

GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT

2016 FACILITIES MASTER PLAN REFRESH





GROSSMONT COLLEGE



CUYAMACA COLLEGE



GROSSMONT-CUYAMACA
COMMUNITY COLLEGE DISTRICT

2016 FACILITIES MASTER PLAN REFRESH

GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT

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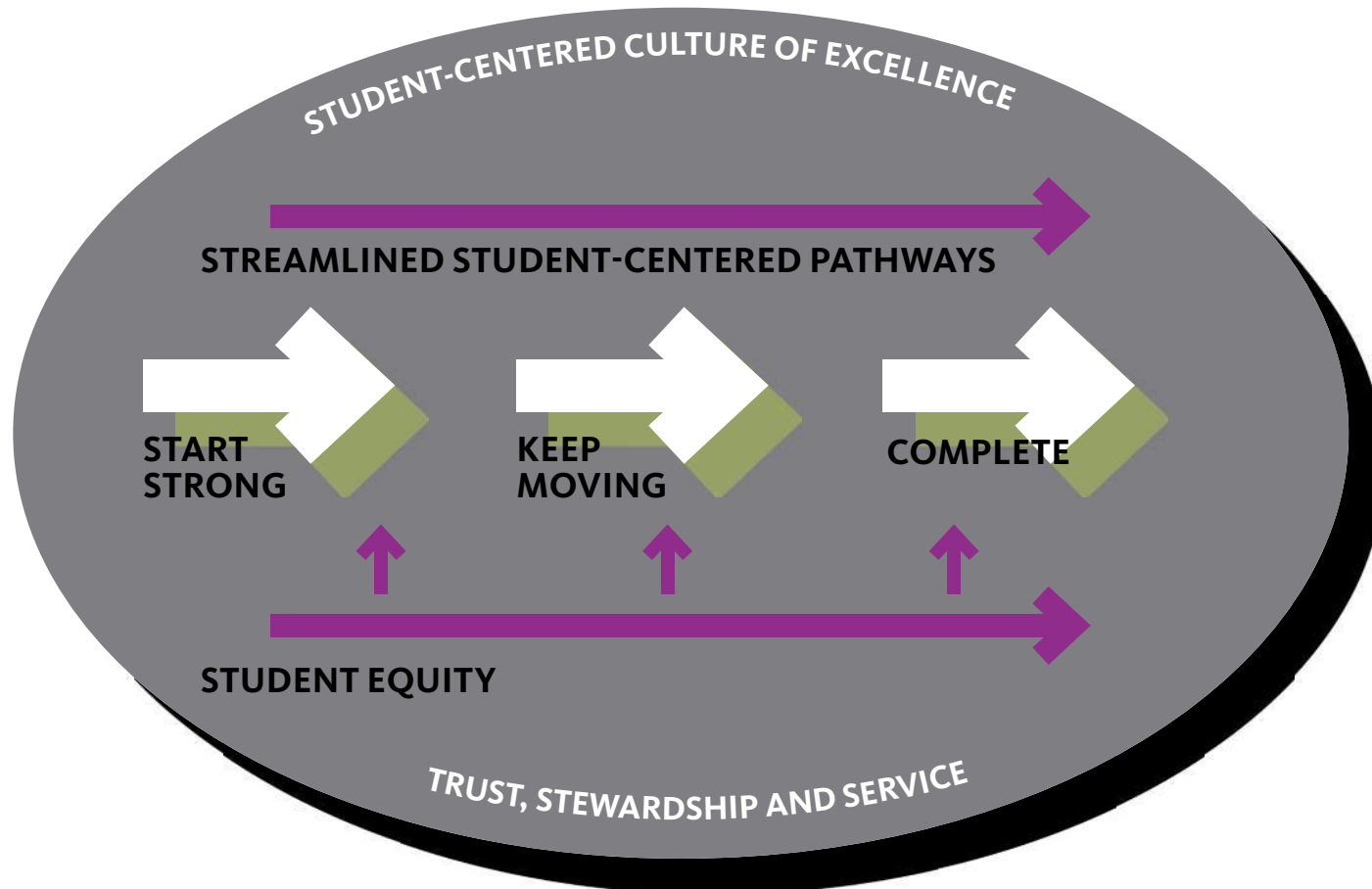
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GCCCD STUDENT SUCCESS FRAMEWORK



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PROCESS

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OPPORTUNITIES
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PURPOSE

The purpose of the *2016 Facilities Master Plan Refresh (FMP)* is to provide an updated framework for future development and to coordinate strategies for maximizing local and state funding opportunities.

