



# BAKERSFIELD COLLEGE

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Facilities Master Plan Update  
Spring 2018







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In the early 1900s, our people had a dream, a shared goal and a vision, to make the Central Valley a place of opportunity and unbelievable growth, and they did it. In 1913, a then-isolated and relatively small community decided to open a college campus that initially served only 13 students. I can't help but think about the generations that have followed and how beneficial a local community college has been to transform the place we call home.

In the 1950s, a forward-thinking generation of leaders had the awareness that Bakersfield and our neighboring cities would continue to grow. Because of this demand, the decision was finalized to grow the college, and by 1956, Bakersfield College up on the hill was ready. This was a forward-looking campus designed with modern architecture and state-of-the-art education. Sixty years later, many things have changed – but one constant piece that remains is that the community realizes that the return on investment of Bakersfield College is huge.

A wise Winston Churchill once said, "*We shape our buildings, and afterwards, our buildings shape us.*" With this profound statement, he meant that architects create facilities, but those complex creations of rock, and wood, and walls create an environment that will affect each person who resides there. The new facilities explored in this document will help us reshape our campus, allowing Bakersfield College to continue an outstanding

tradition of excellence – one that continually improves, educates, inspires, and enhances our students' lives for the next fifty years and beyond.

The recent campaign and work to bring this vision to life has been the passionate work of many minds and many hearts. Thank you for dreaming big and being bold in your decisions.

Today begins a new chapter of history at Bakersfield College and I am honored to say thank you for being a part of it.



Dr. Sonya Christian  
President, Bakersfield College



# ACKNOWLEDGMENTS

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# INTRODUCTION AND PROCESS

## How we got here

With the passing of Measure J, approved by California voters in November of 2016, AECOM-Parsons partnered with Bakersfield College to update the Facilities Master Plan. Through careful collaboration to restore and celebrate the accomplishments of the College's past while embracing its future, a strategy was established to expedite the design and construction for projects at the Panorama, Delano, and rural campuses. The team examined the available funding sources including the remainder of Measure G, the full Measure J, and select State Funds to maximize value for the Master Plan as a whole.

By analyzing the needs of students, the College, and all its varied stakeholders, a provisional phasing sequence was planned, which allows for the least amount of disruption on campus while accelerating the development to bring the much needed transformation to reality. Total cost of ownership was crucial to the development process, not only taking into account the initial expenses for the new facilities or major renovations, but also including cost considerations for maintaining and operating the new facilities, as well as eventual capital renewal.

A series of parallel paths in a two-step process was developed and a provisional plan was built. The first path included a study of the funding strategy. With the understanding of the funding available, engaging discussion took place during workshops with each building user-group to

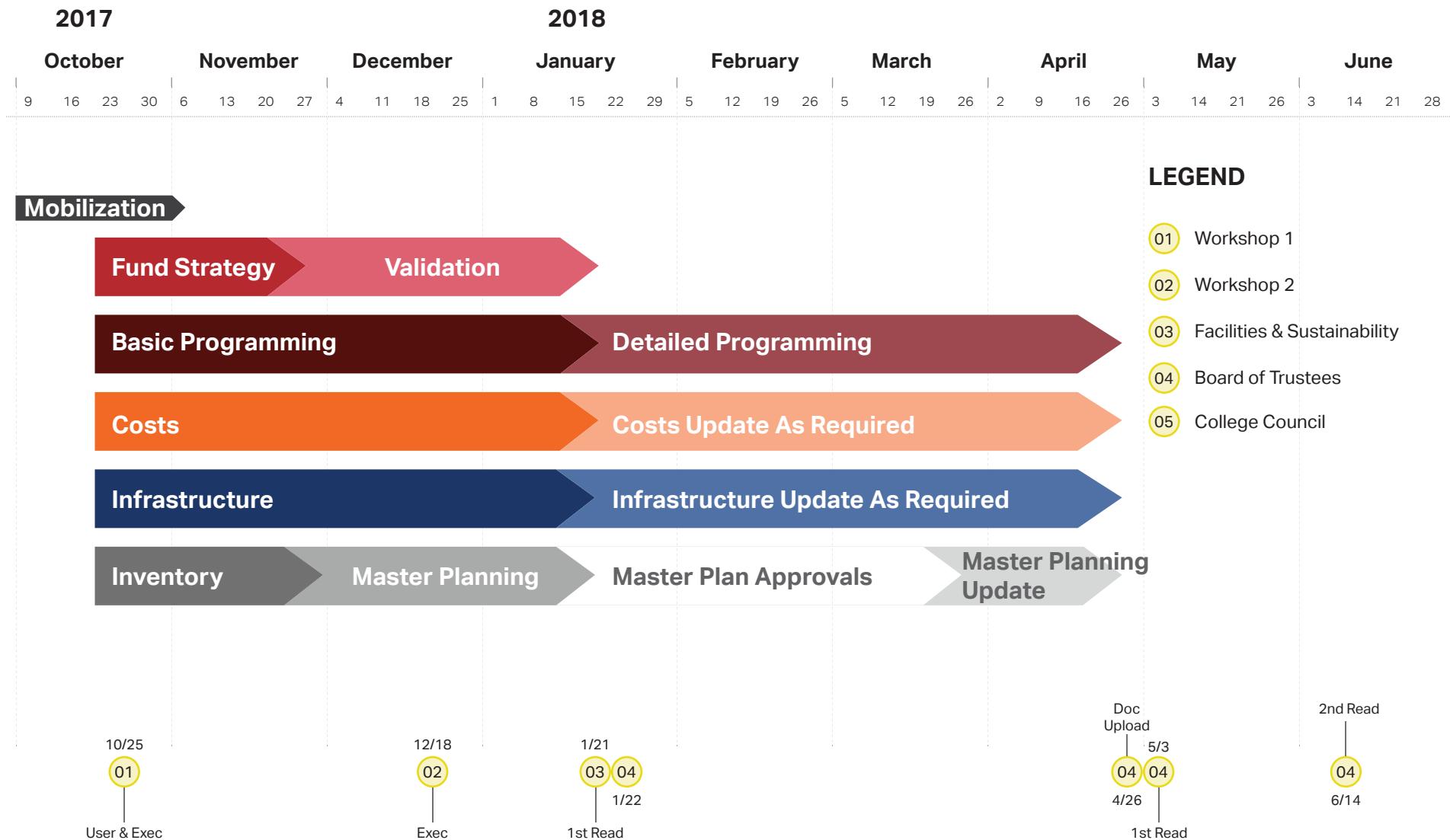
identify their program needs within the projects list. With a better understanding of the campus needs, the core team proceeded to develop high-level preliminary construction cost estimates and estimate escalation costs over the life of the bond. The last parallel path on the process to date was to work through the proposed scheduling of the projects, including design, agency review, construction, and move-in.

This two-step process starts with the first deliverable, this Facility Master Plan Update, providing a basic level of programming in order to meet the proposed accelerated schedule of development. This document will continue to evolve throughout the more detailed steps to come. The second is a more detailed look at the individual programs for projects that require a higher level of definition for advancing to the next phase of detailed design.

During the Master Plan process, the Total Cost of Ownership (TCO) is considered at a very high level with the understanding that a detailed and comprehensive TCO analysis will occur in the future detailed design phase for each project. TCO takes into account the initial expense of a new facility and/or major renovation as well as the operational and maintenance costs that accrue over a facility's lifespan. In addition, TCO also includes the cost of eventual capital renewal. TCO analysis is a part of the College's strategic plan to ensure that all new and renovated facilities are safe

and welcoming into the future.

In updating and improving the various facilities, Bakersfield College will continue its tradition of providing students, families, and our community with high-quality, affordable higher education and job training for generations to come.





## BAKERSFIELD COLLEGE TODAY

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## BAKERSFIELD COLLEGE IN 2024

\$407m\* First 6 Years  
\$67m\* 6 Years +

\* See page 12-13

425,000sf\* First 6 Years  
165,000sf\* 6 Years +

\* New Construction & Renovations

6 Years For all Accelerated Construction Projects

### BY THE NUMBERS

How have we optimized our community investment?

The passing of Measure J in 2016 provided Bakersfield College unprecedented access to approximately \$415 million in funding for capital projects. Optimizing this investment is a tremendous opportunity and relies on the alignment of several complementary factors:

- Prioritizing capital projects that align with the Educational Master Plan and will be the most transformative for students.
- Accelerating the project construction schedule to open new and renovated buildings as quickly as possible simultaneously while avoiding escalation cost.
- Leveraging multiple funding sources to maximize access to capital and extent of campus change.

The master plan schedule is divided into two distinct timelines - projects between 2018 and 2024, and projects 2025 and beyond. Using these timelines as the baseline for the master plan strategy results in the following metrics:

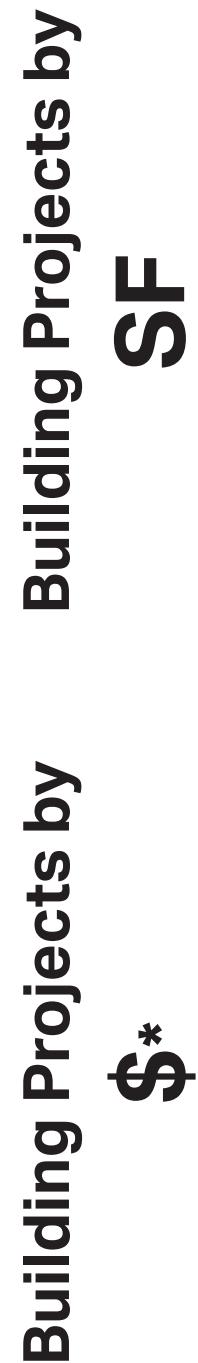
**Existing to Remain:**  
250,000 SF

**New Construction:**  
266,000 SF

**Renovation:**  
224,000 SF

**All Buildings on Campus: 740,000 SF**

\* Project costs shown are for the buildings only. Costs associated with other fees such as infrastructure, contingency, and financing are not included.



# \$66M

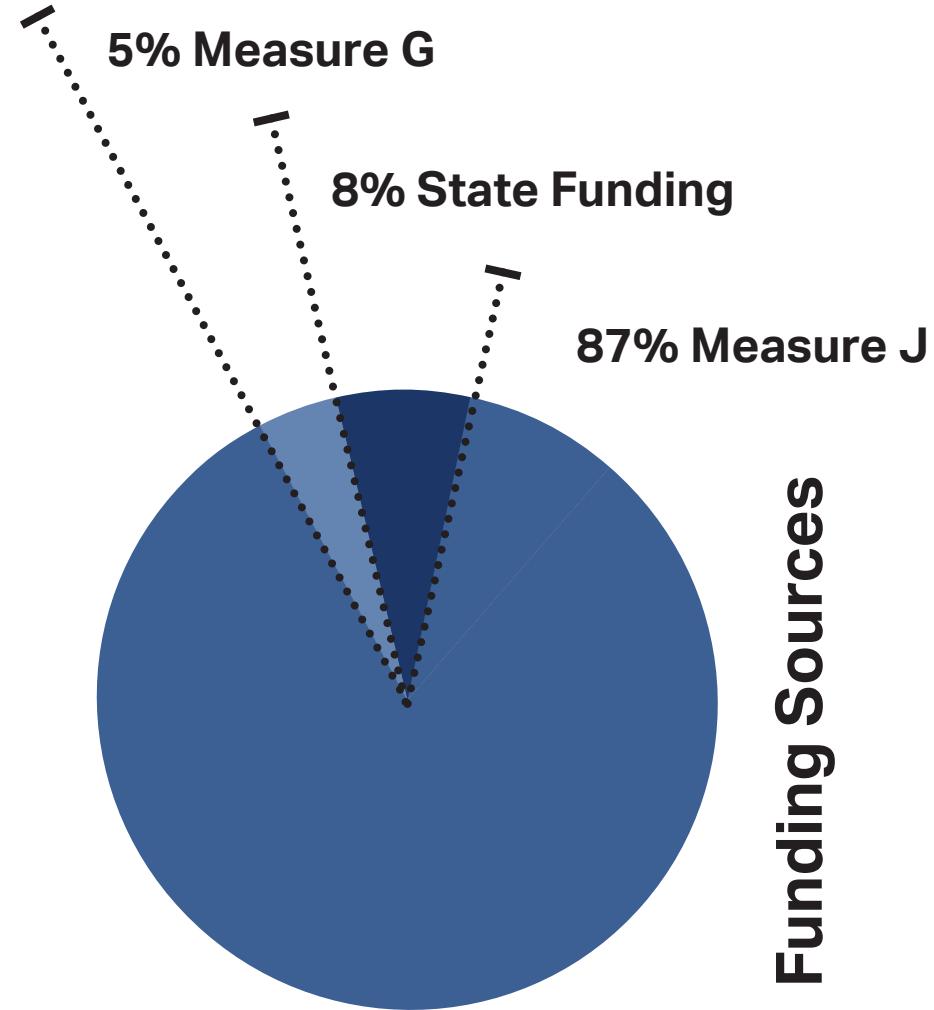
## Inflationary Savings

(Number provided by the District)

# 4 Years

## Reduced

To 6 years for all major construction projects



## ANTICIPATED INVESTMENT

How have we optimized our community investment?

### OUR ESTIMATE OF PROBABLE COST

<b>YEARS 2018-2024</b>	<b>On Campus Projects</b>	<b>Measure J</b>	<b>Measure G</b>	<b>State (Not escalated)</b>
Veterans Resource Center (VRC)	\$7,000,000	-	-	
Campus Center/ABC Building	\$10,159,336	\$24,840,664	-	
Campus Center Annex	\$8,000,000	-	-	
Welcome Center	\$8,000,000	-	-	
Center for Student Success	\$28,000,000	-	-	
Agriculture Building	\$20,000,000	-	-	
Science & Engineering Building (S&E)	\$65,000,000	-	-	
Combined Gym & Field House	\$63,000,000	-	-	
Memorial Stadium	\$12,500,000	-	-	
Family & Consumer Education Building	-	-	\$500,000	
New Surface Parking & Entrance to Campus	\$19,900,000	-	-	
Relocation of Multi-Purpose Athletic Fields	\$2,100,000	-	-	
Swing Space	\$12,200,000	-	-	
Demolition, Abatement & Landscape	\$3,680,500	-	-	
Surface Parking Repair	\$4,102,000	-	-	
Infrastructure	\$15,000,000	-	-	
Wireless Infrastructure	\$2,000,000	-	-	
Campus Signage	\$200,000	-	-	
<b>YEARS 2018-2024</b>	<b>Off Campus Projects</b>			
Arvin General Education Center	\$23,000,000	-	-	
Delano Learning Resource Center	\$15,258,000	-	\$12,705,000	
Shafter General Education Center	\$7,000,000	-	-	

OUR ESTIMATE OF PROBABLE COST				
		Measure J	Measure G	State (Not escalated)
<b>YEARS 2025+</b>	<b>On Campus Projects (Year 2030+)</b>			
Fine Arts Building		\$3,195,000	-	\$13,847,000
Language Arts Building		\$7,600,000	-	\$7,600,000
Humanities Building		\$7,250,000	-	-
Demolition, Abatement & Landscape		\$8,000,000	-	-
<b>YEARS 2025+</b>	<b>Off Campus Projects (Year 2030+)</b>			
Public Safety Building		\$20,000,000	-	-
<b>COMBINED</b>	<b>Program Costs</b>			
Other Program Costs (Placeholder, TBD by District)		\$10,000,000	-	-
Program Contingency		\$32,900,638	-	-
<b>TOTAL</b>	<b>\$477,939,810</b>	<b>\$415,045,474</b>	<b>\$24,840,664</b>	<b>\$34,652,000</b>
<b>Available Funds</b>		<b>\$415,045,474</b>	<b>\$24,840,664</b>	-

NOTES: The Project Cost is a high-level estimate of probable costs based on current program needs at the campus level. The cost as shown per project is the full Project Cost which includes Construction Costs (hard costs), Soft Costs (such as fees, project contingency, FF&E, permits, and other soft costs), and Escalation (to the midpoint of construction per the schedule). See additional definition on page 18.

Project cost is limited to the budget and requires additional detailed study/design. Adjustments may be required.

# ANTICIPATED PROJECT PHASING THROUGH 2024

What is the sequencing?

- The proposed schedule was built with an overall strategy for delivering the entire program at an accelerated pace while maintaining operations on campus, using existing buildings on campus as “swing space,” and considering market conditions for procuring and delivering construction projects. Accelerating the project construction schedule allowed for a significant amount of savings in escalation costs.
- Two projects, the Veterans Resource Center and Campus Center/ABC Building will be the first projects to break ground on campus. Starting construction during the summer allows us to establish project boundaries with the plan to complete all demolition prior to classes beginning in the fall.
- The best and most logical route of travel for labor and materials has been determined. Materials will be stored and brought to the site at night, large concrete pours will be conducted during off-peak hours or on weekends, and labor will flow along specific paths to minimize student disruptions.
- Our goal is to limit the impact which construction will have on the learning process and on campus activities.
- Procurement of construction is an important item for delivering the program at a faster pace, and the projects in the program are a mix of traditional Design-Bid-Build and alternative delivery methods such as Design-Build (D/B).
- There is not a “one-size-fits-all” approach for this as the projects are all unique in scale and complexity, therefore benefiting from customized procurement approaches.
- Another important consideration is how we best take advantage of the local and regional construction market. The blend of procurement methods along with the various level of needs allows both large and small/local or regional contractors to pursue projects that best fit their capabilities, thus taking best advantage of the market.

