

Mendocino-Lake Community College District

Proposed Proposition 39 Bond Implementation Plan

Recommended by:	PRMPC, June 5, 2006 IMPSC, June 13, 2006
Approved by:	District Bond Committee, June 13, 2006
Reviewed by:	MLCCD Board of Trustees, June 14, 2006

Mendocino-Lake Community College District Proposed Proposition 39 Bond Implementation Plan

Table of Contents

1.	Purpose and Background	1
2.	Bond Implementation Plan Projects	3
3.	Proposed Bond Projects Budget	5
4.	Proposed Bond Expenditure Schedule	6
5.	Bond Projects Master Schedule	7
6.	Reference Materials List	8

Mendocino-Lake Community College District Proposed Proposition 39 Bond Implementation Plan

Purpose

The mission of the Mendocino-Lake Community College District is to serve the educational needs of our students and our community by providing academic programs, transfer preparation, vocational training, lifelong learning opportunities and student support. To fulfill this mission and prepare students for the future, the District must maintain comprehensive, state-of-the-art programs and services. New facilities must be built and aging facilities repaired, updated, or replaced. Construction called for in the original 1973 master plan for the Ukiah campus has yet to be completed. The District's two centers in Lakeport and Willits operate in leased facilities, a situation which limits the opportunities for program growth and attainment of the District mission in these communities. The availability of state-of-the-art facilities will accommodate growth in both transfer and vocational education programs, and facilitate student achievement in reaching their goals and personal dreams.

The Bond Implementation Plan (BIP) is designed to articulate the guidelines and plans for utilization of bond proceeds for the completion of the master plan for the Ukiah campus and the construction of permanent facilities in Lake County and Northern Mendocino County. This plan includes upgrading and replacement of building infrastructure and technology, replacement of outdated facilities and specific repair projects, including roofs and heating, ventilating and air-conditioning (HVAC) projects.

The budget outlines the projects that will be funded with bond revenues. The acquisition of bond funds will enhance the District's ability to qualify for State matching funds for specific projects. The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project will be determined as plans are finalized and projects are completed.

Background

The BIP was developed during spring 2006 and reviewed and recommended by the Mendocino-Lake Community College Physical Resources Master Plan Committee (PRMPC) and the Institutional Master Plan Steering Committee (IMPSC). The committees took into account the facilities needs identified in a wide range of college planning documents including: Strategic Plan, District Technology Plan, District Scheduled Maintenance Plan, District Five-Year Plan for Capital Construction and individual Program Reviews. These planning documents are available for review in the Superintendent/President's Office of the Mendocino-Lake Community College District.

District employees were diligent in their efforts to ensure broad input into the planning process. College and community needs were identified by meetings and other means, including:

- As the initial project list was being drafted, all college faculty, staff and the associated student organization were invited to submit their project requests and to recommend priorities.
- Individual program reviews identified facility needs which were reviewed, analyzed and included in the project list.
- A District Bond Committee made up of individuals from the College, including a representative of the Board of Trustees, met throughout the spring of 2006 to review the plan and comment on future actions.
- The Physical Resources Master Plan and Institutional Master Plan Steering Committees reviewed, adopted and recommended the project list based on the compilation of the plans mentioned above. The committees include representatives from management, faculty and classified staff, who brought the perspectives of their constituents and colleagues to the attention of the committees.
- A telephone-based poll of 400 registered voters in Lake and Mendocino Counties identified the importance of particular projects and indicated positive community support for a potential bond measure.
- The Superintendent/President met with community leaders and gathered input on priorities for facilities renewal and a possible bond campaign.
- The Mendocino-Lake Community College Board of Trustees reviewed the plan and the projects list at their monthly meetings.
- The Mendocino-Lake Community College Foundation Board of Directors received reports on the progress of the plan.

The Bond Implementation Plan will serve as the basis for the District's revised Facilities Master Plan, which will incorporate facility priorities and objectives of the Bond Implementation Plan.

Bond Implementation Plan Projects

Overview

The District will design and build new facilities and improve and enhance existing facilities to provide state-of-the-art transfer and vocational programs for the students of Lake and Mendocino Counties. This includes upgrade and replacement of existing building infrastructure and technologies, replacement of outdated facilities and equipment, and repair and modernization of facilities through specific repair projects.

Projects will include: new facilities in Lake and Northern Mendocino Counties; a new Library and Learning Resources Center; new and remodeled facilities for vocational programs, including nursing; student center/cafeteria facilities; upgrading of energy management systems, including energy resource and solar technologies; upgrading and improving campus safety and access; repair and modernization of aging facilities.

(A) *Construct New Facilities*

- Ukiah Campus
 - Library/Learning Resource Center
 - Maintenance/Warehouse
- Lake County Center
- Willits/Northern Mendocino County Center

(B) *Modernize Existing Facilities*

- Allied Health/Nursing Program Facilities
- Vocational Program Facilities and Equipment
- Technology Upgrades in Classrooms
- Distance Education Technology
- Media/Computer Graphics lab

(C) *Repair and Update Aging Facilities*

- Re-roof Court Center Buildings
- Re-roof Physical Education Building
- Re-roof Child Care Center
- Re-roof Voc/Tech Building
- Re-roof Agriculture Headhouse
- Re-roof Center for Visual and Performing Arts
- Replace Equipment - Theater, Recording Studio, Physical Education
- Flooring Replacement
- Point Arena Field Station
- Scheduled Maintenance Funds for New Buildings

- (D) *Improve Facilities for Student Programs*
 - Renovation for Instructional and Student Service Expansion
 - Student Center/Cafeteria (renovate current Lowery building)
 - Soccer Field
 - Athletic Field Improvements and Renovation

- (E) *Upgrade Technologies to Conserve Resources*
 - Solar Technologies – Energy Generation
 - HVAC and Energy Management Upgrades & Additions
 - Other Campus Infrastructure

- (F) *Upgrade and Improve Campus Access and Safety*
 - Disabled Access Improvements
 - Campus Lighting
 - Enterprise Resource Planning and Network Upgrade
 - Parking Lot Expansion and Upgrades

Listed repairs, rehabilitation projects and upgrades will be completed as needed at each particular site. Each project is assumed to include its share of equipment, costs of architectural, engineering, and similar planning, construction management and customary contingencies for unforeseen design and construction costs.

The allocation of bond proceeds will be affected by the District's receipt of State matching funds and the final costs of each project. The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project will be determined as plans are finalized, construction bids awarded, and projects are completed.

Reference Materials List

1. District Strategic Plan
2. District Physical Resources Master Plan
3. District Technology Plan
4. District Five-Year Capital Construction Plan
5. District Five-Year Scheduled Maintenance Plan
6. District Program Review Document