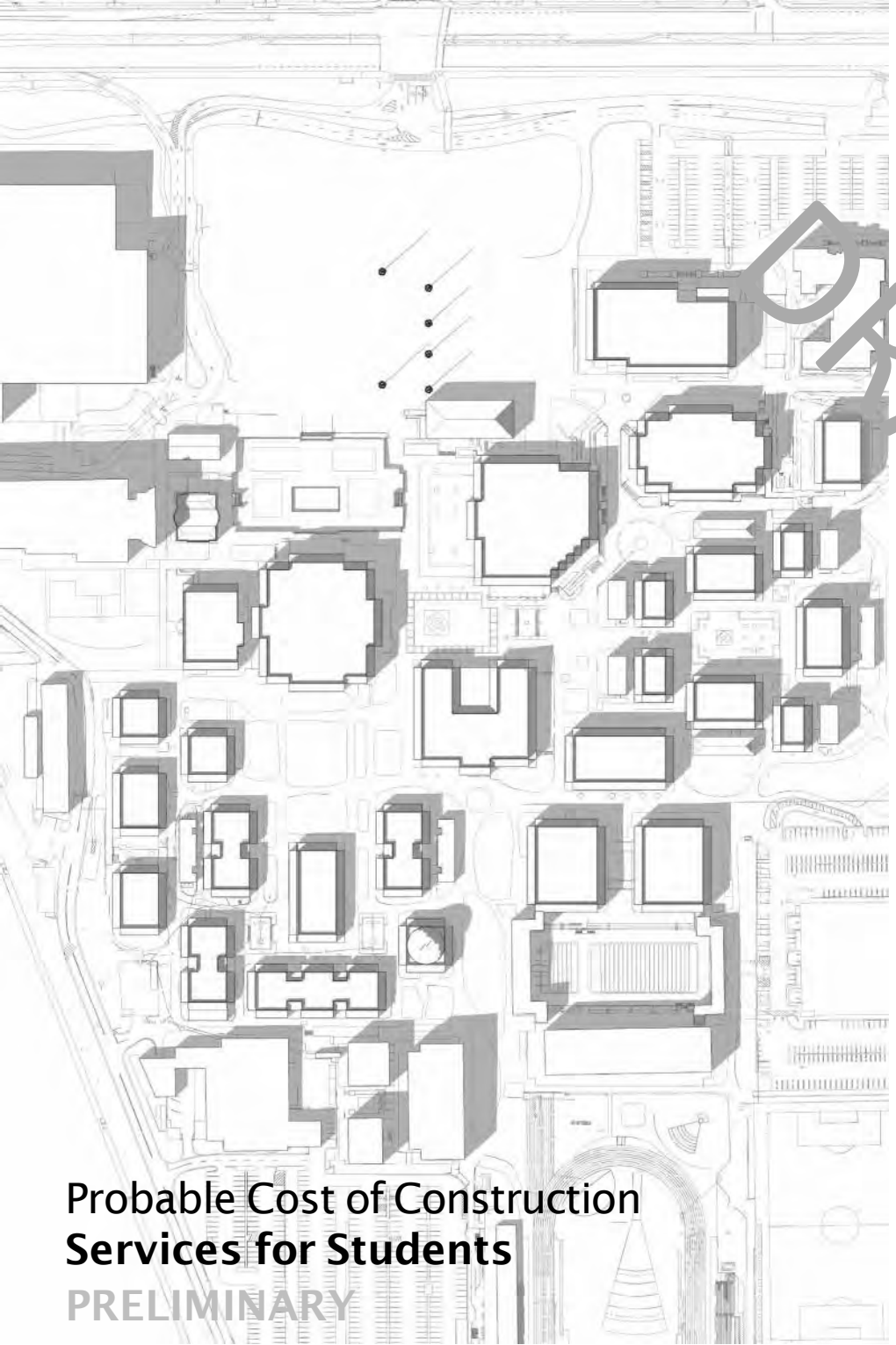


DRAFT L.P.A.S



Services for Students
& Arts Relocation

2023



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
Accessory	\$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 Registration & Student Services Connector	\$179,000 \$919,000
Total Cost of Construction	\$36,861,668
Cost with HEFAS, VIDA, Health & Psychological Services	\$48,426,116

Probable Cost of Construction
Services for Students
PRELIMINARY

- The Arts Quad is aging and requires considerable upgrades for accessibility, electrical and mechanical replacement, and exterior finishes/thermal performance improvements. Many spaces no longer adequately support the programs housed within.
- Arts Relocation goals include:
 - Maintaining an arts community by grouping similar programs together.
 - Improving functionality of spaces to support programs.
 - Adjust to changes in curriculum and enrollment.

