

# BAKERSFIELD COLLEGE

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## facilities master plan

KERN COMMUNITY COLLEGE DISTRICT  
CAMBRIDGE WEST PARTNERSHIP / HPI ARCHITECTURE

addendum

CW/P



May 2014

## Letter from the President

Peter Drucker once said *“The best way to predict the future is to create it.”*

That’s exactly what we here at Bakersfield College are doing with the Facilities Master Plan you are now reading. This plan is creating the future by making the right choices now. This long-range Facilities Master Plan takes into consideration facility planning in relation to Bakersfield College’s instructional goals. We have an opportunity, right now, to plan for Bakersfield College’s footprint for the next 100 years. Our deliberate decisions, our choices, our efforts, all determine Bakersfield College’s future.

In the 1950s, a group of people started envisioning what this college on the hill could be – they created a sacred learning environment with state of the art buildings, lush landscaping, and even paths of travel based upon where students walked from building to building. For nearly 60 years, Bakersfield College has been a jewel on the East Bakersfield landscape, high above the rich Kern River Valley, and a stalwart icon for higher education.

Bakersfield College will not continue to be the icon for higher education for so many students who rely on us for their futures unless we continue to invest in our own. This Facilities Master Plan supports and integrates with Bakersfield College’s Educational Master Plan, and looks ahead to the next century of higher education at Bakersfield College. To ensure Bakersfield College remains relevant and important to future students, we must plan now to modernize and maintain

our facilities to current standards. Bakersfield College must plan for upgrading and evolving equipment to that which meets the needs of students and their future employers. Above all, Bakersfield College must plan for growth and expansion of our services to students in communities beyond Bakersfield who have barriers to education. Yes, truly, *the best way to predict the future is to create it.*

This year, the newly remodeled Simonsen Performing Arts Center will be opened, and will welcome students and the community alike to a state of the art education and entertainment destination. Smaller improvements, such as air conditioning chiller replacements, water and gas line replacements, and sidewalk replacements, are ongoing modernization projects which keep the college safe and energy efficient. However, there is much more work to be done. Plans are underway for a modern, friendly, and engaging STEM Success Center which will help students navigate the path toward education and careers in fields important to Kern County industry – science, technology, engineering, and mathematics. A major construction project is planned to house all of Bakersfield College’s administrative services, and will free up space for the construction of additional classrooms.

Each of these efforts is with the goal of creating Bakersfield College’s future. As you review the plans on the following pages of this Facilities Master Plan, understand each element is a deliberate effort to *create* the Bakersfield College of the next 100 years.

## Overview

The 2013 Bakersfield Facilities Master Plan (FMP) was completed in conjunction with the Kern District Facilities Master Plan and focused on the development and recommendations for both Bakersfield College and the Delano Center. This plan, as a companion document to the Educational Master Plan was developed to estimate future campus facility needs and/or modifications.

Any Facilities Master Plan should be addressed as a dynamic and flexible document, to be reviewed on a regular basis and addressed with the understanding that institutions can change over time, components may no longer be needed or merged with related projects, and circumstances may result in some projects superseding other projects in the phasing/sequence process.

The goal of this planning update or addendum was to produce a well-conceived and justified project proposal for capital outlay expenditures. This plan carries the process an additional step, making the recommendations operational rather than merely strategic. The update focused on the centralization of services, the implementation of the proposed modifications and enhancements and broadens each project's perspective in the developmental process.

## Process

This addendum began with an assessment and planning process that updated the current FMP. Focus groups and campus committees became involved, were interviewed and suggested implementation factors that enabled the College to move forward. All of the attached projects have undergone qualitative and quantitative assessment. Parking issues and the impact of pedestrian circulation have been assessed and suggested modifications proposed. The addendum positions the College to take the next step in the planning process. It provides direction in implementing the projects determined to be part of the Phase I development of the campus. It supports facilities development and decision-making for the immediate future. It establishes building parameters and meets State educational codes and fulfills Title Five standards.

Presentations were made to the College Council and to the President's Cabinet. In addition to the data and other information supplied by the College, information and input was gathered through formal and informal conversations and presentations. This input provided a sense of vision to the process. Issues related to the timing of projects has taken a front seat in the discussion.

While the purpose of the addendum was to further develop for implementation some of the projects identified in the FMP, this update to the FMP is intended to address the building/construction programs in a sequenced/phased process. This will minimize disruption to students and to the campus community. It also focused

on the ability to provide interim space and addressed the impact of secondary effects. The plan update also took into consideration the efficiency measures related to load ratios and state standards.

