

GUAM COMMUNITY COLLEGE PHYSICAL MASTER PLAN 2015 - 2020



GCC MISSION STATEMENT:

Guam Community College is a leader in career and technical workforce development, providing the highest quality, student-centered education and job training for Micronesia.



ACKNOWLEDGMENTS & TABLE OF CONTENTS



Buildings 100 & 200 circa 2011.



Building E (Bldg. 200) completed 2015



LRC & Student Center circa 2015

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GCC VISION:

Guam Community College will be the premier educational institution for providing globally recognized educational and workforce development programs.

2015 GCC CAMPUS



Forensic DNA Lab



Steady progress has been made in the development of the GCC Campus. Since 2010, the Campus has seen the construction of Buildings 5000 (Student Center) and 6000 (Foundation Building) as well as the completion of Building E Phase 1 (Building 200 Renovation). Capital Improvement Projects have been executed including Fire Alarm upgrades, building A/C replacement, Campus Painting, and the procurement of a campus wide access control system.



Building 300



Sustainability remains a high priority for the GCC campus. Sustainable programs have been implemented throughout the campus, and this is furthered by the design of campus buildings to achieve LEED certification. The Learning Resource Center and Building E are LEED Gold Certified. The Foundation Building achieved LEED Silver. Designs for the Building 100 Renovation, the Forensic DNA Lab, and the Wellness Center are targeting LEED Silver under LEED Version 3. The design for the Building 300 Renovation is targeting LEED Silver under LEED version 4. LEED O&M Certification is also being considered for existing campus buildings.



This update includes relevant data from the 2010-2015 Master Plan in Appendix B.



The 6.9-acre property north of the GCC campus is intended to be used for the GCC Annex development.

CAMPUS PLANNING FACTORS

NEW PLANNING FACTORS

Three new planning factors are part of the 2015-2020 Master Plan, including the:

1. GCC Annex
2. Building 300
3. New Ponding Basin

The Annex is intended to be developed on the property just north of the campus. The initial intent of the Annex is to provide new instructional space for the Automotive and HVAC programs with a component for Photovoltaic System Technology and Electronics. The Annex is also intended to increase the student services available at the Building 5000 Student Center. Relocation of the Automotive and HVAC programs would then allow Buildings 500 and 600 to house the Federal Grant Programs currently located in Building 5000. Financial Aid and the Cashier would be moved to Building 5000.

The Building 300 Renovation scope is modified to meet the campus need for additional multipurpose space. Rather than a 2-story renovation similar to Building E Phase 1 (Building 200), Building 300 will instead be designed as a 1-story structure flexible meeting space that can be subdivided into smaller instructional spaces, similar to the current MPA.

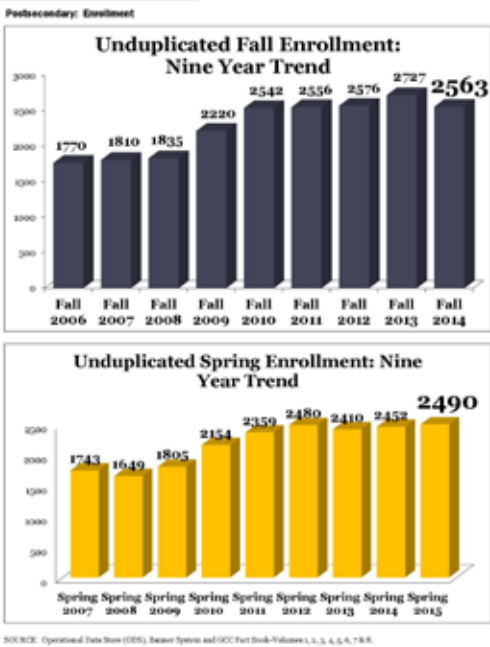
A new ponding basin will be constructed in the property to the west of the existing Forensic Laboratory Building. This site was previously intended for a parking structure, but a more optimal site is being pursued at the existing firing range.



Dividable classroom space at Building E. New classrooms are sized to accommodate 30-students.



CAMPUS PLANNING FACTORS



Overall Enrollment (2005 to 2014)

Quarterly Period (based on Fiscal Year)	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
1 st Quarter (October – December)	1766	1932	2074	2400	2668	2416	2776	3347	3023
2 nd Quarter (January – March)	1814	1632	3549	3309	2797	3221	4291	2549	2615
3 rd Quarter (April – June)	2554	2033	2080	2527	2954	2735	4147	2912	3503
4 th Quarter (July – September)	2894	2230	2711	2441	2631	2551	2620	2962	3246
GRAND TOTAL	9028	7827	10414	10677	11050	10923	13834	11770	12387

Enrollment in Continuing Education (CE) Activities (2005 to 2014)

CONTINUING EDUCATION	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
Postsecondary credit offerings	1896	505	2074	1242	1816	1361	1144	838	1162
Non-Credit offerings (CEUs)	6500	6835	3549	9066	8396	9192	12367	10495	10913
Graduate Credit offerings ⁵⁵	632	244	2080	217	130	16	7	12	0
Prometric, HOST & Pan Testing (Online)	0	243	2711	152	708	354	316	425	312
GRAND TOTAL	9028	7827	10414	10677	11050	10923	13834	11770	12387

SOURCE: Board Of Trustees Quarterly Reports, Continuing Education and Workforce Development Office, and GCC Fact Book-Volumes 1, 2, 3, 4, 5, 6, 7 & 8.

ENROLLMENT

GCC's postsecondary enrollment has remained steady at roughly 2,500 students from Fall 2011 through Spring 2015. The postsecondary enrollment did notice a nearly 6% spike from Fall 2012 to Fall 2013. The trend of lower spring enrollment was constant from 2011 to 2015. Adult Education Continuing Education enrollment has remained steady. Projecting the campus growth in the range of 3-7% each year is reasonable considering the enrollment pattern and commencement of the island's military buildup.

Fact Book data & tables courtesy of GCC.



The approach to the Learning Resource Center from the northern edge of the Main Quad.

CAMPUS PLANNING FACTORS

POSTSECONDARY ENROLLMENT

Postsecondary enrollment has increased for nearly all of the College's programs. Growth has increased at a particularly faster rate for Automotive Service Technology and Computer Networking, whose 2014 enrollment is more than six times greater than the 2006 enrollment. The programs with highest enrollment remain Medical Assisting, Criminal Justice, and Early Childhood Education.

Postsecondary: Unduplicated Enrollment by Program

Associate of Arts Degree Program	Fall 2006	Fall 2007	Fall 2008	Fall 2009	Fall 2010	Fall 2011	Fall 2012	Fall 2013	Fall 2014
AA in Culinary Arts	16	36	57	77	92	97	118	103	107
AA in Education	47	87	92	116	127	143	155	198	222
AA in Interdisciplinary Arts and Sciences ³	42	76	107	137	148	182	194	206	198
Associate of Arts Grand Total ⁷	105	199	256	330	367	422	467	507	527
Associate of Science Degree Program	Fall 2006	Fall 2007	Fall 2008	Fall 2009	Fall 2010	Fall 2011	Fall 2012	Fall 2013	Fall 2014
AS in Accounting	54	79	66	86	99	114	106	127	113
AS in Automotive Service Technology	11	21	31	56	72	86	80	93	75
AS in Automotive Tech ⁴	26	16	11	3	1	-	-	-	-
AS in Civil Engineering Technology ⁵	-	-	-	-	-	-	0	0	6
AS in Computer Networking	8	15	21	33	40	55	56	61	60
AS in Computer Science	78	71	80	92	96	110	92	92	77
AS in Criminal Justice	55	68	86	143	169	237	223	225	230
AS in Early Childhood Education	57	79	99	112	119	127	110	116	125
AS in Electronics Networking ⁶	4	4	1	-	-	-	-	-	-
AS in Emergency Management ⁷	-	0	0	2	5	9	9	7	4
AS in Food & Beverage Management ⁸	-	-	-	-	14	13	12	10	5
AS in Hospitality Industry Mgmt ⁹	51	53	59	60	-	-	-	-	-
AS in Hotel Operations & Management ¹⁰	-	-	-	-	14	16	26	36	27
AS in Human Services ¹¹	-	-	-	-	-	-	-	-	0
AS in Marketing	22	25	24	25	28	32	59	50	60
AS in Medical Assisting	94	113	113	102	97	101	98	236	232
AS in Office Technology	23	31	23	30	33	29	19	30	25
AS in Pre-Architectural Drafting ¹²	-	-	-	-	7	15	23	31	26
AS in Sign Language Interpreting ¹³	1	0	-	-	-	-	-	-	-
AS in Supervision & Management	27	43	43	59	76	84	81	75	82
AS in Surveying Technology ¹⁴	-	-	-	-	3	4	3	2	6
AS in Tourism & Travel Mgmt ¹⁵	-	-	-	-	58	62	60	73	66
AS in Visual Communications	19	26	43	48	48	61	68	93	96
Associate of Science Grand Total ⁸	530	644	700	851	979	1155	1125	1357	1315

*Includes duplicated student enrollment across the nine-year timeframe.

Certificate Program	Fall 2006	Fall 2007	Fall 2008	Fall 2009	Fall 2010	Fall 2011	Fall 2012	Fall 2013	Fall 2014
CERT in Accounting ¹⁶	9	4	2	2	1	-	-	-	-
CERT in Automotive Service Technology	2	11	11	15	20	24	20	6	9
CERT in Automotive Tech ¹⁷	21	13	5	2	1	1	-	-	-
CERT in Computer Aided Design & Drafting ¹⁸	-	-	-	-	2	2	1	2	0
CERT in Computer Science	11	6	5	9	4	8	2	3	3
CERT in Construction Technology	0	1	0	5	18	25	26	28	37
CERT in Cosmetology ¹⁹	20	19	17	33	40	35	15	3	2
CERT in Criminal Justice	3	21	46	15	17	24	17	17	15
CERT in Early Childhood Education	5	4	4	9	21	9	9	4	4
CERT in Education	4	5	8	3	5	2	7	2	5
CERT in Emergency Management ²⁰	-	0	0	0	2	1	1	0	2
CERT in Family Services ²¹	-	-	-	-	-	-	-	5	10
CERT in Fire Science	1	0	0	1	27	4	0	4	5
CERT in Medical Assisting	17	21	24	34	30	21	18	31	28
CERT in Medium/Heavy Truck Diesel Tech ²²	-	-	-	0	0	0	0	0	1
CERT in Office Technology	5	4	4	3	2	0	4	2	5
CERT in Practical Nursing	27	24	36	42	37	23	21	22	24
CERT in Pre-Nursing ²³	0	0	1	84	148	183	196	44	13
CERT in Sign Language Interpreting ²⁴	0	1	3	1	1	-	-	-	-
CERT in Supervision & Management	1	3	7	7	2	2	4	6	5
CERT in Surveying Technology ²⁵	-	-	-	0	0	1	0	0	0
CERT in Systems Technology ²⁶	2	10	6	3	-	-	-	-	-
Certificate Grand Total ⁹	128	147	179	268	378	365	341	179	168

Fact Book data & tables courtesy of GCC.

View of the Student Center Plaza from the north edge of the Main Quad.



