

Physical Campus Master Plan 2020 - 2030



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2022 GCC Campus

Campus Planning Factors:

- Projected Enrollment
- Campus Expansion
- New Considerations
- Classroom Demand
- Parking Demand
- Campus Infrastructure

2030 GCC Campus

- Work Phasing
- Program Locations

2022 CAMPUS



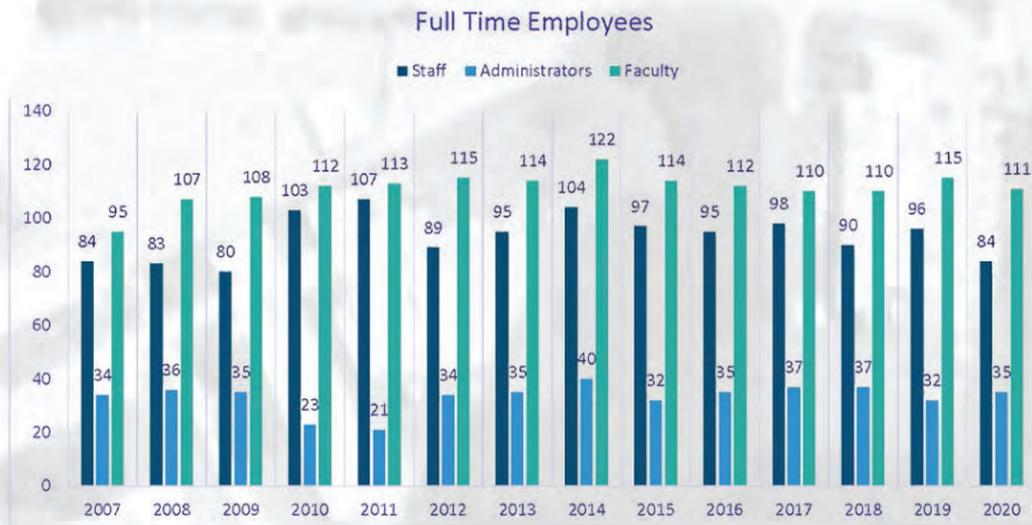
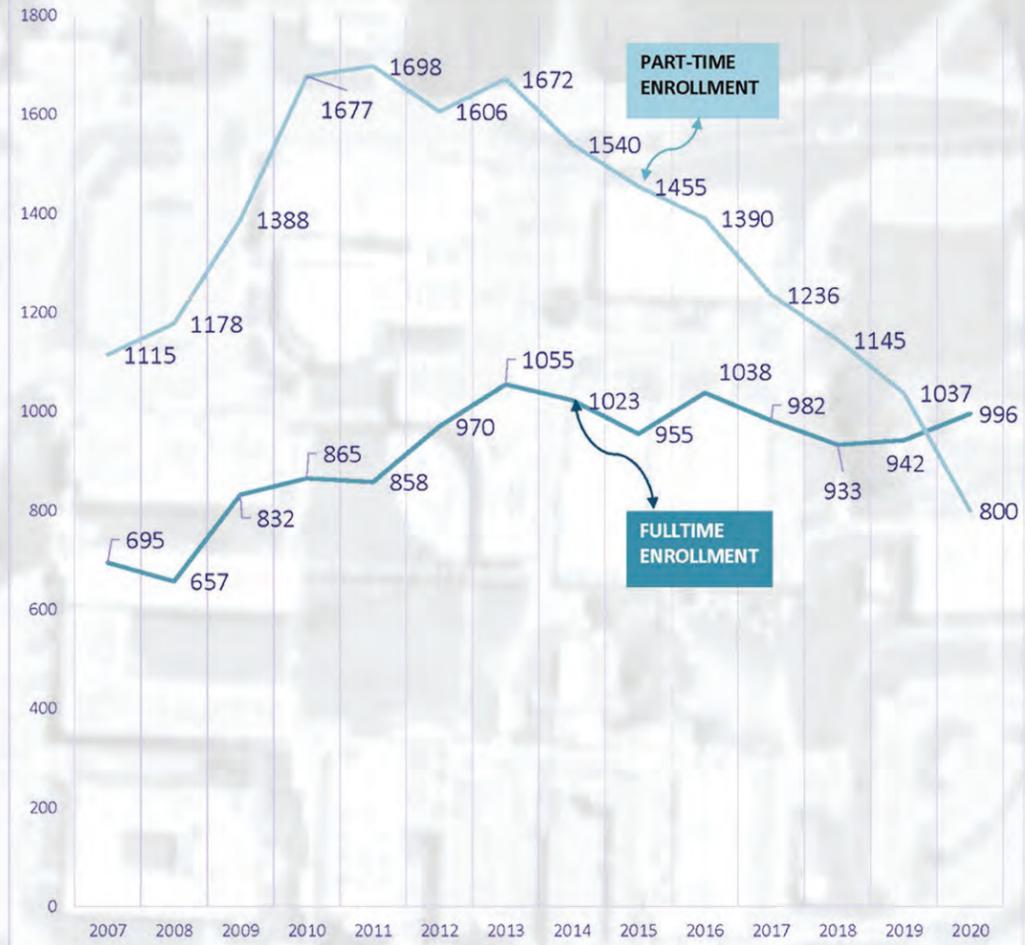
The Guam Community College campus continues its growth and improvement to support the College's commitment to education excellence. School Year 2022-2023 marks the 15-year milestone in the execution of the GCC Physical Master Plan. Since 2015, the College has completed Building E (Building 100 & 200 Renovations); Barrel Vault covered walkways; College Cafe Expansion; and installation of an Electric Vehicle charging station. Additionally, the Building 300 Renovation and the Forensic DNA Laboratory projects are expected to be complete by the end of 2022.

