

Initial Project Proposal

2002-2003

San Joaquin Delta Community College District

Delta College Center at Tracy
Phase I Facilities

January 18, 2000

Approved by:

L. H. Horton
Superintendent/President

San Joaquin Delta Community College
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Stockton, CA 95207
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MP

Initial Project Proposal (IPP)

Capital Outlay Handbook

District	San Joaquin Delta			Check All That Apply	
College / Center	San Joaquin Delta			Site Acquisition	<input type="checkbox"/>
Project Name	Delta College Center at Tracy, Phase I			New Construction	<input checked="" type="checkbox"/>
Acquisition	\$ -0-	Budget Year	02-03	Reconstruction	<input type="checkbox"/>
Prelim. Plans	\$ 1,051,000	Const. Cost Index	CCI 3909	Replacement	<input type="checkbox"/>
Working Draw.	\$ 1,576,000	5 yr. Plan Priority	4	Infrastructure	<input type="checkbox"/>
Construction	\$ 32,398,000	Net ASF	51,960	Equipment Only	<input type="checkbox"/>
Equipment	\$ 4,100,000	Total GSF	74,228	Study	<input type="checkbox"/>
Total Cost	\$ 39,135,000			Other _____	<input type="checkbox"/>

(detailed costs optional)

PROJECT DESCRIPTION Including total and growth WSCH (attach additional pages as needed)

The Tracy/Manteca area is experiencing a population explosion that will continue for the next 25 years. This project will construct a new Delta College Center having 51,960 asf of instructional space for 3,500 students (23,000 WSCH). This will be the first phase of a multi-phase project to develop a full-service Campus over 25 years. This first phase project includes off-site and on-site infrastructure (water, power, Sewer, storm water drainage, gas, roads and landscaping. Construction will be completed in December 2005.

Describe how this project supports the district's/college's educational and facility Master Plan and Five-Year Construction Plan.

Planning for this new center is a major element in the District's new 1999 Master Plan and the 2001-2005 Five-Year Construction Plan.

Provide the CEQA status of the project. Check all that apply.

	Project Under Review	Hearings Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Initial Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Negative Declaration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Draft EIR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Final EIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
District Contact:	Robert Yribarren	Phone No.:	209-954-5022	
Date:	January 18, 2000	FAX No.:		
Prepared by:	KCG/Darden Assoc. Inc.	E mail Address:		

The district approves and verifies that this proposal presents the basic scope and cost of the project.
Approved by:

Name / Title

Signature / Date

Initial Project Proposal (IPP)

Capital Outlay Handbook

District Name San Joaquin Delta

Project Title Delta College Center at Tracy, Phase I Facilities

TYPE OF PROJECT AND QUALIFYING INFORMATION

Please answer all questions. Unanswered questions will be considered not applicable.

Yes	No	N/A
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		X
--	--	---

Life Safety Project

Required supporting report is attached to establish imminent danger.

X		
---	--	--

Project Design

Construction and equipment design conform with State design and cost guidelines.

		X
--	--	---

Infrastructure

Loss or failure of infrastructure is imminent.

X		
---	--	--

Other funding sources have been considered (i.e. Sch. Maint., Haz. Sub., other)

	X	
--	---	--

Master Planning or Project Planning

District's general fund's unrestricted ending balance is less than 5% of the total general fund expenditures (refer to the CCFS 311).

Project Type

☒ Instructional Space

☒ Academic Support, Student Service or Administrative Space

☐ Other Facility Projects, specifically ☐ physical education, ☐ performing arts,

☐ child development, ☐ maintenance, ☐ warehouse, ☐ cafeteria, and/or

☐ other facilities to complete a balanced campus.

Capacity/Load Ratio Analysis: Refer to District's Five-Year Construction Plan

Primary ASF

☒ Classroom, ☒ Teaching Labs, ☒ Library/Learning Resources ☒ AVTV, ☒ Office

	X	
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If the capacity/load ratio of any existing space is greater than 110%, this project considered remodeling existing space for efficiency.

X		
---	--	--

This project will cause ASF in at least one space category to exceed 110% of capacity/load ratio as confirmed by calculations in the Five-Year Construction Plan.

