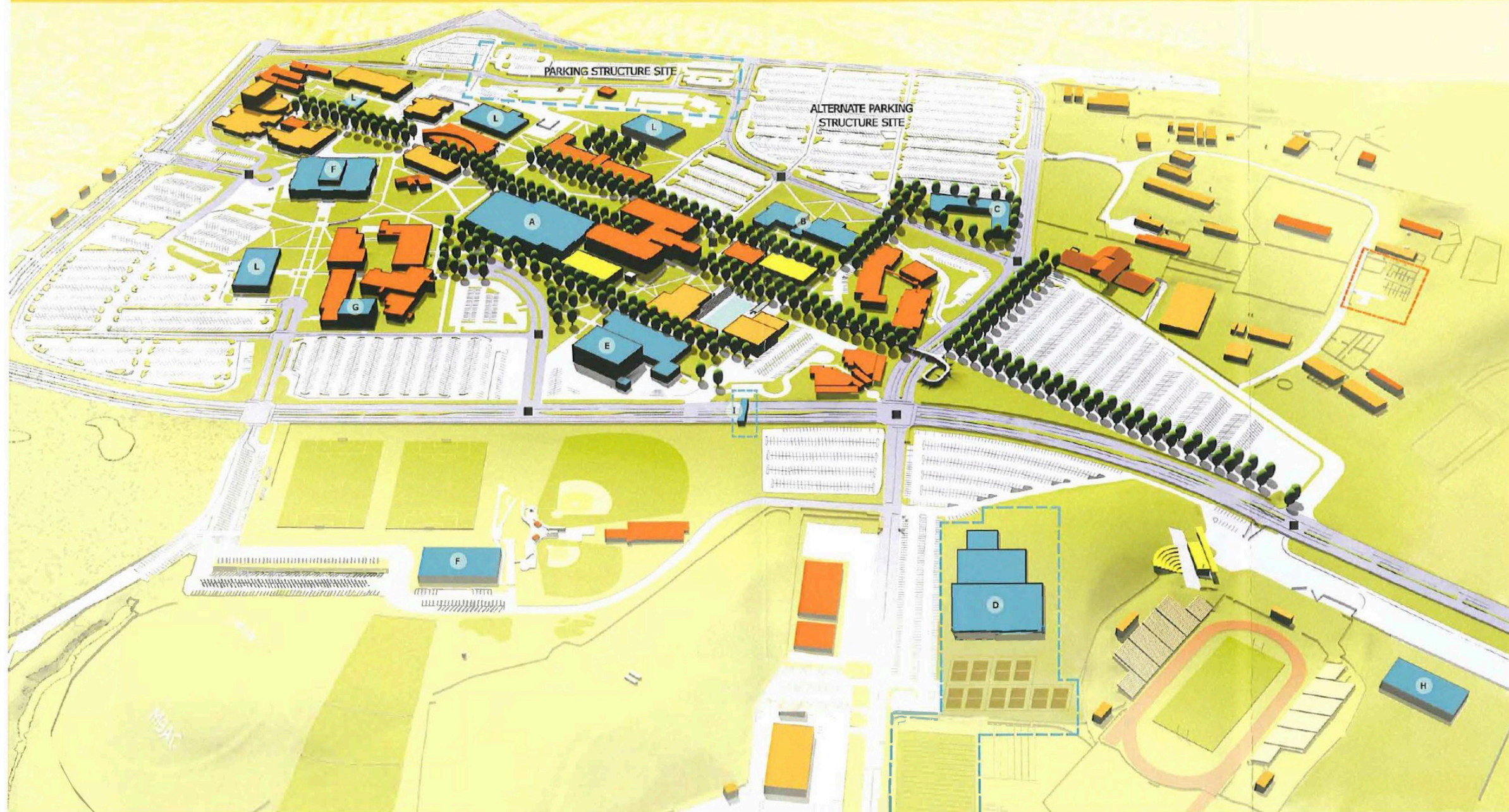


# Mt. San Antonio College Master Plan



July 23, 2008

**LEGEND**

- New Bond Projects
- Measure R Bond Projects
- Future Other Funds
- Existing Campus
- Intersection Improvements