Additional campus improvements are forthcoming. Construction has commenced for the Building B Renovation, Student Center Canopy, and Building 2000 Generator projects. Design work for the Wellness Center is complete, and underway for the Building 400 Culinary Expansion. It is also important to note that design work has commenced for the Workforce Development Center, which is located off-campus in Barrigada.

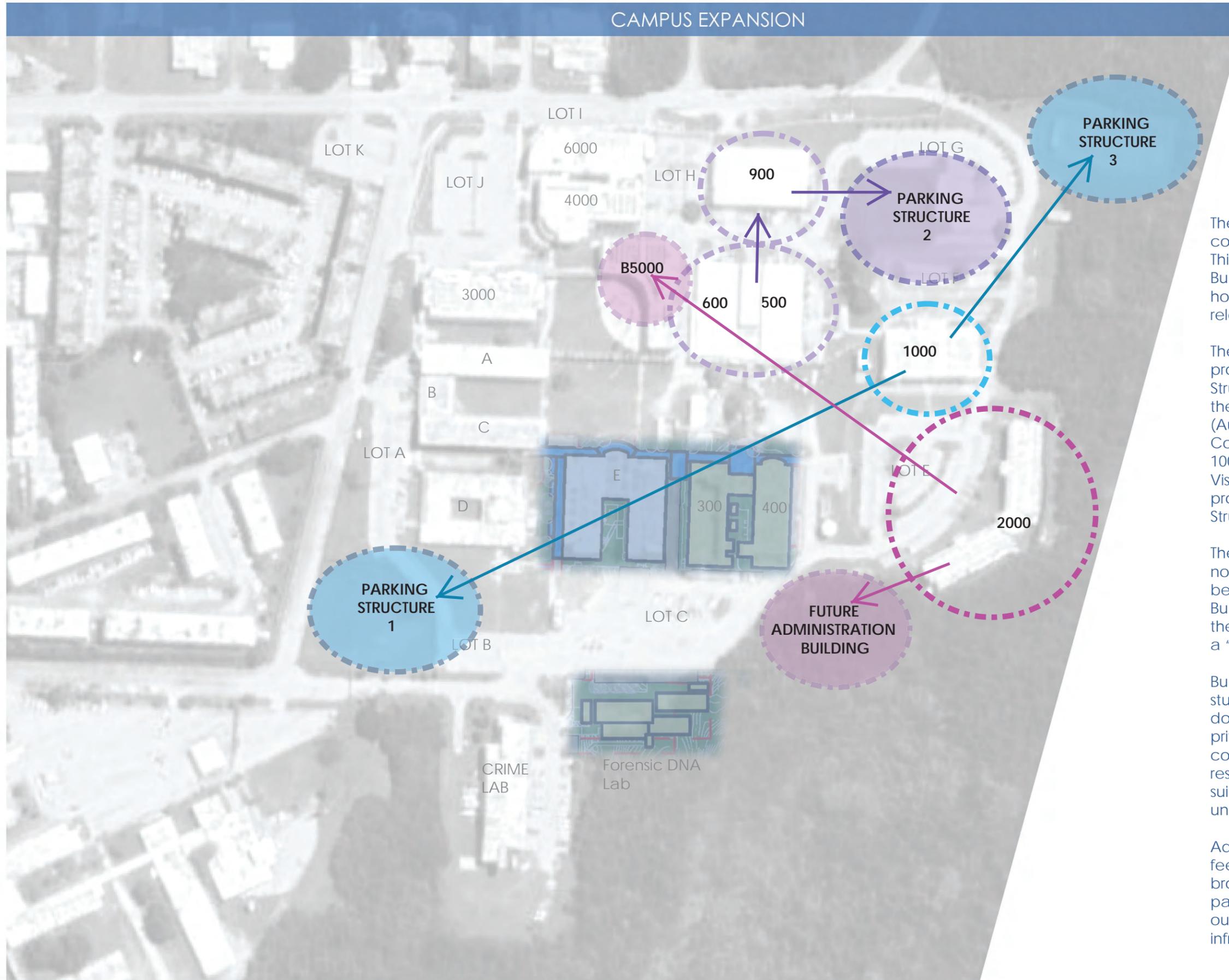
PROJECTED ENROLLMENT

Decreased student enrollment modifies the priorities and needs for the GCC Facility Master Plan. The College's post secondary student enrollment decreased by approximately 25% based on the Fall 2016 and Fall 2020 enrollment. There was a steady decrease of approximately 5% through Fall 2019 and enrollment decreased by approximately 10% during the 2020 Covid-19 Pandemic. The 2021 enrollment further decreased by 6% in 2021. The 2020 Guam census identifies a 3.5% reduction in Guam's total population and the College's steadily decreasing enrollment can be attributed to this. It should also be noted that the enrollment trend has full-time students rising and part-time students decreasing.

The facility Master Plan is projecting growth to 2030 given the current enrollment and population data. It is noted that the current campus is sufficient to meet the needs of the College through 2025 where enrollment is expected to be 2,100 students using a typical growth rate of 15% total from 2020-2025. It is reasonable to project that the 15% growth milestone is more likely to occur in 2030 based on Guam's overall population decrease and the steady enrollment decrease since 2016.



