



San Diego Mesa College
Facilities Master Plan Study



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Facilities Master Plan Study

Prepared for:
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I Introduction

Mesa College was founded in 1964. It is one of three campuses within the San Diego Community College District (SDCCD). With a maximum enrollment estimated to be approximately 25,000 students, it is the largest community college in the SDCCD and among the largest community colleges in the nation. The campus occupies approximately 104 acres, and is sited on a mesa bluff in the Kearny Mesa area of San Diego. (See Appendix A).

On November 5, 2002, San Diego voters approved the Proposition S Construction Bond Program to repair leaking roofs, worn wiring/plumbing; renovate aging/deteriorating classrooms and libraries; repair, acquire, construct, and equip college buildings, sites, and computer labs; and improve campus safety. This program will provide approximately \$685 million dollars for improvements to the three San Diego Community College District campuses and Continuing Education sites.

The purpose of the Mesa College Facilities Master Plan Study is two-fold. The primary purpose is to develop a facilities master plan which provides a phased framework for future campus improvement projects funded by Proposition S, without moving college functions or services into temporary facilities more than once. The secondary purpose is to develop an overall campus master plan which provides a design framework for future campus improvements after the Proposition S projects are completed.

The scope of the Proposition S Facilities Master Plan involves an analysis of existing campus conditions and the creation of a design proposal for the replacement of existing facilities and services in various areas of the campus (see Appendix B). On the eastern side of campus, planned improvements include a new east entrance parkway, new surface parking areas, the Parking Structure, the Campus Police Headquarters, Allied Health Building, and the renovation of existing facilities. In the main area of campus, a phased approach is designed for the selective demolition of existing facilities and services and the construction of new facilities and services. This construction includes; the Social and Behavioral Science Building with Health Services and Physical Conditioning on the ground floor, the Math and Science Building, expansion and renovation to the Cafeteria, Bookstore, the Shipping and Receiving Building, and the Instructional Technology Building.

The Facilities Master Plan Study also looks ahead, to propose future possibilities for the campus, as indicated in the Overall Master Plan Concepts A and B (see Appendix C). Concepts A and B identify possible sites for future buildings, and also identify existing facilities & services for reconstruction. These concepts also propose a new west entrance parkway to the campus from Genesee Avenue, and improvements to the North Mesa College Circle and adjacent surface parking areas.

The Facilities Master Plan Study is necessary to meet the goals for facilities and services improvements on Mesa College Campus. This study is needed to address the ongoing problems of vehicle circulation and student parking both on campus and in the surrounding neighborhoods, and to provide a design framework for the modernization of the existing facilities and services on the campus.

II Architectural Design Goals

As part of the Facilities Master Plan process, several architectural design goals are proposed to guide the planning and design process for the campus.

The first major design goal is to identify facilities and services for relocation, through a phased process of selective demolition of existing facilities and construction of new facilities, using the Facilities Needs List and the Facility Master Plan Construction Sequence Logistics document created by the SDCCD as a guide (see Appendix D).

The second major design goal is to create a new sense of entrance and arrival at the east side of the campus. This is achieved by creating a new parkway style entrance drive, with a center median separating the incoming and outgoing lanes, and by lining the drive lanes and the center median with trees and other landscape planting materials. Pedestrian walkways are separated from the drive lanes by trees and landscape planting beds.

The third major design goal is to create a consistent design vision for the student parking areas on the campus. Existing surface parking areas are re-configured to create more organized parking and drive aisle layouts. New surface parking facilities are created by land left over from the re-alignment of Mesa College Circle. The new surface parking facilities are enhanced by new way-finding signage, trees for shading of parked vehicles, and new landscape planting materials adjacent to the parking areas. Finally, a new parking structure is proposed on the east side of the campus to accommodate traffic coming into the campus from Mesa College Drive.

The fourth major design goal is to incorporate energy efficient design strategies for new buildings and utility infrastructure. New building design and construction on the campus will follow the latest practices for energy efficiency by following LEED (Leadership in Energy and Environmental Design) guidelines established by the United States Green Building Council (USGBC). New parking areas will utilize solar power arrays to power electrical vehicle charging stations. New buildings will be designed using low VOC materials, recycled materials, oriented to utilize natural light and ventilation, and other sustainable design tools will be implemented. New buildings will be constructed using best management practices (BMP's).

The fifth major design goal is to establish a new landscape and hardscape design palette for the campus. This new palette builds upon the quality and quantity of existing planting material already established on the campus, and proposes new species and specimens of trees, groundcover, shrubs, plants and flowers to compliment existing landscaping features. New hardscape areas, such as walkways, street crosswalks, and public plazas are planned to provide a cohesive method of unifying the ground plane of the campus.

The sixth major design goal is to establish a new way-finding and signage palette for the campus. This new palette would allow for a more efficient circulation of vehicles and pedestrians. It would provide guidelines for new monument signage at the new entrances to the campus, at entrances to new and existing buildings and facilities, and to direct traffic to parking areas.

II Architectural Design Goals (cont.)

The seventh major design goal is to replace the existing single-story buildings on campus with multi-story buildings to create more open space on the ground plane of campus, and to develop a more university-like campus setting. Also, the architecture of the new buildings is proposed to be more modern in its approach, to build upon the direction established by the Learning Resource Center and the Humanities, Languages and Multicultural Studies Building.

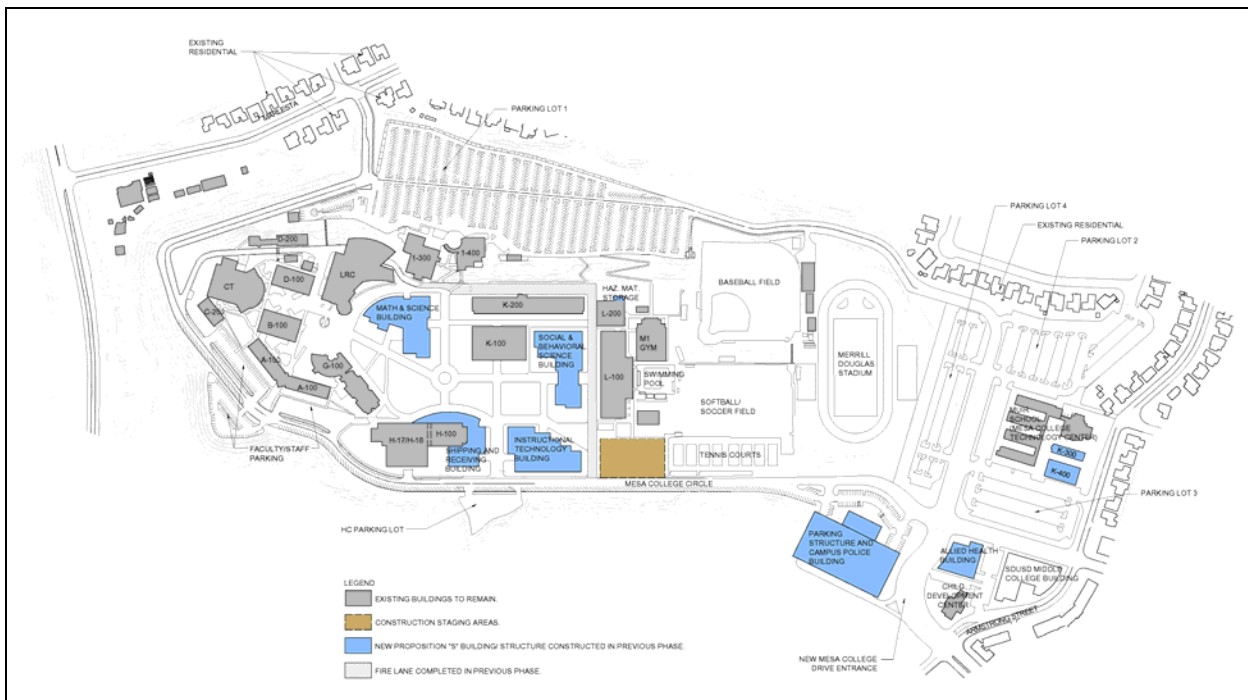
To achieve the university-like campus atmosphere, several design guidelines for the new buildings and for the site work should be implemented. A vertical datum line will be utilized, maintaining a consistent maximum building height throughout campus. A hierarchy of buildings on campus will be established, to create depth to the campus, with primary buildings in the foreground and secondary buildings in the background. Variable floor heights, set-backs, arcades, and other design elements will break up the large masses of the new buildings and create a natural procession as one approaches each building. These design elements will address all sides of each building, establishing a hierarchy for building elevations that front the newly created open spaces of the campus.

III Proposition S Construction of Campus Facilities and Services

The final Proposition S build-out plan includes several new buildings, street work, and the demolition and relocation of several existing buildings on campus (Figure 1).

The proposed projects consist of a five-level parking structure, the new Campus Police Headquarters, the Allied Health Building, the Social and Behavioral Science Building with Health Services and Physical Conditioning on the ground floor, the Math and Science Building, expansion and renovation to the Cafeteria and Bookstore, the new Shipping and Receiving Building, and the Instructional Technology Building. Proposed street work improvements on campus consist of a new east entrance drive, realignment to the eastern portion of Mesa College Circle, and several surface parking area re-configurations.

Each of the Proposition S projects is summarized in this section including basic construction phasing requirements. Additional graphic phasing plans are included in Appendix B.



III Proposition S Construction of Campus Facilities and Services (cont.)

Phase 1, Stage 3 (Appendix B, Plate 1.3)

One of the major concerns of the communities neighboring Mesa College is the amount of traffic congestion at both the East and West Entrances to the campus. Also, the local communities are concerned about students parking in the local residential streets instead of in the campus lots.

In this phase, a new 5-level parking structure will be constructed immediately adjacent to a new east entry drive (Figure 2). Located between Mesa College Circle and the new Mesa College Drive entrance, the Parking Structure will be accessed from both of these streets, reducing the amount of vehicular traffic on campus. Nestled between the two roads alongside the canyon, the Parking Structure will be visually less obtrusive.

The new Campus Police Building is planned to be directly adjacent to the Parking Structure, utilizing a portion of one of the levels for campus police vehicles. The main portion of the building will look onto the main entrance intersection of campus, so campus police will be able to monitor the activities in and out of campus.

The third building constructed during this phase is the Allied Health Building. This building combines the student's health services along with training facilities for students in medical and dental course work.

- Construct new East Entry Parkway
- Construct new Parking Structure No. 1
- +/- 1,100 Cars, 5 Levels
- Construct new Campus Police Building
- +/- 7,000 GSF, 1 Story
- Construct new Allied Health Building
- +/- 35,000 GSF, 3 Stories
- Renovate Child Care Center playground

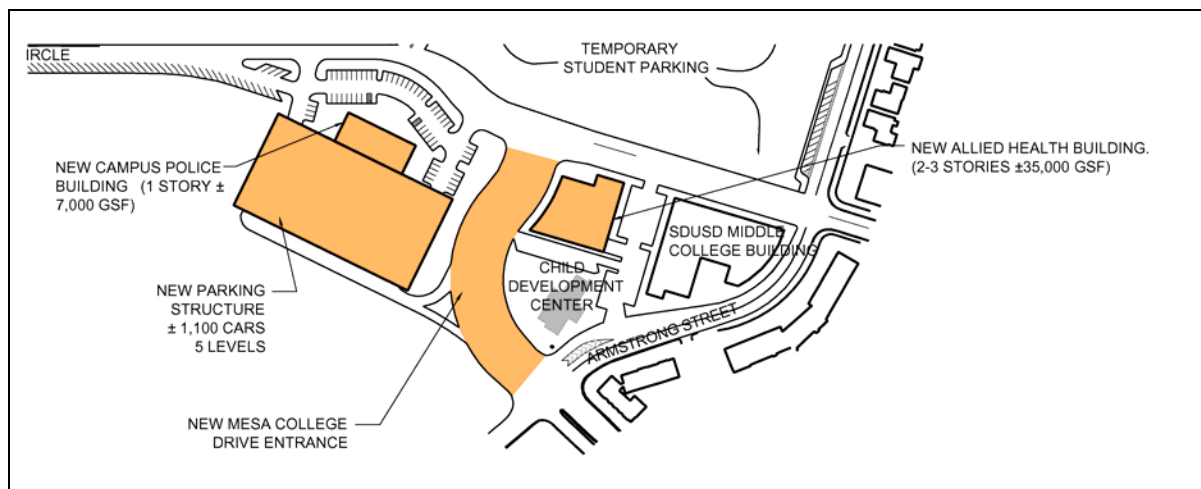


Figure 2- Phase 1 Stage 3

III Proposition S Construction of Campus Facilities and Services (cont.)

Phase 2, Stage 1 (Appendix B, Plate 2.1)

Phase 2, Stage 2 (Appendix B, Plate 2.2)

In Phase 2, most of the proposed street work occurs on the east side of Mesa College Circle. The work on Mesa College Circle itself consists of the realignment to the new East Entry Drive and new parking re-configurations.

With these new street configurations, a small surface parking lot will be added to the west side of Muir School (Figure 3). Another parking lot will be added directly adjacent to the east side of Merrill Douglas Stadium (Figure 4). Existing surface parking lots will be re-configured for improved traffic circulation and organized parking.

The new parking lots will have landscaping to provide shade and will utilize the new campus landscape and hardscape design palette.

- Create construction staging area west of new Mesa College Circle extension (Figure 3)
- Construct new Mesa College Circle extension (Figure 3)
- Construct new student surface parking configurations north and south of Muir School site (Figure 3)
- Construct new student surface parking configuration west of new Mesa College Circle Extension (Figure 4)

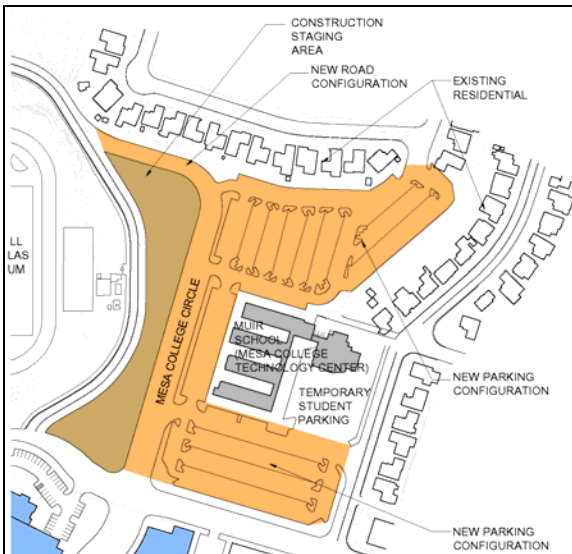


Figure 3- Phase 2 Stage 1

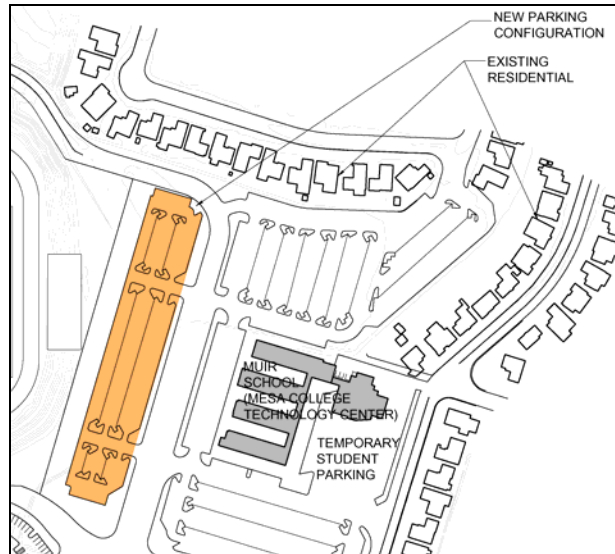


Figure 4- Phase 2 Stage 2

III Proposition S Construction of Campus Facilities and Services (cont.)

