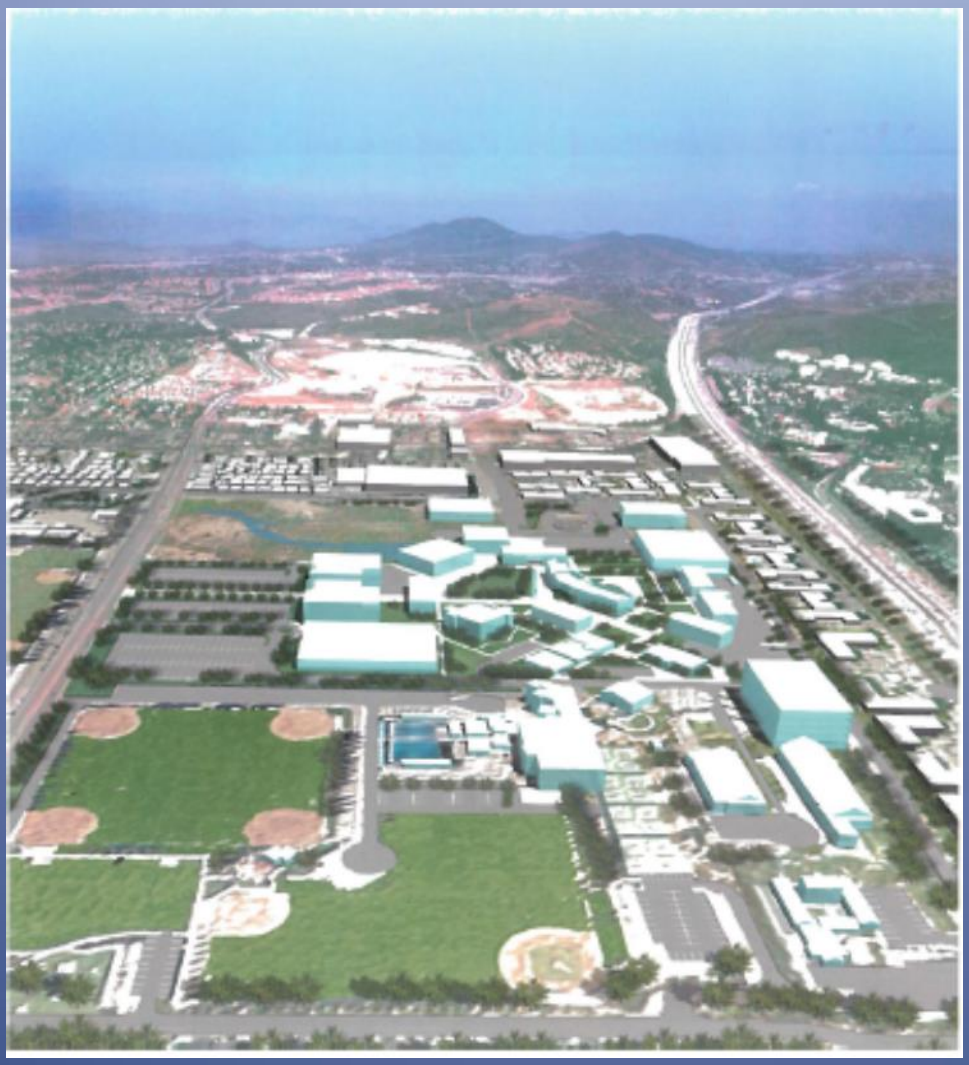

San Diego Miramar College Facilities Master Plan Update

June 30, 2014

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Introduction

This integrated Facilities Master Plan Update serves to document the current status of building projects on campus and provides an update on projects completed, projects in currently in construction, projects in design, other campus projects and ranked facilities needs for the 2014-15 academic year.

Members of the San Diego Miramar College Facilities committee from Faculty, Staff and Student constituent groups are involved in the planning and resource allocation of facility's needs. All facilities needs are aligned and integrated with the San Diego Miramar College strategic plan.