Supplemental Information and Alternatives Explored.

X	X	
---	---	--

There is an existing facility in use for proposed project.

X	X	
---	---	--

Cost to reconstruct existing building is more than 50% of cost of a new building.

X	X	
---	---	--

Usage in new building will be the same as usage in the building replaced

		X
--	--	---

Replaced building will be demolished and costs are included in the project.

X		
---	--	--

Regional or joint use project with: other college(s), agency, private developer.

X		
---	--	--

Scheduling alternatives in existing facilities (Saturdays, year-round, etc.)

X		
---	--	--

Alternative instructional delivery systems, distance learning, other such means.

X		
---	--	--

District or private funding sources.

--	--	--

Other _____

Total construction period in number of months is 24 months.

Additional Forms/Pages Enclosed

X		
---	--	--

District Five-Year Construction Plan or project-related pages from said document (Required).

		X
--	--	---

Critical life-safety third party justification (Optional)

		X
--	--	---

Engineering tests or other related documents (Optional)

	X	
--	---	--

JCAF 32, Cost Estimate Summary and Anticipated Time Schedule (Optional)

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Other FPP Forms _____

1.1 Initial Project Proposal (IPP)

California Community Colleges

Initial Project Proposal

COST ESTIMATE CALCULATION

ENR*** 6276 Oct-84

(N) Construction

(R) Reconstruction

(RS) Replacement Space

ITEM #	TYPE	WSCH	Estimated ASF	Space Type	Description (Provide TOPS code for all lab spaces)	Allowable \$ per ASF for type of space	Total Estimated Facility Cost (2) x (5)	Group II Equip/Furn. Guideline Cost per ASF (7)	Group II Estimated Equip/Furn. Cost/Total (2) x (7) (8)
(1)			(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	N	23,872	11,100	210-215	0700 Lecture - Lab & Services	\$ 249.00	\$ 2,763,900	\$ 100.68	\$ 1,117,548
2	N	4,444	9,600	210-215	0700 Laboratory & Services - Computer	\$ 401.00	\$ 3,849,600	\$ 100.68	\$ 966,528
3	N	1,946	4,000	210-215	1902 Laboratory & Services - Physical Sci	\$ 383.00	\$ 1,532,000	\$ 39.33	\$ 237,400
4	N		8,000	230-235	Laboratory & Services - Non-Class	\$ 401.00	\$ 3,208,000	\$ 100.68	\$ 803,440
5	N		3,300	310-315	Faculty Office & Services	\$ 262.00	\$ 864,600	\$ 18.26	\$ 60,238
6	N		1,260	310-315	Academic Admin Office & Services	\$ 252.00	\$ 317,520	\$ 20.83	\$ 26,246
7	N		2,140	310-315	Student Services Office & Services	\$ 262.00	\$ 560,680	\$ 18.26	\$ 39,076
8	N		2,300	410-435	Library & Library Services	\$ 193.00	\$ 442,900	\$ 27.41	\$ 63,123
9	N		4,000	530-535	A/V, Radio, TV, & A/V Services	\$ 401.00	\$ 1,604,000	\$ 81.50	\$ 326,000
10	N		2,500	610-615	Assembly & Assembly Service	\$ 298.00	\$ 745,000	\$ 38.63	\$ 146,375
11	N		1,000	680-685	Meeting Room & Services	\$ 248.00	\$ 248,000	\$ 18.93	\$ 18,930
12	N		1,500	710-715	Data Processing & Service	\$ 369.00	\$ 547,500	\$ 162.21	\$ 243,315
13	N		900	720-745	Shops & Storage	\$ 102.00	\$ 91,800	\$ 53.51	\$ 48,159
14	N		160	800-895	Health Care	\$ 290.00	\$ 46,400	\$ 37.19	\$ 5,950
15							\$ -		\$ -
16							\$ -		\$ -
17							\$ -		\$ -
18							\$ -		\$ -
19							\$ -		\$ -
20							\$ -		\$ -
			32,262				\$ 16,861,300		\$ 4,109,950