Phase 3, Stage 1 (Appendix B, Plate 3.1)

Part of the Facilities Master Plan process involves the demolition and the relocation of many existing buildings on campus. While most of the campus currently consists of single-story concrete buildings, these structures do not adequately accommodate the students, faculty, or staff, and take up a significant amount of space due to their single-level design. One of the design goals for the campus is to consolidate the programs of all of these small, single-story buildings into larger multi-story buildings. This concept will create more outdoor space and specialized buildings that relate to the coursework offered by Mesa College.

In this phase, the Muir School will be renovated to become the Mesa College Technology Center. Fashion, Architecture, Interior Design, Mathematics, Computer Studies programs, and all of their supporting labs will relocate to the Mesa College Technology Center. The computer labs, K-300 and K-400, will be relocated from the main area of campus to be adjacent to the Technology Center (Figures 5 and 6).

Although only temporary, the Mesa College Technology Center will be in a good location because many potential future Mesa College students at the Middle College High School will be interested in the technical courses that the college has to offer, and the new program-centralized building will be only a short walk away. The technical programs will be in this building for 7 to 8 years. In the final Proposition S build-out, all of the programs in the Mesa College Technology Center will be relocated to the new Instructional Technology Building located toward the center of the campus (See Appendix B, Plate 6.1).

- Demolition of K-201, K-202, K-300, K-400, I-200 on main campus (Figure 5)
- Renovate existing Muir School, convert to Mesa College Tech Center (Figure 6)
- Relocation of K-300 and K-400 adjacent to the new Mesa College Tech Center (Figure 6)

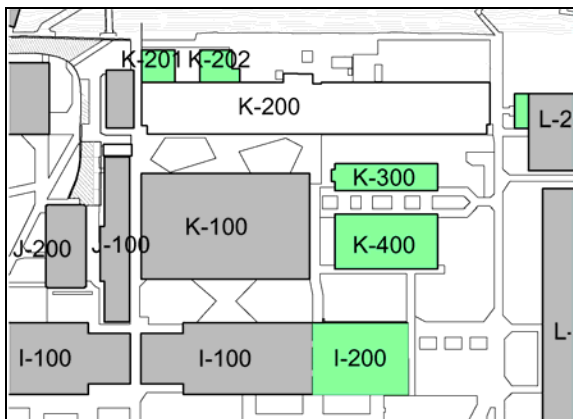


Figure 5- Phase 3 Stage 1

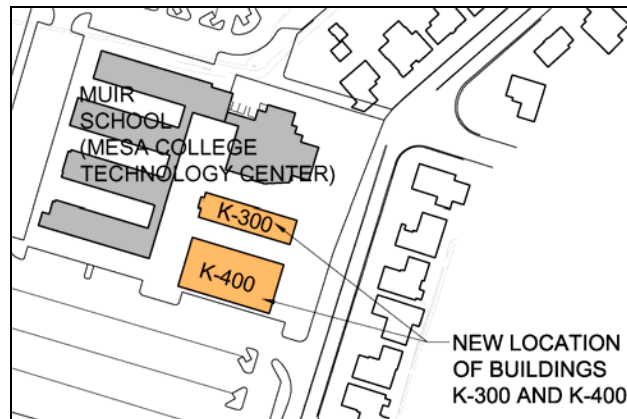


Figure 6- Phase 3 Stage 1

III Proposition S Construction of Campus Facilities and Services (cont.)

Phase 3, Stage 2 (Appendix B, Plate 3.2)

With the demolition and relocation of several existing buildings in the previous stage, space for the new Social & Behavioral Science Building will become available (Figure 7).

This proposed four-story building consists of three floors for Social & Behavioral Sciences, with the Health Services and Physical Conditioning program on the ground floor. New labs and general classrooms for the Behavioral Sciences, Social Sciences, and other related fields, along with Psychology labs, Speech labs, and the Museum of Anthropology, will all be located in this new building.

A new fire lane will provide fire truck access to the central buildings of the campus. The new Hazardous Material Storage Building will be constructed on the north end of the L-200 Building.

- Construct new Hazardous Materials Storage
- Construct new fire lane
- Construct new Social & Behavioral Science Building with Health Services and Physical Conditioning areas on ground level +/- 120,000 GSF, 4 Stories

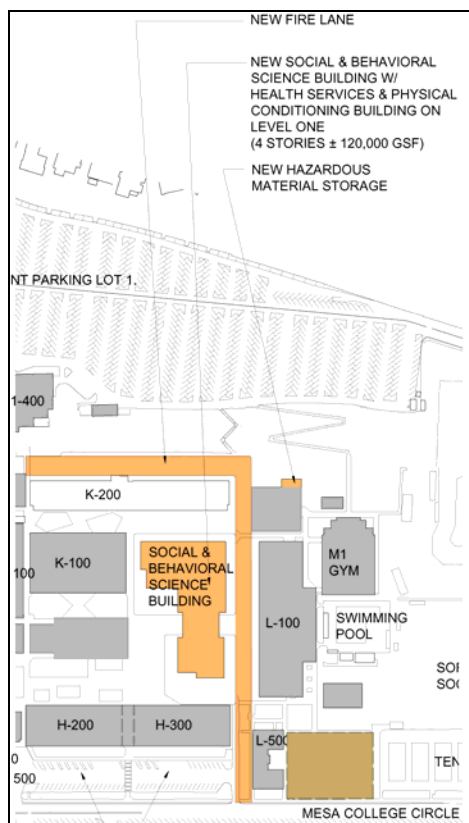


Figure 7- Phase 3 Stage 2

III Proposition S Construction of Campus Facilities and Services (cont.)

Phase 4, Stage 2 (Appendix B, Plate 4.2)

To create more of a university campus-like atmosphere, coursework and programs are proposed to be centralized in single buildings, rather than scattered in different classrooms throughout the campus.

By Phase 4, all of the technical programs will be relocated to the new Mesa College Technology Center, and the Dental, Physical Therapy, Radiology, and other medical related programs will be relocated to the new Allied Health Building. With the relocation of these programs, the empty classrooms will be demolished, making space available for the construction of future buildings.

The new Math and Science Building is located adjacent to the Learning Resource Center (LRC), and across the quad area from the Cafeteria and Bookstore (Figure 8). The Math and Science Building will have classroom buildings, lecture rooms, labs for scientific experiments, computer labs, faculty, staff and administration support areas.

- Construction of new Math & Science Building
+/- 100,000 GSF , 4 Stories

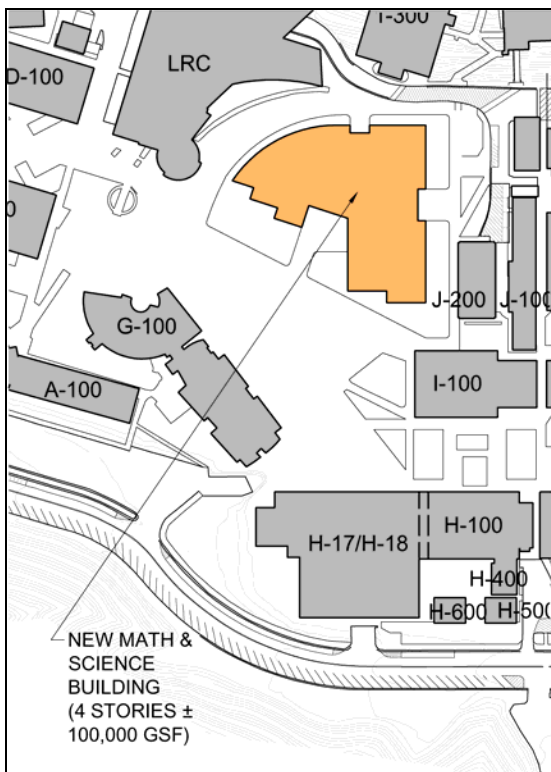


Figure 8- Phase 4 Stage 2

III Proposition S Construction of Campus Facilities and Services (cont.)

Phase 5, Stage 2 (Appendix B, Plate 5.2)

One of the goals for the renovation of the Cafeteria and Bookstore is to create a student union area, a common feature in most university campus settings.

For the completed Master Plan, the Cafeteria and Bookstore will open onto the outdoor quad area (Figure 9). Students and staff will be able to use this area between classes and during breaks to study, relax, or have a meal.

The larger shipping and receiving building will become the main delivery location on campus, reducing delivery truck and car traffic and centralizing an activity that currently travels around the entire campus to service separate buildings.

- Construction of new Shipping & Receiving
+/- 22,000 GSF, 2 Stories
- Construction of enhanced Cafeteria & Bookstore Entry Façade

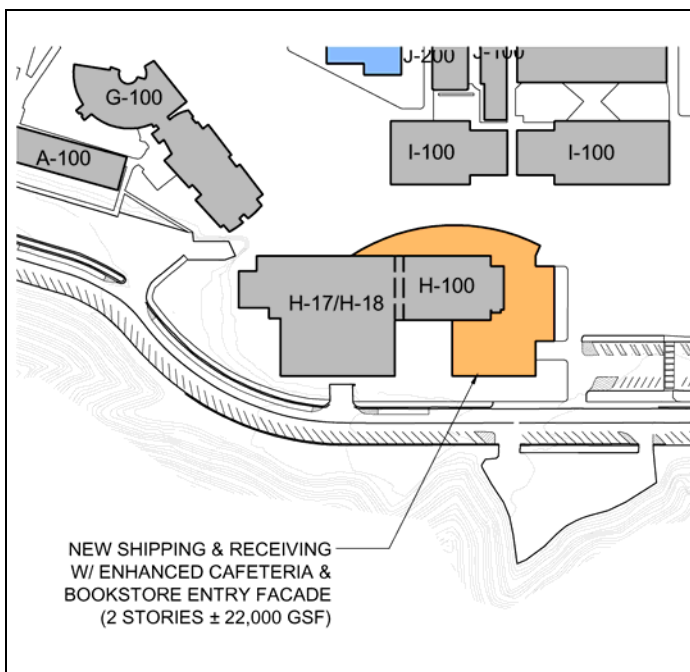


Figure 9- Phase 5 Stage 2

III Proposition S Construction of Campus Facilities and Services (cont.)

Phase 6, Stage 1 (Appendix B, Plate 6.1)

The final Proposition S Building is the Instructional Technology Building. With most of the existing single-story classroom buildings in this area demolished, space for this new building will be available (Figure 10).

The Instructional Technology Building will be the new location for all of the programs that will be located in the temporary Mesa College Technology Center. These programs include classrooms and laboratories for courses in the Computer Business Technologies program, Computer Information Sciences, Multimedia Programming, and Geography Information Systems programs.

Once all of the programs are relocated, the empty Mesa College Technology Center building will be available for additional classroom, faculty, and administration staff space.

- Construction of new Instructional Technology Building
+/- 84,000 GSF
3 Stories with HC parking beneath building

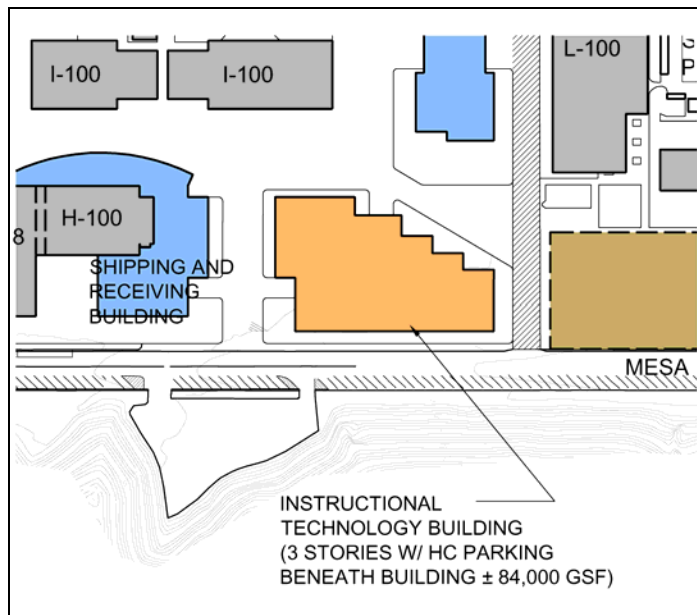


Figure 10- Phase 6 Stage 1

IV Overall Campus Facilities Master Plan Concepts

Overall Master Plan Concept A (Appendix C, Plate 1.1)

With the completion of the Proposition S construction projects, a significant amount of space previously occupied by buildings will now become available for future buildings (Figure 11). As Mesa College continues to expand their programs, the long-term goals for the college will extend beyond the improvements funded by Proposition S.

In Master Plan Concept A, existing athletic venues will be renovated to provide an all weather track and football field, a new Olympic size swimming pool, and tennis courts relocated to the north side of the softball/soccer field. New construction for the Athletic Department will include a new gymnasium, physical education facilities, and a new all weather softball/soccer facility along Mesa College Circle.

Other non-Proposition S work includes the new Art Gallery and Art Facilities Building, the new Performing Arts Center, and the new Administration College Services and Governance building, all located on the west side of campus.

- New Performance Arts Center, Art Facilities Building, and Art Gallery
- New Cafeteria and Bookstore
- New Physical Education Facilities & Gymnasium
- New Olympic Swimming Pool and relocated Tennis Courts
- New All-Weather Soccer, Softball, Track, and Football Field Facilities
- New Administration, College Services, and Governance Building

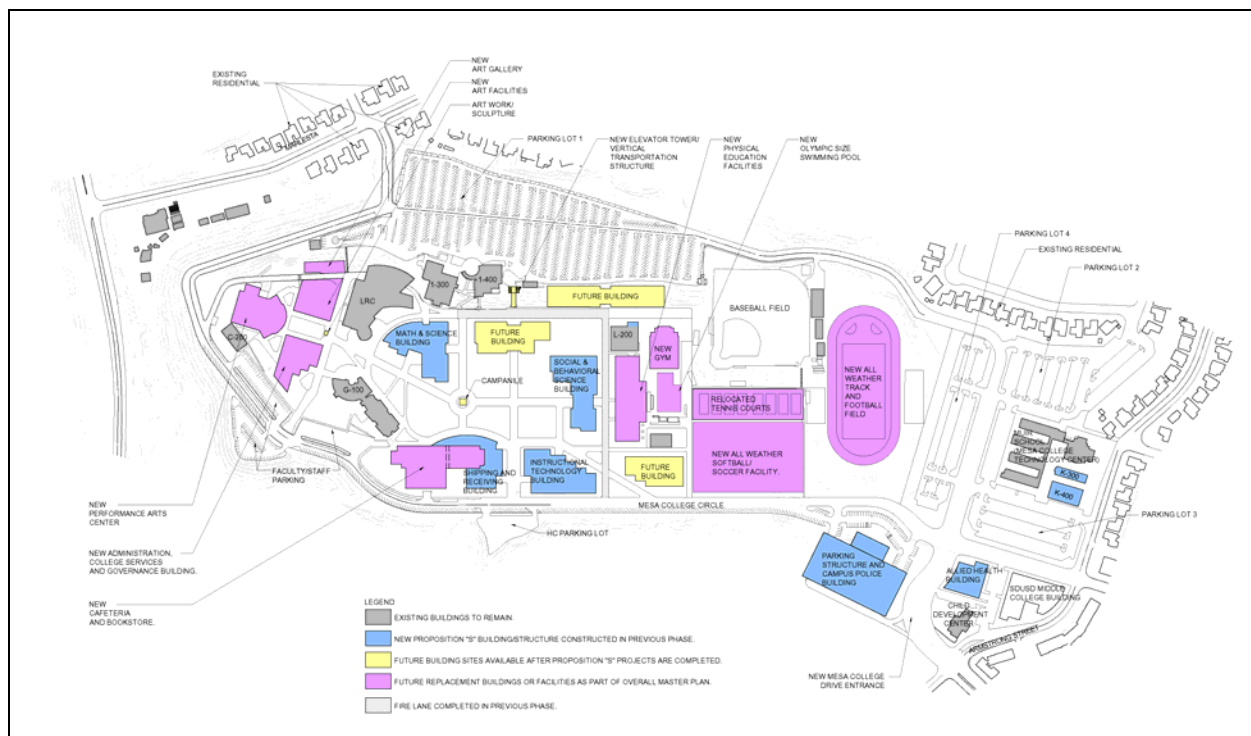


Figure 11- Overall Master Plan Concept A

IV Overall Campus Facilities Master Plan Concepts (cont.)