**PROJECTS**

- |   |  |   |   |
|---|--|---|---|
| <p>A. Library, Learning Resources and Campus Center</p> <p>B. Business and Computer Technology</p> <p>C. Child Development Center</p> | <p>D. Athletics Complex Phase 2</p> <p>E. Career and Technical Education Building Renovation</p> <p>F. Classroom Building Renovation</p> | <p>G. Laboratory Building Expansion</p> <p>H. Fire Academy (Possible Site)</p> <p>I. Public Transportation Center</p> | <p>J. Parking, Public Safety, and Traffic Improvements</p> <p>K. Scheduled Maintenance</p> <p>L. Campus-wide Improvements</p> |
|---|--|---|---|

Projects to Complete 2008 Master Plan		Project Budget	Local Funds	State Funds
A	Library, Learning Resources and Campus Center	\$ 152,400,000	\$ 73,400,000	\$ 79,000,000
B	Business and Computer Technology	\$ 46,450,000	\$ 23,450,000	\$ 23,000,000
C	Child Development Center	\$ 20,400,000	\$ 20,400,000	0
D	Athletics Complex Phase 2	\$ 27,350,000	\$ 19,350,000	\$ 8,000,000
E	Career and Technical Education Building Renovation	\$ 38,350,000	\$ 19,350,000	\$ 19,000,000
F	Classroom Building Renovation	\$ 26,000,000	\$ 26,000,000	0
G	Laboratory Building Expansion	\$ 5,400,000	\$ 5,400,000	0
H	Fire Academy	\$ 10,200,000	\$ 10,200,000	0
I	Public Transportation Center	\$ 7,075,000	\$ 3,575,000	\$ 3,500,000
J	Parking, Public Safety, and Traffic Improvements	\$ 44,875,000	\$ 44,875,000	0
K	Scheduled Maintenance, 5 Years	\$ 9,150,000	\$ 9,150,000	0
L	Campus-wide Improvements	\$ 0	0	0
L1	Infrastructure Improvement (Utilities, Site, Traffic, Energy, Landscape)	\$ 35,000,000	\$ 35,000,000	0
L2	COPS Debt Retirement	\$ 11,000,000	\$ 11,000,000	0
L3	Temporary Space	\$ 4,000,000	\$ 4,000,000	0
L4	Demolition	\$ 4,500,000	\$ 4,500,000	0
L5	Equipment Allowance	\$ 5,000,000	\$ 5,000,000	0
L6	Contingency (6%)	\$ 21,000,000	\$ 21,000,000	0
L7	Campus-wide Improvement Projects	\$ 17,800,000	\$ 17,800,000	0
<b>TOTALS</b>		\$ 485,950,000	\$ 353,450,000	\$ 132,500,000

Campus-wide Improvements to Complete 2008 Master Plan		Project Budget
	<u>Infrastructure Projects</u>	
L1-A	San Jose Hills Entrance Intersection - Traffic, ADA, Utilities, Landscape, Parking	\$ 2,200,000
L1-B	New Main Entrance- Temple Avenue - Traffic, Roadway, Utilities, Landscape, Parking, ADA	\$ 3,900,000
L1-C	Site Improvements and Major Grading South of Temple Avenue - Grading, Parking, Utilities, Landscape, ADA	\$ 5,000,000
L1-D	Temple and Bonita Intersection Realignment - Traffic, ADA, Landscape	\$ 900,000
L1-E	Bonita and Walnut Intersection Signalization - Traffic, ADA, Landscape	\$ 340,000
L1-F	Walnut and Lot G Intersection Signalization - Traffic, ADA, Utilities, Landscape	\$ 650,000
L1-G	Campus Quad - Landscape, Utilities, ADA	\$ 950,000
L1-H	Temple and Grand Intersection Improvements and Wildlife Sanctuary Expansion	\$ 1,000,000
L1-I	Campus Interior Site Improvements (three locations) - Site, ADA, Traffic, Utilities, Landscape	\$ 2,700,000
L1-J	Central Plant Increase Chilled Water Output - Energy, Utilities	\$ 3,900,000
L1-K	Temple Avenue and Lot F Intersection - Traffic, ADA, Utilities, Landscape	\$ 2,900,000
L1-L	East Campus Main Fire Road Access - Traffic, ADA, Landscape	\$ 2,200,000
L1-M	Reclaimed Water System Implementation and Existing Well Rehabilitation	\$ 1,000,000
L1-N	Pedestrian Corridors (five locations) - ADA, Landscape	\$ 1,800,000
L1-O	West Campus Main Fire Road Access - Traffic, ADA, Landscape	\$ 860,000
L1-P	Utility Infrastructure NW Quadrant - Utilities	\$ 600,000
L1-Q	Utility Infrastructure SW Quadrant - Utilities	\$ 600,000
L1-R	Utility Infrastructure SE Quadrant - Utilities	\$ 400,000
L1-S	Utility Infrastructure NE Quadrant - Utilities	\$ 400,000
L1-T	Utility Infrastructure Farm - Utilities	\$ 400,000
L1-U	Energy Projects, Phase 4 - Energy, Utilities	\$ 1,000,000
L1-V	Electronic Security Systems, Door Security, Surveillance, Lighting	\$ 700,000
L1-W	Phone System Redundancy and Campus-wide Emergency Phones, <i>Phase 1</i>	\$ 600,000
	<b>TOTALS</b>	\$ 35,000,000

