

# INFRASTRUCTURE IMPROVEMENTS

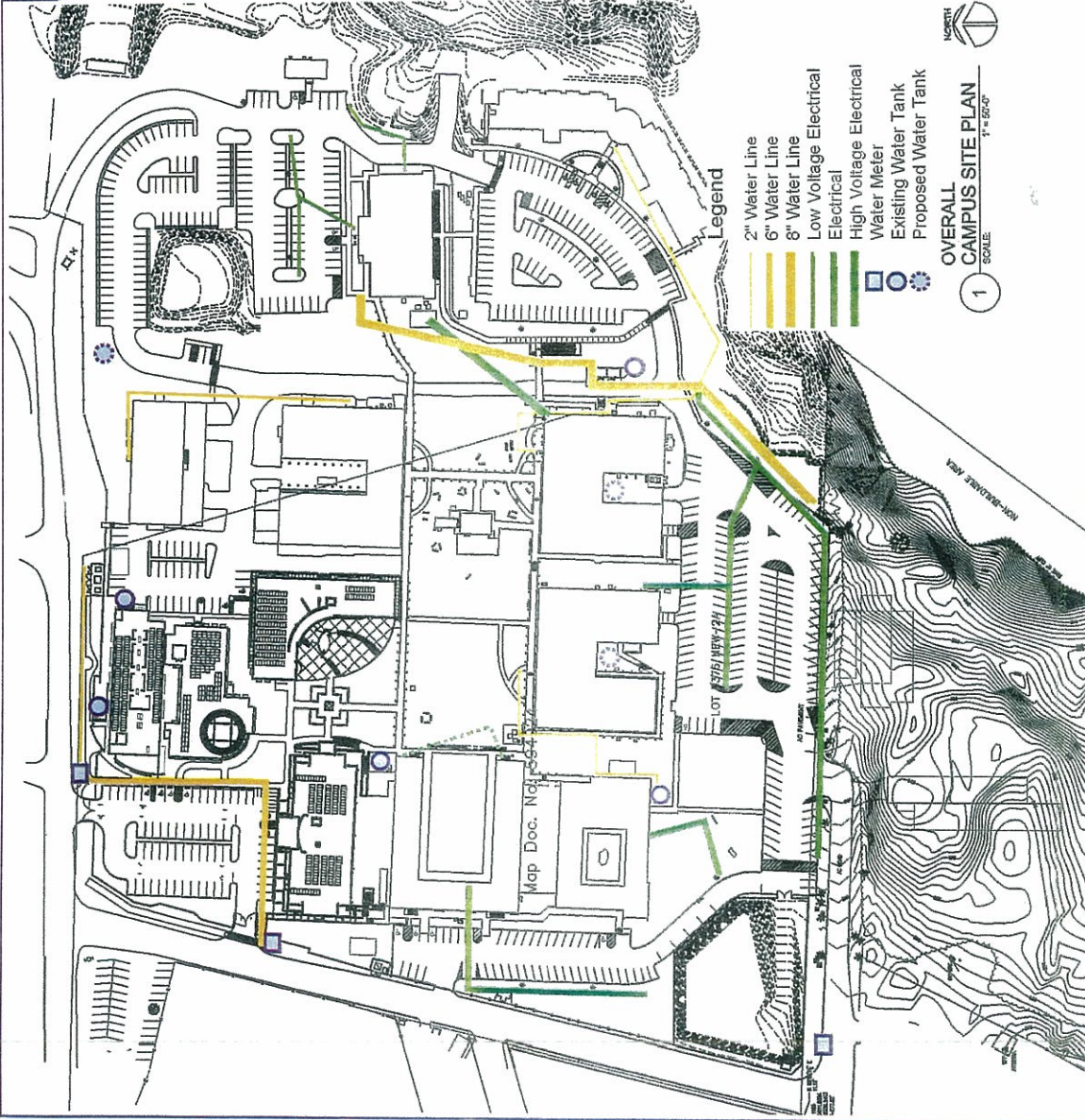
## FIRE PROTECTION

The following existing buildings will have fire sprinklers are:

- Building 500
- Building 600
- Building 1000
- Building 2000
- Building 3000

Building 3000 has its own fire pump and tank. Buildings 500, 600, 1000, & 200 are serviced by Tank 1 which is a combination domestic water / fire pump system.

Fire sprinkler systems will be provided based on Code Requirements. For the future building projects, only the Multi Purpose Auditorium Building would require a fire sprinkler system based on a preliminary review of the 2009 International Building Code. However, the Maintenance Building is intended to have a fire sprinkler system as a campus safety precaution.





## CAMPUS SAFETY

The Guam Community College campus is similar to a small city where diverse populations meet, reside, shop, learn, research, and play – often 24 hours a day. Unfortunately, they are also subject to a wide range of risk. Safety issues can be grouped into three general categories. Each category can be mitigated either with provisions for space; layout of physical spaces; campus wide systemic solutions; or a combination of both.

### Category 1 Issues:

- Shooter attacks
- Sexual assault
- Bullying
- Power outages
- Protests
- Student unruliness or rioting
- Hostage situations
- Violence during mental duress and panic

### Category 1 Measures:

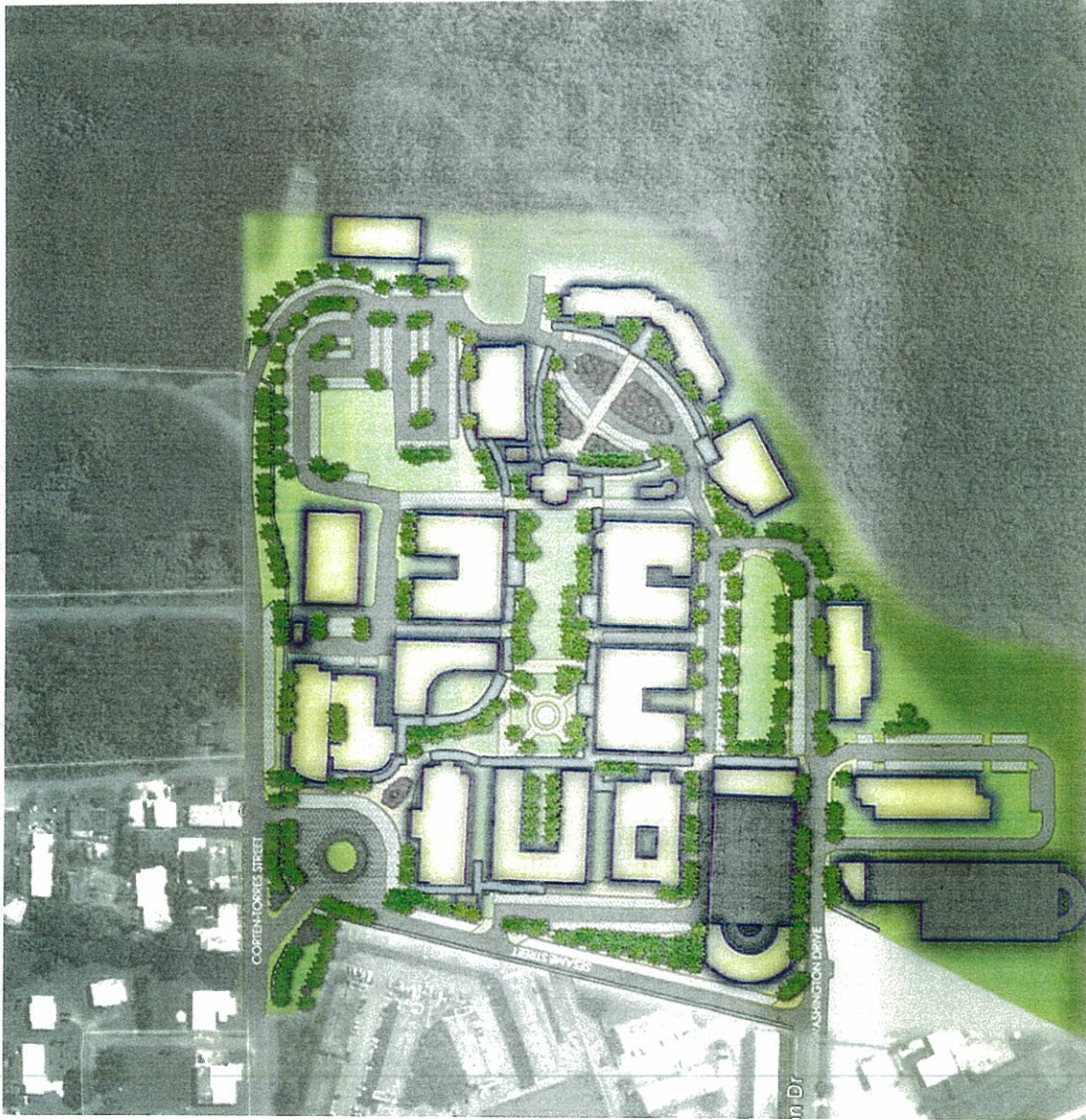
- Building placement to allow easy visual access
- Removal of dead-end or “herding” routes where students can be trapped individually or in groups.
- Provision of alternative (and additional) exits from classrooms or administrative spaces.
- Provision of law enforcement or safety personnel hubs.

