Moorpark College Facilities Master Plan 2005 - 2015

Introduction

It has been three years since Moorpark College published the previous Master Plan, a document which included the Educational Master Plan and Facilities Master Plan.

Planning is based on projections of population growth in the county and nearby communities. Moorpark College is projected to increase student population in the coming decade, increasing from the current 13,500 students to almost 19,000 students by 2015.

Moorpark College is preparing to meet the challenge of increased student enrollment.

To further articulate the vision of the college in specific areas, the college has created three (3) integrated plans that update and expand upon the original 2002 Master plan:

- Educational Master Plan 2006-2015
- Facilities Master Plan 2005-2015
- Technology Master Plan 2006-2015

Drawing from the framework established in the Master Plan 2002 and the Accreditation Self-study 2004, these integrated plans for the future speak to Moorpark College's dedication to improving its educational programs and facilities through planning and evaluation.

The purpose of this Facilities Master Plan 2005-2015 is to provide a current planning resource for campus facilities, revising and expanding upon the facilities plan in the Master Plan 2002.

Facilities Planning 2002-2005

The passing of the Ventura County Community College District Bond Measure “S” in March 2002 provided the fiscal means to move ahead on facilities plans included in the Master Plan 2002. Moorpark College's portion of the bond funds ($104,239,503) is allocated to construct and renovate buildings and to improve the college's infrastructure. All building projects are based on the educational plan section of the Master Plan 2002.

To focus on facilities in light of the funding provided by the bond, in fall 2002 the college established a Facilities Planning Steering Committee composed of students, staff, faculty and administrators. This group provided the leadership, guidance and the voices of constituent groups in the decision-making process. (See Appendix for the Facilities Planning Steering Committee membership list.) This group was guided and/or assisted by the technical expertise of the following firms: Spencer/Hoskins Associates, The JCM Group, TMAD Engineering, Hasan Engineering, and OASIS Landscape Architecture and Planning.

Between 2002 and 2005, the Facilities Planning Steering Committee refined the Master Plan 2002 related to facilities, visited other colleges, developed guiding principles, attended workshops presented by the professionals listed above, selected architects, and represented the college's interest in the completion of several projects. At the completion this process in 2005, the Facilities Planning Steering Committee was dissolved, and the college's interests will now be served by smaller committees dedicated to specific projects.

This Facilities Plan 2005-2015 identifies cost estimates for many of the projects. These estimates, prepared by The JCM Group, are projected during a time of dramatic changes in construction costs. According to a recent analysis of community college bids statewide, there has been a 30% to 40% increase in construction costs in the past three years. Understanding this caveat of the current environment related to costs, the budgets that were approved by the Facilities Planning Steering Committee and the District will be subject to change in the future.

Facilities Master Plan Map

The Facilities Master Plan map on page 3 illustrates the Moorpark College campus developed for an enrollment of 19,000 students. New buildings are shown in approximate locations and indicate the amount of space needed. In addition to responding to the educational needs of the college, all new development throughout the campus respect the history and open environment of the campus and build on the traditions of the college. The Facilities Planning Steering Committee developed and then relied on the guiding principles throughout the facilities planning process (guiding principles listed on next page).

Facility Planning Guiding Principles

1. The Master Plan 2002 drives the Facilities Master Plan. The Educational Master Plan is revised every three to five years based on program plans completed each year by each college program.

2. By utilizing inclusive processes for training, planning, and decision-making, we create a knowledgeable and competent community better capable of implementing the Master Plan 2002.

3. The College's park-like environment and open spaces will be preserved and protected whenever possible.

4. Safety and universal accessibility will be high priorities throughout the campus.

5. Planning and design will focus on flexibility, both pre- and post-construction, to accommodate future campus needs and potential changes.

6. Project design will address and balance environmental impacts both during the construction period and beyond.

7. Interdisciplinary and cross-functional spaces will be created where feasible, to enhance both the learning environment and opportunities for positive interaction among all segments of the college community.

8. Projects will be planned with state-of-the-art technology throughout and, to the extent possible, anticipate future technological advances.

9. Projects will be designed to consider and accommodate students' path through the college.

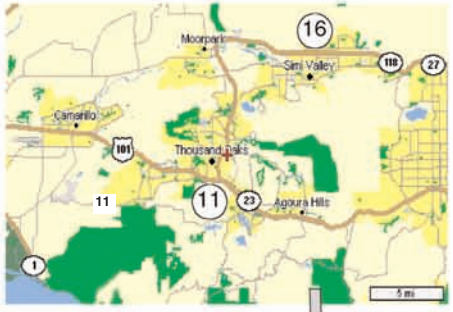
10. New buildings and additions will be designed for aesthetic unity and compatibility with existing buildings.

11. Capital, land, space, equipment, and human resources will be utilized for maximum effectiveness to serve students.

12. Interested members of the campus will participate in a job walk prior to approval of a preliminary project plans to better ensure that all possible considerations have been reviewed.

Master Plan Projects:		*Funding Source*
1.	Parking Lots A, AA, B, C, D, & E	Bond
2.	Library/Learning Resources Building	State & Bond
3.	Child Development Center	State & Bond
4.	Track & Field Improvements	Bond
5.	Warehouse	Bond
6.	Library Renovation	State & Bond
7.	Academic Center	Bond
8.	Physical Education Renovation	Bond
9.	Exotic Animal Training and Management (EATM) Facility	Bond
10.	Health Sciences Building	Possible State & Bond
11.	Conejo Valley Center	Bond
12.	Arts Complex and Communications Building Remodel	TBD
13.	Secondary Effects: Applied Arts	TBD
14.	Technology Building Modernization	TBD-Possible State
15.	Student Center (Union) Remodel/Expand	Student Fees
16.	Simi Valley Center	TBD
17.	Infrastructure Update Projects	Bond
18.	Landscape and Irrigation	TBD
19.	Parking Projects	TBD
20.	Expansion of Library/Learning Resources Building	TBD
21.	Remodel Campus Entrances	TBD
22.	Retrofit Remaining Buildings for Code Compliance	TBD

Moorpark College
2005-2015 Facilities Master Plan
19,000 Student Campus



Education Centers:
Simi Valley and
Conejo Valley

Master Plan Projects

1 Parking Lots A, AA, B, C, D, E
2 Library/Learning Resources Building
3. Child Development Center
4. Track & Field Improvements
5. Warehouse
6. Library Renovation
7. Academic Center
8. Physical Education Renovation
9. Exotic Animal Training and Management (EATM) Facility
10. Health Sciences Complex
11. Conejo Valley Center
12. Arts Complex and Communications Building Remodel
13. Secondary Effects: Applied Arts
14. Technology Building Modernization
15. Student Center (Union) Remodel/Expand
16. Simi Valley Center
17. Infrastructure Update Projects
18. Landscape and Irrigation
19. Parking Projects
20. Expansion of Library/Learning Resources Building
21. Remodel Campus Entrances
22. Retrofit Remaining Buildings for Code Compliance

Spencer/Hoskins / Architects & Planners associates

Legend: Proposed New Building or Building Remodel; Remodeled Buildings; Existing Buildings Unaffected; Affected Building to be Remodeled; Additional and Upgraded Parking

1. Parking Lots A, AA, B, C, D, E

The main entrance to the campus is on the side farthest from town and the freeway. This unusual orientation is due to the expectation of the original campus planners that the freeway access would be built north of campus, rather than south as happened. As a result, the entrances to the campus parking lots are distant from campus approach roads.

This project, completed in summer of 2003, improved traffic flow and safety by bringing traffic into the main parking lots from the campus perimeter road. The number of parking stalls increased by rearranging the parking aisles to radiate from the campus. In addition, lighting, landscaping and emergency phone access was significantly improved in this project.

Parking Lot B

Parking Lot B

Project Scope & Budgets:

- 18 Acres Total Site Development
- $2 Million Construction Costs
- $2.4 Million Project Costs

Funding:

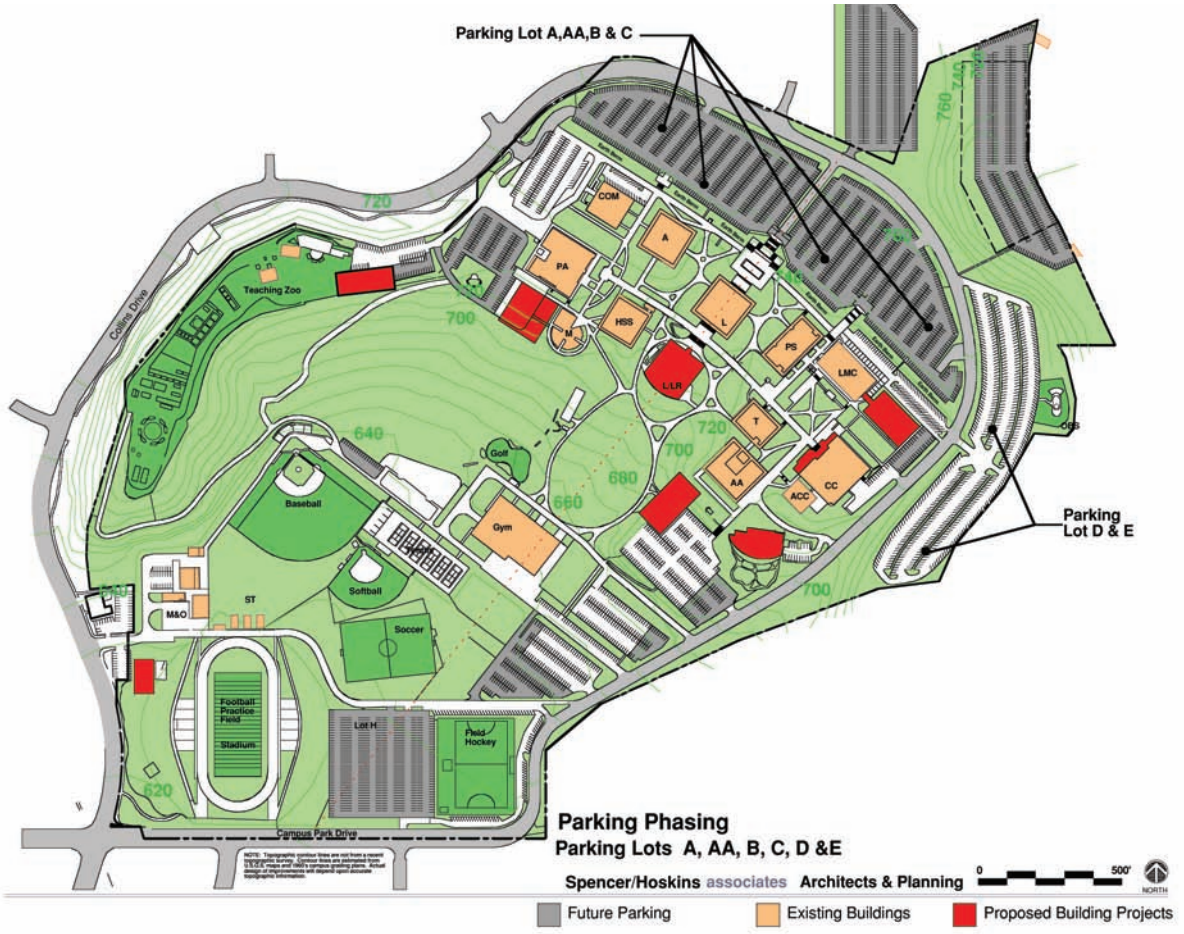
- State: - 0 -
- Bond Measure S: $2.4 Million

Schedule:

- Design: 02/2003
- Bid & Award: 04/2003
- Construction: 08/2003
- Occupancy: 08/2003

Architect:

- International Parking Design



2. Library/Learning Resources Building

Open in fall 2005, the Library/Learning Resources Building addresses a critical shortage of space for library and independent/remedial learning and instruction, as well as a need for faculty training in instructional technologies and distance learning. It unites related functions in a single synergistic environment where new forms of student learning can be cultivated.

The L/LR Building was completed thanks to both state and bond funds.