CAMPUS PLANNING FACTORS

Adult Education: Enrollment and Completion by Program Year and Program

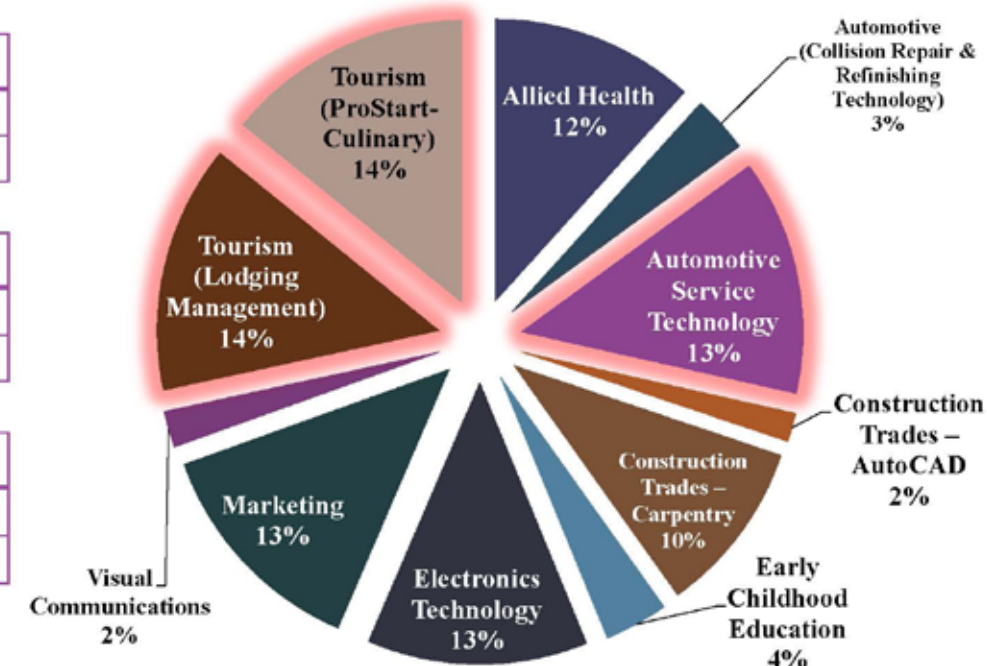
Adult Basic Education (ABE): Nine-Year Trend										
ABE	PY 2006	PY 2007	PY 2008	PY 2009	PY 2010	PY 2011	PY 2012	PY 2013	PY 2014	Total
ENROLLED*	604	593	724	382	267	450	325	588	392	4325
COMPLETERS	235	271	204	128	79	197	80	216	126	1536

Adult Secondary Education (ASE): Nine-Year Trend										
ASE	PY 2006	PY 2007	PY 2008	PY 2009	PY 2010	PY 2011	PY 2012	PY 2013	PY 2014	Total
ENROLLED*	327	365	306	166	22	36	34	51	73	1380
COMPLETERS	111	145	110	5	12	20	16	20	56	495

English as a Second Language (ESL): Nine-Year Trend										
ESL	PY 2006	PY 2007	PY 2008	PY 2009	PY 2010	PY 2011	PY 2012	PY 2013	PY 2014	Total
ENROLLED*	182	121	124	85	41	100	78	91	59	881
COMPLETERS	92	64	73	21	20	68	40	46	39	463

Adult Education Completers⁵⁷

Secondary: SY 2014-2015 Total Population in GCC Programs



Program	GWHS	JFKHS	OHS	SHS	SSHS	THS ⁵³	Grand Total
Allied Health	98	55	-	57	87	-	297
Automotive Service Technology	59	51	55	87	50	41	343
Automotive (Collision Repair & Refinishing Technology)	60	-	-	23	-	-	83
Construction Trades – AutoCAD	42	-	-	-	-	-	42
Construction Trades – Carpentry	44	51	57	41**	60	-	253
Early Childhood Education ⁵⁴	93	-	-	-	-	-	93
Electronics Technology	79	45	81	47	69	-	321
Marketing	61	60	79	47	84	-	331
Tourism (Lodging Management)	66	68	66	33**	76	52	361
Tourism (ProStart-Culinary)	75	76	64*	87	57	-	359
Visual Communications	53	-	-	-	-	-	53
Grand Total***	730	406	402	422	483	93	2536

* New program for AY14-15

The high school students educated on the GCC campus are primarily from George Washington High School (GWHS). At 730 enrollees, GWHS students are the largest population of the College's secondary education programs. Allied Health, Early Childhood Education, and Electronics Technology are the programs with the highest secondary student enrollment. As the College grows, consideration for relocating the secondary classes back to GWHS may be necessary in order to accommodate the growth of the postsecondary, adult education, and continuing education programs.



A rendering of a proposed classroom space at Building E Phase 2 (Building 100 Renovation).

CAMPUS PLANNING FACTORS

CLASSROOM DEMAND

The year 2018 is projected as a critical year for the GCC physical campus if enrollment growth is steady. Based on the Spring 2015 schedule, 93-percent of the classes occur Monday through Thursday. This distribution is a shift from the previous scheduling where 76% of classes occurred during those days. Maintaining a class distribution so that 80% of classes occur Monday through Thursday can alleviate the need for additional classroom space during school years 2016-2017. The year 2018 is the milestone at which additional classroom space becomes necessary, which coincides with the anticipated completion dates of Building E Phase 2 (Building 100 Renovation) and the Forensic DNA Lab. These two facilities will provide GCC with 13 additional classrooms that will suffice for the projected classroom need through 2019. It must be acknowledged that the need for additional specialized classrooms, such as shops/labs, may affect the classroom need by 2018.

By the year 2020, there will be at least 100 classrooms developed not including the GCC Annex. The development through 2020 will provide a net increase of 22 classrooms to the current 78 classrooms. A total of 39 new classrooms are planned, but these include the replacement of 17 existing classrooms. The Annex increases the number of classrooms to 121 total.

ENROLLMENT		2014 - 2015									
Post Secondary Enrollment		2563									
Adult Education		168									
Continuing Ed (3rd Quarter)		3500									
Faculty (Full Time)		115									
Faculty (Adjunct)		79									
Admin & Staff (Full Time)		139									
Classroom Calculation - 2015			M-W	T-TH	FRI	SAT	NOTE: Class scheduling shift.				
			40%	40%	15%	5%	PROPOSED				
			38%	38%	16%	8%	2011-2014				
			47%	46%	4%	3%	2015				
Post Secondary Enrollment (Full Time)	1025		410	410	154	51					
Post Secondary Enrollment (Half-Time)	1538		615	615	231	77					
Adult Education	168		67	67	25	8					
			25%	25%	25%	25%					
Continuing Education & Workforce Development	3500		875	875	875	875					
			1967	1967	1285	1012					
Minimum Classroom Count	68										
Current Classroom Count Type A & B	72										
Current Classroom Count Type C	6										
Classroom Utilization (Type A & B)	91%										
Classroom Need		3%	5%	7%							
	2016	68	69	70							
	2017	70	72	75							
	2018	72	76	80							
	2019	74	80	86							
	2020	76	84	92							
Classroom Development		MIN. AREA (sq)				NOTES					
		900	600	300							
Existing		total	Type A	Type B	Type C	Replacement					
Bldg A	10	10									
Bldg C	10	10									
Bldg D	10	5	5								
Bldg 300	2		2			2					
MPA (Bldg 400)	1	1				1					
Bldg 500	4	1	1		2	3					
Bldg 600	4	1	1		2	3					
Technology Center (1000)	8	2	4		2	8					
Allied Health (3000)	14	6	8								
Foundation Building (6000)	5		5								
Bldg E (200)	10		10								
	78	36	36		6	17					
Planned											
Bldg E (100)	11	4	7								
Forensic DNA Lab	2		2								
Bldg 300	6		6				Flexible classroom / multipurpose space				
MPA (Bldg 400)	3	1	2								
Building F - Bldg 500	9	1	8				4-6 classrooms taken up by Grant Programs				
Building F - Bldg 600	8	1	7								
Building G - Bldg 900											
	39	7	32								
100 TOTAL CLASSROOMS BY 2020											
ANNEX											
HVAC, ELECTRONICS, & PV	5	1	4								
AUTOMOTIVE	5	1	4								
Building 3	6	0	6								
Building 4	5	1	4								
	21	3	18								
121 POTENTIALLY WITH ANNEX DEVELOPMENT											

Buildings 500 and 600 house programs that are intended for relocation to new facilities constructed with the GCC Annex Development

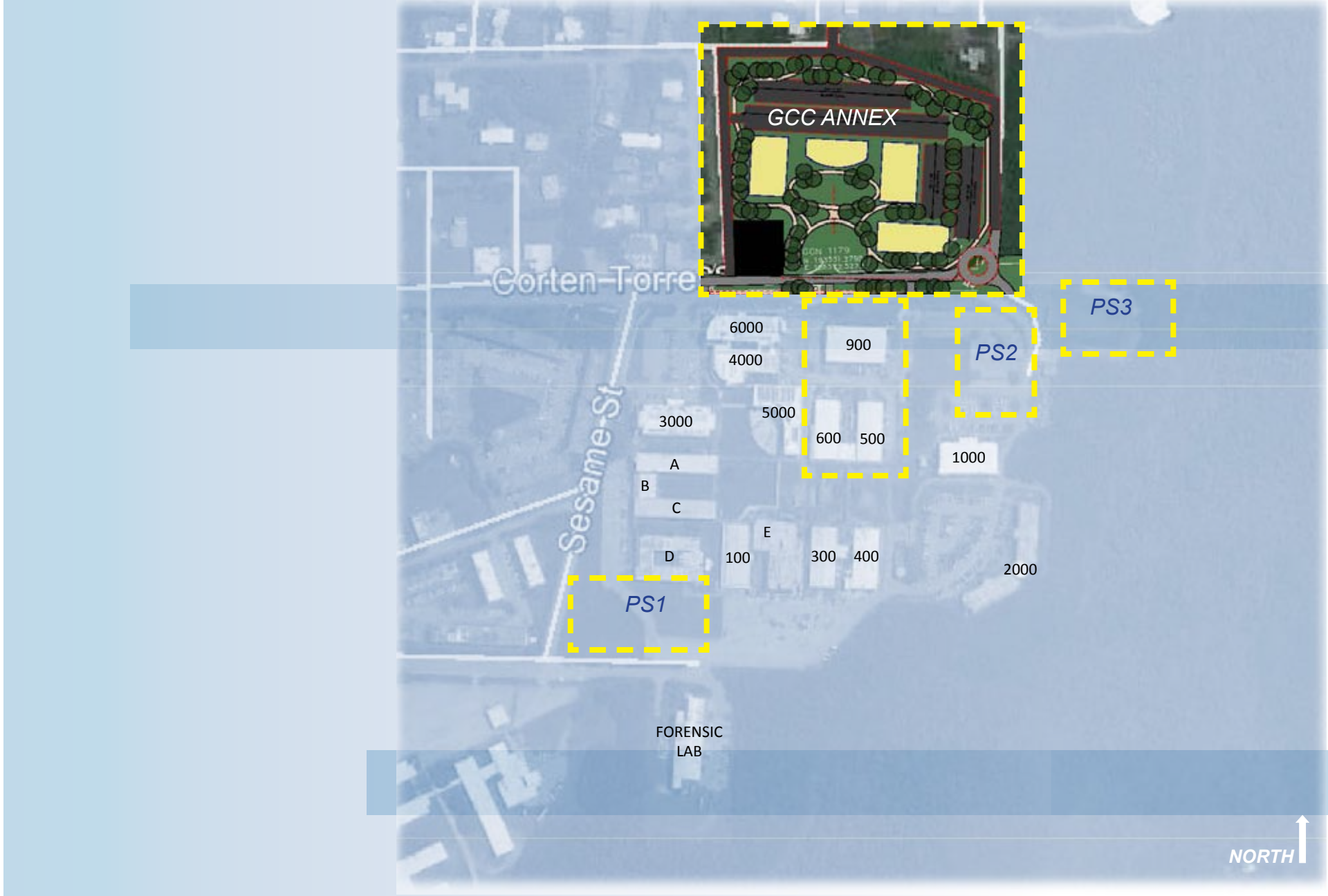


GCC ANNEX

The GCC Annex plays a significant role for the College's physical campus development. The Annex is intended to house the Automotive and HVAC Programs currently situated in Buildings 500 & 600. GCC's photovoltaic and electronics programs are also intended to be housed at the Annex. Initial plans for the Annex include the development of two buildings for these programs and additional campus parking. Two other buildings can potentially be developed on the site. A walking path is also intended with the Annex development.