Overall Master Plan Concept B (Appendix C, Plate 1.2)

Master Plan Concept B includes all of the same non-Proposition S work as Master Plan Concept A, however in this concept a new west entrance is proposed to link the campus to Genesee Avenue (Figure 12). Currently, the Clairemont Mesa community is very concerned about the amount of students parking on their residential streets. There are many traffic circulation concerns for residents living on Marlesta Drive, as the current west entrance to Mesa College is accessed directly from this street, and during peak school hours the traffic is heavy.

Master Plan Concept B proposes a new private entrance parkway that would originate at the current intersection of Marlesta Drive and Genesee Avenue. Marlesta Drive would then branch off from the new entrance parkway so student traffic would not enter the residential neighborhood. The new entrance parkway would then tie directly into student Parking Lot #1. This proposed design will require the acquisition of four residential lots and the relocation of some peripheral Mesa College buildings. Mesa College Circle and Parking Lot #1 will be reorganized to improve traffic flow and parking organization. As with the other new surface parking lots, landscaping and hardscaping will follow the design palette implemented on the rest of the campus.

- New West Entry Parkway
- Re-configured North Mesa College Circle and student Parking Lot #1

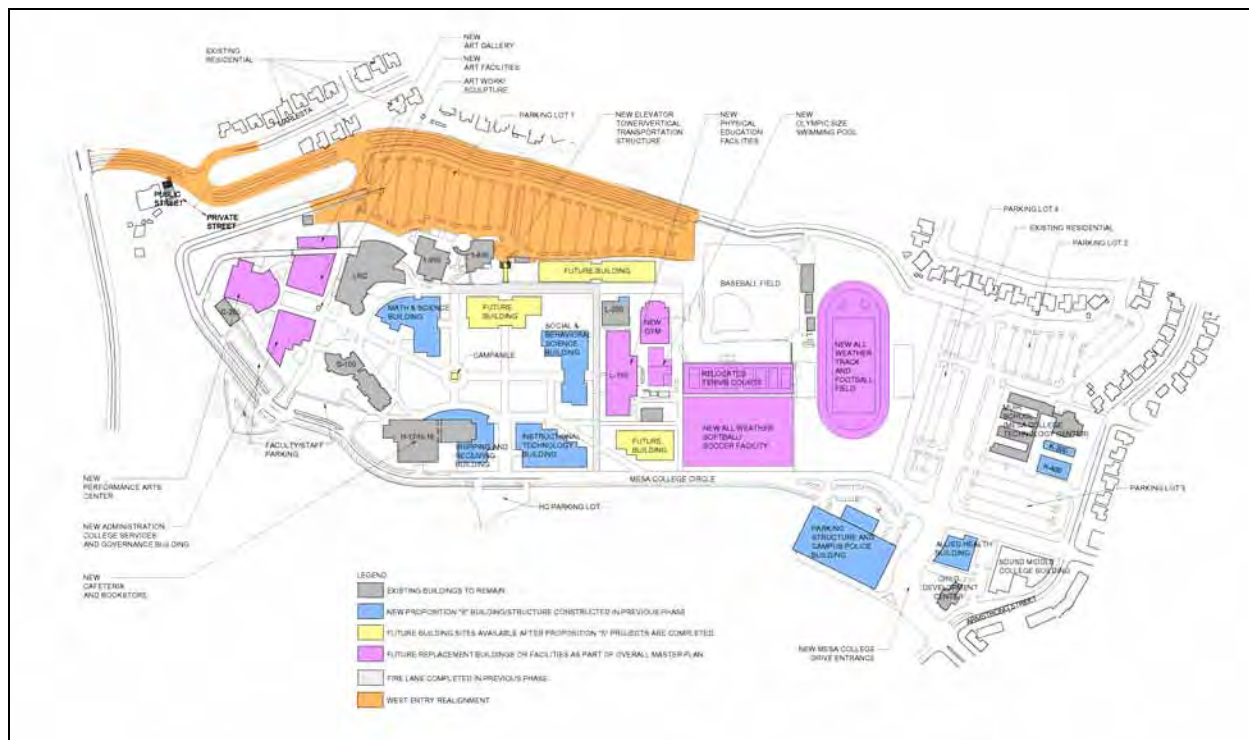


Figure 12- Overall Master Plan Concept B

V Conclusions

Since its inception in 1964, Mesa College has grown into one of the largest community colleges in the nation. With the exception of a few buildings on campus, most of the original structures and infrastructure remains. With the approval of Proposition S in 2002, funds are now available for the three San Diego Community College District campuses and Continuing Education sites. These funds will be used to repair, renovate, and construct the necessary buildings and technical infrastructure to meet the present and future demands of their students, faculty and staff, and the community at large.

To create a more cohesive and comprehensive campus setting, several design goals steer the planning and design of the Facilities Master Plan for Mesa College. Existing facilities will be relocated into new buildings. More on-campus parking will be available in the new 5-level parking structure, and surface parking lots will be reorganized for improved traffic circulation. The new East Entry Drive will create a sense of arrival, and will also help direct traffic into the campus rather than onto neighboring streets.

Following LEED (Leadership in Energy Efficient Design) guidelines, buildings will be designed to be more energy efficient, and will provide healthier indoor and outdoor learning and working environments for students, faculty, and staff.

Throughout the campus, a new landscape and hardscape palette will be integrated with existing campus features to create an improved sense of place for the buildings and outdoor spaces. New signage and way-finding devices will facilitate pedestrian and vehicular traffic circulation.

The design goals stated in this document will not only guide the Master Plan, but the building designs as well. Buildings on campus will complement each other rather than being separate entities on the same campus. Proposition S will fund several buildings on the Mesa College campus, including the Social and Behavioral Science Building with Health Services and Physical Conditioning on the ground floor, the Math and Science Building, expansion and renovation to the Cafeteria, Bookstore, and Shipping and Receiving Building, and the Instructional Technology Building.

The final Facilities Master Plan and the conceptual visions for Mesa College extend beyond the funding and goals of Proposition S. These visions include improvements to the existing outdoor athletic facilities, a new swimming pool and gymnasium, new physical education facilities, and a new west entrance parkway.

The Mesa College Master Plan will provide a framework for the development, enhancement, and modernization of one of the most vibrant community colleges in the nation.

Appendix A-Existing Conditions

Plate	Description
• A1.1	Mesa College Campus – Existing Aerial Photograph ca. 2002
• A1.2	Mesa College Campus – Existing Site Plan Survey



MESA COLLEGE

FACILITIES MASTER PLAN - PHASING PLAN CONCEPT

MESA COLLEGE CAMPUS-EXISTING AERIAL PHOTOGRAPH

03.30.04

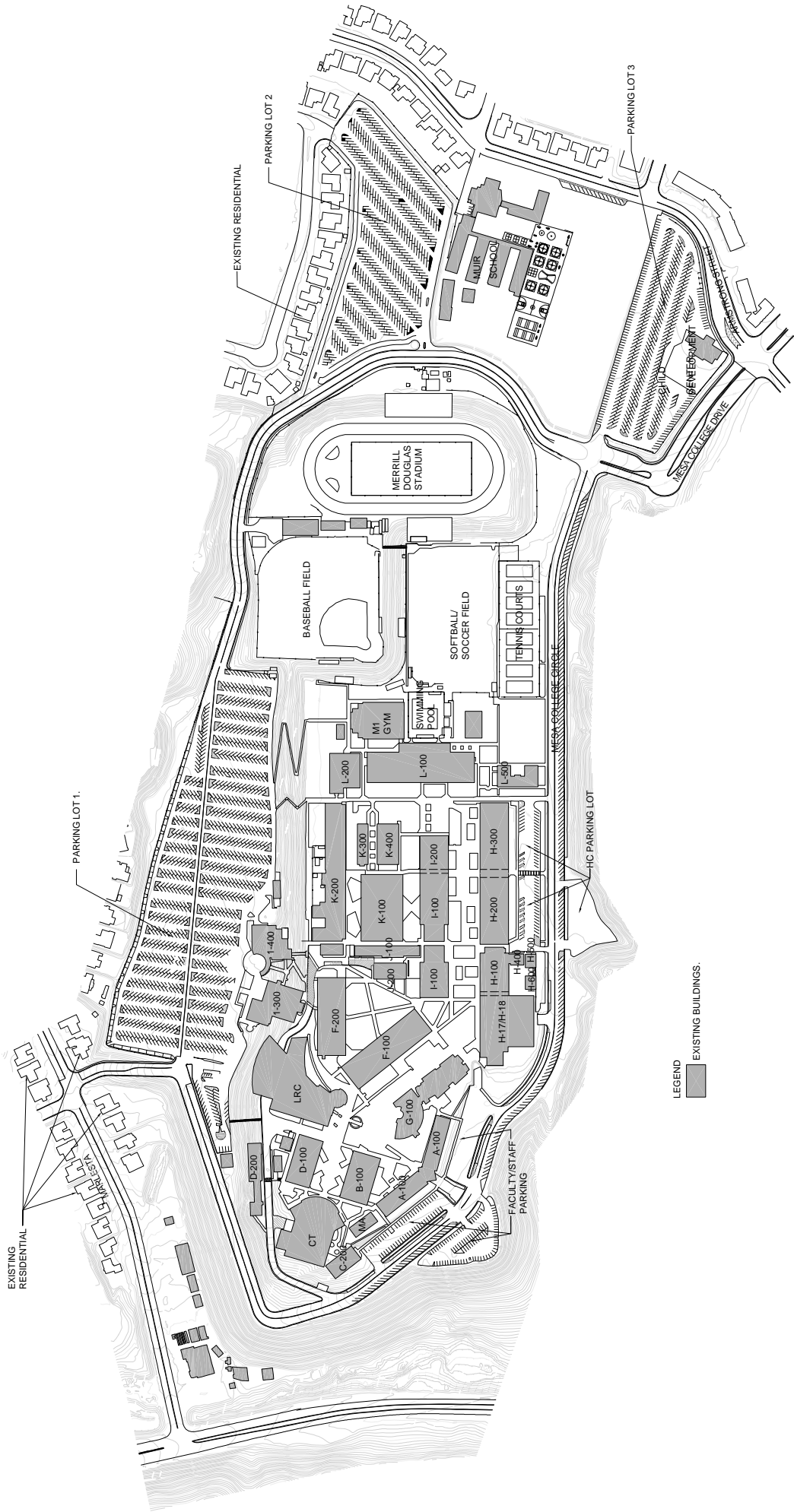
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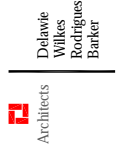


Plate 1.1



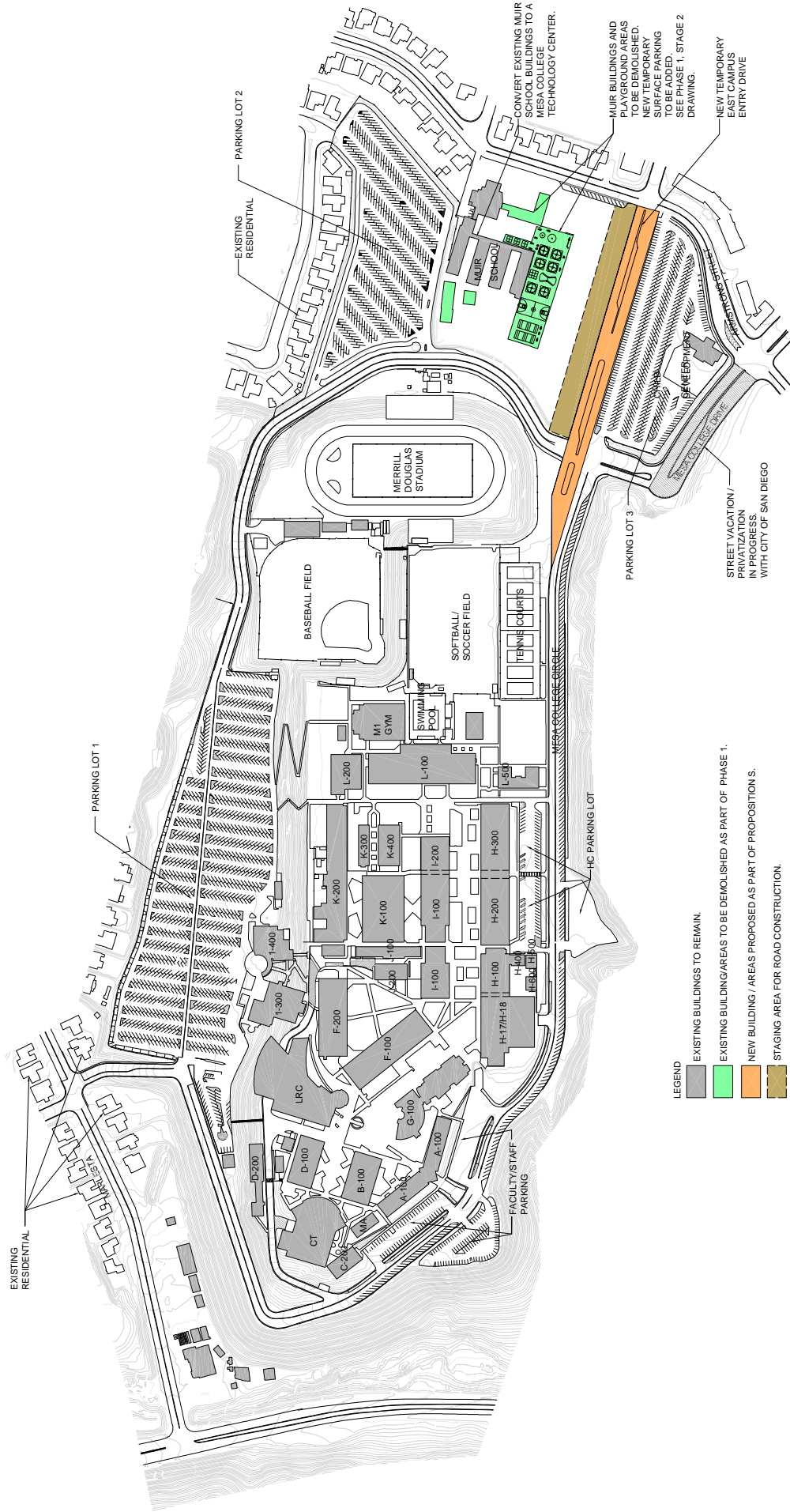
MESA COLLEGE
FACILITIES MASTER PLAN - PHASING PLAN CONCEPT

EXISTING SITE PLAN SURVEY 03.30.04
0 50' 100' 200' 300'



Appendix B-Phasing Plan Concepts

Plate	Description
• 1.1	Phase 1 – Stage 1 - Phasing Plan Concept
• 1.2	Phase 1 – Stage 2 - Phasing Plan Concept
• 1.3	Phase 1 – Stage 3 - Phasing Plan Concept
• 2.1	Phase 2 – Stage 1 - Phasing Plan Concept
• 2.2	Phase 2 – Stage 2 - Phasing Plan Concept
• 3.1	Phase 3 – Stage 1 - Phasing Plan Concept
• 3.2	Phase 3 – Stage 2 - Phasing Plan Concept
• 4.1	Phase 4 – Stage 1 - Phasing Plan Concept
• 4.2	Phase 4 – Stage 2 - Phasing Plan Concept
• 5.1	Phase 5 – Stage 1 - Phasing Plan Concept
• 5.2	Phase 5 – Stage 2 - Phasing Plan Concept
• 6.1	Phase 6 – Stage 1 - Phasing Plan Concept
• 7.1	Phase 7 – Stage 1 - Phasing Plan Concept
• 7.2	Phase 7 – Stage 2 - Final Proposition S Build-Out



- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - EXISTING BUILDING/AREAS TO BE DEMOLISHED AS PART OF PHASE 1.
 - NEW BUILDING / AREAS PROPOSED AS PART OF PROPOSITION S.
 - STAGING AREA FOR ROAD CONSTRUCTION.