Executive Summary

The San Diego Miramar College Facilities Master Plan represents a collaboration between the Miramar College Master Planning Committee, The District and architects to establish a simple, yet thoughtful approach to campus planning and architecture. The plan considered design opportunities that were derived from the existing context, historic influences, architectural case studies, planning strategies, programmatic need and site context, in order to provide future architects and campus administrators with a meaningful foundation for their own research. The plan attempts to address paradoxical contradictions between traditional construction and modernity. It offers both flexibility and structure by providing a "big idea" within which to work, creating opportunities for future changes in technology, programming and design standards.

The original Facilities Master Plan enumerated General Obligation Bond funded projects, as well as future building requirements, and outlined construction phasing sequencing. It also proposed way finding and sustainability guidelines to support its future campus vision. Finally, outdoor spaces were hierarchically developed from the campus organizational structure that would protect existing endangered species, as well as provide central gathering spaces, reflective study zones, and processional spaces. These outdoor spaces help to define the character of the campus' physical environment and provide opportunities for individual and industry recognition.

The Facilities Master Plan lays out three dynamic axial relationships: one to the north on axis with Westview Parkway and in relation to Black Mountain in the distance; the second to the southeast, adjoining the upper and lower campuses; and finally to the west, uniting Black Mountain Road with the campus interior. A series of landscaped outdoor spaces and pedestrian pathways emanate from these axes, and all prominent buildings, both existing and proposed, relate to them.

With an abundance of available land, the campus planner and architect are afforded a tremendous opportunity for land development. Vernal and road pools located at the northwest corner of campus, currently in disrepair, will greatly benefit from restoration and protection. These pools periodically collect storm water, providing temporary habitat for endangered fairy shrimp and plant life. Preserving these pools will provide the campus with an opportunity to teach good environmental stewardship to the community.

On November 8, 2004, the Miramar College Facilities Master Plan was presented to the Citizen's Oversight Committee for review and comment. On November 11, 2004 the San Diego Community College District Board of Trustees granted plan approval.

Planning Strategies

Inefficient organizational planning resulting from rapid and unplanned expansion challenged San Diego Miramar College. Pedestrian and vehicular way finding was hindered by the absence of clear, directed pathways and gathering spaces that would help define the campus experience and contribute to an enjoyable learning experience. Therefore, the campus master planning process explored existing site opportunities such as view corridors, visual landmarks, pedestrian use patterns, programmatic relationships, parking requirements, and environmental concerns to establish planning relationships that might lead to a unifying organization system. Case studies provided successful planning models and four distinct plans emerged from this investigation. These Plans were identified as the Black Mountain Axis Plan, the Hourglass Campus, the Clustered Plan and the Diagonal Axis Plan.

Black Mountain Axis Plan

A contextual investigation of the site revealed a visual axial connection with Black Mountain in the distance to the north of campus. As a response to this visual axis, an organization strategy creating sight lines to Black Mountain along Westview Parkway was proposed, in much the same way as the University of Washington employed sight line references to Mt. Rainer. Using this strategy, most outdoor hierarchies and pathways would relate to the north/south axis.

Hourglass Campus

In 1941, the Navy acquired 170 acres from the San Diego County Water Agency to build an airfield and relinquished the land after World War II to be used as a civilian airfield between 1946-1951. From 1957-1959, Hourglass Field was used for races by the California Sports Car Club and the San Diego Regional Sports Car Club of America. A circulation loop road was proposed using the remaining imprint of the airfield as a found artifact on the landscape. Site planning and campus development occurred as a response to this loop road, creating a central gathering space at the narrowest portion of the hourglass with outlying parking surrounding it.

Clustered Plan

The clustered plan organized spaces hierarchically around nodes of activity and programs. Axial relationships with Black Mountain and existing 45-degree axes aligning with the Science and Technology Building provided the circulation structure for clusters. A large central outdoor space evolved, surrounded by smaller gathering spaces that were eventually flanked by parking.

Diagonal Axis

A diagonal organizational scheme began to develop as a response to visual cues from external sight lines at two primary intersection of campus: Black Mountain/Hillery and Westview/Hillery. The Black Mountain/Hillery axis connected the busy intersection at Black Mountain and Hillery visually and structurally, providing opportunities for the development of an Environmental Preserve, transitional spaces and programs, and primary central campus gathering space. The intersection of Westview/Hillery created the Westview corridor axis.