The Annex work establishes the scope that is necessary for the development of Phases 2-4. The Annex occurs in Phase 2A as these facilities should be in place prior to the construction work for Buildings F & G (Buildings 500, 600, and 900) and in close proximity to the planning work for Parking Structures 1 and 2. Adjustment of the parking structure program is needed if the Annex is not executed. They would need to be designed to accommodate the programs housed in Buildings 500, 600, and 900. The results of this are parking structures that exceed the desired 3-stories. The Annex development is important to limiting the height of the parking structures so that they do not physically overwhelm the campus and to mitigate the potentially high cost of underground parking.

CAMPUS PLANNING FACTORS





A view of the northwest edge of the Main Quad. Proposed open space improvements include the development of Founder's Square and replacement of the existing campus covered walkways.

CAMPUS PLANNING FACTORS

FOUNDER'S SQUARE

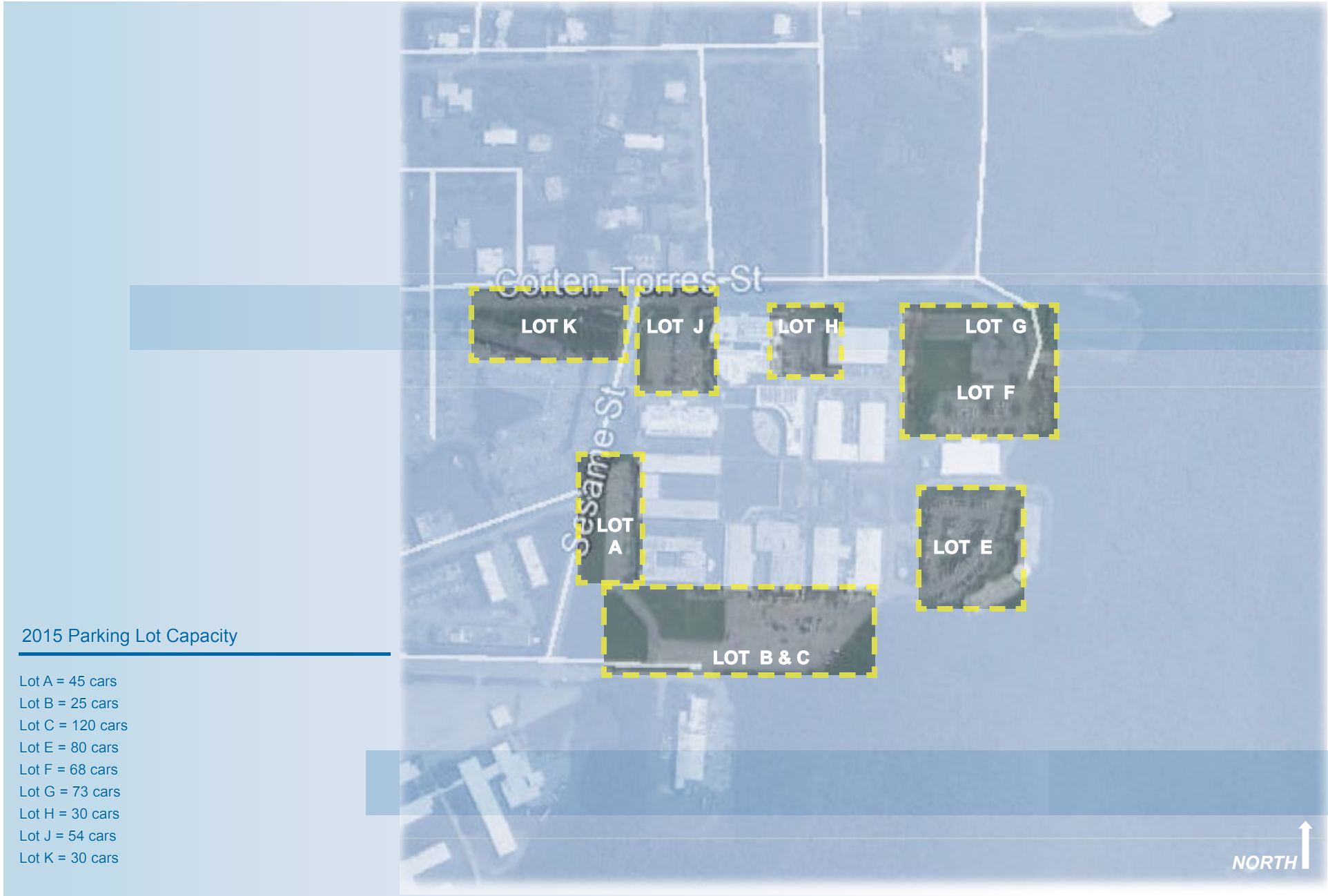
The development of Founder's Square has multiple intentions. The Square is intended to be a focal point of the Main Quad because of its location at the juncture of the Quad and the circulation paths from the main entrances of the campus. This location is also ideal for potential donor recognition opportunities. Founder Square is also intended to address the art requirement for public facilities, which establishes that 1% of the cost of new construction be designated for the incorporation of artwork into the facility. Founder's Square and the Main Quad are intended as an outdoor gallery for the majority of artwork required for the College's new construction projects starting with Building E. Based on the initial construction cost for Building E Phase 1 (Bldg 200 Renovation) is \$47,700 is the required cost of incorporating artwork.



Accessible parking provisions need to be considered with the new parking development together with accommodations for carpooling, electric vehicles, and parking fees.



CAMPUS PLANNING FACTORS



PARKING DEMAND

The need for additional parking is critical based on the current class scheduling trend. The campus is at the threshold for the local zoning code's minimum parking requirements. Approximately 689 parking spaces are required based on the Fall 2014-2015 enrollment and the weekly class distribution. The current campus can meet this parking demand, but it requires the utilization of overflow parking in unpaved parking areas along Corten Torres Street and other areas around the campus. Additional parking will be needed by 2017 maintaining a maximum of 80% of classes scheduled Monday-Thursday. The additional parking will be needed sooner if the current class scheduling trend continues. The parking requirements for Continuing Education and Workforce Development assume 90% of classes are held on campus and scheduled equally throughout the week. The parking demand does not include an absentee factor.

It is also important to consider that GCC's sustainability goals will factor into the amount of campus parking. Sustainable practices are focused on the increased use of alternative energy vehicles and low-emitting vehicles along with increased use of public transportation and shared vehicle. For example, LEED certification typically rewards projects that designate 5% of the required parking as carpool and vanpool parking. Increased sustainability essentially decreases the amount of parking available for privately-owned vehicles that are not environmentally-conscious.



Parking Lot A, located west of Building B, will be modified with the reintegration of Sesame Street into the GCC Campus.

CAMPUS PLANNING FACTORS

PARKING DEVELOPMENT

Anticipating a high growth rate, the GCC campus would require over 900 parking spaces. The 2020 campus is planned to meet parking requirements with modifications to existing surface lots and the construction of parking structures. Three multi-story parking structures are planned, and the desired height is a maximum of 3-stories. Where the parking structures exceed 3-stories, underground parking levels will be used. Surface Parking Lot capacities will typically be reduced to provide more green space.

PARKING STRUCTURES

The development of parking structures presents several opportunities for the GCC campus. In addition to providing needed parking, the structures should include additional flexible space that can be used for offices and classrooms. These spaces can be interim or permanent assignments during the course of the campus development. The general open plan of parking structures can accommodate uses such as shop spaces and even the Criminal Justice program's firing range and boat storage. The parking structures essentially provide an alternate plan for development should the Annex work cease or stall.

Three important considerations for the parking structures are:

1. Criminal Justice Components (Firing Range; Boat Storage; Building E Phase 2 [Bldg 100]; Forensic Laboratories)
2. Buildings 500,600, & 900 Renovations
3. Building 2000 Renovation



The GCC Annex provides the opportunity for at least 270 parking spaces, and is a key element in the expansion of the GCC Campus.



Parking Structure 1 is intended to provide a basement level firing range in addition to 180 parking spaces. Parking Structure 2 is intended to provide interim classroom / office space for Buildings 500, 600, and 900 in addition to 300 parking spaces. Parking Structure 3 is intended to provide 300 parking spaces. The flexible programmable area intended with all three parking structures is intended to be used as interim locations for the Building 2000 Renovation.

Parking Structure 1 (PS1)

- 3-story structure
- 180 parking spaces
- Basement Level Firing Range
- 9,000 SF of Programmable Area

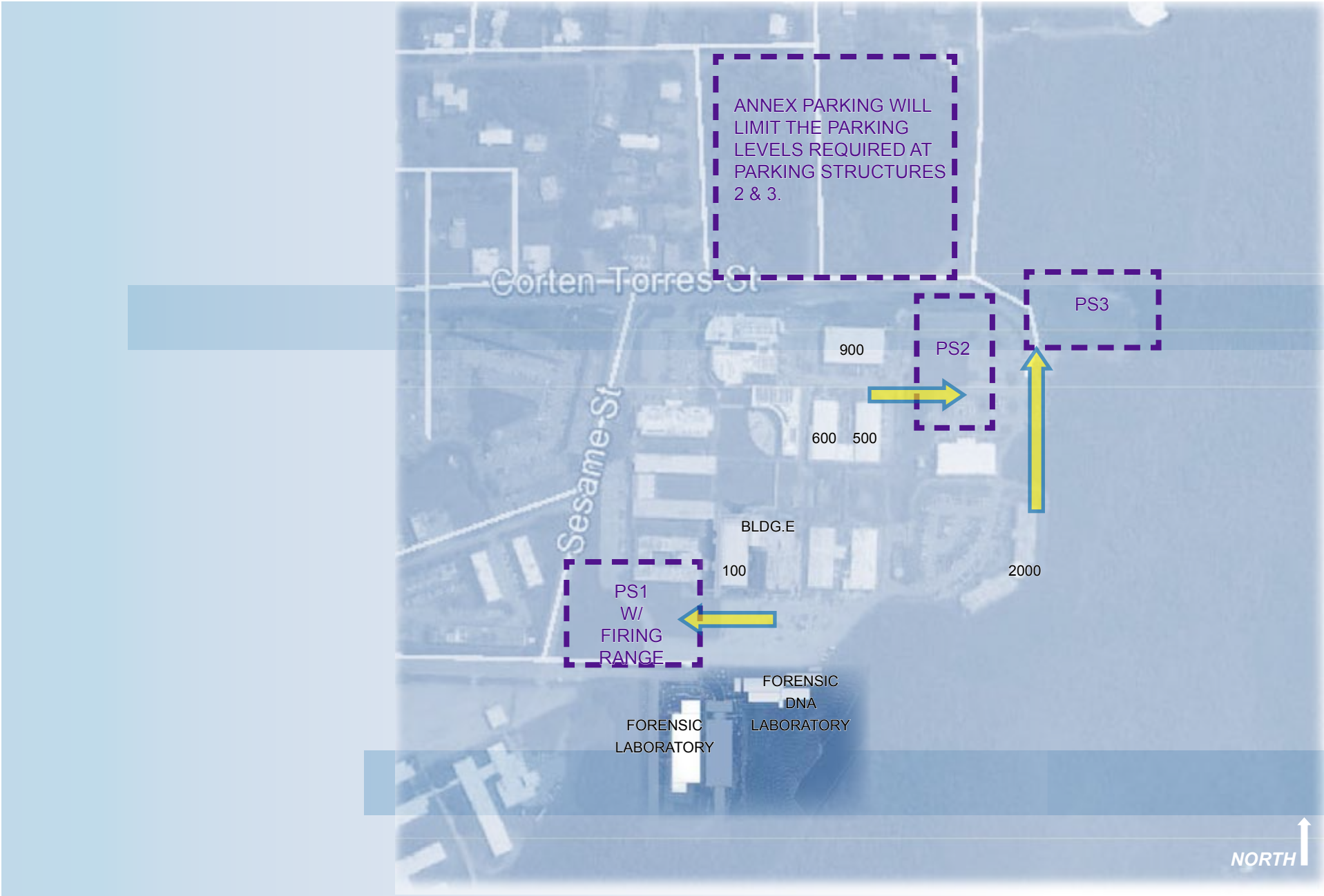
Parking Structure 2 (PS2)

- 3 to 5-story structure
- 180 - 300 parking spaces
- Shop Spaces (same level as Buildings 500,600,900)
- 6,000 SF of Programmable Area

Parking Structure 3 (PS3)

- 3 to 5-story structure
- 180 – 300 parking spaces
- 6,000 SF of Programmable Area

CAMPUS PLANNING FACTORS





Corten-Torres Street has the potential for a pedestrian connection that ties the proposed GCC Annex together with the main GCC Campus.

