten proposals received.
Apr 2009	District Advisory Committee report developed to begin analysis of alternate sites and consider the Cowell site in comparison.
May 2009	Engineer's estimate for street and utility improvements to support Cowell site is $3M.
May 2009	Board - Closed session report given to governing board recommending narrowing choice down to 3 sites.
Jul 2009	Board approved recommendation for Pioneer Square in closed session.
Sep 2009	Cowell site appraised at $1.5M.
Sep 2009	Pioneer Square site appraised at $7.5M. Fifteen acres for college site comes in at $4M. Utilities and street improvements are already planned and paid for.

Timeline: Begin State Approval

Sep 2009	Updated LOI submitted to CCCCO for the Pioneer Square site instead of the Cowell site.
Oct 2009	CCCO approves LOI and forward to CPEC.
Nov 2009	Board discussed appraisal valuation and site plan in closed session.
Feb 2010	CPEC approves updated LOI

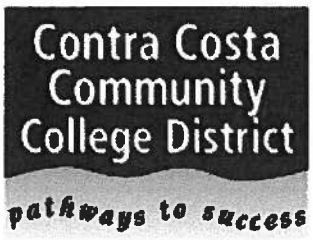
Timeline: Negotiation and Final Approvals

Feb 2010	Signed Exclusive Right to Negotiate with Brentwood Commercial Partners for Pioneer Square site.
Sep 2010	Board discusses the purchase and sale agreement and land valuations in detail in closed session.
Oct 2010	Brentwood Planning Commission approves the Pioneer Square site.
Nov 2010	Board approves planning report for of Pioneer Square site.
Nov 2010	Board approves purchase agreement for Pioneer Square site.
Jul 2011	Close of escrow and recording of deeds.
Aug 2011	Needs Study completed and submitted to CCCCO for Board of Governors (BOG) consideration.
Mar 2012	CCCCO BOG approves Brentwood Educational Center as a state approved center.

Contra Costa Community College District

NEEDS STUDY

LOS MEDANOS COLLEGE
BRENTWOOD EDUCATIONAL CENTER



AUGUST 2011


BRENTWOOD EDUCATION & TECHNOLOGY CENTER
LOS MEDANOS COLLEGE

Contra Costa Community College District

August 2011

DISTRICT GOVERNING BOARD

John T. Nejedly	**President**
Tomi Van de Brooke	**Vice President**
Shiela A. Grill	**Secretary**
John E. Marquez	**Member**
Robert Calone	**Member**

District Administration

Helen Benjamin, Chancellor
Ray Pyle, Chief Facilities Planner

Campuses

Los Medanos College, Contra Costa College, and Diablo Valley College

Los Medanos College Administration

Richard Livingston	**Interim President**
Bruce Cutler	**Vice President**

tBP/Architecture – 1000 Burnett Avenue Suite 320, Concord, CA 94520

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EXECUTIVE SUMMARY

BRENTWOOD EDUCATIONAL CENTER

Far East Contra Costa County continues to be one of the few Bay Area communities with relatively affordable housing, luring thousands of new residents over the past few decades. Sleepy Delta farming towns are now bustling and maturing suburban cities. The City of Brentwood, one of principle population centers in Far East County, is fueling much of the area's growth. In 1990, Brentwood's population topped at 7,563; by 2009 the population had grown to 51,908. According to the California Department of Finance, Brentwood is one of the fastest growing cities in the State. Although the pace of growth is expected to moderate somewhat in coming decades, Far East County is estimated to continue to grow well above state and county average rates. In 2000, the service area population for the Brentwood Center reached approximately 96,429. District planners project that by 2020, this area population will likely increase 53.9 percent to 178,363. The primary feeder areas for the Brentwood Center--the cities of Antioch, Brentwood, and Oakley--continue to exceed the annual growth rate of the county overall.

The associated enrollment growth is creating capacity constraints at the existing Brentwood Center outreach operation located in a building once housing a supermarket near downtown Brentwood. The 21,522 gross square foot facility is quickly reaching its theoretical capacity. The heavily used Outreach Center served over 5,000 students in the fall of 2010. Classrooms are crowded and parking is difficult to find during peak hours. Additional facility space to accommodate future enrollment demand is minimal. Access to the parent campus, Los Medanos College, is increasingly problematic since the area's main east/west traffic corridor, State Highway 4, is gridlocked much of the day.

Developing a more expansive permanent educational center is required in order to continue to serve the educational needs of the culturally diverse and rapidly growing population of Far East County. The California Community College Board of Governors

anticipated the need for additional capacity in the Contra Costa CCD some 16 years ago when they approved the community colleges' 1991 Long Range Plan. At the time, the Board of Governors (BOG) recommended the development of two state-approved educational centers for the District. Since that time, the District has established one, the San Ramon Center, and the Brentwood Educational Center will be the second.

Situated on an approximately 17 acre site within the Vineyards at Marsh Creek development area of southwestern Brentwood, the proposed center at build out will total approximately 56,000 Assignable Square Feet. The first of two phases of development is scheduled for opening in fall 2017, with an anticipated annual enrollment of more than 1,800 Full Time Equivalent Students. First Phase construction costs will be financed with a combination of state capital outlay funds and local Measure A bond monies. Neighboring community college districts are in support of the proposed Brentwood Center.

I. BACKGROUND AND HISTORY

The Contra Costa Community College District (CCCCD) serves the diverse educational needs of more than 42,000 students through three comprehensive colleges and a number of off-campus operations located throughout Contra Costa County. Situated in the eastern portion of the nine-county San Francisco Bay Area, the District's service area covers 686 square miles, making it among the largest community college districts in the state. Its geographical boundaries are nearly identical to Contra Costa County, extending from the city of Crockett and the Carquinez Straits in the north, to San Francisco and San Pablo Bays on the west, to Alameda County to the south, and to the Sacramento-San Joaquin Delta on the east. **Map 1** illustrates the location of Contra Costa County in relation to the other Bay Area counties and the District boundaries and theoretical attendance areas for each of its three campuses, including Los Medanos College and the existing Brentwood Center appears as **Map 2**.

A. History of the Contra Costa CCD

Community College educational services in Contra Costa County date back to December 1949 when county voters approved the establishment of the West Contra Costa Junior College. The newly established college opened its doors to 500 students in the spring of 1950 at the old Kaiser Shipyards located in Point Richmond. At this time, the beginning of the cold war unleashed a boom in manufacturing jobs transforming Bay Area waterfront counties into industrialized centers. The thousands of workers who fueled much of the regional manufacturing economy settled with their families in newly established suburban communities near the waterfront. Enrollments associated with the area's population surge quickly filled the small campus at Point Richmond and the District in 1956 relocated the founding College to a more permanent and spacious 83-acre site overlooking the San Pablo Bay in the rolling hills of San Pablo and Richmond,

where the present Contra Costa College is situated. Housing development in Contra Costa County also spilled into once rural inland valleys some considerable distance from the waterfront cities where the county's only community college existed. The District responded to the educational needs of residents in sprawling inland valley communities by opening a second comprehensive college in 1951 in the city of Pleasant Hill. Diablo Valley College, which is situated in the central area of the county, for many years effectively served its surrounding environs. However, as development continued to spread further inland and into the southern portion of the county, the college opened the San Ramon Valley Educational Center in San Ramon Valley in 1985 in order to provide greater capacity and more convenient access to the rapidly growing population of the San Ramon Valley area.

By the early 1970s, industrialization and development reached eastern Contra Costa and towns along the Sacramento-San Joaquin River Delta became more urbanized, some boosting industry centers of their own, but most serving as bedroom communities for workers commuting to the waterfront industrial centers. Pittsburg and Antioch, two of eastern County's principal population centers, expanded quickly, each with a sizable population by the beginning of the decade. Area residents interested in community college educational services, however, had to travel considerable distances to reach the District's two colleges, Diablo Valley and Contra Costa College. Recognizing the significant unmet educational needs of East Contra Costa County and the potential for future growth, the District in the spring of 1974 opened Los Medanos College. Los Medanos College is located on a 120-acre site near the boundary of the cities of Pittsburg and Antioch. An overview of the Los Medanos College campus site layout is depicted on **Map 3**.

The name of the College derives from the 13,316-acre Rancho Los Meganos, which was one of the last land grants made by the Mexican Government when

California was still a territory of Mexico. Rancho Los Meganos covered almost all of Pittsburg, Antioch and Brentwood, including the current site of the College. Translated into English, the name of the College refers to sand dunes or sand hills, which may be a reference to the sandy terrain that characterizes eastern Contra Costa County with its long history of sand mining.

Today Los Medanos College is a thriving center of higher education activity and a leading force in workforce preparation for eastern Contra Costa County. The College offers courses leading to transfer credit at senior colleges and universities, general education courses leading to an Associate in Arts degree and occupational education courses leading to Certificate of Achievement, or an Associate in Science degree. These offerings are complemented with an expanding short-term, on-line, and weekend course programs in a variety of technical and business-oriented subjects to enhance job skills training, technology training, and workforce preparation. The College's diverse course offerings are well suited to the varying educational needs of its 9,966 students served in Fall 2010. The College's student body largely reflects the cultural diversity of its service area; Asians, African Americans, and Hispanics account for over half of the student body. **Chart 1** provides a detailed breakdown of Los Medanos College's spring 2010 headcount enrollments by race and ethnicity.

B. Population Growth in Eastern Contra Costa County and Surging Enrollment at Los Medanos College

Inland eastern Contra Costa County is one of the few remaining communities in the Bay Area with large stocks of affordable housing. Thousands of residents, priced out of coastal urban cities, have settled in Sacramento-San Joaquin River Delta communities like Pittsburg, Antioch, and Brentwood. East County's unbridled growth makes it one of the fastest growing areas in both the County and State. Striking evidence of the growth gripping eastern Contra Costa County is shown on **Table 1**. Department of Finance population statistics for the period

1990 to 2009 indicate that all three Delta cities, Antioch, Pittsburg, and Brentwood grew at above average rates when compared to both the County and State. Antioch's population surged 62.3 percent during this period. By comparison, the neighboring city of Pittsburg increased its population by a little more than half that rate, 33.3 percent during the same period. Yet despite Pittsburg's relatively slow rate of growth (when compared to Antioch), it is nevertheless growing at a faster pace than both the County and State as shown on **Table 1**. The rate of growth for the two adjoining cities, however, is paltry when compared to the city of Brentwood. Brentwood's population mushroomed by an amazing 586.3 percent, adding 44,345 new residents from 1990 to 2009. At the close of 2009, Brentwood's population was nearly 52,000.

Although affordable housing fuels much of the growth depicted on **Table 1,** the County's expanding local economy also exacerbates growth along Delta communities. Like all Bay Area counties, Contra Costa is continuing to rebound from the job losses associated with the technology bubble burst of 2000 and the recession created by the mortgage meltdown. However, Contra Costa's regional economy appears to be inching out of the doldrums and is once again adding new jobs. Industry employment in 2010, the most recent year for which annual industry employment figures are available by the Employment Development Department (EDD), increased by 3,700 over the previous year's level, with employment topping at 463,000. According to the EDD, a majority of the County's new jobs created within the past five years come from three industries: financial activities; biomedical engineering; and health services. Contra Costa's improving unemployment rate also offers additional evidence of a recovering and expanding local economy.

East County's population growth, driven by relatively affordable housing and an expanding job market, has generated sharp increases in student enrollments at Los Medanos College. According to the most recent enrollment data available from the California Community Colleges Chancellor's Office, headcount enrollments at Los Medanos College increased 28.5 percent, from 8,539 in fall 1992 to 10,976 in fall 2009. During the same period, both the District and the California community college system grew at much slower rates, as shown on **Table 2**. More striking, however, is the fact that Los Medanos College's enrollment growth is significantly higher than the District's enrollment growth as a whole. The enrollment trends presented in **Table 2** clearly illustrate that a significant portion of the District's enrollment growth now comes from East Contra Costa County. Rising enrollment at Los Medanos College, however, is creating campus-wide capacity constraints, with little room to serve the increasing student population from rapidly growing Far East Contra Costa County.

C. Brentwood Outreach Center and Its Environs

The District began serving far eastern Contra Costa in the summer of 1989 when Los Medanos College offered 15 courses at Liberty Union High School District's Adult Education Center in Brentwood. At this time, Brentwood and the adjacent communities were sleepy Delta farming towns surrounded by row crops and fruit tree orchards. Space restrictions at the Adult Center limited course offerings to seven computer classes, two English-as-Second Language classes, two Spanish classes, one English class and three short-term business classes.

Despite the limited academic offerings, enrollments spiked beyond the facilities capacity of the small outreach center as the bucolic landscape of far east County gave way to suburban development. The local population dramatically increased and gridlock traffic congestion on the area's only principal east-west traffic artery, State Highway 4, discouraged many residents from attending Los Medanos

College. Demand for community college educational services quickly exceeded available space at the leased outreach operation in the Liberty Union High School Adult Center, and Los Medanos initiated plans for establishing a more suitable facility to serve the educational needs of the area's burgeoning population. An important consideration in planning for a new outreach facility was the College's desire to secure a site with sufficient space to also carry out its economic development mission.

In the fall of 2001, the district in partnership with the city of Brentwood, opened the LMC Brentwood Education and Technology outreach operation at its present location near the intersection of Sand Creek Road and Highway 4 in a building that once housed a supermarket. Its location relative to Oakley, Brentwood and Byron and their environs is shown on **Map 4. Exhibit 1** depicts the existing outreach center site plan and **Exhibit 1A** illustrates the facilities layout.

As illustrated in **Exhibit 1A,** the 21,522 gross square-foot outreach facility includes 14 classrooms, a computer lab, a tutoring lab and a number of faculty and administrative offices. The building which also houses the City of Brentwood Technology Center, serves not only as an instructional operation, it also has non-college spaces that serve as a technology center for small businesses. Entrepreneurs, new to the market place, can access a variety of business services, affordable office space and shared office equipment and services designed to reduce start-up costs. Since its inception, the Brentwood outreach operation has become a popular destination for thousands of area residents seeking to further their educational goals. Today, more than 5,000 students take advantage of the center's continually expanding educational offerings primarily focused on general education and transfer courses, with a particular attention to Math and English, English-as-Second Language (ESL) and limited vocational preparation.

The popularity of the outreach operation is not without its challenges. Critical

capacity constraints have resulted in two expansion remodels since inception, to provide more instructional and support space. As enrollments continue to grow at a steady rate, capacity pressures are already lessening the appeal of the center. Students struggle daily for parking spaces and there is still a shortage of classroom space during peak and evening hours. Worse yet, the steady pace of growth in far eastern Contra Costa County makes it likely that future students could be turned away unless a more expansive permanent educational center is established.

Population projections prepared by District planners for the area served by the Brentwood Outreach Operation suggest that growth will continue to closely follow the upward trajectory observed in past years. In 2000, according to Association of Bay Area Government (ABAG) projections, the service area population of the outreach center reached 139,453. ABAG further projects the service area population to increase 57.2 percent by 2020, topping out at 219,250. The magnitude of the service area projected growth indicates enrollment demand in Far East County is likely to continue to increase steadily upward. At the same time, available space at the existing Brentwood outreach center will diminish proportionally and there is little space available at the existing building for expansion.

Most of the projected new growth will come from Brentwood, which is the largest population center in far eastern Contra Costa County, and one of the fastest growing cities in both the Bay Area and California. According to the Department of Finance, Brentwood was the fourth fastest growing city in the state from 2000 to 2005. During this period, Brentwood's population jumped by 76.5 percent, surpassing rapidly growing Elk Grove which posted a growth of 68.5 percent.

Although Brentwood's growth could moderate somewhat in the future, the goals and principles articulated in the City's General Plan makes it likely that it will continue to expand significantly. Initially the General Plan called for a targeted

build-out population of approximately 95,000 residents. In 2001, however, city leaders updated the General Plan to include the preservation of Brentwood's "small town character' and reduced the build-out population to 75,000. City leaders also dedicated more land to commercial and job-generating uses in an effort to bring employers to the community. Although the revised lower build-out population threshold will decrease the overall size of the city, Brentwood will nevertheless realize a nearly a 45 percent increase its current population of 51,908 before it reaches the 75,000 threshold limit.

Brentwood's future growth will also be stimulated by its progressive "inclusionary" housing policy. This policy requires builders to provide a percentage of their housing stock at prices affordable to lower income buyers, which is accomplished by reducing the number and type of amenities while maintaining an external appearance similar to market rate homes. The affordable homes are located among market-rate homes, helping the city avoid an over-concentration of affordable housing. The availability of affordable homes will continue to make Brentwood a choice destination for many home buyers priced out of most Bay Area communities and ensures that enrollment demand at the Brentwood Education Center will continue to be robust.

A large portion of Brentwood's new growth will be concentrated in western areas near the Highway 4 Bypass and along Balfour Road to the south (previously referenced **Map 4** depicts the location of this area). This portion of the City, according to the City's General Plan, is not only targeted for residential development, but also for commercial and light industrial development. The proximity to new job and residential centers makes this area an ideal location for the proposed Educational Center and it is here that the proposed educational center will be located. A detailed description of the site is provided in the Background Section.

In addition to accommodating enrollment demand, there are compelling local socio-demographic indicators also supporting the establishment of a permanent educational center in far eastern Contra Costa County. Census 2000 educational attainment data depicted on **Table 3** indicates the adult population (25 years or older) of Oakley and Brentwood, two principal population centers in Far East County, is undereducated compared to Contra Costa County. Only 13.7 percent of adults in Oakley earned a Bachelor's degree or higher as compared to the county, where fully 35 percent of the adult population possessed a Bachelor's degree or higher. Although adults in Brentwood are proportionally more educated than their neighbors in Oakley; their rate of advanced education achievement, 21.0 percent, is nevertheless significantly lower than Contra Costa County's rate of 35.0 percent and moderately below the 26.6 percent rate observed state-wide.

The relative disproportional below average advanced higher education attainment levels observed in both Oakley and Brentwood suggests residents of far eastern Contra Costa County can significantly benefit from the proposed educational center. The proposed permanent and more spacious educational center would allow for expanded student support and academic offerings in university transfer programs. This is critical to developing the area's economic development given that the Bay Area regional economy is largely driven by bioengineering, financial, health services and information technology industries. Bay Area workers hoping to land well paying jobs in the region must generally possess a four-year degree. The above-average increasing returns on education (the higher the education attainment level, the greater the earnings) evident in the Bay Area labor market unfortunately leaves the vast majority of Far East County adults unable to compete for well paying jobs. The proposed Brentwood Education Center would allow area undereducated working adults to take the first step in securing a generously paid profession by accessing convenient and available university transfer courses.

A new, more expansive educational center also enables Los Medanos College to better serve the educational needs of the area's large and growing historically underrepresented Latino population. The Latino population in Brentwood and Oakley is proportionally much higher compared to the County and the Bay Area region. Census 2000 data reported on **Table 4** indicates that more than 1 in four residents living in the communities of Brentwood and Oakley are Latino.

Many members of the Latino community, which served as the back bone labor for the area's once flourishing agriculture industry, are now increasingly displaced by the emerging service economy associated with local suburban development. Since the opening of the existing Brentwood Outreach Center, Los Medanos College has recognized the educational needs of the Latino community in Far East County by offering a number of English-as-Second Language (ESL) courses and a Vocational ESL program that prepares students for entry level jobs in business and retail. Both offerings proved extremely popular, generating large enrollments each semester. However, capacity constraints at the existing center restrict the expansion of the ESL offerings to meet the demand. The proposed permanent educational center would make available the necessary capacity to effectively meet the varying educational needs of the ethnically diverse communities of far eastern Contra Costa County.

D. Location of Proposed Brentwood Educational Center

The proposed Brentwood Educational Center will be located on a 17-acre site within the Vineyards at Marsh Creek subdivision area located in southwestern Brentwood. This area is currently being developed as a mixed use development situated on 481 acres of land that was once part of the sprawling 5,000 acre Cowell Ranch. The Vineyards at Marsh Creek will feature an active adult community of some 1,100 active adult units, single-family executive homes, multi-family units, and commercial, office, and retail space. Anchoring this

development will be a number of neighborhood and city parks, a proposed winery and an amphitheater. Rosenblum Cellars proposes to develop a 250,000 case winery that features a tasting room to house most of its operations now conducted at its Alameda site. The adjacent 1,000 seat amphitheatre will provide a venue for attracting popular musicians and entertainers to Far East County. The winery and amphitheater, as well as the development, will be surrounded by rolling hills of Vineyards and Olive trees. The location of the proposed permanent Brentwood Educational Center in relation to Far East Contra Costa County and the existing Brentwood outreach operation is presented on **Map 5**. The site location of the proposed permanent Brentwood Center parcel in relation to the planned phases of the Vineyards at Marsh Creek Development, is depicted on **Map 6**. **Exhibit 2** and **Exhibit 3** illustrate the parcel map and the conceptual site plan, respectively, for the proposed permanent Brentwood Education Center site.

The College District submitted an updated Letter of Intent (LOI) for the proposed Brentwood Education Center site to be re-located to the Vineyards at Marsh Creek site September 2009. The California Community Colleges Chancellor's Office approved the LOI in October 2009. The California Postsecondary Education Commission followed with their review and approval February 2010. The LOI and approval letters are presented in **Appendix E**.

II. ENROLLMENT PROJECTIONS

Full Time Equivalent Student (FTES) enrollments at the opening of the proposed Brentwood Education Center, scheduled for fall 2017, will be robust and substantially in excess of the 500 Full Time Equivalent Students (FTES) annual enrollment threshold level required by Title 5 Regulations that implemented Senate Bill 361. According to the Department of Finance, Demographic Research Unit's (DRU) approved projections, Fall 2017 opening FTES enrollment is likely

to exceed 877, which will produce an annual FTES level that will be more than three times greater than the required threshold level specified in the Title 5 Regulations. The Brentwood Center Service Area Population and Enrollment Projections Study included projections based on a growth driven model and a facilities driven model. Fall 2017 headcount enrollment at the newly established educational center will reach a projected total of 3,935. A copy of the DRU approval letter showing fall headcount and FTES, Weekly Student Contact Hours (WSCH) and WSCH/Enrollment projections through 2017 is provided as **Exhibit 4**.

Exhibit 4

Copy of the DRU Enrollment Projections Letter

DEPARTMENT OF FINANCE

ARNOLD SCHWARZENEGGER, GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

January 11, 2010

Tom Beckett
tBP/Architecture
1000 Burnett Avenue, Suite 140
Concord, CA 94520

Dear Mr. Beckett:

The Demographic Research Unit has reviewed and approves the enrollment projection for Contra Costa Community College District's Brentwood Center. The reviewed Service Area Population and Enrollment Projections Study includes projections based on a growth driven model and a facilities driven model. In the following table, years 2009–2013 are produced by the facilities driven model and 2014–2017 by the growth driven model.

Contra Costa Community College District, Los Medanos College				
Brentwood Center				
Year	Fall Enrollment	WSCH/Enrollment	WSCH	Fall FTES
2008 actual	2,317	6.95	16,093	536.4
2009	2,386	6.90	16,462	548.7
2010	2,485	6.81	16,912	563.7
2011	2,605	6.81	17,707	590.2
2012	2,719	6.81	18,472	615.7
2013	2,804	6.81	19,042	634.7
2014	3,465	6.68	23,160	772
2015	3,629	6.69	24,270	809
2016	3,777	6.69	25,260	842
2017	3,935	6.69	26,310	877

We extend our best wishes for the success of the center.

Sincerely,

Mary Helm, Chief
Demographic Research Unit
Department of Finance

cc: Frederick Harris, Assistant Vice Chancellor, CCCCO
Mary Just, Facilities Planning Specialist, CCCCO
Stacy Wilson, Facility Review Coordinator, CPEC
Frank Baratta PhD, tBP/Architecture

A. Scope and Methodology

The enrollment projections summarized within **Exhibit 4** are based on a detailed and comprehensive examination of the proposed Brentwood Education Center's service area general, adult, and potential student population study conducted in November 2009 by Frank S. Baratta, PhD. Findings from the resulting demographic study presented below have been summarized from **Appendix A** (*Los Medanos College Brentwood Center Service Area Population and Enrollment Projections Study),* which was submitted in its entirety to the DRU for review, comment and approval. The population and enrollment projections clearly support the establishment of the proposed center and generally follow conservative population and projected enrollment estimation procedures.

Ten census tracks located within the sub regional areas of Antioch, Bethel Island, Brentwood, Byron, Discovery Bay, Knightsen, and Oakley, delineate the service area of the proposed Brentwood Center. These areas are within reasonable commuting times and collectively form the far eastern portion of the District-wide service area. Previously presented **Map 2** illustrates the District's distinct service areas and **Exhibit 5** provides a geographical location of the specific census tracts used in formulating the enrollment projections. Detailed maps of the ten Census Tracts that define the proposed Brentwood Center service area are provided in **Exhibit 6**.

Past, current, and projected general/adult population totals, at the county and sub regional level, were from several sources: 1) the Association of Bay Area Governments (ABAG) Projections 2003 report and related ABAG Projections 2003 by Census Tract files for Contra Costa County; and 2) the State Department of Finance (DOF) E-4 county population estimates reports for the 1990-2004 period and DOF P1 county projections report for the 2005 to 2050 horizon years.

County statistics are appropriate for this analysis since the boundaries of the county and of the Contra Costa Community College District are coterminous in all relevant areas. **Table 5** summarizes these totals.

It should be noted that ABAG projected population totals are the most conservative and reliable figures available. They are based on a forecasting methodology that more closely predicted the 1990 and 2000 county census total than other models. Specifically, ABAG's forecasting model under-predicted the 1990 county census total of 803,732 by 13,532 (a margin of error of 1.7% and under-predicted the 2000 county census total of 948,816 by 6,916 (a margin of error of 0.7%). These were the smallest margins of error found among the various forecasting models used by federal and state agencies to predict the population growth of the county for the specified periods.

B. Forecasting Enrollment and FTES for CCCCD and Los Medanos College

Actual CCCCD fall enrollment/FTES totals and forecasted CCCCD fall enrollment were provided by the California Community Colleges Chancellor's Office Fiscal Services Unit and Research Unit.

An analysis of the various relations between the different data arrays displayed in **Tables 6-9** revealed several significant findings and resulted in the following:

1. CCCCD 2000-2008 fall totals were found to be related to corresponding data arrays for CCCCD fall FTES (r=.86), CCCCD year totals (r=.89), and Los Medanos College fall totals (r.=.81). Hence, the 2000-2017 data vector defining the District's fall totals was used to forecast the 2009-2017 entries for the first two covariates (i.e., CCCCD fall FTES and CCCCD year totals). The 1990-2017 data vector for the District's fall totals was used to

make 2009-2017 projections for the third covariate (i.e., LMC fall FTES). Specifically, a linear regression function incorporating the *least square criteria* was used to fit a straight line to the actual data arrays of these covariates. The equation was expanded to include CCCCO's forecasted CCCCD fall enrollment totals (x) one-year-at-a-time for the 2009-2017 horizon years; with the inclusion of each fall total, the equation was used to project the corresponding value for the three covariates [i.e., CCCCD's fall FTES (y_1), CCCCD year totals (y_2), and LMC fall FTES (y_3)].

