Facilities Planning Workshop
Objectives

Bond Measure I Capital Construction and Scheduled Maintenance Program

- Project Review
- Funding Impacts and Strategies
- Decision Making Timeline
Capital Projects Overview
District 5 Year Construction Plan

DISTRICT ORDER OF PRIORITY – JUNE 2007

• Capital Projects Budget – Bond Measure I $134,165,153

• Group 1 – Projects in Progress
  – Science and Health Occupations $3,858,653 $16,650,000
  – Community Education (Skills Center) $1,671,000 $5,884,000
Total Expended for Group 1 $5,529,653
Balance $128,635,500

• Group 2 – Planning and Design
  – One Stop Student Services Center $7,800,000 $16,557,000
  – Public Safety Complex $26,000,000
  – Childcare Addition $6,500,000
  – Fine Arts Complex $28,748,118 $19,514,118
  – Theater Arts Complex $1,676,000
Total Allocated for Group 2 $70,724,118
Balance $57,911,382

• Group 3
  – Industrial Technology
  – Physical Education Addition
  – Lompoc Valley Center Classroom Building
  – Technology Center
Bond Measure I

Project Review
Project Overview
One Stop Student Services Center

Project Description:

- This project includes a state-approved One Stop Student Services Center, with a bond funded addition.
- The center consolidates essential student services and administration functions now spread across campus in nine different buildings.
- This consolidated facility will reduce confusion and frustration for students as they seek assistance and information for student services and programs.

Status: Preliminary Plans Phase
Architect: Steinberg Architects

Project Budget:

<p>| | | |</p>
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## One Stop Student Services Center (OSSSC) - BUILDING A

- Admissions and Records
- Financial Aid
- Cashier
- Learning Assistance Programs
- MESA
- Counseling
- Testing and Assessment
- University Transfer Center
- Outreach & Retention
- EOPS / CARE
- Calworks
- Job Placement & Career Services
- Cal SOAP
- Flexible Grant Programs
- Institutional Grants
- Institutional Research/ Planning
- California Mini-Corps
- VP of Student Services
- Dean of Student Services
- Shared Space

## Administration - BUILDING B

- Auxiliary Accounting
- Institutional Grants
- Institutional Research/ Planning
- Human Resources
- Business Services
- VP of Facilities & Operations
- Public Affairs
- VP of Academic Affairs
- VP of Administrative Services
- Superintendent/ President
- Shared Space
One Stop Student Services Center
Proposed Site Location
One Stop Student Services Center
Proposed Massing
One Stop Student Services Center
Proposed Massing
One Stop Student Services Center
View of Plaza Courtyard from East
One Stop Student Services Center
First Floor Plan
One Stop Student Services Center
Second Floor Plan
### Preliminary Construction Budget vs. Cost Analysis

11/14/07

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<tr>
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<td>$28.4 M</td>
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<td>$24.4 M</td>
<td>$36.4 M</td>
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Funding Augmentation Required = $14,900,000

**Note:**

1. Provided as preliminary Cost Information Only.
2. Based on Rough Order of Magnitude Cost Study dated September 7, 2007
Project Overview
Public Safety Complex

- The college cannot offer all the Public Safety training needed due to a severe lack of teaching space.
- Programs must “borrow” training facilities or greatly reduce the number of classes offered.
- These programs are housed in inadequate and outdated facilities, yet are the most utilized buildings of the district.
- The new facility will provide training facilities for current and future fire and police officers, and will allow the college to meet the growing community demand.

**Status:** Completion of FPP  
**Architect:** MVE Institutional  

**Project Budget:**
- State: 
- Bond: $26,000,000  
- Total: $26,000,000
Public Safety Program
On Campus

Fire Technology & Administration of Justice Programs
• 5 Classrooms and 3 Laboratories – for Fire programs
• Fire Apparatus – Apparatus Storage (17 vehicles), Office, Tool Storage, Vehicle Maintenance Shop.
• 4 Classrooms and 4 CSI/Simulator Laboratories – for Police programs
• Police Garage – Vehicle Storage (8 vehicles)
• Administrative Spaces – Reception, Offices (16), Faculty Workroom, Staff Break room, Student Lounge, and Storage.
• Academic Affairs – Reception, Office, Conference Room.
• Changing Rooms – Showers, Lockers, and Restrooms for both Staff and Students.
• Storage – General Storage, Uniform Storage, Gear Storage, and File Cabinets.
• Parking

