



CONTRA COSTA COMMUNITY COLLEGE DISTRICT

Facilities Master Planning

NOVEMBER 6, 2023

**steinberg
hart**

AGENDA

- 01** Process + Engagement
- 02** Analysis
- 03** Big Ideas
- 04** Decision Making
- 05** We Want to Hear from You!



INTRODUCTIONS

Meet the Team



Rob

Principal in Charge



Nicole

Senior Planner



Benedetta

Senior Planner



Jessa

Planner



Jordan

Designer

COMPREHENSIVE EXPERTISE

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

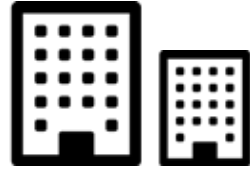
PROCESS & ENGAGEMENT

01

OUR TASK



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



TRANSLATE THE STRATEGIC & EDUCATIONAL
PLANS INTO A **PHYSICAL PLAN**



SUPPORT THE CAMPUS'S EVER-CHANGING
NEEDS



ESTABLISH A **FRAMEWORK** FOR IMPLEMENTATION THAT
SUPPORTS DAY-TO-DAY DECISIONS



MAXIMIZE STATE FUNDING

PROCESS

Stakeholder Groups

CORE

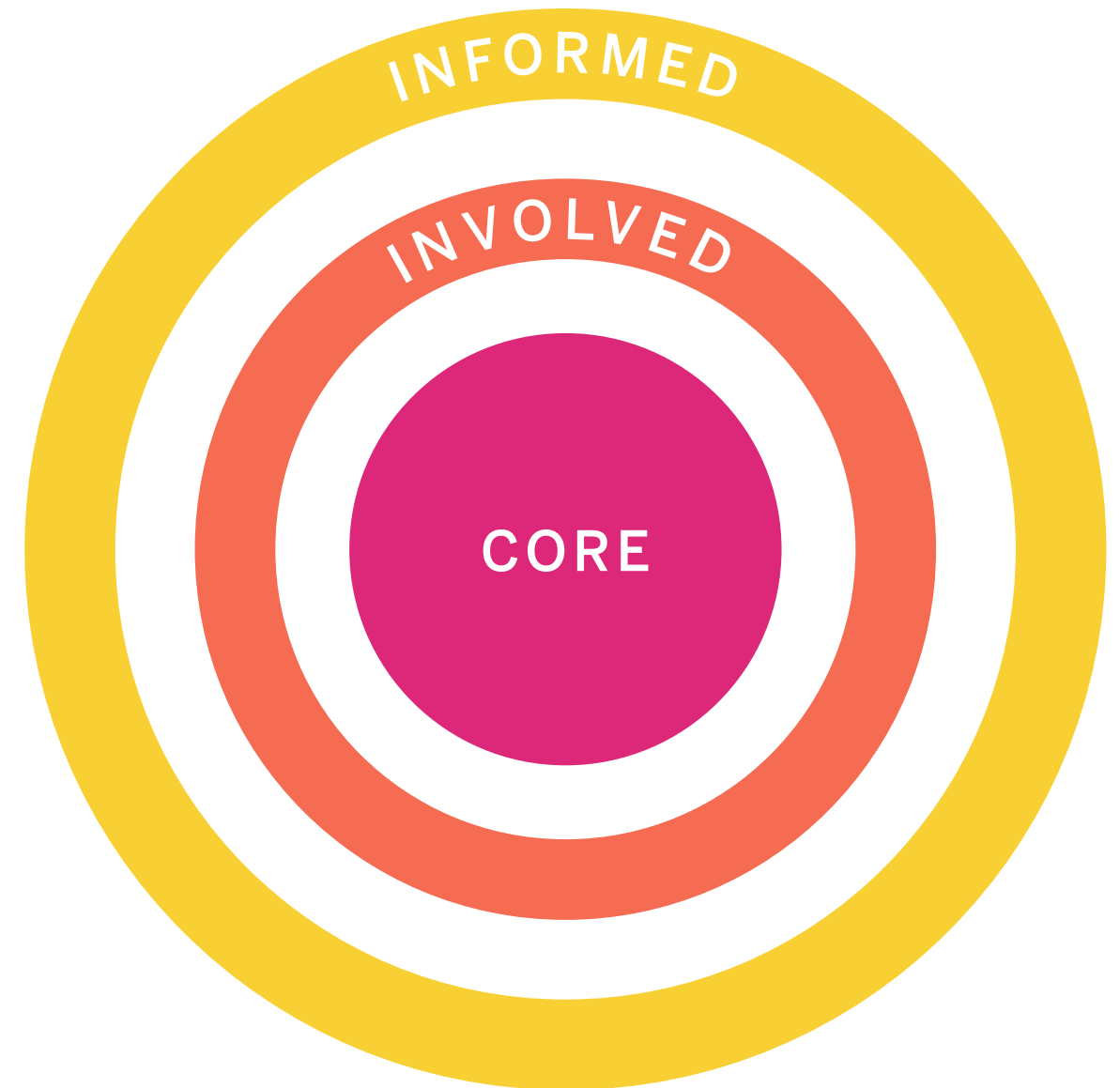
- Steering Committee
- President's Cabinet
- District Leadership

INVOLVED

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

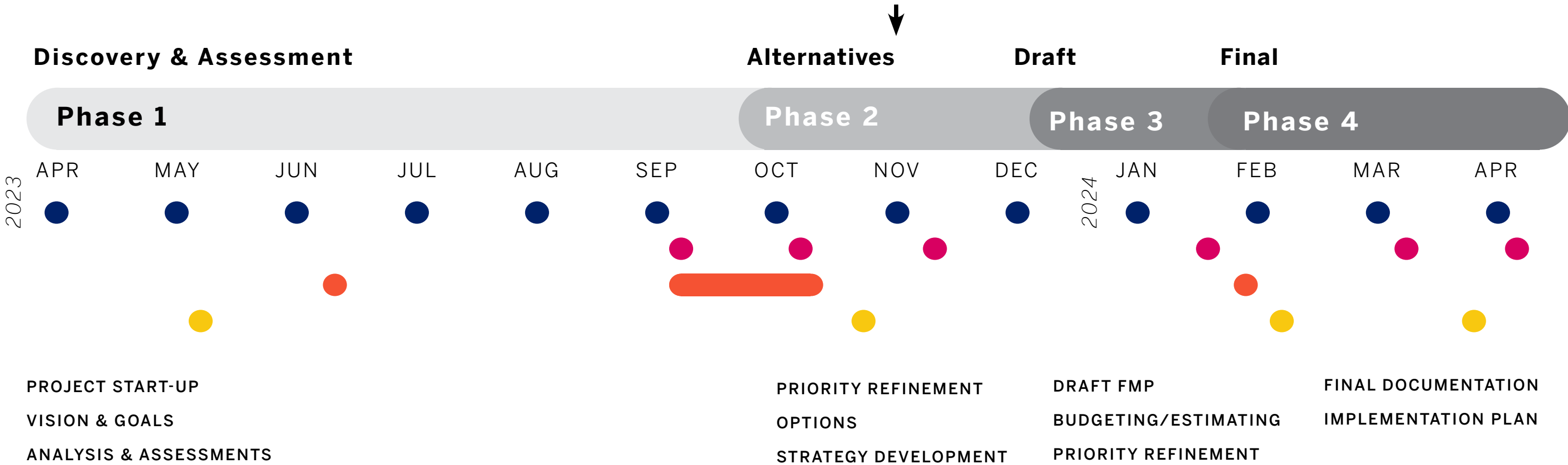
INFORMED

- Campus Community
- External Community
- Other Additional Stakeholder Groups



PROCESS

Timeline



ENGAGEMENT

- DISTRICT LEADERSHIP
- STEERING COMMITTEE (CORE)
- INVOLVED
- COLLEGE COMMUNITY (INFORMED)

CAMPUS SURVEYS

Hearing from the Campus Community

**WE WANT
TO HEAR
FROM
YOU!**

Released 10/11

Closed 10/31

EMPLOYEES

LMC Employee Campus Experience Survey

Go to

www.menti.com

Enter the code

49 44 44 6



Or use QR code

76

STUDENTS


LMC Student Campus Experience Survey

Go to

www.menti.com

Enter the code

2960 0120



Or use QR code

805

CAMPUS SURVEYS

Heart of Campus - Students & Employees

“It’s the meeting point between the student services and student union building where the majority of students can be seen walking around and where events are held.”

“There’s the most activity in the central plaza and it feels the most alive there.”

“It is the most central walkway and I find myself going through this area every day.”

“A&R is the heart of the Brentwood Center because we are approachable, visible, and provide excellent customer service.”



Brentwood Center



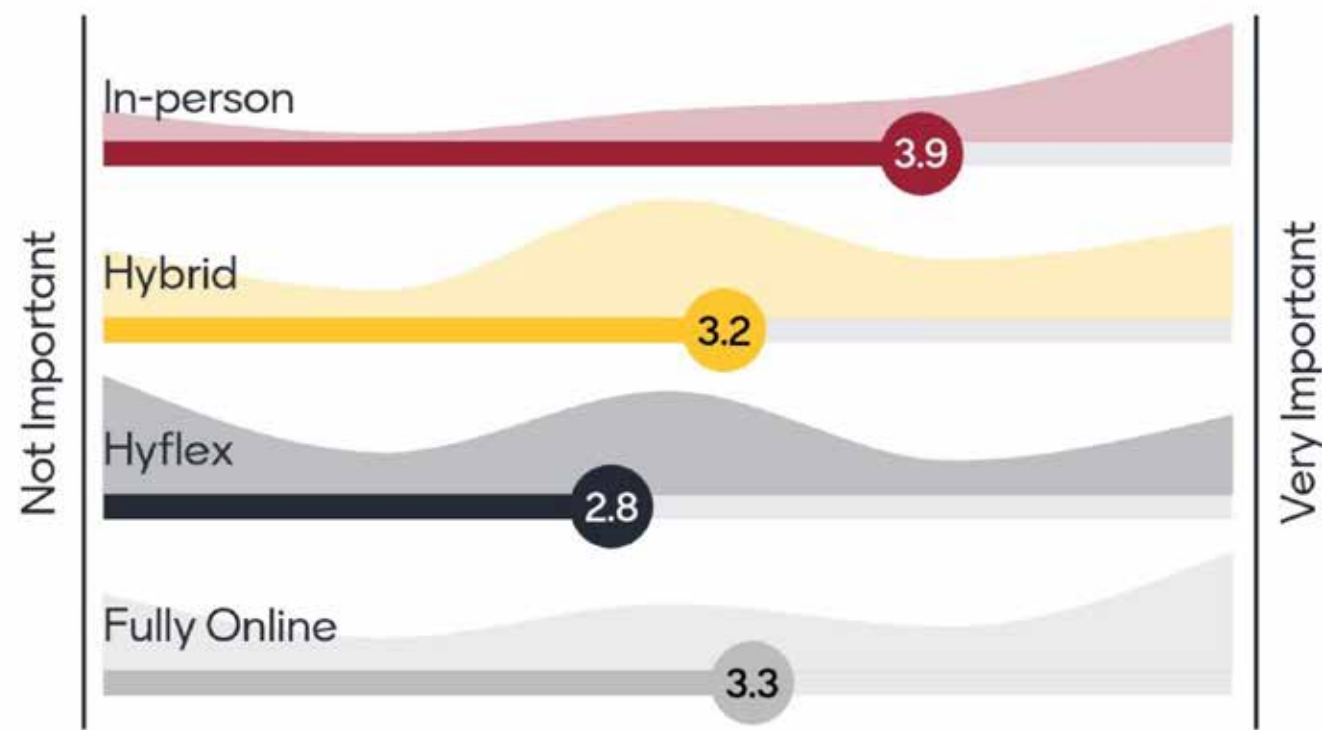
Pittsburg Campus

CAMPUS SURVEYS

Instructional Delivery - Students & Employees

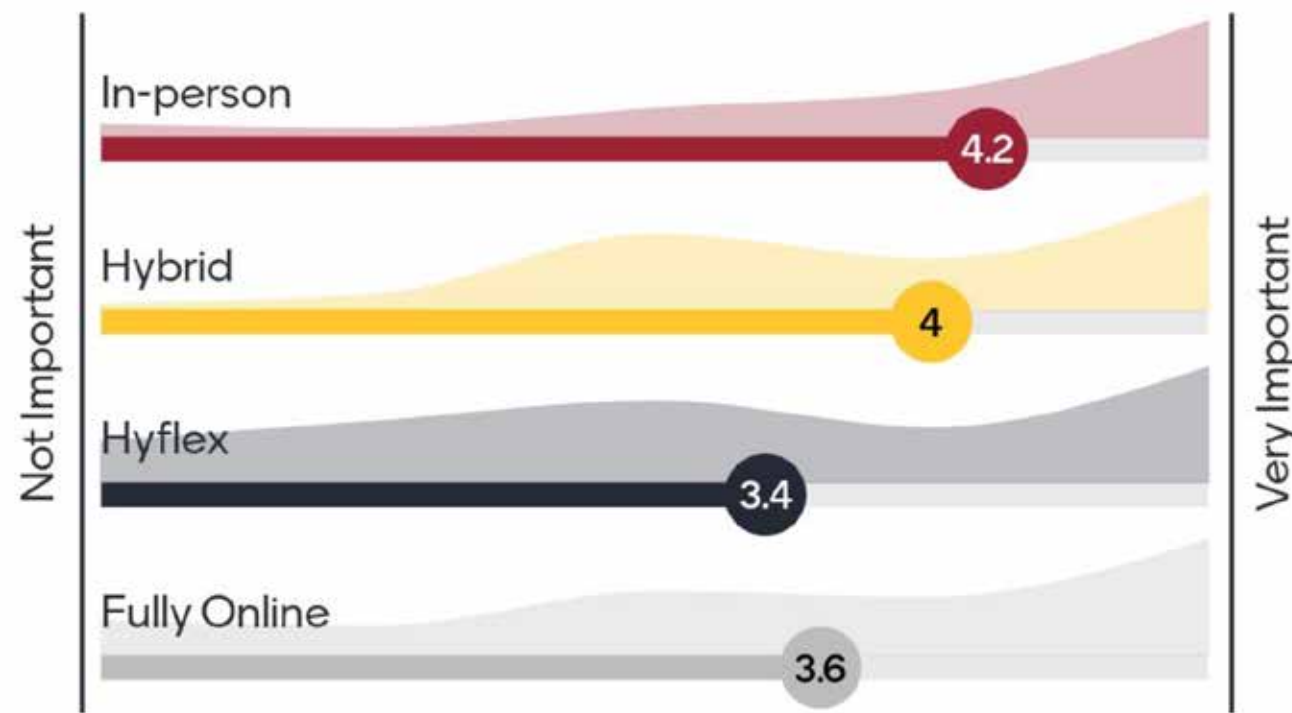
How important are the following options for taking courses?

STUDENTS



How important will the following instruction delivery methods be?

