



Collegewide Forum: Measure G Bond Program

Presentation by Pam Grey, Vice President, Administrative Services

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Dec. 5, 2022

Measure G Bond Language

Goals and Purposes:

- Repair or replace aging plumbing systems to prevent flooding and water damage
- Improve access to college facilities for students with disabilities
- Improve deteriorating gas, electrical, sewer and plumbing lines and systems
- Improve earthquake safety
- Improve water conservation and install systems that will help manage future droughts
- Replace aging internet and electrical wiring

More information: deanza.edu/measure-g

Measure G Bond Language

Project Examples:

- Replace aging electrical and plumbing systems; replace water lines and sewer lines
- Replace heating, ventilation and air conditioning (HVAC) systems
- Install building management systems
- Upgrade facilities for energy efficiencies including chiller replacements and decarbonization programs
- Replace worn-out and leaky roofs, windows, walls and doors
- Upgrade wiring and electrical systems
- Repair and replace fire alarms, emergency communications and security systems
- Renovate student and staff restrooms

More information: deanza.edu/measure-g

Measure G Master Project List

De Anza College Project List

DA-001	Fire Alarm and Fire Suppression Modification and Upgrades	Active	\$4,818,400	Fire alarm and fire suppression system modification and upgrades to meet current code compliance (panels, distribution, electrical, piping, etc.).
DA-002	Site Improvements	Active	\$5,506,700	Campus-wide interior pathways and walkways for accessibility compliant (ADA) improvements. Includes lighting.
DA-003	Perimeter Campus Roadway, Pathway and Traffic Improvements	Active	\$6,883,400	Perimeter campus roadway improvements, includes modifications to accessibility compliant (ADA) pathways and walkways to the interior of campus, and for traffic/circulation improvements. Includes lighting.
DA-004	Signage and Wayfinding Improvements Campus-wide	Active	\$1,376,700	Signage and wayfinding improvements campus-wide to improve building identification, and pedestrian and vehicle traffic flow.
DA-005	Replacement of the Creative Arts Quad Buildings	Active	\$55,066,900	Remove and replace original Creative Arts Quad buildings to better serve student needs.
DA-006	Swing Space	Active	\$1,376,700	Provide temporary space for classes displaced by construction. Furniture, fixtures and equipment are not included.
DA-007	Building Exterior, Roofing and Waterproofing Campus-wide Renovations	Active	\$20,650,100	Renovations and improvements to building exteriors, windows, doors, roofing and waterproofing components. Includes roofing replacements at the Science Center buildings, classroom buildings and other buildings - to be prioritized based on need.
DA-008	Infrastructure and Distribution Piping Improvements Heating, Ventilation and Air Conditioning Upgrades Campus-wide	Active	\$13,766,800	Heating, Ventilation and Air Conditioning (HVAC) infrastructure improvements, includes replacement of original piping, electrical, system and utility components to meet current interior environmental and energy efficiency standards.
DA-009	Heating, Ventilation and Air Conditioning Equipment and System Components & Physical Plant Operation Upgrades	Active	\$20,650,100	Heating, Ventilation and Air Conditioning (HVAC) systems and equipment, includes building management and electrical systems and physical plant operation renovations campus-wide to meet current interior environmental and energy efficiency standards.

Measure G Master Project List

DA-010	Physical Plant replacement attached to Flint Center and Creative Arts Quad Buildings	Active	\$9,636,700	Replacement of Physical Plant building attached to Flint Center and Creative Arts Quad buildings. Includes Heating, Ventilation and Air Conditioning (HVAC) system and electrical distribution replacement.
DA-011	Furniture, Fixtures and Equipment	Active	\$6,883,400	Furniture, fixtures and equipment replacement and upgrades to be allocated out, by project.
DA-012	Student Health Services Renovation	Active	\$2,065,000	Student Health Services department renovation and expansion for Health Insurance Portability and Accountability Act (HIPAA) compliance and egress improvements.
DA-013	Building Interior and Exterior Improvements Campus-wide	Active	\$5,506,700	Existing building interior and exterior improvements campus-wide to update and modernize buildings, classrooms and spaces in support of education.
DA-014	Physical Education Gymnasium Building Renovations	Active	\$1,376,600	Existing Physical Education Gymnasium Buildings renovations and improvements. Includes flooring, bleachers, acoustics, lighting, etc.
DA-015	Softball Facility Renovation and Repairs	Active	\$2,065,000	Softball facility renovations. Includes replacement of field and supporting facilities to meet current standards.
DA-016	Pool and Physical Educational Quad Facilities Improvements	Active	\$8,260,100	Pool and Physical Education Quad facilities improvements and modernization. Includes energy and water efficiency improvements, pool filtration, chemical treatment and lighting.
DA-017	Automotive Technology Facilities Improvements and Modernization	Active	\$1,032,500	Automotive Technology facility improvements and modernization to meet the current demands of the automotive industry and future regulations.
DA-018	Campus Contingency (De Anza)	Active	\$8,781,200	5% of De Anza College budget
Total De Anza College Project List:			\$175,703,000	