	<u>Campus-wide Improvement Projects</u>	
L7-A	Building 9A Renovation for Student Services	\$ 6,900,000
L7-B	Building 12 Renovation for Classroom Space	\$ 5,000,000
L7-C	Facilities Improvement Projects	\$ 5,900,000
	<b>TOTALS</b>	\$ 17,800,000

## **Library, Learning Resources and Campus Center**

*(Project A)*



Project Budget: \$152,400,000

- State Bond Funds: \$79,000,000

- Local Bond Funds: \$73,400,000

GSF: 217,000

ASF: 153,655

Schedule:

- Design: 7/2009 – 9/2011

- Construction: 9/2011 – 2/2013



This proposed project will construct a new facility that would consolidate all the services of the Learning Resource Center, Student Life Center, and the Campus Center into one permanent complex and will provide additional space that would accommodate the enrollment growth that the college is experiencing. The existing facilities were built in the early 1940s-1970s and were designed for the technologies and student body that existed at that time. Significant technological advances and growth have occurred since then. This project will create a modern facility that would provide an efficient network infrastructure for current student needs, upgraded and necessary technologies, and make better and more efficient use of assignable space to enhance the educational learning environment.

The project would achieve the following goals:

- A. Consolidate all the services of the Learning Resource Center, Student Life Center, and Campus Center into a permanent facility.
- B. Provide appropriate support for student organizations and the development of leadership skills.
- C. Provide building-wide network, telecommunications, and electrical infrastructure to safely locate computers and meet the advances in technology that will enhance educational delivery to students.
- D. Provide a permanent facility that provides the additional space that would accommodate the enrollment growth consistent with the Educational and Facilities Master Plans.
- E. Provide a modern learning resource environment capable of enhancing instruction, utilizing the technology that will prepare students for four-year institutions and current employment standards.
- F. Improve the configuration of institutional space for increased and efficient usage.
- G. Consolidate food services, student activities, and bookstore to a central campus location.
- H. Provide large gathering spaces easily accessible to the community.

***Business and Computer Technology***  
***(Project B)***



- Project Budget: \$46,450,000
- State Bond Funds: \$23,000,000
  - Local Bond Funds: \$23,450,000
- GSF: 87,000
- ASF: 60,000
- Schedule:
- Design: 11/2008 - 2/2010
  - Construction: 2/2010 – 10/2011



The Business and Computer Technology Center will provide for construction of a new 87,000-square-foot center to consolidate business administration, accounting, management, computer information systems, office technology, and family and consumer sciences instructional programs. These programs are currently housed in facilities constructed in the 1940s that are not suitable for renovation. The new two-building complex will include state-of-the-art technology that supports current teaching methods including increased use of laboratory-based learning environments as opposed to traditional lecture classrooms. The new space will more appropriately support instruction in skills-based programs such as Hospitality and Restaurant Management and Fashion Design.

The designed space includes a law library and mock courtroom, a foods lab and training kitchen, large open computer labs, 45 - 50 classrooms, and faculty and division offices. Support spaces include meeting and conference areas, locker rooms, laundry, and printing services. The building site will include outdoor gathering spaces and a landscaped courtyard suitable for group activities.