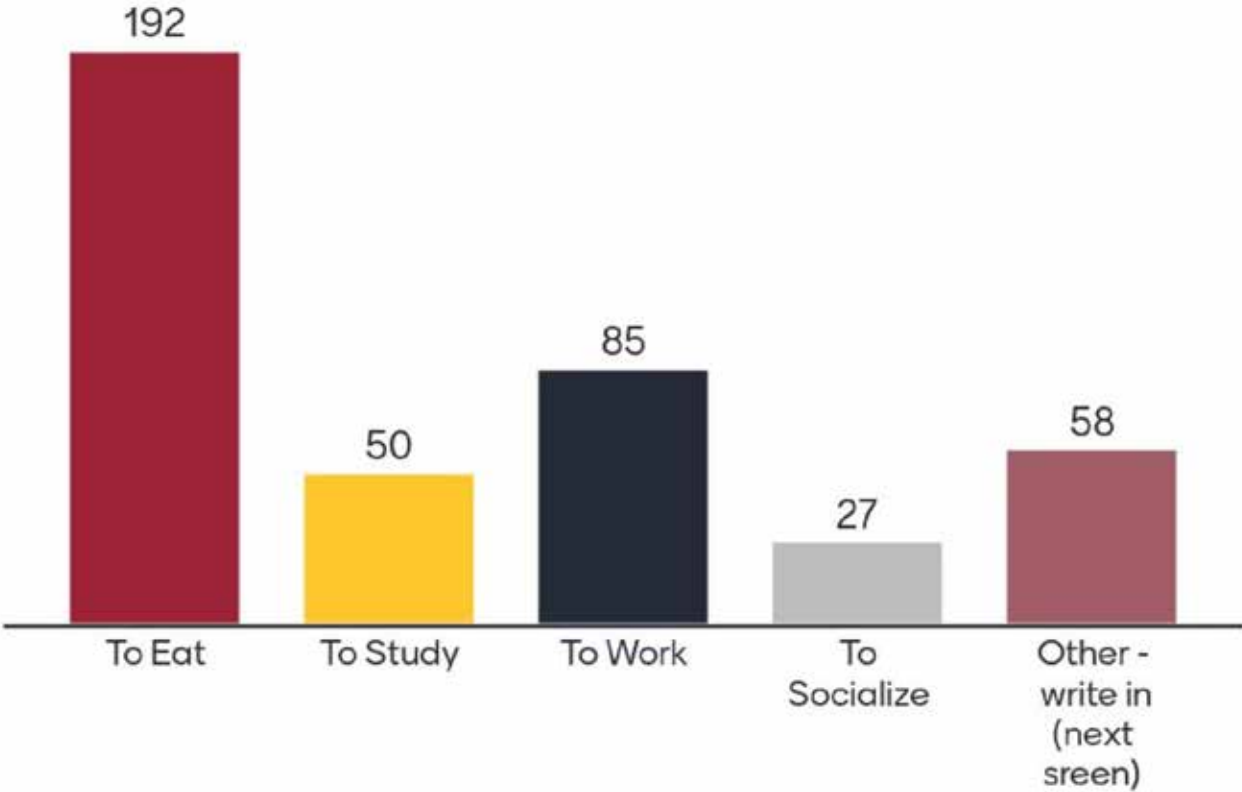
EMPLOYEES



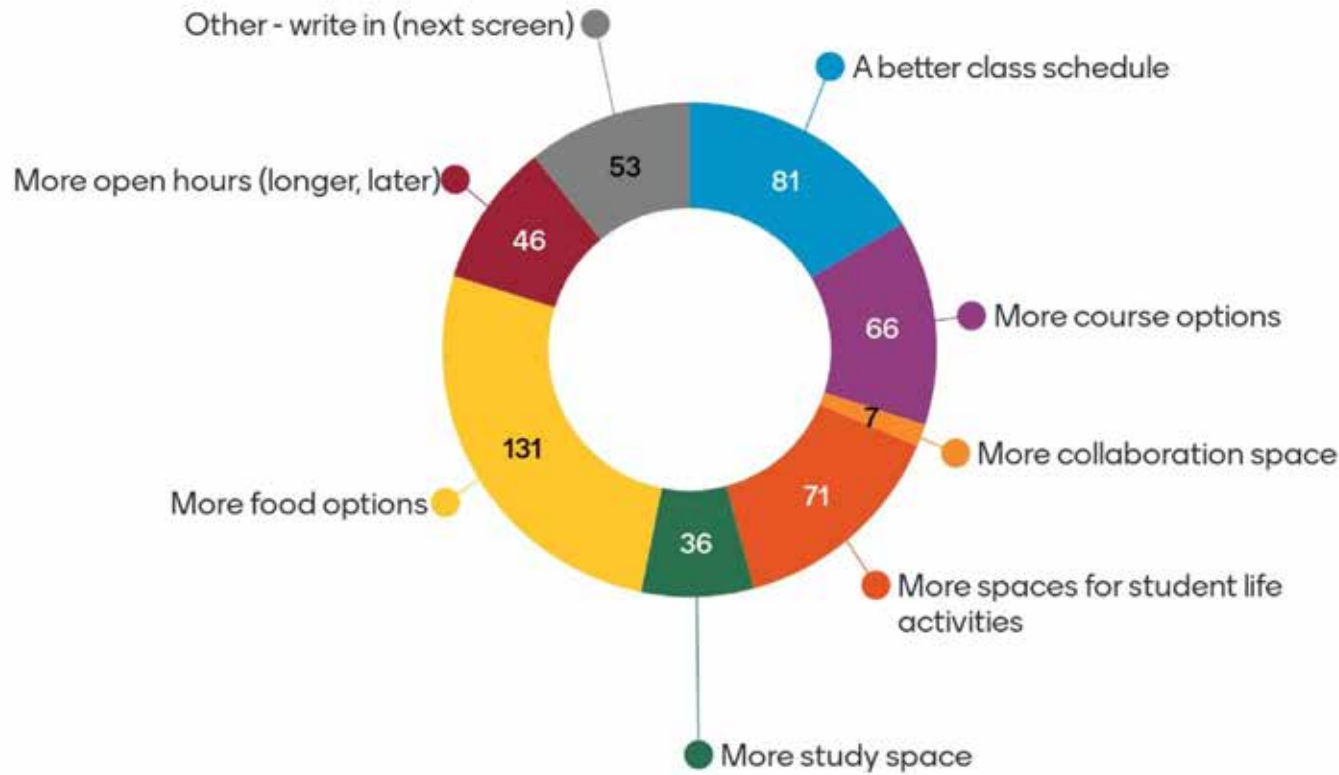
CAMPUS SURVEYS

On Campus Desires - Students

Why do you leave campus between classes?



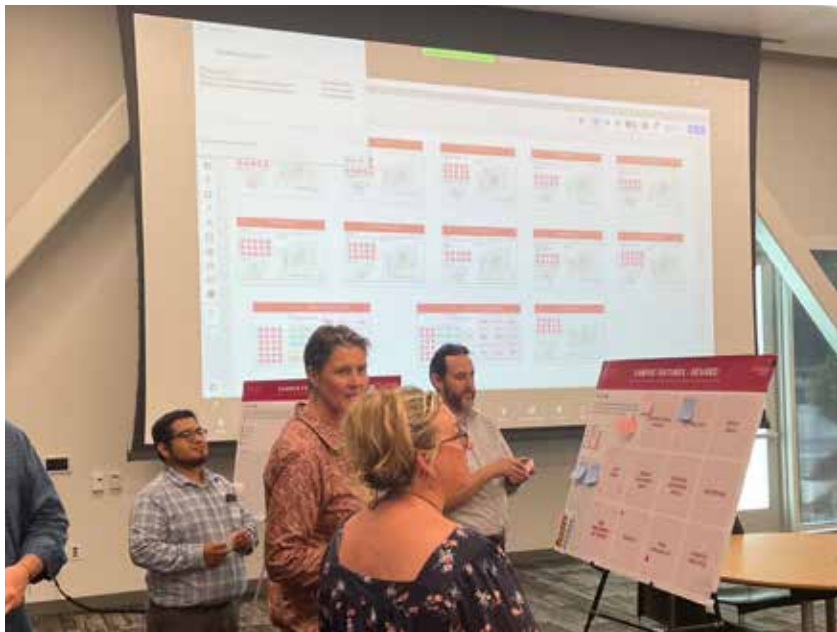
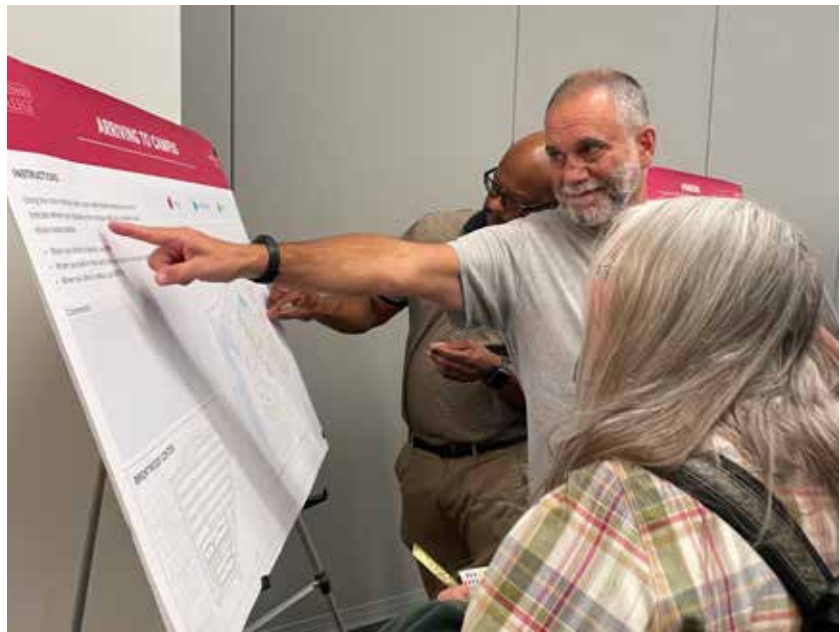
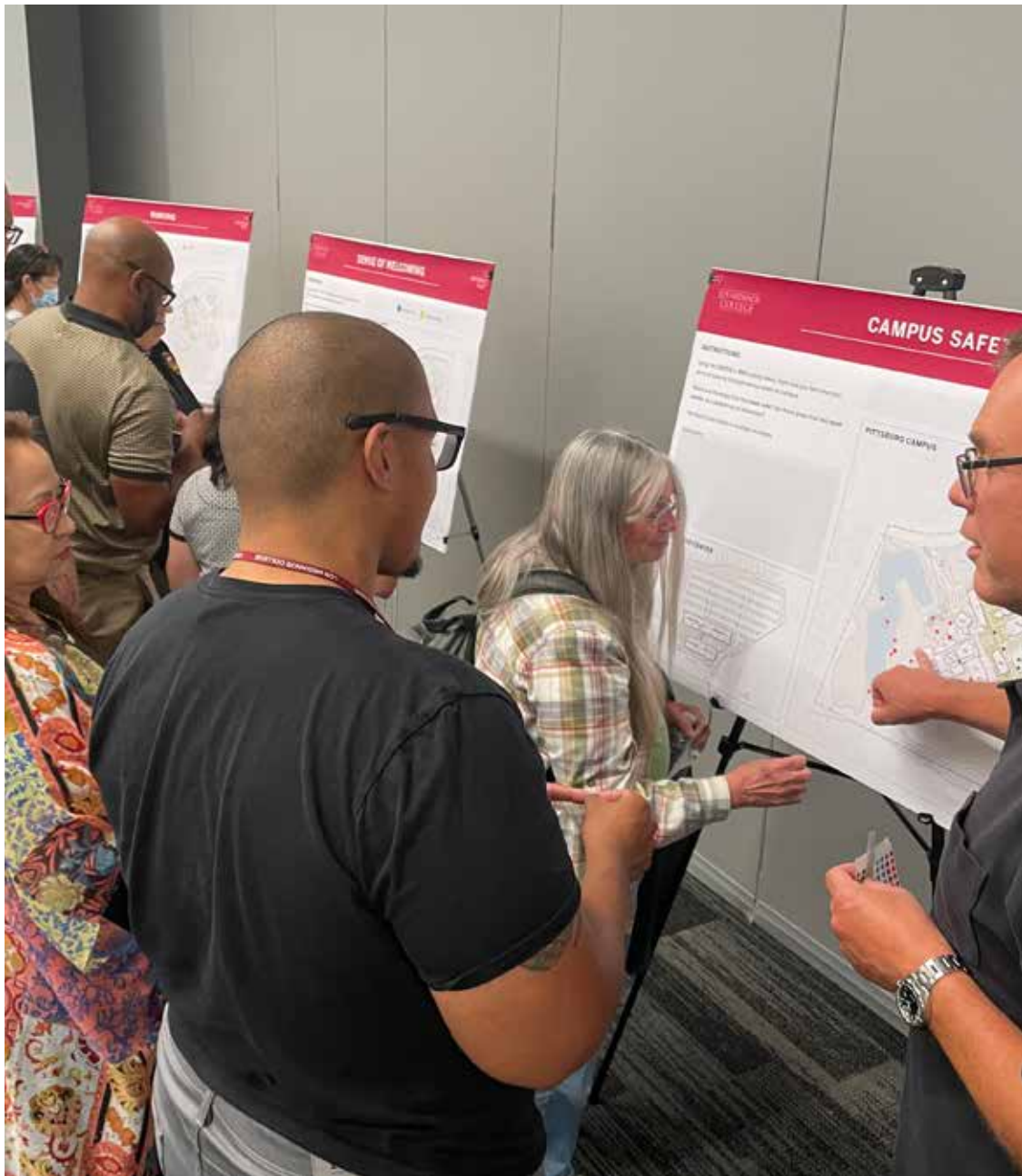
What would keep you on campus longer?



LMC Experience - Students

ENGAGEMENT

Flex Week Workshop



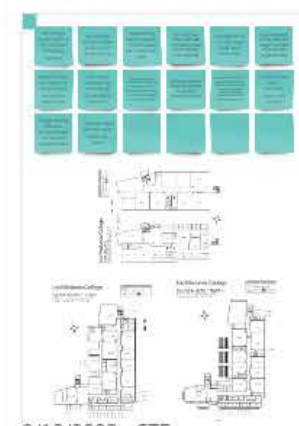
ENGAGEMENT

Stakeholder Interviews

Student Services Meeting 8/...



Math & Sciences 9/7/2023



9/12/2023 - CTE



General Education Committ...



Facilities Master Planning - P...



9/12/2023 - EEO



Presidents Cabinet 8/30/2023



Buildings & Grounds



College Complex - 9/13/2023



IT 8/31/2023



Library 9/8/2023



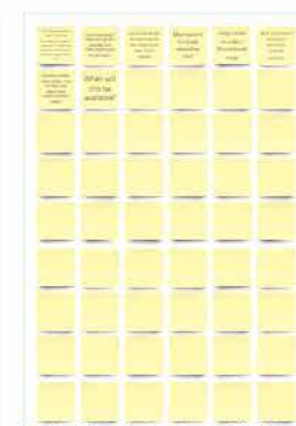
Child Development Center -...



Curriculum 9/6/2023



LMCAS



Basic Needs Center - 9/18/2...



Police Services 9/7/2023



9/12/2023 Student Union



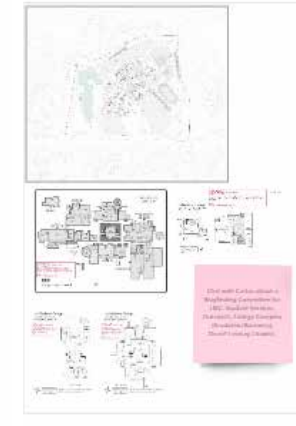
Athletics - 9/19/2023



Nursing - 9/19/2023



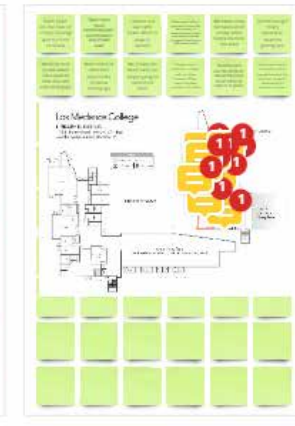
Campus Signage - 9/26/2023



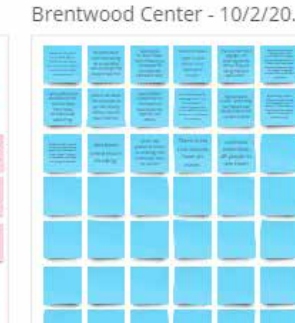
Art - 9/28/2023



PIE - 9/19/2023



Brentwood Center - 10/2/20...



Tutoring - 9/19/2023



Equity and Inclusion - 9/26/2...



Academic Senate - 10/02/20...