Skills Training Areas
• Burn Tower (Over 10,000 Sq. Ft.) – for Fire programs
• Rescue Training Props (Confined space, railcar, auto, structures and trench simulator props) – for Fire programs
• Indoor Shooting Range – Shooting Range (14 lanes at 25 yards), Equipment Storage, Observation Area, Restroom/Wash Station, and Cleaning/Decon Area - for Police programs
• Emergency Vehicle Operations Course (EVOC) - for Police programs
• High Speed Course – 1.3 mile Driving Course - for Police programs
• Fitness Area
• Scenario Village - for Police programs
• Drill Grounds / Outdoor Training
Public Safety Program
Off Campus

**AOJ Training**
- Shooting Range Training: San Luis Obispo Sheriff & Lompoc Police
- Scenarios: Santa Maria Fairgrounds
- Physical Training: Main Campus / Service Streets
- Advanced Officer Training (AOT): Hotels; Numerous Locations
- PC 832: Atascadero State Hospital
- High Speed EVOC: <Unavailable>
- Tear Gas / Chemical Agents: Airport

**Fire Training**
- Fire Tower: Santa Barbara City
- High Angle Rescue: Santa Barbara City
- Low Angle Rescue: Santa Barbara City & San Luis Obispo
- Hose Lays: Guadalupe & Lompoc
- Ladder Training: Santa Barbara & Guadalupe
- Physical Training: Main Campus
- Company Officer Training: SLO, Solvang, Santa Barbara, Paso Robles
- Wild Land Fire Training: Vandenberg AFB
- Hazmat: Vandenberg AFB
PUBLIC SAFETY COMPLEX
Site Options

Lompoc Valley Center
• Scenario A, Remodel Existing Facilities
• Scenario B, Constructing New Facilities

South Campus and EVOC @ Lompoc Valley Center
• Scenario C, Constructing New Facilities
Lompoc Valley Center

- **Scenario A, Remodel Existing Facilities**
  - Reconfigures existing buildings to meet Public Safety Program
  - Requires relocation/elimination of general instruction currently offered at LVC
  - Relocates Plant Services from CBC to South Campus
  - Locates EVOC/High Speed Courses at LVC
  - Requires 1 year CEQA process for Supplemental EIR
  - Can be built on existing land owned by District

Estimated Total Project Cost = $34,040,848
Projected Timeline = Occupancy Summer 2011
Scenario A – Lompoc Valley Center – Remodel Existing Buildings

- Existing Parking
- Fire Drill Grounds
- Apparatus/Storage
- Training Facility

- 1/4 Mile Track/par Course
- Existing Parking (185 Stalls)
- Police Drill Grounds/Scenario Village
- Vehicle Storage
- Shooting Range

SCALE: 1/64"=1'-0"
PUBLIC SAFETY COMPLEX
Site Options

*Lompoc Valley Center*

- **Scenario B, Constructing New Facilities**
  - Constructs new facilities south of existing buildings for Public Safety Program
  - Leaves general instruction currently offered at LVC unchanged
  - Relocates Plant Services from CBC to South Campus
  - Locates EVOC/High Speed Courses at LVC
  - Requires 1 year CEQA process for Supplemental EIR
  - Will require additional land from City of Lompoc to construct High Speed course

Estimated Total Project Cost = $46,163,902
Projected Timeline = Occupancy Spring 2012
Scenario B – Lompoc Valley Center – Constructing New Facilities
Scenario B – Lompoc Valley Center – Constructing New Facilities
Scenario B – Lompoc Valley Center – Constructing New Facilities
PUBLIC SAFETY COMPLEX

Site Options

South Campus

- **Scenario C, Constructing New Facilities**
  - Constructs new facilities on South Campus for Public Safety Program
  - Relocates Plant Services from CBC/South Campus to main campus
  - Will require relocation of Childcare from Building Z for Plant Services
  - Locates EVOC/High Speed Courses at LVC
  - Requires 1 year CEQA process for Supplemental EIR @ LVC, and 6-9 month CEQA process for South Campus

Estimated Total Project Cost = $47,944,275
Projected Timeline = Occupancy Fall 2012
Scenario C – South Campus, with EVOC at LVC
Scenario C – South Campus, with EVOC at LVC
Scenario C – South Campus, with EVOC at LVC
Scenario C – South Campus, with EVOC at LVC
Scenario C – South Campus, with EVOC at LVC
Scenario C – South Campus, with EVOC at LVC
Project Overview
Childcare Addition

Project Description:

- Early childhood education training lab is housed in a 60-year-old, barrack building that will be replaced with this project.
- The project will be built as an addition to the existing Building J.
- The facility serves as a hands-on learning lab as part of the degree and certificate program in early childhood studies.
- Plans include an improved infant/toddler classroom, preschool classroom, reception area, resource room, observation rooms, and college classroom.

