Services for Students & Arts Relocation
Provable Cost of Construction Services for Students

**PRELIMINARY**

- Epic Center: $5,000,572
- Office of College Life: $2,941,513
- Student Accounts: $882,454
- De Anza Associated Student Government & Inter Club Council: $6,471,329
- Extended Opportunity Programs & Services: $3,235,665
- Accessory: $2,353,211
- Building Gross Up/Service: $8,530,388
- Site Improvements and Utilities: $4,461,080
- Site Demolition: $1,887,456
- Add Alternates: Bike Corral and: $179,000
- Registration & Student Services Connector: $919,000

**Total Cost of Construction**: $36,861,668

Cost with HEFAS, VIDA, Health & Psychological Services: $48,426,116
The Arts Quad is aging and requires considerable upgrades for accessibility, electrical and mechanical replacement, and exterior finishes/thermal performance improvements. Many spaces no longer adequately support the programs housed within.

Arts Relocation goals include:
- Maintaining an arts community by grouping similar programs together.
- Improving functionality of spaces to support programs.
- Adjust to changes in curriculum and enrollment.
Program Summary
Arts Relocation
PRELIMINARY

Vocal & Instrumental Music

Ceramics

Photography

Dance

Drawing

Sculpture/Maker Space

Division Offices

Music Media Lab & Music Library

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

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

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

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

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

Arts Relocation
PRELIMINARY

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

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

All Temporaries

Arts programs relocated to VPAC or Event Center & Temporaries

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

Ultimately, it was found that temporaries would be unable to support the types of heavy equipment required for some of the arts programs
Tel-Arts relocation doesn’t impact existing campus

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

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

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

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

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

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

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

F
Partial A-Quad
A2, A3, A5, A6, A7 remain
A1, A4, A9 relocated to Event Center & Baldwin

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

Partial A-Quad
A2, A3, A5, A6, A7 remain
A1, A4, A9 relocated to VPAC & Baldwin

The negative impacts to the goals of the Services for Students building were found to be too significant to pursue this option
New Arts Building
Arts programs relocated to New Arts Building as per Master Plan

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

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

L-Quad & Baldwin
Arts programs relocated to Event Center, L Quad & Baldwin

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

Due to the lack of downsides, this option was pursued as shown on the subsequent slides
Advanced Technology Center (ATC) and Visual & Performing Arts Center (VPAC)

Arts Relocation

PRELIMINARY
Relocation of Creative Arts Program

Renovation

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

Includes

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

Excludes

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

Construction of Performing Arts in Event Center

- Music Lecture (A1), Piano Practice and Classroom (A2), Music Classroom (A3)
Lower Level: Storage for Bookstore as needed.
Registration & Student Services Renovation

Health Services $3,212,521

Financial Aid $1,308,513

Baldwin Winery Renovation

Arts Division Offices $1,084,473

Bookstore $1,251,762

Renovation
Includes
• Demolish and construct new walls to optimize spaces
• New interior finishes, lighting, plumbing, and mechanical
• Small emergency generator for Health Services
• 30% design contingency

Excludes
• Soft Costs (Design, FF&E, etc)
• Exterior improvements for deferred maintenance
Preliminary Phasing Summary

**Arts Relocation**

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

**FLINT CENTER DEMOLITION & ASSOCIATED UTILITY WORK**

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

**BOOKSTORE & DIVISION OFFICES RELOCATION**

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

**FINANCIAL AID & HEALTH SERVICES RELOCATION**

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

**DEMOLOITION OF A-QUAD, PHYSICAL PLANT RELOCATION & NEW BUILDINGS CONSTRUCTION**

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

**FINAL RELOCATION & MARY AVENUE CONSTRUCTION**

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

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

PE I
- Dance

Baldwin
- Bookstore
- Arts Division Offices

RSS
- Financial Aid
- Health Services
- Psychological Services remains

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

TBD
- Renovation of Vacated Spaces
# Measure G Project #202: New Services for Students

**Project Budget:** $64,703,600 - Estimate Comparison for Study

<table>
<thead>
<tr>
<th>Subprojects</th>
<th>Original Project Estimate</th>
<th>New Study Estimate</th>
<th>1/23/23 New Study Estimate</th>
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</thead>
<tbody>
<tr>
<td><strong>A</strong> New Services for Students:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>1. New Building</td>
<td>$50M</td>
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<tr>
<td>2. Health Service – RSS Renovation</td>
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<td>$58M</td>
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<td>3. Financial Aid – RSS Renovation</td>
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<td>4. Bookstore – Baldwin Winery</td>
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<td><strong>B</strong> Creative Arts:</td>
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<tr>
<td>1. L-Quad, VPAC, ATC Renovation</td>
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<td>2. Performing Arts in Event Center</td>
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<td>3. Arts Division – Baldwin Winery</td>
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<tr>
<td><strong>C</strong> New Physical Plant Building (Replacing A8 - Per Original DA-10 Project)</td>
<td>$9.7M</td>
<td>$9.7M</td>
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<td><strong>Totals:</strong></td>
<td>$64.7M</td>
<td>$89M</td>
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**Noted Exclusions:**
(a) Renovation & Relocation of programs currently in L2, L3, L4, & L6;
(2) Exterior Renovations at RSS/Baldwin Winery;
(3) Project costs for Mary Avenue;
(4) Renovation/Relocation of vacated spaces; Maintenance Upgrades
## Measure G Project #202: New Services for Students Building

**Project Budget:** $64,703,600

### Estimate Summary to Date – Previous Programming Phase

<table>
<thead>
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<th>Subprojects</th>
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<th>12/19/22 Estimate</th>
<th>Estimate Delta</th>
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<tbody>
<tr>
<td><strong>A</strong> New Services for Students Building (Single Story New Building Option – include demo of A-Quad and prep for new building)</td>
<td>$50M</td>
<td>$64M</td>
<td>($14M)**</td>
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<td><strong>B</strong> Relocation of Creative Arts Programs (Program option shown: L-Quad/ATC/VPAC Renovation to relocate Arts Option)</td>
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<tr>
<td><strong>C</strong> New Physical Plant Building (Replacing A8 - Per Original DA-10 Project)</td>
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<td>Totals:</td>
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*Current Deficit **Prior to Value Engineering/additional Programming work*