2. LMC 1992-2009 fall totals were found to be significantly related to LMC fall FTES (r =.76) and LMC 2000-2008 fall totals were strongly related to LMC year totals (r =.94). Accordingly, fall totals were used to forecast the 2009-2017 column entries for the latter two covariates in the same manner that was been done for the first set of findings.

3. LMC 2000-2008 fall FTES totals were found to be significantly related to LMC annual FTES (r=.65) and consequently used to forecast the 2009-2017 column entries for this covariate.

C. Forecasting Enrollment and FTES for the Los Medanos Brentwood Center

Developing forecasts for the Brentwood Center proved problematic for two reasons. First, the enrollment trend lines for the Center and the ones provided to the District by CCCCO do not correlate significantly enough to be useful. Additionally, none of the enrollment data arrays developed for Los Medanos College, which are tied to the baselines provided by CCCCO, correlate with any of those obtained for the Brentwood facility. Using such data in this study's regression equation would result in unreliable forecasts for the Center.

Second, the baseline that can be used to forecast enrollment at the Brentwood Center is driven by projected adult population growth for the area, and using said baseline carries with it the assumption that existing facilities at the Center can accommodate forecasted growth. As is known, Los Medanos College is moving to expand the Center's facilities so that it can meet fully the student demands it is receiving and expects in the future. Currently, the Brentwood Center is operating close to its maximum capacity or soon will be. Thus, any forecasts about the number of students the Center will be enrolling that are based solely on adult population growth will have to be adjusted or discounted in light of present and growing facility limitations which place a ceiling on enrollment levels. How might this adjustment be done?

The Brentwood Center has generated over 500 FTES annually since 2002 and has begun to achieve as much during its fall semesters as shown on **Table 10**. This productivity level meets the standard required of State approved centers. The usual purpose of forecast studies like the present one is to show that a center can generate over 500 FTES each term or academic year and thus justify being given State Center status. Since this threshold has been achieved, there is no need to prove that it can. There is only one question that needs to be addressed at this point: "How much will the Brentwood Center grow in terms of its FTES given current facility restrictions." An argument is needed that will help to determine the range within which forecasts for the Brentwood Center must fall given present facility restrictions and to specify what these would be.

At the very least, one can expect the Brentwood Center to continue to produce the FTES levels that it is presently generating given its current service capacity. Determining the maximum FTES level the Center can generate given its facility restrictions is problematic. One can assume that a ceiling on the Center's growth would eventually be reached at some point in the future if current facilities are not

expanded or no new facilities are brought forth. The existing Brentwood Center has been incrementally expanded in 2007 and 2009, from 17,500 gsf to 21,522 gsf: an increase in facilities space of approximately 23%. However, at some point, it will not be able to accommodate the student demand the county's growth would bring. How many years into the future before the Center reaches this ceiling? At this point, we know the facility utilization is nearly 85%. **At most**, forecasts for the Brentwood Center cannot be expected to exceed the growth that can be forecasted for it--if indeed the Center will be operating at maximum capacity in the near term or foreseeable future.

Is there **a defensible midrange** for Brentwood forecasts? In this study, the tactic taken to find this midrange involved a two-step process: (1) the county adult population, growth trend lines provided by DOF were used to forecast enrollment and FTES levels for the Brentwood Center; and (2) the midpoints between each of these forecasts and the relevant current levels of headcount or FTES were determined. These midpoints are **conservative estimates** of what the Brentwood Center will likely generate over the coming years given existing productivity levels, facility restrictions, and the expected gradual expansion or development of new facilities. For example, if the growth driven model forecasts that the Center will generate 561 FTES for the Fall 2009 semester (an increase of 24.6 over the Fall 2008 semester), then this projected growth would be discounted by 50% and it would be estimated that the Center would grow by half as much or generate 548.7 FTES instead (an increase of 12.3).

This is a very conservative position, especially in light of the fact that the Brentwood Center has been growing at a higher rate than the county adult population, the student populations of the district, and LMC. Also, it incorporates the notion that the Center's physical facilities cannot keep up step-for- step with the student growth the District and LMC will accommodate **over the long run**.

However, as its facilities are expanded or replaced in the next five years, with permanent and more comprehensive facilities, the Brentwood Center is expected to accommodate student growth demands more so than it presently does, but perhaps not as fully as would be ideal.

In this way, the forecasts made incorporate the fact that the Brentwood Center has achieved qualifying FTES levels, and they stay within the boundaries of current realities, as well as future ones that cannot be exceeded given facility restrictions.

As mentioned earlier, area growth data can be used to forecast Brentwood enrollment. Specifically, the 2001-2008 County Adult data array (see Table 1) strongly correlates with Brentwood fall enrollment data (r=.98). For this same period of time, fall unduplicated enrollment totals for Brentwood were also found to strongly correlated with fall FTES (r=.99) and its full year unduplicated headcounts (r=1.00). Relatedly, Brentwood fall FTES strongly correlated with full year FTES (r=1.00). Accordingly, the 2001-2017 County Adult data array was used to forecast the 2009-2017 entries for Brentwood fall enrollment, and the resulting enrollment data array was use to forecast the Center's fall FTES and full year totals for the same time interval. In a similar manner, fall FTES was used to forecast full year FTES.

Tables 10 and 11 summarize the results of the foregoing procedures: the forecasts arrived at by said discounting procedure (the **"facilities driven" model**), and the projections given by the forecasting approach used in this study and outlined earlier (the **"growth driven" model**). It is not clear as to how long it will be until the new permanent facilities are completed at the Brentwood Center. It has been estimated that it could take 3-5 years. The facilities driven forecasts for the Center were therefore made five years out. Thereafter or the year after said facilities are completed, the forecasts given by the growth driven model apply.

Historical records and enrollment forecasts give evidence that the Los Medanos College Brentwood Center will continue to enroll the requisite number of students needed to produce FTES levels required of state-approved educational centers.

Student demand for Brentwood services is expected to grow substantially over time given the dynamic demographic growth patterns that have been observed for Contra Costa County as a whole and the eastern sector in particular. Whether or not the student projections are realized will depend on a myriad of factors: the state of the economy and its workforce demands; the course offerings that potential students perceive as relevant to their educational goals and that are available at convenient times; the presence of requisite faculty, appropriate facilities and student services; the manner in which educational programs and services will be delivered in the future; student financial aid policies; federal/state/county support of education; and the competition from other training centers or educational institutions.

III. ALTERNATIVES

Far East County's considerable population growth, demographic and geographic characteristics are but a few important factors that substantially limit available alternatives for accommodating enrollment demand. A detailed discussion on how these factors adversely impact the California Postsecondary Education Commission (CPEC) suggested alternatives specified in their guidelines for reviewing proposed educational centers follows.

A. Expansion of Existing Institutions Within the Region

Significant growth is diminishing available capacity over time throughout the

District. According to the District's 2012-2017 Five-Year Construction Plan, the District-wide availability of laboratory space is at 92% and decreasing below 90% in future years. For Academic Year 2015-16, capacity/load ratios for laboratory space will be at 87%, indicating that District needs additional capacity to accommodate enrollment demand. The District, however, is not the alone in experiencing capacity constraints in the Bay Area. CPEC's updated report on community college enrollment demand by region (CPEC report 05-03) indicates that the San Francisco East Bay region is likely to experience space shortages through 2013. Absent region-wide appreciable increases in physical capacity, CPEC estimated that by the end of fall 2005, the east Bay region will likely have realized a FTES capacity deficit of 8,111. By 2013, the FTES space deficit is forecasted to grow to 20,808. Findings from the CPEC report make it clear that physical space in the East Bay region is in short supply. Thus, expanding area campuses to accommodate Far East County enrollment demand is not a viable option since existing colleges are themselves facing capacity shortages. Traffic congestion and local topographical features further diminish the possibility of redirecting Far East County growth to neighboring campuses, such as Delta College. As previously stated, students commuting on State Highway 4 spend considerable time on the road attempting to reach Los Medanos College since traffic congestion continues to worsen. Other campuses within the region are similarly inaccessible. Area topographical features like Mt. Diablo and the Sacramento-San Joaquin Delta put neighboring district campuses like Chabot, and Solano Colleges beyond the reasonable reach of far eastern Contra Costa County residents.

B. Increase Utilization of Existing Institutions, Particularly in the Afternoon and Evenings, and During the Summer Months

Both Los Medanos College and the Brentwood outreach center are extensively utilized. Instructional services are offered throughout the day, during weekends,

and in the summer months. The proliferation of courses available in the evenings at Brentwood operation is summarized within **Appendix B,** the Fall 2010 Los Medanos College Brentwood Center Schedule of Classes (excerpt). **Appendix C** provides a copy of the Spring 2011 Los Medanos College Brentwood Center Schedule of Classes (excerpt). Brentwood also offers a Weekend College.

Fall 2010 instructional offerings covered such disciplines as Administration of Justice, Business, Computer Science, Drama, English, Math, and Philosophy. Although the center has realized additional space efficiencies with building space additions and the implementation of the above mentioned enrollment management practices (i.e., week-end college and summer offerings), enrollment demand at the center continues to grow and create capacity constraints. The parking limitations at the existing center are another problematic factor in accommodating the growing enrollment demand. The effective solution in realizing additional capacity is now beyond enrollment management practices and the physical characteristics and limits of the leased facility and centers on building a more expansive permanent educational center.

C. Sharing Space with Other Institutions

As noted before, most community college districts throughout the East Bay region are also experiencing capacity constraints of varying degrees as demonstrated by the FTES capacity deficits reported in the CPEC report 05-03. Thus, nearby campuses do not have surplus capacity necessary to implement shared instructional operations. Los Medanos College, however, is committed to partnering with other higher education institutions when possible. Currently, the College maintains a concurrent enrollment program with the University of California, Berkeley (UCB). This program permits access to UCB classes so that eligible students may test their potential for success in a university setting and/or

allow students to take required courses at the University that may not be available at the Los Medanos Campus. Los Medanos also offers cross registration and dual admissions to California State University, East Bay. The Cross Registration Program allows eligible students to enroll concurrently at CSU East Bay and provides the opportunity to take required exploratory courses at a baccalaureate institution. The Dual Admissions Program, on the other hand, is intended for first time College students who wish to start their baccalaureate degree at a community college and, upon completion of the requirements for transfer, enroll at CSU East Bay. Important advantages of participating in the program are the waiver of the CSU application fee, and the opportunity to obtain access to CSU East Bay libraries, computer labs, and campus events. The District's commitment to realize instructional capacity by partnering with other institutions is evident in its extensive use of such facilities as middle and high schools, hospitals, churches, and private vocational education providers. A list of the District's diverse instructional delivery locations is listed as a part of the District's 2012-16 Five-Year Construction Plan which is included as **Appendix D.**

D. Use of Nontraditional Modes of Instructional Delivery

Los Medanos College expands access to higher education by delivering instructional services through on-line distance education and by offering short-term courses designed for students working fulltime. Although the academic offerings available through both nontraditional instructional delivery methods are limited, Los Medanos continues to expand the depth and breadth of on-line course offerings, which are listed within the fall 2010 and spring 2011 schedule of classes in **Appendix B** and **Appendix C**, respectively. It should be noted, however, that certain nontraditional instructional delivery modes such on-line distance learning are primarily ill-suited for a large percentage of students residing in the Brentwood Education Center service area. A significant proportion of Far East County

residents are first generation college students, or have never attended college. Many are fluent only in Spanish or other non-English languages. Arguably, first generation students from such backgrounds benefit from intensive student support services and from innovative pedagogical approaches delivered in traditional brick and mortar classroom settings. Given this need, the College's distance education program thus functions as a complement to the more conventional classroom delivery mode and is by no means a suitable alternative method for providing educational services to areas large first generation college students.

E. Private Fund-raising or Donations of Land or Facilities

The Cowell Foundation donated to the District a 30-acre parcel in the Cowell Ranch area of southwestern Brentwood to establish the proposed Brentwood Educational Center. The site proved to be less desirable than the Vineyards at Marsh Creek site, which was directly across the highway from the Cowell Ranch parcel. The College District and Vineyards developers negotiated a reduced, cost effective solution to the District re-locating the proposed Brentwood Center site to the Vineyards at Marsh Creek subdivision. The District agreed to purchase the parcels (**Exhibit 2**) at the Vineyards subdivision for $4,803,488 and the Agreement for purchase and sale and Grant Deed (Fee Title) is attached as **Appendix F**. The District used Measure A local bond monies to purchase the property for the Brentwood Education Center, which will substantially enhance the financial viability of the proposed center since the District and State will realize considerable site-acquisition and infrastructure cost savings totaling millions of dollars.

IV. ACADEMIC PLANNING AND PROGRAM JUSTIFICATION

The academic programs offered at the existing Brentwood operation are grounded

in the mission of its parent campus, Los Medanos College. Since its founding in 1974, Los Medanos is committed "to increase the knowledge, to improve the skills, and enhance the lives of our students and our community." Today, that spirit is evident in the Brentwood Outreach Center's dedication to delivering high quality instructional services. The Outreach Center offers a balanced academic offering, ranging from a wide breadth of courses in traditional liberal arts disciplines to vocational education in a number of professions in demand in the local labor market. A sample of the breadth of the center's course offerings is illustrated in previously referenced **Appendices C and D.**

Academic planning for the proposed Brentwood Center will be guided the mission of the parent campus and will focus primarily in growing the core disciplines now offered at the Outreach Center: English, Math, Spanish, and the natural sciences. Growth in general education and transfer courses planned for the new center include:

- Expanding the full programs in English, Math, and Spanish with centralized Labs and technical staff;
- Adding chemical/physical and biological sciences/labs to the Science area to meet the needs of students wishing to enter allied health occupations;
- Expanding Environmental Science with possible specializations in Agricultural or Viticultural;
- Expanding the music, drama, and art areas with lecture/theatre/ multi use space to facilitate a fine arts curriculum; and
- Expanding human performance classes to meet the interest of the community with a dedicated lab for physical fitness and dance.

Offerings in vocational education will include expanding the Vocational English-as-Second Language Program designed to assist non-native English speaking individuals in the area to improve their job skills and assist them with job search. Other initiatives planned for this program include: expanded library services; expanded partnerships with adult education, and local high schools; One-Stop Career Centers; Workforce Development agencies and other community organizations. In addition, close working relationships with the growing business community will be expanded.

- Offer Certificates in Office Technologies, Real Estate and Accounting;
- Institute a Child Development program with a potential Child Care facility;
- Add to the Administrative Justice and Fire Science programs by dedicating specialized classrooms/labs and offer possible EMS/EMT and CNA programs;
- Complement the Computer Science/Business programs with teaching lab facilities; and
- Initiate planning efforts for developing new career occupational programs in such areas as Gerontology, Certified Nursing Assistant, Medical Assisting, and Retail Management.

Other academic related initiatives planned for the proposed center include the establishment of an AM College that provides students an opportunity to enroll in a 3-unit course one morning a week (Friday). This is ideal for adults who are not able to schedule course during the evening or regular day format while increasing the utilization of the facilities on Friday AM hours. The proposed new center could also feature an expanded Weekend College to include Saturday AM courses

in General Education/Transfer and Occupational education. Plans to institute a contract education partnership with local employers will be incorporated as part of the Weekend Offering.

Leadership of the academic organization for the permanent Brentwood Center will be provided by a management dean who will report directly to the Los Medanos College President. Currently an outreach coordinator manages the academic organization for the Brentwood Center. The College is in the process of re-assigning a management dean to manage the outreach operation and ultimately the permanent Brentwood Education Center. The Dean will be in place by June 2011. An organizational chart for the campus is illustrated in **Chart 2** and an organizational chart for the Brentwood Center is illustrated in **Chart 3.**

V. STUDENT SERVICES AND OUTREACH

Student service offerings at the Brentwood Outreach Operation, like academic planning, reflect the guiding mission of the parent campus. The planning and development of student services for the proposed Brentwood Educational Center will thus reflect the Los Medanos Colleges' philosophy "...that student services are an integral part of the student's educational experience from the initial recruitment through the attainment of educational goals." The College's student services mission also recognizes that "student success depends on the collaboration and cooperation of instructional areas and student services, which fosters appreciation of the ethical, cultural, and aesthetic heritage of humanity."

As discussed in previous sections, a large proportion of students from Far East County are first-generation college students. In order to increase their educational success, the Brentwood Outreach Operation offers an array of on-site student service that will be expanded at the proposed educational center. At the Center,

students can already register, add, drop, and pay for classes; receive academic counseling, financial aid and Extended Opportunity Programs and Services (EOP&S) and Disabled Students Programs and Services (DSP&S) by appointment. Students also receive on-site tutoring services through the existing math lab and obtain drop-in assessment testing for placement in suitable English and Math courses. The Center also has a Center for Academic Support, where students can register for one-on-one appointments with a Reading and Writing Consultant. The Center has an active student "Rotoract" club that is Rotary for college students. This student club organizes and participates in activities that benefit the community, such as their blood drive and food basket campaigns. A student government group at the Center meets regularly and actively posts flyers and other informational items for students attending the Center. Latino students meet with staff in informal groups, to discuss and address issues and needs. On-site academic advising for CSU East Bay and UC Davis is also available during each term. The outreach operation also offers convenient on-site bookstore services during the start of each term. Students may also make appointments for student service needs at the main campus. A sampling of the Student Services information and services available to Outreach Center students is assembled as **Appendix G**.

All existing on-site student support services are centrally administered from the parent campus, and will continue to be as the extent and availability of these core student services are increased proportionately with enrollment demand and available facilities at the proposed new educational center. Specific expansion plans for student services that will occur within the first five years of the proposed center's opening include:

- A full complement of counseling services for both day and evening coverage;

- Permanent, full-time financial aid and EOP&S personnel assigned to the center;

- On-site Disabled Students Program and Services (DSP & S) personnel available on an appointment basis;

- Expanded and formalized student government and club activities that allow for student involvement in special activities related to student leadership, community relations, volunteerism and career/major interest groups; and

- On-site child care services

In addition to the core student services listed above, the college will also offer targeted support services to historically underrepresented groups through a number of programs currently administered from the main campus. In addition to the EOP & S program that encourages the enrollment, retention and transfer of students limited by language, social, economic and educational disadvantages, historically underrepresented students could access Puente Program services. The mission of this program is to increase the number of Mexican American/Latino students transferring to four-year colleges and universities by offering specialized English courses, academic counseling, and mentoring services with successful community leaders.

The Hispanic-Serving Institution Program (HSI) Title V will address and design activities to ensure the success of Hispanic and other students by providing services to improve persistence in reaching their educational goals. This grant offers LMC the opportunity to serve the growing minority population in East County. The objectives of HSI will be to increase the numbers of students completing ESL courses, encourage certificate completions, and provide

opportunity for transfer with the assistance of HSI staff and faculty.

Lastly, college recruitment services to historically underrepresented groups as well as the general community of Far East County will be coordinated through the Los Medanos Student Outreach Office. The Outreach Office provides general information on all aspects of college admission, registration and academic programs to high school, school age children and East County residents in general. Information is provided to prospective students via workshops, and presentations at local schools. Additional workshops and presentations are provided throughout the community in such venues as community centers and educational agencies. The Outreach Office also offers recruitment services to students in middle school and 9th and 10th graders by providing presentations designed to motivate and inform these students of the many opportunities available in higher education.

Additional community outreach initiatives tailored to the unique needs of the Far East County population and administered from the proposed Brentwood Educational Center include:

- Co-sponsoring community education programs with the retirement community;
- Instituting a National Issues Forum;
- Conducting outreach sessions for parents and families; and
- Cosponsoring activities with various community agencies.

VI. SUPPORT AND CAPITAL OUTLAY BUDGET PROJECTIONS

A. Time Schedules, Space Allocations and Cost Schedules

The proposed Brentwood Educational Center situated in the Vineyards at Marsh Creek development will total 56,615 Assignable Square Feet (ASF) with development scheduled over two phases. The proposed Center is scheduled to open in Fall 2017 with the completion of Phase I totaling 27,940 ASF. Buildout is tentatively set for 2020. A detailed time schedule for Phase I development is presented in **Exhibit 7** and **Exhibit 8** details ASF space allocations by designated programs for both Phases I and II.

A combination of both local Measure A bond monies and state capital outlay funds will be used to finance Phase I. As previously indicated, the District is purchasing the proposed Brentwood Education Center improved site with local funds, with no state costs for site acquisition and off-site infrastructure. Approved by District voters on June 2, 2006, Measure A provides the District $287 million to refurbish aging facilities, build new facilities to accommodate growth, and purchase much need equipment for classrooms. Measure A local bond funds will also be supplemented with state capital outlay funds to finance Phase I costs associated with plans and working drawings ($1.93 million), construction ($20.3 million), and equipment purchases ($2.5 million). It is anticipated that Phase II will be funded entirely with state capital outlay monies. A ten-year tentative capital outlay budget for Phase I and II is provided as **Exhibit 9** and a Cost Summary of Phase I along with information illustrating unit cost per ASF and an anticipated detailed time schedule is included in **Exhibit 10.**

B. Financial Resources & Budgeting Practices

Contra Costa Community College District (District) has demonstrated its

commitment to maintaining a balanced budget and adequate reserves. The District adopted a new allocation model based on SB 361 that aligns the expenditures to the revenues as part of the overall financial plan to maintain fiscal stability. Another action includes the establishment of an irrevocable trust to set aside funding for the Other Post Employment Benefits (OPEB) obligations in FY 2008-09. The District has also set aside $58 million toward the OPEB liability and continues to fund $1 million annually to the liability.

The District's Governing Board has required and maintains a 10% reserve through board policy (BP 5033) and procedure (Business Procedure 18.02). At the end of fiscal year (FY) 2009 -10 the District's audited Unrestricted General Fund balance was $28.5 million, which represents a 16.8% reserve over expenditures. This represents an increase in reserves from the $7.9 million in reserves in FY 2002-03 as noted below.

FY 04-05 - $10.7 million

FY 05-06 - $16.4 million

FY 06-07 - $20.6 million

FY 07-08 - $27.4 million

FY 08-09 - $29.4 million

The District has maintained a collegial negotiating environment using "Interest-Based Bargaining", and all parties share a mutual interest in the District maintaining fiscal stability through the current difficult budget reductions.

C. General Obligation Bonds

With respect to the budget for capital projects, in 2006, the voters of Contra Costa

County gave the District approval for the issuance of $286.5 million in General Obligation Bonds. Some of this bond money has been earmarked for the planning and design of the Brentwood Education Center. Once the site acquisition and state approvals of the Brentwood Education Center, as a "recognized" educational center, have been completed, the District anticipates funding from the State for the cost of construction in combination with some local matching funds. The recognized educational center will be a satellite of Los Medanos College, and will therefore be a subcomponent of that College's overall budget. In the event of unanticipated construction overruns, Los Medanos College does receive $450,000 in annual Redevelopment Agency funding, which could be used to finance any additional costs. With respect to center operations, it is expected that the new center will generate sufficient FTES to earn apportionment funding to cover its operational needs.

D. Anticipated Funding for the Brentwood Education Center

Based upon Contra Costa CCD's financial condition and budgetary abilities, it is anticipated that the new Brentwood Education Center campus will be funded from a combination of the following sources:

1. Measure A local bond funds
2. State Capital Outlay funds
3. District general funds

To meet the growing population and enrollment demands in far East County, development of a permanent recognized Educational Center in the Brentwood area is deemed essential. An initial project cost shown on **Exhibit 9,** Ten Year Tentative Capital Outlay Cost Schedule, notes that the District will fund approximately $4,803,488 million for site acquisition and off-site infrastructure costs. For Off-site and On-site Infrastructure and Development, State and Local

match funds in the amount of $3,952,064 are necessary to complete the work. State and Local match funds of approximately $20 million would be required to complete constructing and providing equipment for completion of the first phase. Of the approximately $24.5 million overall to acquire the site and construct Phase I, the Local Fund contributions will be approximately $7.4 million (30%).

The proposed District projected capital outlay and support costs for the Brentwood Center are summarized in **Table 12**. Cost increases for staffing and operations will be offset by base apportionment and FTES income due to Los Medanos College and Brentwood Education Center enrollment.

VII. GEOGRAPHIC AND PHYSICAL ACCESSIBILITY

Situated southwest of downtown Brentwood, the site being acquired by the College District for the Brentwood Center, is centrally located from most Far East County communities. The site is also located only a few miles from downtown and the existing outreach center. Access to the permanent site has been significantly enhanced by the State Highway Route 4 Bypass, which was recently completed. Designed to mitigate traffic congestion on existing Highway 4 that runs through the heart of Brentwood, the Bypass facilitates east/west traffic movement in and around Far East County. As previously illustrated on **Map 5,** the Route 4 Bypass runs directly adjacent to the site, allowing convenient vehicle access to the proposed center. The site is also prominently located near other local major roadways, such as Marsh Creek Road and Walnut Boulevard.

In addition to facilitated access by the Highway 4 Bypass, the proposed Center will also offer private vehicle commuters sufficient parking facilities (1,366 stalls) with ample designed spaces to accommodate disabled students, both of which are in constant short supply at the existing Outreach Center. Public transportation will

also serve the Center, giving commuter students transportation options suitable to their budgets.

The Tri Delta Transit Authority provides extensive public transportation bus service throughout East and Far East County, including Los Medanos College, Brentwood Outreach Center and currently to a number of areas in very close proximity to the permanent Brentwood Center site. **Appendix H** includes: a Tri Delta Transit system map, local route fares; bus stops and example bus trip itineraries for trips from Los Medanos College to existing Brentwood Outreach Center; and from the Outreach Center to a location that is located within several blocks of the proposed permanent center site. The District will begin negotiations with Tri Delta Transit planners once the permanent center site receives state approval, to provide a readily accessible bus stop at or very near the new center.

VIII. EFFECTS ON OTHER INSTITUTIONS

Deleterious effects to enrollments of neighboring community college campuses associated with establishment of the proposed Brentwood Education Center are deemed to be minimal or non-existent. As previously noted, the CPEC updated report on community regional enrollment demand notes that the East Bay region lacks capacity to accommodate enrollment demand. According to CPEC, this region is likely to realize a FTES capacity deficit of 8,111 in fall 2005. Absent significant increase in available capacity, the region's FTES deficit is estimated to surge to 20,808 by fall 2013. With most regional campuses facing capacity constraints, it is unlikely that the proposed Center will negatively impact neighboring campuses. If anything, the proposed Center may help to alleviate some of the region's capacity pressures.

