



SOUTHWESTERN COLLEGE



CW/P

facilities master plan

march 2013

# The Timeline

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2012	September	Facilities master plan kick off with IFC
	October	Baseline / growth, SWOT, campus input with IFC
	December	Working Meeting with the President's Cabinet
2013	January	Working meeting with Facilities / EMP Draft
	February	SCC & IFC Review, Community Breakfast
	<b>March</b>	<b>SCC Review</b> , Open Forum, Board Workshop
	April	Board Adoption
	Future	Project implementation

# Steps Taken

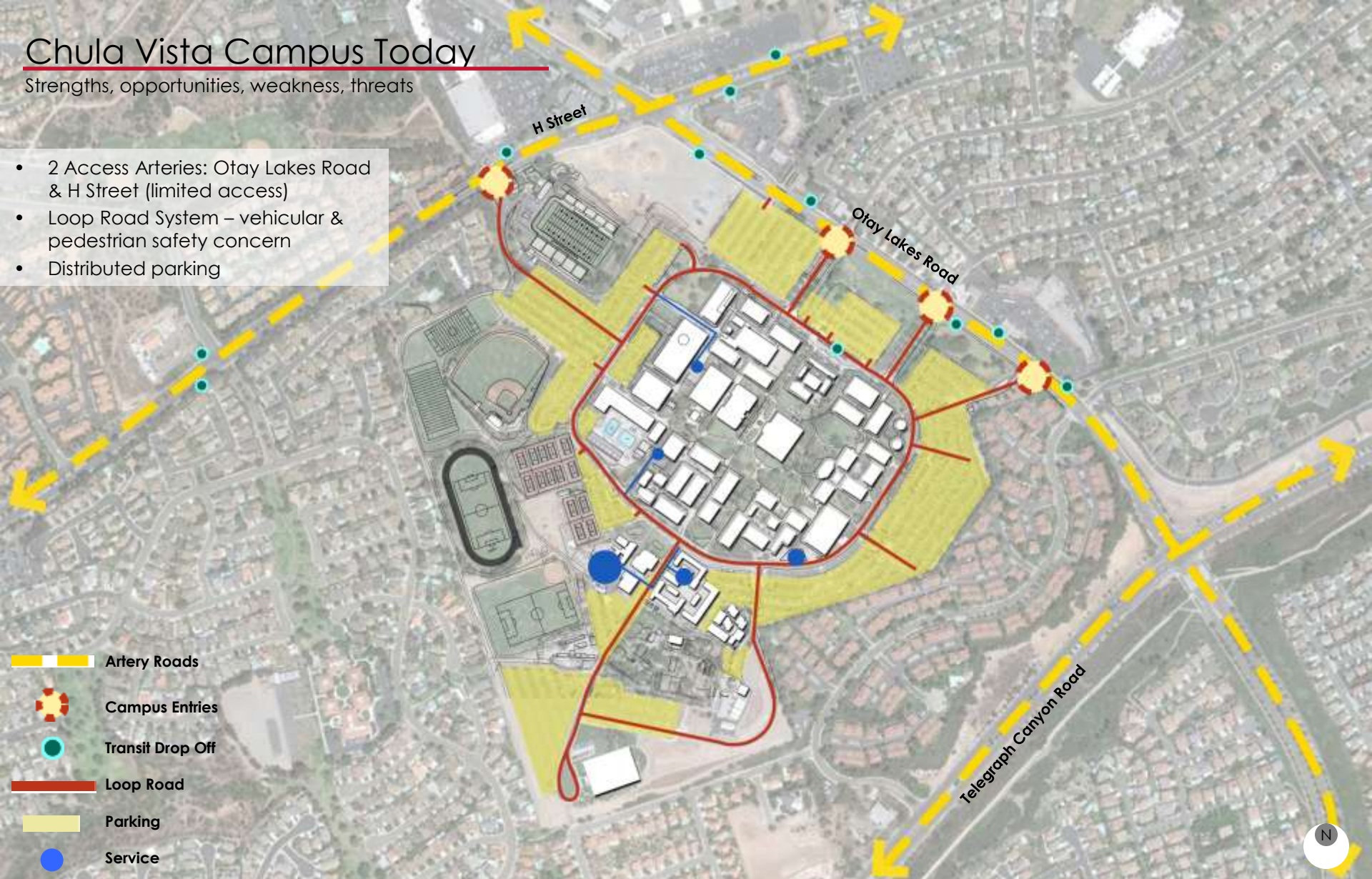
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- Completed initial interviews with the various Departments and Schools
- Developed a growth projection for the instructional program
- Collected data regarding existing facilities
- Visually assessed the systems and physical conditions of the campus
- Meet with the IFC for SWOT analysis
- Translated to facility needs (meet with Instructional Schools)
- Developed conceptual approach(s) for discussion with President's Cabinet
- Reviewed conceptual approach with IFC / SCC
- Presented conceptual approach with Community Constituent

# Chula Vista Campus Today

Strengths, opportunities, weakness, threats

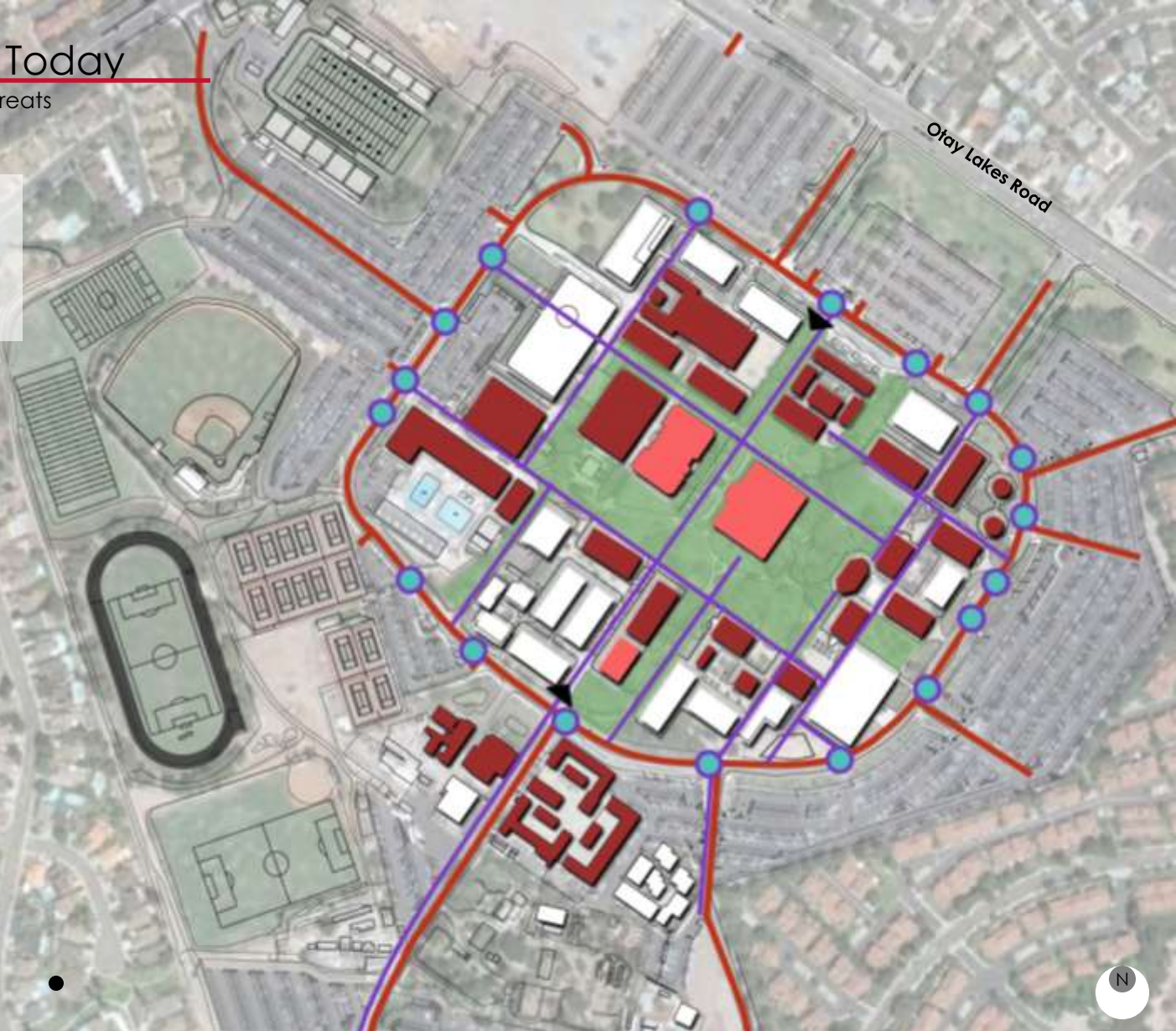
- 2 Access Arteries: Otay Lakes Road & H Street (limited access)
- Loop Road System – vehicular & pedestrian safety concern
- Distributed parking