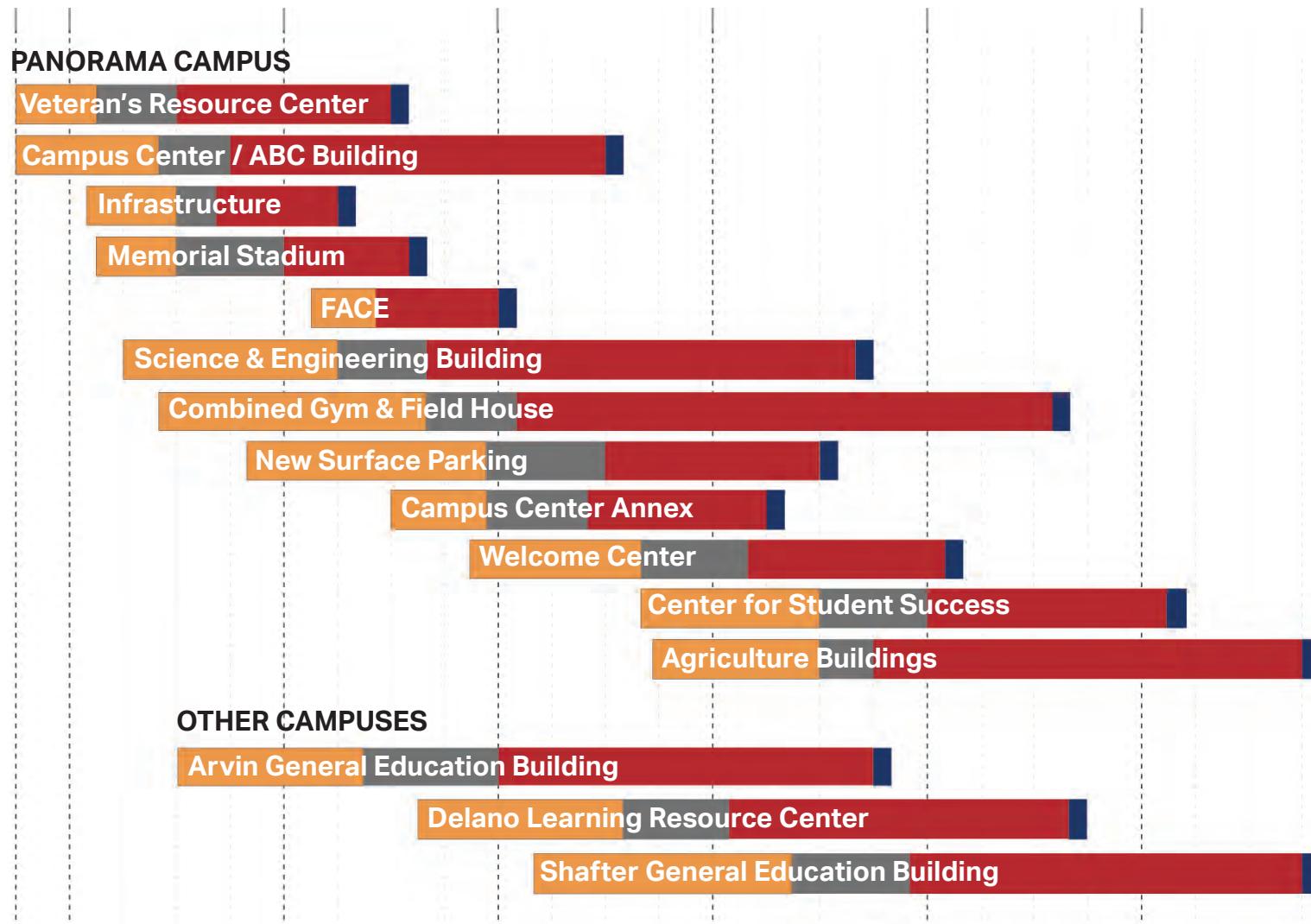
## LEGEND

- DESIGN PHASE**  
Design phase includes initial project programming, procuring the Architect, primary plans, preliminary approvals and working drawings.
- DSA APPROVAL**  
The Division of State Architect (DSA) is required to provide design and oversight on all Community Colleges. This process can range from 4 to 8 months.
- CONSTRUCTION PHASE**  
Construction phase includes bid & award, pre-construction site preparation and construction through site finishing and receiving certificate of occupancy upon completion.
- MOVE IN**  
Furniture and equipment are installed and brought into place. Any remaining finishes/touch up and final sign off completed.

NOTES:

1. Graph is not to scale.
2. Graph does not include year 2025+ projects.

2017 2018 2019 2020 2021 2022 2023 2024

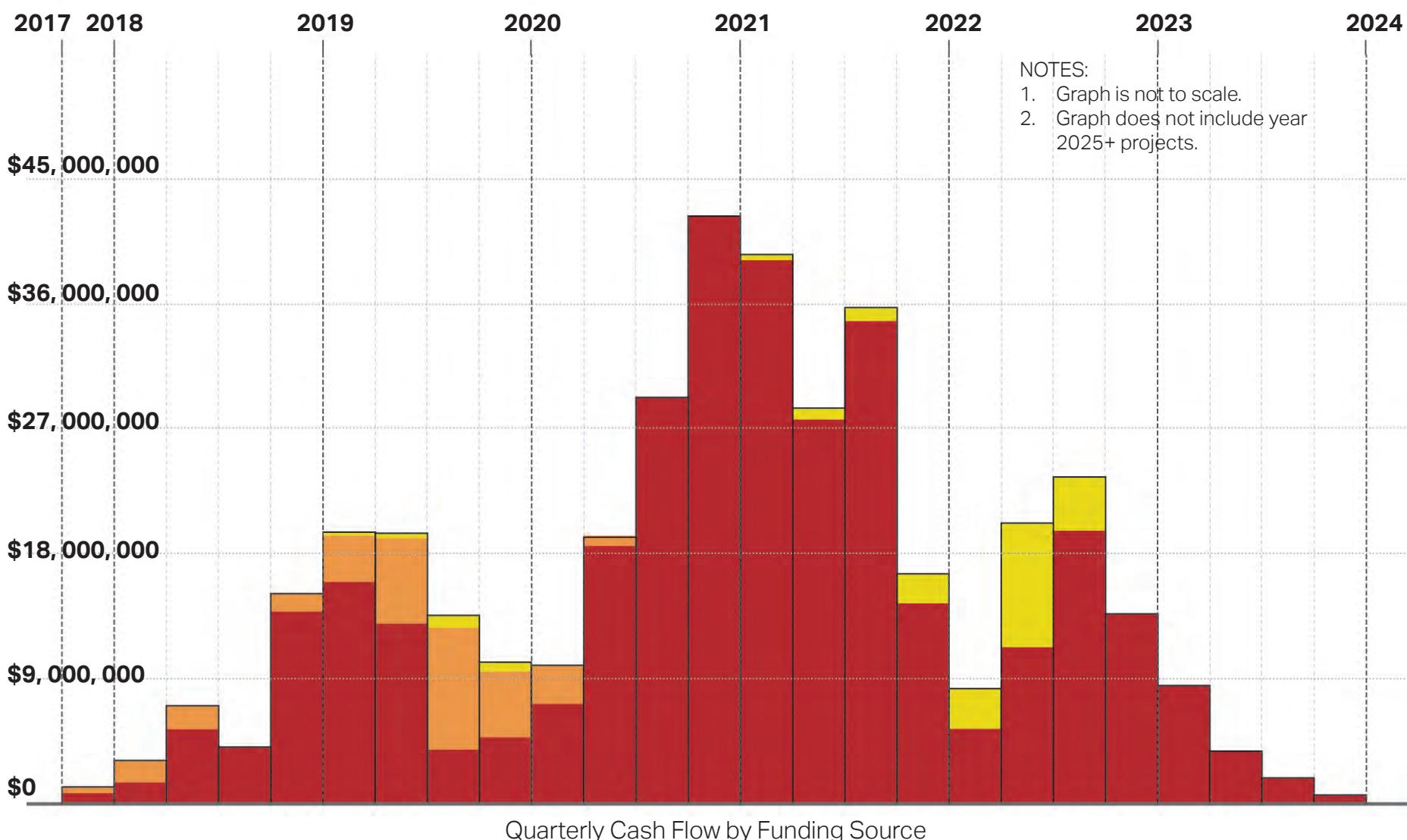


**LEGEND**

- █ MEASURE J
- █ MEASURE G
- █ STATE FUNDS

## ANTICIPATED QUARTERLY CASH FLOW THROUGH 2024

How much is being spent and when?



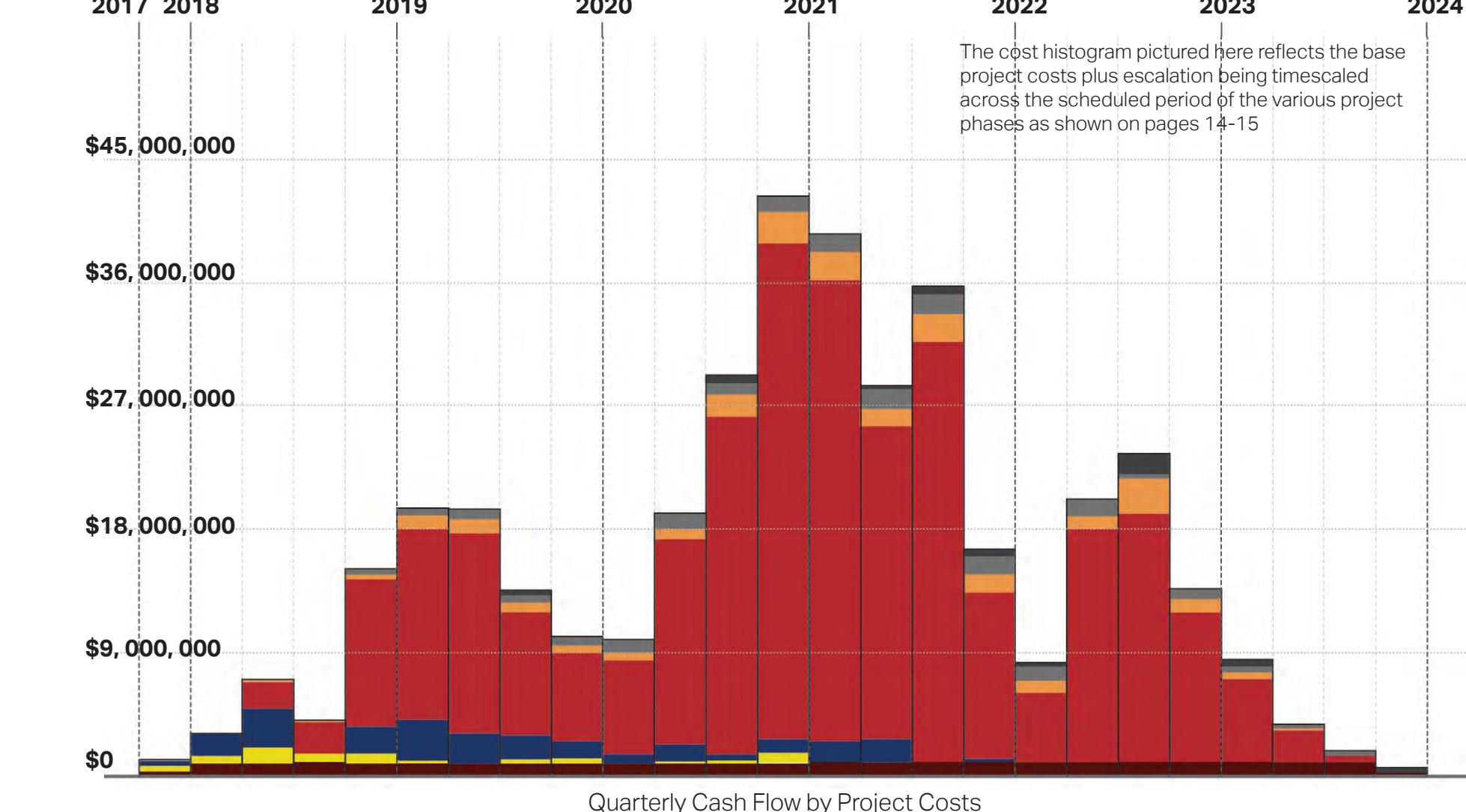
## LEGEND

### PROGRAM CONTINGENCY

Amount allocated for legal fees, audit, and other expenses.

### PRELIMINARY PLAN

Fees paid to AE firm for preparing preliminary drawings and any field investigation.



# PROJECT COST METHODOLOGY

Breaking down the cost of the projects

**Total Project Cost is defined as the cost of Construction or Hard Costs plus Soft Costs and Escalation**

### Construction or Hard Costs

Hard costs are often referred to as "brick-and-mortar costs," which include the actual physical construction of the building. These costs also cover the labor costs that go into the construction of a building. Other construction costs can include things like grading, site excavation, landscaping, and carpentry. Construction cost varies based on the complexity or type of building such as lab vs. classroom and new construction vs. renovation. The proposed construction costs herein are based on a cost per square foot consistent with the complexity and type of building and are generally based on a level of quality and durability consistent with a community college in this region.

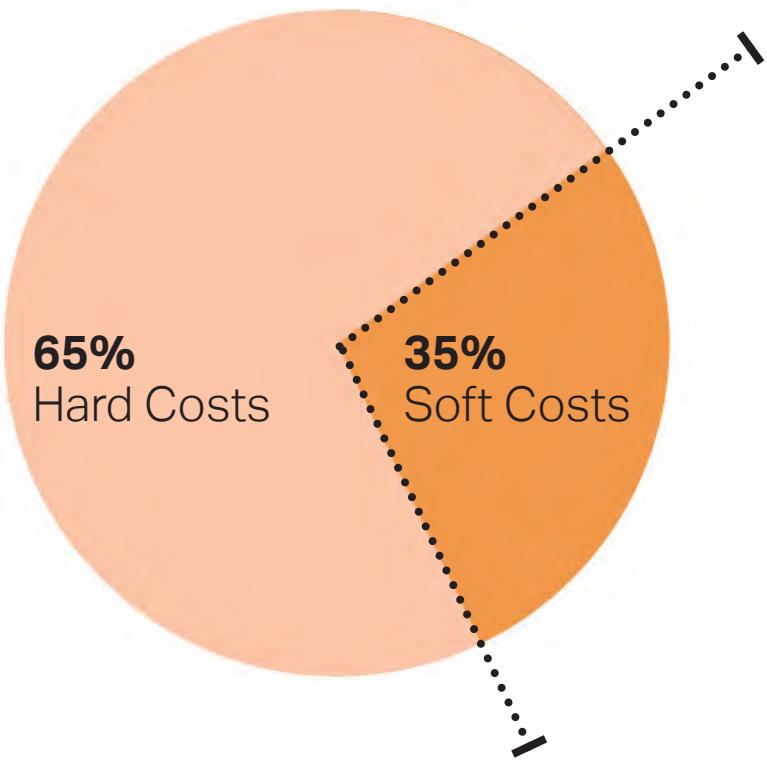
### Soft Costs

Soft costs are often less obvious than hard costs because they are often not visible. Soft construction costs are fees incurred in the construction of a building that are not directly related to labor and physical building materials. Typical soft costs include architecture, engineering, inspection, and accounting fees. Permits, taxes, and legal fees also fall into the category of soft costs. In general the soft costs include:

- Commissioning
- Furniture, Fixture & Equipment (FF&E)
- Technology Equipment
- Testing & Inspection
- Insurance
- Specialty Consultant - HazMat / GeoTech
- Permits & DSA Fee
- AOR - Architect & Engineer Design Fee
- Design Fee on Change Orders
- Program Management
- Project Management
- Move In Services

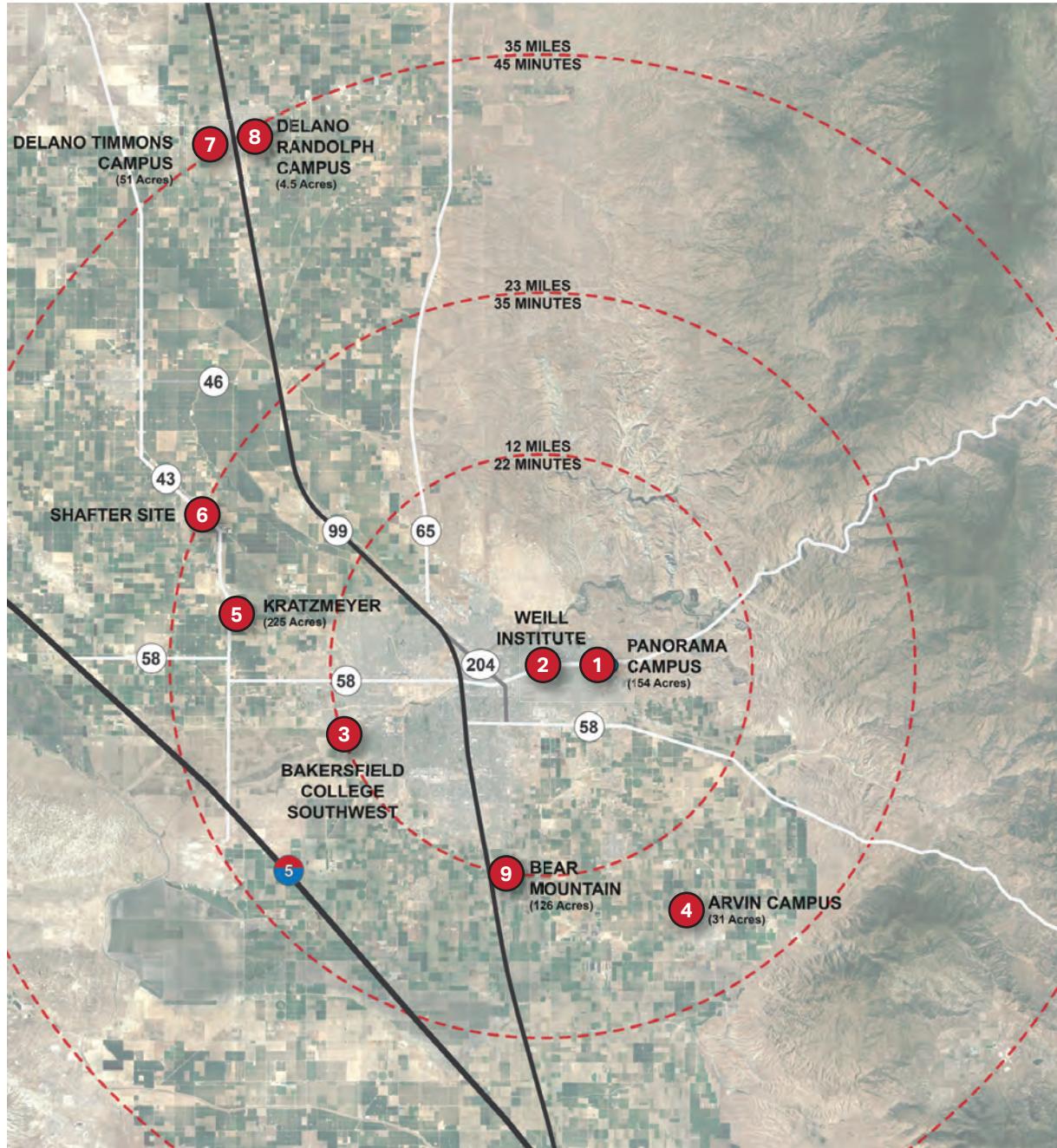
### Escalation

Building cost escalation refers to the anticipated increase, over a defined period, in the cost of constructing a building. Building cost increases usually occur as a result of market forces and reflect increases in the cost of labor/materials and higher levels of construction activity and general inflation. Escalation for this program is taken from the start of design to the midpoint of construction with an increase of 4% per year calculated year over year.



## Total Project Cost Breakdown

Escalation is taken from the start of design to the midpoint of construction with an increase of 4% per year calculated year over year.



## REGIONAL MAP

Bakersfield College Locations and Properties

Kern Community College District owns or leases several plots of land 40 miles or closer to the Panorama Campus. The graphic to the left shows the location of various sites and their proximity to the City of Bakersfield.

A portion of this land has already been transformed into satellite campuses, such as the Delano-Timmons Site. In alignment with Bakersfield College's Rural Initiatives, other sites have been slated for development such as the Shafter Site and the Arvin Site.

### Regional Map Key Plan #

1. Panorama Campus
2. Weill Institute
3. Bakersfield College SouthWest
4. Arvin Campus
5. Kratzmeyer
6. Shafter Site
7. Delano Timmons Campus
8. Delano Randolph Campus
9. Bear Mountain

NOTE: Numbers reflect approximate acreage.

# PANORAMA CAMPUS

Master Plan 2024

The map to the right is an illustration of the Panorama Campus in year 2024. The 154-acre campus will be transformed with 14 projects - a combination of new construction and renovations.