CONVERT EXISTING MUR SCHOOL BUILDINGS TO A MESA COLLEGE TECHNOLOGY CENTER.

MUR BUILDINGS AND PLAYGROUND AREAS TO BE DEMOLISHED. NEW TEMPORARY OFFICE PARKING TO BE ADDED. SEE PHASE 1, STAGE 2 DRAWING.

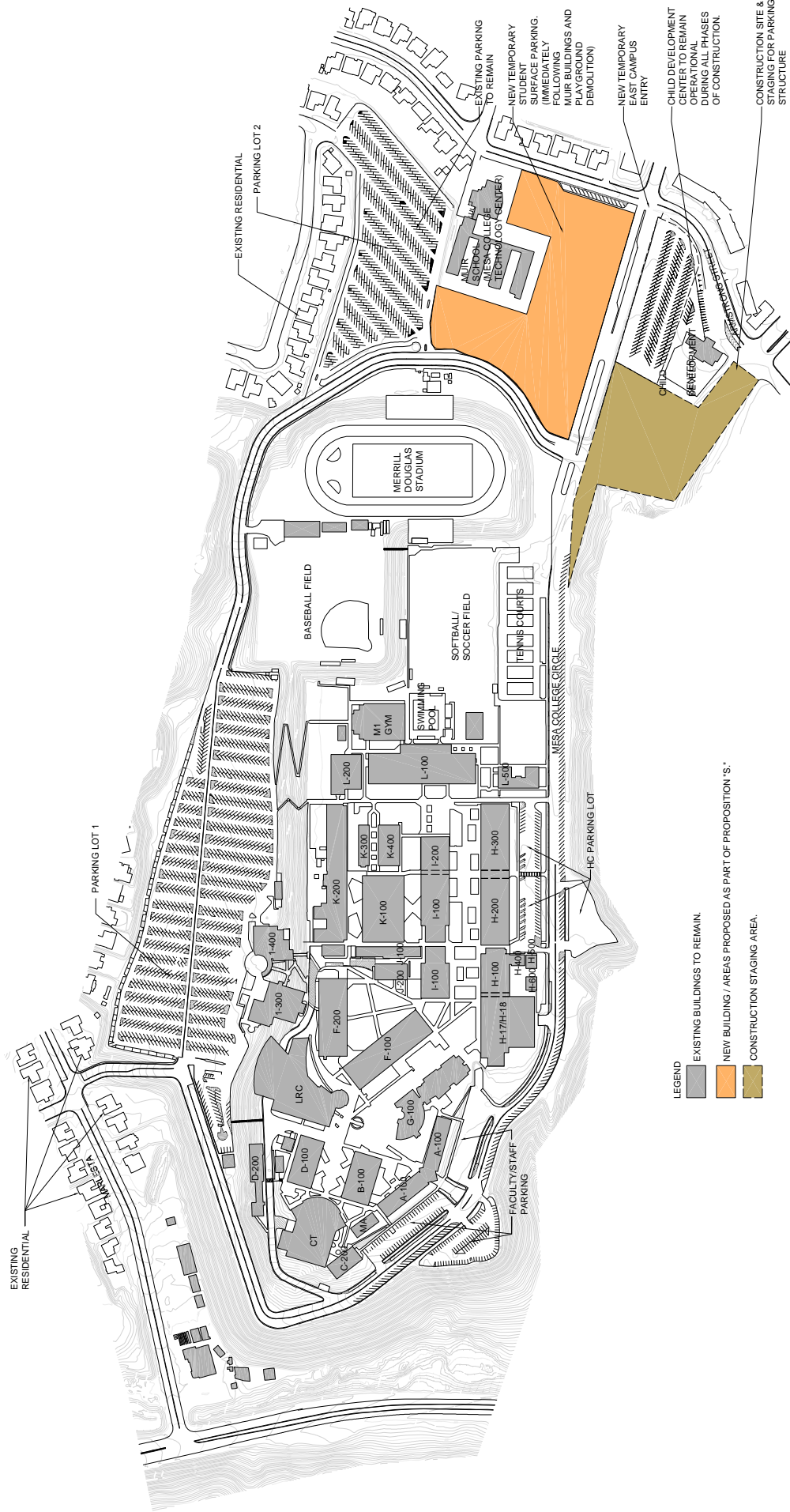
NEW TEMPORARY EAST CAMPUS ENTRY DRIVE

STREET VACATION / PRIVATIZATION IN PROGRESS. WITH CITY OF SAN DIEGO

MESA COLLEGE
FACILITIES MASTER PLAN - PHASING PLAN CONCEPT



PHASE 1 - STAGE 1 03.30.04
0' 50' 100' 200' 300'



- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - NEW BUILDING / AREAS PROPOSED AS PART OF PROPOSITION 'S'.
 - CONSTRUCTION STAGING AREA.

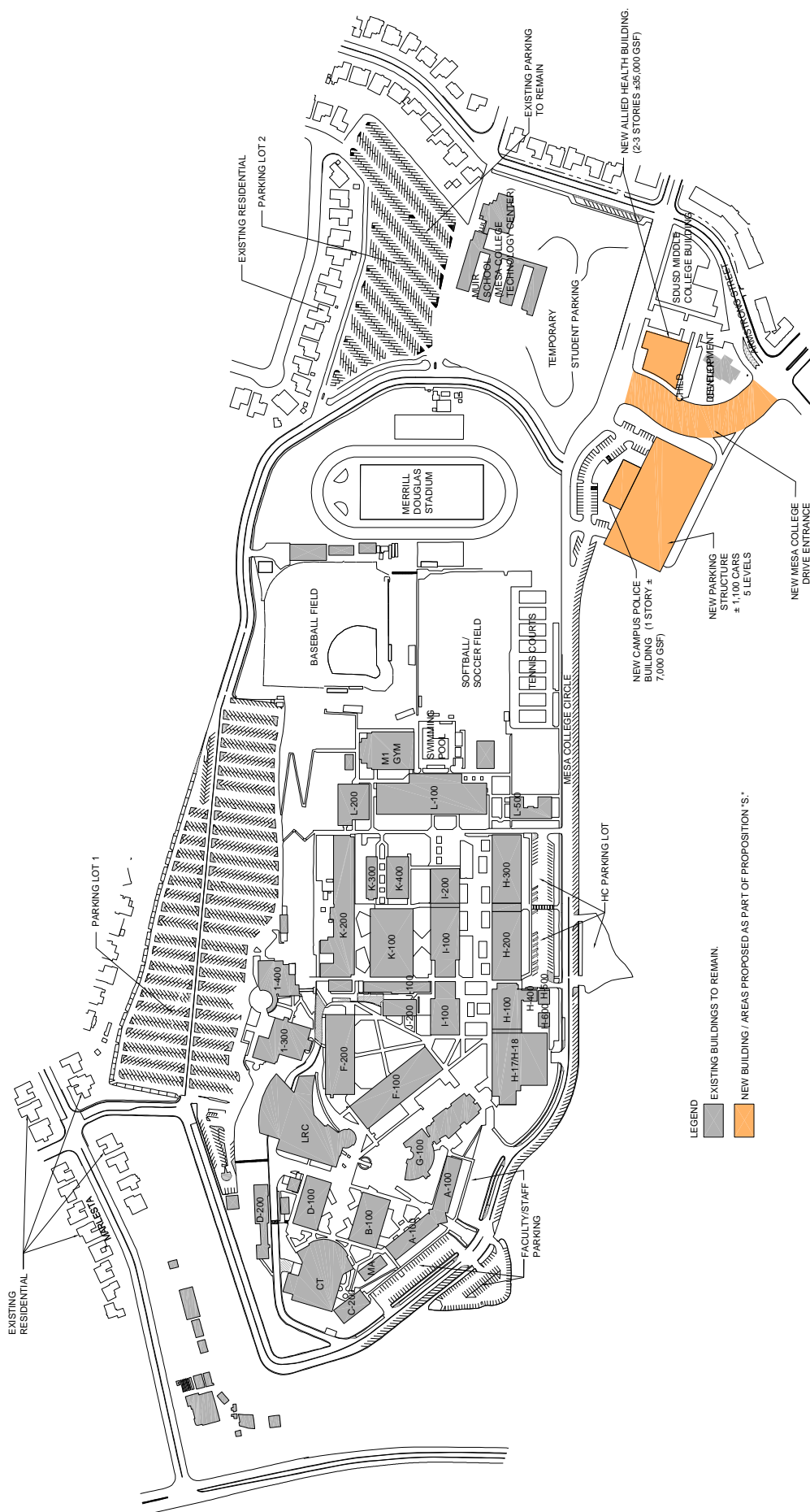
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PHASE 1 - STAGE 2 03.30.04
0 50' 100' 200' 300'

MESA COLLEGE
FACILITIES MASTER PLAN - PHASING PLAN CONCEPT

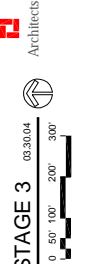




- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - NEW BUILDING / AREAS PROPOSED AS PART OF PROPOSITION 'S'.

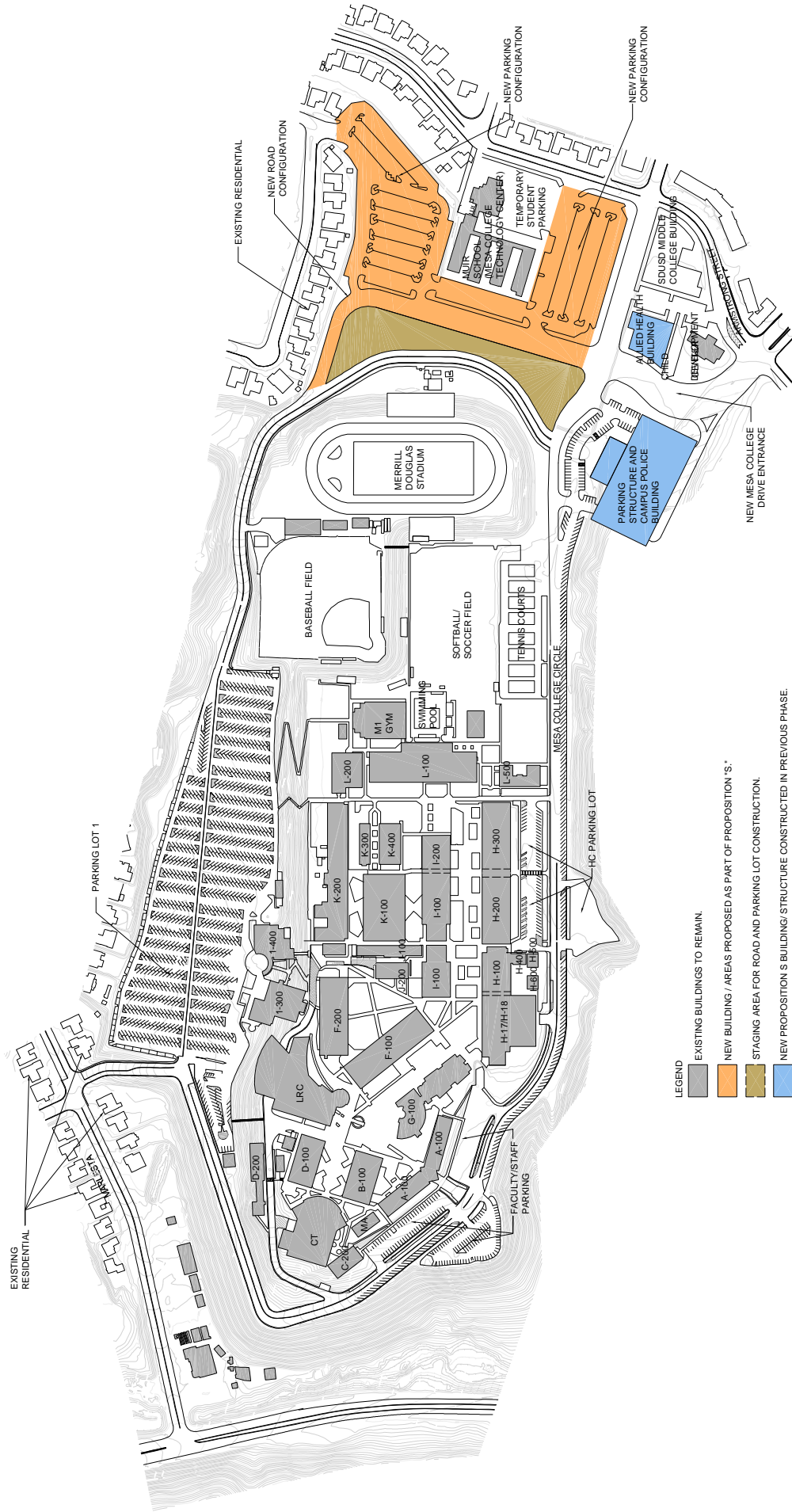
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FACILITIES MASTER PLAN - PHASING PLAN CONCEPT

PHASE 1 - STAGE 3 03.30.04



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- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - NEW BUILDING / AREAS PROPOSED AS PART OF PROPOSITION 'S'.
 - STAGING AREA FOR ROAD AND PARKING LOT CONSTRUCTION.
 - NEW PROPOSITION S BUILDING/ STRUCTURE CONSTRUCTED IN PREVIOUS PHASE.