VISION

TRANSFORMING LIVES THROUGH LEARNING

VALUES

CULTIVATE A STUDENT-CENTERED CULTURE OF EXCELLENCE, TRUST, STEWARDSHIP, AND SERVICE.



MISSION

PROVIDE OUTSTANDING DIVERSE LEARNING OPPORTUNITIES THAT PREPARE STUDENTS TO MEET COMMUNITY NEEDS, PROMOTE A GLOBAL RESPONSIBILITY, AND FOSTER OPPORTUNITIES FOR ALL.

Grossmont-Cuyamaca Community College District fulfills its mission by providing:

- Outstanding undergraduate education for students seeking certificates, associate degrees, and university transfer;
- Excellent career and technical education programs that prepare students for workforce entry and advancement;
- Engaging educational services that meet learners' needs in basic skills and English language proficiency;
- Comprehensive student development and personal support services that contribute to student learning and achievement;
- Partnerships and programs that promote the social and economic development of the region; and
- Community education for personal, professional, and lifelong learning.

PROCESS

The *2016 Facilities Master Plan Refresh* serves as an addendum to the *2013 GCCCD Facilities Master Plan*. The FMP Refresh addresses changes that have occurred since 2013 and provides an updated framework for future development.

Following the guiding principles established in 2013, the *2016 Facilities Master Plan Refresh* includes updated campus master plan drawings for each college and a more detailed description for the Workforce Development Center and District Operations.

The planning process included representatives from the district and colleges in a series of meetings to review information and establish the basis for updated recommendations. An expanded visioning session for the Workforce Opportunities Resource Center (WORC) and District Operations was conducted to address recent changes and to clarify the vision for a new center.

2016

FACILITIES MASTER PLAN REFRESH

WORKFORCE
OPPORTUNITIES
RESOURCE CENTER

WORKFORCE OPPORTUNITIES RESOURCE CENTER

VISION + GOALS

- Create an innovative education hub that supports advanced technology, workforce development and career-technical education.
- Attract strategic partnerships to enhance student learning, internship opportunities, mutually benefitting collaborations and workforce development.
- Create sustainable buildings that reduce carbon footprints and maximize energy conservation efforts.
- Host diverse groups in a welcoming and high-tech space that engages students, faculty and business leaders.
- Maximize joint collaboration between education, government, employers and other entities to provide enhanced services for our region.
- Strengthen and expand career technical education in coordination with the colleges' existing programs and offerings.

BACKGROUND + NEED

GCCCD is committed to the development of East County's workforce. Thousands of jobs go unfilled in the region every year due to lack of a skilled workforce.

Currently, jobs are needed in STEM (science, technology, engineering and mathematics) and related jobs including environmental protection, advanced manufacturing, healthcare, transportation and other high-wage careers that require some education beyond a high school diploma. These are the types of careers for which Grossmont-Cuyamaca Community College District (GCCCD) can prepare local workers at a minimal cost.

The Workforce Center is being developed in response to and in partnership with local businesses that struggle to find the skilled workers they need to grow their businesses.

The East County Workforce Opportunities Resource Center (WORC) will allow GCCCD to offer the training programs that workers need to upgrade skills, learn a new trade or launch a new career anticipating the needs for the workforce of the future.

The East County Economic Development Council (ECEDC) has found that nearly 155,000 East County residents leave the area for work daily—this center will prepare an East County workforce for East County jobs and reduce travel time by providing workforce training and education.

The East County Workforce Opportunities Resource Center will leverage critical community partnerships, including ECEDC, Grossmont Union High School District, East Region Adult Education Consortium, San Diego Workforce Partnership, East County Education Alliance and local chambers of commerce because they understand our community needs to invest in our residents now to meet the economic opportunities of the future.

WORC

The *GCCCD Facilities Master Plan*, adopted in March 2013, was the result of a comprehensive planning process, which culminated in a master plan identifying extensive facility needs, retrofitting and infrastructure upgrades as well as plans to meet the future needs of the east county region for higher education and job preparation.

This center would further our vision of transforming lives through learning. This learning includes programs that prepare local residents for workforce entry and advancement in rapid response to the dynamic needs of local businesses.

Partnership Opportunities



TYPES OF ACTIVITIES

- Classes (Credit + Non-Credit + Fee Based)
- Corporate Retreats + Trainings
- Workshops
- Job Seeking + Career Planning
- Job Fairs
- Assessments
- Team Collaboration
- Resource Consulting
- Information + Admissions
- Professional Development

Pairing the Workforce Opportunities Resource Center with District Services will enable many efficiencies and shared resources.

