CAMPUS FORUM

AGENDA

STATE FUNDING FOR PROJECTS
- FUNDING APPROACH
- FINAL PROJECT PROPOSAL PROCESS
- SCHEDULE

MJC LIBRARY/LRC FPP
- DEFINING THE NEED
- SHARED GOVERNANCE
- FPP PROCESS
- OUTCOME

LIBRARY / LRC FUTURE PROJECT
- PROJECT PROCESS
- FUNDING & COST CONTAINMENT
- PROJECT SCHEDULE

Q&A

FUNDING APPROACH FINAL PROJECT PROPOSAL PROCESS SCHEDULE DEFINING THE NEED SHARED GOVERNANCE FPP PROCESS OUTCOME PROJECT PROCESS FUNDING & COST CONTAINMENT PROJECT SCHEDULE
STATE FUNDING FOR PROJECTS
JULY 1, 2008

Modesto Junior College
LIBRARY

FUNDING APPROACH
FINAL PROJECT PROPOSAL PROCESS
SCHEDULE

MODESTO JUNIOR COLLEGE
LIBRARY / LEARNING RESOURCE CENTER

FINAL PROJECT PROPOSAL
9.12.08

tBP / Architecture
FUNDING APPROACH

STATE BOND FUNDING
LOCAL BOND FUNDING
COMBINATION OF STATE & LOCAL FUNDING
INITIAL PROJECT PROPOSAL (IPP)

DEFINE THE NEED

DESCRIBE A SOLUTION

DISTRICT FILED IN 2007= APPROVED FOR FPP
### FPP PROCESS

#### FINAL PROJECT PROPOSAL (FPP)

**JUSTIFY THE NEED**

**DEFINE:** PROGRAM

**SCHEDULE**

**BUDGET**

**POINT SYSTEM & PROJECT RANKING**

*UPDATED ANNUALLY UNTIL FUNDED*

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#### ASF Change Score Calculations for Library/Learning Resources Center Expansion

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Net Change in ASF in Project</th>
<th>Initial Cap/Load Ratio</th>
<th>Initial Cap Load Year</th>
<th>Applied Net ASF*</th>
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<tbody>
<tr>
<td>Lecture</td>
<td>1,200</td>
<td>76%</td>
<td>2010</td>
<td>1,200</td>
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<td>Lab</td>
<td>0</td>
<td>110%</td>
<td>2010</td>
<td>0</td>
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**Library/Learning Resources Center Expansion (Official Version)**

<table>
<thead>
<tr>
<th>District: Yosemite Community College District</th>
<th>Project Category</th>
<th>Occupancy Date</th>
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<tr>
<td>Modesto Junior College</td>
<td>8</td>
<td>30/11/2014</td>
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**Project Name:** Library/Learning Resources Center Expansion

**Project Description:**
The current library on east campus is a 1965 facility with 109101 remodeling which houses 75,000 volumes with only 320 seats. This facility has remained greatly unimproved since 1961. The building is at the end of its lifecycle. The vision provide a safe state of the art Library/URC which meets the technological needs of the students. The new facility will accommodate 75,000 volumes and 600 seats. It will contain both collaborative and quiet study areas, storage, work/computer space, stack and audio/visual areas. An open computer lab, distance education testing to accommodate computer-based classes and distance education classes will also be housed in the new facility, along with interactive direct broadcast rooms and an instructional resource center to house the VRC Learning Program.