Project Budgets:

- 55,850 Building Gross Square Feet
- 39,000 Building Net Square Feet
- 85,000 Square Feet Site Development
- $12.97 Million Construction Costs
- $19.87 Million Project Costs

Funding:

- State: $14.37 Million
- Bond Measure S: $5.5 Million

Schedule:

- Design: 04/2002
- Bid & Award 04/2002
- Construction: 08/2005
- Occupancy: 09/2005

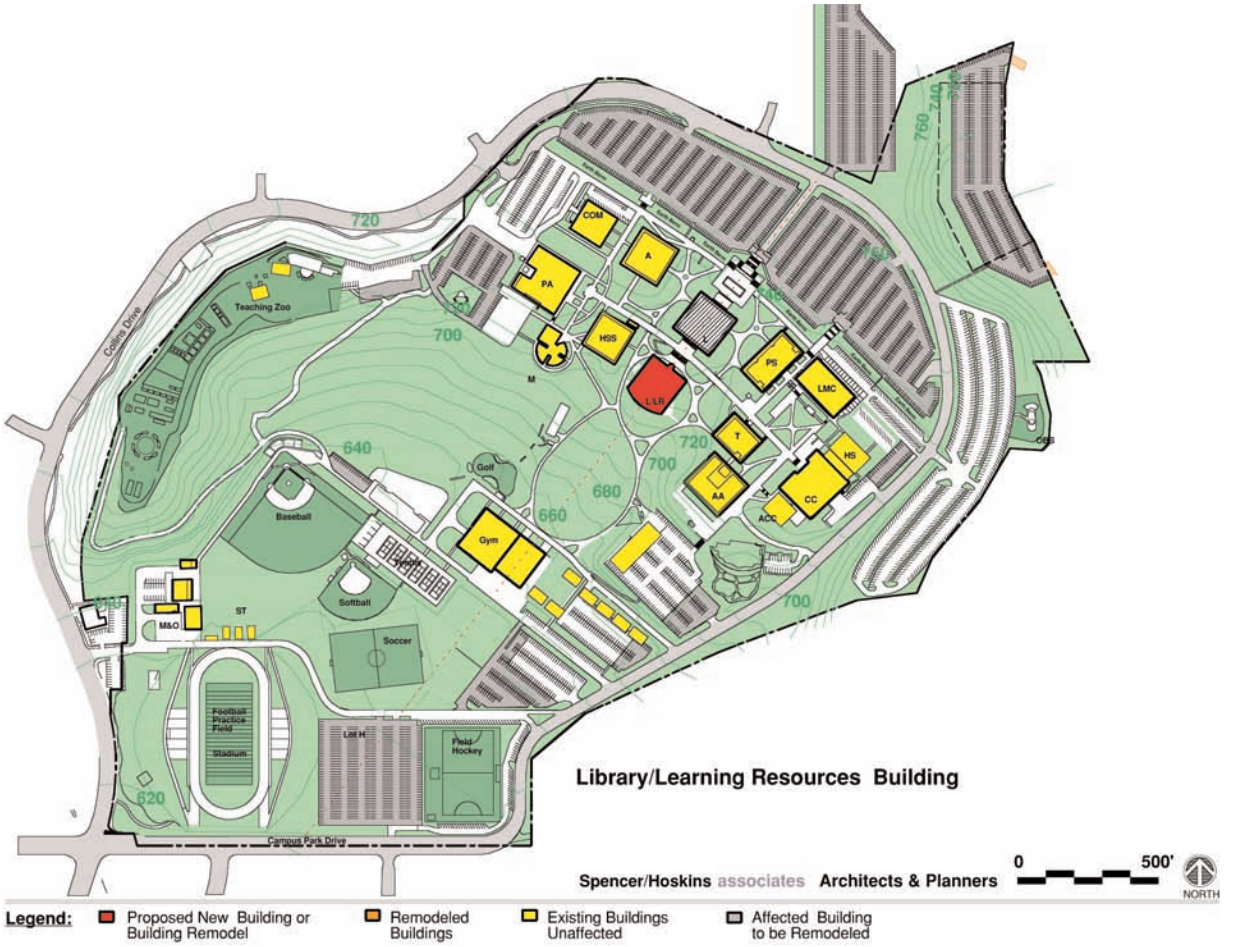
Architect:

- Spencer/Hoskins associates

L/LR Reference PCs

L/LR South facade

L/LR Third Floor Reading Lounge



3. Child Development Center

This project will provide a stand-alone Child Development Center with a licensed capacity for 103 children from infant to pre-school age. The 12,432 gross square feet of this building includes 5 pre-school classrooms with observation rooms and 2 college classrooms. The building is adjacent to a large play yard.

The current Child Care Center is housed in the Applied Arts Building and does not include space dedicated to related college instruction. The relocation of the existing Child Development Center will allow this space to be remodeled for use as studio art classrooms.

The project is currently under construction.

Project Budgets:

- 12,400 Building Gross Square Feet
- 98,000 Square Feet Site Development
- $6.89 Million Construction Costs
- $8.72 Million Project Costs

Funding:

- State: $3.11 Million
- Bond Measure S: $5.61 Million

Schedule:

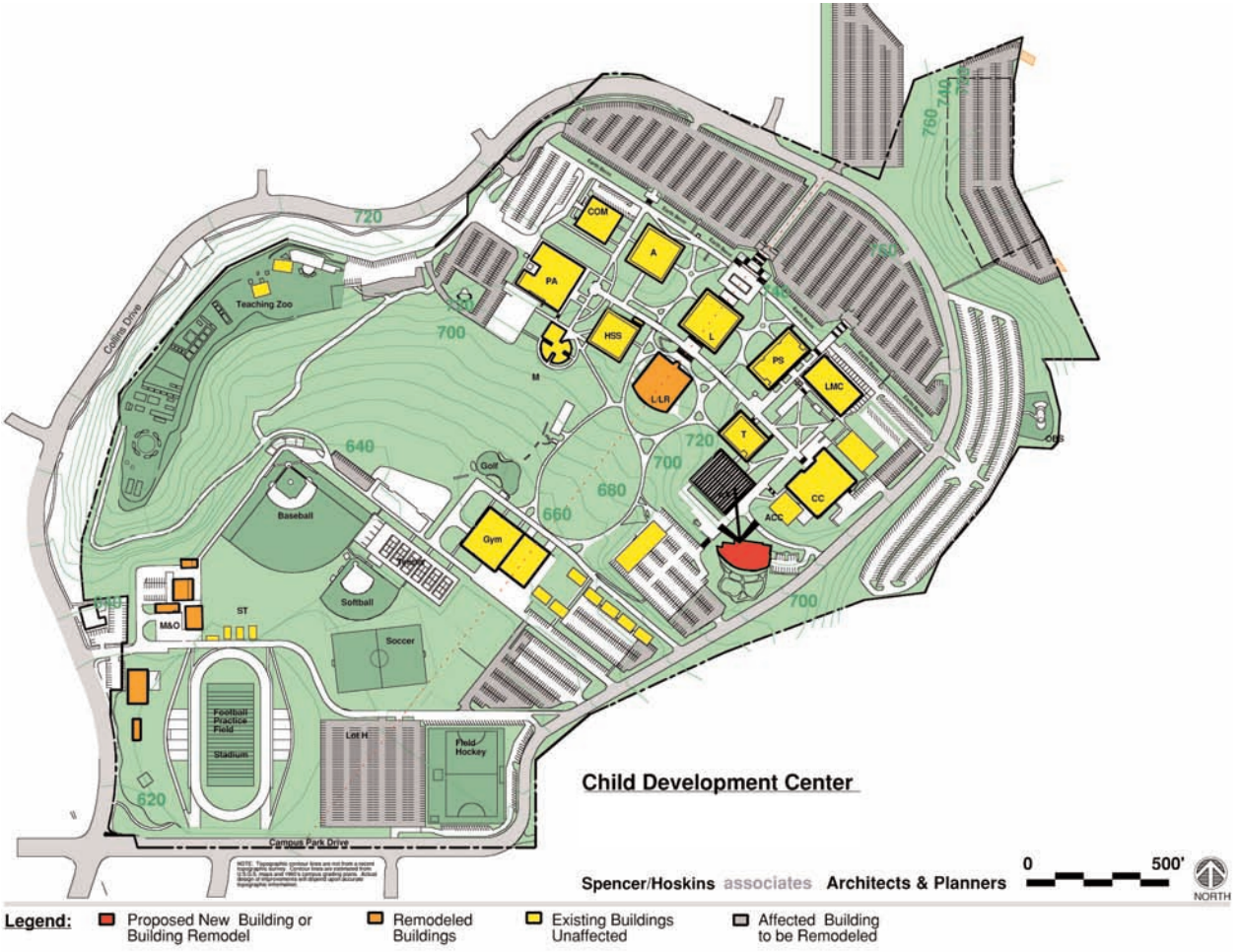
- Design: 10/2003
- Bid & Award: 04/2005
- Construction: 05/2005 - 07/2006
- Occupancy: 08/2006

Architect:

- Spencer/Hoskins associates

Computer Rendering - South Elevation

Under Construction



4. Track & Field Improvements

This project, completed in spring 2005, included two components:

1. Converted the college's former clay track to an all-weather track suitable for collegiate competition.
2. Replaced the traditional grass football field with artificial turf.

The use of artificial turf on the existing field has three advantages: (1) reduces the amount of maintenance and water usage (2) reduces the rate of injuries to athletes and (3) allows multiple sports to use the field including practices. The adjacent practice field will be converted for parking. The final component of this project, installation of a state-of-the-art scoreboard, will be completed in Summer 2006.

Project Budget:

- $2.7 Million Construction Costs
- $3.2 Million Project Costs

Funding:

- State: $-0- Million
- Bond Measure S: $3.2 Million

Schedule:

- Design: 02/2004
- Bid & Award: 03/2004
- Construction: 03/2005
- Occupancy 04/2005

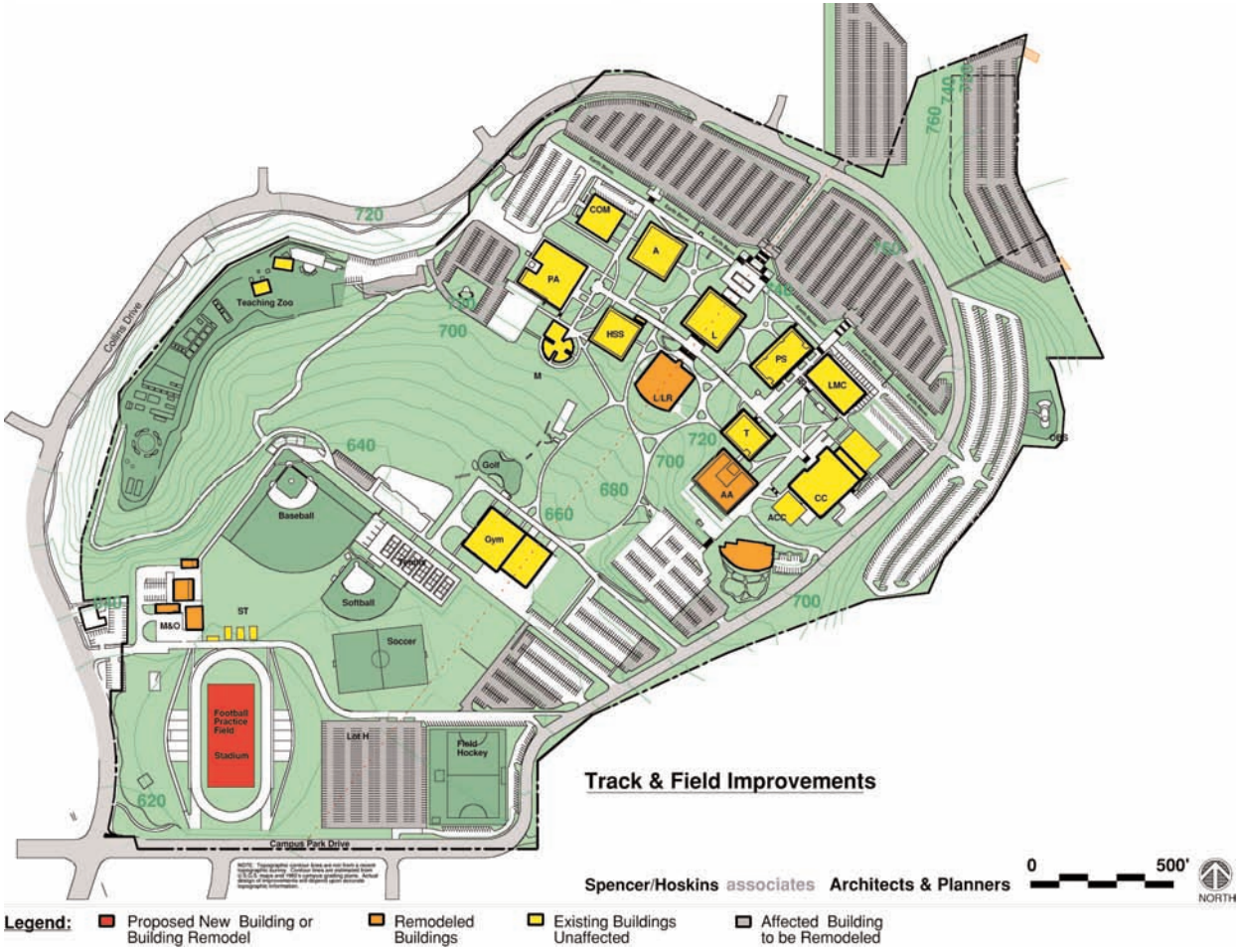
Architect:

- Gonzalez/Goodale

New Track & Field

Former Track and Field

New Track & Field



5. Warehouse

To keep pace with expanding campus development, additional storage is needed for grounds and custodial storage. The warehouse has been designed to provide work areas, offices and tool rooms. A mezzanine level has been installed to significantly increase the storage capacity of this facility.

This 10,500 gross square foot modular steel building will be ready for occupancy in Spring 2006.