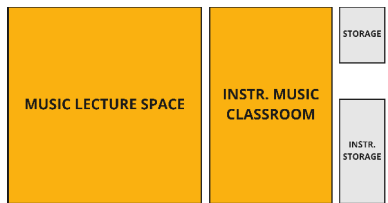
Project Challenges and Goals

Arts Relocation

PRELIMINARY



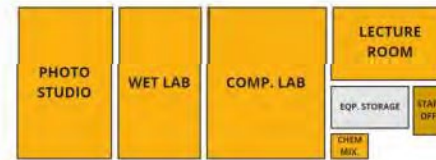
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Vocal & Instrumental Music



Ceramics



Photography



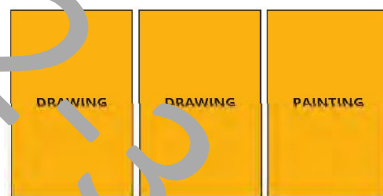
Piano



Dance



Division Offices



Drawing



Sculpture/Maker Space



Music Media Lab & Music Library



A

Building G

Arts programs relocated to L Quad, Event Center & VAC & Bldg G Building

- + Keeps creative arts grouped together
- Programs are more dispersed than other options
- Limited outdoor space near Bldg G

Upon consultation with Dean Smith, Building G was found to be unable to accommodate the infrastructure required for the Arts and this option was abandoned



B

L-Quad

Arts programs relocated to Event Center & VAC & L-Quad

- + Keeps creative arts grouped together
- + L-Quad is similar in character to A-Quad
- + Current programs in L-Quad may be easier to relocate than other spaces
- Utilizes a large portion of L-Quad and will require displacement of programs that currently use it

Due to the lack of downsides, this option was pursued and further developed into Option J on the subsequent slides

Arts Relocation

PRELIMINARY



C
Throughout Campus

Arts programs relocated to VPAC or Event Center, Baldwin, L3, LCW, & Building G

- + Limits impacts on individual buildings by only putting small amounts of arts in each
- Programs are more dispersed than other options
- Limited outdoor space near Bldg G

This option relied on parts of Building G, which was found to be unable to accommodate the infrastructure required for the Arts and this option was abandoned



D
All Temporaries

Arts programs relocated to VPAC or Event Center & Temporaries

- + Keeps arts clustered together
- + Reduces impact to existing buildings
- Arts programs are far from the rest of the campus
- Temporaries are a similar cost to renovating existing buildings
- Very few parking lots on campus appear able to accommodate temporaries

Ultimately, it was found that temporaries would be unable to support the types of heavy equipment required for some of the arts programs



+ Arts relocation doesn't impact existing campus

- Locating arts off-campus may be damaging to morale
- There are contract issues with locating instruction space off campus

Due to the challenges with locating programs off-campus, this option was not pursued

E Off-Site

Arts programs relocated to VPAC or Event Center & Off-Site locations



- + Keeps arts clustered together
- + Allows some arts programs to stay in place rather than move

- Renovation of Arts Quad still requires temporary move to swing space
- Arts programs will be near demolition and construction sites for Event Center & Services for Students Buildings
- Services for Students building must be two stories, making it more expensive
- Cost of upgrading A-Quad is more expensive than renovation of L-Quad

The option of renovating L-Quad to accommodate the Arts was found to be more feasible than this option

F Partial A-Quad

A5, A6, A7 remain
A1, A2, A3, A4, A9 relocated to Event Center or VPAC & Baldwin



G
Partial A-Quad

A2, A3, A5, A6, A7 remain
A1, A4, A9 relocated to Event Center & Baldwin

- + Keeps arts clustered together
- + Allows most arts programs to stay in place rather than move
- Renovation of Arts Quad still requires temporary move to swing space
- Arts programs will be near demolition and construction sites for Event Center & Services for Students Buildings
- Services for Students building must be two stories, making it more expensive
- Cost of upgrading A-Quad is more expensive than renovation of L-Quad

The negative impacts to the goals of the Services for Students building were found to be too significant to pursue this option