This addendum to the FMP is a tribute to the contributions of many individuals and groups, both from the campus community and through District support.



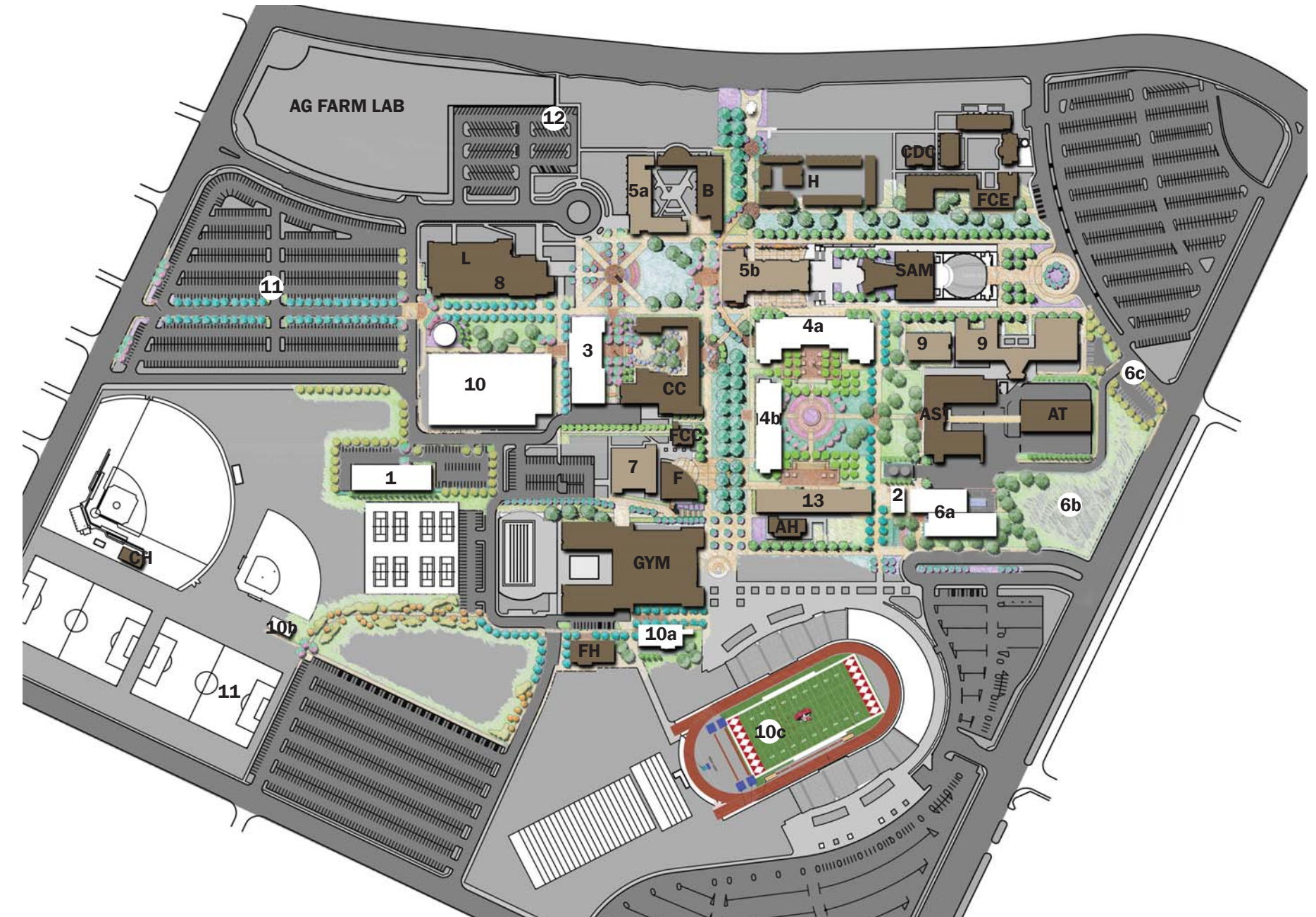
## Bakersfield College

### Projects

1. Maintenance & Operations
2. STEM Grant Building
3. ABC Building
4. **A:** Math / Science / Engineering (Phase 1)  
**B:** Math / Science / Engineering (Phase 2)
5. **A:** Student Services (Welcome Center)  
**B:** Student Services (Student Support Services)
6. **A:** Ag Engineering / Horticulture / Pedestrian Elevator  
**B:** Horticulture Field Labs  
**C:** New Service Access
7. Language Arts Renovation
8. Archives (in Library)
9. Fine Arts Remodel
10. **A:** Women's Field Hous  
**B:** Future Pad for Womens Club House  
**C:** Field Improvements
11. Parking / Fields Relocation
12. Entry Option
13. Planetarium/Allied Health/Classroom Building

