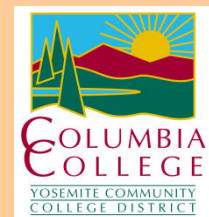


**Program Management Plan
for
Measure E
Bond Program**

prepared by Kitchell
for the

**Yosemite Community
College District**



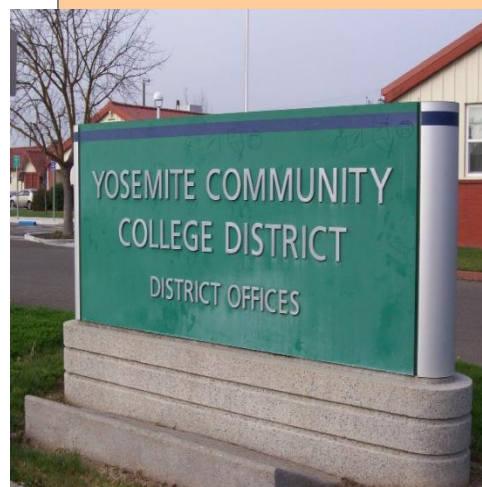
2010 REVISIONS
February 10, 2010

2/24/10: Revised per Board Comments



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Central Services



Executive Summary

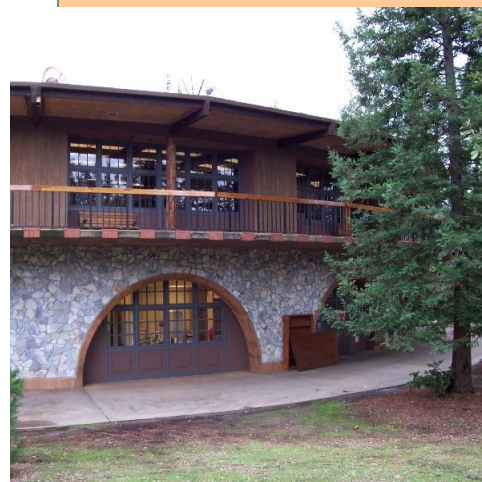
Process

The Program Management Plan (PMP) is 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 for each project. All three of these elements are variables, and the success of the program depends on a careful balance of these variables and their management 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 timeline for executing the individual projects, taking into consideration all secondary effects—including any requirements for swing space, bond cash flow requirements, projects required due to effects of primary projects, and the absorption rate of additional classroom space created.

The PMP was created by meeting with the individual stakeholders for each project and validating the program requirements of the Facilities Master Plan. During this process, both colleges updated their campus master plan, with a focus on the updated Educational Master Plans, and the projected work planned with the GO Bond. 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 and Academic Senate for review and approval. Modifications were made to the Columbia plan through a review by the College Facilities Committee.

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 unbridled construction inflation and a 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 costs. A budget shortfall was therefore predicted for all projects.

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 or to cut all projects by 25% across the board. A more strategic plan was developed. In analyzing the schedule and the relationship of predecessor to successor requirements, we discovered that 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, recognizing the current realities of market “cost.”



Columbia College



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 Program Manager 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 18 firms. After the selection committee went through this rigorous process, they selected thirteen firms to comprise the team of designers. The Program Management 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.

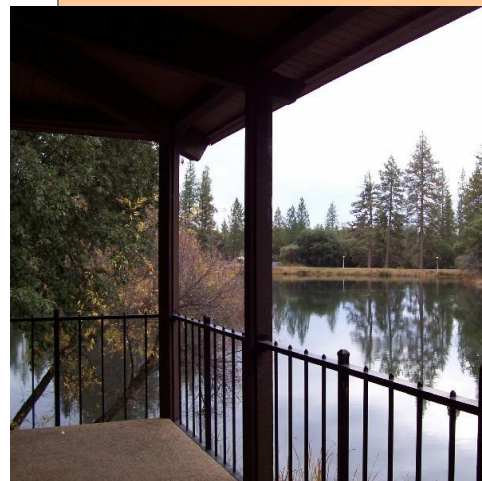
The current pool of architectural/engineering firms are:

Beverly Prior Architects
bfgc Architects Planners, Inc.
Chong Partners Arch.
Lionakis (formally known as Lionakis, Beaumont Architects)
LPA Sacramento Inc.
ANOVA (formally known as Murray & Downs Architecture)
Nacht & Lewis Architects
Noll & Tam
Paul Roberts & Partners
Perkins+Will
Studio Architects
tBP Architecture
TLCD Architecture

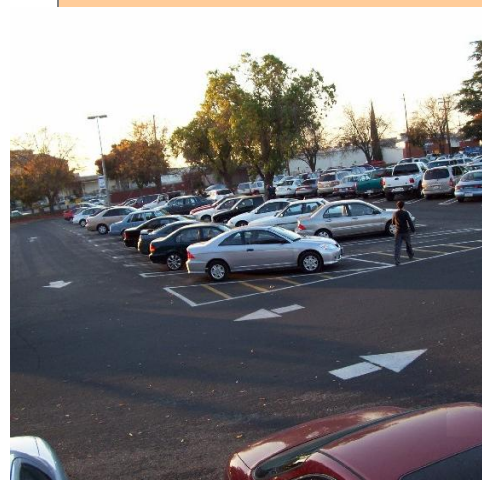
Next Step

From the creation of the PMP, there was an expectation that this was a "living document" and therefore required regular updates. Since the initial approval of the PMP by the Board of Trustees, all project budgets have been rebalanced, Campus Master Plans have been created through the participatory governance process for both colleges, secondary effects projects have been identified, and many projects have started design-or moved into construction. The original plan of four phases has been reduced to two phases, and the duration of the program reduced from 12 to seven and one-half years.

Phase Two projects began design and most of Phase One projects are expected to start construction this year. In spite of environmental issues, which are currently in negotiations with the Department of Toxic Substance Control (DTSC), the program is proceeding in an accelerated fashion with a goal for early completion.



Columbia College



MJC East Campus Parking Lot



Organization

Introduction

As an organizational structure to ensure regular updates and feedback, each college has established a facilities committee to receive reports and to provide direction and recommendations to the college council, the college president and the steering committee. These groups meet on a monthly basis.

The organizational structure, as it was initially constructed in the PMP, has not changed substantially. The primary goal of good, effective information distribution to facilitate informed decision making remains. The primary facility committee at Modesto Junior College has changed over the last three years, both in membership and in charter, to better support College Council and the Office of the President.

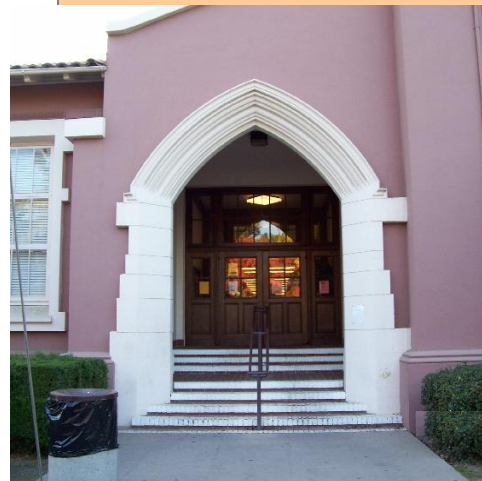
In the initial development of an organizational structure and process for this type of program, the Measure E team balanced two conflicting needs. There is a need to involve input or oversight of hundreds of individuals and dozens of organizations. There is also a need to make decisions quickly and spend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

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

District

Board Of Trustees

The elected Board of Trustees is directly responsible for setting policy regarding all District actions and has charged the administration, through the Executive Vice Chancellor of Business



1935 Library at MJC East Campus



Founders Hall at MJC East Campus



and the Director of Facilities, Planning and 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.**

District Steering Committee

The District Senior Executives including the Executive Chancellor, Vice Chancellor of Business, both College Presidents and selected Vice Presidents shall meet with the Director of Facilities Planning & Operations and Program Manager every two weeks.

Citizen's Bond Oversight Committee

The Board of Trustees has appointed 10 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.**

Colleges President's Cabinet

Each college will use the existing cabinet to review decisions made by each project committee, provide reporting to college constituencies and provide direction for overall planning of the campuses. The Program Manager will meet with both councils on a regular basis to provide 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.**

Facilities Committee

The Facilities/Capital Construction Advisory Committee for Modesto Junior College and Facilities Committee for Columbia College are composed of key Faculty, Staff, Administrative Management and Program Manager. These committees are responsible for coordination and operation of all modernization program activities.



Columbia College



MJC East Campus



Additionally, conflicts that arise between projects shall be resolved by these committees, which will make recommendations to the offices of the presidents. **The Program Manager and the Director of Facilities Planning and Operations shall meet with this group on a monthly basis.**

Project Committees

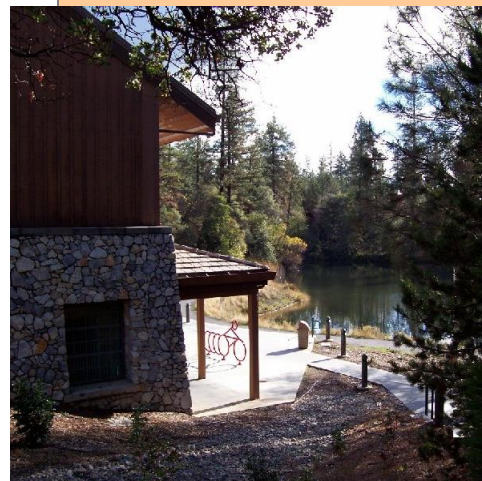
Each project will have a representative group that will meet with the program manager and the project architect on a regular basis during the design phase of the project. This group will provide project-specific direction to the design team and will work to set priorities to keep the project on budget and on schedule. **The Program Manager and the Director of Facilities Planning and Operations shall meet with this group on an as-needed basis.**

College Council

The College Council is a standing group at each college that is comprised of representation from the Associated Student Body, Administration, Faculty and Staff. This group represents all constituencies and serves as the participatory governance committee. Through regular discussions and communication with this group, college-wide issues and concerns can be discussed. Any revisions to the Facilities Master Plan or the Program Management Plan shall be reviewed by this group. **The Program Manager will provide a regular update to this group on a semi-annual 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 shall meet with this committee on an as-needed basis.**



Columbia College



Academic Senate

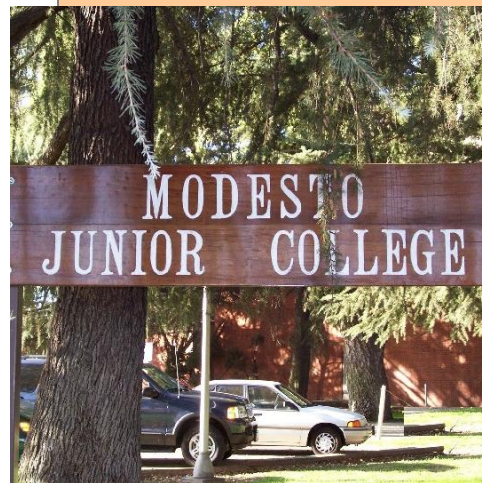
Both MJC and Columbia have used the senate to “daylight” issues to the entire faculty. Our team will use this venue to review all significant issues relating to educational programs. Academic Senate (Shared Governance Committee) provides the greatest opportunity for input and consensus building. The membership includes representation from all major units within the college. Therefore, this provides an opportunity to obtain input and also to establish communication with the representatives of all concerned groups. **The Program Manager and the Director of Facilities Planning and Operations shall meet with this committee as needed, but not less than semi-annually.**

Director of Facilities Planning and Operations

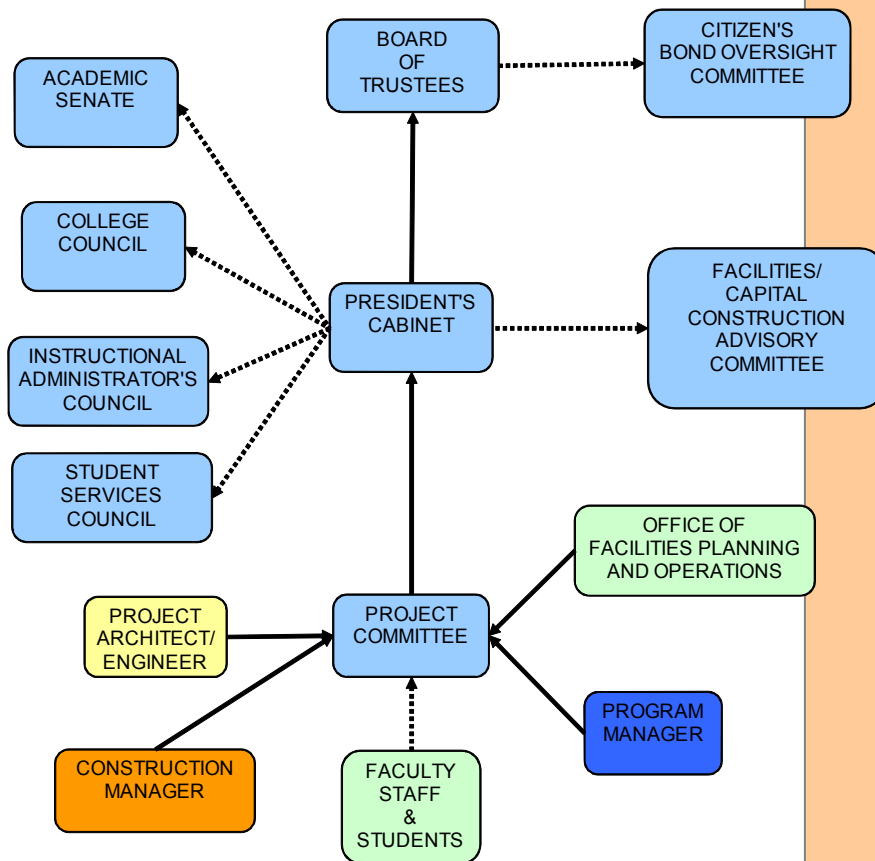
The Director of Facilities, Planning and Operations is responsible for the overall coordination and operation of the Measure E Program. **The Director of Facilities Planning and Operations meets with the Program Manager on a day-to-day basis.**

Project Architects/Engineers/Planners

The District has completed a qualifications-based selection process, and has selected thirteen architectural firms which are divided into three project types: Group I—Major Projects (over \$10 million in construction value), Group II—Minor Projects (less than \$10 million in construction value), and Group III—Planners. 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 based on experience and firm capacity to complete work effectively and in a timely manner.



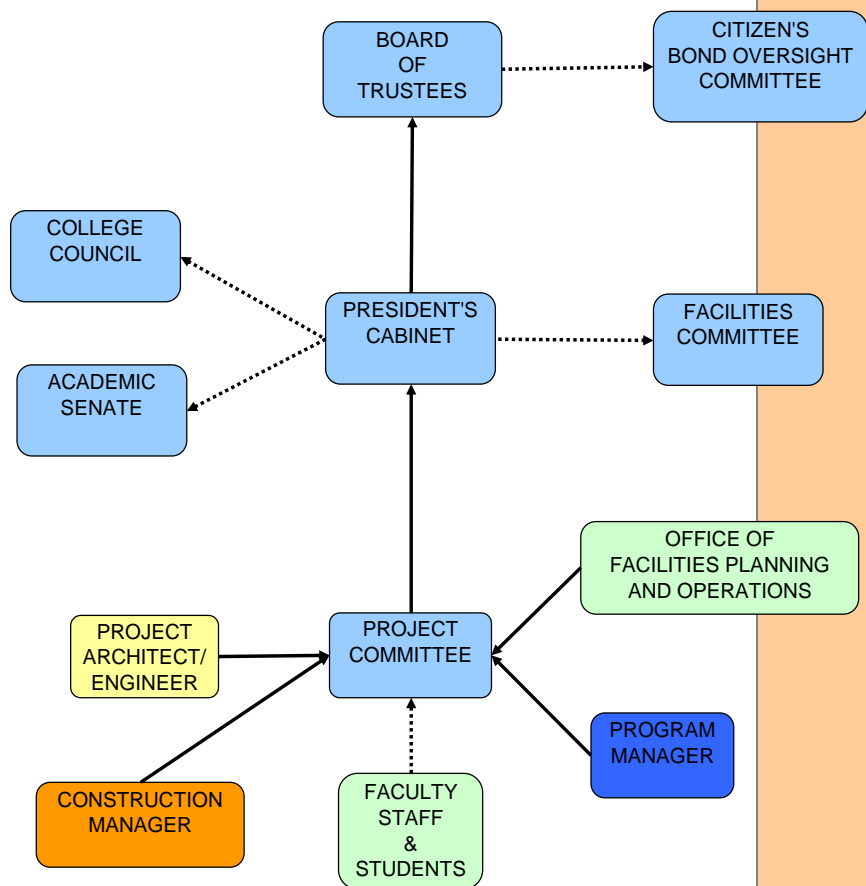
MJC East Campus



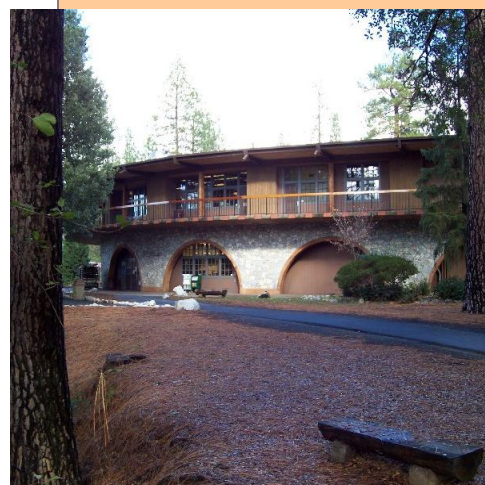
Decision Diagram for Modesto Junior College
Diagram A



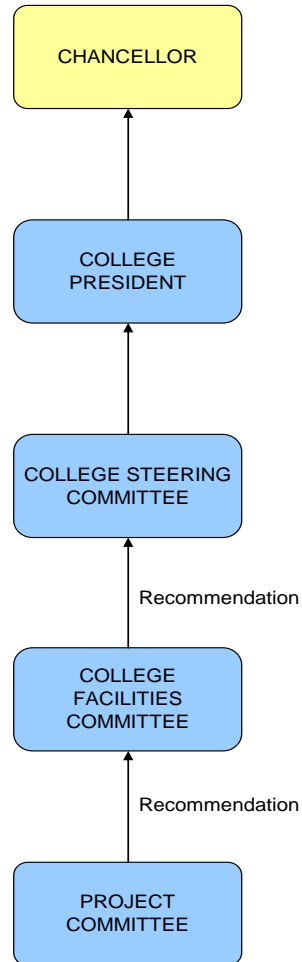
MJC East Campus



Decision Diagram for Columbia College
Diagram B



Manzanita Bldg at Columbia College



Decision Making Diagram for Budget Adjustments for College Projects
Diagram C



Project Committee Chair Responsibilities

The responsibilities of the Committee Chairs are as follows:

1. Develop, implement and monitor design and construction timelines/milestones;
2. Establish a regular meeting schedule and issue minutes;
3. Establish a communication network with YCCD administration and staff. Disseminate “Weekly Construction Updates” prepared by the Program Manager;
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 process;
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 plans 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 individual project portion of the \$326M allocated to the assigned construction project;
10. Avoid interference with the actual building/project construction activities. Project tours will be provided at milestones or as requested;
11. Develop a list of Group II furniture/equipment (for new/expansion projects only);
12. Develop and coordinate occupancy and start-up program for the new/renovated facility.



