Measure E General Obligation Bond

Program Management Plan

Draft Jan 9, 2006

Table of Contents

Central Services Offices

Executive Summary

Process

The Program Management Plan (PMP) becomes the road map for the implementation of the Measure "E" Bond Program. The journey from the inception to the completion of all of the projects for the Measure "E" Bond Program is a long road with many twists and turns along the way. The three most important elements in the PMP are defining the scope, budget, and schedule. All three of these elements are variables and the success of the program depends on a careful balance of these variables and the management of these variables throughout the life of the program. Scope is defined as the physical requirement of the project, the number of rooms, the size of the rooms, and other requirements of the space. The budget is the projected cost of construction, inflation costs, architectural, engineering, and all the other costs associated with a building program. The schedule creates the time line for executing the individual projects taking into consideration the swing space requirements, bond cash flow requirements, and the absorption rate of additional classroom space created.

MJC East Campus

The PMP was created by meeting with the individual stakeholders for each project and validating the program requirements of the Facilities Master Plan. Meetings were conducted with the faculty and staff to determine the requirements of the individual projects. Cost models were created to evaluate the project costs. Alternate time lines and cost scenarios were evaluated and presented to the Modesto College Council for review and approval.

During the evaluation and development of the PMP it became apparent that the cost estimates established in the Facilities Master Plan in 2004 had taken a tremendous cost escalation hit due to the unbridled construction inflation and shortage of building materials. In the recent past, the construction industry enjoyed a predictable low inflation rate, however recent worldwide construction material shortages have caused a spike in construction cost. A budget shortfall was predicted before the first shovel of dirt was turned.


Columbia College Green House

A plan for the budget recovery was developed to bring the program back into budget compliance. The simple solution to the problem would be to eliminate some projects to bring the program back into budget or to cut all projects by 25% across the board. A more strategic plan was developed. In analyzing the schedule and the relationship of antecessor to successor requirements, we discovered that by accelerating the projects from a twelve-year-program to a nine-year-program would save several million dollars. In addition to schedule acceleration, we have proposed retaining existing buildings slated for demolition for future building sites (i.e. current Agriculture buildings, Electronics, Journalism, and Annex buildings). Conservation of existing buildings has decreased the need for new building square footage. The proposed PMP outlined herein has brought the Program back into budget compliance by modifying the two other variables of schedule and scope keeping the third variable "cost" fixed.

Design Team

An Architectural selection committee was created to develop a pool of Architects and Planners. This selection committee was comprised of a cross section of the district's faculty, staff from both Modesto Junior College and Columbia College, and a representative from the Board of trustees, Facilities Planning & Operations, and Kitchell CEM. A Request for Qualifications was publicly advertised for Architects and Planners with Community College experience. Fifty submissions of qualifications from firms interested in the Measure "E" projects were received by the District. The selection committee narrowed this field down and conducted interviews with eighteen firms. After the selection committee went through this exhaustive process, they selected thirteen firms to comprise the team of designers to execute the projects outlined in this PMP. The Program Management Plan team has diligently been working on the projects' scope, budget, and schedule from the project inception in the summer of 2005 and has assembled a team of designers to execute the projects.

Columbia College Classroom

Next Step

The next step in our journey is to engage our assembled team of Architects and Planners in the individual projects outlined in this PMP. We have several projects scheduled to start design in the beginning of 2006 and we have assembled a team of Architects and Planners to accomplish this task. Quick Start projects at Columbia College are underway and construction on major projects is about a year away. The need for a visioning exercise giving MJC East and West Campus a clear identity is necessary and will start in the beginning of 2006.

MJC East Campus Parking Lot

Organization

Introduction

Many interested individuals and groups will be involved with the Yosemite Community College District Measure "E" Bond Program. Participation is furthered through Shared Governance, which allows a broad range of contact, input, and communication with stakeholders.

In developing an organizational structure and process for this type of program, two conflicting needs must be balanced. There is a need to involve input or oversight of hundreds of individuals and dozens of organizations. There is also a need to make decisions quickly and spend limited resources responsibly and effectively. The key to accomplishing a balance of these needs is to provide an open and active communications program and a streamlined administrative and decision-making process that includes checks and balances.

An effort has been made to determine the entire range of potentially effected, interested or associated groups or individuals. Additionally, identification of existing communities, and use of these forums to serve as conduit to a wider constituency has been utilized whenever appropriate.

1935 Library at East Campus

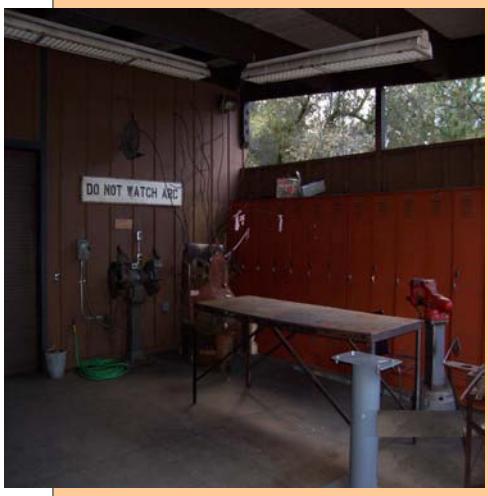
Governing Board

The elected board is directly responsible for all district actions and has charged the administration, through the Executive Vice Chancellor of Business and the Director of Facilities, Planning & Operations with management of the Measure "E" Bond Program. **The Program Manager and the Director of Facilities, Planning and Operations shall meet with this group on a monthly basis.**

Founders Hall at East Campus

Citizen's Bond Oversight Committee

The Governing Board has appointed fourteen community members to oversee the bond modernization program. This committee is expected to review program progress and expenditures, report their observations and if appropriate, recommend modifications. **The Program Manager and the Director of Facilities, Planning and Operations shall meet with this group on a quarterly basis.**



Columbia College Welding Area

President's Council

Each college will use the existing council to review decisions made by each project committee, provide reporting to college constituencies and provide direction for overall planning of the campus(s). The bond program team will meet with both councils on a monthly basis to provide regular updates, raise issues on projects, and give budget and schedule status. **The Program Manager and the Director of Facilities, Planning and Operations shall meet with this group on a monthly basis.**

Measure "E" Coordinating Committee/Facilities Committee

The Measure "E" Coordinating Committee for Modesto Junior College and the Facilities Committee for Columbia College is composed of key Faculty, Staff, Administrative Management, and Kitchell CEM, Program Management Consultant. These committees are responsible for coordination and operation of all modernization program activities.

MJC East Campus

Project Committees

Each project will have a representative group that will meet with the bond program team and the project architect on a regular basis during the design phase of the project. This group will provide project specific direction to the design team and will work to set priorities to keep the project on budget and on schedule. Project committee

chairs are as follows: **The Program Manager and project architect will meet with each project committee on a regular basis depending on the status of the design.**

College Council

The College Council is a standing group at each college, which is comprised of the representation from the Associated Student Body, Administration, Faculty, and Staff. Through regular discussions and communication with this group, college wide issues and concerns can be discussed. **The Program Manager will provide a regular update to this group on a quarterly basis.**

Instructional Academic Council

The Instructional Academic Council (IAC) for Modesto Junior College is a standing group comprised of all Division Deans and the Director of Student Development. This group allows a broader range of discussion and input on issues that relate to college wide educational program planning. The Program Manager will report to this committee on an as needed basis, but no less than quarterly.

Academic Senate

Academic Senate (Shared Governance Committee) provides the broadest range of membership, and; therefore, the greatest opportunity for input and consensus building. The membership includes representation from all major organizations within the district. Therefore, this provides an opportunity both to obtain input, but also to establish communication with the representatives of all concerned groups. **The Program Manager and the Director of Facilities, Planning & Operations will meet with this committee as needed, but not less than semi-annually.**

Columbia College

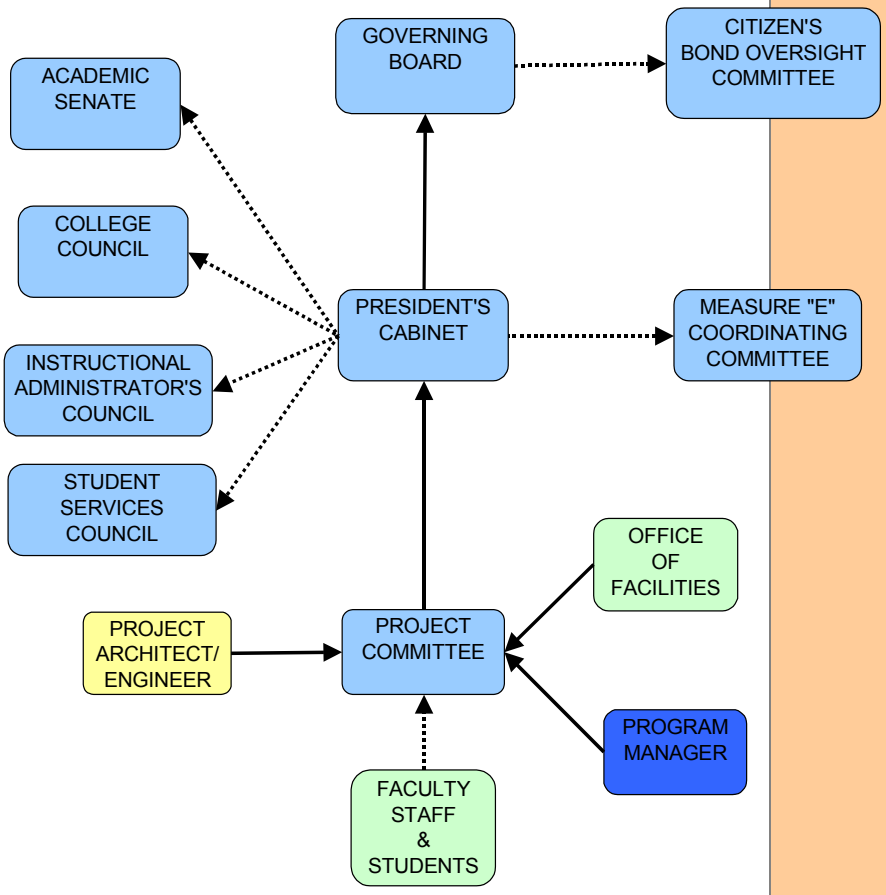
Director of Facilities, Planning & Operations

The Director of Facilities, Planning and Operations is responsible for the overall coordination and operation of the Measure "E" Program and Program Manager, Kitchell CEM on a day-to-day basis.

Project Architects/ Engineers

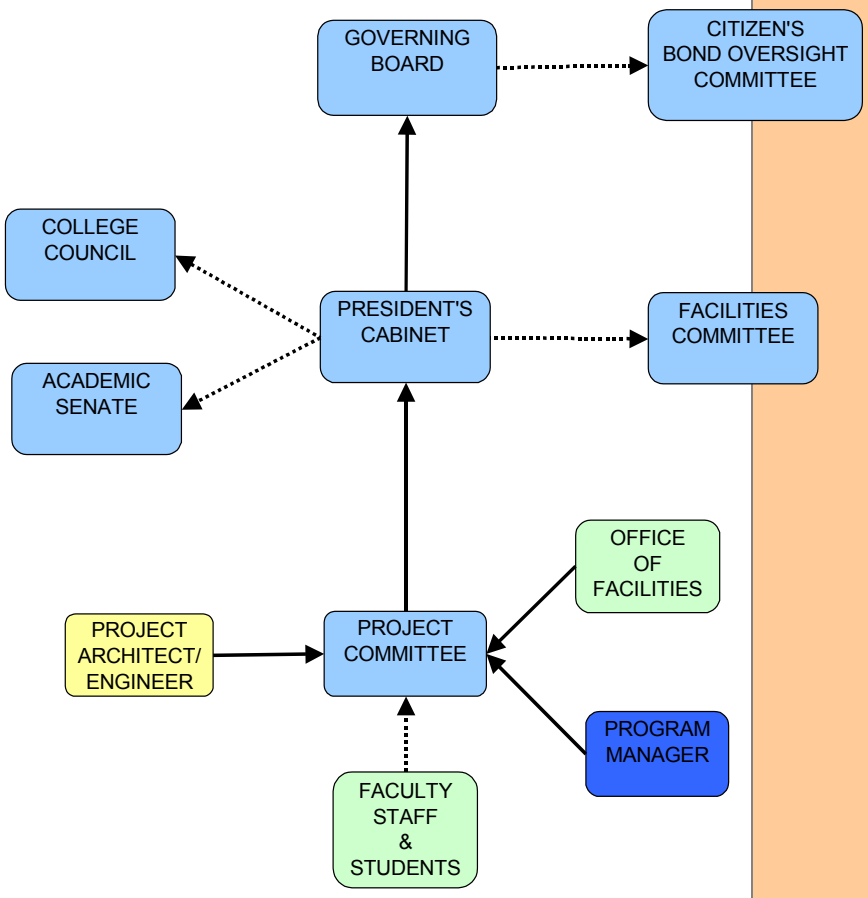
The District has completed a qualifications based selection process, and has selected thirteen architectural firms which are divided into two project types: Group I: Major Projects (over $10 million in construction value) and Group II: Minor Projects (less than $10 million in construction value). These firms will be assigned projects based on previous similar project experience, staff availability, and ability to meet design schedule deadlines. Efforts will be made to distribute projects as widely as feasible.

MJC East Campus



Decision Diagram for Modesto Junior College
Diagram A

MJC East Campus



Decision Diagram for Columbia College
Diagram B

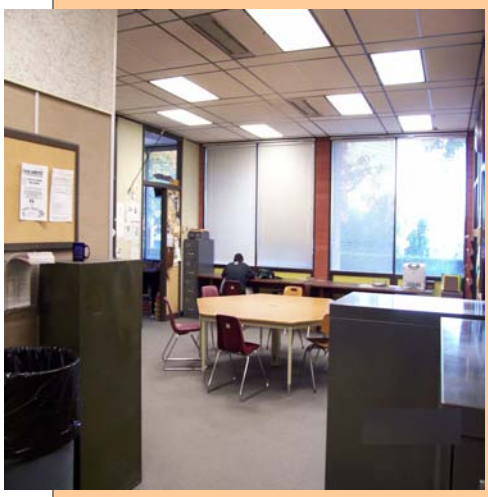
Manzanita Bldg at Columbia College

Project Committee Chair Responsibilities

The responsibilities of the Committee Chairs are as follows:

1. Develop, implement, and monitor design/construction timelines;
2. Establish a regular meeting schedule and issue minutes;
3. Establish a communication network with YCCD administration and staff. In addition, the dissemination of "Weekly Construction Updates" prepared by Kitchell;
4. Facilitate the project design/planning process including the exploration and evaluation of educational program relationships, project design alternatives, and the development of preliminary drawing designs;
5. Involve appropriate staff particularly those directly impacted by the building's construction/renovation project;
6. Establish written communication network with Technical Services and confirm their understanding of the technical support/installations required;
7. Develop educational programs and short-term plan to ensure facilities qualify for center status when they are opened (Educational Centers only);
8. (Where applicable) Schedule and coordinate relocation to temporary "swing space";
9. Do not exceed portion of the $326M allocated to the assigned construction project;
10. Avoid interference with the actual building/project construction activity;
11. Develop a list of Group II furniture/equipment (for new/remodeled facilities only);
12. Develop and coordinate occupancy and start-up program for the new/renovated facility.

Student Center at MJC East Campus



Study Room inside Founders Hall

Current Committee Assignments

Columbia College

FMP #	Project	Committee Lead
33	Bike Lanes & Pedestrian Paths	Connie Mical
34	Bus and Truck Service Loop	Connie Mical
35	Disabled Parking Lot & 74 Sp. Lot	Connie Mical
35	Parking Lot 200 Spaces	Connie Mical
36	Public Safety Center	Gary Mendenhall
37	Secondary Access Road	Connie Mical
39	Madrone Bldg Modernization	Gary Mendenhall
40	Manzanita Bldg	Connie Mical
41	Sequoia & Redbud Modernization	Dennis Gervin
42	Child Development Center	Connie Mical
45	Science Natural Resources	John Williams

Modesto Junior College

FMP #	Project	Committee Chair
2	Parking Structure	George Railey
8	Founders Hall Modernization	Zamora/Torok/Robert
11	Science Lab Modernization	Mike Torok
12	John Muir (SH) Modernization	George Railey
13 & 14	Student Center East Modernization/Student Services One-Stop (Morris)	Bob Nadell
15a	Agriculture Instructional Building	Mark Anglin
15b	Agriculture Nursery	Mark Anglin
15c	Agriculture Student Intern Modular Living Units	Mark Anglin
15d	Agriculture-Animal Facilities Renovation	Mark Anglin
15e	Agriculture Multipurpose Facility	Mark Anglin
16	Allied Health Life Science	Prusso/Torok
22	High Tech Center	John Zamora
23	Library/Learning Resource Center	Tobin Clarke
27a & b	Science Community Center & GVM & Pond	Mike Torok
28	Softball Complex	Bill Kaiser

Communications

Introduction

It is the District's goal to maintain an open and active communication process during the Measure E Bond Program, so that all interested parties can stay informed and have an opportunity to comment on bond activities.

To support this goal, the bond team will provide regular updates using various reporting and communications tools. The reporting frequency shall be a minimum standard, and as necessary, additional reports shall be provided to update on significant developments, potential issues, and program accomplishments.

Student Center at MJC East Campus

Reporting Tools

Board Updates

Kitchell CEM, Program Manager, will provide a written and verbal update to the Board of Trustees during monthly scheduled Board Meetings. This report will chronicle recent progress, describe outstanding issues, document bid results, and describe upcoming activities. The board update will also be placed on the District's Web Page.

Progress Reports

Kitchell CEM, Program Manager, will issue a more detailed progress report on a quarterly basis. The report will address scope, budget, schedule, and outstanding issues for each active project. The report shall be presented to the Board of Trustees and the Citizen's Oversight Committee and then be posted on the district's web site.