MESA COLLEGE

FACILITIES MASTER PLAN - PHASING PLAN CONCEPT

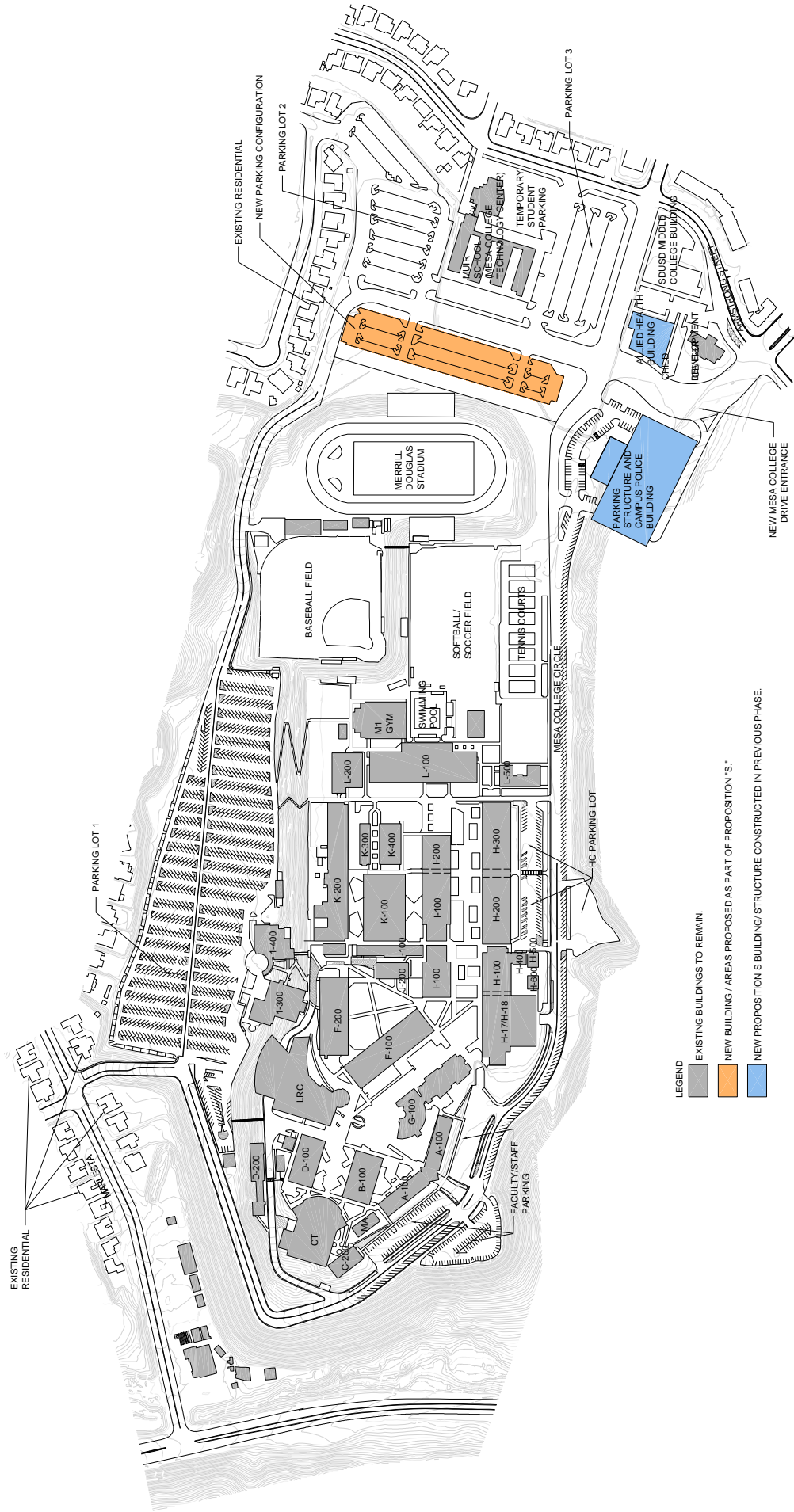
PHASE 2 - STAGE 1

03-30-04



Delawie Wilkes Rodrigues Barker Architects



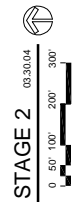


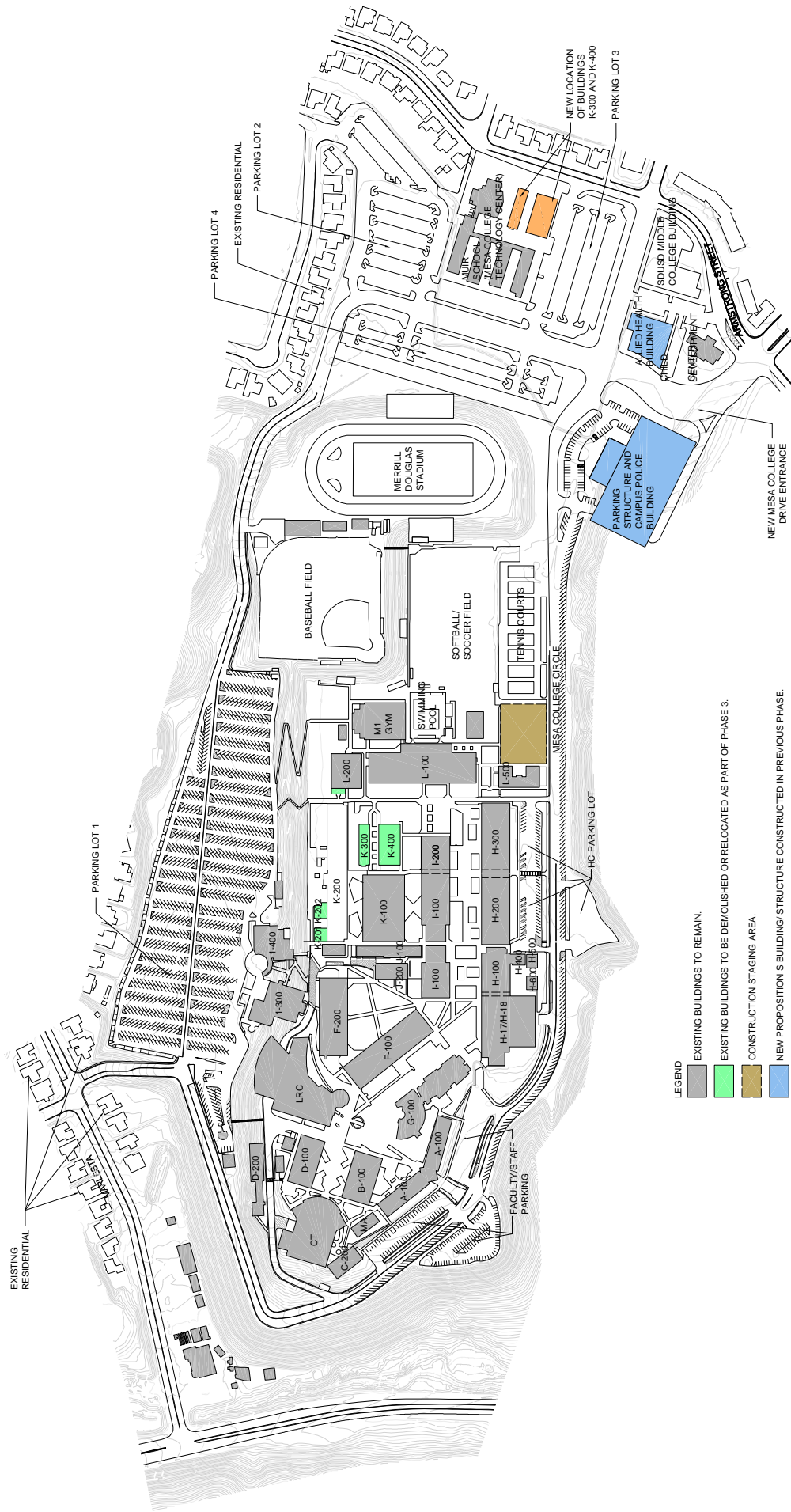
- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - NEW BUILDING / AREAS PROPOSED AS PART OF PROPOSITION 'S'.
 - NEW PROPOSITION S BUILDING/ STRUCTURE CONSTRUCTED IN PREVIOUS PHASE.

MESA COLLEGE
FACILITIES MASTER PLAN - PHASING PLAN CONCEPT

PHASE 2 - STAGE 2 03-30-04

Delawie Wilkes Rodrigues Banker Architects



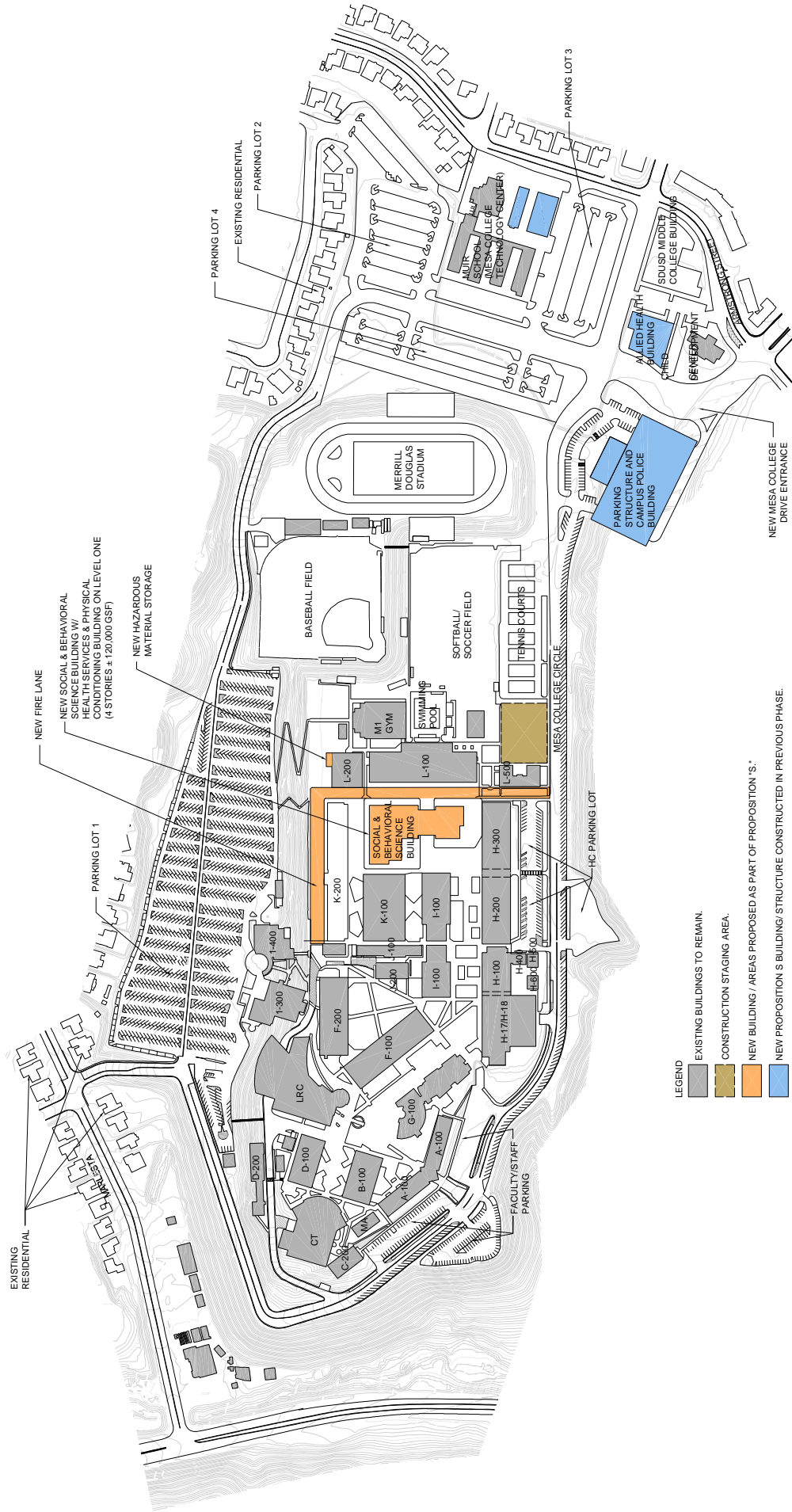


- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - EXISTING BUILDINGS TO BE DEMOLISHED OR RELOCATED AS PART OF PHASE 3.
 - CONSTRUCTION STAGING AREA.
 - NEW PROPOSITION 'S' BUILDING/ STRUCTURE CONSTRUCTED IN PREVIOUS PHASE.
 - NEW BUILDING / AREAS PROPOSED AS PART OF PROPOSITION 'S'.

MESA COLLEGE
FACILITIES MASTER PLAN - PHASING PLAN CONCEPT

PHASE 3 - STAGE 1 03-30-04
0 50' 100' 200' 300'





- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - CONSTRUCTION STAGING AREA.
 - NEW BUILDING / AREAS PROPOSED AS PART OF PROPOSITION 'S'.
 - NEW PROPOSITION 'S' BUILDING/ STRUCTURE CONSTRUCTED IN PREVIOUS PHASE.

MESA COLLEGE

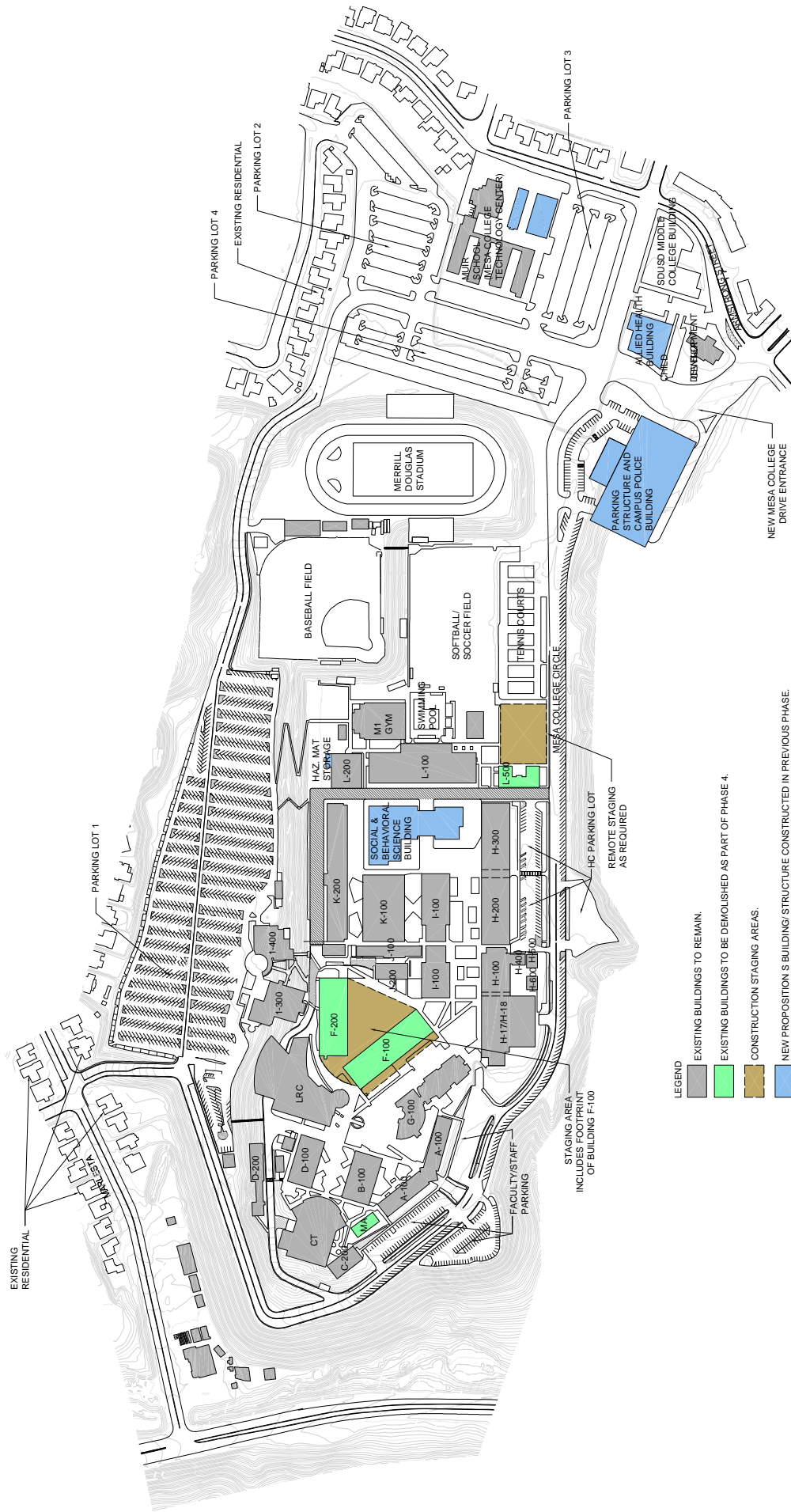
FACILITIES MASTER PLAN - PHASING PLAN CONCEPT