**Percentage**

<table>
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<tr>
<th>Eligibility Points</th>
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<td>35</td>
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*Calculate as follows: If the capacity/load ratio is > 100% or Net ASF < 0, use 0 else use Net ASF.*

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**MODESTO JUNIOR COLLEGE**

**LIBRARY / LEARNING RESOURCE CENTER**

**FINAL PROJECT PROPOSAL**

9.12.08

**tBP / Architecture**
**IDEAL SCENARIO:**
1 YEAR IPP
1 YEAR FPP

**DELAYED FUNDING:**
STATE BOND DEPENDENT
RANKING CHANGES
CATEGORIES
TOTAL POINTS
MJC LIBRARY/LRC FPP

SHARED GOVERNANCE PROCESS
  FPP process
  participants
  schedule

DEFINING THE NEED
  siting
  project statement
  physical issues & programmatic needs

STUDY 4 ALTERNATIVES

OUTCOME
  selected alternative
  FPP documents
FPP PROCESS:
VISIONING & GOAL SETTING
PROGRAM INTERVIEWS
EXISTING BUILDING PHYSICAL ASSESSMENT
ENVIRONMENT & SITING INFLUENCES
PROGRAM SUMMARY REVIEWS
FPP DOCUMENT DEVELOPMENT
# Shared Governance Process

## Campus Participants

<table>
<thead>
<tr>
<th>Library &amp; Learning Resources</th>
<th>Career Development &amp; Transfer Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dr. Tobin Clarke. Dean</td>
<td>Claudia Ramirez</td>
</tr>
<tr>
<td>Iris Carroll</td>
<td>Leticia Cavazas</td>
</tr>
<tr>
<td>Wendy Griffiths-Bender</td>
<td></td>
</tr>
<tr>
<td>Dodie Larson</td>
<td></td>
</tr>
<tr>
<td>Kim Schrader</td>
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<table>
<thead>
<tr>
<th>Multi Media General Media Services</th>
<th>Academic Senate</th>
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<tr>
<td>Jeff Swank</td>
<td>David Shrock</td>
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<table>
<thead>
<tr>
<th>Media Services</th>
<th>Distance Education</th>
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<tr>
<td>John Chappell</td>
<td>Jim Clarke</td>
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<th>Technology Services</th>
<th>YFA</th>
<th>YCCD</th>
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<tr>
<td>Felicia Osnaya</td>
<td>Jillian Daly</td>
<td>Tim Nesmith, Director of Facilities</td>
</tr>
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**Library / Learning Resource Center**

**Final Project Proposal**

9.12.08
tBP / Architecture
**4 MONTH FPP SCHEDULE**

<table>
<thead>
<tr>
<th>tBP/Architecture Job. No. 20660.00</th>
<th>Yosemite CCD</th>
<th>08</th>
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<tbody>
<tr>
<td>FPP for MJC LLRC East Campus</td>
<td>Mar</td>
<td>Apr</td>
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**Work Plan and Schedule**

- **Pre-Programming**
  - Review Process, Schedule and Program Parameters (March 31)
  - Home Work

- **Programming**
  - Programming Session No. 1 - Home Work Due
  - Develop Initial Departmental Program
  - Library Tours (18 April)
  - Programming Session No. 2 - Review Program & Modify add Detail
  - Programming Session No. 3 - Finalize Program & Develop Relationship Diagrams

- **Design**
  - Develop Concepts
  - Review Concepts and Develop Schematics
  - Revise Schematics
  - Finalize schematics

- **Engineering Investigation**
  - Systems Investigations and Report by Engineers

- **Documentation**
  - Develop Cost Estimates/Draft Document FPP
  - Final FPP Review and Approval
  - Submit to State Chancellor's Office Via Fusion
DEFINING THE NEED

EXISTING FACILITY

SITING
DEFINING THE NEED

EXISTING FACILITY

BUILDING A
BUILT: 1961

BUILDING B
BUILT: 1935
DEFINING THE NEED
EXISTING FACILITY

LIBRARY / LEARNING RESOURCE CENTER

FINAL PROJECT PROPOSAL
The project involves the replacement of a 36,873 ASF Library on East Campus with a new 46152 ASF Library LRC to meet current code requirements.