Final Master Plan

The final plan expanded the axial relationships that lay between pedestrian pathways and outdoor spatial hierarchies of the diagonal plan. The Environmental Preserve has evolved to become a principle identity opportunity, providing a "front door" that relates the campus to environmental protection and responsible land use.

Pedestrian and visual links to Westview Parkway to the north and Black Mountain Road to the west support the diagonal axial frame. View and pedestrian corridors are maintained through classroom building structures.

Parking is interspersed throughout campus along a vehicular loop road connecting Black Mountain Road with East Campus Road. Campus development occurs around outdoor spaces creating shared outdoor "living rooms" that respond to the programmatic needs of adjacent buildings and other outdoor spaces.

Since the original adoption of the San Diego Miramar Facilities Master Plan in 2005, Miramar College has experienced exponential facilities growth in order to meet is goal of serving 25,000 students by the year 2525. The voters of San Diego have passed two General Obligation Bonds, Proposition S and Proposition N, that have provided resources to meet this goal.

Projects Completed:

Arts & Humanities

Project Delivery Method:	Design-Bid-Build
Project Budget:	$31.3 million
Construction Duration:	2009-2010
Funding Source:	Proposition N

Scope/Summary:
The Humanities & Arts building consists of approximately 44,905 gross square feet of new construction housing the English, Visual Arts, Music, Speech and Foreign Language programs. The building includes new "smart" classrooms, lecture hall, recording studio, studio space for drawing, painting and ceramics, and related office space for faculty and support staff.

Arts Village

Project Delivery Method:	Design-Bid-Build
Project Budget:	$465 thousand
Construction Duration:	2006-2006
Funding Source:	Proposition S

Scope/Summary:
Relocate four existing modular classrooms from the area of construction work of the Hourglass Park Field House. In accordance with the Campus Master Plan, the classrooms were placed adjacent to the Art Program to form an "Arts Village". With the opening

of the new Arts and Humanities building, this space is now occupied and used by the San Diego Community College Continuing Education program which offers non-credit courses on the Miramar campus.

Automotive Technology

Project Delivery Method:	CM Multiprime
Project Budget:	$1.9 million
Construction Duration:	2002 - 2005
Funding Source:	Proposition S

Scope/Summary:
Construct 8,000 square feet of classrooms, labs and academic instructional support areas to house state of the art instructional program teaching the latest in Automotive Technology. The project consists of two classrooms, a clean room lab, seven auto lab bays and their related support areas, tool room storage, support areas for faculty and staff, and an outdoor dedicated work area.

Aviation Maintenance

Project Delivery Method:	CM Multiprime
Project Budget:	$10.8 million
Construction Duration:	2011 - 2012
Funding Source:	Proposition N

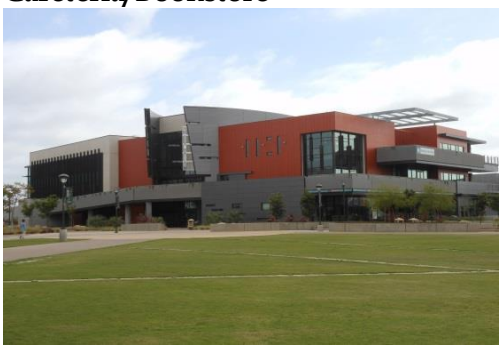
Scope/Summary:
The Miramar Aviation Maintenance Building Technology Center project repaired and renovated the existing 17,400 square feet building and added 10,400 additional square feet. The project retrofitted existing classrooms and lab spaces and included the construction of new classroom spaces.

Boiler Expansion - Infrastructure

Project Delivery Method:	Design-Bid-Build
Project Budget:	$2.3 million
Construction Duration:	2005 - 2006
Funding Source:	Proposition S

Scope/Summary:
This project provided upgrades to the Central Plant to help meet increased heating and cooling demands of the expanding campus.