COMMON THEMES

What we have heard from you



BELONGING & INCLUSION

- Reflect student identity & culture
- Artwork, murals & branding
- Equitable spaces for student groups



CAMPUS & STUDENT LIFE

- Reinvigorate the College Complex
- Inviting in-/outdoor gathering space
- Spaces for celebration & ceremony



ACADEMIC & ADMIN SUPPORT

- Consolidating student services
- Study/collaboration/meeting spaces
- Academic program co-location



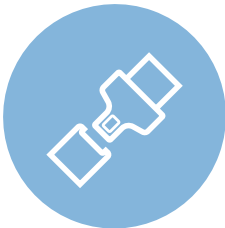
SUSTAINABILITY

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



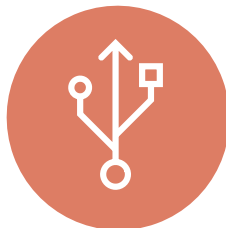
CIRCULATION & WAYFINDING

- Loop road completion
- Clear wayfinding to student services
- Signage integrated with online tools



SAFETY & SECURITY

- Improve lighting, cameras
- Secure buildings and grounds
- Integrate emergency response system



TECHNOLOGY

- Reliable Wi-fi
- Student access to resources
- Innovative learning technology



FLEXIBILITY

- Optimize space utilization
- Flexible classrooms
- Plan that adapts to emerging needs



ATHLETICS

- Update track and fields
- Utilize opportunity sites
- Covered stadium seating

CHALLENGES


Pittsburg Campus


 Critical Condition

 Safety

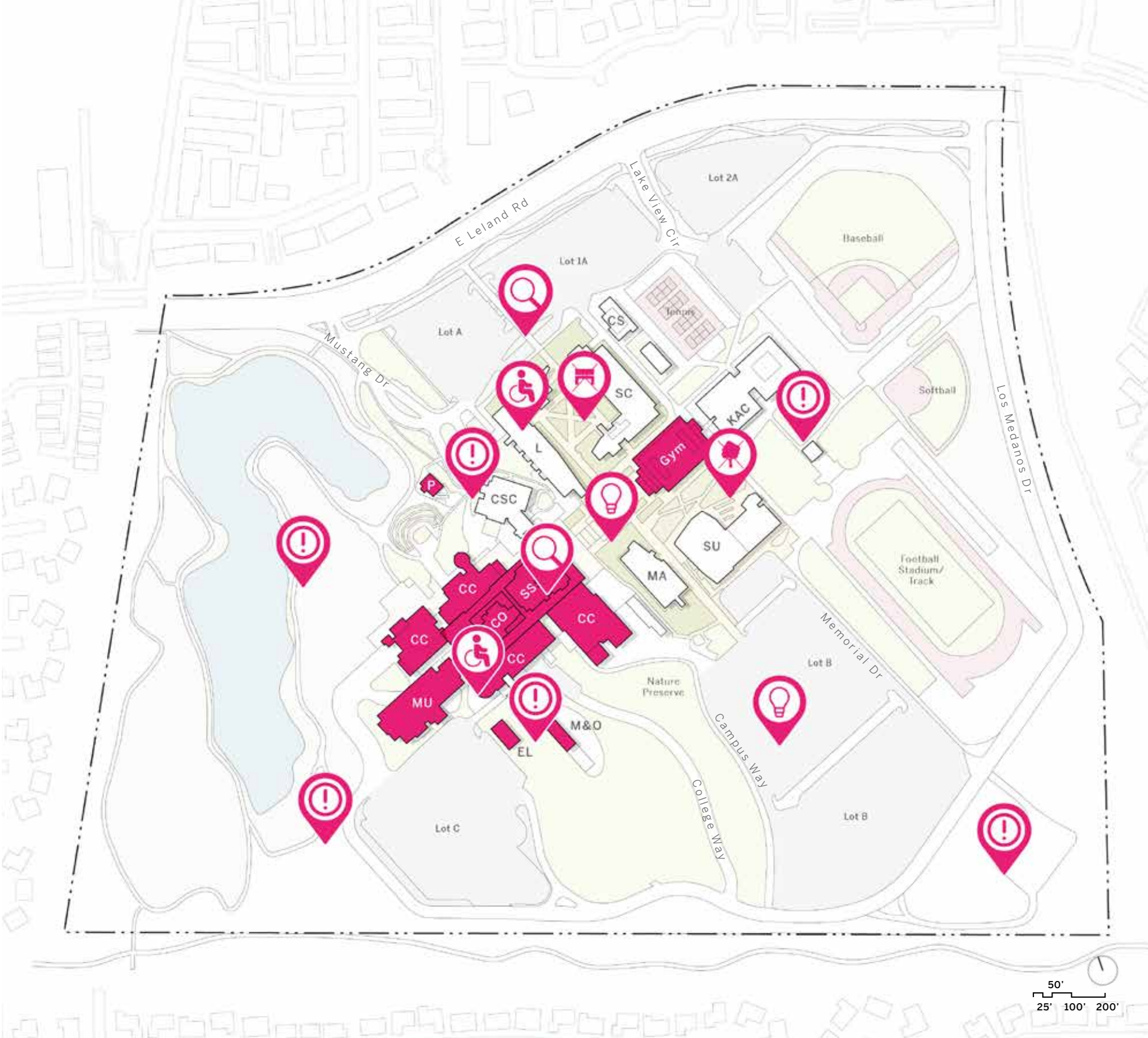
 Lighting

 Accessibility

 Lack of Seating




 Lack of Shade

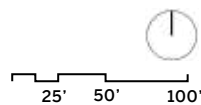
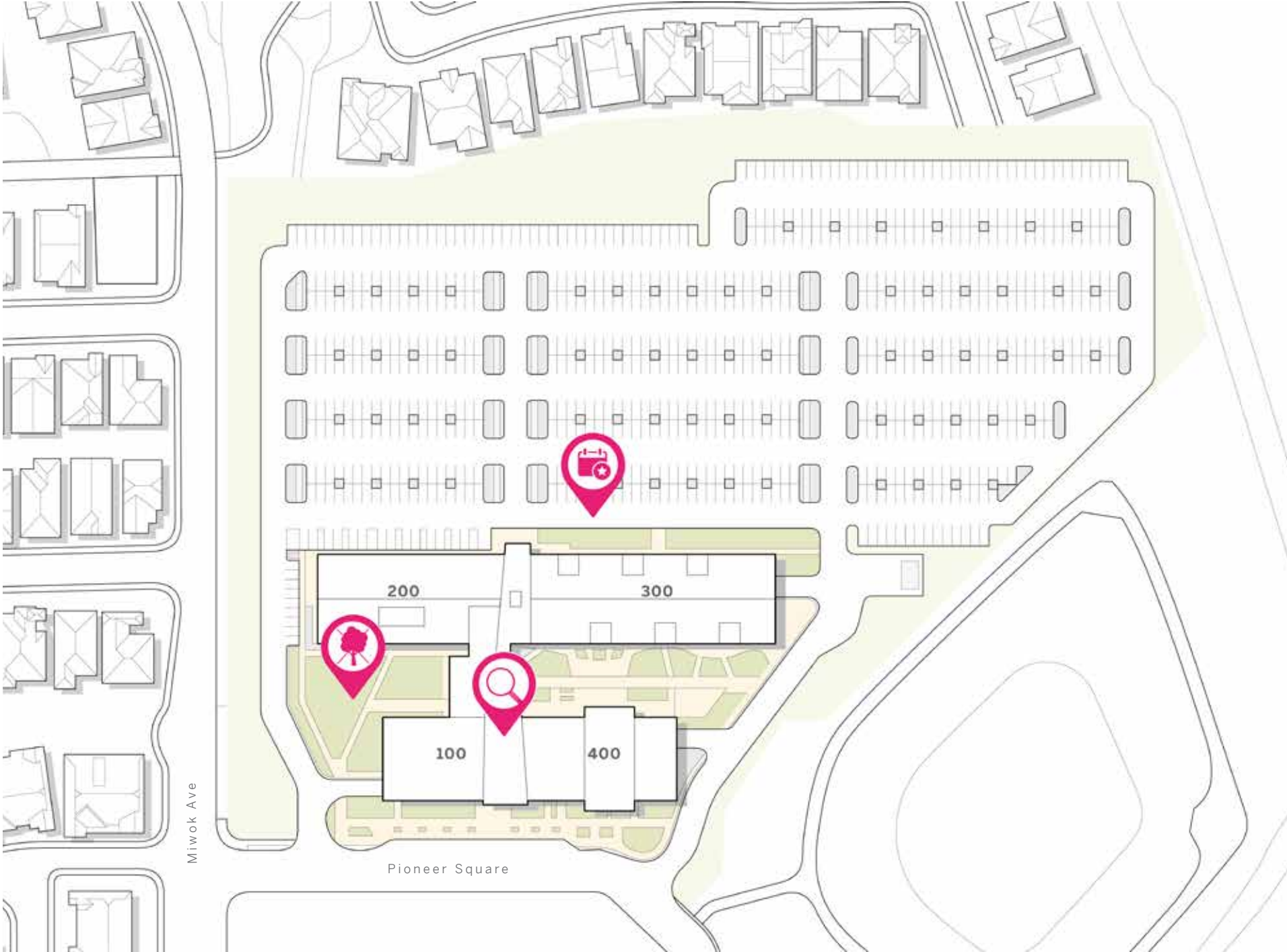
 Wayfinding



CHALLENGES

Brentwood Center

-  Need Event Space
-  Lack of Shade
-  Wayfinding Challenges



DECISION MAKING

Considering all Factors



ANALYSIS

02

COMMUNITY CONTEXT

One College, Two Campuses

- The LMC Pittsburg Campus and Brentwood Center are about a **20 minute drive** apart
- No direct route via public transit, could take between 1hr 20 min- 2hr 45 min