A	Site Acquisition	Purchase price of property (based on appraisal)	\$0
		Other Acquisition costs (purchase price x 10%)	\$0
	Total Estimated Acquisition Cost		(a)* \$0
P	Preliminary Plans	Preliminary Plans and Misc. Plan items associated	(3.6% Const) (b)* \$1,851,000
W	Working Drawings	Working Drawings and Misc. Plan item associated	(5.4% Const) (c)* \$1,576,000
C	Construction	Total Estimated Facility Costs	(Total Column 6)* \$16,861,300
		Site Develop./Infrastructure/Demolition & Cost beyond Guidelines	(estimate)* \$12,323,000
		Total Estimated Construction Contract Costs	(Total)*(1) \$29,184,300
		Tests and Inspections	(2% Const Cost)*(2) \$583,686
		Contingency	(5% for New Construction- 7% for Reconstruction)*(3) \$1,459,037
		Construction Management (if justified)	(2% Const Cost)*(5) \$583,686
		Architectural and Engineering oversight	(2% Const Cost)*(4) \$583,686
	Total Construction Costs		(Total above 1+2+3+4+5)(d)* \$32,398,000
F	Furniture & Group II Equipment		(Total column 8)* \$4,110,000
		Existing Usable Furniture & Group II Equipment	(Estimate)*** \$0
	Total Furniture and Group II Equipment		(Total) (e) \$4,110,000
	Total Project Cost		(f)*(a+b+c+d+e) \$39,136,000

PROJECT SCHEDULE DATES

Start Preliminary Plans	8-02	Start Construction	11-03
Start Working Drawings	7-03	Midpoint Construction	12-05
Complete Working Drawings		Complete Project	

* (round to thousands)
 ** (use guideline costs)
 *** (adjusted per CCCC directive)

NEW TRACY CENTER

Foremost among the internal factors, which influence the future growth of San Joaquin Community College District is its ability to serve its growing communities. Accordingly, the ongoing planning for the new Delta College Center at Tracy that has been underway since July 1997. This Center is the first stage of development to eventually expand to a full-service college, consistent with the 1991 Board of Governors' Long-Range Master Plan for New Community College Campuses. The project is also much in the spirit of SB 624 (Costa) that was approved by the California Legislature in September 1997 to encourage innovative and collaborative educational facilities projects.

The need for a center in the Tracy area is the result of a number of driving forces:

- There is explosive population growth taking place in the southern portion of the District that includes the Tracy and Manteca area. The population of the Tracy area alone is expected to reach 167,000 in the year 2010, while the total population of the planning area for the new center is projected to reach 315,000.
- The District currently has only one campus serving a population base of 535,000 people; the Dept. of Finance projects an increase to 745,000 by the year 2010.
- The need to meet the growing demands for educational services in an area where college level participation rates are generally very low.

Tracy Learning Center (TLC) – a Collaborative Project

In the interest of meeting the full range of educational needs in the Tracy/Manteca area, the San Joaquin Delta Community College District (District), Tracy Unified School District (TUSD) and City of Tracy (City) formed a collaborative partnership in March 1998 to establish a jointly-operated high technology learning center, the first of its kind in California. The intent of the partnership is to develop a learning center that encompasses a complex of elementary, middle and senior high schools, and City owned business/industry on the same site with Delta College's center and an also learning center for the City. In the words of the Vision Statement developed by the partnership members:

Property Acquisition Project

In May 1999, Congress and the President approved the conveyance, by August 21, 1999, of a 200 acre Federal Prison site known as the "Antenna Farm" to the City of Tracy for development of the Tracy Learning Center. The property will be divided into a 50 acre parcel to the City for an education related business and industry park, a 50 acre parcel to the Tracy Unified School District (TUSD) for K-12 school facilities and a 100 acre parcel to San Joaquin Delta Community College District for a college campus. Subsequently, on July 19, 1999 the Federal Department of Education approved use, in perpetuity, of the 150 acres for education purposes.

Acquisition of the 150 acres for education purposes is to be at no cost to the College and TUSD with the exception of undetermined closing and survey costs that are to be paid by the College and TUSD. On the other hand, the City is required to purchase its 50 acres for the business and recreation park by negotiated purchase at fair market value.

Escrow on the property transfer to the City started in November 1999 and is scheduled for completion in May 2000.