Cafeteria/Bookstore



Project Delivery Method:	CM Multiprime
Project Budget:	$39.5 million
Construction Duration:	2011-2013
Funding Source:	Proposition N

Scope/Summary:
The new Cafeteria/Bookstore & Student/Campus Center is a three-story, 76,700 gross square feet building with a cafeteria, bookstore, multi-purpose room, convenience store, coffee shop/café and meeting rooms and offices. It houses student support services such as admissions, counseling, financial aid, and student activities offices. The design includes areas where students can eat, socialize and access the Internet. Many points of entry and features such as elevated walkways, courtyards and exterior balconies engage the building surrounds and enhance student experiences.

The project is on track to obtain a Leadership in Energy and Environmental Design (LEED) Silver certification from the US Green Building Council.

College Service Center

Project Delivery Method:	CM Multiprime
Project Budget:	$6.2 million
Construction Duration:	2011-2012
Funding Source:	Proposition N

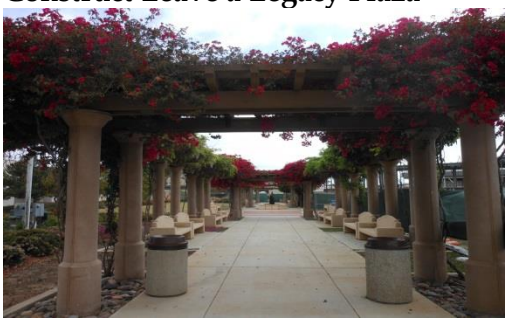
Scope/Summary:
The College Service Center added approximately 8,400 gross square feet of new construction to Miramar Campus. The one-story building houses the campus' Facilities Services Department. In addition to office and conference space, this facility centralizes much-needed equipment and storage on campus. Sustainable elements and impressive landscaping adds a beautifully efficient new building to the growing campus.

Computing & Distribution Center

Project Delivery Method:	Design-Bid-Build
Project Budget:	$7.7 million
Construction Duration:	2003 - 2005
Funding Source:	Proposition S

Scope/Summary:
Project consisted of constructing and equipping a 40,000 square feet Computing and Distribution Center to accommodate the Information Technology Services for the Colleges center and entire District Central Distribution Center for records, texts and equipment.

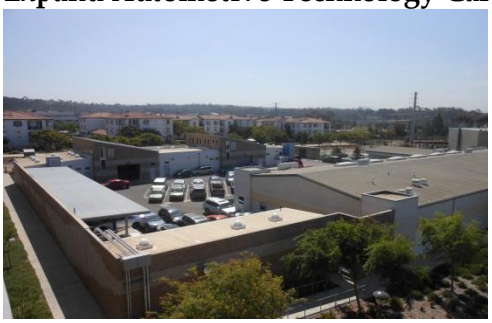
Construct Leave a Legacy Plaza



Project Delivery Method:	Design-Bid-Build
Project Budget:	$1.3 million
Construction Duration:	2007-2007
Funding Source:	Proposition S

Scope/Summary:
The project was comprised of constructing a landscaped plaza, paved pathways, benches and lighting in an underdeveloped area between the Science & Technology Building and the Automotive Technology Career Instructional building. These improvements provided access, connection and enhance student safety.

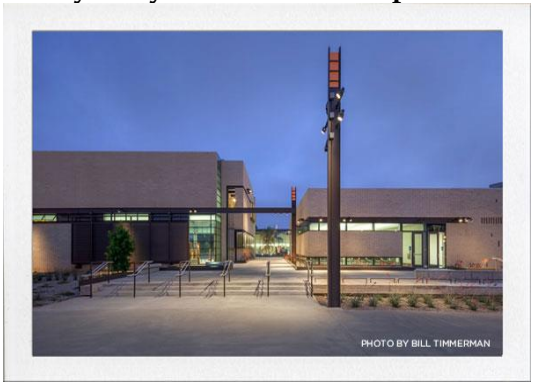
Expand Automotive Technology Career Instructional Building



Project Delivery Method:	Design-Build
Project Budget:	$3.7 million
Construction Duration:	2010 - 2011
Funding Source:	Proposition N

Scope/Summary:
The Miramar College Automotive Career Building project consists of two new buildings and site modifications to the existing Advance Transportation Technologies Building on campus. One of the new buildings includes two teaching labs, two classrooms and a computer lab totaling about 7,200 square feet, while the other is a 90-square-foot storage building. The site modifications included expanding the auto courtyard to the north and providing two covered outdoor service bays and an auto detailing bay. The project is certified Leadership in Energy and Environmental Design (LEED) Gold.