LEGEND

 City Limits



Source: Contra Costa Transit Authority, ESRI, USGS, NOAA

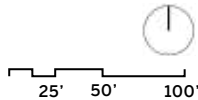
CAMPUS AT A GLANCE

Pittsburg Campus



CAMPUS AT A GLANCE

Brentwood Center



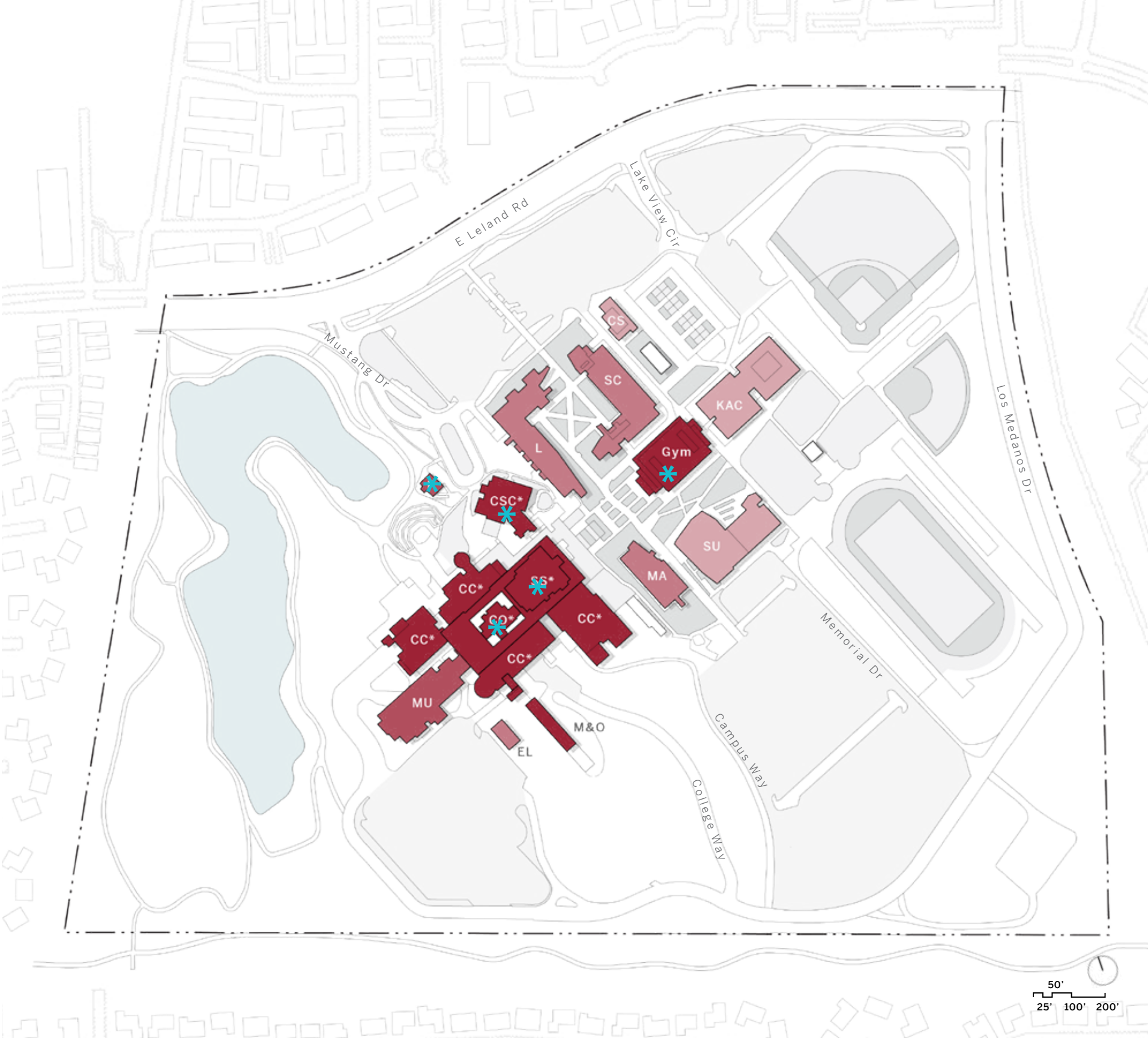
CONDITION ASSESSMENT

BUILDING AGE



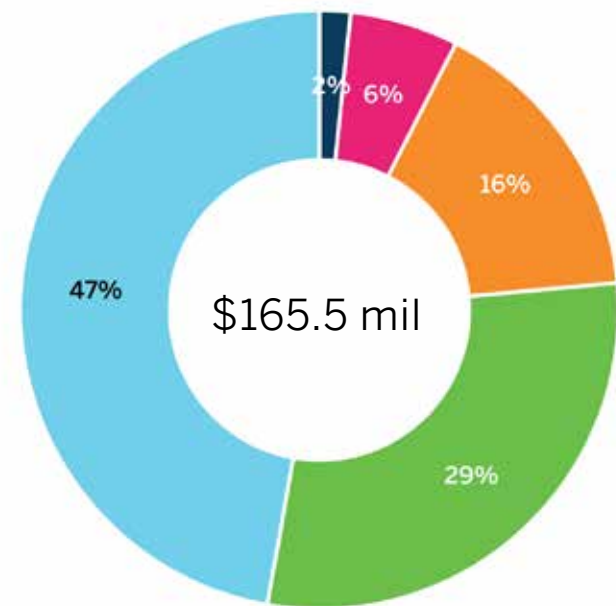
LEGEND

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



COLLEGE AT A GLANCE

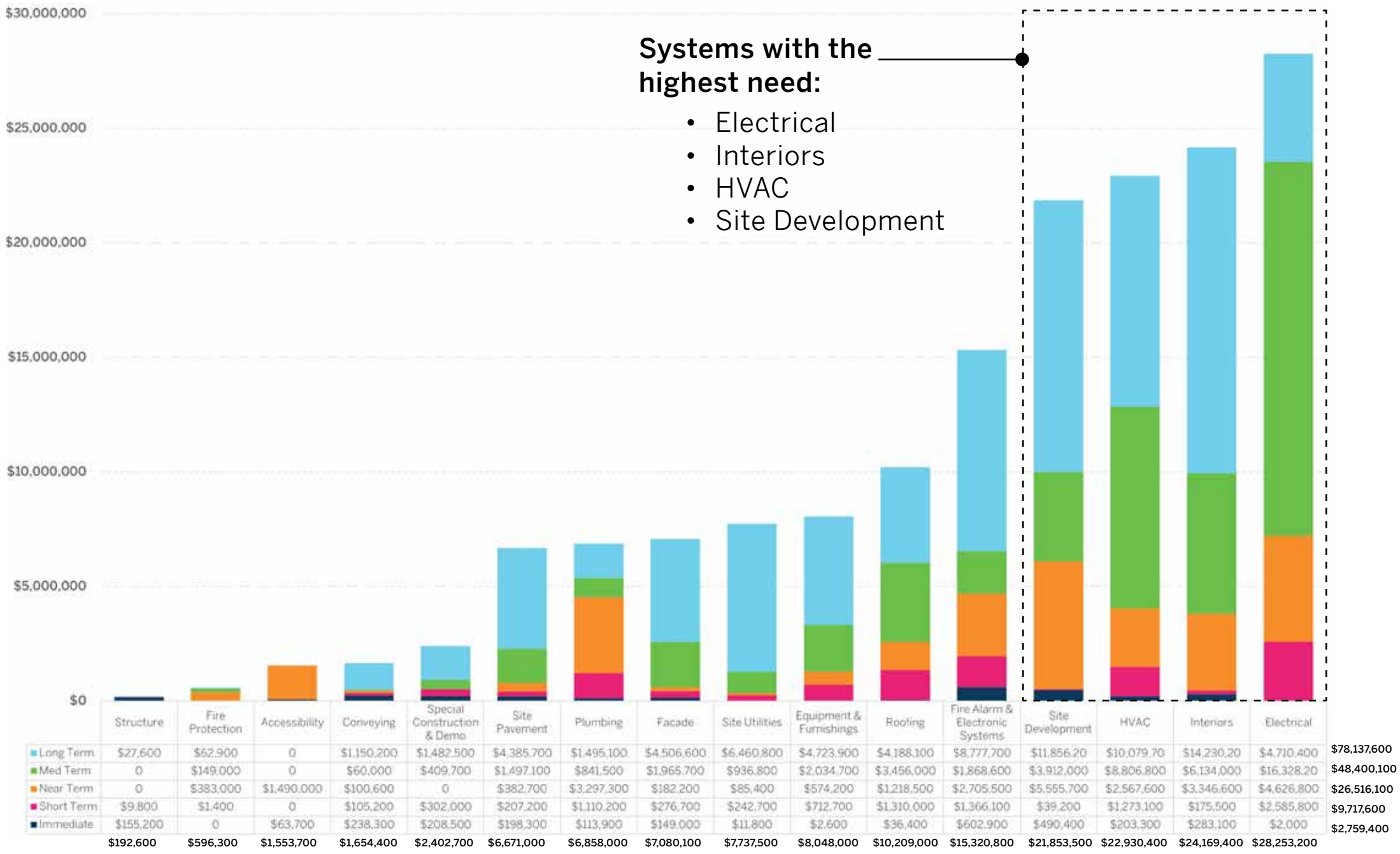
Deferred Maintenance - 20 year outlook



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

LEGEND

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



DEFERRED MAINTENANCE

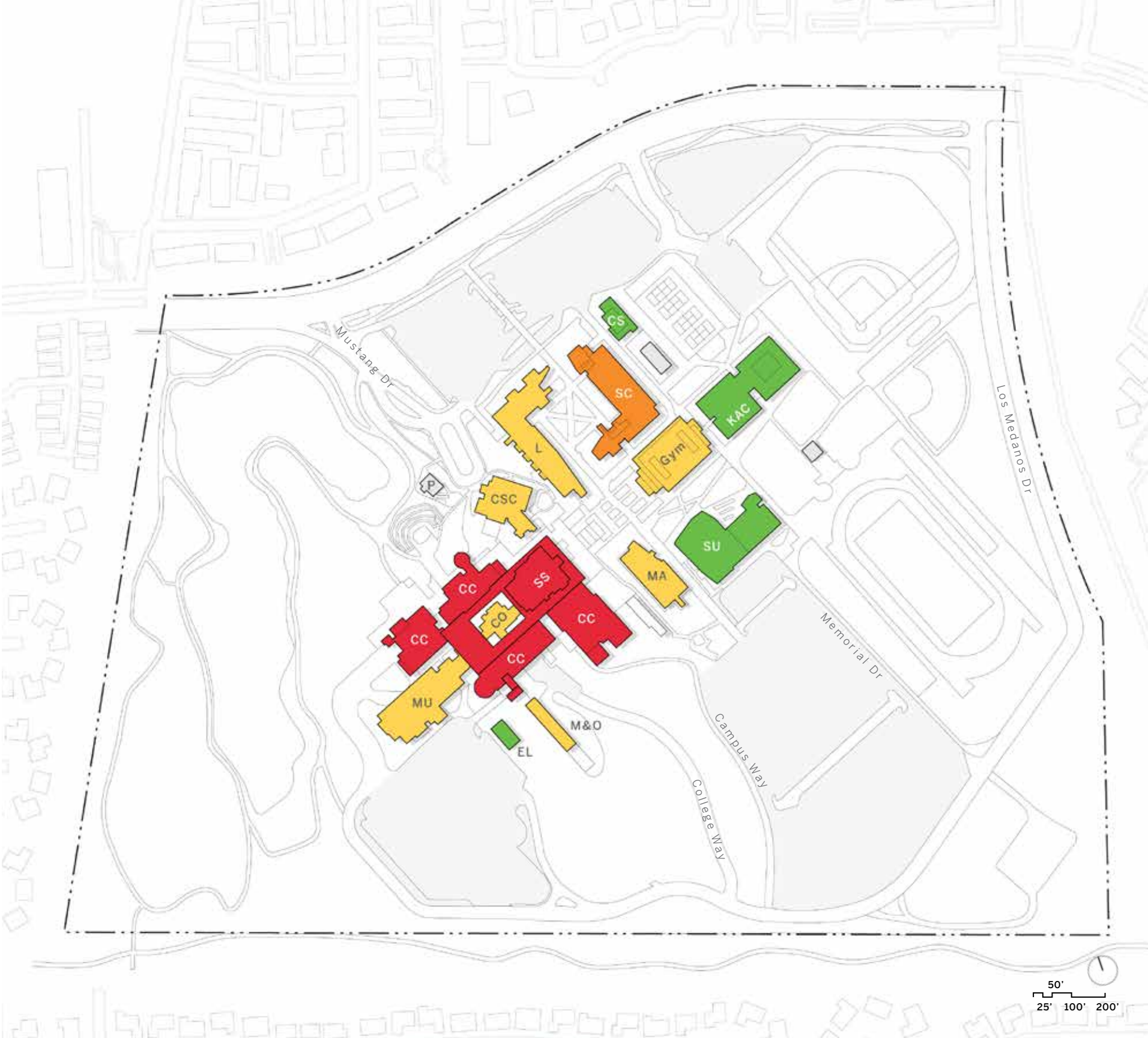
10-Year Outlook



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

LEGEND

- >\$1,000,000
- \$1,000,000 - \$5,000,000
- \$5,000,000 - \$10,000,000
- >\$10,000,000



QUALITATIVE ISSUES

Based on Interviews



LEGEND

- Minimal Issues
- Some Issues
- Several Issues
- Critical Issues



COLLEGE AT A GLANCE

Assessments

Location	Deferred Maintenance	Facility Condition Index (FCI)	Qualitative (programmatic feedback)	Energy Use Intensity (EUI)	Space Utilization (in-person/on-line)	Programmatic Alignment /Guided Pathways
Los Medanos College / Los Medanos Site	\$32,129,966				Data and information in progress	
Los Medanos College / College Complex	\$28,088,384	22.00%				
Los Medanos College / Science	\$6,574,196	14.90%				
Los Medanos College / Maintenance & Utility	\$3,939,910	82.20%				
Los Medanos College / Library	\$3,100,143	10.40%				
Los Medanos College / Child Study Center	\$2,705,986	23.80%				
Los Medanos College / Gymnasium	\$2,238,612	13.10%				
Los Medanos College / Math Building	\$2,157,302	10.90%				
Los Medanos College / Music Addition	\$2,036,473	14.10%				
Los Medanos College / Core Building	\$1,986,521	8.10%				
Los Medanos College / Brentwood Education Center	\$1,111,676	1.9%				
Los Medanos College / Student Life/Student Union	\$564,568	2.30%				
Los Medanos College / Kinesiology / Athletics Center	\$540,956	2.10%				
Los Medanos College / SC-ETEC	\$184,800	3.60%				
Los Medanos College / EE TEC Portable Classroom	\$158,523	19.10%				
Los Medanos College / Campus Safety Center	\$45,370	1.50%				
Grand Total	\$87,563,386	15.33%				

All of this data and information will inform recommendations of the FMP.

DECISION MAKING

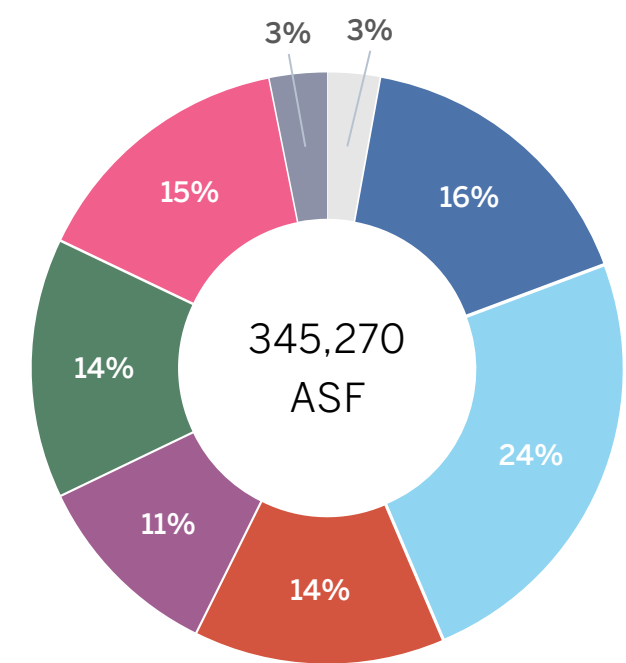
Considering all Factors



SPACE USE

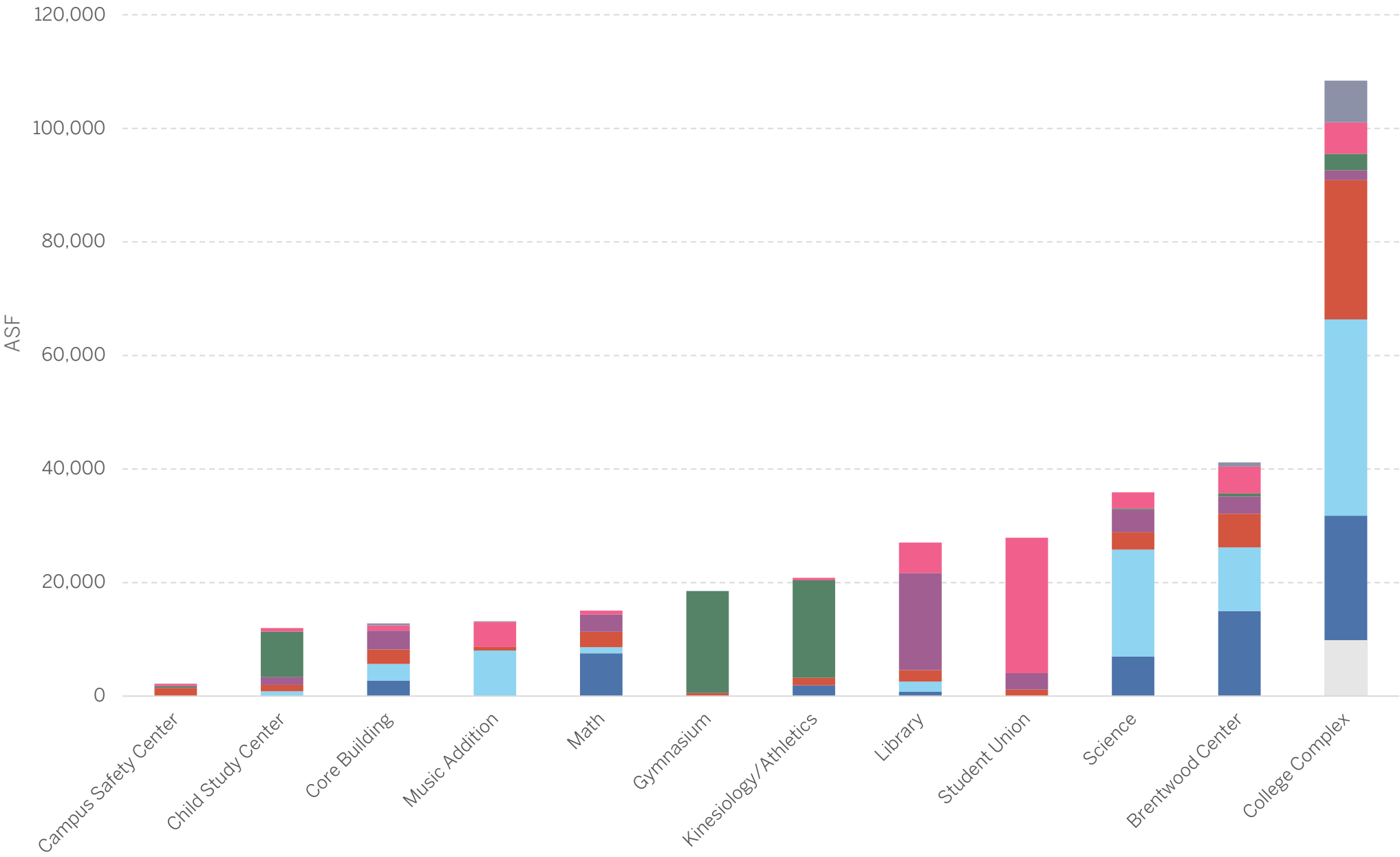
COLLEGE SPACE USE

Room Type



LEGEND

- | | |
|-----------|------------------|
| Classroom | Special Use |
| Lab | Meeting/Lounge |
| Office | Support |
| Study | Inactive/Unknown |



* Only buildings over 2,100 ASF shown in bar chart.