CAMPUS EXPANSION



The Annex development is no longer being considered in the GCC campus expansion. This affects the proposed renovation of Buildings 500, 600, 900, and 1000, which house the programs that were to be relocated to the Annex site.

The new approach requires the Building 900 program to be integrated into Parking Structure 2 along with temporary space for the Building 500 and 600 programs (Automotive, Construction Trades, HVAC). Computer Science will remain in Building 1000 with expansion of the Campus MDF. Visual Communications and Hotel & Tourism programs will occupy space in Parking Structures 1 & 3.

The conversion of Building 2000 into dorms is now being considered. Office functions will be relocated to existing facilities such as Building 5000, to new buildings phased in to the campus, or eliminated altogether under a "work from home" setup.

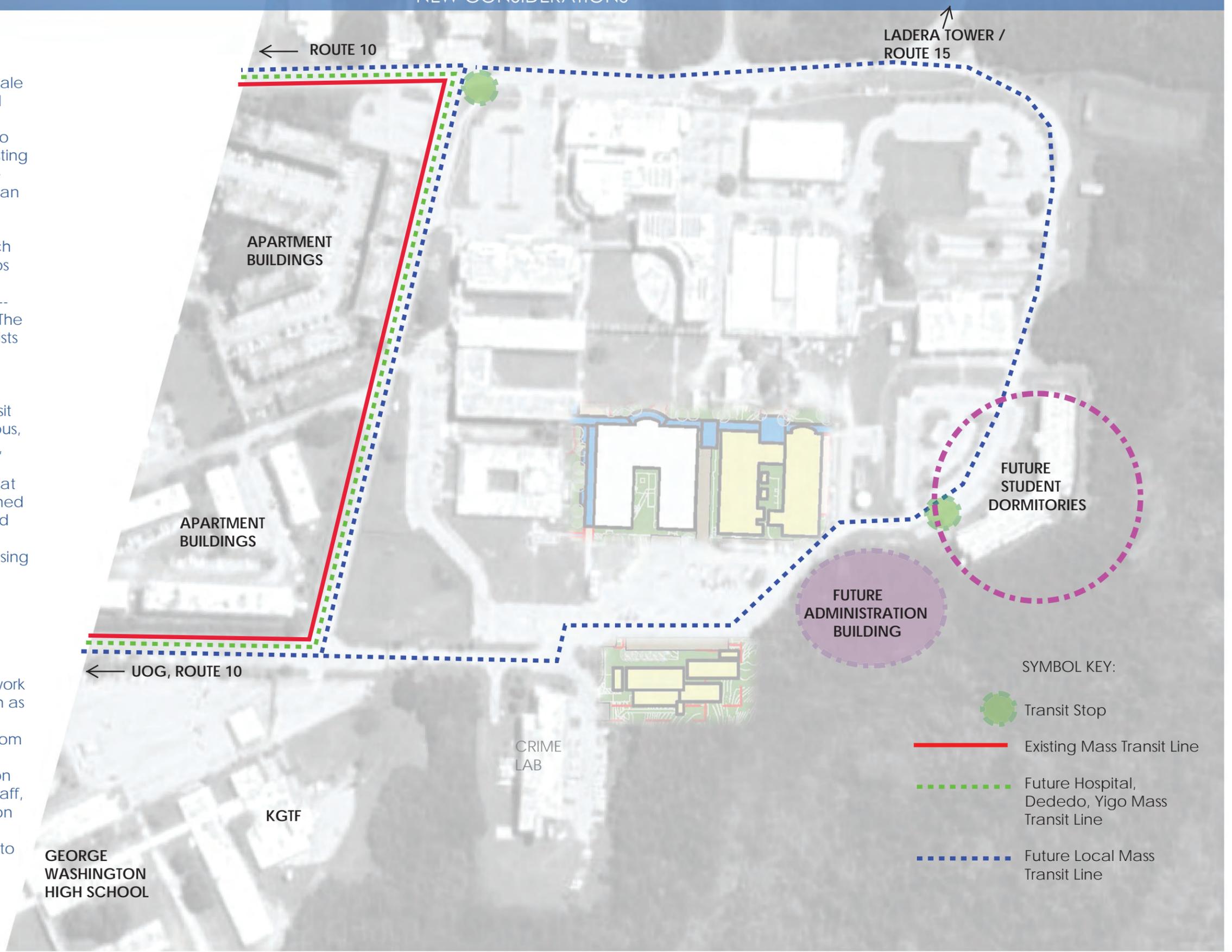
Building 2000 was originally designed as a student housing facility containing 32 dormitory units and 32 efficiency units (with private kitchen) along with a shared community room and shared living and restroom facilities. The restroom facilities are suitable for 64 residents, or 1 occupant per unit.

Additionally, the Master Plan is addressing the feedback from users. The primary concerns brought up during meetings have been parking improvement, provision of covered outdoor areas for students, and network infrastructure improvement.

NEW CONSIDERATIONS

The Guam Community College has the potential to help in the development of increased mass transit use. In the larger scale of the island, the College is an established bus stop for the island's mass transit "Red Line" that loops from Hagatna to Mangilao and provides connection to the other existing transit lines to the rest of the island. Future expansion of mass transit to the College can be developed considering the planned construction of the new Guam Memorial Hospital in Mangilao at Eagles' Field, which spurs a potential mass transit line that loops along Route 15 "back road" directly connecting Yigo, Dededo, and Mangilao--three of the largest villages on the island. The potential for another mass transit route exists at the village level connecting the main GCC Campus with the Workforce Development Center via the Route 10 highway, which can establish a local transit loop with multiple stops at the UOG campus, grocery stores, restaurants, Mayor's Office, and primary and secondary schools. The development of this route would be a great service to GCC students living in the planned dormitories, and island residents who could also utilize the transit lines on a daily basis including the residents of high density housing area within the immediate vicinity of the College.