Study Room Inside Founders Hall



Current Committee Assignments

Columbia College

FMP #	Project	Committee Lead
33	Bike Lanes & Pedestrian Paths	Joan Smith
34	Bus Service Loop/Disabled Parking Lot	PROJECT COMPLETE
35	Parking Lots	Joan Smith
36	Public Safety Center	PROJECT COMPLETE
37	Secondary Access Road	PROJECT COMPLETE
39	Madrone Bldg Modernization	PROJECT COMPLETE
40	Manzanita Bldg	Joan Smith
42	Child Development Center	Joan Smith
45	Science Natural Resources	Mike Torok

Modesto Junior College

FMP #	Project	Committee Chair
2	Parking Structure/Lot	PROJECT COMPLETE
8	Founders Hall Modernization	Ken White
14	Student Services	Bob Nadell
15c	Agriculture Modular Living Units	Mark Anglin
15d	Agriculture Animal Facilities	Mark Anglin
15e	Agriculture Multipurpose Facility	Mark Anglin
16	Allied Health Life Science	Maurice McKinnon
17	Auditorium Renovation/Addition	PROJECT COMPLETE
22	High Tech Center	Brian Larson
23	Library/Learning Resource Center	Tobin Clarke
27a	Science Community Center	Ken Meidl
28	Softball Complex	Bill Kaiser
	Loop Road	Tim Nesmith
	Utility Infrastructure	Tim Nesmith
	Interim Housing	Part of Founders Hall

Central Services

FMP #	Project	Committee Chair
50	CS Building Modernization	Tim Nesmith
51	Transportation and Receiving	Tim Nesmith
	High Availability Data Center	Gina Rose
	Art Building	Mike Sundquist



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 Program Manager will provide regular updates using various reporting and communication tools. The reporting frequency shall be a minimum standard; as necessary, additional reports shall be provided to update on significant developments, potential issues and program accomplishments.

Reporting Tools

Board Updates

The 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

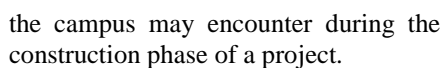
The Program Manager, will issue a detailed progress report on a quarterly basis. The report will address scope, budget, schedule and outstanding issues for each active project. The report shall be posted on the District's Web site.

Newsletters

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

Campus Project Report

The Program Manager will issue a campus bulletin on a bi-monthly basis, along with weekly construction updates on interruptions and any inconvenience



During the preconstruction and construction phases of all active projects, the Construction Manager will prepare a monthly 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 project committee chair and the colleges' Office of the President for distribution to all staff and faculty.



Diagram D

Shared Governance

The Program Manager 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. Design presentations will be made at regular intervals.

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 Program Manager will provide two 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.

Academic Senate

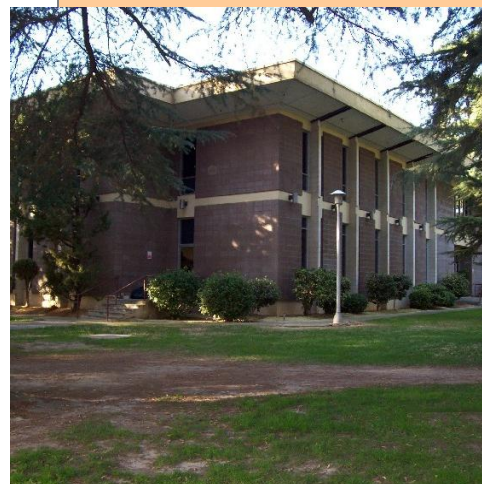
When projects have identified issues regarding the educational programs, a presentation will be made to the Senate that will allow this group to provide direction to the Office of the President. Presentations of this type will be on an as-needed basis. For more regular project progress and updates, the Program Manager will provide an annual update.

Web Site

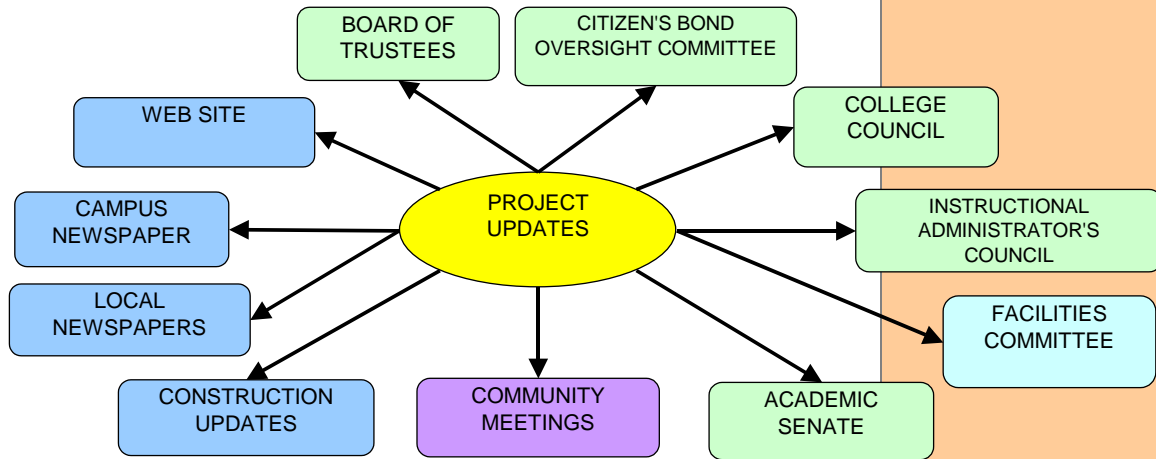
A bond program Web site will be maintained by the District's Webmaster, and will be provided with regular updates by the Program Manager. This Web site has a link to each college's Web site and to the District's Web site. This Web site will feature general information including project overviews, schedules, budgets, recent and upcoming activities; to show progress on active construction projects.



Founders Hall at MJC East Campus



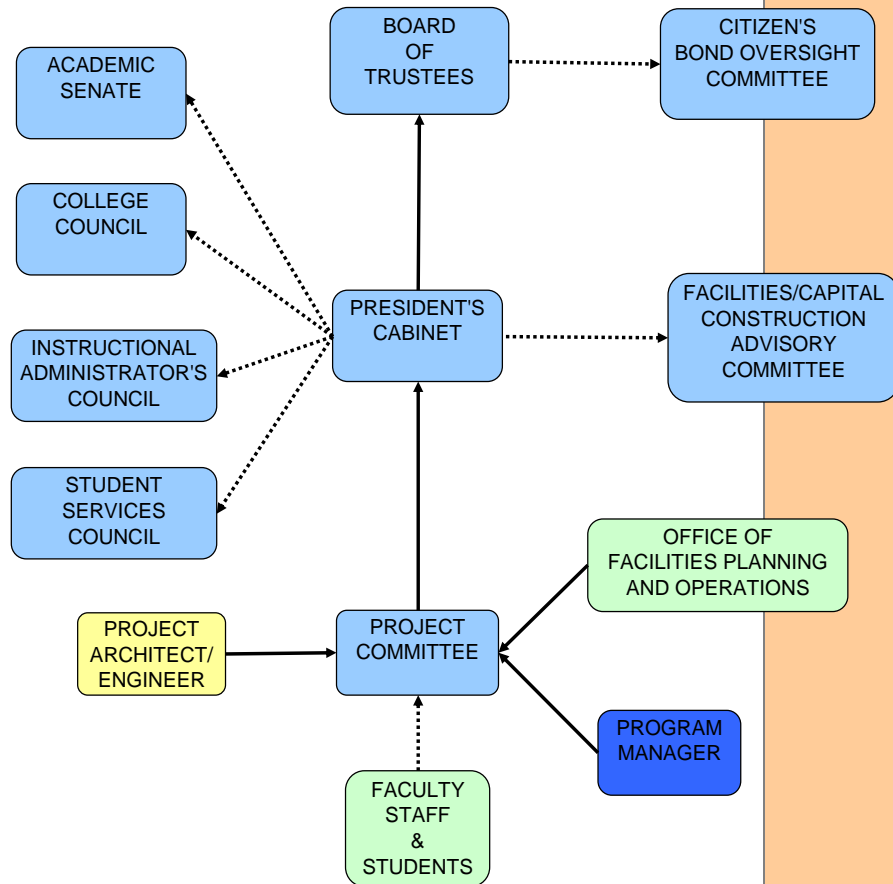
Morris Bldg at MJC East Campus



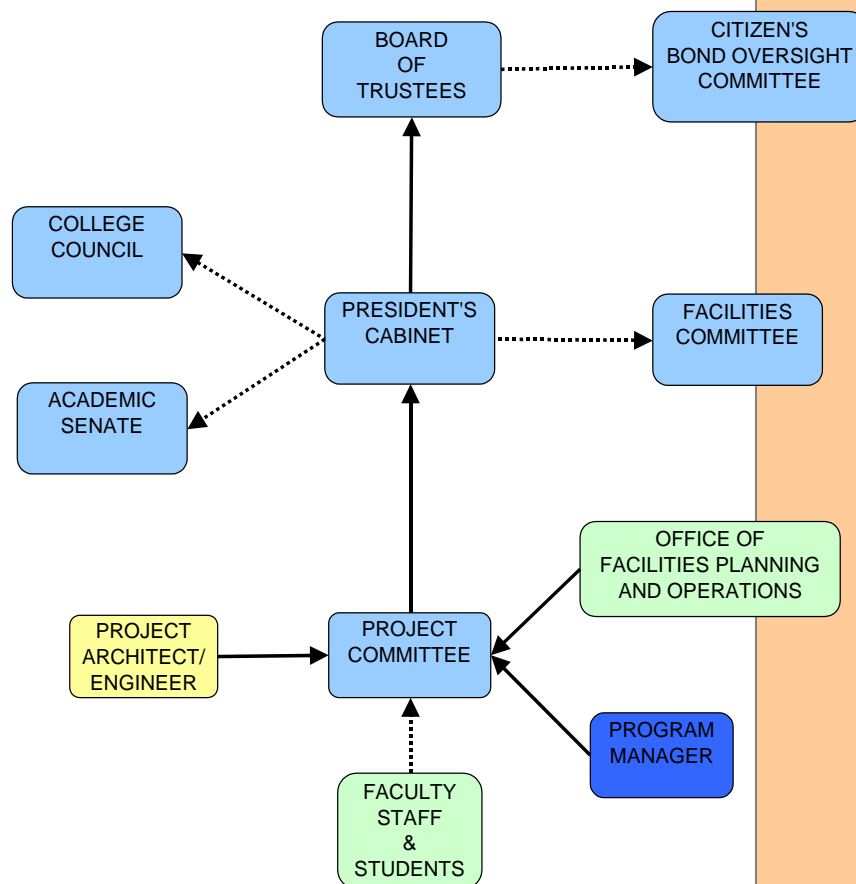
Reporting Tools Diagram
Diagram E

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 F



Architectural Design Review/Approval Diagram for Columbia College
Diagram G



Modesto Junior College

Core Values

- Our efforts will be guided by a spirit of collaboration and trust.
- Our campuses will be designed to enhance our learning community.
- We will use new and existing land and structures effectively, efficiently and aesthetically.
- We will provide open access to quality education, training and events for our community (social, cultural and economic development in all regions of our service area). “Do what we do best.”

Guiding Principles

The following is a list of proposed principles created by the District Council’s 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.
- 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 they relate to construction of new facilities and/or modify 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.
- Build and maintain excellent facilities.
- Incorporate green technology in the construction of all new facilities.





Modesto Junior College

Campus Master Plan

The Master Plan is, by definition, the comprehensive planning document that identifies, organizes and records the capital-outlay Facilities Plan to bring the campus into alignment with educational, fiscal and student services of the College.

It sets forth needs, goals and concepts to accomplish stated objectives, matching implementation actions with available resources and appropriate project sequencing.

When executed properly, it is sufficiently general to allow for change over time, yet specific enough to define realistic projects, scopes, budgets and schedules. It works within the College's shared governance and administrative policies and practices, seeking equitable outcomes for the many identified facilities needs.

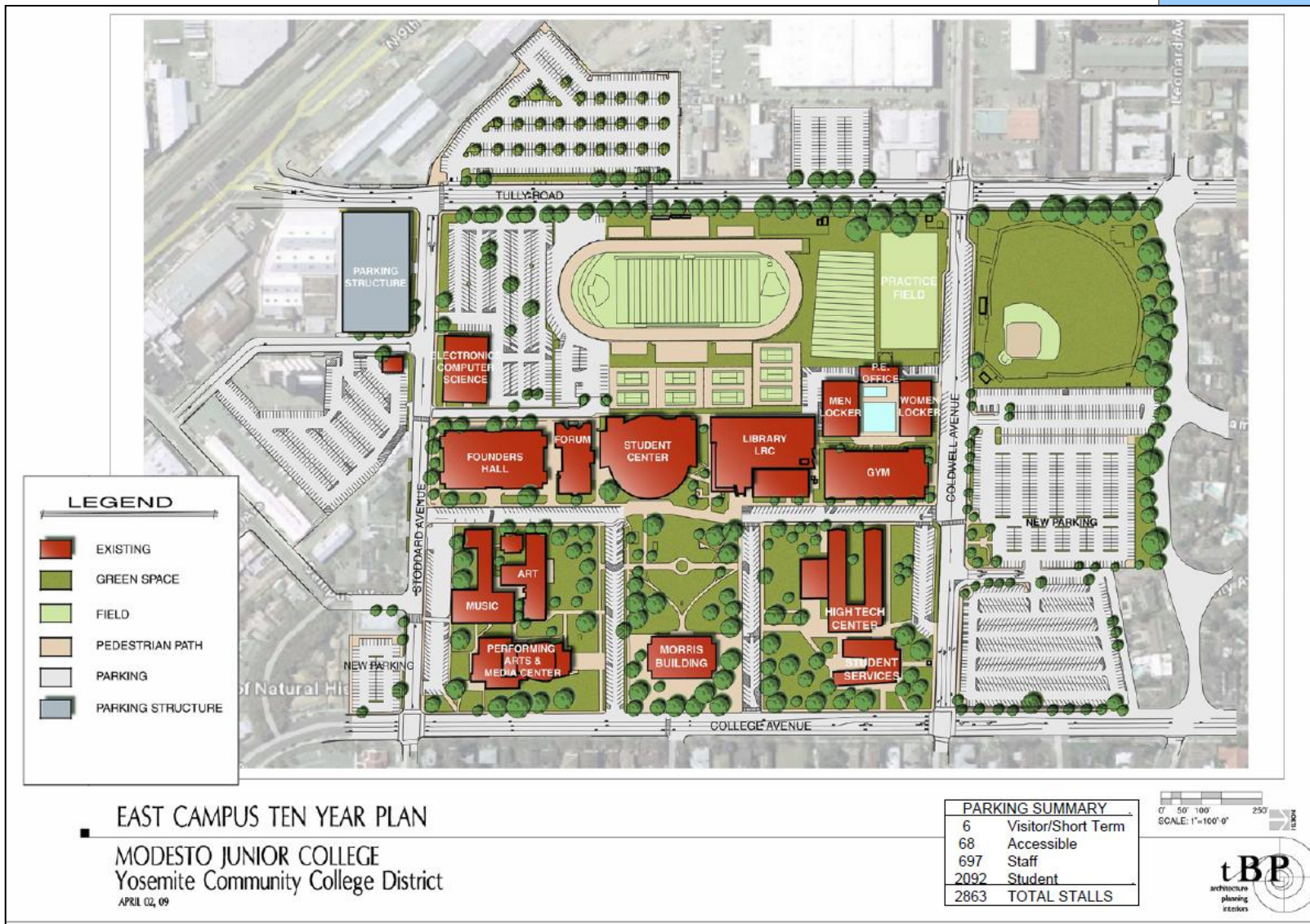
Invariably, there are never enough funds, time or opportunities to meet every identified need, goal and/or desire. The Master Plan, however, should provide a fair, prudent, predictable process for the improvement of facilities, including support infrastructure, to enhance learning opportunities for students and a professional teaching and working environment for staff.