## Projects Key Plan #

1. Veterans Resource Center (VRC)
2. Campus Center/ABC Building
3. Welcome Center
4. Center for Student Success
5. Campus Center Annex
6. New Surface Parking Lot
- 6a. New Entry to Campus off Panorama
- 6b. Relocated Multi-Purpose Fields
7. Science & Engineering Building
- 7a. Renovated Science & Engineering Wing
8. Combined Gym & Field House
- 8a. New Beach Volley Ball Courts
9. Agriculture Building
- 9a. Agricultural Mechanics Shop
- 9b. Agricultural Green Houses
- 9c. Existing Urban Farm
10. Memorial Stadium
11. Family & Consumer Education

### NOTES:

1. Plans do not include year 2025+ projects.
2. Plans are not to scale.

## LEGEND

<span style="background-color: #666; border: 1px solid black; width: 15px; height: 15px;"></span>	EXISTING BUILDING
<span style="background-color: #F08080; border: 1px solid black; width: 15px; height: 15px;"></span>	RECENTLY RENOVATED BUILDING
<span style="background-color: #FFC000; border: 1px solid black; width: 15px; height: 15px;"></span>	NEW BUILDING
<span style="background-color: #A52A2A; border: 1px solid black; width: 15px; height: 15px;"></span>	RENOVATED BUILDING
<span style="color: green;">●</span>	EXISTING TREES
<span style="color: green;">●</span>	NEW TREES
<span style="background-color: #2ECC71; border: 1px solid black; width: 15px; height: 15px;"></span>	NEW FIELD
<span style="background-color: #9ACD32; border: 1px solid black; width: 15px; height: 15px;"></span>	EXISTING GREEN SPACE
<span style="background-color: #FFFF00; border: 1px solid black; width: 15px; height: 15px;"></span>	EXISTING FARM
<span style="background-color: #BDBDBD; border: 1px solid black; width: 15px; height: 15px;"></span>	SURFACE PARKING
<span style="background-color: #666; border: 1px solid black; width: 15px; height: 15px;"></span>	ROADS
<span style="background-color: #A9A9A9; border: 1px solid black; width: 15px; height: 15px;"></span>	SIDEWALKS



## DELANO-TIMMONS CAMPUS

### Master Plan

The 51-acre campus at the Delano-Timmons location will continue to evolve as regional educational needs expand. The new addition to campus will include a Learning Resource Center and landscaping. The map to the right is an illustration of the new Arvin campus location in the year 2024.

The mission of the Bakersfield College Rural Initiatives is to provide ready access to the high quality education necessary for our socially and ethnically diverse students to thrive in a rapidly changing world--whether they be vocational, transfer oriented, developmental, or some combination of these.

#### Projects Key Plan #

1. Existing Building
2. Existing Relocatable Building
3. Existing Parking
4. New Learning Resource Center (LRC)
5. New Parking



#### LEGEND

<span style="background-color: grey; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	BUILDING
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	NEW BUILDING
<span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	SIDEWALKS
<span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	ROADS

#### PROPERTY LINE



#### NOTES:

1. Plans are not to scale.

# ARVIN CAMPUS

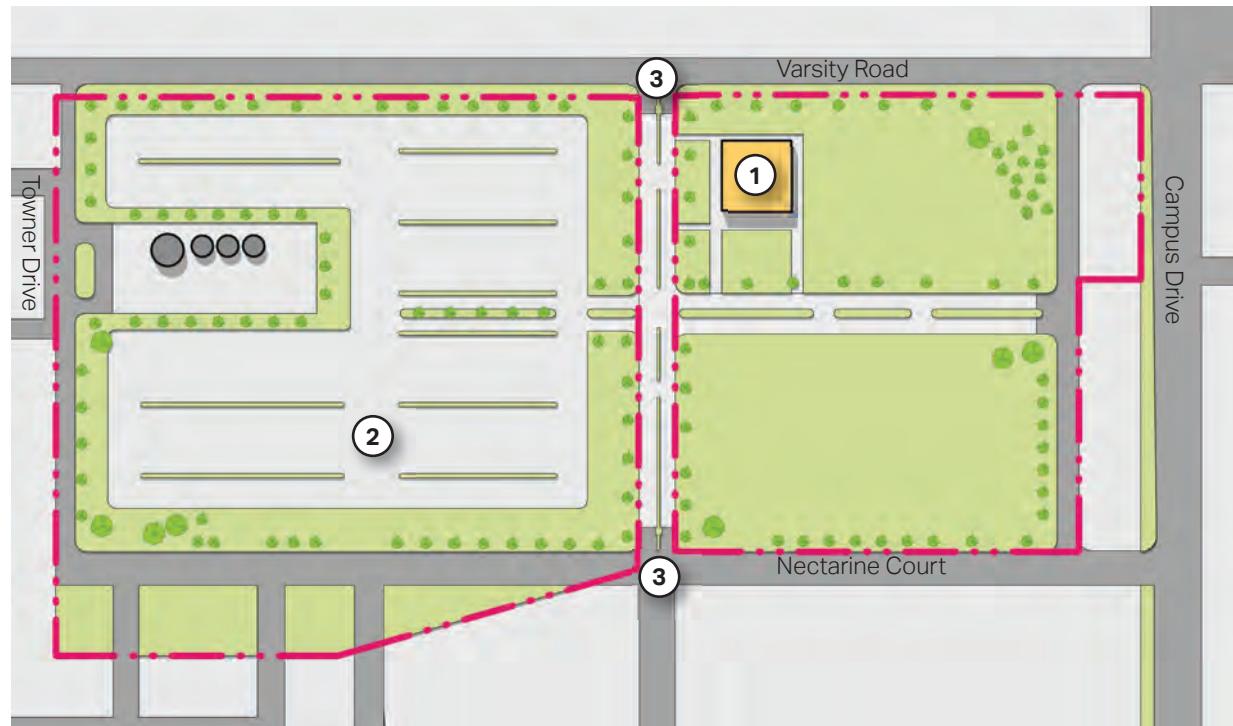
## Master Plan

The new 31-acre campus in Arvin will include a General Education Building, parking area, and landscaping. The map to the right is an illustration of the new Arvin campus location in the year 2024.

The mission of the Bakersfield College Rural Initiatives is to provide ready access to the high quality education necessary for our socially and ethnically diverse students to thrive in a rapidly changing world--whether they be vocational, transfer oriented, developmental, or some combination of these.

### Projects Key Plan #

1. General Education Building (GEC)
2. Parking
3. Gate Access Points



### LEGEND

<span style="background-color: grey; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	EXISTING BUILDING
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	NEW BUILDING
<span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	SIDEWALKS
<span style="border: 1px dashed red; display: inline-block; width: 10px; height: 10px;"></span>	PROPERTY LINE
<span style="color: green;">■</span> GREEN SPACE	
<span style="color: lightgrey;">■</span> SURFACE PARKING	
<span style="background-color: grey; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> ROADS	

### NOTES:

1. Plans are not to scale.

## ACCELERATED PROJECTS

The projects that will transform the college

The transformation of Bakersfield College begins with a combination of new facilities ranging from academic to co-curricular, as well as site improvements such as parking. These projects will occur over a timespan of approximately 6 years and will improve three campuses.

The following pages show an outline and dive deeper into each of the projects explaining the vision associated with the department, how it ties into the Educational Master Plan, the College need, and an overview of the space.

### NOTES:

1. Plans do not include year 2025+ projects.
2. Plans are not to scale.

## Improving our campus locations in just over six years' time.

### 1. Veterans Resource Center

This building will serve veterans both on and off the campus. The project is currently in design and will start construction soon.

### 2. Campus Center/ABC Building

This building will be the new campus center. The project is currently in design and will start construction soon.

### 3. Science & Engineering Building

This building is an all new academic facility consisting predominantly of flexible lab space and classrooms.

### 4. Agriculture Buildings

This project is an academic area, consisting of four separate, newly-constructed facilities: one main building, a shop, and two greenhouses.

### 5. Combined Gym & Field House

This is a combined facility that houses functions for both the gym and field house. It is partially a renovation and partially new construction.

### 6. Memorial Stadium Upgrades

This project is a series of updates to the existing stadium and a reconfiguration of the track and field.

### 7. Welcome Center

This project seeks to create a "front door" for the campus. The renovated building will house various student services, particularly those aimed at incoming students.

### 8. Center for Student Success

This project seeks to create a central study and classroom area on the campus.

### 9. Delano Learning Resource Center

This project is located on the Delano Campus and is a new facility that will consist of classrooms, a library, and offices.

### 10. Arvin General Education Center

This project will be located on the newly established Arvin Campus. The new facility will consist of classrooms, a library, and offices.

### 11. Parking & New Entry to Campus

Site improvements on the Panorama Campus, including a surface parking lot and a vehicular entrance off of Panorama Drive.

### 12. Family & Consumer Education Building

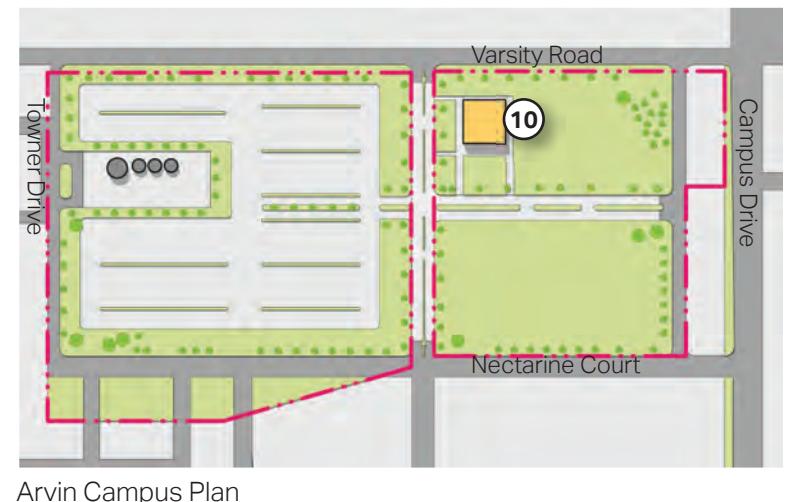
Interior improvements and IT upgrades to the existing Family & Consumer Education Building.

## LEGEND

<span style="background-color: #666; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	EXISTING BUILDING	<span style="background-color: #9ACD32; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	EXISTING GREEN SPACE
<span style="background-color: #F08080; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	RECENTLY RENOVATED BUILDING	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	EXISTING FARM
<span style="background-color: #FFC080; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	NEW BUILDING	<span style="background-color: #D3D3D3; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	SURFACE PARKING
<span style="background-color: #A52A2A; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	RENOVATED BUILDING	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	ROADS
<span style="background-color: #9ACD32; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	EXISTING TREES	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	SIDEWALKS
<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	NEW TREES		
<span style="background-color: #228B22; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	NEW FIELD		



Panorama Campus Plan



## VETERAN'S RESOURCE CENTER

Serving veterans in the community



### Program Summary

Total SQFT (GSF)	4,715 sf
Projected Cost	\$7,000,000

### Start Date

**Fall 2018**

### Move-In Date

**Fall 2019**

### NOTES:

1. Cost shown is escalated and is the total project cost.
2. Square footages listed are the maximum amount that can be bought given the budget.

**Bakersfield College is an approved institution of higher learning for the training of veterans.**

### Vision

The Veterans Resource Center is committed to establishing a supportive environment and a welcoming campus culture for all veteran students along with their dependents. We understand that post-military, the transition to student life can be personally challenging, yet rewarding. We are grateful to our veterans for their service to our country, and are dedicated to providing the services needed to navigate this transition. We know that with the right environment and intentional services emphasizing academics, camaraderie, and wellness, all veterans can successfully complete their educational goals at Bakersfield College.

### Educational Master Plan Context

**With a more than 60% increase in the student veteran population on campus in just four years, it is critical to have the right support services available to our veterans during their educational journey.** The Veterans

Resource Center will enhance the unique learning experience of returning veterans by offering a space, which fosters comradery and familiarity while navigating college and readjusting to civilian life.

### Campus Need

The Panorama campus was built in 1956 and since that time, we have experienced tremendous growth in both overall student population and the number of student Veterans that we serve. Bakersfield College has received remarkable support from our community through the passing of Measure J and the Veterans Resource Center is the first of many projects we look forward to starting for our students and the future transformation of our campus.

### Project Proposal

The project proposal is for a remodel of the existing Finlinson Center with two additions to the main building and new accessible parking. The Veterans Resource Center will be complete with space for a veterans lounge, advising, computer lab, study space, and more.



#### **Depiction of Building**

This is a rendering showing the future Veterans Resource Center from the south.

Image courtesy of IBI Group.



#### **Depiction of Building**

This is a rendering showing the future Veterans Resource Center from the east.

Image courtesy of IBI Group.

# CAMPUS CENTER/ABC BUILDING

Serving our students on campus



## Program Summary

Total SQFT (GSF)	67,336 sf
Projected Cost	\$35,000,000

## Start Date Move-In Date

**Winter 2018**  
**Fall 2020**

## NOTES:

1. Cost shown is escalated and is the total project cost.
2. Square footages listed are the maximum amount that can be bought given the budget.

## Vision

The Campus Center/ABC Building will be a hub of important activities and locations for students and administration including modernized spaces for Student Government, improved spaces for meeting rooms and conference areas, and a new food court and courtyard that encourages a campus sense of community and interaction among the students and faculty.

## Educational Master Plan Context

**The number of new student enrollments is projected to continue increasing; therefore planning must involve developing a long-term vision as well as meeting short-term goals.**

The opportunity to plan for facilities that better serve both the instructional and support services at the College was very important while looking at the Campus Center. Updating this location is an opportunity for overall improvement of services at the College while also improving the space where students gather, where students enjoy the campus, and where students experience daily interactions and extra enrichment on campus.

## Campus Need

The campus has grown monumentally resulting in extra daily foot traffic through campus. The current cafeteria is outdated and the Food Services department has resorted to bringing outside food trucks and vendors on campus to meet current demand during peak service times. The bookstore

**BC embraces a commitment to provide a holistic education that develops curiosity, inquiry, and empowered learners.**

will benefit greatly from an updated layout and larger retail space giving students a more enjoyable experience to purchase the books and essentials they might need. The extra space in the upper levels of the new construction plans will give the campus community much needed conference and meeting room space. The influx of students has resulted in a simultaneous influx of faculty and staff with needs for professional development, collaboration, and more. These new spaces are in demand and will greatly benefit the student experience and student success.

## Project Proposal

The project proposal is to create a three-story space which would house various student services and administrative needs. The new multilevel structure will provide conference space and meeting rooms to meet the rising demand of the campus community. Having both student government and administration in one central space will facilitate exciting collaboration in the future. A revitalized cafeteria and food services space will create a more comfortable environment for student fellowship and socialization on campus with easy access to an updated and larger campus bookstore.



#### Depiction of Building

View of conference area and breezeway entrance.

Image courtesy of Ordiz-Melby.

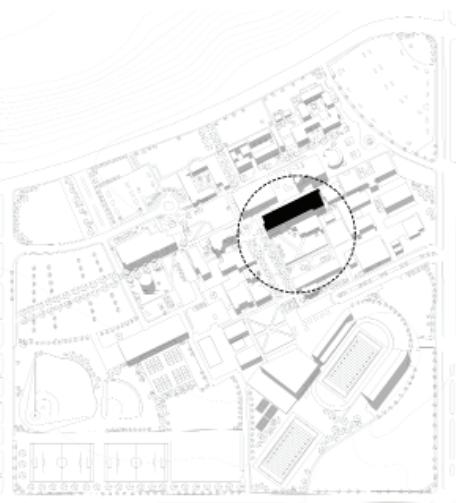


#### Depiction of Building

Aerial view of the new Campus Center.  
Image courtesy of Ordiz-Melby.

## SCIENCE & ENGINEERING BUILDING

Putting science and engineering at the forefront



### Program Summary

Total SQFT (ASF)	44,300 sf
Total SQFT (GSF)	68,300 sf
Projected Cost	\$65,000,000

### Start Date

**Fall 2019**

### Move-In Date

**Fall 2021**

### NOTES:

- Cost shown is escalated and is the total project cost.
- Square footages listed are the maximum amount that can be bought given the budget.

### Vision

Bakersfield College's Science, Technology, Engineering and Math (STEM) departments educate and inspires STEM students by providing rigorous educational opportunities that emphasize high standards and continuous improvement in science, technology, engineering, and mathematics to prepare students for transfer opportunities.

### Educational Master Plan Context

Per the Educational Master Plan, "**Bakersfield College experienced a 28% growth in enrolled Science, Technology, Engineering and Math students (STEM)**" in the first year of the STEM initiative, "*turning a Gateway into a Pathway to STEM Degrees for Hispanic and Low-Income Students in the Southern San Joaquin Valley.*" Assuming that FTES generation will follow past trends for the courses currently taught in the Science & Engineering Building, further growth and expansion of the program should be expected.

### Campus Need

Currently, these departments reside in a sub-standard building. Upon assessment by the College, it was found that the needed upgrades to the laboratory spaces would be cost prohibitive.

In order to continue meeting current and future student needs for both the Science and Engineering departments, an increase in the number of classrooms and laboratories is required.

**Hands on laboratory skills are a critical component for the development of a successful STEM student.**

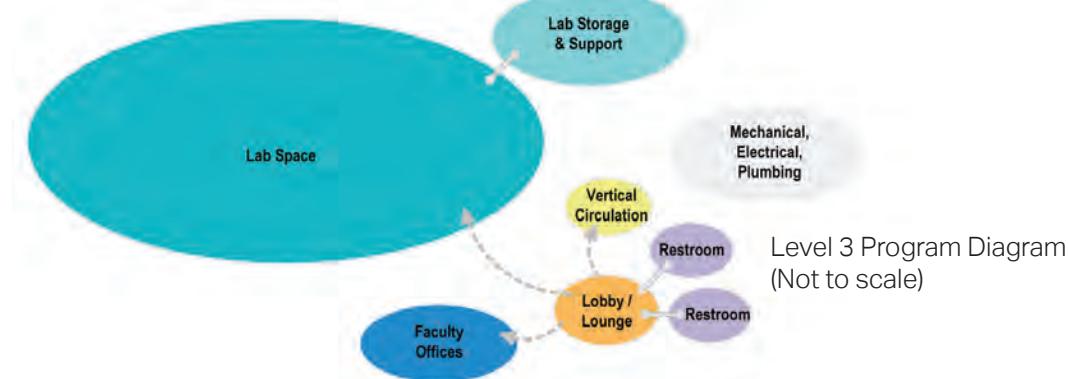
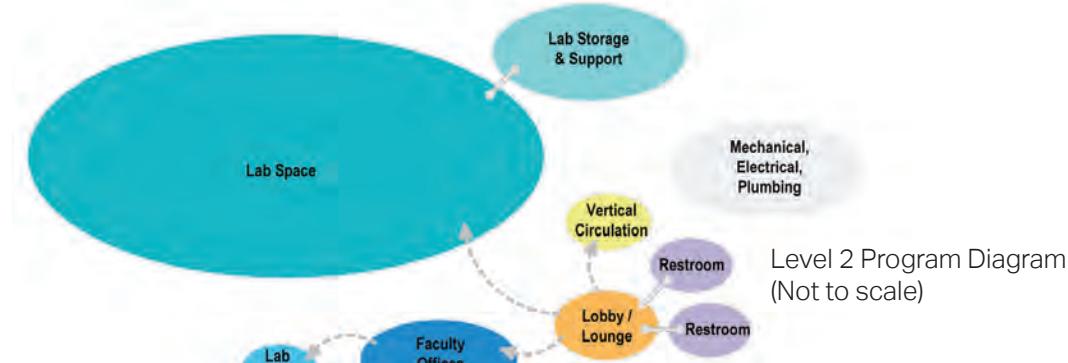
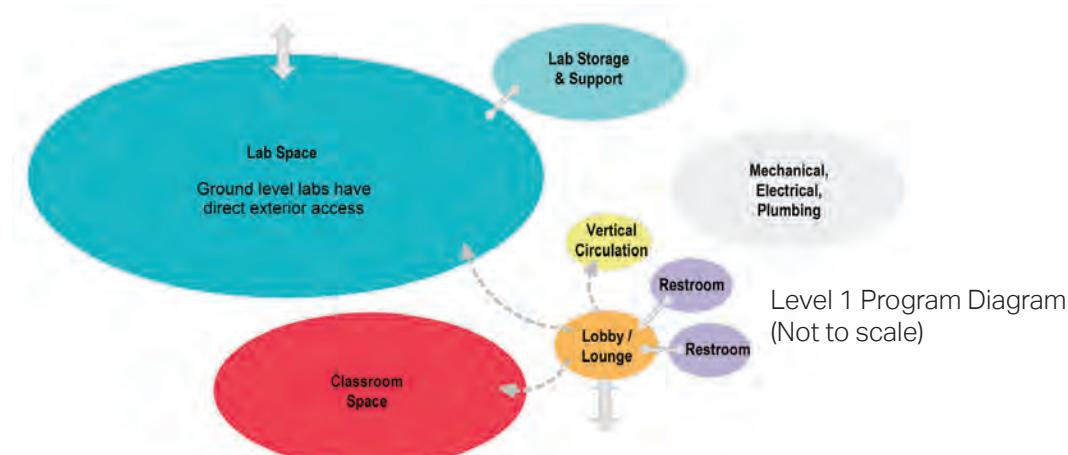
### Project Proposal

The project proposal is for a three-story building located plan north of the existing Science & Engineering Building. Locating the new building north of the existing structure would allow operations in the current Science & Engineering Building to remain untouched during construction of the new facility. The new building would consist of general classrooms, state of the art class laboratories (including a large robotics lab), and faculty work spaces.