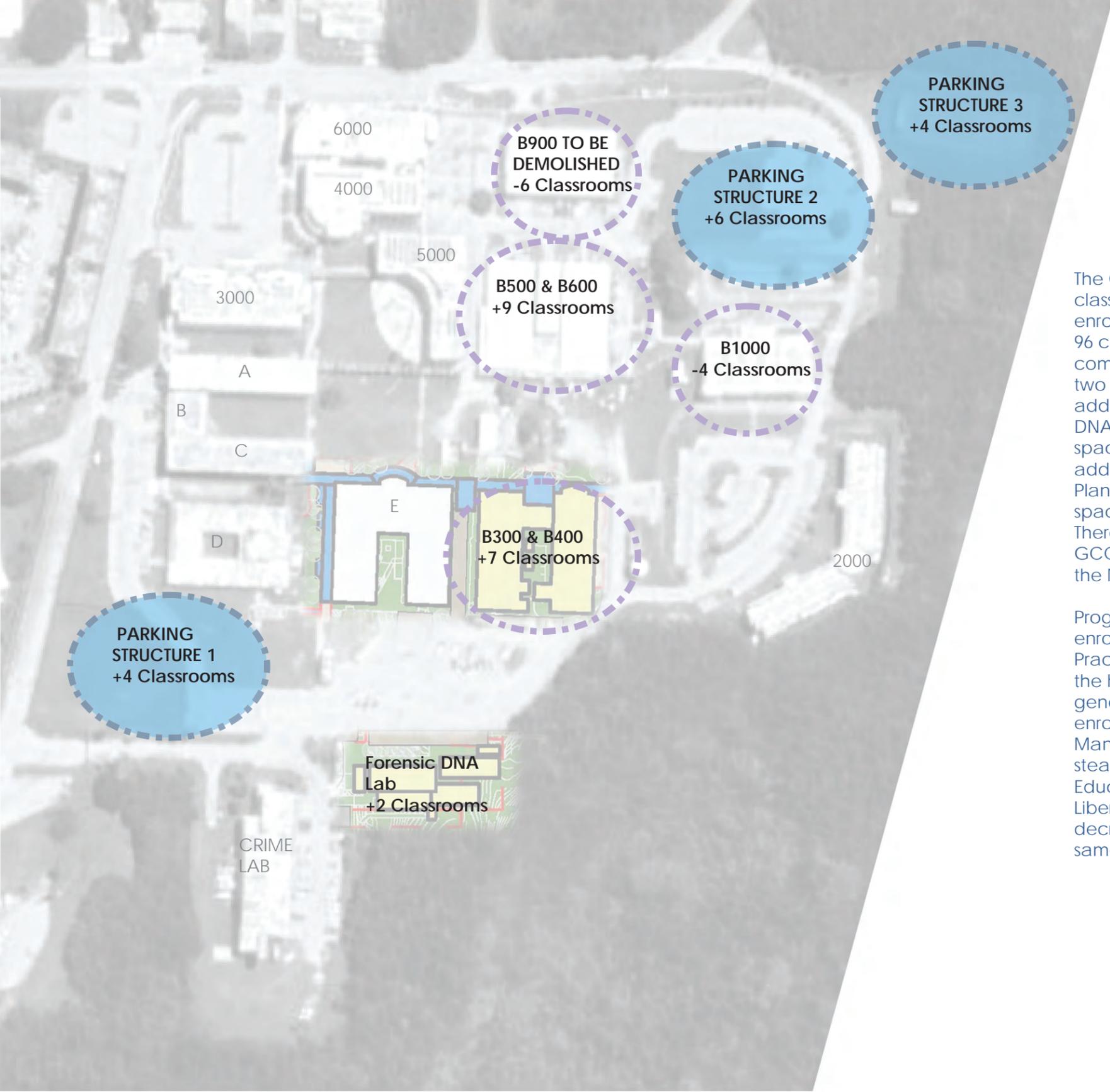
GCC initiating work from home for administration and staff is a key step in implementing on campus student dormitories. Recent data shows that the work from home trend will continue for as much as 30% of the workforce, including 16% of managers, that are anticipated to work from home some time of the week. This work arrangement is a reasonable consideration for the GCC administrators and specific staff, and would potentially require less space on campus for these programs. An Administration Building will be developed to allow the conversion of Building 2000 to dormitories.



CLASSROOM DEMAND

EXISTING CLASSROOMS:

Building A	10
Building B	
Building C	10
Building D	10
Building E	21
Building 300	
Building 400	1
Building 500	4
Building 600	4
Building 900	6
Building 1000	8
Building 2000	
Building 3000	14
Building 4000	
Building 5000	
Building 6000	8
96 TOTAL	