The current library on east campus is a 1935 facility with 1961 remodel which houses 75,000 volumes with only 328 seats. This facility has remained greatly unimproved since 1961. The building is at the end of its lifecycle. The vision is to provide a safe state of the art Library/LRC which meets the technological needs of the students. The new facility will accommodate 75,000 volumes and 800 seats. It will contain a variety of spaces accommodating collaborative and quiet study, storage, workroom/repair space, stack and audio/visual areas. An open computer lab, distance education testing to accommodate computer-based classes and distance education classes will also be housed in the new facility, along with interactive direct broadcast rooms and an instructional resource center to house the MJC Honor's Program. 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.
DEFINING THE NEED

PHYSICAL ISSUES & PROGRAMMATIC NEEDS

Problems include:

- Insufficient space
- Inefficient layout
- Dysfunctional circulation
- Vacated space
- Insufficient technology infrastructure
- Barriers to disabled community
- Aged and degraded building systems
- Significant structural concerns
- Hazardous materials

Replacement project scope includes:

- Properly sized and organized Library spaces.
- Modern technology infrastructure.
- Universally accessible facility (restrooms & elevators)
- New building systems:
  - mechanical, electrical, plumbing, structural, telecom.
- Removal of hazardous materials.
- Seismically safe structure
- Energy efficiency measures, including:
  - new water source mechanical systems, additional insulation, energystar roofing, low-e window systems, daylight harvesting and controls, exterior sunscreens.
STUDY

FPP SOLUTION CRITERIA

PROVIDE FUNCTIONAL & EFFICIENT SPACE
EFFICIENT BUILDING CIRCULATION PATTERN
REACTIVATE AVAILABLE SPACE
PROVIDE INFRASTRUCTURE FOR INFORMATION TECHNOLOGY SYSTEMS
MEET CURRENT HEALTH & BUILDING CODES THROUGHOUT
REPLACE DEGRADED & AGED BUILDING SYSTEMS
ELIMINATE HAZARDOUS MATERIALS
PROVIDE A BUILDING WHICH CAN LAST 40 YEARS & BEYOND
CONSTRUCT FACILITIES THAT ARE COST EFFECTIVE TO BUILD & MAINTAIN

LIBRARY / LEARNING RESOURCE CENTER
ALTERNATIVE 1:
RENOVATE & EXPAND EXISTING BUILDING

TOTAL PROJECT COST: $33,562,273

Approach:
Renovate 36,873 ASF in the existing Library and build a new 9,279 Expansion. Replace structural and MEP systems. Abate structure and provide IT and Fire Safety Systems.

Pros:
This approach meets all of the criteria to provide appropriate space; restore circulation; reuse available space; provide infrastructure technology; meet Accessibility code for restroom; upgrade building systems; eliminate hazardous materials, provide an extended life building, and provide cost-efficient facilities.

Cons:
The cost is slightly more that some of the other options.
STUDY

ALTERNATIVE 2:
TOTAL PROJECT COST: $32,728,553
DEMOLISH & REPLACE EXISTING LIBRARY

Approach:
Demolish and replace the Library. The new, 46,152 ASF facilities will need to be located on the site of the existing building as space is a premium.

Pros:
This approach meets the criteria to provide appropriate space, restore circulation, provide technology infrastructure, improved accessibility, upgrade building systems and eliminate hazardous materials.

Cons:
This alternative is the most cost effective which could meet the project criteria.
**STUDY**

**ALTERNATIVE 3:**

TOTAL PROJECT COST: $33,591,534

RELOCATE TO PORTABLES

**Approach:**
Relocate functions from the Existing Library to 46,152 ASF in portable buildings.

**Pros:**
This approach meets the criteria to provide appropriate space.

**Cons:**
This approach is very costly and does not provide permanent, efficient and sustainable spaces. There is not a suitable site on campus, thus one would need to be purchased. This would take students away from the center of instruction, student services, student activities and support functions, as well as impact student access to the campus.
Approach:
Relocate functions from the library to 46,152 ASF in leased space elsewhere in Modesto, California.