# Chula Vista Campus Today

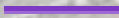
Strengths, opportunities, weakness, threats


- Most Buildings are approaching 50 years old
- Well Defined Core
- Well Maintained Open Space
- Undeveloped Land





 Vehicular Circulation

 Cross Walks

 Pedestrian Circulation

 Open Space

 Buildings 40+ Years Old

 Renovated Buildings 40+ Years Old

# Chula Vista Campus Today: conclusions

strengths, weaknesses, opportunities, threats

## Planning Concerns

- Age & Conditions of Buildings
  - Operational Efficiency
  - Future Growth
  - Cost of Renovation
- Vehicular Traffic VS. Pedestrians
- Pedestrian Wayfinding
  - Sense of Arrival
  - Visibility of Destinations
  - Signage
  - Numerous Courtyards
  - Landmark Elements

## Campus Assets

- Well Defined Academic Core
- Open space / Legacy Trees
- Distribution of Parking
- Underutilized Land

## Noteworthy Considerations

- Topography
- 2 Arterials/ Limited Access

building an exceptional community of learners and leaders

# Proposed Program of Work

<u>Project Name</u>	<u>Assumed GSF</u>	<u>Funding</u>
<u>Chula Vista Campus</u>		
Performing Arts Center	47,540	Local
Student Union Complex + Central Server	93,650	Local
* Wellness Complex (Gym / Pool)	54,000	Local
Math & Science Building / Large Lecture	91,876	Local
Planetarium/Exhibition FPP-2015	11,250	State
Business CIS Center (New Construction)	43,769	State
Administration Building (New Construction)	40,638	Local
Student Services - New Building / Removal of 100's	50,898	Local
Academic Success Center (renovation of 1400)	32,998	State
Remodel 420 for Language Arts/Communication	29,714	State
Remodel Bookstore as Fine Arts Swing Space	10,431	Local
Fine Arts Reconstruction ( I & II)	30,000	State
Remodel 1600's for Community Serv/Child Dev.	4,384	Local
<u>Chula Vista Campus - Other Projects</u>		
Campus Wide Classroom Improvements		Local
Central Plant Connection / Start up		Local
Parking Structure / Parking Improvements		Local
Security Bldg	4,500	Local
Perimeter Road / Parking Improvements		Local
M&O / Grounds	32,000	Local
Automotive	14,000	Local
Solar Fields		Local
Fields / Courts / Field House		Local
<u>Higher Education Centers Program of Work</u>		
Otay Mesa Remodel Project		Local
National City Phase II - 21,000GSF, parking?		Local
San Ysidro Phase II		Local

- \* Sequencing Project
- Flexible Start Date
- State** Potential for State Funding

# Chula Vista Campus Vision

academic planning / zoning

## Wellness Complex

### Programs:

- Wellness Center
- Gym
- Pool Facilities

### ASF / GSF / Mass:

37,800 ASF / 54,000 GSF / 2 Stories

### Timeline:

2014 – 2016

### Vacates:

Gymnasium, Pools, Racquetball,  
Bldgs: 1000, 1006, 2008

## Math / Science Complex

### Buildings:

1. Math Science Building
2. Planetarium / Exhibit / Large  
Lecture Building

### ASF / GSF / Mass:

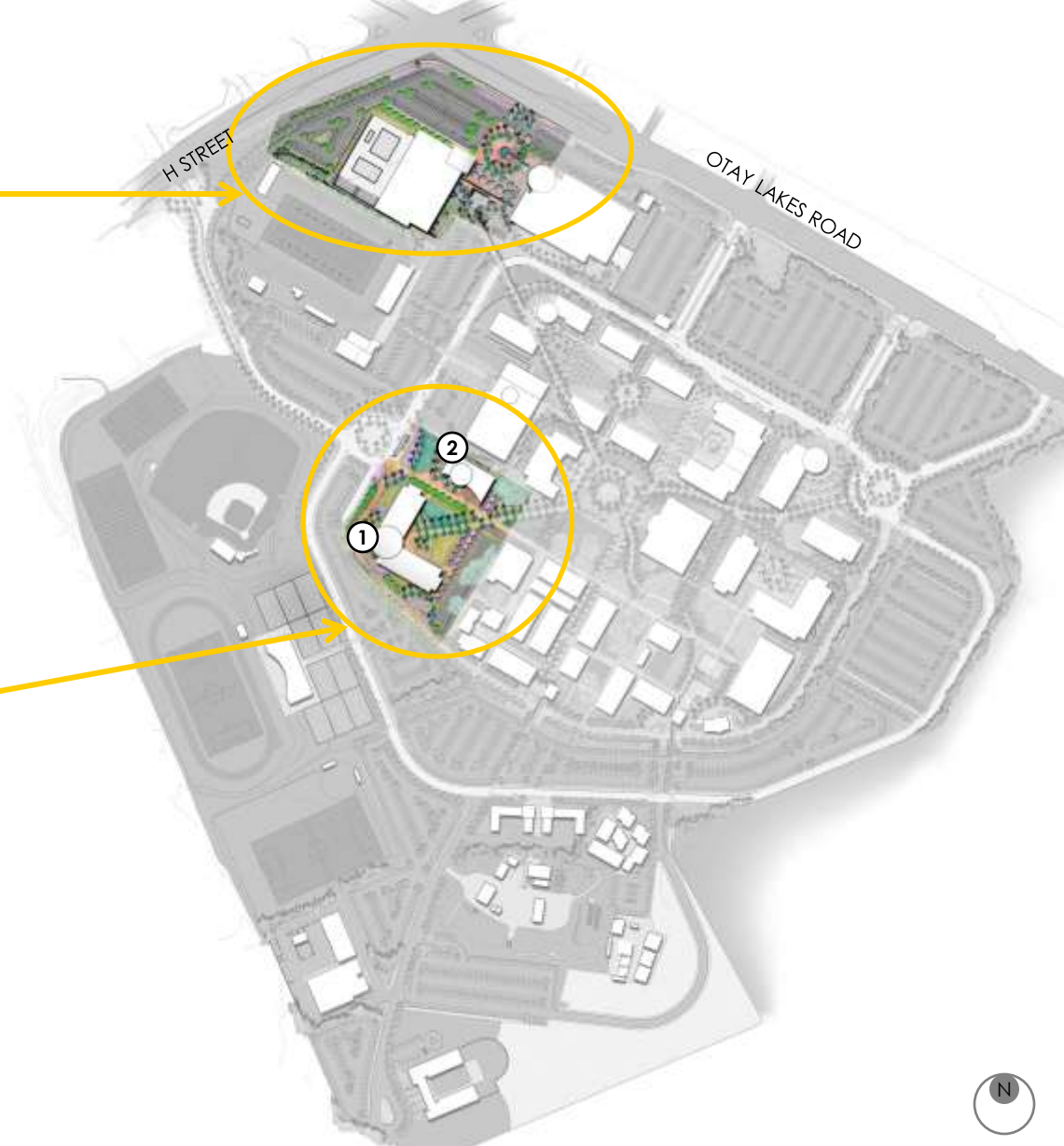
1. 59,720ASF / 91,880 GSF / 2 Stories
2. 7,300ASF / 11,250 SF / 1 Story