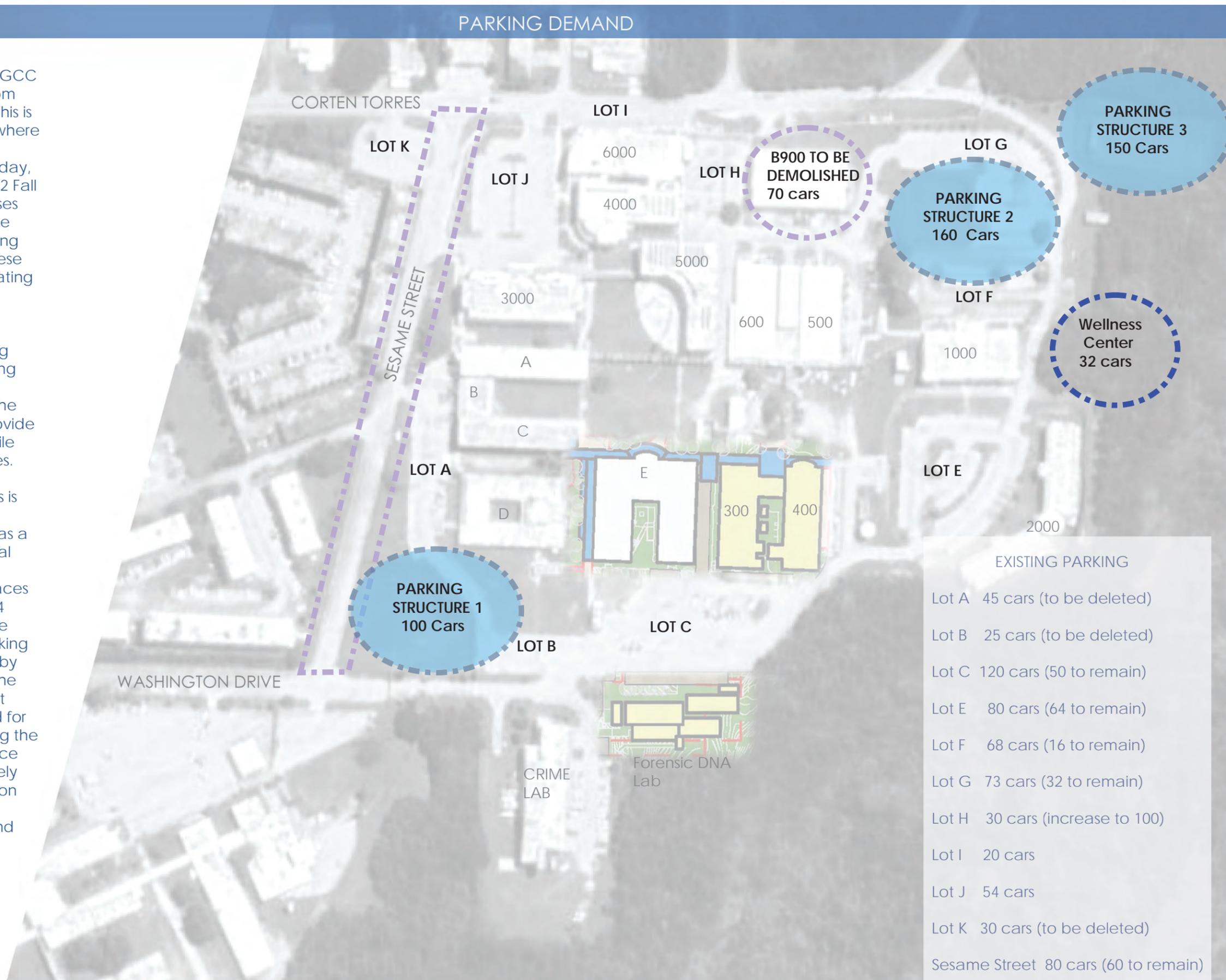
The GCC campus will have sufficient classroom space for the projected student enrollment through 2030. There are currently 96 classroom spaces on campus with the completion of Building 100. By Spring 2023 two additional classroom spaces will be added with the completion of the Forensic DNA Lab; and the Building 300 multipurpose space has the capability of serving as four additional classrooms if needed. The Master Plan work will affect 18 existing classroom spaces at Buildings 500, 600, 900, and 1000. There will be a total of 118 classrooms on the GCC campus by 2030 at the completion of the Master Plan work.

Program enrollment has shifted with the enrollment decrease. Medical Assisting & Practical Nursing have steadily maintained the highest enrollment. Criminal Justice has generally maintained the second highest enrollment. Culinary, Hotel & Tourism Management, and Computer Science have steadily increased from 2015 - 2020. Education, Early Childhood Education and Liberal Studies have had a significant decrease of over 50% their enrollment in the same time frame.

PARKING DEMAND

Parking remains a priority concern for the GCC campus. Parking is currently insufficient from the perspective of the GCC community. This is due primarily to current class Scheduling where 83% of classes occur Monday through Thursday, 9% occur on Friday, 5% on Saturday, and 3% are conducted online per the 2022 Fall Schedule. Additionally, nearly 50% of classes are scheduled for 12-4pm start times. These factors essentially render the current parking insufficient for the high demand during these peak class times, especially when anticipating that an additional 20% parking spaces is recommended to account for classes overlapping. It is noted that the campus parking is sufficient based on Guam zoning requirements and limiting the use of Building 300 to school use Monday-Thursday. The proposed parking structures will improve the parking convenience for students and provide parking for outside use of Building 300, while also providing additional classroom spaces.