CAMPUS INFRASTRUCTURE

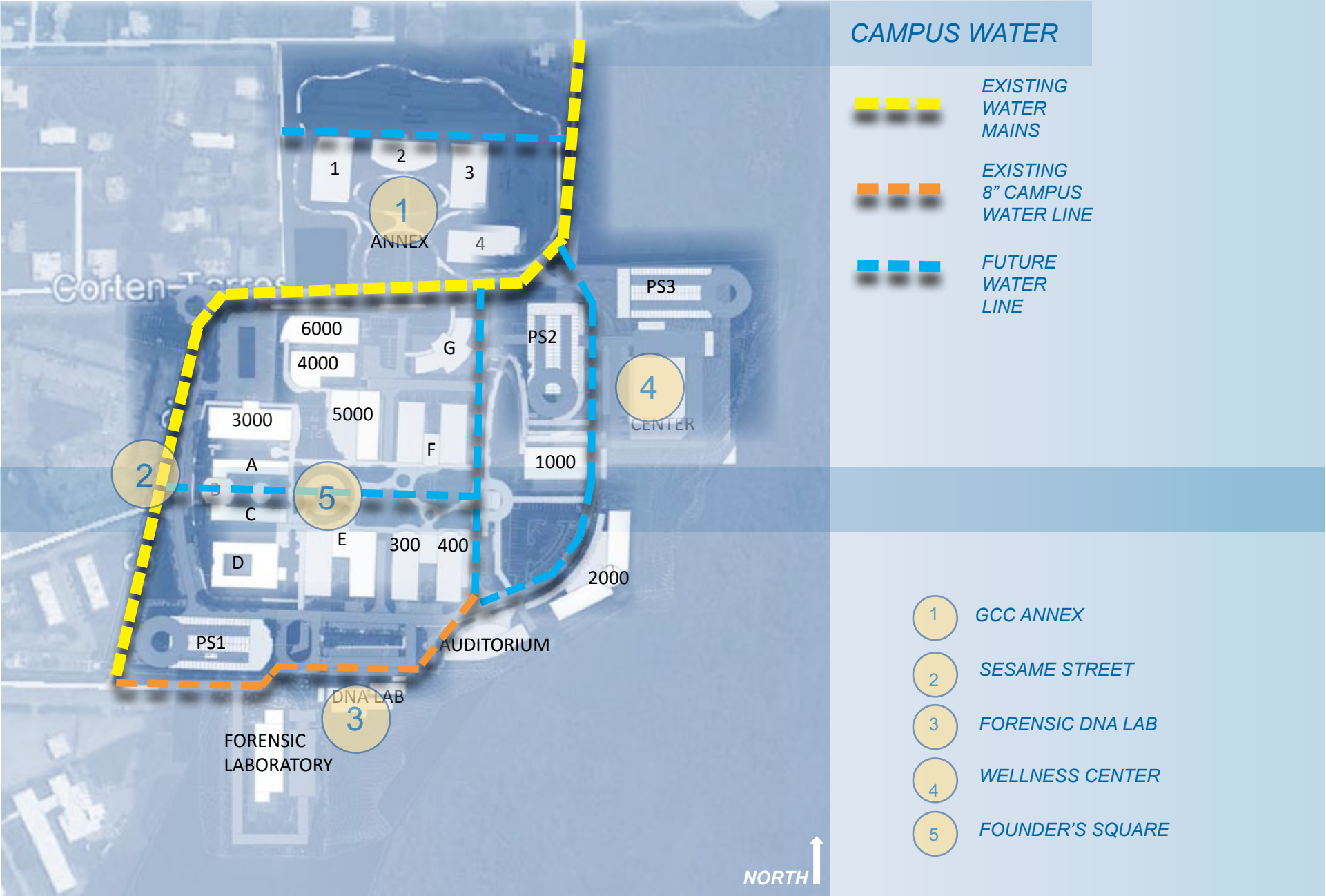
INFRASTRUCTURE IMPROVEMENTS

The 2015 - 2020 Master Plan outlines infrastructure improvements that will support the campus growth. Site Utilities serving the campus have not changed significantly since 2010. Recent building projects have essentially tied into the existing campus systems. Additional transformers were provided for new buildings, and underground network provisions were provided with Building E Phase 1 (Building 200 Renovation).

Other elements of the Master Plan's development are opportunities for campus infrastructure improvements, specifically the:

1. GCC Annex
2. Sesame Street Reintegration & Building B Renovation
3. Forensic DNA Lab
4. Wellness Center & Maintenance Building
5. Founders' Square / Main Quad Improvements

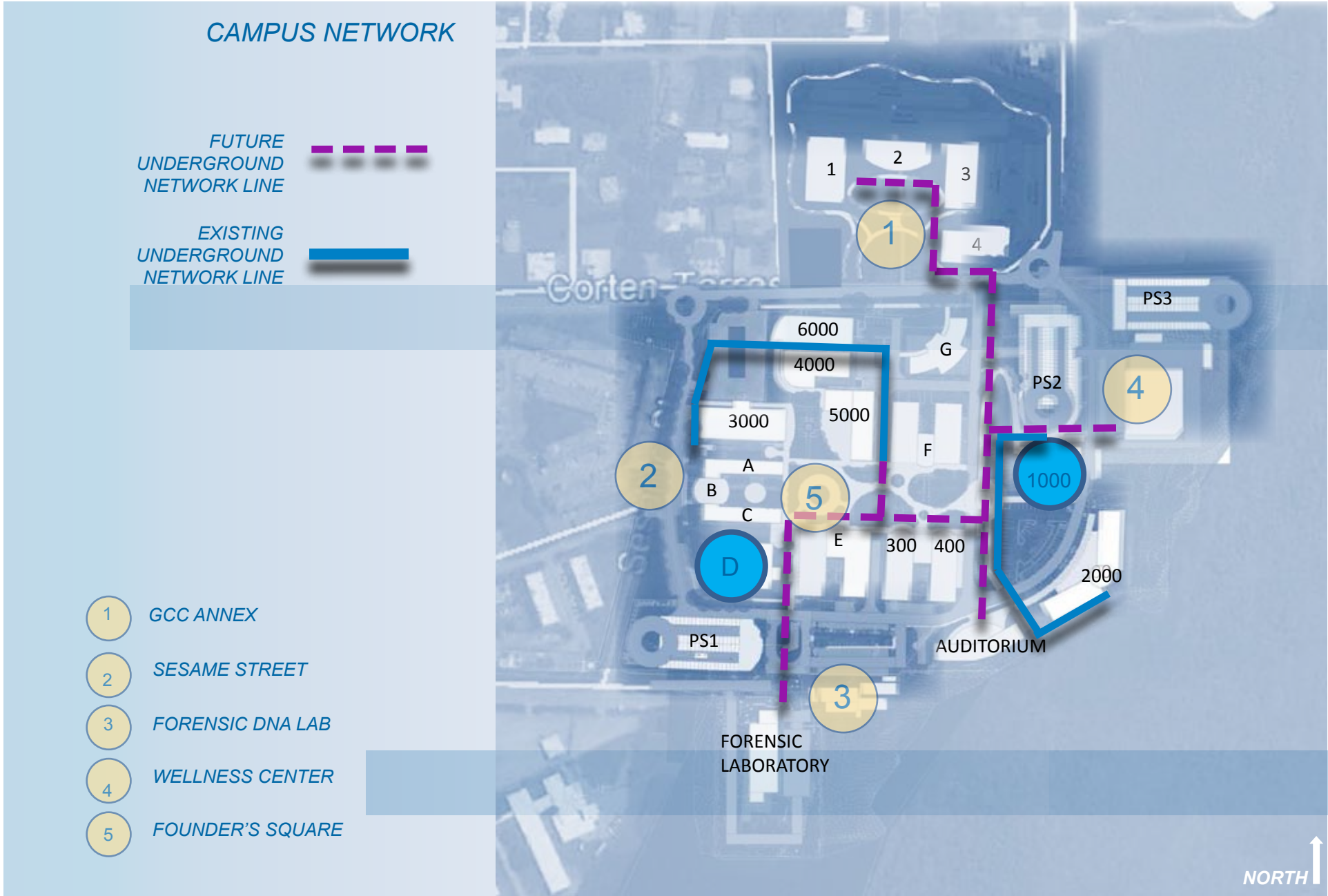
These projects are intended to include site utility improvements such as converting overhead power lines underground for campus beautification; the creation of a loop system to better water service; and expansion of the campus network system.



The conversion of Building 1000 into a campus data center is a significant component of the campus network upgrade



CAMPUS INFRASTRUCTURE



INFRASTRUCTURE IMPROVEMENTS – NETWORK

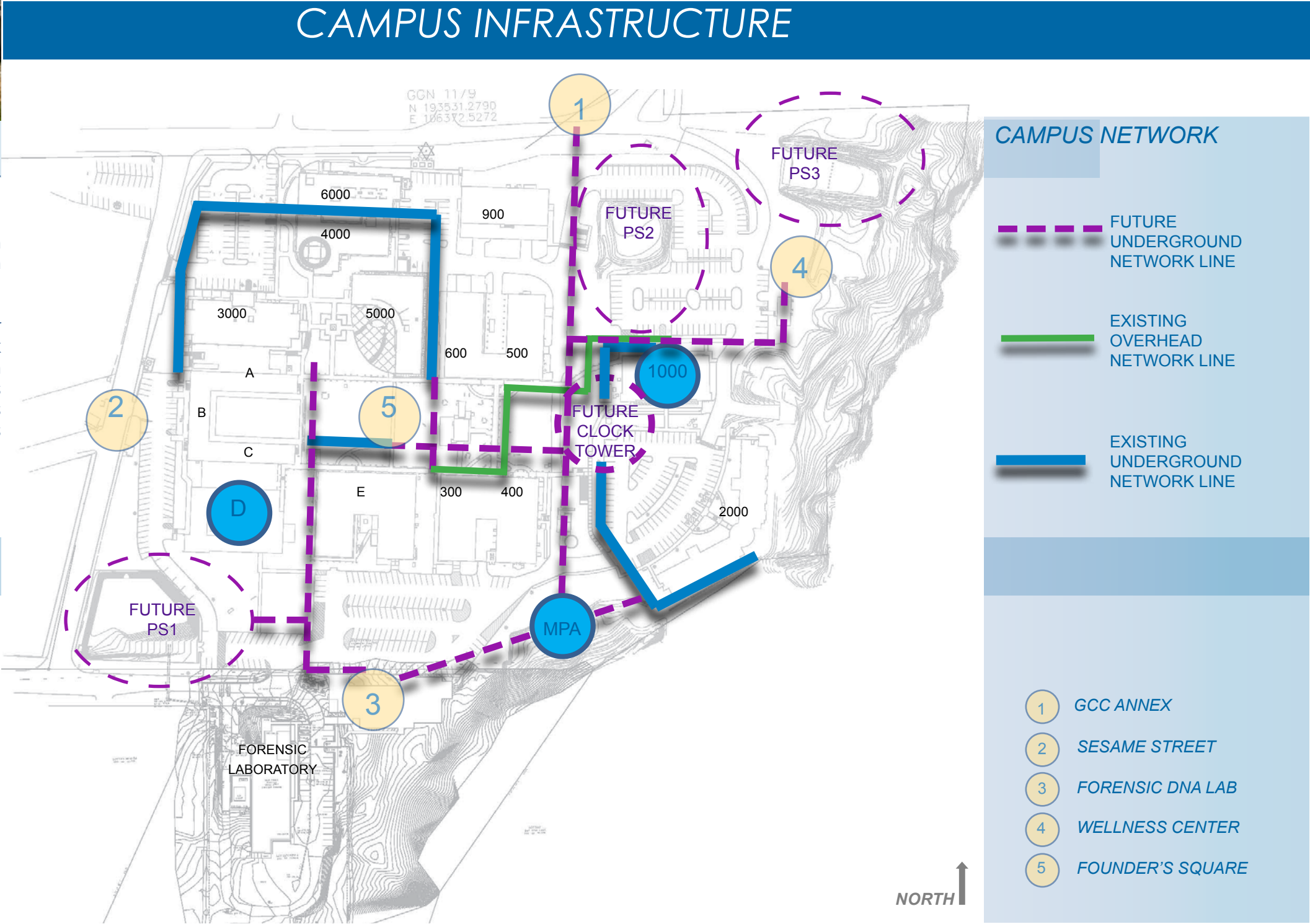
A major component of the Master Plan is the network improvement planned for the campus. The campus network has expanded since 2010 with the installation of additional infrastructure. Further improvement of the campus network includes placing overhead conduits underground, extending the network to new projects, and converting the Technology Center (Building 1000) into a Campus Data Center. Network improvements will take place in the Main Quad from the Technology Center to Building D. The network will also extend northward to the Annex; southward to the Forensic DNA Lab / New Multi Purpose Auditorium; and eastward to the Wellness Center.