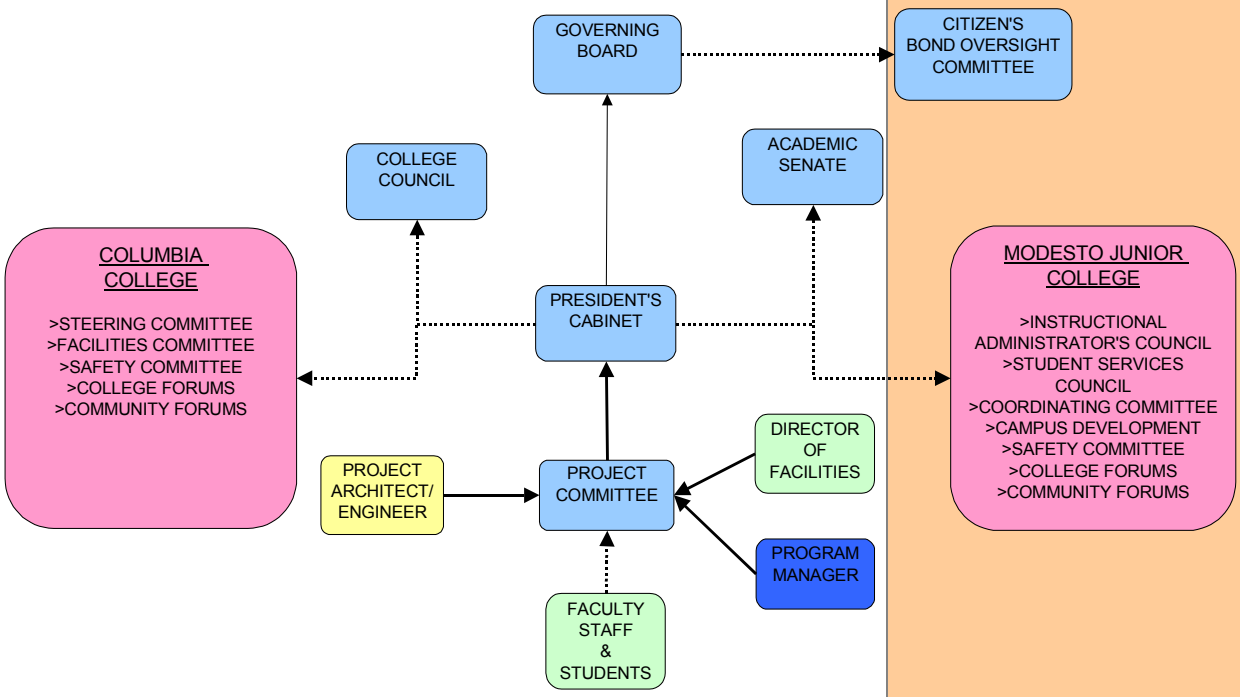
Tennis Courts at Columbia College

Newsletters

The District's Public Information Officer will prepare an article on modernization progress on a regular basis, as necessary, to provide information on the ongoing modernization program.

Construction Updates

During the pre-construction and construction phases of all active projects, the bond team will prepare a weekly construction update. This report will provide information about current and planned future activities, possible utility or access disruptions, and an update on the project's progress. This will be provided to the colleges office of the president for distribution to all staff and faculty.



Communications Diagram
Diagram C

Communications Protocol
Governing Board

Shared Governance

The bond team recognizes the value in providing thorough updates to all constituency groups. To this end, the PMP includes a list of all groups that will be provided a regular update on

program and project progress. Additionally, an informational protocol has been developed to show systematic progress of review. At regular intervals during the design process, see "Design Phase Procedures," progress presentations will be made as defined in the diagrams that follow.

College Council

The composition of the council allows this group to serve as the primary forum for regular updates on program and project progress. Additionally, this group will provide input to each college President regarding overall planning issues that will affect multiple projects. The Bond Team will provide three reports to each College Council per year.

The primary role of the College Council is to advise the President on college policy and procedural matters. The College Council also functions as a forum for discussion of the concerns of college constituent groups. [1]

Academic Senate

When projects have identified issues regarding the educational programs, a presentation will be made to the senate that will allow this group to provide direction to the office of the president. Presentations of this type will be on an as-needed basis. For more regular project progress and updates, an annual update will be provided by the Bond Team.

Web Site

A bond program web site will be maintained by the district's web master, and will be provided with regular updates by the Bond Program Team. This website has a link to each college's web sites and to the district's web site. This web site will include general information including project overviews, schedules, budgets, recent activities, and upcoming activities to show ongoing progress on active construction projects.

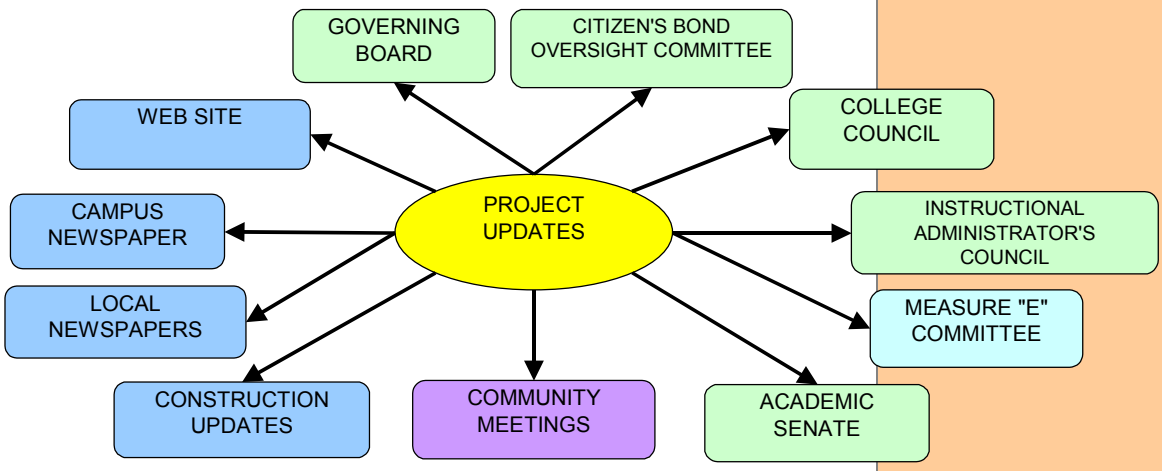
Founders Hall at MJC East Campus

Founders Hall at East Campus

[1] MJC College Council Role and Operations September 2004

Community Meetings

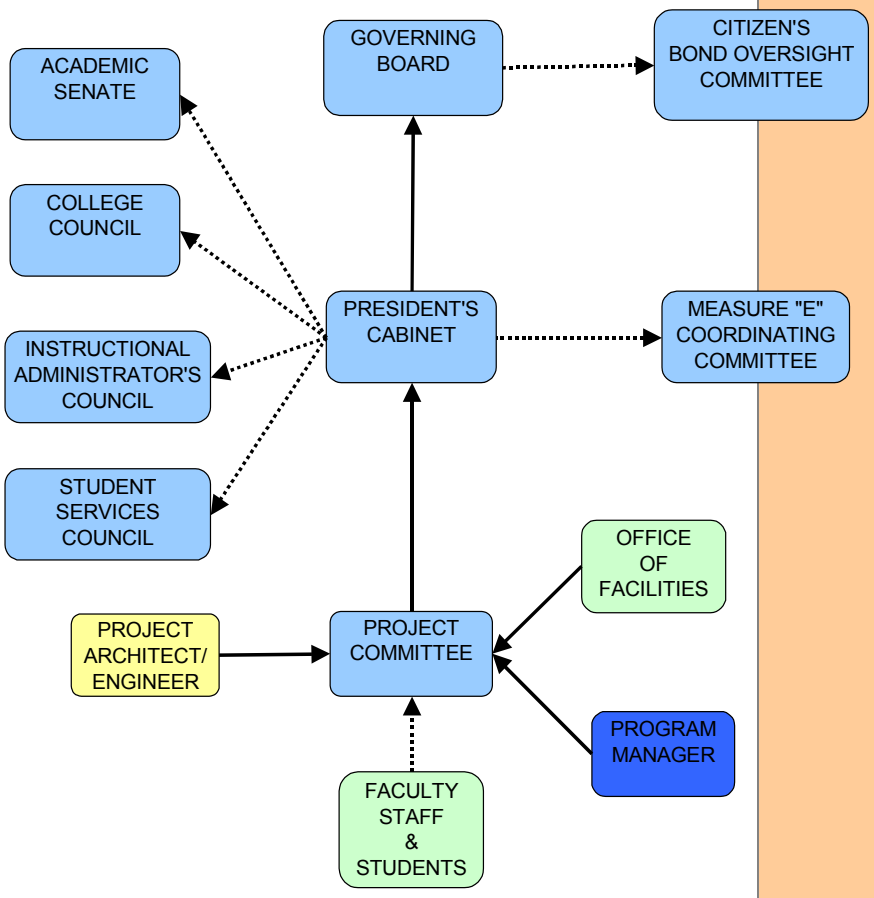
The Program Manager will conduct Community Meetings, along with the District Administration in all communities served by the District on an annual basis, and as appropriate to present upcoming projects within the community.



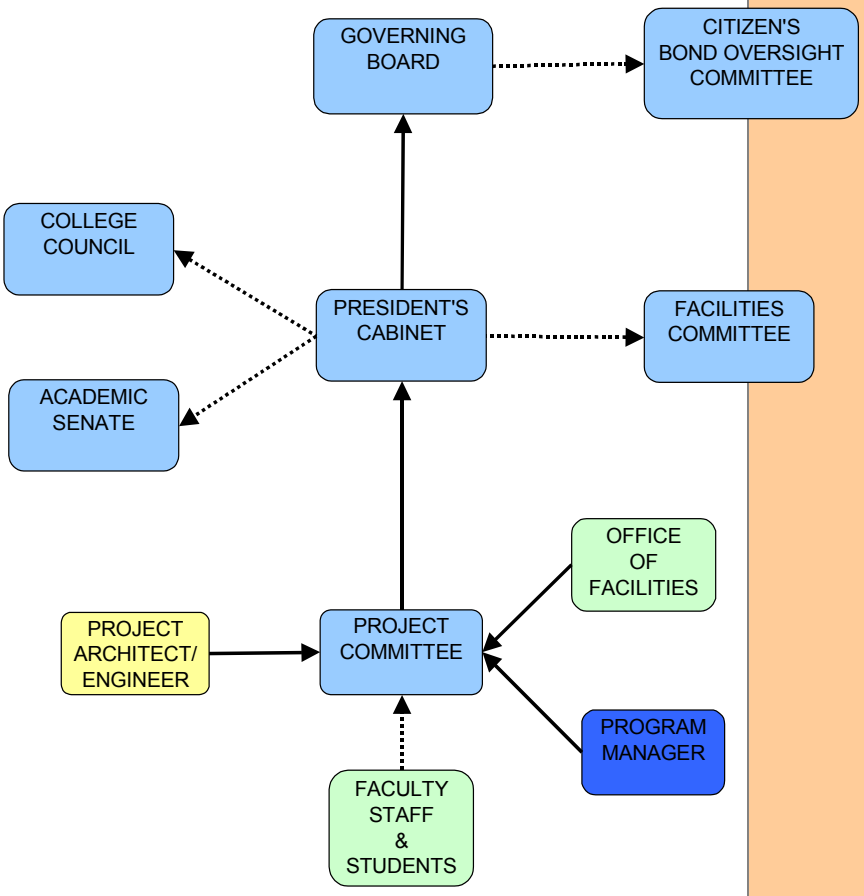
Reporting Tools Diagram
Diagram D

Design Review

As a special consideration for new construction projects which will either define or significantly alter the fabric of the campus, a formal design review and approval process will be used. The President's Cabinet will serve the role of determining the aesthetic appropriateness of each project proposal.



Architectural Design Review/Approval Diagram for Modesto Junior College
Diagram E



Architectural Design Review/Approval Diagram for Columbia College
Diagram F

Guiding Principles[2]

The following is a list of proposed principles created by the District Council oversight committee and both college steering committees that helped initiate and develop the Facilities Master Plan:

- Effective land use and excellent facilities in an aesthetically pleasing environment.
- Limit enrollment and facility growth at any one site to a size conducive to a quality educational environment.
- Educational access provided to community residents in remote areas.
- Avoidance of additional growth at MJC East Campus.
- Avoidance of duplicating expensive facilities at both MJC East and West Campus.
- Consider maintenance, remodeling and restructuring our current facilities before considering new buildings; new MJC East buildings should be considered on the basis of replacing existing structures.
- Identify community needs and seek partnerships to increase educational opportunities.
- Incorporate state-of-the-art technology in the design of new and existing facilities.
- Explore options to improve accessibility to the college campuses, facilities, and remote sites.
- Promote the integration of infrastructure needs as it relates to construction of new facilities and/or modification of existing facilities.
- Avoid duplicating facilities at both MJC East and West Campus unless duplicate services are needed.
- Allow for a student to be able to complete general education courses at a single campus.
- Consider Americans with Disabilities Act compliance issues in the final planning stages.
- Use land effectively.
- Build and maintain excellent facilities.
- Incorporate green technology in the construction of new facilities.
- Create an aesthetically pleasing environment and ensure that new facilities are designed in concert with the unique natural environment and architectural design of Columbia College.
- Recognize that Columbia College contains less than 100 acres of buildable land.

Morris Building at MJC East Campus

Columbia College

[2] YCCD Facilities Master Plan 2004

Modesto Junior College

PHASE I PROJECTS

PHASE I PROJECTS

Gross S.F.:	TBD
Assignable Square Feet:	TBD
Year Constructed:	New Construction
Total Number of Rooms:	TBD

2 **Building:** **Parking Structure**
General Use: **Parking**

Project Goal
Provide additional parking at the East Campus in the most cost effective manner.

Scope Overview
The President's office has made the recommendation to send both surface and parking structure options to the Board of Trustees. The parking structure is under review by the Board of Trustees.

Budget Overview

Construction Costs	$ 8,991,749
Design Costs	$ 2,624,753
Project Contingency	$ 348,498
Total	$11,965,000

Schedule Overview

Planning/ Design:	February 2006 – May 2007*
Construction:	May 2007 – December 2007*
Opening:	January 2008*

Parking Lot at East Campus

Parking Lot at East Campus

*Pending final project direction from the Board of Trustees

	Building:	**Parking Structure**
2	**General Use:**	**Parking (con't)**

Program Overview[3]

The Facilities Master Plan (FMP) and the Measure "E" Bond Campaign envisioned a parking structure to help alleviate parking congestion at Modesto Junior College (MJC) East Campus. Because MJC East Campus is in an urban setting landlocked on every side of campus with surrounding development, parking structures will ultimately become the only effective solution to alleviate parking congestion without eliminating needed green space. The unfortunate reality with this circumstance is parking structures cost more than surface parking lots when land cost is not considered. Due to this reality, the MJC Measure "E" Coordinating Committee requested we conduct a parking study to consider other, perhaps less costly, parking solutions.

The parking study established the primary goal, focusing on where imminent and future parking needs exist, consider parking options and compare those options based on criteria to include safety/security, expandability, circulation, and cost.

PRIMARY GOAL: The study examined the viable parking options at MJC within a total project budget of $12 million to best meet the most critical parking needs.

CURRENT PARKING NEEDS: Comparison of Full Time Equivalent Student (FTES) to student parking space counts reveals that MJC East Campus currently has a 2:1 FTES to student space ratio and MJC West has a 1:1 ratio. The current parking condition at MJC East is clearly impacted.

FORECASTED PARKING NEEDS: It is forecasted that MJC East will grow at the State-recognized 3% annual rate. Because of the addition of new departments, MJC West could double in FTES by 2012. This would result in approximately ½ FTES per space growth at MJC East and 1 FTES per space growth at MJC West. For planning purposes parking space counts are planned at one parking space per 3 students enrolled, which translates to 1-1/2 FTES per space. Using the past five years of growth pattern, both campuses will likely be in excess of 1-1/2 FTES per space by 2012.

PARKING OPTIONS: The most critical parking need is currently and likely in the future to be at MJC East Campus. Several options were considered and several viable options emerged.

[3] Parking Study prepared for Measure "E" Coordinating Committee

Building: **Parking Structure**

2 **General Use:** **Parking (con't)**

Base concept: Project defined in the FMP.

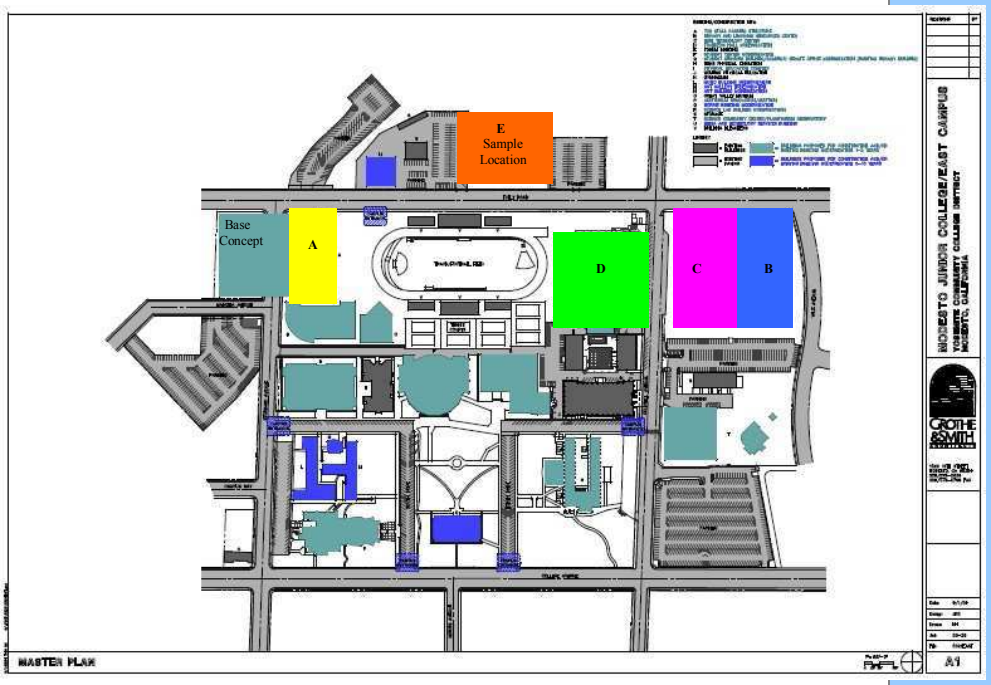
• OPTION A - Add a parking structure in place of existing surface parking lot(s) at the southwest corner of MJC East.

• OPTION B - Relocate the existing baseball field at the northwest corner of MJC East to MJC West and install a surface parking lot in its place.

• OPTION C - Relocate the existing baseball field at the northwest corner of MJC East to MJC West and install a parking structure in its place.

• OPTION D - Relocate the existing baseball field at the northwest corner of MJC East to MJC West, convert the baseball field to the football practice field and install a parking structure where the softball field (scheduled to move to MJC West) and the football practice field currently exists.

• OPTION E – Convert adjacent industrial property to surface parking.



Building: **Parking Structure**

2 **General Use:** **Parking (con't)**

SAFETY/SECURITY: A three-year history of incidents reveals an average of 38 incidents occurred per year that would threaten the safety or security of persons and their property on MJC parking lots and an average of 42 incidents occurred annually in two downtown Modesto parking structures. This translates to one incident per 100 parking spaces at MJC parking lots and three incidents per 100 parking spaces in City of Modesto parking structures suggesting surface parking lots are safer and more secure than parking structures. This may not be a representative sample upon which conclusions should be drawn.

EXPANDABILITY: Expansion can be accomplished by adding additional levels to the Option A parking structure or by adding parking structures to any of the parking lots.

CIRCULATION: Option A would enhance accessibility to the core academic and student support facilities, which will improve overall campus circulation. Options B, C and D would introduce a significant amount of parking to the northwest corner of MJC East. Options B and C would create significant pedestrian traffic across Coldwell Avenue. Option E would create significant pedestrian traffic across Tully Road or perhaps Stoddard.

COST: Option B would yield the most net parking spaces within the budget allowance adding 544 parking spaces for about $9 million. Option D is among the least costly of the parking structure options. The following data comparison presents data gleaned from the more in-depth studies of each option.