PHASE 3 - STAGE 2

03.30.04



Delawie Wilkes
Rodrigues
Banker
Architects

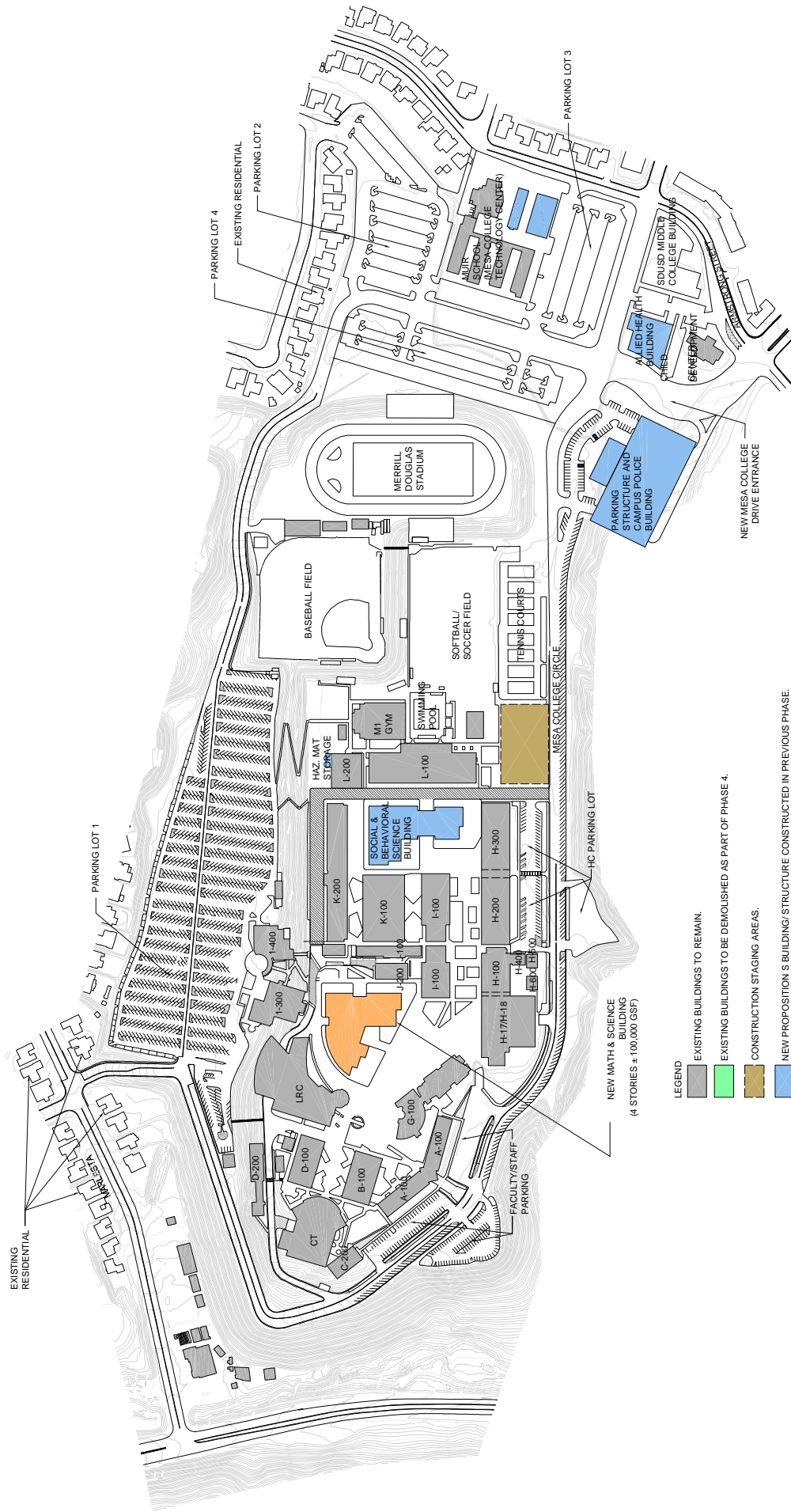


- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - EXISTING BUILDINGS TO BE DEMOLISHED AS PART OF PHASE 4.
 - CONSTRUCTION STAGING AREAS.
 - NEW PROPOSITION 5 BUILDING/STRUCTURE CONSTRUCTED IN PREVIOUS PHASE.
 - FIRE LANE COMPLETED IN PHASE 3, STAGE 2.

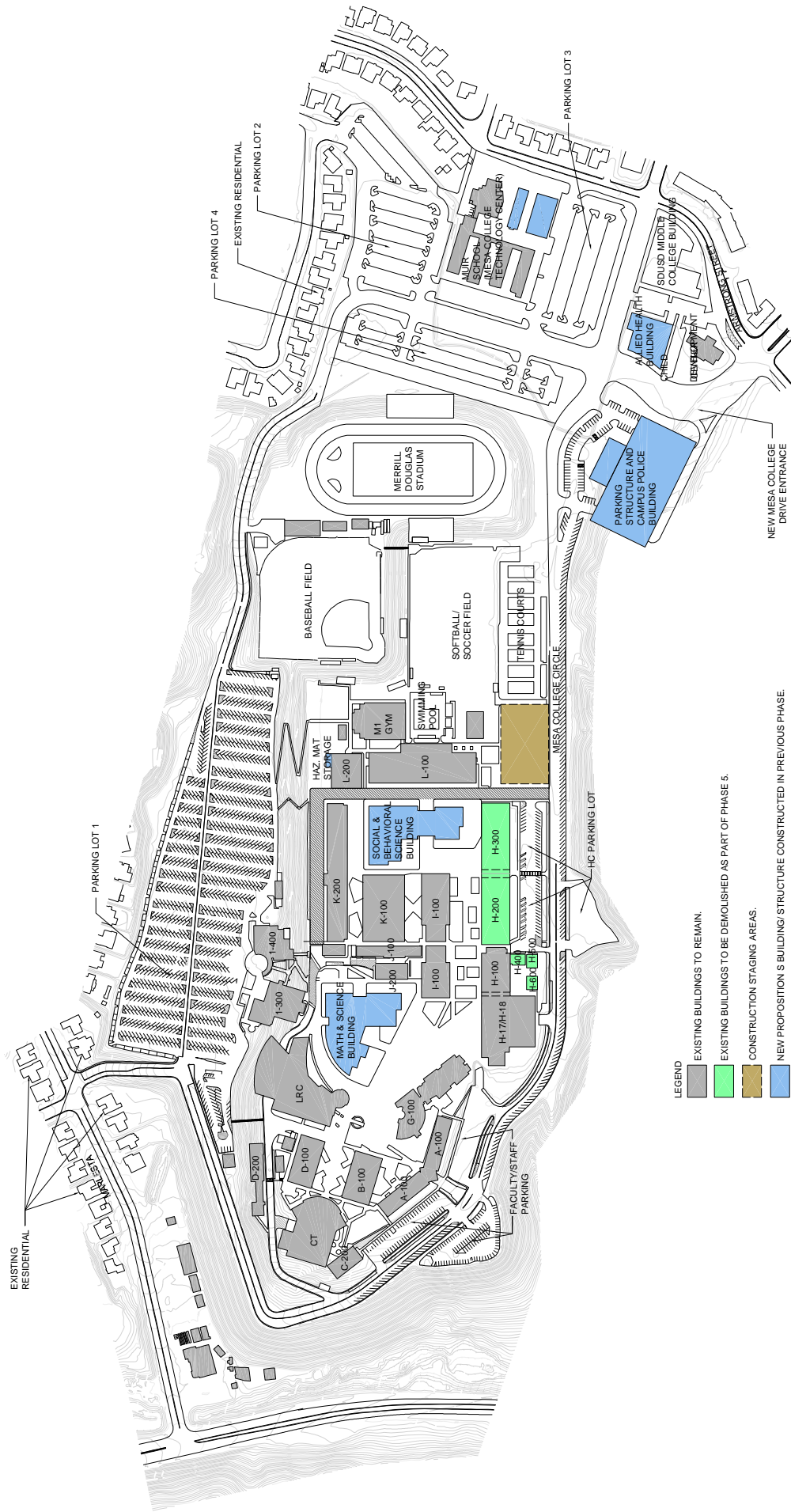
MESA COLLEGE
FACILITIES MASTER PLAN - PHASING PLAN CONCEPT

PHASE 4 - STAGE 1 03-30-04
 0 50' 100' 200' 300'

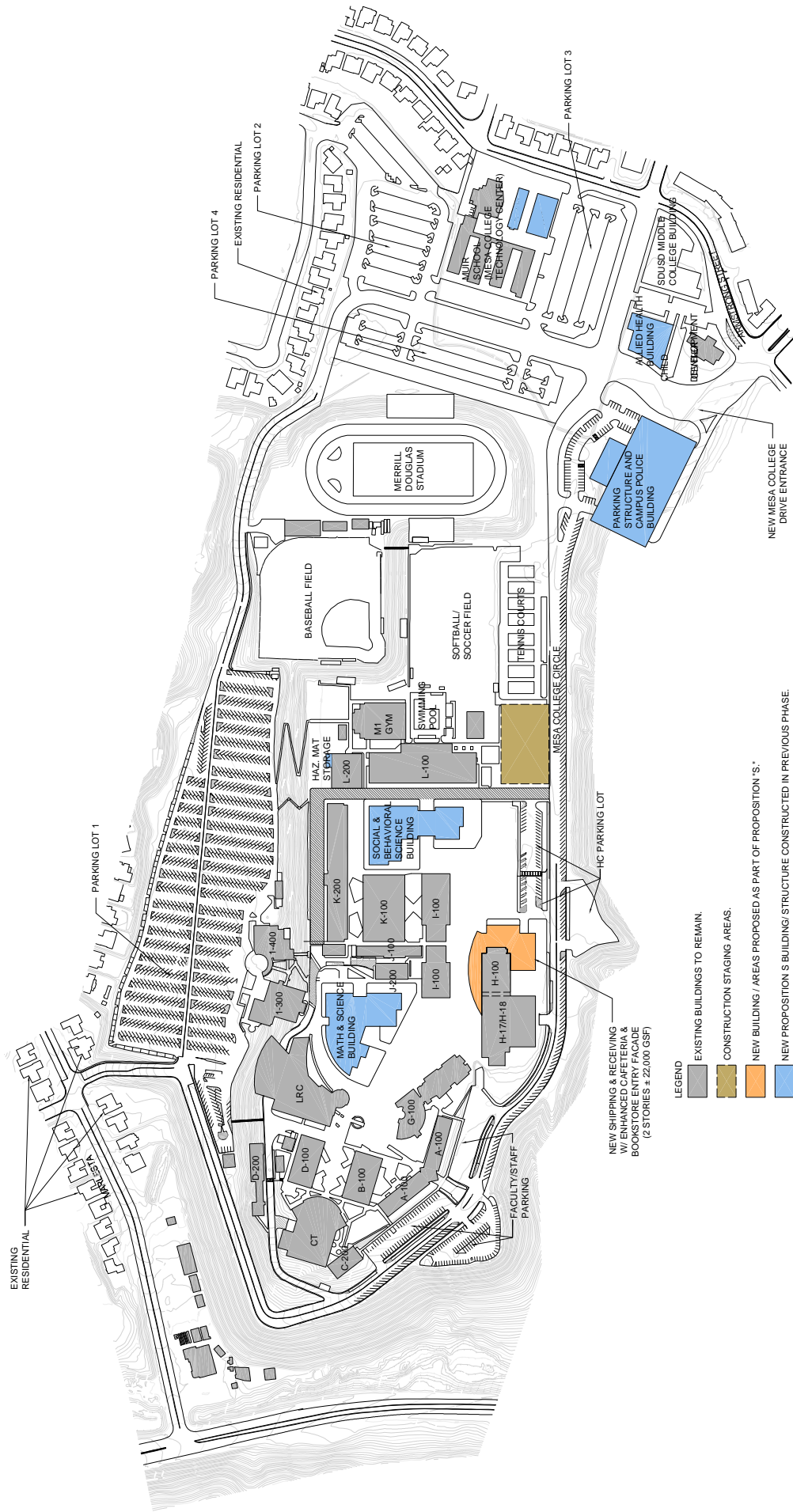




- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - EXISTING BUILDINGS TO BE DEMOLISHED AS PART OF PHASE 4.
 - CONSTRUCTION STAGING AREAS.
 - NEW PROPOSITION 5 BUILDING/STRUCTURE CONSTRUCTED IN PREVIOUS PHASE.
 - FIRE LANE COMPLETED IN PHASE 3, STAGE 2.



- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - EXISTING BUILDINGS TO BE DEMOLISHED AS PART OF PHASE 5.
 - CONSTRUCTION STAGING AREAS.
 - NEW PROPOSITION S BUILDING/ STRUCTURE CONSTRUCTED IN PREVIOUS PHASE.
 - FIRE LANE COMPLETED IN PREVIOUS PHASE.

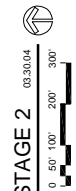


NEW SHIPPING & RECEIVING
W/ ENHANCED CAFETERIA &
BOOKSTORE ENTRY FACADE
(2 STORIES ± 22,000 GSF)

- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - CONSTRUCTION STAGING AREAS.
 - NEW BUILDING / AREAS PROPOSED AS PART OF PROPOSITION 'S.'
 - NEW PROPOSITION S BUILDING/STRUCTURE CONSTRUCTED IN PREVIOUS PHASE.
 - FIRE LANE COMPLETED IN PREVIOUS PHASE.