Area topographical features like Mt. Diablo and the Sacramento-San Joaquin

Delta further work to mitigate potential enrollment impacts on neighboring campuses and districts. Contiguous community college districts, and others that are nearby, include San Joaquin Delta (Delta College and proposed Mountain House Educational Center; Chabot (Las Positas and Chabot Colleges); Peralta (College of Alameda, Laney, Merritt and Vista); Marin (College of Marin); Napa Valley College; and Solano County (Solano College and proposed Vacaville and Vallejo Centers. The location of these districts in relation to Contra Costa is displayed on **Map 6.**

Letters of support for the proposed Brentwood Educational Center have been received from community college districts such as: Chabot/Las Positas CCD, San Joaquin Delta CCD, Peralta CCD, Solano CCD and Marin CCD that are contiguous to Contra Costa CCD.

Letters of support, along with many others, have also been received from the following local community and educational leaders:

- Mary Nejedly Piepho, Supervisor, District III and Vice Chair of the Contra Costa County Board of Supervisors
- Federal D. Glover, Supervisor District Five, Contra Costa County Board of Supervisors
- Robert Taylor, Mayor for The City of Brentwood
- James D. Davis, Mayor City of Antioch
- James L. Frazier, Jr., Mayor City of Oakley
- Tobi Laird Benz, President of the Board of Education for the Brentwood Union High School District
- Dr. Merrill M. Grant, Superintendent of the Brentwood Union School District

- Daniel M. Smith, Superintendent of the Liberty Union High School District
- Brenda Swisher, Superintendent of the Liberty Union High School District
- Diane Gibson-Gray, President of the Antioch Unified School District Board of Trustees
- Dr. Donald Gill, Superintendent of the Antioch Unified School District
- Larry Polk, President of the Oakley Union Elementary School District Board of Trustees
- Dr. Richard Rogers, Superintendent of the Oakley Union School District
- Elaine Landro, President of the Byron Union School District Board of Trustees
- Ken Jacopetti, Superintendent of the Byron Union School District

The letters of support for the proposed Brentwood Education Center are included in **Appendix J.**

Map 6, visually shows that both the Inland Bay and Delta separate Marin, Sonoma, Napa, and Solana community college districts from the permanent site selected for the Brentwood Center. Neighboring districts to the southwest such as Peralta and Chabot are separated from the permanent site by topography and Mt. Diablo. The remoteness of the permanent site in Far East County, in relation to these adjacent districts and to the parent campus, is further exacerbated by traffic congestion on State Highway 4 and Interstates 580 and 680. Development in Far East County has created gridlock traffic conditions throughout the day on Highway 4, the area's major east/west connector. Approximate distances and driving times from neighboring colleges are provided as **Table 13.**

Of the adjacent campuses noted on **Table 13**, only San Joaquin Delta's proposed Mountain House Education Center could be subject to further scrutiny regarding possible impacts. However, even that proposed institution is approximately 30 miles and 42 minutes driving time, during non-peak rush hour traffic, from the preferred Brentwood site, and projections of enrollment growth from both districts should rule out any adverse circumstances. The two districts are already engaged in dialogue and joint planning assures that no duplication of costly programs will occur.

IX. ENVIRONMENTAL IMPACT

RBF Consulting of Walnut Creek Completed an environmental impact report, SCH # 2003062019 for the City of Brentwood's Vineyards at Marsh Creek project in November 2003. The report included the Brentwood Center, based upon the original 30-acre parcel dedicated to the Contra Costa CCD for the Center. That parcel was immediately adjacent to the Vineyards project and archeological and access issues with the parcel lead to re-location of the site into the Vineyards development itself. The District worked with **RBF** Consulting to prepare a Supplemental Environmental Impact Report, SCH #2010112046 for the New Brentwood Educational Center located at the Vineyards at Marsh Creek, in February 2011. The District will work closely with the City of Brentwood to address any mitigation measures which may be identified as a result of the Supplemental EIR. A copy of the Supplemental EIR for the New Brentwood Center is contained in **Appendix I.**

As a part of the District's due diligence activities for acquisition of the Vineyard site for the proposed Center, a preliminary Geologic Hazard Evaluation of the site was conducted and a report prepared in January 2010 by ENGEO Inc. The study

concluded that from a geologic and geotechnical standpoint, the site was suitable for the proposed Community College Center development.

Similarly, ENGEO, Inc. also prepared a Phase One Environmental Assessment Report for the proposed Center site at the Vineyards at Marsh Creek in February 2010. Based on the findings of that site assessment, the report concluded that no Recognized Environmental Condition (REC) and no historical RECs were identified for the property and no further environmental studies were recommended.

A. Local Planning Approval

The District has worked closely with the City of Brentwood Community Development Department, City Council and City Manager during the parcel acquisition phase, to assure that city support and coordination with the development of the Vineyards at Marsh Creek project was maintained. The Brentwood Education Center has active and enthusiastic support from the City and its residents.

B. Aviation Requirements

The proposed Brentwood Center site is not impacted by any known aircraft flight paths or operations from either commercial or private airfields. The closest airfield is the Byron Airport, located in the city of Byron and 4 miles south of the proposed Brentwood Center site.

X. ECONOMIC EFFICIENCY

This Brentwood Education Center Needs Study proposal advances economic efficiency with a number of cost savings elements. The permanent Center will be

situated on land that was favorably priced by a developer for the Brentwood Educational Center and purchased by the District. Off-site infrastructure development costs have been included with the cost of the fully developed "super pad" parcels purchased by the District, which will be further cost avoidance for State funding. On-site infrastructure, site development, construction and equipment costs totaling approximately $29 million for Phase I, will be financed with a combination of both state and local Measure A funds. Taken together, these initiatives will result in significant cost savings to the state totaling millions of dollars.

As such, the District believes that this proposal should be given high priority as specified in the CPEC Guidelines concerning Economic Efficiency.

XI. SERVING THE DISADVANTAGED

The service area of the proposed Brentwood Education Center is comprised of a very diverse population, both in race and ethnicity and socio-economic stature. The presence of affordable new and larger housing and retirement communities has brought well educated, double income families and economically stable retirees into the Far East County area of agriculture and traditionally lesser income residents. The ethnic diversity of the area has been summarized on **Table 4** and **Chart 1**, which generally indicates that the service area population for the proposed Brentwood Education Center is comprised of approximately 30% Hispanic, 6% African American, 6% Asian and 55% White. The remainder is a multicultural mix of Native American, Alaskan native, Pacific Islander and other races.

The proposed Brentwood Education Center is located within proximity to some of the lowest income residents within Far East County, particularly the city of

Oakley. The site of the proposed center is strategically located to serve the needs of all the residents of Far East County. The Brentwood Education Center has a mission and focus to serve the needs of students and communities within the entire service area of the center. However, the particular needs of immigrant and moderate income constituents with respect to adult basic learning, language and vocational skills, is apparent in the programs and services offered at the current outreach Center and will be expanded at the permanent Brentwood Center. The tutoring and Academic Success Center programs at the Brentwood Outreach Center are specific examples of these programs.

As with the entire District and center parent Los Medanos College, another key component of serving diverse students and communities is the hiring of faculty and staff that also reflect the ethnic and cultural aspects of the students and community. The staff at the College and Outreach Center is diverse and student centered and a great deal of effort for outreach and visibility to the community has taken place. The high school outreach efforts and Rotoract activities of Outreach Center students have been a demonstrated success.

It is respectfully requested that the California Community Colleges Chancellor's Office staff recommend to the Board of Governors that the Los Medanos College Brentwood Center be approved for recognized center status at the earliest date that the process can reasonable accommodate.

EXHIBITS

EXHIBIT 1
BRENTWOOD OUTREACH CENTER EXTERIOR SITE PLAN
BRENTWOOD, CA

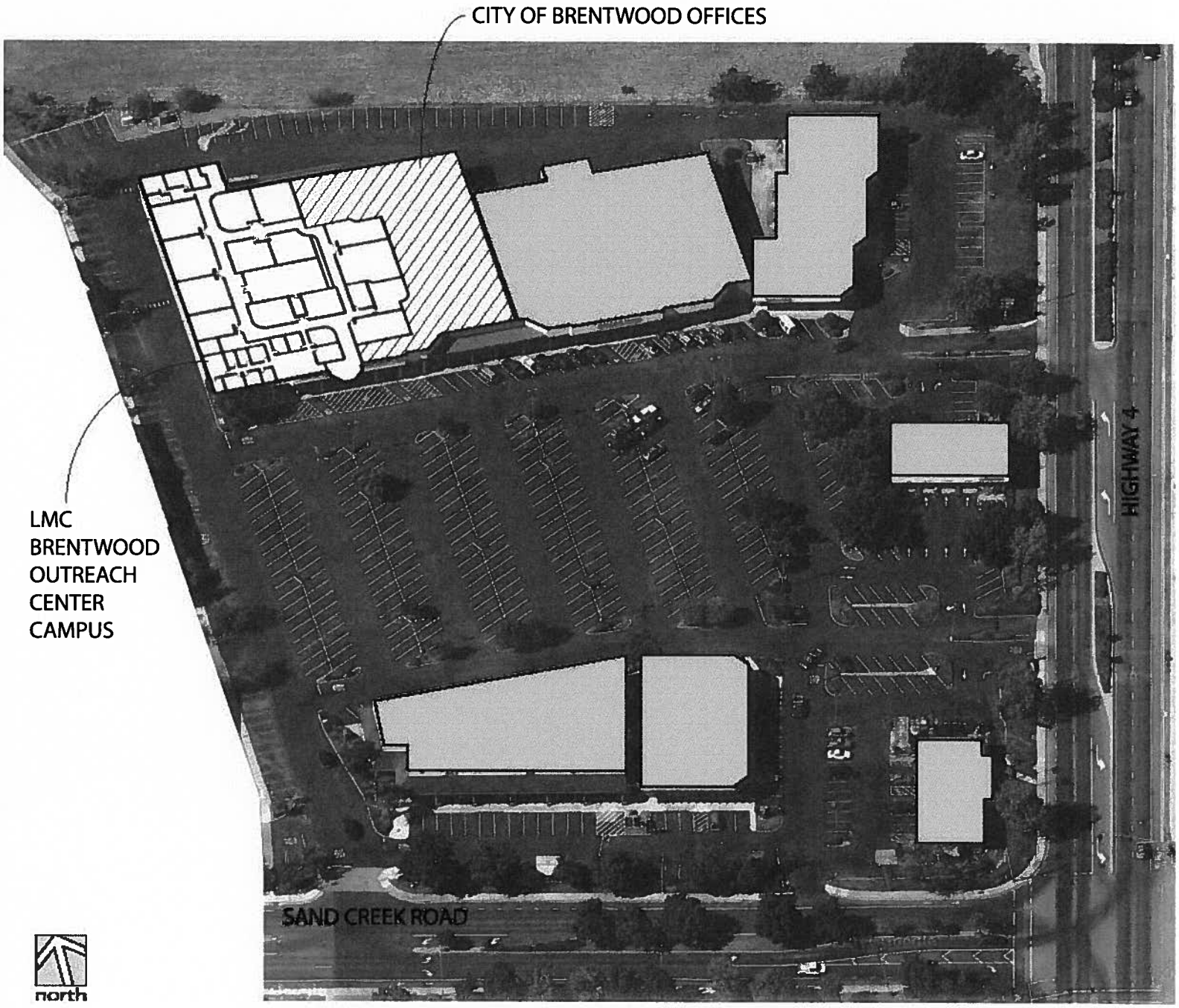
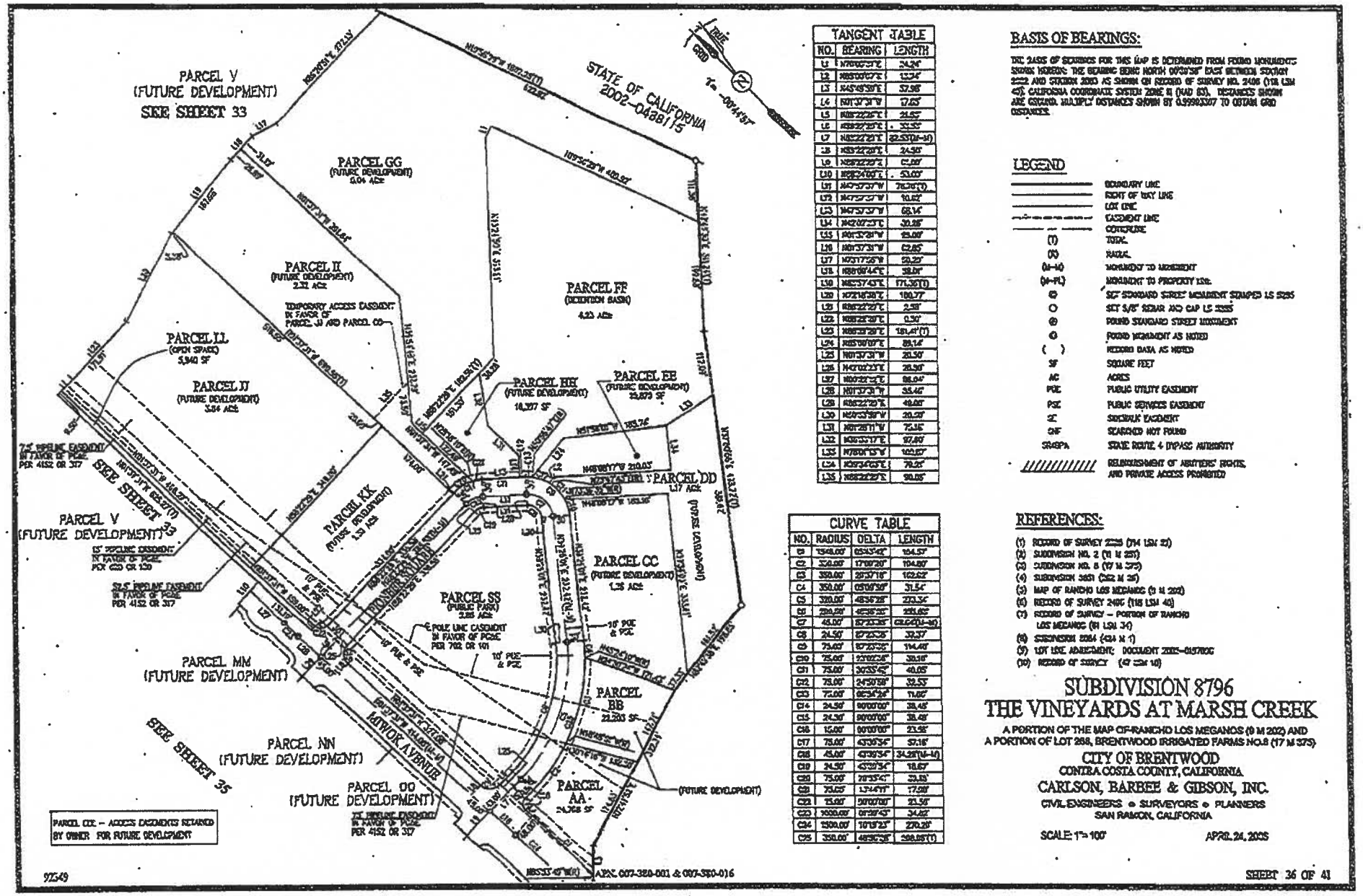


EXHIBIT 1A

LOS MEDANOS COLLEGE | BRENTWOOD OUTREACH CENTER FLOOR PLAN

EXHIBIT 2

PARCEL MAP



TANGENT TABLE		
NO.	BEARING	LENGTH
L1	N78°05'57"E	24.24'
L2	N85°09'57"E	13.24'
L3	N45°49'38"E	57.98'
L4	N01°37'31"W	17.65'
L5	N88°22'29"E	21.65'
L6	N88°22'29"E	33.55'
L7	N88°22'29"E	22.53'(M-M)
L8	N88°22'29"E	24.95'
L9	N88°22'29"E	61.00'
L10	N88°24'08"E	53.00'
L11	N40°57'57"W	76.06'(M)
L12	N47°57'57"W	10.00'
L13	N47°57'57"W	68.14'
L14	N42°07'57"E	30.28'
L15	N01°37'31"W	85.00'
L16	N01°37'31"W	62.85'
L17	N73°17'56"W	59.20'
L18	N88°08'44"E	38.04'
L19	N62°57'43"E	171.36'(M)
L20	N72°16'38"E	100.77'
L21	N88°22'29"E	2.58'
L22	N88°22'29"E	0.30'
L23	N88°22'29"E	181.41'(M)
L24	N85°08'07"E	89.14'
L25	N01°37'31"W	20.50'
L26	N47°02'23"E	28.39'
L27	N88°22'29"E	88.04'
L28	N01°37'31"W	35.46'
L29	N88°22'29"E	49.00'
L30	N01°37'39"W	20.59'
L31	N01°28'11"W	75.36'
L32	N01°37'17"E	27.80'
L33	N78°01'53"W	100.67'
L34	N39°34'58"E	70.25'
L35	N88°22'29"E	90.06'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	1348.00'	05°45'49"	164.57'
C2	320.00'	17°08'20"	104.80'
C3	350.00'	29°37'18"	162.62'
C4	350.00'	05°09'39"	31.54'
C5	320.00'	48°56'28"	273.34'
C6	280.00'	48°56'28"	239.25'
C7	45.00'	87°23'36"	68.64'(M-M)
C8	24.50'	87°23'36"	37.37'
C9	75.00'	87°23'36"	114.44'
C10	75.00'	72°02'26"	39.19'
C11	75.00'	30°33'45"	40.00'
C12	75.00'	24°50'58"	32.51'
C13	75.00'	86°24'26"	11.00'
C14	24.50'	90°00'00"	38.48'
C15	24.50'	90°00'00"	38.48'
C16	15.00'	90°00'00"	23.56'
C17	75.00'	43°36'34"	57.16'
C18	45.00'	43°36'34"	34.26'(M-M)
C19	24.50'	43°36'34"	18.67'
C20	75.00'	28°35'47"	29.80'
C21	75.00'	134°47'11"	17.98'
C22	15.00'	90°00'00"	23.56'
C23	1500.00'	01°28'45"	34.42'
C24	1500.00'	10°19'23"	270.28'
C25	350.00'	48°36'36"	298.88'(M)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS DETERMINED FROM FOUND MONUMENTS SHOWN HEREON. THE BEARING BEING NORTH 00°39'38" EAST BETWEEN STATION 2222 AND STATION 2003 AS SHOWN ON RECORD OF SURVEY NO. 2406 (118 LSM 45). CALIFORNIA COORDINATE SYSTEM ZONE II (NAD 83). DISTANCES SHOWN ARE GROUND. MULTIPLY DISTANCES SHOWN BY 0.999983007 TO OBTAIN GRID DISTANCES.

LEGEND

———	BOUNDARY LINE
———	RIGHT OF WAY LINE
———	LOT LINE
—·—·—	EASEMENT LINE
——— ———	CONTOURS
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
⊗	SET STANDARD STREET MONUMENT STAMPED LS 5285
○	SET 5/8" REBAR AND CAP LS 5285
⊕	FOUND STANDARD STREET MONUMENT
◎	FOUND MONUMENT AS NOTED
( )	RECORD DATA AS NOTED
SF	SQUARE FEET
AC	ACRES
PUE	PUBLIC UTILITY EASEMENT
PSE	PUBLIC SERVICES EASEMENT
SE	SIDEWALK EASEMENT
SNF	SEARCHED NOT FOUND
SR4BPA	STATE ROUTE 4 BYPASS AUTHORITY
//////////	RELINQUISHMENT OF ABUTTERS' RIGHTS AND PRIVATE ACCESS PROHIBITED

REFERENCES:

(1) RECORD OF SURVEY 2229 (114 LSM 25)
(2) SUBDIVISION NO. 2 (11 M 25)
(3) SUBDIVISION NO. 5 (17 M 375)
(4) SUBDIVISION 3651 (352 M 28)
(5) MAP OF RANCHO LOS MEGANOS (9 M 202)
(6) RECORD OF SURVEY 2406 (118 LSM 45)
(7) RECORD OF SURVEY – PORTION OF RANCHO LOS MEGANOS (91 LSM 34)
(8) SUBDIVISION 8284 (434 M 1)
(9) LOT LINE ADJUSTMENT: DOCUMENT 2005-0157806
(10) RECORD OF SURVEY (47 LSM 10)

SUBDIVISION 8796
THE VINEYARDS AT MARSH CREEK

A PORTION OF THE MAP OF RANCHO LOS MEGANOS (9 M 202) AND A PORTION OF LOT 288, BRENTWOOD IRRIGATED FARMS NO.8 (17 M 375)

CITY OF BRENTWOOD
CONTRA COSTA COUNTY, CALIFORNIA

CARLSON, BARBEE & GIBSON, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

SCALE: 1"= 100' APRIL 24, 2005

EXHIBIT 3

CONCEPTUAL SITE PLAN

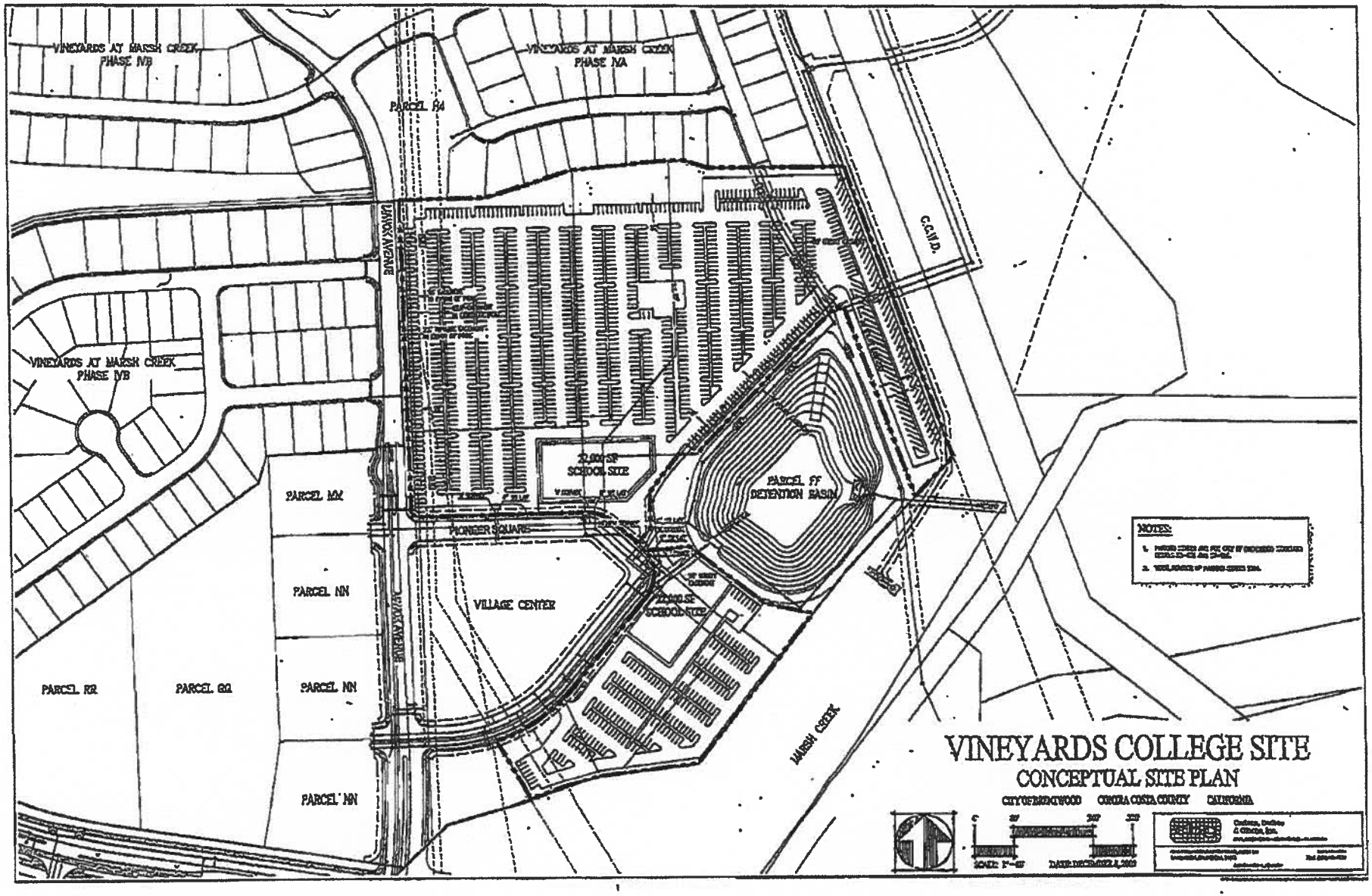


EXHIBIT 4
DRU ENROLLMENT PROJECTIONS LETTER

DEPARTMENT OF FINANCE
ARNOLD SCHWARZENEGGER, GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

January 11, 2010

Tom Beckett
tBP/Architecture
1000 Burnett Avenue, Suite 140
Concord, CA 94520

Dear Mr. Beckett:

The Demographic Research Unit has reviewed and approves the enrollment projection for Contra Costa Community College District's Brentwood Center. The reviewed Service Area Population and Enrollment Projections Study includes projections based on a growth driven model and a facilities driven model. In the following table, years 2009–2013 are produced by the facilities driven model and 2014–2017 by the growth driven model.

Contra Costa Community College District, Los Medanos College				
Brentwood Center				
Year	Fall Enrollment	WSCH/Enrollment	WSCH	Fall FTES
2008 actual	2,317	6.95	16,093	536.4
2009	2,386	6.90	16,462	548.7
2010	2,485	6.81	16,912	563.7
2011	2,605	6.81	17,707	590.2
2012	2,719	6.81	18,472	615.7
2013	2,804	6.81	19,042	634.7
2014	3,465	6.68	23,160	772
2015	3,629	6.69	24,270	809
2016	3,777	6.69	25,260	842
2017	3,935	6.69	26,310	877

We extend our best wishes for the success of the center.