Pros:
This approach meets the criteria to provide appropriate space.

Cons:
This alternative would disrupt every other instructional program, student service, student activity and support function by sending one of the College’s biggest functions away from the campus. Further, this approach is very costly and does not meet any of the criteria to extend the useful life of the Library. It does not provide a permanent space for library programs.
<table>
<thead>
<tr>
<th>Alternative</th>
<th>Cost</th>
<th>Outcome</th>
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<tbody>
<tr>
<td>Alternative 1:</td>
<td>$33,562,273</td>
<td>Renovate &amp; expand existing building</td>
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<tr>
<td>Alternative 2:</td>
<td>$32,728,553</td>
<td>Demolish &amp; replace existing library</td>
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<td>Alternative 3:</td>
<td>$33,591,534</td>
<td>Relocate to portables</td>
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<td>Alternative 4:</td>
<td>$82,487,301</td>
<td>Relocate to leased space off-campus</td>
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<td>Rm. Type</td>
<td>Description</td>
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<tr>
<td>110</td>
<td>Classroom</td>
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<td>250</td>
<td>Non-Class Lab</td>
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<tr>
<td>310</td>
<td>Office</td>
<td>6120</td>
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<tr>
<td>410</td>
<td>Read/Study Room</td>
<td>6120</td>
</tr>
<tr>
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<td>Read/Study Room</td>
<td>6120</td>
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<tr>
<td>530</td>
<td>Audio/Visual, Radio, TV</td>
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<td>660</td>
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<td>6120</td>
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<tr>
<td>660</td>
<td>Lounge</td>
<td>6130</td>
</tr>
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<td>720</td>
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<td><strong>Totals:</strong></td>
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SELECTED ALTERNATIVE: DIAGRAM
OUTCOME

SELECTED ALTERNATIVE: DIAGRAM

WEST

NORTH

MODesto JuNIor CoLLeGE

LIBRARY / LEARNING RESOURCE CENTER

FINAL PROJECT PROPOSAL

9.12.08

tBP / Architecture
LIBRARY / LRC FUTURE PROJECT

PROJECT PROCESS
FUNDING & COST CONTAINMENT
CURRENT PROJECT SCHEDULE*

LIBRARY / LEARNING RESOURCE CENTER

FINAL PROJECT PROPOSAL
PROJECT PROCESS

PROGRAM & COST VERIFICATION
SCHEMATIC DESIGN PHASE
DESIGN DEVELOPMENT PHASE
CONSTRUCTION DOCUMENTS PHASE
DSA
BIDDING
CONSTRUCTION PHASE
MOVE IN
PROJECT PROCESS
LIBRARY SERVICES

EAST CAMPUS
60% → DECREASE
ENGLISH
SPEECH
PSYCHOLOGY
HISTORY

WEST CAMPUS
40% → INCREASE
ALLIED HEALTH SCIENCE

FINAL PROJECT PROPOSAL
FUNDING & COST CONTAINMENT

CONSTRUCTION COST INDEX
STATE ADJUSTS BUDGETS ANNUALLY
REVALIDATE COST
### CURRENT PROJECT SCHEDULE

**37 MONTH PROCESS**

<table>
<thead>
<tr>
<th>PROJECT KICK-OFF</th>
<th>7/1/2011</th>
<th>Start Preliminary Plans</th>
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<tr>
<td></td>
<td>10/1/2011</td>
<td>Start Working Drawings</td>
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<tr>
<td></td>
<td>3/1/2012</td>
<td>Complete Working Drawings</td>
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<td>7/1/2012</td>
<td>DSA Final Approval</td>
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<td>8/1/2012</td>
<td>Advertise Bid for Construction</td>
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<tr>
<td></td>
<td>3/1/2013</td>
<td>Advertise Bid for Equipment</td>
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<tr>
<td></td>
<td>6/1/2014</td>
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Q & A