Status: Completion of FPP
Architect: MVE Institutional

Project Budget:

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<td>Bond</td>
<td>$ 6,500,000</td>
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<td>Total</td>
<td>$ 6,500,000</td>
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CHILDL CARE ADDITION PROGRAM

i. Demolition
   • Existing Building Z
   • Existing Building I (temporary housing required)

ii. Modernization
   • Existing Building J (limited to ADA upgrades as required)

iii. New Construction
   • Academic Spaces - 3 Classroom Laboratories, 1 Children’s Center Lab, and an ECS Adult Academic Classroom.
   • Academic Support Spaces - Observation Rooms, Crib Rooms, and Mother Nursing Rooms.
   • Administrative Spaces – Centralized Lobby, Offices, Clerical Area, Meeting Room, Staff Workroom, and Student Workroom.
   • Small Kitchen
   • Support Spaces – Laundry Room, Restrooms, Storage, and Janitorial
   • Outdoor Play Area
# CHILD CARE ADDITION

## PROGRAM SUMMARY – BUDGET - SCHEDULE

### PROGRAM

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<tr>
<th>Building Addition GSF</th>
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<td>1,990 Sq. Ft.</td>
<td>(Admin. Space)</td>
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<tr>
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<td>345 Sq. Ft.</td>
<td>(Food Service)</td>
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<td>1,294 Sq. Ft.</td>
<td>(Support Space)</td>
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<td><strong>Total:</strong></td>
<td><strong>10,879 Sq. Ft.</strong></td>
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### COST

- Estimated Total Project Cost: $6,501,810

### SCHEDULE

- Start Preliminary Plans: November, 2007
- Complete Working Drawings: July, 2008
- DSA Final Approval: January, 2009
- Award Construction Contract: March, 2009
- Complete Project: May, 2010

(14 months construction)
Childcare Addition Elevations

NORTH ELEVATION

SOUTH ELEVATION
Childcare Addition
Childcare Addition
Childcare Addition
Project Overview
Fine Arts Complex

Project Description:

- This project constructs a new 65,000 square foot Fine Arts Complex.
- Programs: Photography, film, studio recording, painting, drawing, sculpture, multimedia/graphics, music, drama/PCPA, and dance.
- The new complex provide space on campus for classes currently in leased space at CBC.
- The complex will provide adjacency of spaces to facilitate interaction between disciplines, shared spaces, a technological network.
- The project will provide adequate meet the needs of the current and future growth of the programs.

Status: FPP Submittal
(Pending approval of State Bond Funding - 2008)
Architect: TBD (Former work by PMSM)

5 Year Plan Budget:

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Fine Arts Complex – First Floor Plan
Fine Arts Complex – East Elevation
Fine Arts Complex – South Elevation
This project constructs additional space for vocational, skilled career training:

- Architecture & engineering technology
- Welding technology
- Auto body and automotive technology
- New construction technology program
- Machining program
- New Agri-Mechanics programs
- Mechatronics/Electronics programs

The project will:

- Allow room for expansion into emerging areas.
- Upgrade existing infrastructure to support today’s technology.
- Enlarge classrooms to avoid class sizes with limited enrollments and deny students’ access to needed classes.
## Industrial Technology Programs (IT) – IPP Outline

### Existing Program

<table>
<thead>
<tr>
<th>Academic Space</th>
<th># of Space</th>
<th>SF</th>
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<tr>
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<tr>
<td>Enology Lab</td>
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<tr>
<td>M.P. Lab</td>
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<td>5960</td>
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<tr>
<td>Storage</td>
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<tr>
<td>Enology Lab</td>
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<td><strong>13,452</strong></td>
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<table>
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<th># of Space</th>
<th>SF</th>
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<tr>
<td>Ag. Mechanics/Agribusiness</td>
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<tr>
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<tr>
<td>Storage</td>
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<tr>
<td>M.P. Lab</td>
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<td>5960</td>
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<tr>
<td>Storage</td>
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<td><strong>SUBTOTAL</strong></td>
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### Proposed Program

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## Industrial Technology Programs (IT) – IPP Outline

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<tr>
<th>Existing Program</th>
<th>Proposed Program</th>
<th>New Construction</th>
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<tbody>
<tr>
<td><strong>Auto Body Technology</strong></td>
<td><strong>Auto Body Technology</strong></td>
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<tr>
<td>Auto Body Lab 1</td>
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<tr>
<td>Storage 1</td>
<td>1 112 112</td>
<td></td>
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<tr>
<td>Storage 1</td>
<td>1 115 115</td>
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<tr>
<td>Classroom 1</td>
<td>1 427 427</td>
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<tr>
<td>Office 1</td>
<td>1 83 83</td>
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</tr>
<tr>
<td>Exterior Covered Work Area</td>
<td>1 Exterior Covered Work Area for 30 work stations (15’x30’) ea.</td>
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<table>
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<th><strong>Automotive &amp; Transportation Technology</strong></th>
<th><strong>Expand Curriculum to Include:</strong></th>
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<td>Tune-Up Lab 1</td>
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<td>Alternate Fuels</td>
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<td>Transmission Lab 1</td>
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<td><strong>SUBTOTAL</strong></td>
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<td><strong>$4,715,000</strong></td>
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**Auto Body Lab will contain 3 work bays, 2 frame racks, 2 spray booths, paint storage/mixing area and general storage**