Delta College Education Center at Tracy

As part of the Tracy Education Center, the District will develop and operate the Delta College Education Center at Tracy for up to 3,500 students within the first 5 years and up to 10,000 students

within 10 years. The Center will then become a full-service college serving up to 18,000 students within 25 years. Up to 73,000 square feet of building space may be constructed for the College in the first phase of the project, and up to 633,000 square feet of building space may be provided by the College at full campus build out. The College and TUSD intend to create joint-use facility opportunities to include a central library and learning resources center, computer center, student services center, technology center, science laboratories, performing arts center, common food service and bookstore facility, gymnasiums, play fields, administration and central plant maintenance facilities, child care, senior center and student housing. Preliminary phasing assumes construction for Phase I starting in Fall 2003, with facilities opening for classes in Spring 2006.

Tracy Unified School Complex

The TUSD campus will provide school facilities for grades K-12. Up to 1,000 high school students are anticipated within the first 5 years of project development (Phase I) and up to 3,000 students within 10-15 years. A middle school will accommodate 1,200 students and an elementary school will accommodate 1,600 students within 15 years. Up to 350,000 square feet of building space may be constructed at TUSD build out (including about 40 classrooms). The TUSD campus will share a number of facilities with the College, as described above. Phase I of the TUSD campus is scheduled for construction in 2003, with facilities to open in 2005.

City of Tracy Business and Industry Park

The 50-acre City business and industry park will also focus on research and light industrial development, with build out anticipated within 20 years. On-the-job training for students will be emphasized taking advantage of the adjacent educational facilities. The business and industrial park may also include park and recreational components.

University Center

The District and its partners have recently initiated discussions with the new University of California at Merced and the California State Universities at Hayward, Sacramento and Stanislaus for the establishment of classes and possibly a University Center at the Tracy Learning Center.

Joint-Powers Agency

The partnership intends to establish a joint-powers agency to plan, construct, operate and maintain all of the facilities for the Tracy Learning Center.

Phases of Development

The various phases of development are planned are planned for the Tracy Learning Center:

Phase I - Completed in 5 Years

- College Center for 3,500 students
- Advanced High School for 1,000 students
- Middle School for 600 students

Phase II - Completed in 10 Years

- College Center expanded to full service College for 10,000 students
- Advanced High School expanded for 2,000 students
- Middle School expanded to full size for 1,200 students
- Elementary School for 400 students

Phase III - Completed in 15 Years

- College Center expanded for 15,000 students
- High School expanded to full size for 3,000 students
- Elementary School expanded to 600 students

Phase IV - Completed in 25 Years

- College Center expanded to ultimate size for 18,000 students

Faculty and Staff

The District projects that the number of staff and faculty members may reach 375 upon completion of the Center in 2025. Presently there are no estimates of staffing for the TUSD complex and the City business park.

Delta College Education Center at Tracy

	ENROLLMENT	ASF *	ACRES	JOINT-USE FACILITIES
PHASE I (2000-2005)	3,500 STUDENTS	50,000	20	<u>Interim</u> Food Service Book Store Library
PHASE II (2005-2010)	10,000 STUDENTS	300,000	60	<u>Permanent</u> Student Services Administration Food Services/Book Store Library/LRC Computer Center Science Center Technology Center Child Development Center
PHASE III (2010-2015)	15,000 STUDENTS	400,000	70	Performing Arts PE and Fitness Center
PHASE IV (2015-2025)	18,000 STUDENTS	600,000	100	<u>Expansion</u> Library/LRC Computer Center Science Center Child Development Center

ASSUMPTION - A joint-powers agency will plan, construct, operate and maintain all of the facilities starting with Phase I

* Assigned Square Feet

Planning Steps Completed

The District and its partners have completed the following planning steps that are necessary for the Tracy Learning Center project to go forward:

- **January 1998** - The District completed a Feasibility Study that recommended that the College District join with the City of Tracy and the Tracy Unified School District to obtain 200 acres of federal property to be used as a public recreation and educational center in the City of Tracy. This study also recommended that the District completed a preliminary environmental review of the site, conduct a Needs Assessment and submit a Letter of Intent followed by a Request for Approval of the New Center to the State to establish a new center in the Tracy/Manteca area. In addition, the study recommended that the District update its Master Plan to provide a firm basis for the new center and develop a capital outlay proposal for planning and construction of the initial Phase I facilities.
- **March 1998** - District, TUSD and City formed a collaborative partnership.
- **July 1998** - District completed an environmental scan of the site.

