

2011-15 FIVE YEAR CONSTRUCTION PLAN
(2011-12 FIRST FUNDING YEAR)

Ohlone CCD

Prepared in reference to the Community College Construction Act of 1980
and
approved on behalf of the local governing board for submission to
the office of the Chancellor, California Community Colleges

Signed _____
Dr Gari Browning
(Chief Executive Officer)

Title _____
President/Superintendent

Date _____
6/2/2009

Contact Person _____
Michael Calegari

Telephone _____
(510) 659-7307

Date Received at
Chancellor's Office

Chancellor's Office
reviewed by

Notice of Approval

District Projects Priority Order

Ohlone CCD

No.	Project	Occupancy		Source	Schedule of Funds									
		ASF	Total Cost		2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016			
1	STUDENT SERVICES BUILDING 25,956		2009/2010 \$32,800,000	NonState										
2	Below Grade Water Intrusion Repair		2011/2012 \$11,434,000	State										
			\$800,000	NonState										
3	Fire Suppression		2008/2009 \$5,741,000	State										
4	DISABLED ACCESS (vertical transporta		2013/2014 \$11,237,000	NonState			(P)(W) \$1,218,000	(C) \$10,019,000						
5	SAFETY ISSUES (pathways & trips)		2013/2014 \$1,733,000	NonState			(P)(W) \$223,000	(C) \$1,510,000						
6	Renovate Buildings 3 & 6		2013/2014 (Estimating)	State			(P)(W)	(C)						
							Final Project Proposal Estimate in Progress							
7	REPLACE BLDG 8 - SCIENCE & ENGIN 3,128		2014/2015 \$8,469,000	State			(P)(W) \$722,000	(C) \$7,747,000						
			\$8,469,000	NonState			\$722,000	\$7,747,000						
8	Renovate BLDG 2 68		2015/2016 \$10,880,000	State				(P)(W) \$1,224,000	(C)(E) \$9,656,000					
9	RENOVATE BLDGS 4 AND 9 -76		2016/2017 \$15,814,000	State					(P)(W) \$1,226,000	(C)(E) \$14,588,000				
10	RENOVATE Building 5		2015/2016 \$12,700,000	NonState				(P)(W) \$1,000,000	(C)(E) \$11,700,000					
11	LEARNING RESOURCE CENTER RECO		2015/2016 \$4,005,000	State				(P)(W) \$349,000	(C) \$3,656,000					
			\$4,005,000	NonState				\$349,000	\$3,656,000					
12	INFORMATION TECHNOLOGY INFRAS		2015/2016 \$6,515,000	NonState				(P)(W) \$215,000	(C)(E) \$6,300,000					
13	ATHLETIC FIELDS CONSTRUCTION/UP		2015/2016 \$13,694,000	NonState				(P)(W) \$594,000	(C)(E) \$13,100,000					

Project Intent And Scope

Ohlone College

District Priority : **1 STUDENT SERVICES BUILDING**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$32,800,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2005/2006	2005/2006	2006/2007	2008/2009	2009/2010
Estimated Cost		\$900,000	\$1,835,113	\$27,504,487	\$2,560,400	

Explain why this project is needed:

This project will provide a building in which Student Services can be brought into one coordinated setting in order to serve students more effectively and to use staff more efficiently. Over the past several years, Student Service functions have been expanded to include special services to disabled, disadvantaged, career, transfer and reentry.

In 2006, this project was further defined to show the secondary effects that occur upon completion of this project: Permanent removal of Portables 14-18 (-5,759 ASF), Bldg 25 (-1,955 ASF), Bldg 26 (-2,186), and Bldg 7 - REMOVED 2008 - (-4,193 ASF). In addition spaces are vacated (becoming room type 050) in Bldgs 1(15,466 ASF), 6 (6,237 ASF), and 8 (2,993 ASF). See "summary" in project attachments (FPP forms menu).