Warehouse under construction

Completed Warehouse building

Project Budgets:

- 10,500 Gross Square Feet
- 8,800 Net Square Feet
- 31,000 Square Feet Site Development
- $724,500 Construction Costs
- $900,000 Project Costs

Funding:

- State: - 0 -
- Bond Measure S: $900,000

Schedule:

- Design: 12/2004
- Bid & Award: 03/2005
- Construction: 06/2005 - 03/2006
- Occupancy: 04/2006

Architect:

- Lauterbach & Associates

Former M&O storage area and site of new Warehouse building

6. Library Renovation

The new Library Learning Resource Building houses all library functions and independent learning facilities. The vacated space in the former Library will be renovated into 10 new classrooms, providing classrooms surge space until the new Academic Center is completed.

At the completion of the Academic Center, some classrooms will remain in use and the remainder will house student services programs. The renovation of this building has been designed to allow flexibility and accommodate both classroom and office uses.

The existing open stack area will be remodeled to serve as the college welcome center and will be equipped with movable workstations, computers and low partitions to conserve the open character of the space and to continue to take advantage of the natural light and make efficient use of the central staircase.

Additional improvements include new paint throughout, new floor and wall finishes, improved entries and more glazing throughout the perimeter of the building. The northern end of the first floor will be re-designed to provide a connection to the campus entrance and Fountain Plaza.

In August 2005, the Department of State Architecture approved the plans for this renovation including the necessary structural repairs.

Project Budgets:

- 40,079 Gross Square Feet
- 14,551 Net Square Feet
- 0 Square Feet Site Development
- $4.48 Million Construction Costs
- $6.96 Million Project Costs

Funding:

- State: $2.96 Million
- Bond Measure S: $4.00 Million

Schedule:

- Design: 04/2004 - 04/2005
- Bid & Award: 01/2006 - 04/2006
- Construction: 04/2006 - 05/2007
- Occupancy 08/2007

Architect:

- Carde Ten

South entrance former Library building

7. Academic Center

The Academic Center will bridge the existing northern campus with the new southern development and the physical education facilities. The multi-story building will be located along the sloped area south of the existing Applied Arts building, and will be accessible at various levels through the use of internal elevators and stairs. It will provide 34 new classrooms replacing most portable classrooms and provide 26 faculty offices. All classrooms will be equipped with central computers and multimedia access, projectors and projection screens.

East lawn area west of parking lot F and classroom trailers

Academic Center Architectural Rendering

Project Budgets:

- 41,139 Building Gross Square Feet
- 22,497 Building Net Square Feet
- 54,000 Square Feet Site Development
- $22.5 Million Construction Costs
- $32.0 Million Project Costs

Funding:

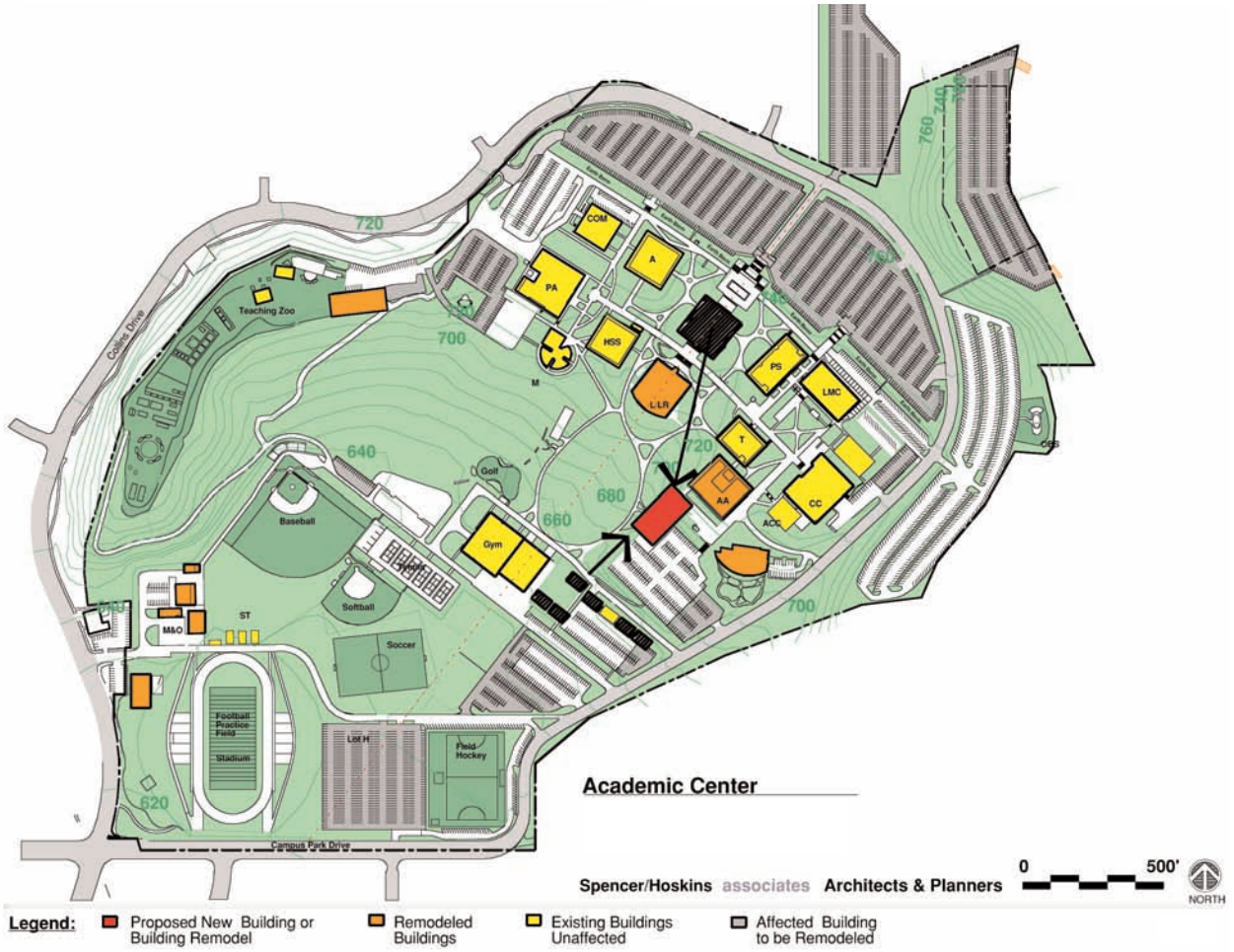
- State: $-0- Million
- Bond Measure S: $30.8 Million

Schedule:

- Design 06/2006
- Bid & Award 12/2006
- Construction 02/2007 - 07/2008
- Occupancy 08/2008

Architect:

- Gensler Architects



8. Physical Education Renovation

The indoor Physical Education facilities have not been renovated since the original construction of the college in 1967, rendering the existing locker rooms and laboratory instructional facilities overcrowded, inadequate, and non-ADA compliant.

This project includes the renovation of the existing gymnasium and locker room facilities. The relocation of various dedicated spaces within the building will improve the instructional laboratories for aerobics and fitness.

The first phase of this project includes replacing all bleachers in the main gymnasium. This phase will be completed in 2006.

Project Budget:

- $3.2 Million Construction Costs
- $4.5 Million Project Costs

Schedule:

- Design: 05/2005 - 02/2006
- Bid & Award: 08/2006 - 11/2006
- Construction: 12/2006 - 01/2007
- Occupancy TBD

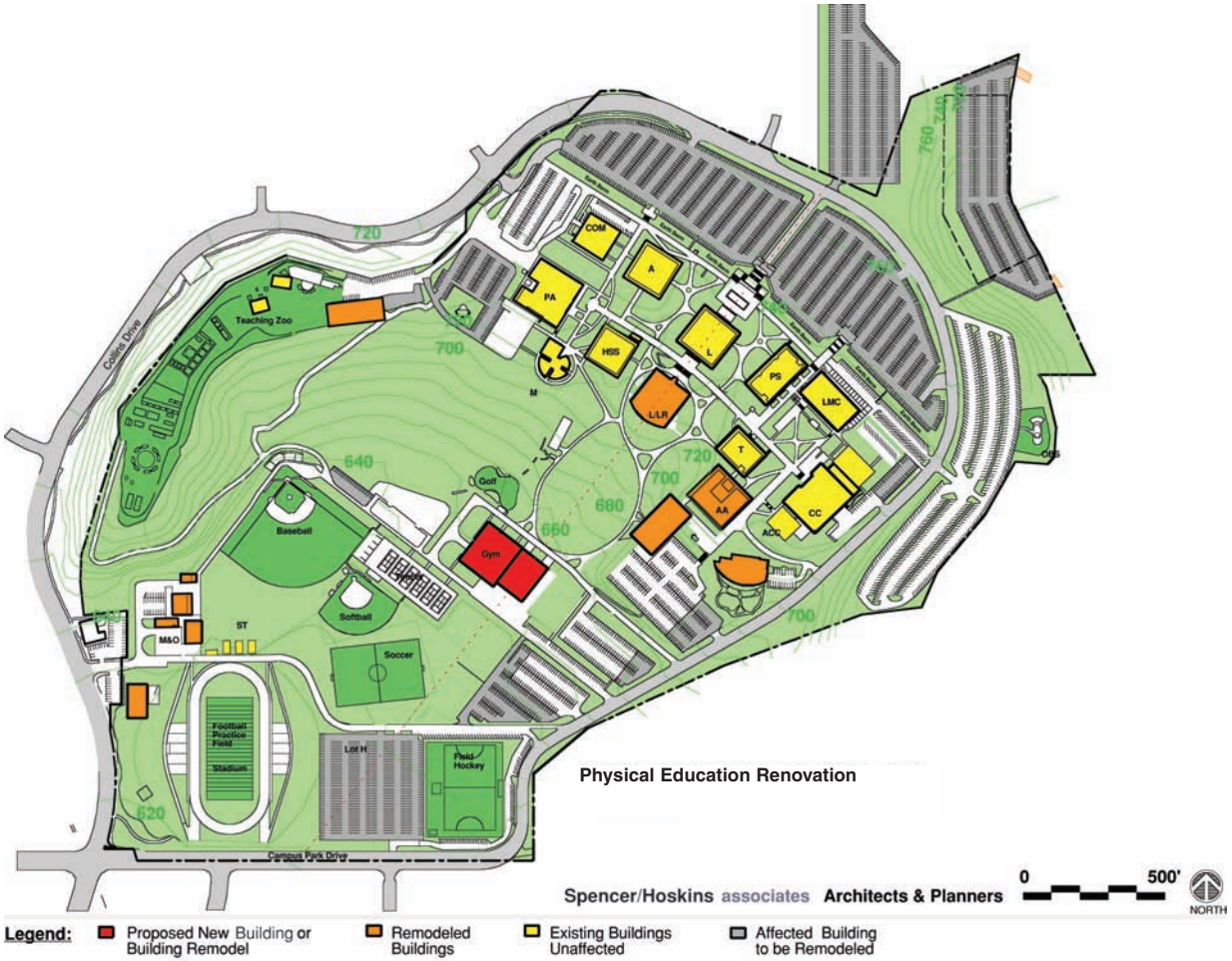
Architect:

- Albert & Rachlin

Existing Locker Room Facility

Exterior of existing locker room facilities and roof plaza

Gym interior - New Bleachers being installed



9. Exotic Animal Training & Management (EATM) Facility

This EATM facility will provide space for instruction in Animal Science, Exotic Animal Training and Management, and Astronomy. It will also provide a public entrance into America's Teaching Zoo. Three large lecture classrooms, including a 150-seat multi-purpose digital theater, will replace the existing temporary classrooms, laboratories and offices. The new facility includes a dedicated Veterinary Animal Science laboratory and instructional support areas consisting of faculty offices, a division office, lobby, and work-room. The lobby will be accessible from the existing parking lots and will provide a formal entry into the Zoo for the public.

Project Budgets:

- 13,000 Gross Square Feet
- 48,000 Square Feet Site Development
- $8.5 Million Construction Costs
- $11.2 Million Project Costs

Funding:

- State: - 0 -
- Bond Measure S: $11.2 Million

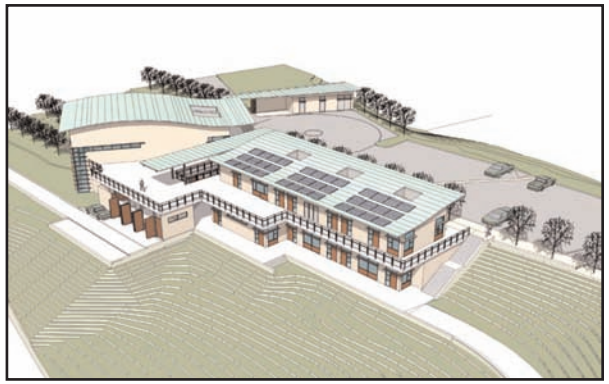
Schedule:

- Programming/Planning: 12/2002 - 10/2003
- Design: 05/2004 - 06/2006
- Bid & Award 01/2007 - 04/2007
- Construction: 05/2007 - 08/2008
- Occupancy: 08/2008

Architect:

- Steven Erlich Architects

EATM Faculty Offices Trailer



EATM Architectural Rendering

10. Health Sciences Building

This building will complete the science complex surrounding a central green lawn in the upper northeast area of campus. The building will augment the current life science, biotechnology and health science laboratories and replace the existing 30-year old temporary classrooms.