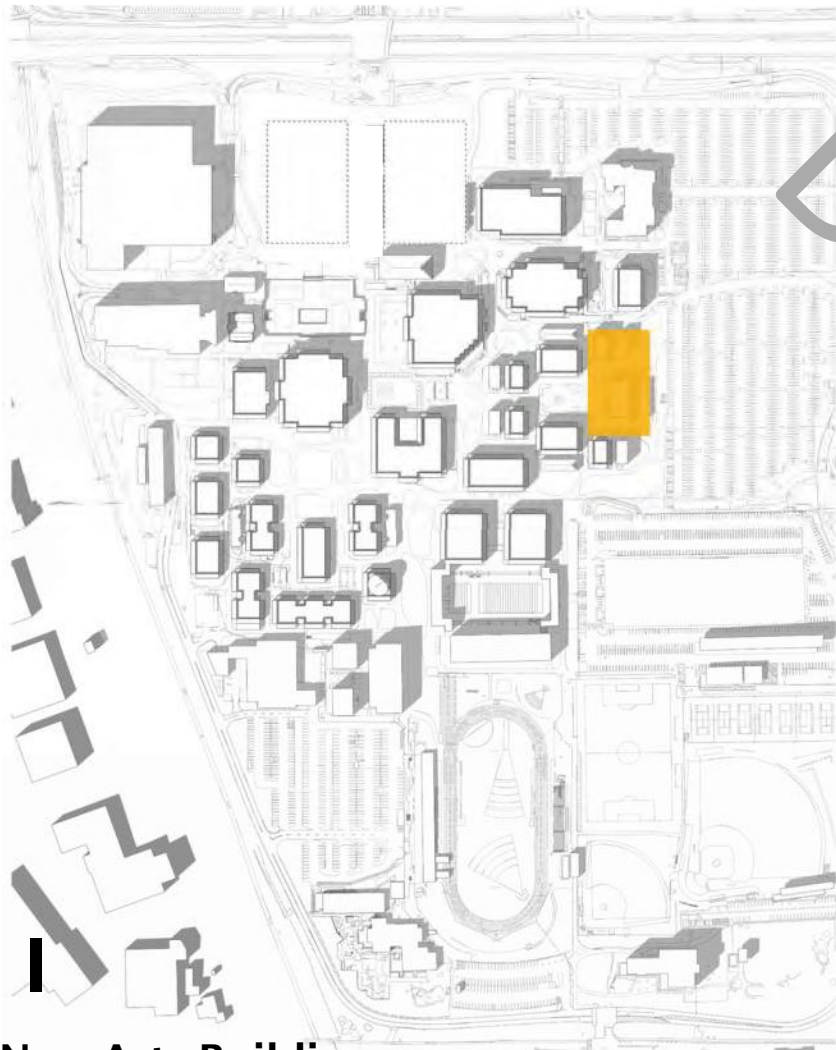


H
Partial A-Quad

A2, A3, A5, A6, A7 remain
A1, A4, A9 relocated to VPAC & Baldwin

- + Keeps arts clustered together
- + Allows most arts programs to stay in place rather than move
- Prevents strong connection between new Services for Students Building and RSS
- Requires that Services for Students building be two stories, increasing cost
- Renovation of Arts Quad still requires temporary move to swing space
- Arts programs will be near demolition and construction sites for Event Center & Services for Students Buildings
- Cost of upgrading A-Quad is more expensive than renovation of L-Quad

The negative impacts to the goals of the Services for Students building were found to be too significant to pursue this option



- + Provides an up-to-date, dedicated Arts Facility
- Funding has not currently been identified for this project

Due to lack of funding within Measure G for this project, this option was not pursued

I

New Arts Building

Arts programs relocated to New Arts Building as per Master Plan



- + Keeps creative arts grouped together
- + L-Quad is similar in character to A-Quad
- + Programs in L-Quad may be easier to relocate than other spaces
- Utilizes a large portion of L-Quad and will require displacement of programs that currently use it

Due to the lack of downsides, this option was pursued as shown on the subsequent slides

J

L-Quad & Baldwin

Arts programs relocated to Event Center, L Quad & Baldwin

Painting (A5) 1543 SF
Drawing (A9) 3000 SF

L3

Piano (A2) 850 SF
Music Library (A2) 200 SF
Piano Practice (A2) 505 SF
Music Media Lab (A9) 1160 SF