The Campus Master Plan was updated in early 2009 to reflect the current direction of the campus development utilizing the Measure E Bond funds. Two maps were prepared for both East Campus and West Campus. The first map reflects all of the Measure E funded projects. The second map is a ten year projection of potential projects should money become available to implement new projects.

EAST CAMPUS MEASURE E PROJECTS



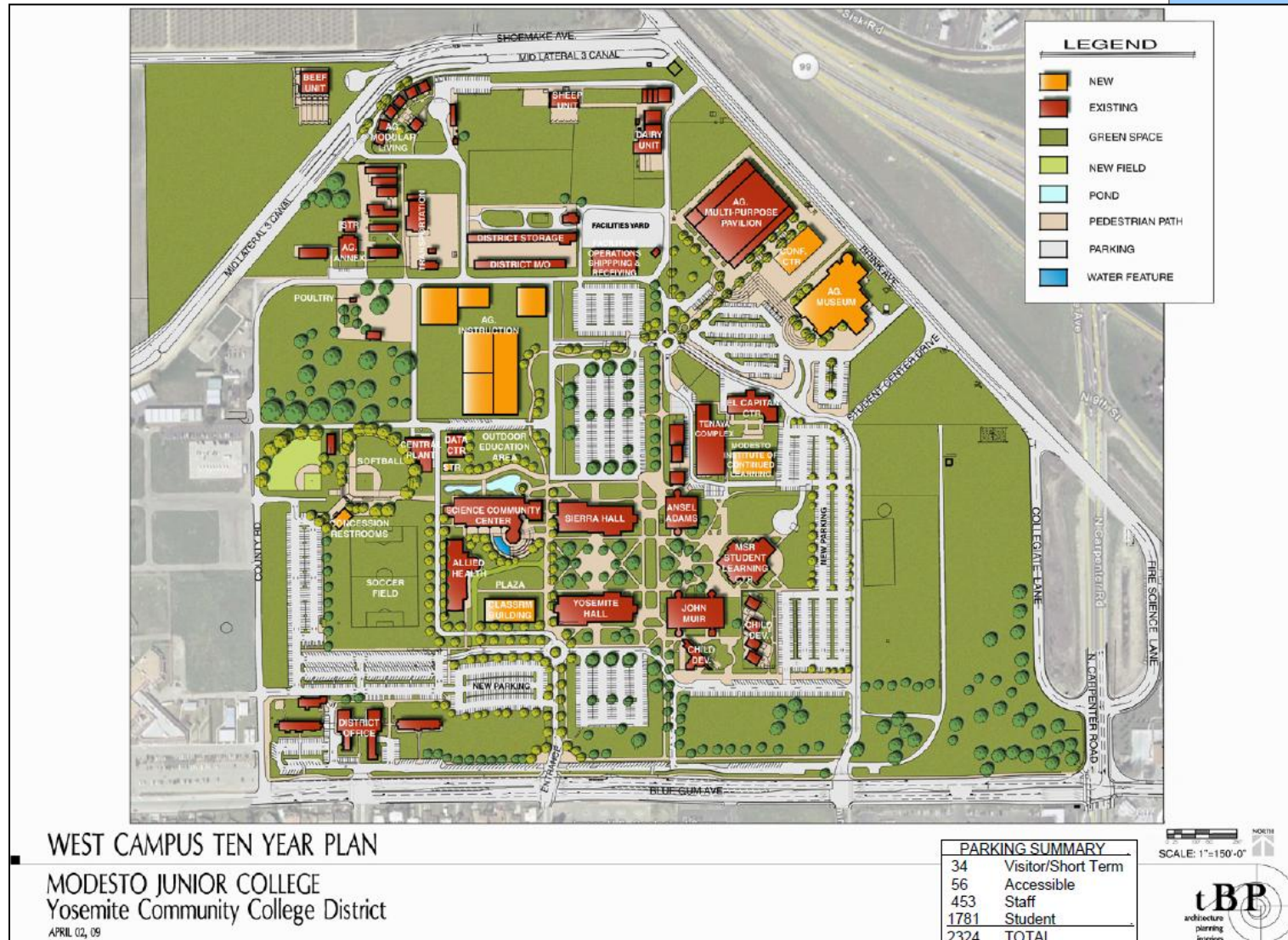
EAST CAMPUS TEN YEAR PLAN



WEST CAMPUS MEASURE E PROJECTS



WEST CAMPUS TEN YEAR PLAN





Modesto Junior College

PROJECTS

<u>FMP#</u>	<u>Project Name</u>	<u>Page</u>
17	Auditorium Renovation/Addition (Complete)...	6.01
23	Library and Learning Resource Center.....	6.02
16	Allied Health and Life Science Building	6.04
15c	Ag-Modular Living Units (Complete)	6.06
15e	Ag-Multipurpose Pavilion	6.07
15d	Ag-Animal Facilities.....	6.08
14	Student Services.....	6.09
31	Turlock Educational Site.....	6.11
28	Softball Complex	6.12
32	Patterson Educational Site	6.13
22	High Technology Center.....	6.14
27a	Science Community Center	6.16
8	Founders Hall.....	6.18
	Utility Infrastructure/Loop Road	6.20
	Interim Housing	6.22
2	Parking Structure/Lot (Complete).....	6.23
	College Contingency.....	6.25



Gross S.F.: 54,572 s.f.
 Assignable S.F.: 36,009 s.f.
 Year Constructed: 2008
 Total Number of Rooms: 170

Building: Auditorium
Renovation/Addition
17 General Use: Performing Arts/Assembly
Status: Complete

Project Goal

Provide a state-of-the-art performance facility for the Arts, Humanities and Communications Division.

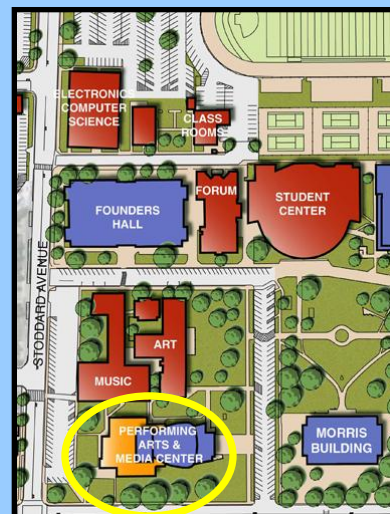
Scope Overview

For over 80 years, Modesto Junior College has been the community center for the performing arts. The renovation and addition of the auditorium complex will continue this proud tradition. This facility is now complete and was built with both state and local Measure E bond funds.

Project Complete – Final Cost: \$19,617,000*

Final Schedule

Planning/Design/Bid: November 2004 – September 2006
 Construction: September 2006 – June 2008
 Opening: August 2008



Auditorium Rendering



Auditorium Overview

*Measure E Bond portion only



Gross S.F.: 51,299 s.f.
Assignable S.F.: 36,873 s.f.
Year Constructed: Renovation
Number of Rooms: 27

Building: Library and Learning Resource Center
23 General Use: Library and Learning Center
Status: Design

Project Goals

- Enlarge all programs for expansion.
- Consolidate all divisional functions to one location.
- Provide flexible/expandable technology, electrical systems and lighting.

Scope Overview

This current project involves the renovation of all spaces designated as the library and technology training center.

The current library was constructed in 1935 and remodeled in 1961. The existing library houses 75,000 volumes with only 328 seats—significantly less than half of the 1,060 recommended in Title 5 guidelines. This facility has remained generally unimproved since 1961. The building is at the end of its lifecycle. The vision is for a facility that offers a welcoming teaching and learning environment where students have access to print and electronic information to support their courses. It will be a facility where students and faculty can meet, students can work collaboratively, and students can seek expert help from information specialists who will help them to find, use and create information in a variety of formats. It will accommodate a variety of spaces for using print and non-print collections including browsing and research areas, computer workstations, and reader spaces for quiet study and collaborative learning; facilities for copying, printing and production of electronic information; support spaces for library faculty and staff including workrooms, storage, repair and technology support; and teaching and learning spaces including support of tele-course and distance learning, bibliographic instruction, information technology and information literacy. The LRC will house 80,000 volumes and contain 450 user stations including carrels, group study rooms, reading table seats and comfortable soft seating.

The buildings infrastructure has outlived its effective usefulness. In addition to major changes in the teaching/learning spaces, this project addresses outdated mechanical systems, electrical systems and media support systems.



1961 Library Entry at East Campus



Building: Library and Learning Resource Center

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

Status: Design

Budget Overview – Total Project Budget: \$6,145,145

Schedule Overview

Planning/Design/Bid: August 2009 – December 2010
Construction: February 2011 – August 2011
Opening: October 2011



1961 Library at East Campus



Gross S.F.: 38,125 s.f.
Assignable S.F.: 24,516 s.f.
Year Constructed: New Construction
Total Number of Rooms: 59

Building: Allied Health and Life
Science Building
16 General Use: General Instruction
Status: Construction

Project Goals

- Enlarge all programs for expansion.
- Consolidate all Allied Health departments to one location.

Scope Overview

A new Allied Health Building will be constructed to accommodate growth in the Allied Health industry at West Campus. 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 include a 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.

Central Plant Project

The Central Plant will support both the Allied Health Building as well as the Science Community Center and is therefore included as part of both projects.

Project Goals:

- Provide the highest efficiency HVAC systems to the new Allied Health and Science/GVM buildings being constructed under Measure E at MJC West Campus.
- Provide space for other utilities needed for the Allied Health and Science buildings to include medical air, lab air and vacuum pumps.
- Provide space for expansion to provide central plant services to future Ag Science buildings at MJC West Campus.

Scope Overview

Operating and energy consumption efficiencies can be greatly improved by consolidating HVAC and other equipment for the new Allied Health and Science/GVM buildings planned for MJC West Campus into a single building. Boiler and chiller equipment will be housed and operated from this central plant facility and hydronic piping will transfer hot and chilled water to these facilities for their respective HVAC Equipment.





Building: Allied Health and Life
Science Building

16 General Use: General Instruction (con't)

Status: Construction

Budget Overview – Total Project Budget: \$25,822,000

Schedule Overview

Planning/Design/Bid: February 2006 – August 2009
Construction: August 2009 – May 2011
Opening: July 2011



Allied Health Rendering



Gross S.F.: 10,080 s.f.
 Assignable S.F.: 9,940 s.f.
 Year Constructed: New Construction
 Number of Rooms: 28

Building: Ag-Modular Living Units
15c General Use: Living Units
Status: Complete

Project Goals

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

Scope Overview

Seven modular living units are proposed to be constructed on MJC's West Campus. The role of students who live on West Campus and work at 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. Previously, students who perform this role for MJC lived in old mobile homes/trailers and recreational vehicles on campus.

Project Complete – Final Cost: \$3,300,000

Schedule Overview

Planning/Design/Bid: January 2007 – June 2009
 Construction: June 2009 – December 2009
 Opening: December 2009



Ag-Housing Site Plan at West Campus



Gross S.F.: 75,801 s.f.
Assignable S.F.: 75,801 s.f.
Year Constructed: New Construction
Total Number of Rooms: 27

Building: Ag-Multipurpose Pavilion
15e General Use: Multipurpose
Status: Construction

Project Goal

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

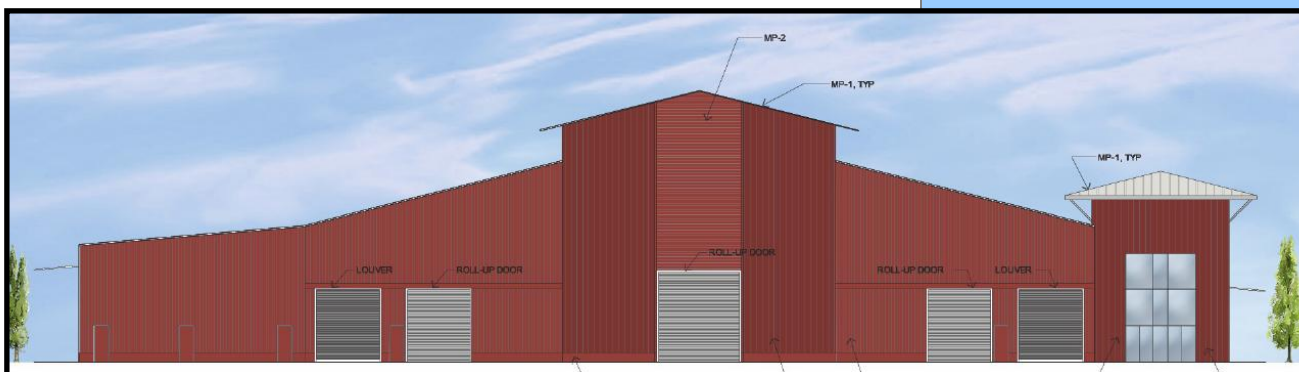
Scope Overview

The Agriculture Program is in special need of a multipurpose 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.

Budget Overview – Total Project Budget: \$20,000,000

Schedule Overview

Planning/Design: February 2006 – March 2008
Construction Docs/Bid: April 2008 – September 2009
Construction: September 2009 – December 2010
Opening: January 2011



Agriculture Multipurpose Pavilion Rendering



Gross S.F.: 22,000 s.f.
 Assignable S.F.: N/A
 Year Constructed: New Construction
 Number of Rooms: 6

Building: Ag-Animal Facilities
15d General Use: Agriculture
Status: Construction

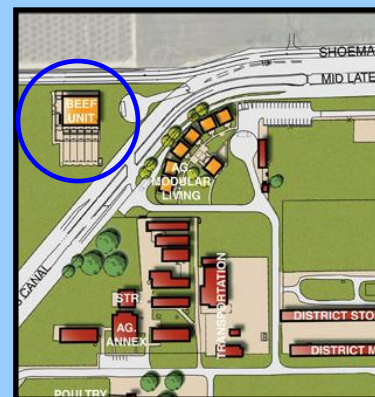
Scope Overview

This project will address the existing animal facilities needs of the Beef Unit, Dairy Unit and Sheep Unit on West Campus. Projects include two new barns, with working corrals.

Budget Overview – Total Project Budget: \$1,500,000

Schedule Overview

Planning/Design: February 2006 – June 2008
 Construction Docs/Bid: July 2008 – July 2009
 Construction: July 2009 – July 2010
 Opening: August 2010



Beef Unit at West Campus



Sheep Unit at West Campus



Gross S.F.: 22,220 s.f. and 9,000 s.f.
Assignable S.F.: 15,074 s.f. and 6,963 s.f.
Year Constructed: New Construction and Renovation
Number of Rooms: 92

Building: Student Services
14 General Use: Student Services
Status: Bid

Project Goals

- Provide student service access at all campuses.
- Consolidate intake functions.
- Consolidate student services functions (continuing students).
- Renovate student services areas in Morris Building

Scope Overview

Currently, Student Services has a number of locations spread across East Campus. This proposal will centralize most 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, Founders Hall, Library basement and the East Campus Student Center.

Health Services: These services will remain in the current location of Morris Memorial building in order to increase visibility and use. It is anticipated that Health Services will expand their collaboration with other health care providers in the community to encourage them to do more wellness programs on campus.

The outcome of the education master plan and the campus master plan identified the location of the Student Services Center in the heart of the campus, adjacent to the Morris Memorial Building.

After many College wide discussions and several case studies of other locations on the East Campus, it was voted by the Board of Trustees to located the new Student Services building on the corner of Coldwell and College, east of the Science building (future home of the High Technology Center).

Budget Overview – Total Project Budget: \$19,000,000



Student Services at Morris Memorial



14 **Building:** **Student Services**
 General Use: **Student Services (con't)**
 Status: **Bid**

Schedule Overview – New Building

Planning/Design/Bid: February 2006 – March 2010
Construction: April 2010 – August 2011
Opening October 2011

Schedule Overview – Morris Renovation

Planning/Design/Bid: February 2006 – August 2011
Construction: October 2011 – October 2012
Opening November 2012



New Student Services Building Rendering



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

31 Building: Turlock Educational Site
General Use: General Instruction
Status: Site Procurement

Project Goal

Provide local course availability to the southern end of the District.

Scope Overview

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 Educational Site 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 Educational Site 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 10-13 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 – Total Project Budget: \$937,185

Schedule Overview

Land Acquisition: September 2007 – July 2012



City of Turlock



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

Building: Softball Complex
28 General Use: Sports Complex
Status: Construction

Project Goal

Provide dedicated facility for women's softball team.

Scope Overview

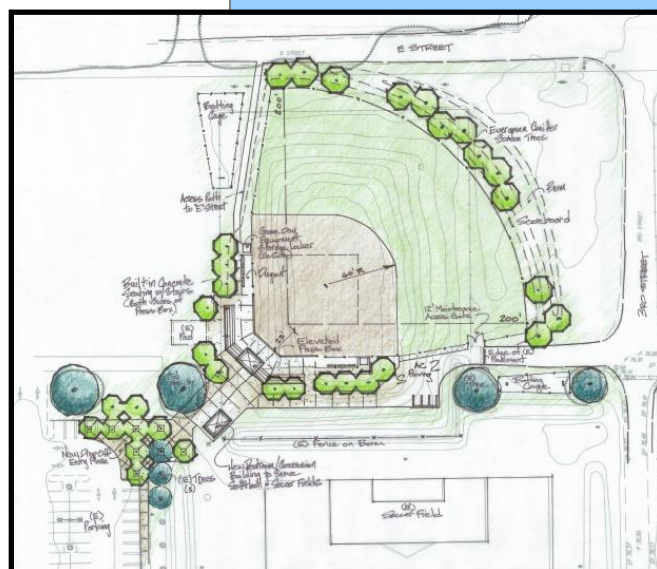
A new Softball Stadium and field will have a permanent fence, dugouts, scoreboard, batting cage, bullpens and bleachers. The Softball Stadium will be located on MJC West Campus.