- **October 1998** – The Congress and President approved the conveyance of 200 acres of federal property based upon a negotiated sale price.
- **November 1998** – District submitted a Letter of Intent to the Community College's Board of Governors (BOG) and the California Postsecondary Education Commission (CPEC) to establish the new Delta College Education Center at Tracy.
- **April 1999** – The Congress and President approved the conveyance of 150 acres for education purposes at no cost for the land, rather than at negotiated sale price. The City is still required to pay fair market value for its 50 acres.
- **July 1999** – The federal Department of Education approved the Education Plan for the College Center and the TUSD complex.
- **August 1999** – District completed an update of its Master Plan.
- **November 1999** – The City started escrow to transfer ownership for the 200-acre site.
- **January 2000** – The Draft Environmental Impact Report was distributed for final review.

District submitted the Needs Assessment and Request for Approval of the new college center to BOG and CPEC.

District submitted the Initial Project Proposal (IPP) to the State Chancellor's Office requesting State funding for planning and construction of the Phase I facilities and infrastructure.

Interim Education Center Project

In the fall of 1999 the District constructed a complex of modular buildings on the Tracy Unified School District's (TUSD) West High School campus in Tracy. This facility will serve as the interim location for the Tracy Learning Center until permanent facilities for the new center are completed in 2005 at the Antenna Farm site on Schulte Road. Classes will start in January 2000.

The cost of relocating, remodeling and constructing the modular building is estimated to be about \$930,000 with the District paying \$298,000 and TUSD paying \$632,000. Ownership of the building has been transferred to TUSD.

Phase I Facilities Project

On February 1, 1999, the District submitted an Initial Project Proposal (IPP) to the State Chancellor's Office for State funding for the planning of Phase I facilities in 2001-2002 for the Tracy Learning Center. Completion of the project was originally planned in June 2004.

The IPP, however, was withdrawn in April 1999 because of delays in conveyance of the "Federal Antenna Farm" property until fall 1999.

The District resubmitted the IPP for this project to the State Chancellor's Office in January 2000. This will be followed by a Final Project Proposal (FPP) that will be submitted in September 2000 for State funds to start project planning in 2002-2003.

The Phase I facilities project is to consist of on-site and off-site infrastructure systems, site development and construction of a single two-story instructional building having 51,960 asf of space for permanent classrooms, laboratories, offices and an interim library, computer center, bookstore, food court, and teleconferencing studios. The Phase I facilities will provide space for 3,500 students.

The original IPP estimated the total State cost to be about \$31 million for the Phase I infrastructure, site development and building. However, the updated IPP has revised this cost upward to \$39 million to cover higher on and off site infrastructure costs.

It is important to understand that a final environmental impact report and several infrastructure-engineering studies may reveal substantial cost changes for the Phases I through IV.

Phase II Facilities Project

Starting in 2003, the District will undertake planning and construction of Phase II facilities for the Tracy Learning Center. This would be the largest of four phases for eventual development by 2025 of 600,000 asf for a college campus. The Phase II facilities would provide about 300,000 asf of space in dedicated college facilities and joint-use facilities that would be shared with the City and TUSD:

- Phase II Infrastructure
- Phase II Instructional Facilities
- Joint-Use Facilities
 - Student Services
 - Administration
 - Food Service and Bookstore
 - Library/Learning Resource Center
 - Computer Center
 - Science and Technology Center
 - Child Development Center
 - Senior Center
 - Fitness Center
 - Maintenance Center and Central Plant

The total cost for planning of Phase II facilities is presently undetermined. State and District funds would be requested over a period of seven years to complete Phase II construction.

Phase III and IV Facilities Projects

Phase III and IV facilities projects would be extended in several steps over a fifteen-year period from 2010 to 2025. Phase III would provide for construction of infrastructure and facilities by 2015 to serve up to 15,000 college students. Phase IV would provide final development of infrastructure and facilities to serve about 18,000 college students at full build out of the campus.