Swing Space until construction of Event Center

L2

L4

Kiln (A6) 350 SF

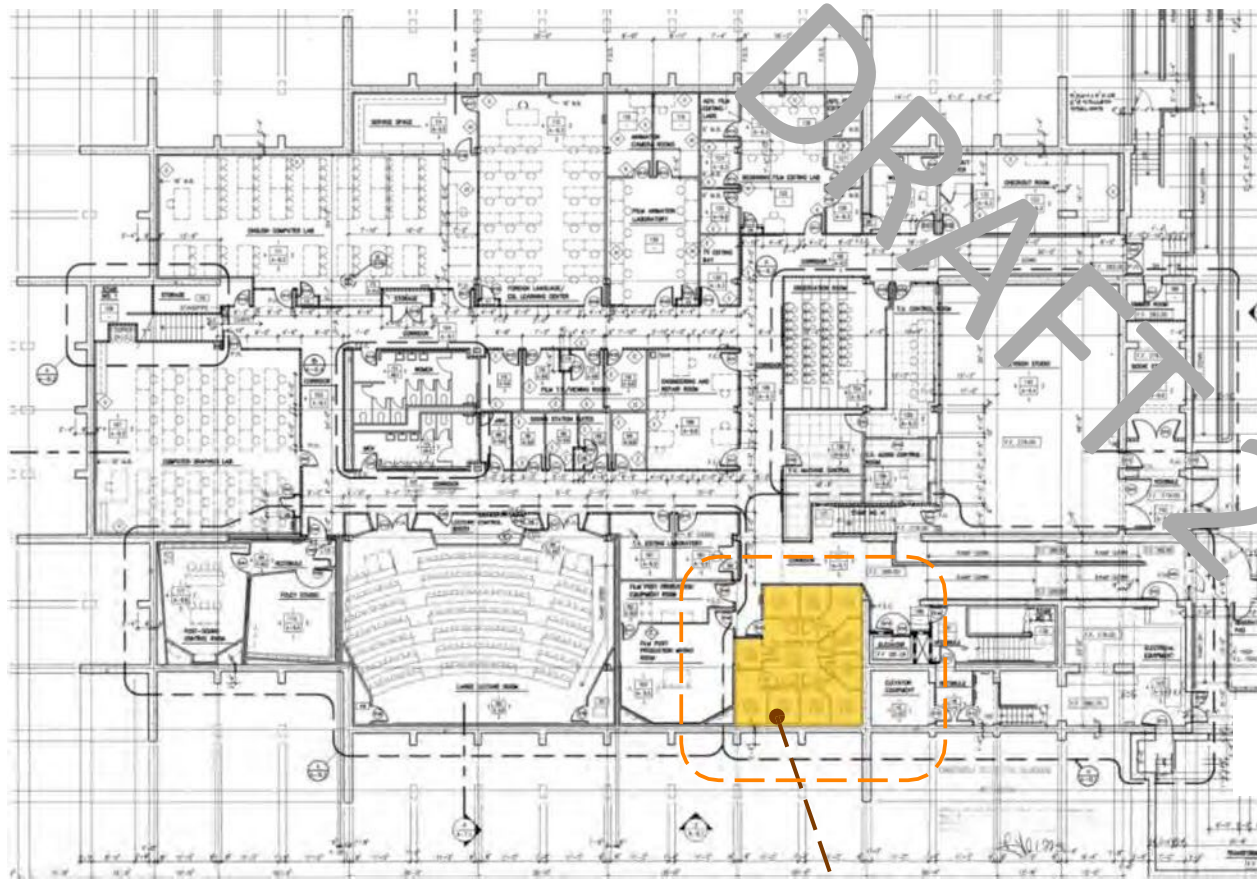
Metal Shop (A6) 810 SF
Ceramics (A5) 1650 SF
Kiln (A6) 350 SF
Maker Space (A7) 1970 SF
Sculpture Classroom (A7) 1140 SF