### Projects

- AH** Allied Health
- AST** Applied Science Technology
- AT** Auto Technology
- B** Business
- CC** Campus Center
- CDC** Child Development Center
- CH** Club House
- F** Forum
- FCC** Finlinson Conference Center
- FCE** Family & Consumer Education
- FH** Field House
- GYM** Gym
- H** Humanities
- L** Library
- SAM** Speech Arts Music



**PROJECT 1**

**MAINTENANCE AND OPERATIONS**

The new M & O building will replace the current metal structure and centralize functions residing in outlying buildings into a common facility thereby promoting communication and better efficiency of services. The new Building will house M & O, Print Shop and mail room. In addition, this building will increase operational spaces for storage of equipment and supplies as well as facilitation of repair functions.



Estimated Capacity	ASF	GSF
Office/Office Serv	600	
Meeting Room	300	
Shop Logistics	1,700	
Shop M & O	9,000	
Shop Grounds	1,500	
Shop Other	300	
Lounge	750	
<b>Total</b>	<b>14,150</b>	<b>18,000</b>

**Projected Cost** \$3,767,000

**Locally Funded Project**

- 1.** Maintenance & Operations
- 3.** ABC Building
- 6.** Language Arts
- 10.** Future Building Pad
- L** Library
- CC** Campus Center

**STEM GRANT BUILDING**

Science, Technology, Engineering, Math

The STEM program is designed to increase the number of Bakersfield College students enrolled in STEM curriculums. The STEM program identifies effective approaches for implementing STEM teaching and learning activities, facilitating the adoption of effective STEM instructional practices, promoting experiences that prioritize hands-on learning opportunities and focusing student achievement in STEM fields. The Center provides outreach, counseling and guidance thereby promoting successful student experience in the application of STEM subjects.

This building becomes the core of a strong “STEM NEIGHBORHOOD”.



Estimated Capacity	ASF	GSF
Math Lab	210	
Studio Service	280	
Study Center	1,500	
Offices	465	
Service Kitchen	150	
<b>Total</b>	<b>2,605</b>	<b>2,800</b>

**Projected Cost** \$1,636,431

**Locally Funded Project**

- 2.** STEM Grant Building
- 4a.** Math / Science / Engineering (Phase 1)
- 4b.** Math / Science / Engineering (Phase 2)
- 6a.** AG Engineering / Horticulture / Pedestrian Elevator
- 9** Fine Arts
- 13** Planetarium/Allied Health/Classroom Building
- AH** Allied Health
- AST** Applied Science Technology
- AT** Auto Technology

**ABC BUILDING**

A new ABC Building is recommended to consolidate widely dispersed Administrative functions, facilitate the relocation and centralization of Culinary Arts, replace the Bookstore and add a large conference/meeting room to the campus.

The “ABC” building construction will require:

- the demolition and temporary relocation of the Bookstore and Fiscal operations
- the Bookstore to use swing space in the lower floor of Language Arts and Fiscal Operations relocates to inactive space in Levinson Hall.

The relocation of functions currently housed in Building 1, Administration permits the repurposing of the vacated space into a Student Services “Welcome Center”.

Estimated Capacity	ASF	GSF
Administration	9,000	
Assembly/Conference	4,500	
Culinary Arts	4,500	
Bookstore	8,600	
<b>Total</b>	<b>26,600</b>	<b>40,923</b>

**Projected Cost** \$17,289,967

**Locally Funded Project**



- 3.** ABC Building
- 4b.** Math / Science / Engineering Building
- 5a.** Student Services (Welcome Center)
- 5b.** Student Services (Student Success Center)
- 6.** Language Arts
- 10.** Future Building Pad
- B** Business
- CC** Campus Center
- L** Library

**MATH, SCIENCE & ENGINEERING REPLACEMENT**

The 2013 Facilities Master Plan identified the need for the expansion and modernization of both Science and Mathematics programs. All programs in these Departments have outgrown their facilities. Mathematics requires a significant increase in number of classrooms and the Sciences typically operate in sub-standard facilities (constructed in 1956). This new building project would accommodate growth in both Mathematics and the Sciences. The project proposal is for a single or dual building structure: Phase 4a for the Sciences and Engineering and Phase 4b for Mathematics. Phasing of the construction will allow the Project to move forward without requiring additional costs for swing space.