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 – Total Project Budget: \$1,606,300

Schedule Overview

Planning/Design/Bid: July 2007 – July 2009
 Construction: August 2009 – February 2010
 Opening: February 2010



Softball Field Site Plan



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

Building: **Patterson Educational Site
(previously known as the
West Side Educational Site)**

32 General Use: **General Instruction**

Project Goal

Acquire new land to develop a learning center facility for residents in the “West Side” communities.

Scope Overview

The concept of a Patterson Educational Site had been in development for over eight years. This proposal offers a concept for a facility that will house a state-of-the-art learning 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 10 acres donated to Modesto Junior College. The facility will include eight (8) classrooms, a library, a learning center, counseling and administrative services. The center will serve the needs of learners from throughout the west side.

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 Patterson Educational Site 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 10-13 courses at the facility. All of the current offerings are evening courses. The new permanent facilities will serve as an important gathering/learning place for all residents of the West Side. The facility will highlight the importance of education and lifelong learning in an area with a very low percentage of college-going population.

Budget Overview – Total Project Budget: \$5,037,370

Schedule Overview

Planning/Design:	November 2007 – May 2009
Construction:	May 2010 – December 2010
Opening:	January 2011



Gross S.F.: 56,661 s.f.
 Assignable S.F.: 37,716 s.f.
 Year Constructed: Renovation
 Total Number of Rooms: 73

22 Building: High Technology Center
General Use: General Instruction
Status: Design

Project Goals

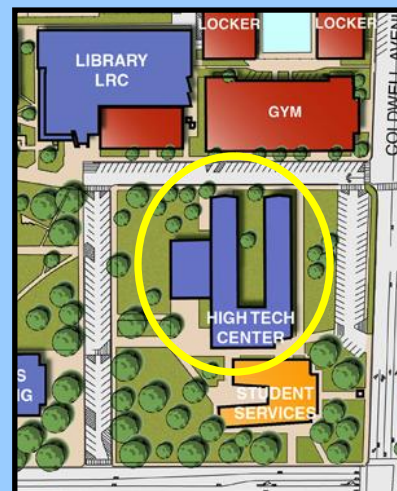
- Wow-factor; “Futuristic” global/“High Tech” image; spacious/open/clean feel; raise program profile (computer science/computer graphics); building sense of identity; define building entry; sustainability.
- Interior organization—clarity; communal space (faculty and students); facilitate circulation; 3,500 s.f. lab space; meet program’s functional requirement’s/growth; environment conducive to learning.
- Special/independent infrastructure (network) (computer science/computer graphics); technology and flexibility; conduit room-for-growth.
- Stay on budget.

Scope Overview

The outcome of the education master plan and the campus master plan identified the location of the High Technology Center to be placed in the existing Science building once the occupants moved to their new location on West Campus.

A modern 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 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 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, will provide them with a much more positive and pleasant learning environment leading to greater student success.



Existing Science Building
at East Campus



22 **Building:** **High Technology Center**
 General Use: **General Instruction (con't)**
 Status: **Design**

Budget Overview – Total Project Budget: \$16,000,000

Schedule Overview

Planning/Design/Bid:	May 2008 – January 2011
Construction:	April 2012 – December 2013
Opening:	February 2014



Gross S.F.: 109,632 s.f.
Assignable S.F.: 88,872 s.f.
Year Constructed: New Construction
Number of Rooms: 72

Building: Science Community Center
27a General Use: Science and Museum
Status: Bid

Project Goals

- Expansion to reduce wait lists for anatomy, biology, chemistry, microbiology and physiology.
- Make the Great Valley Museum (GVM) and the new Science Community Center (SCC) adjacent to each other.

Scope Overview – Science Community Center

This proposal provides for a new SCC, to be constructed at Modesto Junior College West Campus. This facility will include the GVM, instructional labs and lecture rooms supporting geology, astronomy, earth science, botany, anatomy, physiology, chemistry, physics, zoology and biology with a planetarium and observatory. 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 SCC 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, allow for greater student success and provide experiences not now available to MJC students. Additionally, bringing programs to state-of-the-art capabilities only further enhances community outreach, fosters new educational experiences for the entire community and documents the college's commitment to 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 SCC, consisting of new laboratories, classrooms and the GVM, will allow MJC to provide that leadership. This facility, with its additional classroom space, will provide for the growth the Science, Mathematics, and Engineering (SME) division has encountered, promote new partnerships within the local educational community, 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 at East Campus



Building: Science Community Center
27a General Use: Science and Museum (con't)
Status: Bid

Central Plant Project

The Central Plant will support both the Allied Health Building as well as the Science Community Center and is therefore included as part of both projects.

Project Goals:

- Provide the highest efficiency HVAC systems to the new Allied Health and SCC/GVM buildings being constructed under Measure E at MJC West Campus.
- Provide space for other utilities needed for the Allied Health and Science buildings to include medical air, lab air and vacuum pumps.
- Provide space for expansion to provide Central Plant services to future Ag Science buildings at MJC West Campus.

Scope Overview

Operating and energy consumption efficiencies can be greatly improved by consolidating HVAC and other equipment for the new Allied Health and SCC/GVM buildings planned for MJC West Campus into a single building. Boiler and chiller equipment will be housed and operated from this central plant facility, and hydronic piping will transfer hot and chilled water to these facilities for their respective HVAC equipment.

Budget Overview – Total Project Budget: \$70,000,000

Schedule Overview

Planning/Design/Bid: August 2007 – March 2010
Construction: May 2010 – April 2012
Opening: July 2012



Science Community Center Rendering



Gross S.F.: 74,286 s.f.
Assignable S.F.: 46,568 s.f.
Year Constructed: 1971
Total Number of Rooms: 162

8 Building: Founders Hall
General Use: General Instruction
Status: Design

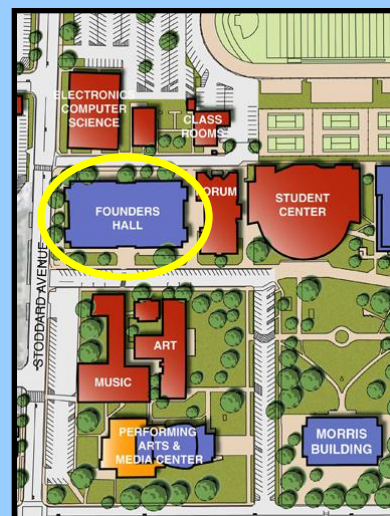
Project Goals

- Visual wow-factor; environment conducive to learning; create 'front door,' sense of arrival; fresh, new and appropriate finishes; positive, fresh 'vibe'; building exterior to reflect modernization; interior and exterior aesthetics.
- Minimal impact transitioning to swing space.
- Improve air quality/HVAC/distribution.
- Consistent, modern application of technology.
- Resolve acoustical issues (between classes).
- Create communal spaces, conference spaces and work rooms
- Sustainable issues:
 - ➔ Materials
 - ➔ HVAC
- Maximum classroom capacity; increase office space/ADA compliance; flexible usage.

Scope Overview

Founders Hall is located in the south side portion of Modesto Junior College's East Campus. The two-story building contains classrooms, class labs, and offices for a total of 74,286 s.f. 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 most used lecture facility on the MJC East Campus greatly needs modernization in order to provide an appropriate instructional environment for a diverse community of learners. Major renovation 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. The increased space of the 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.



Founders Hall at East Campus



8 Building: Founders Hall
General Use: General Instruction (con't)
Status: Design

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 document (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.

Modernizing Founders Hall should greatly improve the learning environment for students. This aging facility needs to have whiteboards and wall coverings replaced. It is the project committee's expectation that instructional facilities at MJC should demonstrate and reflect the standards of excellence in learning that we provide as a college.

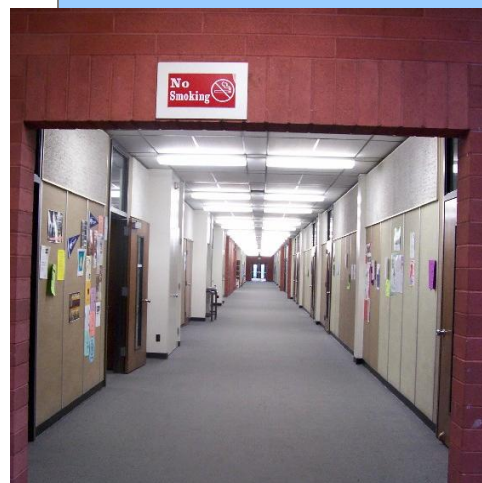
Top concerns include ventilation, lighting and the need for state-of-the-art classrooms. Activities in Founders Hall are critical to the college's full time equivalent students (FTES) contribution. As a result, Founders Hall will be gutted and reconstructed to include demolishing some of non-bearing interior walls, constructing interior architectural improvements, installing new HVAC, plumbing systems, new power, lighting and data systems to this 74,000 s.f. facility.

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.

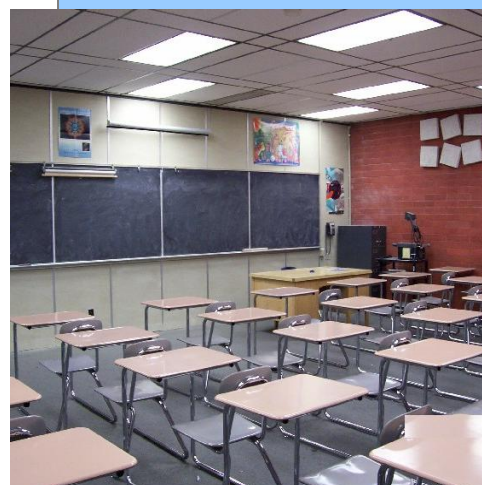
Budget Overview – Total Project Budget: \$12,000,000

Schedule Overview

Planning/Design/Bid: August 2007 – July 2010
Construction: September 2010 – September 2011
Opening: November 2011



Founders Hall Interior



Founders Hall Classroom



Gross S.F.: N/A
Assignable S.F.: N/A
Year Constructed: 1943
Total Number of Rooms: N/A

Building: Utility Infrastructure/Loop Road
General Use: Campus Infrastructure
Status: Construction

Project Goals:

- Provide utility services to the new facilities constructed under Measure E at MJC West Campus
- Increase utility capacities for Measure E projects and for future needs at MJC West Campus
- Provide new landscaping and hardscaping for new entrance and around new facilities
- Provide a continuous loop road around MJC West Campus

Scope Overview

Several new buildings and facilities will be constructed at MJC West Campus under the Measure E program that will require the infrastructure for the following utilities:

- Domestic water
- Fire protection water
- Sanitary sewer
- Storm drainage
- Natural gas
- Power
- Telecommunications/data

The existing utilities at MJC West Campus do not extend to some of the planned new facilities, and much of the utility systems are under sized and are far past their planned life. Although some infrastructure upgrades have taken place on campus, portions of the existing infrastructure date back to the original Hammond Army Hospital constructed in the early 1940s. This project will extend and upgrade the necessary utilities and increase the utility capacities as needed in alignment with the Campus Master Plan and the needs of the individual buildings in a more efficient manner than if each project dealt with its utilities needs individually.

The existing entrance at the intersection of 4th Street and Blue Gum Avenue will be improved to provide improved traffic flow and a distinctive main entrance to the campus.

Landscaping and hardscaping will be added along the main campus entrance leading to a new plaza and landscaping around the new Allied Health and Science/GVM buildings. The plaza and portions of the landscaping will be constructed after completion of the Allied Health and Science buildings in a second phase of construction.



Building:	Utility Infrastructure/Loop Road
General Use:	Campus Infrastructure (con't)
Status:	Construction

The MJC West Campus currently does not have a looped road system that allows easy and efficient transit around the perimeter of the campus. A new loop road will be constructed consisting of renovation of existing roadways and construction of new roadways as needed to meet this need.

Budget Overview – Total Project Budget: \$10,000,000

Schedule Overview – Utility Infrastructure

Planning/ Design/Bid:	April 2008 – December 2009
Construction:	December 2009 – November 2010
Opening:	December 2010

Schedule Overview – Loop Road

Planning/Design:	June 2009 – April 2010
Bid:	January 2011 – April 2011
Construction:	April 2011 – August 2011
Opening:	August 2011



Gross S.F.:	N/A
Assignable S.F.:	N/A
Year Constructed:	Swing Space
Total Number of Rooms:	N/A

Building:	Interim Housing
General Use:	Swing Space
Status:	Design

Project Goals:

- Provide swing space for the Founders Hall renovation project.
- Efficient use of swing space.

Scope Overview

Due to the renovation of the existing Founders Hall building, swing space accommodations need to be provided for classroom use and staff/faculty functions. The project committee has been working together to identify the most efficient location for the swing space along with using existing space on Modesto Junior College's East Campus facilities to minimize the amount of modular buildings needed.

The primary location identified by the project committee for placement of the modular buildings is the parking lot west of the Electronics building with overflow placement along the existing softball field. A total of 31 classrooms, one restroom facility, and 50 faculty offices, including space for the departmental deans are to be accommodated with the swing space modular buildings. All remaining classrooms, labs, and faculty office will be absorbed into the existing facilities on East Campus.

Budget Overview – Total Project Budget: \$3,000,000

Schedule Overview

Planning/Design/Bid:	May 2008 – March 2010
Construction:	April 2010 – June 2010
Opening:	August 2010



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

Building: Parking Structure/Lot
2 General Use: Parking
Status: Parking Lot Complete

Project Goal

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

Scope Overview – Parking Lot

YCCD has purchased a 3.75-acre parcel of land on the west side of Tully Road for the expansion of a parking lot on Modesto Junior College's East Campus. The parcel is adjacent to land already owned by the District, part of which is currently developed as a 209-space parking lot. The new land will allow the district to add 246 parking spaces, bringing the lot total up to 455 spaces. When the land suddenly became available for purchase, the District and college chose to pursue development of this flat surface parking expansion because this alternative will cost less, produce more spaces and can be completed much faster than construction of a multi-level parking garage.

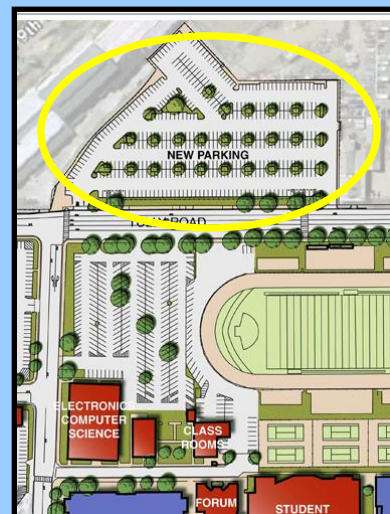
Scope Overview – Parking Structure

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 that is currently 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 less costly, parking solutions.

As requested by the Measure E Coordination Committee, Kitchell produced a parking study that included five alternatives for increasing parking at MJC East Campus. Three of the options were parking structures and two options were surface parking solutions. All five alternates included projected project costs, total spaces, net spaces as well as commentary on safety, circulation and expandability.

The results of the parking study were presented to the Board of Trustees and after thorough review, the Board voted on February 15, 2006 to build a multi-level parking structure on the corner of Stoddard and Tully Avenue.

Currently the parking structure project has been placed on hold.





2 **Building:** **Parking Structure/Lot**
 General Use: **Parking**
 Status: **Parking Lot Complete**

Project Complete – Parking Lot
Final Cost: **\$3,315,199**

Schedule Overview – Parking Lot
Planning/Design/Bid: April 2008 – October 2008
Construction: December 2008 – August 2009
Opening: August 2009

Project On Hold – Parking Structure
Cost-to-date: **\$581,086**

Final Schedule – Parking Structure
Planning/Design: July 2006 – January 2008
Bid/Construction: **On Hold**



Parking Lot Addition at East Campus (Tully Road)



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

College Contingency

Budget Overview

Total	\$2,248,715
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Columbia College



Core Values

- Provide students with state-of-the-art learning facilities.
- Provide safe and healthful facilities.
- Provide accessible education to the communities served.
- Promote sustainable practices in all facilities.
- Provide adequate infrastructure to support the college community.
- Preserve the unique environment of Columbia College (CC) with minimal impact.

Guiding Principles

The following is a list of proposed principles created by the District Council's 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.
- Consider maintenance, remodeling and restructuring our current facilities before considering new buildings.
- 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.
- 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.
- Build and maintain excellent facilities.
- Incorporate green technology in the construction of all new facilities.
- 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.





