

Supporting information attachment to the Letter to President Holmes from the Measure G Task Force for the Megaproject

New Services for Students Building, Project 202:

November 7, 2022 Regular Meeting of the Board of Trustees, Item 32. Measure G Bond projects 202, New Services for Students Building and 509, De Anza Event Center and Utility Relocation (The MegaProject) programming update (INFORMATION).

<http://go.boarddocs.com/ca/fhda/Board.nsf/goto?open&id=CKMTNS783A5E>

Slides 15 and 16 of the presentation indicated the initial list of proposed programs, please note that this was prior to any value engineering efforts.

 **Proposed Programs – Services for Students Building**

Student Development and EOPS

- De Anza Student Government (DASG)
- Extended Opportunities Programs and Services (EOPS)
- Inter Club Council (ICC)
- Office of College Life
- Psychological Services
- Student Health Services

Administrative Services

- Student Accounts



Information being gathered during the programming phase and will continue to be evaluated with stakeholders throughout the design and budgeting processes

 **Proposed Programs – Services for Students Building**

Equity and Engagement

- EpiCenter/EPIC Center (multicultural space)
- Higher Education for AB 540 Students (HEFAS)
- Pride Center
- Vasconcellos Institute for Democracy in Action (VIDA)

Learning Communities

- First Year Experience
- Impact AAPI
- Puente
- Summer Bridge
- Umoja Community

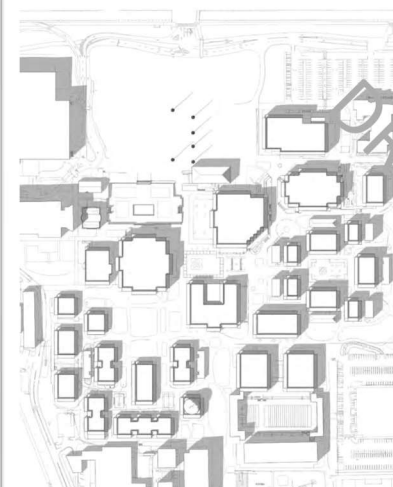


Information being gathered during the programming phase and will continue to be evaluated with stakeholders throughout the design and budgeting processes

Information that was presented at the De Anza College Council meeting on February 16, 2023. This same presentation was given to the Creative Arts division on February 3, 2022, and the watermark "DRAFT" represented that no decisions had (or have) been made.

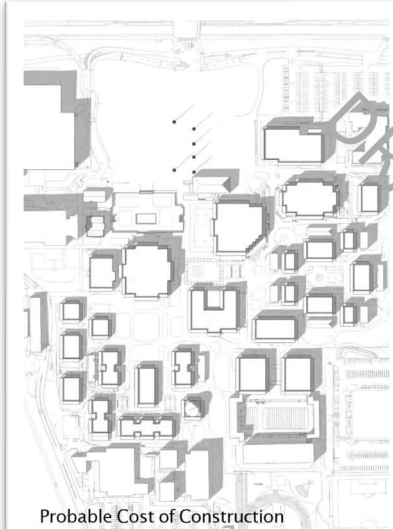
https://www.deanza.edu/gov/college_council/meetings/202%20Arts%20Presentation%20Update%202-2-2023Draft.pdf

Slide 2 of the presentation demonstrates the cost estimates as a reflection of some value engineering efforts for the proposed programs.



Epic Center	\$5,000,572
Office of College Life	\$2,941,513
Student Accounts	\$882,454
De Anza Associated Student Government & Inter Club Council	\$6,471,329
Extended Opportunity Programs & Services	\$3,235,665
Accessories	\$2,353,211
Building Gross Up/Service	\$8,530,388
Site Improvements and Utilities	\$4,461,080
Site Demolition	\$1,887,456
Add Alternates: Bike Corral and	\$179,000
Registration & Student Services Connector	\$919,000
Total Cost of Construction	\$36,861,668
Cost with HEFAS, VIDA, Health & Psychological Services	\$48,426,116

Slide 14 of the presentation includes thoughts around further value engineering, with the intent to remove student services from the lower level, basement, of the Campus Center.