Overhead conduit at existing covered walkways will be converted to underground lines with the construction of new buildings and open space improvements.

NETWORK IMPROVEMENTS

Underground lines running east from the Student Center (5000) to the Allied Health Center (3000) and running south from the Tech Center (1000) to the Administration Building (2000) were in place in 2010. Network infrastructure has been upgraded since 2010 with new overhead conduit network lines provided at the covered walkways, extending from the Tech Center (1000) to Building D. Underground network lines and connections have been started with the construction of Building E. As the campus develops in phases, the overhead network lines function well for the interim service as projects commence and finish.



The reintegration of Sesame Street requires the establishment of an easement for new underground utilities with additional connections to public water mains to improve the water service to campus facilities.



CAMPUS INFRASTRUCTURE

CAMPUS WATER

EXISTING WATER MAINS

EXISTING 8" CAMPUS WATER LINE

EXISTING 6" CAMPUS WATER LINE

EXISTING 2" CAMPUS WATER LINE

FUTURE WATER LINE

1

GCC ANNEX

2

SESAME STREET

3

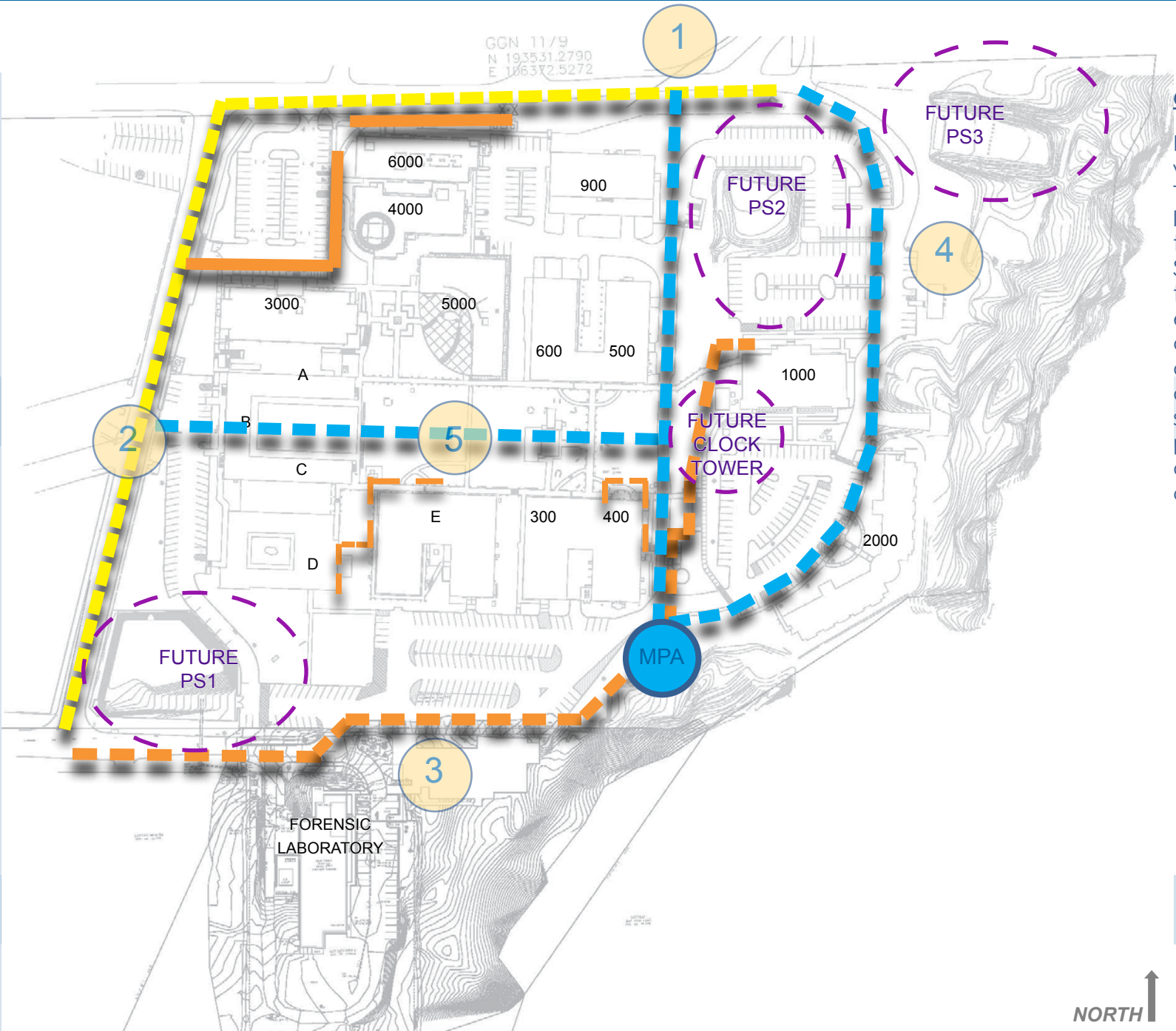
FORENSIC DNA LAB

4

WELLNESS CENTER

5

FOUNDER'S SQUARE



CAMPUS WATER SYSTEM

Development of a "loop system" for the campus water supply is intended with the Master Plan. The current system primarily utilizes 2-inch branch lines that extend to the individual buildings from the mains along Sesame and Corten Torres Streets. The branch lines connect each building to existing 6-inch and 8-inch water lines that extend into the campus. Proposed water lines are intended to create a loop system, one that allows for water to be supplied from multiple directions and increases efficiency of water service. This would supplement improvements planned with each new building, including domestic water tank systems and rainwater catchment.



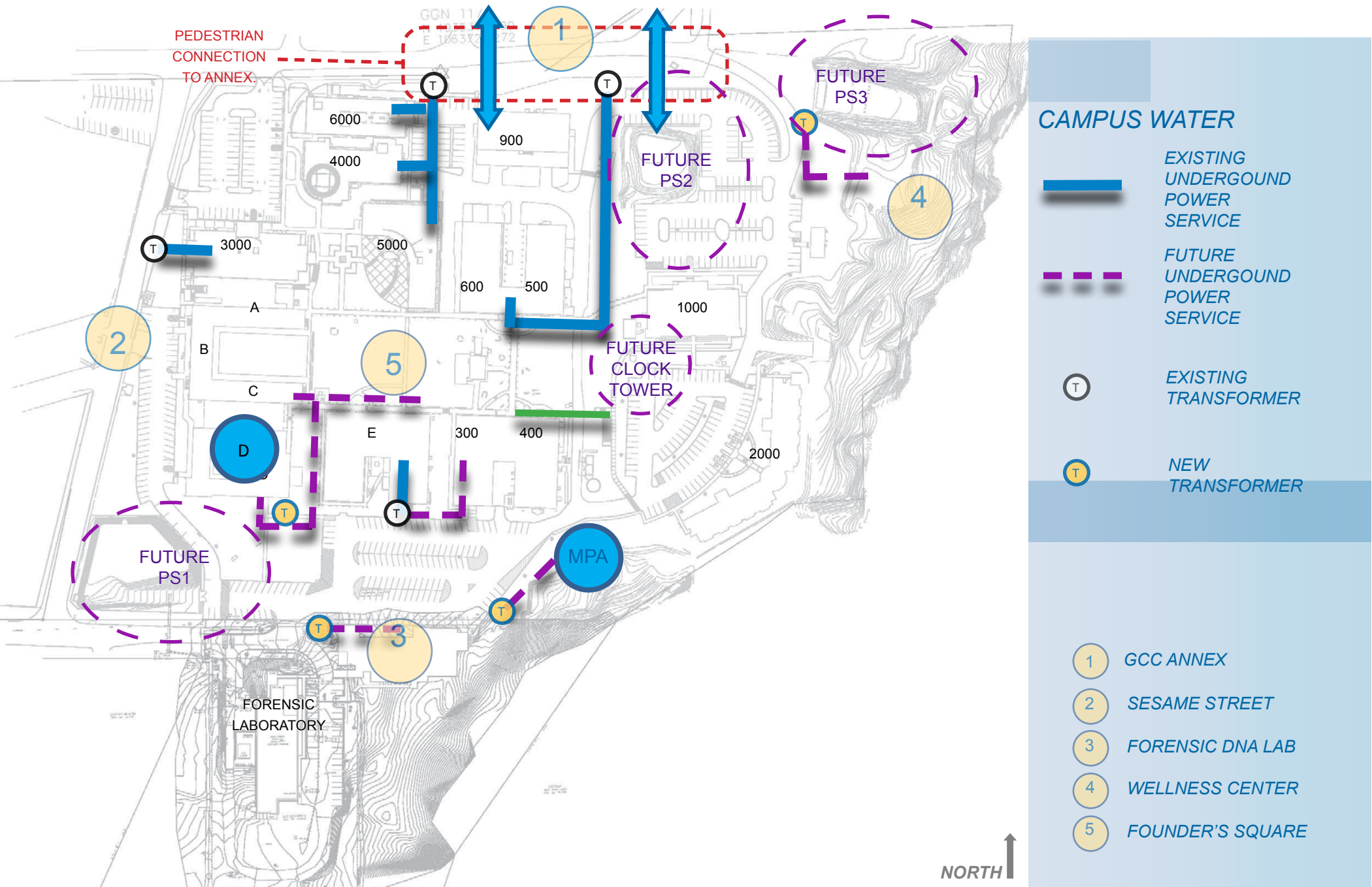
Backup generators, housed in structures similar to those at Buildings D (shown at left) and E, is a component of new construction projects together with power conditioners for A/C equipment and ew underground power service.

INFRASTRUCTURE IMPROVEMENTS

Power service to campus facilities is another critical component of the Master Plan. Transformers are required for new buildings and existing transformers are scheduled to be relocated to more fitting locations. Power fluctuations common to the area have affected building systems, most notably the air conditioning systems. This has lead to power conditioners for the A/C equipment to be typical components for the campus construction and renovation work. Similar to other infrastructure improvements, power service upgrades are intended to be executed in conjunction with phased work.

Additionally, the placement of underground power lines along Sesame and Corten Torres Street has multiple intentions. Campus beautification is the primary consideration for the proposed underground power service, but it also provides added storm protection. The overhead utilities detract from the campus aesthetics and are visually dominating, and placing them underground would enhance the campus overall. The underground work would be done in conjunction with Sesame Street's reintegration within the utilities easement that is planned. It also can potentially be done with the Annex development, which provides opportunities for integrating a portion of Corten Torres Street as a pedestrian connection that ties the Annex and Main Campus together.