The Health Sciences building will combine various health-oriented programs in one building to facilitate future research while using the latest network and laboratory equipment. This project has potential for state funding; an Initial Project Proposal (IPP) and Final Project Proposal (FPP) have been submitted and funding is awaiting the approval of a state bond in 2006.

The building is positioned to form a science complex as the third link in a chain with two other science buildings: the Physical Sciences Building and the Life Sciences, Mathematics, and Computer Studies building. This location requires 24 parking stalls to be removed and parking lots 'S' and 'CC' to be remodeled.

Project Funding:

- 38,546 Gross Square Feet
- 23,775 Net Square Feet
- 52,000 Square Feet Site Development
- $22.0 Million Construction Costs
- $28.0 Million Project Costs

Funding:

- State: $10.36 Million
- Bond Measure S: $17.64 Million

Schedule:

- FPP has been completed and approved.

Architect:

- Perkins & Will

Parking Lot S will be modified to provide space for the Health Sciences Building

Existing Health Science portables

11. Conejo Valley Center

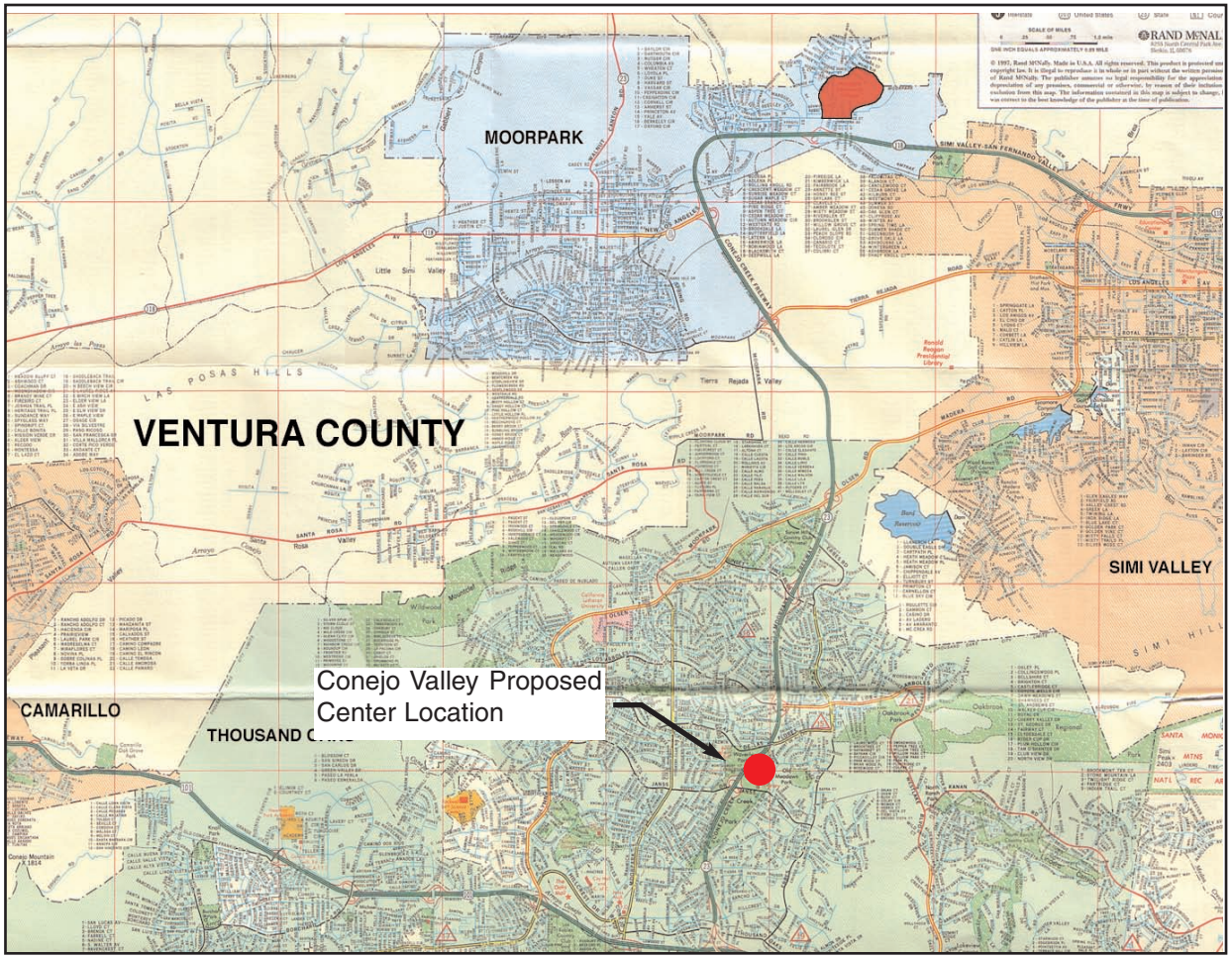
A Conejo Valley Center has been discussed for a number of years as a way to provide access to more students in the city of Thousand Oaks and neighboring communities.

One proposed site is on Conejo Valley Unified School District land located at Janss Road and the 23 Freeway. Such a center would establish a stronger college presence in Conejo Valley and would reinforce the college's current partnerships with the Conejo Valley Unified School District.

Project Budget:

- Future Project: TBD

Near intersection of 101 and 23 freeways at Thousand Oaks



12. Arts Complex and Communications Building Remodel

The Arts Complex will provide six new art studios to replace the existing outdated/substandard studios currently located in the Technology Building. In addition, the complex will also provide new spaces for ceramic kilns and sculpture, two large smart-classrooms, an additional 200 seat music recital hall, a second dance studio, faculty offices and a Gallery.

This project will consolidate the arts programs along the western edge of the campus. This relationship will allow better accessibility to the public and establish a stronger relationship among the various art disciplines.

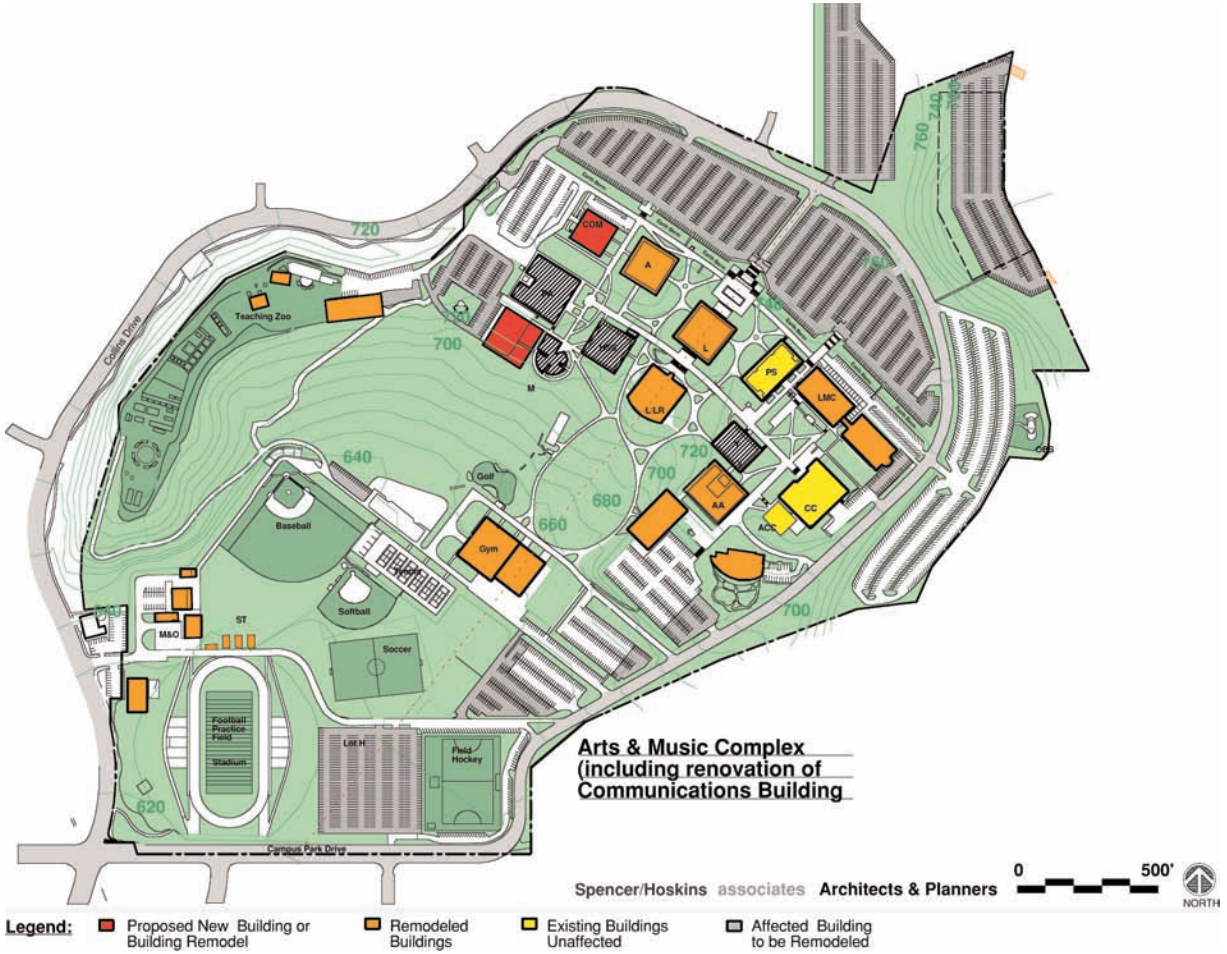
The renovation to the Communications building will address deficiencies throughout the building and improve the layout of spaces for the existing programs. It will include more storage space and remodel the exterior entrances and accessibility.

Project Budget & Scope:

- Future Project: TBD

Lawn west of the existing Music Building

Existing ceramics lab



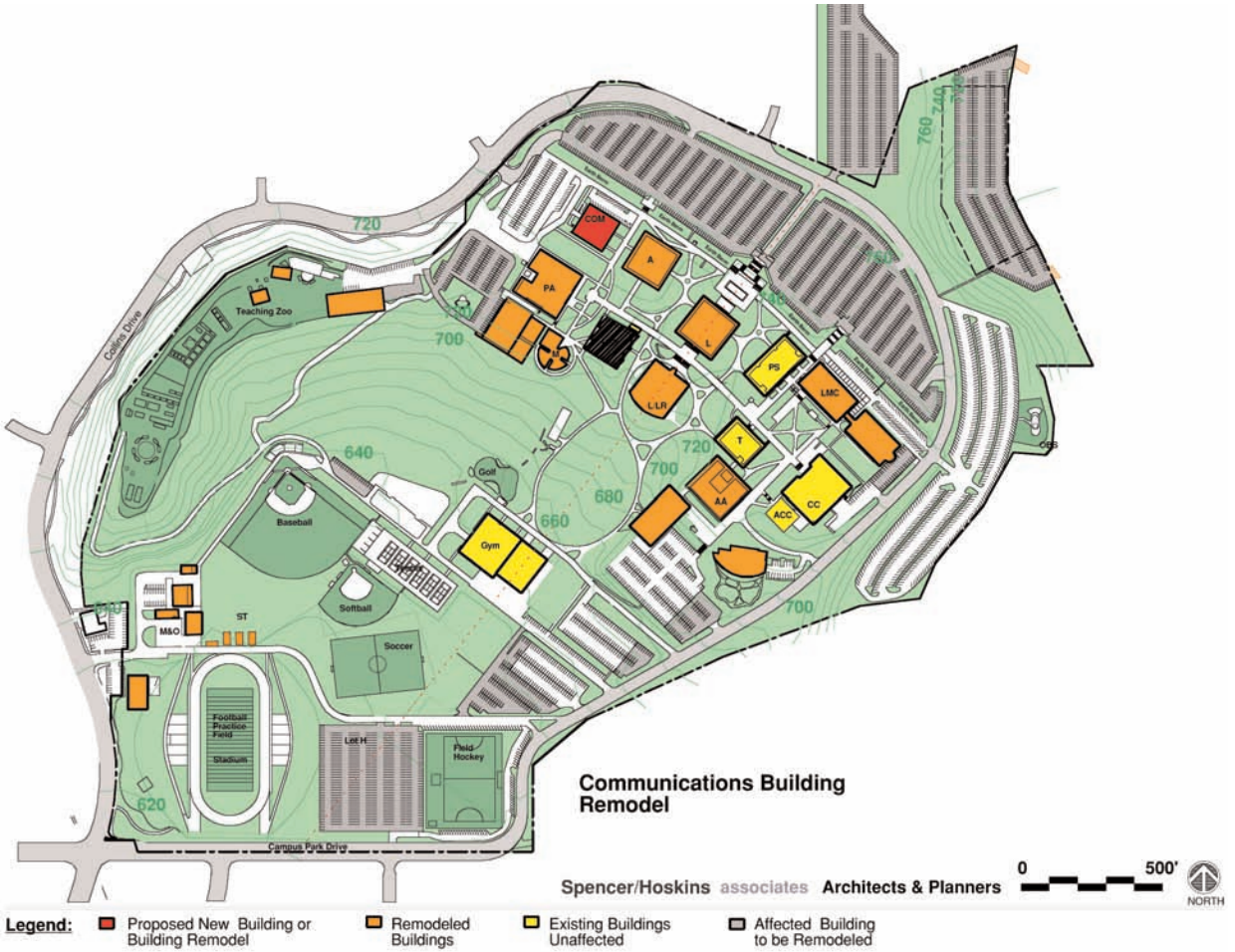
Dark existing art and design labs inside the Technology building

West entrance of the Communications building

Graphics lab inside the Communications building

Existing gated ceramics kiln areas located between the Technology & AA Buildings to be relocated to the new Arts Complex

Northeast corner entrance to the Music building



13. Secondary Effects: Applied Arts

When the Child Development Center moves into its new building, it will vacate approximately 4,139 assignable square feet of space in the Applied Arts Building. This space is currently projected to be remodeled for art classrooms.