The proposed program is based on a flexible module system. The base classroom or laboratory module have all the necessary hookups and utilities to function as either a lab or a classroom. Furniture and equipment would be flexible and reconfigurable to allow the College to change modules as needed to accommodate the department's needs. The function of the modules would change depending on the density or number of students in the space. This modular system would facilitate future growth and development and account for unforeseen changes in the department, such as the addition or subtraction of programs/curriculums.

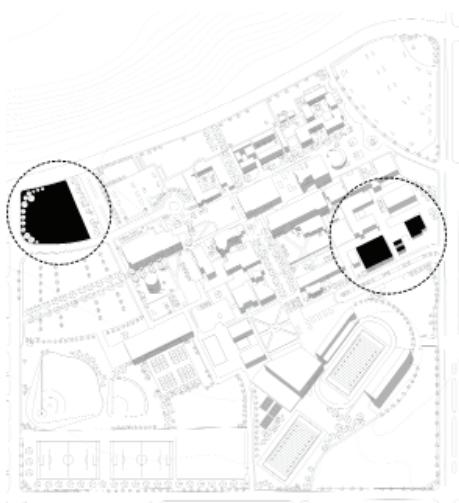
### Types of Labs

- Physics
- Geology
- Engineering
- Robotics
- Biology
- Microbiology
- Anatomy & Physiology
- Chemistry
- Organic Chemistry
- Interdisciplinary



# AGRICULTURE BUILDING

Cultivating an appreciation for agriculture



## Program Summary

Total SQFT (ASF)	17,300 sf
Total SQFT (GSF)	26,600 sf
Projected Cost	\$20,000,000

Start Date	<b>Winter 2021</b>
Move-In Date	<b>Winter 2023</b>

## NOTES:

1. Cost shown is escalated and is the total project cost.
2. Square footages listed are the maximum amount that can be bought given the budget.

**Kern County is the top agricultural producer in the United States.**

## Vision

The Agriculture program has prepared students for careers in the growing industry for over a century. Agriculture, in Bakersfield and Kern County, is a major economic powerhouse for the region, state and country. Kern County ranks as the number one agricultural county in the United States. Producing over 300 agricultural commodities, Kern's \$7.19 Billion industry accounts for almost 16% of the state's total. One in five jobs is agricultural in the San Joaquin Valley.

## Educational Master Plan Context

Kern County is rich in farming and dairy and in 2017 surpassed Fresno in crop value, becoming the top agricultural producer in the United States. With this said, Kern County is also home to 3 of the top 10 private companies for job production in food processing plants. The College is aware of these opportunities and as noted per the Educational Master Plan **"Bakersfield College's Agriculture faculty are involved in developing new degrees, outreach efforts, and creating industry partnerships."**

## Campus Need

As identified in the Educational Master Plan, *"lack of appropriate physical space for the program has limited program growth."* Currently the Agriculture Department resides in a series of outdated and undersized buildings. The program incorporates current industry standards and business practices, while exploring future technologies. With new facilities, this will allow the program to grow and diversify into a second century of agricultural education.

## Project Proposal

The project proposal is to create an "Agriculture Quad" which would house a single-story General Agriculture Building, greenhouses, a Horticulture Shop, and a Mechanized Agriculture Shop.

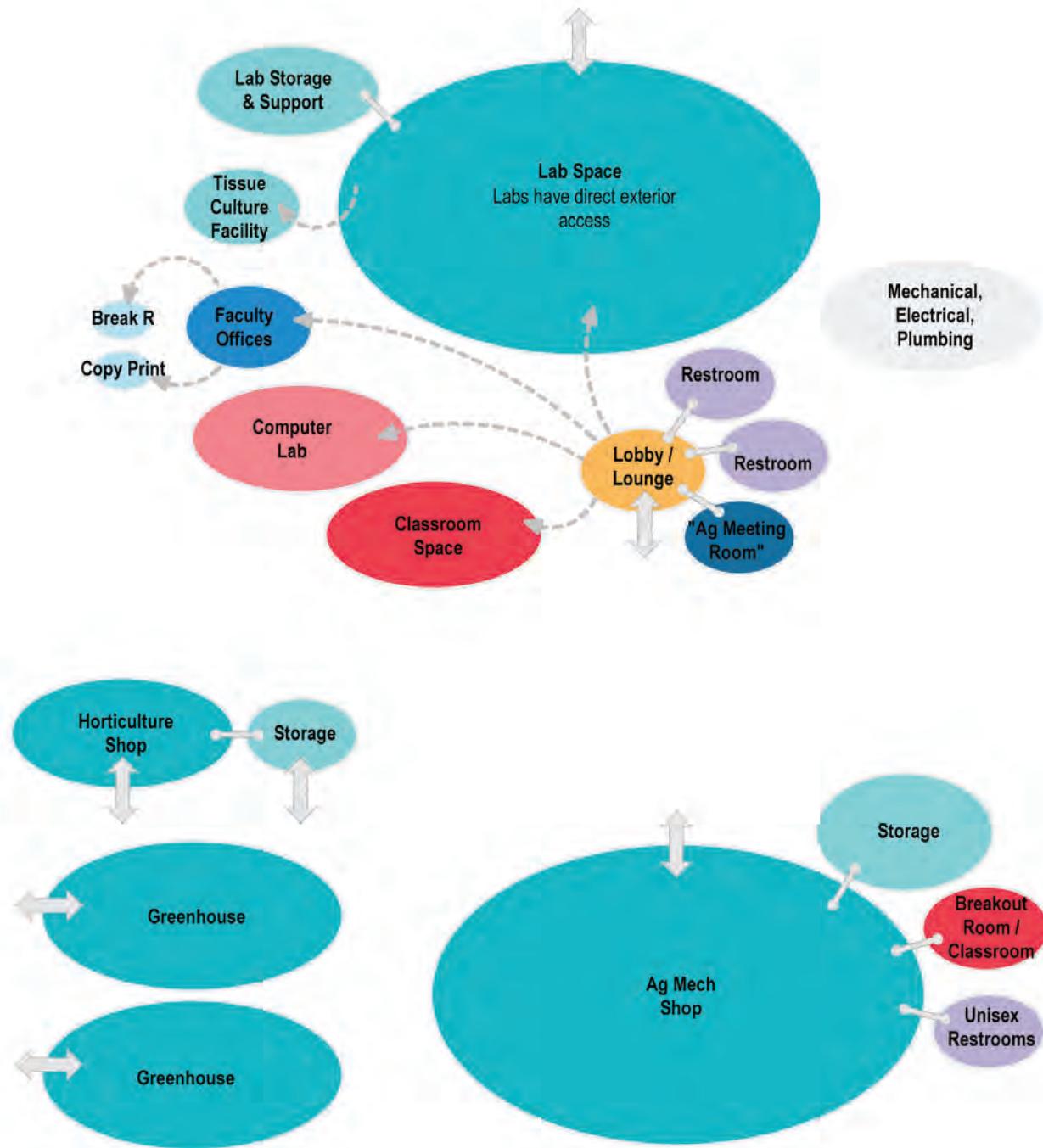
This new quad would be located at the site of the existing Horticulture and Agriculture Buildings. Staying at this location on the main campus keeps the department in close proximity to other disciplines such as Science, Engineering, and Industrial Technology. Having these departments as neighbors could facilitate exciting, multidisciplinary collaboration in the future.

The new building would contain 6 flexible lab modules that would be used for Plant Science, Soils, Food Science, Food Production, Vet Tech, and Animal Science. In addition, the new building would also house faculty offices, study spaces, a computer lab, and some general classrooms.

Two new greenhouses would be located adjacent to this structure, with space allocated for future greenhouse expansion. Next to these greenhouses would be two shops. The Mechanized Agriculture Shop (Ag Mech) and Horticulture Shop - both would be housed in two separate PEMBs (Pre-Engineered Metal Building).

The Ag Mech shop would be designed to accommodate 15x15 workstations, tractors (stored outdoors under cover), a small breakout classroom, two large storage rooms, and two unisex restrooms. The Horticulture shop would consist of the main lab space and a large adjacent storage room. It would have direct access to the greenhouses.

Going with a PEMB keeps the project under budget and could allow for a faster delivery time for Ag Mech and Horticulture if desired. Lastly, the existing farm would remain on the campus. This farm would continue to support the department and provide outdoor lab space for the new facilities on the campus.



Program Diagram (not to scale)

## COMBINED GYM & FIELD HOUSE

State of the art facility for a renowned athletics program



### Functional Summary

Total SQFT (ASF)	46,200 sf
Total SQFT (GSF)	71,100 sf
Projected Cost	\$63,000,000

**Start Date**  
**Move-In Date**

**Spring 2020**  
**Fall 2022**

### NOTES:

1. Cost shown is escalated and is the total project cost.
2. Square footages listed are the maximum amount that can be bought given the budget.

**The determination and perseverance that college athletes experience will stay with them for a lifetime.**

### Vision

The Bakersfield College Gym and Field House aims to provide a state of the art environment with equal amenities for both men and women to enhance and strengthen the whole student through rigorous discipline and instilling the values of Renegade athletics.

### Educational Master Plan Context

Athletics has been at the heart of Bakersfield College since its founding. In fact, when the gym was constructed shortly after the stadium in 1956, it housed not only athletics programs but also general classes and administration. **World records have been broken at the College and with such feats there is a strong sense of community pride.** The College has a number of athletics programs, including but not limited to football, soccer, softball, volleyball, golf, cross country, track and field, swimming, and basketball.

### Campus Need

The existing gym is the second oldest structure on the campus, constructed in 1956. In the building's current state, it is severely outdated and underutilized due to few updates since its original construction. Current issues include ADA access, outdated HVAC systems, and the presence of asbestos. After an assessment of both the existing gym and field house, it has been determined that renovation would be cost prohibitive. In order to meet current and future student needs, the College has decided that new facilities are required.

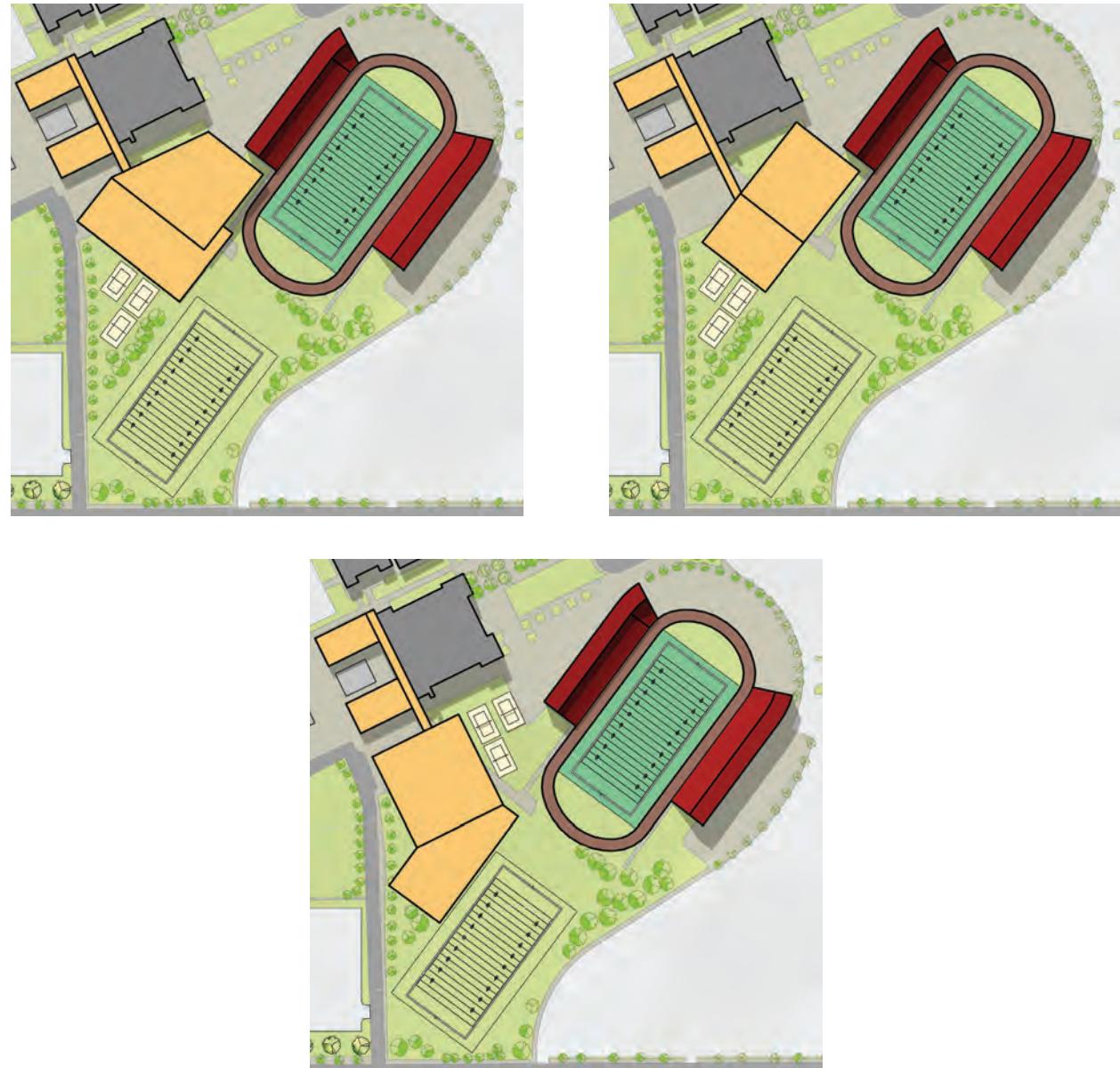
### Project Proposal

The project proposal calls for a new combined gym and field house structure and the renovation of the existing locker wings adjacent to the original pool. The new building would be located south of the existing gym and directly adjacent to the stadium. This location allows the current gym to remain operational during the construction of the new facility.

This new building would accommodate a large gymnasium, training rooms, locker rooms, a rehabilitation center, and support spaces for the field. The renovated wings of the old gym would be connected to the new facility after the demolition of the existing gym - thereby creating one contiguous building.

Several massing options have been studied, three of which are pictured to the right. Due to the steep topography south of the gym, the structure would likely be stepped and be 2-3 stories tall. Field storage and support would be located near Memorial Stadium whereas training facilities and rehabilitation would be closer to the existing pools.

In addition to the new combined gym and field house, several beach volleyball courts would be constructed adjacent to the building. The existing football practice field would be unaffected by the construction of the new facilities.



Site Test Fits (not to scale)

## MEMORIAL STADIUM

Modernizing the oldest structure on campus



### Program Summary

Projected Cost      \$12,500,000

### Start Date

**Spring 2019**

### Move-In Date

**Fall 2019**

### NOTES:

1. Cost shown is escalated and is the total project cost.
2. Square footages listed are the maximum amount that can be bought given the budget.

## The Home of the Renegades - a place of history, championships, dreams, and victories.

### Vision

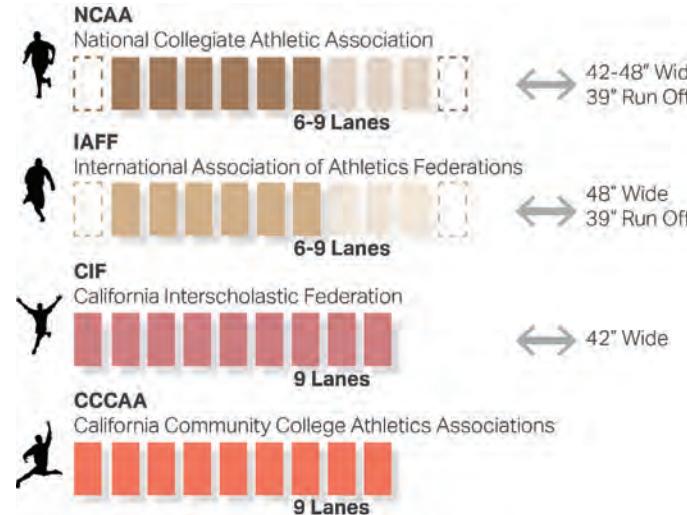
In 1955, Memorial Stadium was the first structure completed at the Panorama Campus. It was named to honor our fallen heroes of World War I and World War II and a plaque at the finish line commemorates its dedication. The stadium is home to many great accomplishments and celebrations such as the first ever junior college bowl and the annual commencement celebrations. As the Renegade fan base continues to rise, the stadium's rich history will continue to grow.

### Educational Master Plan Context

Athletics is and has always been an important part of the College. In fact, Memorial Stadium was the first structure completed on the Panorama Campus in 1955; football games were being played at the new campus before any classes were even held. In 1967, Jim Ryun broke the world record for the one-mile run at this very stadium. Memorial Stadium, a 20,000 seat venue, has hosted everything from fireworks to football games. Thus it is important to remember that a significant amount of history has taken place in this stadium, and to this day it remains an important and historic structure on the Bakersfield's College campus.

### Campus Need

While several updates have occurred over the years, the facility is in dire need of modernization. The stadium scoreboard is a relic, original to the initial construction and has outlived its intended lifespan. Field lighting is inadequate. The PA and sound systems are insufficient to the point where the College rents sound equipment during events. The current field is too small for a regulation-sized soccer field, limiting the type of soccer games the College can host. The natural turf, while preferred by most athletes, requires an extensive amount of maintenance and does not allow the College to host back-to-back events. The press box is in severe need of interior improvements and lacks ADA access. Lastly, the concession stands and restrooms are in dire need of a modernization. Thus, in order to meet student, faculty, and community needs (both now and in the future), the College has decided to make much needed upgrades to the Stadium.