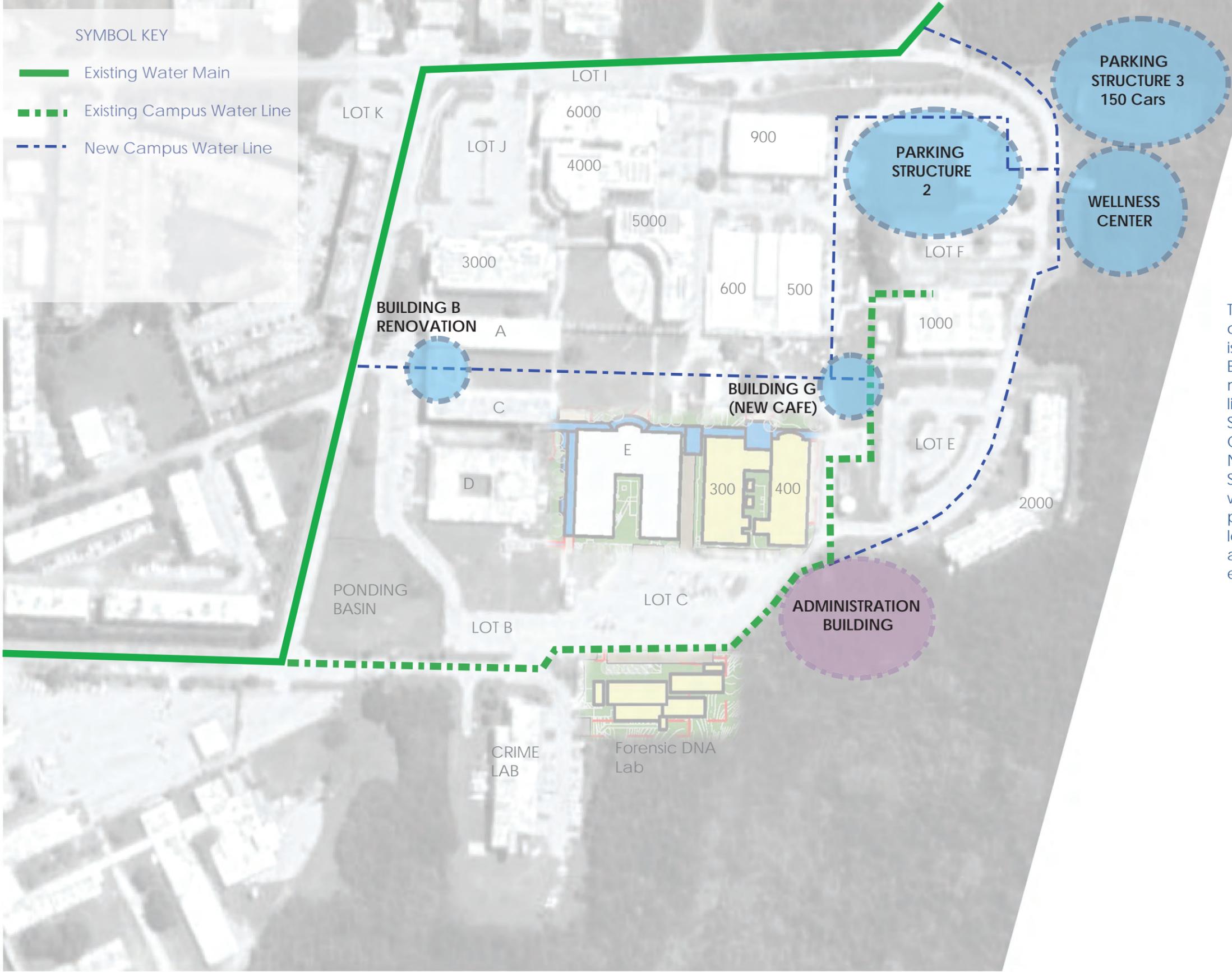
The Parking demand for the GCC campus is affected by new considerations for the campus growth. Building 300, when used as a venue outside of the College's educational programs, increases the campus parking demand by approximately 75 parking spaces minimum. The dorm conversion requires 64 parking spaces designated for each of the dwelling units. A minimum of 757 total parking spaces is needed for the campus growth by 2030 based on zoning requirements and the current class scheduling trend, however at least 800 parking spaces is recommended for class overlap. It is worth noting that altering the class scheduling has the potential to reduce the 2030 parking demand by approximately 200 cars. It is also noted that the completion of the Workforce development center is anticipated to reduce the parking demand by 200 cars.



CAMPUS INFRASTRUCTURE

SYMBOL KEY

- Existing Water Main
- - - Existing Campus Water Line
- - - New Campus Water Line