**Child Development Center**  
(Project C)



Project Budget: \$20,400,000

GSF: 33,000

ASF: 22,000

Schedule:

- Design: Complete
- Construction: 3/2009 – 9/2010



This project will expand, consolidate, and improve the Child Development Center in a new protected site on campus and create a state-of-the-art Early Childhood Education Laboratory.

This project will provide construction of four new buildings totaling 35,000 square feet to house child development classrooms, laboratories, observation spaces, and all required facilities for providing child care for up to 162 children, ages birth to five years old. This facility will meet all State licensing requirements and will serve as a model facility for combining child care education and training programs with child care services. College classrooms with observation windows will be placed adjacent to child care areas in order to offer appropriate learning opportunities for students in on-site psychology and nursing classes in childhood development.

Additionally, the new Center is designed to include faculty and administrative offices, meeting and conference rooms, staff and lab preparation areas, children's meal preparation and serving spaces to provide three meals a day; nursing and isolation areas for infants and toddlers, and spaces designed for student collaborative activities. Support facilities will also include specialized restrooms for small children.

Site work will include walkways, roadways, emergency vehicle access, parking enhancements for a convenient drop-off parking area, handicap access, play areas and fencing to ensure the safety of the children, and landscaping.

## ***Athletics Complex Phase 2*** *(Project D)*



Project Budget: \$27,350,000

- State Bond Funds: \$8,000,000
- Local Bond Funds: \$19,350,000

GSF: 44,000

ASF: 38,000

Schedule:

- Tennis Courts
- Golf Driving Range
- Football Practice Field
- Track and Field Upgrades
- Site Improvements:
  - Design: 2/2009 - 2/2010
  - Construction: 2/2010 – 7/2010
- Gymnasium:
  - Design: 8/2011 – 4/2013
  - Construction: 4/2013 – 1/2015



The second phase of the Athletics Complex completes the relocation and consolidation of the majority of the athletics programs to the south side of the campus, allowing for growth of other educational programs closer to the center of campus.

Replacement of the old Gymnasium, which was constructed in the 1940s and does not meet ADA/accessibility standards, will provide a fully accessible facility with improved spectator seating and facilities for the broadcast of athletic competitions. (The cost of bringing the existing Gymnasium up to current standards would exceed the cost of a new Gymnasium.) The building will also include training and rehabilitation spaces for team sports as well as support spaces for physical education and athletic programs.

Relocation of the tennis courts will allow for the construction of the new 80,000-square-foot Business and Computer Technology Center, to be located adjacent to other academic facilities. A new golf driving range will support the instructional program and offer opportunities for the community to attend golf classes and practice their game. A new football-sized field will allow the various field sports adequate space for practice, and upgraded safe facilities for hammer throw and shot put will be constructed.

**Career and Technical Education Building  
Renovation**  
(Project E)



- Project Budget: \$38,350,000
- State Bond Funds: \$19,350,000
  - Local Bond Funds: \$19,000,000
- GSF: 128,143
- ASF: 88,000
- Schedule:
- Design: 11/2010 – 8/2012
  - Construction: 8/2012 – 11/2014



This project will improve the instructional programs at the College by remodeling the classroom buildings known as the Technology Center. The buildings currently house the Aeronautics, Transportation and Travel; Aircraft Maintenance and Manufacturing; Architecture and Engineering Design Technology, Electronics and Computer Technology, Computer Security, Fire Technology, Allied Health including Nursing, and Public Services instructional programs. As these programs have changed and developed over time, their space infrastructure needs have changed dramatically. This project will address those needs by constructing learning spaces that meet the current program needs.

The Technology Center was constructed prior to the use of computer technology in the classroom. Therefore, these buildings are in need of modernization to provide better access to technology and meet current codes, improve efficiency, and remove asbestos-containing building materials. The buildings were also constructed at a time when primarily male students attended the programs housed in these buildings, and the women's restroom facilities are not adequate for the demographics of the current student population. This project will include electrical, mechanical, and technology system upgrades, retrofitted interiors for user efficiency; and new casework and all interior finishes. A recent structural analysis of the facility indicates that major work must be done to the five-story portion of the building to protect students and staff and to prevent a catastrophic failure should a major seismic event occur in the area. The building also needs improvements such as the replacement of the elevators and automatic doors to meet current building code and accessibility standards.