### Timeline:

2016 – 2018

### Vacates:

300's & Various Classrooms on Campus



# Chula Vista Campus Vision

academic planning / zoning

## Performing Arts Complex

### Programs:

1. PAC (Theatre, Black Box, Recital Hall, Theatre Labs, Dance), Parking Structure
2. Fine Arts Buildings (2)
3. Gallery & Café
4. Parking Structure

### ASF / GSF / Mass:

1. 30,900 ASF / 47,530 GSF / 2 Stories
2. 20,900 ASF / 30,230 GSF / 1 & 2 Stories
3. 6,000 ASF / 9,320 GSF / 1 Story
4. 150 stalls/level @ 3 levels = 450 stalls

### Timeline:

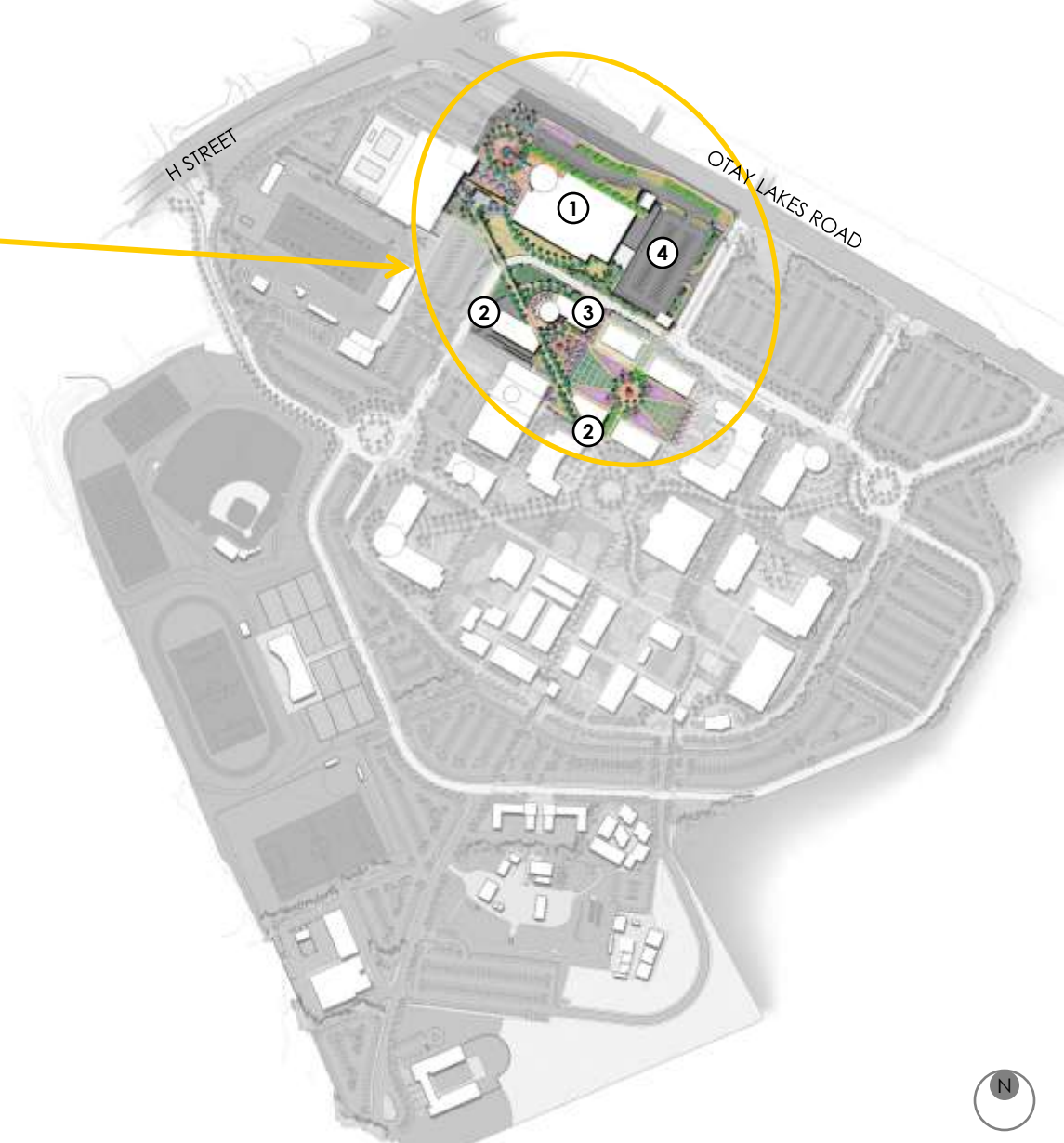
2016 – 2020

### Swing Space:

Book Store (Art Labs)

### Vacates / Demo:

Mayan Hall, 710, 750



# Chula Vista Campus Vision

academic planning / zoning

## Student Union Complex

### Programs:

- Book Store
- Central Server
- Culinary Arts
- Food Service
- Health Services
- Student Activities
- Veteran Services