Columbia College



Campus Master Plan

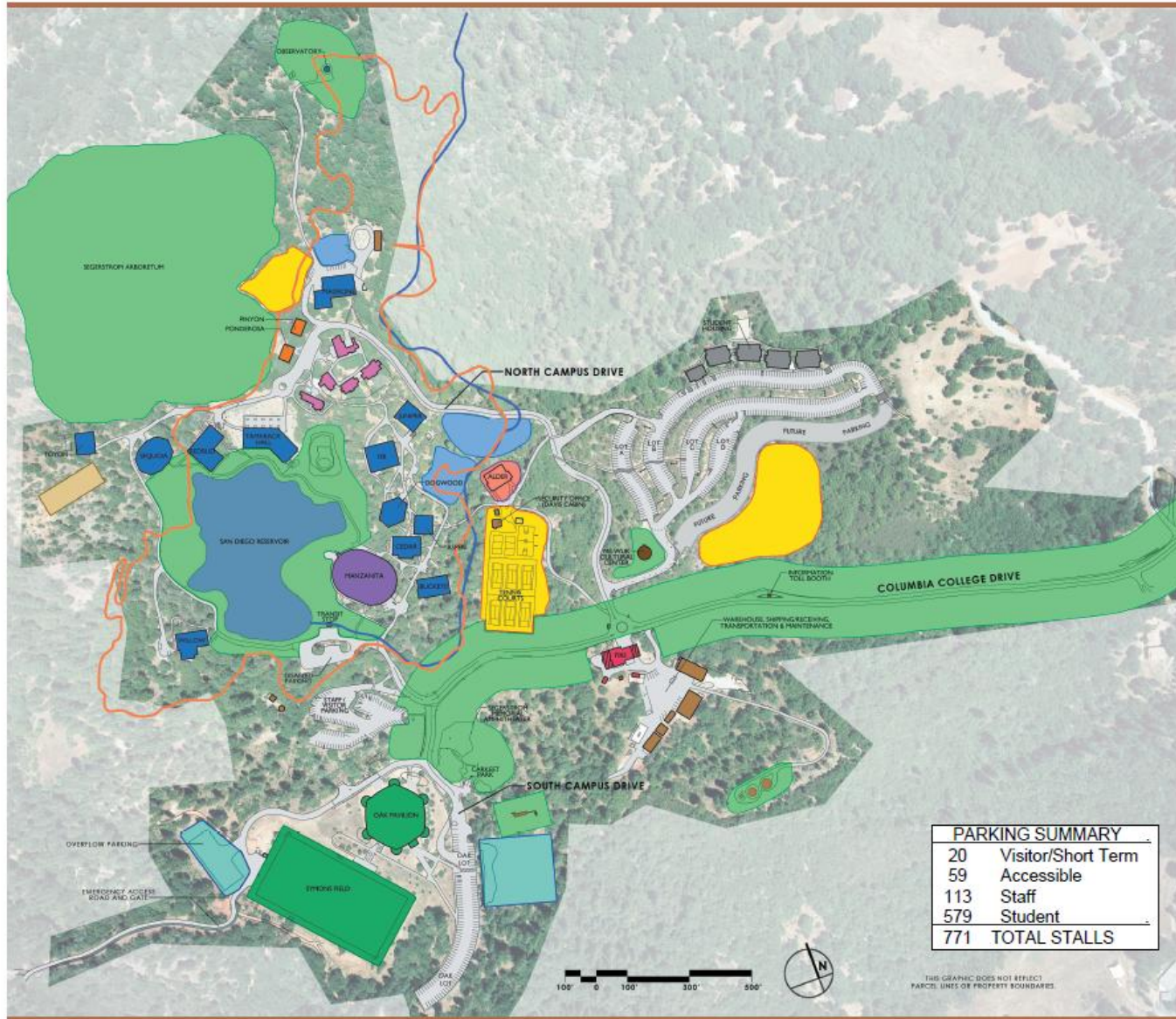
The 269.3 acres of forested land that comprises the Columbia College Campus is situated in California's Sierra Nevada Foothills. The campus is often described as California's most beautiful college campus. The vision of the campus as a dynamic institution of learners and creative thinkers dedicated to high standards of student success achieved through a balanced program of academic, vocational and community education, and committed to cultural enrichment and economic development, is further reinforced by the commitment and implementation of this Master Plan.

The Master Plan for Columbia College results from a collaboration of representatives from the College's administrators, leadership team, faculty, classified staff, students, Kitchell project managers and LPA Sacramento, Inc. It is a "living document" intended to provide the campus with a flexible framework to help inform, guide and plan for future capital improvement projects. While this document looks at the campus for the next 20 years, occasional updates will likely be required based upon funding available for improvements and the degree to which the built-in flexibility of this document can accommodate future conditions. Some concepts in this document will have a significant impact on both the function of the campus as well as the visual quality. Other concepts will develop more slowly over time as the campus and these changes evolve.

Goals and Objectives

The aim of the Master Plan is to preserve and enhance the unique environment of Columbia College with minimal impact, provide a Master Plan that locates preferred sites for future capital improvement projects and ensure the Master Plan strengthens student's relationships, enriching learning and community through campus design. Specifically, the master plan facilitates the college's ability to:

- Provide guidelines for establishing hierarchies and themes throughout the campus.
- Provided design guidelines which inform and plan for future growth.
- Enhance the student's experience on campus.
 - Provide students access to learning and services
 - Improve the college's image within the community
 - Promote a pedestrian oriented environment
- Promote sustainable practices.



COLUMBIA COLLEGE

CAMPUS MASTER PLAN

LEGEND

- Fitness Jogging Trail (No Build Feature)
- San Diego Ditch (No Build Feature)
- Student Housing
- Academic Buildings
- Athletic / Recreation
- Campus Support
- Future Child Development Center
- Fire Department
- Future Public Safety Center
- Future Science & Natural Resources Center
- Future Student Support
- Future / Potential Student Center
- Future/Potential Academic Buildings
- Future/Potential Administration Building
- Future/Potential Athletic / Recreation
- Open Space Preservation No Build Zone
- Potential Building Sites

PARKING SUMMARY	
20	Visitor/Short Term
59	Accessible
113	Staff
579	Student
771	TOTAL STALLS

Campus Master Plan
3/14/2007



Columbia College

PROJECTS

<u>FMP#</u>	<u>Project Name</u>	<u>Page</u>
39	Mahogany Building (Complete)	9.01
	Site Power Infrastructure (Complete)	9.02
42	Child Development Center	9.03
45	Science and Natural Resource Bldg.....	9.05
34	Bus Service Loop/Disabled Parking Lot (Complete)	9.07
37	Secondary Access Road (Complete).....	9.08
52	Oakdale Educational Site	9.09
35	Parking Lots	9.10
49	Calaveras Educational Site	9.11
36	Public Safety Center (Complete)	9.13
40	Manzanita Building.....	9.14
33	Bike Lanes, Pathways and Roadways.....	9.17
	College Contingency.....	9.18



Gross S.F.: 5,774 s.f.
Assignable S.F.: 4,800 s.f.
Year Constructed: New Construction
Total Number of Rooms: 9

Building: Mahogany Building (previously known as the Madrone Building)
39 General Use: Vocational Technology Instruction
Status: Complete

Project Goals

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

Scope Overview

The Madrone expansion is a separate new building adjacent to the Madrone building named the Mahogany Building, designed to provide much needed lab space. The existing 5,439 s.f. single story Madrone Building contains class labs and offices that will remain and continue in its present use.

The technical skills that will be taught in the new facility will be welding, auto body collision repair and automotive technology. New industrial technologies include electronics, industrial automation, alternative fuels, and computer networking and construction trades.

- Welding lab/shop – 1,876 ASF
- Hazardous exterior storage – 80 ASF
- Welding office – 120 ASF
- Welding tool room – 180 ASF
- Welding storage – 120 ASF
- Covered canopy work area for outdoor welding crafts – 384 s.f.
- Restrooms/janitor – 365 s.f.
- Circulation/unassigned – 276 s.f.
- Expansion space (Phase II)
- Two auto bays – 1,876 ASF
- Covered canopy for donated paint booth – 384 s.f.
- Circulation space – 113 s.f.

Budget Overview – Total Project Budget: \$3,183,102

Schedule Overview

Planning/Design/Bid: February 2006 – July 2008
Construction: July 2008 – July 2009
Opening: August 2009



New Mahogany Building



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

Building:	Site Power Infrastructure
General Use:	Utility Infrastructure
Status:	Complete

Project Goals

This was a secondary affect project developed to provide necessary power and low voltage infrastructure to three of the Colleges' four major projects (Science and Natural Resource, Child Development and Madrone Modernization). This infrastructure project was proportionately funded by the three projects that it supported. Any cost savings from the infrastructure project will be returned to the original funding sources.

Budget Overview

This project is an extension of the campus wide (state funded) main power upgrade that was completed in the winter of 2007.

Final Cost: **\$1,000,000**

Schedule Overview

Planning/Design/Bid:	April 2008 – November 2008
Construction:	December 2008 – April 2009
Opening:	May 2009



Gross S.F.: 21,222 s.f.
 Assignable S.F.: 10,185 s.f.
 Year Constructed: New Construction
 Total Number of Rooms: 32

Building: Child Development Center
42 General Use: Child Development/Instruction
Status: Construction

Project Goals

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

Scope Overview

The Child Development Training and Family Care Services Center project is currently in construction. The building location is near the existing Child Development Center. The new Child Development Training and Family Care Services Center will be a model of sustainability that provides a safe and healthy learning environment in which children can grow and develop to their fullest potential; space for adult students that facilitate learning opportunities and incorporates the use of current and future instructional technologies; and a center for community agencies to support children and families on site.

Columbia College presently has two modular buildings separated by a road that serves 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 new proposed facility will be a combined child care/child development center, which will contain:

- Classrooms-separate classrooms for preschoolers, toddlers and infants.
- Exterior areas
- Small conference area
- Adult large classroom (40 seats)
- Adult small classroom (20 seats)
- Student/Family resource area
- Director's office
- Faculty offices
- Staff workroom
- Staff lounge
- Lobby/Reception/Administrative support
- Food service/storage
- Laundry space
- 10 short term parking spaces



Existing Child Development Building



Building: Child Development Center
42 General Use: Child Development/Instruction (con't)
Status: Construction

Budget Overview – Total Project Budget: \$9,158,388

Schedule Overview

Planning/Design/Bid: February 2006 – October 2008
Construction: December 2008 – April 2010
Opening: June 2010



Child Development Building Rendering



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

Building: Science and Natural Resources Building
45 General Use: General Instruction
Status: Construction

Project Goals

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

Scope Overview

The proposed two-story, 24,000 s.f. building will be located near the existing Toyon building in the center of campus. The new Science and Natural Resource building will be a model of green design and sustainable architecture.

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 programs share a lab and the Natural Resources program does not have a lab. Most labs also serve as lecture rooms. Current facilities are small, inadequate and decentralized. Storage space is inadequate and air quality in the labs is questionable.

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.

- Laboratories - separate labs for each discipline: chemistry, biology, and physics labs with seating for 24 each
- Laboratory prep rooms-for each discipline
- Instrument rooms
- Cadaver room
- Lecture rooms - medium lecture room for 50 students and small lecture room for 25
- Computer lab - computer lab for 28 students
- OSHA approved storage and disposal approved chemical and specimen storage rooms, along with a chemical disposal facility





Building: Science and Natural Resources Building

45 General Use: General Instruction (con't)

Status: Construction

- Faculty offices
- Other features - stock rooms, equipment storage, conference room, small study rooms, and outdoor display cabinets.

Budget Overview – Total Project Budget: \$22,422,313

Schedule Overview

Planning/Design/Bid: February 2006 – August 2009
Construction: September 2009 – May 2011
Opening: June 2011



Science and Natural Resource Building Rendering



Gross S.F.: N/A
 Assignable S.F.: N/A
 Year Constructed: 2006
 Total Number of Rooms: N/A

Building: Bus Service Loop/Disabled
34 General Use: Parking Lot
Status: Circulation and Disabled
 Parking Lot
 Complete

Project Overview

This project has been completed. West of the Manzanita Building is now the Columbia Campus accessible parking lot. This loop drive also serves as a bus and delivery truck turn-around area. The existing roadway between the lot and Manzanita has been widened to provide spaces for loading and unloading of two 30-person buses and one van for the disabled and to upgrade the existing vehicle parking to current accessible code.

Pedestrian Walkway - The accessible pedestrian walkway from the existing bus shelter has been extended to the south. The area has been reconfigured to accommodate bus turn around movements with a looped return to the main entry road.

Disabled Parking Area - The existing spaces on the inside of the turnaround area has been re-constructed and marked to maximize disabled parking, van pool spaces and drop-offs. Access from the lot is a new concrete ramp from the top of the lot to the existing foot bridge.

Central Disabled Access - Now completed, this area is being utilized as a campus wide hub for drop-off and pick-up of disabled persons.

Project Complete – Final Cost: \$680,962

Final Schedule

Planning/Design/Bid: September 2005 – May 2006
 Construction: May 2006 – September 2006
 Opening: October 2006



Disabled Parking Lot



Gross S.F.: N/A
Assignable S.F.: N/A
Year Constructed: 2006
Total Number of Rooms: N/A

37 Building: Secondary Access Road
General Use: Roadway
Status: Complete

Project Overview

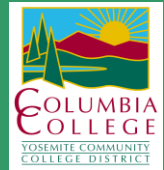
The Columbia College Campus secondary roadway has been completed for the emergency exit of staff and students from the Campus, along with emergency vehicle access to the Campus. The roadway follows the existing fire trail southwest from Symons Field and connects with Forest Park Drive, an un-paved county roadway.

Overflow Parking Lot-At the Symons Field end of the proposed roadway lays a large, open area that is relatively flat. This area has been developed as part of this project to provide additional student parking of approximately 60 spaces and is intended for use as overflow parking and has minimal improvements.

Project Complete – Final Cost: \$520,163

Final Schedule

Planning/Design/Bid: August 2005 – January 2006
Construction: January 2006 – July 2006
Opening: July 2006



New Secondary Access Road



New Secondary Access Road



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

Building: Oakdale Educational Site
52 General Use: General Instruction
Status: Site Procurement

Project Goal

Provide land for future center construction.

Scope Overview

A new educational facility in the Oakdale area will highlight the importance of education and lifelong learning for residents of the surrounding communities.

This facility 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. No bond funding is available for construction.

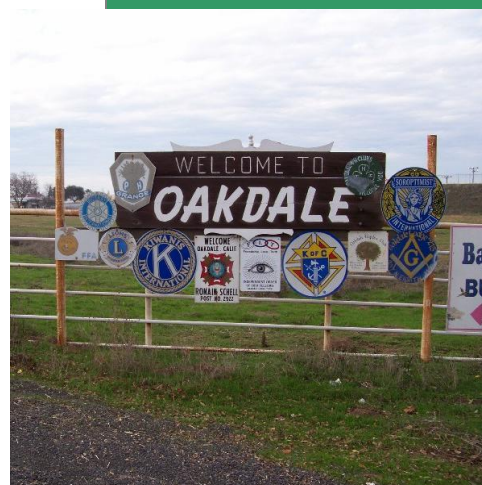
The region served by an Oakdale Educational Site includes over 40,000 individuals who could benefit from the presence of a higher education institution. Recent efforts to begin a Patterson Educational Site in the City of Patterson and a Calaveras Educational Site in Angels Camp have proven successful.

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

Budget Overview – Total Project Budget: \$1,000,000

Schedule Overview

Site Acquisition: February 2006 – April 2011
Planning/Design: April 2011 – June 2013



City of Oakdale



Gross S.F.: N/A
Assignable S.F.: N/A
Year Constructed: N/A
Total Number of Spaces: N/A

Building: Parking Lots
35 General Use: Parking Lot

Project Goals

The project goal is to increase and improve parking situation.

Scope Overview

As part of the Facilities Master Plan (FMP), carefully planned expansion of all parking areas was provided in a sustainable manner, that would not impact the “walking campus” while providing convenient access to the facilities.

Student Parking Lot Expansion - This project has been designed and approved for construction by the Division of the State Architect (DSA). The existing student parking lot is tiered along a hillside on the east side of the campus, south of the Student Housing Buildings. Currently the lot can park 510 vehicles, arranged in 65 foot wide levels. The designed expansion is another 65 foot wide asphalt paved tier of parking along the south side of the existing lot, approximately 900 feet long, with the additional capacity of approximately 195 spaces. On the north tier of parking now existing, the design is to convert existing parking to allow for 14 accessible spaces, to serve the student lot in its entirety. The base bid for this project is for 118 standard spaces and 14 disabled spaces. An additive alternate would be included for another 77 standard spaces.

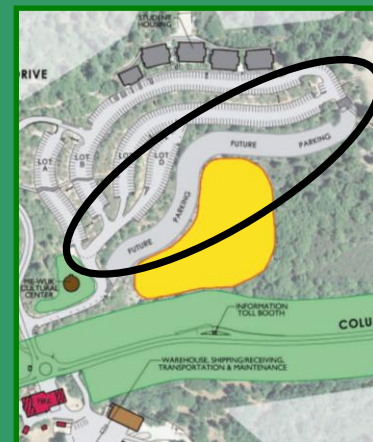
Disabled Parking - As part of the campus wide disabled persons accessibility upgrades, improvements are being completed to provide disabled persons parking stalls per the proper ratios defined by the applicable state and federal codes and will provide the path of travel to the main entrances of the buildings served.

Overflow Parking Lot - As part of the Secondary Access Road Project, an overflow parking lot, that can accommodate approximately 60 cars, has been developed near Symons field to aid the College with the parking impact during peak seasons.

Budget Overview – Total Project Budget: \$1,378,726

Schedule Overview – Parking Lots

Planning/Design: April 2006 – July 2007
Construction: On Hold





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

Building: Calaveras Educational Site
49 General Use: General Instruction
Status: Site Procurement

Project Goal

Provide local education programs in the Calaveras Community.

Scope Overview

The Calaveras Educational Site 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.

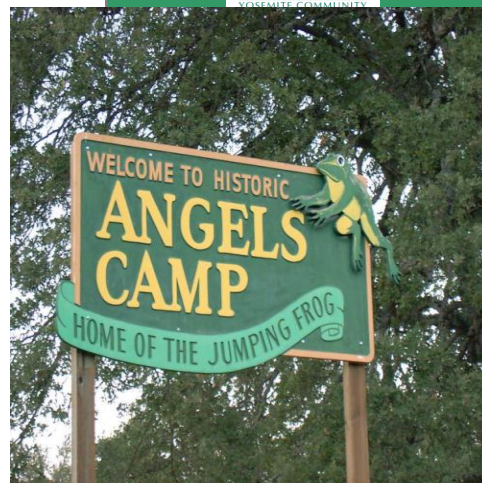
The center itself contains only one standard classroom that will accommodate up to 35 students. Its computer lab is surrounded by moveable partitions with a second partitioned classroom area that will hold about 25 students.