Design ASF (per tBP Architects) updated on 5/12/2009.

Project Intent And Scope

Ohlone College

District Priority : **2 Below Grade Water Intrusion Repair**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$12,234,000

Anticipated Source(s) of Funds : State and Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2007/2008	2007/2008	2007/2008		2011/2012
Estimated Cost		\$701,000	\$589,000	\$10,944,000		

Explain why this project is needed:

The ground water from rain and underground springs are entering the buildings leading to potential structural damage and mold. This project will address the problem and seal these buildings.

Project Intent And Scope

Ohlone College

District Priority : **3 Fire Suppression**Project Type : Site Acquisition New Construction Reconstruction Replacement Infrastructure Equipment

Total Estimated Costs : \$5,741,000

Anticipated Source(s) of Funds : State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2008/2009	2008/2009	2008/2009		2008/2009
Estimated Cost		\$216,000	\$268,000	\$5,257,000		

Explain why this project is needed:

The buildings on this campus constructed in 1972 have limited fire suppression capabilities. This project will install fire department connections, fire hydrants, and a fully automatic fire sprinkler system throughout the Main Camps buildings (1-6, 8 and 9).

Project Intent And Scope

Ohlone College

District Priority : **4 DISABLED ACCESS (vertical transportation)**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$11,237,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2011/2012	2011/2012	2012/2013		2013/2014
Estimated Cost		\$685,000	\$533,000	\$10,019,000		

Explain why this project is needed:

This project will address all existing elevators, especially those in Buildings 2, 4, 6, and 8 that are too small to accommodate the disabled by retrofitting the existing towers to accommodate larger elevators that are ADA accessible. Additionally, all ramps and related access pathways that aid in moving up and down this hilly campus will be addressed.

Project Intent And Scope

Ohlone College

District Priority : **5 SAFETY ISSUES (pathways & trips)**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$1,733,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2011/2012	2011/2012	2012/2013		2013/2014
Estimated Cost		\$138,000	\$85,000	\$1,510,000		

Explain why this project is needed:

Soil around the college is predominately adobe clay which is constantly expanding and contracting, raising and lowering the aggregate concrete and asphalt walkways thus causing trip hazards. This project involves removal and replacement in these areas. The project also includes replacement of worn and torn carpeting in various locations on campus, including miscellaneous safety concerns.

Project Intent And Scope

Ohlone College

Page 47

District Priority : **6 Renovate Buildings 3 & 6**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : **Estimate in Progress**

Anticipated Source(s) of Funds : State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2011/2012	2011/2012	2011/2012		2012/2013

Estimated Cost: --- **Estimate in Progress**

Explain why this project is needed:

Seal cracks and waterproof exterior stucco and extensive delaminating waterproof membrane. Due to lack of expansion joints in long expanses and the lack of weep holes, numerous cracks (1/64 - 1/8 inches wide) have appeared in the exterior stucco of the campus buildings. The delaminating stucco and membrane will be removed and re-coated. The cracks will be sealed to prevent water from reaching the metal studs. Rusting of the studs could eventually lead to structural failure. This project will greatly enhance the 33 year-old campus as well as protect the building exteriors from water intrusion. Replacement of building infrastructure will be a major component of this project.

Project Intent And Scope

Ohlone College

Page 49

District Priority : **7 REPLACE BLDG 8 - SCIENCE & ENGINEERING**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$16,938,000

Anticipated Source(s) of Funds : State and Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2012/2013	2012/2013	2013/2014		2014/2015
Estimated Cost		\$666,000	\$778,000	\$15,494,000		

Explain why this project is needed:

This project involves demolition of Building 8 (roughly 31,933 GSF/18,695 ASF) which contains the biology labs, and construction, in its place, of a new Science Building, 36,055 GSF/24,918 ASF, which will house the science and engineering programs. The new facility, 24,918 ASF, will consolidate the current science and engineering programs, 21,790 ASF, and provide an additional 3,128 ASF for an Astronomy Lab (625 ASF), Observatory Telescope Storage Room (180 ASF), for Self-Paced Computer Lab (2,000 ASF), and increases the Cadaver Demonstration Room to 460 ASF. The science and engineering programs are currently spread out around campus with Chemistry in Building 2, Physics and Engineering in Building 6 and Biology in Building 8. These buildings, constructed in 1974, have building systems that are exceeding their life cycle expectancy. The lights, gases, and ventilation systems are inadequate and in some cases not functioning. The existing elevator systems do not meet Code. As such, a potential exists that failure could result in the need to interrupt the programs or put students at risk, at some time in the future. This project will improve the safety of students in these important course offerings by providing new science facilities.

Project Intent And Scope

Ohlone College

District Priority : **8 Renovate BLDG 2**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$10,880,000

Anticipated Source(s) of Funds : State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2013/2014	2013/2014	2014/2015	2014/2015	2015/2016
Estimated Cost		\$578,000	\$646,000	\$9,656,000	\$0	

Explain why this project is needed:

This project provides funds for preliminary plans, working drawings and construction to resolve a water intrusion problem for building 2. The water intrusion occurs through the above grade exterior wall systems. The project will locate and repair the above grade failing and delaminating exterior wall waterproofing and coating systems, stop the sources of water infiltration, repair facilities damaged by water infiltration. The project will repair and update the Electrical, Mechanical, plumbing, sewer, information, and Telecommunications systems in the buildings and address any structural issues.

Project Intent And Scope

Ohlone College

District Priority : **9 RENOVATE BLDGS 4 AND 9**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$15,814,000

Anticipated Source(s) of Funds : State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2014/2015	2014/2015	2015/2016	2015/2016	2016/2017
Estimated Cost		\$561,000	\$665,000	\$14,107,000	\$481,000	

Explain why this project is needed:

This project provides funds for preliminary plans, working drawings and construction to resolve a water intrusion problem for building 4 and 9. The water intrusion occurs through the above grade exterior wall systems. The project will locate and repair the above grade failing and delaminating exterior wall waterproofing and coating systems, stop the sources of water infiltration, repair facilities damaged by water infiltration. The project will repair and update the Electrical, Mechanical, plumbing, sewer, information, and Telecommunications systems in the buildings and address any structural issues.

Project Intent And Scope

Ohlone College

District Priority : **10 RENOVATE Building 5**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$12,700,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2013/2014	2013/2014	2014/2015	2014/2015	2015/2016
Estimated Cost		\$580,000	\$420,000	\$10,400,000	\$1,300,000	

Explain why this project is needed:

This project provides funds for preliminary plans, working drawings and construction to resolve a water intrusion problem for building 5. The water intrusion occurs through the above grade exterior wall systems. The project will locate and repair the above grade failing and delaminating exterior wall waterproofing and coating systems, stop the sources of water infiltration, repair facilities damaged by water infiltration. The project will repair and update the Electrical, Mechanical, plumbing, sewer, information, and Telecommunications systems in the buildings and address any structural issues.

Project Intent And Scope

Ohlone College

District Priority : **11 LEARNING RESOURCE CENTER RECONSTRUCTION**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$8,010,000

Anticipated Source(s) of Funds : State and Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2013/2014	2013/2014	2014/2015		2015/2016
Estimated Cost		\$316,000	\$382,000	\$7,312,000		

Explain why this project is needed:

This project involves the alteration of 30,824 ASF of the existing 4-story Building1 Blanchard Center for the Learning Resource Center programs. Of this 30,824 ASF, 24,553 ASF will be altered for reuse for the existing LRC programs and 6,271 ASF, currently occupied by programs that will be relocated upon completion of the new Student Services Center, will be altered for new LRC programs. The existing LRC presents significant physical barriers for disabled users and visibility/security challenges to Library staff. The reconstruction is necessary to bring the building into conformance with ADA regulations and eliminate safety and security issues. The primary purpose of this addition is to allow the college to create additional space for computer-based carrels and look-up stations. The LRC serves as the technology hub of the college. The altered 6,271 ASF will provide 2 computerized library instructional labs (1200 asf ea/35 stations), information commons (1000 asf), distance learning lab (800 asf/ 20 stations), student study areas(600 asf/ 30 stations), computerized student study areas (600 asf/ 30 stations) and tutorial space (1,317 asf). The District will contribute 50% of the total project cost.