Heavy Duty Advanced Transportation



Project Delivery Method:	CM Multiprime
Project Budget:	$15.2 million
Construction Duration:	2011 - 2013
Funding Source:	Proposition N

Scope/Summary:
The Miramar College Heavy Duty Advanced Transportation Technology Center (Diesel) consists of approximately 17,500 square feet of new building construction to support program expansion to diesel, natural gas, hybrid bus and transit technology and new developments in construction equipment technology.

The building features a raised exterior terrace that provides a welcoming pedestrian-scaled presence to the main campus walk. The terrace incorporates glazing into every primary instructional area – inside and outside. Students, staff and visitors can view large vehicle testing in the test yard, which brings excitement and activity unique to the program into view.

The primary spaces provided are a 6-bay vehicle shop, faculty offices, classrooms, dynamometer, and equipment storage. It is LEED silver certified and includes day lighting, natural ventilation, low water use, recycled recycled content and efficient systems in all occupied spaces. Exterior sustainable features include recycled water for irrigation and low water use plant materials.

Hourglass Park Fieldhouse

Project Delivery Method:	Design-Bid-Build
Project Budget:	$22.3 million
Construction Duration:	2007 - 2009
Funding Source:	Proposition S

Scope/Summary:
The Hourglass Park Field House is a joint use project with the City of San Diego. This state-of-the-art, fully-equipped facility provides a gymnasium, fitness center, classrooms, dance rooms, lecture rooms, office space, laundry areas, multi-purpose areas and a concession stand. It is the third phase of a 32-acre complex that includes a three-pool aquatics center and multi-sport ball fields. The facilities serve college students through athletics and instructional program offerings and area residents through Park &

Recreation activities. The project has received a LEED (Leadership in Energy and Environmental Design) certification from the U.S. Green Building Council (USGBC).

Infrastructure Phase I

Project Delivery Method:	Design-Bid-Build
Project Budget:	$9.7 million
Construction Duration:	2008 - 2010
Funding Source:	Proposition S

Scope/Summary:
The Infrastructure Phase I project consists of renovated new surface parking lots, road improvements, utility support to future buildings, new sidewalks and landscaping over a majority of the campus.

Library/Learning Resource Center

Project Delivery Method:	CM Multiprime
Project Budget:	$39.4 million
Construction Duration:	2009 - 2012
Funding Source:	Proposition N

Scope/Summary:
The Miramar College Library/Learning Resource Center (LLRC) is a three-story, 105,000 gross square feet facility providing state-of-the art teaching and independent learning spaces. It includes a new library, classrooms, computer labs, tutoring services, a media production facility, and faculty and staff offices and work space. The LLRC is flanked by the Humanities & Arts and Business & Mathematics buildings, also funded as part of Propositions S & N.

Mathematics & Business

Project Delivery Method:	Design-Bid-Build
Project Budget:	$31.3 million
Construction Duration:	2009-2010
Funding Source:	Proposition N

Scope/Summary:
The Mathematics & Business building consists of approximately 45,899 gross square feet and 32,100 assignable square feet of new building construction. The building includes new "smart" classrooms equipped with computers, audiovisual and multimedia equipment, a mathematics research center and related office space for faculty and support staff.

The new classroom building was awarded a Leadership in Energy and Environmental Design (LEED) Silver certification for sustainable and green design by the United States Green Building Council (USGBC).