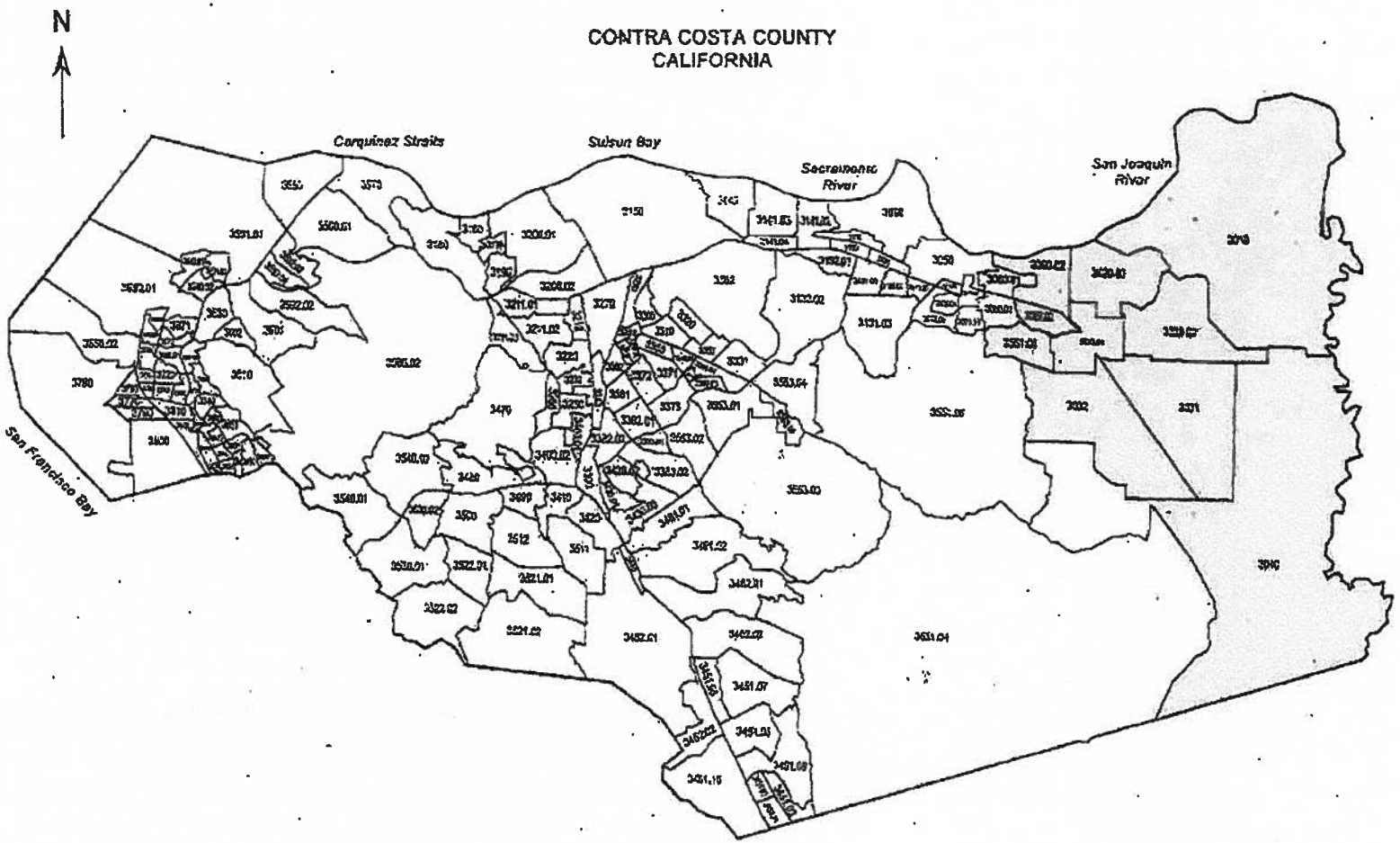
Sincerely,

Mary Heim, Chief
Demographic Research Unit
Department of Finance

cc: Frederick Harris, Assistant Vice Chancellor, CCCCO
Mary Just, Facilities Planning Specialist, CCCCO
Stacy Wilson, Facility Review Coordinator, CPEC
Frank Baratta PhD, tBP/Architecture

EXHIBIT 5

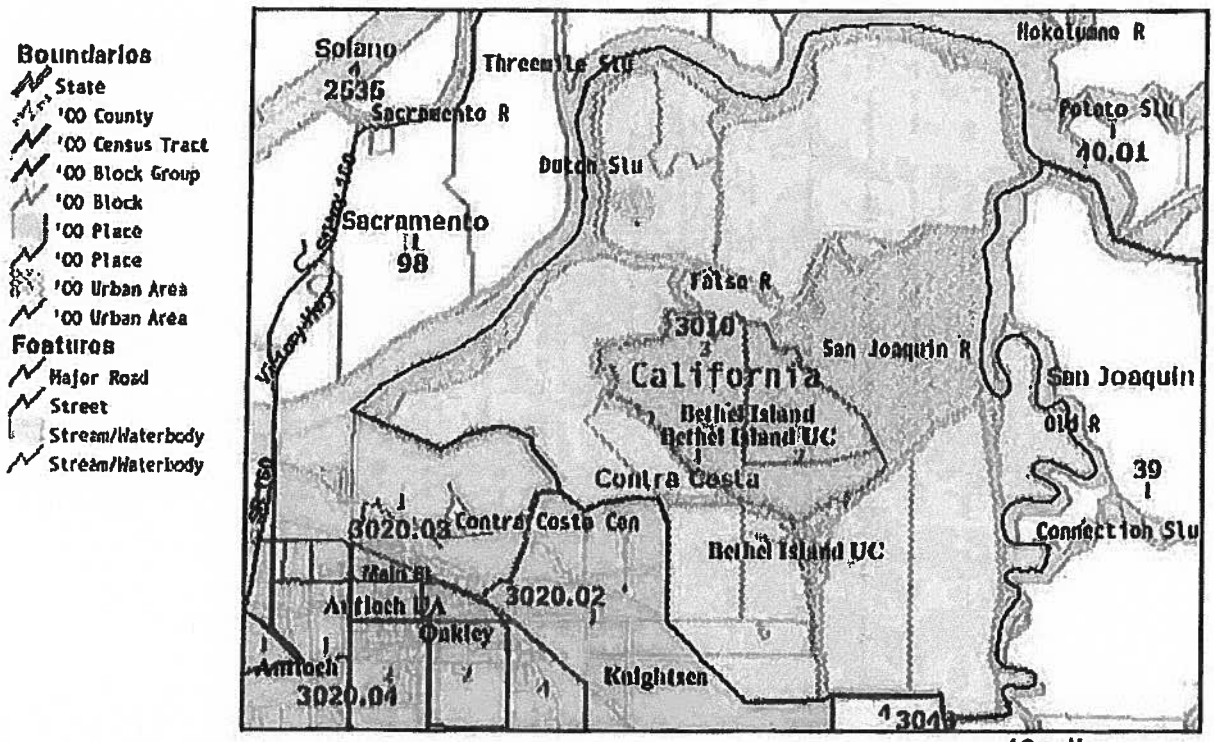
GEOGRAPHICAL LOCATION OF CENSUS TRACTS IN BRENTWOOD EDUCATIONAL CENTER SERVICE AREA



Source: Office of District Research, Contra Costa CCD, October 2004. Census Tract boundaries based on Thomas Bros. Maps 2001.

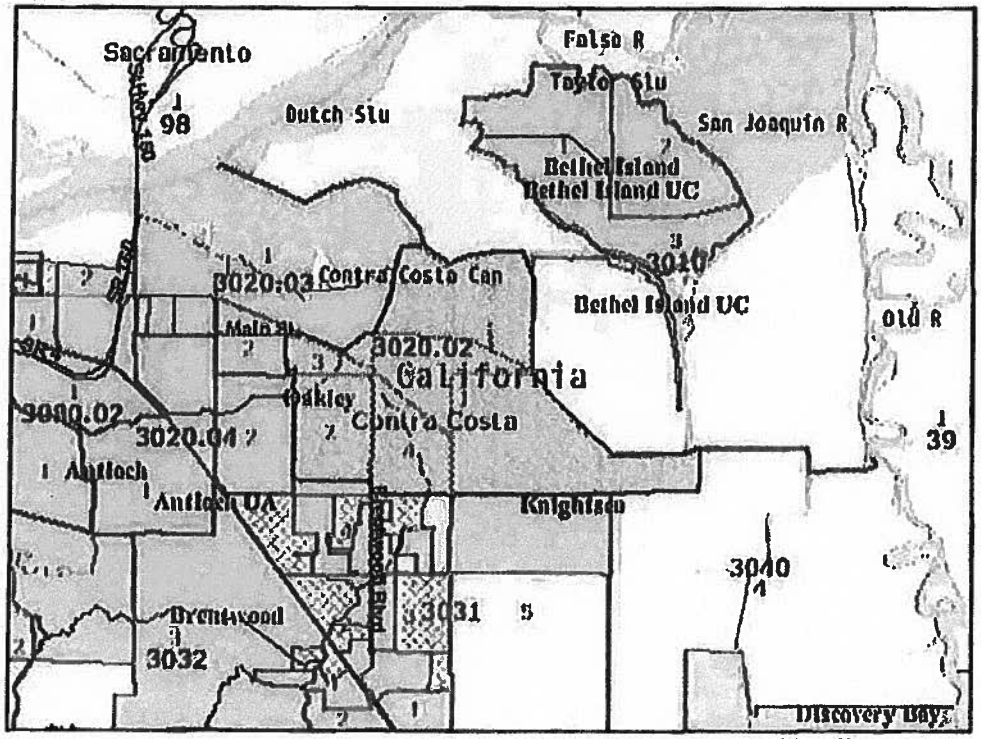
EXHIBIT 6
CENSUS TRACT MAPS

Census Tract 3010



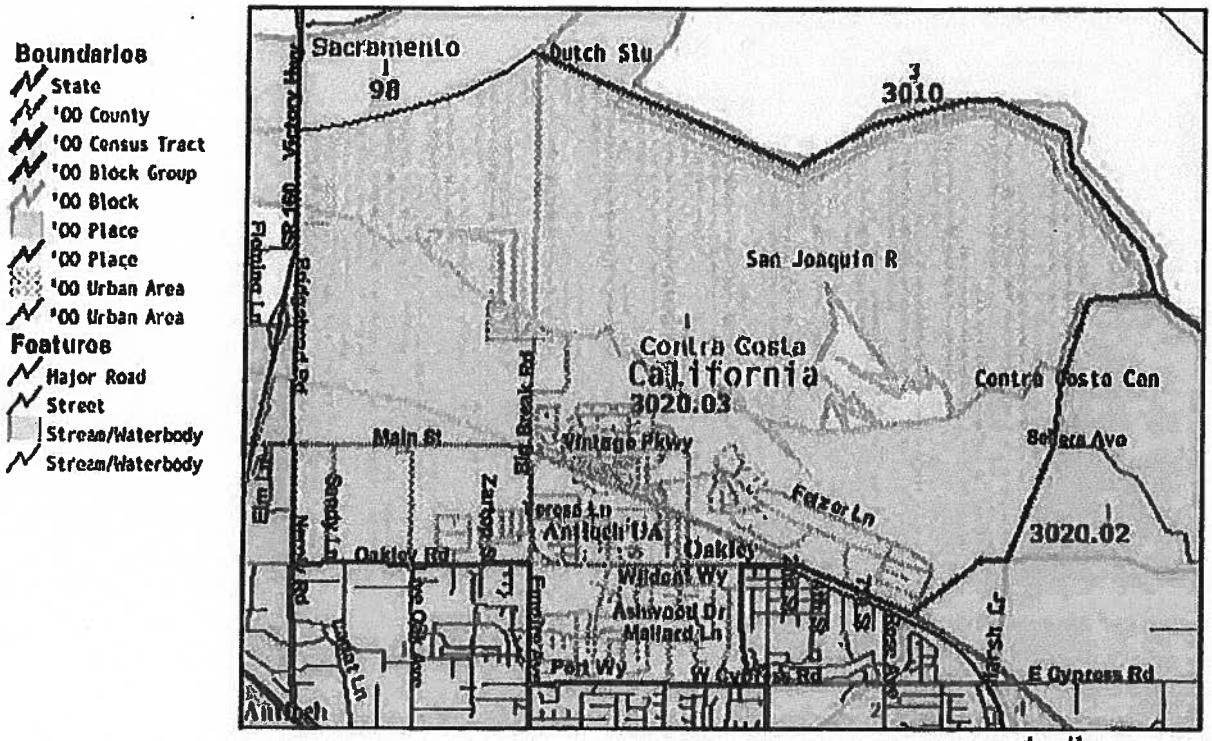
12 miles across

Census Tract 3020.02



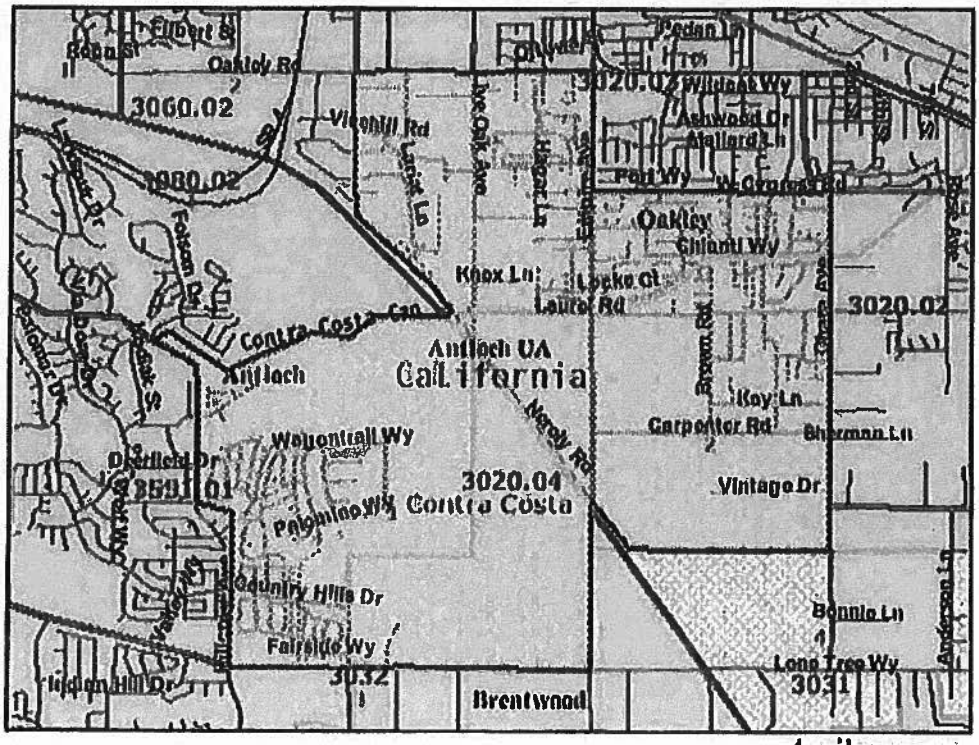
12 miles across

Census Tract 3020.03



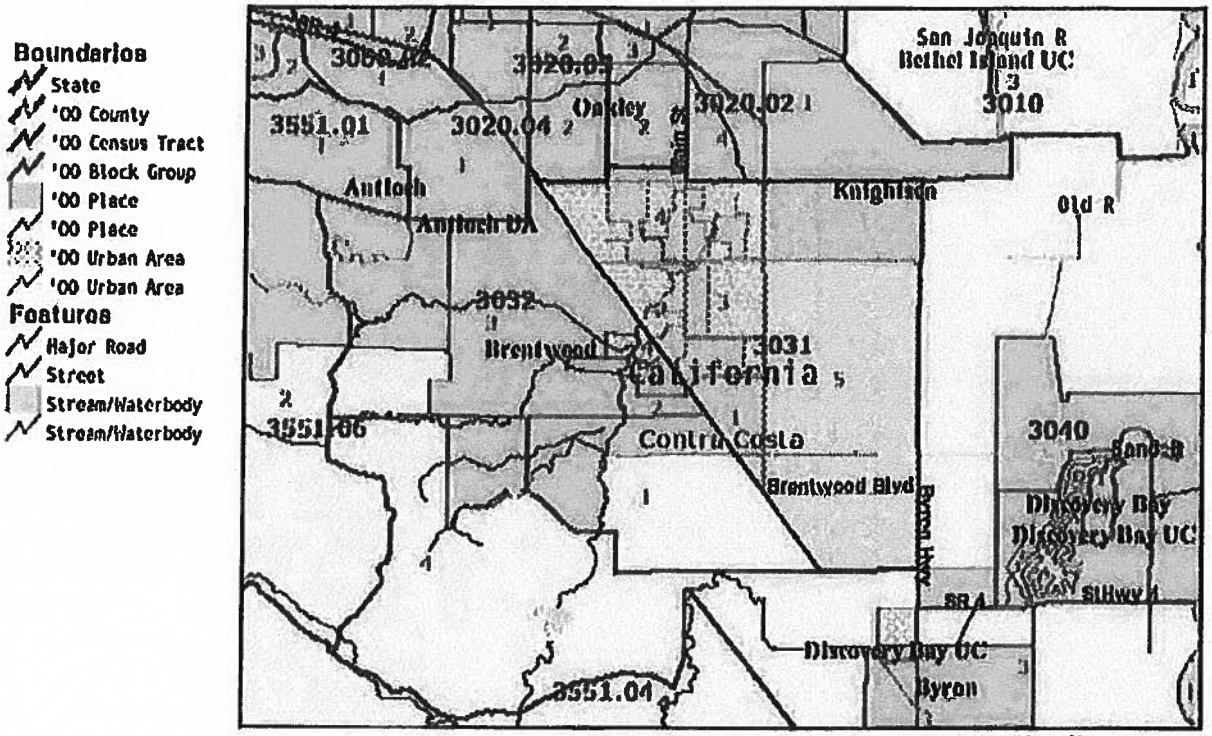
4 miles across

Census Tract 3020.04



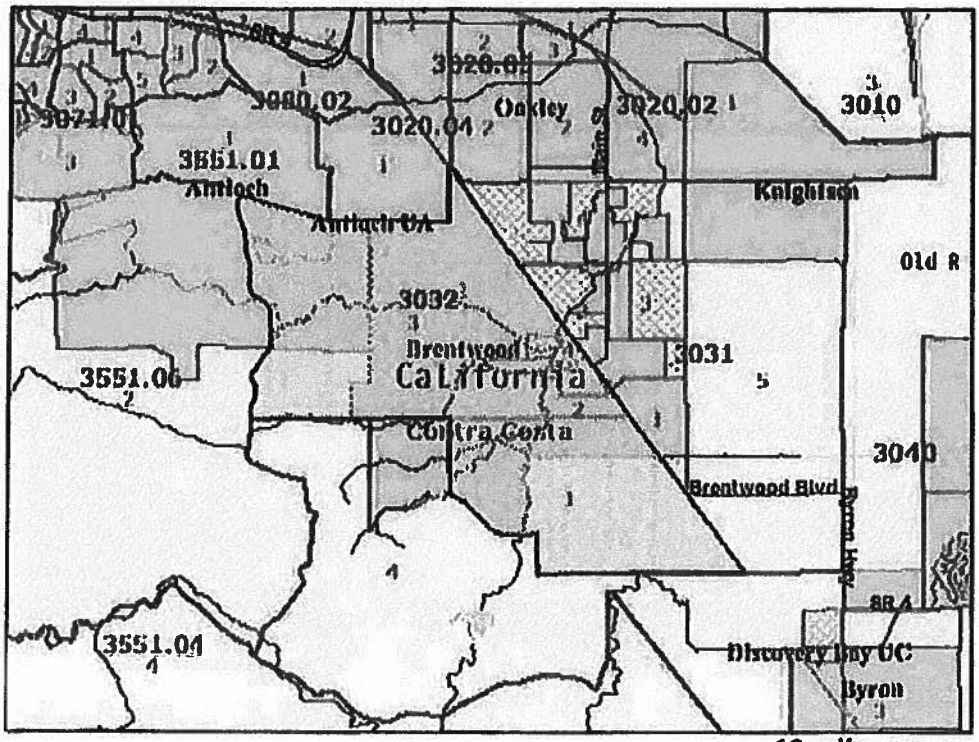
4 miles across

Census Tract 3031



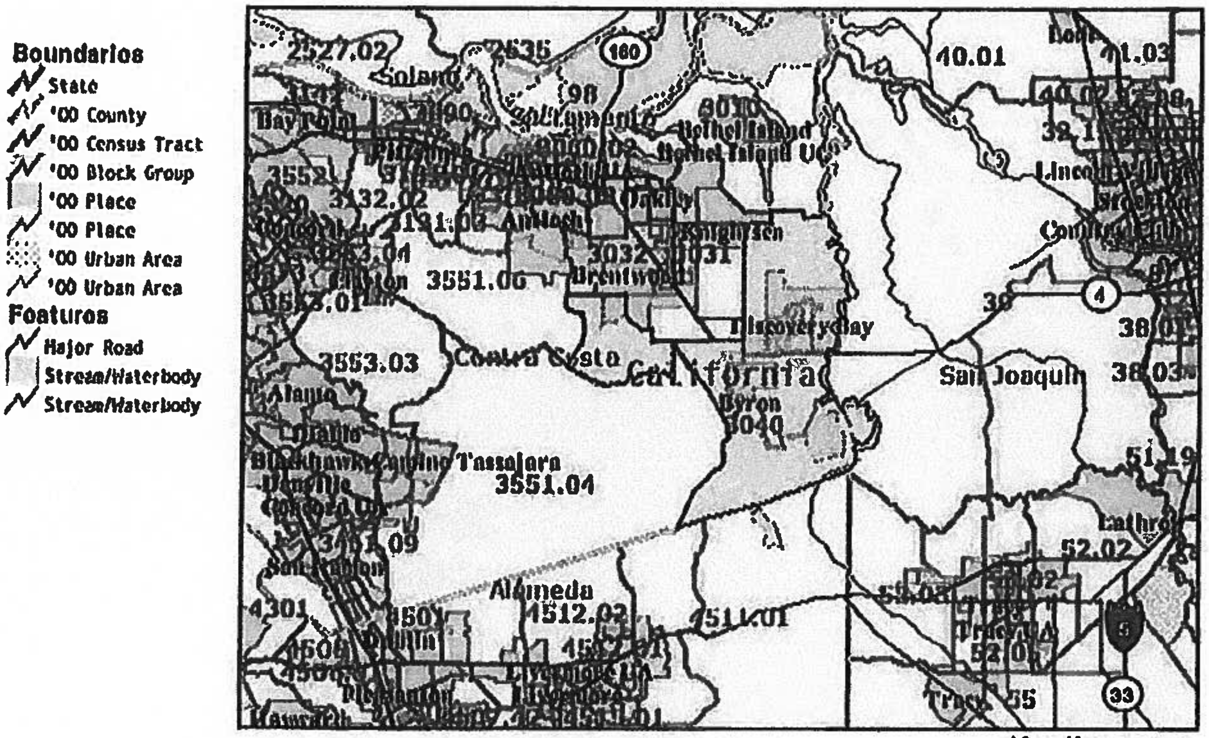
12 miles across

Census Tract 3032



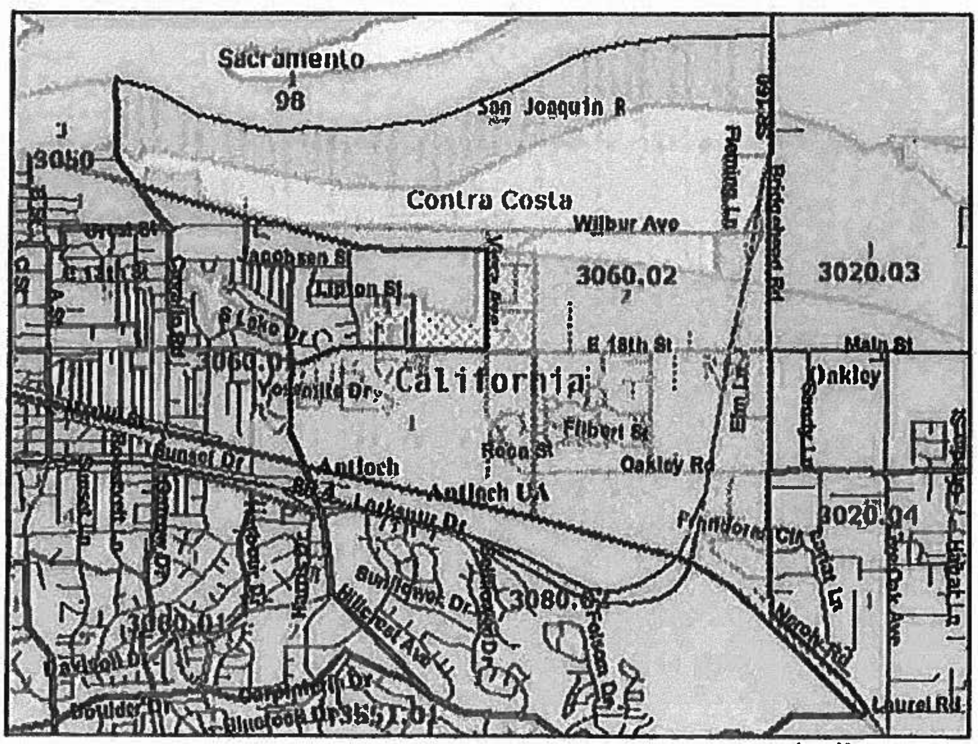
12 miles across

Census Tract 3040



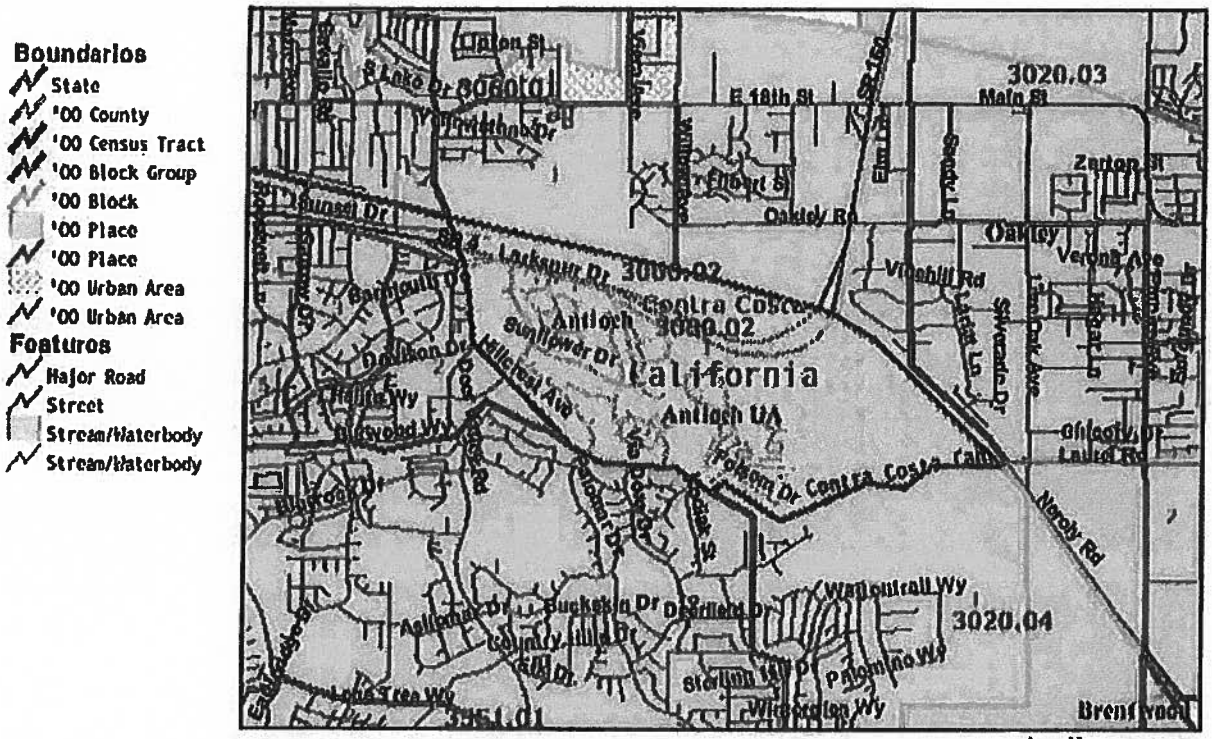
40 miles across

Census Tract 3060.02



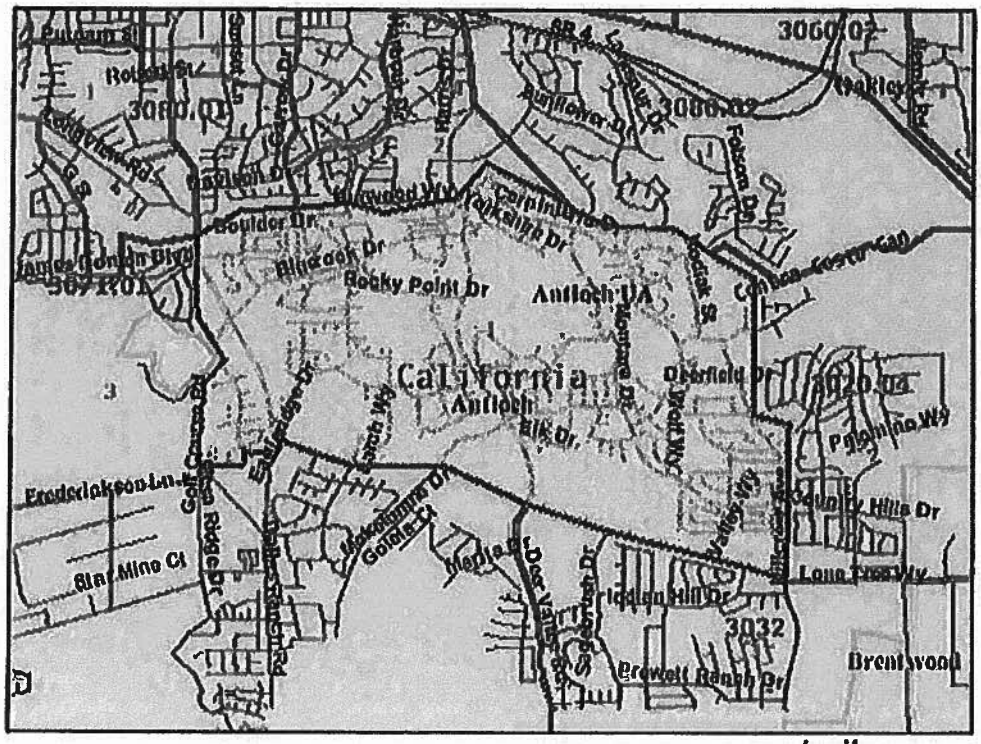
4 miles across

Census Tract 3080.02



4 miles across

Census Tract 3551.01



4 miles across

EXHIBIT 7
TENTATIVE TIME SCHEDULE FOR DEVELOPMENT OF BRENTWOOD EDUCATIONAL CENTER

Activity	Date
Acquire Site	Pending
Submit Preliminary Notice	Completed
Prepare preliminary 5-year enrollment projection	Completed
Submit Letter of Intent	Feb 2005
Letter of Intent approved by Chancellor's Office	Jun 2005
Letter of Intent approved by CPEC staff	Jan 2006
Update Letter of Intent	Sep 2009
Update approved by Chancellor's Office	Oct 2009
Update approved by CPEC	Nov 2009
Needs Study update completed	Aug 2011
Population and enrollment projections approved by DOFDRU	Jan 2010
Needs Study submitted to Chancellor's Office	Aug 2011
Needs Study scheduled as information item before BOG	Oct 2011
Needs Study scheduled as action item before BOG	Nov 2011
Submit IPP for facilities	June 2010
Submit FPP for facilities	June 2011
Request PW for facilities	Oct 2013
Request CE for facilities	Jan 2015
Site Preparation/construction/equipping/completion	July 2017
Occupancy of facilities	July 2017
Begin classes in new center	Aug 2017