Requirements Diagram

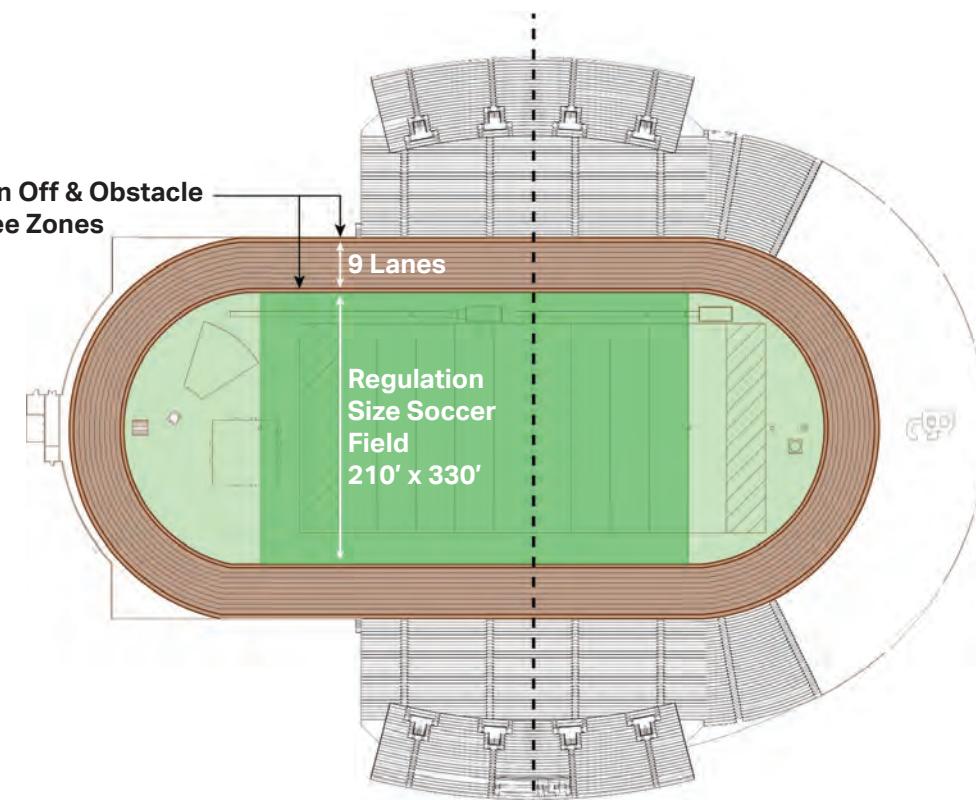
## Project Proposal

The project proposal is a series of upgrades that would correct the issues described earlier.

Items that would be funded out of Measure J within the 10-year plan include the following: field lighting would be replaced with new, modern LED fixtures. The PA and sound system would be replaced, eliminating the need for the College to rent equipment. The field will be reconfigured to accommodate a regulation-sized soccer field. The new track could support up to (9) lanes and have the recommended run-off and obstacle free zones. Synthetic turf would replace the natural turf, eliminating the curb between the field and track.

## Items that would not be funded using Measure J are as follows:

- A new scoreboard and its supporting infrastructure.
- Interior improvements to the press box, including those required for ADA compliance.
- A new elevator to the press box to meet ADA accessibility requirements.
- Interior improvements to both the restrooms and the concession stands.



Program Diagram (not to scale)

## THE WELCOME CENTER

A new front door for the campus



### Program Summary

Total SQFT (ASF)	8,100 sf
Total SQFT (GSF)	12,500 sf
Projected Cost	\$8,000,000

**Start Date**  
**Move-In Date**

**Summer 2021**  
**Spring 2022**

### NOTES:

1. Cost shown is escalated and is the total project cost.
2. Square footages listed are the maximum amount that can be bought given the budget.

**Welcoming students and getting them on the right path to completing their education.**

### Vision

The Welcome Center is the place for new Renegades to find the correct services and answers as they begin on the path to higher education and their future. The Welcome Center serves as a hospitable environment for all students to find the answers they seek.

### Educational Master Plan Context

Per the Educational Master Plan, Bakersfield College strives to provide **"a host of initiatives aimed to welcome students into a community of learning, fortified with streamlined educational paths and clearly attainable outcomes."** With this said, the College lacks a unified area on the campus to back these initiatives. Services and programs for incoming students and visitors are scattered throughout the campus in several different buildings. This setup creates a confusing environment for new students and visitors alike. In order to meet the needs of incoming students and facilitate the College's current initiatives, a new facility is needed.

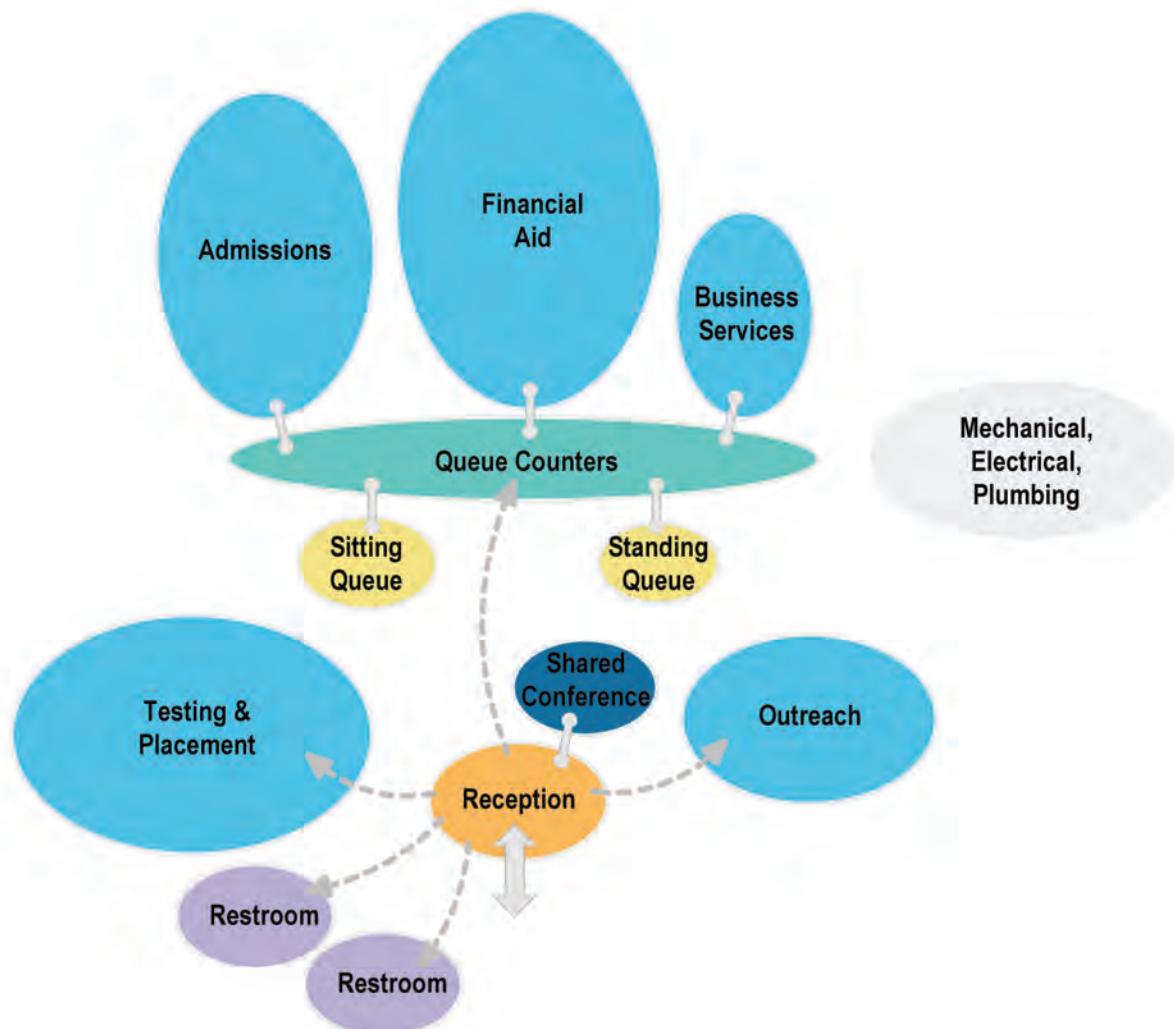
### Campus Need

It is the desire of the College to create a "front door" for the campus, a building that would consolidate departments that serve incoming student needs. The consolidation of these departments into one center would effectively create a "one-stop shop" for incoming students and visitors. The building that has been identified for this purpose is the Administration Building. This building is in need of a renovation if it is to adequately meet the demands of the students and the departments that serve them. In addition to being outdated and needing interior improvements, the layout of the current building is discontinuous and segmented. The College faculty have expressed the strong desire for an "open layout" plan which would allow students to flow through the building and get to where they need to be easily and quickly.

## Project Proposal

This project proposal calls for the renovation of the existing Administration Building into a new "Welcome Center" for Bakersfield College. Departments that would be housed in this new Welcome Center are Financial Aid, Admissions, Testing and Placement, Outreach, and Business Services.

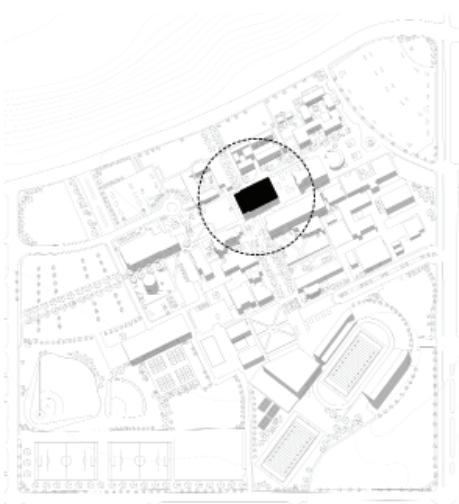
Upon entering, students and visitors would be greeted and directed to where they needed to go. Likened to the Apple "Genius Bar," this reception and information desk would ensure that visitors are always greeted with another face - a knowledgeable individual that could answer their questions and provide direction. From here, students in need of services would go to an open queue area where they would obtain a ticket and wait in either the standing or sitting zones. In this area, a series of shared service counters would provide incoming students with all their needs. A testing classroom would also be located in this building so that incoming students could be assessed and placed in classes appropriate to their level. Lastly, rooms would be available for conferences and other needs such as incoming student orientation and student workshops.



Program Diagram (not to scale)

# CENTER FOR STUDENT SUCCESS

Ensuring student success



## Program Summary

Total SQFT (ASF)	31,200 sf
Total SQFT (GSF)	48,000 sf
Projected Cost	\$28,000,000

<b>Start Date</b>	<b>Spring 2022</b>
<b>Move-In Date</b>	<b>Spring 2023</b>

## NOTES:

1. Cost shown is escalated and is the total project cost.
2. Square footages listed are the maximum amount that can be bought given the budget.

## Keeping students on the path to timely graduation.

departments that were created to serve the various needs of the College's diverse population.

### Campus Need

The building slated to become the new Center for Student Success is an old library. Its current layout is not conducive to the programs which will occupy it. The current spaces are fragmented (some are which are separated by thick concrete walls), there are issues with ADA access, the interiors are outdated, and remnants of the buildings past uses, such as stacks under the mezzanine level are still present. The College has identified the need to perform additional analysis of the space to determine the scope of work.

The goal is to meet the needs of the College and the students in order to become a true "Center for Student Success."

### Vision

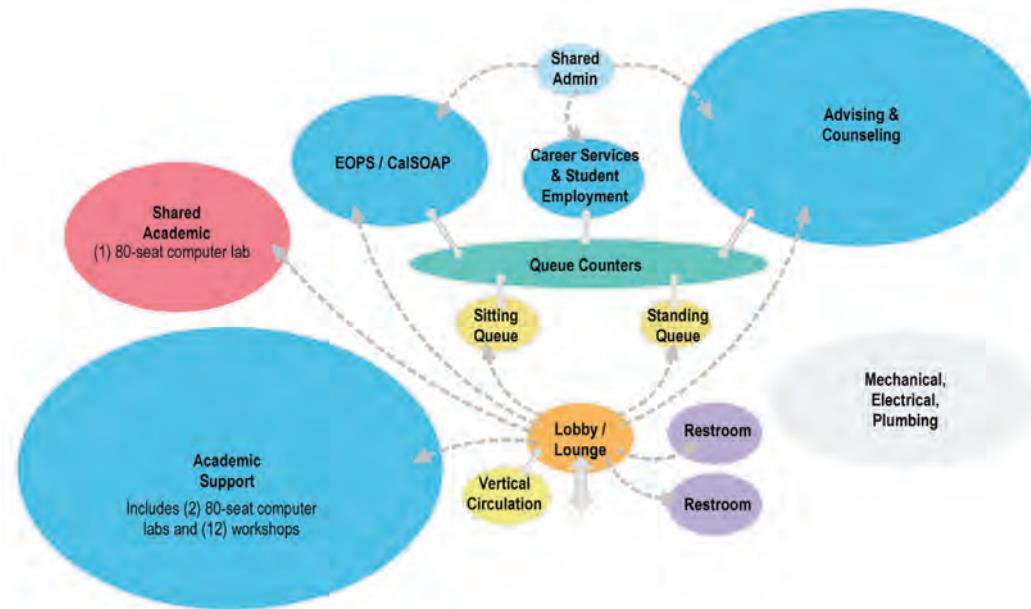
The Center for Student Success provides a place for students to find the support they need to be successful at Bakersfield College and beyond. From academic support services, counseling, advising, tutoring, and more, these services provide quality developmental education in a supportive environment for students to achieve academic, personal, and occupational success.

### Educational Master Plan Context

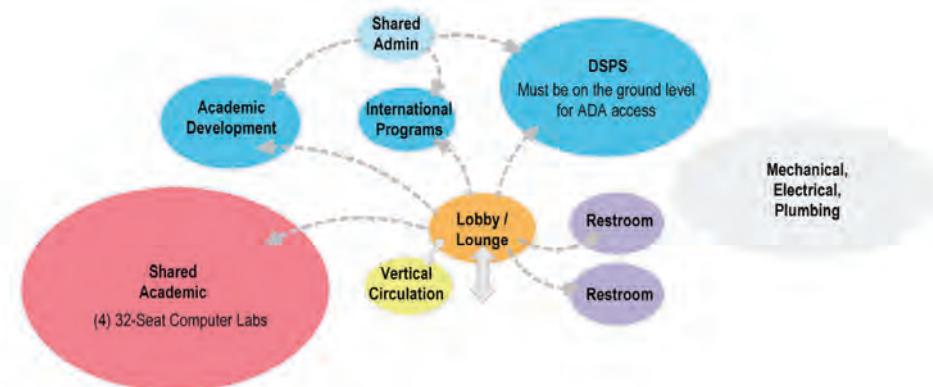
Bakersfield College serves a diverse population of students, both racially and socioeconomically. This dedication to under-served populations as well as all students in general, is evident in the Educational Master Plan. **"Bakersfield College's values are undergirded by an affirmation to focus on students and their success. Bakersfield College supports and facilitates student learning and success by providing a wide array of support services and special programs that are responsive to the needs of the college's diverse student population."** The document goes on to state: **"The team is committed to developing innovative and flexible strategies to accommodate those students who are under-prepared, and who frequently lack the resources for the post-secondary education."** To back these statements and further provide the support students require, the College has identified the need for a new center, aptly named **"The Center for Student Success."** This center would house all the

## Project Proposal

This project proposal calls for the creation of a new Center for Student Success either through the renovation of the old library or the construction of a new building. The departments that will be housed in this building are as follows: Academic Support, Career Services & Student Employment, DSPS, EOPS/CalSoap, Advising & Counseling, Academic Development and International Programs. In addition to these departments there will be several classrooms, computer labs, and group study areas. When completed, this building is meant to become the place students go to receive help and find a quiet place to study.



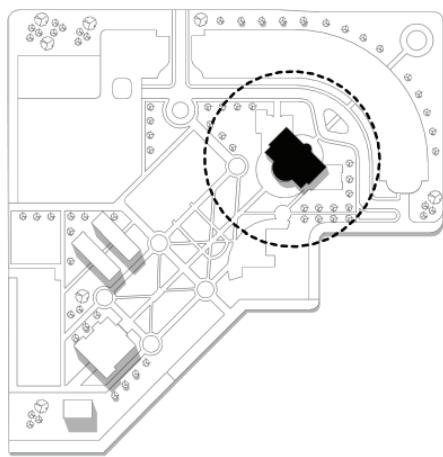
Level 2 Program Diagram (not to scale)



Level 1 Program Diagram (not to scale)

# DELANO LEARNING RESOURCE CENTER

Growth and expansion in Delano



## Program Summary

Option 1: State Funded	
Total SQFT (ASF)	27,500 sf
Total SQFT (GSF)	39,900 sf
Funds from Measure J	\$15,258,000
Funds from State	\$16,107,000
Projected Cost	\$31,365,000

**Start Date** Spring 2021

**Move-In Date** Fall 2022

## Program Summary

Option 2: Locally Funded	
Total SQFT (ASF)	18,900 sf
Total SQFT (GSF)	29,100 sf
Projected Cost	\$25,705,000

**Start Date** TBD

**Move-In Date** TBD

## NOTES:

1. Cost shown is escalated and is the total project cost.
2. Square footages listed are the maximum amount that can be bought given the budget.
3. For locally funded scenario, there is the potential the project could start sooner.

**Providing students and the community with local access to programs and services.**

## Vision

The Delano Campus aims to empower our rural area students by providing local access to the high-quality education necessary for our socially and ethnically diverse students to thrive in a rapidly changing world--whether they be vocational, transfer-oriented, developmental, or some combination of these.

## Educational Master Plan Context

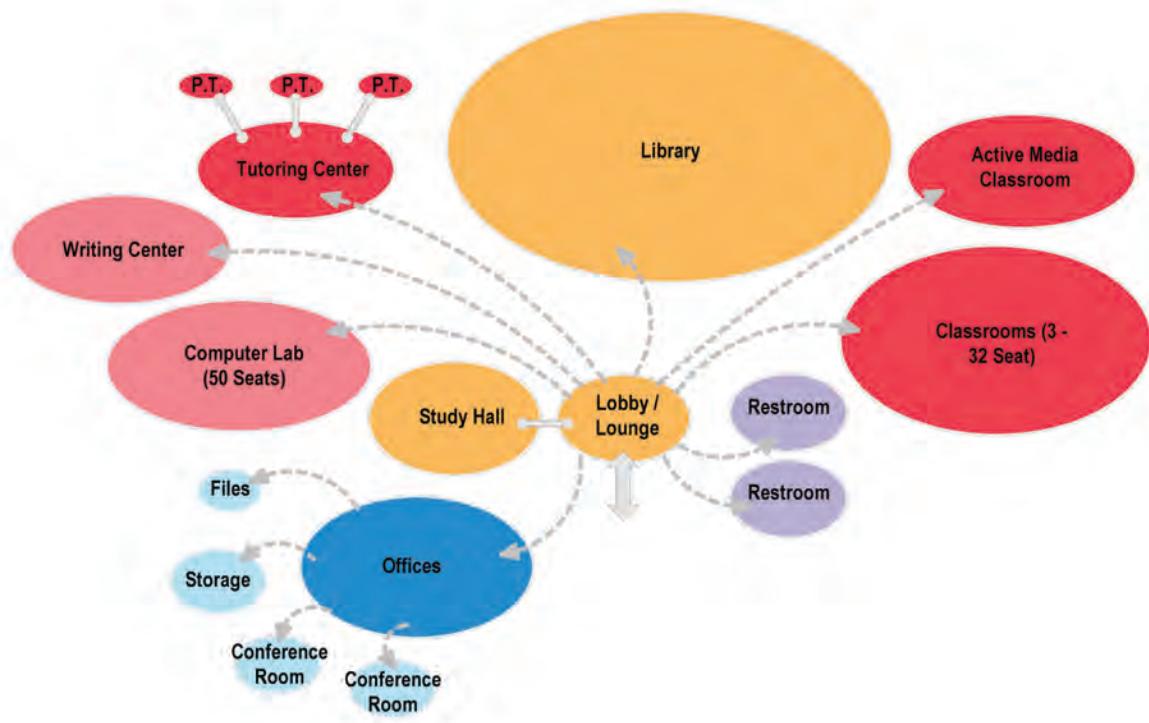
While the majority of students at the College are from the city of Bakersfield, the second highest contributor of students is Delano. Per the Educational Master Plan, the **"Delano Campus represents the second largest physical enrollment site at 10%."** Delano, a predominantly agricultural community, was unfortunately hit hard by the recession and has not yet fully recovered. In fact, as noted in the Educational Master Plan, Delano has both extremely high poverty and unemployment rates (31.3% and 32.7% respectively). In an attempt to help the community through education, the College has started a number of initiatives such as: **"Get Focused . . . Stay Focused"** and **"Rural Initiative Distance Education"** (RIDE). In addition, the College also supports other initiatives such as the **"Rural Communities Initiative"** through programs they offer in Delano.