Option	New Spaces	Displaced Spaces	Net Spaces	Total Project Cost (000's)	Cost per New Space	Cost per Net Space
Base Concept	730	330	400	$19,355	$26,514	$48,388
A	470	180	290	$11,984	$25,498	$41,324
B	544	0	544	$8,631	$15,866	$15,866
C	415	0	415	$11,998	$28,911	$28,911
D	435	0	435	$11,955	$27,483	$27,483
E	540	0	540	$11,221	$20,780	$20,780

PHASE I PROJECTS

Gross S.F.:	43,004 s.f.
Assignable Square Feet:	33,080 s.f.
Year Constructed:	1965 & 1968
Number of Rooms:	178

Building: **Student Center East & Student Services**

13 & 14 **General Use: Student Services**

Student Center at East Campus

Project Goals

- Provide Student Service access at all campuses
- Consolidate in take functions
- Consolidate Student Services functions (continuing Students)
- Allow for expansion
- Include a vibrant student cultural center as outlined in the FMP in the space freed within the Student Center

Scope Overview – Student Center East[4]

Located in the Center portion of MJC's East Campus. The single story building contains merchandise services, food facilities, and offices for a total of 34,814 sf. The building was constructed at this location in 1965 and there have been no additions to the building.

International/Multicultural Center: The international/multicultural center will be the centerpiece for the student center. The center will recognize and celebrate the contributions of the people who have come to the valley from various parts of the world. Space will be available for small group activities as well as mid-sized performances or events (250-500 people). Space will also be available for displays and exhibits. The space will also provide an opportunity to expand our International Student Program from 75 to 300 over the next 3-5 years. It will also strengthen and grow existing programs that attract international students to the MJC campus and community. Examples of these programs are the CASS program for Central American teachers and our Agricultural program that brings visiting Pacific Rim scholars each year. This facility will also have a Dining Area including 1 large room for indoor dining and 4 food courts and coffee shop; 1 outdoor grill and patio area near the mini amphitheater.

State of the Art Interactive On-line Center: Students could access all campus services including application, registration, assessment, transcripts, grades, advising, library services, and tutoring. There will also be an Interactive Learning Center, which will include the technology to link students to classrooms throughout the campus

Student Services at East Campus

[4] YCCD Facilities Master Plan

Building: Student Center East & Student Services

13 & 14 General Use: Student Services (con't)

State of the Art Interactive On-line Center (con't): and the world. It will include teleconferencing and facilitate wireless technology so that students and community members could use hand held devices to communicate with others globally.

Health Services incorporated: These services will be moved from the current location to the Student Center to increase visibility and use. It is anticipated that we will expand our collaboration with other health care providers in the community to encourage them to do more wellness programs on campus.

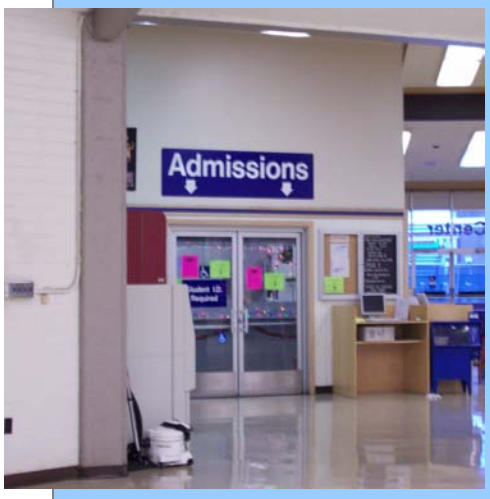
Re-entry Center: Nearly 50% of our students are re-entry adults that are over 25 years old. Some are parents, some never attended college, and some left college to begin a career and have now returned to complete their education or to "re- tool" for a new career. The Re-entry Center will provide space for family oriented activities such as homework assistance for the family, and movies and art/crafts for children and parents to enjoy together.

Space for Student Clubs: MJC has a thriving student government that sponsors rallies, barbecues, lectures and other campus activities. There are also 21 increasingly active clubs on campus. These groups have been struggling to find adequate space for their meetings, events, activities, supplies and record.

Scope Overview – Student Services[5]

Currently, Student Services has a number of locations spread across East Campus, this proposal will centralize all of student services to a single location, making access to students and staff much more convenient. Centralization will free up space currently being used by Student Services in the Journalism Building, Morris Memorial Building and the East Campus Student Center.

Other alternatives are being considered for the Student Center East and Student Services Center. There is a potential for a remodel of the existing Student Center East and potential addition to Morris Building for the Student Services Center.



Student Center at East Campus

[5] YCCD Facilities Master Plan

13 & 14

Building: Student Center East & Student Services

General Use: Student Services (con't)

Budget Overview – Student Center East

Construction Costs	$ 7,753,785
Design Costs	$ 2,172,098
Project Contingency	$ 218,388
Total	**$10,144,271**

Budget Overview – Student Services

Construction Costs	$ 5,291,639
Design Costs	$ 1,587,387
Project Contingency	$ 166,631
Total	**$ 7,045,657**

Schedule Overview – Student Center East

Planning/ Design:	February 2006 – April 2007
Construction:	May 2008 – June 2009
Opening	July 2009

Schedule Overview – Student Services

Planning/ Design:	February 2006 – April 2007
Construction:	May 2007 – April 2008
Opening	May 2008

Student Services at East Campus

Program Overview

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Bullpen	4	2	560	1,120
Welcome Center/Orient Staff	1	2	500	1,000
Financial Aid Staff	1	26	140	3,640
Student Development Staff	1	6	140	840
Pre-College Programs Staff	1	10	140	1,400
Admissions & Records Staff	1	23	140	3,220
Counseling Transfer Center Staff	1	34	140	4,760
Special Programs Staff	1	37	140	5,180
Student Success Staff	1	16	140	2,240
Career Job Placement	1	3	140	420

Building: **Student Center East & Student Services**

13 & 14 General Use: Student Services (con't)

Program Overview (con't)

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Health Services Staff	1	10	140	1,400
Testing Staff	1	1	140	140
Testing Center	70	1	1,750	1,750
Classroom	40	2	560	1,120
Storage	1	1	2,000	2,000
Conference- Large	20	1	500	500
Conference Room- Med	12	2	350	700
Classroom- Large lecture	110	1	1,650	1,650
Totals	481	178	9,270	33,080
Total ASF				**33,080**
Circulation/ Unassigned			**9,924**	**30%**
Total Outside Gross Square Footage				**43,004**

PHASE I PROJECTS

Gross S.F.:	37,115 s.f.
Assignable Square Feet:	28,550 s.f.
Year Constructed:	New
Total Number of Rooms:	36

	Building:	**Agriculture Instructional Bldg & Greenhouse**
15a & b	**General Use:**	**General Instruction**

Project Goals

- Move all departments in the division to the West Campus
- Replace facilities which are past useful life
- Add multi-purpose pavilion

Scope Overview – Agriculture Building[6]

The MJC Agriculture and Environmental Science Department will relocate its entire operation from its current east campus location and will take up residence in this new facility. This building will provide instructional space for state of the art instructional laboratories, lecture rooms and computer labs.

It will head the consolidation effort in the agriculture division on the MJC West Campus and provide essential modernization and upgrades to existing facilities. This facility will also have a wet lab that would serve both soils courses and general education science courses.

The Agriculture and Environmental Science Programs at MJC draws students from across the United States and the world. According to the Community College Week analysis of U.S. Department of Education data, MJC ranks #1 in California in Associate Degrees earned and Agricultural Business and Production.

Scope Overview – Greenhouse and Nursery[7]

The MJC Greenhouse and Nursery currently is located on East Campus. The project's goal is to relocate with all of the division to the West Campus.

A new 10,000 square foot greenhouse and nursery will be constructed on MJC's West Campus to accommodate the institutional and operational needs of the department and will include isolation areas, control room for water and lighting, plant research lab and a potting and soil mixing area. This project is not an immediate consideration but will be addressed as growing areas become too small for the growing of trees, shrubs, annuals and perennials that are needed in the various classes in the future.

Agriculture Bldg at East Campus


Greenhouse at East Campus

[6] YCCD Facilities Master Plan
[7] YCCD Facilities Master Plan

Building: **Agriculture Instructional Bldg & Greenhouse**

15a & b **General Use:** **General Instruction (con't)**

Budget Overview

Construction Costs	$14,495,834
Design Costs	$ 4,145,793
Project Contingency	$ 585,816
Total	**$19,227,443**

Schedule Overview

Planning/ Design:	January 2006 – March 2007
Construction:	April 2007 – September 2008
Opening:	October 2008

Program Overview

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Smart Classroom	120	1	1800	1800
Smart Classroom	80	1	1200	1200
Smart Classroom	50	1	1000	1000
Computer Lab	30	1	1200	1200
Laboratory and Storage	30	4	1650	6600
Smart Classroom w/Storage for Instructional Resources	36	2	750	1500
Fabrication Classroom & Shop & Storage	24	1	4800	4800
Power Classroom & Shop & Storage	24	1	4800	4800
Tool Room	1	2	250	500
Division Office	3	1	420	420
Dean's Office	1	1	250	250
Faculty Office	1	16	140	2240

Building: **Agriculture Instructional Bldg & Greenhouse**

15a & b **General Use:** **General Instruction (con't)**

Program Overview (con't)

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Student work-study area	40	1	1200	1200
Conference Room	30	1	600	600
Kitchen	1	1	300	300
Office (Farm Manager)	1	1	140	140
Totals	614	36	20,500	28,550
Total ASF				**28,550**
Circulation/ Unassigned			**8,565**	**30%**
Total Outside Gross Square Footage				**37,115**

Agriculture Bldg at East Campus

Gross S.F.: 5,160 s.f.
Assignable Square Feet: 5,160 s.f.
Year Constructed: New Construction
Number of Rooms: 24

15c

Building: Ag-Modular Living Units
General Use: Dormitory

Project Goals
To provide adequate housing for students who work with animal facilities.

Scope Overview[8]
Six modular living units are proposed to be constructed on MJC's West Campus. The role of students who live on West Campus and work on the animal facilities is vital. The work performed and experience gained by this student workforce is crucial to the functioning of day-to-day operations of the college animal units. This work force could be expanded in the future. Currently students who perform this role for MJC live in old mobile homes/trailers and recreational vehicles on campus.

Budget Overview

Construction Costs	$ 970,717
Design Costs	$ 287,049
Project Contingency	$ 31,428
Total	**$ 1,289,194**

Schedule Overview

Planning/ Design:	January 2006 – March 2007
Construction:	April 2007 – September 2007
Opening:	October 2007

Ag Living Units at West Campus

Ag Living Units at West Campus

[8] YCCD Facilities Master Plan

PHASE I PROJECTS

Gross S.F.:	58,453 s.f.
Assignable Square Feet:	44,964 s.f.
Year Constructed:	New Construction
Total Number of Rooms:	96

16 **Building:** **Allied Health and Life Science Bldg**

General Use: **General Instruction**

Simulated Hospital Wing

Project Goals

- Enlarge all programs for expansion
- Consolidate all Allied Health departments to one location
- Provide general science labs
- Add general education lecture

Scope Overview[9]

A new Allied Health Building will be constructed to accommodate growth in the Allied Health industry. This building will provide educational facilities with state of the art lecture rooms, labs and equipment to prepare students in Modesto Junior College's Nursing and other Allied Health programs. The Nursing program will require a large simulated hospital wing and associated lecture space. The small and outdated Nursing Lab space that is currently located in Muir Hall no longer meets the needs of this growing program. Moving the nursing program out of Muir Hall will free up space to accommodate expansion of other Allied Health Programs and the West Campus Bookstore.

Allied Health and Life Sciences would occupy this facility similar in size and design to the existing Sierra and Yosemite Halls. Elements of the Life Sciences instruction area include 10 specialty and multi-purpose labs, 3 life science labs, 2 tiered 100-seat lecture rooms, 6 60-seat lecture rooms, 4 computer/testing labs, 46 faculty offices, administration office and conference rooms.

This building will house much needed general instruction space. A portion of the building will also need to be devoted to faculty and staff offices as well as storage. It will be located in a new lecture facility.

Simulated Hospital Wing

Budget Overview

Construction Costs	$20,885,378
Design Costs	$ 5,805,237
Project Contingency	$ 862,136
Total	$27,552,751

[9] YCCD Facilities Master Plan

Building: **Allied Health and Life Science Bldg**

16 **General Use:** **General Instruction (con't)**

Schedule Overview

Planning/ Design:	February 2006 – April 2007
Construction:	April 2007 – October 2008
Opening:	November 2008

Program Overview

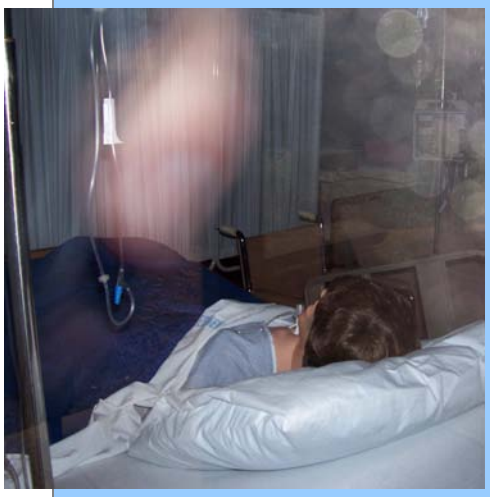
Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Simulated Hospital Wing	1	1	2000	2000
Lecture	60	6	900	5400
Large Lecture	100	2	1500	3000
Combination Lecture/Skills labs	24	1	1440	1440
Skills Labs	20	1	1200	1200
Faculty Office	1	46	140	6440
Faculty Office Space	12	1	1200	1200
Classroom Labs	40	1	600	600
Classroom Labs	20	1	300	300
Locker/Storage Space	36	1	1000	1000
Computer Lab	12	1	720	720
Testing/Study Spaces w/Computers	24	1	960	960
Classroom Lab (Computer)	40	3	1200	3600
Classroom Lab	30	1	900	900
Classroom Lab	30	1	900	900
Respiratory Lab	20	1	1200	1200
Classroom/Lab	30	1	900	900
Fabrication Lab	6	1	144	144
Sterilization Lab	6	1	300	300
Radiology Darkroom Lab	4	1	120	120
Reception Area	11	1	140	140
Treatment Rooms	3	6	150	900
Storage/Locker Rooms	30	1	300	300
Division Office	3	1	420	420
Support Staff Space	4	1	400	400

Building: **Allied Health and Life Science Bldg**

16 **General Use:** **General Instruction (con't)**

Program Overview (con't)

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Break Room/ Kitchen/Meeting	20	1	500	500
Study Hall with Computer	24	1	960	960
Testing Room	12	1	180	180
Instructional Computer Lab	40	1	1600	1600
Life Science Labs	24	3	1500	4500
Meeting Room	60	1	1200	1200
Meeting Room	30	2	600	1200
Mailroom/Workroom	1	1	140	140
Supply Room	1	1	100	100
Storage Area for File Cabinets	1	1	100	100
Totals	1,401	96	25,914	44,964
Total ASF				**44,964**
Circulation/ Unassigned			**13,489.2**	**30%**
Total Outside Gross Square Footage				**58,453.2**



Simulated Hospital Wing

Gross S.F.: 32,559 s.f.[10]
Assignable Square Feet: 19,944 s.f.[11]
Year Constructed: 1959
Total Number of Rooms: N/A

17

Building: Auditorium

General Use: Performing Arts/Assembly

Auditorium at East Campus

Project Goal
Provide a state-of-the-art performance facility for the Arts Division.

Scope Overview
This proposal involves the renovation of the MJC auditorium building. The facility, built in 1959, must be updated to accommodate new technologies. Additional space must be built to allow for growth in TV, Radio, dance and Theatre programs. Additional office space is need for faculty and staff.

It is the vision of the Arts division to create the finest educational and performance auditoriums in our area. It will be an auditorium in which theatre, humanities, dance, radio, television and film will have space for labs, rehearsal rooms, classrooms and performance space. The auditorium will have ample storage space and a soundproof area for stage-craft construction. The performance spaces will be fitted with state-of-the-art technology. Each area will be engineered for acoustical performance needs. The performance environments will be aesthetically pleasing - comfortable seats, with clear site lines for audience members. The new auditorium will also be the center for the administration of the Arts division. This will require new offices for instructors and staff.

It will draw students from all over the district region to enroll in the Fine Arts at Modesto Junior College. The auditorium will offer a complete undergraduate program in the fine and performing arts. The auditorium will serve as a premier performance space for student productions, concerts and recitals. It will allow MJC to schedule major professional artists for college and community events. It will be an attractive location for community performance groups.

For over eighty years, Modesto Junior College has been the community center of the performing arts. The construction of a new Auditorium complex will continue this proud tradition. This facility will be built with both state and local Measure "E" bond funds.


Auditorium at East Campus

[10] 2004 Space Inventory Report – Report 17
[11] 2004 Space Inventory Report – Report 17

17

Building: **Auditorium**

General Use: **Performing Arts/Assembly (con't)**

Budget Overview

Construction Costs	$ 7,000,000*
Design Costs	$ 0
Project Contingency	$ 0
Total	**$ 7,000,000**

Schedule Overview

Planning/ Design:	November 2004 – September 2006
Construction:	October 2006 – October 2007
Opening:	November 2007

Auditorium at East Campus

*Measure "E" Bond portion only

PHASE I PROJECTS

Gross S.F.: N/A
Assignable Square Feet: N/A
Year Constructed: New Construction
Total Number of Rooms: N/A

28

Building: Softball Complex
General Use: Sports Complex

Project Goal
Provide dedicated facility for women's softball team.

Scope Overview[12]
A new Softball Stadium and field will have a permanent fence, dugouts, scoreboard, press box, storage facility, batting cage, bullpens, and permanent bleachers. The Softball Stadium will be located on MJC West Campus.

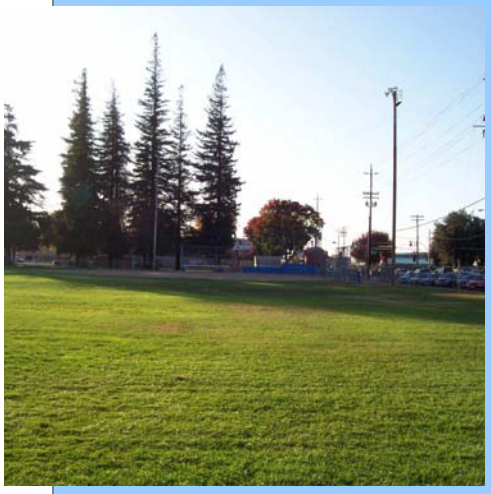
The existing softball field is a shared facility with the football team. The football team uses the outfield area on the softball field as its practice field, which means that the grass area is worn during the fall. The condition of the outfield is a concern from a safety standpoint. The uneven surface puts softball players at greater than usual risk of injury.

Budget Overview

Construction Costs	$	207,723
Design Costs	$	70,097
Project Contingency	$	7,372
Total	**$**	**285,192**

Schedule Overview

Planning/ Design:	January 2007 – September 2007
Construction:	October 2007 – March 2008
Opening:	April 2008



Softball Field at East Campus

Softball Field at East Campus

[12] YCCD Facilities Master Plan

PHASE I PROJECTS

Gross S.F.: N/A
Assignable Square Feet: N/A
Year Constructed: Land Purchase
Total Number of Rooms: N/A

31

Building: **Turlock Center**
General Use: **General Instruction**

Project Goal
Provide local course availability to the southern end of the district.

Scope Overview[13]
This center will likely focus on continuing education, basic skills and vocational programs.

This facility will house a state-of-the-art learning center to serve residents of southern Stanislaus County and parts of northern Merced County. A learning center in this area will greatly enhance our ability to serve the needs of students in the region surrounding Turlock, including Denair, Hughson and Hilmar.