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.

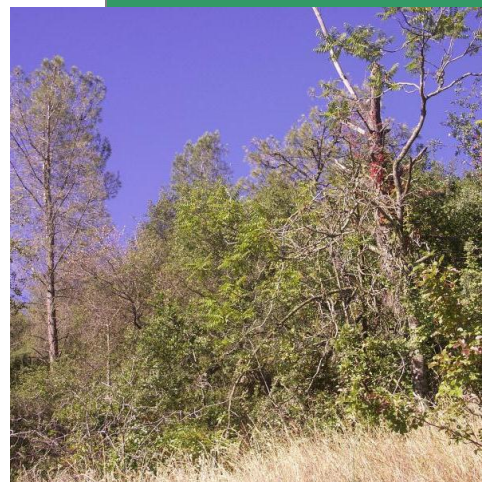
The administrative and service areas include an admissions and records counter with locking cabinets for supplies and book sales, director's office, a counseling office, a student study and resource room, a mail room with copier, restrooms and a large storage area with roll-up garage door.

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



	Building:	Calaveras Educational Site
49	General Use:	General Instruction (con't)
	Status:	Site Procurement

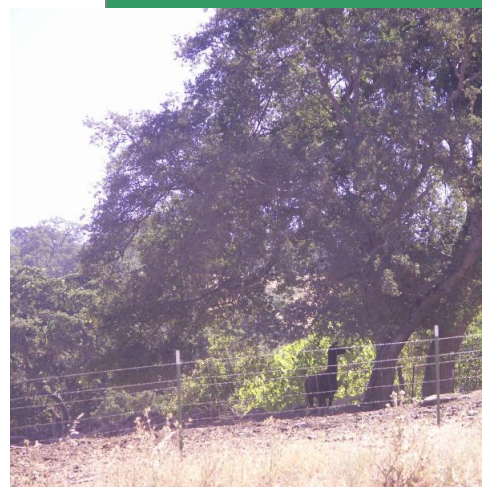
The Calaveras Educational Site enables the College to bring instructional programs closer to its core population in the county, but the current site is too small to accomplish this task. Additional space is badly needed so that a full complement of general education courses and certificate programs can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

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

Budget Overview – Total Project Budget: \$7,554,269

Schedule Overview

Land Acquisition:	February 2006 – March 2010
Planning/Design/Bid:	March 2010 – March 2011
Construction:	March 2011 – March 2012
Opening:	March 2012



Calaveras Center Site



Gross S.F.: 6,555 s.f.
Assignable S.F.: 5,901 s.f.
Year Constructed: New Construction
Total Number of Rooms: 26

36 Building: Public Safety Center
General Use: Firehouse/Campus Security
Status: Complete

Project Goals

Consolidate fire and campus security and allow for appropriate storage of all equipment, and additional housing.

Scope Overview

The plan is to co-locate existing emergency services, such as the firehouse and security office into a public safety center. Both services are in separate facilities about 600 feet from each other. Combining fire service and security staff into one location will enhance the response time for emergencies on campus and within the community.

Emergency Vehicle Storage Bay - An additional bay and storage space are planned within the firehouse area.

Equipment Storage - Current storage space is inadequate and cramped. Further, expensive firehouse equipment needs to be properly stored and protected.

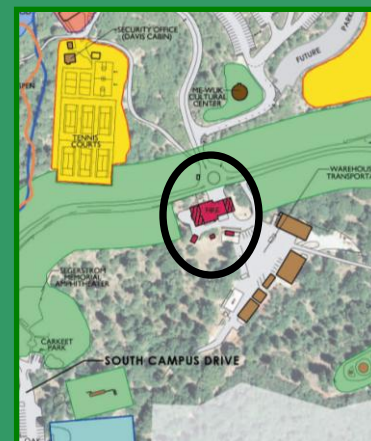
Female Living Quarters - The present firehouse does not have living quarters for female fire science students and for purposes of gender equity, plans include accommodations for these students.

Area for Security Staff - The proposed public safety center will be located near or at the existing firehouse with adequate office space for the security staff.

Budget Overview – Total Project Budget: \$2,804,882

Schedule Overview

Planning/Design/Bid: February 2006 – March 2008
Construction: May 2008 – April 2009
Opening: May 2009



Public Safety Center



Gross S.F.: 31,183 s.f.
Assignable S.F.: 24,723 s.f.
Year Constructed: 1969
Total Number of Rooms: 67

Building: Manzanita Building
40 General Use: General Instruction
Status: Programming

Project Goals

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

Scope Overview

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's employees work here. Since its construction in 1969, there have been no additions to the 31,183 s.f. structure.

Modernization of the Manzanita Building 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.

The college is in the process of reevaluating program locations and will be finalized during the planning phase of the project.

Other 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).

The food/snack bar, student-operated café and Culinary and Pastry Arts classroom/labs presently occupy the lower level. Remodeling these areas will allow for more efficient use of space, modernization and growth. An additional restroom facility will 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.



Manzanita Building



Building: Manzanita Building
40 General Use: General Instruction (con't)
Status: Programming

Budget Overview – Total Project Budget: \$2,832,388

Schedule Overview

Planning/Design/Bid: April 2006 – September 2012
Construction: September 2012 – October 2013
Opening: November 2013

Program Overview

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 in the building
- Locate Marketing/Public Relations Office close to President's Office
- Locate Foundation Office close to President's Office
- Locate Community Services Office close to the President's Office

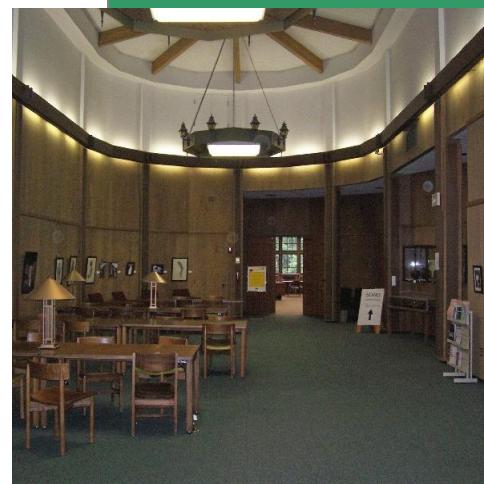
IMC/Mail Room/Loading Dock:

- Remain in same locations

Student Support Services:

Locate student financial (including Business Office) and registration closer together. It is preferable to have all "window services" (e.g. Admissions and 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 and Records/Registration Services
- Business Office/Fiscal Services/Cashier
- Administrative Services Offices



Manzanita Building Interior



Building:	Manzanita Building
40 General Use:	General Instruction (con't)
Status:	Programming

Program Overview (con't)

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.

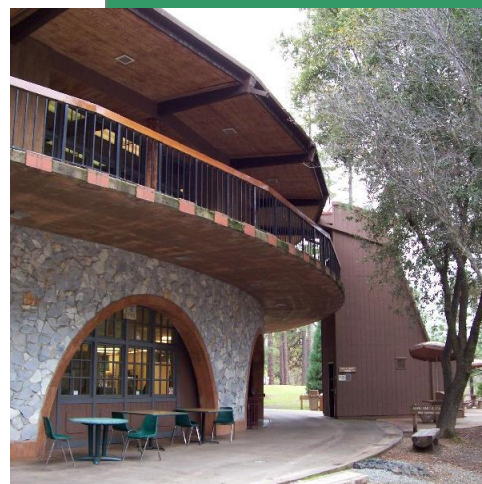
Instructional Administration:

- Division/Department Administration
- Community Education
- Contract Education
- Instructional-related special programs
- Conference room

Lower Floor

Food Services/Culinary and Pastry Arts:

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



Manzanita Building Exterior



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

Building:	Pathways (Previously known as Bike Lanes, Pathways and Roadways)
33 General Use:	Biking, Walking, and Road Repairs
Status:	Programming

Project Goal

To develop and improve pedestrian pathways, parking, roadway repairs and bike lanes.

Scope Overview

This project will take into consideration the findings of the Campus Master Plan regarding campus traffic and way finding. Walking and biking on our grounds will increase by restoring existing campus pathways and nature/hiking trails. Footpaths will be paved and night lighting will be upgraded to provide for safety. Roadways will be repaired and better security gating will be considered. Re-grooming of the par course to encourage more use will be considered. Bike lanes will be considered along the entrance and perimeter roads, along with bike parking areas.

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

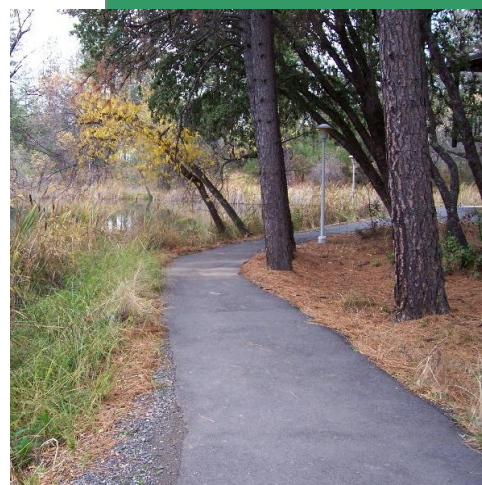
Budget Overview – Total Project Budget: \$650,000

Schedule Overview

Planning/Design/Bid:	October 2008 – December 2010
Construction:	February 2011 – October 2011
Opening	October 2011



Existing Bike Rack



Existing Bike Trail

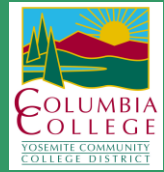


Gross S.F.:	N/A
Assignable S.F.:	N/A
Year Constructed:	N/A
Total Number of Rooms:	N/A

College Contingency

Budget Overview

Total	\$59,495
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Central Services

PROJECTS

<u>FMP#</u>	<u>Project Name</u>	<u>Page</u>
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	Scheduled Maintenance	10.02
	DTSC (from CS Contingency).....	10.03
	Ag-Trailers (from CS Contingency)	10.04
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	High Availability Data Center	10.06
	Data Recovery Center	10.07
	Art Building	10.08
50 a & b	Central Services	10.09
51	Transportation, Receiving and Facilities Operations	10.11
	Central Services Contingency.....	10.13



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

Capital Outlay Debt Services

Budget Overview – Debt Services Costs \$14,435,000





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

Scheduled Maintenance

Budget Overview – Total Project Budget: \$10,000,000

Projects Complete

Columbia College

Madrone Reroof for Welding
Madrone Reroof for Auto
Buckeye Sewer Pumps/Controls Replacement

Modesto Junior College

Student Center HVAC Air Handlers Replacement
North and South Halls Roof Drains

Projects Underway

Columbia College

Modesto Junior College

Central Service





Gross S.F.: N/A
Assignable S.F.: N/A
Year Constructed: 1942
Total Number of Rooms: N/A

Building: Department of Toxic
Substance Control
General Use: Environmental

Scope Overview

Perform environmental studies of the West Campus and report to the Department of Toxic Substance Control.

Develop and implement a Voluntary Clean-up Program as needed with the Department of Toxic Substance Control.

Budget Overview – Total Project Budget: \$1,024,804

Schedule Overview

Environmental Studies: January 2008 - January 2009
Voluntary Clean-up Program: January 2009 – February 2009



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

Building:	Ag-Trailers
General Use:	Housing

Scope Overview

Provide improved temporary RV-type housing for the Agriculture Program students by replacing old RV units with later model RV units at MJC West Campus. This RV housing was an interim solution until the Modular Units project was complete at MJC West Campus.

Budget Overview – Total Project Budget: \$121,000



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

Technology Infrastructure

Budget Overview – Total Project Budget: \$10,000,000





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

High Availability Data Center

Budget Overview – Total Project Budget: \$4,000,000





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

Disaster Recovery Center

Budget Overview – Total Project Budget: \$31,000



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

Art Building

Budget Overview – Total Project Budget: \$600,000





Gross S.F.: 27,375 s.f.
Assignable S.F.: 16,381 s.f.
Year Constructed: 1942
Total Number of Rooms: 80

Building: Central Services
50a & b General Use: Office

Scope Overview

This proposal is to renovate and modernize the 27,400 s.f. of District offices (including Central Services) at MJC's West Campus and to build a new High Availability Data Center.

The District Office, Data Processing, Information Services and Building 1300 make up the District's Central Services Buildings and are all located in the southwest 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 s.f. The building was constructed at this location in 1942 and there have been no additions to it. 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 s.f. The building was constructed at this location in 1942 and there have been no additions to it.

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

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



Central Services Bldgs at West Campus

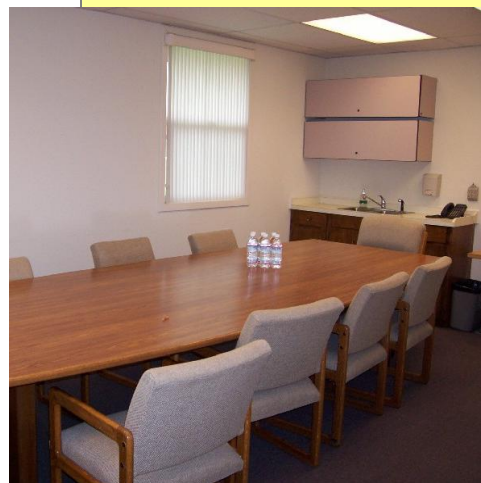


Building: Central Services
50a & b General Use: Office (con't)

Budget Overview – Total Project Budget: \$3,322,000

Schedule Overview

Planning/Design/Bid:	September 2011 – October 2012
Construction:	October 2012 – October 2013
Opening:	October 2013



Conference Room inside Central
Services Bldg



Gross S.F.: 16,560 s.f.
Assignable S.F.: 15,476 s.f.
Year Constructed: 1942
Total Number of Rooms: 4

Building: Transportation, Receiving and Facilities Operations
51 General Use: General Use

Scope Overview

1. Transportation Shop, 60 feet by 120 feet 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) Restroom with shower and lockers
2. Storage area of 1,000 s.f. 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 feet by 60 feet or about 900 s.f.
4. A covered, drive-through vehicle wash and steam rack, a concrete pad sized approximately 22 feet 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



Building: **Transportation, Receiving and Facilities Operations**

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

7. Bus and vehicle storage:
 - a) Parking area needs to be at least 120 feet by 400 feet 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 – Total Project Budget: \$9,216,000

Schedule Overview

Planning/Design/Bid:	September 2011 - October 2012
Construction:	October 2012 – October 2013
Opening:	October 2013



Receiving Bldg at West Campus



Transportation Vehicles at West Campus



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

Central Services Contingency

Budget Overview

Total	\$819,196
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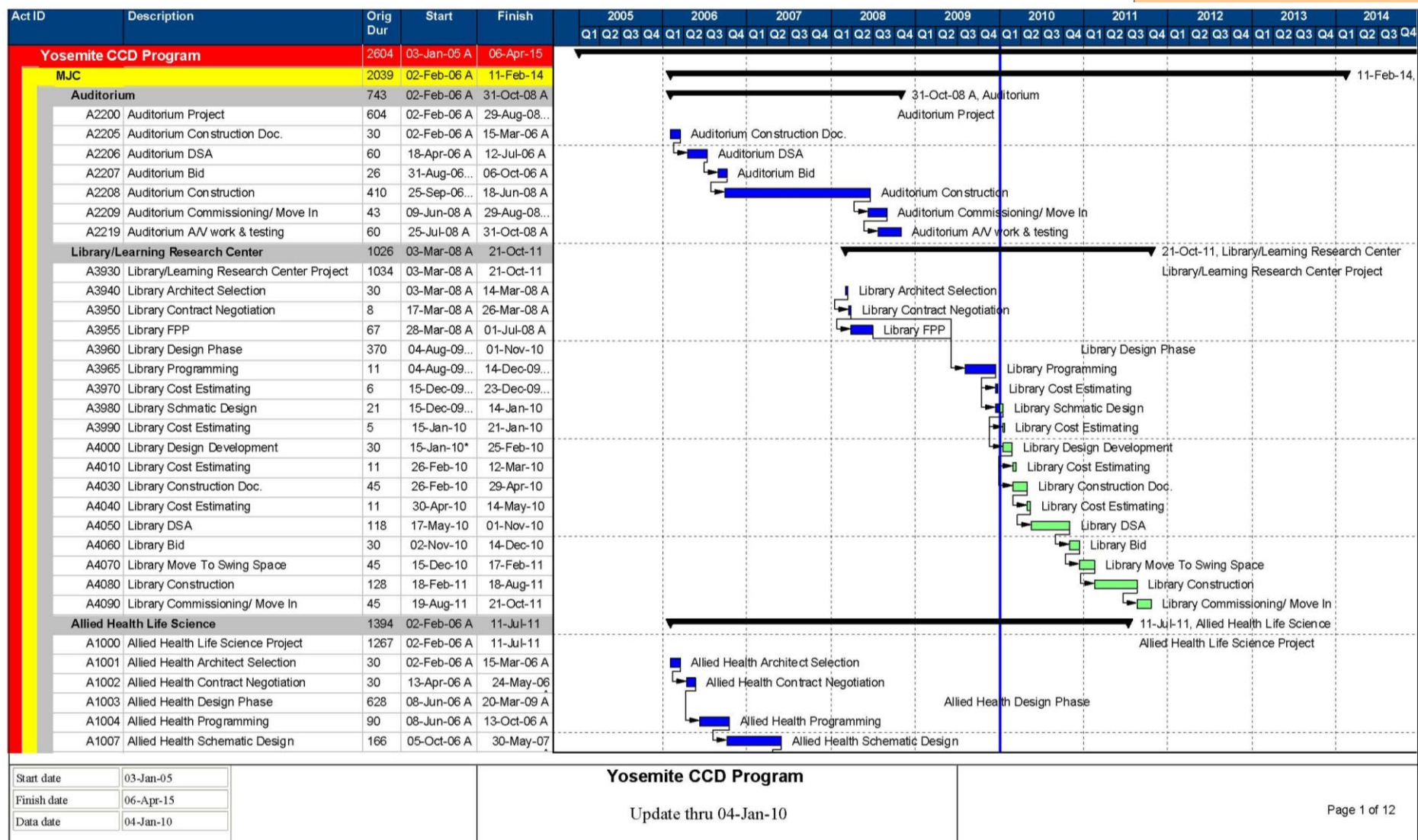


Program Schedule

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 Board of Trustees.