Estimated Capacity	ASF	GSF
Lecture	18,350	
Labs	37,401	
Office/Off Serv	5,600	
Reading/Study	3,000	
AV/TV	3,000	
Meeting Room	1,600	
Lounge	350	
710 Space	440	
<b>Total</b>	<b>69,741</b>	<b>103,183</b>

**Projected Cost** \$65,108,473

**State and Local Funded**

- 2.** STEM Grant Building
- 4a.** Math / Science / Engineering (Phase 1)
- 4b.** Math / Science / Engineering (Phase 2)
- 6a.** AG Engineering / Horticulture / Pedestrian Elevator
- 6b.** Horticulture Field Lab
- 6c.** New Service Access
- 9** Fine Arts
- 13** Planetarium/Allied Health/Classroom Building
- AH** Allied Health
- AST** Applied Science Technology
- AT** Auto Technology

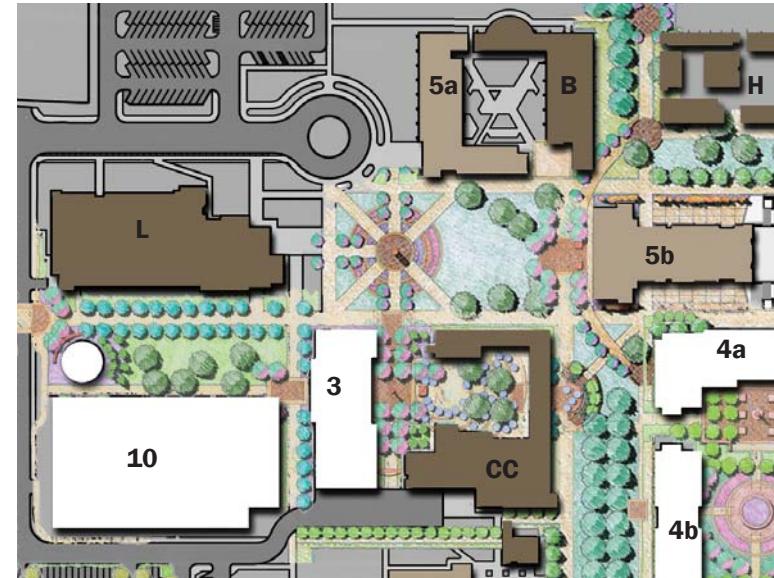


## STUDENT SERVICES

The goal was to consolidate student services. However, this was to be represented by a “front end” component, a Welcome Center convenient to the edge of campus and short-term parking. The second component was the “big tent” concept merging the remaining student support services into a common facility.

The Welcome center would house Admission & Records, Assessment, Financial Aid and Outreach. The Big Tent would house EOPS, DSPS, Care, CalWorks, Career & Placement, Transfer Center, Counseling, Health Services, Bursar’s Office and Basic Skills (including the Reading/Writing Centers, Math labs, tutoring, etc.)

The process involves repurposing Building #5a for the Welcome Center and Building #9 for Big Tent projects.



- 3.** ABC Building
- 4a** Math / Science / Engineering Building (Phase 1)
- 4b.** Math / Science / Engineering Building (Phase 2)
- 5a.** Student Services (Welcome Center)
- 5b.** Student Services (Student Success Center)
- 10.** Future Building Pad
- B** Business
- CC** Campus Center
- H** Humanities
- L** Library

### Building 5a: Welcome Center

Estimated Capacity	ASF	GSF
A & R	3,316	
Assessment	3,494	
Financial Aid	3,834	
<b>Total</b>	<b>10,644</b>	<b>16,367</b>
<b>Projected Cost</b>	<b>\$4,789,000</b>	

A repurposed Student Services building (#5b) will accommodate remaining functions as “support services”. This building represents integrated support functions easily accessible from all areas of the campus.