### Category 2 Issues:

- Mass food poisoning
- Chemical or biological attacks
- Chemical or Biological agent accidents
- Pandemic outbreaks
- Property damage

### Category 2 Measures:

- Provide operational safety and recovery spaces including triage
- Provide easy access for emergency vehicles
- Provide isolation areas.
- Provide law enforcement hubs





**Category 3 Issues:**

- Theft
- Security of high value equipment or materials
- Computer attacks
- Drug use or proliferation
- Protection of sensitive documents
- Natural disasters-earthquake and typhoon
- Voyeurism and privacy violations

**Category 3 Measures:**

- Provide communication and visual (and electronic)
- Surveillance campus-wide
- Provide controlled access points
- Motion operated sensors
- View panels in doors
- Pathway lighting
- Back-up power and communications systems campus-wide





## CAMPUS EXPANSION

### PRIVATE PROPERTY ACQUISITION

2 Lots to the North

### PUBLIC PROPERTY ACQUISITION

Shared with George Washington High School to the South

*water tank property...*

*need delineation of Forensic Lab boundary...*

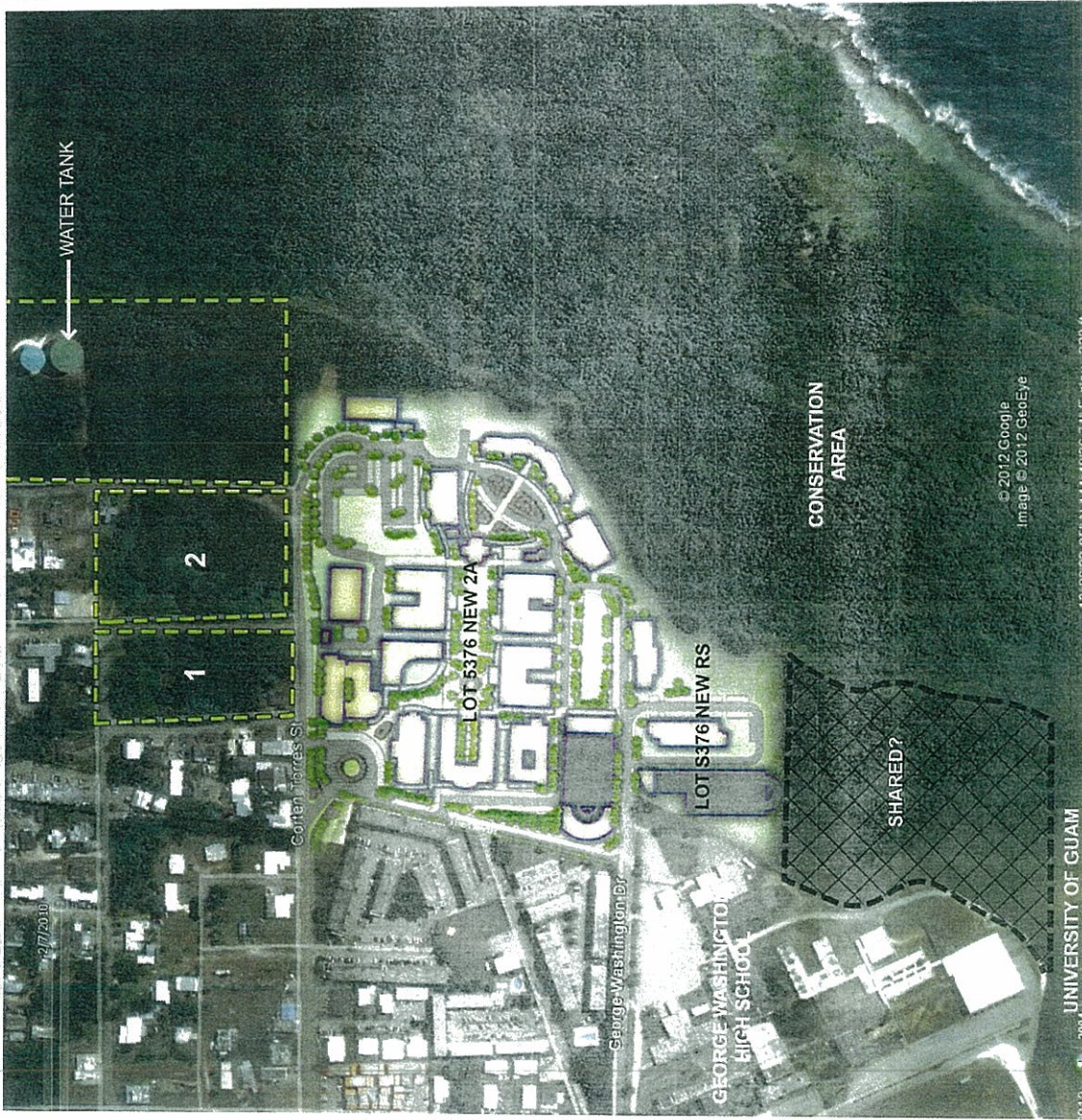
Acquisition of these properties will provide an opportunity for temporary vehicle parking until future development is determined.

Existing Campus Property

Lot 5376 New - 2A

Limestone Forest

- From GCC Campus to UOG Campus
- Hiking trail should not be hindered by development
- Outside of the designated conservation area
- If trees need to be saved
- Considerations for other significant plants such as cycads





## CAMPUS EXPANSION

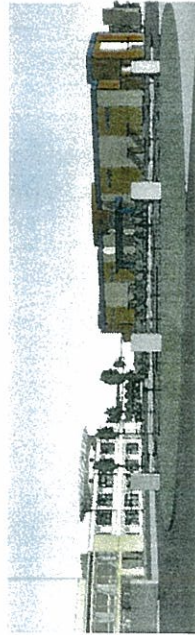
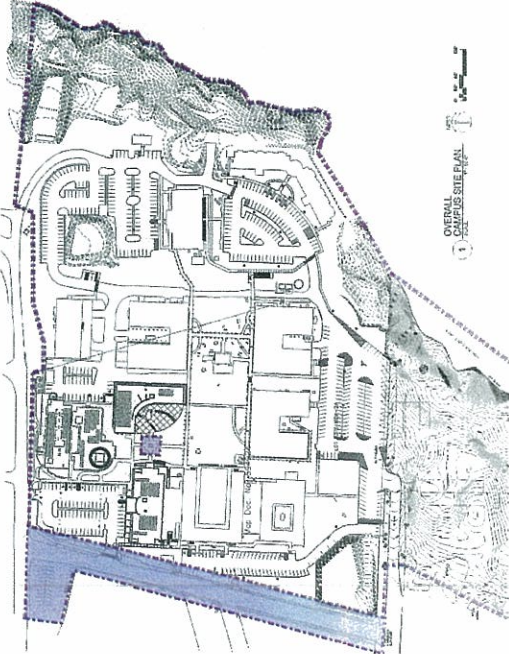
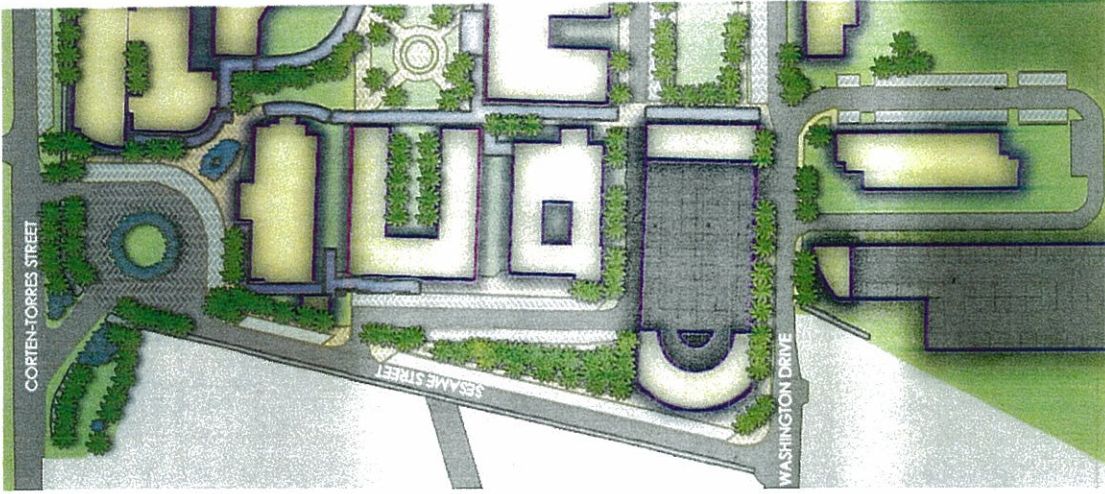
### REINTEGRATION OF SESAME STREET

Sesame Street is the arterial street on the west edge of the Campus that connects Corten-Torres Street and Washington Drive, the two primary streets that take cars to GCC from Vietnam Veterans Highway (Route 10). Sesame Street is currently considered outside of the GCC campus. However, the campus topographic map shows that street is located on the GCC property. Property information does not indicate that Sesame Street is a public right of way.