L6

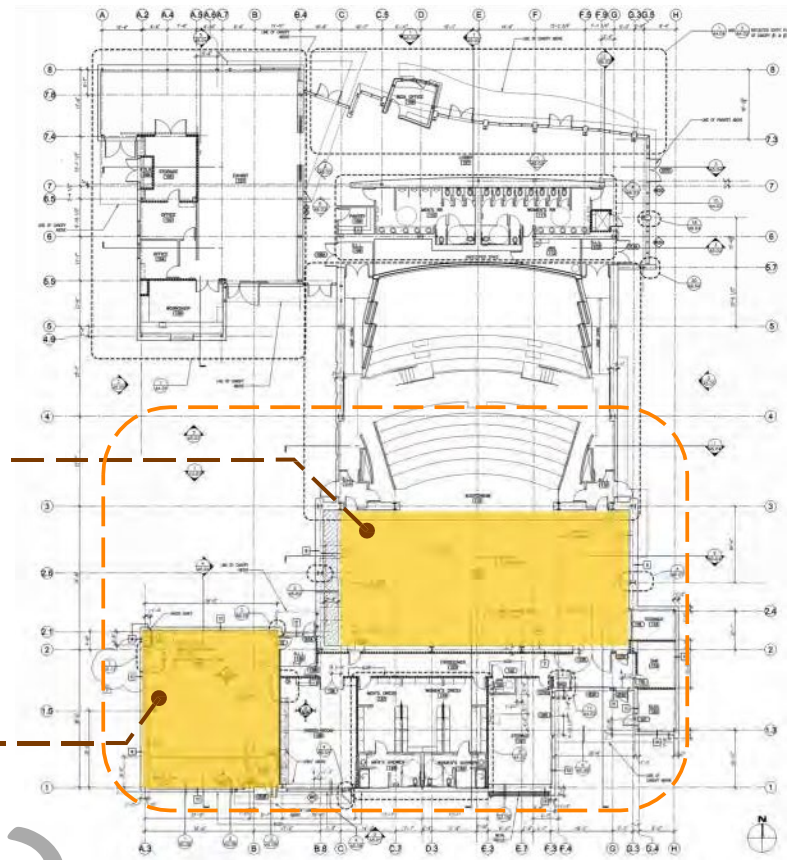
Photography (A6) 3065 SF

**L-Quad
Arts Relocation
PRELIMINARY**

DRAFT
2023



Advanced Technology Center -
Lower Level // **Swing Space**



Visual & Performing Arts
Center // **Swing Space**

Music Instruction (A3)
~2,775 SF

Music Lecture (A1)
~1,425 SF

Division Offices
(A4) ~650 SF



Relocation of Creative Arts Program

\$8,700,000

Renovation

- Demolish and construct new walls to optimize spaces
- New interior finishes, lighting, mechanical and plumbing

Includes

- Division offices at ATC
- VPAC teaching station/AV controls
- New kiln building
- Site improvements (utility extension, relocate sculptures)
- 30% design contingency

Excludes

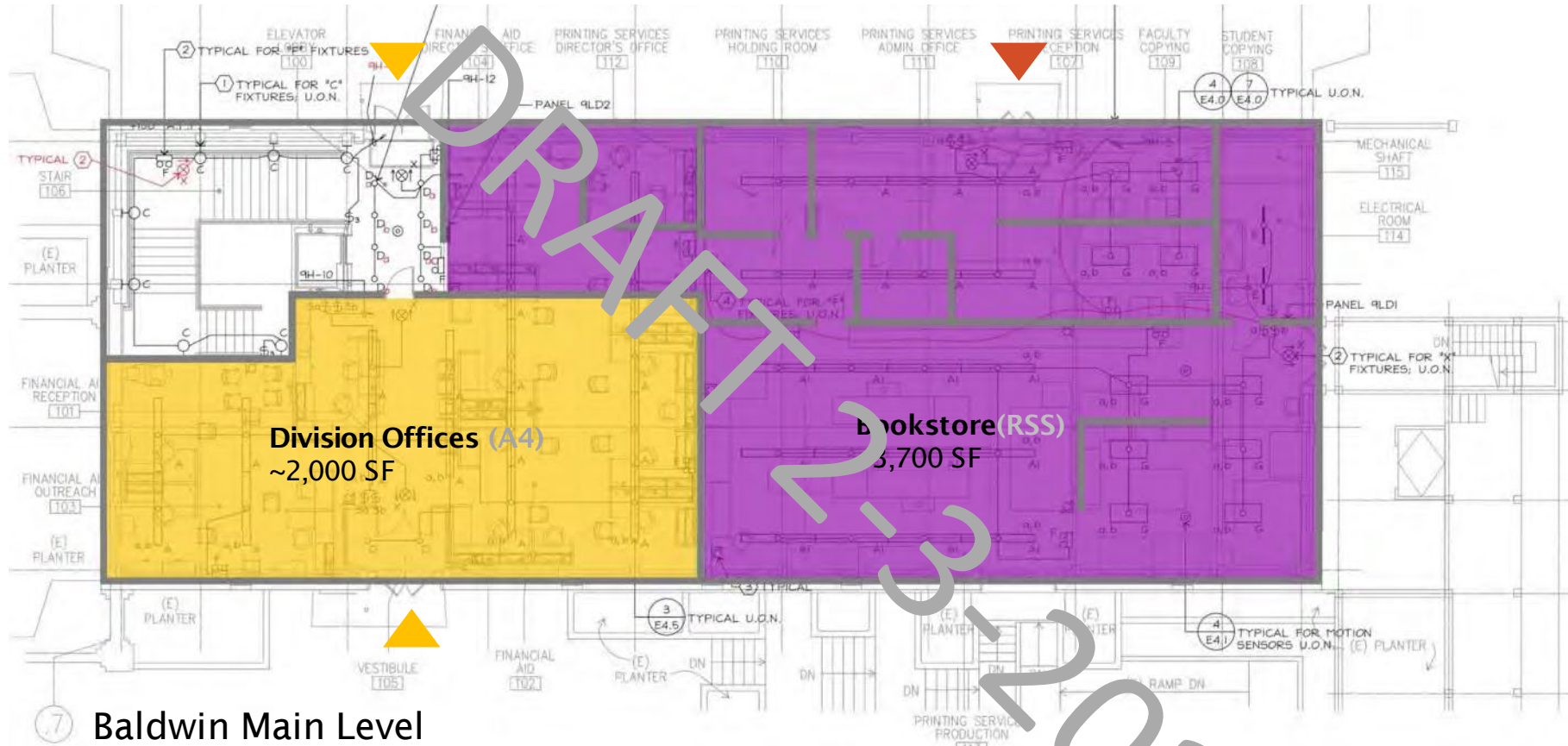
- Soft Costs (Design, FF&E, etc)
- Exterior improvements or deferred maintenance