### Building 5b: Current Scheduled Occupants

Estimated Capacity	ASF	GSF
Proposed ASF	35,955	63,130
Less projects relocated to 5a	10,644	

### Possible Replacement Space Subject to Consideration

Bursar’s Office	920
Basic Skills	
Office	1,200
Wk Room	250
Large Tutor Lab	700
Online Tutoring	200
6 Basic Skills Clsrm	7,300
<b>Total</b>	<b>10,750</b>
Remaining Available Space	2,500
Grand Total	10,570

<b>Projected Cost 5a</b>	\$4,789,000
<b>5b</b>	\$18,965,840
<b>Total</b>	<b>\$23,754,840</b>

### State and Local Funded

## PROJECT 6 AGRICULTURE

The current building/s have been unable to meet student demand as well as accommodating the development of new courses/programs. In 2010/11 the average section size was 40 enrollments (up from 30 in 2007/08). Plans are to expand the curriculum to a Mechanized Agriculture Shop. This would include courses in: Agriculture Mechanics, Welding Fabrication, Small Engine Power and Repair, Irrigation, Equipment Operation, etc. The new facility would include Horticulture and occupy the same building pad as presently located.



Estimated Capacity	ASF	GSF
Shop	2,000	
3 Labs @ 2,700 ASF	8,100	
2 Classrooms @ 800	1,600	
Office/Serv	900	
Wk Rm with Sink	250	
Horticulture Lab	2,000	
<b>Total</b>	<b>14,850</b>	<b>21,214</b>

**Projected Cost** \$ 12,123,160

### Local Funded

- 2.** STEM Grant Building
- 4a.** Math / Science / Engineering (Phase 1)
- 4b.** Math / Science / Engineering (Phase 2)
- 6a.** AG Engineering / Horticulture / Pedestrian Elevator
- 6b.** Horticulture Field Lab
- 6c.** New Service Access
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- AT** Auto Technology

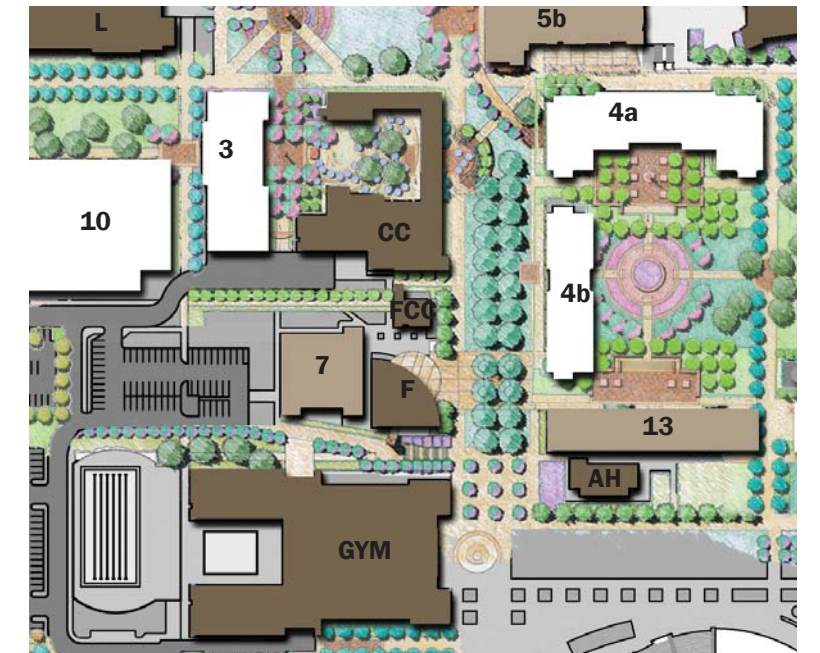
## PROJECT 7 LANGUAGE ARTS REMODEL

Constructed in 1968, the building has undergone many program changes, a growth in disciplines and/or new programs added. The existing building needs to be brought up-to-date, modernized with new technology introduced.

Estimated Capacity	ASF	GSF
Lecture	10,141	
Labs	3,597	
Office	3,689	
AV/TV	650	
Data Processing	158	
Lounge	333	
<b>Total</b>	<b>18,568</b>	<b>43,200</b>

**Projected Cost** \$15,321,000

### State and Locally Funded Project



- 3.** ABC Building
- 4a** Math / Science / Engineering Building (Phase 1)
- 4b.** Math / Science / Engineering Building (Phase 2)
- 5b.** Student Services (Student Success Center)
- 10.** Future Building Pad
- AH** Allied Health
- CC** Campus Center
- F** Forum
- FCC** Finlinson Conference Center
- L** Library



### FINE ARTS REMODEL

Constructed in 1956, this facility has had no improvements or modifications since that date. This facility has poor acoustics, an inadequate technology infrastructure and classrooms/labs without appropriate support structures. The building services Art Design, Music, Photography and Journalism.