## Campus Need

Currently the Delano campus consists of one permanent educational building and two relocatable classroom structures. In order to meet student and community needs, the Delano Campus must be expanded. Expansion at the Delano Campus would allow the College to serve the city better and provide more academic services to those who need them.

## Project Proposal

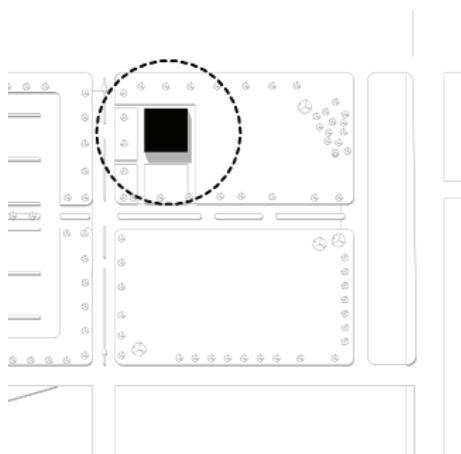
The project proposal is for a new Learning Resource Center. This building would house several academic functions including a library, study hall, flexible classrooms (capable of holding 32-64 students), a tutoring center (equipped with private tutoring rooms), computer labs, and faculty offices. The library would be the heart of the building, a place where students could study and get the resources they need to further their education. The addition of faculty offices would allow advisors, counselors, and teachers to have an on-site location where students can seek help directly.



Program Diagram (Option #2, not to scale)

# ARVIN GENERAL EDUCATION CENTER

Transforming a community through education



## Program Summary

Total SQFT (ASF)	17,600 sf
Total SQFT (GSF)	27,100 sf
Projected Cost	\$23,000,000

**Start Date  
Move-In Date**

**Spring 2020  
Winter 2021**

## NOTES:

1. Cost shown is escalated and is the total project cost.
2. Square footages listed are the maximum amount that can be bought given the budget.

## Vision

Bakersfield College remains focused on the strategic goal of bringing higher education and increased access into the community of Arvin. This location aims to empower our students by providing local high-quality education, which can transform lives and this community.

## Educational Master Plan Context

Arvin is an agricultural community with a high poverty rate and high rate of unemployment (36.3% and 33.9% respectively). Some of this can be attributed to a lack of education, which is noted as follows in the Educational Master Plan, ***"In Arvin and Lamont in the south, only around 36% of people over 25 have a high school diploma, and as few as 4% have a bachelor's degree or higher. ...Students who want to get a college degree face many barriers... Those who do graduate leave to find jobs elsewhere."***

The College has recognized the need and has established programs to help the city through education. The College offers classes for adults, college counseling, and several courses through Arvin High School to help prepare students for college-level work.

**Expanding local access for students and the community in rural locations.**

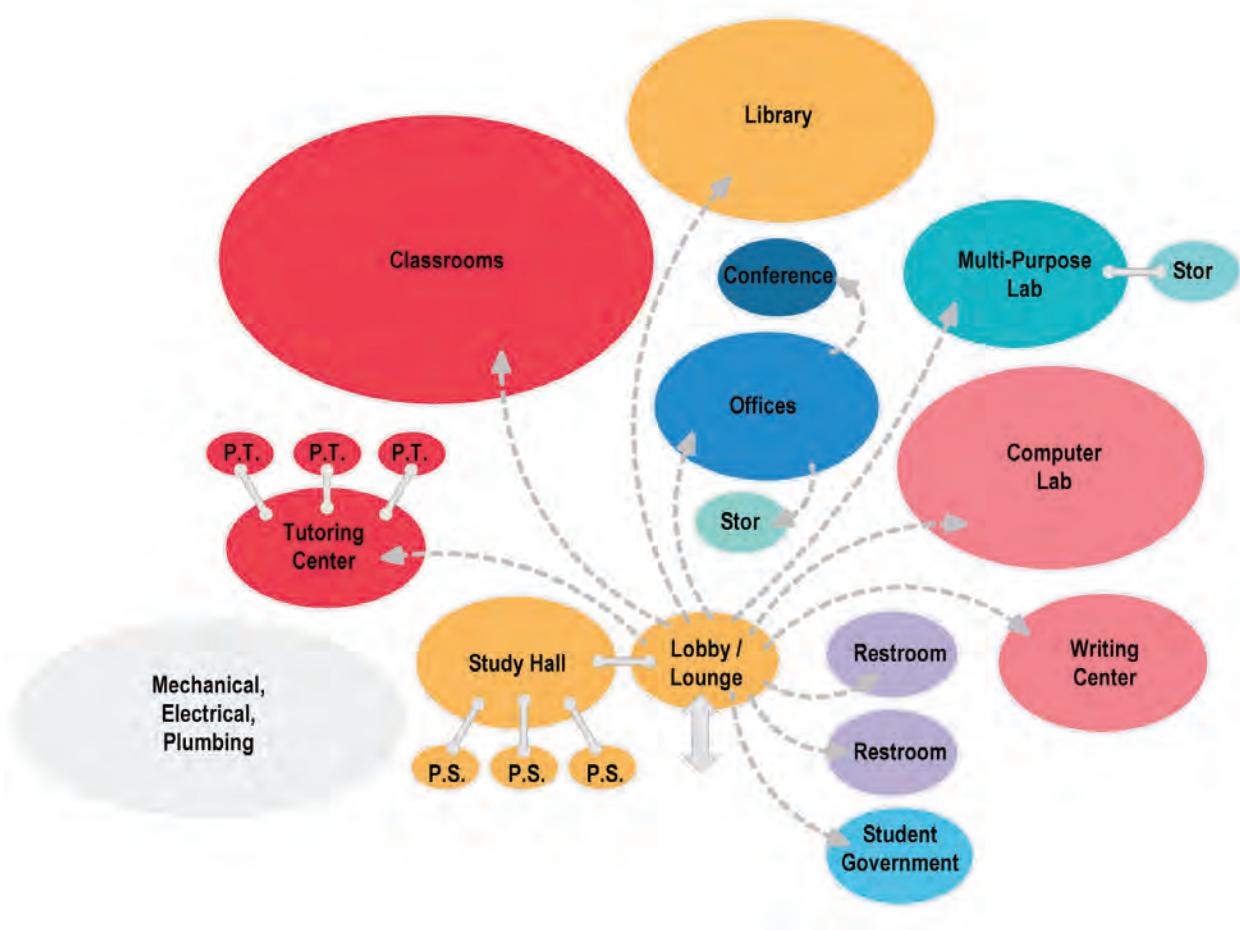
## Campus Need

At present, Bakersfield College does not have a dedicated building in the city of Arvin. While their partnership with the local Arvin High School has been successful and beneficial to the community, the next major step forward is the establishment of a rural campus in Arvin. Recently, the College was gifted a plot of land by the city. This land, adjacent to the Arvin High School, is an ideal location for the development of a new campus.

## **Project Proposal**

The project proposal is for the construction of a General Education Center. This would be the first building to be constructed on the new Arvin Campus. In addition to the new construction, a large parking area will be made available. This new facility would consist of flexible classrooms capable of holding 32-64 students, a tutoring center with private tutoring rooms, computer labs, a dedicated Writing Center, an open study hall with group study rooms, and a library to help facilitate research and to provide additional quiet study space.

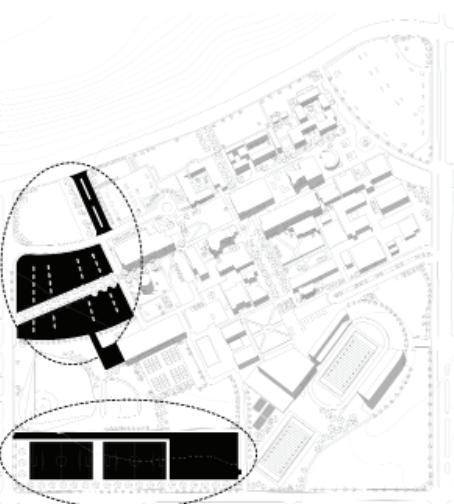
Spaces where students can get help directly from their teachers, counselors, and educational advisors will also be available. Finally, a multi-purpose lab which can be used for multiple disciplines from science to art is also planned.



Program Diagram (not to scale)

## PARKING & ENTRY TO CAMPUS

Improving access and mobility to the campus



### Program Summary

Projected Cost      \$22,000,000

### Start Date

**Fall 2020**

### Move-In Date

**Fall 2021**

### NOTES:

1. Cost shown is escalated and is the total project cost.
2. Square footages listed are the maximum amount that can be bought given the budget.
3. Multi-purpose fields to be relocated winter 2023.

## Welcoming entry and additional parking on the Panorama Campus.

### Campus Need

Currently, the Panorama Campus suffers from several issues related to parking and traffic around the site. The parking lots to the northeast and northwest are well utilized; however, the parking lots to the southeast and southwest are only marginally used during a typical school day. Students prefer to park in the north parking lots due to the proximity to their classes and due to the steep topography shift from south to north.

When it comes to traffic, Haley Street has become the main entrance to campus for students and visitors. Cars turning right often create traffic congestion on this small street which was never intended to be a main access road. The College has identified the need to modify traffic patterns and adjust parking on campus.

### Project Proposal

The project proposal is for the construction of a new surface parking lot south of the existing Agriculture Farm. This planned parking lot will accommodate approximately 700 spaces, including disabled person parking. A new grand entrance off Panorama Drive is planned to include two lanes in both directions to alleviate traffic congestion on Haley Street. The College also looks to relocate two multi-purpose fields south of the existing baseball field to provide space for the new parking.



# ADDITIONAL PROJECTS

Year 2025 and beyond

**In addition to the major construction projects slated to occur between the years of 2018 and 2024, Bakersfield College has identified the need to upgrade and remodel additional facilities on the Panorama Campus.** In addition to these facilities, the College has also taken into account the need for a new Public Safety Building. The following four projects are additional projects that will use Measure J and state funding and are expected to occur after the year 2025.

### Language Arts Building

The Language Arts Building is located in the center of the Bakersfield College Panorama Campus. The three-story, 43,200-square-foot building contains classrooms, class labs, audio/visual facilities, shops, and offices.

The building was originally constructed in 1968 and has seen no major remodels to date. The College has identified the need for a major renovation that would consist of the partial or full gutting of the interior (face to stud), replacement of all systems, and exterior improvements.

### Humanities Building

The Humanities Building is located in the North area of the Bakersfield College Panorama Campus. The building is a single story structure with a partial second story. It is 31,450 square feet and contains classrooms and offices.

Originally constructed in 1956, there have been no major renovations to date. The College has identified the need for a major renovation that would consist of the partial or full gutting of the interior (face to stud), replacement of all systems, and exterior improvements including a potential roof replacement.

### Fine Arts Building

The Fine Arts Building is located in the East portion of the Bakersfield College Panorama Campus. This single-story, 30,731-square-foot building contains classrooms, class labs, and offices.

Originally constructed in 1956, the building has had several additions completed in the late 60s and early 70s. Aside from those additions, the building has seen no major remodels to date. The College has identified the need for a major renovation that would consist of the partial or full gutting of the interior (face to stud), replacement of all systems, exterior improvements and, due to the vintage of the building, the possible abatement of asbestos and lead.

### Public Safety Building

Public Safety has outgrown their current facility and has identified the need for expansion, including a much-needed Emergency Vehicle Operators Course (EVOC) and additional outdoor training space. In addition to needing more exterior space, the department has also identified the additional need for more classrooms and dedicated training facilities such as a firing range and simulator rooms.

The project proposal is for a new single-story building located on a site that is yet to be determined. The new building would likely have three separate wings. The first for Law Enforcement, second for Fire/EMS, and a third for shared facilities. This new building will include classrooms, simulator rooms, a weight room, a firing range, lockers, showers, and office spaces.

The outdoor area of this project would include an EVOC, a fire tower simulator, a search and rescue simulator, prop storage, outdoor training areas for Law Enforcement, and a large carport which could store fire engines, police cars, ambulances, and other emergency vehicles.

## Projects Key Plan #

1. Language Arts Building
2. Humanities Building
3. Fine Arts Building
4. Public Safety Building (Site TBD)

## LEGEND

<span style="background-color: #666; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	EXISTING BUILDING	<span style="background-color: #9ACD32; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	EXISTING GREEN SPACE
<span style="background-color: #E64A89; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	RECENTLY RENOVATED BUILDING	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	EXISTING FARM
<span style="background-color: #F4A460; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	YEAR 2018-2024 PROJECTS	<span style="background-color: #CCCCCC; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	SURFACE PARKING
<span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	YEAR 2025+ PROJECTS	<span style="background-color: #666666; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	ROADS
<span style="background-color: #9ACD32; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	EXISTING TREES	<span style="background-color: #808080; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	SIDEWALKS
<span style="background-color: #9ACD32; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	NEW TREES		
<span style="background-color: #228B22; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	NEW FIELD		



## NOTES:

1. Plans are not to scale.
2. The Public Safety Building is located off site at a location yet to be determined.

# EMERGING NEEDS

Planning for the future

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**As Bakersfield College plans for future generations, the need and demand for facilities will expand beyond the detailed projects specifically identified in this plan and funded by Measure J, Measure G, and other known state funding. With the understanding that the Facilities Master Plan aligns with the educational master plan, this section briefly outlines other considerations.**

### Evolving Opportunities

Although specific needs may not be known precisely at this time, one area the College will explore is the demand for residential housing. As Bakersfield College looks to promote its programs of study, including the Baccalaureate degree, making residential housing available could influence the College's ability to continue to attract students and/or faculty. With the anticipated growth of international and rural community students, there is an identified need for residential housing to accommodate these needs.

In addition, there is a planned need to expand agriculture field laboratory educational experiences. The need identifies a minimum of 4 acres or more to support the student demand for lab instruction. To accommodate this, additional facilities or a parcel of land is to be considered to enhance the program experience and complement what is currently being offered.

It has also been identified that the land-space utilization can be more efficient. Land-space, such as multipurpose physical education practice

fields and parking, will continue to be reviewed and modified to accommodate needs and demands. Enhancing the physical education outdoor space is part of the current planning process, as is bringing parking closer to the campus core. Parking will continue to be an ongoing area of attention as the College community continues to grow.

### Future Needs

In evaluating the overall needs for Bakersfield College, the Facilities Master Plan makes note of the continuing dynamic requirements and demands for program expansions at the Panorama campus and rural sites. Endeavors of this nature will also influence the institution's infrastructure, which will require ongoing attention.

This could entail expansion of existing facilities at current locations as well as the identification of new sites, new facilities, and leases or rentals to support BC's Rural Initiatives and growth in these areas. Partnerships may be explored as a viable option to take advantage of combined resources to enhance the College services and marketing, as well as to maintain a safe and welcoming environment for students and the community. The acquisition of property, land, etc. yet to be identified may be necessary to meet these expectations.

### Future Opportunities

As other funding sources beyond state funds such as gifts, grants, and sale proceeds, etc. are explored, these funds can and will be used to enhance, upgrade, and possibly replace current facilities that are targeted based upon the funding requirements. They may also influence priorities to accommodate the specification of the funding source with the understanding that the need(s) align with the priorities of the College. The College will evaluate its existing facilities using multiple factors that will include integrated resource planning and the total cost of ownership. During the course of executing the specifics laid out in this plan, the overall evaluation of usable space will consider the fate of designated swing space as to whether continued renovations, upgrades, and removal and/or replacement is warranted.







## APPENDIX: TABLE OF CONTENTS

	Pages
<b>01</b> Quarterly Phasing Diagrams	54-65
<b>02</b> Swing Space	66-67

## 2018 TRANSFORMATION

Panorama Campus

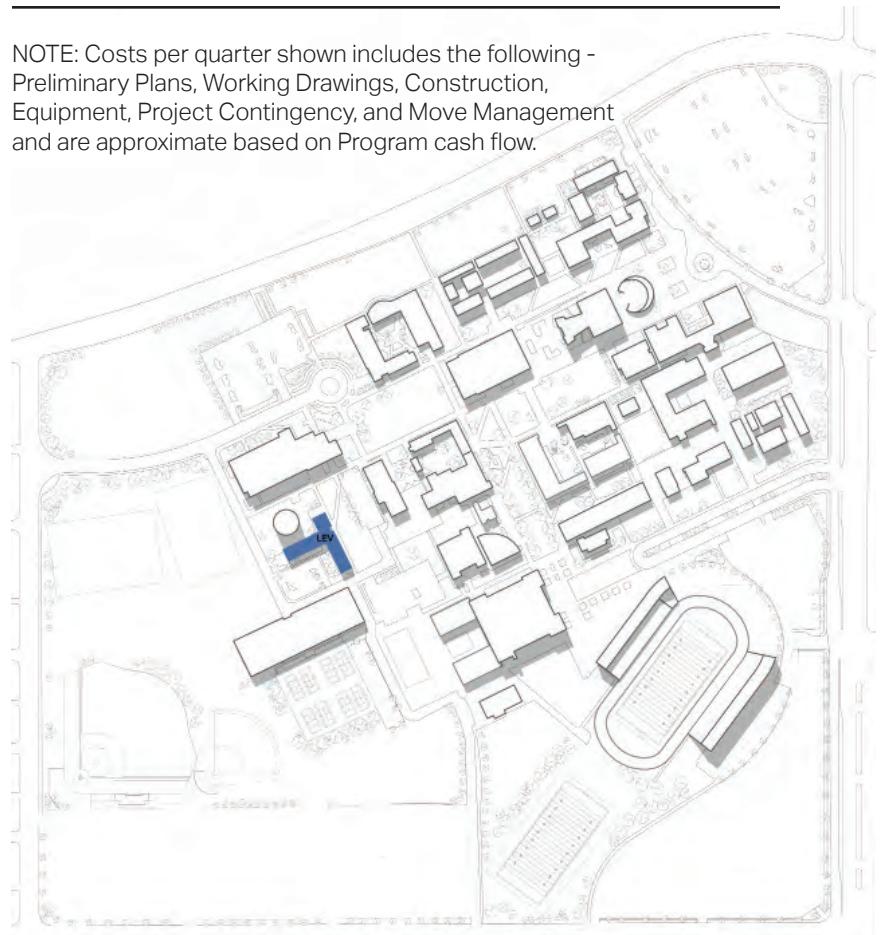


### LEGEND

- EXISTING BUILDING
- EXISTING TO BE DEMOLISHED

- ▨ UNDER CONSTRUCTION
- CONSTRUCTION ACCESS

NOTE: Costs per quarter shown includes the following - Preliminary Plans, Working Drawings, Construction, Equipment, Project Contingency, and Move Management and are approximate based on Program cash flow.