EXHIBIT 8
ASF SPACE ALLOCATION BY PROGRAM FOR BOTH PHASE I AND II

LOS MEDANOS COLLEGE
BRENTWOOD CENTER PLANNING
tBP/Architecture

SPACE PROGRAM (ASF)

Type	TOTAL	PHASE I	PHASE II
Interdisciplinary Lecture	7,218	4,350	2,868
Interdisciplinary and Science Labs	26,300	14,300	12,000
Tutorial Lab (30 stations)	1,200		1,200
Distance Learning Lab (15 stations)	600		600
Office/Administration	5,335	3,835	1,500
Learning Resource Center	7,750	4,750	3,000
AV/TV	1,000		1,000
Child Development Center (30 children)	4,290		4,290
Conference/Meeting	2,000	1,500	500
Student Services	950	450	500
Cafeteria/Vending	1,500		1,500
Bookstore/Retail	1,500	1,500	
Data Processing	400	200	200
	60,043	30,885	29,158

EXHIBIT 9
TEN YEAR TENTATIVE CAPITAL OUTLAY COST SCHEDULE FOR PHASE I

TEN YEAR TENTATIVE CAPITAL OUTLAY COST SCHEDULE

BRENTWOOD CENTER

CCI 5394
EPI 2564

	Cost	ASF	Funds Source	10-11	11-12	12-13	13- 14	14-15	15-16	16-17	Future
Site Acquisition and Off-site Infrastructure	4,803,488	0	Local	4,803,488							
Phase I On-site Infrastructure Development	3,952,064		State & Local					3,952,064			
P/W – Initial Facilities	1,928,582		State & Local			1,928,582					
Construction Initial Facilities	16,294,201		State & Local					16,294,201			
Equipment Initial Facilities	2,595,963		State & Local					2,595,963			
										Occupancy Fall Term 2017	
Phase II P/W	2,500,000		State								Future
Phase II Construction	24,000,000		State								Future
Phase II Equipment	3,000,000		State								Future

EXHIBIT 10

COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32

Campus: Los Medanos College (Contra Costa CCD)
Project Title: Brentwood Center Phase I
Date Prepared: 8/8/2011
Original CCI: 5394
Original EPI: 3016
CFIS Ref No.:
Budget Ref. No.:
Prepared by: tBP/Architecture
PN 20816.02

Request for: A [ ] P [X] W [X] C [X] E [X]

		Total Cost	State Funded	District Funded	
				State-Supportable	Non State-Supportable
1.	**Site Acquisition** **Acres:**				
2.	**Plans** Budget CCI: 5394	$728,704	$507,704	$221,000	
	A. Architectural Fees (for preliminary plans)	$510,598			
	B. Project Management (for preliminary plans)	$182,356			
	C. Preliminary Tests *(soil, hazardous materials)*	$20,000			
	D. Other Costs *(for preliminary plans)*	$15,750			
3.	**Working Drawings** Budget CCI: 5394	$908,108	$632,108	$276,000	
	A. Architectural Fees (for working drawings)	$656,483			
	B. Project Management (for working drawings)				
	C. Division of the State Architect Plan Check Fee	$101,525			
	D. Community College Plan Check Fee	$52,099			
	E. Other Costs (for working drawings)	$98,000			
	(Total PW may not exceed 13% of construction)				
4.	**Construction** Budget CCI: 5394	$18,235,643	$12,829,643	$5,406,000	
	A. Utility Service	$864,759			
	B. Site Development, Service	$1,626,030			
	C. Site Development, General	$1,461,275			
	D. Other Site Development	$0			
	E. Reconstruction	$0			
	F. New Construction *(building) (w/Group I equipment)*	$14,283,579			
	G. Other	$0			
5.	**Contingency**	$911,782	$703,782	$208,000	
6.	**Architectural and Engineering Overnight**	$291,770	$203,770	$88,000	
7.	**Tests and Inspections**	$442,356	$309,356	$133,000	
	A. Tests	$182,356	$127,356	$55,000	
	B. Inspections	$260,000	$182,000	$78,000	
8.	**Construction Management** *(if justified)*	$364,713	$253,713	$111,000	
9.	**Total Construction Costs** *(items 4 through 8 above)*	*$20,246,265*	$14,167,265	$6,079,000	
10.	**Furniture and Group 2 Equipment** Budget EPI: 3016	$2,595,963	$1,828,963	$767,000	
11.	**Total Project Costs** *(items 1, 2, 3, 9 and 10)*	$24,479,040	$17,136,040	$7,343,000	

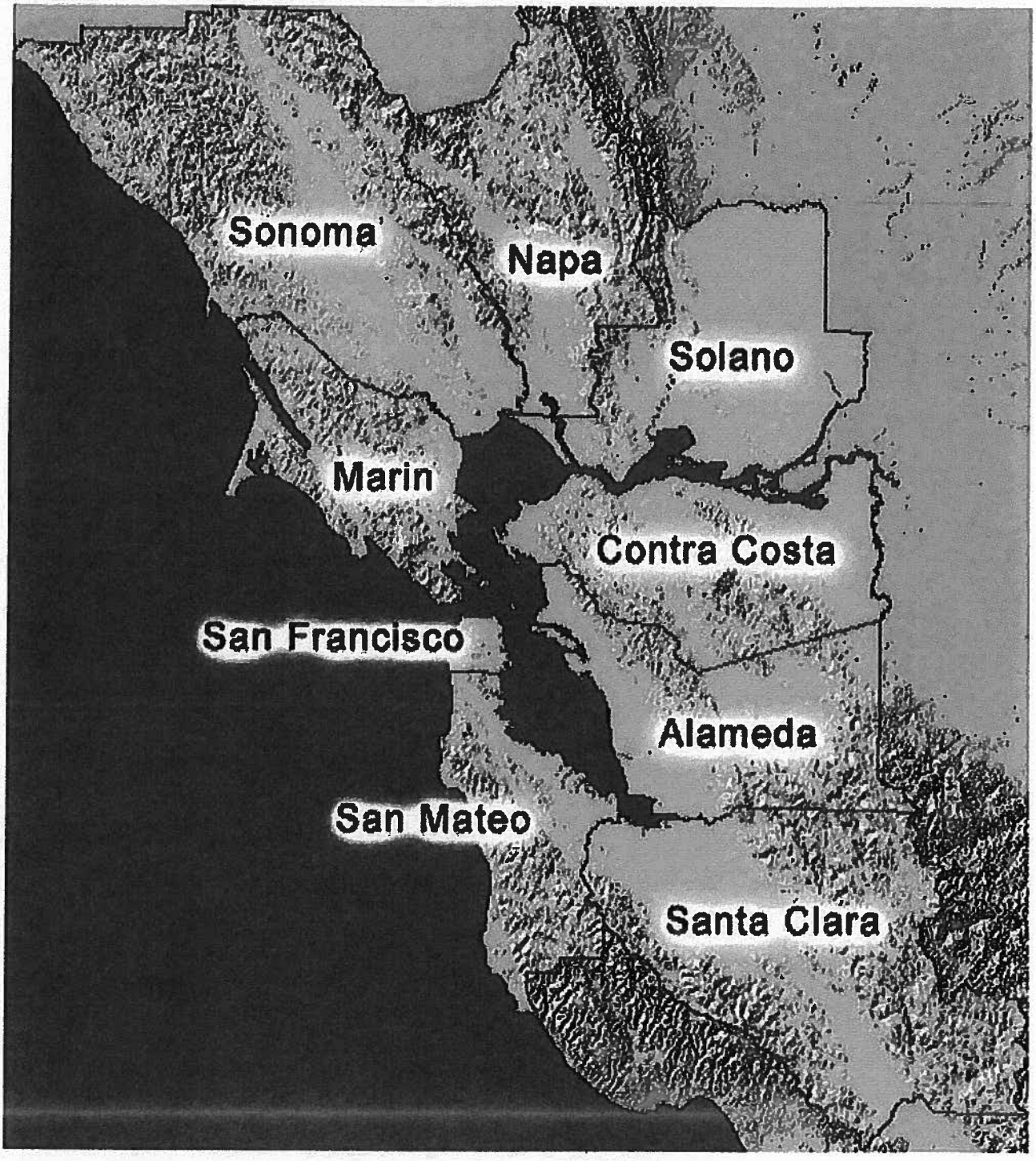
12. Project Data	Outside GSF	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF
Construction	47,515	30,885	0.65	$462	$301
State Supportable ASF:		30,885		$462	
Non-State Supportable ASF:					

13. Anticipated Time Schedule			
Start Preliminary Plans	10/1/2013	Advertise Bid for Construction	1/1/2015
Start Working Drawings	1/1/2014	Award Construction Contract	5/1/2015
Complete Working Drawings (to DSA)	7/1/2014	Advertise Bid for Equipment	7/1/2016
DSA Final Approval	12/1/2014	Complete Project	7/1/2017

14.	State Funded	District Funded Supportable	District Funded Non Supportable	District Funded Total
Acquisition				
Preliminary Plans	$507,704	$221,000	$0	$0
Working Drawings	$632,108	$276,000	$0	$0
Construction	$14,167,265	$6,079,000	$0	$6,079,000
Equipment	$1,828,963	$767,000		$0
Total Costs	**$17,136,040**	**$7,343,000**	**$0**	**$7,343,000**
% of SS Total	70%	30%	SS Total:	$24,479,040

MAPS

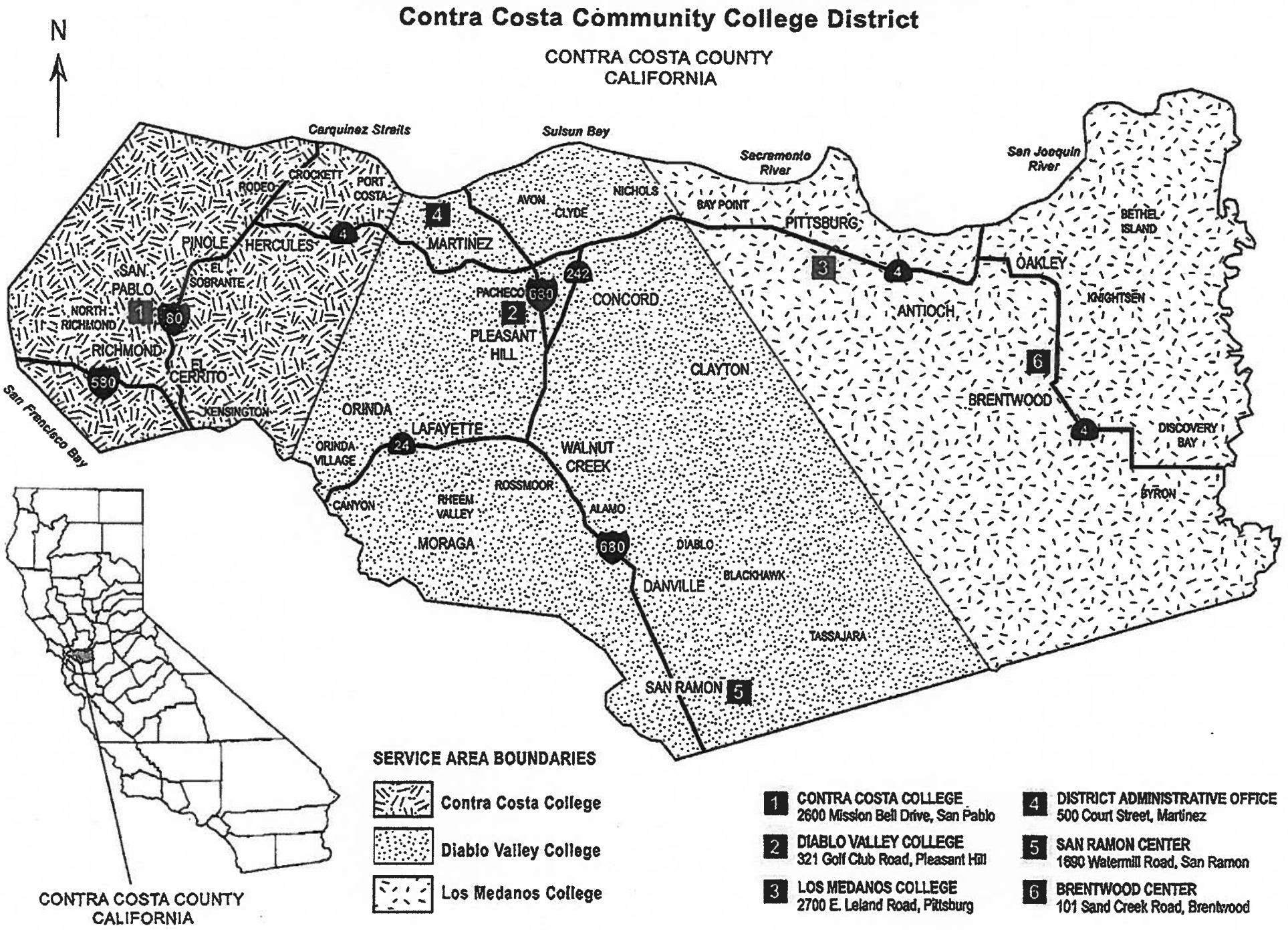
MAP 1
LOCATION OF CONTRA COSTA COUNTY
IN RELATION TO OTHER BAY AREA COUNTIES



SAN FRANCISCO BAY AREA

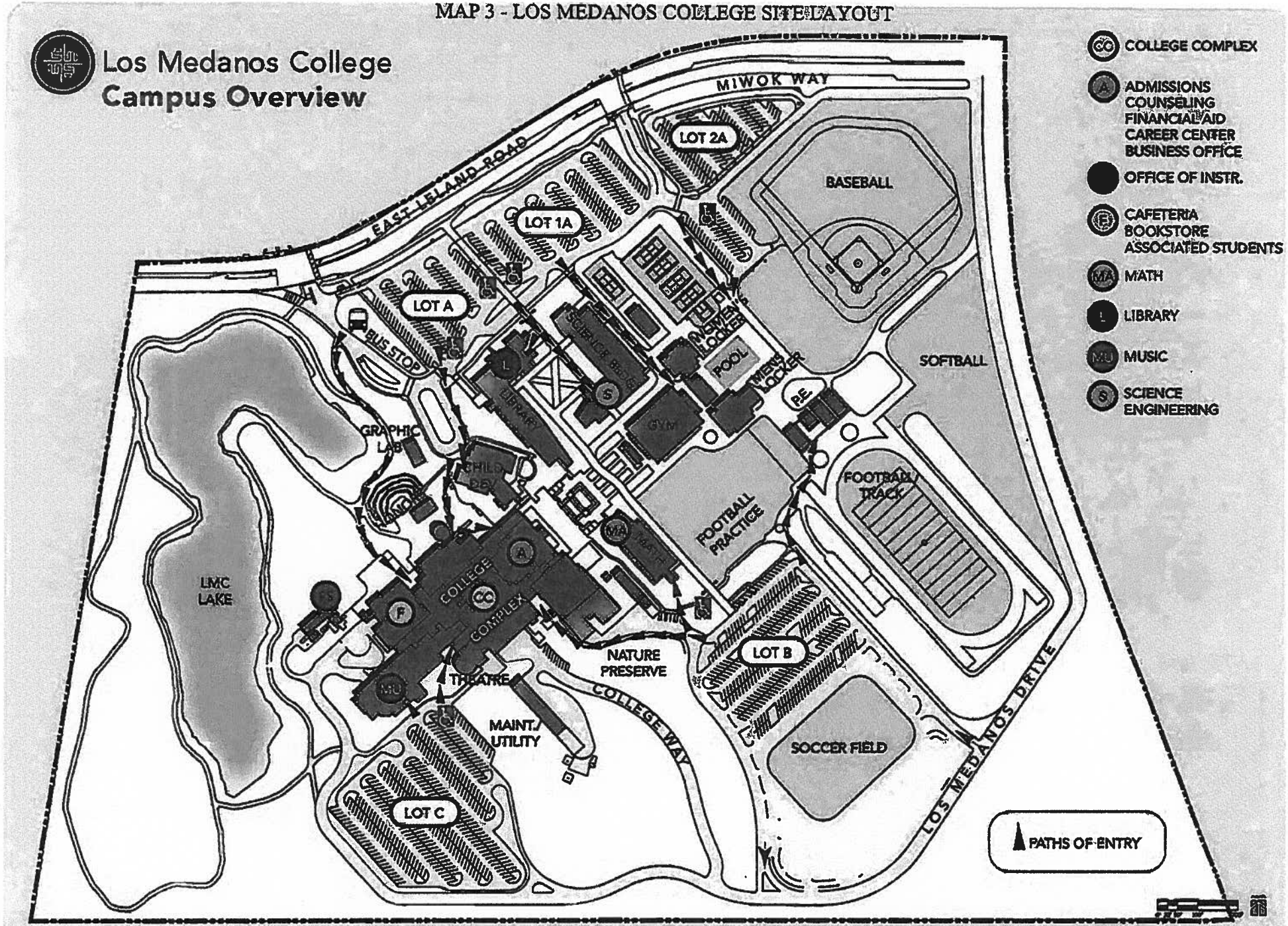
north

MAP 2 - CONTRA COSTA CCD BOUNDARY AND THEORETICAL SERVICE AREAS FOR ITS THREE COLLEGES AND THE EXISTING BRENTWOOD CENTER



Source: Office of District Research, Contra Costa CCD. August 2002. Placement of cities, freeways, highways and district locations are based on Thomas Bros. Maps 2000. Service area boundaries are determined by Board approved negotiations.

MAP 3 - LOS MEDANOS COLLEGE SITE LAYOUT



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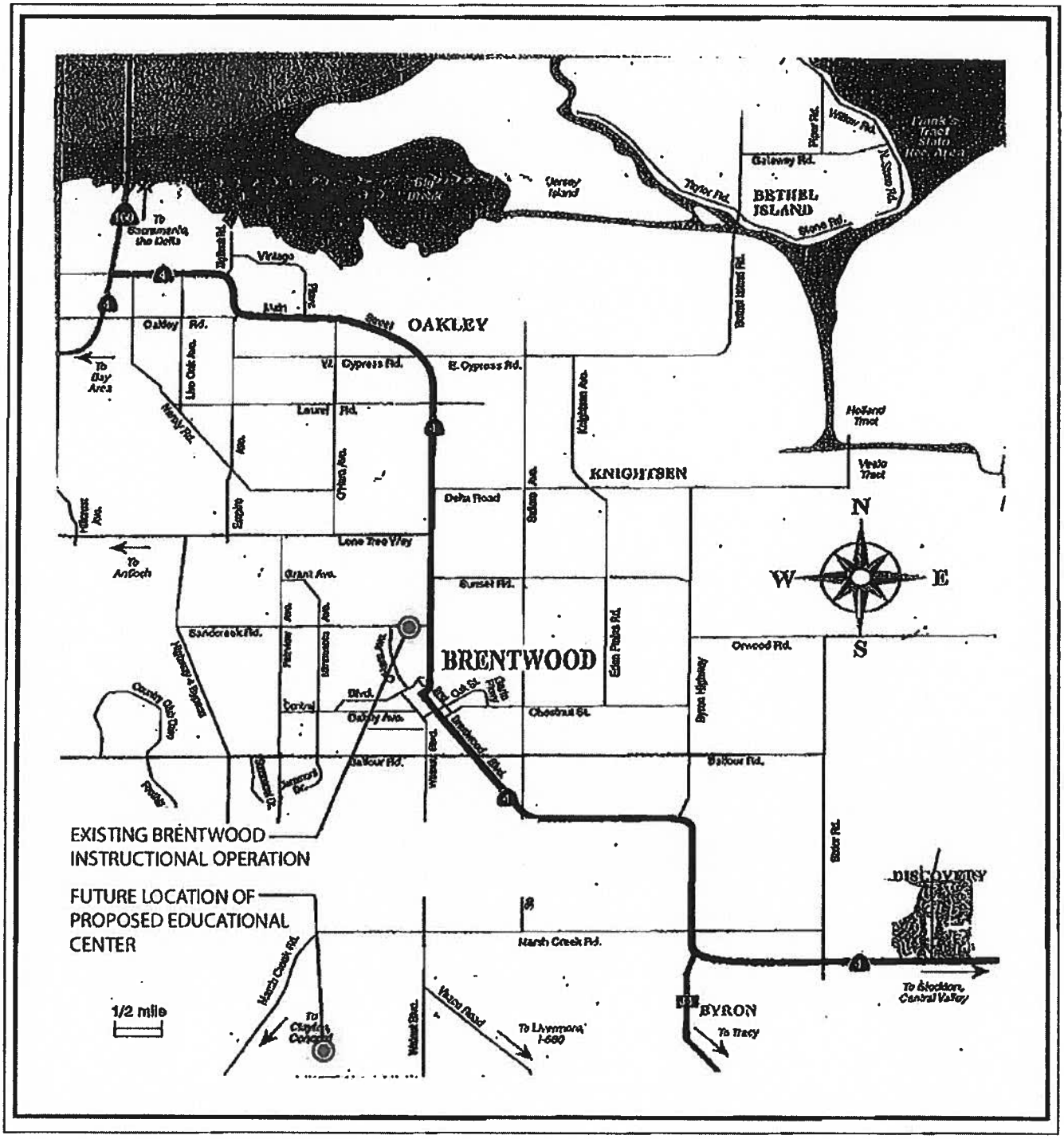
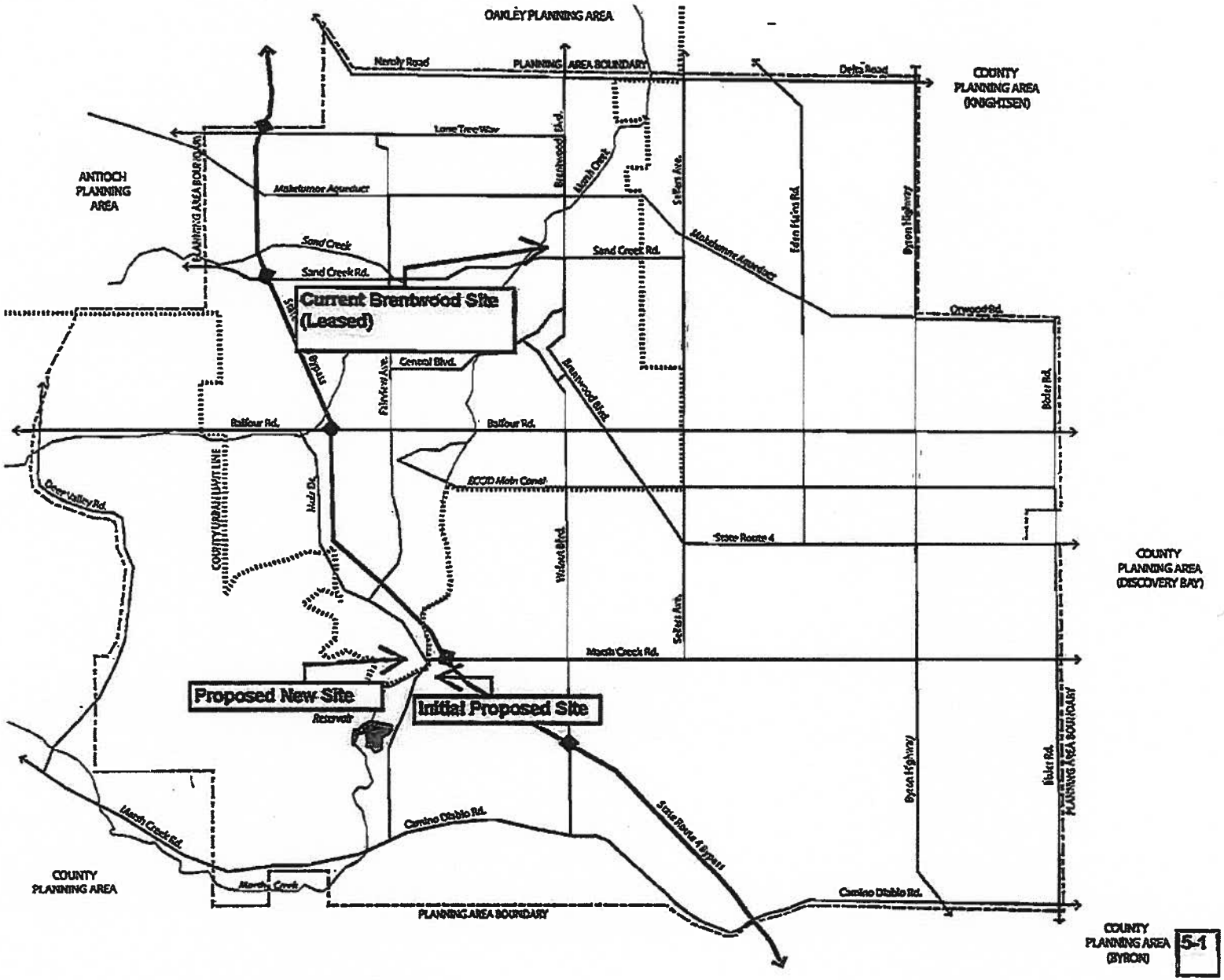
MAP 4