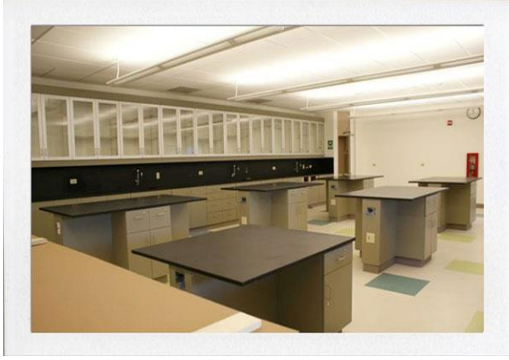
Parking Structure & Police Substation

Project Delivery Method:	Design-Build
Project Budget:	$16.4 million
Construction Duration:	2010 - 2011
Funding Source:	Proposition N

Scope/Summary:
The Miramar College Police Station includes a spacious reception area, conference room, offices, and a secure suspect processing area. These spaces are organized along the building's perimeter to provide for a welcoming and well-lit area maximizing natural daylight. The station is attached to the campus side (west side) of the parking structure, creating strong visual integration of the new structure into the existing campus. The tower element provides clear visibility of the campus as well as future transit center, and enhances the sense of public safety. A terra cotta façade ties the new facility into the look and feel of existing buildings on campus. The three-story parking structure provides 815 parking spaces.

The project obtained a Leadership in Energy and Environmental Design (LEED) Platinum certification – the highest possible certification and the first Platinum project for a local community college.

Reprographics / Mailroom Relocation



Project Delivery Method: Design-Bid-Build
Project Budget: $1.1 million
Construction Duration: 2008 - 2009
Funding Source: Proposition S

Scope/Summary:
The Reprographics/Mailroom project relocated the campus reprographic and mailroom functions from their existing locations to a larger and more central campus location in the Administration building. This space was made available by the completion of the Science building and relocation of classrooms/labs there. The project also includes renovation of a lab space, an office and various Americans with Disabilities Act (ADA) upgrades.

Science & Technology Building

Project Delivery Method: Design-Bid-Build
Project Budget: $9 million
Construction Duration: 2002-2005
Funding Source: Proposition S

Scope/Summary:
The 33,500 sq. ft. Science & Technology building consists of new classrooms, labs and academic instructional and support areas for General Science, Micro and Zoology, Chemistry and Physics labs and associated prep areas; general-purpose classrooms. The building takes advantage of state-of-the-art technology and computing systems.

Projects in Construction:

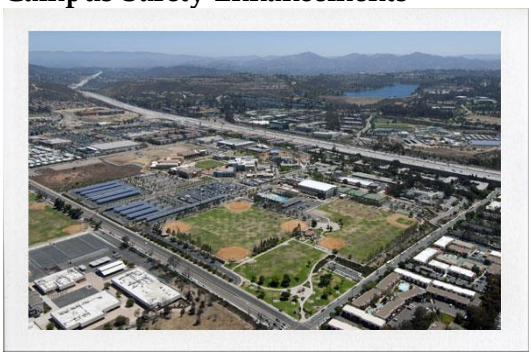
Administration Building

Project Delivery Method: Design-Build
Project Budget: $10.4 million
Construction Duration: 2013 - 2014
Funding Source: Proposition N

Scope/Summary:
The new Miramar College Administration building will provide for 17,000 gross square feet of new construction at the north end of the campus, and allow for the existing administration wing to be converted to a classroom facility to support the expansion of San Diego Continuing Education programs offered at Miramar.

The first floor of the new facility will house the reprographics, mailroom, and stockroom/receiving functions in addition to the office of the Vice President of Administrative Services (VPA). The second floor will house offices for the college President, Vice President of Instruction (VPI) and Vice President of Student Services (VPSS) in addition to two conference rooms and an outdoor patio area. This project is slated to achieve a Leadership in Energy and Environmental Design (LEED) Silver certification.

Campus Safety Enhancements



Project Delivery Method: Design-Bid-Build
Project Budget: $505 thousand
Construction Duration: 2011-2016
Funding Source: Proposition N

Scope/Summary:
The Miramar Campus Safety Enhancement/PIO project will improve campus safety by removing 10 outdated bungalows, add safe sidewalks throughout campus, create a northern entrance in the proximity of Westview Parkway and complete a safe pedestrian pathway from Black Mountain Road.