Measure G Projects in Process

De Anza College Projects

201	Upgrade Fire Alarms and Supression Systems	Active	\$4,818,400	Fire alarm and fire suppression system modification and upgrades to meet current code compliance (panels, distribution, electrical, piping, etc.).
202	New Services for Students Building	Active	\$64,703,600	Remove and replace original Creative Arts Quad buildings to better serve student needs and replacement of Physical Plant building attached to Flint Center and Creative Arts Quad buildings. Includes Heating, Ventilation and Air Conditioning (HVAC) system and electrical distribution replacement.
204	Convert Existing Facility to Beach Volleyball	Active	\$2,065,000	Reprogramming of the existing softball facility space into a beach volleyball court facility to meet the users needs. The reprogramming of the space will also include installation of required equipment, and code and standard improvements, as necessary.
212	Modernize Building Interior and Exteriors	Active	\$5,506,700	Existing building interior and exterior improvements campus-wide to update and modernize buildings, classrooms and spaces in support of education.

District Projects

507	De Anza Event Center and Utilities Relocation	Consolidated	\$0	Construction of new event venue to meet district, campus and community needs and required relocation of existing utilities to support campus use during construction and for future facility connections. Includes data, domestic and fire water, electrical, mechanical, fire systems, etc.
508	Relocate Utilities DA Event Center	Consolidated	\$0	Required relocation of existing utilities to support campus use during construction and for future facility connections. Includes data, domestic and fire water, electrical, mechanical, fire systems, etc.
509	De Anza Event Center and Utility Relocation	Active	\$101,728,800	Construct new De Anza Event Center. This project to include the planning for and relocation of existing utilities, demolition of Flint Center, site preparations, and the construction of the new facility and all of its utilities.

Upgrade Fire Alarms and Suppression Systems

- Original project **DA-001: Fire Alarm and Fire Suppression and Upgrades** was converted to **Project 201: Upgrade Fire Alarms and Suppression Systems** (Bond List Revision #6, approved by Board of Trustees, March 14, 2022)
- Request for Proposal (RFP #1876) conducted for specialty **fire alarm and fire suppression** engineer
- Contract awarded to engineering company **Jensen Hughes, Inc.**, by Board of Trustees on May 2, 2022
- Jensen Hughes performed **campuswide site investigation** to prepare for report and start drawings
- **Preliminary report** provided to district in October 2022, now being used to create overall construction documents and implementation plan (including phasing the project tasks to **ensure campus is safe** during construction)

Convert Existing Facility to Beach Volleyball

- Original **Project DA-015: Softball Facility Renovation and Repairs** was converted to **Project 204: Convert Existing Facility to Beach Volleyball** (Bond List Revision #7, approved by Board of Trustees, April 4, 2022)
- Request for Proposal (RFP #1884) conducted for **architectural services** (landscape architect)
- Contract awarded to **Verde Design Inc.**, by Board of Trustees on May 2, 2022
- Architect conducted **site investigations** and met with **P.E./ Athletics stakeholders** to verify scope and budget
- **Schematic design drawings** and specifications are now in progress, as well as budget updates as the project progresses

Modernize Building Interiors and Exteriors

- Original **Project DA-0123: Building Interior and Exterior Improvements Campuswide** was converted to **Project 212: Modernize Building Interiors and Exteriors** (Bond List Revision #9, approved by Board of Trustees, Aug. 1, 2002)
- Request for Qualification (RFQ #1848) was conducted for **architectural services** for Measure G projects
- **Architect selection** will be finalized before the end of fall quarter 2022
- Scope of first sub project includes renovations at L5, S2 and S6 **restroom buildings**
- Considerations for creating more **all-gender restrooms** will be part of the pre-design and budget discussions