**Classroom will serve as a "clean room" for computers**

**Exterior Covered Work Area for 30 work stations (15’x30’) ea.**

**Total New Construction: $2,740,000 + $4,715,000 = $7,455,000**
# Industrial Technology Programs (IT) – IPP Outline

<table>
<thead>
<tr>
<th>Existing Program</th>
<th>Proposed Program</th>
<th>Expand Curriculum to include:</th>
<th>New Construction</th>
</tr>
</thead>
</table>
| Electronics/Mechatronics | Electronics/Mechatronics | - Robotics  
- Material Lab/Metallurgy  
- Alternate Energy  
- Computer Lay-ups  
- Industrial Electronics & Electricity  
- Computer Programming / PLC  
- Hydraulics / Pneumatics  
- Power Train / Electric Motors  
- Computer Maintenance | |
| **Mechatronics Lab** | **Mechatronics Lab** | **New Construction** | |
| 1 | 1316 | 1316 | 1600 | 1600 | 350 | 560,000 |
| **Storage** | **Storage** | | 1 | 400 | 400 | 250 | 100,000 |
| **Electronics/Comp. Info. Lab** | **Electronics Lab** | | 1 | 1600 | 1600 | 350 | 560,000 |
| 1 | 1316 | 1316 | **Storage** | **Storage** | | 1 | 400 | 400 | 250 | 100,000 |
| **Classroom** | **Classroom** | | 1 | 700 | 700 | 350 | 245,000 |
| 0 | | **Office** | **Office** | | | 1 | 100 | 100 | 350 | 105,000 |
| **SUBTOTAL** | **SUBTOTAL** | | 3,252 | 7,000 | **$2,330,000** | |
| Machine Technology & Advanced Manufacturing | Machine Technology & Advanced Manufacturing | Expand Curriculum to include:  
- Maintenance Technology  
- Assembly  
- Fluid Power  
- Computer Lay-ups  
- Technology for Manufacturing  
- Management / Planning  
- Basic Metallurgy / Materials Science | Reconstruction |
| **Machine Lab** | **Machine Lab** | | 1 | 3000 | 3000 | 190 | 570,000 |
| 1 | 2765 | 2765 | **Storage** | **Storage** | | 1 | 600 | 600 | 190 | 114,000 |
| **Classroom** | **Classroom** | | 1 | 700 | 700 | 190 | 133,000 |
| 0 | | **Office** | **Office** | | | 1 | 100 | 100 | 190 | 19,000 |
| **SUBTOTAL** | **SUBTOTAL** | | 4,400 | **$836,000** | |
# Industrial Technology Programs (IT) – IPP Outline

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<th>Existing Program</th>
<th>Proposed Program</th>
<th>Reconstruction</th>
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<td>Stick / Gas Welding</td>
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<td>Compressor Room</td>
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**SUBTOTAL** 3,919

**SUBTOTAL** 12,100
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## Scheduled Maintenance Program

### Acceleration Plan Cost Summary

- **Total Program Budget** | $20,000,000

- **Group A – Projects Completed** | $891,102
  - LVC EMS Upgrade and HVAC Repair
  - Pool Re-surfacing
  - Underground Fuel Tank Replacement
  - Parking Lot One Expansion

- **Budget Transfers** | $2,308,975

- **Group B – Accelerated Projects** | $11,080,302
  - Building N Roof Phase III
  - Fire alarm Upgrade – Building D and M-300
  - Bldg C Roof, Paint, Flooring and ADA Upgrades
  - LVC Roof and ADA Upgrades
  - Generator Replacements
  - Campus Phone Change to VOIP
  - LVC Water Heater and Softener Upgrades
  - Parking Lot Replacements
  - Phase I Energy Projects
  - M300 HVAC Upgrades
  - Bldg D Roof, HVAC and ADA Upgrades
  - Bldg E, F & G Roof Repairs
  - Campus Walkway Concrete Replacement
  - Exterior Safety Upgrades
  - Campus Door Hardware Replacement and Upgrades

- **Group C – Held Pending Available Funding** | $3,284,600
  - Bldg N Repairs and Upgrades
  - Bldg K Upgrades
  - Bldg H Upgrades

- **Scheduled Maintenance Program Contingency** | $1,436,490

- **Projected Balance Remaining** | $998,531
Path Forward