Fire Science & EMT

Project Delivery Method:	Design-Build
Project Budget:	$16.5 million
Construction Duration:	2013 - 2014
Funding Source:	Proposition N

Scope/Summary:
The Fire & EMT Training Facility will consist of approximately 22,900 assignable square feet to serve as a classroom and active training center for the Fire Science and Emergency Medical Training (EMT) programs. The facility will have lab support space, equipment staging, classrooms, and offices. The facility will also have an outdoor training area which will include a drill tower with additional storage space.

Infrastructure Phase II

Project Delivery Method:	Varies
Project Budget:	$42.8 million
Construction Duration:	2010-2017
Funding Source:	Proposition N

Scope/Summary:
The Miramar Infrastructure project will repair, upgrade, add or improve sidewalks, surface parking, utilities, signage and landscaping to improve safety and access and upgrade infrastructure throughout campus. This project includes the recently completed Thermal Energy Storage (TES) tank which will help the District reduce its utility costs.

Science Building Renovation

Project Delivery Method:	Design-Build
Project Budget:	$34.9 million
Construction Duration:	2013 - 2015
Funding Source:	Proposition N

Scope/Summary:
The Miramar College Science building includes a new 50,000 square foot structure and conversion of some space on the first and second levels to provide a breezeway to the entrance of the new building.

The first level of the new building includes classrooms and faculty offices totaling approximately 18,000 square feet. The second level includes teaching laboratories for chemistry, astronomy, geology, anatomy, marine biology, microbiology, physics, biology, and lab preparation rooms totaling approximately 27,000 square feet. The roof level has a greenhouse and observatory totaling 1,000 square feet of occupied space. The overall site improvement area is approximately 100,000 square feet.

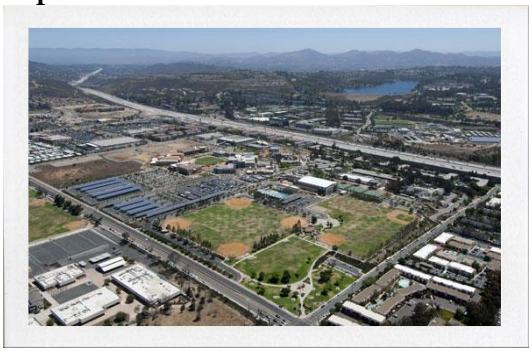
Student Services Center (Student Resource & Welcome Center)

Project Delivery Method:	Design/Build
Project Budget:	$7.4 million
Construction Duration:	2013 - 2014
Funding Source:	Proposition N

Scope/Summary:
Upon completion of the Library/Learning Resource Center, the existing interim library will be empty. The Student Resources Center project will repair, renovate and convert the space to support student support services including Outreach, Assessment, Student Health Services and Academic Senate.

Projects in Design/Future:

Expansion of Maintenance Facilities



Project Delivery Method:	Undetermined
Project Budget:	$3.6 million
Construction Duration:	2015-2015
Funding Source:	Proposition N

Scope/Summary:

Construct 6,000 assignable square foot maintenance facility for tool and equipment storage and required maintenance staff.

EVOC Driving Course

Project Delivery Method:	TBD
Project Budget:	$4.8 million
Construction Duration:	TBD
Funding Source:	Proposition N

Scope/Summary:
This project is a part of a Joint Powers Authority (JPA) formed by the City, County, and the San Diego Community College District. The purpose of the project is to devlop an Emergency Vehicle Operations Course (EVOC) to provide Police Officer Standards and Training (POST) mandated drivers training for all regional law enforcment agencies, as well as a training facility for other public safety providers.

Remodel A-100

Project Delivery Method:	Design-Build
Project Budget:	$6.7 million
Construction Duration:	2014-2016
Funding Source:	Proposition N

Scope/Summary:
The Miramar College A-100 Remodel project will renovate the existing A-100 building and house the Continuing Education programs at the college. The project will include classrooms, assessment, counseling and parent education spaces in the existing 16,000 gross square feet facility. An outdoor play area for the parent education program will enhance the indoor learning spaces. This project is slated to achieve a Leadership in Energy and Environmental Design (LEED) Silver certification.