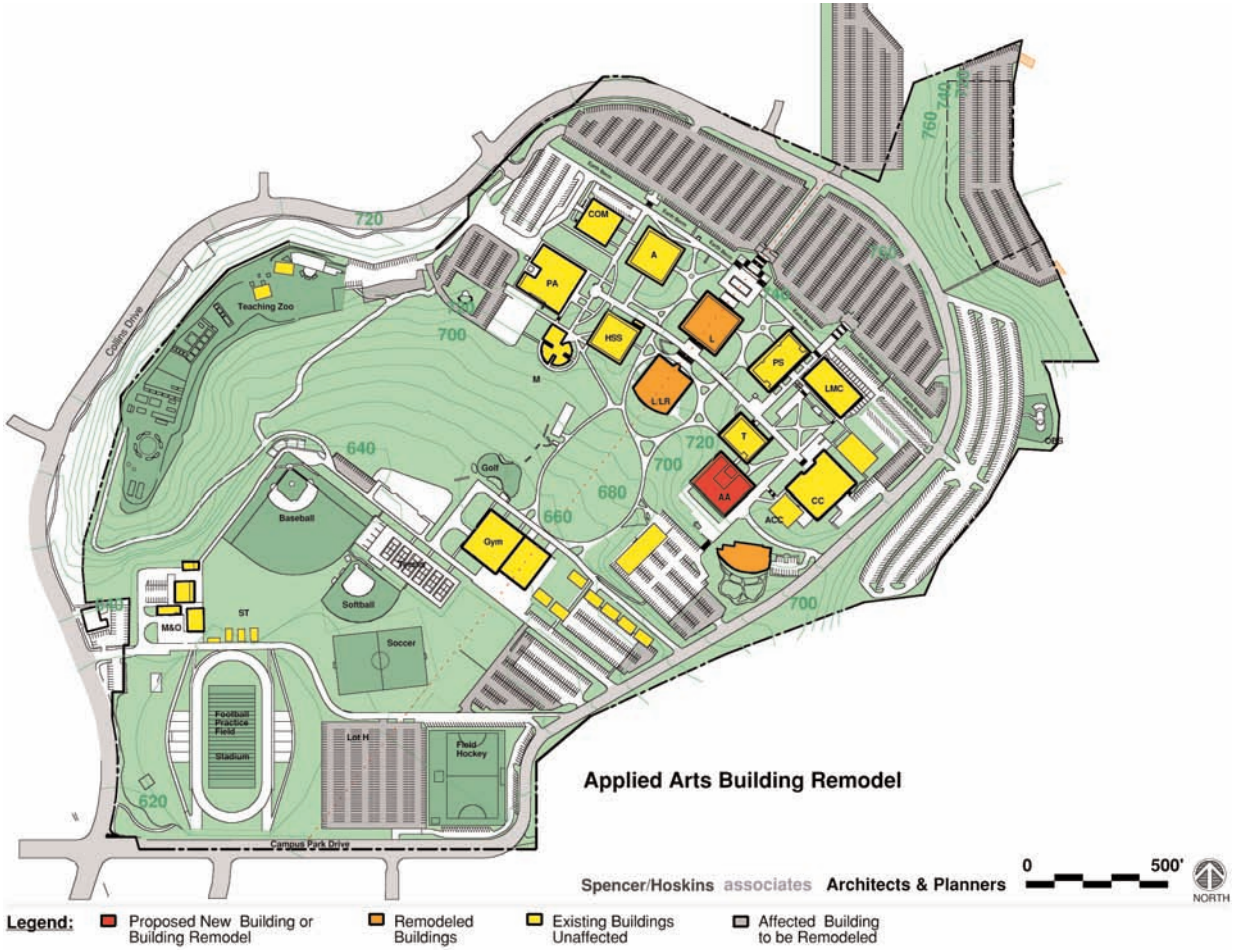
Project Budget & Scope:

- Future Project: TBD

Typical Classroom in the AA Building

Existing CDC children's playground

AA Computer Lab



14. Technology Building Modernization

The Technology building is one of the original seven building built at the time the college opened its doors in 1967, and this building has become very dated and inadequate to carry on the level of instruction in today's “smart classroom” environment. There are deficiencies in building systems (HVAC, electrical, etc), room lighting and dated or inadequate space configurations in the existing building.

A proposal is currently being considered to relocate some of the current instructional programs from this building to the AA building when space becomes available due to the relocation of the Child Development program into their new facility. This will create an opportunity to modernize the Technology building to more effectively utilize this valuable classroom/lab space that is currently under-utilized and inefficient.

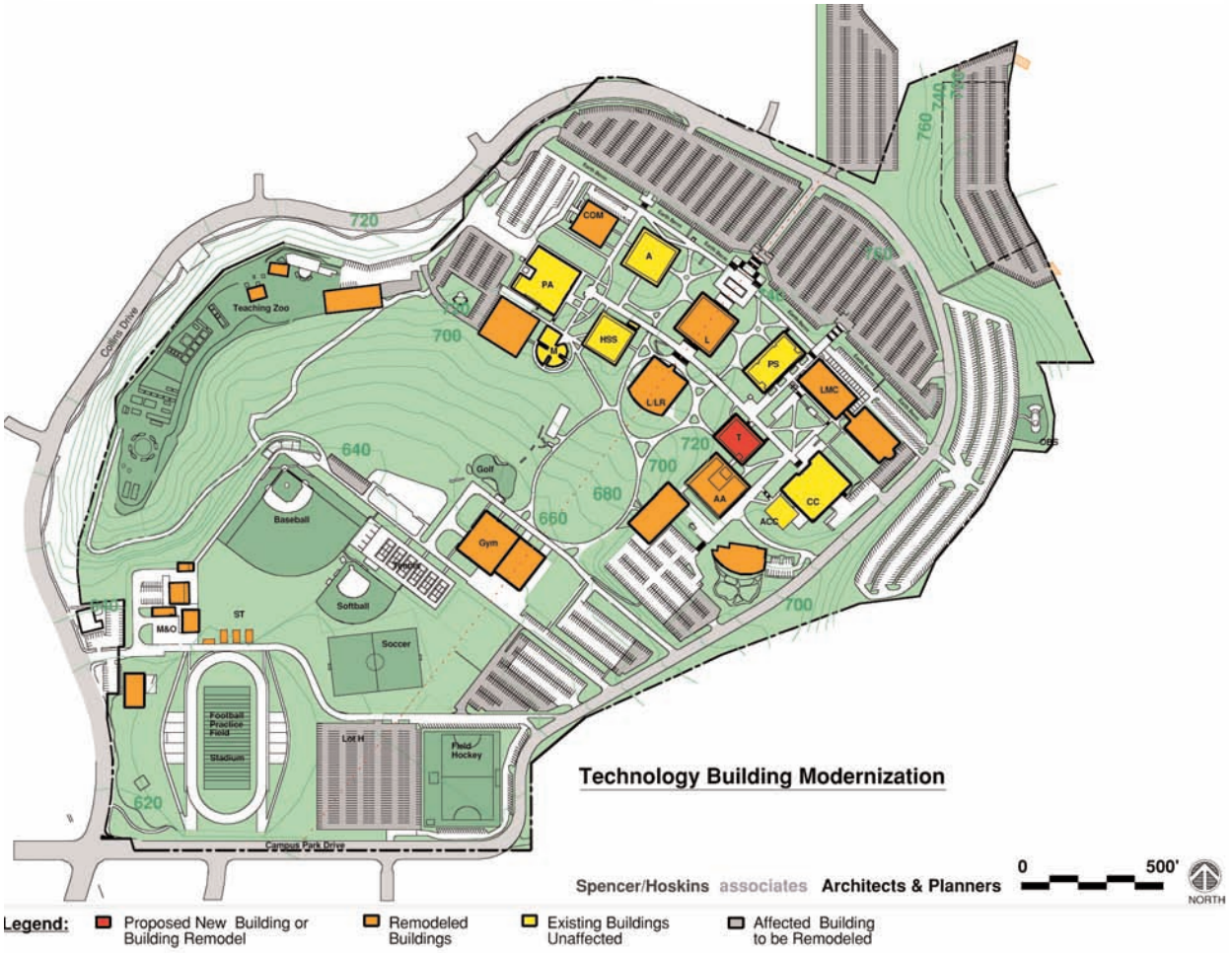
This project has potential for state funding: an Initial Project Proposal (IPP) was submitted in 2004 and a Final Project Proposal will be submitted in 2006. A high project score by the state Chancellor's office would result in eligibility for funding during the 2008-09 academic year. The IPP estimated a total budget for this project at $5.25M. A refined budget would be developed after the FPP is finalized and the scope of the project is adopted by the college.

Project Budget & Scope:

- Future Project: TBD - Proposed State

T Building east facade

Existing ceramics lab storage inside the existing ‘T’ Building



15. Student Center (Union) Remodel and Expand

In March of 2000 the Associated Student Government and student body held a special election to assess a Student Center fee, which will help fund this project. This building was constructed in 1967, one of the original on campus.

The purpose of this project is to modernize and expand the student life facilities within the building. These include improvements and expansion of the extracurricular spaces, food facilities, lounge areas, meeting rooms and the bookstore to accommodate the increase in student enrollment.

The renovations will include wall, ceiling and floor finishes, lighting, doors, furniture and space planning and improvements. Exterior dinning areas and barbecue area will also be improved.

The Campus Center will be renamed the Student Union to reflect the use of this facility.

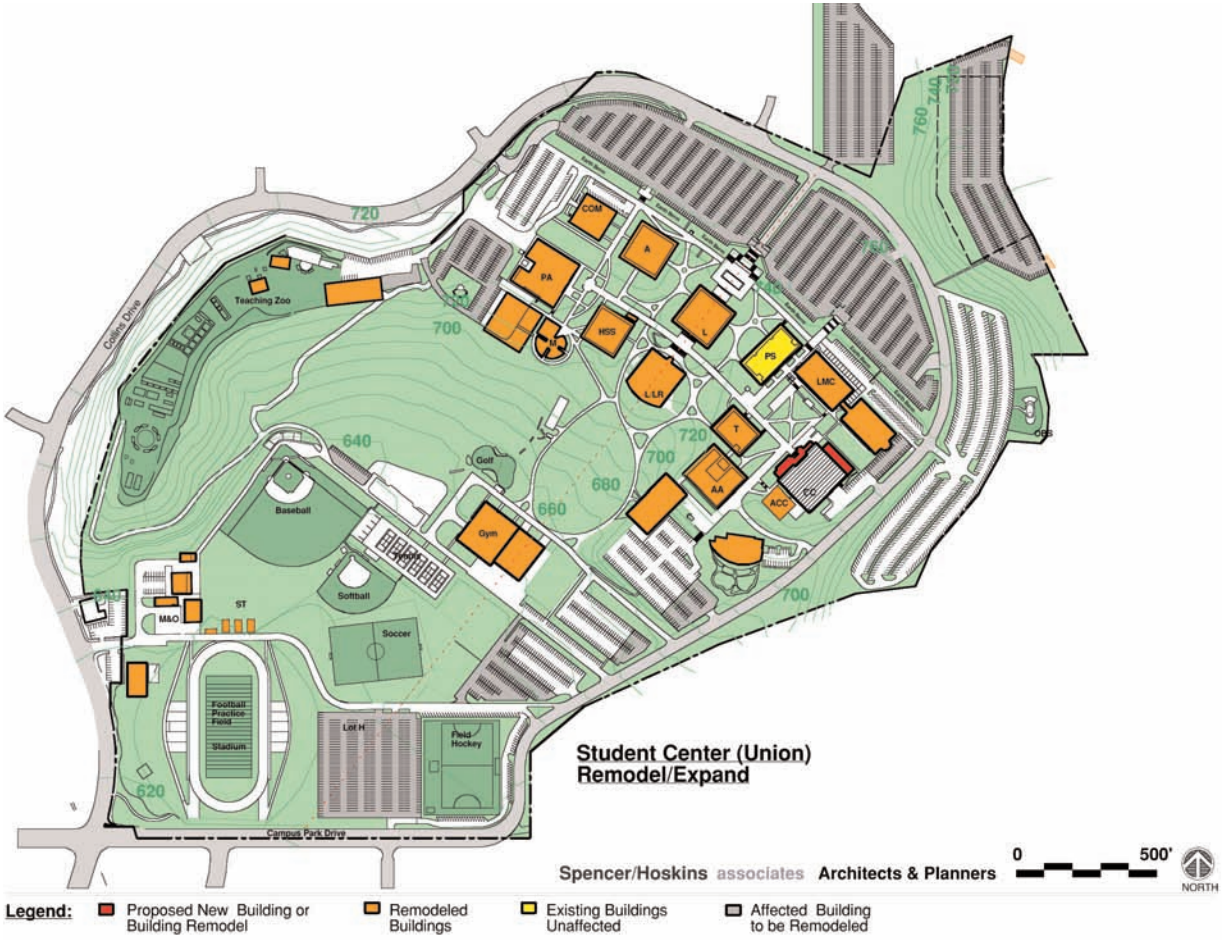
Project Budget & Scope:

- Future Project: TBD

Current Dining Room

Campus Center and seating plaza

Campus Center dining area during a job fair event

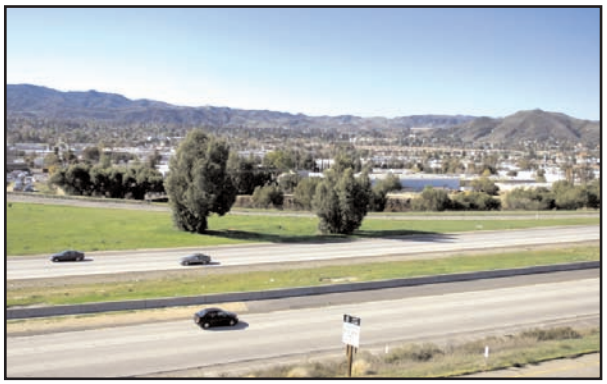


16. Simi Valley Center

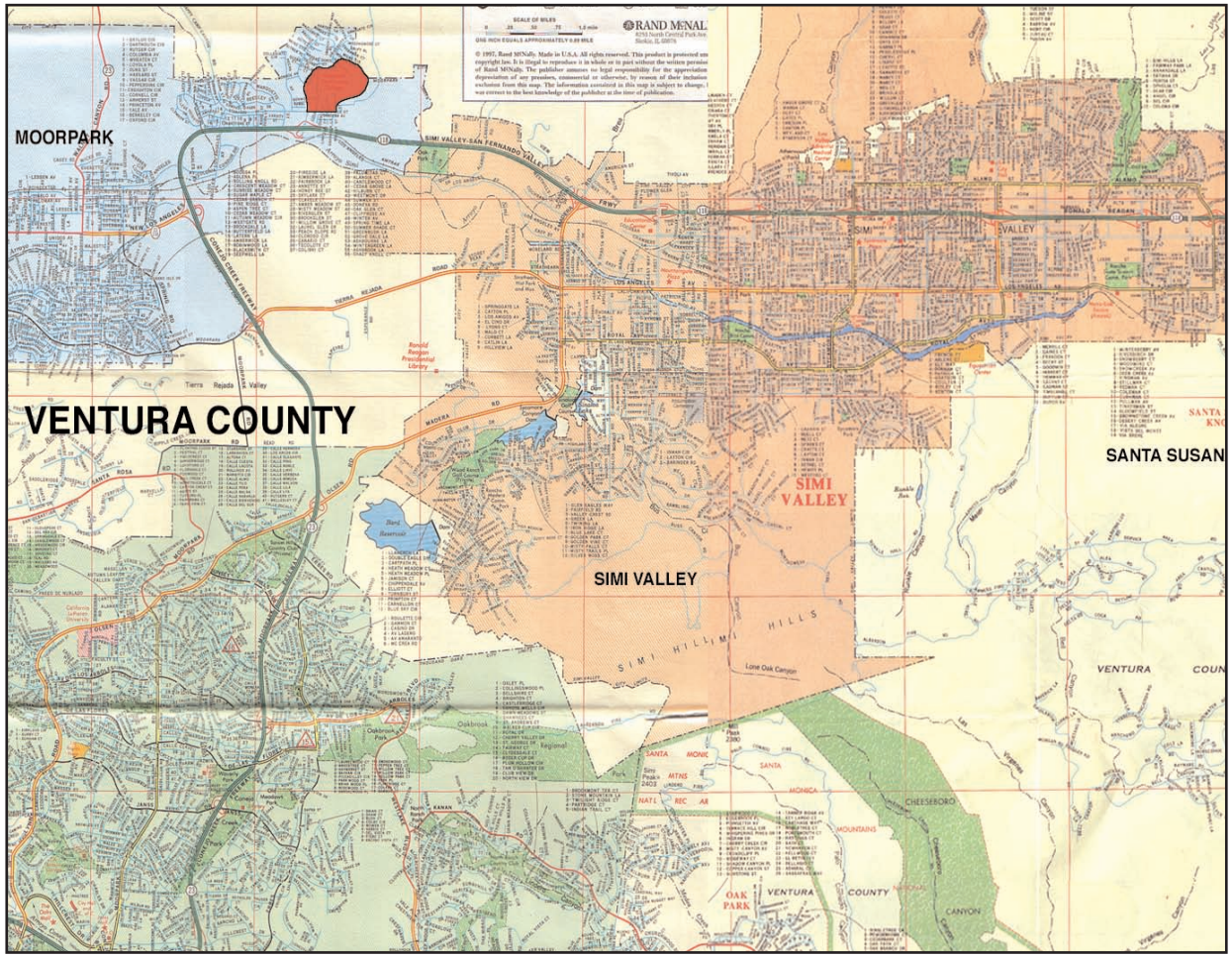
The college is continuing to explore the possibility of locating an off-campus center in Simi Valley. It is not anticipated that this development will occur soon, since land has not been identified for the purpose and bond funds may not be used for land acquisition.

Project Budget & Scope:

- Future Project: no budget available



118 Freeway, Simi Valley



17. Infrastructure Update Projects

Since the construction of the Moorpark College campus in 1956-66, no significant infrastructure upgrades have been performed. As a result of the facility enhancements proposed in this Master Plan, a series of infrastructure evaluation studies were undertaken in 2004 and the recommendations from those evaluations are contained in a supplementary document entitled "2004 Infrastructure Recommendations".

These recommendations clearly indicate that the original estimate of infrastructure improvements necessary to carry out this Facilities Master Plan were significantly underestimated. In 2001-2002, infrastructure improvements were anticipated to cost approximately $1,500,000. As a result of the in-depth infrastructure review conducted in 2004, a series of new recommendations have been developed and are now being incorporated into this plan to include updated projected costs for each infrastructure improvement area.

Electrical:
The existing campus electrical system will have been in service thirty-nine years when our latest project, the Child Development Center (CDC) comes on line in the summer of 2006, and has provided the College with electrical power many years longer than the projected life of the equipment. The addition of the CDC will exhaust the capacity of the existing electrical systems to provide electrical power for any future buildings on the Moorpark campus. The electrical system upgrades, which are slated to begin in the spring of 2006, include the construction of a new Southern California Edison unit substation with increased capacity high voltage transformers and switches, new unit substations and switchgear housed within existing buildings or within three new out-buildings dedicated for utilities, where space in existing buildings did not allow for a code compliant installation.

The new electrical system will be looped, providing the means to keep campus facilities powered up, should a portion of the system require service. The new system incorporates the use of existing electrical conduit where practical, and provides new conduit where necessary to expand the system. New copper conductors shall be used throughout, replacing the aged and inferior aluminum. The existing inadequate emergency generator located in the Administration Building will be replaced by an appropriately sized unit. The older generator will be reused to provide emergency lighting power in the gymnasium.

Sewer/Storm Drain/Gas/Water: (piped utilities)
The existing campus sanitary sewer system has survived the ravages of time fairly well, with only relatively small portions of the original clay piping requiring replacement due to subsurface settlement.

The existing campus storm drain system requires localized minor repairs due primarily to subsurface settling and damage caused by roots. The system requires expansion to channel run-off from areas developed after the original construction, particularly in the western and central portions of the campus. A centrifugal filter system is planned to ensure that storm run-off entering the flood control channel meets current and future State and Federal clean water criteria.

The existing fuel gas system on the Moorpark campus suffers from leaks throughout the underground piping. The original welded steel pipe has succumbed to rust in the forty plus years it has been buried. The newer polyvinylchloride (PVC) gas piping does not meet current codes and leaks from the glued joints and fittings dissolved by natural gas. Plans are under development in which new code compliant gas lines will be installed utilizing cost saving construction techniques, such as pipe splitting, direct insertion methods; thus ensuring a minimum of needed excavation for replacement.

Waterlines are owned and maintained in right-of-ways granted by the District to the Ventura County Public Works Agency Water and Sanitation Division. As new projects are developed, adjustments of and additions to the existing water service on and near the campus are made, as required, to serve the new facilities.

Telephone/Data:
The telephone/data infrastructure improvements on the Moorpark College campus are to be performed in concert with a District wide upgrade in the communications system. This improvement is scheduled to be completed during the Spring 2006 term. On this campus the work includes installation of a new PBX, battery back-up system, new desk sets campus wide, and replacing outdated systems. Necessary improvements to the existing facility where the PBX equipment is located are included in this project.

Project Budgets:
- Total Budget: $14.1 Million
- Telephone/Data: $1.5 Million
- Electrical: $6.8 Million
- Sewer/Storm Drainage/Gas: $2.4 Million
- Replace Campus Site Finishes: $1.5 Million

Funding:
- State: $-0- Million
- Bond Measure S: $14.1 Million

Schedule:
- TBD

18. Landscape and Irrigation

The college's landscaping and irrigation systems are to be restored and upgraded in conjuction with the various construction projects on campus. The landscape contractor for each construction project shall be responsible for all on-going plant maintenance of the existing landscape within the phased scope of work boundries, as well as any job related "construction staging area(s)".

Landscape:
To maintain the quality of open space throughout the campus, the consulting landscape architect has developed a Landscape Upgrade Zone plan that will be utilized as a guide to all future landscape improvements. New pest resistant plant selections proven to flourish in the campus' arid micro climate are to be integrated with existing old growth trees to create an inviting pastoral setting that enhances the campus architecture and serves to frame the magnificent campus views.

Irrigation:
The existing irrigation system has been upgraded numerous times throughout the development of the campus. The result is a fragmented system that presents difficulties for the maintenance personnel and creates inconsistencies with the equipment and controllers. The consulting landscape architect has developed an Irrigation Upgrade Zone plan that will manage determined areas. Non-functioning and inefficient irrigation controllers are being replaced with state of the art internet based software and electronic controls which regulate watering in concert with current weather information and leak monitoring technology in order to conserve precious water resources.

Schedule:

- TBD

Landscaped area between Music building and HSS building

Landscape Upgrades

The Moorpark College campus was developed as an open campus, to embrace the local climate, the views of the valley and the integration of the landscape with the buildings. To maintain the quality of open spaces throughout the campus, the plan on page 24 provides various landscape improvements to be implemented throughout the different phases of development.

A: Improve signage and planting at all major entries and intersections. Upgrade parking lot landscape and provide more evergreen trees for parking lot shade.

B: Provide for student breakout areas with tables and possible exterior wireless lap top connections. Create private small open spaces for outdoor music practices and larger open spaces for student interaction.

Vary areas for sun exposure throughout different times of the year. Provide viewing areas with adequate flowering accent trees, benches, and exterior lighting. Design exterior space for possible future outdoor concerts.

C: Provide landscape backdrop planting for transition into the zoo. The new EATM Building shall be landscaped with larger trees to mark an important entrance point. All landscape damaged through the construction phasing shall be restored along with the appropriate irrigation upgrades.

D: Enhance the campus loop road and create a Boulevard-like appearance by improving the signage, lighting, and landscape to provide a consistent standard. Accent trees should be added at major intersections and campus entrances.

E: Provide more deciduous trees at the entry for winter sun and summer shade. Provide continuous planting along sidewalk and more small seating areas in between buildings.

F: Maintain the open campus feel upon the completion of the Library Remodel. Reinstall adjacent turf and planting areas, restore pedestrian walkways, provide additional planting at the base of the building. The goal of this area is to maintain the visual connection when entering from the northern/upper parking lots into the campus. Update the campus key plans and provide additional ones at new campus entry points.

G: Maintain the open plaza turf space for major student events. Provide adequate seating areas with tables and benches. Create small private student study spaces between the existing buildings.

Provide landscape at the perimeter of the Health Science Building and create an accessible entry with planting. Provide trees at the northwest and southeast corners to mark the entries into the center of the campus.

H: Provide seating areas under building overhead and additional outside student study areas. Provide handicap access to all seating and gathering areas and maintain the open vista to the lower campus.

