

5.0 Master Plan Recommendations

5.0 MASTER PLAN RECOMMENDATIONS

5.1 RECOMMENDATION NARRATIVE

A. SITE RECOMMENDATIONS

The existing underground utilities have been identified as being in need of repair or obsolete and in need of replacement. There is an existing utility spine that runs north/south along the main campus walkway (the “spine”).

A new utility system will be installed parallel with the existing system, on the opposite side of the existing walkway. The new system will be sized appropriately for current and anticipated future requirements. The current plan is to abandon the existing system in place, after conversion.

Reworking the underground utilities at the main walkway will present some disruptions to pedestrian circulation on campus for a time. It also presents an opportunity to upgrade the landscape treatment (plants, paving and site lighting) and create an enhanced sense of place and connection for the campus.

It is proposed to create a series of interconnected plazas along the main walkway. Plazas could be “themed” according to their respective zones on campus. For example, a “Science Plaza” and a “Humanities Plaza” etc. There are many opportunities for outdoor artworks. In keeping with the intention to provide wireless data access on campus, wireless networks could also be made available outdoors. Information kiosks are another possibility.

The plazas are not a radical, new proposal. Instead, they respect, reinforce, and strengthen the existing campus layout and character.

It has been recognized that the campus is lacking a “front door”. It is possible to create a “gateway” element at the north side of the main walkway. This gateway should be architecturally designed in harmony with the existing campus character. It might be desirable to reconfigure the bus stop to allow the gateway to have more prominence in relation to the parking lot.

Other site ideas under consideration include an outdoor theater space adjacent to the theater building, and a “Spanish Steps” plaza by the library.

It has been identified that the new style of learning occurs everywhere, not just in formal classroom settings. Outdoor space should be captured and developed as providing places for teachers and students, as well as students with fellow students, to interact, study, and share impromptu “teachable moments.”

The intent is to provide the academic community with a variety of experiences and places to enjoy and learn.

The site will be reconfigured as required to provide full accessibility. One issue that has been identified in the accessibility compliance report is the existing pedestrian bridge north of the gymnasium. Because of the slope of the bridge, it does not comply with accessibility code.

The site master plan shows a second code compliant pedestrian bridge to be built next to the existing bridge, which has a pleasant character and could remain in place. This might be a cost-effective solution if a prefabricated bridge is installed, and also, would maintain the aesthetic integrity of the existing bridge.

B. BUILDING UPGRADES

The general intent is to upgrade the older buildings on campus a comparable performance level as the newer facilities.

Most of the older buildings are not air conditioned. New air conditioning systems will be installed.

The older buildings do not have code compliant building insulation. Additional insulation will be added, to improve energy performance significantly, thus reducing operating costs.

Fire alarm systems will be upgraded.

Smart Classrooms and Labs will be added in selected locations.

The older science buildings will receive new laboratory plumbing, and fixtures.

The Library and Student Services Building will receive major renovation and reconfiguration.

C. INDIVIDUAL PROJECT DESCRIPTION SHEETS

Specific project requirements have been summarized on individual Project Data Sheets.

A building-specific design effort will be undertaken by the Design Team at the time specific projects are awarded. The Design Team will be asked to adhere to budgets as outlined in the Bond Master Plan, subject to any additional monies being made available from other sources.

In some cases, renovation may be relatively minor. In other cases, interiors of buildings may be substantially gutted with only the exterior shell retained for complete reconfiguration.

A Project Data Sheet has been produced for each of the individual building projects.

This sheet shows the building name, building number, date built, area (sq. ft.), general scope and schedule.

The anticipated general scope of work for each building is indicated on the Data Sheet. The intent of the data sheets is that they are useful for planning purposes - they are not intended, for example, to indicate the complete scopes of work in each building at this time.

5.2 GENERAL BUILDING SCOPE AND PRIORITIES

In general, the following scopes of work should be addressed in each building being modernized.

A. PRIORITY I – MUST DO

- Replacement of door hardware for ADA compliance
- Renovation of the toilet rooms for ADA compliance
- New electrical panels, transformers, and distribution
- New fire alarm system
- New phone/data cabling
- New HVAC systems and energy management system for the following buildings: 1) Physical Science, 2) Chemistry, 3) Life Science, 4) Gymnasium (excluding the Adaptive PE area), 5) Library (old portion, not the annex), 6) Student Center, 7) Maintenance / Security, 8) Humanities, 9) Art, and 10) Occupational Education.
- Replacement of the flooring (including abatement of asbestos containing flooring)
- Roofing of buildings in need of roof replacement (Gym and Library Buildings)
- Reconfiguration of room spaces to meet state usage guidelines (see Room (see Room Usage Plan)
- Replacement of fixed seating in stepped lecture spaces (See Room Usage Plan)
- Insulation, installation of t-bar ceilings and new lighting (for energy savings)
- Keycard door-entry security system
- Painting of the exterior eaves (use a lighter color)

B. PRIORITY 2 – SHOULD DO

- New interior finishes where rooms are being reconfigured, including wall acoustic upgrades.
- Roofing of other buildings (scope dependant on roofing assessment).
- Public Address system (either phones in each hallway or intercom feature for each speaker).
- Landscaping.

C. PRIORITY 3 – NICE TO DO

- Repair/replace other interior finishes
- New intrusion alarm and/or CCTV system (video camera in each hallway)
- Replacement of cabinetry
- Replacement of chalkboards and tackboards

5.3 OTHER PROJECTS/SCOPE

A. The following is a list of other projects that are either not building specific, or are not part of the generic building scope. These are not listed in any order of priority.

- Underground utilities project
- Boiler Replacement project
- Water tank replacement
- Replacement of the bridge
- Refinishing of the Gym floor
- Installation of new Gym bleachers
- Remodel Weight Room and Gym Foyer to increase the size of the Weight Room and add office space
- Add a Mezzanine level to the Maintenance Building
- Demolish/remove the CJ500 Portable Building, AJ Portables and Business Portables
- Theater Building Storage rooms

5.4 SCOPE EXCLUDED FROM BOND PROGRAM

A. The following buildings on campus are to receive no scope:

- Theater Building (except to connect to basic infrastructure, and the Theater Storage area)
- Administrative Services/HR – remove existing modular
- HR Conference – remove existing modular
- CJ500 – remove existing modular
- Police Academy – relocate to Building 31
- Business Office – remove existing modular
- Health Building (except to connect to basic infrastructure)
- Child Development (except to connect to basic infrastructure)
- Adaptive PE (except to connect to basic infrastructure)