



MODESTO JR. COLLEGE

CAMPUS MASTER PLAN

FUNDING ALTERNATIVES

MAY 10, 2007



INTRODUCTION

As part of the Measure E bond implementation, Modesto Jr. College has completed a new Educational Master Plan that speaks directly to facility needs and growth. This effort was facilitated by Dr. Grace Mitchell, and included over one hundred interviews of staff, administrators and faculty. Overviews were presented to college wide forums and to the board of trustees, with final acceptance in February of 2007. This defined some very specific goals and objectives for facilities growth:

- Utilization must be improved for all types of classrooms and laboratory spaces to ensure state support for Maintenance and Operations funding and to also improve opportunities for participation in the state bond program.
- Community Education should be consolidated into a single location;
- The Science/ Math and Engineering Division should relocate to West Campus;
- Technology should be introduced, and where it exists, updated to provide consistent access to all faculty and students.

After this document was reviewed and accepted by the college community, the Campus Master Planning effort could be begin based on these findings. The college selection committee had previously selected bfgc Architects to provide Campus Master Planning services. A committee was formed to provide direct input to the designers. Meeting bi-weekly from February to May, information was gathered and options were considered to implement to goals of the Educational Master Plan. Three phases were developed that roughly outlined the currently fundable Phase I, the near term, but unfunded Phase 2 projecting out approximately 25-30 years and the long term Phase 3, representing a 50 year growth goal.

Because a major aspect of the Educational Master Plan and the Campus Master Plan included the construction of a larger Science Community Center, consideration must be made to the prioritization of the other Measure E Bond Projects, see chart below. The Science Community Center also has the secondary effect of requiring some work on the existing Science Building, which should be remodeled to a new function. The current Campus Master Plan has designated this as the new High Tech Center

FMP/PMP			
Project			PMP Total
Number	Project Name	Secondary Effect	Project Budget
2	Parking Structure		\$ 11,965,000.00
8	Founders	Interim Housing	\$ 24,536,035.00
11	Science Lab	Move to West Campus	\$ 1,604,435.00
12	John Muir	N/A	\$ 4,209,808.00
13	Student Center	Complete Remodel	\$ 7,027,013.00
14	Student Services	Move out of Morris Bldg	\$ 9,083,130.00
15a	Ag Instructional Building	Move to West Campus	\$ 18,019,672.00
15c	Ag-Modular Living Units	None	\$ 1,208,213.00
15d	Ag-Animal Facility		\$ 1,641,798.00
15e	Ag MP Show Facility	Move Dairy Unit	\$ 12,981,321.00
16	Allied Health	None	\$ 25,822,026.00
17	Auditorium Renovation/Addition	None	\$ 19,617,000.00
22	High Tech Center	Move to Existing Science Bldg	\$ 21,467,765.00
23	Library and Learning Center	Complete Remodel	\$ 19,173,963.00
27a	Science Community Center	Move to West Campus	\$ 16,081,698.00
27b	Science GVM	Move to West Campus	\$ 15,861,864.00
28	Softball	Move to West Campus	\$ 285,192.00
31	Turlock Center	N/A	\$ 937,185.00
32	West Side Center	N/A	\$ 5,037,370.00
	College Contingency	N/A	\$ 3,549,512.00
TOTALS			\$ 220,110,000.00

PROJECT PRIORITIZATION

Due to the increase in project budget for the Science Community Center from \$31,943,396 (Science Community Center, Project no. 27a and Science GVM, project no. 27b) to \$80,647,875, a prioritization of all other projects is required. For the purposes of this report, it is assumed that the Parking Structure, Auditorium (in construction) Turlock Educational Outreach Center and the West Side Educational Outreach Center are the highest priority, and cannot be considered for reduction or elimination. Additionally, Allied Health and the Agricultural Complex projects are in design. Lastly, since the existing Science Building on East Campus will be vacated at the end of construction of the Science Community Center, the remodeling of this to another use is highly recommended.

With the assumptions listed above, four different alternatives were prepared that all work toward the goals of the Educational Master Plan and the Campus Master Plan. These options include costs for infrastructure to support the new buildings at the West Campus and a new perimeter road at West Campus. Both infrastructure and the perimeter road would not be eligible for state funding under the requirements of the state bond program.

Of all the projects, the Library project has the highest possibility of receiving state funding as part of the state bond program. For this reason, it has been left out of the options.

The goal of this effort is to review all of the offered options and prepare a recommendation of a final option that best represents the needs of the college.

OPTION 1

This option looks to fund the general education projects to the highest possible extent. Upon completion of the Allied Health Building, the second floor of Muir Hall will be vacated, so cost is including remodeling the second floor. Additional, as much money as possible has been budgeted to Founders hall. This cost will either allow for a complete remodel of one floor or some remodeling of both floors.

Funded Projects:

- Science Community Center and GVM
- Auditorium
- Parking Structure
- West Side Educational Outreach Center
- Turlock Land Purchase
- Allied Health
- Agricultural Complex: Housing/ Pavilion/ Animal Units
- Muir Hall
- Founders (50% of total area)

Unfunded Projects

- Softball Field
- Library
- Student Center
- Student Services

OPTION 2

This option fully funds the renovation of the student center and completes the remodel of the vacated Muir Hall to provide additional general education classrooms. Additionally, the Softball Complex is funded.

Funded Projects:

- Science Community Center and GVM
- Auditorium
- Parking Structure

- West Side Educational Outreach Center
- Turlock Land Purchase
- Allied Health
- Agricultural Complex: Housing/ Pavilion/ Animal Units
- Muir Hall
- Student Center
- Softball Field

Unfunded Projects

- Founders
- Library
- Student Services

OPTION 3

This option fully funds the construction of a new Student Services Building. Additionally, the Softball Complex is funded.

Funded Projects:

- Science Community Center and GVM
- Auditorium
- Parking Structure
- West Side Educational Outreach Center
- Turlock Land Purchase
- Allied Health
- Agricultural Complex: Housing/ Pavilion/ Animal Units
- Softball Field
- Student Services

Unfunded Projects

- Founders
- Library
- Muir Hall
- Student Center

OPTION 4

One of the goals established in the Educational Master Plan is the consolidation of Community Education Programs. This has been identified as a planned but unfunded project in the Campus Master Plan, but this option considers funding this project.

Funded Projects:

- Science Community Center and GVM
- Auditorium
- Parking Structure
- West Side Educational Outreach Center
- Turlock Land Purchase
- Allied Health
- Agricultural Complex: Housing/ Pavilion/ Animal Units
- Softball Field

Unfunded Projects

- Founders
- Student Services
- Library
- Muir Hall
- Student Center