

OHLONE COMMUNITY COLLEGE DISTRICT

MEMORANDUM

TO: BOARD OF TRUSTEES
FROM: DOUGLAS TREADWAY
DATE: MAY 25, 2005
SUBJECT: APPROVAL OF REVISED FREMONT CAMPUS MASTER PLAN

At the last Board meeting, there was a workshop that addressed the major issues raised by the Board of Trustees related to revising the current master plan (1991-2007) for the Fremont campus. The President outlined the issues in his May 2, 2005 memorandum to the Board. Please see the attached. At this juncture, in order for an RFP for surplus property development to be issued to developers in June, the Board must focus on the following critical issues in amending the previous master plan:

1. Move the soccer field to the northwest part of the campus.
2. Leave the softball field in its current location.
3. Indicate new parking lots under the power lines south of campus.
4. Indicate new student support services building site.
5. Amend the plan to reflect the surplus property boundaries.
6. Update the plan to reflect the current location of the Child Development Center.

Please note the attached Five Year Construction Plan Allocation Analysis. This analysis incorporates all of the projects that will complete the Fremont campus master plan and identifies potential funding sources.

RECOMMENDATION: The President/Superintendent recommends that the Board of Trustees amend the current Fremont campus master plan incorporating the six modifications delineated above.

District Five Year Construction Plan Allocation Analysis

Activity	Funding Source			Sub Total	Remarks
	Bond	State	Other		
Project Priority					
1a. Newark Center Project	\$70,700,000				
1b. Student Support Services Center Project	\$28,000,000				Does not include land acquisition, bond management and misc. costs
Student Support Services Center					
Main Street & Bldg 6, Remove Bldg 7					
1c. Student Support Services Center Project			\$10,500,000		Partnership/Development Funded
Food Services					Initial Cost Estimate \$5,000,000
Bookstore					Initial Cost Estimate \$4,000,000 (\$2M from Bookstore Revenues)
Main Street & Bldg 5					Initial Cost Estimate, \$1,500,000
Subtotal Item 1 by Funding Source	\$98,700,000	\$0	\$10,500,000	\$109,200,000	
2. Summer/Fall Bond Projects	\$2,000,000				Currently in design, construction scheduled for Summer/Fall 2005
Guard Rails, Exterior Doors, Exterior Stairs & ADA Doors					
3. Water Intrusion	\$2,090,000	\$7,200,000			FPP to be prepared, Year 07/08, Currently under investigation
4. Exterior Face Lift - Waterproof Painting	\$5,000,000				Initial Cost Estimate, Waterproof membrane painting
5. Contingency for Items 2, 3, and 4	\$280,577				
Subtotal Items 1 thru 4 by Funding Source	\$108,070,577	\$7,200,000	\$10,500,000		
Subtotal Items 1 thru 4				\$125,770,577	
6. Renovation of Vacated Space (1, 2, 5, 6, & 8)	\$6,810,314				Initial Cost Estimate
Includes Disabled Access Restroom Upgrade (#3-3)					Initial Cost Estimate \$604,701
7. Science & Engineering Cluster Bldg 8 (#3-4) See Note 1	\$1,337,186	\$13,548,000	\$168,814		IPP to be prepared, Year 08/09
8. Fine Arts & Media Cluster Bldg 2		\$17,300,000			IPP to be prepared in 2006, Year 11/12, assume 32,000 gsf
9. Library Renovation (#3-5 and IPP) See Note 1	\$462,500	\$6,342,000	\$241,500		IPP to be resubmitted, Year 08/09
10. P. E., Safety, and Tennis Courts Upgrades	\$537,000				
P. E. Upgrade (#3-9)					Initial Cost Estimate \$137,000
Safety Issues (#3-12)					Initial Cost Estimate \$300,000
Tennis Courts (#3-14)					Initial Cost Estimate \$100,000
11. Classroom Lab Upgrade Ph. B (#3-13)		\$627,000			Future State Request(not in current five year plan submission)
12. 19 Non-Code Buildings 25 & 26 (#3-19)			\$140,000		
13. Fire Suppression (#3-22)			\$1,690,000		
14. 3DI Study-Modernization FCI			\$16,000,000		
15a. Athletic Fields, Field House and Parking					Development Funded
Baseball			\$2,500,000		
Field House			\$850,000		Located with Baseball field
Surface Parking			\$1,900,000		618 cars
15b. Athletic Fields, Field House and Parking					
Softball			\$1,000,000		
Soccer			\$2,600,000		
Field House			\$350,000		Located with Softball/Soccer fields
Surface Parking			\$2,600,000		840 cars
16. Lecture/Classroom Expansion					Lecture/Classroom expansion at 2nd Level Porch of various campus buildings
Disabled Access Phases I and II			TBD		Elevator Project
Subtotal Items 5 thru 17 by Funding Source	\$8,947,000	\$6,737,000	\$30,040,314		
Subtotal Items 5 thru 17				\$63,541,314	
Subtotal Fremont Campus bond funding	\$46,317,577				
Total by Funding Source	\$117,017,577	\$51,754,000	\$40,540,314		
Grand Total				\$209,311,891	

Notes: 1 Items 7 and 9 are based on CCI 4328 and reflect 10/90 matching funds (10% District funds and 90% State funds). These costs could increase by 30% to 40% by 08/09.