Reclaiming Sesame Street provides an opportunity to accommodate additional parking for GCC and to further define the western edge of the campus. It may be optimal to convert Sesame Street to a one way travel and additional parking space. The development should also consider increased pedestrian activity. The development of Sesame Street is also critical to other campus projects including:

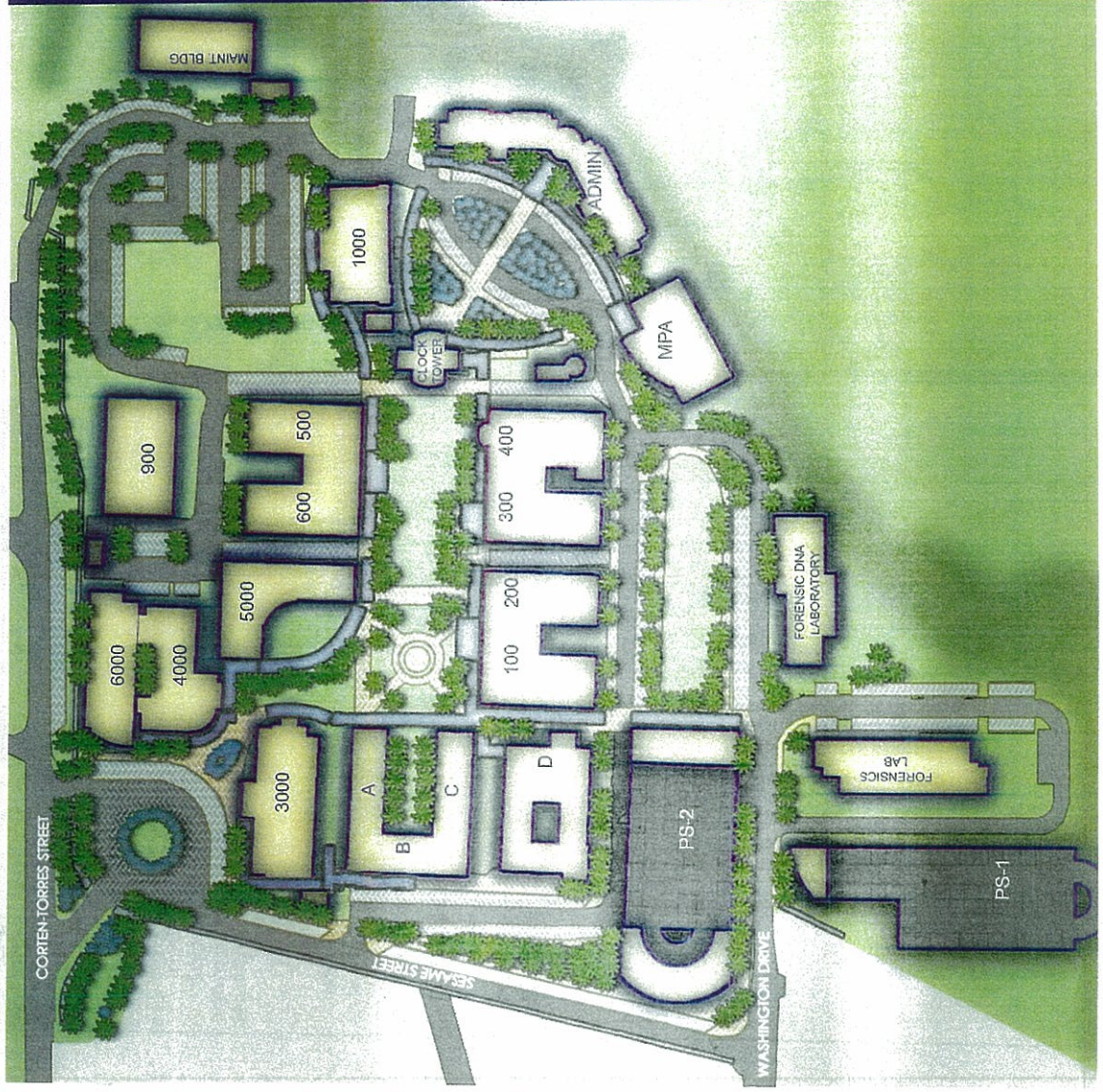
- Soka Gakkai International Monument
- West Fence Construction
- Parking Structure 1 & 2
- Campus Gateways

The integration of these projects is part of GCC's development plan for Sesame Street and the western edge of the campus. Once completed, these projects will enhance the sense of arrival to the Guam Community College campus.





# PHASES OF WORK





## PHASE 1A

### 1. SESAME STREET REINTEGRATION

- Reconfiguration of Sesame Street for one-way travel with parking.
- New Campus Entrance; construction of the campus perimeter fence and main entrance gate.
- Construction of transit stop.
- Placement of Soka Gakkai monument.
- May need to be subdivided into two-phases, with reconfiguration Parking Lot J & K moving to a later work phase.
- Consideration of Phase 2B work - Generator #5.

### 2. BUILDING 200 RENOVATION

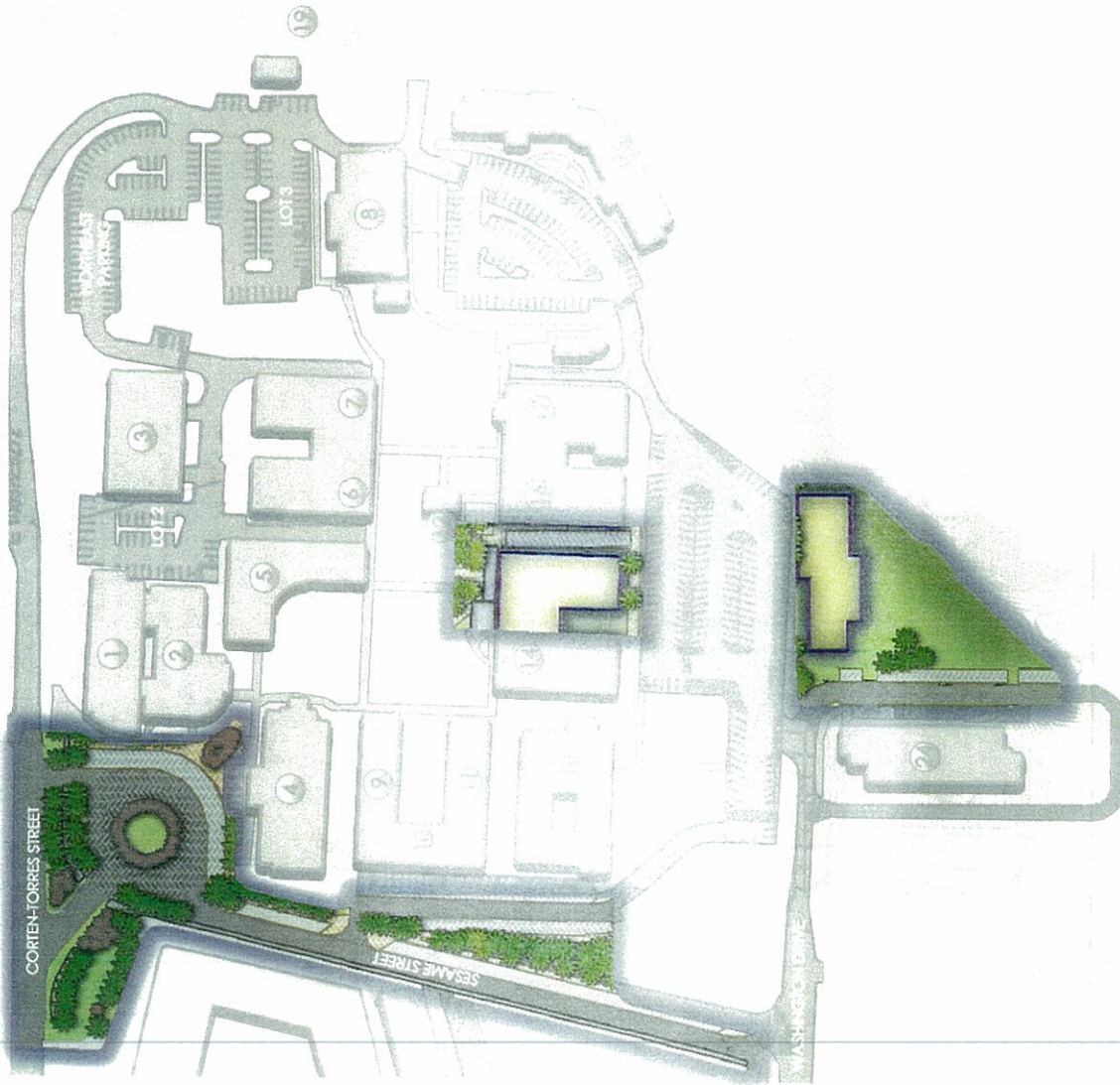
- 2-story addition
- Classroom @ 700 SF ea. 8 total
- Classroom/Lab @ 1400 SF ea. 2 total
- Office @ 900 SF ea. 2 total
- Office @ 400 SF ea. 1 total
- Office @ 200 SF ea. 2 total
- Consideration of Phase 1B work - Founders' Square