CAMPUS INFRASTRUCTURE

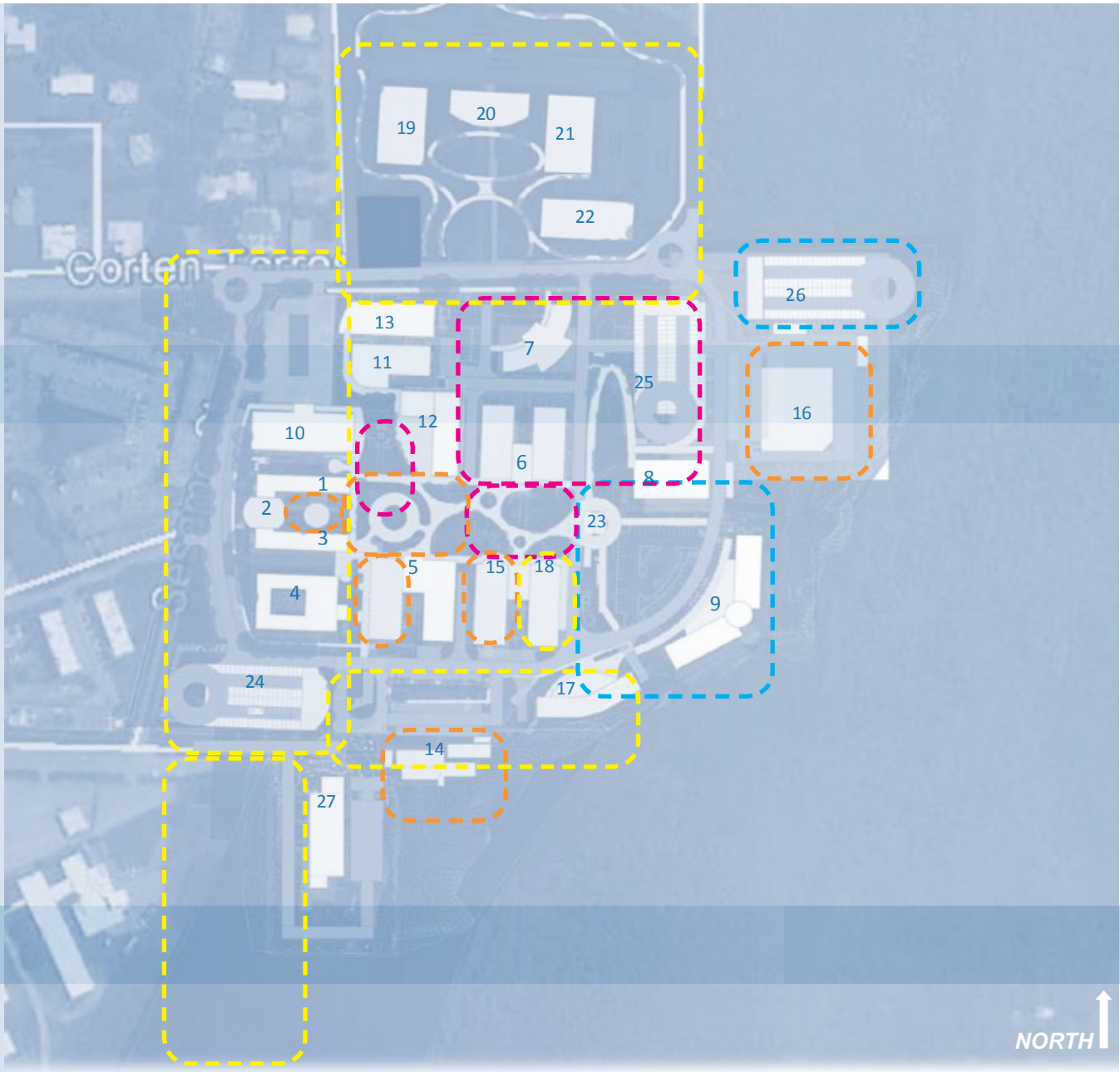


A concept rendering of a proposed building entrance canopy.



2020 GCC CAMPUS

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



BUILDING LEGEND

- 1. BUILDING A
- 2. BUILDING B
- 3. BUILDING C
- 4. BUILDING D
- 5. BUILDING E
- 6. BUILDING F
- 7. BUILDING G
- 8. BUILDING 1000
- 9. BUILDING 2000
- 10. BUILDING 3000
- 11. BUILDING 4000
- 12. BUILDING 5000
- 13. BUILDING 6000
- 14. FORENSIC DNA LABORATORY
- 15. BUILDING 300
- 16. WELLNESS CENTER & MAINTENANCE BUILDING
- 17. AUDITORIUM
- 18. BUILDING 400
- 19. ANNEX 1
- 20. ANNEX 2
- 21. ANNEX 3
- 22. ANNEX 4
- 23. CLOCK TOWER
- 24. PARKING STRUCTURE 1 (PS1)
- 25. PARKING STRUCTURE 2 (PS2)
- 26. PARKING STRUCTURE 3 (PS3)
- 27. EXISTING FORENSIC LAB
- 28. FOUNDER'S SQUARE



A rendering of Building E Phase 2 (Building 100 Renovation) as seen looking south from the Main Quad.

2020 GCC CAMPUS

PHASES OF WORK 2015 – 2020

The Master Plan continues the campus development with some phasing modification. From 2010 - 2014, Building 6000 (Foundation Building) and Building E Phase 1 (Building 200 Renovation) have been completed. Moving forward to 2020, the planned development will be executed in 4 phases of work. Each phase will be further broken down into two sub-phases in order to scale development into manageable project costs. The new phasing of work is intended to address planning concerns, primarily the need for additional classrooms and parking forecasted by the year 2018.

The phasing also accounts for building projects whose design work is essentially complete. These include:

1. Building E Phase 2 (Building 100 Renovation)
2. Forensic DNA Laboratory
3. Wellness Center & Maintenance Building
4. Building 300 Renovation

These projects are anticipated to be complete by the end of 2017. The phasing of projects accounts for the logical development that would follow these projects in order to meet the projected physical campus needs by the year 2020. Building 300 is included as the design completion is targeted for August 2016

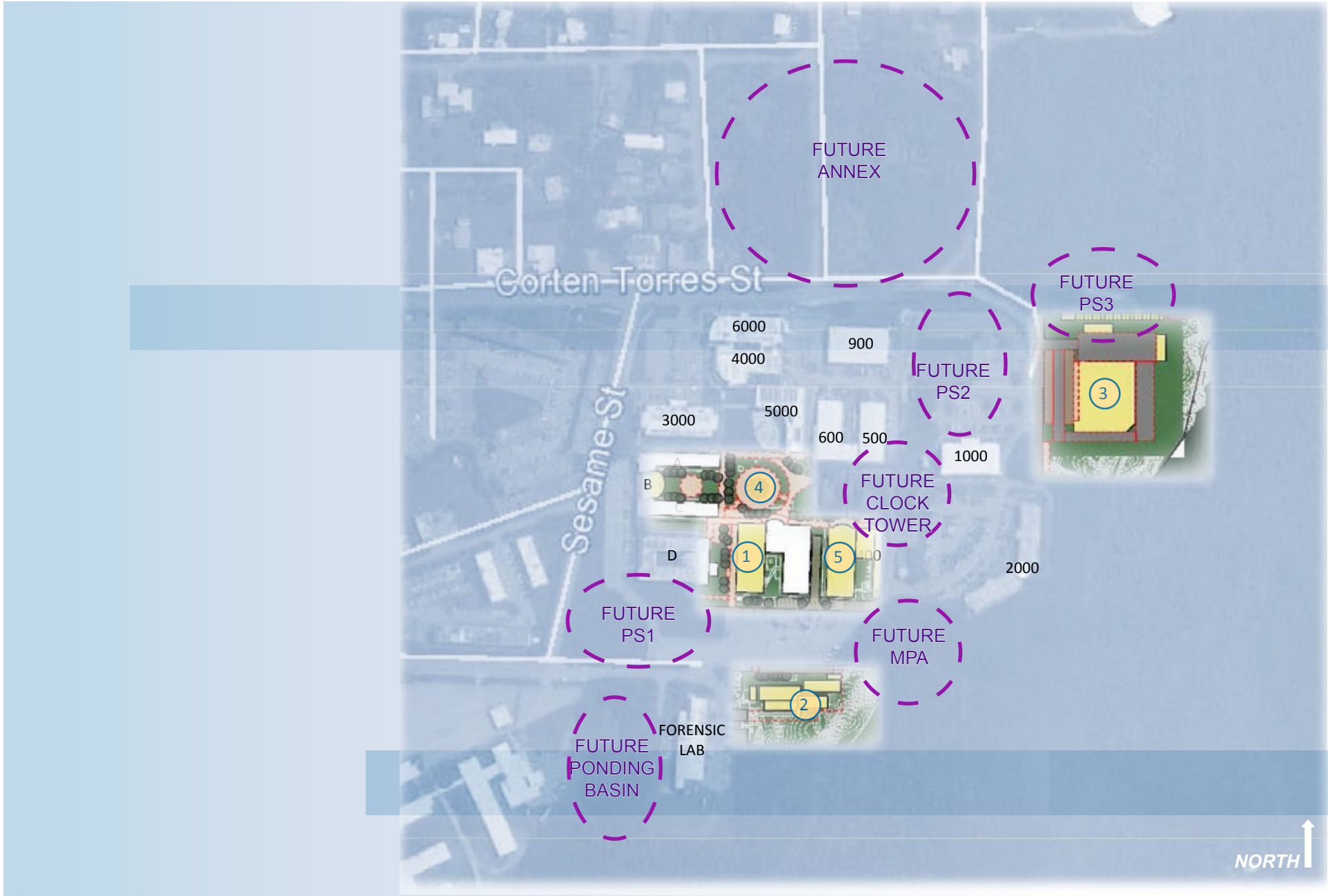
The following phasing descriptions are general project identification. Additional building program data is provided in Appendix A.



A rendering of the Wellness Center as seen looking southeast from Lot G, the site for the construction of Parking Structure 2.



2020 GCC CAMPUS



PHASE 1: 2016 -2017

PHASE 1A

- 1. BUILDING E PHASE 2 (BLDG 100 RENOVATION)
 - Building Area 18,000 SF
 - Construction Cost \$5,200,000
- 2. FORENSIC DNA LABORATORY FACILITY & GENERATOR #5
 - Building Area 12,000 SF
 - Construction Cost \$3,000,000

PHASE 1B

- 3. WELLNESS CENTER & MAINTENANCE BUILDING & GENERATOR #8
 - Building Area 22,000 SF
 - Construction Cost \$5,600,000
- 4. FOUNDER'S SQUARE
 - Open Space Improvements
 - Project Area 12,000 SF
 - Construction Cost \$60,000
- 5. BUILDING 300 RENOVATION
 - Building Area 12,000 SF
 - Construction Cost \$4,600,000



Photovoltaic (PV) panels are components of new construction projects. The GCC Annex facilities are intended to have a combination of rooftop PV for buildings and parking lot canopies. Walkways canopies outfitted with PV panels are also intended for the campus.