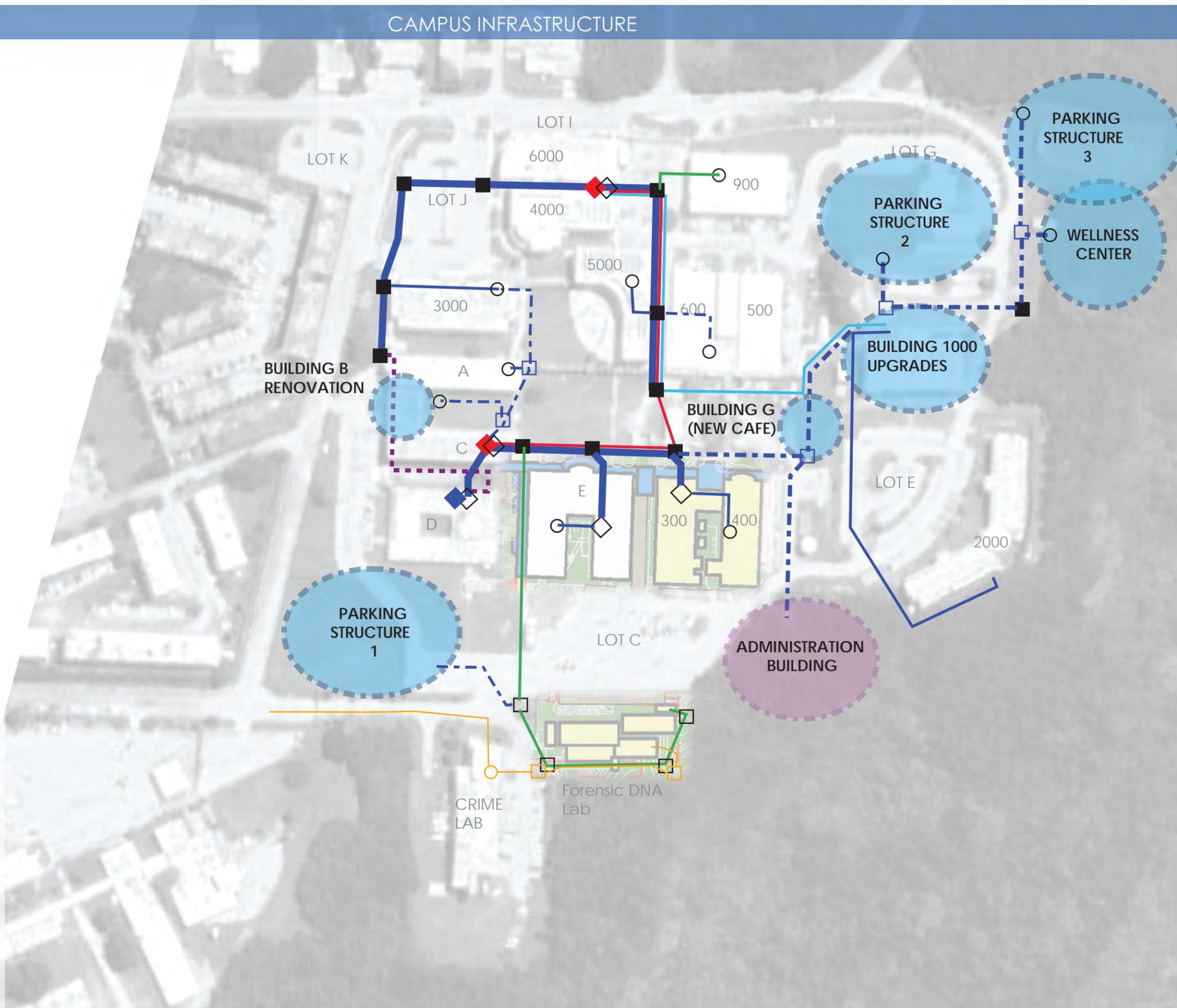
The Campus Water infrastructure plan continues to focus on mitigating water service issues with the campus development. Building B and the Wellness Center will include new metered connections to the GWA main water line running along Corten-Torres and Sesame Street. Future water lines will be done with the Courtyard Open Space Improvements, the New Cafe & Clock Tower Building, and Parking Structure 2 that create a continuous loop of water service within the campus. Other planned projects will essentially connect to this loop. Domestic water and pump systems are also planned with new buildings providing emergency water capacity for 1 day.

CAMPUS INFRASTRUCTURE

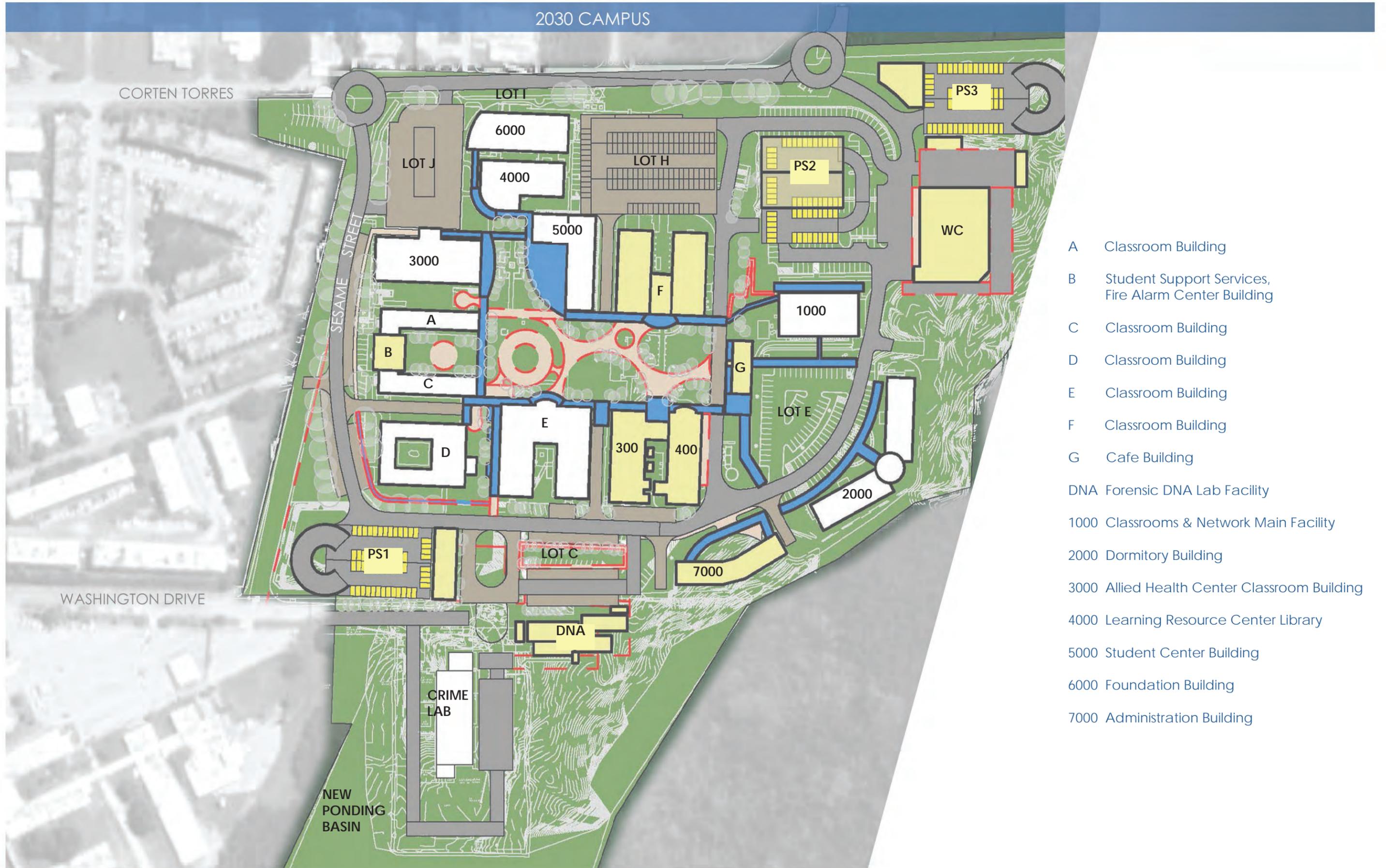
The Campus Network Plan focuses on continued work expanding the existing infrastructure with the planned development. The Building B Renovation project includes planned network lines and cable vaults from WESCOM to Buildings A, B, C, and 3000. Parking Structure 1 will connect to the existing intermediate backbone that extends south to the GCC classrooms at the Forensic DNA Lab. New 4" Conduit and vaults will be added on the east side of the Main Courtyard with the new Administration and Cafe buildings. New conduit and vaults will also be added with the Wellness Center and extend to Parking Structures 2 and 3. The Laboratory portion of the DNA Lab has separate conduits and vaults that connect to the existing Crime Lab building.