The region served by the Turlock Center includes well over 65,000 individuals who can benefit from additional services offered through our offices of Community Education and Instruction. Recent efforts to begin a West Side Center in the City of Patterson have proven successful. In the first semester of course offerings at a temporary Patterson center 270 local residents were enrolled in nine courses at the facility. A new center in the Turlock area will highlight the importance of education and lifelong learning for residents of the surrounding communities.

The bond project is for land acquisition only. Future development of the center will be funded by other sources.

Budget Overview

Site Acquisition Costs	$ 932,596
Construction Costs	$ 0
Design Costs	$ 38,278
Project Contingency	$ 29,126
Total	**$ 1,000,000**

Schedule Overview

Land Acquisition: November 2006 – October 2007

City of Turlock

[13] YCCD Facilities Master Plan

Modesto Junior College

PHASE II PROJECTS

Gross S.F.:	43,415 s.f.[14]
Assignable Square Feet:	23,171 s.f. [15]
Year Constructed:	1975
Number of Rooms:	93

12

Building: **John Muir Hall**

General Use: **General Instruction**

Project Goal
Convert spaces vacated by Allied Health relocation to general instructional spaces.

Scope Overview[16]
Located in the center portion of MJC's West Campus, the two-story building contains lecture hall, class labs, and offices for a total of 43,415 sf. The building was constructed at this location in 1975 and there have been no additions to the building.

This proposal will construct minor alterations to the exits, South Hall and renovate an area to provide for the expansion of the West Campus bookstore, which needs to at least triple in size.

MJC is the community college serving Stanislaus County. The community of health care providers relies on our programs to fill their personnel needs with well-educated, qualified health care employees. Most of our programs currently have large waiting lists and every semester qualified students are turned away. With the facility restrictions, we are unable to meet the current community need for employees.

Additional space to expand Culinary Arts and Interior Design as well as additional general educational spaces will be available by the relocation of Dental Assisting, Medical Assisting, Respiratory Care and the Nursing program to a new Allied Health Building. The vacated areas will be remodeled to accommodate lecture rooms and offices. This activity will provide educational facilities with state-of-the-art rooms, labs and equipment to prepare students entering a variety of health fields or transferring to a four-year college.

Budget Overview

Construction Costs	$ 3,262,214
Design Costs	$ 1,066,506
Project Contingency	$ 163,251
Total	**$ 4,491,971**

John Muir (formally South Hall) at West Campus

John Muir Exterior at West Campus

[14] 2004 Space Inventory Report – Report 17
[15] 2004 Space Inventory Report – Report 17
[16] YCCD Facilities Master Plan

Building: **John Muir Hall**

12 **General Use:** **General Instruction (con't)**

Schedule Overview

Planning/ Design:	October 2008 – December 2009
Construction:	January 2009 – December 2010
Opening	January 2011

Program Overview

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Office	1	1	90	180
Office	1	19	71	1349
Office	1	1	75	75
Office	1	1	353	353
Office	1	1	114	114
Office	1	1	158	158
Office Service	1	1	146	146
Office Service	1	1	233	233
Class Lab	30	1	575	575
Class Lab	30	1	1490	1490
Class Lab	17	1	885	885
Class Lab Service	1	2	93	186
Class Lab Service	1	1	216	216
Class Lab Service	1	4	139	556
Class Lab Service	1	1	81	81
Class Lab Service	1	1	101	101
Class Lab Service	1	2	82	164
Class Lab Service	1	1	285	285
Classroom	15	2	210	420
Classroom	30	3	575	1725

Building: **John Muir Hall**

12 **General Use:** **General Instruction (con't)**

Program Overview (con't)

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Classroom	30	1	580	580
Classroom	35	2	575	1150
Ready Study Room	14	2	210	420
Conference Room	10	1	283	283
Demonstration	1	1	2388	2388
Demonstration Service	1	1	70	70
Demonstration Service	1	3	95	285
Totals	378	57	10,173	14,378
Total ASF				**14,378**
Circulation/ Unassigned			**0**	**0%**
Total Outside Gross Square Footage				**14,378**

Gross S.F.: 27,000 s.f.[17]
Assignable Square Feet: N/A
Year Constructed: 1984
Number of Rooms: N/A

Building: Ag-Animal Facilities

15d General Use: Agriculture

Ag Animal Facilities

Scope Overview

This project will address the existing animal facilities needs of the Beef Unit, Dairy Unit, Poultry Unit, Sheep Unit, and Swine Unit on West Campus. Potential projects may include upgrading barns, working corrals and classroom/lab facilities.

This complex will also support animal activities. An adjacent area will have a show building with a quarantine area for newly acquired animals. The development of an Equine Science Unit and pavilion will also be incorporated into this plan.

Budget Overview

Construction Costs	$ 1,255,020
Design Costs	$ 439,644
Project Contingency	$ 57,176
Total	**$ 1,751,840**

Schedule Overview

Planning/ Design:	January 2006 – September 2009[18]
Construction:	October 2009 – June 2010
Opening:	July 2010

Ag Animal Facilities – Sheep Unit

[17] 2004 Space Inventory Report – Report 17
[18] Programming/Schematic/Cost Estimating concurrent with other Agriculture Facilities. Design Development – Agency Approval June 2008 - September 2008

PHASE II PROJECTS

Gross S.F.:	112,600 s.f.
Assignable Square Feet:	TBD
Year Constructed:	New Construction
Total Number of Rooms:	9

Building: **Ag-Multi-purpose Pavilion**

15e General Use: **Show Facility**

Ag Animal Facilities at West Campus

Project Goal
Provide needed multi-purpose indoor facility for all-weather instruction, demonstration, and events.

Scope Overview[19]
The Agriculture Program is in special need of a multi-purpose pavilion to accommodate animal, plant and mechanics instruction. It will be used to house special events such as judging field days, livestock shows and sales, breed association activities, training seminars, 4-H and FFA proficiency field days, equipment shows, plant seminars and community use. The MJC livestock and dairy judging teams consistently rank at the top at national level competitions.

Ag Animal Facilities at West Campus

Budget Overview

Construction Costs	$10,265,225
Design Cost	$ 3,219,213
Project Contingency	$ 366,958
Total	**$13,851,396**

Schedule Overview

Planning/ Design:	January 2006 – September 2008[20]
Construction:	October 2008 – October 2009
Opening:	November 2009

[19] YCCD Facilities Master Plan
[20] Programming/Schematic/Cost Estimating concurrent with other Agriculture Facilities. Design Development – Agency Approval June 2008 - September 2008

Building: **Ag-Multi-purpose Pavilion**

15e General Use: **Show Facility (con't)**

Program Overview

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Multipurpose Pavilion	1	1	105,000	105000
Classrooms	40	4	600	2400
Laboratory	20	2	2300	4600
Seminar Rooms	20	2	300	600
Totals	241	9	108,200	112,600
Total ASF				**112,600**
Circulation/ Unassigned			**0**	**0%**
Total Outside Gross Square Footage				**112,600**

Gross S.F.:	42,695 s.f.
Assignable Square Feet:	33,050 s.f.
Year Constructed:	New Construction
Total Number of Rooms:	59

22

Building: High Technology Center

General Use: General Instruction

Project Goals

- Better viability to college and to state
- Dedicated "hands on" lab spaces for Comp Science/Comp Graphics
- Provide support for all SS functions at remote sites

Scope Overview[21]

A modern new building designed to facilitate flexible lab and enhanced classroom designs in order to better serve the needs of technology related programs including computer science and computer graphics is needed. A new building designed to support instruction of technology including labs and enhanced classrooms will allow these programs to present state-of-the-art instruction and be flexible for future needs. Furthermore, this building will provide additional space for student study areas and faculty offices.

The new building will provide greater opportunity for hands-on learning experiences for students through computer-equipped classrooms, better designed and equipped labs and network access to students using notebook computers. Providing students with study areas, better access to faculty and maximum computer access all within the building we will provide them with a much more positive and pleasant learning environment leading to greater student success.

Budget Overview

Construction Costs	$17,156,104
Design Costs	$ 5,161,403
Project Contingency	$ 589,138
Total	**$22,906,645**

Schedule Overview

Planning/ Design:	January 2008 – March 2009
Construction:	April 2009 – October 2010
Opening:	November 2010

Electronics Lab Interior

Electronics Building

[21] YCCD Facilities Master Plan

Building: High Technology Center

22 **General Use:** General Instruction (con't)

Program Overview

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Conference Room	20	1	500	500
Classroom	30	2	750	1500
Classroom- Lab	40	1	1400	1400
Faculty Office	1	5	140	700
Class Lab- Electronics	25	2	2000	4000
Large Store Room	1	2	2000	4000
Small Store Room	1	5	150	750
Classroom	40	5	600	3000
Class Lab	40	4	600	2400
Class- Large Lecture Hall (tiered)	110	2	1650	3300
Class Lab- Computer	70	1	2800	2800
Class Lab- Computer Lab Annex	30	1	1200	1200
Class Lab for Network Systems Training Lab	30	1	1200	1200
Classroom for Mini-labs, Distance-Learning	12	2	400	800
Student Study Area	30	1	1200	1200
Class Lab for Division Support/Conference Area	20	1	600	600
Faculty Offices	1	20	140	2800
Storage Rooms	1	3	300	900
Totals	989	59	17,630	33,050
Total ASF				**33,050**
Circulation/ Unassigned			**9,915**	**30%**
Total Outside Gross Square Footage				**42,965**

Gross S.F.: 47,244 s.f.
Assignable Square Feet: 39,370 s.f.
Year Constructed: Renovation
Number of Rooms: 48

Building: **Library and Learning Resource Center**

23 General Use: Library and Learning Center

1961 Library Entry at East Campus

Project Goals

- Enlarge all programs for expansion
- Consolidate all divisional functions to one location
- Gain efficiency by combining with High Tech Center
- Provide flexible/expandable technology, electrical systems and lighting

Scope Overview[22]

The current library building is too small by state standards and drastically out-of-date for the current size of the student body and the amount of technology needed to stay current. The original building was built in 1935 with room for 10,000 volumes and 225 seats. It was added to and remodeled in 1961 creating room for 45,000 volumes and 430 seats. New technology and ADA requirements for more space between the book stacks and tables and chairs reduced the space bringing seating available to 328. In addition, significant space has been given to other functions of the college and since the remodeling, the college has grown incrementally from 3,000 students in 1935 to 7,888 students in 1961-62 enrollment to a current enrollment of 18,627 students in 2002-03 leaving about 290 seats for students.

The current facility needs to be replaced with a new facility that will accommodate 75,000 volumes and 500 seats, providing faculty and students with adequate facilities and resources. The new facility will provide state-of-the-art materials, equipment, and space for all Learning Resource Programs to enhance the teaching/learning process. The main focus of the building will be a new library/information commons with lecture rooms for teaching Information Competency, group and quiet study areas, meeting rooms, conference rooms, storage space for all materials and supplies, faculty and staff offices for all programs in the building.

Besides the library, the new facility will include doubling the space utilized for the open computer lab, a distance education office, a computer based testing center for online and other distance education classes, classroom, an online help desk for computer based courses, an instructional resource center and will house the MJC Honor's Program.

1961 Library at East Campus

[22] YCCD Facilities Master Plan

Building: **Library and Learning Resource Center**

23 **General Use:** **Library and Learning Center (con't)**

The new Library and Learning Resource Center may be adjacent to the new High Tech Center (site location to be determined during planning of the project).

Alternates are being considered for the Library and Learning Resource Center to be part of the new High Tech Center or renovation of the existing Library building.

1961 Library (interior) at East Campus

Budget Overview

Construction Costs	$14,850,750
Design Cost	$ 4,639,581
Project Contingency	$ 968,769
Total	**$20,459,100**

Schedule Overview

Planning/ Design:	January 2008 – March 2009
Construction:	April 2009 – October 2010
Opening:	November 2010

Program Overview

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Stacks	1	1	5000	5000
Storage	1	1	2000	2000
Classroom	50	1	750	750
Admin Office	2	1	200	200
Faculty Office	1	8	140	1120
Student Study Space	500	1	10000	10000
Group Study & Silent Study Area	500	1	10000	10000
Conference Room Small	8	2	200	400
Conference Room Medium	12	3	350	1050
Conference Room Large	24	2	600	1200
Copy Center	1	1	400	400
Display Area	1	1	100	100
Staff Spaces	1	15	140	2100

Building: **Library and Learning Resource Center**

23 **General Use:** **Library and Learning Center (con't)**

Program Overview (con't)

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Archive Storage	1	1	200	200
Class Lab	50	1	1200	1200
Class Lab Instructional Resource Center	12	1	360	360
Distance Learning Office Help Desk	4	1	560	560
Media Service Office	1	1	140	140
Television Studio Office	1	1	650	650
Duplicating Service Office	1	1	140	140
Storage	1	1	300	300
Workspace	1	1	1000	1000
Staff Room	1	1	500	500
Totals	1,252	48	29,930	39,370
Total ASF				**39,370**
Circulation/ Unassigned			**7,874**	**20%**
Total Outside Gross Square Footage				**47,244**

1935 Library at East Campus

PHASE II PROJECTS

Gross S.F.:	79,555 s.f.
Assignable Square Feet:	66,296 s.f.
Year Constructed:	New Construction
Number of Rooms:	72

27a & b

Building: **Science Community Center & GVM**

General Use: **Science and Museum**

Project Goals

- Expansion to reduce wait lists
- Desired location on east
- Make GVM and SCC one complex

Scope Overview – Science Community Center[23]

This proposal provides for a new Science Community Center, to be constructed (site location to be determined during the planning of the project) at Modesto Junior College. This facility will ideally be adjacent to the Great Valley Museum (GVM), and include instructional labs and lecture rooms supporting Geology, Astronomy, Earth Science, Botany, Zoology, Biology and Anthropology. The MJC Science Community Center will fulfill multiple purposes in that it will serve as an instructional facility for our students, while also meeting the growing need for science education and science literacy in our community. This new Science Center will allow MJC to provide leadership in science education, literacy, and outreach.

Additional classroom space will accommodate the growth that life sciences have encountered, promote new partnerships within the local educational community, and allow for greater student success and provide experiences not now available to MJC students. Additionally, bringing programs to state-of-heart capabilities only further enhances community outreach, fosters new educational experiences for the entire community, and documents the college's commitment in providing the best possible product for both its students and the community it serves.

The community looks to MJC to be a leader in science education, literacy, and outreach. The New Science Community Center, consisting of new laboratories, classrooms, the Great Valley Museum, will allow MJC to provide that leadership. This facility, with its additional classroom space will provide for the growth the Science Math and Engineering (SME) division has encountered, promote new partnerships within the local educational community, and allow for greater student success and provide experiences not now available to MJC students. This facility will bring a much-needed facility to the region and will have the potential for revenue generation.

Great Valley Museum

Great Valley Museum

[23] YCCD Facilities Master Plan

Building: **Science Community Center & GVM**

27a & b **General Use:** **Science and Museum (con't)**

Scope Overview – Great Valley Museum[24]

An expanded Great Valley Museum and Pond will increase utilization as a multi-discipline instructional facility. Courses in, history, literature and language, and agricultural courses could be taught utilizing the museum's facilities, as well as, serving as a natural history museum. Furthermore, this facility will serve as a repository for historical artifacts and archaeology, botanical, geological, and zoological collections. Additionally, the Great Valley Museum will continue its work as a local science resource center, for both educators and elementary, middle, and high school students, as well as service clubs and public agencies. The Museum will host series of lectures such as Modesto Area Partners in Science, field trips, and will serve as a center for community organizations. Paired with the Science Community Center, the Great Valley Museum will become an even more prominent and powerful educational tool for both the students of MJC and the community of Modesto.

Budget Overview

Construction Costs	$25,281,040
Design Costs	$ 7,766,507
Project Contingency	$ 1,037,037
Total	**$34,084,584**

Schedule Overview

Planning/ Design:	March 2008 – May 2009
Construction:	May 2009 – May 2011
Opening:	August 2011

Great Valley Museum

[24] YCCD Facilities Master Plan

Building: Science Community Center & GVM

27a & b **General Use:** Science and Museum (con't)

Program Overview

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Classroom-Lecture	60	3	960	2880
Classroom-Large Lecture	120	2	2000	4000
All Purpose Room	1	1	5000	5000
Class Lab- Wet Lab	30	14	1800	25200
Class Lab- Computer	15	1	710	710
Discovery Rooms	30	2	1180	2360
Exhibit Rooms	1	8	1180	9440
Class Lab- Prep	1	8	500	4000
Class Lab- Stock	1	3	1100	3300
Storage	1	1	1180	1180
Storage	1	1	1180	1180
Storage	1	1	332	332
Storage	1	1	1180	1180
Faculty Offices	1	21	140	2940
Conference Room (Small)	12	1	332	332
Conference Room (large)	20	1	500	500
Mail/Supply Room	1	1	332	332
Kitchen	1	1	250	250
Shop Store	1	1	1180	1180
Totals	996	72	21,036	66,296
Total ASF				**66,296**
Circulation/ Unassigned			**13,259.2**	**20%**
Total Outside Gross Square Footage				**79,555.2**

Gross S.F.:	16,419 s.f.
Assignable Square Feet:	12,630 s.f.
Year Constructed:	New Construction
Total Number of Rooms:	16

32

Building: **West Side Center**

General Use: **General Instruction**

Project Goal
Acquire new land to develop a learning center facility for residents in the "West Side" communities.

Scope Overview[25]
The concept of a West Side Center had been in development for over 8 years. This proposal offers a concept for a facility that will house a state-of-the-art learning center and community center to serve residents of many "West Side" communities of Stanislaus and Merced counties, particularly in Newman, Patterson, Crows Landing, Westley, Grayson and Gustine. This center could be located on land owned by Modesto Junior College. The center will serve the needs of learners from throughout the west side and community residents in general who will consider this an inviting gathering place for meetings, community services and activities.

The West Side of Stanislaus County and Merced County includes approximately 35,000 individuals who could benefit from the presence of a higher education institution. The District's recent efforts to begin a West Side Center in the City of Patterson have proven successful. In the first semester of course offerings at the temporary center 270 local residents were enrolled in nine courses at the facility. All of the current offerings are evening courses. A new center, accompanied by a community center will serve as an important gathering/learning place for all residents of the west side. A physical center will highlight the importance of education and lifelong learning in an area with a very low percentage of college-going population.

Looking at long-range growth potential in the area, land acquisition (up to 40 acres) might be considered for future growth.

In fall 2003, 742 students from Patterson, Newman, Crows Landing and Gustine were enrolled at Modesto Junior College.

Due to the unpredictable price and availability of property in the future, the District should be flexible in deciding when to acquire land for expansion.