LOCATION OF EXISTING BRENTWOOD OUTREACH CENTER

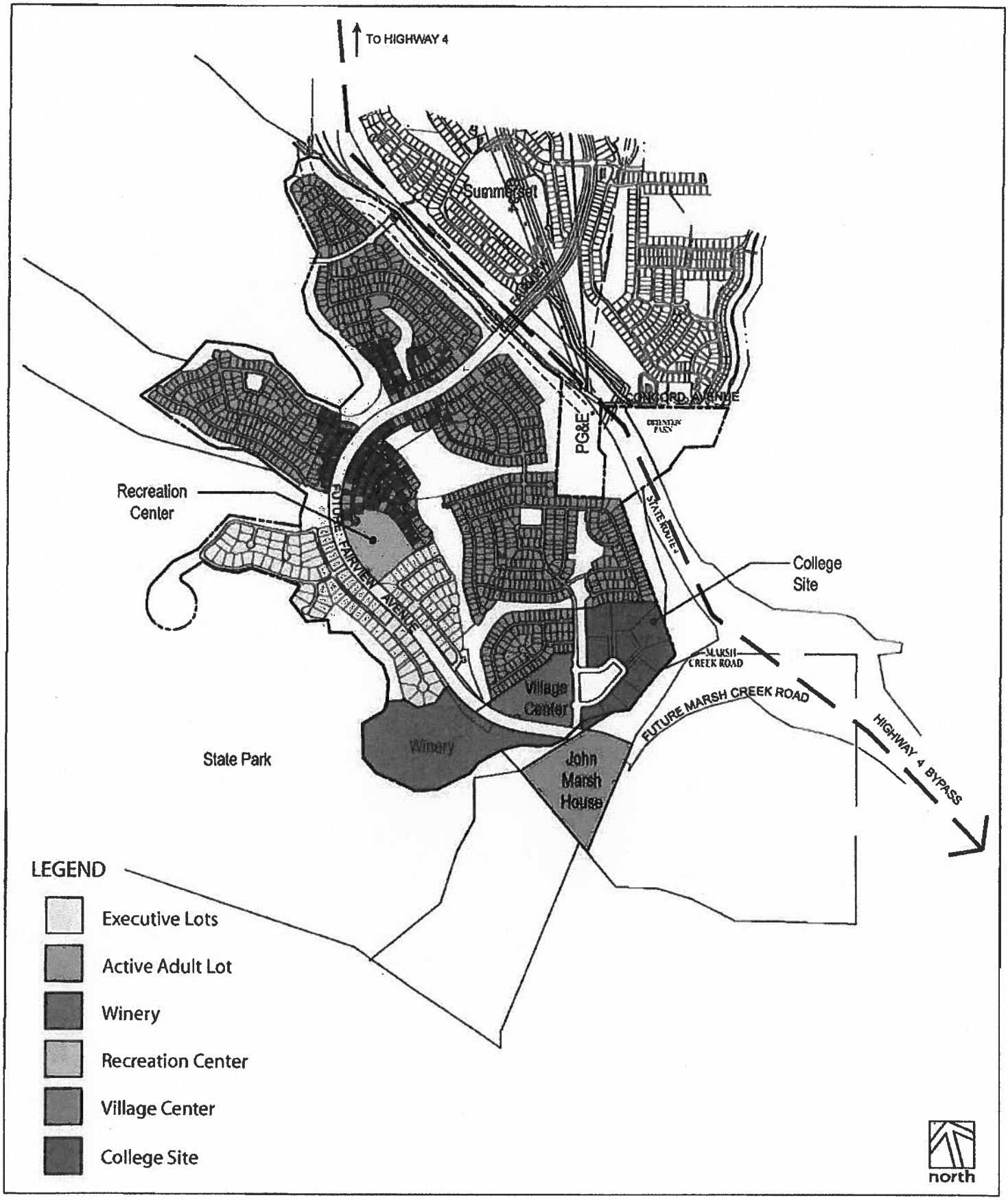


MAP 5
PROPOSED NEW SITE



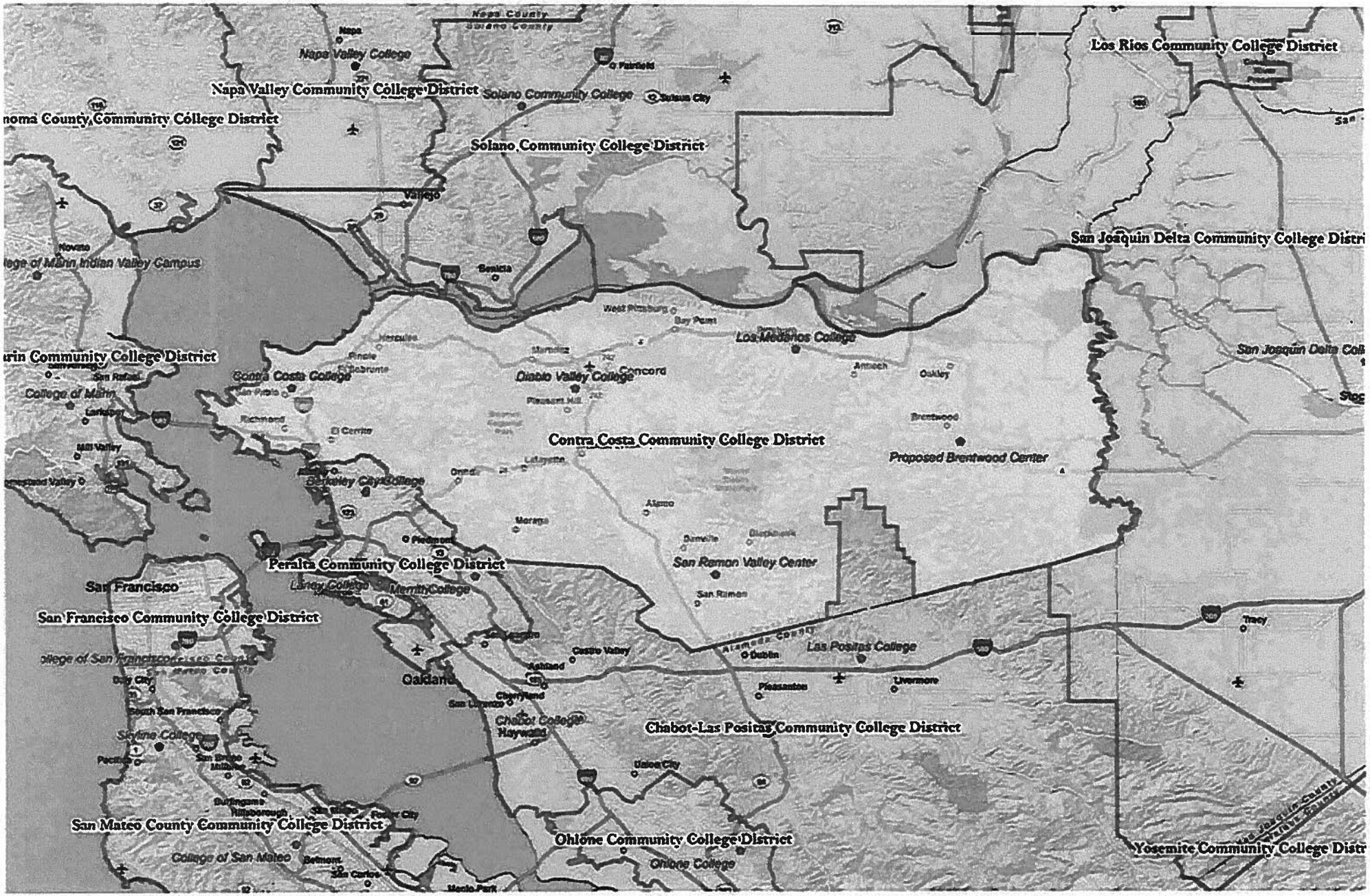
MAP 6

THE VINEYARDS AT MARSH CREEK AND ANNEXATION SITES



Source: Carlson Barbee & Gibson (2003)

MAP 7
LOCATION OF CONTIGUOUS AND NEIGHBORING DISTRICTS IN RELATION TO CONTRA COSTA CCD



TABLES

TABLE 1

Population Estimates for Contra Costa County, California and Selected Cities in Eastern Contra Costa County, 1990-2009

Area	1990	2009	Numeric Increase	Percentage Change
Brentwood	7,563	51,908	44,345	586.3%
Antioch	62,195	100,957	38,762	62.3%
Pittsburg	47,607	63,771	16,164	33.0%
Contra Costa County	803,732	1,060,435	256,703	31.9%
California	29,758,213	38,292,687	8,534,474	28.7%

Source: California Department of Finance, Population Estimates for Selected Areas.

TABLE 2

Fall Headcount Enrollments for Los Medanos College, Contra Costa CCD and the California Community College System, Fall 1992-2009

Fall	Los Medanos College	Contra Costa CCD	California Community College System
1992	8,539	41,363	1,499,965
2009	10,976	42,093	1,796,598
Numerical Change	**2,437**	**730**	**296,633**
Percentage Change	**28.5%**	**1.76%**	**19.78%**

Source: California Community Colleges Chancellor's Office Data Mart.

TABLE 3

Higher Education Attainment Levels for Adults 25 years or Older in Selected Areas, 2000

Area	Adults with "some" college	Adults with an Associates degree	Adults 25 with a Bachelor's degree or higher
Brentwood	28.7%	7.9%	21.0%
Oakley	32.4%	8.3%	13.7%
Contra Costa County	24.4%	7.7%	35.0%
California	22.9%	7.1%	26.6%

Source: Census 2000 Summary File 3, U.S. Census Bureau.

TABLE 4

Population Distribution by Race and Ethnicity for Selected Bay Area Communities

Area	Latino	Non-Latino						
		White	African American	Native American & Alaska Native	Asian	Native Hawaiian & Other Pacific Islander	Some Other Race	Two or More Races
Brentwood	26.3	56.5	5.8	0.1	6.2	0.7	0.6	3.9
Oakley	34.1	51.8	6.1	0.3	4.5	0.1	0.1	3
Contra Costa County	22.3	51.2	9.0	0.3	13.3	0.4	0.5	3
Bay Area*	19.4	50.0	7.3	0.4	18.8	0.5	0.3	3.3

*Includes the nine counties illustrated in Map 1.

Source: 2005-2009 American Community Survey US Census Bureau Association of Bay Area Governments.

TABLE 5

Actual and Projected Population for the Brentwood Service Area

Description of Census Tract	Census Tract	Actual and Projected Population				
		2000*	2005	2010	2015	2020
Bethel Island CDP/Unic. County	3010.00	3,355	4,810	5,715	5,690	5,665
Knightsen CDP/Oakley	3020.02	8,475	11,023	12,937	13,889	14,918
Oakley	3020.03	10,231	11,258	11,891	12,816	13,530
Antioch/Oakley	3020.04	10,906	12,113	13,602	14,579	15,631
Brentwood/Knightsen CDP/Oakley/Oakley Uninc. County	3031.00	8,321	10,691	12,815	13,854	14,942
Antioch/Brentwood/Brentwood Uninc. County	3032.00	21,608	26,769	33,048	35,878	38,632
Brentwood/Byron CDP/Discovery Bay CDP/Discovery Bay Uninc. County	3040.00	10,882	12,446	15,129	15,095	15,047
Antioch/Oakley/Oakley Uinco. County	3060.02	3,208	3,360	3,691	3,927	4,529
Antioch	3080.02	4,206	4,783	4,954	5,262	5,535
Antioch	3551.01	15,237	16,666	18,002	19,114	19,934
Total Service Area		**96,429**	**113,919**	**131,784**	**140,104**	**148,363**
Percentage Change Over 2000 Population			18.1%	36.7%	45.3%	53.9%

*Actual Population.

Source: Office of Research, Contra Costa Community College District, December 2004. Adapted from ABAG Regional Data Center Reports, Projections 2003.

TABLE 6

State, Contra Costa County, CCCCD, LMC, and Brentwood Center Population Growth Statistics, 1990-2009

Year	California	Annual % Chg.	Contra Costa County	Annual % Chg.	County Adult(18-65)	Annual % Chg.	CCCCD Undup Fall Totals	Annual % Chg.	LMC Undup Fall Totals	Annual % Chg.	Brentwood Undup Fall Tot	Annual % Chg.
1990	29,758,213		803,732		522,858		41,027		9,412			
1991	30,143,555	1.3%	814,985	1.4%	531,761	1.7%	41,274	0.6%	9,971	5.9%		
1992	30,722,998	1.9%	832,229	2.1%	540,368	1.6%	41,362	0.2%	8,539	-14.4%		
1993	31,150,786	1.4%	848,587	2.0%	548,738	1.5%	36,718	-11.2%	7,481	-12.4%		
1994	31,418,940	0.9%	860,963	1.5%	552,818	0.7%	37,475	2.1%	8,135	8.7%		
1995	31,617,770	0.6%	869,176	1.0%	555,973	0.6%	37,040	-1.2%	8,286	1.9%		
1996	31,837,399	0.7%	878,070	1.0%	560,708	0.9%	37,918	2.4%	8,651	4.4%		
1997	32,207,869	1.2%	892,630	1.7%	570,347	1.7%	39,225	3.4%	8,973	3.7%		
1998	32,657,877	1.4%	910,831	2.0%	580,311	1.7%	39,548	0.8%	8,934	-0.4%		
1999	33,140,771	1.5%	928,482	1.9%	589,031	1.5%	39,331	-0.5%	8,732	-2.3%		
2000	33,873,086	2.2%	948,816	2.2%	601,824	2.2%	38,521	-2.1%	9,235	5.8%		
2001	34,430,970	1.6%	966,095	1.8%	617,245	2.6%	40,473	5.1%	10,289	11.4%	554	
2002	35,063,959	1.8%	981,614	1.6%	626,806	1.5%	43,801	8.2%	10,424	1.3%	1,031	86.1%
2003	35,652,700	1.7%	993,766	1.2%	637,399	1.7%	39,324	-10.2%	8,977	-13.9%	917	-11.1%
2004	36,199,342	1.5%	1,005,678	1.2%	647,153	1.5%	38,059	-3.2%	8,899	-0.9%	1,503	63.9%
2005	36,676,931	1.3%	1,016,407	1.1%	655,190	1.2%	36,580	-3.9%	8,496	-4.5%	1,492	-0.7%
2006	37,086,191	1.1%	1,025,509	0.9%	662,086	1.1%	36,334	-0.7%	8,280	-2.5%	1,731	16.0%
2007	37,472,074	1.0%	1,035,322	1.0%	671,214	1.4%	38,180	5.1%	8,892	7.4%	1,939	12.0%
2008	37,883,992	1.1%	1,048,242	1.2%	680,334	1.4%	40,655	6.5%	9,846	10.7%	2,317	19.5%
2009	38,292,687	1.1%	1,060,435	1.2%	688,467	1.2%	**42,428**	4.4%	**10,000**	1.6%	**2,438**	5.2%
1990-2009	**Average:**	**1.3%**		**1.5%**		**1.5%**		**0.3%**		**0.6%**		
2000-2009	**Average:**	**1.5%**		**1.3%**		**1.6%**		**0.9%**		**1.6%**		**23.87%**

County populations figures from Department of Finance E-4 reports (9,11).

County adult population totals from Department of Finance census files (10).

District 1990-2008 fall entries and Fall 2009* estimate from CCCCO (1).

LMC 1990-2008 fall figures from CCCCO Data Mart. Fall 2009* estimated by CCCCO.

Brentwood totals provided by CCCCD Office of District Research Office. Fall total* estimated.

TABLE 7

Contra Costa County and City Projections
(Jurisdictional Boundaries)

City/County	2000	2005	2010	2000-10 %chg	2015	2020	2025	2030	2035	2010-35 %chg
ANTIOCH	90,532	101,500	107,700	**19.0%**	110,200	112,700	114,600	116,800	119,200	10.7%
BRENTWOOD	23,302	43,200	59,700	**156.2%**	64,200	67,500	70,900	74,200	77,500	**29.8%**
CLAYTON	10,762	11,000	11,100	3.1%	11,200	11,300	11,400	11,400	11,500	3.6%
CONCORD	121,780	125,000	129,700	6.5%	131,800	135,700	141,500	147,100	153,000	18.0%
DANVILLE	41,715	43,400	43,800	5.0%	45,400	46,900	48,400	49,600	51,000	16.4%
EL CERRITO	23,171	23,400	23,600	1.9%	23,800	24,400	25,000	25,600	26,200	11.0%
HERCULES	19,488	23,600	25,300	**29.8%**	26,600	28,400	30,600	32,800	34,900	**37.9%**
LAFAYETTE	23,908	24,400	24,400	2.1%	24,900	25,500	26,000	26,400	26,900	10.2%
MARTINEZ	35,866	36,900	36,900	2.9%	37,900	38,700	39,200	40,300	41,400	12.2%
MORAGA	16,290	16,400	16,600	1.9%	16,900	17,400	17,800	18,300	18,900	13.9%
OAKLEY	25,619	29,850	35,250	**37.6%**	37,250	39,050	40,650	42,550	44,450	26.1%
ORINDA	17,599	17,800	17,800	1.1%	18,100	18,400	18,900	19,200	19,600	10.1%
PINOLE	19,039	19,700	20,000	5.0%	21,500	22,700	24,100	25,300	26,500	**32.5%**
PITTSBURG	56,769	62,400	67,200	**18.4%**	70,100	76,200	82,100	89,300	96,700	**43.9%**
PLEASANT HILL	32,837	33,600	35,200	7.2%	35,600	37,800	39,300	41,100	43,200	22.7%
RICHMOND	99,216	102,700	105,000	5.8%	112,200	118,700	126,000	132,600	139,600	**33.0%**
SAN PABLO	30,215	31,000	32,200	6.6%	32,800	34,100	35,400	36,700	37,700	17.1%
SAN RAMON	44,722	51,700	63,500	**42.0%**	68,400	73,800	79,600	85,200	90,900	**43.1%**
WALNUT CREEK	64,296	66,200	68,300	6.2%	70,500	72,900	75,400	77,400	79,300	16.1%
UNINCORPORATED	151,690	159,650	167,050	10.1%	171,350	175,250	178,650	181,850	184,450	10.4%
COUNTY	**948,816**	**1,023,400**	**1,090,300**	**14.9%**	**1,130,700**	**1,177,400**	**1,225,500**	**1,273,700**	**1,322,900**	**21.3%**

Source: ABAG Projections and Priorities 2009 (12).

TABLE 8

Population Estimates for Contra Costa County and Cities, 2000-2009, California Department of Finance, E-4 Report

City/County	4/1/2000	1/1/2001	1/1/2002	1/1/2003	1/1/2004	1/1/2005	1/1/2006	1/1/2007	1/1/2008	1/1/2009	2000-09 %change
Antioch	90,532	93,148	96,597	98,729	100,277	100,039	99,376	99,357	99,994	100,957	11.5%
Brentwood	23,302	26,181	29,956	34,055	38,325	41,954	45,752	48,667	50,584	51,908	122.8%
Clayton	10,762	10,938	10,962	10,953	10,990	10,906	10,788	10,728	10,778	10,864	0.9%
Concord	121,872	123,433	124,408	124,435	124,833	124,578	123,380	122,923	123,700	124,599	2.2%
Danville	41,715	42,700	42,942	43,105	43,243	42,975	42,515	42,447	42,602	43,043	3.2%
El Cerrito	23,171	23,414	23,478	23,470	23,398	23,244	23,178	23,081	23,306	23,440	1.2%
Hercules	19,488	19,827	20,111	20,438	21,706	23,200	23,535	23,859	24,309	24,480	25.6%
Lafayette	23,908	24,136	24,376	24,339	24,297	24,148	23,887	23,836	23,948	24,087	0.7%
Martinez	35,866	36,318	36,664	36,800	36,804	36,570	36,138	36,009	36,122	36,348	1.3%
Moraga	16,290	16,460	16,486	16,475	16,442	16,334	16,153	16,094	16,128	16,204	-0.5%
Oakley	25,619	26,011	26,981	27,676	28,368	28,961	29,341	31,747	33,189	34,468	34.5%
Orinda	17,599	17,774	17,807	17,784	17,757	17,671	17,470	17,428	17,529	17,669	0.4%
Pinole	19,039	19,327	19,401	19,480	19,539	19,469	19,222	19,149	19,260	19,383	1.8%
Pittsburg	56,769	57,968	59,825	60,912	61,480	62,172	62,192	62,696	63,352	63,771	12.3%
Pleasant Hill	32,837	33,189	33,313	33,592	33,618	33,408	33,046	32,957	33,357	33,547	2.2%
Richmond	99,216	100,370	100,932	101,129	101,657	102,309	102,188	103,327	103,899	104,513	5.3%
San Pablo	30,256	30,567	30,600	30,725	31,032	31,130	30,830	30,816	31,172	31,808	5.1%
San Ramon	44,722	45,880	46,750	46,940	48,609	50,672	56,234	59,501	61,187	63,176	41.3%
Walnut Creek	64,296	65,555	65,789	65,830	66,137	66,047	65,293	65,070	65,266	65,860	2.4%
Balance Of County	151,557	152,899	154,236	156,899	157,166	160,620	164,991	165,630	168,560	170,310	12.4%
Incorporated	797,259	813,196	827,378	836,867	848,512	855,787	860,518	869,692	879,682	890,125	11.6%
Contra Costa County	948,816	966,095	981,614	993,766	1,005,678	1,016,407	1,025,509	1,035,322	1,048,242	1,060,435	11.8%

Source: Department of Finance (9).

TABLE 9

Number of Brentwood Center Students Enrolled by Zip Code and City of Residence

City	Zip Code*	2004-05	2005-06	2006-07	2007-08	2008-09	5-Year Total	% of 5yr-TOTAL
Brentwood	94513	833	904	1,051	1,218	1,386	5,392	**32.5%**
Antioch	94509, 94531	849	843	925	1,017	1,168	4,802	**28.9%**
Oakley	94561	531	531	650	701	844	3,257	**19.6%**
Pittsburg	94565	239	161	189	210	247	1,046	**6.3%**
Discovery Bay	94514	84	97	88	137	175	581	**3.5%**
Byron	94514	79	64	85	64	41	333	**2.0%**
Concord	94518-20, 94527	17	17	16	50	58	158	1.0%
Walnut Creek	94596-98	33	21	22	15	11	102	0.6%
Bethel Island	94511	20	20	31	30	21	122	0.7%
Knightsen	94548	13	20	20	17	22	92	0.6%
Martinez	94553	9	16	16	19	19	79	0.5%
Clayton	94517	17	11	10	11	14	63	0.4%
Richmond	94801, 94806	4	21	7	3	7	42	0.3%
Clyde	94520	14	9	17			40	0.2%
Bay Point	94565				24	15	39	0.2%
Pleasant Hill	94523	3	7	5	9	12	36	0.2%
Vallejo	94591	4	12	4	2	2	24	0.1%
San Pablo	94806	9	4	1	1	3	18	0.1%
Lafayette	94549	5	3	6	3	1	18	0.1%
Hercules	94547	1	5	3	3	3	15	0.1%
San Ramon	94583	3	2	2	4	3	14	0.1%
El Sobrante	94803	2	3	2	4	3	14	0.1%
Pinole	94564	1	4		2	2	9	0.1%
Danville	94526	4		1	2	1	8	0.0%
Orinda	94563	1	2	1	1	1	6	0.0%
Moraga	94556		1		2	2	5	0.0%
El Cerrito	94530		1	2			3	0.0%
Alamo	94507			1		1	2	0.0%
Rodeo	94572	1	1				2	0.0%
Blackhawk	94531	1					1	0.0%
Other Counties		40	39	61	46	45	231	1.4%
Not Reported			13	13	7	11	44	0.3%
TOTAL		**2,817**	**2,832**	**3,229**	**3,602**	**4,118**	**16,598**	1.000

Source: Contra Costa CCD, Office of District Research, October 2009. * All zip codes associated with listed city.

Some zip codes will be associated with more than one city and appropriately may be placed with more than one city.