## ***Classroom Building Renovation*** ***(Project F)***



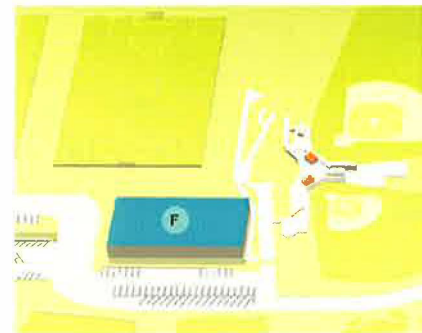
Project Budget: \$26,000,000

### Phase 1:

- GSF: 20,000
- ASF: 18,000
- Design: Complete
- Construction: 2/2009 – 4/2010

### Phase 2:

- GSF: 40,000
- ASF: 32,000
- Schedule:
  - Design: 7/2011 – 8/2013
  - Construction: 8/2013 – 4/2015



This project consists of two phases; the first will upgrade a currently non-compliant facility to the State Field Act standards required for teaching space, and the second will renovate sections of the current library building for much needed teaching space.

Phase 1 involves the renovation of an existing 20,000-square-foot metal building to provide a new Physical Education Center incorporating faculty offices, the division offices and support areas, weight rooms, classrooms, team rooms, and locker/shower rooms. The building was originally constructed in 2000 as a temporary facility to house the nursing program prior to completion of their permanent building. Major structural modifications will ensure that the facility can be used for the appropriate support of students in credit classes on a permanent basis by complying with State Field Act requirements and seismic standards.

Following the construction of the new Library-Learning Resources and Student Activity Center, the Phase 2 of the project will renovate approximately 40,000 square feet on the top floor in the existing Learning Technology Center that currently houses the Library.

The space will include desperately needed active learning space, laboratories, and classroom space necessary to meet the College's growth needs in the future as well as faculty offices, meeting and conference rooms, and office support areas.

**Laboratory Building Expansion**  
(Project G)

Project Budget: \$5,400,000

GSF: 7,000

ASF: 5,600

Schedule:

Design: 2/2010 – 4/2012

Construction: 4/2012 – 3/2014



This project provides for growth in the science disciplines by providing four new state-of-the-art teaching laboratories. These new lab spaces will be located adjacent to the recently renovated Science Complex to ensure support from related faculty offices and laboratories. Special emphasis will be placed on exemplary systems for health, safety, and environmental sensitivity.

Installation of rooftop instructional areas on the recently completed Science Laboratories building, featuring an astronomical observation center, is also included in this project.

**Fire Academy**  
(Project H)



Project Budget: \$10,200,000  
GSF: 10,000 plus Training Tower  
ASF: 7,000  
Schedule:

- Design: 1/2009 – 7/2010
- Construction: 7/2010 – 4/2012

This project provides for the construction of a Fire Academy facility on or near the campus, eliminating the need to lease space from other institutions. This facility will improve the cooperation and synergy between the College and the Fire Academy through a fixed location and will provide an improved working relationship between the Fire Academy, Fire Science, and Paramedic programs. The College is evaluating several sites to determine whether this will be an on- or off-campus facility.

A state-of-the-art training facility will be constructed to meet State environmental laws, fire service training needs, and local storm water requirements. The facility will include a Training Tower as well as an administrative building to contain instructional classrooms, faculty offices, and storage space, along with space for training equipment and vehicles.

Fire Academy space allows for program growth at a time where firefighters are desperately needed in the area and simultaneously creates a local opportunity for neighboring public safety operations to update and maintain required training levels. The project will foster the development of partnerships with many of the local firefighting units.

**Public Transportation Center**  
(Project I)

Project Budget: \$7,075,000

- Local Bond Funds: \$3,575,000

- Other Funds: \$3,500,000

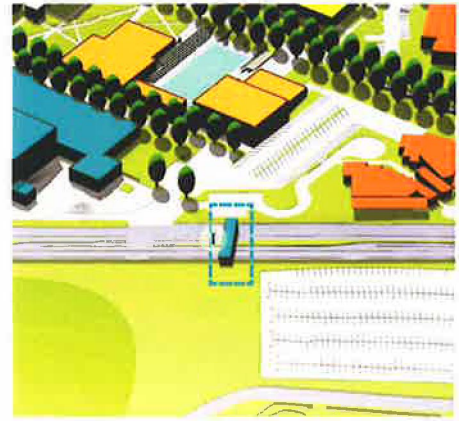
GSF:

ASF:

Schedule:

- Design: 3/2010 – 3/2011

- Construction: 3/2011 – 12/2012



The Public Transportation Center will provide easy access to the campus for students and staff who wish to ride the bus to Mt. SAC. The Center will attract additional bus routes and carriers to the campus and will create easy access from both sides of Temple Avenue with a safe pedestrian bridge crossing the roadway. Traffic in the area can be significantly reduced by constructing modern bus turn-outs to allow loading and unloading without delaying traffic. The Center will decrease the number of vehicles on the road by encouraging increased use of public transportation that provides the riders and the transportation agencies with the facilities they need. Pedestrian pathways to the interior of the campus will be upgraded and improved to ensure safe, compliant, and attractive access at each of the six main entry points.

## **Parking, Public Safety, and Traffic Improvements**

*(Project J)*



Project Budget: \$44,875,000

GSF: N/A

ASF: N/A

Schedule:

- Design: 2010 - 2012
- Construction: 2012 - 2014

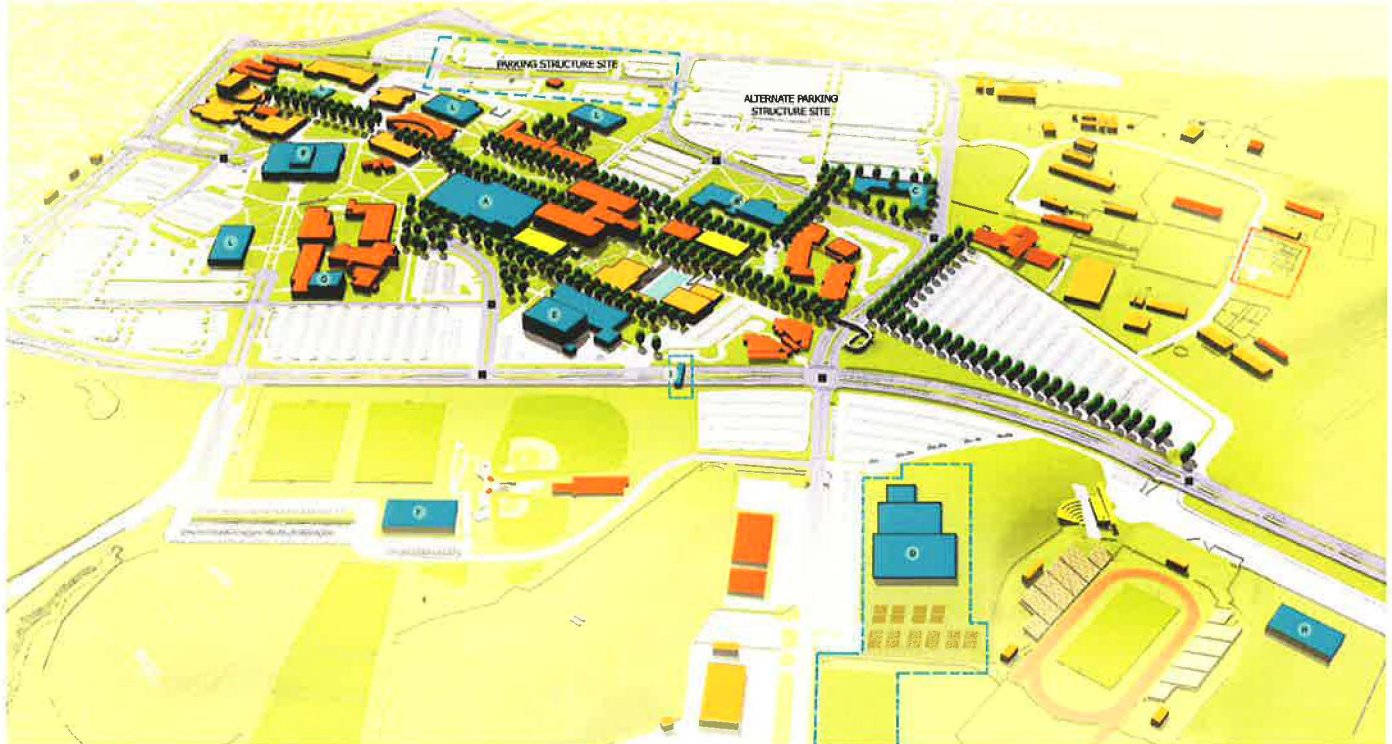
Mt. San Antonio College serves over 65,000 students, with the vast majority commuting from the local communities. Currently, there are three heavily used main entry points to the campus. Traffic in these areas spills out on to the public streets, impacting everyone in the community. This project will play a major role in meeting the Master Plan goal to create three new main entry points; allowing efficient entry and exit of vehicles and balancing the flow of traffic around campus. Interior lighting, emergency phones, and controlled pedestrian crossings at each entry and within the campus interior will provide for efficient and safe passage of students, staff, and the public on, off, and within the campus.