2020 GCC CAMPUS

PHASE 2: 2017 -2018

PHASE 2A

1. ANNEX DEVELOPMENT & RECREATION TRAIL
 - Building Area 64,000 SF
 - Sitework Area 192,000 SF
 - Construction Cost \$40,000,000
2. SESAME STREET REINTEGRATION
 - Sitework Area 70,000 SF
 - Construction Cost \$1,300,000
3. PARKING STRUCTURE 1 & NEW PONDING BASIN
 - Building Area 108,000 SF
 - Sitework Area 30,000 SF
 - Construction Cost \$6,200,000

PHASE 2B

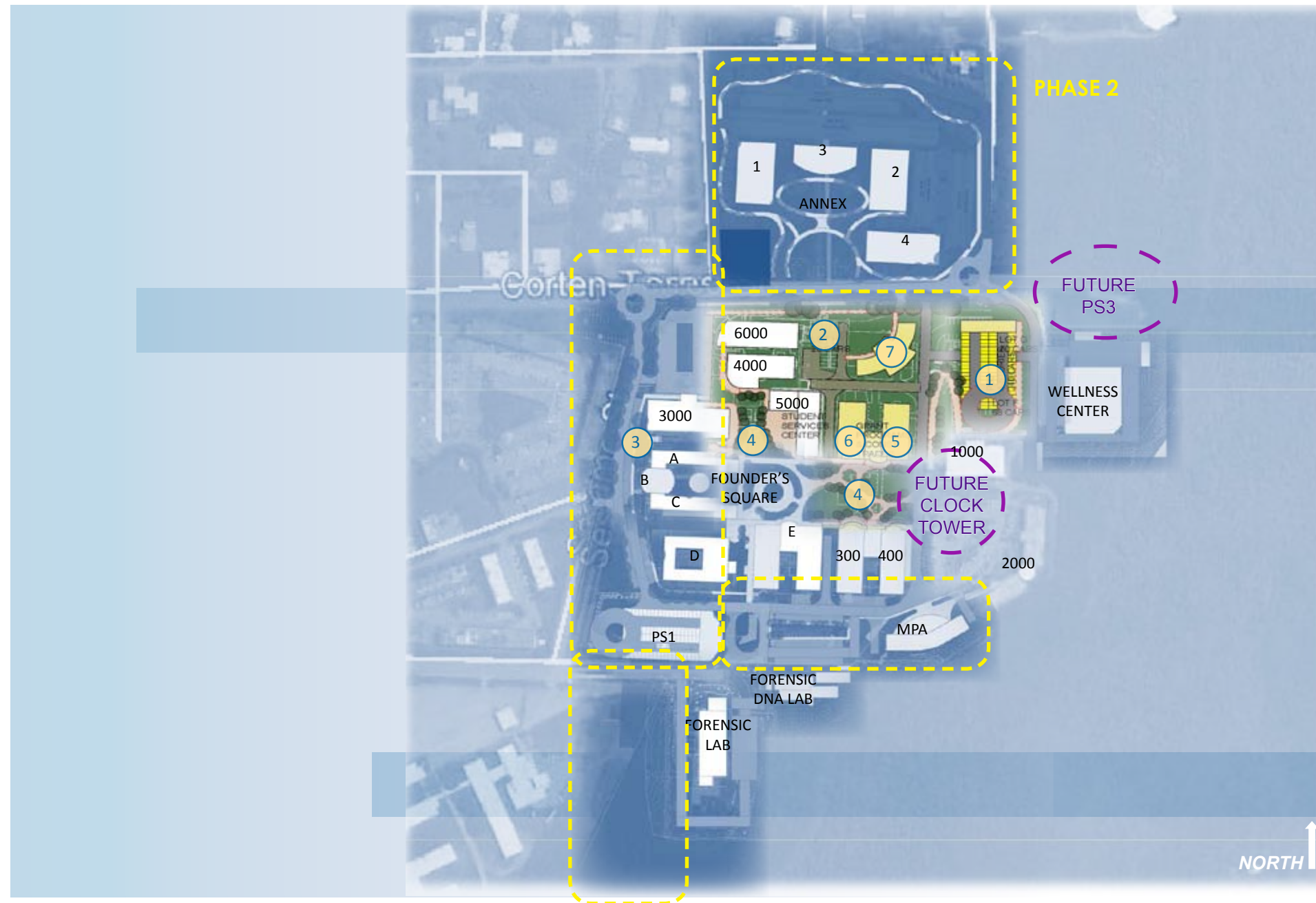
4. MULTI-PURPOSE AUDITORIUM & GENERATOR #9
 - Building Area 12,000 SF
 - Sitework Area 5,000 SF
 - Construction Cost \$4,500,000
5. BUILDING 400 RENOVATION
 - Building Area 4,000 SF
 - Construction Cost \$2,100,000
6. BUILDING B RENOVATION
 - Building Area 6,000 SF
 - Construction Cost \$1,400,000



Phase 3 open space improvements include a covered walkway connecting the Foundation Building (6000) to the Learning Resource Center (4000).



2020 GCC CAMPUS



PHASE 3: 2018-2019

PHASE 3A

1. PARKING STRUCTURE 2
 - Building Area 90,000 SF
 - Construction Cost \$7,500,000
2. GENERATOR #6 (FOUNDATION BLDG. & LRC)
 - Building Area 300 SF
 - Construction Cost \$600,000
3. GENERATOR #7 (ALLIED HEALTH & BLDG. A)
 - Building Area 300 SF
 - Construction Cost \$480,000
4. OPEN SPACE IMPROVEMENTS
 - Sitework Area 20,000 SF
 - Construction Cost \$2,200,000

PHASE 3B

5. BUILDING F PHASE 1 (BLDG 500 RENOVATION) & GENERATOR #10
 - Building Area 22,000 SF
 - Construction Cost \$5,800,000
6. BUILDING F PHASE 2 (BLDG 600 RENOVATION)
 - Building Area 18,000 SF
 - Construction Cost \$5,200,000
7. BUILDING G (BLDG 900 RENOVATION)
 - Building Area 18,000 SF
 - Construction Cost \$5,200,000



A 2-story 5,000 SF extension to the Administration Building (2000) is planned with the Phase 4 work.

2020 GCC CAMPUS

PHASE 4: 2019-2020

PHASE 4A

1. PARKING STRUCTURE 3
 - Building Area 90,000 SF
 - Construction Cost \$7,500,000
2. BUILDING 1000 GREEN DATA CENTER CONVERSION
 - Building Area 12,000 SF
 - Construction Cost \$5,200,000

PHASE 4B

3. CLOCK TOWER BUILDING
 - Building Area 2,000 SF
 - Construction Cost \$800,000
4. ADMINISTRATION BUILDING RENOVATION
 - Building Area 5,000 SF
 - Construction Cost \$1,600,000
5. OPEN SPACE IMPROVEMENTS
 - Building Area 18,000 SF
 - Construction Cost \$2,000,000



A concept rendering of a proposed covered walkway canopy and planting along the Main Quad.



2020 GCC CAMPUS



2020 GUAM COMMUNITY COLLEGE CAMPUS

- 1. BUILDING A
- 2. BUILDING B
- 3. BUILDING C
- 4. BUILDING D
- 5. BUILDING E
- 6. BUILDING F
- 7. BUILDING G
- 8. BUILDING 1000
- 9. BUILDING 2000
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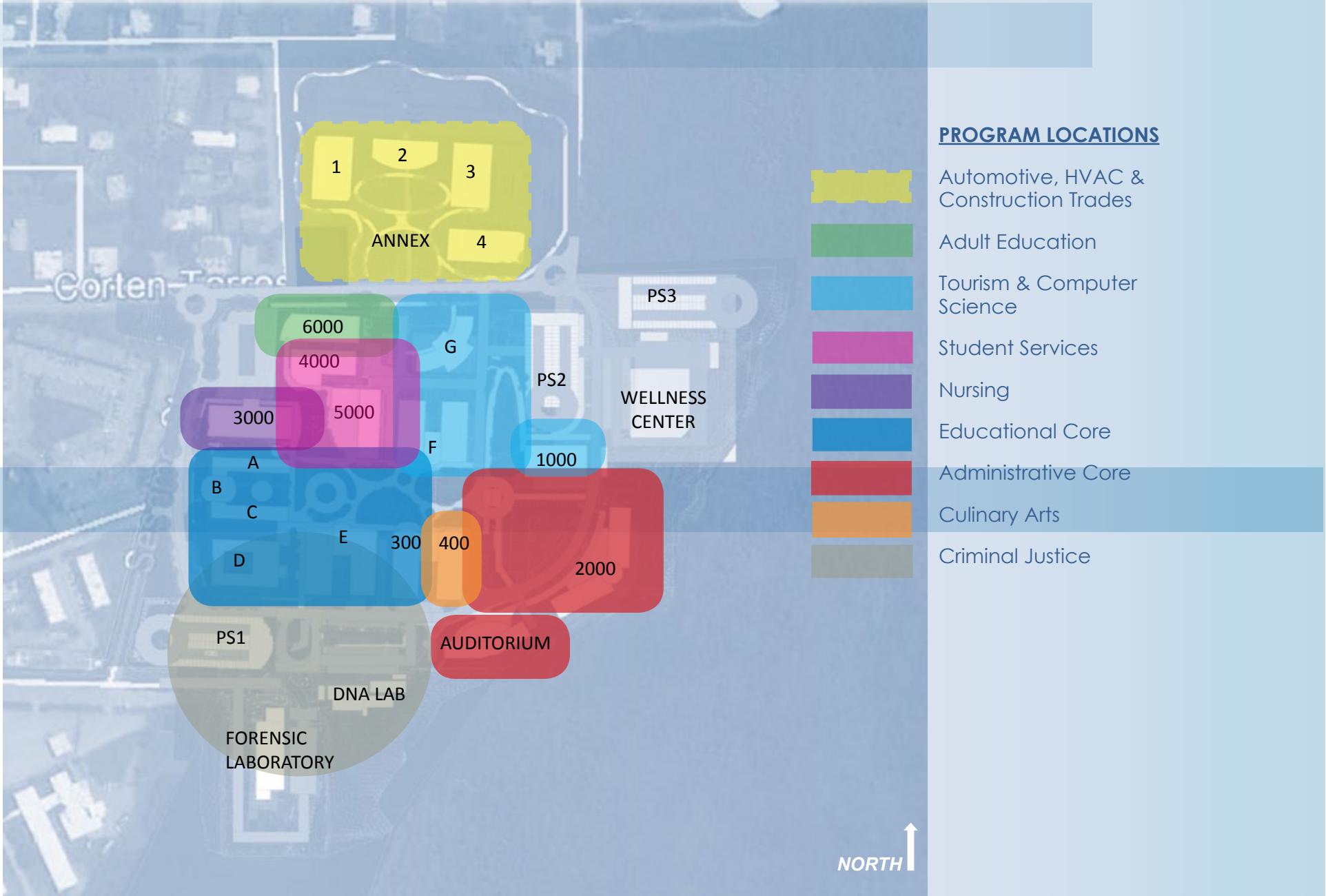


The Bookstore, Cafe, and Learning Resource Center create a “Student Services” core together with the Student Center at the Northwest corner of the campus.