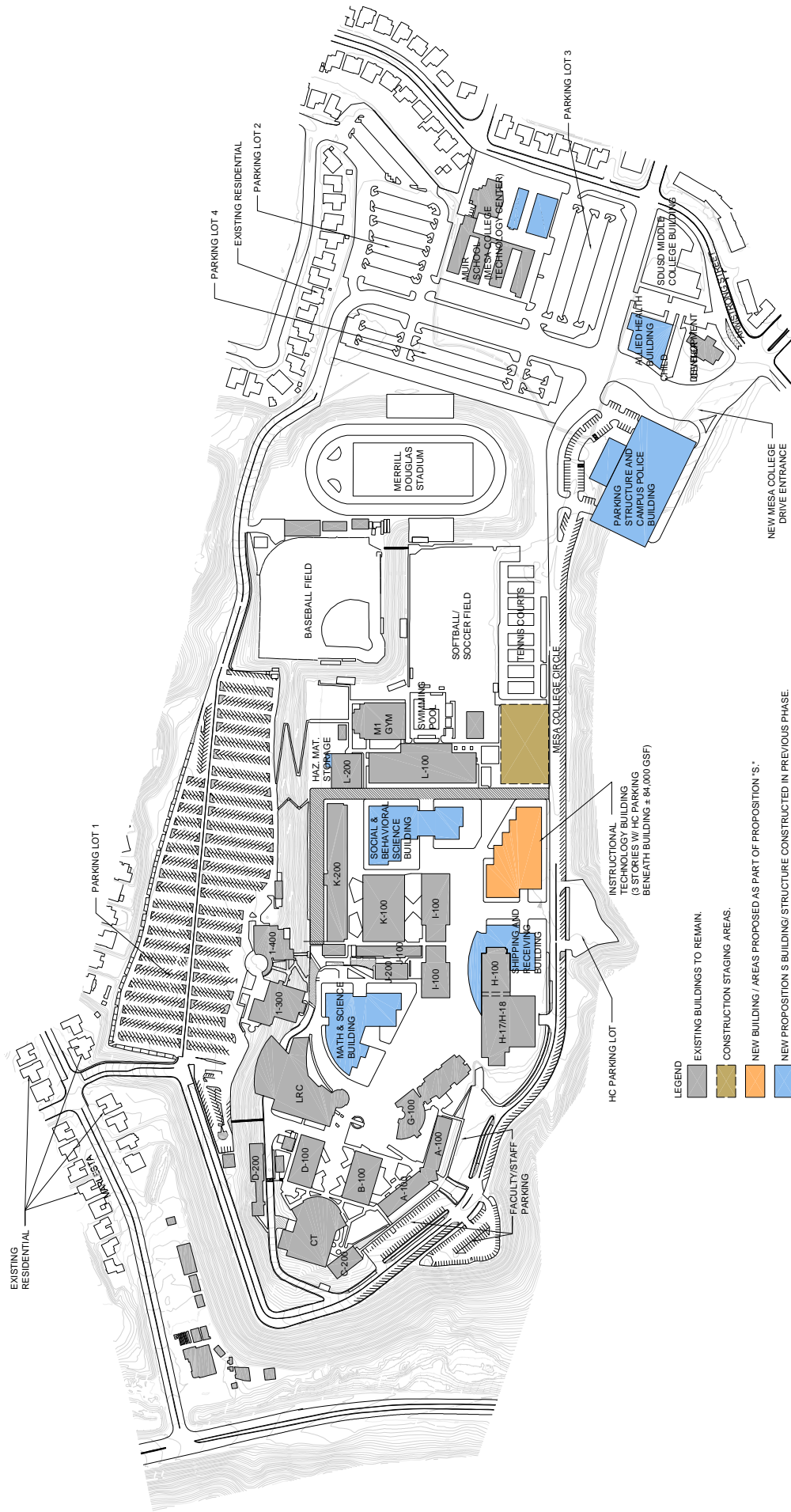
MESA COLLEGE
FACILITIES MASTER PLAN - PHASING PLAN CONCEPT

PHASE 5 - STAGE 2 03.30.04



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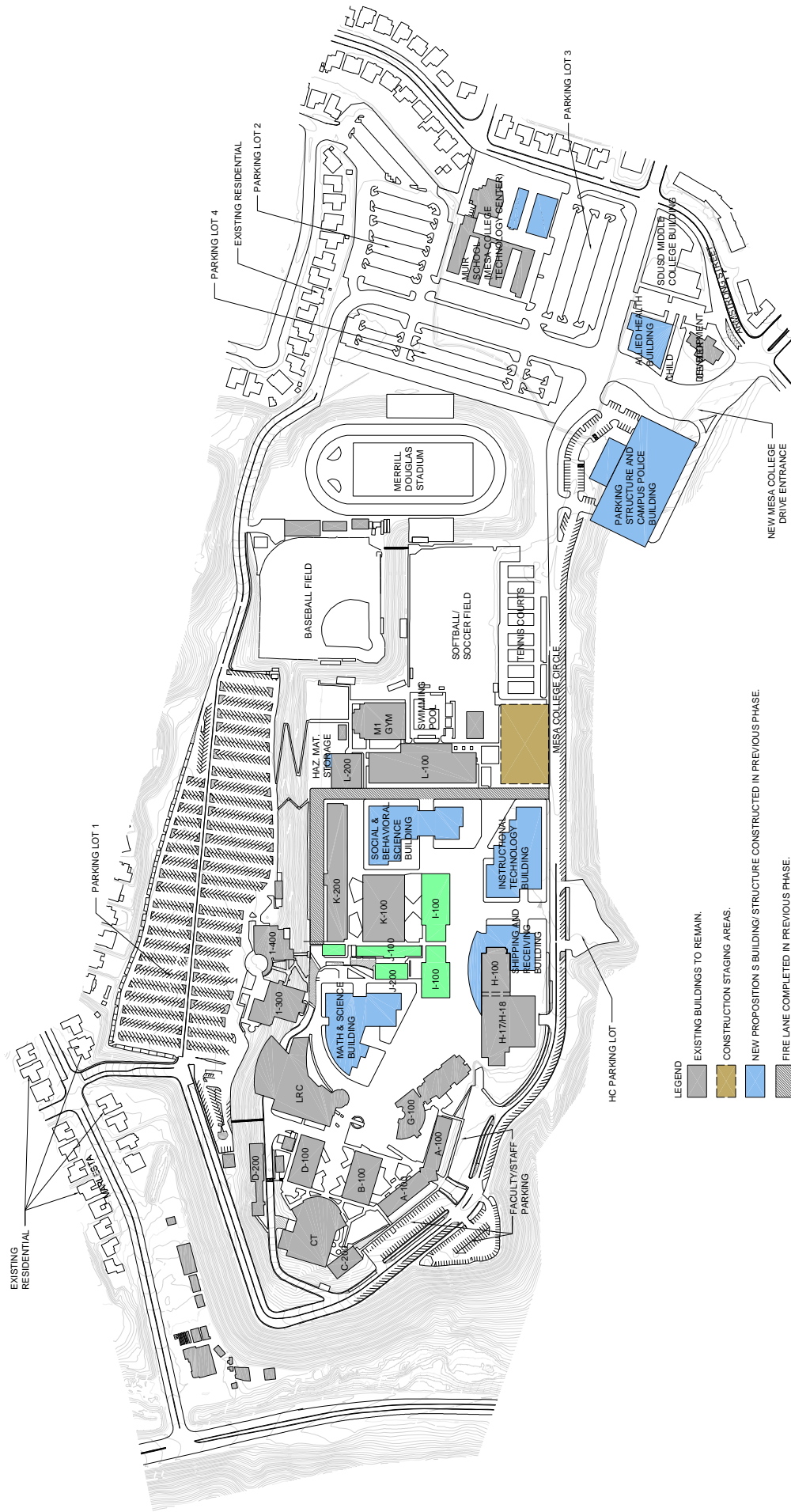


- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - CONSTRUCTION STAGING AREAS.
 - NEW BUILDING / AREAS PROPOSED AS PART OF PROPOSITION "S."
 - NEW PROPOSITION S BUILDING/STRUCTURE CONSTRUCTED IN PREVIOUS PHASE.
 - FIRE LANE COMPLETED IN PREVIOUS PHASE.

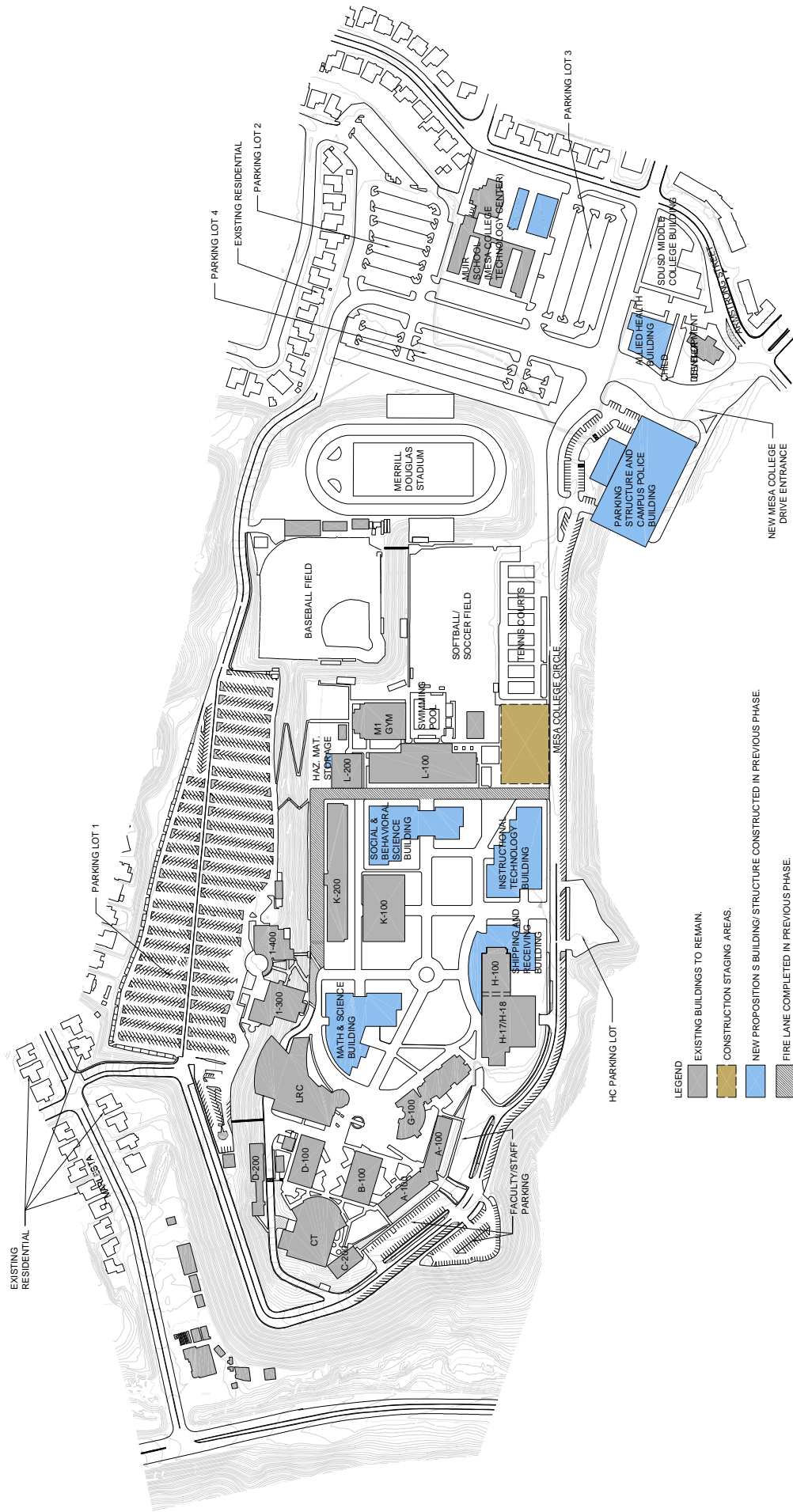
MESA COLLEGE
FACILITIES MASTER PLAN - PHASING PLAN CONCEPT

PHASE 6 - STAGE 1 03.30.04
 0' 50' 100' 200' 300'





- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - CONSTRUCTION STAGING AREAS.
 - NEW PROPOSITION S BUILDING/ STRUCTURE CONSTRUCTED IN PREVIOUS PHASE.
 - FIRE LANE COMPLETED IN PREVIOUS PHASE.



- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - CONSTRUCTION STAGING AREAS.
 - NEW PROPOSITION S BUILDING/ STRUCTURE CONSTRUCTED IN PREVIOUS PHASE.
 - FIRE LANE COMPLETED IN PREVIOUS PHASE.

MESA COLLEGE

FACILITIES MASTER PLAN - PHASING PLAN CONCEPT



05.30.04

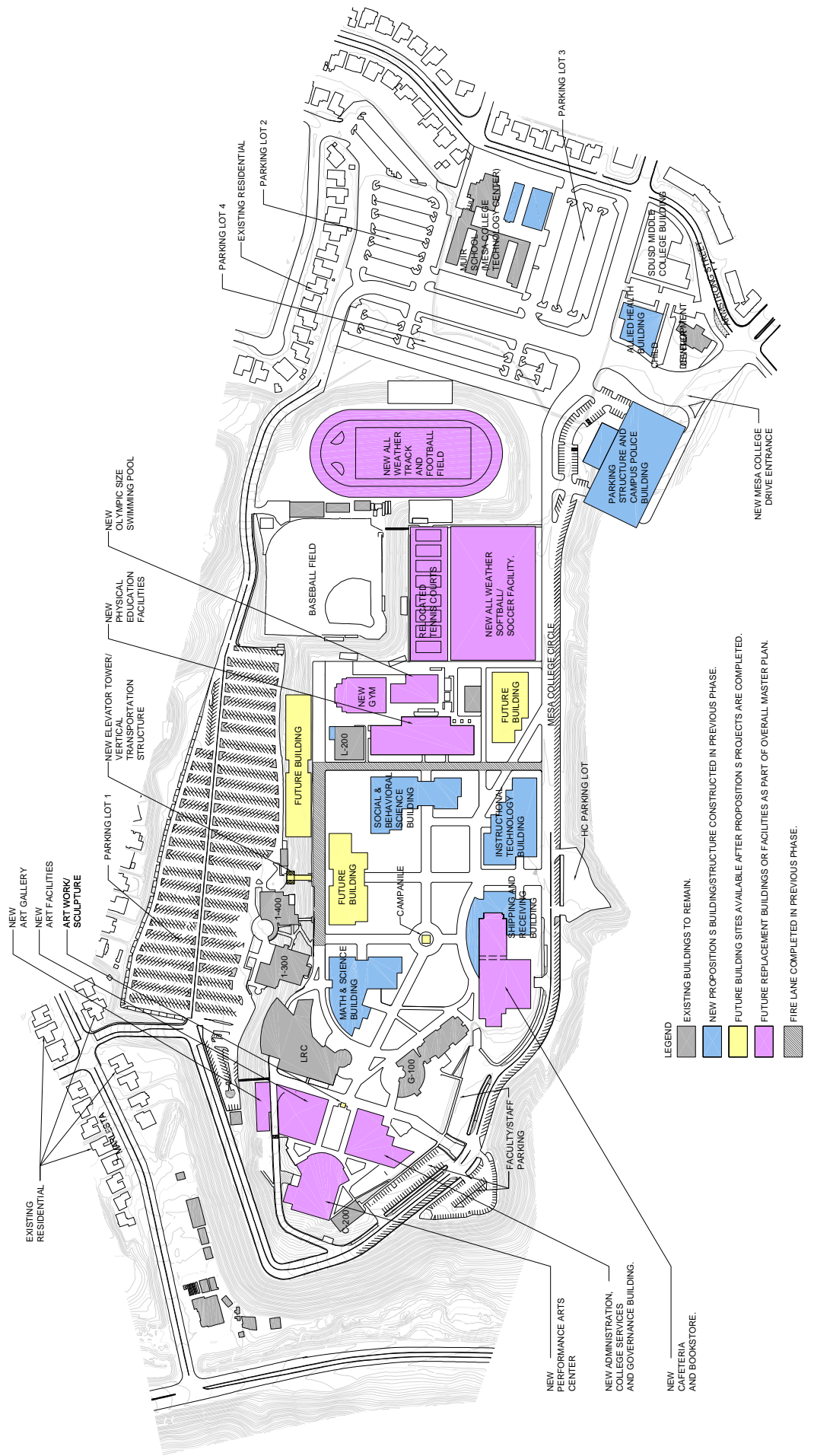
PHASE 7 - STAGE 2



Delawie Wilkes Rodrigues Banker Architects

Appendix C-Overall Master Plans

Plate	Description
• 1.1	Overall Master Plan Concept A
• 1.2	Overall Master Plan Concept B