Construction of Performing Arts in Event Center **\$6,093,180**

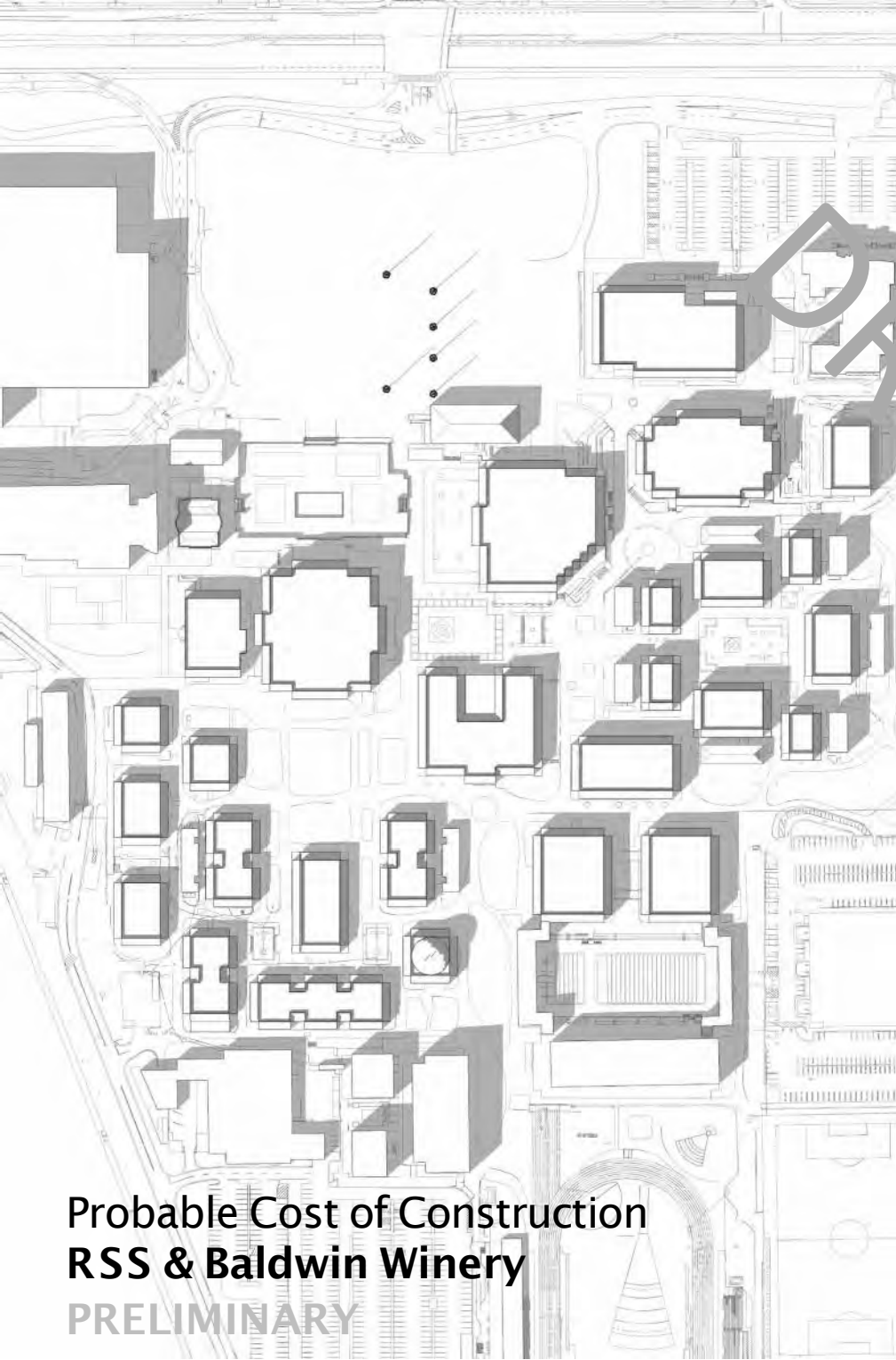
- Music Lecture (A1), Piano Practice and Classroom (A2), Music Classroom (A3)

Probable Cost of Construction
Relocation of Creative Arts Program

PRELIMINARY



Lower Level: Storage for Bookstore as needed.