The MegaProject

Project 202

New Services for Students Building

Project 509

De Anza Event Center and Utility Relocation Budget

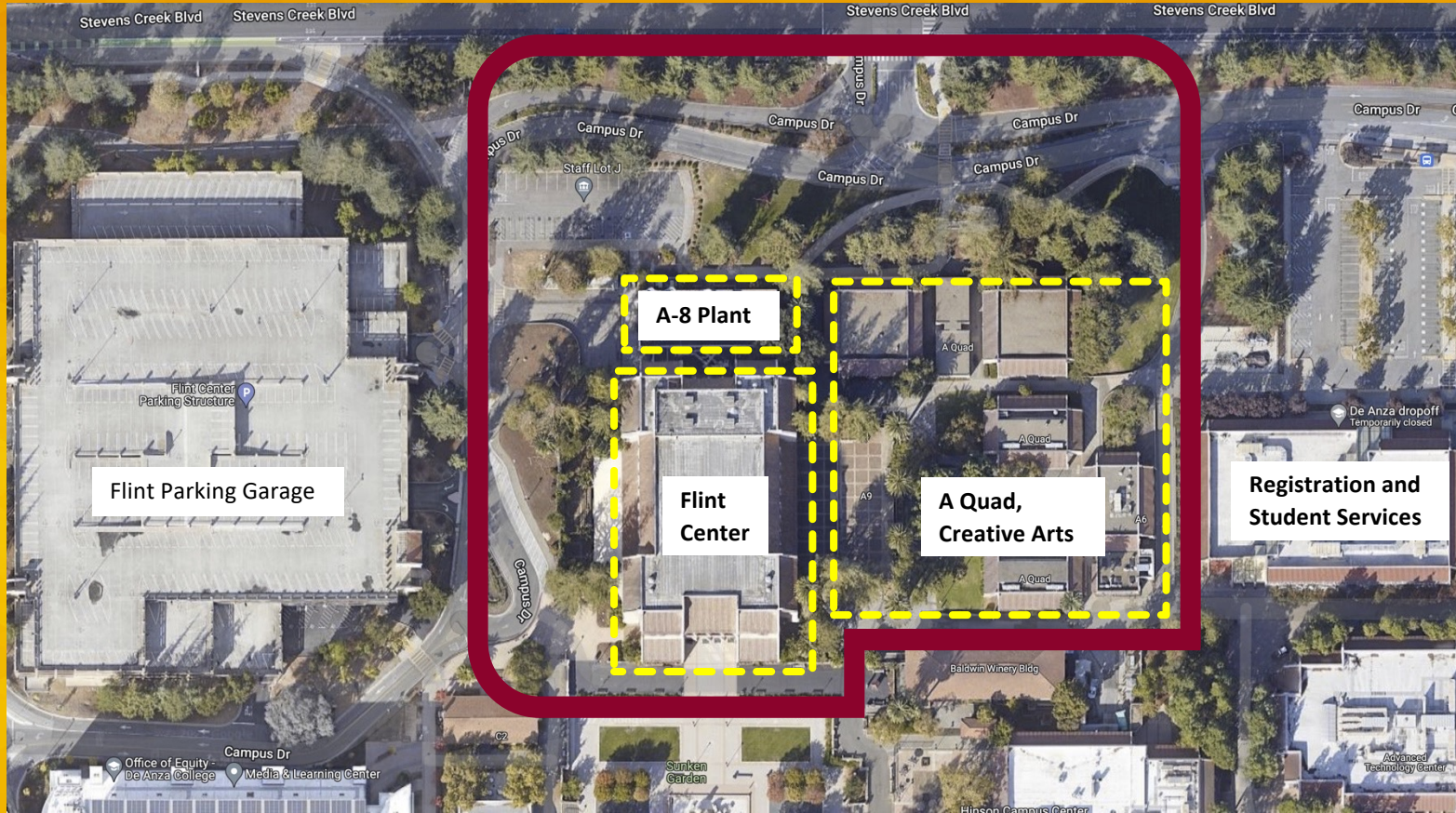
Facilities Master Plan



2021-2026 Facilities Master Plan

Approved by Board of Trustees on May 3, 2021

Aerial View of Site



The MegaProject: Bond-Funded Construction

- New **Services for Students Building** per the Facilities Master Plan
- New De Anza **Event Center** per the Facilities Master Plan
- Improvements to main campus entrance from **Mary Avenue** per the Facilities Master Plan
- Construction of new physical plant (utilities) to serve **Event Center** and **Services for Students Building**