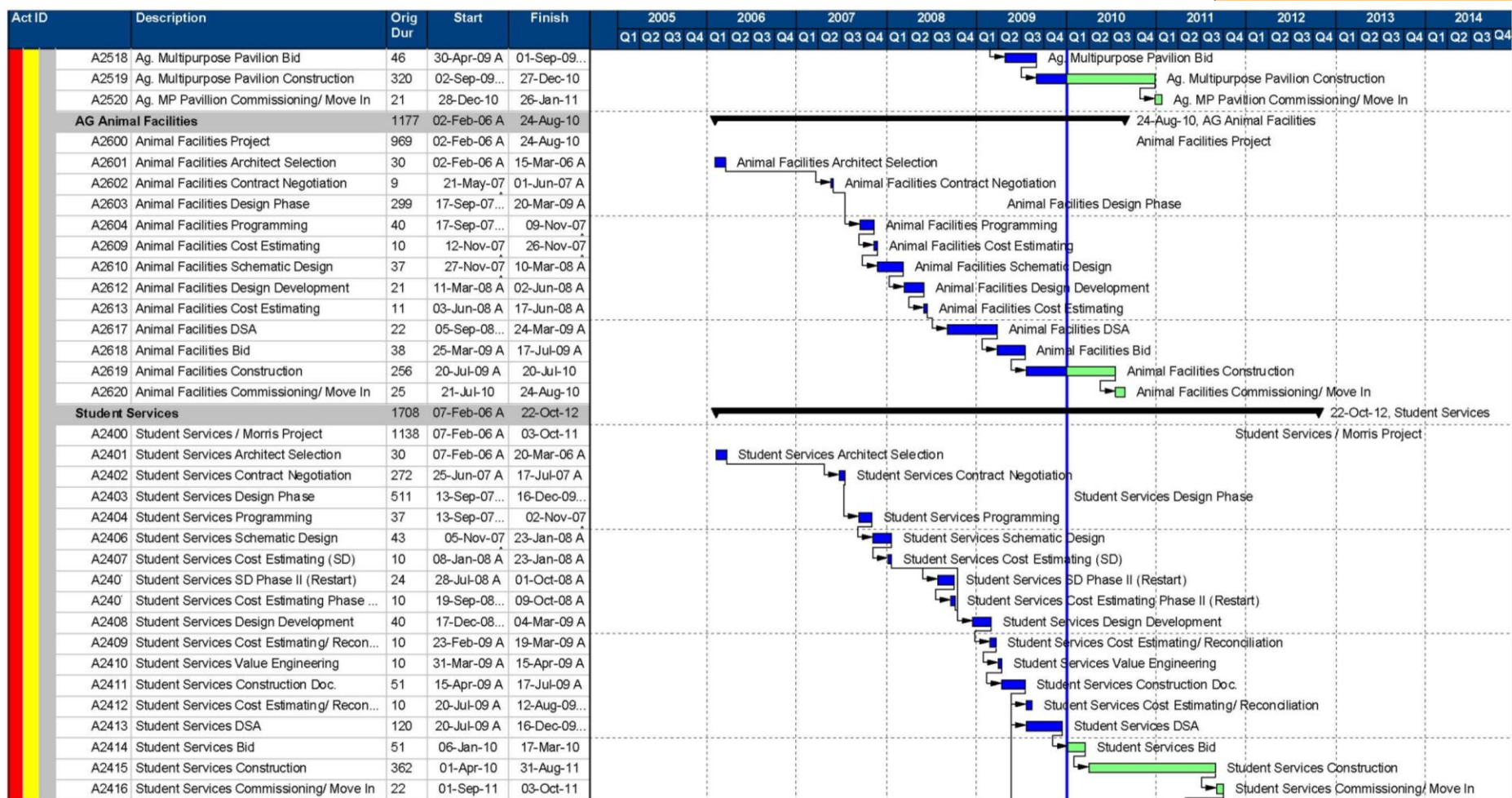


Update thru 04-Jan-10

Update thru 04-Jan-10

February 10, 2010

11.02



Start date	03-Jan-05
Finish date	06-Apr-15
Data date	04-Jan-10

Yosemite CCD Program

Update thru 04-Jan-10

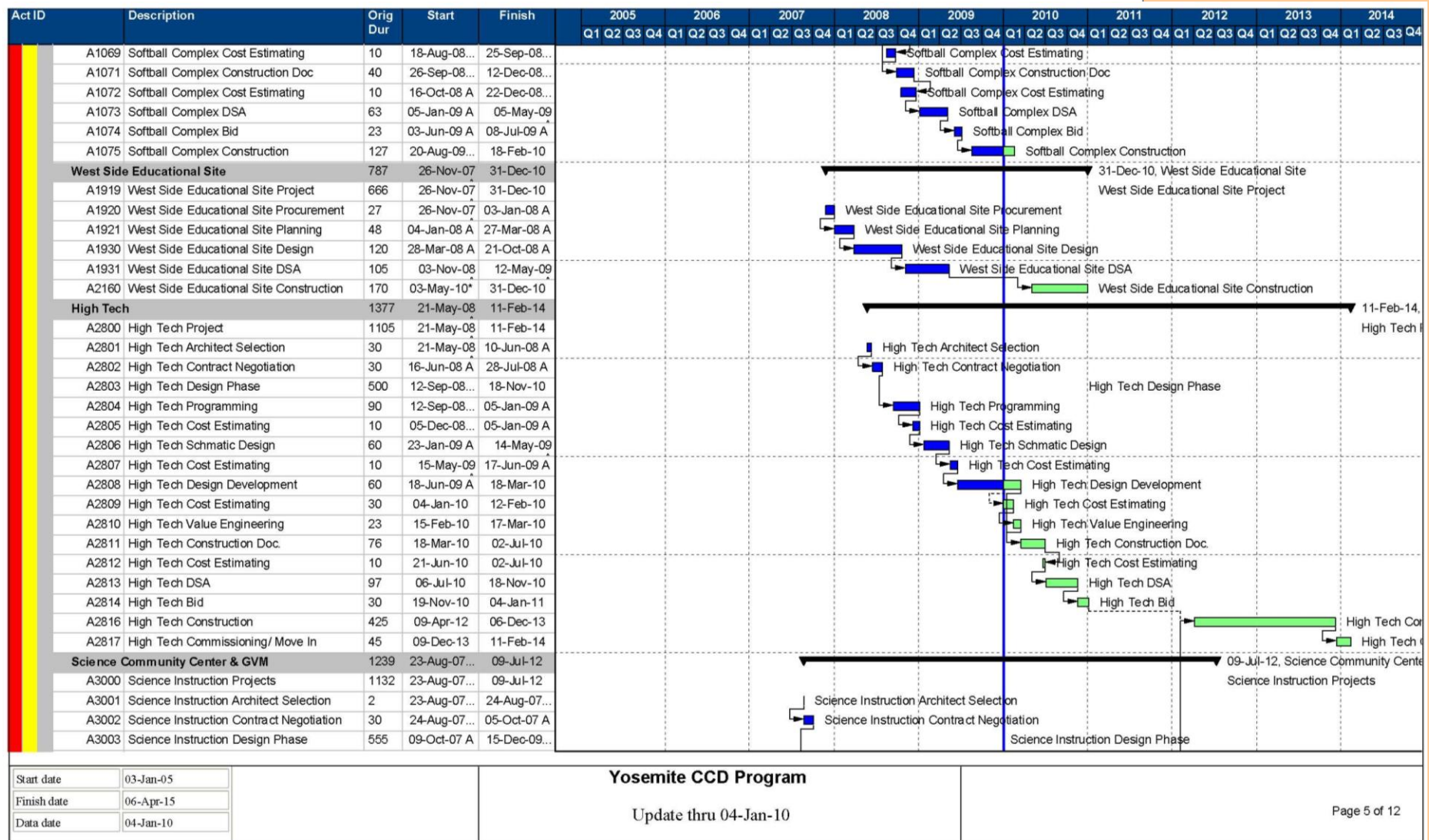
Page 3 of 12

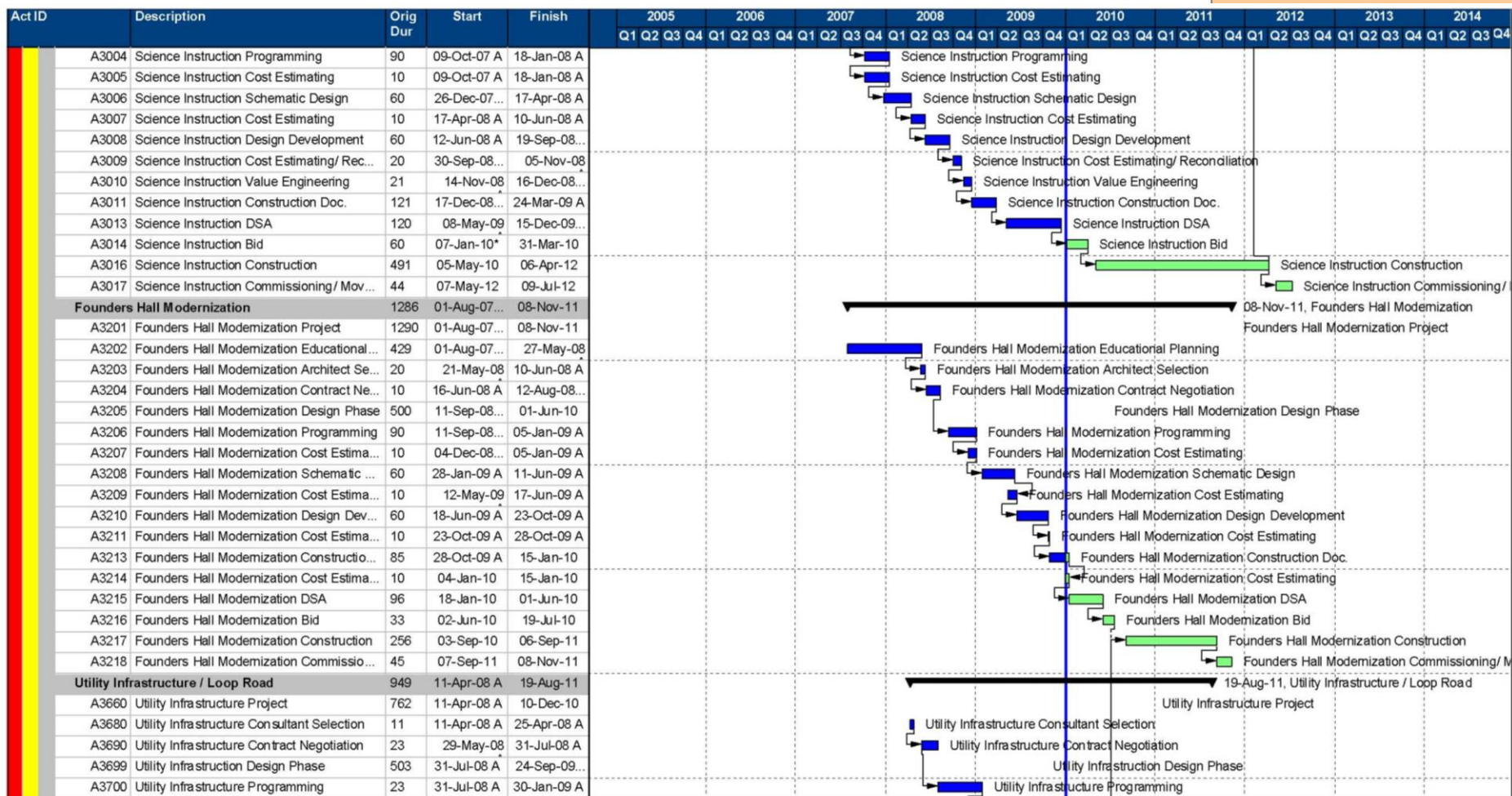


February 10, 2010

11.03

February 10, 2010



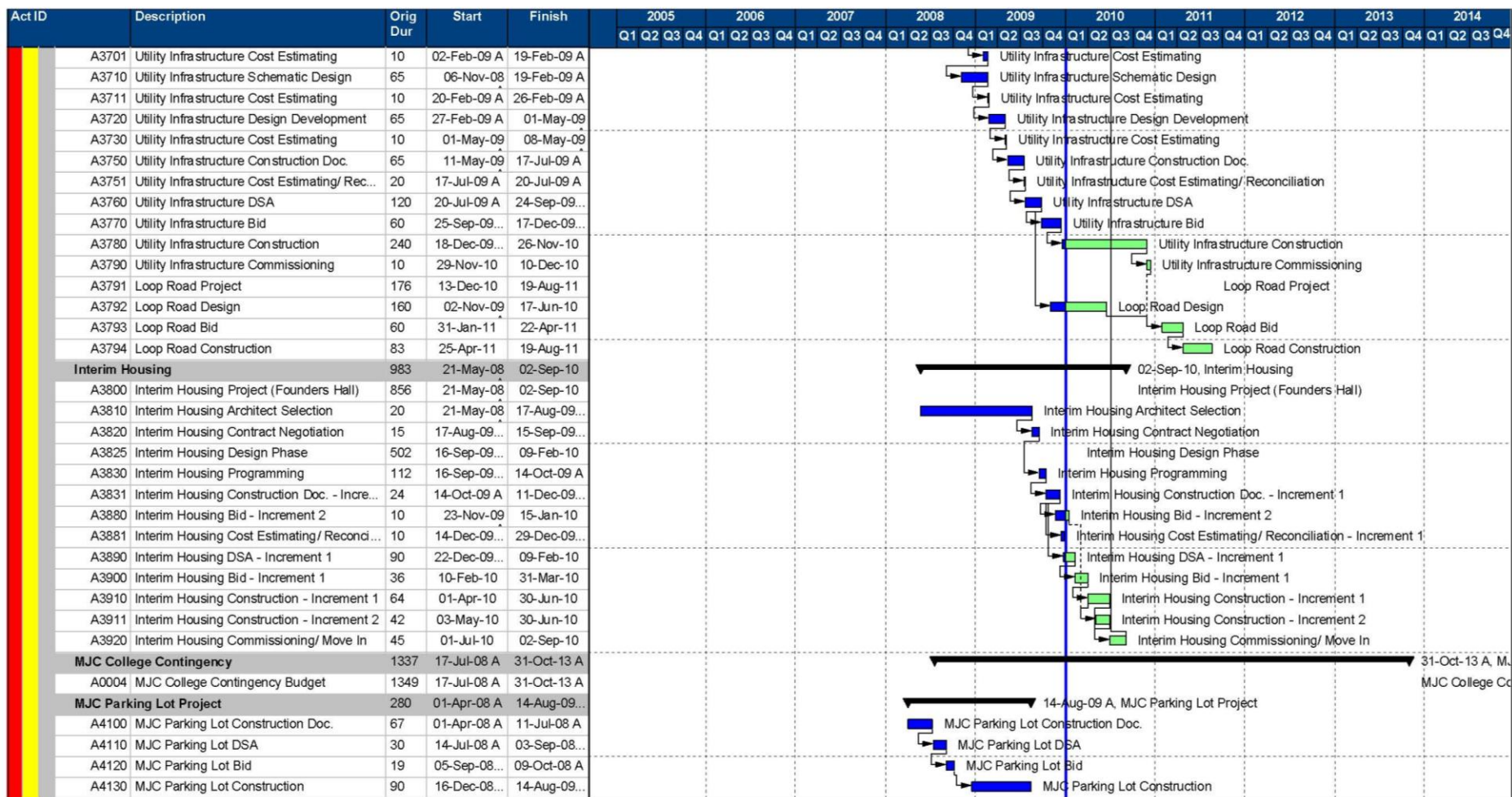


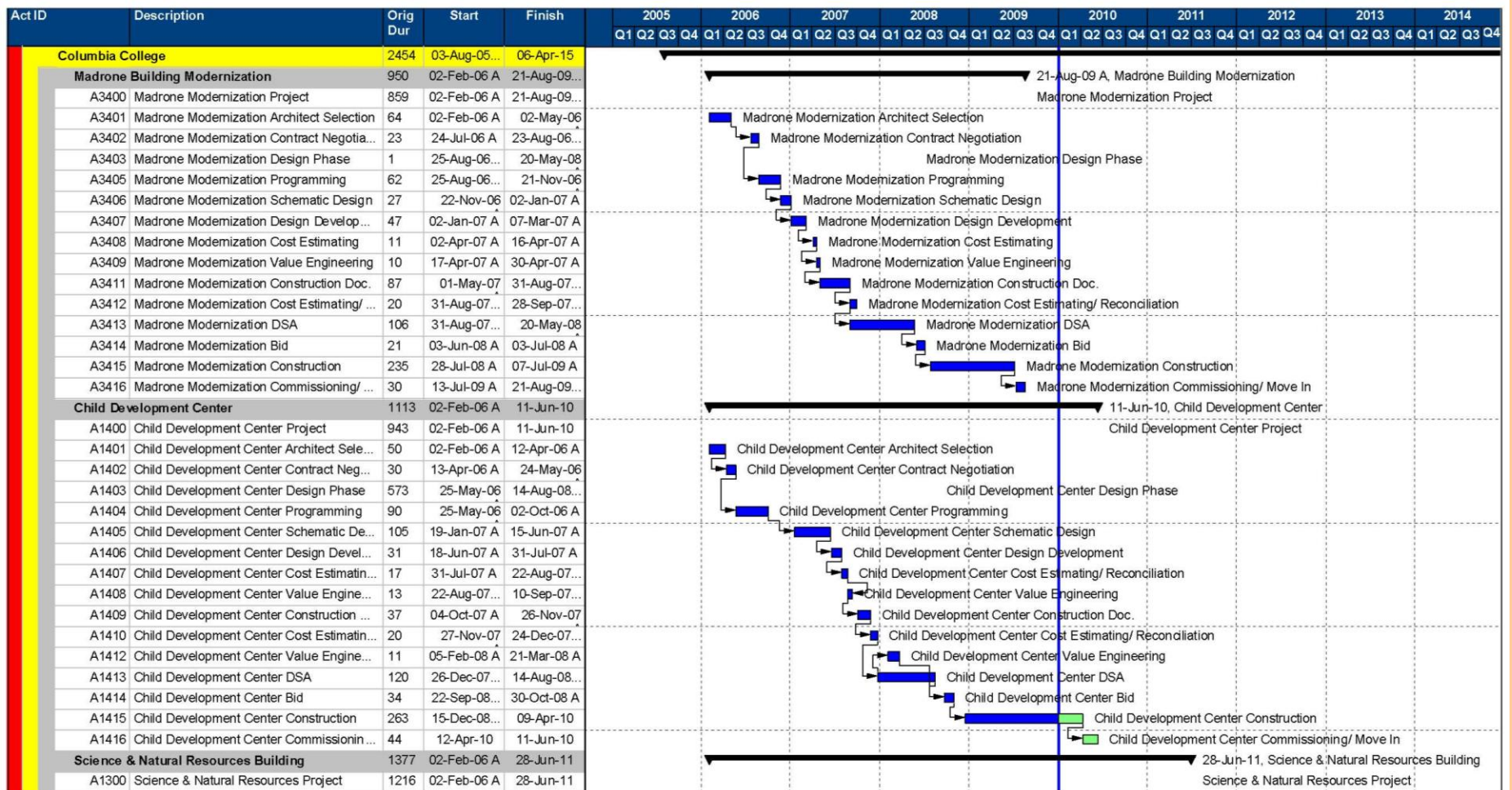
Start date	03-Jan-05
Finish date	06-Apr-15
Data date	04-Jan-10

Yosemite CCD Program

Update thru 04-Jan-10

Page 6 of 12





Start date	03-Jan-05
Finish date	06-Apr-15
Data date	04-Jan-10

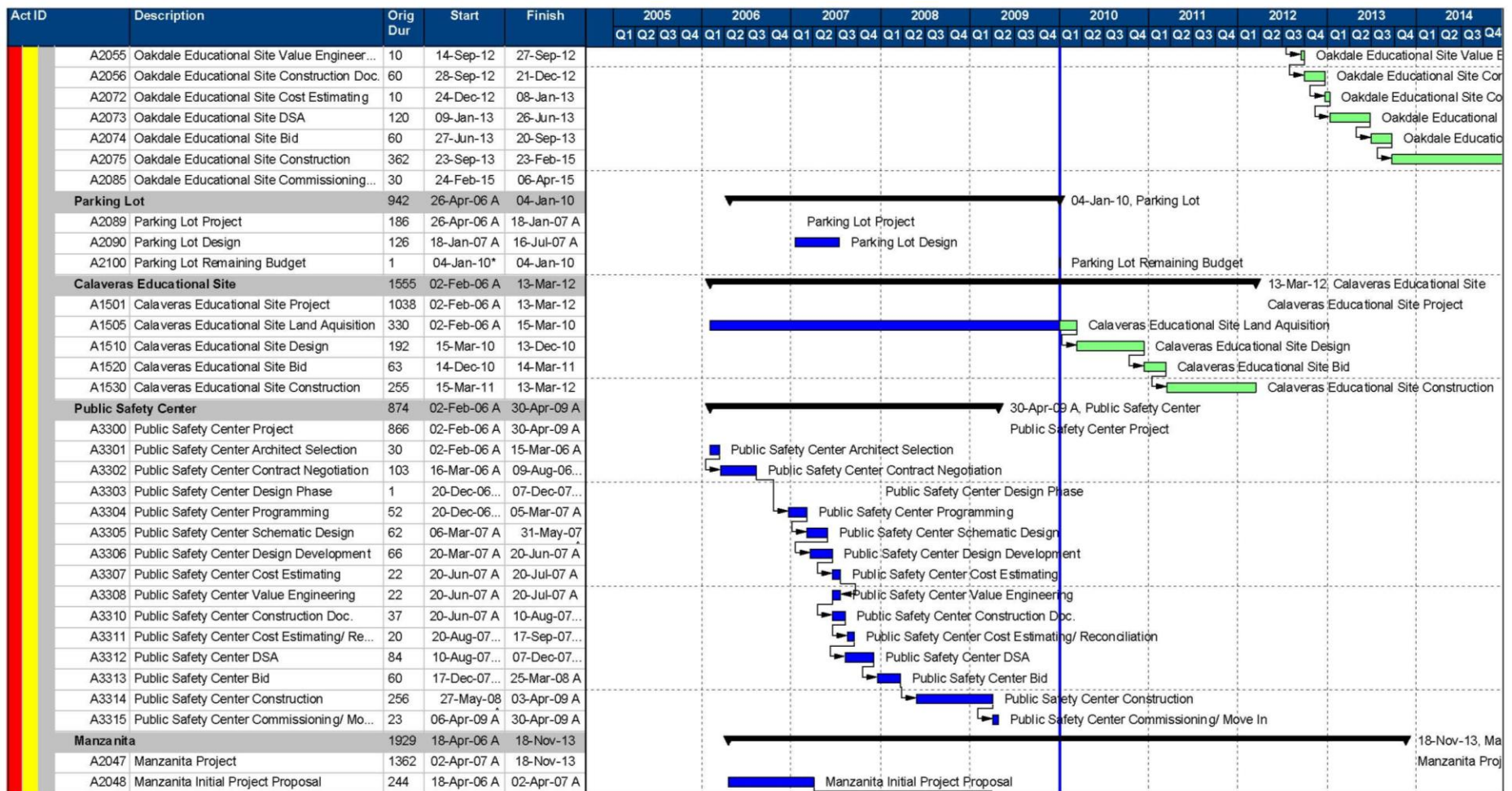
Yosemite CCD Program

Update thru 04-Jan-10

Page 8 of 12



Start date	03-Jan-05	<div> <div>Yosemite CCD Program</div> <div>Update thru 04-Jan-10</div> </div>	Page 9 of 12
Finish date	06-Apr-15		
Data date	04-Jan-10		

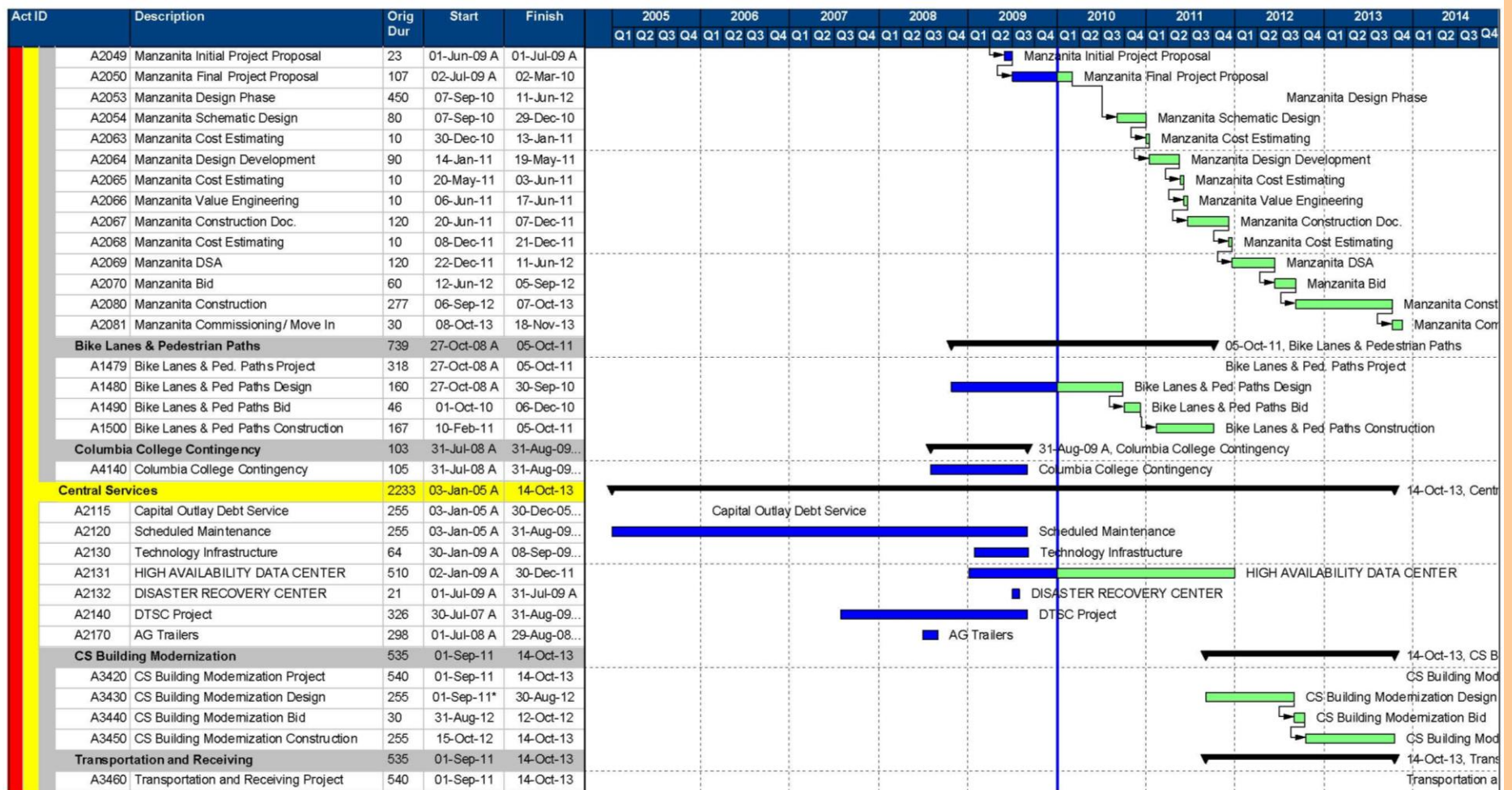


Start date	03-Jan-05
Finish date	06-Apr-15
Data date	04-Jan-10

Yosemite CCD Program

Update thru 04-Jan-10

Page 10 of 12



Start date	03-Jan-05
Finish date	06-Apr-15
Data date	04-Jan-10

Yosemite CCD Program

Update thru 04-Jan-10

Page 11 of 12



Act ID	Description	Orig Dur	Start	Finish	2005				2006				2007				2008				2009				2010				2011				2012				2013				2014			
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
A3470	Transportation and Receiving Design	255	01-Sep-11*	30-Aug-12																																								
A3480	Transportation and Receiving Bid	30	31-Aug-12	12-Oct-12																																								
A3490	Transportation and Receiving Construction	255	15-Oct-12	14-Oct-13																																								
Central Services Contingency		436	02-Feb-06 A	04-Jan-10																																								
A3410	Central Services Contingency Budget	434	02-Feb-06 A	04-Jan-10																																								
Planning Activities		295	02-Feb-06 A	03-Nov-08																																								
A0001	MJC STRATEGIC PLANNING	106	02-Feb-06 A	30-Jun-06 A																																								
A0002	CC CAMPUS PLANNING	239	02-Feb-06 A	10-Jan-07 A																																								
A0003	EDUCATIONAL MASTER PLANNING	127	02-Oct-06 A	30-Mar-07 A																																								
A0011	MJC CAMPUS PLANNING	390	02-Feb-06 A	13-Aug-07...																																								
A4190	MJC CAMPUS MASTER PLANNING	39	10-Sep-08...	03-Nov-08																																								

Start date	03-Jan-05
Finish date	06-Apr-15
Data date	04-Jan-10

Yosemite CCD Program

Update thru 04-Jan-10

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Program Budget

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.



Morris Building at MJC East



Program Budget

		Year			Budget 2007-2009 ¹		Proposed New Budget ²
		Step 1	Step 2	Step 3	FMP#	Total	
Modesto							
	Auditorium		2005	2006	17	\$ 19,617,000	\$ 19,617,000
	Library/Learning Resources CTR		2009	2011	23	\$ 6,145,145	\$ 6,145,145
	Allied Health Life Sciences		2006	2008	16	\$ 25,822,000	\$ 25,822,000
	Ag-Modular Living Units		2006	2007	15c	\$ 3,300,000	\$ 3,300,000
	Ag-Multipurpose Pavilion		2006	2008	15e	\$ 20,000,000	\$ 20,000,000
	Ag-Animal Facilities Renovation		2006	2008	15d	\$ 1,500,000	\$ 1,500,000
	Student Services		2007	2009	14	\$ 16,000,000	\$ 19,000,000