### ASF / GSF / Mass:

60,870 ASF / 93, 650 GSF / 2.5 Stories

### Timeline:

2016 – 2018

### Vacates:

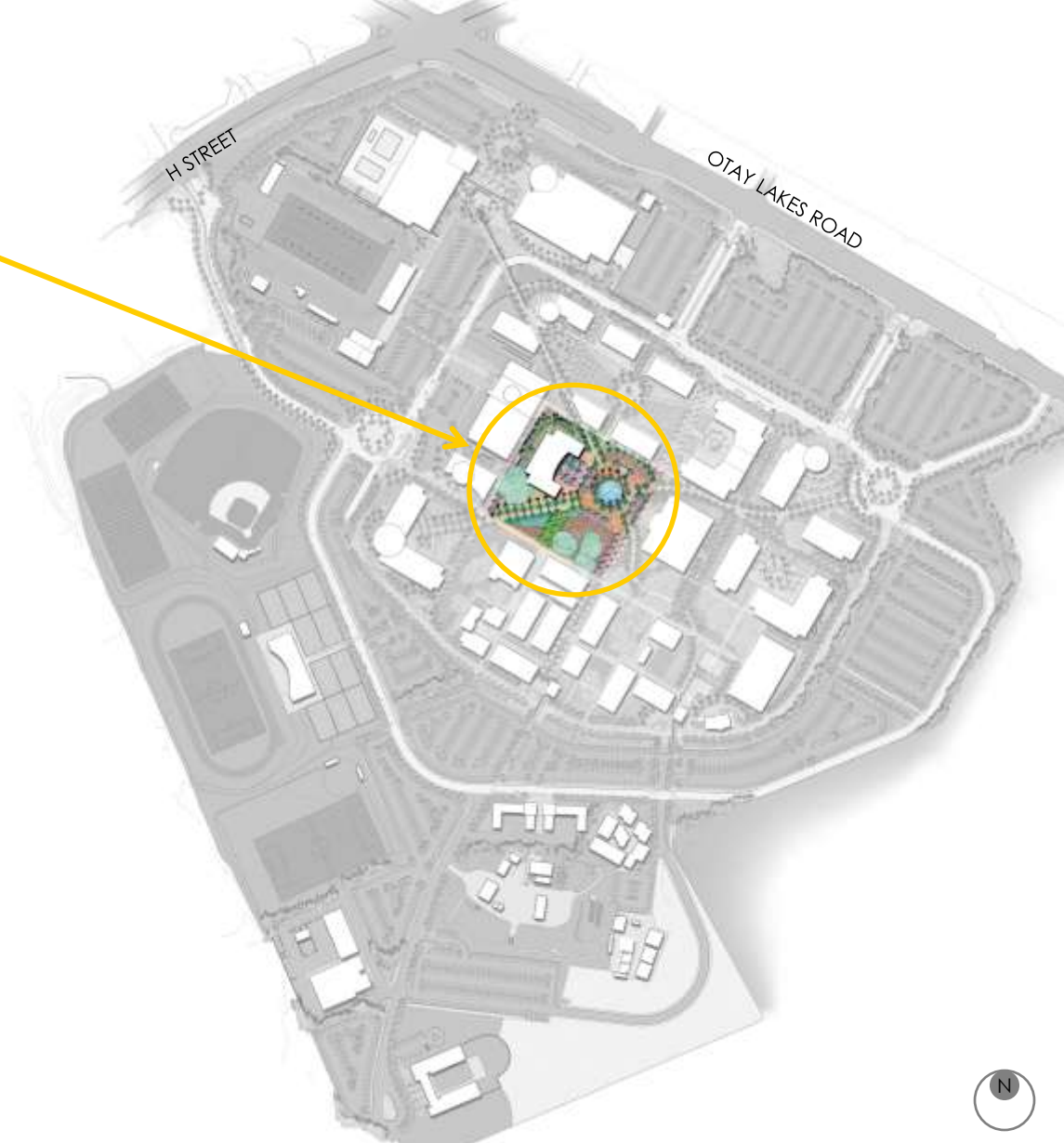
Book Store

### Demos:

Cafeteria

### Replaces / Expands:

610, 600



# Chula Vista Campus Vision

academic planning / zoning

1. Business / CIS / Communication Bldg.
2. Administration Bldg.

Swing Space:

Classrooms: 1685s

Offices: Old Bookstore

Programs:

1. Business, Computer Science, Communications
2. Administration, Institutional Effectiveness, Procurement, Academic Senate

ASF / GSF / Mass:

1. 28,450 ASF / 43,800 GSF / 2 Stories

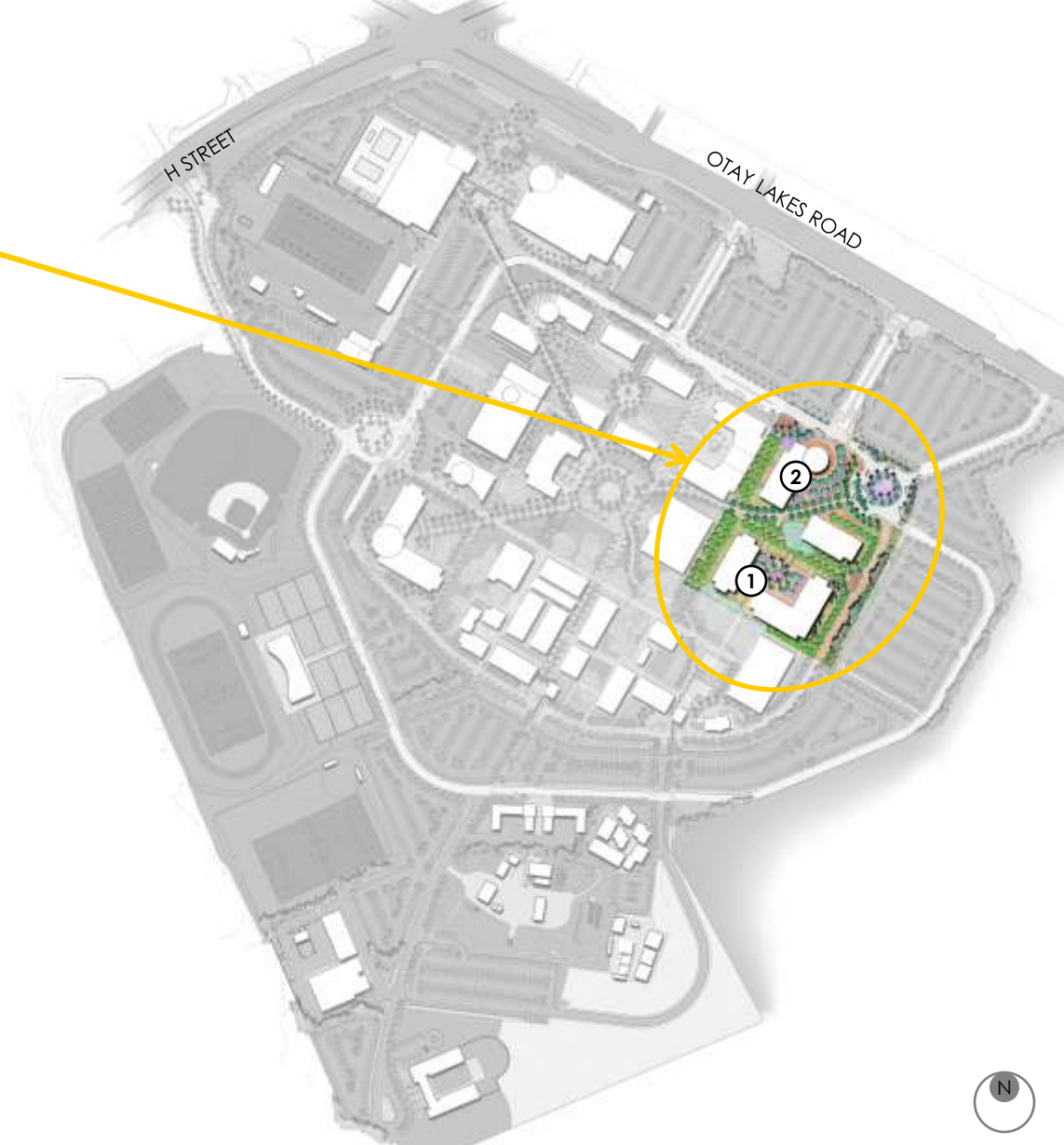
2. 26,420 ASF / 40,600 GSF / 2 Stories

Timeline:

2018 – 2020

Vacates:

200's & 100's



# Chula Vista Campus Vision

academic planning / zoning

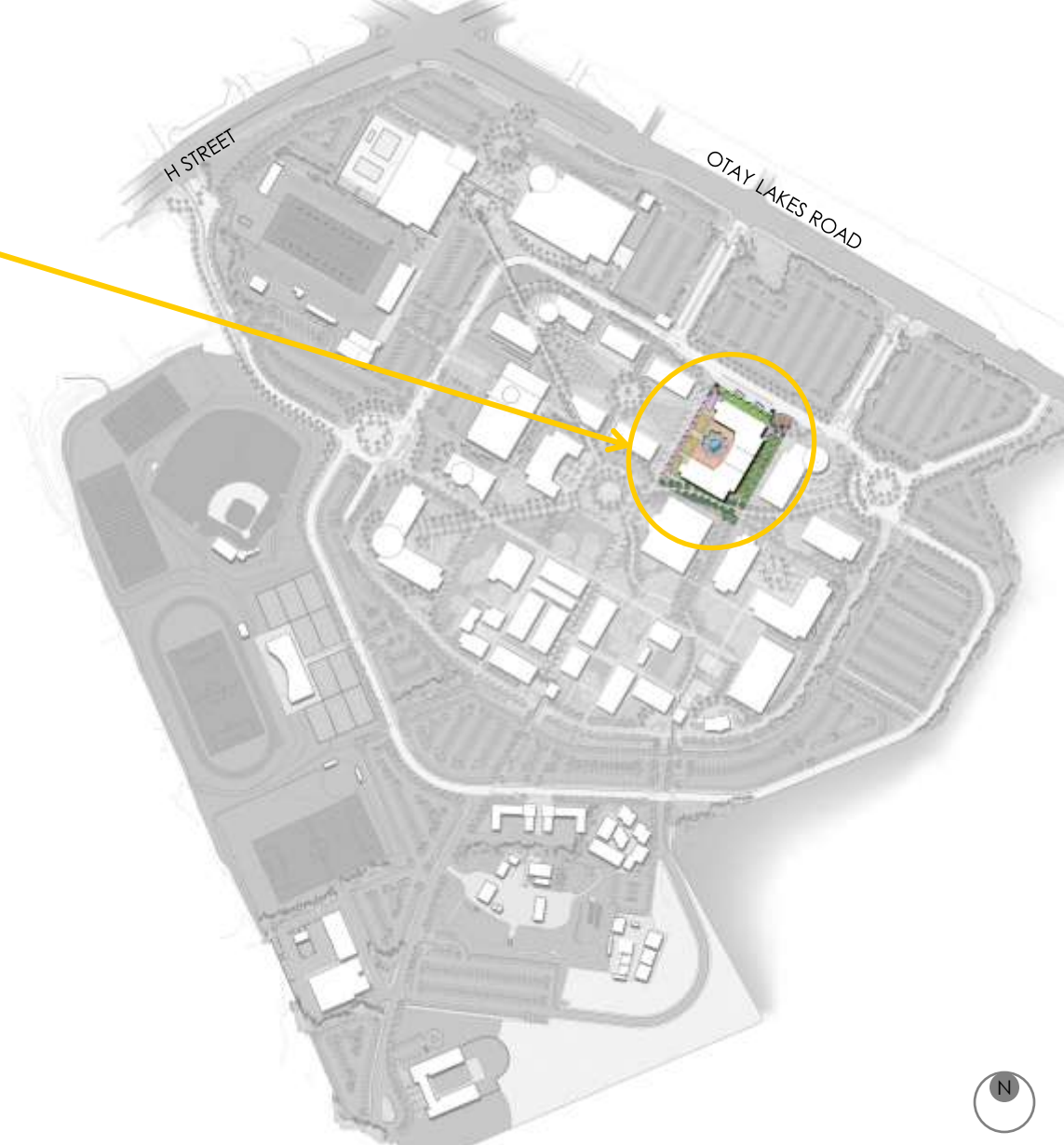
## Student Services

Programs:  
Student Services

ASF / GSF / Mass:  
33,100 ASF / 51,000 GSF / 2 Stories

Timeline:  
2020 – 2022

Vacates:  
1400



# Chula Vista Campus Vision

academic planning / zoning

## Academic Success Center

Programs:

Academic Success Center

ASF / GSF / Mass:

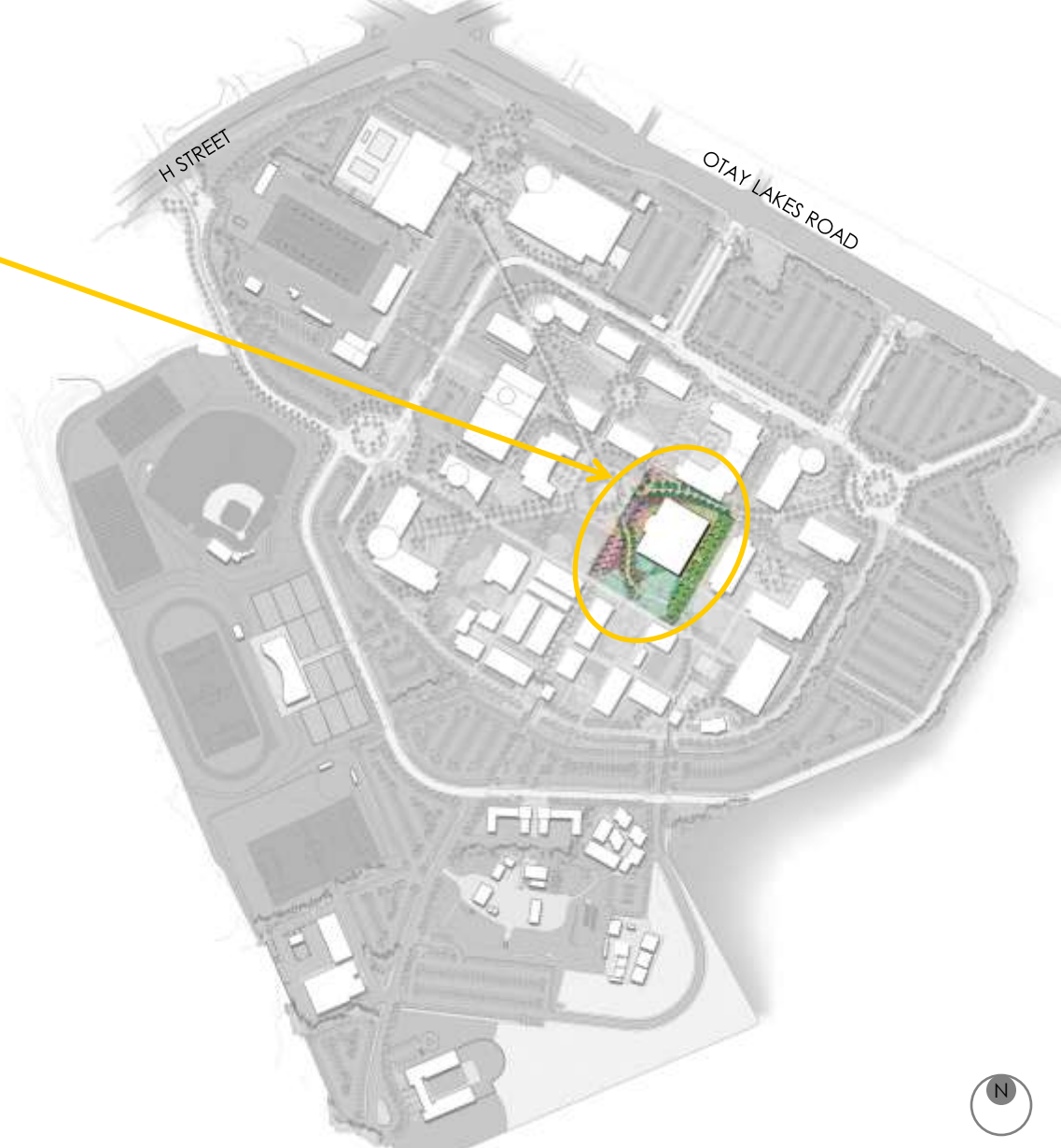
27,600 ASF / 33,000 GSF / 2 Stories

Timeline:

2022 – 2024

Vacates:

420



# Chula Vista Campus Vision

academic planning / zoning

## Language Arts (420 Repurpose)

### Programs:

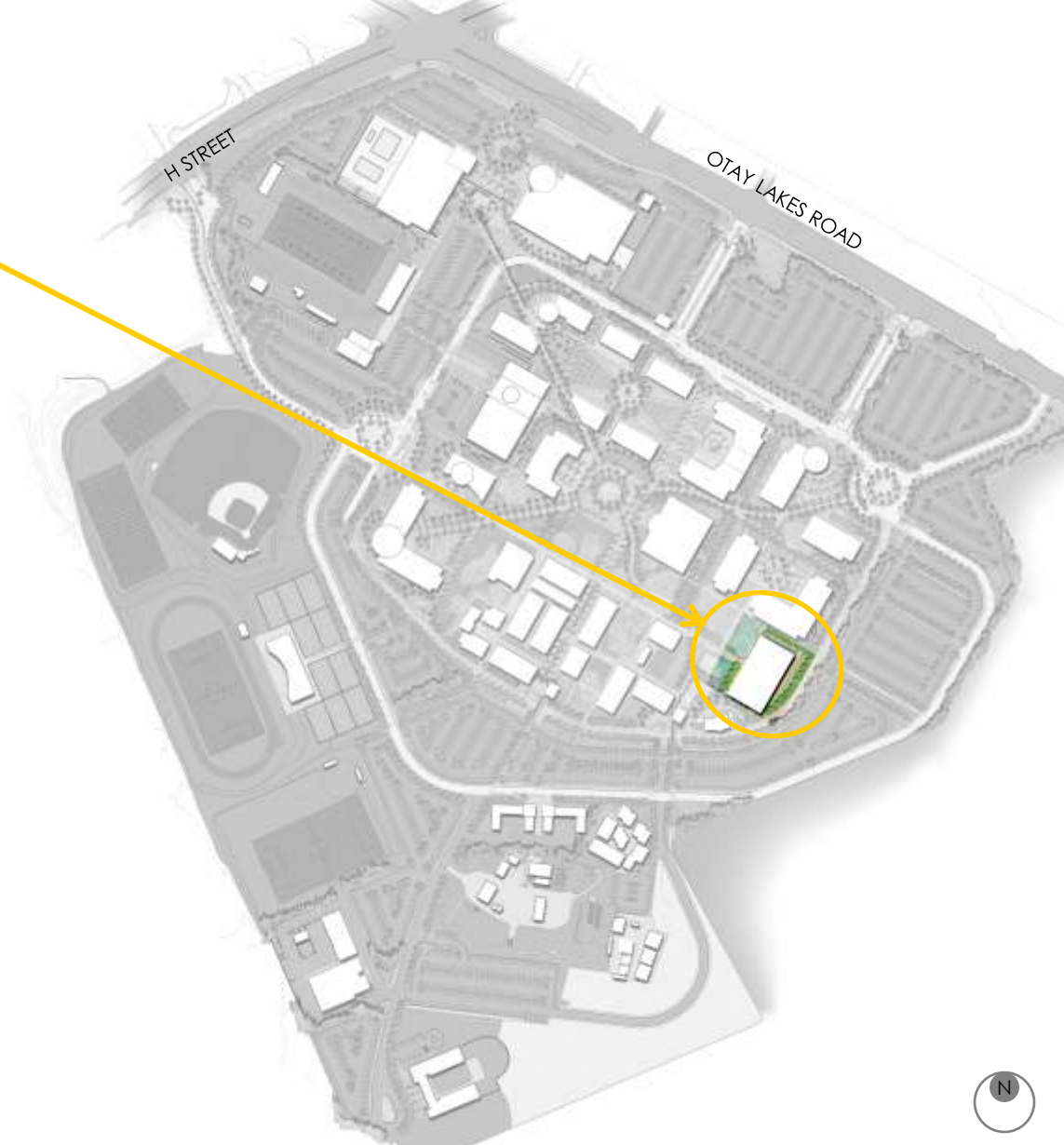
Reading, World Languages, ESL, English

### ASF / GSF / Mass:

20,600 ASF / 29,700 GSF / 1 Story

### Timeline:

2024 – 2025



# Chula Vista Campus Vision

academic planning / zoning

## Maintenance & Operations

### Programs:

Maintenance & Operations, Grounds  
Restores Old M&O to Additional Parking Lot

### GSF / Mass:

32,000 GSF / 1 Story

### Timeline:

TBD

### Vacates:

1100, 1200, 1260



# Chula Vista Campus Vision

academic planning / zoning

## Auto Tech (Consolidation for Efficiency)

### Programs:

- Consolidate & Replace Existing Auto Technology Buildings
- Expand Parking Lot

### GSF / Mass:

14,000 GSF / 1 Story

### Timeline:

TBD

### Replaces:

590



# Chula Vista Campus Vision

academic planning / zoning

## Existing Building Renovation

### Scope:

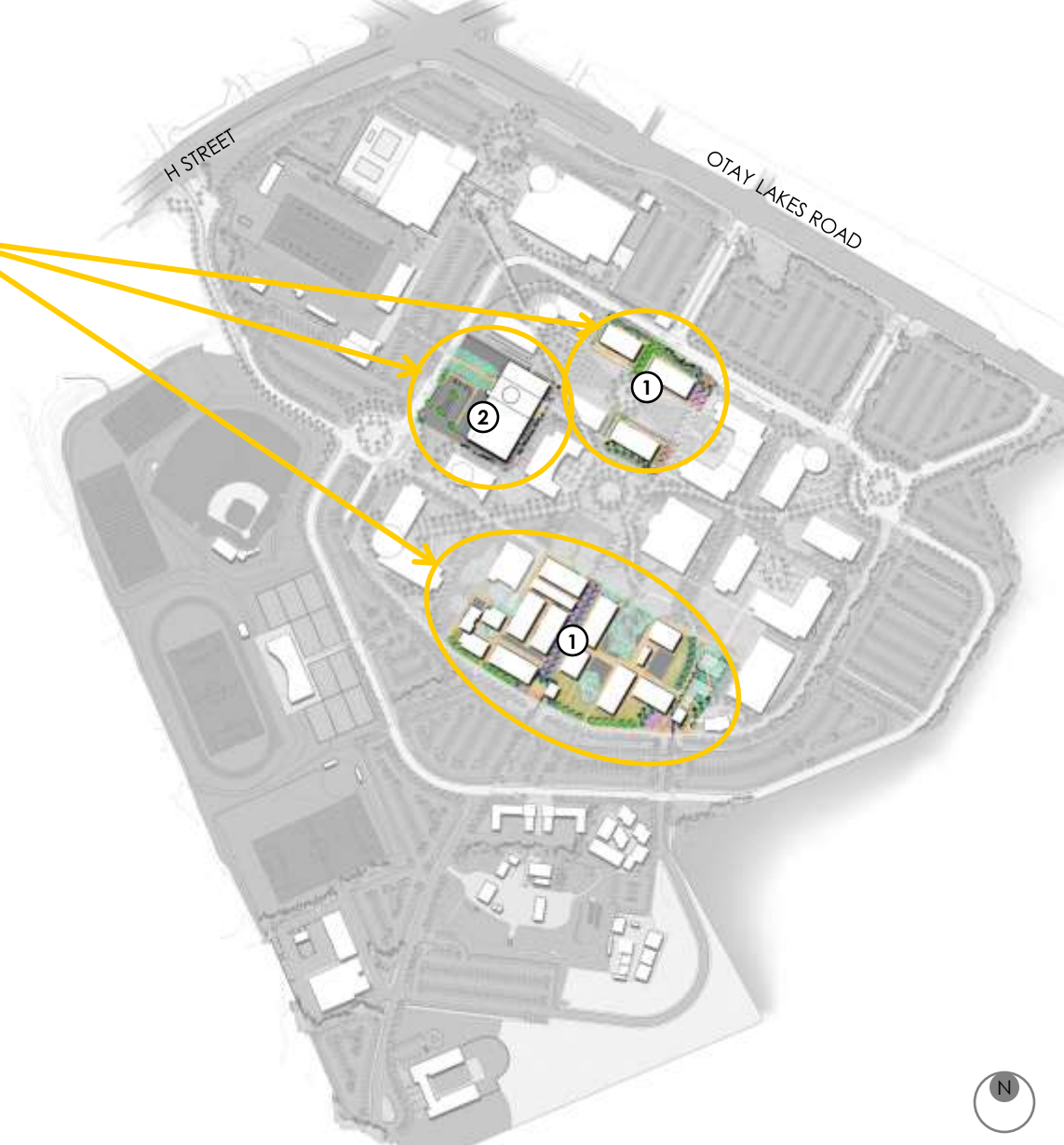
1. Extensive renovation of all buildings that are **Existing and to Remain.**
2. Library