2020 GCC CAMPUS

PROGRAM LOCATIONS

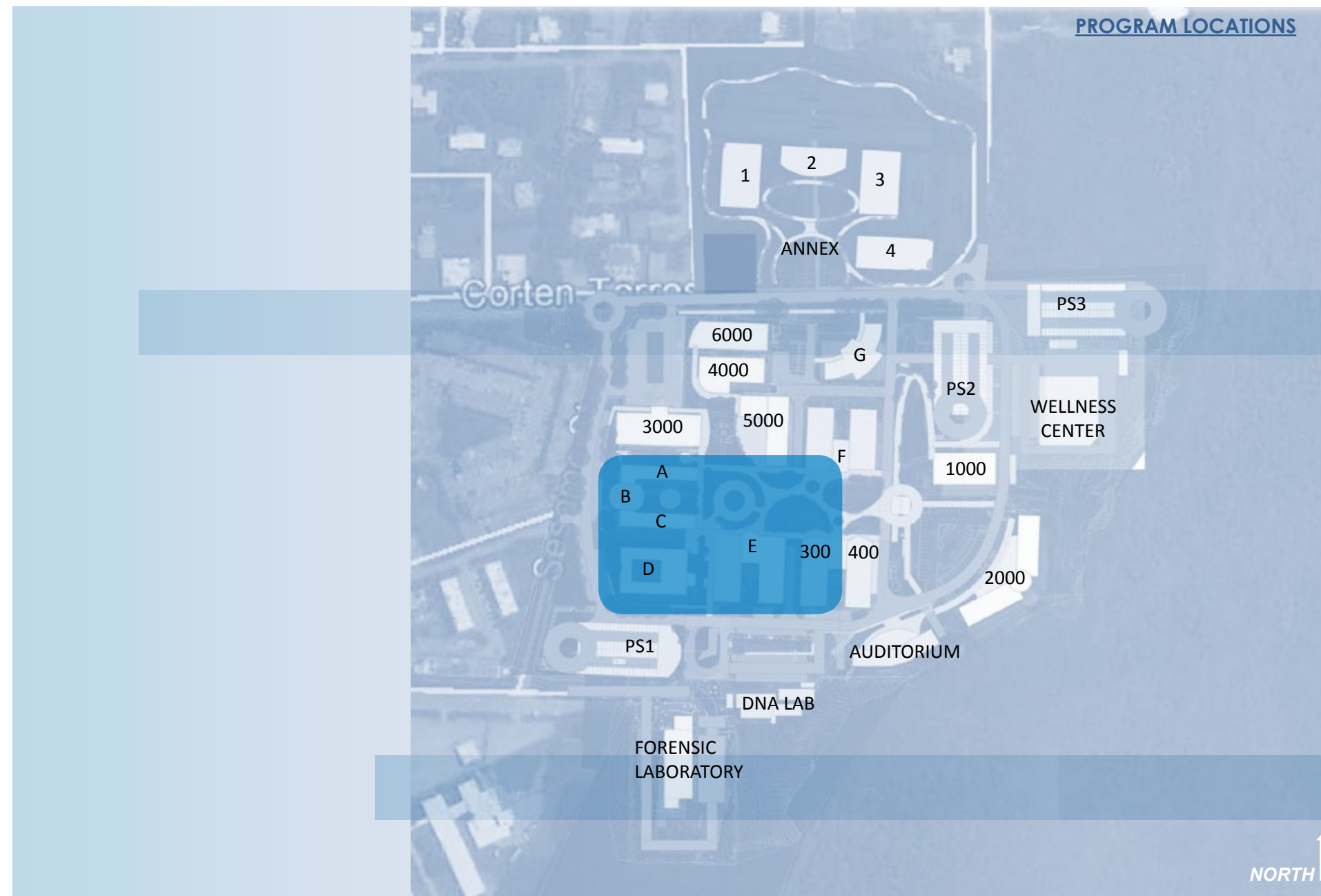
Programs are intended to be located in the campus buildings as identified in the following pages. The locations are intended to allow GCC to capitalize on the adjacencies of related programs in order to foster collaborative learning activities. It must be noted that the proposed locations are a guide, and final program locations are dependent on enrollment.



A rendering of the Main Hall
interior at the Building 300
Conference Center.



2020 GCC CAMPUS



BLDG. A

Liberal Arts
General Education
Cosmetology

BLDG. B

Student Success Center
Campus Control Center
Photo ID & Badge Center

BLDG. C

Accounting
General Education

BLDG. D

Accounting
Office Technology
Supervision & Management

BLDG. E (100 & 200)

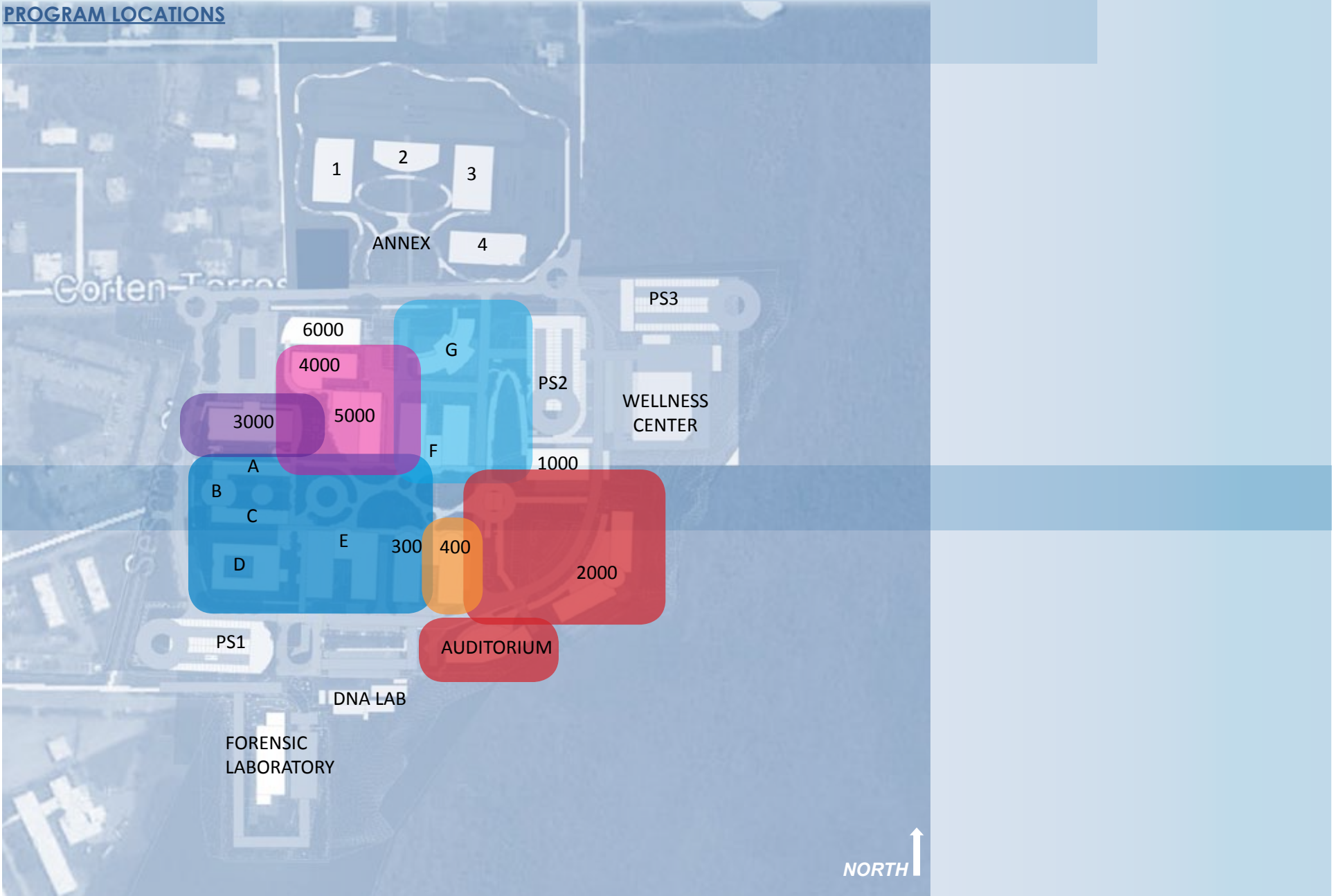
Early Childhood Education
Education
Criminal Justice
Emergency Management
Fire Science
General Education



A rendering of the lobby interior at the Building 300 Conference Center.

2020 GCC CAMPUS

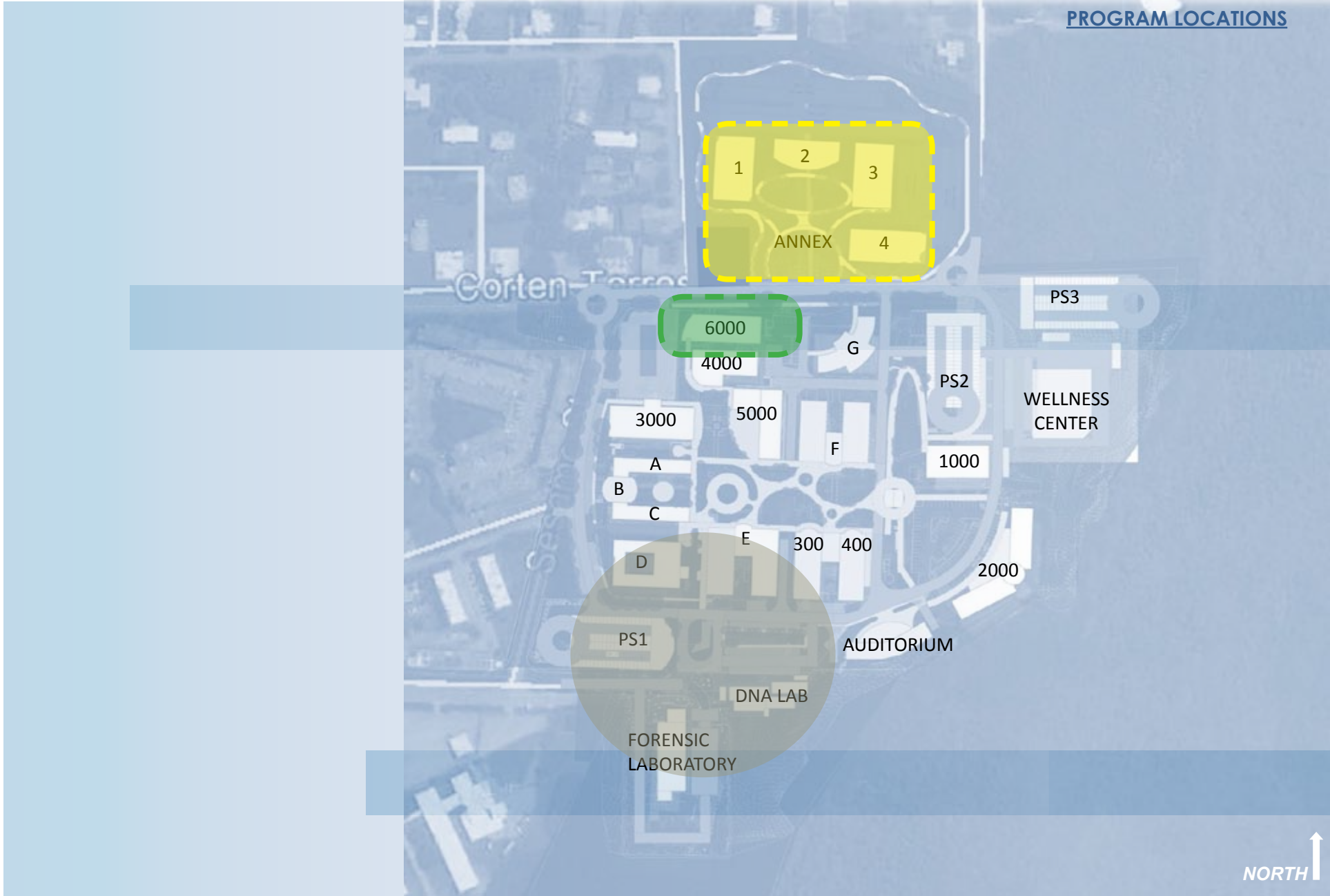
BLDG. F (500 & 600)
Hotel Operations & Management
Food & Beverage Management
Marketing
Tourism & Travel Management
Visual Communications
General Education
BLDG. G (900)
Grant Programs
Computer Science
Computer Networking
General Education
BLDG. 300
Multipurpose
General Education
BLDG. 400
Culinary Arts
BLDG. 1000 (Technology Center)
MIS
Data Center
BLDG. 2000
Administration
BLDG. 3000
Medical Assisting
Practical Nursing
Pre-Nursing
BLDG. 4000
Learning Resource Center
BLDG. 5000
Student Services Center
Financial Aid
Cashier



A rendering of the corridor interior at Building E Phase 2 (Building 100 Renovation).



2020 GCC CAMPUS



- BLDG. 6000**
Adult Education
ESL
- ANNEX 1**
Automotive Service Technology
Medium / Heavy Truck Diesel Technology
- ANNEX 2**
HVAC
Photovoltaic Technology
- ANNEX 3**
Electronics
- ANNEX 4**
Construction Technology
Computer Aided Design & Drafting
Pre-Architectural Drafting
Surveying Technology
- DNA LAB**
Criminal Justice