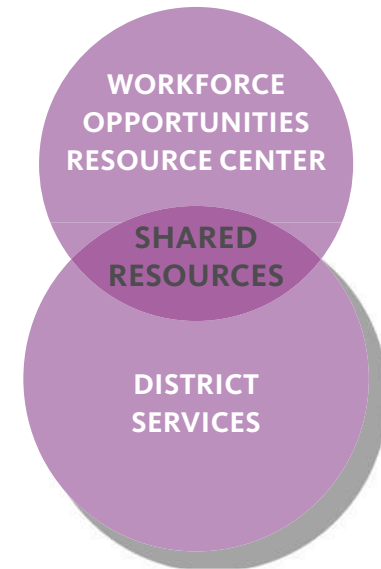
TARGETED AUDIENCE

- Workers
- Unemployed
- Underemployed
- Students

Build skills and connect to the workforce

- Local Employers
- Business + Industry
- Colleges + District Services

Recruit and train employees to respond to workforce and economic development needs



POTENTIAL NEW PROGRAMS TO BUILD OUR LOCAL ECONOMY

Existing and potential East County employers seek skilled, competent workers in a wide array of industries. To meet the needs, GCCCD needs a facility that will:

- Provide space for technical training and ongoing workforce development
- Create flexible, adaptable technology skills development labs that can adjust to continuous technology change and the periodic nature of the region's evolving training needs
- Improve access to incumbent workers and prospective trainees; close to business and industry

In addition to the certificates and degrees currently offered districtwide, the new Workforce Center will offer credit, non-credit, fee-based training and continuing education for high-demand programs such as the following:

Career + Technical Education leading to skilled employment and industry certifications

+ Manufacturing



+ Autonomous Technology

- Commercial drones
- Logistics



+ Green Technology

- Solar installers
- Sustainability
- Building sciences



+ Computer and Cybersecurity



+ Technical Math, Writing and Reading



+ Customized Training



W O R C

Customized Training for Local Businesses

- + Health and Safety
- + Leadership and Management
- + English as a Second Language for Careers

Workforce Readiness

- + Employability Workshops
- + Career Exploration
- + Job Connections

Resource Center for Small Business Owners

- + Business Creative Laboratories
- + Planning Factory
- + Flexible Space for Governmental and Nonprofit Partners
- + Rapid Prototyping Support

Adult Education

- + High School Diploma/High School Equivalencies
- + English as a Second Language
- + Education Programs for Adults with Disabilities
- + Apprenticeship Opportunities

Ideas for the Future

- + Hotel for Hospitality + Tourism Programs
- + Cafe for Culinary Arts (Craft Brewing + Viticulture)
- + Wellness Center for Holistic Health
- + Transportation + Logistics Hub



2016 FACILITIES MASTER PLAN REFRESH GROSSMONT COLLEGE

FACILITIES MASTER PLAN REFRESH

The Facilities Master Plan Refresh recommendations for the Grossmont College campus were based on the 2012 GCOCCD Educational Master Plan and the 2013 Facilities Master Plan. The recommendations include a series of projects including new facilities, renovation and repurposing and site and utility improvements. These projects follow the guiding principles established in the 2013 Facilities Master Plan and support the college mission and goals.