Project Intent And Scope

Ohlone College

District Priority : **12 INFORMATION TECHNOLOGY INFRASTRUCTURE/UPGRADES**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$6,515,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2013/2014	2013/2014	2014/2015	2014/2015	2015/2016
Estimated Cost		\$125,000	\$90,000	\$1,000,000	\$5,300,000	

Explain why this project is needed:

This project will address the need for an information technology infrastructure upgrade. The District's technology infrastructure is past it's life-cycle and needs to be upgraded. The state of the current technology infrastructure causes the District to experience frequent outages that disrupt classes and college operations. This deteriorated infrastructure impedes the ability of the District to provide a safe environment for students, faculty, and staff.

Project Intent And Scope

Ohlone College

District Priority : **13 ATHLETIC FIELDS CONSTRUCTION/UPGRADES**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$13,694,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2013/2014	2013/2014	2014/2015	2014/2015	2015/2016
Estimated Cost		\$260,000	\$334,000	\$11,600,000	\$1,500,000	

Explain why this project is needed:

This project would move a physical education baseball field from a prime location on campus to a new location in order to allow implementation of the Facilities Master Plan. The baseball field is now located where central parking and buildings are planned. The College campus has an extremely steep grade from lower levels to existing buildings. Moving the baseball field will allow more intensive use of the site and will allow correction of part of the problem of access to both present and planned buildings. This project also includes relocation of the soccer field, renovation of the softball field, and parking.

Project Intent And Scope

Ohlone College

District Priority : **14 NEW ENERGY SYSTEM**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$15,000,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2013/2014	2013/2014	2014/2015		2015/2016
Estimated Cost		\$500,000	\$700,000	\$13,800,000		

Explain why this project is needed:

This project improves energy efficiency and independency by installing solar panels and upgrading equipment.

Project Intent And Scope

Ohlone College

District Priority : **15 NORTH ACCESSIBLE PARKING STRUCTURE**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$20,000,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2013/2014	2013/2014	2014/2015		2015/2016
Estimated Cost		\$559,000	\$654,000	\$18,787,000		

Explain why this project is needed:

This project will consist of building a multi-story parking lot by the Smith Center to improve parking and provide easier access for patrons and students. Current parking lots are at levels that require extensive and sometimes strenuous hiking up hills and steps to reach the primary entrances to the primary buildings on campus.

Project Intent And Scope

Ohlone College

District Priority : **16 ORCHARD HOUSE REMODEL**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$1,730,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2014/2015	2014/2015	2015/2016		2016/2017
Estimated Cost		\$120,000	\$90,000	\$1,520,000		

Explain why this project is needed:

This project will reconstruct the Ohlone Orchard House into a museum.

Project Intent And Scope

Ohlone College

District Priority : **17 NEW FITNESS CENTER/FIELD HOUSE**

Project Type : Site Acquisition New Construction Reconstruction
 Replacement Infrastructure Equipment

Total Estimated Costs : \$5,000,000

Anticipated Source(s) of Funds : Non-State

Type of construction :

Seismic Retrofit :

If Existing - Age :

If Existing - Condition :

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawing	Construction	Equipment	Occupancy
Year		2014/2015	2014/2015	2015/2016		2016/2017
Estimated Cost		\$100,000	\$400,000	\$4,500,000		

Explain why this project is needed:

This project will enhance Ohlone's Physical Fitness Program/Field House.