### 3. GENERATOR #4

### 4. GENERATOR #5

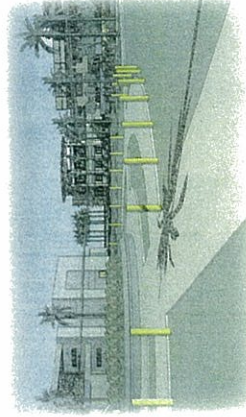
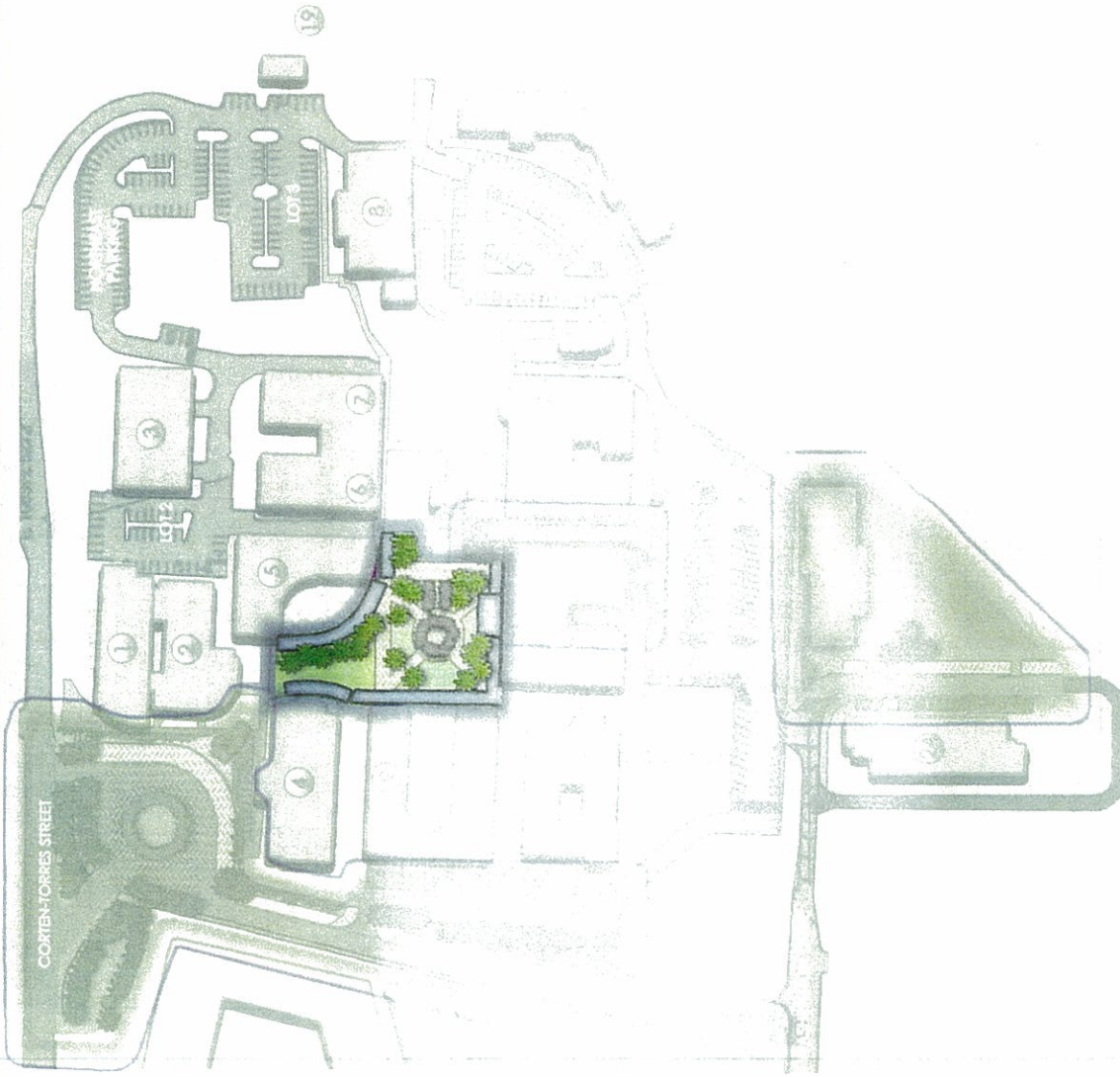
### 5. FORENSIC DNA LABORATORY FACILITY

- Criminal Justice Classrooms @ 650 SF ea. 2 total
- Criminal Justice Offices @ 110 SF ea. 2 total
- DNA Laboratory & Office Space 6,600 SF total



1. **FOUNDER'S SQUARE**

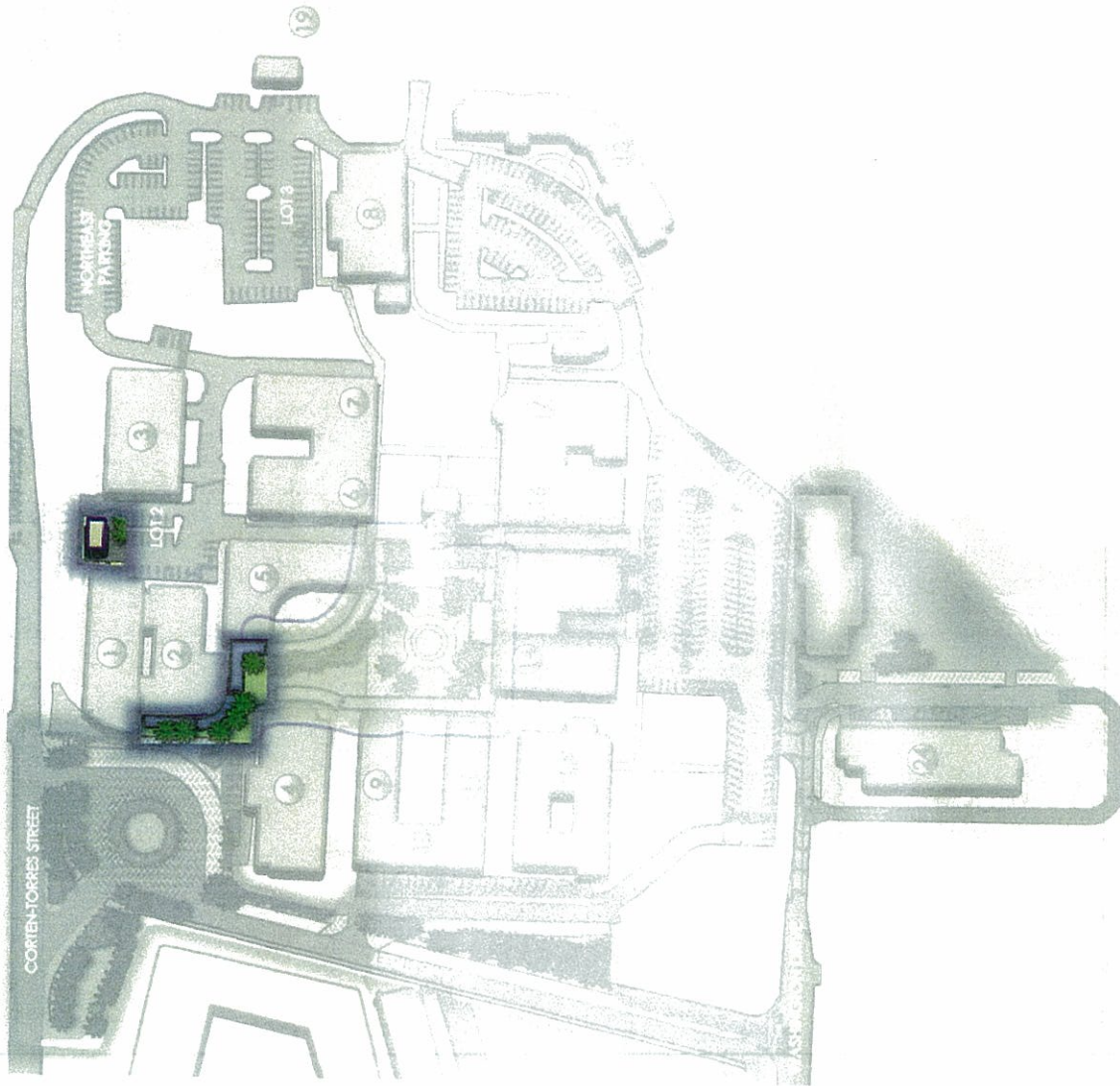
- Recognition plaques
- Walkway canopies
- Planting & site improvements
- Infrastructure improvements - network, water, sewer, and power.
- Consideration of Phase 1A work - Building 200 Renovation.
- Consideration of Phase 3B work - Building 100 Renovation.