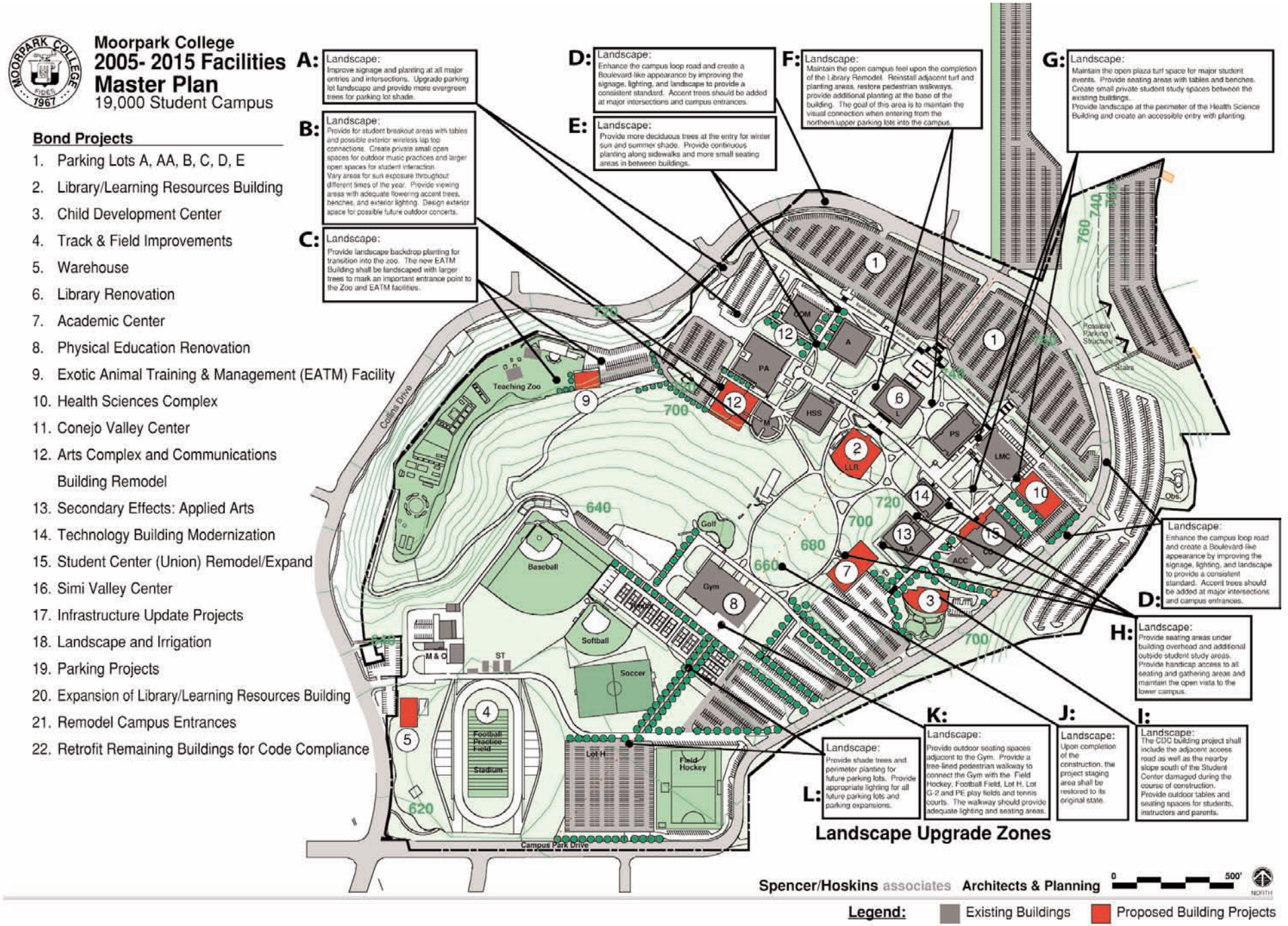
I: The CDC Building project shall include the adjacent access road as well as the nearby slope south of the Student Center damaged during the course of construction. Provide outdoor tables and seating spaces for students, instructors and parents.

J: Upon completion of the construction phasing the central active open turf zone shall be restored to its original state with the future potential to provide an exterior handicap access by exploring the possibilities of terracing the site. The adjacent turf areas could be sculpted from a maximum of a 3:1 slope to a flat playing surface between the 5% handicap walks.

K: Provide outdoor seating spaces adjacent to the Gym. Provide a tree-lined pedestrian walkway to connect the Gym with the Field Hockey, Football Field, Lot H, Lot G-2 and PE playfields and tennis courts. The walkway should provide adequate lighting and seating areas

L: Provide shade trees and perimeter planting for the future parking lots. Provide adequate lighting for all future parking lots and parking expansions.

Central Walkway Landscape & Buildings


Moorpark College
2005- 2015 Facilities
Master Plan
19,000 Student Campus
Bond Projects
1. Parking Lots A, AA, B, C, D, E
2. Library/Learning Resources Building
3. Child Development Center
4. Track & Field Improvements
5. Warehouse
6. Library Renovation
7. Academic Center
8. Physical Education Renovation
9. Exotic Animal Training & Management (EATM) Facility
10. Health Sciences Complex
11. Conejo Valley Center
12. Arts Complex and Communications Building Remodel
13. Secondary Effects: Applied Arts
14. Technology Building Modernization
15. Student Center (Union) Remodel/Expand
16. Simi Valley Center
17. Infrastructure Update Projects
18. Landscape and Irrigation
19. Parking Projects
20. Expansion of Library/Learning Resources Building
21. Remodel Campus Entrances
22. Retrofit Remaining Buildings for Code Compliance
A: Landscape: Improve signage and planting at all major entries and intersections. Upgrade parking lot landscape and provide more evergreen trees for parking lot shade.
B: Landscape: Provide for student breakout areas with tables and possible exterior wireless lap top connections. Create private small open spaces for outdoor music practices and larger open spaces for student interaction. Vary areas for sun exposure throughout different times of the year. Provide viewing areas with adequate flowering accent trees, benches, and exterior lighting. Design exterior space for possible future outdoor concerts.
C: Landscape: Provide landscape backdrop planting for transition into the zoo. The new EATM Building shall be landscaped with larger trees to mark an important entrance point to the Zoo and EATM facilities.
D: Landscape: Enhance the campus loop road and create a Boulevard-like appearance by improving the signage, lighting, and landscape to provide a consistent standard. Accent trees should be added at major intersections and campus entrances.
E: Landscape: Provide more deciduous trees at the entry for winter sun and summer shade. Provide continuous planting along sidewalks and more small seating areas in between buildings.
F: Landscape: Maintain the open campus feel upon the completion of the Library Remodel. Reinstall adjacent turf and planting areas, restore pedestrian walkways, provide additional planting at the base of the building. The goal of this area is to maintain the visual connection when entering from the northern upper parking lots into the campus.
G: Landscape: Maintain the open plaza turf space for major student events. Provide seating areas with tables and benches. Create small private student study spaces between the existing buildings. Provide landscape at the perimeter of the Health Science Building and create an accessible entry with planting.
H: Landscape: Provide seating areas under building overhead and additional outside student study areas. Provide handicap access to all seating and gathering areas and maintain the open vista to the lower campus.
I: Landscape: The CDC building project shall include the adjacent access road as well as the nearby slope south of the Student Center damaged during the course of construction. Provide outdoor tables and seating spaces for students, instructors and parents.
J: Landscape: Upon completion of the construction, the project staging area shall be restored to its original state.
K: Landscape: Provide outdoor seating spaces adjacent to the Gym. Provide a tree-lined pedestrian walkway to connect the Gym with the Field Hockey, Football Field, Lot H, Lot G-2 and PE play fields and tennis courts. The walkway should provide adequate lighting and seating areas.
L: Landscape: Provide shade trees and perimeter planting for future parking lots. Provide appropriate lighting for all future parking lots and parking expansions.
Landscape Upgrade Zones
Collins Drive
Campus Park Drive
Teaching Zoo
Baseball
Softball
Soccer
Gym
Golf
Football Practice Field
Stadium
Field Hockey
Lot H
Possible Parking Structure
Stairs
COM
A
PA
HSS
M
L
PS
LMC
LLR
AA
ACC
CO
ST
M & O
Obs
Spencer/Hoskins associates Architects & Planning
0
500'
NORTH
Legend:
Existing Buildings
Proposed Building Projects

Irrigation Upgrades

The existing irrigation system has been upgraded numerous times throughout the development of the campus. The result is a fragmented system that presents difficulties for the maintenance personnel and creates inconsistencies with the equipment and controllers. The graphic proposal on the next page will provide various loops controlled by new, upgraded or existing controllers that will manage determined areas.

The implementation of this system could be phased into the development of each project, but it is urged that every project shall look at this over all plan to understand the overall intent and how it affects each individual project. There is additional information in the design guidelines document with more specific information for equipment, plant materials, phasing, design criteria and implementation.

A: Replace stand alone clock, and add new 48 station controller. Connect back to the M&O building. Add flow sensor and master valves.

B: Replace stand alone clock, and connect to new 48 station controller at the M&O building.

C: Stub water and wires for Zoo area off EATM

D: Replace existing stand alone clock, and add a 48 station clock

E: Add new flow sensor and master valve and connect to existing controller.

F: Add wire drops for future parking lot irrigation.

G: Enlarge mainline and backflow device. Add flow sensor and master valve connecting to music building clock.

H: Add wire to HSS Building

I: Split irrigation point of connection (2 back flows). Add flow sensors and master valves for both back flows, and existing controllers

J: Upsize proposed controller from 24 stations to accommodate adjacent existing valves

K: Replace stand-alone clock, and connect to new 48 station at CDC

L: Add flow sensor and master valve, and connect to existing controller

M: Upgrade existing clock with 48 station and connect to flow sensor and master valve

N: Connect valves to new 48 station controller at the CDC Building

O: Install new 48 station controller at CDC Building to replace the existing 12 station at the Student Center.

P: Replace existing stand-alone clocks and add single 48 station clock, and connect to flow sensor master valve

Q: Add phone line off Gym

R: Wire drops and landscape stub outs for frontage

Lawn along Campus Drive east.

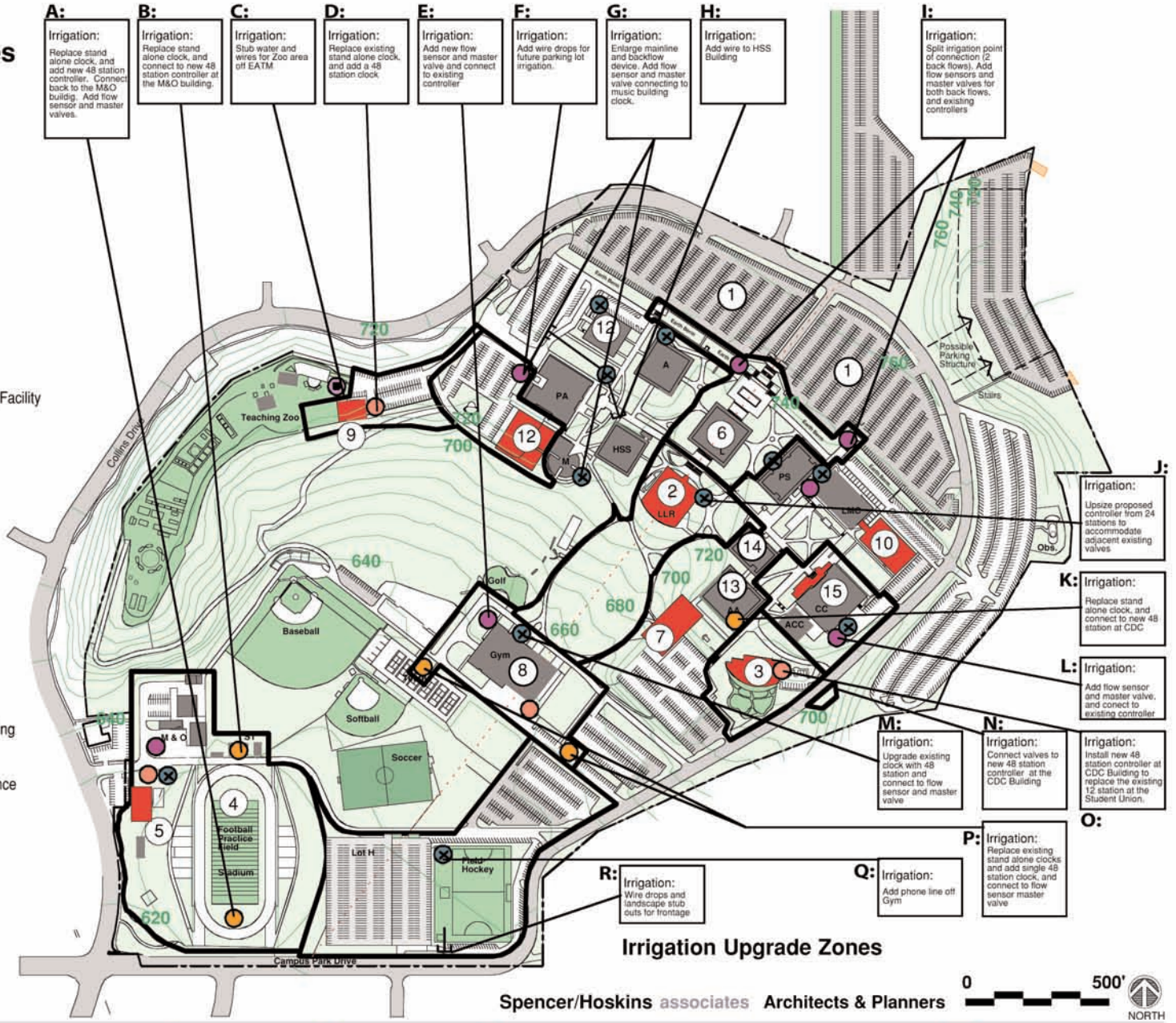
Former Library building

Courtyard by Technology building

Moorpark College
2005-2015 Facilities Master Plan
19,000 Student Campus

Bond Projects

1. Parking Lots A, AA, B, C, D, E
2. Library/Learning Resources Building
3. Child Development Center
4. Track & Field Improvements
5. Warehouse
6. Library Renovation
7. Academic Center
8. Physical Education Renovation
9. Exotic Animal Training & Management (EATM) Facility
10. Health Sciences Complex
11. Conejo Valley Center
12. Arts Complex and Communications Building Remodel
13. Secondary Effects: Applied Arts
14. Technology Building Modernization
15. Student Center (Union) Remodel/Expand
16. Simi Valley Center
17. Infrastructure Update Projects
18. Landscape and Irrigation
19. Parking Projects
20. Expansion of Library/Learning Resources Building
21. Remodel Campus Entrances
22. Retrofit Remaining Buildings for Code Compliance



19. Parking Projects

Parking on campus will be increased by enlarging and remodeling existing parking as well as constructing new parking lots. Some parking areas will be influenced by future building projects.