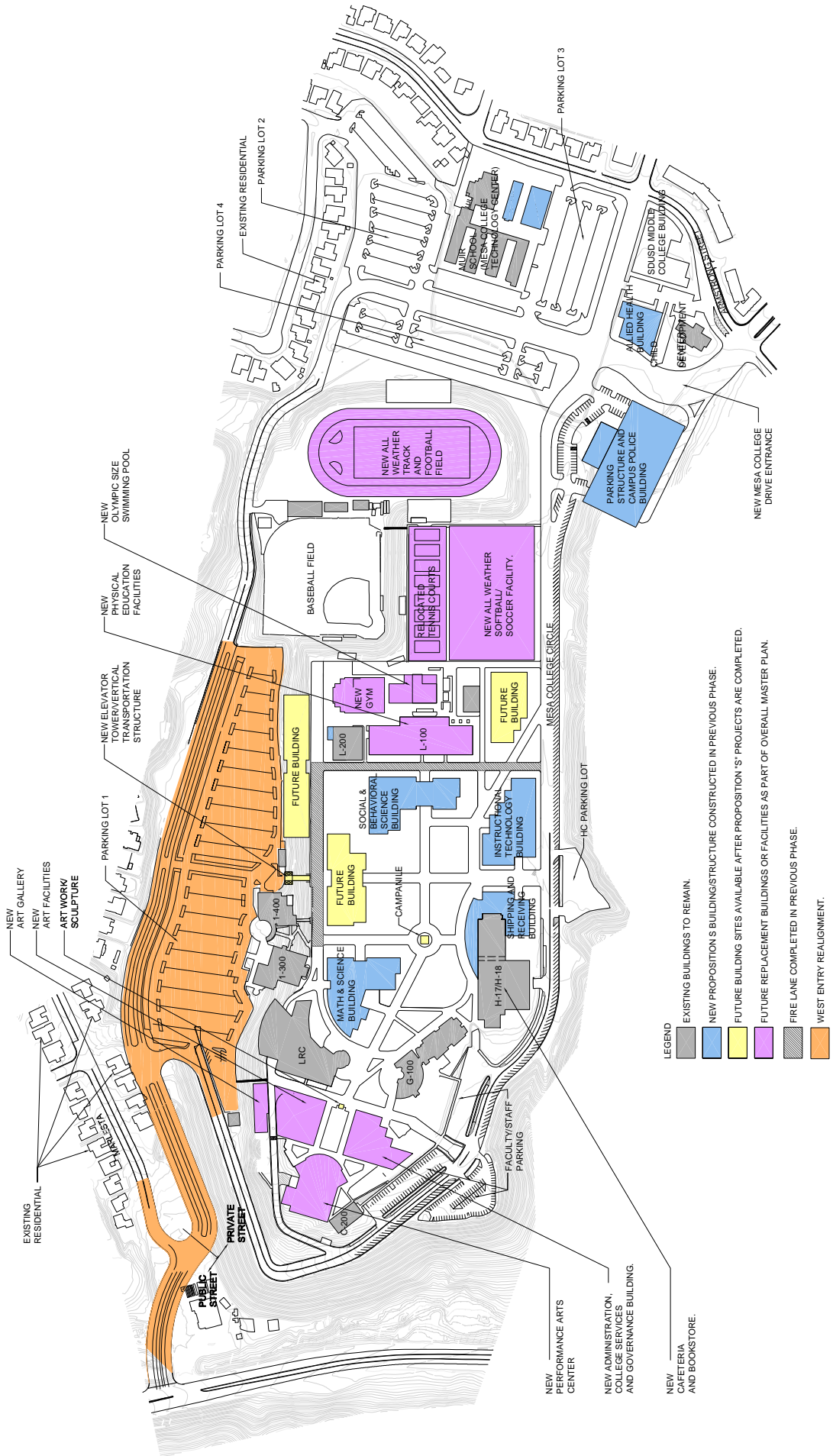


OVERALL MASTERPLAN - CONCEPT A

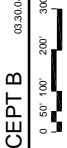
MESA COLLEGE
FACILITIES MASTER PLAN - PHASING PLAN CONCEPT

- LEGEND
- EXISTING BUILDINGS TO REMAIN.
 - NEW PROPOSITION S BUILDING/STRUCTURE CONSTRUCTED IN PREVIOUS PHASE.
 - FUTURE BUILDING SITES AVAILABLE AFTER PROPOSITION S PROJECTS ARE COMPLETED.
 - FUTURE REPLACEMENT BUILDINGS OR FACILITIES AS PART OF OVERALL MASTER PLAN.
 - FIRE LANE COMPLETED IN PREVIOUS PHASE.





Delawie
Wilkes
Rodrigues
Banker



OVERALL MASTERPLAN - CONCEPT B

MESA COLLEGE
FACILITIES MASTER PLAN - PHASING PLAN CONCEPT

- LEGEND**
- EXISTING BUILDINGS TO REMAIN.
 - NEW PROPOSITION'S BUILDINGS/STRUCTURE CONSTRUCTED IN PREVIOUS PHASE.
 - FUTURE BUILDING SITES AVAILABLE AFTER PROPOSITION 'S' PROJECTS ARE COMPLETED.
 - FUTURE REPLACEMENT BUILDINGS OR FACILITIES AS PART OF OVERALL MASTER PLAN.
 - FIRE LANE COMPLETED IN PREVIOUS PHASE.
 - WEST ENTRY REALIGNMENT.

Appendix D- Facility Master Plan Construction Sequence Logistics

Plate	Description
• 1.1	Facility Master Plan Construction Sequence Logistics



FACILITY MASTER PLAN Construction Sequence Logistics

PHASE 1 & 2

List of Projects

Included as part of Phase 1 and 2 are the following projects:

1. Create maximum parking on Muir site;
2. Create new entrance/exit road from Armstrong Street to Mesa College Circle;
3. Build major parking structure;
4. Create first "leg" of new main entrance road off Mesa College Drive;
5. Have section of Mesa College Drive, from Armstrong Street west to canyon, dedicated to the College;
6. Completely renovate Muir buildings to accommodate Mesa programs and services;
7. Create parking at Muir for faculty and staff that will be working at the Muir site; and
8. Construct Middle College High School, Mesa Allied Health facility, and College Police facility in portion of Lot #3.

Assumptions

1. Allied Health and College Police facilities will be built as part of or adjacent to the Middle College High School building; and
2. The first major building to be constructed in the heart of the campus will be the Social & Behavioral Sciences and Physical Conditioning/Health Services building. This facility will also include space for the Academic Skills Center and replacement space for current functions in the L-500 building.

Proposed Development of Muir

When the LRC and Humanities buildings were constructed, the new facilities were built on the same location as the buildings being demolished. In addition, all of the services and functions in the old buildings were scheduled to be located into the new buildings. Therefore, it was possible to vacate the old buildings by putting employees and functions into temporary facilities, and once the new building was complete, all employees and functions were relocated into the new facilities. However, future construction will involve demolishing more than one building at a time, and buildings being demolished house multiple disciplines, departments and functions, which will not all be housed in the new buildings being constructed. Therefore, how the Muir site and facilities are used needs to be carefully planned to avoid multiple relocations of employees and services, and multiple remodels of Muir facilities. Ideally, the Facility Master

Mesa College Master Plan Construction Sequence Logistics

Plan should be “phased” in such a way that no functions or services need to be moved into temporary facilities more than one time.

With the above in mind, one option would be to develop Muir facilities into a “Technology Center” and locate all instructional computer labs and related programs and services into the facilities after significant renovations have been completed. In order to create such a Technology Center, the following would have to be implemented:

1. All of the buildings at Muir would be needed. These buildings would need to be completely renovated to meet the needs of the programs and services for six (6) to eight (8) years.
2. All of the renovated facilities at Muir would require furniture and equipment (although some furniture and equipment can be relocated to Muir);
3. The K-300 and K-400 relocatable buildings would need to be relocated to Muir as part of the Technology Center; and
4. Faculty and staff parking would need to be provided at Muir for easy commuting between Muir and the main campus.

Creating a Technology Center at Muir would have many advantages:

1. Many of the technology courses are those considered desirable to the students who will be attending the new Middle College High School and the Technology Center would be a short walk from the Middle College High School. Although Muir would not be the permanent location for the Technology Center, it would likely be located there for six (6) to eight (8) years.
2. This would involve moving only one set of programs and services to Muir. Once the campus Technology Building is constructed, all Muir programs and services would be relocated at the same time into the new building.
3. This grouping of technology programs is consistent with the Master Plan and long-range goals of the campus. It will centralize most of the computing labs and support staff into one area.
4. All rooms and spaces vacated by the technology programs on campus would then be available for renovation to be used when other buildings need to be vacated to make space for construction.

Programs and Services to be Located at Muir Technology Center

The following programs and services would be relocated to the Muir Technology Center. (Note: These rooms, except F-100, K-300, K-400, I-207M&L, would then be available to relocate classrooms from F-100 and F-200 when they need to be vacated for construction.)

<u>Current Room</u>	<u>ASF</u>	<u>Discipline(s)</u>
B-104	1,048	Fashion (Sewing)
B-105	1,482	Fashion Lab
F-101	1,174	CIS Lab

Mesa College Master Plan Construction Sequence Logistics

<u>Current Room</u>	<u>ASF</u>	<u>Discipline(s)</u>
I-207M	943	Math Lab
I-207L	2,000	Languages Lab
J-106	475	Dean of Business, Computer Studies & Technology
K-105	1,671	Architecture (Drafting)
K-106	1,693	Architecture/Multi-Media Lab
K-107	1,695	Architecture Lab
K-105 A&B/106A	1,061	Architecture (Storage/Workroom)
K-204	1,624	Interior Design
K-300	3,159	Computer Labs (3)
K-400	<u>6,318</u>	Computer Labs (6)
Total:	24,343	

Middle College High School/Allied Health/College Police Facilities

Some of the more difficult disciplines to relocate into temporary facilities are part of Allied Health (e.g. Dental Assisting, Radiology Technology, Medical Assisting labs). In addition, at approximately 14,000 ASF, the Allied Health facility is too small to be a "stand alone" building and should be combined with another structure. The facility can have its own identity space by being on a separate floor, being a separate wing, etc. However, it needs to be combined with a larger project.

Taking the above two (2) factors into consideration, it has been proposed to combine the Allied Health building with the Middle College High School building project. If this is done, the Allied Health building will be one of the first facilities constructed, it will eliminate major obstacles in terms of vacating buildings to be demolished, and it will create vacated space that can be used as temporary facilities.

The program and functions that will go into the new Allied Health building will be as follows:

<u>Current Room</u>	<u>ASF</u>	<u>Discipline(s)</u>
J107	350	Dean of Health Sciences. & Public Service
F-109	1,595	Medical Assisting
F-109A	586	Medical Assisting Lab
F-112	1,169	Dental Assisting Lab
F-107	700	Dental Assisting
F-113	804	Dental Assisting
F-118	1,178	Physical Therapist Assistant
F-117	927	Physical Therapist Assistant
K-109A, B, C, & D	3,428	Radiology Technology
F-114	804	Health Information Technology
Total:	11,541	

Mesa College Master Plan Construction Sequence Logistics

Note: These programs also use several classrooms on campus in addition to the dedicated rooms listed above. However, the other classrooms are shared with other disciplines and will not be totally “vacant” when Allied Health moves into their new building.

PHASE 3

Phase 3 involves the following projects:

1. Remodel of Muir buildings to create a “High Tech Center” and provide all necessary technology “infrastructure;”
2. Relocate K-300 and K-400 buildings from the main campus to Muir;
3. Relocate all computer labs from K-300, K-400 and I-200 to Muir. The relocation of the K-300 and K-400 buildings must be accomplished first, so this would have to be done during the summer;
4. Relocate remaining High Tech programs to Muir (See list of programs in Phase 1 & 2);
5. Demolish I-200 after relocating functions to Muir; and
6. Demolish building extensions behind K-201 (furniture making) and K-203 (mailroom and duplicating center), and remodel rooms as necessary. (This is to allow room for required fire lane on the north side of K-200.)
7. Remove hazardous material storage building from west side of L-200 and construct new one on north side. This is to allow widening of fire lane road.

Assumptions

1. Interior Design (K-204) will be relocated to Muir along with Architecture;
2. The mailroom and duplicating services can be relocated to K-204. This will require a remodel of K-204 and a passageway cut between K-203 and K-204; and
3. The furniture making program in K-204 must consolidate their program into the main building only as the north extension has to be removed.

At the completion of Phase 3, there will be adequate room on the north side of K-200 to expand the width of the service road to meet fire lane requirements. Also space for the construction of the Social & Behavioral Sciences and Physical Conditioning/Health Services building will be created.

PHASE 4

Project Summary

Phase 4 involves the construction of the Social & Behavioral Sciences and Physical Conditioning/Health Services building. With the combining of the Physical Conditioning/Health Services facility with the Social & Behavioral Sciences building project, the building would include the following:

- | | | |
|----|---------------------------------------|------------|
| 1. | Social & Behavioral Sciences Facility | 55,000 ASF |
| 2. | Academic Skills Center | 10,000 ASF |

Mesa College Master Plan Construction Sequence Logistics

4.	Student Health Center, Training Room and L-500 Functions	8,000 ASF
5.	Classrooms and offices to replace F-100 and F-200 classrooms in order to demolish F-100 and F-200 buildings	20,000 ASF
Total:		105,000 ASF

Once Phase 4 is complete, between additional classrooms being built in the Social & Behavioral Sciences building, and rooms being vacated due to the relocation of activities to Muir and the Middle College High School/Allied Health building, it should be possible to completely vacate the F-100 and F-200 buildings.

Assumptions

1. Funding will be provided to remodel vacated space to replace classrooms to be lost when F-100 and F-200 buildings are demolished.

At the completion of Phase 4, all remaining activities in F-100 and F-200 can be relocated into either the new Social & Behavioral Sciences building or remodeled vacated space. This will then allow for the demolition of F-100 and F-200 buildings.

PHASE 5

List of Projects

Included as part of Phase 5 are the following projects:

1. Completely vacate F-100 and F-200 buildings.
2. Demolish F-100 and F-200 buildings.
3. Construct new Math & Natural Science building.
4. Relocate all Math & Science activities into new building.
5. Remodel I-300 for DSPS and Student Activities and vacate H-200, H-300, H-400, H-500 and H-600. Relocate DSPS and Student Activities to I-300.
6. Demolish H-200, H-300, H-400, H-500 and H-600.

Relocate DSPS and Student Activities

By the time the Math & Natural Science building is occupied, the only activities left in H-200 and H-300 will be DSPS in H-201, 202 & 203. In addition, Test Proctoring (H-400), Student Affairs (H-500), and Associated Students (H-600) will still be operating in their respective bungalows. Once the sciences vacate the 3rd and 4th floors of I-300, the activities remaining in the "H" building can be relocated as follows:

1. DSPS and Test Proctoring Services – The 4th floor of I-300 needs to be remodeled to accept the DSPS and Test Proctoring services. This will allow direct access from the campus level, and easy elevator access from the Parking Lot #1 level. There is adequate space for DSPS administrative functions, a student lab, and vacated faculty offices can be used for test proctoring services.

Mesa College Master Plan Construction Sequence Logistics

2. Student Affairs and Associated Students – If by this point in time, students have not passed an election to fund a new Student Union building, the Student Affairs and Associated Students activities can be relocated to remodeled spaces on the 3rd floor of I-300.

Demolish “H” Buildings

Once DSPS and Student Activities have been relocated to I-300, the following buildings can be demolished:

H-200
H-300
H-400
H-500
H-600

Once these buildings are demolished, space will be available for constructing the Shipping/Receiving, Facilities Services and Faculty Support Services building, as well as the Technology building.

PHASE 6

List of Projects

At this point in time, Phase 6 could involve two (2) major projects being constructed at the same time:

1. Technology Building; and
2. Shipping/Receiving, Facilities Services and Faculty Support Services Building.

The space where these facilities will be constructed is on vacant land, and all activities and services can continue into their current locations until the new facilities are complete. Therefore, if desired, both of these new facilities can be constructed at the same time.

Space to be Vacated

Once these two (2) new facilities are completed and occupied, the following spaces will be vacated:

1. Technology Center – All of the activities and functions that were located at Muir would be relocated into the new Technology Center. Therefore, Muir would be left completely vacant and could be used for other purposes.
2. Shipping/Receiving, Facilities Services and Faculty Support Services – The following activities and spaces will be vacated when they move into the new facility:

Mesa College Master Plan Construction Sequence Logistics

K-202 Faculty Workroom/Mailroom	1,247 ASF
K-203 Reprographic Center	1,620 ASF
K-204 Mailroom/Copy Center	1,624 ASF
J-108, 109, 111A, 112, 113 Facility Services	1,846 ASF
J-201 Stockroom/Shipping & Receiving	<u>1,532 ASF</u>
Total	7,869 ASF

Buildings Available to be Demolished

Once the two (2) new buildings above have been completed and occupied, the following buildings will be vacant and available to be demolished:

I-100 (East and West)
J-100
J-200
K-100
K-200