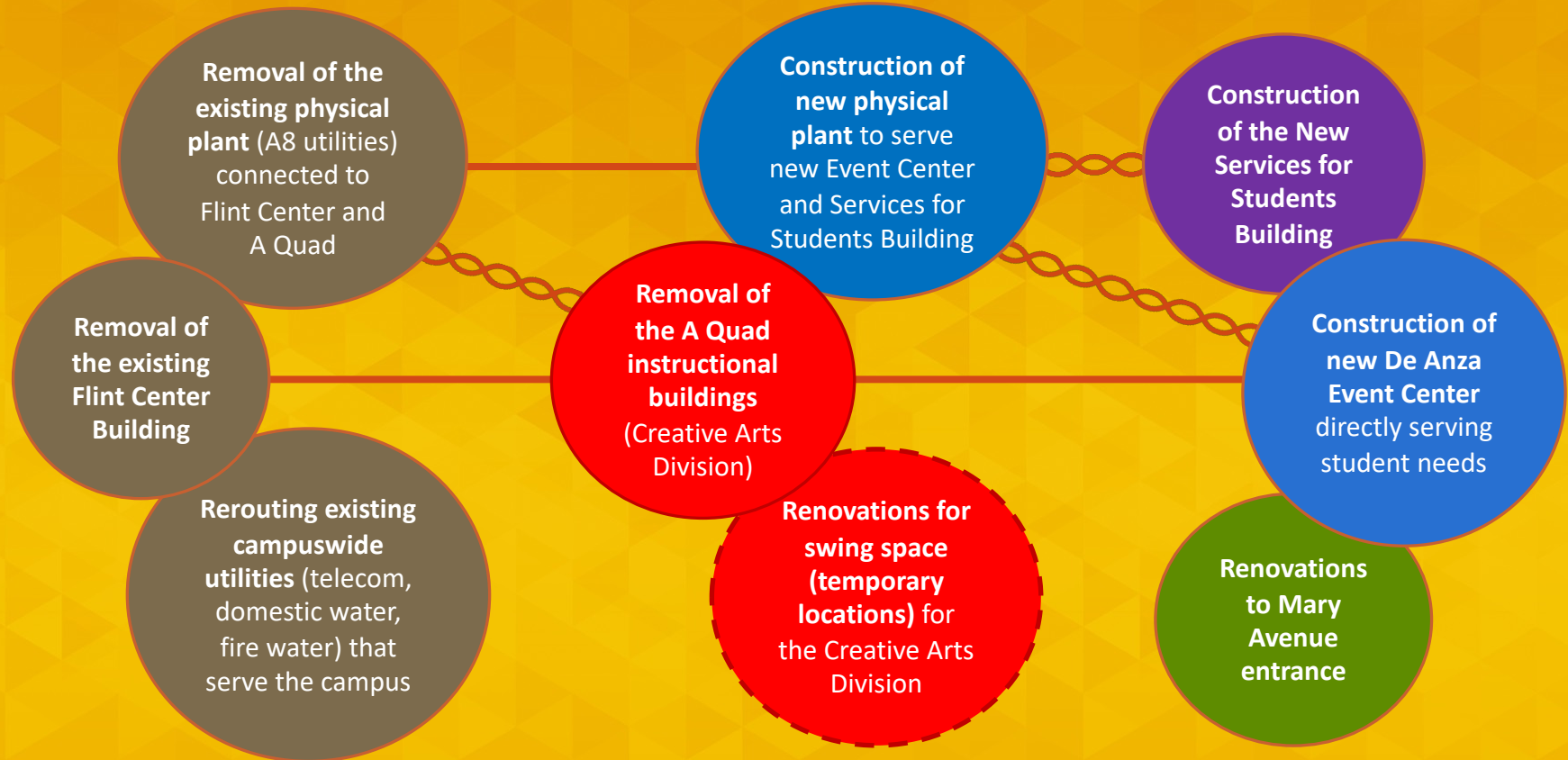


The MegaProject: Construction-Related Bond Activities

- Removal of existing **Flint Center** building
- Rerouting existing **campuswide utilities**, including telecom and water systems for drinking and fire suppression
- Removal of **A Quad** instructional buildings
- Renovations for **swing space** for **Creative Arts Division** during construction
- Removal of **existing physical plant (A8 utilities)** connected to **Flint Center** and **A Quad** buildings