### GSE:

Varies

### Timeline:

TBD



# Chula Vista Campus Vision

academic planning / zoning

## Future Parking Structures

### Scope:

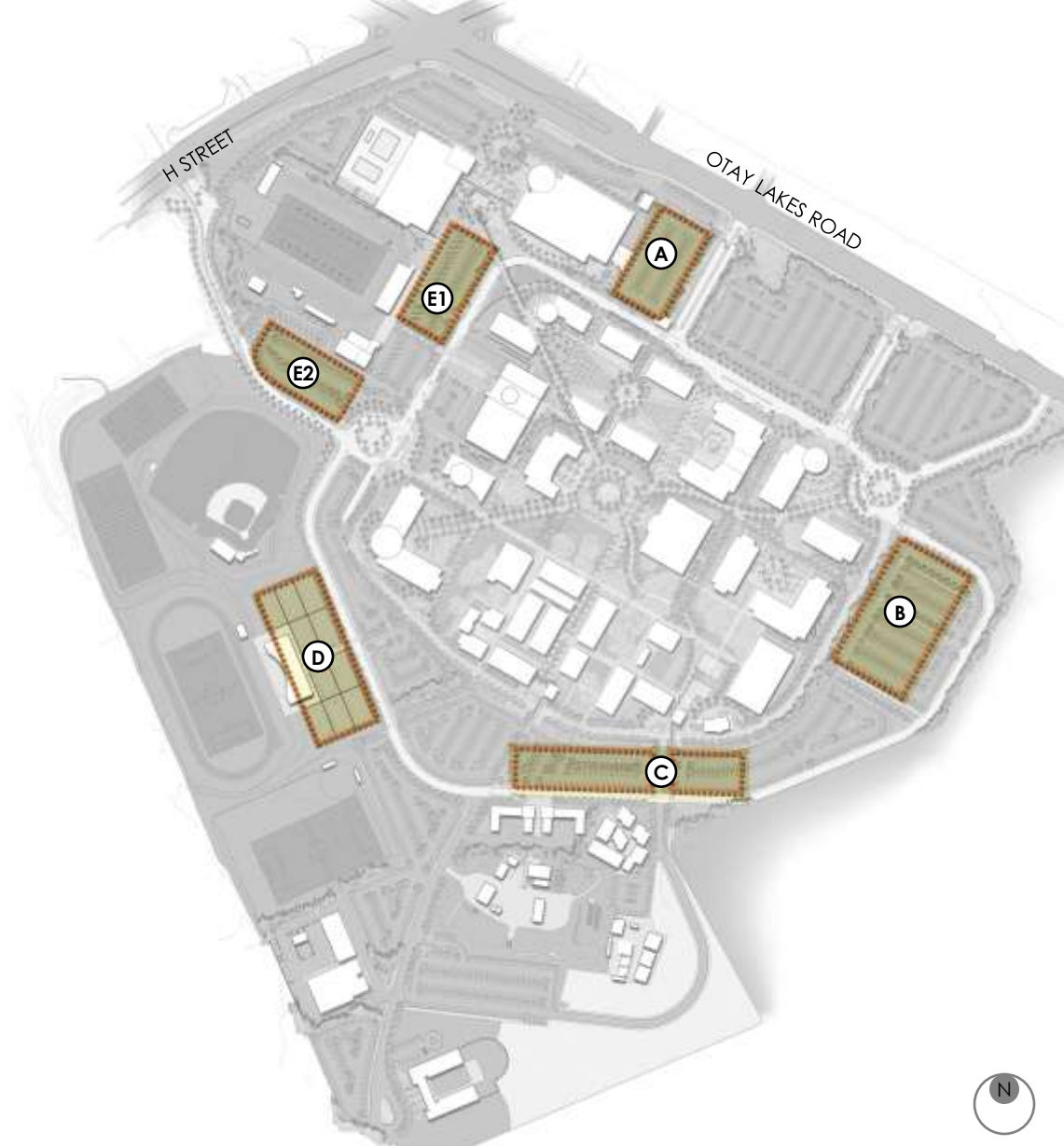
Parking Structures to be implemented over time, as needed

### Timeline:

TBD

### Structures:

- A. 150 Stalls/Level @ 3 Levels = 450 Stalls
  - ❖ 1 Sub-Terrain Level (Day-light)
- B. 270 Stalls/Level @ 3 Levels = 810 Stalls
  - ❖ 1 Sub-Terrain Level (Day-light)
- C. 240 Stalls/Level @ 3 Levels = 720 Stalls
  - ❖ 1 Sub-Terrain Level (Day-light)
- D. 250 Stalls/Level @ 2 Levels = 500 Stalls
  - ❖ 1 Sub-Terrain Level (Day-light)
  - ❖ Tennis Courts above
- E. North West Parking Options
  - 1. 120 Stalls/Level @ 3 Levels = 360 Stalls
  - 2. 145 Stalls/Level @ 3 Levels = 435 Stalls



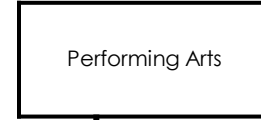
# Chula Vista Campus Vision

required project sequencing

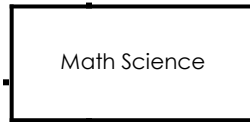
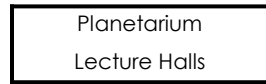
Construction Complete

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••  
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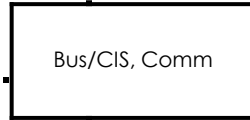
2016



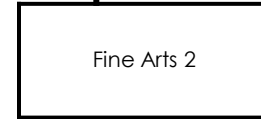
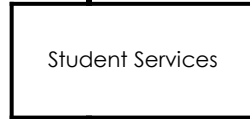
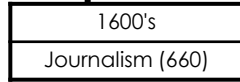
2018



2020



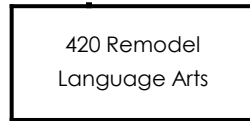
2022



2024



2025



# Chula Vista Campus Vision

## conceptual campus layout

### Projects

1. Wellness Complex (Gym / Pool)
2. Performing Arts Complex
  - 2a. Art Gallery / Café
3. Student Union Complex
4. Math & Science Building
5. Planetarium / Exhibition / Lecture Hall
6. Business CIS Center
7. Administration Building
8. Student Services
9. Academic Success Center (Repurpose)
10. Language Arts / Communication (Repurpose)
11. Repurpose Book Store for future use (TBD)
12. Fine Arts
13. Community Services / Child Development (Repurpose)

### Other Projects

- A. Campus Wide Classroom Improvements
- B. Central Plant Connection
- C. Parking Structure
- D. Security Building
- E. Perimeter Road / Parking Improvements
- F. M&O / Grounds Replacement and Consolidation
- G. Automotive
- H. Fields / Court Improvements
- I. Housing
- J. Solar - TBD