**Probable Cost of Construction
RSS & Baldwin Winery**
PRELIMINARY

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

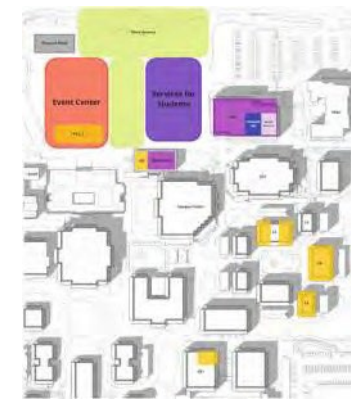
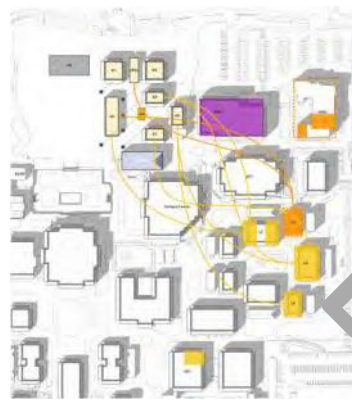
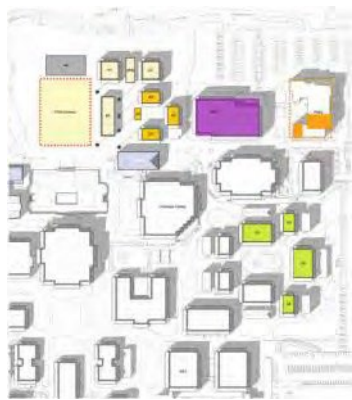
Renovation

Includes

- 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

- Soft Costs (Design, FF&E, etc)
- Exterior improvements for deferred maintenance



PHASE I START OF WORK
WINTER QTR 2024
FLINT CENTER DEMOLITION &
ASSOCIATED UTILITY WORK

- Vacate A1 & A9 for safety.
- Vacate A2 & A3 due to noise.
- Vacate Financial Aid from Baldwin Winery to Swing Space due to noise.
- Vacate HEFAS & VIDA due to noise.
- Demolish Flint Center
- Relocate A2 & A9 back to A-Quad. (Option to remain in VPAC for duration).
- Relocate HEFAS & VIDA back to East Cottage.
- Financial Aid remains in Swing Space.

PHASE II START OF WORK
FALL QTR 2024
ARTS RELOCATION

- Vacate L2, L3, L4 & L6 to Swing Space – TBD.
- Renovate L-Quad.
- Vacate A2 & A9 to Swing Space – L3
- Relocate A5, A6, A7 & A9 to L-Quad (L2, L4 & L6).

PHASE III START OF WORK
WINTER QTR 2025
BOOKSTORE & DIVISION
OFFICES RELOCATION

- Renovate Baldwin Winery.
- Relocate Bookstore from RSS to Baldwin Winery
- Relocate Division Offices from A4 to Baldwin Winery.

PHASE IV START OF WORK
SPRING QTR 2025
FINANCIAL AID & HEALTH
SERVICES RELOCATION

- Install temporary Utilities to support Baldwin Winery.
- Renovate RSS for Health Services and Financial Aid.
- Relocate Health Services from Campus Center to RSS.
- Relocate Financial Aid from Swing Space to RSS.

