HMC Architects

MEETING MINUTES 04

DATE: Friday, November 28, 2012

PROJECT: 2012 Santa Ana College Master Plan Update
Santa Ana College – Master Plan Committee
HMC # 5002010000-1006

PRESENT: Michael Collins, James Kennedy, Raymond Hicks, Bart Hoffman, Sara Lundquist, Erlinda Martinez, Linda Rose, Sean Small (SAC)

Brett Leavitt, Deborah Shepley, Sheryl Sterry (HMC)

ITEMS DISCUSSED:

4.1 Welcome:

1. President Martinez opened the meeting and reviewed the facilities master planning process.
    - Planning began two years ago and led to the bond measure and passage by the voters in November.
    - More work is needed to prepare for the design of facilities, including the development of the sequencing of projects.
    - The on-going development of the facilities master plan, through the shared governance process, can be used to communicate a positive message to the college community and educate everyone on the impacts of construction work.
    - This master plan committee will discuss priorities and provide feedback before sharing the plan with the wider college community. Once the plan is open to broader discussion, this committee can help to keep the focus on the needs of the entire campus and be advocates for the development of the campus.

2. HMC Architects recapped the discussion from the last meeting, which was held on October 12, 2012.
    - 2011 Facilities Master Plan
    - 2012 update, with the focus on three zones of opportunity
        - o Library replacement allows for a more efficient use of land in the Science zone and less loss of parking in existing lot 6.
        - o The locations for Vo Tech and the Parking Structure are switched. There is a potential for six levels of parking.

- Johnson Center will be renovated or replaced. There is a need for a short-term and a long-term solution.

- The plan provides the opportunity to develop major pedestrian entry points and two pedestrian corridors to provide strong linkages across the campus.

3.2 Facilities Master Planning Considerations:

- Facilities that are sized to state guidelines position the college to leverage their bond with state capital outlay funds.
  - Funding strategies will be developed to maximize the college's resources.
  - Logical sequencing will be developed with the following considerations.
    - state funding
    - physical constraints
    - limited swing space
    - minimal number of moves
    - parking needs
    - tolerance for disruption
    - infrastructure planning – taking a long-term view

- Capital Outlay Funding Strategy
  State capital outlay funds will be available in 2014 at the earliest. IPPs and FPPs will be submitted in anticipation. The following strategy was discussed.
  - The Science Building FPP was approved and first in line for state funding. It must be built first to start the logical sequencing of construction. The college will fund the Science Building with local bond dollars, allowing design and construction to begin now.
  - The Health Science Building was next in line for state funding, and the state is willing to move it up in place of the Science Building. The space program for the approved Health Science FPP cannot be changed, however the preliminary design of the building can be modified.
  - Local funding of the Science Building will allow for additions or changes to the program that was submitted with the FPP. It is recommended that the Science Building and the Health Science Building be programmed and designed together as a cohesive complex. The programming flexibility of the Science Building will help to incorporate all needed Science and Health Science programs into the complex, such as mathematics and the SLPA program.
  - The Fine and Performing Arts Complex was approved as an IPP, and an FPP will be submitted in July 2013. A user group will be convened in the spring semester to develop the FPP.

- o IPP for either the Library replacement or Vo Tech projects will be prepared.
- o It is difficult for a student services building to be approved for state funding, therefore the Student Services / Instructional Building will likely be funded by local bond dollars.

3.3 <u>Sequencing</u>:

- HMC architects presented a series of plans showing campus development in the following sequence.
    1. On-going projects in design and construction, including the Central Plant
    2. Science and Health Science
    3. Student Services and Instructional Building
    4. Johnson Center, Library, and Fine & Performing Arts Complex
    5. Vo Tech and the Parking Structure
    6. MCHS and Instructional Building

3.4 Discussion:

- The new south campus quad must be designed and sized to not detract from the existing campus mall. The extent of the encroachment on parking lot 6, to provide space for the quad and the Science and Health Science Buildings, should also be considered.
- The displacement of tennis courts for the Central Plant is a sensitive issue to keep in mind.
- The combination of the Science Building and the lecture halls is favorable.
- There is a need to anticipate changes in scheduling and teaching of classes that will occur in the next 5 years. Virtual labs instead of wet labs – look to future facility needs.
- Johnson Center – renovate or replace? What are the benefits to the students? Prefer not to spend $2M for temporary upgrades to the Bookstore. Study the alternative: demolish the Bookstore wing and renovate Johnson Center. Establishing the preferred model(s) for food service is a major consideration—may need both full service and grab-and-go. Opportunity to use it as a teaching lab for Institutional food program.
    - ➢ A study of the building's condition and potential for renovation is needed. It could also be used for swing space. It is significant to the culture of the college and might be an early project.
- Remaining portables could stay on campus and be used for swing space. They can remain when Vo Tech and MCHS are built.
- The Quick Copy center needs a home soon, before Science is built. Good ventilation, cooling, receiving and storage area are needed.

- 2015/2016 Centennial celebration – where will we be? What is our level of tolerance for disruption? How quickly can we move forward?
  - Establish maximum implementation speed and consider impacts.
- Central Plant construction starts in 18 months along with the entries and edges improvements.
- Enlist everyone to send a consistent message that the construction will be messy and sometimes painful, but the outcome is worthwhile. Be transparent with information and impacts. Open forums, message saturation, and timelines are important to provide.
- Message to the students—this work is for the future students for the next 100 years. Emphasize the excitement about progress. Enlist employees to relay this message to students. Consider quality of life issues for students – we don't want them to go elsewhere.

3.5 <u>Next Steps</u>:

- Develop Planning Solution – phasing plans, parking plan, building space programs.
  - Planning Data – HMC will work with Dr. Rose to collect the following:
    - Current headcount – 29,500 fall 2012
    - WSCH by discipline
    - Projected growth
    - Build-out for parking needs
- Convene planning focus groups – HMC will work with Dr. Rose and Bart Hoffman.
  - Instructional Space
  - Student Support Services
- Convene project programming user groups.
  - Science and Health Science
  - Johnson Center
  - Fine and Performing Arts (FPP)
- Share the draft FMP with the Facilities Council.
- Share the draft FMP with the college community – open forum in late spring.

The above notes document our understanding of items discussed in the above referenced meeting. Unless notice to the contrary is received, the notations will be considered acceptable and HMC will proceed with work based on these understandings. Any discrepancies should be brought to our attention within seven (7) working days of receipt.

Submitted by,

Sheryl Sterry
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cc: By College
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