Current traffic studies indicate that Mt. SAC will require an additional 1,400 to 1,800 parking spaces by 2014 to accommodate expected growth. A new parking structure will address this need and will allow the college to continue to grow to serve students in the area. The parking structure site has been selected so that vehicles can enter the campus from the intersection at Mountaineer and Grand Avenue at the northwest corner of the campus, reducing the traffic impact on the busy Grand and Temple Avenues and the San Jose Hills Road and Grand Avenue intersections. Constructing parking on the northwest corner of campus will provide parking spaces where they are needed, closer to the classrooms and Student Services facilities that currently do not have adequate parking. Design criteria will ensure an attractive, non-intrusive, structure. For this project, the design-build project delivery method will be considered to ensure the best value for the district.

## **Scheduled Maintenance** (Project K)



Project Budget: \$9,150,000



In conjunction with the State-funded Scheduled Maintenance grant system, this project will provide funding for scheduled maintenance projects across the campus in the following categories:

- Roofing Repair or Replacement
- Utility Repair or Replacement (electrical, lighting, alarm, water and sewer, drainage, data and communications systems, and energy management systems)
- Mechanical Equipment Repair or Replacement (chillers, boilers, cooling towers, and air handlers)
- Exterior Refinish and Repair (masonry, stucco, siding, doors, waterproofing, and painting)
- Other Critical Needs (erosion control, fencing, walkways, flooring, etc.)

## **Campus-wide Improvements** (Project L)



Infrastructure Improvements:	\$35,000,000
COPS Debt Retirement:	\$11,000,000
Temporary Space:	\$4,000,000
Demolition:	\$4,500,000
Equipment Allowance:	\$5,000,000
Contingency:	\$21,000,000
Improvement Projects:	\$17,800,000



Infrastructure Improvements – Studies indicate that the District faces a backlog of infrastructure improvements in excess of \$60 Million. This project reduces that backlog by roughly half by upgrading and replacing critical infrastructure installed prior to 1970. An efficient campus-wide approach will maximize efficiency, while minimizing cost and impact to students and faculty, by dividing the campus into twelve zones. These utility system upgrades are essential to the campus operation and will prevent continual power outages, sewer overflow, polluted storm drain run-off, computer network failures, and inadequate water pressure for fire suppression systems. New reclaimed water system and energy efficiency projects are included. Rooftop solar and solar array systems will be evaluated and constructed as implementation costs allow.

COPS Debt Retirement – In 2008, a Certificates of Participation loan (COPS) was authorized by the Board of Trustees for various construction projects not included in the 2001 Measure R. This item will retire that debt. COPS projects include the Administration Building renovation match funds, exterior improvements for three buildings, and new parking lot construction.

Temporary Space – Temporary housing must be arranged for classrooms and offices that are impacted by major renovation work or where existing facilities are demolished so new spaces can be constructed. Utilities and site improvements must be provided for all temporary units, and sites must be restored after the units are removed.

Demolition – The Master Plan includes demolition and removal of seven buildings.

*Campus-wide Improvements*  
*(Project L) (continued)*



Equipment Allowance – Allowance must be made for major instructional equipment necessary for the long-term operation of each facility.

Contingency – Contingency funds must be available to cover excess construction cost inflation, necessary changes in project scope of work, and unforeseen elements. Any excess contingency will be used to further reduce scheduled maintenance and infrastructure improvement backlogs.

Facility Improvement Projects – Several smaller renovation and space additions are necessary as secondary effects to the major projects. Projects include renovation of the old Agricultural Sciences Labs to provide teaching space, conversion of the old Bookstore into office space, and a new plan room for the Facilities Management offices.