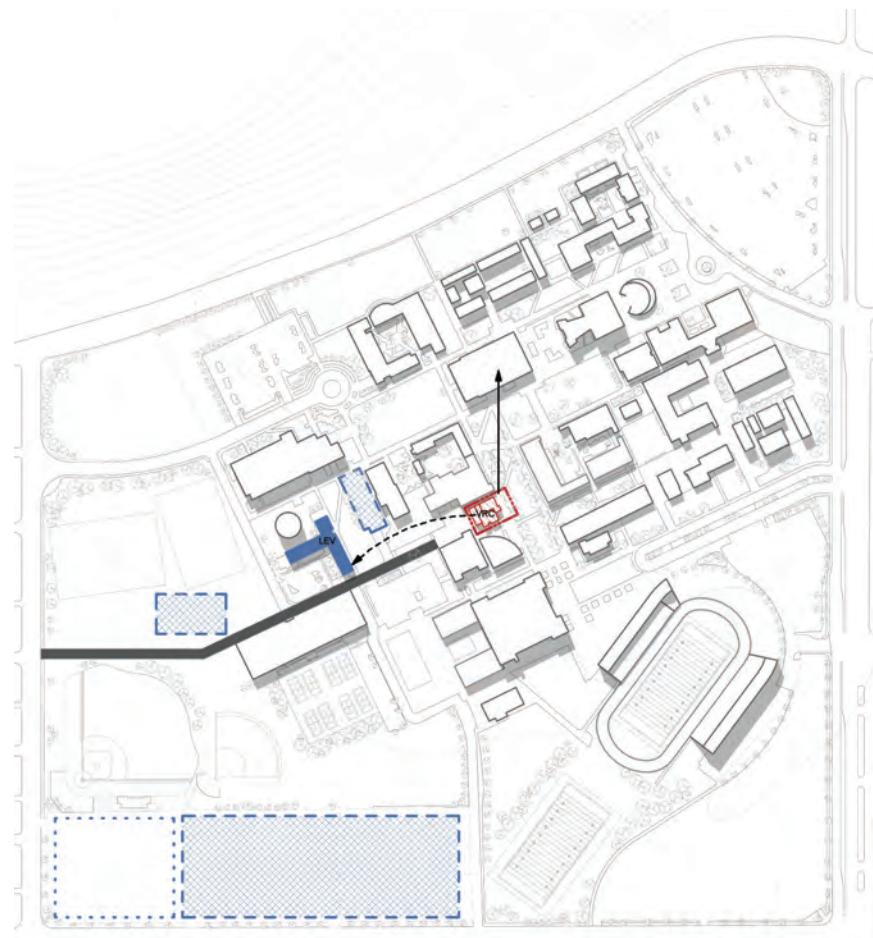
### Quarter 1 \$2.80M

- Levinson Hall is converted to swing space.



### Quarter 2 \$6.66M

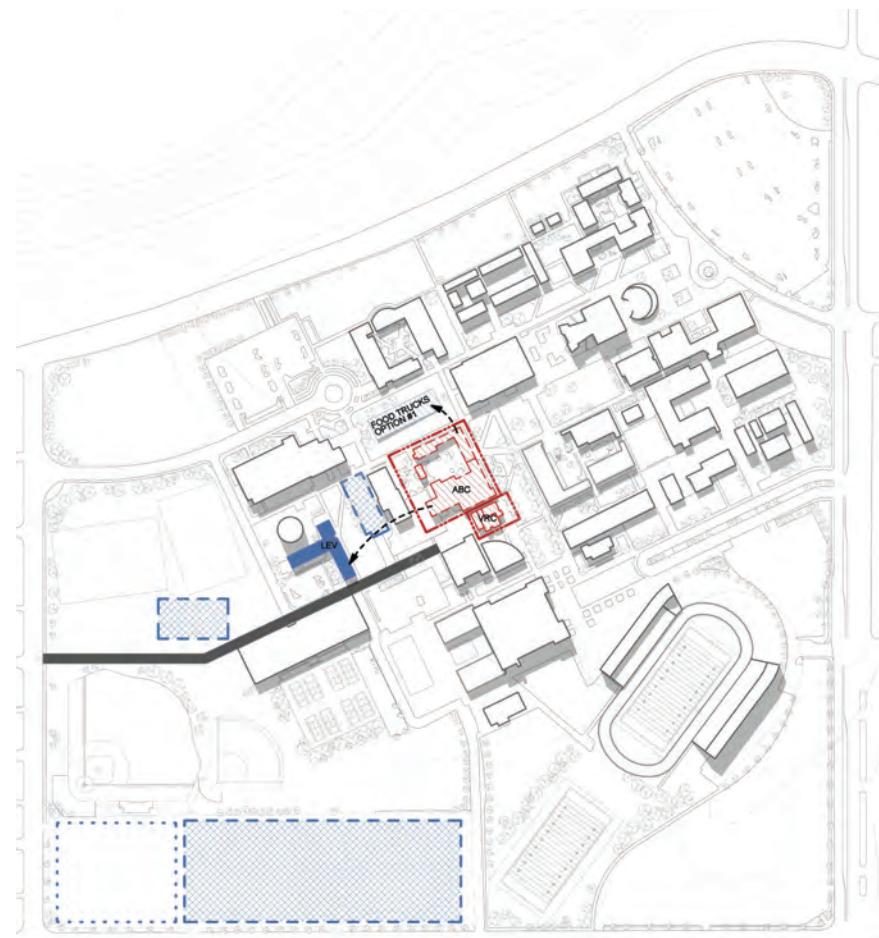
- Continuing construction.



### Quarter 3

**\$3.86M**

- Occupants of the Veterans Resource Center (VRC) move to Levinson Hall and the Center for Student Success.
- Veterans Resource Center (VRC) starts construction.



### Quarter 4

**\$14.78M**

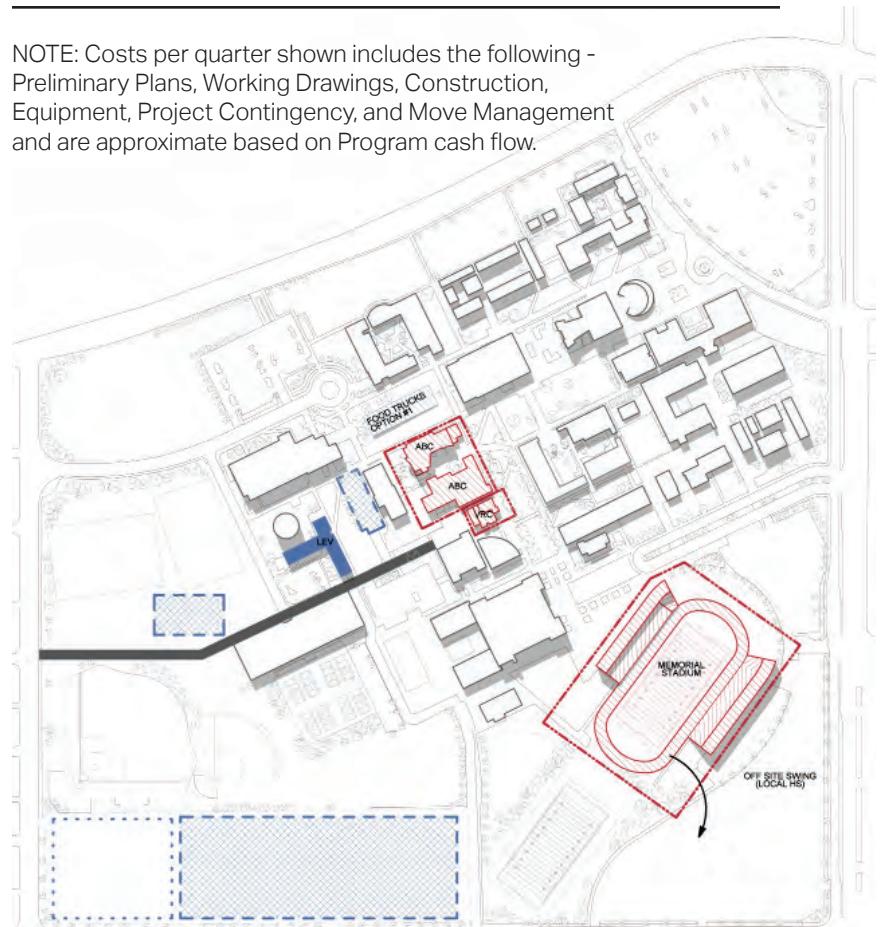
- Future occupants of the Campus Center/ABC Building move to Levinson Hall. Cafeteria kitchen moves off-site and limited menu is served on-site. Food trucks on occasion.
- Campus Center/ABC Building starts construction.



## 2019 TRANSFORMATION

Panorama Campus

**NOTE:** Costs per quarter shown includes the following - Preliminary Plans, Working Drawings, Construction, Equipment, Project Contingency, and Move Management and are approximate based on Program cash flow.



### Quarter 1

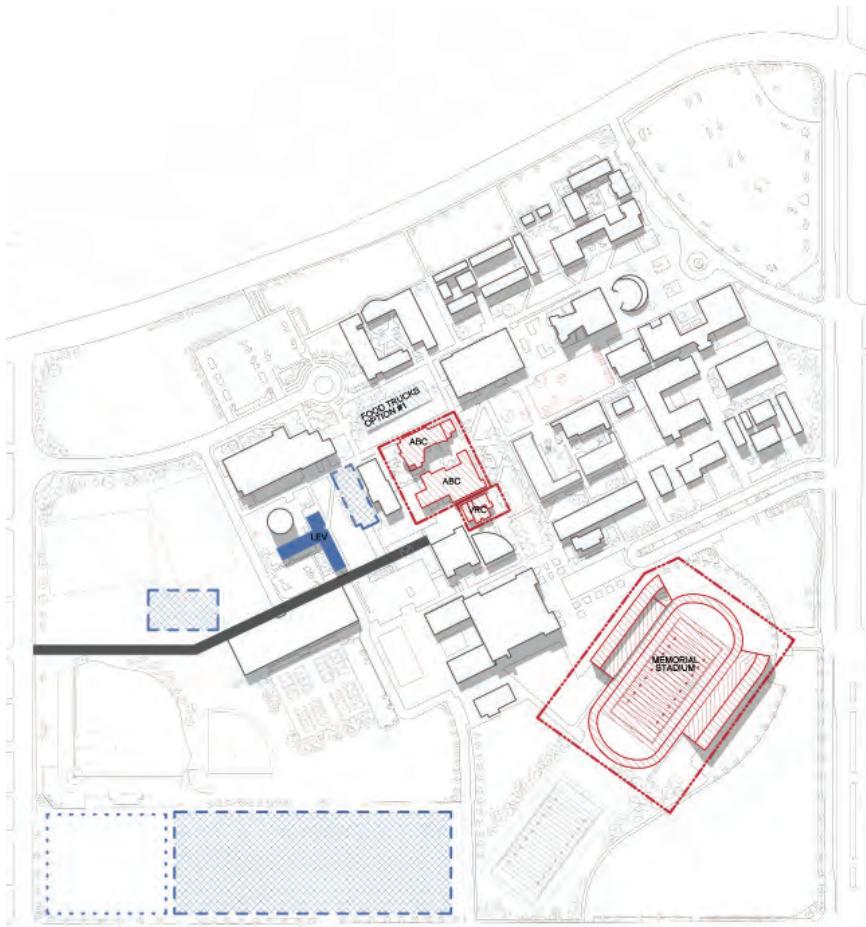
**\$18.81M**

- Memorial Stadium activities to be relocated.
- Memorial Stadium starts construction.

## LEGEND

□ EXISTING BUILDING  
□ EXISTING TO BE DEMOLISHED

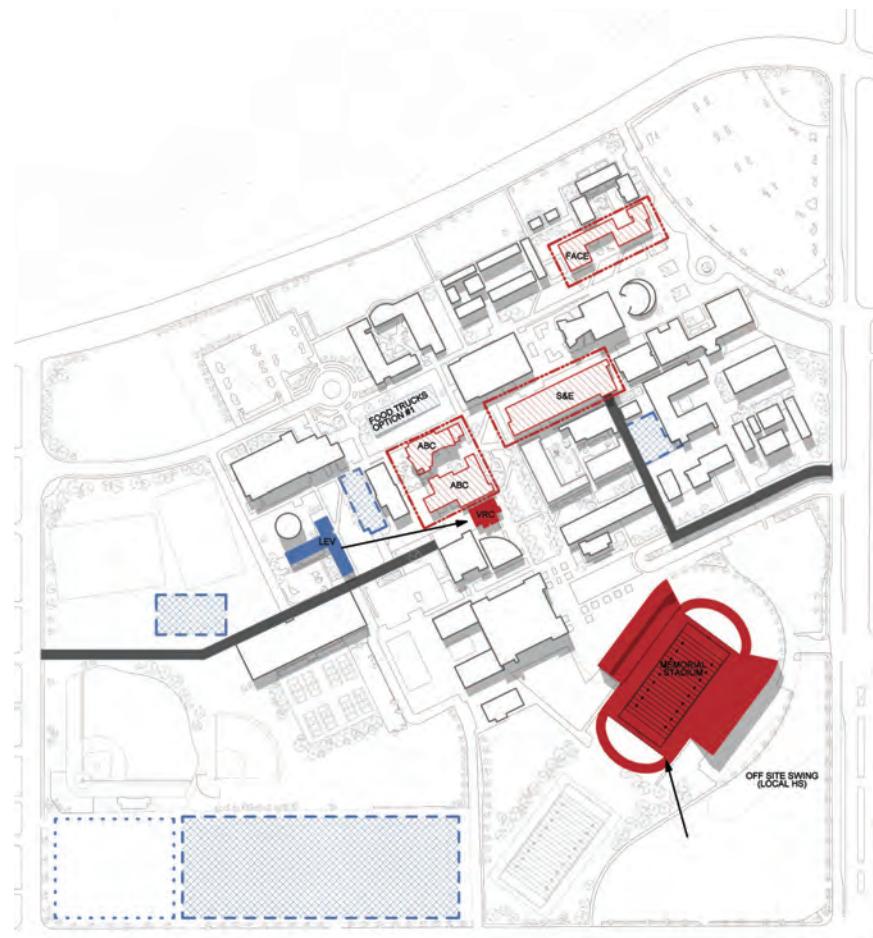
▨ UNDER CONSTRUCTION  
■ CONSTRUCTION ACCESS



### Quarter 2

**\$18.71M**

- Continuing construction.



**Quarter 3**  
**\$12.96M**

- **Veterans Resource Center (VRC) Building opens.**
- **Memorial Stadium opens.**
- New Science & Engineering Building (S&E) starts construction.



**Quarter 4**  
**\$9.80M**

- Continuing construction.



## LEGEND

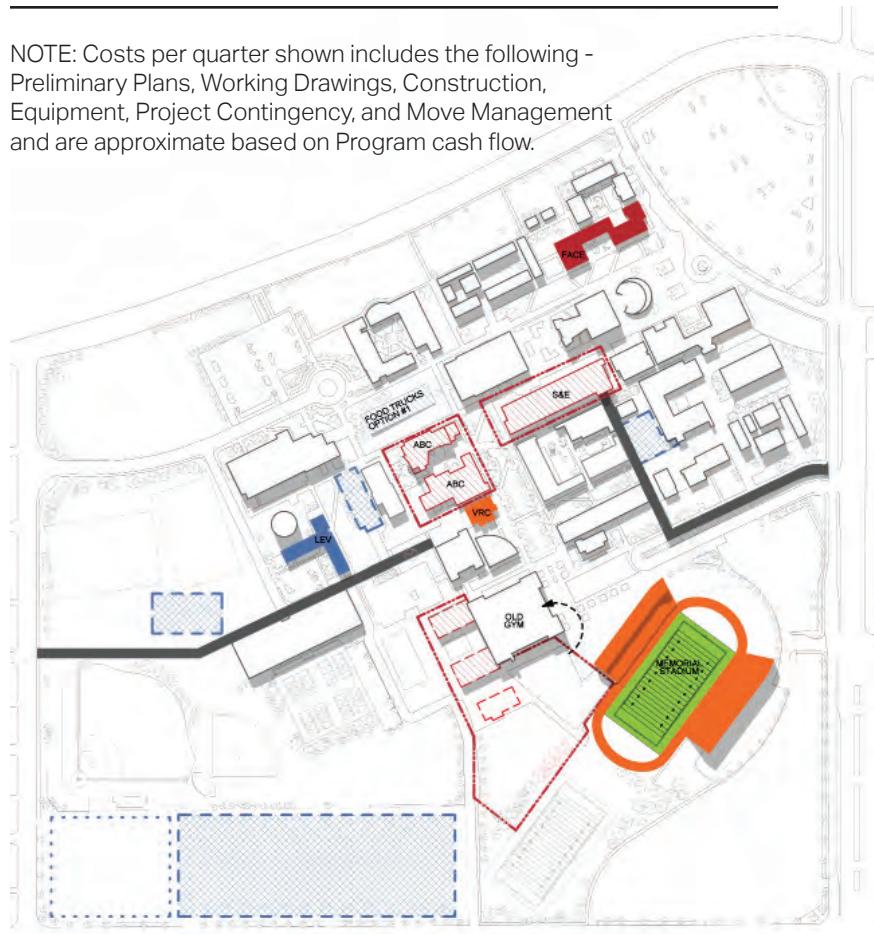
  EXISTING BUILDING  
  EXISTING TO BE DEMOLISHED

UNDER CONSTRUCTION  
 CONSTRUCTION ACCESS

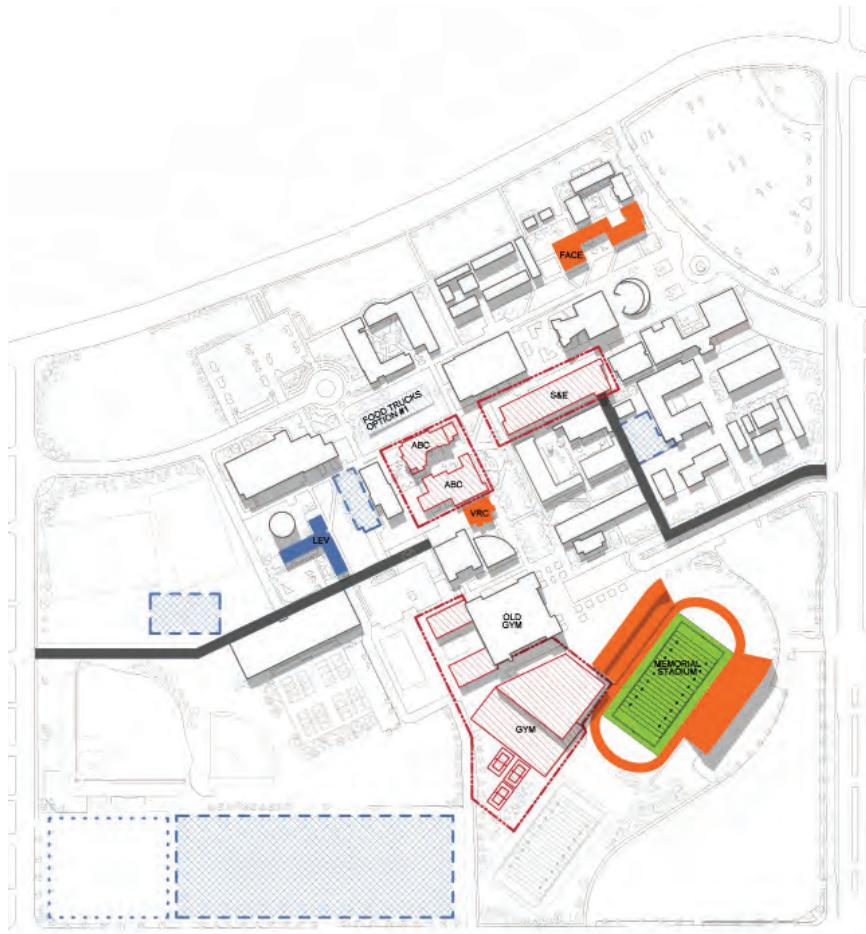
## 2020 TRANSFORMATION

Panorama Campus

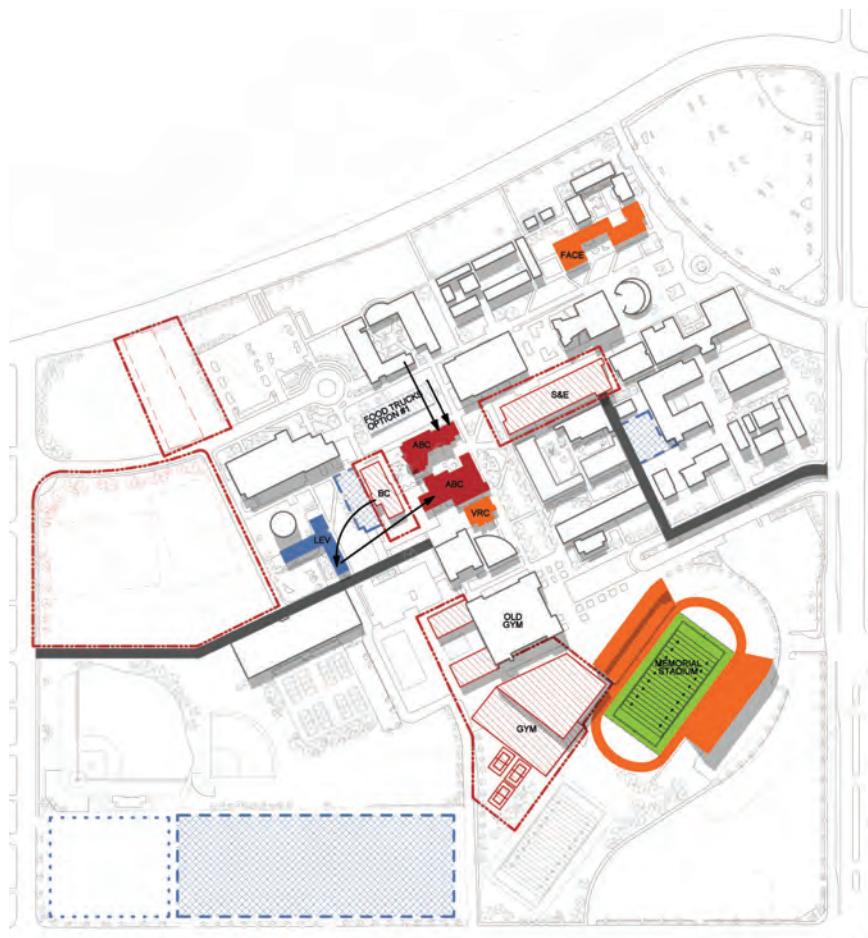
NOTE: Costs per quarter shown includes the following - Preliminary Plans, Working Drawings, Construction, Equipment, Project Contingency, and Move Management and are approximate based on Program cash flow.