Registration & Student Services Renovation	
Health Services	\$3,212,521
Financial Aid	\$1,308,513
Baldwin Winery Renovation	
Arts Division Offices	\$1,084,473
Bookstore	\$1,251,762
Renovation	
Includes	
<ul style="list-style-type: none"> Demolish and construct new walls to optimize spaces New interior finishes, lighting, plumbing, and mechanical Small emergency generator for Health Services 30% design contingency 	
Excludes	
<ul style="list-style-type: none"> Soft Costs (Design, FF&E, etc) Exterior improvements for deferred maintenance 	
Probable Cost of Construction	

Slides 17 and 18 share additional budget information with regard to where we in discussions with value engineering as it related to the New Services for Students Building, and as it related to the arts relocation.

Measure G Project #202: New Services for Students
Project Budget: \$64,703,600- Estimate Comparison for Study

Subprojects	Original Project Estimate	New Study Estimate	1/23/23 New Study Estimate
A New Services for Students: 1. New Building 2. Health Service – RSS Renovation 3. Financial Aid – RSS Renovation 4. Bookstore – Baldwin Winery	\$50M	\$58M 1. \$50M 2. \$4M 3. \$2M 4. \$2M	(\$8M)
B Creative Arts: 1. L-Quad, VPAC, ATC Renovation 2. Performing Arts in Event Center 3. Arts Division – Baldwin Winery	\$5M	\$21.5M 1. \$12M 2. \$8 M 3. \$1.5M	(\$16.5M)
C New Physical Plant Building (Replacing A8 - Per Original DA-10 Project)	\$9.7M	\$9.7M	-
Totals:	\$64.7M	\$89M	(\$24.5M)

Noted Exclusions: (a) Renovation & Relocation of programs currently in L2, L3, L4, & L6; (2) Renovation/Renovations at RSS/Baldwin Winery; (3) Project costs for Mary Avenue; (4) Renovation/Relocation of vacated spaces; Maintenance Upgrades

D4 Anza College
Senior Staff Meeting – 1/23/23
202 New Services for Students
Programming Phase

Measure G Project #202: New Services for Students Building
Project Budget: \$64,703,600
Estimate Summary to Date – Previous Programming Phase

Subprojects	Original Project Estimate	12/19/22 Estimate	Estimate Delta
A New Services for Students Building (Single Story New Building Option – include demo of A-Quad and prep for new building)	\$50M	\$64M	(\$14M)**
B Relocation of Creative Arts Programs (Program option shown: L-Quad/ATC/VPAC Renovation to relocate Arts Option)	\$5M	\$12M	(\$7M)**
C New Physical Plant Building (Replacing A8 - Per Original DA-10 Project)	\$9.7M	\$9.7M	-
Totals:	\$64.7M	\$85.7M	(\$21M)*

*Current Deficit **Prior to Value Engineering/additional Programming work

De Anza College
Senior Staff Meeting – 12/19/22
202 New Services for Students
Programming Phase