These phases will provide:

- Instructional facilities for up to 18,000 students
- Expanded joint-use facilities constructed in Phase II
- Additional joint-use facilities:
 - PE Gymnasiums
 - Playing fields and aquatic facilities
 - Performing arts theater

The State and District costs to implement Phases III and IV are presently undetermined.

Tracy Learning Center – Major Time Lines

<u>JULY 1999</u>	<p>Started Final Process for Conveyance of Federal Property to Collaborative</p> <p>Started Programming Meetings for Joint-Use Facilities</p> <ul style="list-style-type: none">• Library/Learning Resource Center• Computer Center• Technology Center• Science Center• Student Services Center• Food Service and Bookstore Center• Child Development Center• PE and Fitness Center• Maintenance Center• Administration Center <p>US Department of Education Approved Educational Use of Property to be Conveyed</p>
<u>AUG 1999</u>	<p>Complete Administrative Draft of EIR and Engineering Studies - Start Review by Collaborative of Infrastructure and Mitigation Requirements</p> <p>Complete Draft of District Master Plans for Review by Board and Faculty</p>
<u>NOV 1999</u>	<p>Start Escrow for Change of Title from Federal Government to Collaborative</p> <p>Start Preparation of Needs Analysis and Request for Approval of Delta Center at Tracy</p> <p>Start Development of Initial Project Proposal for Phase I Facilities for the Delta Center</p> <p>Release Draft EIR to Reviewing Agencies</p>
<u>JAN 2000</u>	<p>Submit Needs Analysis and Request Approval of Delta Center to Board of Governors and CPEC</p> <p>Conduct Public Hearings on EIR</p> <p>Complete Programming Meetings on Joint-Use Facilities</p> <p>Complete Preliminary Site Development Plans</p> <p>Submit Initial Project Proposal for Phase I Facilities to the State Chancellor's Office</p>



MAY 2000

Certification of EIR by Board - Submit EIR to San Joaquin County and State Clearing House

First Hearing by Board of Governors on Request for Approval of Delta Center

FEB 2000

Start Master Plan for Tracy Learning Center

Start Final Project Proposal for Phase I Facilities for Delta Center

JULY 2000

Second Hearing and Approval of Delta Center by the Board of Governors

AUG 2000

First Hearing by CPEC on Delta Center

OCT 2000

Second hearing and Approval of Delta Center by CPEC

Complete Master Plan for Tracy Learning Center

SEPT 2000

Submit Final Project Proposal for Phase I Facilities to State Chancellor's Office for Funding in 2002-2003

JAN 2001

Submit Initial Project Proposal for Phase II Facilities

FEB 2001

Start Final Project Proposal for Phase II Facilities

SEPT 2001

Submit Final Project Proposal for Phase II Facilities for Funding in 2003-2004

JULY 2002

Receive Funding for Planning of Phase I Facilities

Start Preliminary Plans and Working Drawings

JULY 2003

Receive Funding for Construction of Phase I Facilities

- Start Construction

Receive Funding for Planning of Phase II Facilities

- Start Preliminary Plans and Working Drawings



<u>JULY 2004</u>	Receive Funding for Construction of Phase II Facilities
<u>NOV 2004</u>	Start Construction - Phase II
<u>DEC 2005</u>	Complete Construction of Phase I Facilities
<u>JAN 2006</u>	Start Initial Operation for Fall 2005 Classes
<u>SEPT 2008</u>	Submit Final Project Proposal for Phase III Facilities for Funding in 2010-2011
<u>DEC 2008</u>	Complete Construction of Phase II Facilities
<u>JULY 2010</u>	Receive Funding for Planning Phase III Facilities <ul style="list-style-type: none"> • Start Preliminary Plans and Working Drawings
<u>JULY 2011</u>	Receive Funding for Construction of Phase III Facilities
<u>NOV 2011</u>	Start Construction, Phase II
<u>DEC 2014</u>	Complete Construction of Phase III Facilities
<u>SEPT 2018</u>	Submit Final Project Proposal for Phase IV Facilities for Funding in 2019-2020
<u>JULY 2019</u>	Receive Funding for Planning of Phase IV Facilities <ul style="list-style-type: none"> • Start Preliminary Plans and Working Drawings
<u>JULY 2020</u>	Receive Funding for Construction of Phase IV Facilities <ul style="list-style-type: none"> • Start Construction
<u>NOV 2020</u>	Start Construction of Phase IV Facilities
<u>JULY 2024</u>	Complete Construction of Phase IV Facilities