**Quarter 1****\$9.61M**

- Existing field house occupants move to the existing gym.

**Quarter 2****\$18.66M**

- New Combined Gym & Field House starts construction.



**Quarter 3**  
**\$28.36M**

- **Campus Center/ABC Building opens.**
- Existing multi-purpose fields are temporarily removed and construction starts on surface parking and campus entrance.
- Future occupants of the Campus Center Annex move to Levinson Hall.
- Campus Center Annex starts construction.



**Quarter 4**  
**\$40.94M**

- Continuing construction.



## LEGEND

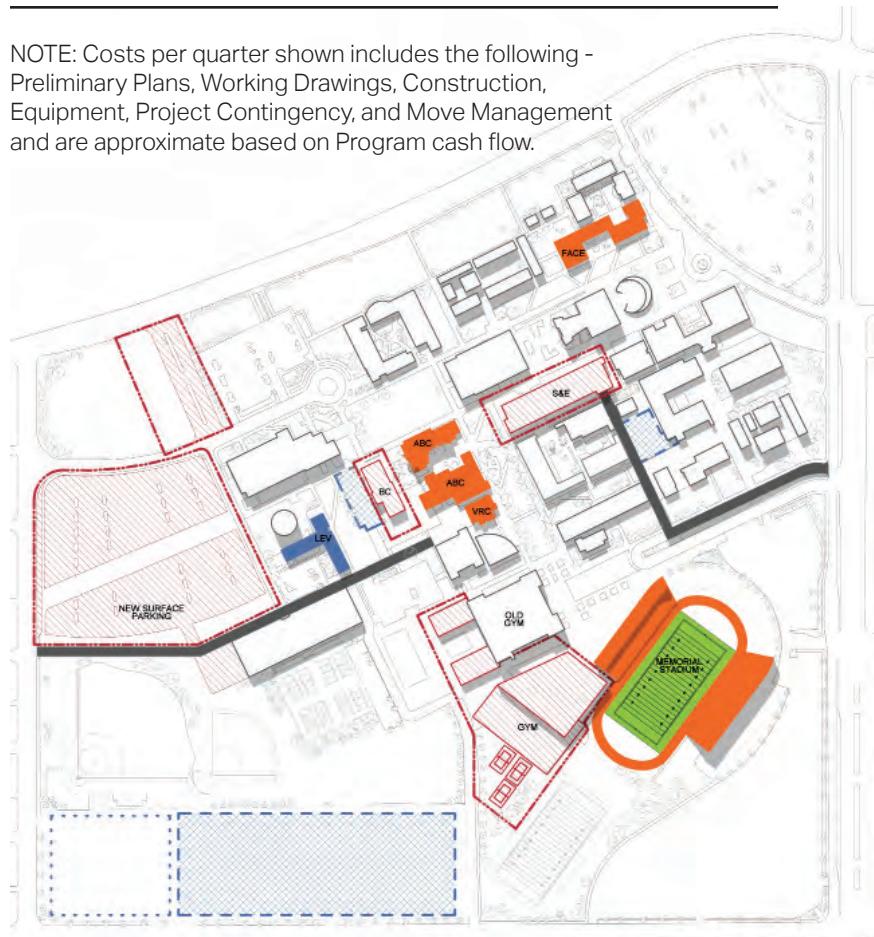
  EXISTING BUILDING  
  EXISTING TO BE DEMOLISHED

UNDER CONSTRUCTION  
 CONSTRUCTION ACCESS

## 2021 TRANSFORMATION

Panorama Campus

NOTE: Costs per quarter shown includes the following - Preliminary Plans, Working Drawings, Construction, Equipment, Project Contingency, and Move Management and are approximate based on Program cash flow.

**Quarter 1****\$38.49M**

- Continuing construction.

**Quarter 2****\$29.97M**

- Campus Center Annex opens.**
- Occupants of Welcome Center move to Levinson Hall.
- Welcome Center starts construction.



### Quarter 3

\$36.51M

- New Science & Engineering Building (S&E) opens.**
- Existing Science & Engineering Building is converted to swing space.
- New surface parking lot and entrance to campus opens.**



### Quarter 4

\$15.08M

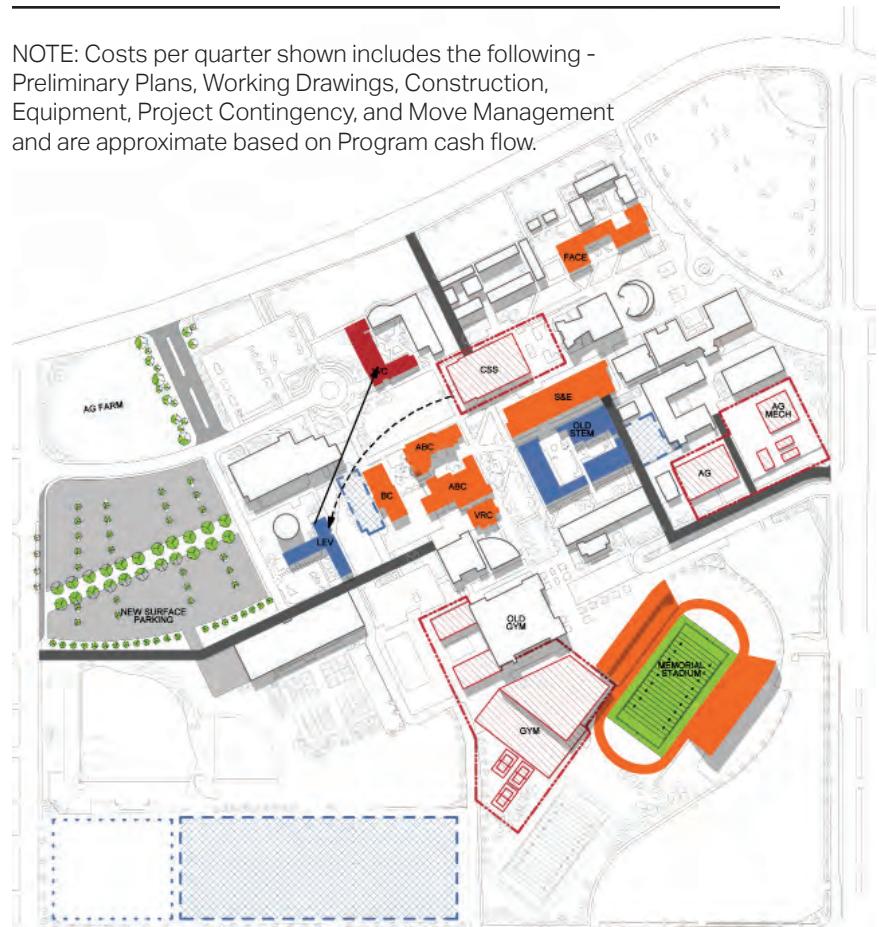
- Occupants of the existing Agriculture Building move to the existing Science & Engineering Building.
- Agriculture buildings start construction.



## 2022 TRANSFORMATION

Panorama Campus

NOTE: Costs per quarter shown includes the following - Preliminary Plans, Working Drawings, Construction, Equipment, Project Contingency, and Move Management and are approximate based on Program cash flow.



### Quarter 1

**\$12.75M**

- **Welcome Center opens.**
- Future occupants of the Center for Student Success move to Levinson Hall.
- Center for Student Success (CSS) starts construction.

## LEGEND

- EXISTING BUILDING
- EXISTING TO BE DEMOLISHED

- ▨ UNDER CONSTRUCTION
- CONSTRUCTION ACCESS



### Quarter 2

**\$22.35M**

- Continuing construction.



### Quarter 3

\$23.98M

- New Combined Gym & Field House opens.



### Quarter 4

\$16.27M

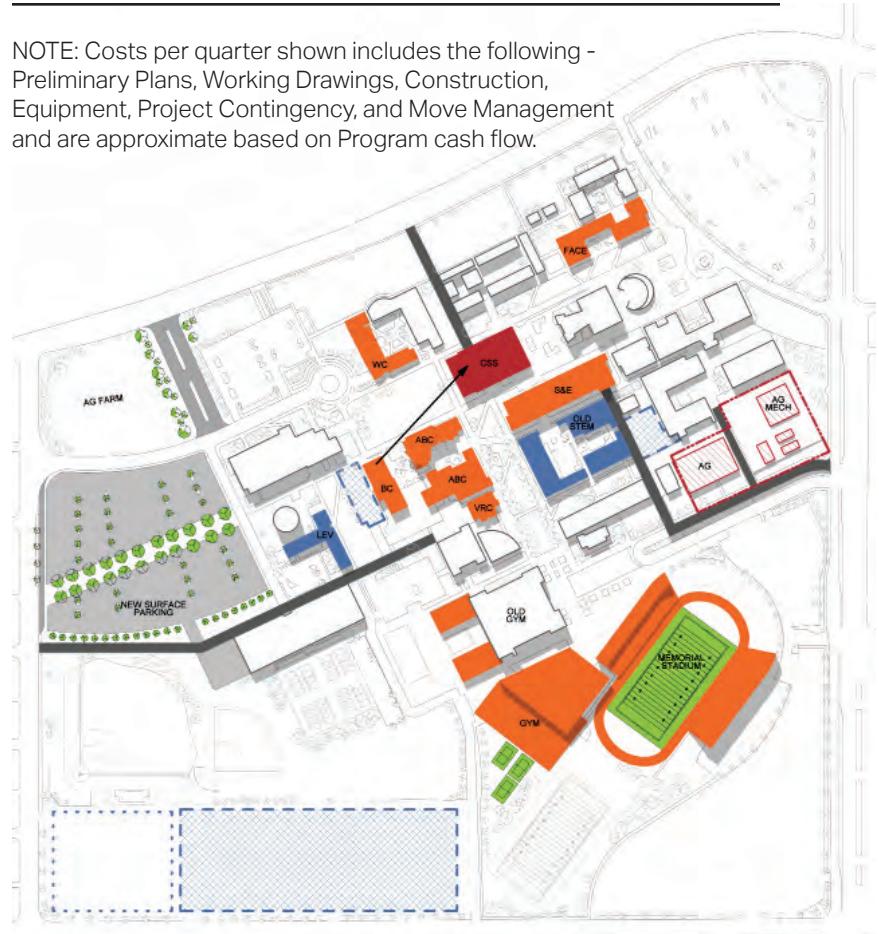
- Occupants of the Fine Arts Building move into the existing Gym.



## 2023 TRANSFORMATION

Panorama Campus

**NOTE:** Costs per quarter shown includes the following - Preliminary Plans, Working Drawings, Construction, Equipment, Project Contingency, and Move Management and are approximate based on Program cash flow.



### Quarter 1

\$12.17M

- Center for Student Success (CSS) opens.

## LEGEND

- EXISTING BUILDING
- EXISTING TO BE DEMOLISHED

- ▨ UNDER CONSTRUCTION
- CONSTRUCTION ACCESS



### Quarter 2

\$13.89M

- Continuing construction.



### Quarter 3

**\$12.48M**

- Continuing construction.
- South parking lot is reconfigured and space is allocated for new multi-purpose fields.



### Quarter 4

**\$7.19M**

- New Agriculture buildings open.
- New parking lot and multi-purpose fields open.

# PROVISIONAL SWING SPACE STUDY

Where will building occupants move temporarily?

"Swing space" is generally defined as the temporary space required for a department to occupy while they are displaced during construction.

During the development of the sequence and schedules for various projects, we added an extra review process to develop a strategy for swing space. With the goal in mind of limiting costs associated with building new swing space, we looked at how we could better sequence the projects to minimize moves and the need for swing space. As it turned out, we determined that we could utilize on-site space without dramatically extending the schedule.

Commencing with the Campus Center/ABC Building, we found space for those displaced by the demolition of areas currently occupied by Student Health, Student Government, and the Office of Student Life into Levinson Hall. During the closure of the cafeteria, food trucks or a modular kitchen can be utilized for Food Services. Upon the completion of the new Science and Engineering Building, the existing Science and Engineering Building would become classroom swing space for programs beginning with Agriculture.

With detailed attention to the capabilities of existing facilities partnered with the aggressive scheduling of the many projects, the plan greatly reduces the impact of on-campus moves for various programs, as well as the costs associated with providing improvements while respective facilities are being renovated or built.

## **Buildings that do not require swing space:**

- New Science & Engineering Building (S&E)
- Arvin General Education Center
- Delano Learning Resource Center
- Shafter General Education Center

## NOTES:

1. This is an initial and provisional review of swing space and will evolve over time.
2. Graph is not to scale.
3. This graphic does not include phase 2 projects (year 2030+).

## LEGEND

**ORIGINAL BUILDING**  
Building where occupants are moving from.

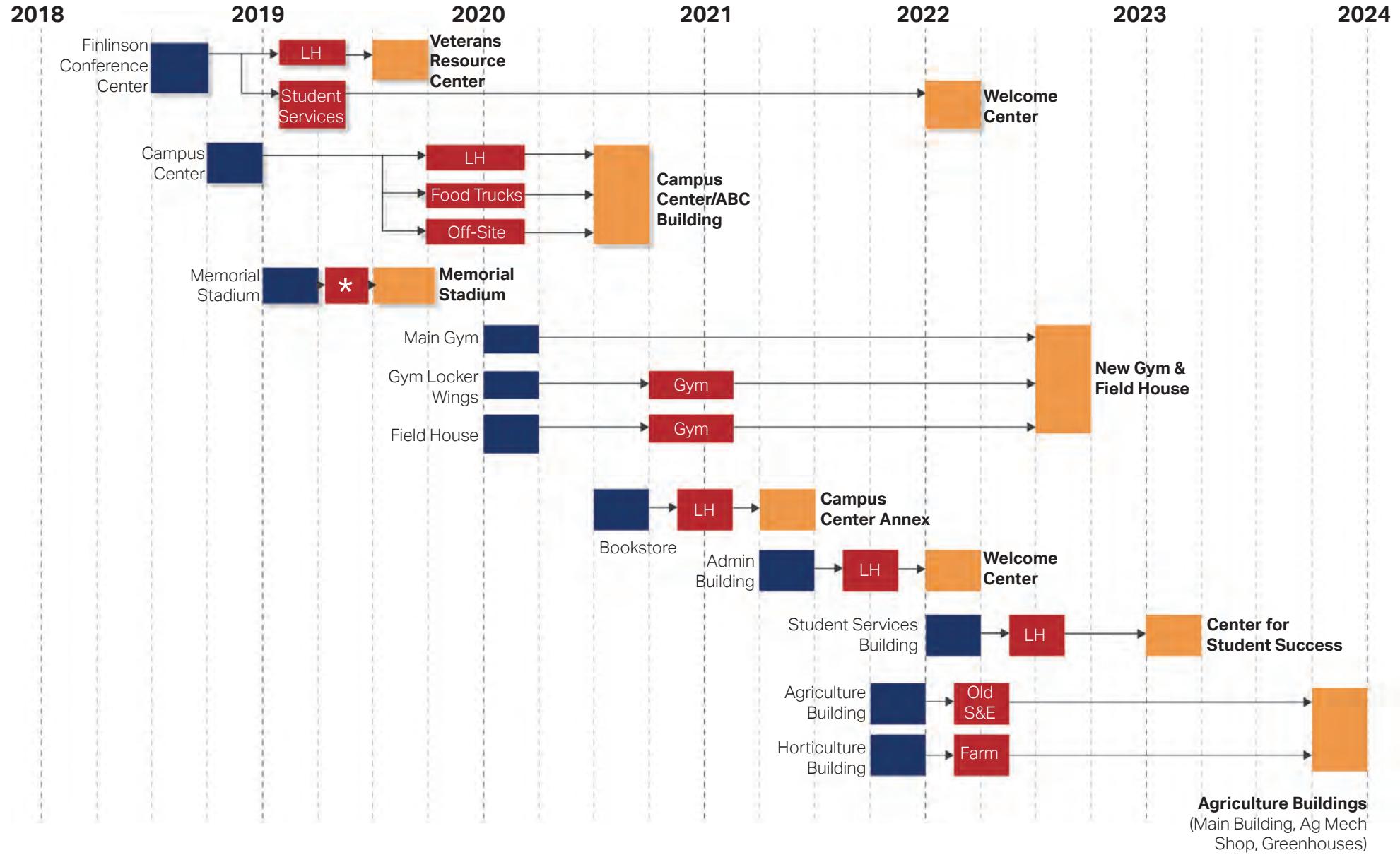
**SWING SPACE / "TEMPORARY MOVE"**  
Building or space that occupants are temporarily moving to while their new building is under construction.

**LH**  
Levinson Hall

**OLD S+E**  
Existing Science & Engineering Building

**\***  
Activities using this building move elsewhere on or off campus

**NEW BUILDING / "FINAL MOVE"**  
Renovated or new building that occupants are moving permanently to.





BAKERSFIELD  
COLLEGE

AECOM PARSONS