COLLEGE SPACE USE

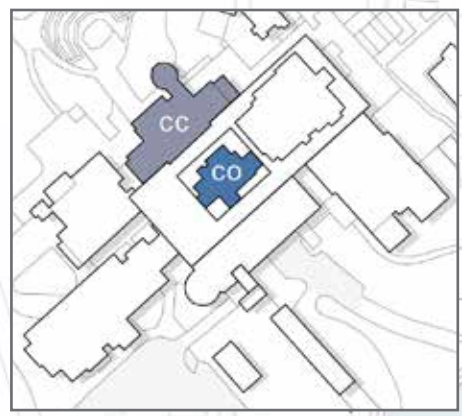
Primary Building Use



LEGEND

- | | |
|---|---|
| Classroom | Special Use |
| Lab | Food |
| Office | Meeting/Lounge |
| Study | Support |

Source: FUSION



1ST FLOOR



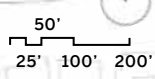
2ND FLOOR



4TH FLOOR



3RD FLOOR/OVERALL



SPACE NEEDS

As Determined Through Interviews

CLASSROOMS

- Ensure classrooms are adaptable for **hyflex learning** and varied teaching styles
- Design flexible and innovative **teaching spaces** that embrace change and bring new ideas to the learning experience
- Smart classrooms, technology integration, and pianos for **Music** classes
- **Drama** requires more classroom and theater space of various types and sizes

LABS

- **Art** needs designated space for project construction, digital tools, and collaborative work
- Issues with existing labs, such as cramped chemical stock rooms, broken lockers, and deteriorating cabinetry in **Biology** labs
- Limited space impacted various **CTE** programs, hindering growth, collaboration, and safety measures
- Provide climate-controlled labs, especially for **Welding**, to enhance the quality of education
- Upgrade labs in **Nursing, EMT, and VOTEC** programs, ensuring they accommodate growing enrollments and provide necessary resources
- Optimize **English** program room usage by converting large offices into smaller, functional spaces or labs

OFFICES

- Create welcoming and expansive **faculty offices**, conducive to student interactions and support
- Address lack of privacy in **Counseling, Student Services, Veteran Services, & PIE** offices
- Optimize existing **Library** staff and office spaces, ensuring efficient utilization
- Limited office space for the **Nursing** program
- Explore consolidating **English** faculty spaces to enhance collaboration and departmental cohesion

STUDY

- Create more collaborative areas for students, catering to their preference for group study and collaboration
- Consider adding informal study lounges on the second floor of the **Library**
- Create a unified, easily accessible **Tutoring** center
- Insufficient team meeting areas and quiet study spaces, especially in **Science** building
- Upgrade computer labs at **Brentwood Center**

SPECIAL USE

- Enhance **Athletics** facilities to meet competition standards and explore new sports programs
- Enhance security measures, tech infrastructure, and observation room functionality for the safety of children and students in the **Child Studies Center**

- Update existing facilities, including bleachers, tracks, concession stands, and custodial rooms
- Seek a larger, more accommodating space for the **Basic Needs Center** operations

MEETING/LOUNGE

- Address space constraints and consider expanding the lounge area for students in **Student Union**
- Address the absence of a food service provider
- Allocate dedicated space for **Student Life** activities, clubs, and **Athletics** and other events
- **Transfer Academy** needs a designated space to enhance student interaction
- **Learning Communities** need interdisciplinary space
- **Drama** needs new stages, fly space, and a modifiable grid theater for various productions
- Add **Welcome Center** at Brentwood Center

SUPPORT

- Address fragmented space, storage, and network capacity issues to enhance efficiency and accessibility
- Provide adequate storage space and secure delivery areas for **Buildings & Grounds** operations
- Include gender-inclusive facilities
- Adequate storage for **Performing Arts** props, costumes, and set-building materials

SPACE NEEDS FEEDBACK

Academic

College Complex - Instructional
Career Technical Education
Art, Music & Drama
Math & Sciences
KAC & Gymnasium
Child Development Center

CLASSROOMS						
LABS						
OFFICES						
STUDY						
SPECIAL USE						
MEETING/LOUNGE						
SUPPORT						

SPACE NEEDS FEEDBACK

Administrative

	Brentwood Center	Equity & Inclusion	Planning & Inst. Effectiveness	Equal Employment Opportunity	Building & Grounds	Police Services	Information Tech
CLASSROOMS							
LABS							
OFFICES							
STUDY							
SPECIAL USE							
MEETING/LOUNGE							
SUPPORT							

SPACE NEEDS FEEDBACK

Student Life & Services

	Student Services	Student Union	Learning Communities	Counseling	Veterans	Tutoring	Basic Needs Center	Library
CLASSROOMS								
LABS								
OFFICES								
STUDY								
SPECIAL USE								
MEETING/LOUNGE								
SUPPORT								

DECISION MAKING

Considering all Factors

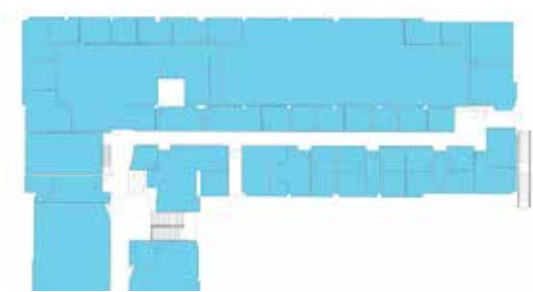


MEASURING SPACE

DATA ANALYSIS

Measuring Space

ASSIGNABLE SQUARE FOOTAGE (ASF)



The area of each identified program space. For example, the Net Area of an 8' x 8' workstation is 64 ASF.

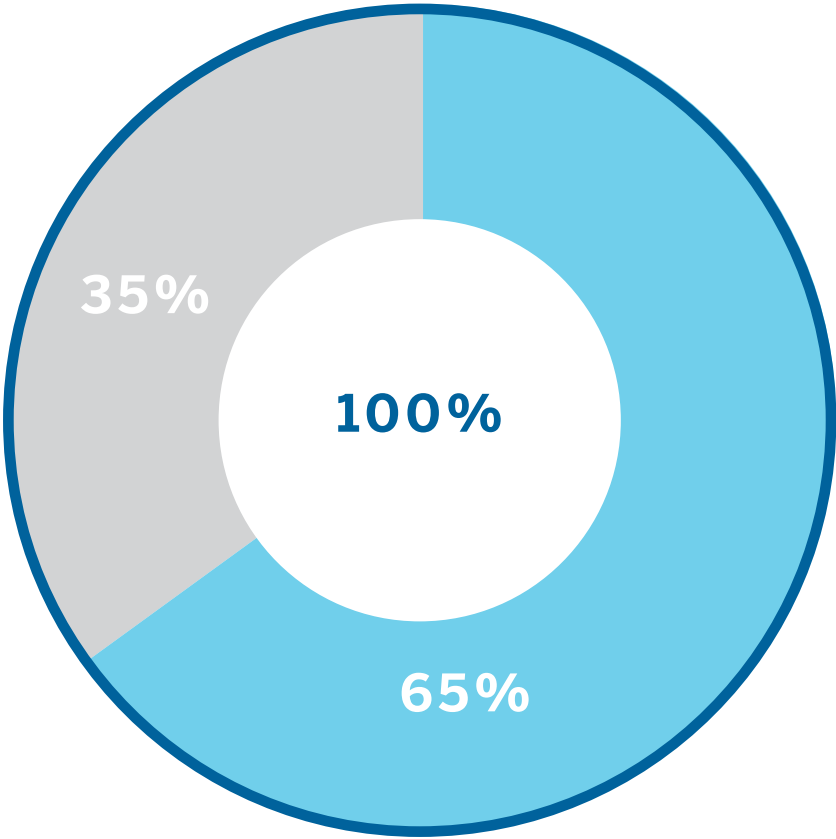
NON-ASSIGNABLE (Building Efficiency)

Includes circulation, restrooms, mechanical shaft, electrical rooms, etc. (A percentage of the assignable square footage)

GROSS SQUARE FOOTAGE (GSF)



Total area of a building enclosed by the exterior face of the perimeter walls, calculated on a floor-by-floor basis (Includes exterior wall thickness, and all vertical penetrations).



DATA ANALYSIS

Coding Space



LECTURE

Classrooms
Support Spaces



LAB

Labs
Support Spaces



OFFICE

Offices
Support Spaces



LIBRARY

Library
Study
Tutorial



**INSTRUCTIONAL
MEDIA**

AV/IT
Technology



OTHER

PE
Assembly
Food Service
Lounge
Bookstore
Meeting Rooms
Data Processing
Health Service

Title V Categories

PLANNING STANDARDS

California Community Colleges

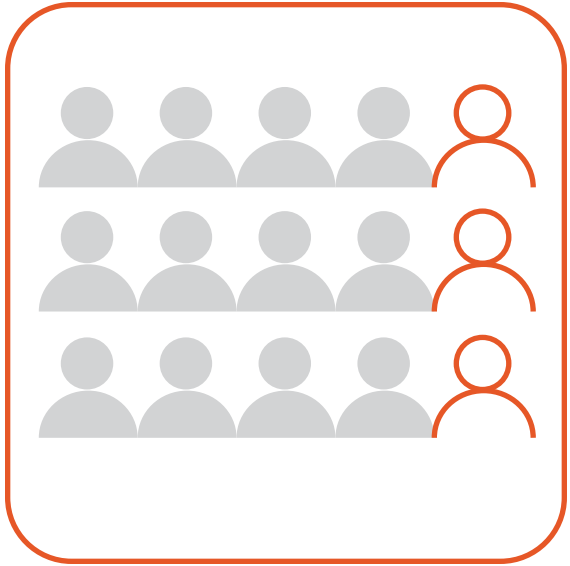
Space Type	Formula	Rates
Classroom	ASF / Student Station	20
	Station Utilization Rate	66%
	Average hours room/week	48 (Less than 140,000 WSCH)
Lab	ASF / Student Station	Varies based on subject
	Station Utilization Rate	85%
	Average hours room / week	27.5
Office/Conference	ASF per FTEF	175
Library/Study/LRC	Base ASF Allowance	3,795
	ASF / 1st 3,000 DGE*	3.83
	ASF / 3,001-9,000 DGE*	3.39
	ASF / > 9,000 DGE*	2.94
Instructional Media/AV/TV	Base ASF Allowance	3,500
	ASF / 1st 3,000 DGE*	1.50
	ASF / 3,001-9,000 DGE*	0.75
	ASF / > 9,000 DGE*	0.25

DGE Day Graded Enrollment

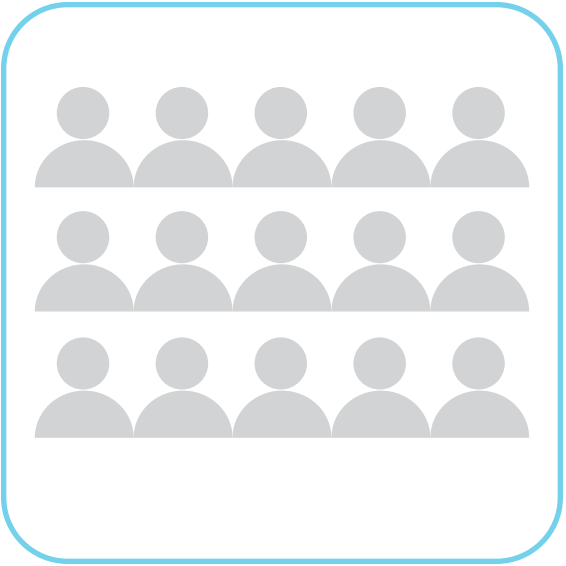
Source: Board of Governors of the California Community Colleges Policy on Utilization and Space Standards, September 2020 Revision