Needs Assessment and Approval of a New Center

A detailed Needs Analysis and Request for Approval of the Delta College Center at Tracy was submitted in January 2000 to the California Community Colleges Board of Governors and the California Postsecondary Education Commission for approval.

Instructional Program and Space Requirements for Phase I

Phase I Space Plan and Cost Estimate

The Phase I Educational Program will be heavily weighted towards university transfer, technology and developmental education courses and programs. Occupational programs anticipated in Phase I will include business and office and some limited feeder courses for occupational programs the College until such time that the campus can complete Phase 2 facilities.

The Phase I educational center is limited to the on-site infrastructure (power, sewer, water, gas, storm water drainage, communications, and traffic) and a first set of building(s).

The most critical concern of Phase I is that the initial building(s) shall consist of a building mass that is substantial. This means that all of the functions to be served in the first phase of operation shall, to the greatest extent practical and possible, be collected together within the envelope of one or two major buildings. The challenge to the architect is to provide appropriate space to accommodate the Phase I program while giving the building flexibility to be later converted over to other long range uses.

Phase I Space Plan

Lecture/Laboratories and Service (Category 210 & 215)

(Laptop computer stations - 25 sf)

2 rooms	30 stations x 25 sf =	1,500		6,491 WSCH
6 rooms	48 stations x 25 sf =	720		<u>x 1.60</u>
1 room	96 stations x 25 sf =	<u>2,400</u>	<u>11,100 asf</u>	10,385 WSCH
chair rail wiring				

Computer Laboratories and Services (Category 210 & 215)

(PC stations - 40 sf)

5 rooms	48 stations x 40 sf =	<u>9,600</u>	<u>9,600</u>	5,614 WSCH
6" raised floor wiring				

Open Computer Laboratory (Category 230)

(PC stations - 40 sf)

1 room	200 stations x 40 sf =	<u>8,000</u>	<u>8,000</u>	4,678 WSCH
6" raised floor wiring				

Physical Science Laboratories (Category 210 & 215)
(Wet laboratory stations – 55 sf)

2 rooms	30 stations x 55 sf =	3,300		
1 room	service	<u>700</u>	<u>4,000</u>	1,556 WSCH
chair rail and lab bench wiring for computer simulators				

Faculty Offices and Service (Category 310 – 315)

25 offices x 100 sf =	2,500	
2 meeting rooms x 400 sf =	800	<u>3,300</u>

Administrative Offices (Category 320 – 315)

As previously listed	<u>1,260</u>
Chair rail and floor wiring	

Student Services Offices (Category 310 – 315)

As previously listed	<u>2,140</u>
Chair rail and floor wiring	

Library Services (Category 410)

As previously listed	<u>2,500</u>
Chair rail and floor wiring	

Distance Learning and Services (Category 530)
(Lap top computer stations – 25 sf)

3 rooms	50 stations x 25sf	3,750		
1 control room		<u>250</u>	<u>4,000</u>	1,754 WSCH
chair rail wiring				

Assembly and Service (Category 610 – 655)

1 room, catering kitchen and storage	<u>2,500</u>
chair rail wiring	

Meeting Rooms (Category 610)

2 rooms	500 sf =	1,000	<u>1,000</u>
chair rail wiring			

Computer Server and Service (Category 710)

As previously listed	<u>1,500</u>
6" raised floor wiring	

Shops and Storage (Category 720 & 730)

Central Reproduction	150	
Maintenance Shop	500	
Storage	<u>250</u>	<u>900</u>

Health Services (Category 850)

Wall wiring		<u>160</u>
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TOTAL	<u>51,960</u> asf	<u>23,987</u> WSCH
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