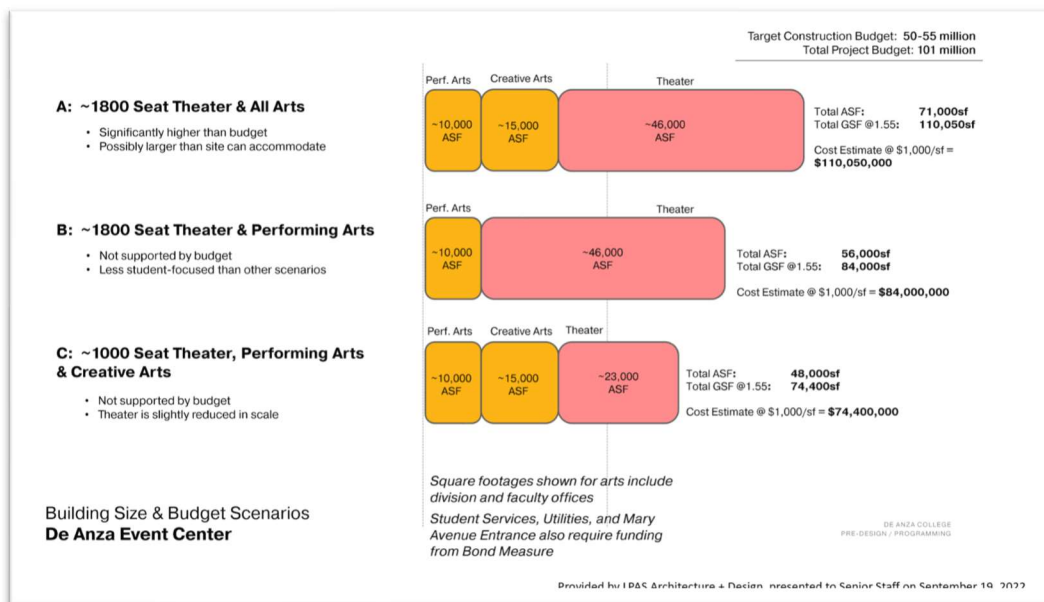
De Anza Event Center, Project 509:

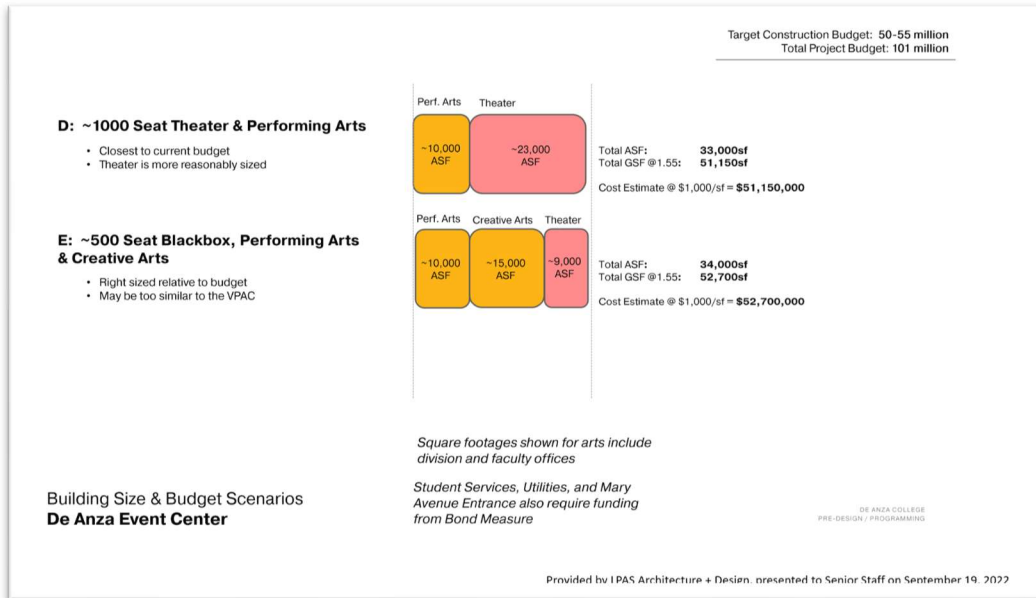
From July through September of 2022, the campus began programming efforts by asking for studies regarding project 509 budget that would align with the board directives.