Estimated Capacity	ASF	GSF
Lecture	1,919	
Lab	17,400	
Office	3,461	
Assembly	2,633	
Meeting Room	221	
Locker Rm	2,588	
<b>Total</b>	<b>28,222</b>	<b>30,731</b>

**Projected Cost** \$15,543,000

**State and Local Funded**

- 2.** STEM Grant Building
- 4a.** Math / Science / Engineering (Phase 1)
- 4b.** Math / Science / Engineering (Phase 2)
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### PROJECTS SUBJECT TO OTHER CONSIDERATIONS

#### ARCHIVES

The size and location for Archives remains to be determined. Consideration for these facilities is to be housed in the Library, second floor.

#### ATHLETICS/GYMNASIUM

Consideration was given to Title Nine standards in support of facilities for women's athletics. In order to meet the College's core values, a plan will be developed to remodel the current Gymnasium aligning it more as a Wellness Center. Also in the planning was a competitive field dedicated to the Soccer program. Currently under review is the Football stadium along with other options.

- 10a. Women's Field-House
- 10b. Future location for a Women's Clubhouse.
- 10c. Field Improvements

- 1.** Maintenance & Operations
- 2.** STEM Grant Building
- 6a.** AG Engineering / Horticulture / Pedestrian Elevator
- 6b.** Horticulture Field Lab
- 7.** Language Arts
- 10a.** Women's Field House
- 10b.** Future Building Pad for Women's Club House
- 10c.** Field Improvements
- 13** Planetarium/Allied Health/Classroom Building
- AH** Allied Health
- F** Forums
- FH** Field House
- GYM** Gymnasium