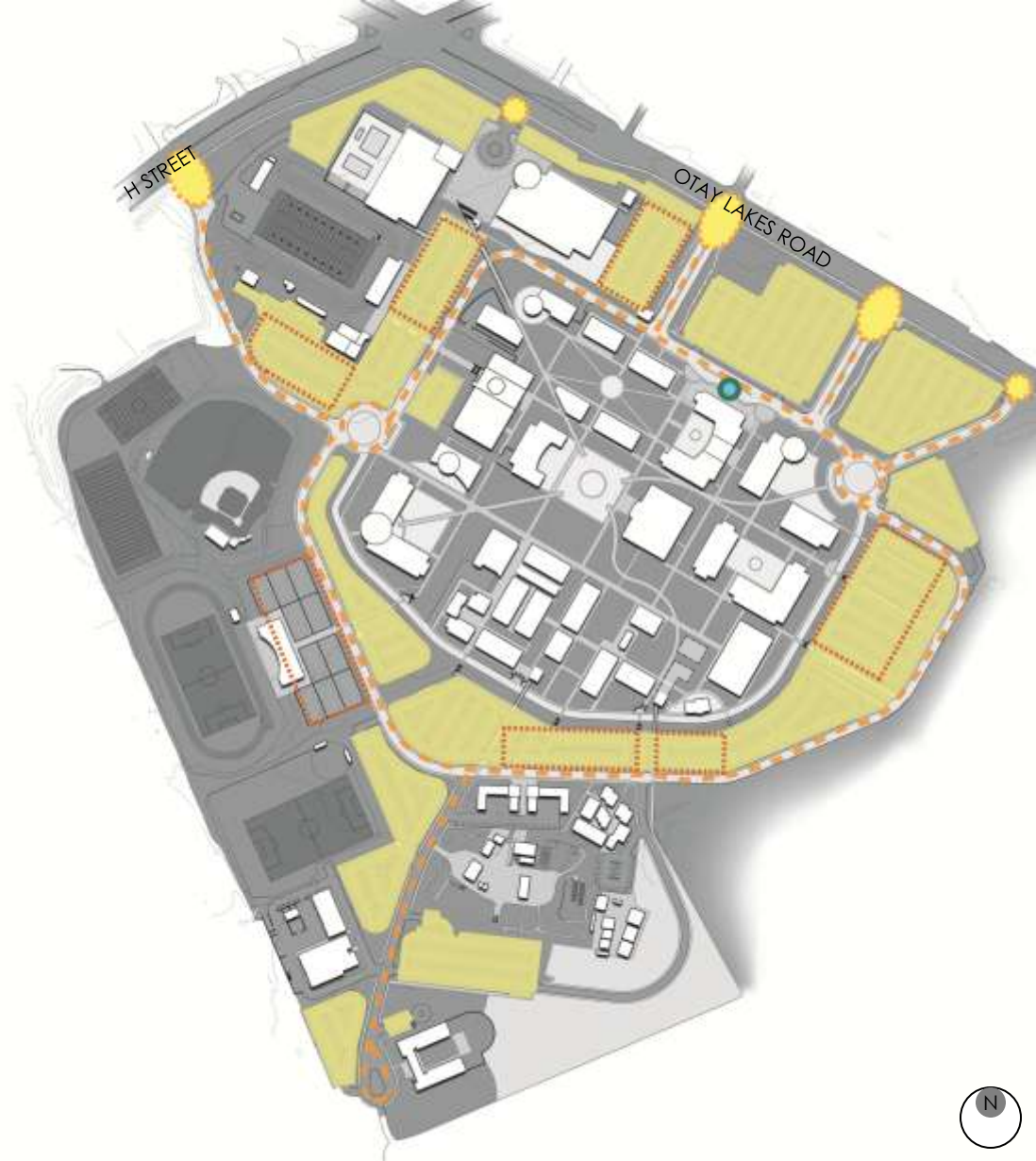


# Chula Vista Campus Vision

## Vehicular Circulation & Parking

- Transition Loop Road to Perimeter of Parking
- Distributed Parking
- Convenience of student access
- Minimize pedestrian / vehicular conflicts





- — Vehicular Circulation
- Vehicular Entry
- Improved Parking
- Public Transit (existing)
- Parking structure



# Chula Vista Campus Vision

## Pedestrian Circulation & Open Space

- Open / Enhanced Student Core
- Ease of wayfinding – visual access
- Entry plazas
- New student street – minimize pedestrian / vehicular conflicts

-  Pedestrian Circulation
-  Pedestrian Bridge
-  Pedestrian Street / Emergency Access
-  Entry Court
-  Primary Student Open Space
-  Student Core



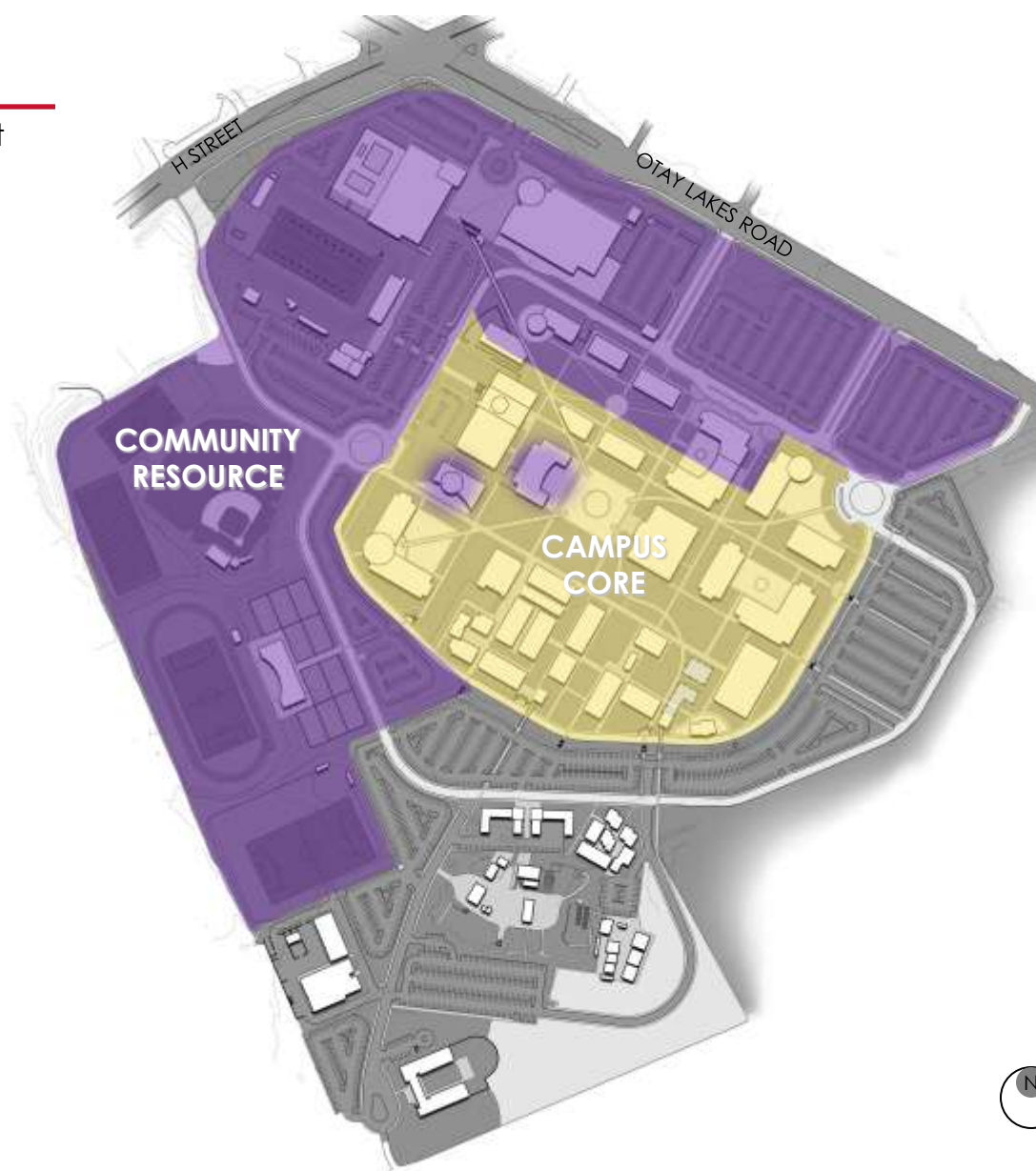
# Implementation

conceptual campus layout



# Implementation

conceptual campus layout



# Higher Education Centers : Otay Mesa

- Constructed 2007
- 75,415 GSF / 57,588 ASF
- 7.1% WSCH / FTES (Fall)
- Overall a well laid out campus
- Minor deficits in instructional space to 2025
- Some need to reallocate space for Allied Health programs
- Some outside improvements are necessary
- Campus focus on Health and Safety Issues
- Program Emphasis:
  - Allied Health
    - Associate Degree Nursing
    - Vocational Nursing
    - Operating RM Nurse
    - Surgical Technology
  - First Responders
    - Fire Sciences
    - Police Academy
    - Paramedic / EMT



# Higher Education Centers : San Ysidro

- Constructed 2008
- 19,040 GSF / 12,871 ASF
- Demand is high
- Productivity can be improved
- 6.2% WSCH / FTES (Fall)
- Currently have 10 Lecture, 2 Labs.  
Projected additional space needs  
– 4 Lecture, 3 Labs
- Site has limited possibilities
- Parking Lot Structure Option  
19,000 – 25,000 GSF
- Candidate for center status
- General education core program  
for child development



# Higher Education Centers : National City

- Constructed 2004
- 48,248 GSF / 33,974 ASF
- 6.2% of WSCH / FTES (Fall)
- Projected Space Needs by 2025
  - Adequate Lecture Space
  - Deficient in laboratory facilities related to Medical Asst Programs
- Balanced Facility for Space and Services
- Some Emphasis on Small Business Operations
- Phase II Project: 17,076 - 21,000gsf
- Allied Health Programs:
  - Dental Health
  - Medical Lab Technician
  - Medical Office Procedures



THANK YOU

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Q & A