	Turlock Educational Site	2006			31	\$ 937,185	\$ 937,185
	Softball Complex		2007	2008	28	\$ 786,300	\$ 1,606,300
	Patterson Educational Site	2006	2006	2010	32	\$ 5,037,370	\$ 5,037,370
	High Tech Center		2009	2011	22	\$ 16,000,000	\$ 16,000,000
	Science Community Center		2007	2009	27a	\$ 70,000,000	\$ 70,000,000
	Founders Hall Modernization		2007	2009	8	\$ 12,000,000	\$ 12,000,000
	Loop Road		2007	2009		\$ 5,000,000	\$ 5,000,000
	Utility Infrastructure		2007	2009		\$ 5,000,000	\$ 5,000,000
	Interim Housing		2007	2008		\$ 1,000,000	\$ 3,000,000
	College Contingency					\$ 0	\$ 2,248,715
	Parking Structure/Lot		2006	2008	2	\$ 11,965,000	\$ 3,896,285
	Sub-total 1					\$ 220,110,000	\$ 220,110,000

¹ Board Approved Budgets June 13, 2007

² Approved by MJC Steering Committee on December 3, 2009



Program Budget

		Year			Budget 2007-2009 ³		Proposed New Budget
		Step 1	Step 2	Step 3	FMP#	Total	
Columbia							
	Madrone Bldg Modernization		2006	2007	39	\$ 3,433,102	\$ 3,433,102
	Child Development Center		2006	2008	42	\$ 9,158,388	\$ 9,158,388
	Science Natural Resources		2006	2008	45	\$ 22,422,313	\$ 22,422,313
	*Bus Service Loop/Disabled Parking Lot		2005	2006	34	\$ 718,919	\$ 680,962
	*Secondary Access Road		2005	2006	37	\$ 542,013	\$ 520,163
	Oakdale Educational Site	2006			52	\$ 1,000,000	\$ 1,000,000
	Parking Lots		2005	2007	35	\$ 1,378,726	\$ 1,378,726
	Calaveras Educational Site	2006	2008	2009	49	\$ 7,554,269	\$ 7,554,269
	Public Safety Center		2006	2008	36	\$ 2,804,882	\$ 2,804,882
	Manzanita Building		2006	2011	40	\$ 2,832,388	\$ 2,832,388
	Bike Lanes & Pedestrian Paths		2008	2009	33	\$ 650,000	\$ 650,000
	College Contingency					\$ 0	\$ 59,807
	Sub-total 2					\$ 52,495,000	\$ 52,495,000

* Project Closed

³ Board Approved Budgets February 21, 2007





Program Budget

		Year			Budget 2005-2009 ⁴		Proposed New Budget
		Step 1	Step 2	Step 3	FMP#	Total	
Central Services							
	*Capital Outlay Debt Service		2005	2006		\$ 14,435,000	\$ 14,435,000
	Scheduled Maintenance		Vary	Vary		\$ 10,000,000	\$ 10,000,000
	DTSC (from CS Contingency)		2007	2009		\$ 0	\$ 1,024,804
	Ag-Trailers (from CS Contingency)		2008	2008		\$ 0	\$ 121,000
	Technology Infrastructure		Vary	Vary		\$ 10,000,000	\$ 10,000,000
	High Availability Data Center (from CS Building)		2009	2009		\$ 0	\$ 4,000,000
	Disaster Recovery Center (from CS Building)		2009	2009		\$ 0	\$ 31,000
	Art Building (from CS Contingency)		2009	2010		\$ 0	\$ 600,000
	CS Building Modernization		2011	2012	50a&b	\$ 7,353,000	\$ 3,322,000
	Transportation and Receiving		2011	2012	51	\$ 9,216,000	\$ 9,216,000
	Central Services Contingency					\$ 2,565,000	\$ 819,196
	Sub-total 3					\$ 53,569,000	\$ 53,569,000

	Total				\$326,174,000	\$326,174,000
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- Step 1 **Site Acquisition**
 Step 2 **Pre-Construction**
 Step 3 **Construction**
 Step 2 &
 3 **Pre-Construction & Construction**

* Project Closed

⁴ Original Budgets



February 10, 2010

12.03



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 – California 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 (con't)

IOR – Inspector of Record

Kitchell CEM – 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

PI – Project Inspector

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