“In voting to replace the Flint Center, the Board of Trustees specified that any replacement facility should:

- **directly serve the instructional and student service needs of De Anza**
- *to extent possible meet the needs of a community for a cultural venue and civic meeting space*
- *and, if possible, generate revenue.”*

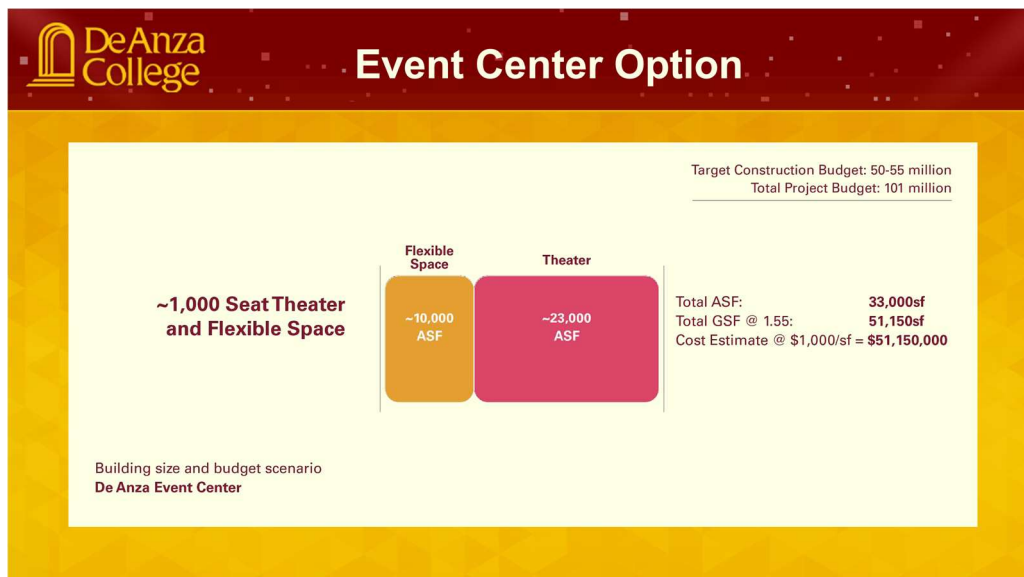
Working with the Dean of Creative Arts, Daniel Smith, square footages were identified for new instructional space and project budgets created for different scenarios related to a “theater” in conjunction with an overall event center space. The following slides were originally included in the November 7, 2022, presentation to the Board of Trustees but were removed after a review at Chancellor’s Cabinet.





Chancellor’s Cabinet directed the campus to remove all instructional space from the event center and to present the following slide instead, identifying both a theater and flexible space.

<http://go.boarddocs.com/ca/fhda/Board.nsf/goto?open&id=CKMTNS783A5E>



Facilities Master Plans

The 2016-2021 Facilities Master Plan

https://www.deanza.edu/gov/campus_facilities/documents/FHDA_FMP2016.pdf

RECOMMENDATIONS Facilities Master Plan 2016-2021

De Anza College Recommendations

New Construction

Arts Complex
The existing A Quad buildings are 50 years old. Though minor renovations were performed under Measure E, major improvements are needed to address program needs and code requirements. Renovation of these aging facilities would require a significant investment.

A new Arts Complex was recommended during the planning process and site options were explored. Building in the current location would require all programs to move out into temporary space while the building was constructed, a costly and disruptive solution. Building the Arts Complex in a new location would eliminate the need for temporary space and multiple moves.

Due to the limited land available for additional buildings, the college evaluated the adjacent First Center location as an option. The First Center does not support the college's instructional program needs and occupies valuable land at the front of the campus. This site was selected as the preferred location and the demolition of the First Center would be required to provide necessary instructional space.

The new Arts Complex will provide improved learning environments to support the arts programs in a consolidated location. Indoor and outdoor space will be designed to support interdisciplinary collaboration and to showcase programs. A multi-story building is recommended to maximize land use and to create outdoor learning spaces that tie into the campus fabric.

Student Services
Currently, student services programs are dispersed throughout the campus in multiple locations, limiting students' efficient access. The Registration and Student Services, constructed in 2005 and named the Student Services Building, was originally planned to house all services. An ultimately limited budget did not permit this centralization.