The MegaProject



MegaProject Progress to Date

- **Nov. 1, 2021:** Board of Trustees approves “design-build” as the **construction** delivery method for **Event Center** and new **Services for Students Building**
- **Feb. 14, 2022:** Board of Trustees approves agreement and fees for the programming architect, LPAS Architecture + Design, for the **Event Center**, **Services for Students Building** and **Creative Arts** relocation
- **Feb. 28, 2022:** Programming kickoff with district and LPAS Architecture + Design team
- **March 22, 2022:** Programming kickoff with **Creative Arts** Division
- **April 8, 2022:** Site walk for **Creative Arts** Division
- **Mid-April 2022:** Outreach through shared governance for volunteers to serve on stakeholder subgroup of Campus Facilities Committee
- **April 27, 2022:** **Creative Arts** relocation program overview
- **May 9, 2022:** Site walk for new **Services for Students Building** – preliminary review of existing program spaces

MegaProject Progress to Date

- **June 1, 2022:** De Anza **Event Center** programming stakeholders' meeting
- **June 2, 2022:** **Creative Arts** existing space analysis review
- **June 15, 2022:** De Anza **Event Center** programming stakeholders' meeting
- **June 21, 2022:** Site walk for new **Services for Students Building** – review existing program spaces
- **July 11, 2022:** Board of Trustees approves agreement with architect/engineering consultant team for site **utilities** evaluation study
- **July 11, 2022:** Board of Trustees approves market analysis for **Event Center** – approximate schedule August 2022 through March 2023
- **July 13-Oct. 18, 2022:** Meetings with each program proposed to be in the new **Services for Students Building**
- **July 22, 2022:** Site walk and on-site review with consultant team
- **Aug. 30, 2022:** **Event Center** market analysis kickoff meeting

MegaProject Progress to Date

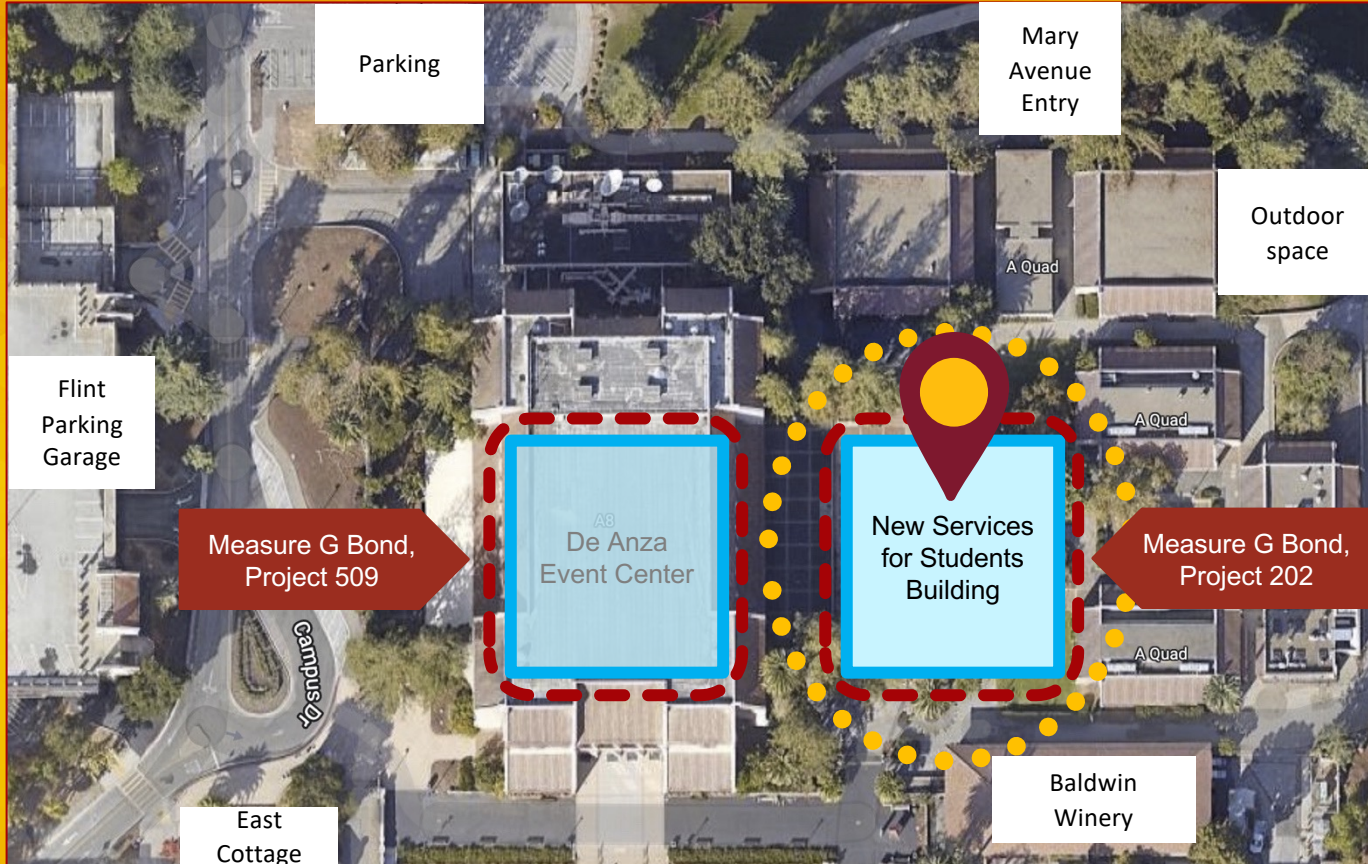
- **Sept. 9-27, 2022:** **Engagement plan** development, including with De Anza Associate Vice President for Communications and External Relations
- **Sept. 19, 2022:** Meeting with De Anza president and senior staff to present high-level budget and instructional space options for **Event Center**
- **Sept. 24, 2022:** Preliminary reports for the site **utilities** evaluation study delivered to district
- **Sept. 30, 2022:** Meeting with **Creative Arts** Division to present options for **swing space**
- **Oct. 14, 2022:** Site walk with **Creative Arts** Division to review **swing space** options
- **Oct. 20, 2022:** Review of site **utilities** evaluation study report by district and meeting with consultant team - ongoing
- **End of October 2022:** Interview portion of **Event Center** engagement plan begins
- **December 2022:** Begin budget and schedule analysis for **Services for Students Building**