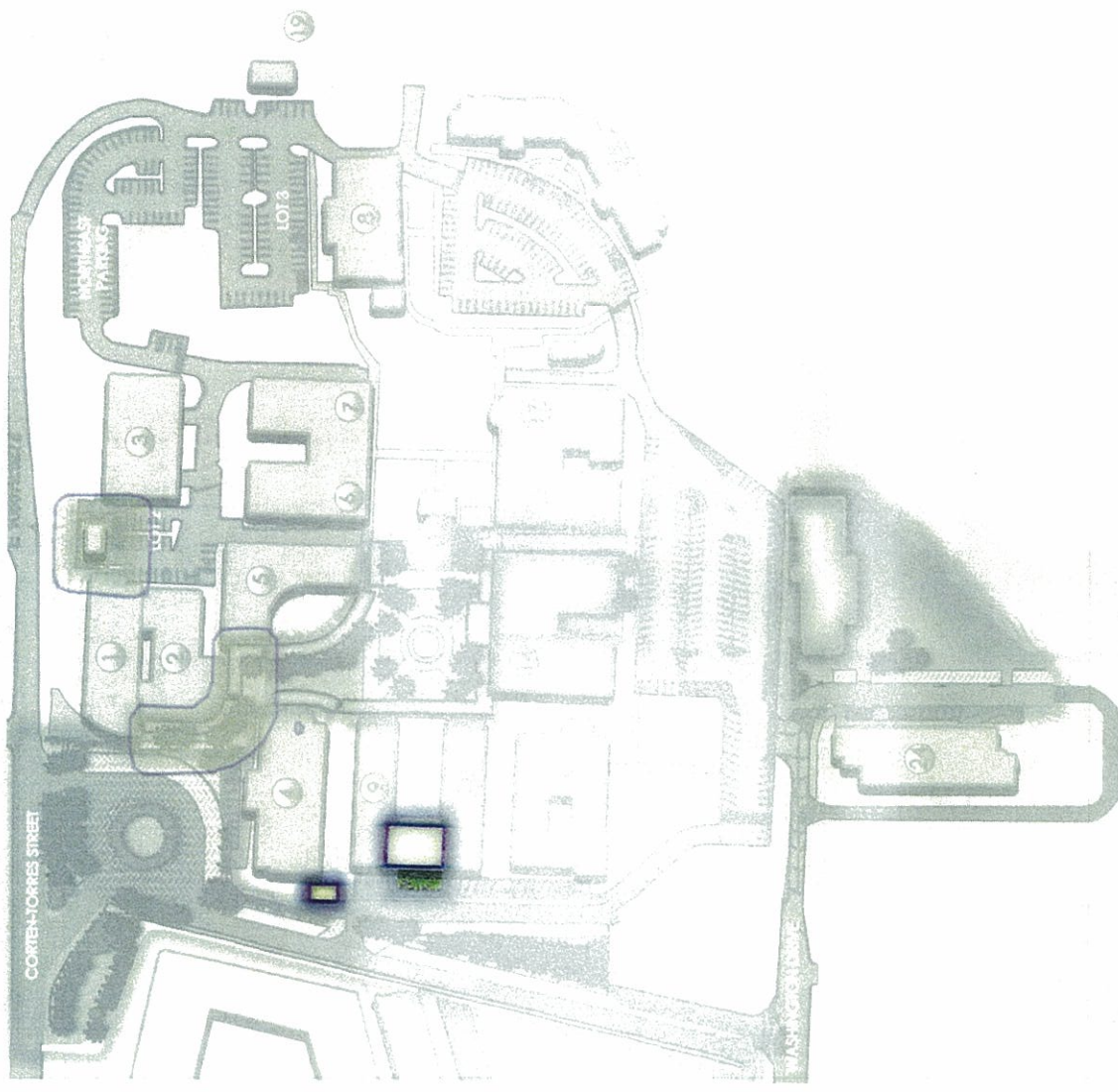


PHASE 2A

- 1. **GENERATOR #6**
  - Backup power for Buildings 4000, 5000, & 6000
  - Modification of Parking Lot H.
- 2. **OPEN SPACE IMPROVEMENTS**
  - Walkway canopy
  - Planting & site improvements
  - Infrastructure Improvements







**1. BUILDING B RENOVATION**

- 2-Story addition
- Office @ 1,900 SF, 3 total
- Office @ 2500 SF, 1 total

**2. OPEN SPACE DEVELOPMENT**

- Planting & site improvements
- Infrastructure improvements

**3. GENERATOR #7**

- Backup power for Buildings A & 3000.
- Consideration of the planned biology planting area & Phase 1A work - Sesame Street Reintegration.



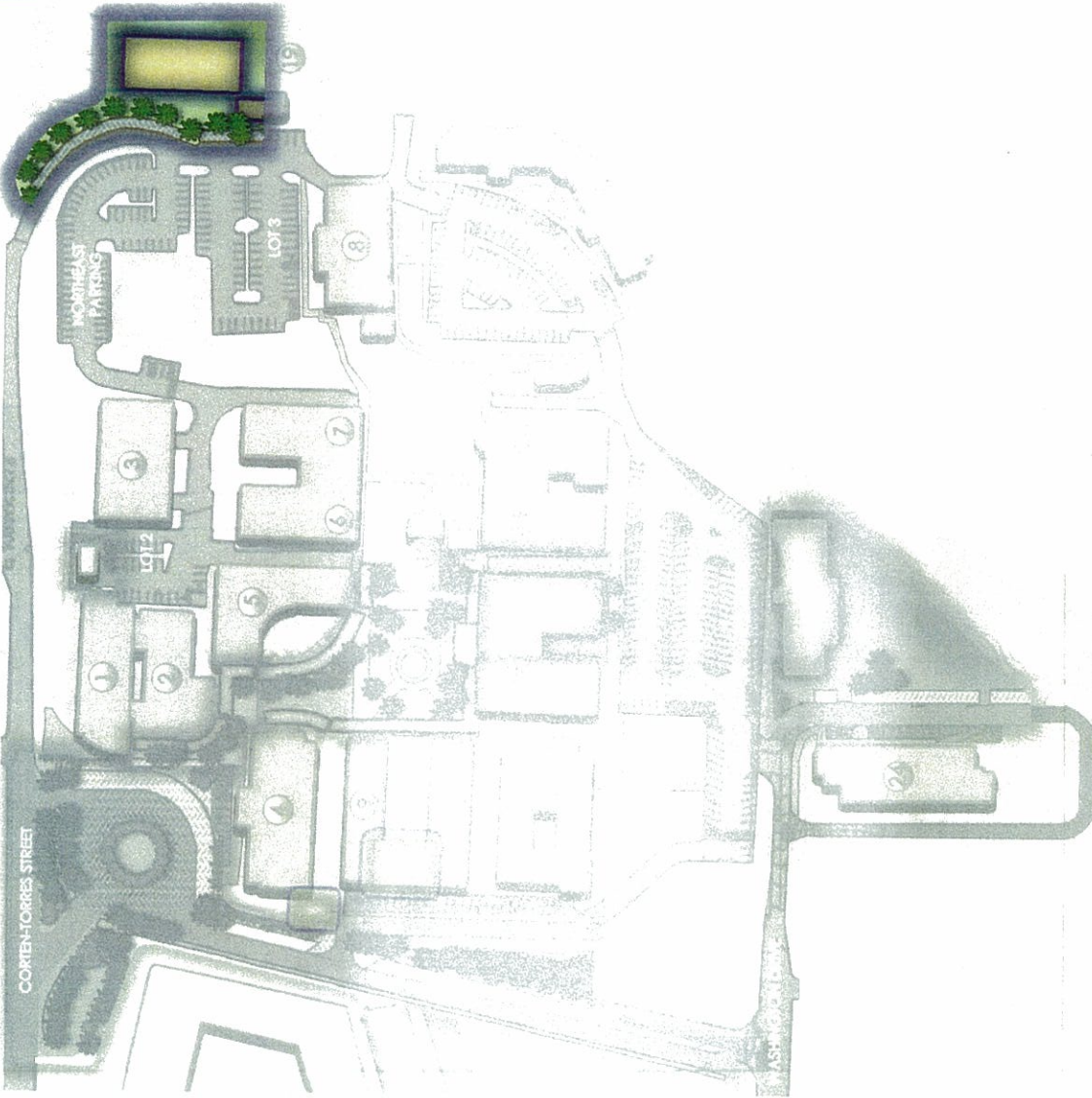
PHASE 3A

1. MAINTENANCE BUILDING

- Warehouse 5,000 SF total
- Office Space 1,000 SF total
- Consideration for additional campus parking
- Demotion of the temporary building

2. GENERATOR #8

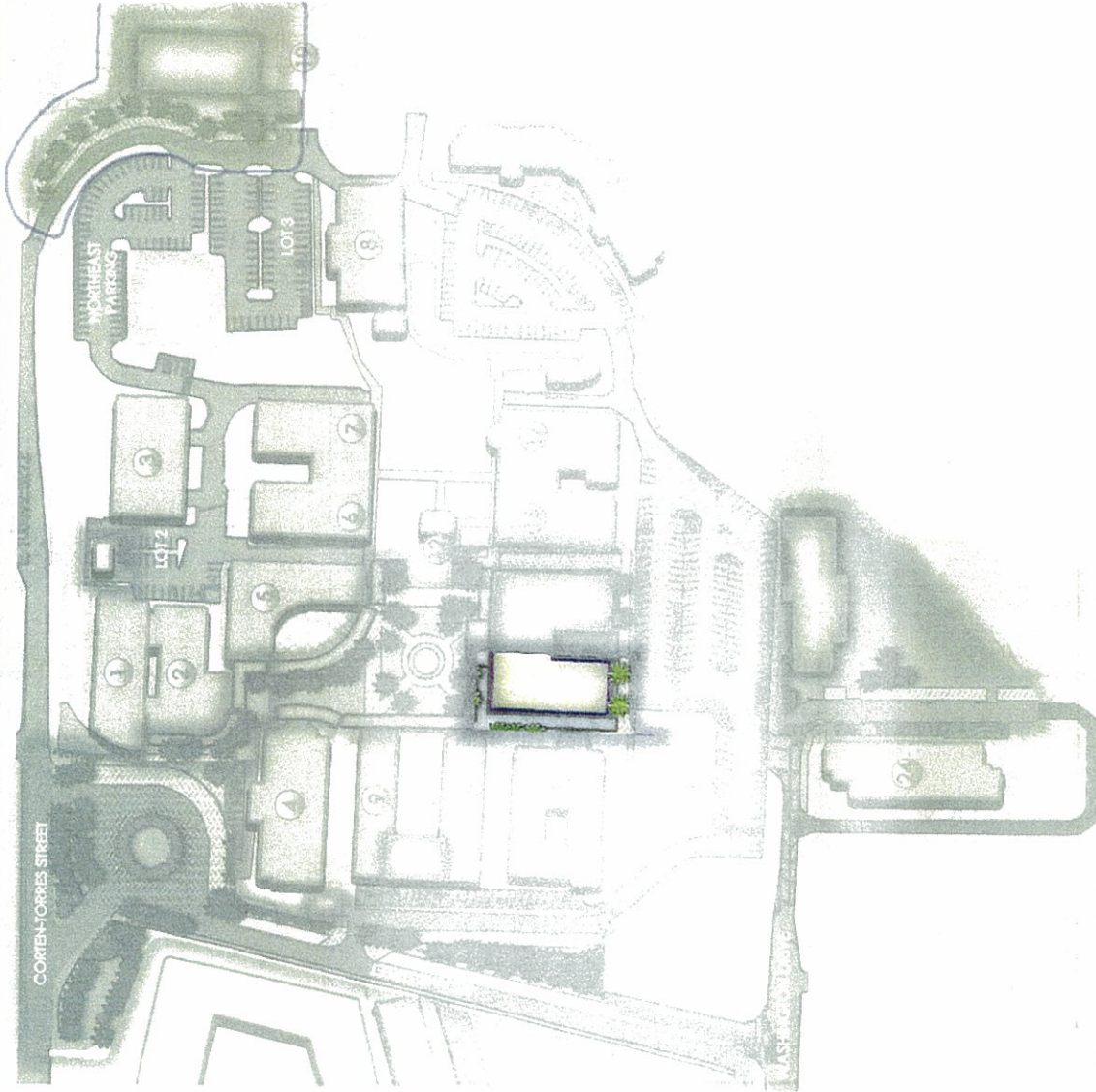
- Backup power for the Maintenance Building