[25] YCCD Facilities Master Plan

Building: **West Side Center**

32 **General Use:** **General Instruction (con't)**

Budget Overview

Construction Costs	$ 4,115,609
Design Costs	$ 1,113,759
Project Contingency	$ 145,632
Total	**$ 5,375,000**

Schedule Overview

Planning/ Design:	November 2006 – January 2008
Construction:	February 2008 – January 2009
Opening:	February 2009

Program Overview

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Large Lecture Room	45	3	1000	3000
Lecture Room	34	1	750	750
Computer Lab	30	1	1200	1200
Science Lab	32	1	2000	2000
Lab Prep	1	1	500	500
Multi-purpose Area	1	1	3000	3000
Student Gathering/Access	1	1	1000	1000
Administrative Offices		1	500	500
Staff Offices		2	140	280
Faculty Offices		4	100	400
Total	241	16	10,190	12,630
Total ASF				**12,630**
Circulation/Unassigned			**3,789**	**30%**
Total Outside Gross Square Footage				**16,419**

Modesto Junior College

PHASE III PROJECTS

Gross S.F.: 74,286 s.f.[26]
Assignable Square Feet: 46,568 s.f. [27]
Year Constructed: 1971
Total Number of Rooms: 162

8

Building: Founders Hall

General Use: General Instruction

Founders Hall at East Campus

Project Goals

- Improve indoor quality of spaces
- Allow for future growth
- Allow for collaboration between four divisions
- Continue to provide classes at both campuses
- Move Anthropology/Geography to Science Community Center
- Move labs to High Tech

Scope Overview[28]

Located in the south side portion of MJC's East Campus. The two-story building contains classrooms, class labs, and offices for a total of 74,286 sf. The building was constructed at this location in 1971 and there have been no additions to the building. Three major concerns of Founders Hall are, ventilation, lighting and outdated classrooms.

The largest lecture facility on the Modesto Junior College East Campus greatly needs modernization in order to provide an appropriate instructional environment for a diverse community of learners. Major to the Founders Hall floor plan is needed to make better use of existing space. A reconfiguration of space will also allow areas to be designated to facilitate student study and interaction. In addition to increased study areas for students, the Center for Learning Assistance (including the Reading Center and Writing Center) and Math Drop-in Tutoring Center will all be centrally located in this building. The increased space and centralized location of these learning assistance facilities will have tremendous potential to influence student learning. Areas will also need to be designated for new faculty and staff offices, as well as, instructional storage. A multi-functional lab will be created for psychology, geography, anthropology and administration of justice.


Founders Hall at East Campus

The space needed to accommodate the above remodeling and reorganization of space will be achieved by making better use of existing space in Founders Hall, utilizing new lecture facilities in the proposed High Tech Center, and potentially move the English as a Second Language (ESL) program to a different facility.

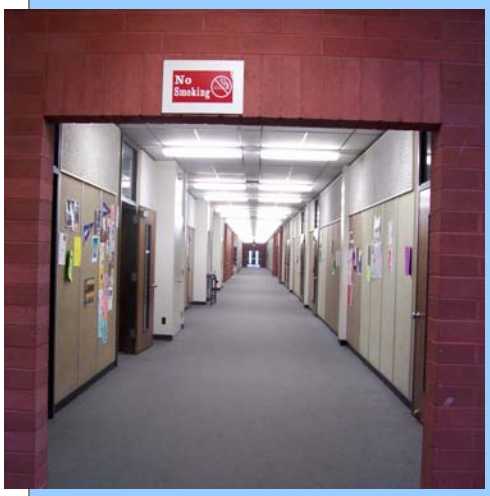
[26] 2004 Space Inventory Report – Report 17
[27] 2004 Space Inventory Report – Report 17
[28] YCCD Facilities Master Plan

Building: **Founders Hall**

8 **General Use:** **General Instruction**

(con't)

All lecture rooms will add multi-media presentation capabilities. Rooms will be set up to accommodate ceiling mounted projection, CPU storage, power-screens, internet access and DOC cameras. These tools are necessary to meet the instructional needs of our student population. In-class technology will also give our students the opportunity to give multi-media presentations as part of their regular class assignments. Many of our students rely heavily on the use of technology in their presentations. Faculty can instruct on advanced online research techniques, as well as, use internet websites and PowerPoint presentations to facilitate instruction.

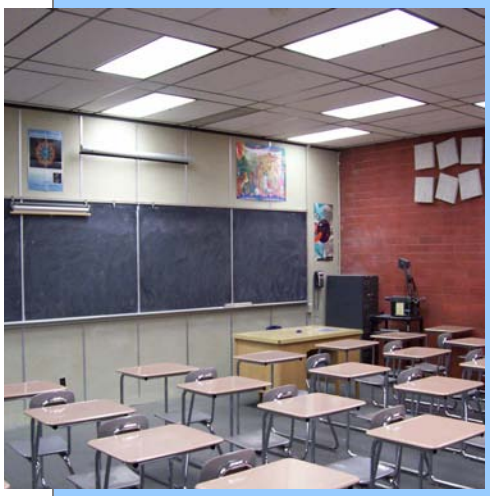


Founders Hall Interior

Modernizing Founders Hall will greatly improve the learning environment for students. This aging facility needs to have blinds, whiteboards, curtains, drapes, and wall coverings replaced. It is our expectation that instructional facilities at Modesto Junior College should demonstrate and reflect the standards of excellence in learning that we provide as a college.

Although this extensive renovation will need to await construction of the High Tech Center to house displaced programs during construction, there is an immediate need to address a number of safety, security and accessibility concerns. Elevators and entryways to meet ADA accessibility guidelines need to be updated, and lighting systems (interior and exterior), loose carpeting and tiles, need to be replaced throughout the building. These conditions present safety hazards and create a poor learning environment for students.

Top concerns include ventilation, lighting and the need for state-of-the-art classrooms. Activities in Founders Hall are critical to the college's FTES contribution. As a result, Founders Hall will be gutted and reconstructed to include demolishing interior construction, constructing interior architectural improvements, installing new HVAC, plumbing systems, new power, lighting and data systems to this 74,000 sq. foot facility.

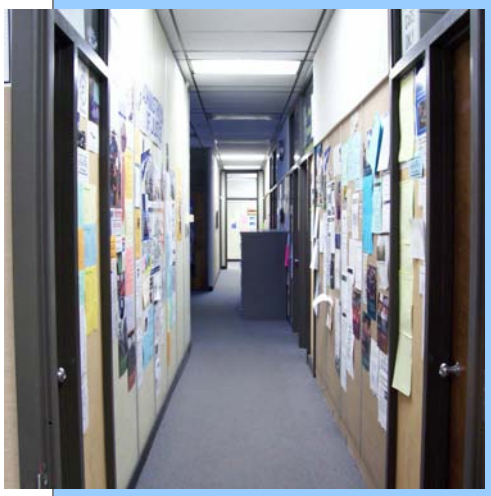


Founders Hall Classroom

Lecture facilities from this building are proposed to be moved to the High Tech Center and include Business, Behavioral and Social Science courses that are currently being taught in Founders Hall. This move will free up space in Founders Hall, allowing for much needed expansion of Student Learning Centers, lecture rooms and office space.

Building: **Founders Hall**

8 General Use: General Instruction (con't)



Founders Hall Interior

Remodeling the existing facility to meet the current needs and future growth for the programs currently using the facility will create an increase in square footage for the building to 103,376 s.f. In order to maintain the existing facility at its current 74,286 sf capacity, one of the programs or some of all programs currently using the facility will need to be relocated to a different facility.

Budget Overview

Construction Costs	$19,454,573
Design Costs	$ 6,148,041
Project Contingency	$ 577,952
Total	**$26,180,566**

Schedule Overview

Planning/ Design:	January 2010 – March 2011
Construction:	March 2011 – September 2012
Opening:	October 2012

Project Overview

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Faculty Office	1	20	140	2800
Classroom	50	11	750	8250
Classroom Lab (for Math Drop-In Center)	20	1	700	700
Faculty Prep. Room	1	1	450	450
Classroom	40	19	600	11400
Classroom Lab (for Computer & Language Labs)	40	6	1200	7200
Classroom Lab (Center for Learning Assistance)	40	1	1200	1200
Classroom Lab (for Writing Centers)	20	1	1200	1200
Faculty Office	1	50	140	7000
Classroom (Large Tiered)	110	2	1650	3300
Classroom Lab	40	1	2000	2000

Building: **Founders Hall**

8 **General Use:** **General Instruction (con't)**

Project Overview (con't)

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Classrooms	40	20	600	12000
Classroom Lab	40	3	1200	3600
Faculty Office	1	50	140	7000
Computer Lab (GIS)	40	1	1400	1400
Classroom Lab	40	1	1400	1400
Classroom Lab (for Simulated Office)	42	1	810	810
Large Classroom	110	2	1650	3300
Dean Office	9	1	1260	1260
Small Conference Room	8	1	200	200
Small Conference Room	12	1	250	250
Large Conference Room	50	2	750	1500
Dean Office	5	1	700	700
Adjunct Area	1	1	600	600
Totals	3,407	198	20,990	79,520
Total ASF				**79,520**
Circulation/Unassigned			**23,856**	**30%**
Total Outside Gross Square Footage				**103,376**

Gross S.F.: 56,661 s.f.[29]
Assignable Square Feet: 37,716 s.f. [30]
Year Constructed: 1958
Total Number of Rooms: 73

11 Building: Science Building Lab
General Use: Science Instruction

Project Goals
Modernize five existing labs to maximize flexibility of use and improve ventilation safety.

Scope Overview[31]
The existing east campus Science Building will require modernization (upgrades to floors, wall coverings, lighting, technology and safety concerns as appropriate) and will house the pre-nursing courses (Microbiology, Anatomy and Physiology), as well as, Life Sciences and Physical Science courses and general education requirements for students on east campus. This facility will also offer an east campus location for lab courses from the Agriculture Department to be taught.

Budget Overview

Construction Costs	$ 1,295,298
Design Costs	$ 364,883
Project Contingency	$ 51,792
Total	**$ 1,711,973**

Schedule Overview

Planning/ Design:	December 2010 – February 2012
Construction:	March 2012 – February 2013
Opening:	March 2013

Science Building at East Campus


Science Building Interior Fume Hoods

[29] 2004 Space Inventory Report – Report 17
[30] 2004 Space Inventory Report – Report 17
[31] YCCD Facilities Master Plan

11 **Building:** **Science Building Lab**
General Use: **Science Instruction (con't)**

Program Overview
This project will involve the renovation of labs and furnishings. This will include converting four existing labs into wet labs with gas, water, and air and resolving fume hood ventilation issues.

1) Two labs (Room 106 and Room 109) will have the ceiling mounted fume hoods removed (existing organic chemistry labs).
2) One lab (Room 132) will be converted into an organic lab which will need the furnishings changed out, gas brought in to the room and 4'L wall fume hoods installed to accommodate 15 student stations (existing geology lab).
3) One lab (Room 226) will be modernized to model after Room 233, which will require gas and air (existing zoology lab).
4) Room 233 will require gas extension to the teacher's demonstration table (existing microbiology lab).
5) Room 234 will require wall material modification inside the walk-in refrigerator due to mold/mildew.

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Laboratory	19	1	1171	1171
Laboratory	19	1	536	536
Laboratory (dry to wet)	1	1	1178	1178
Laboratory	15	1	941	941
Laboratory	26	1	1433	1433
Laboratory Service	1	1	75	75
Totals	62	6	5,334	5,334
Total ASF				**5,334**
Circulation/ Unassigned			**0**	**0%**
Total Outside Gross Square Footage				**5,334**

Columbia College

PHASE I PROJECTS

Gross S.F.: N/A
Assignable Square Feet: N/A
Year Constructed: New Construction
Total Number of Rooms: N/A

34 Building: Bus and Truck Service Loop
General Use: Circulation and Disabled Parking Lot

Project Goals
Improve safety and traffic flow in congested area of campus.

Scope Overview[32]
The existing roadway and disabled parking lot will be reconstructed into a loop road to allow for public transportation drop-offs and truck deliveries. The existing lot will be widened to the south to enable easier maneuvering of trucks and large vehicles. A shelter for public transit riders will also be installed.

Budget Overview

Construction Costs	$	133,5100
Design Costs	$	46,113
Project Contingency	$	5,387
Total	$	185,000

Schedule Overview

Planning/ Design:	December 2005 – March 2007
Construction:	April 2007 – July 2007
Opening:	August 2007

Service Loop Turn Around

Bus Stop

[32] YCCD Facilities Master Plan 2004

Gross S.F.: N/A
Assignable Square Feet: N/A
Year Constructed: New Construction
Total Number of Spaces: N/A

35

Building: **Parking Lots (3)**
General Use: **Parking Lot**

Project Goals
Increase and improve parking situation.

Scope Overview[33]
Columbia College's five previous year pattern shows student enrollment growth year-by-year. There is already insufficient parking for the current student population. Many students are forced to park in make-shift parking spaces, causing hazards to vehicular traffic and pedestrians.

Situated on insolated hilly terrain, there are no neighborhood areas to support overflow traffic. Most of all, the inadequate parking situation is adversely impacting student access and limiting the college's ability to provide higher education to the community.

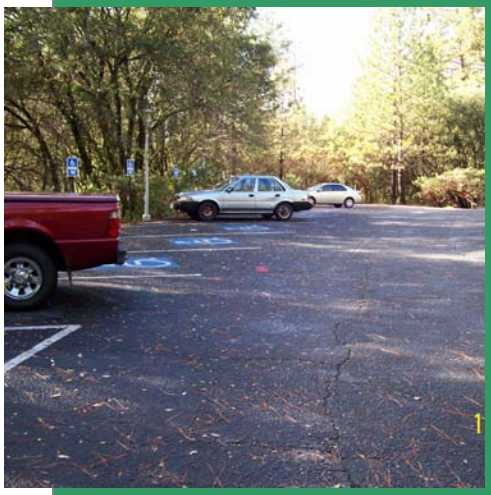
Three parking lots are planned for Columbia College: 74-space general lot, 200-space general lot, and a 24-space disabled lot. To mitigate traffic and pedestrian hazards and facilitate public transportation, improvements to the existing bus and truck service loop are included.

74-Space General Parking Lot – Since the opening of Tamarack Building, which includes the new library, demands for parking in this area has risen steeply. To alleviate this demand a new lot has been planned to be located behind the Madrone Building. A widened access route will be constructed from the perimeter road to the new parking lot.

200-Space General Parking Lot – This general lot will be constructed as an addition to the existing main student parking lot to increase capacity.

24-Space Disabled Parking Lot – The Facilities Master Plan proposed a project that would provide 24 parking stalls for disabled persons directly adjacent to Disabled Services located in the Manzanita Building. This concept was reviewed with the Division of the State Architect and was not supported as an approach. Additional disabled parking stalls will be added at each parking area to exceed minimum required ratios.

Student Parking Lot



Disabled Parking Lot

[33] YCCD Facilities Master Plan 2004

35

Building: **Parking Lots (3)**

General Use: **Parking Lot (con't)**

Budget Overview

Construction Costs	$ 255,654
Design Costs	$ 89,007
Project Contingency	$ 10,339
Total	**$ 355,000**

Schedule Overview – Disabled Parking Lot

Planning/ Design:	July 2005 – September 2006
Construction:	October 2006 – January 2007
Opening:	February 2007

Schedule Overview – Parking Lot 200 Spaces

Planning/ Design:	January 2006 – March 2007
Construction:	April 2007 – September 2007
Opening:	October 2007

New General Parking Lot Location

Gross S.F.: TBD
Assignable Square Feet: TBD
Year Constructed: New Construction
Total Number of Rooms: TBD

Building: **Public Safety Center**

36 **General Use:** **Firehouse/Campus Security**

Public Safety Center

Project Goals
Consolidate Fire and Campus Security and allow for appropriate storage of all equipment, and additional housing.

Scope Overview[34]
The plan is to co-locate existing emergency services such as the firehouse and security office into a new public safety center. This will include living quarters in the firehouse and the inclusion of an additional bay and equipment storage.

Currently, the security office and firehouse are in separate facilities about 600 feet from each other. The firehouse has outgrown the current facility, requiring exterior parking of a fire truck and not providing housing for females.

The combination of fire service and security will enhance the response time of emergency services staff, which currently serves the Columbia community. The addition will appropriately store equipment, allow for all fire trucks to be parked indoors and provide separate housing for men and women.

An extra bay and storage space, female living quarters and space for security staff will be added to or nearby the firehouse.

This will be placed near or at the existing firehouse.

Public Safety Center

Budget Overview

Construction Costs	$ 1,044,801
Design Costs	$ 316,367
Project Contingency	$ 40,832
Total	**$ 1,402,000**

Schedule Overview

Planning/ Design:	February 2006 – May 2007
Construction:	June 2007 – June 2008
Opening:	July 2008

[34] YCCD Facilities Master Plan 2004

Gross S.F.: N/A
Assignable Square Feet: N/A
Year Constructed: New Construction
Total Number of Rooms: N/A

37

Building: Secondary Access Road
General Use: Roadway

Project Goal
Create secondary means of egress from site in the event of an emergency.

Scope Overview[35]
Columbia College presently has only one route for traffic ingress and egress. For safety reasons, Columbia College needs a secondary access road.

A 12- foot wide paved road will be constructed to connect Forest Park Drive in the community of Columbia with the existing campus roadway improvements, adjacent to Symons Field.

The road will be used for emergency vehicle access into the campus and will also serve as a secondary emergency exit route.

Traffic turnouts will be provided to facilitate surges in emergency traffic.

The road will be approximately 2,100 feet in distance and include provisions for storm drainage management and erosion control.

Budget Overview

Construction Costs	$	323,047
Design Costs	$	95,400
Project Contingency	$	12,553
Total	$	431,000

Schedule Overview

Planning/ Design:	July 2005 – December 2005
Construction:	February 2006 – May 2006
Opening:	June 2006

New Secondary Access Road

New Secondary Access Road

[35] YCCD Facilities Master Plan 2004

Gross S.F.:	7,821 s.f.
Assignable Square Feet:	7,110 s.f.
Year Constructed:	1971
Total Number of Rooms:	13

39

Building: **Madrone Building**

General Use: **Vocational Technology Instruction**

Madrone Building

Project Goals
Increase capacity of facility to meet needs and allow for up-to-date instruction.

Scope Overview[36]
The Madrone Building is a single story structure with a mezzanine, containing class labs and offices for a total of 5,439 sq. ft. The building was constructed at this location in 1971 as a permanent facility. There have been no additions to the building.

Technical skills taught in this facility include welding, auto body collision repair and automotive technology. New industrial technologies include electronics, industrial automation, alternative fuels, computer networking and construction trades. The facility benefits adults, who seek entry level job skills or those already employed and in need of professional development/update training.

Minor alterations to the Madrone will be conducted for a more efficient layout and maximum utilization of space as follows:

1) The welding lab is undersized. Currently, it can accommodate 12-14 students according to education code standards. The lab will be converted into a "smart" classroom to allow for more use.

2) The present makeshift classroom in the automotive technology lab will be returned back into its original purpose.

This division will maintain involvement in economic development activities with the Workforce Investment Board, Economic Development Corporations and Mother Lode Job Training.

The Mother Lode region does not currently offer any training in auto body or construction trades. As opportunities for funding and program development arise, the college will be positioned to be the training provider for most industry related technical training.


Covered Automotive Bays

[36] YCCD Facilities Master Plan 2004

39

Building: **Madrone Building**

General Use: **Vocational Technology Instruction (con't)**

Budget Overview

Construction Costs	$ 894,962
Design Costs	$ 314,746
Project Contingency	$ 36,292
Total	**$ 1,246,000**

Schedule Overview

Planning/ Design:	February 2006 – May 2007
Construction:	June 2007 – June 2008
Opening:	July 2008

Program Overview

This project will involve the renovation of the building. This will include the following items:

a. Existing 6' x 4'grease pit to be removed and filled in.
b. Above ground lift/wash rack to be removed.
c. In-ground hydraulic hoists - (3) cylinders to be removed and replaces with (4) bay above ground hoists.
d. Restroom to be remodeled.
e. Replace space-heating system.
f. Replace roll up doors.
g. Intake louver vents from old unit need to be removed.
h. All electric systems to be upgraded. Space to include new transformer and switch.
i. Add proper storage for Oxy/Acetylene Tanks.