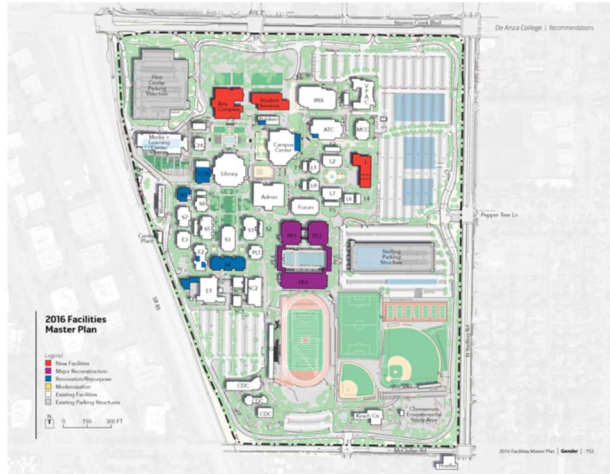
A second building is proposed for construction to the west of the existing Registration and Student Service Building, at the site of the current A Quad buildings. This will allow all dispersed services to move to a consolidated location at the front of the campus, where the two student services buildings will form a welcoming gateway to the campus. Services will be visible to first-time visitors such as potential students and parents; students will have increased, convenient access to multiple services. The outdoor spaces and pathways will be developed and link to the campus core, enhancing the overall experience. This recommendation directly responds to the Educational Master Plan point that "...challenges include finding program space to support related Student Services" (p. 24).

L Building
The new L Building is recommended to replace several aging facilities - L3, 4 and 5 and F3 - located on the east side of campus. The aging facilities are limiting the college's ability to provide effective learning environments that support collaboration and integrate instructional support.

The new building will provide larger classroom space, and improved classrooms will be designed for collaborative instruction and flexible room arrangements. Faculty offices will be integrated into the new building to enhance the overall learning environment and increase students' access to support. The L Building will also provide space for Campus Police and Educational Technology Support (ETS). These functions are recommended to be located on the south end of the building, with easy access to transport. The small Central Plant that is currently located in L5 will be incorporated in the proposed L Building. Further study will be necessary to optimize the plant to reduce energy consumption and improve efficiencies.

A multi-story building is recommended to maximize land use and improve efficiencies. The reduced footprint allows for the extension of the L Quad and the development of outdoor learning spaces and pathways that tie into the campus fabric. The east side location provides an opportunity to enhance the gateway experience for pedestrians entering from parking lots or from the bus stop.

RECOMMENDATIONS
Facilities Master Plan 2016-2021



The 2021-2026 Facilities Master Plan

https://www.deanza.edu/gov/campus_facilities/documents/FHDA_FMP_Final_2021_2026.pdf



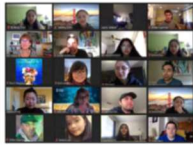
STUDENT VOICES
Facilities Master Plan 2021-26

Data Analysis

Student Focus Groups

Three student focus groups were facilitated virtually on Feb. 4, 9, and 10, with a total of 26 students participating. The focus groups expanded upon the research conducted with the survey to include additional student voices in the planning process and hear stories of individual experiences to inform the master plan.

The groups discussed favorite places on campus to study and socialize in addition to identifying those places that encouraged and discouraged a sense of belonging. We also discussed opportunities for the master plan to improve the student experience.



TYPES OF SPACES STUDENTS WOULD LIKE TO SEE DEVELOPED ON CAMPUS TO SUPPORT THEIR SUCCESS

Many responses focused on improved access to student support services. Other answers reflected a growing desire for FoodHub: De Anza Community College District to provide access to food and housing, helping those students with basic needs. Finally, there was conversation about equitable facilities, including gender neutral restrooms and additional and more varied areas to study or rest.



Facilities Master Plan 2021-26

Recommendations

Facilities Master Plan



LEGEND
 ■ EXISTING FACILITIES
 ■ NEW FACILITIES
 ■ TO BE REMOVED