1. BUILDING 100 RENOVATION

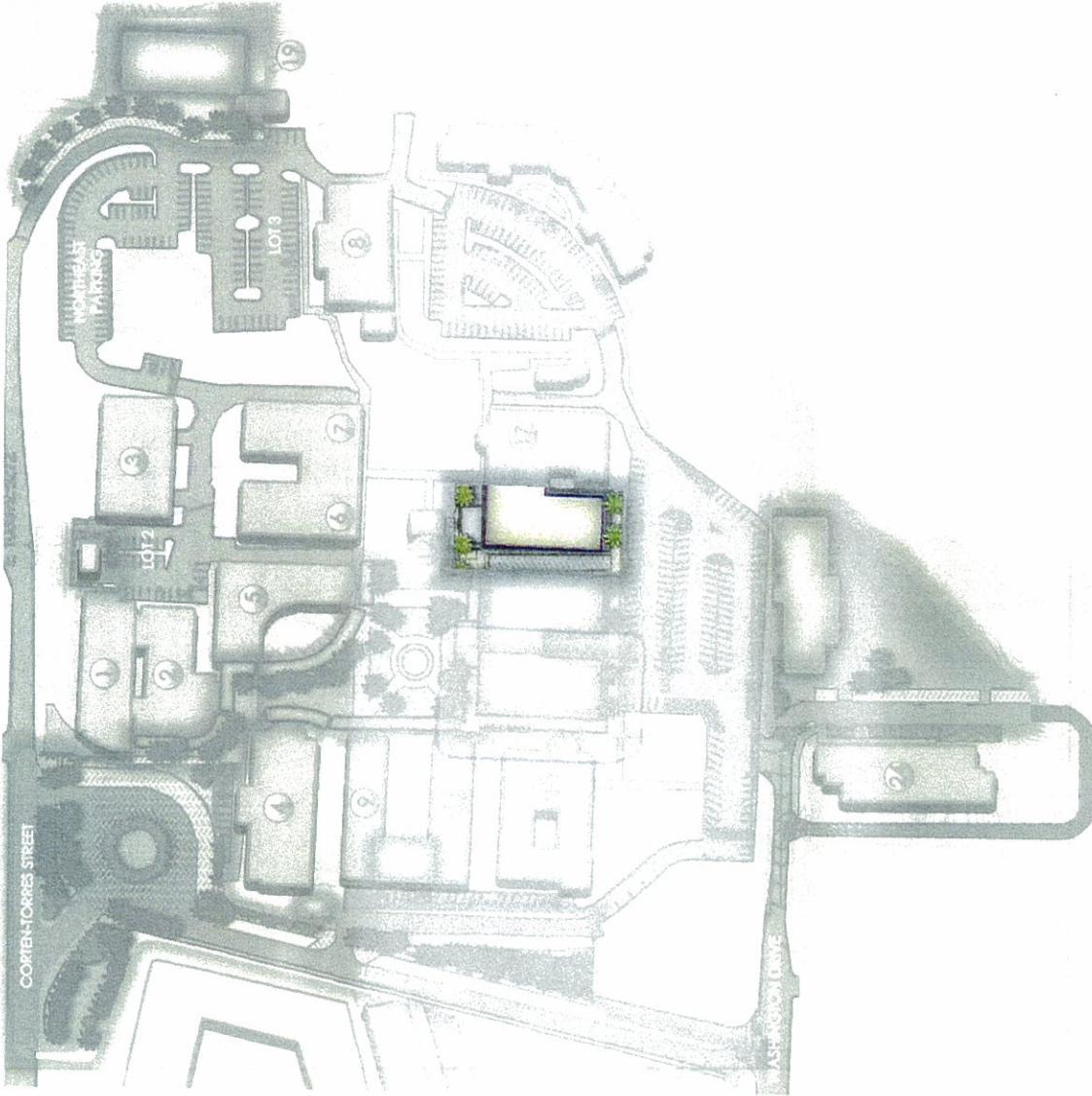
- 2-story addition
- Classroom @ 700 SF, 8 total
- Classroom / Lab @ 1,400 SF, 2 total
- Office
- Walkway canopy construction





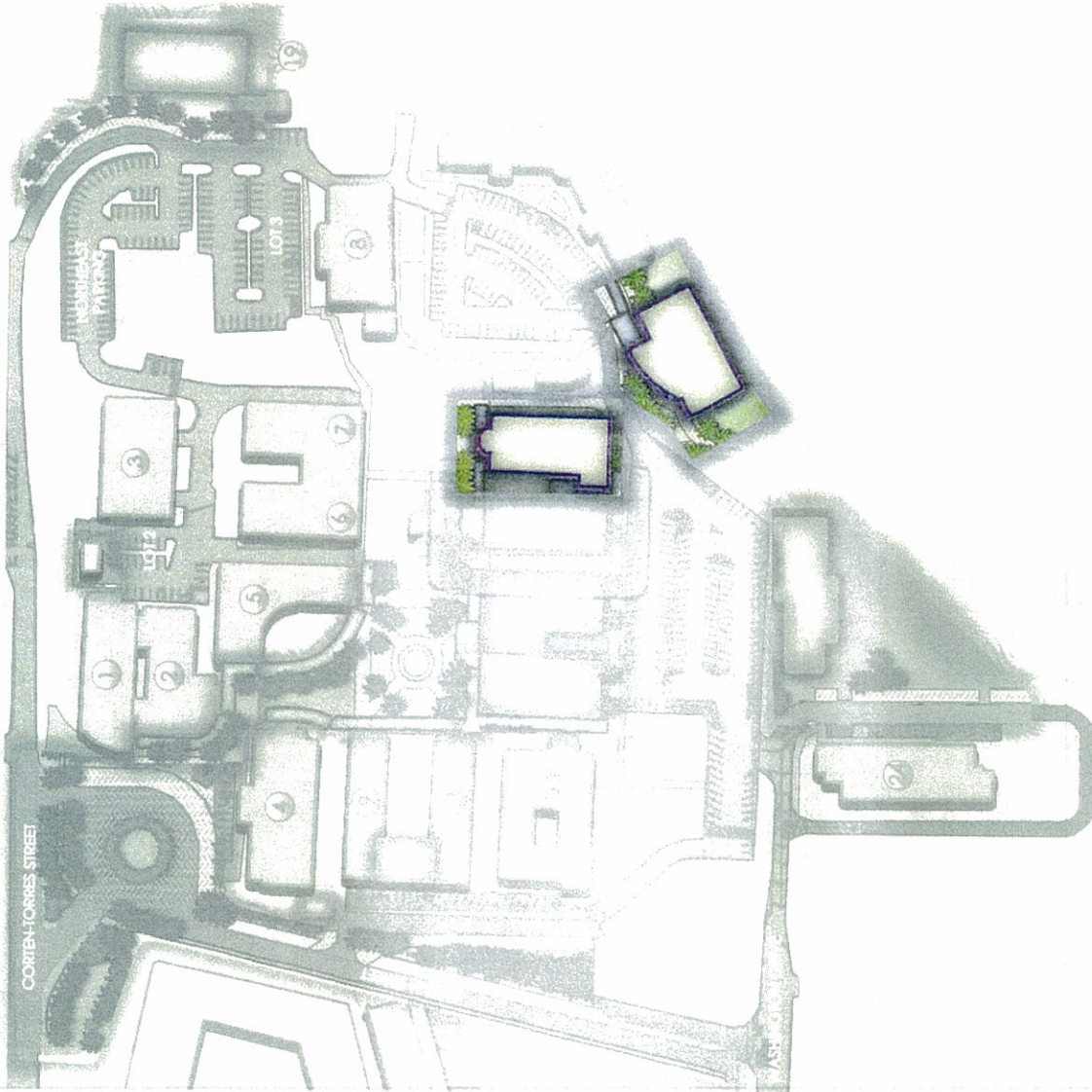
1. BUILDING 300 RENOVATION

- 2-story addition
- Classroom @ 700 SF, 8 total
- Classroom / Lab @ 1,400 SF, 2 total
- Office
- Walkway canopy construction