DATA ANALYSIS

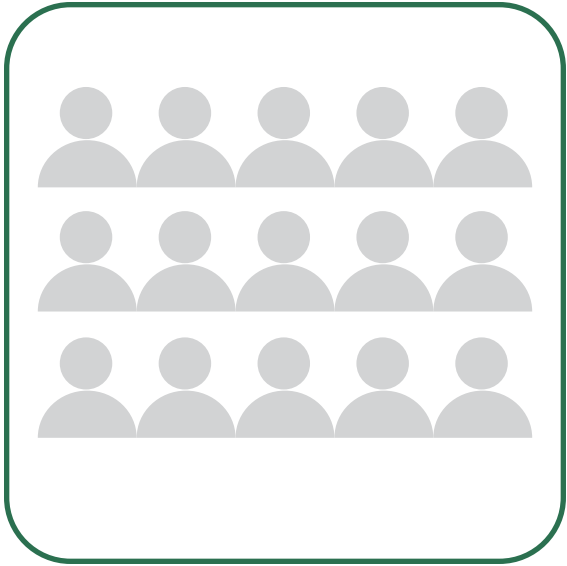
Capacity Loads



LOW USE
Over 100%
cap/load
overbuilt



RIGHT USE
At 100%
cap/load

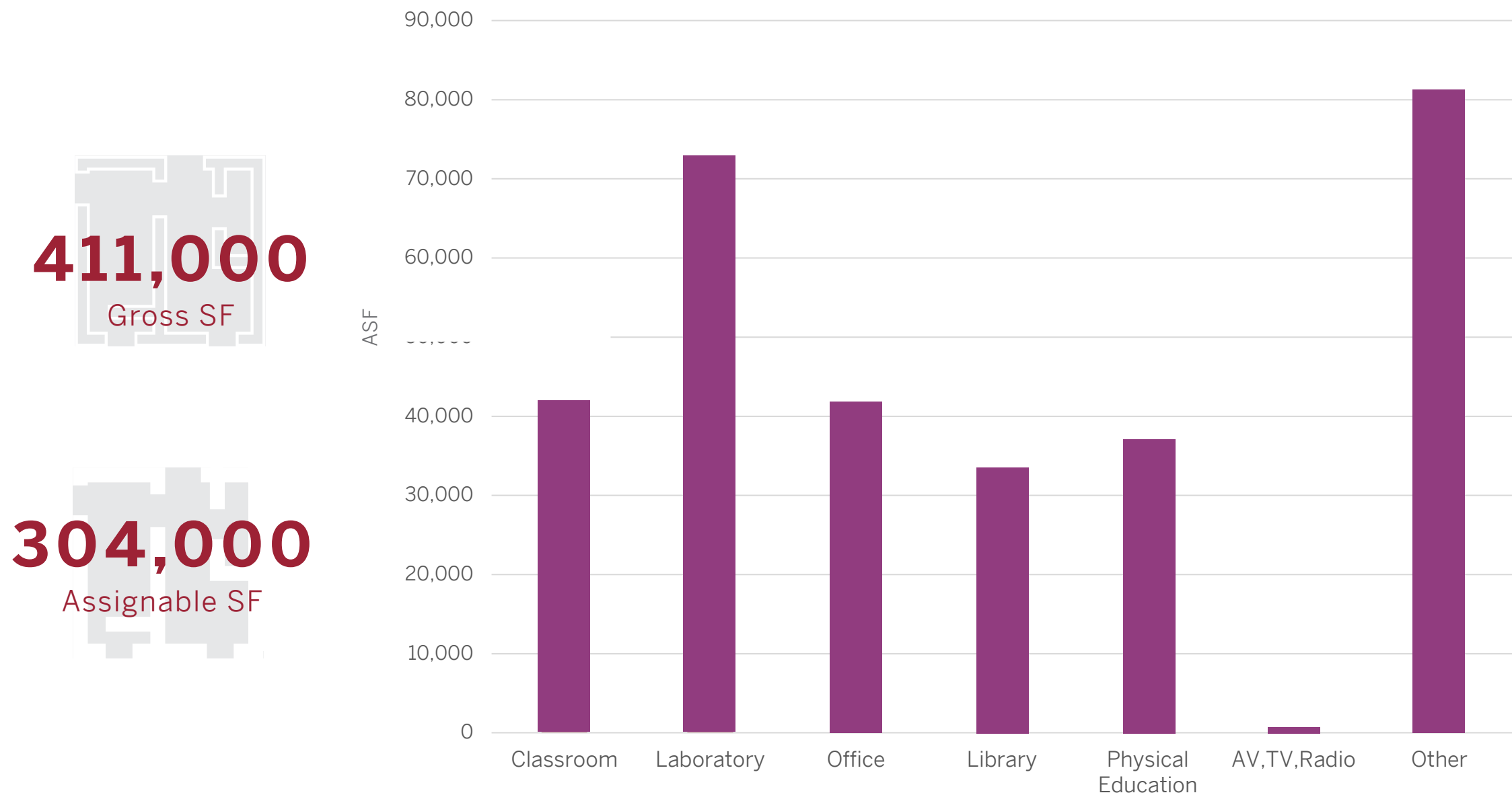


HIGH USE
Under 100%
cap/load
under-built

*Eligible for
State Funding*

DATA ANALYSIS

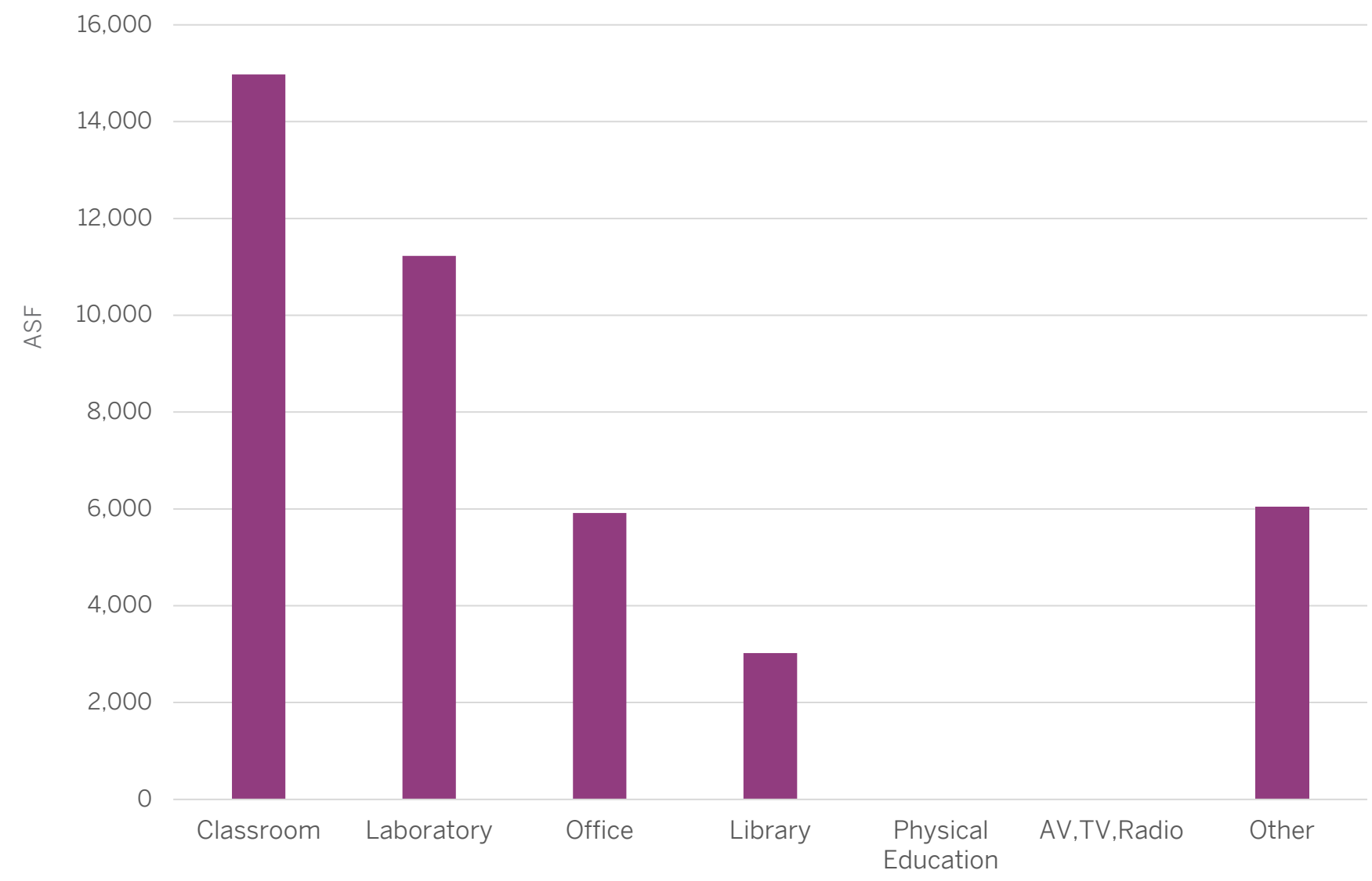
2023 Existing Space Inventory - Pittsburg Campus



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

DATA ANALYSIS

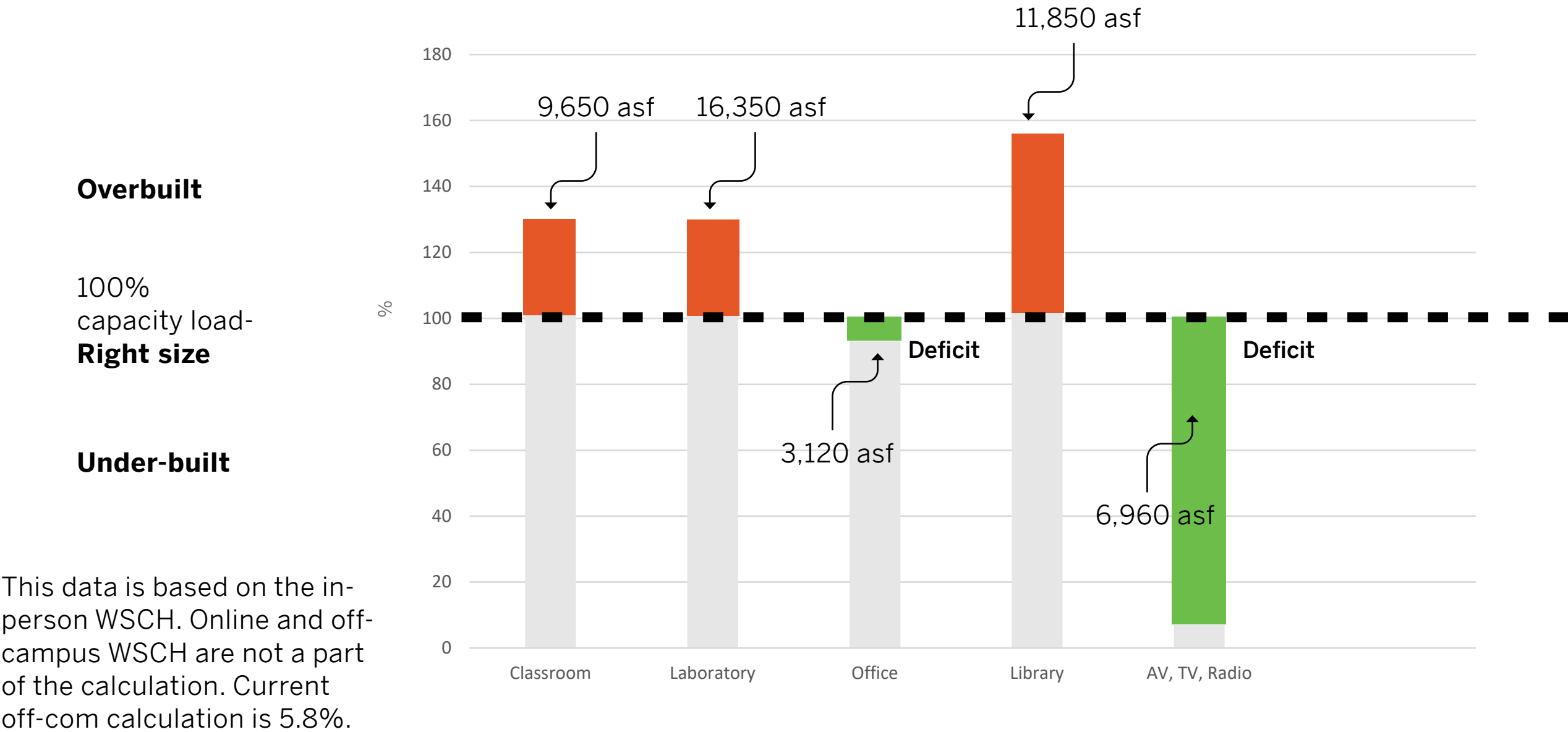
2023 Existing Space Inventory - Brentwood Center



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

DATA ANALYSIS

2023 Existing Space Inventory - Pittsburg Campus

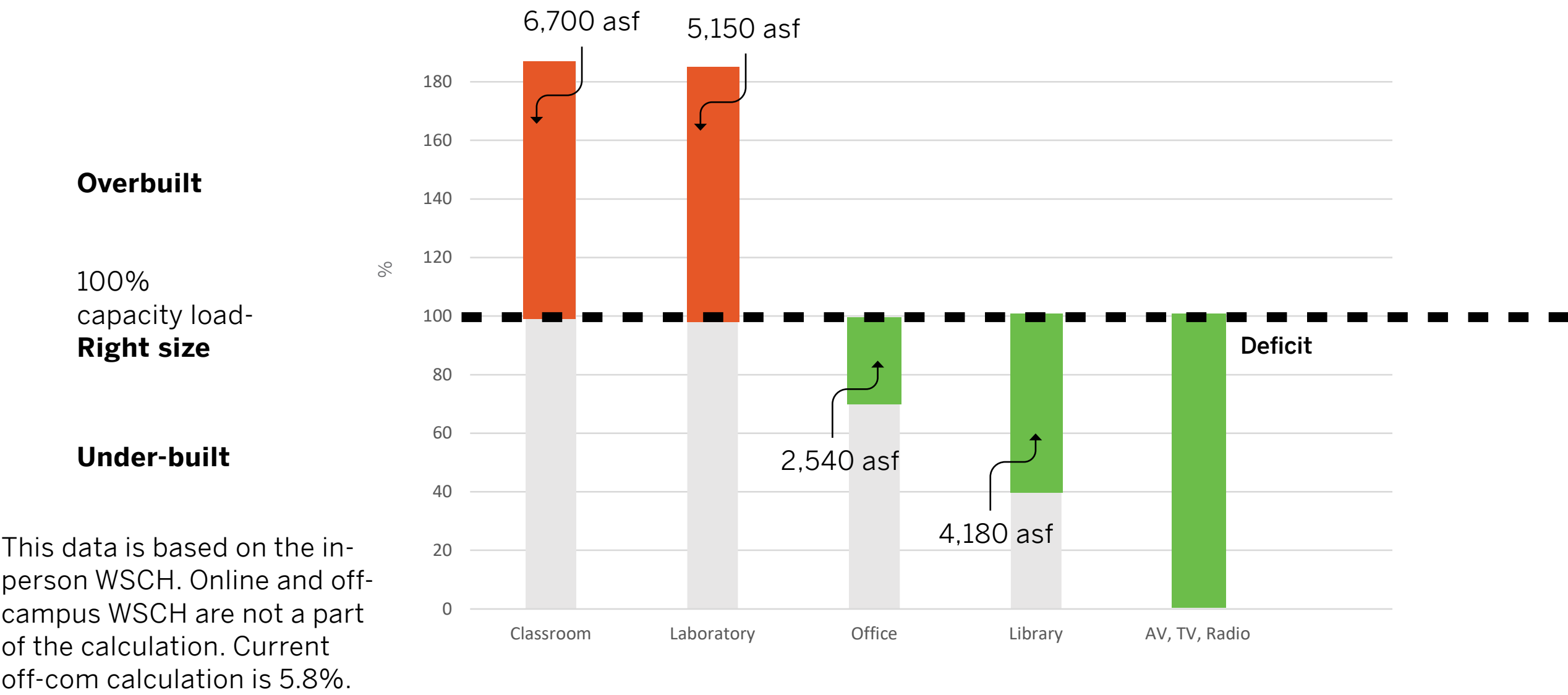


This data is based on the in-person WSCH. Online and off-campus WSCH are not a part of the calculation. Current off-com calculation is 5.8%.

*Source: 5 Year Plan from FUSION (Facilities Utilization, Space Inventory Options Net)

DATA ANALYSIS

2023 Existing Space Inventory - Brentwood Center



*Source: 5 Year Plan from FUSION (Facilities Utilization, Space Inventory Options Net)