PHASE V START OF WORK
SPRING QTR 2025
DEMOLITION OF A-QUAD,
PHYSICAL PLANT RELOCATION &
NEW BUILDINGS CONSTRUCTION

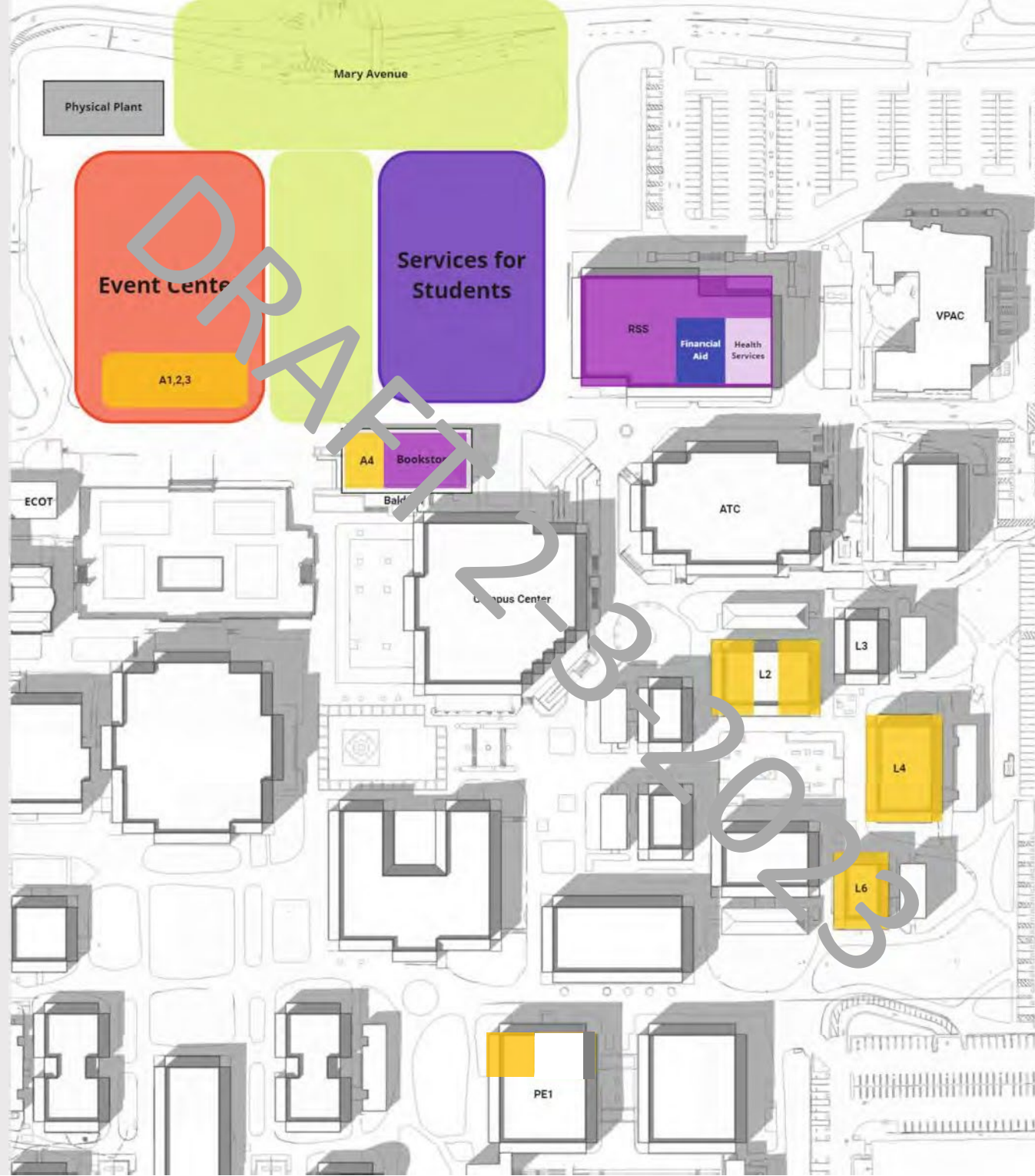
- Demolish A8 and construct new Physical Plant.
- Demolish all A-Quad buildings.
- Construction of Event Center & Services for Students buildings.

PHASE VI START OF WORK
SUMMER QTR 2025
FINAL RELOCATION & MARY
AVENUE CONSTRUCTION

- Relocate Music Programs from Swing Spaces VPAC & L3 to Event Center.
- Construction of Mary Avenue.

Preliminary Phasing Summary Arts Relocation

COMPLETE



New Locations

L-Quad

- Ceramics
- Drawing
- Painting
- Sculpture/Maker Space
- Photography

PE1

- Dance

Baldwin

- Bookstore
- Arts Division Offices

RSS

- Financial Aid
- Health Services
- Psychological Services remains

Event Center

- Piano & Piano Practice
- Music Library & Media Lab
- Chorus & Music

TBD

- Renovation of Vacated Spaces

Proposed Phasing
PRELIMINARY

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) Exterior Renovations at RSS/Baldwin Winery; (3) Project costs for Mary Avenue; (4) Renovation/Relocation of vacated spaces; Maintenance Upgrades				

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/MPAC 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				

DRAFT 2-3-2023