SYMBOL KEY

-  Campus Main Distribution Facility
-  Network Operations Center & Server Operations
-  Existing Cable Vault
-  Future Cable Vault
-  Existing 4" Conduit Infrastructure
-  Existing Intermediate Backbone
-  Future Intermediate Backbone
-  Intermediate Backbone Upgrade
-  UFO Micro Duct
-  UFO Micro Duct
-  UFO Intermediate Micro Duct
-  GPD Fiber Optic
-  GPD Vault



2030 CAMPUS



- A Classroom Building
- B Student Support Services, Fire Alarm Center Building
- C Classroom Building
- D Classroom Building
- E Classroom Building
- F Classroom Building
- G Cafe Building
- DNA Forensic DNA Lab Facility
- 1000 Classrooms & Network Main Facility
- 2000 Dormitory Building
- 3000 Allied Health Center Classroom Building
- 4000 Learning Resource Center Library
- 5000 Student Center Building
- 6000 Foundation Building
- 7000 Administration Building

1 Building 2000 Generator Project
Construction Cost \$ 895,000

2 Building B Renovation
Construction Cost \$6,318,000
8,000 SF
Computer Lab, Test Center
Student Support Services
Office, Fire Alarm Center

3 Building 5000 Canopy
Construction Cost \$1,352,000
6,800 SF

4 Building 400 Culinary Expansion
Estimated Cost \$1,500,000
4,000 SF





1 Wellness Center
Estimated Cost: \$10,800,000
20,000 SF

2 Building 5000 Interior Renovation
Estimated Cost: \$500,000
1,500 SF Financial Aid & Cashier Space

3 New Ponding Basin
Estimated Cost: \$2,100,000

- 1** Building A-B-3000 Generator
Estimated Cost: \$900,000
- 2** Building 4000, 5000, 6000 Generator
Estimated Cost: \$900,000
- 3** Parking Structure 1
Estimated Cost: \$26,200,000
76,000 SF Total
Classroom / Office Space (9,600 SF)
100 Cars



1 Building F (500 & 600 Renoation)
Estimated Cost: \$ 8,700,000
20,000 SF Total
Construction Trades & Automotive Shops
and Classrooms
Barrel Vault Walkway

2 Parking Structure 3
Estimated Cost: \$26,200,000
76,000 SF Total
Classroom / Office Space (9,600 SF)
150 Cars

3 Building 1000 Upgrades
Estimated Cost: \$3,000,000
10,000 SF Total
Computer Science Classrooms
ECOM Expansion

4 Lot H Expansion
Estimated Cost: \$1,200,000
B900 Demolition
100 Cars





1 Building G (Cafe & Clock Tower)
Estimated Cost: \$2,000,000
New Cafe Building, Barrel Vault Walkways

2 Courtyard Improvements
Estimated Cost: \$2,400,000
Old Cafe Demolition, Founders' Square, New Courtyard Sidewalks and Landscaping, Barrel Vault Walkway.

- 1 Sesame Street Improvements
Estimated Cost: \$2,600,000
Traffic Circle 1, New Campus Fence & Gates, Pervious Paving, Transit Stop, Landscaping, Lighting

- 2 Corten-Torres Street Improvements
Estimated Cost: \$1,900,000
Traffic Circle 2, New Campus Fence & Gate, Landscaping, Lighting