TABLE 10

Actual and Forecasted County Adult Population,Student Headcounts and FTES for Contra Costa CCD, Los Medanos, and Brentwood Center

Year	County Adult	CCCCD Undup Fall Totals*	CCCCD Yr Totals	LMC Undup Fall Totals	LMC Fall FTES	LMC Yr Totals	LMC FTES Annual	Brentwood Undup Fall Totals	Brentwood Fall FTES	Full Yr Totals	Full Yr FTES
		Actual									
2000	601,824	38,521	65,281	9,235	2,929	16,742	7,323	(Totals for Prior Years Not Applicable)			
2001	617,245	40,473	70,959	10,289	3,205	18,539	7,404	554	111	1,367	329
2002	626,806	43,801	72,035	10,424	3,538	18,215	7,398	1,031	225	2,162	575
2003	637,399	39,324	62,043	8,977	3,435	14,014	7,053	917	208	2,036	589
2004	647,153	38,059	59,222	8,899	3,218	13,861	6,355	1,503	312	2,816	693
2005	655,190	36,580	58,509	8,496	3,079	13,614	7,189	1,492	318	2,843	717
2006	662,086	36,334	58,451	8,280	3,022	13,619	6,264	1,731	364	3,229	816
2007	671,214	38,180	60,919	8,892	3,359	14,527	7,754	1,939	421	3,601	964
2008	680,334	40,655	64,639	9,846	3,717	16,610	8,229	2,352	536	4,222	1,216
		Forecasts — Growth Driven									
2009	688,467	42,428	70,111	10,279	3,714	17,368	7,847	2,456	**561**	4,375	1,240
2010	696,031	44,298	73,794	10,578	3,636	18,805	7,734	2,654	591	4,685	1,301
2011	705,188	46,247	77,633	11,180	3,837	20,302	8,025	2,894	644	5,061	1,411
2012	713,845	48,302	81,681	11,814	4,050	21,881	8,331	3,120	695	5,416	1,516
2013	720,394	50,481	85,973	12,487	4,276	23,556	8,656	3,292	733	5,685	1,595
2014	727,003	52,771	90,485	13,185	4,509	25,290	8,993	3,465	772	5,956	1,675
2015	733,265	55,183	95,235	13,936	4,761	27,159	9,355	3,629	809	6,212	1,750
2016	738,929	57,724	100,240	14,720	5,023	29,109	9,734	3,777	842	6,445	1,819
2017	744,942	57,275	99,357	14,582	4,977	28,765	9,667	3,935	877	6,691	1,891

Actual and forecasted District headcounts from CCCCO (1). Actual annual FTES for District/LMC from CCCCO (2).

LMC 1990-2008 fall/FTES figures from CCCCO Data Mart.

Brentwood actual fall totals provided by CCCCD Office of District Research Office. Actual FTES Fall/Full Yr FTES totals and 2009 fall FTES estimate from LMC Budget Office. This Fall 2009 entry calculated in October and is subject to change. It is treated as a projection.

TABLE 11

Actual and Forecasted Student Enrollment Measures for Los Medanos College Brentwood Center Using Two Different Forecasting Models

Academic Year	Fall Semester Unduplicated Total	Fall FTES	Fall Average WSCH	WSCH/Fall Enrollment	Full Year Unduplicated Total	FY FTES	FY Average WSCH	WSCH/FY Enrollment
	Actual							
2000			(Totals for prior years not applicable)					
2001	554	110.6	3,317	5.99	1,367	319.4	4,791	3.50
2002	1,031	225.2	6,756	6.55	2,162	569.7	8,546	3.95
2003	917	208.1	6,244	6.81	2,036	546.1	8,192	4.02
2004	1,503	311.7	9,351	6.22	2,817	691.4	10,371	3.68
2005	1,492	318.0	9,540	6.39	2,832	717.1	10,757	3.80
2006	1,731	364.0	10,920	6.31	3,229	815.5	12,233	3.79
2007	1,939	420.9	12,627	6.51	3,602	962.3	14,435	4.01
2008	2,317	536.4	16,093	6.95	4,119	1,192.3	17,884	4.34
	Forecasts — Facilities Driven Model							
2009	2,386	548.7	16,462	6.90	4,247	1,216	18,242	4.30
2010	2,485	563.7	16,912	6.81	4,402	1,247	18,699	4.25
2011	2,605	590.2	17,707	6.81	4,590	1,302	19,524	4.26
2012	2,719	615.7	18,472	6.81	4,768	1,354	20,312	4.27
2013	2,804	634.7	19,042	6.81	4,902	1,394	20,904	4.28
	Forecasted — Growth Driven Model*							
2009	2,456	561	16,830	6.85	4,375	1,240	18,600	4.25
2010	2,654	591	17,730	6.68	4,685	1,301	19,515	4.17
2011	2,894	644	19,320	6.68	5,061	1,411	21,165	4.18
2012	3,120	695	20,850	6.68	5,416	1,516	22,740	4.20
2013	3,292	733	21,990	6.68	5,685	1,595	23,925	4.21
2014	3,465	772	23,160	6.68	5,956	1,675	25,125	4.22
2015	3,629	809	24,270	6.69	6,212	1,750	26,250	4.23
2016	3,777	842	25,260	6.69	6,445	1,819	27,285	4.23
2017	3,935	877	26,310	6.69	6,691	1,891	28,365	4.24

Brentwood actual fall totals provided by CCCCD Office of District Research Office. Actual FTES Fall/Full Yr FTES totals and 2009 fall FTES estimate from LMC Budget Office. This Fall 2009 entry calculated in October and is subject to change. It is treated as a projection.

Table 12

CCCCD Brentwood Center Projected Capital Outlay and Support Costs

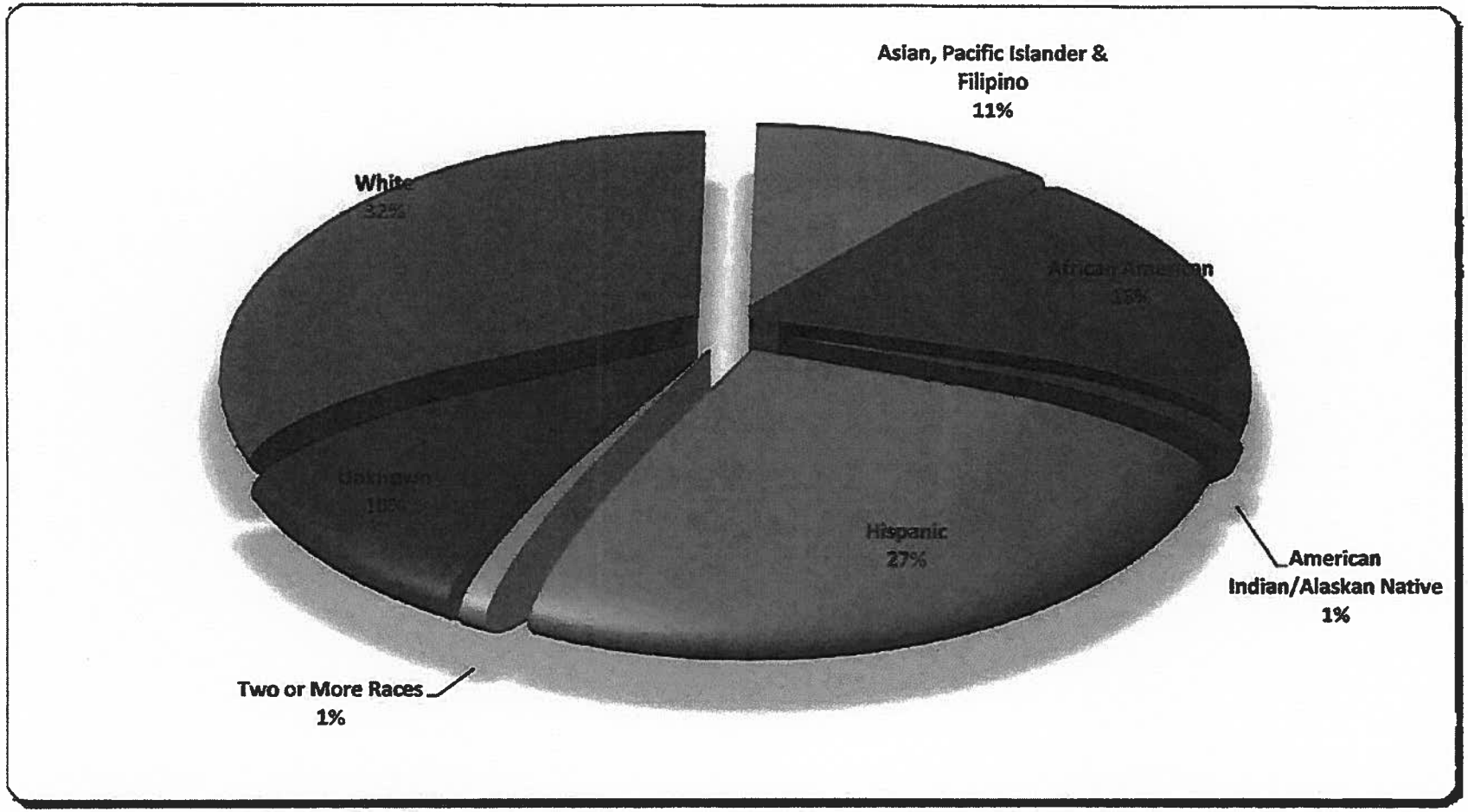
Projected Capital Outlay				**Projected Support Cost Increases**				**Anticipated District Budget Increase**
Project Type	State Funded	District Funded	Total	FTE Staffing	Personnel Cost	Operations	Total	
Phase I Infrastructure including non-state supportable: parking lots and off-site work	$0	$5.2m	$5.2m	0	$0m	$0m	$5.2m	$0 due to site improvement only
Phase I Academic Facilities	$9.55m	$9.55m	$19.1m	43	$3.3m	$1.3m	$4.6m	$7.0m from 2014-2015 budget
Phase II Academic Facilities	$7.0m	$7.0m	$14.0m	61	$4.6m	$1.9m	$6.5m	$9.8m from 2018-2019 budget

M= millions Notes: District budget projections are based upon growth projections approved by Department of Finance. District budget projections did not include cost of living adjustments. All calculations expressed in current 2006 dollars.

FTE= full time equivalent staff positions (faculty and staff)

CHARTS

Chart 1
Los Medanos College Spring 2010 Headcount
Enrollments By Race and Ethnicity



Source: California Community College Chancellor's Office

REVIEW OF SEISMIC ISSUES AT CONTRA COSTA COLLEGE

GOVERNING BOARD

CONTRA COSTA COMMUNITY COLLEGE DISTRICT

OF
CONTRA COSTA COUNTY
MARTINEZ, CALIFORNIA

REPORT NO. 25-C **DATE** October 10, 2012

PURPOSE Seismic Risk Mitigation Implementation Plan Update - Contra Costa College and the District Office

TO MEMBERS OF THE GOVERNING BOARD

RECOMMENDATION

It is recommended that the Governing Board approve the attached, updated Seismic Risk Mitigation Implementation Plan (Updated Seismic Risk Plan) for Contra Costa College (CCC) and the District Office (DO).

FUNDING SOURCE

There are no funds required for approval of this update. Individual projects implemented in accordance with the Updated Seismic Risk Plan will be funded from a variety of sources.

BACKGROUND

The attached Updated Seismic Risk Plan incorporates all of the information and project approaches into a September 2012 update to the original plan. A summary of the Updated Seismic Risk Plan, and an executive summary of the September 2012 update, can be found on page one of the Updated Seismic Risk Plan.

Staff provided the Governing Board with a special report on seismic structural safety issues for CCC and the DO building on October 13, 2010. The report summarized the number and variety of seismic studies that had been conducted over several years at CCC and the DO. After reviewing the information in the report, the Board directed staff to complete a seismic risk mitigation implementation plan (Seismic Plan) and to seek state funding for buildings eligible for state capital outlay funds. Currently, there are thirteen buildings at CCC that have a seismic Risk Level of IV or higher. Three buildings are a seismic Risk Level V, which the state considers "unacceptable" for non-university public school buildings. The DO was also evaluated as a Risk Level V building. All other remaining buildings at CCC are at Risk Level IV, which the state considers a "questionable," but not "unacceptable" safety risk, or are Risk Level III, which is considered an "acceptable" risk.

At its November 10, 2010, meeting, the Board adopted a resolution directing staff to update the Seismic Plan with seismic retrofit concepts and cost estimates and to provide the Seismic Plan updates to the Board annually for approval. Staff was also directed to seek funding from a variety of sources to implement the Seismic Plan. Potential sources of funding include state capital outlay funds, District operational funds, redevelopment agency

(RDA) funds, Measure A 2002 local bond funds, and energy conservation rebate funds associated with the Measure A 2006 local bond. Because of the language in Measure A 2006, proceeds from the bond are not available for seismic retrofit projects that are not a part of a bond-listed project. Also, because the DO is not considered a school building, it is not eligible for state capital outlay funds, and because it was not included in the Measure A 2006 project list, it is not eligible for those funds.

Staff initiated what it perceived to be its last seismic study of existing buildings in early 2011. This study commissioned specific retrofit concepts and cost estimates as directed by the Board in the November 2010 meeting. The results of the Seismic Plan were discussed with campus leaders in September 2011, and staff began to develop a project and an approach to address all thirteen buildings at risk at CCC. In its July 25, 2012, meeting, the Board approved a contract that addresses retrofit design and planning under a variety of potential funding sources. The approach establishes four separate projects for the CCC buildings and is summarized as follows:

Project 1
The retrofits for the following buildings are being funded by energy conservation rebate funds, and the projects will be taken through design, construction (retrofit only), and closeout. This project will retrofit all three buildings on the campus that are at risk levels considered to be unacceptable.

- Biological Sciences Building
- Physical Sciences Building
- Football Press Box
- Maintenance Warehouse

Project 2
The retrofit design for the following buildings is being funded by RDA funds, and these will be taken through design (retrofit only) and Department of State Architect (DSA) approval, and will then be considered for future funding by RDA funds once DSA approval is acquired.

- Maintenance/Receiving/Police Building
- Custodial Offices
- Boiler Building

Project 3
A final project proposal (FPP) for retrofit of the following buildings will be submitted to the state Chancellor's Office for potential state capital outlay funds when another statewide school construction bond is passed. The costs for this FPP are being funded by District facilities planning funds.

- Applied Arts and Administration
- Gym
- Vocational Arts

Project 4
A FPP for retrofit of the following buildings will be submitted to the state Chancellor's Office for potential state capital outlay funds when another statewide school construction bond is passed. The costs for this FPP are also being funded by District facilities planning funds.

- Performing Arts Building
- Gym Annex
- Arts Building

SEISMIC RISK MITIGATION IMPLEMENTATION PLAN
CONTRA COSTA COLLEGE AND DISTRICT OFFICE

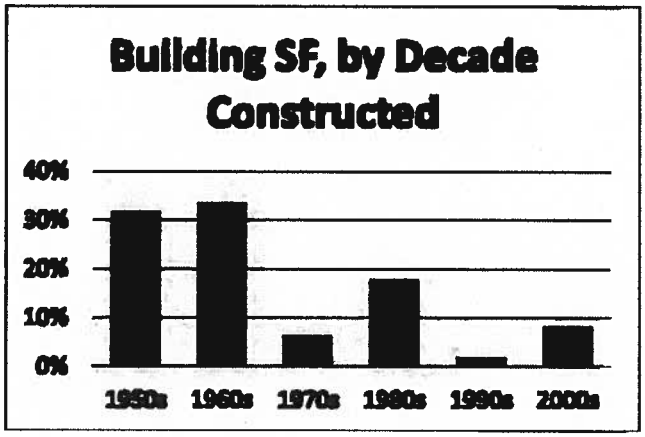
Summary
This document is a living status report and implementation plan for mitigation of seismic risks associated with buildings at Contra Costa College (CCC) and the District Office (DO). It will be updated as needed to account for changes in building function, for ongoing implementation by new construction, renovation, and demolition, and for availability of local and state capital improvements funding.

Executive Summary to the September 2012 Update
The District recently hired Thornton-Tomasetti to produce designs or project funding plans for all 13 buildings at CCC that have a seismic Risk Level of IV or higher. This represents a significant milestone in seismic planning and retrofit at CCC. Retrofit designs for four buildings (first project) will be prepared and the projects will be taken through construction and closeout with the Division of the State Architect (DSA). Retrofit designs for three buildings (second project) will be prepared and placed on hold pending Board approval of the use of Redevelopment Agency funds, if funds are available. The six remaining buildings (separated into the third and fourth project) will have Final Project Proposal (FPP) packages for each project prepared and submitted to the State Chancellor's Office for potential state capital outlay funding the next time the state passes a school construction bond. The only three buildings that are at a seismic Risk Level V are included in the first retrofit project. All other remaining buildings at CCC are at Risk Level IV, which the state considers a "questionable," but not "unacceptable," safety risk, or are Risk Level III, which is considered an "acceptable" risk.

Historical Perspective
The Contra Costa Community College District was established in 1948. The first permanent District Office (DO) was located in the Borland House at 1005 Escobar Street in downtown Martinez. The George R. Gordon Education Center was constructed nearby at 500 Court Street in the early 1970s and the DO opened in the new building in 1974.

CCC was established in 1949. The first classes were held in February 1950 at facilities in the vacated Kaiser Shipyard in Point Richmond. The current campus was acquired in 1953, combining a land transfer from the federal government and the purchase of property from Mr. John Jerome. The level federal property was developed into athletic uses beginning with the construction of the gym building in 1956. The Jerome property, which had been terraced, was developed for academic buildings beginning with the construction of the humanities building in 1955.

CCC expanded rapidly from the 1950s to the early 1970s. With the exception of the construction of the performing arts and the associated arts buildings in the early 1980s, there was little construction until the passage of Measure A in 2002. Almost 70 percent of the campus square footage is over 40 years old, constructed prior to 1970. Major Measure A 2002 projects included the renovation of the library part of the vocational arts building for a Computer Technology Center and the construction of a new student services building. CCC also hosts a West Contra Costa Unified School District high school on campus – Middle College High School (MCHS). MCHS classes and administration are completely integrated into the campus buildings and operations.



Seismic Analysis and Facility Master Planning

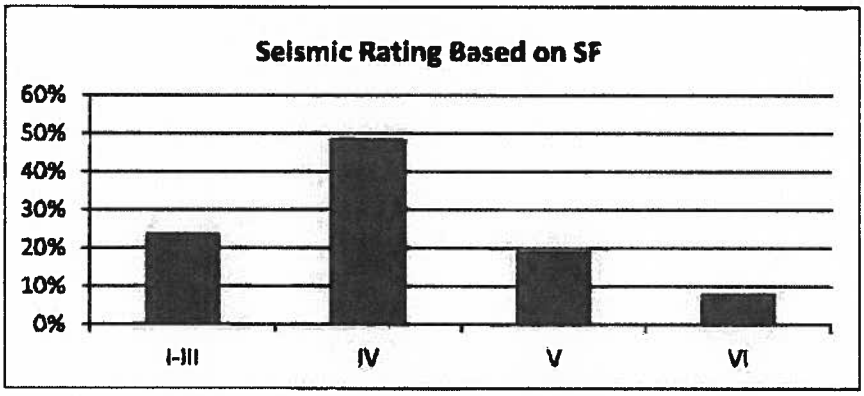
CCC is bisected by the Hayward Fault. The Hayward Fault is a strike-slip fault line between the Pacific and the North American Plates. The last major movement along the Hayward Fault was the 1868, magnitude 7+ earthquake along the southern section of the Hayward Fault. The 140 years since that event is the historical average between major earthquakes along the fault. A recent risk analysis places a 30 percent probability of a major earthquake along the Hayward fault in the next 30 years. Seismic Hazard Mapping indicates high hazards for liquefaction on the eastern level portion of CCC and very violent shaking across the entire campus in the event of a major earthquake along the northern section of the Hayward Fault. Major seismic events will significantly impact buildings constructed prior to the adoption of the 1976 Uniform Building Code which incorporated significant structural improvements based on the lessons learned from the 1971 San Fernando earthquake. In addition to continuing building code updates to address structural design requirements, the 1972 Alquist-Priolo Earthquake Fault Zoning Act (AP Act) and the 1990 Seismic Hazards Mapping Act restricted new building construction and existing building renovation within defined and active (or potentially active) earthquake areas.

The California Community College Chancellor's Office instituted a statewide seismic evaluation of community college facilities in 1998. Buildings were assigned a seismic risk rating based on the predicted performance in a seismic event from a Risk Level I (negligible threat to life) to Risk Level VII (imminent threat to life). For school buildings, Risk Levels I though III were deemed as acceptable, IV as questionable, and V through VII as unacceptable (see Appendix A). Surprisingly, none of the buildings at CCC were identified as questionable or unacceptable in the 1998 statewide evaluation. The DO was not evaluated because classes are not held in the building.

As part of the planning for new buildings funded from the 2002 bond at CCC, Kleinfelder, Inc. performed numerous geotechnical investigations to evaluate fault presence, activity and potential for fault-related ground surface rupture. Their reports combined their investigations with prior studies and an overlay of the AP Zone at CCC. The resulting map defined areas acceptable for the construction of new structures or major renovations to existing buildings. New buildings cannot be constructed in areas not cleared, and renovation is limited to 50 percent of the building replacement costs although maintenance-related and voluntary seismic upgrade costs are not included in the 50 percent calculations.

The Federal Emergency Management Agency (FEMA) and the American Society of Civil Engineers (ASCE) have collaborated in the development of a process to evaluate the structural performance of existing structures and in the development of a rehabilitation plan. The FEMA 356 document, *Prestandard and Commentary for the Seismic Rehabilitation of Buildings* and ASCE 31 and 41 Standards, outline a process to evaluate buildings and defines their structural performance in a seismic event.

In 2006, Forell/Elsesser Engineers was hired to perform a Tier 1 evaluation of 25 campus buildings in accordance with ASCE 31-03 standards. The Tier 1 evaluation includes a cursory review of available design documents, a site visit and completion of Tier 1 checklists. Using the 1998 Seismic Hazard Rating System, the Forell report quantified the potential for significant damage to campus facilities in the event of a major seismic event. Only 24 percent of the campus building square footage was classified as Seismic Risk Level III or lower, which meets acceptable seismic hazard risks for public school facilities.



The Forell report included Order-of-Magnitude cost estimates for the construction component of the seismic upgrades. The cost estimate separated the cost of structural element work from non-structural work. The non-structural work included anchoring utilities in ceiling cavities and anchoring loose furnishings, such as shelving. At the time, staff was concerned that the estimated total of $6,151,263 for 24 buildings may have significantly underestimated the amount of work necessary to remove and replace the building components to access and install the structural improvements. It was also expected that the disruption to the education programs and need to coordinate around academic schedules would increase the actual costs experienced if the projects all moved forward. The Forell estimates also did not address "soft costs" which include the expense of planning, design, DSA permitting and inspection which add up to 30-35 percent to the construction cost. Because of the unknown costs and program disruption, the District decided to evaluate each project's need for seismic retrofit, and a bond- or state-funded project plan was developed.

Also, based on the information in the Forell report, the District immediately stopped the library renovation project in order to design and incorporate building seismic upgrades into the renovation project. The Computer Technology Center project also incorporated seismic retrofit elements into the project design.

With the passage of another Measure A bond in 2006, CCC hired Perkins + Will Architects to develop a comprehensive Facilities Master Plan which was completed in 2007. The District also hired DASSE Engineers (now Thornton-Tomasetti Engineers – "Thornton") to perform a Tier 2 study of 11 academic buildings which were classified at Risk Level IV or higher in the Forell report.

The 2007 Tier 2 evaluation included a detailed review of the design documents, field investigations and preparation of a preliminary design to address structural deficiencies to achieve a selected performance rating. However, project estimates for the preliminary designs were not included in the scope of work for the evaluation. The final Facilities Master Plan proposed constructing three new buildings, demolishing five buildings and renovating eight others. The total program was estimated to cost almost $200M.

The first phase of the 2007 Master Plan is in the design phase and will be constructed using Measure A 2006 bond funds. The replacement of the student activities building and a new classroom building will replace the 1958 student activities building (Risk Level IV) and the 1955 humanities building (Risk Level V). The 1965 liberal arts building (prior Risk Level VI) is not scheduled to be replaced until the new science and allied health project moves forward, perhaps following passage of another local bond measure. Because of the uncertain funding for the liberal arts building demolition, DASSE was hired to design a seismic upgrade in 2008 and the work was completed in the summer of 2009. This work downgraded the liberal arts Risk Level from VI to III.

In 2007, the District also commissioned Thornton to perform a Tier 2 analysis of the DO. The analysis rated the building at Risk Level V. In 2010, without a source of funding identified for seismic retrofit, the District commissioned Thornton to develop a cost estimate and a conceptual retrofit strategy for the DO. The results of this analysis estimated the cost of retrofit, (excluding nonstructural bracing), at approximately $3M, soft costs and other costs excluded. This study was subsequently updated to include nonstructural bracing, with a total estimated retrofit cost of $3.8M.

In 2009, the District established an agreement with Thornton to provide Post-Earthquake Building Inspection services, which included additional Tier 2 structural analysis of several buildings, and the preparation of post-earthquake inspection plans for 13 of the academic buildings at CCC. The inspection plans have been submitted to the DSA, and the inspectors are preauthorized to make occupancy decisions without DSA review following an earthquake. This initiative should allow CCC to more rapidly return to academic operations after a seismic event.

In 2010, the District also commissioned Thornton Tomasetti to review the previous studies and to develop cost estimates and conceptual retrofit strategies for all CCC buildings with Risk Levels IV and above. Those findings have been incorporated into this report, and project designs and funding proposals will be developed in early 2013.

Future Planning Considerations

The current State of California financial situation has impacted the implementation of the Master Plan and subsequent seismic upgrades. State matching funds were presumed for the design and construction of the new science building and renovations of the gym annex, gym and biology buildings. There are no funds remaining from Proposition 1D, the 2006 statewide Educational Bond. There were no 2008, 2010, or 2012 Educational Bonds and a 2014 Educational Bond is uncertain, based on the current amount of State of California outstanding bonds. In addition, there is a need for local funds to match state funds and to fund projects not supported by state funding. Therefore, funding to complete the Master Plan or to extensively renovate and seismically upgrade existing buildings are extremely uncertain. Accordingly, the 2012 plan is to move forward with retrofit-only (no modernizations) projects for four buildings, design retrofit-only projects for three buildings, and evaluate funding availability following design. Finally, of the six remaining buildings at Risk Level IV or higher, funding proposals for state-funded seismic retrofit projects, which do not require local matching funds, will be submitted to the State Chancellor's Office.

Following are building-by-building information sheets providing a description of the building use and planning considerations, recommendations referenced in the Facilities Master Plan are planning status, status of FPPs submitted for funding to the State Chancellors' Office, building square footage, age, use, and deficiencies identified in the seismic studies, and an estimate of the cost and time out-of-service to complete the recommended seismic upgrades. The buildings are listed in descending order of Risk Level. The George R. Gordon Education Center building information sheet is found at the end. The first chart summarizes the information sheets which follow. These charts and information sheets have been updated to reflect plans in place in 2012. Cost estimates for CCC buildings are based on the Thornton-Tomasetti Seismic Hazard Remediation Plan, dated July 12, 2011.