Ground Lift Area

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Class Lab- 1 (Auto)	16	1	3327	3327
Office- A	1	1	80	80
Office- B	1	1	92	92
Class Lab Service (Equip)	1	1	47	47
Class Lab Service (Tool Room)	1	1	332	332
Welding Lab (Existing)	18	1	1238	1238
Welding Lab (New Addition)	7	1	619	619

Building: **Madrone Building**

39 **General Use:** **Vocational Technology Instruction (con't)**

Program Overview (con't)

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Classroom	25	1	375	375
Welding Tool Room	1	1	180	180
Welding Storage	1	1	120	120
Automotive Library	1	1	100	100
Classroom Visual Aide Storage	1	1	300	300
Spray Booth Shelter	1	1	300	300
Totals	**65**	**13**	**7,110**	**7,110**
Total ASF				**7,110**
Circulation/Unassigned			**711**	**10%**
Total Outside Gross Square Footage				**7,821**

Welding Area

Gross S.F.:	31,783 s.f.
Assignable Square Feet:	24,723 s.f. [37]
Year Constructed:	1969
Total Number of Rooms:	67

40

Building: **Manzanita Building**

General Use: **General Instruction**

Manzanita Building

Project Goals
Reconfigure existing space to better support student services and increase efficiency of administrative functions.

Scope Overview[38]
Within the two-level Manzanita Building is the core for all student support, academic services and administrative functions. In fact, the entire population of approximately 4,000 full and part-time students each semester conducts business in this location, including registration, financial aid, and counseling. Nearly a third of the college employees work here. Since its construction in 1969, there have been no additions to the 31,183 sq. ft. structure.

Modernization of the Manzanita will provide a cohesive layout of student services and more efficiently organize program administration, workflow and support. That includes work areas, which will provide office space for conducting confidential business matters, appropriate lighting and HVAC controls, and adequate room for smooth traffic flow.

In an effort to house administrative support in one location, the Marketing/Public Information, Columbia College Foundation and Community Services Offices will be relocated in the building's upper floor.

Student financial and registration services will be situated close or adjacent to each other, providing a better flow for processing students. The Manzanita Bookstore will be moved to the upper level, closer to other student services. Additionally, the proposal allows for a student reception area and conference rooms for the President's Office and Student Services Department.

Other departmental areas, which are in need of more efficient space, will be greatly improved. These include counseling and assessment, instructional administration, and other student assistance services (e.g., DSP&S, Health Services, Career/Transfer Center and programs that are offered on an ongoing basis).


Manzanita Building Interior

[37] 2005 Space Inventory Report – Report 17
[38] YCCD Facilities Master Plan 2004

Building: **Manzanita Building**

40 **General Use:** **General Instruction (con't)**

The food/snack bar, student-operated café and Culinary & Pastry Arts classroom/labs presently occupy the lower level. Remodeling these areas will allow for more efficient use of space, modernization and growth. Additional restroom facilities will also be built on the lower level.

While maintaining structural integrity, overall modernization of the Manzanita Building will maximize space usage by offering a convenient layout of programs and services in one centralized location.

Budget Overview

Construction Costs	$ 4,803,424
Design Costs	$ 1,378,127
Project Contingency	$ 185,449
Total	**$ 6,367,000**

Schedule Overview

Planning/ Design:	July 2005 – June 2007
Construction:	July 2007 – July 2008
Opening:	August 2008

Program Overview[39]

Upper Floor – The area will be planned to allow for confidentiality, smooth traffic flow, adequate lighting, and appropriate HVAC controls in each area.

President's Office:

• President's Office, small conference room and administrative assistant's area will remain in same location
• Locate Marketing/Public Relations Office close to President's Office
• Locate Foundation Office close to President's Office
• Locate Community Services Office close to President's Office

IMC/Mail Room/Loading Dock:

• Remain in same locations

Manzanita Building Exterior

[39] YCCD Facilities Master Plan 2004

Building: **Manzanita Building**

40 **General Use:** **General Instruction (con't)**

Program Overview[40] (con't)

Student Support Services:

Locate student financial (including Business Office) and registration closer together. It is preferable to have all "window services" (e.g. Admissions & Records and the Business Office) face into the Rotunda, allowing students to be indoors especially during peak hours. These services include, but are not limited to:

- Bookstore
- Counseling Services
- Financial Aid Services
- Student Reception Area
- Assessment Services
- Several Student Services Programs and Administrative Offices
- Conference Room for Student Services
- Admissions & Records/Registration Services
- Business Office/Fiscal Services/Cashier
- Administrative Services Offices

Student Help/Assistance Services:

DSP&S, AAC/tutoring and other learning support services, Student Center, Career/Transfer Center, Nurse/Health Service and others will be relocated closer in proximity to each other and to Student Services.

- Services will be provided in an arena-like structure, or "one-stop shop" format.

Instructional Administration:

- Division/Department Administration
- Community Education
- Contract Education
- Instructional-related Special Programs
- Conference Room

Lower Floor

Food Services/Culinary & Pastry Arts:

- Will be reconfigured to accommodate services better, including appropriate storage and classroom areas, if possible.
- Add restroom facilities.

[40] YCCD Facilities Master Plan 2004

Gross S.F.:	12,162 s.f.
Assignable Square Feet:	10,135 s.f.
Year Constructed:	New Construction
Total Number of Rooms:	31

42

Building: Child Development Center

General Use: Child Development/Instruction

Child Dev. Building

Project Goals

Provide permanent facility that supports childcare activities and child development instructional program growth in a safe environment.

Scope Overview[41]

Columbia College presently has two modular buildings separated by a road that serve as the Child Care Center for 30 preschoolers and 24 toddlers. The center is also used as the laboratory site for the Child Development Degree program. The facilities are limited in size and capacity to support the needs of young children, their parents and students, who are enrolled in the instructional program.

The center is also inadequate for the instructional activities required by the degree program and cannot accommodate family-related activities. There are currently only six parking spaces for staff and two parking spaces for parents. There are no additional rooms beyond the classroom and small kitchenettes in each modular building.

The plan is to construct a combined Child Care/Child Development Center, which will include classrooms for preschoolers/toddlers/infants, a general observation area for each classroom, parent conference area, general conference room, three faculty offices, two student classrooms, and a student and family resource room with a kitchenette.

Exterior plans call for 20 general parking spaces and ten short-term parking spaces.

Child Dev. Building

Budget Overview

Construction Costs	$ 4,717,942
Design Costs	$ 641,068
Project Contingency	$ 183,318
Total	**$ 6,294,000**

[41] YCCD Facilities Master Plan 2004

Building: **Child Development Center**

42 **General Use:** **Child Development/Instruction (con't)**

Schedule Overview

Planning/ Design:	February 2006 – June 2007
Construction:	July 2007 – July 2008
Opening:	August 2008

Program Overview

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Children's Classroom	24	2	840	1680
Infant Classroom	9	3	315	945
Toddler Classroom	12	3	420	1260
Observation Rooms	6	8	100	800
Conference Room (Large)	20	1	450	450
Conference Room (Small)	6	1	150	150
Offices	1	3	100	300
Classrooms (Large)	50	2	750	1500
Classrooms (Small)	20	1	300	300
Workroom/ Staff Lounge	1	1	600	600
Student Resource Room	8	1	300	300
Office- Director	1	1	300	300
Faculty/ Group Office	1	1	400	400
Food Service/ Storage	1	1	1000	1000
Children's Restroom		2	200	400
Reception Area	1	1	200	200
Totals	321	32	6,425	**10,585**
Total ASF				**10,585**
Circulation/ Unassigned			**2,117**	**20%**
Total Outside Gross Square Footage				**12,702**

Gross S.F.:	TBD
Assignable Square Feet:	TBD
Year Constructed:	TBD
Total Number of Rooms:	TBD

52

Building: **Oakdale Center**

General Use: **General Instruction**

Project Goal
Provide land for future center construction.

Scope Overview[42]
A new center in the Oakdale area will highlight the importance of education and lifelong learning for residents of the surrounding communities.

This center will house a state-of-the-art learning center to serve residents of northeastern Stanislaus County and western Tuolumne County. A learning center in this area will greatly enhance the District's ability to serve the needs of students in the Oakdale, Riverbank, Empire and Waterford areas.

The region served by an Oakdale Center includes over 40,000 individuals who could benefit from the presence of a higher education institution. Recent efforts to begin a West Side Center in the City of Patterson and a Calaveras Center in Angels Camp have proven successful.

In fall 2003, over 1,600 students from Oakdale, Riverbank, Empire and Waterford were enrolled at either Modesto Junior College or Columbia College.

Due to the unpredictable price and availability of property in the future, the District should be flexible in deciding when to acquire land for expansion.

City of Oakdale

Budget Overview

Site Acquisition Costs	$	932,596
Construction Costs	$	0
Design Costs	$	38,278
Project Contingency	$	29,126
Total	**$**	**1,000,000**

Schedule Overview
Site Acquisition January 2006 – December 2006

[42] YCCD Facilities Master Plan 2004

Columbia College

PHASE II PROJECTS

Gross S.F.: TBD
Assignable Square Feet: TBD
Year Constructed: New Construction
Number of Rooms: TBD

Building: Bike Lanes & Pedestrian Pathways

33 General Use: Biking and Walking

Project Goal
Improve bike pathways, bike racks and pedestrian pathways.

Scope Overview[43]
Walking and biking on our grounds will increase by restoring existing campus pathways and nature /hiking trails. Footpaths will be paved and night lighting provided for safety. The par course will be re-groomed to encourage more use. Bike lanes will be added on the entrance and perimeter roads, plus a bike parking area will be developed.

All these measures will promote healthy exercise for students, faculty and staff – and more public use of our college facilities.

Budget Overview

Construction Costs	$	478,858
Design Costs	$	152,210
Project Contingency	$	18,932
Total	**$**	**650,000**

Schedule Overview

Planning/ Design:	February 2008 – June 2009
Construction:	July 2009 – December 2009
Opening	January 2010

Bike Rack

Bike Trail

[43] YCCD Facilities Master Plan 2004

Gross S.F.:	32,240 s.f.
Assignable Square Feet:	24,800 s.f.
Year Constructed:	New Construction
Total Number of Rooms:	41

Building: **Science & Natural Resources Building**

45 **General Use:** **General Instruction**

Science Building Display

Project Goals
Allow for expansion of the science curriculum and consolidation of program into one modern facility.

Scope Overview[44]
The science program at Columbia College is currently housed in three separate buildings and each building must be OSHA compliant for chemical storage and handling. In addition, they must demonstrate appropriate ventilation and safe air quality. As OSHA/EPA standards become stricter, it is increasingly difficult and more expensive to upgrade current facilities.

Chemistry and physics share a lab and natural resources does not have a lab. Most labs also serve as lecture rooms. Current facilities are small, inadequate and decentralized. Storage space is inadequate.

An integrated Science and Natural Resources Building, containing state-of-the-art technology and equipment, and meeting health/air quality and chemical storage standards, is being planned. Combining the programs will also enhance the sharing and exchange of expensive equipment, sharing of technical staff, and the compliance with federal and state standards.

Considering the limited terrain at Columbia College, a multi-level building is recommended with separate labs for each discipline: chemistry, biology, physics and natural sciences – totaling nine 24-student labs. In addition, classrooms, display areas, a computer lab, multi-tiered lecture rooms for 75, two lecture rooms for 50, two stockrooms, OSHA-approved chemical and specimen storage rooms, nursing lab, equipment storage room, conference room, three small study rooms, ten faculty offices, museum area and a greenhouse on the roof are planned.

Science Building Display

The specific building site location will be determined during the campus-planning phase.

[44] YCCD Facilities Master Plan 2004

Building: **Science & Natural Resources Building**

45 **General Use:** **General Instruction (con't)**

Budget Overview

Construction Costs	$14,224,209
Design Costs	$ 4,124,335
Project Contingency	$ 550,456
Total	**$18,899,000**

Schedule Overview

Planning/ Design:	February 2007 – June 2008
Construction:	July 2008 – October 2009
Opening:	November 2009

Program Overview

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Computer Lab	30	1	900	900
Large Lecture Classroom	75	2	1125	2250
Small Lecture Classroom	50	2	750	1500
Lab	24	9	1440	12960
Stock Room/Prep Room	2	2	250	500
Chem Storage	1	1	200	200
Specimen Storage	1	2	250	500
Instrument Room	1	1	300	300
Cadaver Room	24	1	600	600
Nursing Lab	20	1	1200	1200
Chem Disposal	1	1	50	50
Equipment Storage	1	1	500	500
Conference Room	12	1	300	300
Staff Room	1	1	300	300
Small Study Room	1	3	80	240
Office	1	10	140	1400
Adjunct Space	5	1	400	400
Museum	1	1	700	700
Totals	582	41	9,485	24,800
Total ASF				**24,800**
Circulation/ Unassigned			**7,440**	**30%**
Total Outside Gross Square Footage				**32,240**

Columbia College

PHASE III PROJECTS

Gross S.F.: 17,486 s.f.[45]
Assignable Square Feet: 11,502 s.f.[46]
Year Constructed: 1969 & 1977
Total Number of Rooms: 29

41 Building: Sequoia and Redbud Buildings
General Use: General Instruction

Sequoia Building

Project Goals

- Expand general education facilities in buildings vacated by science.
- Provide multi-use facilities that can serve the use of the college.

Scope Overview[47]

Modernization efforts will include minor alterations to both the Sequoia and Redbud Buildings for more efficient layout and maximum utilization of space. Electrical and data services also need to be upgraded.

The Sequoia Building, which is located on the north side of Columbia College's campus, is a 9,239 sq. ft. single story building, containing classrooms, labs, and offices. Constructed at this location in 1969, there have been no additions to the building since then. Plans are to turn this facility into a mathematics classroom building with six faculty offices and student study space.

The Redbud Building is also located on the north side of the campus. This single story building contains labs and offices, totaling 8,247 sq. ft. of space. Like Sequoia, there have been no additions to the building since its construction in 1977.

The Redbud will become a general classroom building, including restoring a tiered lecture room and converting its chemistry and physics labs into a large classroom area.

Redbud Building

Budget Overview

Construction Costs	$ 2,426,127
Design Cost	$ 883,583
Project Contingency	$ 99,290
Total	**$ 3,409,000**

[45] 2005 Space Inventory Report – Report 17
[46] 2005 Space Inventory Report – Report 17
[47] YCCD Facilities Master Plan 2004

41

Building: **Sequoia and Redbud Buildings**

General Use: **General Instruction (con't)**

Schedule Overview

Planning/ Design:	April 2011 – July 2012
Construction:	August 2012 – August 2013
Opening	September 2013

Program Overview - Sequoia[48]

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Classroom	56	1	924	924
Class Lab- 2	25	1	965	965
Class Lab	20	1	967	967
Class Lab Service	1	1	476	476
Office	1	1	81	81
Office	1	1	81	81
Class Lab Service	1	1	1392	1392
Class Lab Service	1	1	78	78
Class Lab Service	1	1	78	78
Class Lab	10	1	475	475
Office	1	1	81	81
Classroom	30	1	475	475
Totals	148	12	6,073	6,073
Total ASF				6,073
Circulation/ Unassigned			**2,186.28**	**36%**
Total Outside Gross Square Footage				**8,259.28**

[48] 2005 Space Inventory Report – Report 17

41 **Building:** **Sequoia and Redbud Buildings**
General Use: **General Instruction (con't)**

Program Overview - Redbud[49]

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Office	2	1	180	180
Classroom	38	1	890	890
Classroom	35	1	807	807
Class Lab Service	1	1	140	140
Class Lab Service	1	1	41	41
Class Lab Service	1	1	100	100
Class Lab Service	1	1	223	223
Office	1	3	75	225
Office	1	1	100	100
Class Lab	25	1	1417	1417
Class Lab Service	1	2	35	70
Class Lab Service	1	1	100	100
Class Lab	30	1	592	592
Class Lab	25	1	544	544
Totals	166	17	5,244	5,429
Total ASF				**5,429**
Circulation/ Unassigned			**3,800.3**	**70%**
Total Outside Gross Square Footage				**9,229.3**

Redbud Building Classroom

[49] 2005 Space Inventory Report – Report 17

Gross S.F.:	16,250 s.f
Assignable Square Feet:	19,500 s.f
Year Constructed:	New Construction
Total Number of Rooms:	24

49

Building: **Calaveras Center**

General Use: **General Instruction**

Project Goal
Provide local education programs in the Calaveras Community.

Scope Overview[50]
The Calaveras Center is currently housed in a rented facility on Highway 49 (main north/south thoroughfare in the Central Sierra foothills) about 17 miles from the campus at the Glory Hole Shopping Center in Angels Camp.

The center itself contains only one standard classroom that will accommodate up to 35 students. Its computer lab is surrounded by moveable partitions with a second partitioned classroom area that will hold about 25 students.

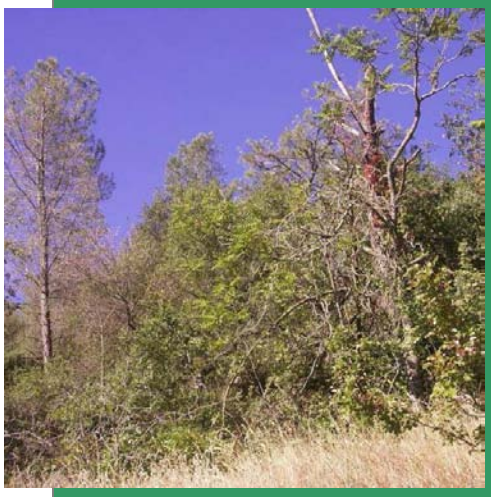
Also at the center is a two-bed nursing laboratory with limited access and usage due to the nature of the equipment that must be housed there for this particular program.

The administrative and service areas include an admissions & records counter with locking cabinets for supplies and book sales, director's office, a counseling office, a student study/resource room, a mail room with copier, restrooms and a large storage area with roll-up garage door.

This temporary facility does not meet the projected growth needs, as prepared by the college and allows for only two classes to be conducted at any one time, thus limiting the usage of the center.

Transportation for students in the Sierra Nevada foothills is one of the major challenges that inhibit their ability to reach their educational goals. Towns are spaced far apart, terrain is hilly, and the area's winding roads are rarely more than two-lanes in size. Wages are low in this rural market area and a high percentage of the population falls below the poverty level for the State of California.

Angel's Camp


Angel's Camp

[50] YCCD Facilities Master Plan 2004

49 **Building:** Calaveras Center
General Use: General Instruction (con't)

The Calaveras Center enables the college to bring instructional programs closer to its core population in the county, but the current site is too small to accomplish this task. Additional space is badly needed so that a full complement of general education courses and certificate programs can be offered to students.

A permanent center, as described, will be constructed in Calaveras County in order to meet the stated needs. The new center will be centrally located within the county, along or close to the Highway 49 corridor. In fall 2003, 738 were enrolled at Columbia College from Calaveras County, representing over 21% of the college's enrollment.