As described earlier in this report, the renovation of parking lots A, AA, B, C, D and E added 592 parking stalls without increasing land use for parking. In addition, this renovation added emergency phones and replaced the lighting, irrigation system, and landscaping.

To accommodate 19,000 students the campus should provide approximately 4,600 parking stalls. This goal is based on a ratio of 4.15 students per stall. The following chart identifies potential projects to reach the goal of 4,600 parking stalls.

Overflow parking on the athletic fields on the south

Parking Capacity

Existing Stalls

LOT	STALLS
AA	355
A	428
Aux-"A"	263
B	432
C	369
CC	21
Child.Dev.	10
COMM	24
D	379
E	317
EATM	35
F	173
F/H (Aux)	42
G-1	87
G-2	117
G-Road	38
H	164
LMC	14
M	180
M&O	37
PA	166
"S"	104

TOTAL EXISTING *3,755

** Includes 592 additional parking stalls following A, AA, B, C, D and E renovations ited in Project No. 1.*

Additional Stalls

Additional EATM parking	59 stalls
Additional Gym parking	20 stalls
Additional Lot H	240 stalls
Additional Lot G-2	88 stalls
Additional Lot G-1	37 stalls
Additional Lot F	15 stalls
Additional Aux Parking	402 stalls
Subtotal	861
Parking Loss at Lot CC&S	-15 stalls
Total	**4600**

20. Expansion of Library/Learning Resources Building

Once the campus reaches 19,000 students, the L/LR building will be too small for the campus and will need to be increased by 50%. The state allowed the building to be sized for only 70% of the load generated by the campus size of the late 1990's, so it will be somewhat undersized even at the time of its opening in 2005.

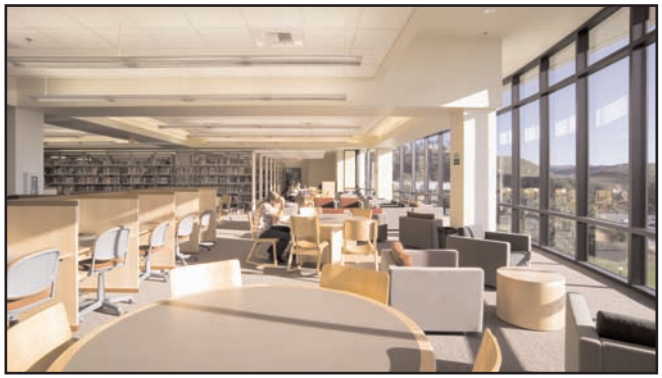
The building was designed to allow for future expansion on the east and west sides.

L/LR West facade

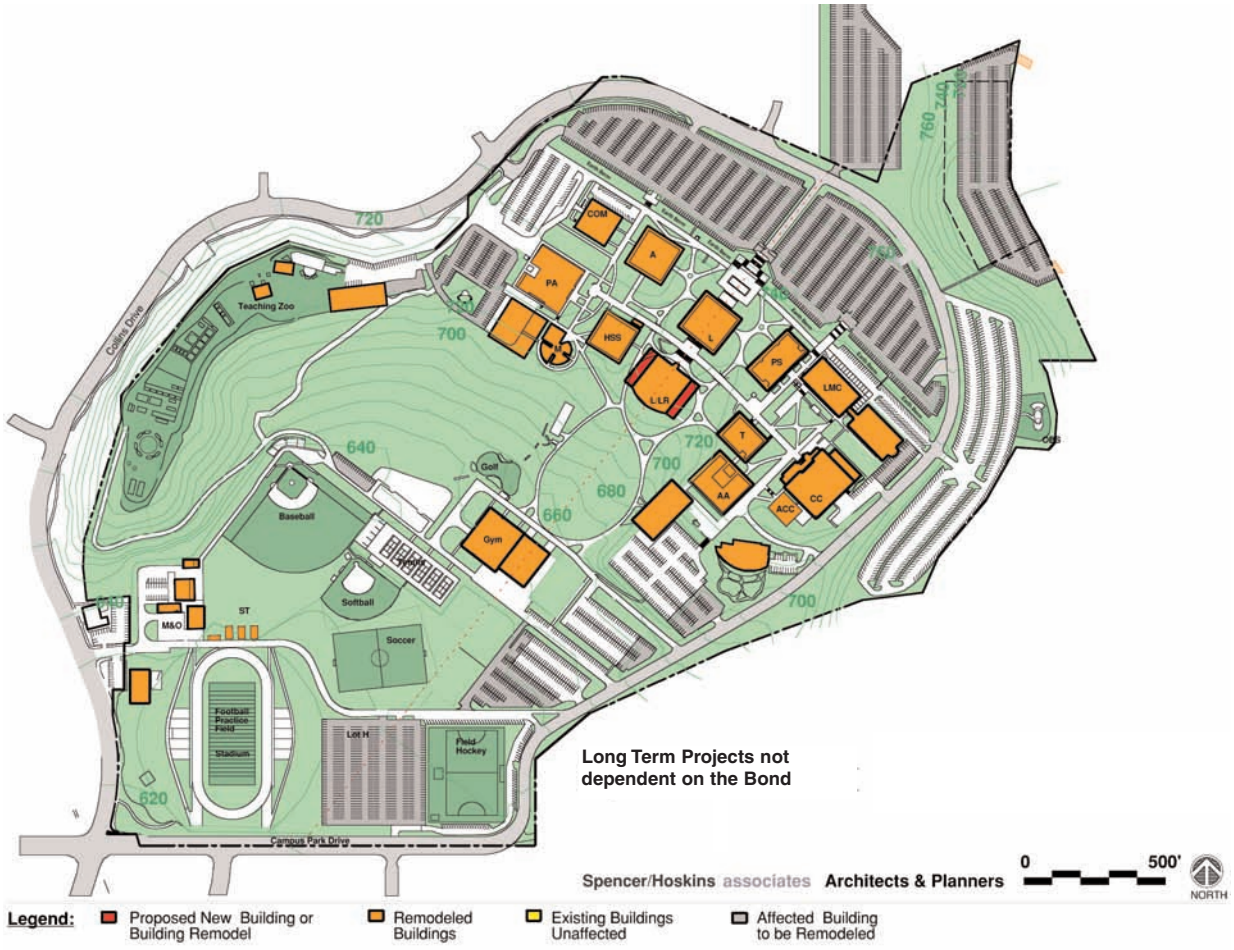
L/LR South facade

Project Budget & Scope:

- Future Project: TBD



L/LR third floor reading lounge



21. Remodel Campus Entrances

Overall, the vehicular circulation of the campus allows for adequate circulation along the perimeter. Campus Park Drive and Collins Drive provide great access throughout the perimeter of the campus and into parking areas.

Aesthetically, the entrances should be landscaped to mark the entrance points into the campus and should stand out from the rest of the road. Additional trees, shrubs and flowering plants will help announce the entrance in to the college. At every entrance, in addition to providing directional information to visitors, there needs to be a welcoming sign for visitors.

Overflow signs direct students to overflow parking at peak periods

Various ramps and pedestrian accesses need to meet accessibility codes

22. Retrofit Remaining Buildings for Code Compliance

While most physical facilities are slated to be either replaced or remodeled, some remain useful just as they are. However, these remaining facilities still need some attention to extend their useful life.

This project will bring those buildings up to code and current standards of energy usage and interior finishes, so they remain the equal of the new facilities around them.

Construction Staging Areas and Project Scope Zones

Construction Staging Areas

The construction staging plan was developed to facilitate in the construction phasing and space planning of each project. Each project will require staging grounds, accessibility for deliveries, and storage for materials and parking space for construction crews. It is likely that at some point multiple projects could be under construction simultaneously. The college will need to accommodate for construction space and accessibility, while maintaining a safe environment for students and staff.

The plan to the right shows the planned building projects and the chosen construction staging areas. Where there is no adjacent open land available, the construction staging area will be in nearby parking lots.

The plan indicates project scope zones to demonstrate the area that will be affected during construction. This includes landscape, irrigation, roads, walkways, parking and physical education fields.

Construction Staging Areas

A: M&O Warehouse

The construction staging site will be located north and east of the planned building. The existing storage containers will be relocated and the existing permanent rounds building must remain in operation. At the completion of the construction, the staging zone could be use for M&O Parking.

B: EATM Facility

The construction staging site will be located east and west of the building site. The eastern portion will have to be partially graded, but could be used for additional parking and to create pedestrian walkway to connect the EATM facility to the remainder of the campus.

C: Arts Complex

The construction staging site will be located east of the building site on parking lot M and could take advantage of the EATM eastern construction site. Given the projected delay in constructing the Arts Complex, due to funding limitations, designating a new construction staging area may be necessary when this project receives funding.

D: Communications Building Remodel

The construction-staging site for this project will be located on the lawn south of the building. The site has good access and will not take up any parking.

E: Library Remodel

The construction staging site will be located on the lawn areas at the north, east and west perimeter of the building. Construction staging should stay clear of the stair and ramp access from parking lots A & B. Delivery vehicles will use the access road north of the Library and should be limited to that route.

F: Health Sciences Building

The location of this project will require grading the existing earth mound between parking lot S and the existing Health Science trailers. The grading of this area will provide additional space south of the planned location, including parking lot CC. Parking lot S will be used, with the exception of the last two rows of parking and the fire access. The eastern staging area could be restored and connected to parking lot CC to provide additional parking, provide a connection with parking lot S and provide a formal entrance for the proposed building.

G: Child Development Center

The construction-staging site will be located on Parking Lot F. The staging area should be located along the northern part of the parking lot to allow the remainder of the parking lot to remain in use. The staging area could take advantage of the playground area of the project during the initial stage of the project to minimize the disruption of parking on parking lot F.

H: Academic Center

The construction staging area will be located at the southern part of the central lawn area. At the completion of the L/LR building, the upper portion of the central green area will be restored, and the southern half of the area will be reused for the Academic Center construction staging grounds. The site has great vehicular access and will cause fewer disruptions to the students and to campus parking.

I: "H" Parking Lot Expansion

The construction-staging site will be located at the perimeter of the planned site. The existing lot H could be used for staging through the beginning of construction, to limit the disruption. If additional space is needed, the northern-field areas could be used during off season or vacation times.

J : P.E. & Gym Upgrades

This project will also take advantage of the southern portion of the open central lawn area for its construction staging site. The site has great access and will not remove any parking.

L/LR construction staging area

Library Learning Resources Building

2005 Moorpark College Facilities Master Plan Design Guidelines

Executive Summary

In 1962, the Ventura County Community College District Board of Trustees approved the construction of Moorpark College to better serve the developing populations in the southeast area of the district. Upon selection of the campus site in 1963, which was at the time a relatively rural farmland, a master plan was developed by the architectural firm Daniel, Mann, Johnson and Mendenhall (DMJM) and construction commenced soon after the passing of a 1965 State Bond.

Today, Moorpark College serves over 13,000 students from various cities throughout the county and the adjacent county. The campus environment could best be described as casual, diverse, vibrant and energized as a result of thoughtful planning, consistent architectural and landscape design. The campus offers a variety of spaces which reflect the diversity and character of the students, faculty and staff. With the approval of the Measure S Bond in 2002 by the citizens of the county, the college developed a list of new construction projects. Moorpark College was awarded $104,239,503 and will add over 205,797 square feet of new construction and remodel to most of the existing buildings. The proposed projects included 8 new buildings, 5 building remodels, infrastructure upgrades and parking.

As the College embarked on a new era of development, design standards based on the college's tradition were established to secure a seamless transition between the existing campus and the planned future campus. It is was critical that the college continue the traditional environment and architecture throughout the planned development. The College began the development of their facilities design guidelines when the Master and Facilities Plan was amended to reflect the Measure S Bond projects. These design guidelines are hereby appended to this Facilities Master Plan and are an internal part of this document.

The purpose of the design guidelines is to establish a policy regarding the physical design of future buildings and the definition of exterior spaces. The design guidelines provide background information and define the essential elements of building and campus design, such as scale, site design, style, building colors, building materials, signage and details for future design teams.

View from the Performing Arts building.