Seismic Risk Project Planning - September 2012 Update							
Building	Current Seismic Risk Rating (2010)	Structural	Non-structural	Total Estimate - Hard Cost Only	Total Cost Estimate with Soft Cost and Contingency	Master Plan Recommendation	Current Planning Status
Football Press Box	V	$ 44,043	$ 7,453	$ 51,496	$ 77,244	Retain; no work identified	Retain. Start retrofit with current seismic project.
Humanities	V	N/A	N/A	N/A	N/A	Demolish for new Classroom Building	Demolish within 1 year as part of College Center project.
Maintenance Warehouse/Shop	V	$ 90,782	$ 98,915	$ 189,697	$ 284,546	Demolish after relocating to Art	Retain. Start retrofit with current seismic project.
Music	V	N/A	N/A	N/A	N/A	Seismic renovation	Seismic retrofit in progress with current renovation project.
Physical Science	V	$ 72,756	$ 283,093	$ 355,849	$ 533,774	Partial demolition and renovation	Retain. Start retrofit with current seismic project. Future modernization dependent upon New Science/AH building (2-6 years if a local bond passes.)
Applied Arts	IV	N/A	$ 717,048	$ 717,048	$ 1,075,572	Seismic renovation	Risk level is for non-structural only. Structural retrofit not needed. Submit seismic-only project to State in 2012-13, or consider non-structural work in future project planned for 2015.
Art	IV	$ 15,385	$ 214,402	$ 229,787	$ 344,681	Remodel for Maintenance and Operations staff functions	Demolish or convert to storage if Science/AH and Biological Science projects are funded (4-8 years). Submit seismic-only project to State in 2012-13. Consider use of Redevelopment Agency funding.
Biological Science	IV	$ 389,322	$ 251,098	$ 640,420	$ 960,630	Remodel for Fine Arts	Use future Redevelopment Agency funds, or perform seismic retrofit during renovation for Art. Renovation for Art dependent upon New Science/AH project funding (2-6 years).
Gym	IV	$ 95,852	$ 87,493	$ 183,345	$ 275,018	Seismic renovation	Submit seismic-only project to State in 2012-13, or use future Redevelopment Agency funds.

Building	Current Seismic Risk Rating (2010)	Structural	Non-structural	Total Estimate - Hard Cost Only	Total Cost Estimate with Soft Cost and Contingency	Master Plan Recommendation	Current Planning Status
Gym Annex	IV	$ 271,707	$ 309,703	$ 581,410	$ 872,115	Seismic renovation	Project approved for State funding, pending State bonds (2-4 years).
Maintenance and Receiving	IV	$ 26,071	$ 95,401	$ 121,472	$ 182,208	Demolish after relocating to Art	Use future Redevelopment Agency funds.
Performing Arts	IV	$ 102,488	$ 248,937	$ 351,425	$ 527,138	Retain; no work identified	Submit seismic-only project to State in 2012-13, or use future Redevelopment Agency funds.
Student Activities	IV	N/A	N/A	N/A	N/A	Demolish for new Student Activities building	Demolish within 1 year as part of College Center project.
Vocational Arts	IV		$ 160,508	$ 160,508	$ 240,762	Retain; no work identified	Risk level is for non-structural only. Structural retrofit completed in 2007. Submit seismic-only project to State in 2012-13.
Boiler Building	IV	$ 15,899	$ 22,020	$ 37,919	$ 56,879	Replace with new Central Plant	Use future Redevelopment Agency funds.
Custodial Office	IV	$ 43,380	$ 18,286	$ 61,666	$ 92,499	Demolish after relocating to Art	Use future Redevelopment Agency funds.
Liberal Arts	III	N/A	N/A	N/A	N/A	Demolish after new Classroom complete	Demolish if new Science/AH project is approved; structural seismic retrofit completed in 2009.
Library	III	N/A	N/A	N/A	N/A	Retain; no work identified	Seismic retrofit performed with renovation in 2007
Baseball Press Box	III	N/A	N/A	N/A	N/A	Retain; no work identified	Retain
Chemical Storage	III	N/A	N/A	N/A	N/A	Replace with new Science Building	Retain
Football Concession	III	N/A	N/A	N/A	N/A	Retain; no work identified	Retain. Accessibility upgrade in design.
Health Science	III	N/A	$ 126,000	$ 126,000	$ 189,000	Replace with new Science Building	Demolition planned but dependent upon New Science/AH project (2-6 years).
Men&Women's Lockers	III	N/A	$ 149,000	$ 149,000	$ 223,500	Accessibility upgrade	Retain

Building	Current Seismic Risk Rating (2010)	Structural	Non-structural	Total Estimate - Hard Cost Only	Total Cost Estimate with Soft Cost and Contingency	Master Plan Recommendation	Current Planning Status
Toilet Building	III	N/A	N/A	N/A	N/A	Retain; no work identified	Retain
Child Development Center	New construction; not studied	N/A	N/A	N/A	N/A	Retain; no work identified	Retain; new construction.
Subtotal CCC Estimated Costs		$ 1,167,685	$2,789,357	$3,957,042	$5,935,563		

George R. Gordon Education Center	V	$ 3,365,500	$ 468,552	$3,834,052	$5,751,078	Not a part of MP studies; not listed in 2006 bond language	Needs to be listed in any new local bond measure.
Total CCC and DO Estimate:		$ 4,533,185	$ 3,257,909	$ 7,791,094	$ 11,686,641		

Liberal Arts Building

Discussion

The liberal arts building houses most of the campus general purpose classrooms as well as faculty offices. Some seismic strengthening was completed in the summer of 2009, lowering the seismic rating from VI to III. The building is in the footprint of the new science building and scheduled to be demolished when a new science and allied health building is constructed.

The current Master Plan envisions the building demolished.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Demolition		$600,000	2006 Bond

Status

- Installation of shear walls in the lower section of the building was completed in 2009. This reduced the Risk Level to III.
- **Proceed with Master Plan recommendation if a future local bond funds a new science and allied health building.**

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
14	1965	33,000	18,820	Language Arts, Social Sciences

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
VI-III	Yes, Cleared	6-9 months	Discontinuous shear walls	Will be demolished

Site cleared by investigations

Humanities Building

Discussion

The humanities building is one of the oldest campus buildings. It is located in the footprint of the new classroom building and scheduled to be demolished. The building has numerous structural and environmental issues as well as functionality issues. The major demolition issue will be the relocation of the campus telephone and data main point of entry (MPOE).

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Demolition	2013	$300,000	2006 Bond

Status

- Used for music program swing space during renovation of the music building in 2012.
- **Proceeding with Master Plan recommendations – this building will be demolished in 2013-14.**

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
11	1955	21,036	14,684	Math, which moved to the AA building.

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
V	Yes, Cleared	9-12 months	Wood shear walls are inadequate. Braced frames are overstressed. Roof diaphragm is inadequate.	Will be demolished.

Area cleared of faults by investigation

Physical Sciences Building

Discussion

The physical sciences building design is heavily used for science classes. The 1954 building was expanded in 1973. The 1954 building is similar to the adjacent biology building with similar seismic issues. The 1973 building includes the planetarium, which probably would remain at the end of the Master Plan.

State funding was approved for the renovation of the physical science building. However, seismic trenching did not conclusively clear the building, and the funding was declined. Some of the programs in this building will move to the new science and allied health building if it gets built using future local bond funds. The current Master Plan is vague regarding future use of the physical sciences building. Some plans included a community room and gallery space. The 1954 wing is planned to be removed when the new science building is completed.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Demolition 1954 wing	Fall 2016	$600,000	2006 Bond
Renovate; undefined programs	2017	$3,000,000	Unknown

Status

- Proceed with Master Plan recommendations.
- Renovation of this building is dependent upon the science and allied health building project being approved and funded.
- **Since this building is a Risk Level V, it will be a part of the first seismic-only retrofit project in 2013.**

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
21	1954/ 1973	21,430	15,120	Physical Sciences, Chemistry, Physics

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
V	NO	9-12 months	Wood shear walls are inadequate No lateral bracing exterior walls	$534,000

Seismic trenching identified the potential for fault traces extending under the building site. Limited soil over rock formations may preclude fault clearance, therefore limiting renovation to 50 percent of replacement value.

Football Bleachers, Storage and Press Box

Discussion
The football bleachers were constructed as the athletic program expanded. The football press box at the top of the bleachers and the storage under the bleachers are integral to the bleachers. The Tier 1 evaluation of the bleacher systems indicated lack of bracing throughout. The recent track and field program added fire sprinklers to the storage area and upgraded the electronics in the press box, but did not address seismic issues. The continued use of the roof of the press box for filming games and scouting may require additional safety railings.

The current Master Plan envisions no changes to the use of the building.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Upgrade fire protection	2009		2006 Bond

Status

- **Since this building is a Risk Level V, it will be a part of the first seismic-only retrofit project in 2013.**

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
9	1969	91	86	Football Press Box

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
V	Yes	2 months	Inadequate bracing	$77,000

The site could be subject to liquefaction in addition to shaking in an earthquake.

Maintenance Warehouse and Shops

Discussion

The maintenance shop building is one of the early campus buildings. Access is over a culvert which channels Rheem Creek. The Quonset hut houses campus grounds and maintenance equipment along with warehouse space. The Tier 1 evaluation indicated very poor seismic resistance. The building is located within 150 feet of the main Hayward fault line.

The current Master Plan envisioned these functions would move to the art building when it was vacated.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Demolition	2017		Unknown

Status

- Relocation of the maintenance functions to the art building is dependent upon the biology building and the science and allied health building projects both being approved and funded.
- **Since this building is a Risk Level V, it will be a part of the first seismic-only retrofit project in 2013.**
- Evaluate long-term location of maintenance, warehouse, custodial and shops functions.

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
17	1959	5,636	5,423	Maintenance and shops

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
V	Yes	4-5 months	Inadequate shear strength	$285,000

The site could be subject to liquefaction in addition to shaking in an earthquake. The building cannot be cleared; therefore. renovation is limited to 50% of replacement cost.

Biology Building

Discussion

The biology building design and layout are conducive to multiple uses. Immediate seismic upgrades would be very disruptive to classes in the heavily used building that supports CCC's science curriculum, including the popular nursing program.

The current Master Plan envisions the biology building converting to a fine arts usage, allowing the current art building to be converted to non-student use. The renovation is sequenced after a new science building is completed. This project for conversion to fine arts is not viable if the new science and allied health building is not constructed.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Upgrade HVAC System (done 2009)	Fall 2009	$600,000	2002 Bond
Renovate for Fine Arts programs	2016	$3,500,000	Unknown

Status

- Renovation of this building is dependent upon the science and allied health building project being approved and funded.
- **This building will be a part of the first seismic-only retrofit project in 2013.**

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
16	1961	19,505	14,820	Biology, Life Sciences

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
IV	NO	9-12 months	Wood shear walls are inadequate. Braced frames are overstressed. Roof diaphragm is inadequate. Diaphragm chord members and connections are inadequate.	$961,000

The building is outside the AP Zone but has not been cleared for potential faults, and renovation may be limited to 50 percent building replacement value.

Applied Arts and Administration Building

Discussion

The applied arts and administration (AA) building is heavily used for classes. It houses specialized programs such as math, culinary arts, dental assisting, journalism, speech and radio/TV. The AA building also houses the college administration and elements of the Middle College High School. The building configuration is not efficient, and any seismic upgrade should include some renovations to improve functionality. Analysis by Thornton in 2010 cleared the building of structural deficiencies, however, significant non-structural deficiencies remain planning considerations.

The current Master Plan envisions several programs and the administration spaces moving into new buildings. At the end of the Master Plan, a significant amount of space in the AA building would be surplus.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Seismic renovation	To be determined	$767,000	Unknown
Renovate some spaces for re-use	2011 (complete); 2016	$1,642,750; Unknown	2002 Bond; 2006 Bond

Status

- **A FPP will be submitted for the seismic upgrades requesting state funding as a part of a campuswide A-3 seismic project.**
- State category A-3 projects do not require matching local funds, but the projects must be for seismic upgrades only, and cannot include any work for space or functional modernization.
- Reevaluate the plan for a major modernization project using current FTES projections and projected capacity to load ratio calculations.
- Funding in the amount of $2,340,000 has been set aside to renovate the culinary arts and administrative office spaces after these programs move to the new student activities building sometime in 2016. This level of funding is not based on engineering analysis, and its adequacy will need to be reevaluated in the future.

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
40	1979	50,000	34,345	Culinary, Dental, Journalism, Math, Administration, Radio/TV

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost (2010)
IV	Yes, cleared	9-12 months	Non-structural per the 2010 Thornton analysis	$1,076,000

The building site has been cleared for fault lines, and there is no limit on renovation expenses.

Gym Building

Discussion

The gym building is adequate for CCC. The building is located within the AP zone in an area with deep rock formations. Consequently, the potential for a fault line cannot be disproved and renovations are limited to 50 percent replacement cost.

The current Master Plan envisions no functional change to the building.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Seismic Renovation		Estimate not completed	

Status

- **A FPP will be submitted for the seismic upgrades requesting state funding as a part of a campuswide A-3 seismic project.**
- State category A-3 projects do not require matching local funds, but the projects must be for seismic upgrades only, and cannot include any work for space or functional modernization.

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
18	1957	18,092	17,659	Physical Education, Athletics

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
IV	Yes	4- 6 months	Roof diaphragm is inadequate. Additional horizontal roof steel bracing needed.	$275,000

The building cannot be cleared for potential faults, therefore, the renovation is limited to 50 percent of the replacement cost.

Gym Annex

Discussion

The gym annex is heavily used for physical education classes. It lies partially within the AP Zone and cannot be cleared due to deep rock strata. The building lacks an elevator and needs some seismic upgrades.

The current Master Plan envisions no changes to the gym annex function and incorporates a state-approved seismic and accessibility renovation.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Add elevator and complete seismic upgrade	2014	$8,500,000	State/Local

Status

- Proceed with Master Plan recommendation. An FPP has been approved, and the project is in the State Capital Outlay program, but state funding may not be available for some time.
- **A FPP will be submitted for the seismic upgrades requesting state funding as a part of a campuswide A-3 seismic project. It is possible an A-3 project may be funded faster than a standard modernization project, especially for an athletic program building.**
- State category A-3 projects do not require matching local funds, but the projects must be for seismic upgrades only, and cannot include any work for space or functional modernization.
- An elevator installation project to improve ADA accessibility is currently underway.

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
35	1969	24,972	16,472	Physical Education

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
IV	Yes	4- 6 months	Strengthen N/S walls at windows. Add wall to roof anchorage. Cross ties in roof.	$872,000

The building cannot be cleared of fault lines; therefore, renovation is limited to 50 percent of replacement value. This building could be subject to liquefaction in addition to shaking in an earthquake.

Music Building

Discussion

The music building is used heavily for the fine arts program. The building renovation is currently in design. The building layout is not the most effective, but functional. Some seismic upgrades are required. When the building is remodeled, the seismic upgrades will be incorporated in the project.

The current Master Plan envisions the music building will have the same use.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Renovate and Seismic Upgrade	Fall 2012	$3,600,000	2002 Bond

Status

- **Comprehensive renovation and seismic retrofit of this building will be completed by the end of 2012.**

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
20	1963	14,522	8,242	Music

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
IV	No	9-12 months	Wood shear walls are inadequate Inadequate roof to wall connections	In construction.

The building is outside the AP Zone, and there are no known fault traces underlying the building site.

Student Activities Building

Discussion

The student activities building houses the cafeteria, student activities administration and the bookstore. It is one of the older buildings at CCC. The 1968 addition was funded though student fees. It is located in the footprint of the new student activities building and scheduled to be demolished at the beginning of the building program. The temporary location of the cafeteria and bookstore are undefined. The building does not require seismic upgrades.

The current Master Plan envisions the student activities building demolished to make way for a new student activities building.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Demolition	2013	$600,000	2006 Bond

Status

- **Proceeding with Master Plan recommendations – this building will be demolished in 2013-14.**

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
23	1958/ 1968	23,018	19,466	Cafeteria, Student activities, Student association, bookstore

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
IV	Yes, Cleared	9-12 months	Wood shear walls are inadequate. Braced frames are overstressed. Roof diaphragm is inadequate. Diaphragm chord members and connections are inadequate.	Will be demolished.

The building site has been cleared by seismic investigation.

Vocational Arts Building

Discussion

The vocational arts building houses the automotive program and the computer technology program. The east half of the building was extensively renovated in 2007 for the computer technology program, including seismic upgrades. The exterior of the west half was upgraded in 2009, and the design provided lateral stability for the entire building; however, non-structural deficiencies remain planning considerations.

The current Master Plan envisions no changes to the use of the building.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
None			

Status

- **A FPP will be submitted for the seismic upgrades requesting state funding as a part of a campuswide A-3 seismic project.**
- State category A-3 projects do not require matching local funds, but the projects must be for seismic upgrades only, and cannot include any work for space or functional modernization.

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
28	1957/ 2007	30,912	22,125	Automotive, Computer Technology

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
IV	Yes		Non-structural seismic deficiencies.	$241,000

Seismic investigations in 2006 indicated potential trace faults under the building. Future renovations will be limited to 50 percent of the building replacement cost.

Art Building

Discussion

The art building houses the fine arts program, including painting and sculpture. The building received state funding for a seismic upgrade and remodel but the funds were returned due to the inability to clear the building site for trace faults. The building is in poor condition with foundation settlement issues. The seismic condition of this building was not evaluated in the Forell report nor was it analyzed in the DASSE evaluation. The 2010 Thornton analysis rates the building at Risk Level IV.

The current Master Plan envisions converting the space to non-student use after the fine arts programs are moved.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Renovate for Maintenance	2017		

Status

- Relocation of the maintenance and operations functions to the art building is dependent upon the biology building and the science and allied health building projects.
- **Since dependencies for this project are so uncertain, a FPP will be submitted for the seismic upgrades requesting state funding as a part of a campuswide A-3 seismic project.**
- State category A-3 projects do not require matching local funds, but the projects must be for seismic upgrades only, and cannot include any work for space or functional modernization.
- Consider demolition of the building rather than re-use if the art programs relocate to the biology building.

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
37	1971	15,900	10,569	Fine Arts

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
IV	Yes		Roof diaphragm is inadequate. Diaphragm chord members and connections are inadequate.	$345,000

Seismic investigations indicated the potential for trace faults under the building. Therefore, renovation will be limited to 50 percent replacement cost.

Performing Arts Building

Discussion

The performing arts building is used for drama and stage craft classes plus campus productions. The building was not included in the DASSE Tier 2 structural evaluation. The Forrell report indicated the varying roof lines could be an indicator of structural weakness in an earthquake.

The current Master Plan envisions no changes to the use of the building.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
None			

Status

- **A FPP will be submitted for the seismic upgrades requesting state funding as a part of a campuswide A-3 seismic project.**
- State category A-3 projects do not require matching local funds, but the projects must be for seismic upgrades only, and cannot include any work for space or functional modernization.

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
39	1980	21,000	15,596	Performing Arts

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
IV	No		Structural and non-structural deficiencies.	$527,000

The site could be subject to liquefaction in addition to shaking in an earthquake.

Maintenance and Receiving Building and Adjacent Vacant Building

Discussion

The maintenance and receiving building is used as office space for maintenance staff and security and is the receiving dock for CCC. The adjacent vacant building was the child care center prior to completion of the new child development center. Both buildings are modular buildings, consisting of metal panels on a steel frame. The Tier 1 seismic evaluation indicated limited seismic resistance.

The current Master Plan considered moving the receiving and warehouse functions to the current art building when art moved to the current biology building. The maintenance buildings were to be demolished and the area landscaped to form a campus entry.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Demolition	2017		Unknown

Status

- Since relocation to the art building is dependent upon the biology building and the science and allied health building projects to both be approved and funded, near term seismic mitigation of risks should be considered.
- **Seismic retrofit will be designed and taken to DSA for approval, and then use of RDA funds for a seismic-only retrofit will be considered.**
- Evaluate long-term location of maintenance and operations, warehouse and shops functions.

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
33	1967	6570	3,035	Maintenance, receiving, police

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
IV	Yes	2-4 months	Anchorage between wall panels and frame.	$182,000

The site could be subject to liquefaction in addition to shaking in an earthquake. The area is not cleared, therefore renovation is limited to 50 percent of the replacement cost.

Custodial Building

Discussion

The custodial building was constructed when the child care center moved to the new child development center building. The building has a break area for custodial staff, some custodial supply storage and the A/V equipment storage. The building has limited functionality.

The current Master Plan envisioned these functions would move to the art building when it was vacated. The custodial building would be demolished and the area landscaped for the new campus entry.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Demolition	2017		Unknown

Status

- This building originally was assigned a Risk Level III. That level was increased to IV during the Tier 2 analysis.
- Since relocation to the art building is dependent upon the biology building and the science and allied health building projects to both be approved and funded, near term seismic mitigation of risks should be considered.
- **Seismic retrofit will be designed and taken to DSA for approval, and then use of RDA funds for a seismic-only retrofit will be considered.**
- Evaluate long-term location of maintenance, warehouse, custodial and shops functions.

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
41	1998	1,392	827	Custodial, A/V equipment storage

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
IV	Yes			$92,000

The site could be subject to liquefaction in addition to shaking in an earthquake.

Boiler Building and Chemical Storage Building

Discussion

The boiler building was constructed with the first campus buildings. It supplies hot water to the humanities, biology and physical science buildings. The underground piping and valves are showing signs of 60 years of use. The boilers have been replaced and seem to function. The chemical storage building was added to store chemicals for the sciences buildings.

The current Master Plan retained the boiler building.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Upgrade boilers	2017		Unknown

Status

- This building originally was assigned a Risk Level III. That level was increased to IV during the Tier 2 analysis.
- **Seismic retrofit will be designed and taken to DSA for approval, and then use of RDA funds for a seismic-only retrofit will be considered.**

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
6	1955	730	730	Boilers
43	1997	500	500	Chemical Storage

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
IV	No		Minor structural and non-structural deficiencies.	$57,000

Bracing for piping and storage shelves required.

Health Sciences

Discussion

The health sciences building is heavily used by the nursing program. The 100-seat lecture hall is the largest on campus. The building does not require seismic upgrades and has been cleared by trenching. The building is located in the proposed footprint of the new science building.

The current Master Plan envisions the health science building demolished at the beginning of the science building project. The nursing program temporarily moves to applied arts and administration building and afterwards into the new science building.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
Demolish	Fall 2016	$600,000	Unknown

Status

- Proceed with Master Plan recommendation.
- **If a new science building cannot be built in the foreseeable future, submit the seismic upgrades for state funding as a part of a campuswide A-3 seismic project.**

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
38	1972	10,132	7,442	Nursing, large lecture

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
III	Yes-Cleared	N/A	Non-structural.	$126,000

The building has been cleared by trenching.

Men's and Women's Locker Rooms and Concessions/Toilet Building

Discussion

The men's and women's locker rooms and toilet building were added to support the growing use of the gym building and athletic facilities. The toilet building was expanded to add a concessions area as the football program expanded. The Tier 1 evaluation did not identify any seismic improvements other than to anchor the lockers.

The current Master Plan envisions no changes to the use of the building.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
None			

Status

- **Consider use of RDA funding to correct non-structural deficiencies.**

Building Information

Building Numbers	Year Built	Gross SF	Assign SF	Usage
19	1957	5,636	6,699	Men's Locker
29	1962	4,479	2,859	Women's Locker
8	1961	375	350	Concessions/Toilet Building

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
III	Yes		Non-structural deficiencies.	$149,000

The site cannot be cleared due to the depth of the rock material. Therefore, renovations are limited to 50 percent of the replacement cost. The site could be subject to liquefaction in addition to shaking in an earthquake.

Baseball Press Box

Discussion
The baseball press box is a freestanding structure at the baseball field.

The current Master Plan envisions no changes to the use of the building.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
None			

Status
No recommendation needed.

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
9	1982	91	86	Baseball Press Box

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
III	Yes		None	N/A

The site could be subject to liquefaction in addition to shaking in an earthquake.

Child Development Center

Discussion

The child development center was completed in 2003 and was not evaluated with the Tier 1 study.

The current Master Plan did not change the function of the child development center.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
None			

Status

No recommendation needed.

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
42	2003	14,504	10,697	Child Development Center

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost
Unk	No		None	N/A

George R. Gordon Education Center

Discussion
The DO building was constructed in 1973, and some of the pending building code upgrades were designed into the building structure. However, it is still a seismic Risk Level V building.

The building was not considered in any of the facility master plans.

Master Plan Recommendations

Proposed Action	Scheduled Completion	Estimated Cost (2007 Estimate)	Funding Source
None			

Status
Seismic retrofit for this building needs to be listed in any new local bond measure.

Building Information

Building Number	Year Built	Gross SF	Assign SF	Usage
1	1973	36,681	16,693	District office spaces, and network operations center

Seismic Study Results

Risk Level	AP Zone	Upgrade Time Impact	Major Seismic Deficiencies	Upgrade Cost (2010)
V	No		Inadequate shear walls, and inadequate concrete reinforcing steel in column and beam connections.	$5,750,000

APPENDIX A

Contra Costa College Seismic Evaluations

RISK ACCEPTABILITY TABLE

Acceptability of Risk by Type of Occupancy

Risk Level									Key
I	○	○	○	○	○	○	○	○	○ Acceptable
II	○	○	○	○	○	○	○	○	◆ Questionable
III	◆	◆	◆	○	○	○	○	○	■ Unacceptable
IV	■	■	■	◆	◆	◆	◆	◆	
V	■	■	■	■	■	◆	◆	◆	
VI	■	■	■	■	■	■	■	■	
VII	■	■	■	■	■	■	■	■	

RISK LEVEL	ASPECT	ANTICIPATED RESULTS
I	Building:	Potentially no structural damage immediately repairable, if any. Negligible non-structural damage; repairable.
	Risk to Life:	Negligible.
	Systems:	Probably remain operational.
	Occupancy:	Immediate, with only negligible disruption during clean-up.
II	Building:	Negligible structural damage; repairable. Minor non-structural damage repairable.
	Risk to Life:	Negligible.
	Systems:	Minor disruptions for hours to days.
	Occupancy:	Minor disruptions during clean-up.
III	Building:	Minor structural damage repairable. Moderate non-structural damage; extensive repair.
	Risk to Life:	Minor.
	Systems:	Disruption of systems for days to weeks.
	Occupancy:	Vacate vicinity, with minor disruption.
IV	Building:	Moderate structural damage; extensive repair. Substantial non-structural damage; extensive repair.
	Risk to Life:	Moderate.
	Systems:	Disruption of systems for months to years.
	Occupancy:	Partially to totally vacated during repairs.
V	Building:	Substantial structural damage; repair may not be cost effective. Damaging non-structural damage; repair may not be cost effective.
	Risk to Life:	Substantial.
	Systems:	Total disruption of systems; repair may not be cost effective.
	Occupancy:	Totally vacated during repairs.
VI	Building:	Extensive structural damage, collapse likely; repair probably not cost effective. Damaging non-structural damage; repair may not be cost effective.
	Risk to Life:	Extensive, but not imminent. Evacuation probably not called.
	Systems:	Total disruption of systems; repair probably not cost effective.
	Occupancy:	Totally vacated during repairs (if reparable).
VII	Building:	Complete major collapse likely; total loss of structure. Imminent threat to occupants and / or adjacent property.
	Risk to Life:	Total disruption of systems; repair probably not cost effective.
	Systems:	Should be vacated until structural upgrading is accomplished.
	Occupancy:	

Figure 3 Seismic Hazard Ratings

Forell/Elsesser Engineers, Inc.