Due to the unpredictable price and availability of property in the future, the District should be flexible in deciding when to acquire land for expansion.

Calaveras Center Site

Budget Overview

Site Acquisition Costs	$ 1,309,634
Construction Costs	$ 5,678,576
Design Costs	$ 3,216,207
Project Contingency	$ 276,583
Total	**$10,481,000**

Schedule Overview

Planning/ Design:	January 2006 – May 2012
Construction:	June 2012 – June 2013
Opening:	July 2013

Program Overview[51]

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Classroom	80	1	2400	2400
Science Lab	20	1	1200	1200
Lab Storage	1	1	200	200
Classroom	35	3	1000	3000
Computer Lab	30	2	1200	2400
Student Services	7	1	1300	1300
Counseling Office	1	1	400	400
Center Director Office	1	1	400	400
Faculty Group Office	1	1	400	400

[51] Columbia College Facilities Master Plan 2004

49

Building: **Calaveras Center**

General Use: **General Instruction (con't)**

Program Overview[52] (con't)

Room Classification	Stations	Quantity	Assignable Square Footage	Square Footage Extension
Mail Room/Duplicating	1	1	500	500
Lunch Room/Lounge	1	1	1200	1200
Faculty Office	1	3	100	300
Student Resource	1	1	1000	1000
Resource Coordinator Office	1	1	100	100
Tutoring and Testing Office	1	3	150	450
Conference Room	1	1	600	600
Record/Book Storage	1	1	400	400
Totals	**288**	**24**	**12,550**	**16,250**
Total ASF				16,250
Circulation/Unassigned			**3,250**	**20%**
Total Outside Gross Square Footage				**19,500**

[52] Columbia College Facilities Master Plan 2004

PHASE I PROJECTS

PHASE I PROJECTS

Gross S.F.:	N/A
Assignable Square Feet:	N/A
Year Constructed:	N/A
Total Number of Rooms:	N/A

Capital Outlay Debt Services

Budget Overview

Construction Costs	$12,809,222
Design Costs	$ 3,695,633
Project Contingency	$ 495,145
Total	$17,000,000

Gross S.F.:	N/A.
Assignable Square Feet:	N/A.
Year Constructed:	N/A
Total Number of Rooms:	N/A

Scheduled Maintenance

Budget Overview	
Construction Costs	$ 7,270,238
Design Costs	$ 2,438,499
Project Contingency	$ 291,263
Total	**$10,000,000**

Central Services

PHASE II PROJECTS

Gross S.F.:	N/A
Assignable Square Feet:	N/A
Year Constructed:	N/A
Total Number of Rooms:	N/A

Technology Infrastructure

Budget Overview	
Construction Costs	$ 7,209,386
Design Costs	$ 2,499,346
Project Contingency	$ 291,268
Total	**$10,000,000**

PHASE III PROJECTS

Gross S.F.:	27,375 s.f.[53]
Assignable Square Feet:	16,381 s.f.[54]
Year Constructed:	1942
Total Number of Rooms:	80

50a & b

Building: **Central Services**

General Use: **Office**

YCCD at West Campus

Scope Overview[55]

This proposal is to renovate and modernize the 27,400 square feet of District offices (including Central Services) at MJC's West Campus.

The District Office, Data Processing, Information Services and Building 1300 make up the District's Central Services Buildings and are all located in the north portion of the MJC West Campus.

The district office is a single story building, which contains administrative offices, office services, and conference/meeting rooms for a total of 16,020 sf. The building was constructed at this location in 1942 and there have been no additions to the building. The building was renovated in 1998.

The Data Processing building is a single story building, which contains data processing rooms for a total of 2,400 sf. The building was constructed at this location in 1942 and there have been no additions to the building.

The Information Services building is a single story building, which contains an office and office services for a total of 4,530 sf. The building was constructed at this location in 1942 and there have been no additions to the building.

Building 1300 is a single story building, which contains offices for a total of 4,530 sf. The building was constructed at this location in 1942 and there have been no additions to the building.

An alternative to renovating the Central Services building is to construct a new facility. This proposal is to construct new facilities for Central Services. The cost estimate for new District offices is based on a 30,000 square foot project that would house Central Services, Data Processing and Information Services staff.

Central Services Bldgs at West Campus

[53] 2004 Space Inventory Report – Report 17
[54] 2004 Space Inventory Report – Report 17
[55] YCCD Facilities Master Plan 2004

Building: **Central Services**

50a & b

General Use: **Office**

Conference Room inside Central Services Bldg

Budget Overview

Construction Costs	$ 5,213,511
Design Costs	$ 1,925,323
Project Contingency	$ 214,166
Total	$ 7,353,000

Schedule Overview

Planning/ Design:	September 2011 - November 2012
Construction:	December 2012 – December 2013
Opening:	January 2014

Gross S.F.: 16,560 s.f.[56]
Assignable Square Feet: 15,476 s.f. [57]
Year Constructed: 1942
Total Number of Rooms: 4

Building: Transportation & Receiving

51 General Use: General Use

Receiving Bldg at West Campus

Scope Overview[58]

1. Transportation Shop, 60'by 120'with 4 (north to south direction) drive-through bays, to include:
   a) Office and Parts Storage
   b) Three equipment lifts
   c) Built-in, positive exhaust ventilation
   d) Sky Lights
   e) Heating and Cooling
   f) Break/Lunch Room
   g) Rest room with shower and lockers
2. Storage area of 1,000 sq ft. for large automotive parts and tires.
3. Storage area for new engine lubricating oils and greases, as well as, for used waste petroleum product and antifreeze containers. Storage area will also house the shop's air compressor for shop tools/equipment and hydraulic pump for the equipment lifts. The area should be approximately 15'by 60'or about 900 sq ft.
4. A covered, drive-through vehicle wash and steam rack, a concrete pad sized approximately 22'by 60 feet.
5. Transportation Office.
   a) Should be able to accommodate a minimum of three office staff members.
   b) It should have a storage room, driver training/meeting room and a rest room.
   c) This can be along side of the shop or detached from the shop.
   d) Well insulated against shop noise.
6. Fueling Island for Gas and Diesel
   a) Must be large enough to contain two 1,000-gallon fuel storage tanks;
   b) Large vehicles (buses and trucks) must have access to maneuver around.

Transportation Bldg at West Campus

[56] 2004 Space Inventory Report – Report 17
[57] 2004 Space Inventory Report – Report 17
[58] YCCD Facilities Master Plan – 2004

Building: **Transportation & Receiving**

51 **General Use:** **General Use**

7. Bus and vehicle storage.
   a) Parking area needs to be at least 120'by 400'for busses and other vehicles
   b) Bus parking area needs to be covered
   c) Electric gate with good lighting for security and staff safety reasons.
8. Dump facilities for bus toilets.

Budget Overview

Construction Costs	$ 6,536,457
Design Costs	$ 2,411,111
Project Contingency	$ 268,432
Total	**$ 9,216,000**

Schedule Overview

Planning/ Design:	September 2011 - November 2012
Construction:	December 2012 – December 2013
Opening:	January 2014

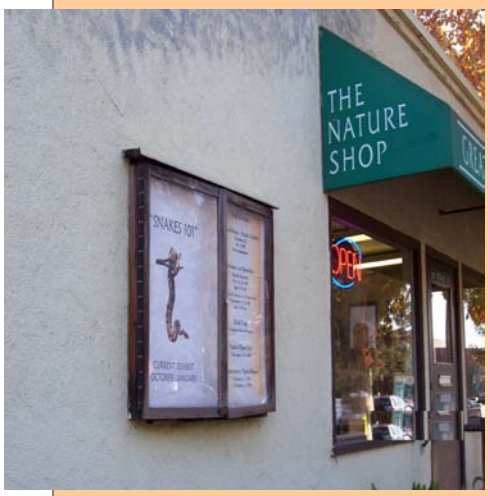
Receiving Bldg at West Campus

Transportation Vehicles at West Campus

MASTER PROGRAM SCHEDULE

Introduction

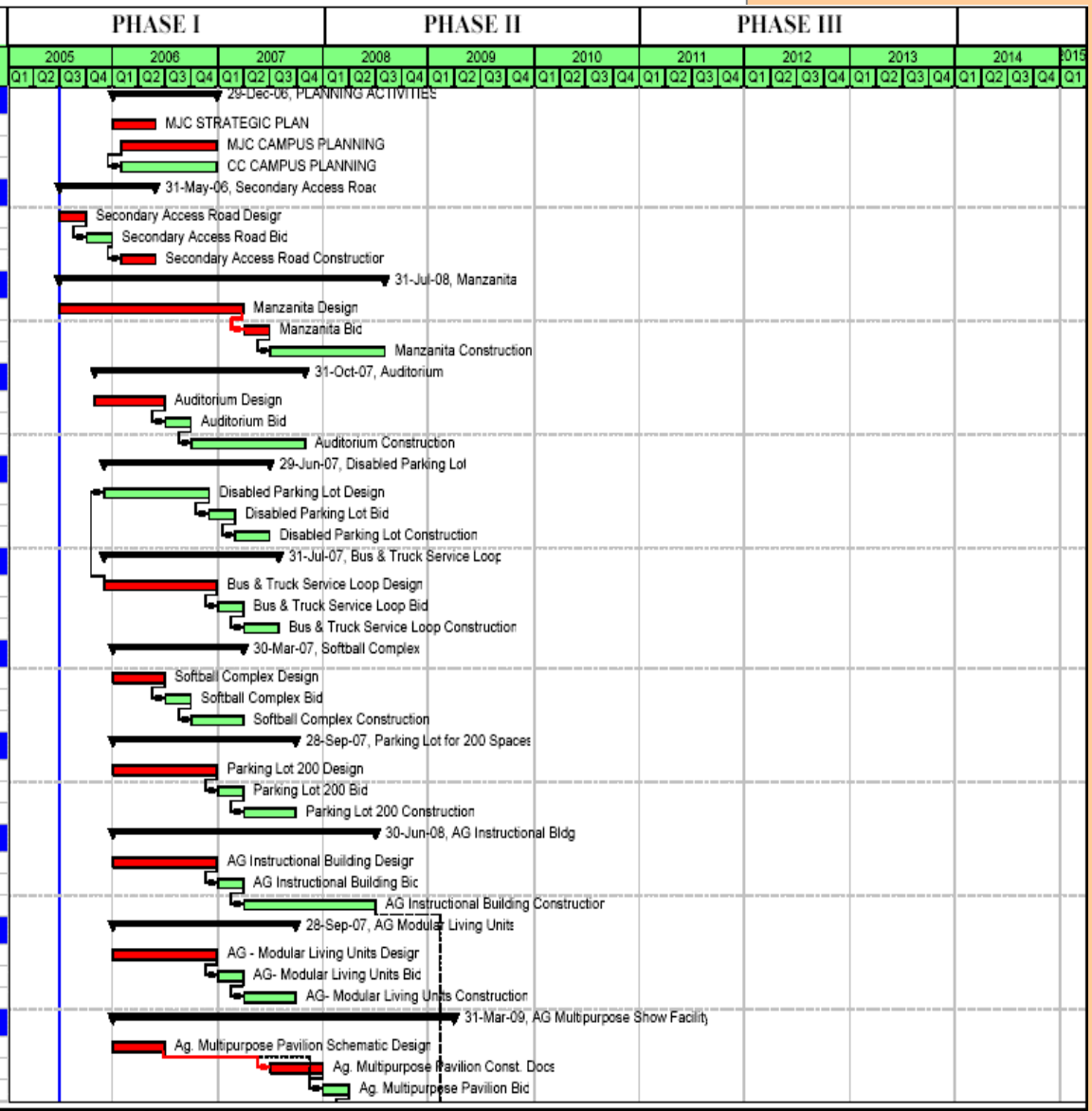
This section provides a breakdown of each project schedule by design, bid, and construction. The project schedules are part of the cost tracking tools to be used in the modernization programs. This information will be updated on an as needed basis, and will be reported to the Citizen's Bond Oversight Committee and Governing Board.



Museum Shop

YCCD Baseline 12-05

FMP #	Activity ID	Activity Name	Dur	BL Start	BL Finish
PLANNING ACTIVITIES			259	03-Jan-06	29-Dec-06
	A0003	MJC STRATEGIC PLAN	106	03-Jan-06	31-May-06
	A0001	MJC CAMPUS PLANNING	233	01-Feb-06	29-Dec-06
	A0002	CC CAMPUS PLANNING	233	01-Feb-06	29-Dec-06
Secondary Access Road			239	01-Jul-05	31-May-06
37	A2000	Secondary Access Road Design	64	01-Jul-05	30-Sep-05
37	A2010	Secondary Access Road Bid	63	03-Oct-05	30-Dec-05
37	A2020	Secondary Access Road Construction	85	01-Feb-06	31-May-06
Manzanita			805	01-Jul-05	31-Jul-08
40	A2060	Manzanita Design	445	01-Jul-05	30-Mar-07
40	A2070	Manzanita Bid	64	02-Apr-07	29-Jun-07
40	A2080	Manzanita Construction	277	02-Jul-07	31-Jul-08
Auditorium			521	02-Nov-05	31-Oct-07
17	A1870	Auditorium Design	169	02-Nov-05	30-Jun-06
17	A1880	Auditorium Bid	63	03-Jul-06	29-Sep-06
17	A1890	Auditorium Construction	277	02-Oct-06	31-Oct-07
Disabled Parking Lot			412	01-Dec-05	29-Jun-07
35A	A1970	Disabled Parking Lot Design	255	01-Dec-05	30-Nov-06
35A	A1980	Disabled Parking Lot Bid	63	01-Dec-06	01-Mar-07
35A	A1990	Disabled Parking Lot Construction	85	02-Mar-07	29-Jun-07
Bus & Truck Service Loop			434	01-Dec-05	31-Jul-07
34	A1940	Bus & Truck Service Loop Design	275	01-Dec-05	29-Dec-06
34	A1950	Bus & Truck Service Loop Bid	64	02-Jan-07	30-Mar-07
34	A1960	Bus & Truck Service Loop Construction	85	02-Apr-07	31-Jul-07
Softball Complex			324	03-Jan-06	30-Mar-07
28	A1060	Softball Complex Design	128	03-Jan-06	30-Jun-06
28	A1070	Softball Complex Bid	63	03-Jul-06	29-Sep-06
28	A1080	Softball Complex Construction	127	02-Oct-06	30-Mar-07
Parking Lot for 200 Spaces			454	03-Jan-06	28-Sep-07
35B	A2090	Parking Lot 200 Design	254	03-Jan-06	29-Dec-06
35B	A2100	Parking Lot 200 Bid	64	02-Jan-07	30-Mar-07
35B	A2110	Parking Lot 200 Construction	127	02-Apr-07	28-Sep-07
AG Instructional Bldg.			650	03-Jan-06	30-Jun-08
15A	A1150	AG Instructional Building Design	254	03-Jan-06	29-Dec-06
15A	A1160	AG Instructional Building Bid	64	02-Jan-07	30-Mar-07
15A	A1170	AG Instructional Building Construction	319	02-Apr-07	30-Jun-08
AG Modular Living Units			454	03-Jan-06	28-Sep-07
15C	A1420	AG - Modular Living Units Design	254	03-Jan-06	29-Dec-06
15C	A1430	AG- Modular Living Units Bid	64	02-Jan-07	30-Mar-07
15C	A1440	AG- Modular Living Units Construction	127	02-Apr-07	28-Sep-07
AG Multipurpose Show Facility			846	03-Jan-06	31-Mar-09
15E	A1600	Ag. Multipurpose Pavilion Schematic Design	128	03-Jan-06	30-Jun-06
15E	A1605	Ag. Multipurpose Pavilion Const. Docs	127	02-Jul-07	31-Dec-07
15E	A1610	Ag. Multipurpose Pavilion Bid	64	02-Jan-08	31-Mar-08



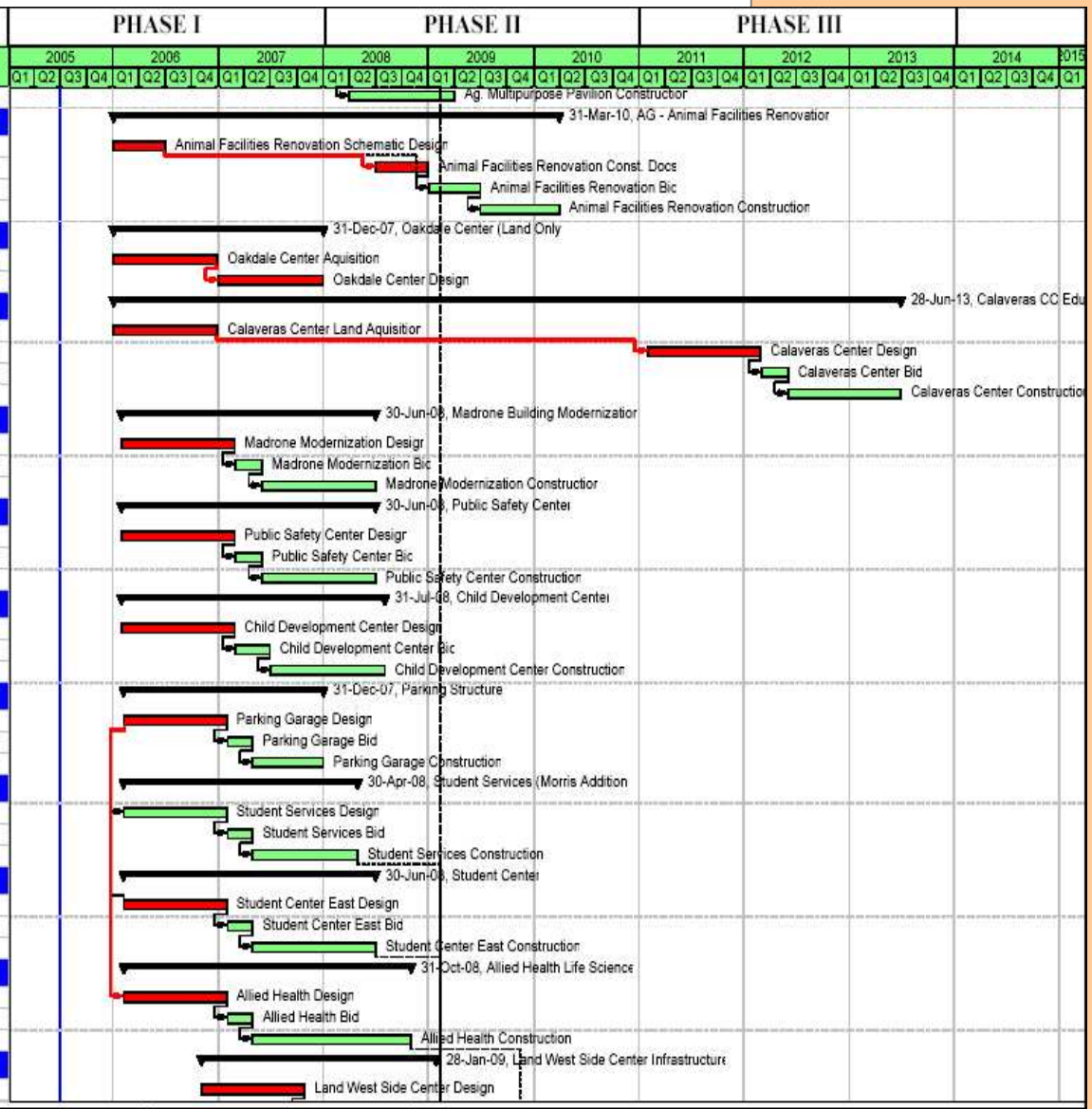
Actual Work | Critical Remaining Work | Summary
Remaining Work | Milestone