Services for Students Building

Measure G Bond Program Project 202



New Building Sites



Engagement Plan – Services for Students Building

- **Meetings with each program** to collect detailed, specific information about needs
- **Survey for input** from the campus community – coming soon



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

Project 202 – Services for Students Building Budget

Project Description

Remove and replace original Creative Arts buildings to better serve student needs; replace physical plant buildings attached to Flint Center and A Quad buildings – including heating, ventilation and air conditioning (HVAC) system and electrical distribution equipment

Cost Status	
Budget Group	Budget
Construction	\$48,365,941
Contingency	\$7,117,396
Design	\$6,955,637
Furniture, Fixtures and Equipment	\$647,036
Planning and Programming	\$1,617,590
Totals	\$64,703,600

Next Steps for Services for Students Building

- Review locations and **finalize locations** for the **swing space** for **Creative Arts**
- Analyze **budget impact** for **swing space**
- Review budget for new **Services for Students Building** and identify remaining budget the **swing space** for **Creative Arts**
- Recognize and reconcile **budget constraints**
- Finalize **programming scope** for new **Services for Students Building** and **Creative Arts swing space**
- Finalize **budget** for new **Services for Students Building** and **Creative Arts swing space**
- Complete **programming phase** with criteria documents
- Develop **construction documents** for **swing space** options

Preliminary Schedule Provided by District Facilities and Operations

Project 202: Services for Students Building – includes Creative Arts swing space, new micro plant, Mary Avenue entry, new Services for Students Building and associated demolition and utilities

Phase 1 (Performance Arts and Faculty Relocations)	Timeline
Programming	Current-Winter 2023*
Design	Winter-Summer 2023*
Procurement	Spring-Summer 2023
Construction/FFE Installation	Summer 2023-Winter 2024**
Move In	Summer 2023-Spring 2024

Phase 2 (Arts Relocations)	Timeline
Programming	Current-Winter 2023*
Request for Proposal/Architect Selection	Winter-Summer 2023*
Design	Spring-Fall 2023
Authorities Having Jurisdiction Approvals	Fall 2023-Winter 2024**
Procurement	Winter-Spring 2024**
Construction	Summer 2024-Winter 2025***
Move In	Winter-Spring 2025***