Remodel Existing Police Academy A-200

Project Delivery Method:	Design-bid-build
Project Budget:	$6.2 million
Construction Duration:	2014-2015
Funding Source:	Proposition N

Scope/Summary:
This project will provide showers, locker rooms, and physical training rooms dispalced by the rennovation of the A-100 Building.

Other Campus Projects

Miramar College Transit Station

Scope/Summary:
The Miramar College Transit Station is a San Diego Association of Governments (SANDAG) funded project that California Department of Transportation (CALTRANS) is constructing on the north part of the campus as part of the Direct Access Ramp (DAR). The project will construct a DAR and Transit Station that will connect to Interstate 15 Express Lanes in the community of Mira Mesa. The Miramar College Transit Station will have up to 12 bus bays and associated transit furnishings. The Transit Station is expected to be completed in Summer 2014.

Parking Structure

Scope/Summary:
A new SANDAG funded parking structure will be constructed just north of the existing A-100 building. In return, SANDAG will be given parking spaces in the Parking Structure 3 for a Park and Ride to support the Miramar College Transit Station. Construction is currently expected to occur in 2016.

Ranked Facilities Needs List 2014-15

During the Spring 2014 semester, the San Diego Miramar College Facilities committee developed and ranked a facilities needs list. This process was a multiple-step process and evolved over several months. The first stept was to solicit project feedback from the Miramar constituent groups, via facilities committee representatiaves, for ranking. From this initial list, each constituent member of the Facilities Committee was directed to provide input from their constituent group on the ranking of the projects. Safety/Environment and Impact on Instruction were the criteria used to rank the projects. From the identified 23 projects, each Facilities Committee member ranked the top priority as 1 and the bottom priority as 23. The committee also aligned each project with the San Diego Miramar College Stategic Plan goal. The rank scores were combined and reviewed and approved by the committee. The following list will be used to inform the District State and Local Scheduled Maintenace needs as well as Miramar locally-funded projects:

San Diego Miramar College
Facilities Master Plan Update
Campus Ranked Needs - May 1, 2014

Rank	Project	Safety / Environment	Instruction Impact	Strategic Goal
1.	F-2 Carpet	3	2	II.3
2.	F-2 Exterior Paint	5	4	II.3
3.	F-2 Sunshades	7	6	II.3
4.	I-100 Exterior Paint	10	9	II.3
5.	C-100 Office Space	16	15	II.3
6.	S-5 Hood Maintenance	21	16	II.3
7.	A-200 2nd Floor Deck Resurface	14	33	II.3
8.	I-130 English Lab	49	21	II.3
9.	A-200 HVAC	24	29	II.3
10.	Campus-wide Wayfinding	38	31	II.3
11.	C-1 Extend Concrete Pad & Cover to store Haz Mat	28	40	II.3
12.	Secure Athletics Storage Shed for Instructional Equipment	45	33	II.3
13.	Hourglass Field Renovation	40	35	II.3
14.	A-200 Restrooms Renovation	34	27	II.3
15	College Only Field	51	33	II.3
16.	A-1 & A-2 Removal of Dead Wood	25	56	II.3
17.	A-200 Exterior Paint	35	53	II.3
18.	Replace Dyson Hand Dryers with new standard	42	40	II.3
19.	F-1 Additional Hand Dryer	49	41	II.3
20.	J-1 Bleachers	53	42	II.3
21.	Wireless Remote Access for Parking Garage	35	55	II.3
22.	C-100 Exterior Paint	50	55	II.3
23	Organic Garden	56	59	II.3

Conclusion

This document is the result of an integrated planning process involving Faculty, Staff and Students who provided updates on completed, in progress and future Proposition S and Proposition N projects and Other Campus Projects. The ranked facilities needs was also

developed by the constituency members of the Facilities Committee and was aligned with the campus strategic goals. This list will be used by the District to provide further prioritzation for State and Local Scheduled Maintenance and for locally funded projects. The ranked list will be used to apply resources as they are identified by the state or District.