Page 1 of 3

TASK filter: All Activities
09-Jan-0611:54

YCCD Baseline 12-05

FMP #	Activity ID	Activity Name	Dur	BL Start	BL Finish
15E	A1620	Ag. Multipurpose Pavilion Constructior	255	01-Apr-08	31-Mar-09
AG - Animal Facilities Renovation			1107	03-Jan-06	31-Mar-10
15D	A1660	Animal Facilities Renovation Schematic Desigr	128	03-Jan-06	30-Jun-06
15D	1665	Animal Facilities Renovation Const. Docs	128	01-Jul-08	31-Dec-08
15D	A1670	Animal Facilities Renovation Bic	127	02-Jan-09	30-Jun-09
15D	A1680	Animal Facilities Renovation Constructior	191	01-Jul-09	31-Mar-10
Oakdale Center (Land Only)			520	03-Jan-06	31-Dec-07
52	A2025	Oakdale Center Aquisition	254	03-Jan-06	29-Dec-06
52	A2030	Oakdale Center Design	255	02-Jan-07	31-Dec-07
Calaveras CC Education Center			1954	03-Jan-06	28-Jun-13
49	A1505	Calaveras Center Land Aquisition	254	03-Jan-06	29-Dec-06
49	A1510	Calaveras Center Design	276	01-Feb-11	29-Feb-12
49	A1520	Calaveras Center Bid	65	01-Mar-12	31-May-12
49	A1530	Calaveras Center Construction	275	01-Jun-12	28-Jun-13
Madrone Building Modernization			629	01-Feb-06	30-Jun-08
39	A1330	Madrone Modernization Design	275	01-Feb-06	28-Feb-07
39	A1340	Madrone Modernization Bid	65	01-Mar-07	31-May-07
39	A1350	Madrone Modernization Construction	276	01-Jun-07	30-Jun-08
Public Safety Center			629	01-Feb-06	30-Jun-08
36	A1240	Public Safety Center Design	275	01-Feb-06	28-Feb-07
36	A1250	Public Safety Center Bid	65	01-Mar-07	31-May-07
36	A1260	Public Safety Center Construction	276	01-Jun-07	30-Jun-08
Child Development Center			652	01-Feb-06	31-Jul-08
42	A1390	Child Development Center Design	275	01-Feb-06	28-Feb-07
42	A1400	Child Development Center Bid	86	01-Mar-07	29-Jun-07
42	A1410	Child Development Center Construction	277	02-Jul-07	31-Jul-08
Parking Structure			496	06-Feb-06	31-Dec-07
2	A1000	Parking Garage Design	252	06-Feb-06	31-Jan-07
2	A1010	Parking Garage Bid	64	01-Feb-07	01-May-07
2	A1020	Parking Garage Construction	169	02-May-07	31-Dec-07
Student Services (Morris Addition)			583	06-Feb-06	30-Apr-08
14	A1780	Student Services Design	252	06-Feb-06	31-Jan-07
14	A1790	Student Services Bid	63	01-Feb-07	30-Apr-07
14	A1800	Student Services Construction	256	01-May-07	30-Apr-08
Student Center			626	06-Feb-06	30-Jun-08
13	A1450	Student Center East Design	252	06-Feb-06	31-Jan-07
13	A1460	Student Center East Bid	63	01-Feb-07	30-Apr-07
13	A1470	Student Center East Construction	298	01-May-07	30-Jun-08
Allied Health Life Science			715	06-Feb-06	31-Oct-08
16	A1030	Allied Health Design	252	06-Feb-06	31-Jan-07
16	A1040	Allied Health Bid	63	01-Feb-07	30-Apr-07
16	A1050	Allied Health Construction	385	01-May-07	31-Oct-08
Land West Side Center Infrastructure			585	02-Nov-06	28-Jan-09
32	A1930	Land West Side Center Design	251	02-Nov-06	26-Oct-07



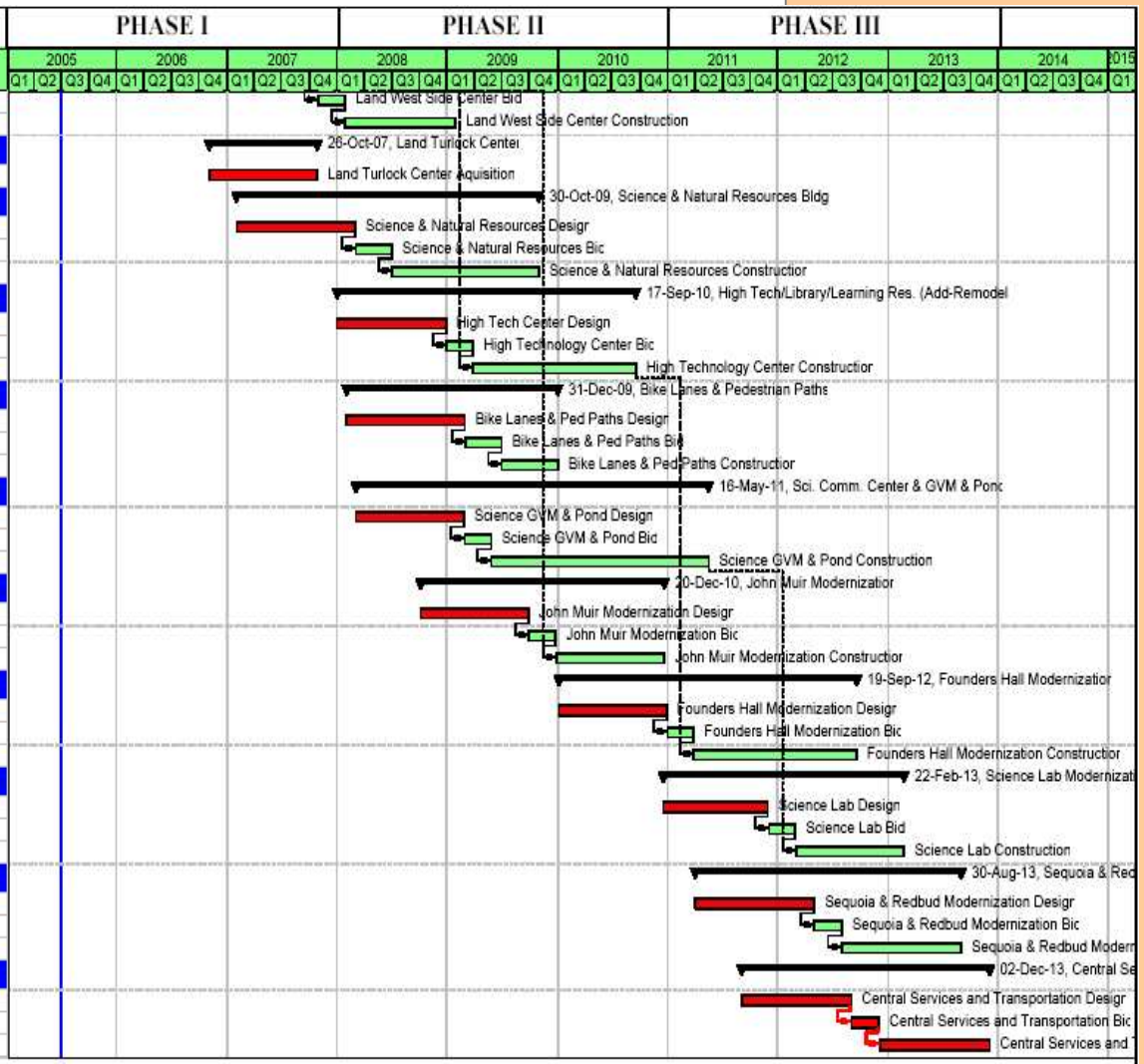
Actual Work | Critical Remaining Work | Summary
Remaining Work | Milestone

Page 2 of 3

TASK filter: All Activities
09-Jan-0611:54

YCCD Baseline 12-05

FMP #	Activity ID	Activity Name	Dur	BL Start	BL Finish
32	A2150	Land West Side Center Bid	64	29-Oct-07	29-Jan-08
32	A2160	Land West Side Center Construction	255	30-Jan-08	28-Jan-09
Land Turlock Center			257	02-Nov-06	26-Oct-07
31	A1900	Land Turlock Center Aquisition	251	02-Nov-06	26-Oct-07
Science & Natural Resources Bldg.			717	01-Feb-07	30-Oct-09
45	A1300	Science & Natural Resources Design	276	01-Feb-07	29-Feb-08
45	A1310	Science & Natural Resources Bid	85	03-Mar-08	30-Jun-08
45	A1320	Science & Natural Resources Construction	341	01-Jul-08	30-Oct-09
High Tech/Library/Learning Res. (Add-Re...			708	02-Jan-08	17-Sep-10
22,23	A1120	High Tech Center Design	253	02-Jan-08	26-Dec-08
22,23	A1130	High Technology Center Bid	63	29-Dec-08	26-Mar-09
22,23	A1140	High Technology Center Construction	377	27-Mar-09	17-Sep-10
Bike Lanes & Pedestrian Paths			500	01-Feb-08	31-Dec-09
33	A1480	Bike Lanes & Ped Paths Design	275	01-Feb-08	27-Feb-09
33	A1490	Bike Lanes & Ped Paths Bid	86	02-Mar-09	30-Jun-09
33	A1500	Bike Lanes & Ped Paths Construction	128	01-Jul-09	31-Dec-09
Sci. Comm. Center & GVM & Pond			836	03-Mar-08	16-May-11
27AB	A1690	Science GVM & Pond Design	252	03-Mar-08	25-Feb-09
27AB	A1700	Science GVM & Pond Bid	63	26-Feb-09	25-May-09
27AB	A1710	Science GVM & Pond Construction	503	27-May-09	16-May-11
John Muir Modernization			578	02-Oct-08	20-Dec-10
12	A1720	John Muir Modernization Design	251	02-Oct-08	25-Sep-09
12	A1730	John Muir Modernization Bid	63	28-Sep-09	24-Dec-09
12	A1740	John Muir Modernization Construction	251	28-Dec-09	20-Dec-10
Founders Hall Modernization			708	04-Jan-10	19-Sep-12
8	A1570	Founders Hall Modernization Design	253	04-Jan-10	29-Dec-10
8	A1580	Founders Hall Modernization Bid	63	30-Dec-10	29-Mar-11
8	A1590	Founders Hall Modernization Construction	377	30-Mar-11	19-Sep-12
Science Lab Modernization			572	16-Dec-10	22-Feb-13
11	A1090	Science Lab Design	244	16-Dec-10	30-Nov-11
11	A1100	Science Lab Bid	63	01-Dec-11	29-Feb-12
11	A1110	Science Lab Construction	251	01-Mar-12	22-Feb-13
Sequoia & Redbud Modernization			631	01-Apr-11	30-Aug-13
41	A1630	Sequoia & Redbud Modernization Design	276	01-Apr-11	30-Apr-12
41	A1640	Sequoia & Redbud Modernization Bid	64	01-May-12	31-Jul-12
41	A1650	Sequoia & Redbud Modernization Construction	277	01-Aug-12	30-Aug-13
Central Services and Transportation			588	01-Sep-11	02-Dec-13
50ab,51	A2120	Central Services and Transportation Design	255	01-Sep-11	30-Aug-12
50ab, 51	A2130	Central Services and Transportation Bid	64	31-Aug-12	30-Nov-12
50ab, 51	A2140	Central Services and Transportation Construction	255	03-Dec-12	02-Dec-13



Actual Work | Critical Remaining Work | Summary
Remaining Work | Milestone

Page 3 of 3

TASK filter: All Activities
09-Jan-0611:54

Master Program Budget

Introduction

This section provides detailed breakdown of each project budget, followed by definitions of terminology. The project budgets are part of the cost tracking tools to be used in the modernization programs that also include encumbrances, projected cost to complete and expense date. This more detailed information will be updated on a scheduled basis, and will be reported to the Citizen's Bond Oversight Committee and Board of Trustees.

Columbia College

		Year			Funding Phase I 2005-2007		Funding Phase II 2008-2010		Funding Phase III 2011-2013		Total
		Step 1	Step 2	Step 3	FMP#	Total	FMP#	Total	FMP#	Total	
Modesto											
	Auditorium		2005	2006	17	$ 7,000,000					$ 7,000,000
	Land Turlock Center	2006			31	$ 1,000,000					$ 1,000,000
	Land West Side Center & Infra	2006	2006	2008	32	$ 549,186	32	$ 4,825,814			$ 5,375,000
	Parking Structure		2006	2007	2	$ 1,965,000					$ 11,965,000
	Allied Health Life Sciences		2006	2007	16	$ 7,552,751					$ 27,552,751
	Softball Complex		2007	2007	28	$ 285,192					$ 285,192
	Science Lab		2010	2012			11	$ 184,273	11	$ 1,527,700	$ 1,711,973
	High Tech Center		2008	2009			22	$ 22,906,645			$ 22,906,645
	Agric. Instructional Bldg		2006	2007	15a	$ 9,227,443					$ 19,227,443
	Ag Modular Living Units		2006	2007	15c	$ 1,289,194					$ 1,289,194
	Student Center East Modern		2006	2008	13	$ 1,114,174	13	$ 9,030,097			$ 10,144,271
	Library/Learning Resources CTR		2008	2009			23	$ 20,459,100			$ 20,459,100
	Founders Hall Modernization		2010	2011			8	$ 3,531,114	8	$ 22,649,452	$ 26,180,566
	Ag Multipurpose Show Facility		2006	2008	15e	$ 1,818,542	15e	$ 12,032,854			$ 13,851,396
	Science Community Center		2008	2009			27a	$ 17,159,576			$ 17,159,576
	Science GVM & Pond		2008	2009			27b	$ 16,925,008			$ 16,925,008
	Ag-Animal Facilities Renovation		2006	2009	15d	$ 273,206	15d	$ 1,478,634			$ 1,751,840
	John Muir (SH) Modernization		2008	2009			12	$ 4,491,971			$ 4,491,971
	Student Services (Lib Conversion)		2006	2007	14	$ 7,045,657					$ 7,045,657
	College Contingency									$ 3,787,417	$ 3,787,417
	Sub-total 1					**$ 79,120,345**		**$ 13,025,086**		**$ 27,964,569**	**$ 220,110,000**

		Year			Funding Phase I 2005-2007		Funding Phase II 2008-2010		Funding Phase III 2011-2013		Total
		Step 1	Step 2	Step 3	FMP#	Total	FMP#	Total	FMP#	Total	
Columbia											
	Bus and Truck Service Loop		2005	2006	34	$ 185,000					$ 185,000
	Disabled Parking Lot		2005	2006	35	$ 355,000					$ 355,000
	Public Safety Center		2006	2007	36	$ 1,402,000					$ 1,402,000
	Secondary Access Road		2005	2006	37	$ 431,000					$ 431,000
	Calaveras Center	2006	2011	2012	49	$ 1,400,000			49	$ 9,081,000	$ 10,481,000
	Land Oakdale Center	2006			52	$ 1,000,000					$ 1,000,000
	Science Natural Resources		2007	2008	45	$ 2,101,668	45	$ 16,797,332			$ 18,899,000
	Madrone Bldg Modernization		2006	2007	39	$ 1,246,000					$ 1,246,000
	Manzanita Building		2005	2007	40	$ 6,367,000					$ 6,367,000
	Child Development Center		2006	2007	42	$ 6,294,000					$ 6,294,000
	Bike Lanes & Pedestrian paths		2008	2009			33	$ 650,000			$ 650,000
	Parking Lots (2-74 & 200 spaces)		2005	2006	35	$ 1,776,000					$ 1,776,000
	Sequoia & Redbud Modern		2011	2012					41	$ 3,409,000	$ 3,409,000
	Sub-total 2					**$ 22,557,668**		**$ 17,447,332**		**$ 12,490,000**	**$ 52,495,000**

Budget

		Year			Funding Phase I 2005-2007		Funding Phase II 2008-2010		Funding Phase III 2011-2013		Total
		Step 1	Step 2	Step 3	FMP#	Total	FMP#	Total	FMP#	Total	
Central Services											
(1)	Capital Outlay Debt Service		2005	2006		$ 17,000,000					$ 17,000,000
	Scheduled Maintenance		Vary	Vary		$ 2,500,000		$ 3,750,000		$ 3,750,000	$ 10,000,000
	Technology Infrastructure		Vary	Vary				$ 5,000,000		$ 5,000,000	$ 10,000,000
	Central Services		2011	2012					50a&b	$ 7,353,000	$ 7,353,000
	Transportation and Receiving		2011	2012					51	$ 9,216,000	$ 9,216,000
	Sub-total 3					**$ 19,500,000**		**$ 8,750,000**		**$ 25,319,000**	**$ 53,569,000**
	Total					**$121,178,013**		**$139,222,418**		**$ 65,773,569**	**$ 326,174,000**

Step 1	**Site Acquisition**
Step 2	**Pre-Construction**
Step 3	**Construction**
Step 2 & 3	**Pre-Construction & Construction**

Notes:

(1) Not in Schedule (Need Dates)

(2) Stadium (Modesto) In Schedule, but not in Summary

(2) Administration (Modesto) In Schedule, but not in Summary

APPENDIX

Terminology

Acronyms are often used in the design and construction industry to communicate and report more efficiently. The following list of acronyms may appear in bond related communications, reports and discussions.

A/E – Architect/Engineer

ADA — Americans with Disabilities Act

ADR – Alternative Dispute Resolution

AIA – American Institute of Architects

ASF – Assignable Square Feet

CA – Construction Administration

CAD – Computer-Aided Drafting

CBOC – Citizen's Bond Oversight Committee

CC – Columbia College

CCCCO – CA Community College Chancellor's Office

CD – Construction Document

CDF – California Department of Forestry

CEQA – California Environmental Quality Act

CM – Construction Management

CO – Certificate of Occupancy

CO – Change Order

DD – Design Development

DGS – Department of General Services

DPW – Department of Public Works

DSA – Division of State Architect

EIR – Environmental Impact Report

EMP – Educational Master Plan

FMP – Facilities Master Plan

FPP – Final Project Proposal

FY – Fiscal Year

GC – General Contractor

GSF – Gross Square Feet

H/L S — Health/Life Safety

HVAC – Heating, ventilation and air conditioning

Terminology

IOR – Inspector of Record

KCEM – Kitchell Capital Expenditure Managers

LEED – Leadership in Energy and Environmental Design

MJC – Modesto Junior College

MOU – Memo of understanding

NTP – Notice to Proceed

PE – Professional Engineer

PM – Program Management

PM – Project Manager

PMP – Program Management Plan

PO – Purchase Order

RFI – Request for Information

RFP – Request for Proposal

RFQ – Request for Qualifications

ROW – Right of Way

SD – Schematic Design

SF – Square Foot

SOW – Scope of Work

UD – Universal Design DSA Disabled Persons Accessibility Compliance

YCCD – Yosemite Community College District