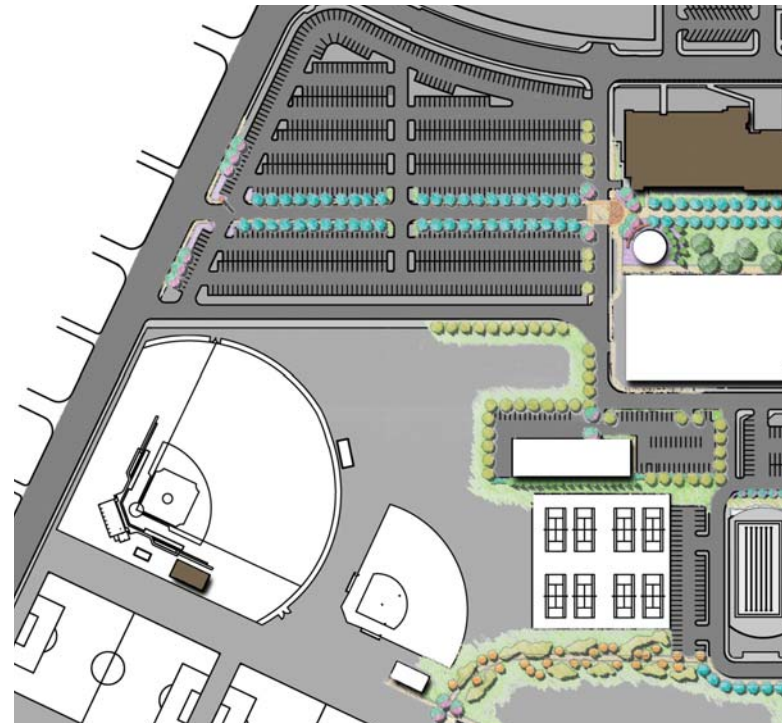


**PROJECTS SUBJECT TO OTHER CONSIDERATIONS**

**PARKING / FIELD RELOCATION**

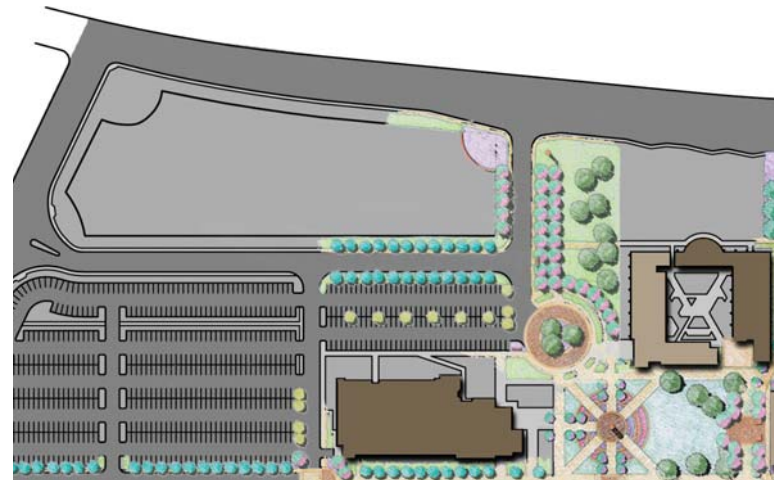
The redistribution of parking relative to the campus core provides more direct, convenient student access to academic and student services functions. This plan moves a significant portion of the parking North along Haley Street. This provides a more direct access to the campus core. Pedestrian access would be along the South side of the library. The current soccer practice fields would be relocated to the Southwest corner of the college site. This project adds 875 student parking stalls in Lot A.

**Projected Cost** \$5,953,500



**ENTRY OPTION**

Consideration of an alternative entry into the campus from Panorama Drive.



**Project Sequencing / Phasing**

The following sequencing/phasing schedule reflects the thinking at this particular point in time. It is anticipated that the schedule will undergo revisions on a frequent basis to reflect changes in the economy, the physical impact of construction on the campus, and the availability of funding. The sequencing and costs applied to the projects found in the Table were designed to address typical construction considerations. The schedule serves as a foundation from which decision-making can take place and from which an amended program of work can be defined as appropriate.

Planning and sequencing also accounted for secondary effects and swing space necessary to accommodate construction with as little disruption and additional cost to the College. Projects were identified and prioritized, minimizing the need for any significant amount of additional swing space. Basically two building will provide almost the entire swing space necessary to maintain the construction schedule as planned. The new ABC building vacates a significant amount of space in the existing Administration Building (5a) permitting the construction of a large piece of the Student Services Renovation. Upon completion of the Math/Science/Engineering Bldg (Project 4), the existing Math Science Building (13) will have sufficient available classrooms to accommodate most of the new and renovated construction that follows.

The proposed Building/Facilities Program is outlined in Table A. The schedule reflects projects currently in the queue for construction/renovation from District funds and/or State projects in the queue. Cost estimates are typically adjusted annually to reflect current market rates for construction.



**TABLE A - FACILITIES PROGRAM SCHEDULE**

Table A - Bakersfield Building/Facilities Program Schedule							
PROJECT SEQUENCE	1st FUND YR	SCOPE	ASF	GSF	TOTAL COST	STATE	COLLEGE
1. Maintenance & Operations	2014/2015	New Construction	14,150	18,000	\$3,767,000	\$0	\$3,767,000
2. STEM Grant Bldg	2015/2016	New Construction	2,605	2,800	\$1,636,431	\$0	\$1,636,431
3. ABC Bldg	2016/2017	New Construction	26,600	40,923	\$17,289,967	\$0	\$17,289,967
4. Math/Science/Engineering	2016/2017	New Construction	69,741	103,183	\$65,108,473	\$41,731,000	\$23,377,473
5. Student Services	2017/2018	Renovation	46,699	79,497	\$23,754,840	\$20,191,614	\$3,563,226
7. Language Arts Remodel for Efficiency	2018/2019	Renovation	18,568	43,200	\$15,321,000	\$2,800,000	\$12,521,000
8. Archives	2019/2020	Renovation	1,411		\$282,200	\$0	\$282,200
9. Fine Arts Remodel for Efficiency	2019/2020	Renovation	28,222	30,731	\$15,543,000	\$5,338,000	\$10,205,000
6. Agriculture	2020/2021	New Construction	14,850	21,214	\$12,123,160	\$9,698,528	\$2,424,632
10. Athletics/Gymnasium	*	New & Renovation	*	*	*	\$0	*
11. Parking/Field Modification	2021/2022	Reorientation/Location			\$5,953,500	\$0	\$5,953,500
12. Entry Option	*	*			*	\$0	*
13. Core Site Amenities	2016/2022	*			\$61,522,394		\$61,522,394
Total					\$222,301,965	\$79,759,142	\$142,542,823
* Scope & Cost To Be Determined							