Note: These schedules are preliminary and will be confirmed once final swing space locations are identified

*Winter 2023 includes December 2022-March 2023

**Winter 2024 includes December 2023-March 2024

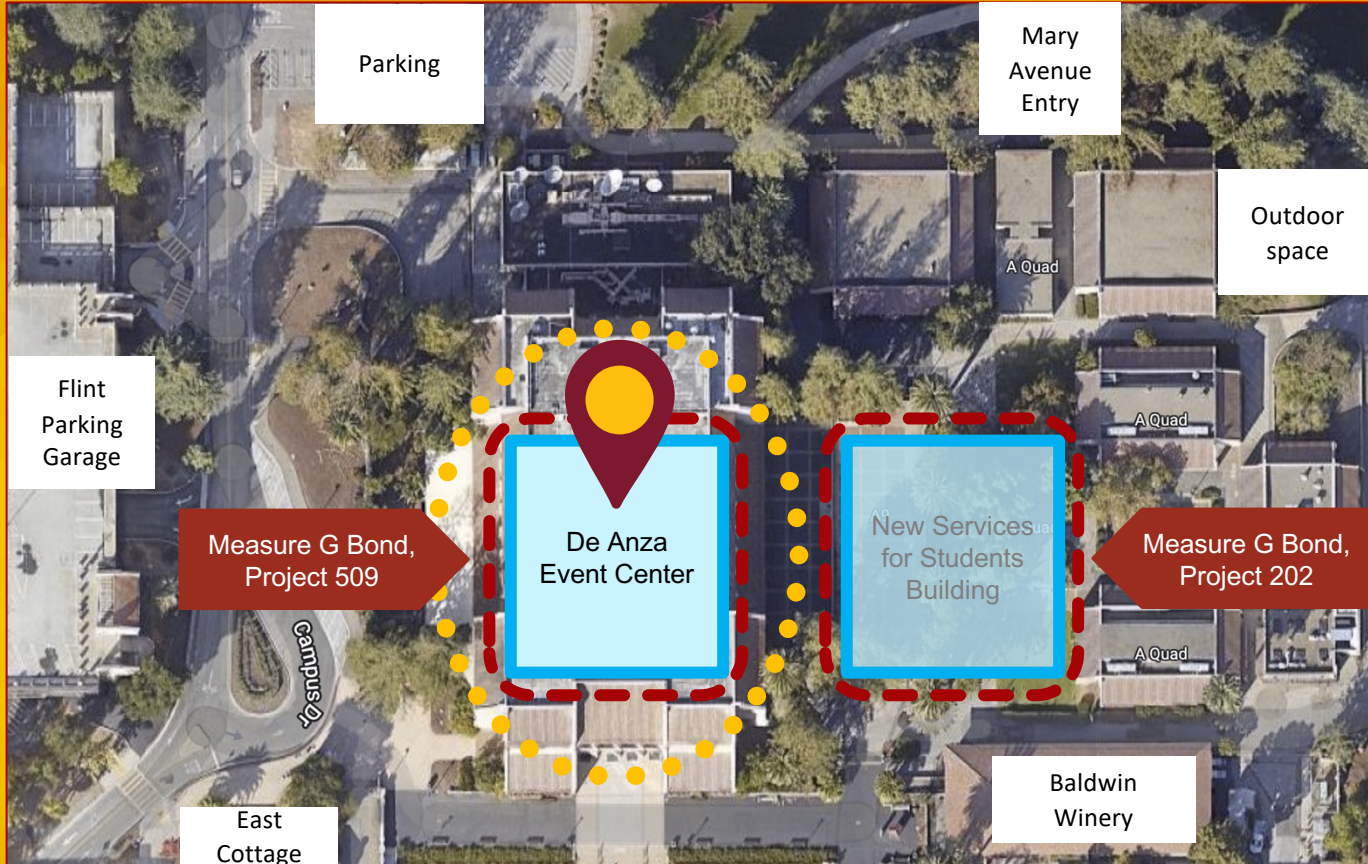
***Winter 2025 includes December 2024-March 2025

De Anza Event Center

Measure G Bond Program Project 509



New Building Sites



Engagement Plan – Event Center

In consultation with De Anza's AVP of Communications and External Relations, developed an extensive plan to obtain feedback from college community members. Consultants will use, as appropriate:

- **Individual interviews**
- **Focus groups**
and
- **Surveys**

utilizing existing college and district structures when possible.