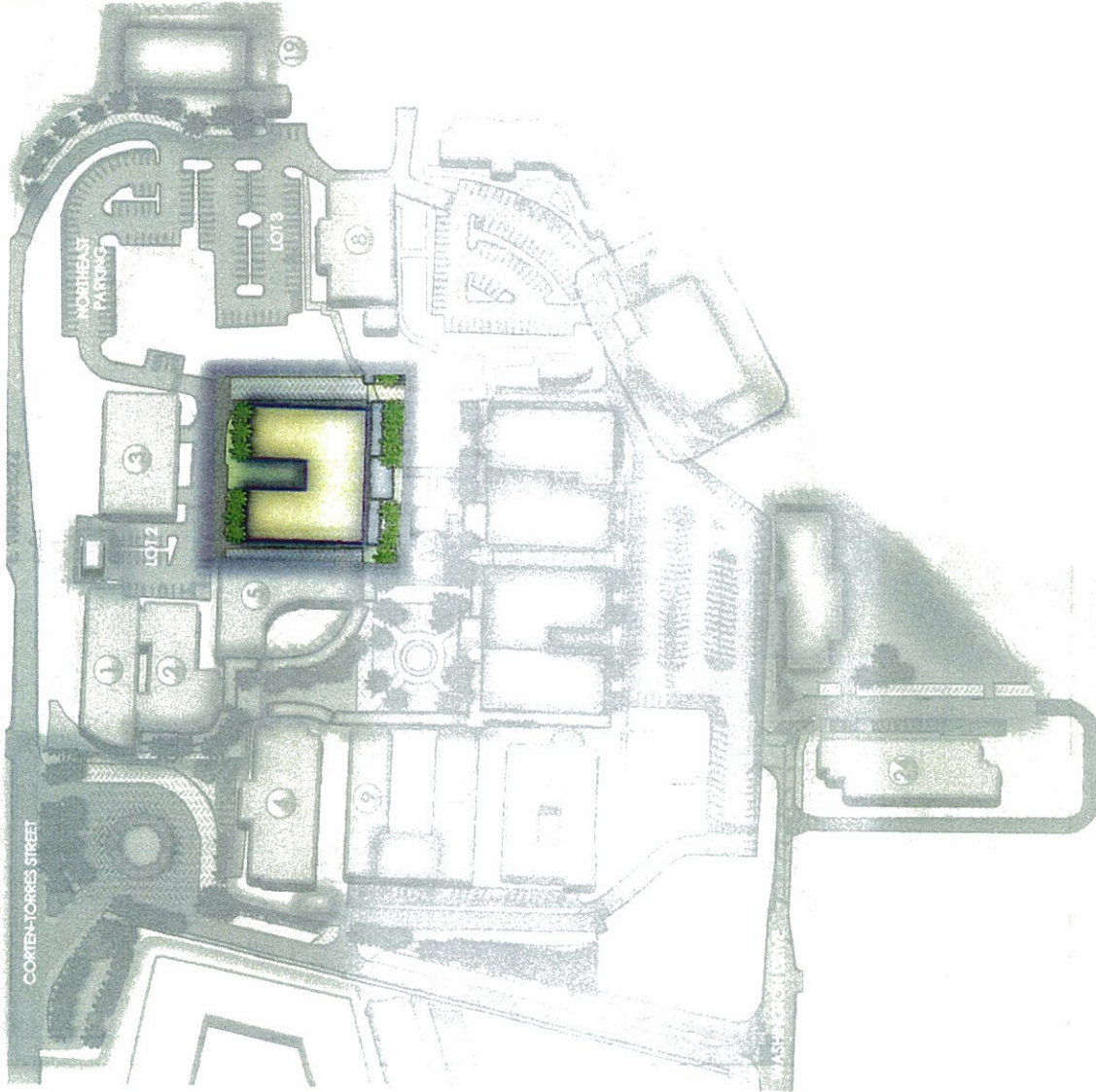




1. **BUILDING 400 RENOVATION**
  - Kitchen expansion - additional 4,000 SF
2. **MULTI PURPOSE AUDITORIUM**
  - 2-story building
  - Auditorium 4,000 SF
  - Offices 2,000 SF
3. **GENERATOR #9**
  - 2 story building
  - Conference room
  - Offices







**1. BUILDING 500 RENOVATION**

- 2-Story addition
- Classrooms @ 700 SF ea. 5 total
- Office @ 900 SF ea. 1 total
- Office @ 400 SF ea. 1 total
- Shop / Storage Space 6,000 SF

**2. BUILDING 600 RENOVATION**

- 2-Story addition
- Classrooms @ 700 SF ea. 5 total
- Office @ 900 SF ea. 1 total
- Office @ 400 SF ea. 1 total
- Shop / Storage Space 6,000 SF