DECISION MAKING

Considering all Factors



BIG IDEAS

03



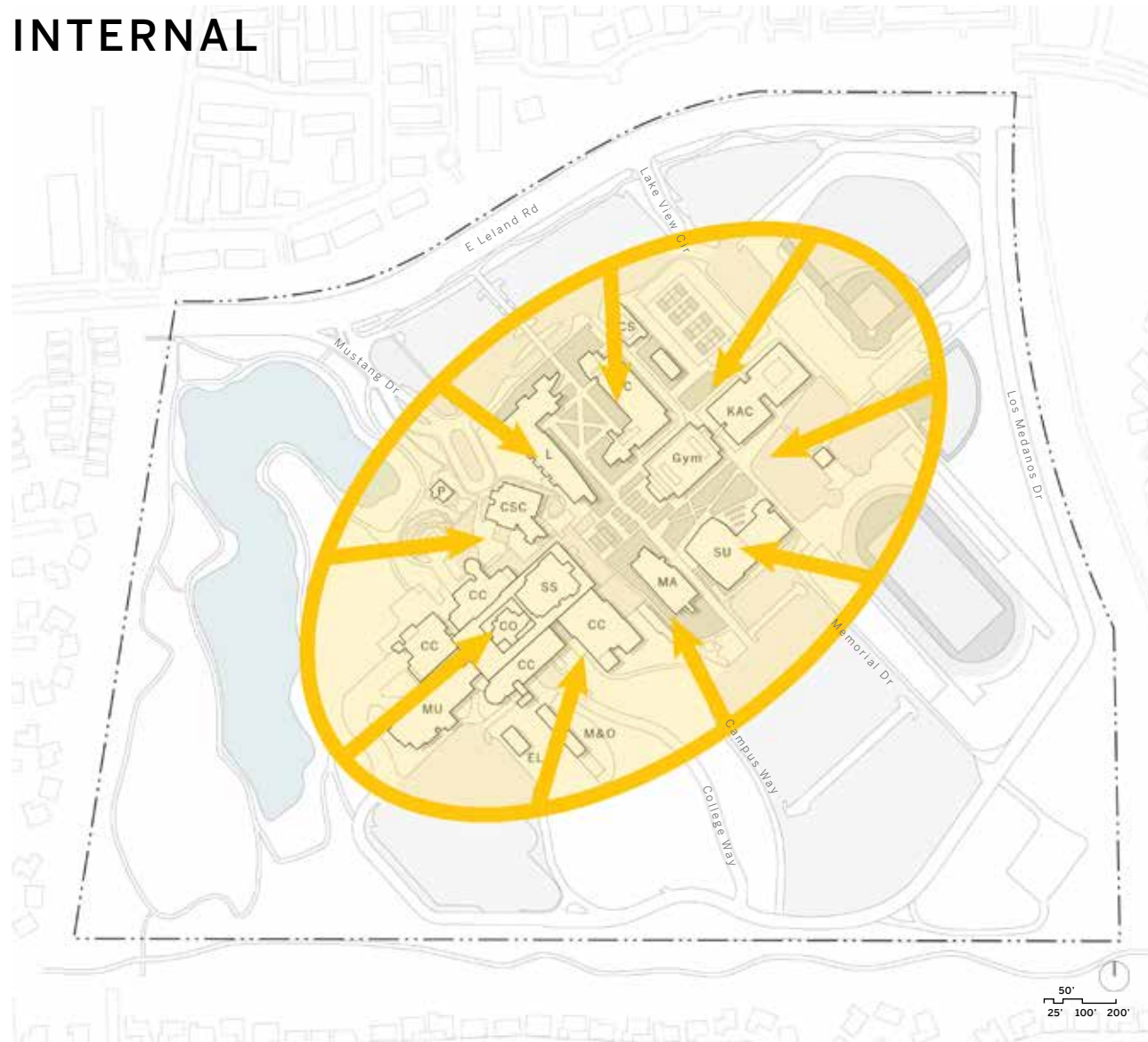
INTERNAL



EXTERNAL

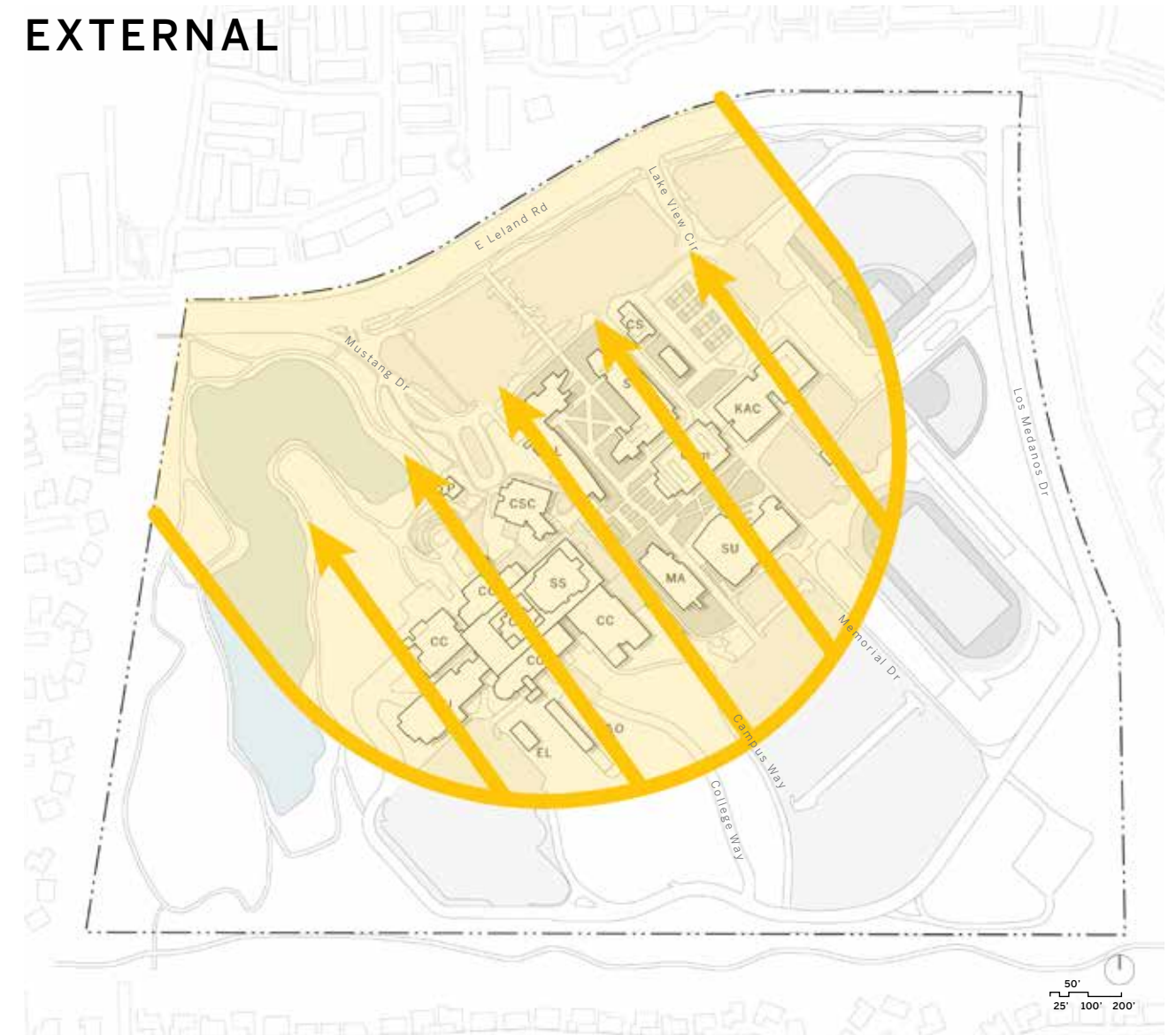
ORIENTATION & OPPORTUNITY ZONES

INTERNAL



- Continue the internal development of campus.
- Opportunity zones will tightly align with the campus structure and infill pockets of space.

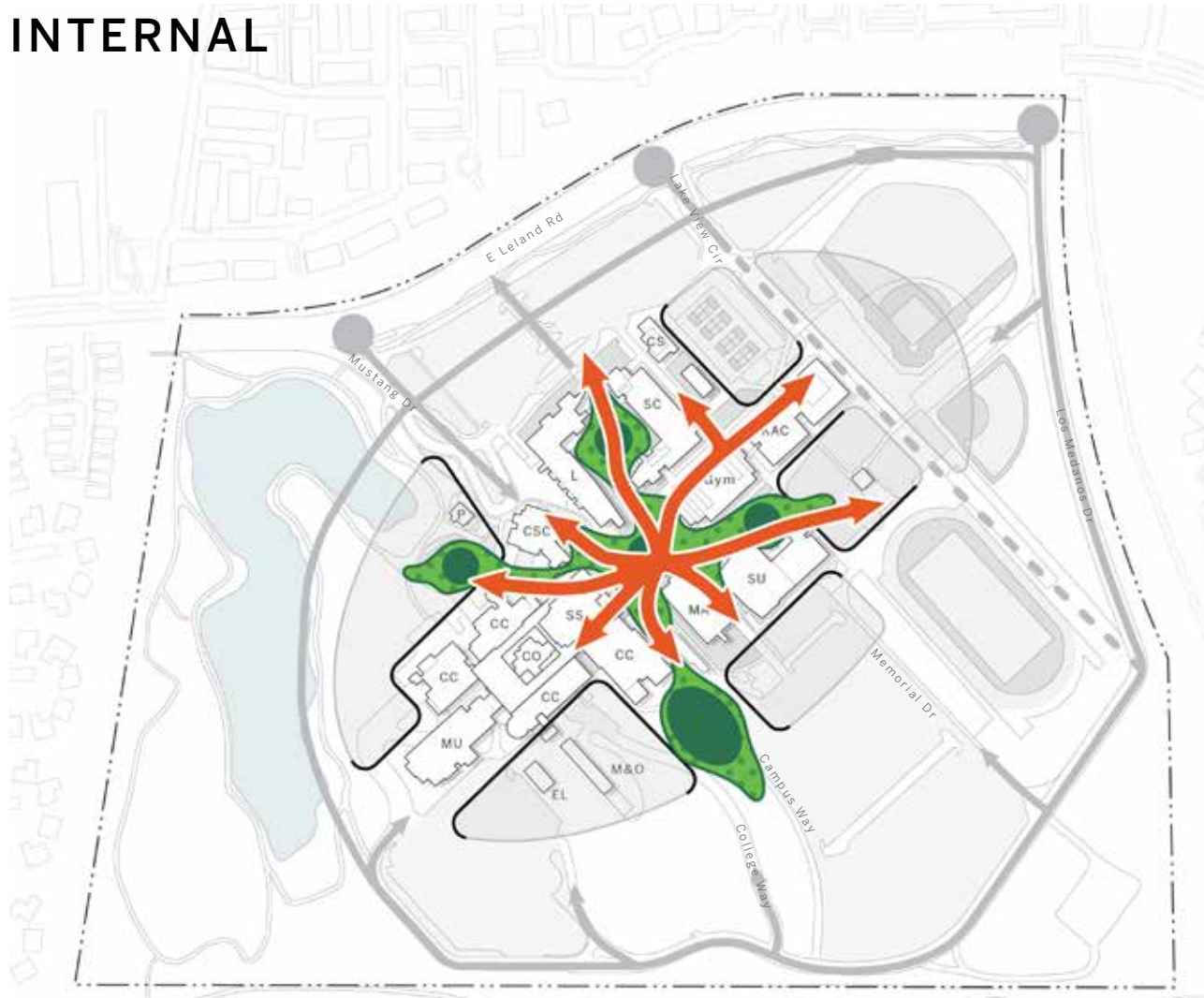
EXTERNAL



- Develop the Campus towards the north edge of campus.
- The opportunity zones are concentrated to the north edge of campus and along the campus roads.

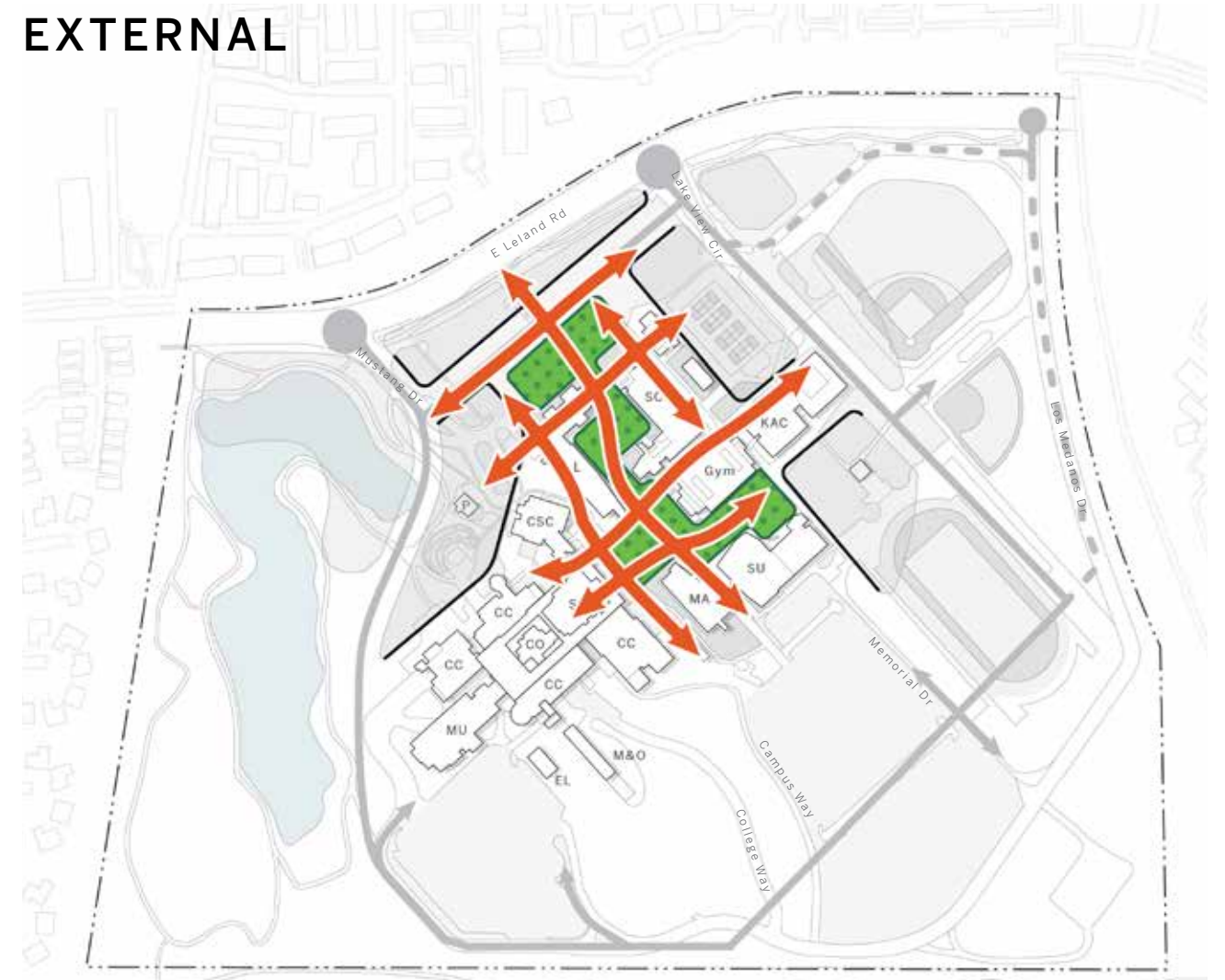
PEDESTRIAN CIRCULATION & OPEN SPACE

INTERNAL



- Pedestrian paths will follow the open space network connecting to points throughout the campus.
- The open spaces will radiate from the core of campus and create pockets of space within the tighter network of buildings

EXTERNAL



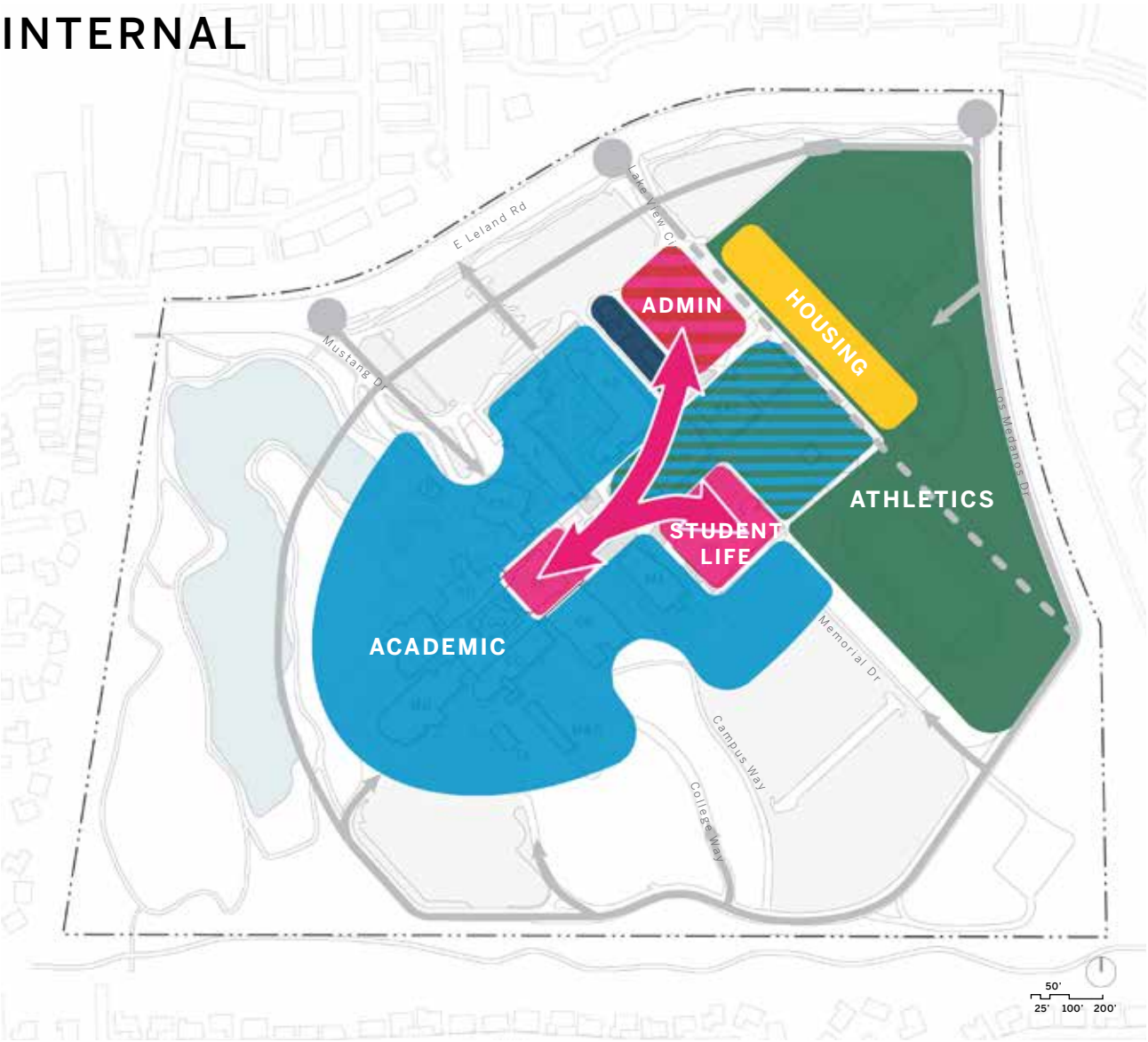
- The pedestrian network weaves north south and east west throughout the campus grid.
- New pedestrian paths towards the north strengthen the new housing and student life spaces.
- The open space moves to the north creating a large central green network.