Engagement Plan – Event Center

Points of Engagement Include

De Anza College

Academic Senate
Artistic Expression Village
Campus Facilities Committee
Classified Senate
College Council
College Operations
Community Education Division
Creative Arts Division
De Anza College Commission
De Anza Student Government (DASG)
Office of Communications
President Holmes and Senior Staff

Community

Cupertino Arts Commission
Cupertino Chamber of Commerce
Executive Director, Board and Members
Cupertino City Council
Cupertino City Manager and Economic Development Director
Cupertino Rotary Club
Local arts organizations
Local education leaders
Santa Clara County Supervisor Joe Simitian
Sunnyvale Chamber of Commerce

Sunnyvale City Council
Sunnyvale Rotary Club
Sunnyvale Vice Mayor
VPAC renters

District

Trustees
Chancellor Miner and Cabinet
Facilities and Operations Executive Director and Department
Foothill-De Anza Foundation
Foothill College, Smithwick Theater coordinator

The district consultants will conduct **two open meetings** in January – one for the **college community** and one targeted to the **broader community**.

Engagement and Market Analysis

- Engagement with **students, other campus stakeholders** and **community members**
- Collect data through **market analysis**
 - Existing needs, goals and vision
 - Partners involved and relationships between functions and infrastructure
 - Lessons from similar projects
 - Positioning and resources needed for long-term success



Project 509 – Event Center and Utility Relocation Budget

Project Description

Construct new De Anza Event Center; project includes planning and implementation of utilities relocation, Flint Center demolition, site preparation and construction of new facility and all utilities.

Cost Status	
Budget Group	Budget
Construction	\$76,042,278
Contingency	\$11,190,168
Design	\$10,935,846
Furniture, Fixtures and Equipment	\$1,017,288
Planning and Programming	\$2,543,220
Totals	\$101,728,800

Event Center Budget Examples

Building construction
budget:
\$50-55 million

	Flexible Space	Theater Space	
A. Construction Estimate: \$110,050,000	25,000 ASF	1,800 seats 46,000 ASF	Total ASF: 71,000 sf Total GSF: 110,050 sf
B. Construction Estimate: \$84,000,000	10,000 ASF	1,800 seats 46,000 ASF	Total ASF: 56,000 sf Total GSF: 84,000 sf
C. Construction Estimate: \$74,400,000	25,000 ASF	1,000 seats 23,000 ASF	Total ASF: 48,000 sf Total GSF: 74,400 sf
D. Construction Estimate: \$51,150,000	10,000 ASF	1,000 seats 23,000 ASF	Total ASF: 33,000 sf Total GSF: 51,100 sf
E. Construction Estimate: \$52,700,000	25,000 ASF	500 seats 9,000 ASF	Total ASF: 34,000 sf Total GSF: 52,700 sf

Square footages, seat counts and costs shown here are preliminary estimates

Next Steps for Event Center

- Analyze data and determine scope based on **market analysis**
- Recognize and reconcile **budget constraints**
- Finalize **programming scope**
- Finalize **budget**
- Complete **programming phase** with creation of criteria documents
- Refine construction **schedule**



Schedule Provided by District Facilities and Operations

Project 509: De Anza Event Center – includes relocation of utilities, demolition of Flint Center, new Event Center building and associated utilities

Relocation of Telecom Utilities	Timeline
Design	Current-Winter 2023*
Procurement	Spring 2023
Construction	Summer 2023-Winter 2024**

Relocation of Other Utilities and Flint Demolition	Timeline
Programming	Current-Spring 2023
Request for Proposal/Architect Selection	Winter-Spring 2023*
Design/Demolition	Spring-Fall 2023
Authorities Having Jurisdiction Approvals	Fall 2023-Winter 2024**
Procurement	Winter-Spring 2024**
Utilities and Flint Demolition Construction	Spring-Fall 2024
Projected Event Center Construction Start	Fall 2026
Projected Event Center Opening	Spring 2029

Note: These schedules are preliminary and will be confirmed once utility investigation is completed and market analysis is received

Questions?

deanza.edu/measure-g



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Presentation by Pam Grey, Vice President, Administrative Services

Jennifer Mahato, Director, College Operations

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