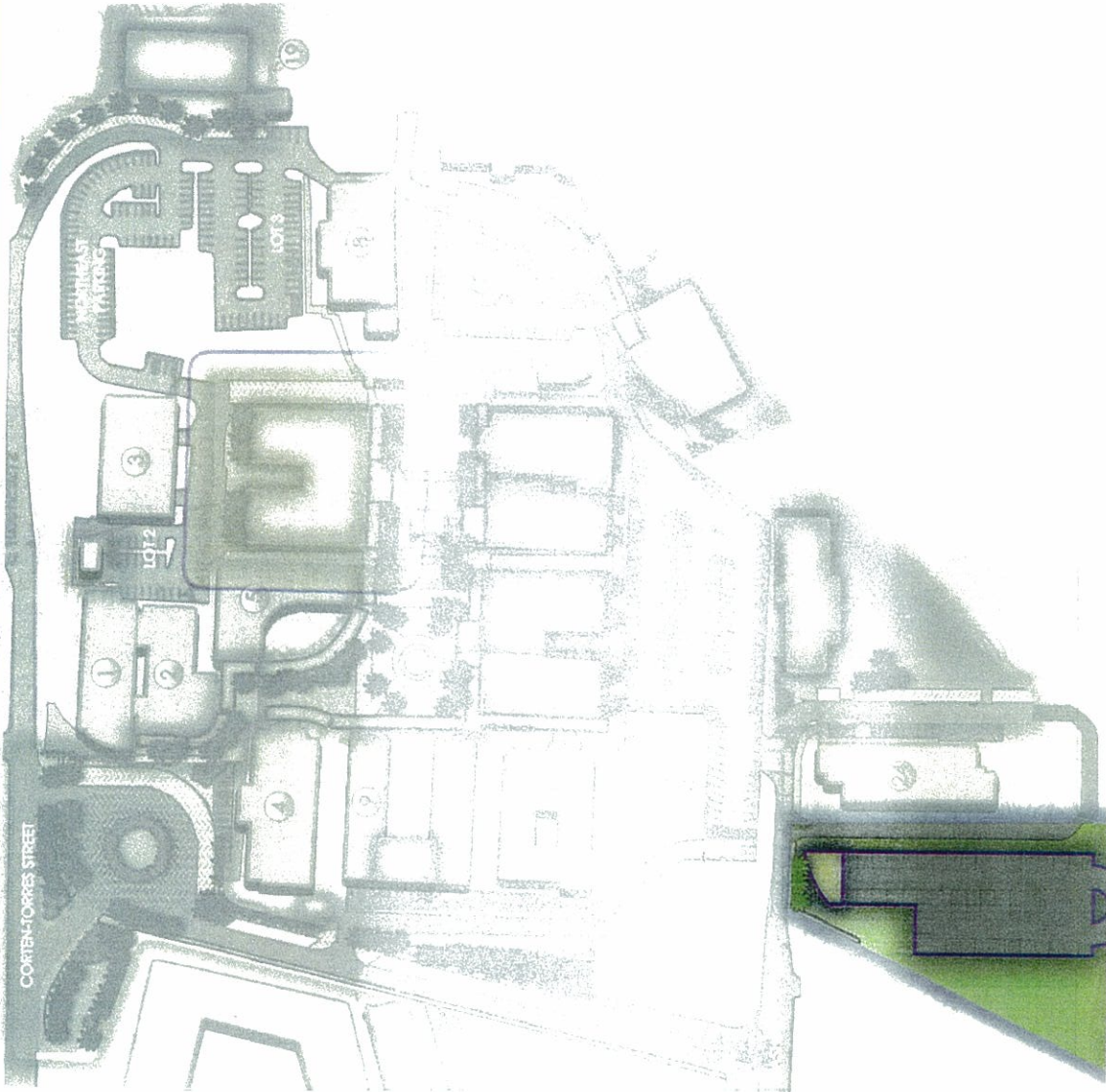
**3. GENERATOR #10**

- Backup power for Buildings 500, 600, & 900



1. PARKING STRUCTURE 1

- 3 parking levels
- Office Space 2,000 SF
- Stormwater Percolation Chambers





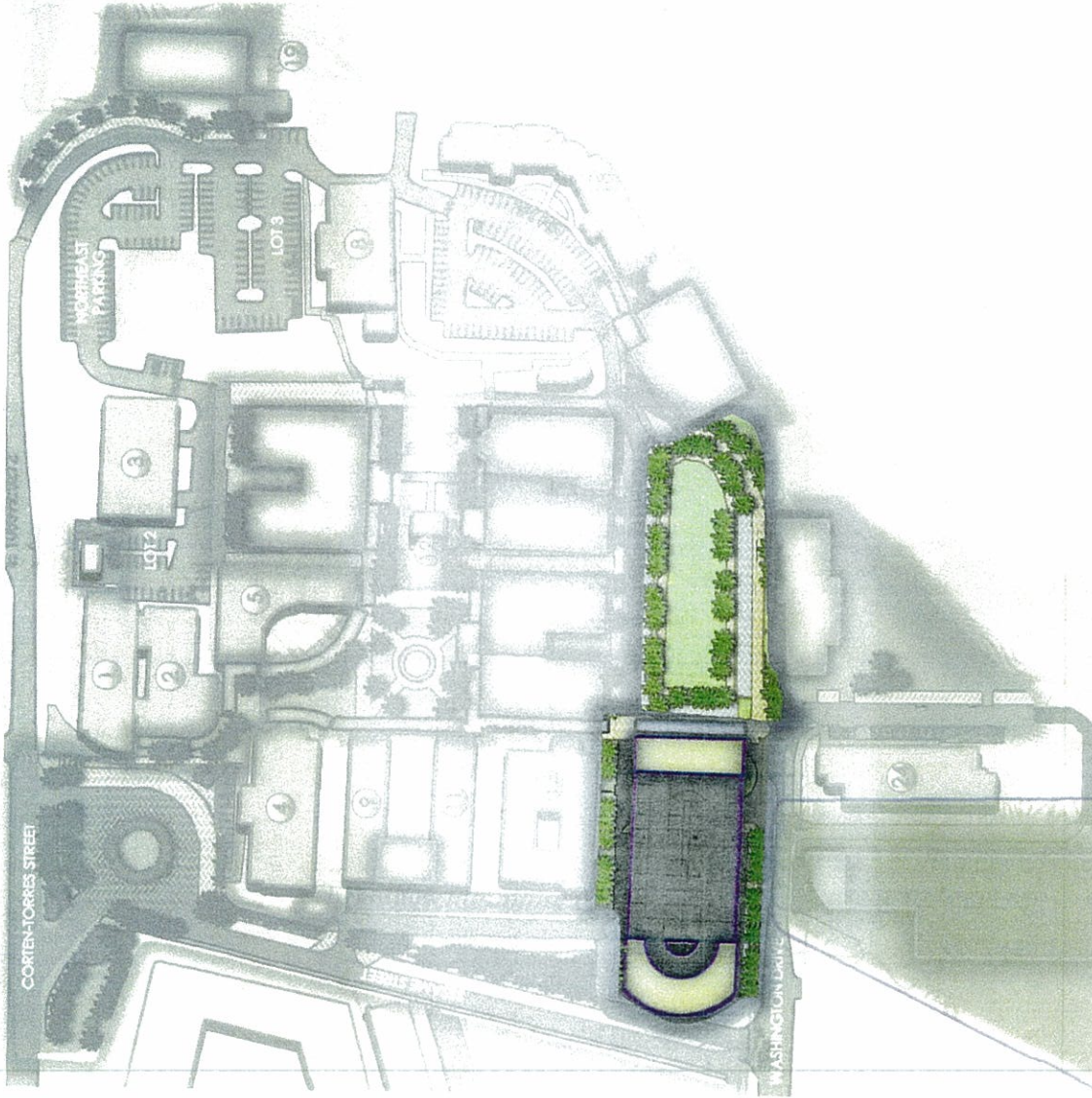
PHASE 6A

1. PARKING STRUCTURE 2

- 3-levels, 200 cars
- Office Space 7,000 SF

2. RECREATION TRAIL

- Planting & site improvements
- Infrastructure improvements





## PHASE 6B

### 1. BUILDING 1000 GREEN DATA CENTER CONVERSION

- Server Consolidation & Upgrades
- Building Upgrades
  - Power Management System
  - Photovoltaic Panel Installation
  - Micro-turbine Generation consideration
  - Combined cooling, heating, & power

### 2. CLOCK TOWER BUILDING

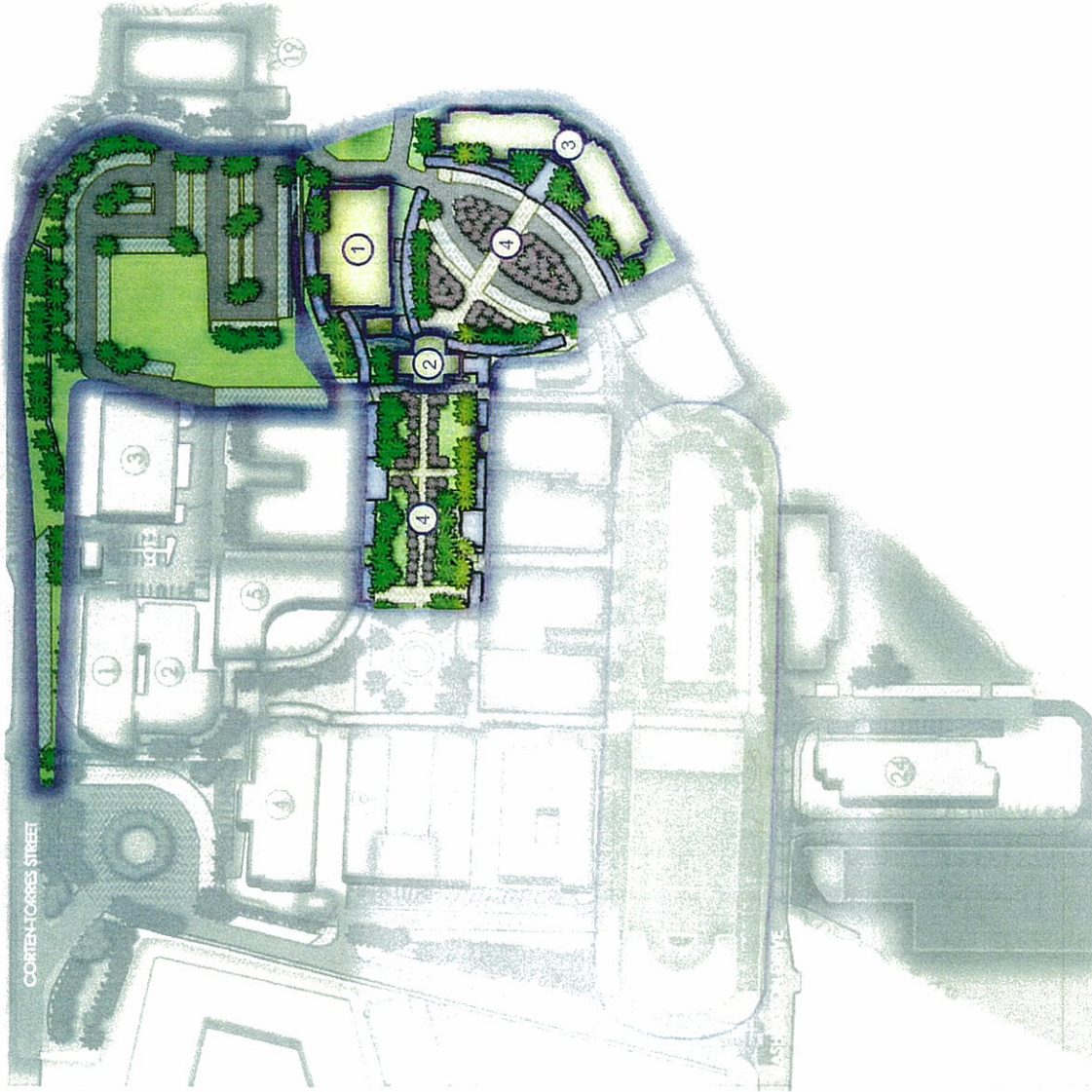
- 3-story structure from the Main Quad ground level.
- 1st Floor Cafe 2,000 SF
- 2nd Floor Administration Office 1,000 SF

### 3. ADMINISTRATION BUILDING

- Building repairs
- Interior renovations
- Consideration of room consolidation into collaborative work areas.
- Planting & site improvements
- Infrastructure improvements

### 4. OPEN SPACE DEVELOPMENT

- Modification of Parking Lot E
- Completion of Main Quad
- Planting & site improvements
- Infrastructure improvements
- Pervious paving installation at parking lots & fire lanes





# COMPLETION

## BUILDING KEY

1. Foundation Building (Building 6000)
2. Learning Resource Center (Building 4000)
3. Building 900
4. Anthony A. Leon Guerrero Allied Health Center (Building 3000)
5. Student Center (Building 5000)
6. Building 600
7. Building 500
8. Technology Center (Building 1000)
9. Building A
10. Building B
11. Building C
12. N/A
13. Building D
14. Building 100
15. Building 200
16. Building 300
17. Building 400
18. Administration Building (Building 2000)
19. N/A
20. Forensic Lab
21. Forensic DNA Lab Facility
22. Parking Structure 1
23. Parking Structure 2
24. Multi Purpose Building
25. Clock Tower/ Cafe
26. Maintenance Building