PROGRAM

LEGEND

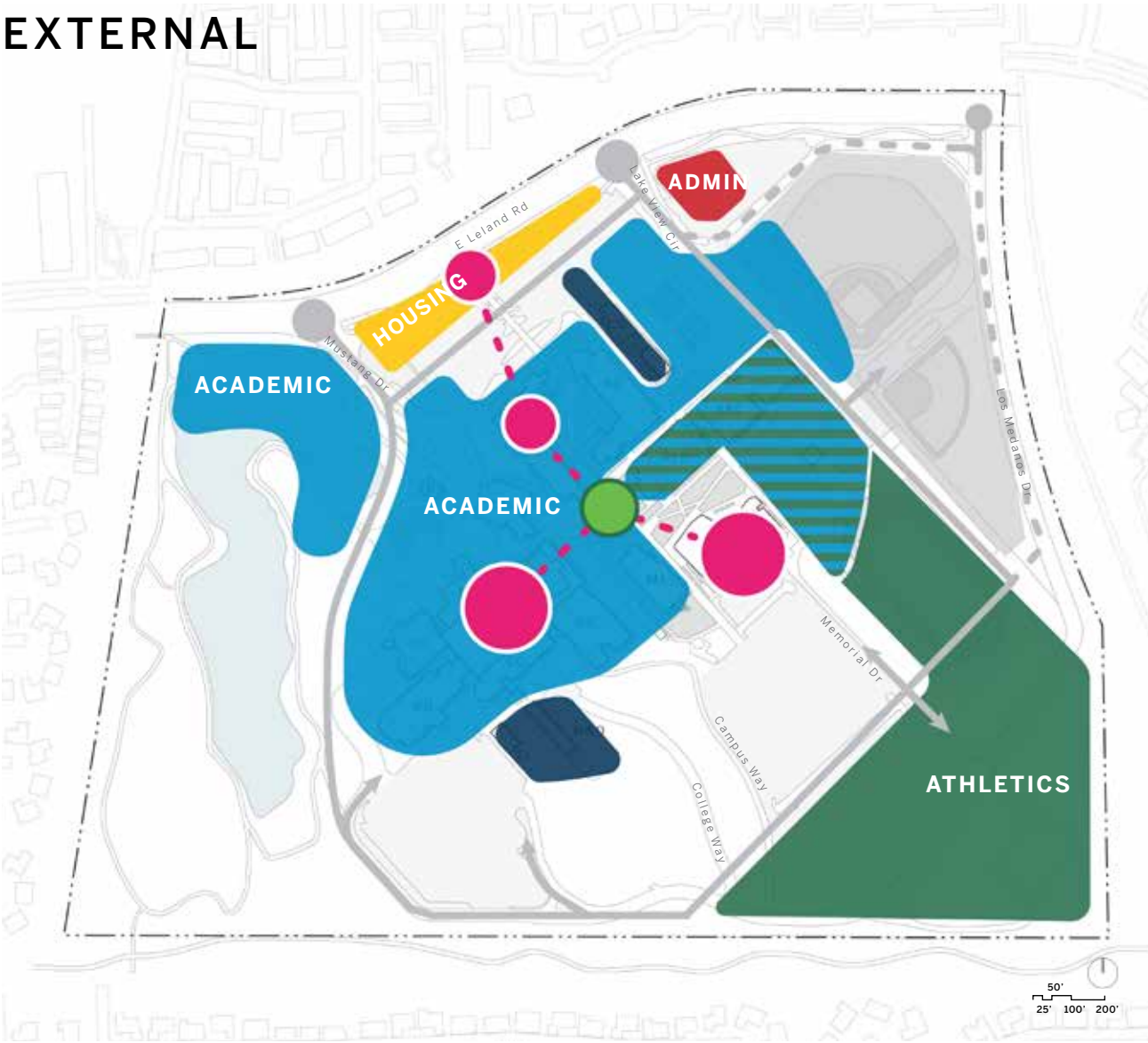
- | | |
|----------------|--------------|
| Academic | Student Life |
| Administration | Support |
| Housing | Athletics |

INTERNAL



- The majority of the campus core is academic
- Student life and administration are concentrated to 3 locations and connected through the campus core.
- Athletics spaces are concentrated to the north-east.
- Housing is located at the north-east edge of campus completing the axes.

EXTERNAL

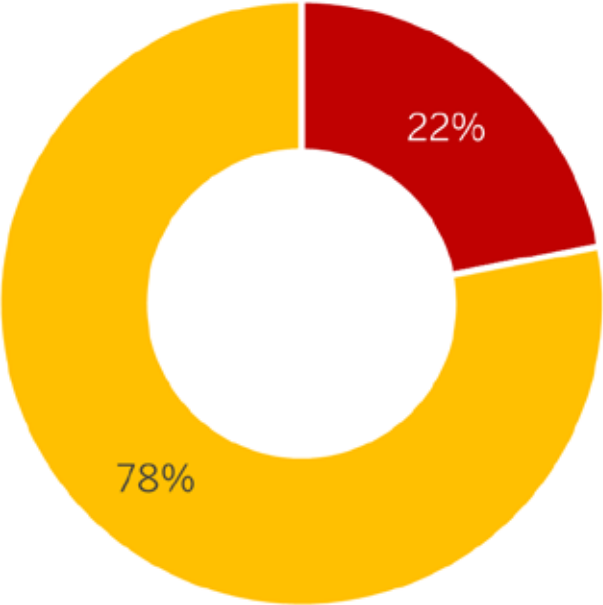


- Academic space permeates throughout the campus.
- Athletics move south.
- Housing is at the north side of campus along E Leland Road.
- Administration is located at one of the main entrances to campus.
- Student life nodes support students through the campus and uses.

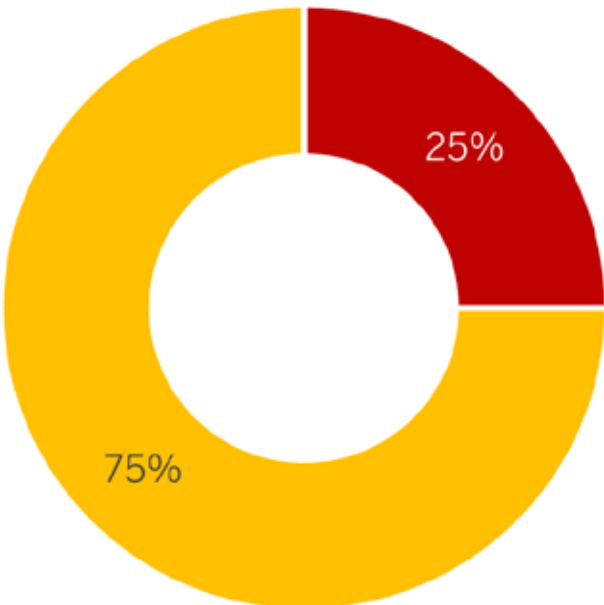
BIG IDEAS

What we Heard

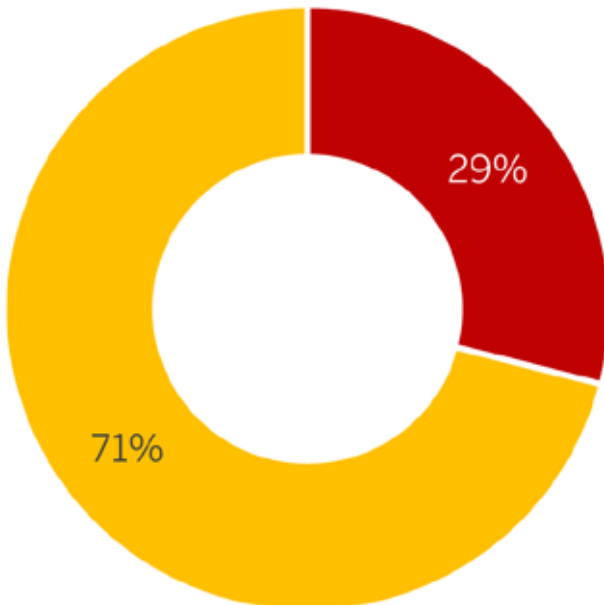
Steering Committee



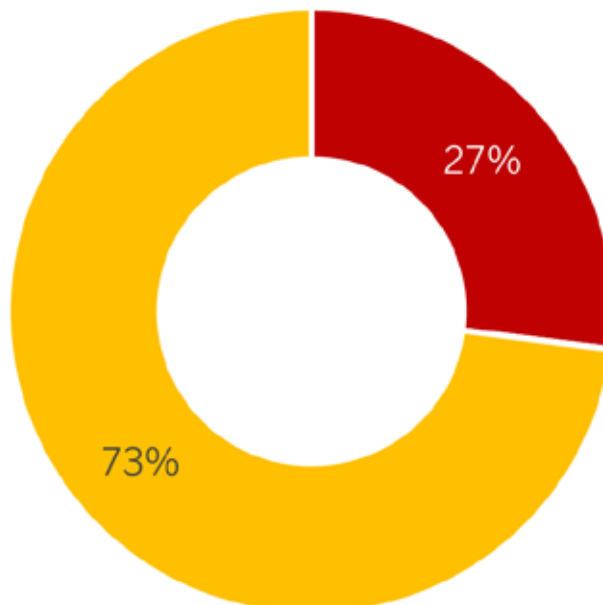
President Cabinet



SGC



LMCAS



LEGEND





- Internal Option
- External Option

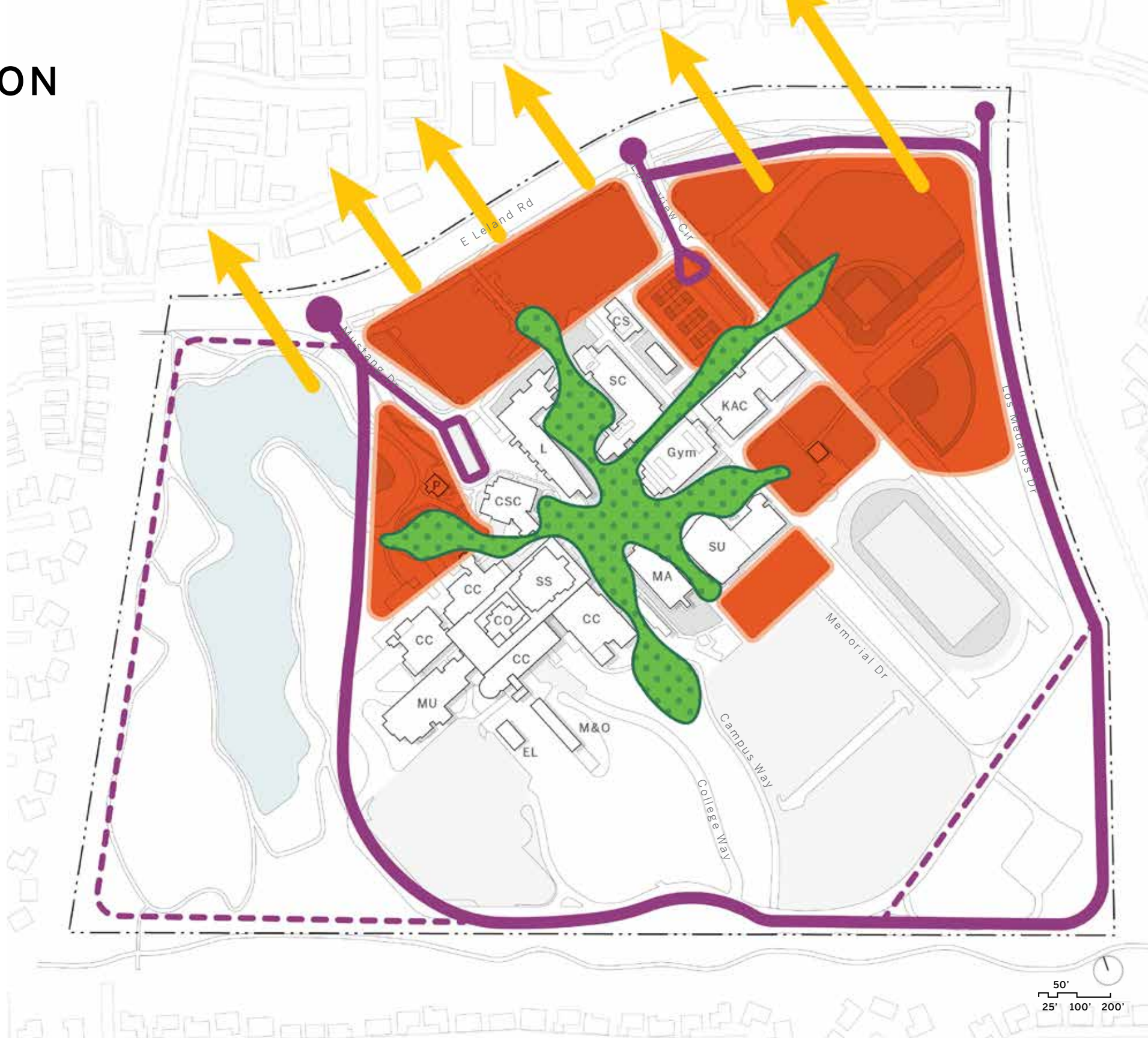
BIG IDEA - PREFERRED OPTION

Updated Based on Input

- Preference to the external option
- Prefer that all development happen within the road network to limit pedestrian crossing over roads
- Like the more free flowing open space and pedestrian network
- Program towards E Leland Road should "put our best face forward" focus on buildings that highlight academics and innovation.

LEGEND

-  Opportunity Zones
-  Open Space Network
-  Vehicular Route
-  Optional Vehicular Route



POTENTIAL PROJECTS/PRIORITIES

Based on Current Analysis and Findings

New Space Needs

Engineering & Industrial Technologies	Admin/ Student Services	Welcome Center Spaces
Nursing/ EMS/Health	On Campus Student Housing	Expanded Brentwood Center Space
Child Dev Early Care & Education	Fine & Applied Arts (Music, Art, Drama)	Academic Spaces to support Guided Pathways
Gym	Basic Needs/Food Pantry	

Space Upgrades

College Complex Upgrades	Consolidated Student Services
Library/ Study Space	Student Org/Life Spaces
General Classroom & Lab Upgrades	
Upgraded Office Spaces & Employee Lounges	

Campus Needs

Loop Road & Improved Vehicular Circulation	Safety & Security Upgrades	Improved Outdoor spaces
Improved Wayfinding	Sustainability Upgrades (EV, PV & Electrification)	Athletic Fields/ Stadium
Celebration/ Ceremony Space	Tech Upgrades throughout Campuses	Improved Lake & Trails
Expanded food options	Branding & Identity that represents the Students/ Community	

DECISION MAKING

04

DECISION MAKING

Considering all Factors



BUILDING OPTIONS

Effort Level

Leave As-is

Deferred Maintenance

Renovate in Place

Deferred Maintenance
Seismic Upgrades
Technology Upgrades
Swing Space
Code Compliance
Accessibility Upgrades
Energy Use Improvements

Construct New

Demolition
Infrastructure Upgrades
Site Work
New Construction

Renovate vs New Construction Considerations:

- temporary moves and swing space
- ease of renovation - what is the level of effort/catalytic projects required
- costs of renovation vs reconstruction - what is more cost effective
- sustainability - what path is more sustainable, embodied carbon
- space utilization - is the building well utilized
- space needs - can our existing buildings support our space needs
- total cost of ownership

EXAMPLE - CHILD STUDY CENTER

Decision Making

Leave As-is

**\$2.7 Mil in Deferred
Maintenance over 10 years**
**Programs stay in building, no
additional renovation**

Renovate in Place

**Renovate to support
programmatic needs.**
**Address building system
upgrades needed.**
**Swing space needed while
renovation in progress.**
**12,000 asf appx \$10.8 Mil in
renovation costs**

Construct New

**New Construction determined
based on space needs and
building location.**
**16,000 gsf appx \$17.6 Mil in
new construction costs**

WE WANT TO HEAR FROM YOU!

05

IN-PERSON EXERCISE

College Complex Engineering & Industrial Technologies Nursing/EMS/Health	College Complex Admin/Student Services Fine & Applied Arts	West Campus Child Study Center Basic Needs/Food Pantry	Athletics Gym Athletic Fields/Stadium	Office/Collaboration Student Org/Life Spaces Office Spaces & Employee Lounges	Campus Improved Outdoor spaces Improved Lake & Trails Celebration/Ceremony Space
Brentwood Space for events Wayfinding Expanded Food options	Services Consolidated Student Services Library/Study Space	Academic Academic Spaces to support Guided Pathways General Classroom & Lab Upgrades	Wayfinding Welcome Center Space Loop Road & Improved Vehicular Circulation Improved Wayfinding	Student Life Branding & Identity that represents the Students/Community On Campus Student Housing	Infrastructure Sustainability Upgrades (EV, PV & Electrification) Safety & Security Upgrades Tech Upgrades throughout Campuses
<div><div></div>As-is</div> <div><div></div>Renovate in place</div> <div><div></div>New Construction</div> <div><div></div>Other (post it note)</div>	<div><div></div>Not a Priority</div> <div><div></div>Somewhat of a Priority</div> <div><div></div>High Priority</div> <div><div></div>Other (post it note)</div>				

THANK YOU!