PROJECT LIST

NEW FACILITIES



**INSTRUCTIONAL + CAREER PREPARATION
COMPLEX**



CHILD DEVELOPMENT CENTER

ENVIRONMENTAL SCIENCE OUTDOOR LEARNING LAB



RENOVATION + REPURPOSING

POOL RECONSTRUCTION

BUILDING 42 GYMNASIUM

GYMNASIUM 43 HVAC UPGRADES

SITE + UTILITY IMPROVEMENTS

CAMPUS ENTRY SAFETY + SIGNAGE

ROADWAY + PARKING REPAIRS/REPLACEMENT

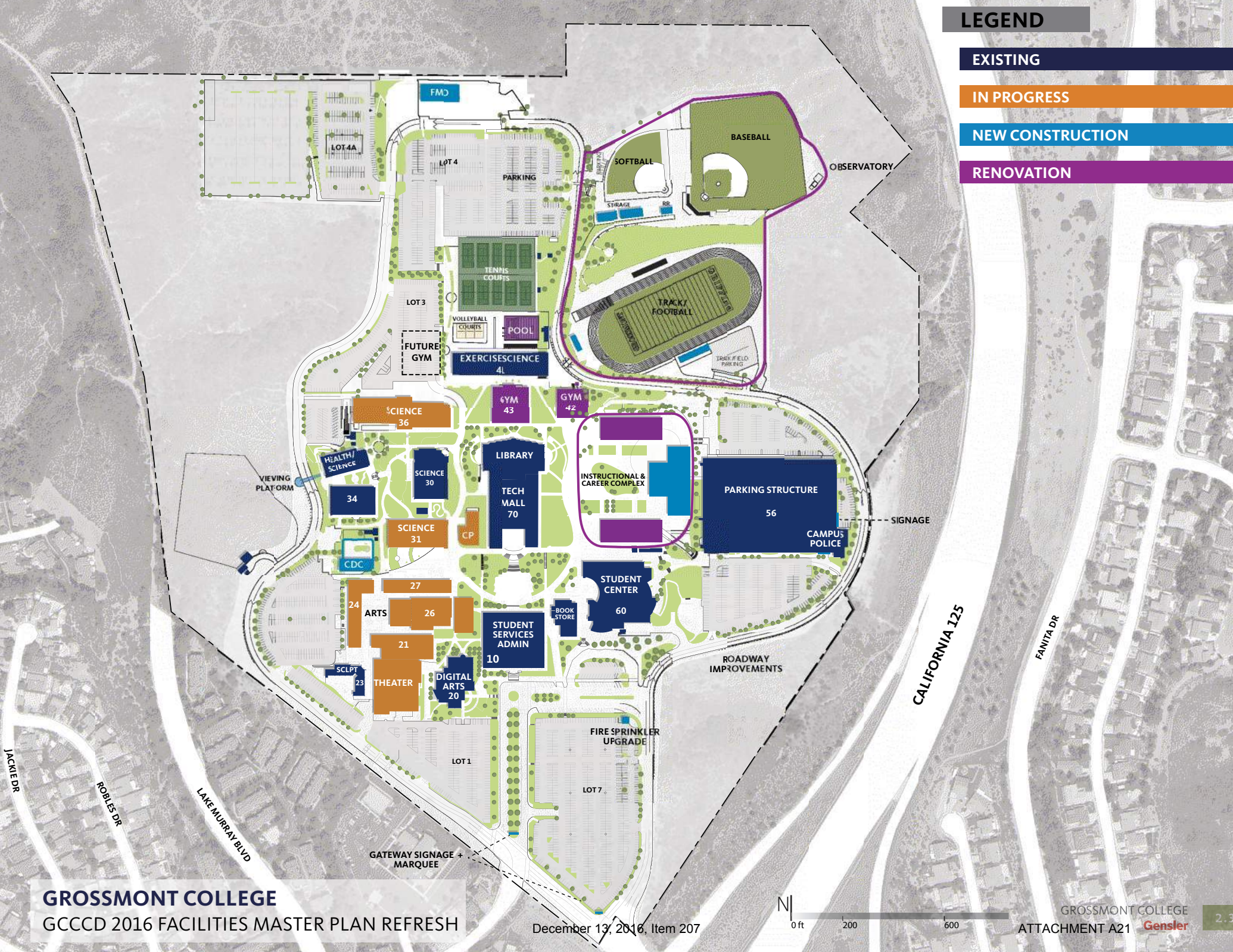
SOFTBALL + BASEBALL FIELD UPGRADES

TRACK + FIELD UPGRADES



LEGEND

- EXISTING
- IN PROGRESS
- NEW CONSTRUCTION
- RENOVATION



GROSSMONT COLLEGE GCCCD 2016 FACILITIES MASTER PLAN REFRESH

December 13, 2016, Item 207



FACILITIES MASTER PLAN REFRESH

PROJECT DESCRIPTIONS

NEW FACILITIES

INSTRUCTIONAL + CAREER PREPARATION COMPLEX

An updated/new interdisciplinary instructional building complex will include better access to career training facilities. The facility will replace/repair aged and outdated classroom buildings. It will also activate outdoor learning and collaboration with a redesigned outdoor plaza for students on campus. The complex will be designed and built for great efficiency and to improved sustainability standards, aligning with the goals of the college. This may include reduced water use, daylighting strategies and thermal comfort improvements.



CHILD DEVELOPMENT CENTER

The existing facilities on campus will be demolished and the new facility will replace aged and outdated classroom buildings and playgrounds. This will improve the functionality and use of the learning lab to train child development professionals. The complex will also be designed and built with daylighting issues in mind at the outdoor playgrounds to keep the facility running with an improved sustainability standard.



ATTACHMENT A22

NEW FACILITIES (CONTINUED)

ENVIRONMENTAL SCIENCE OUTDOOR LEARNING LAB

A new outdoor learning lab platform will allow improved safety and observation of the natural habitat. The facility will support campus environmental observation and nature preservation study. The instructional study platform along the west side of the road adjacent to the Health Science building also will include a crosswalk and speed bumps to address safety and access concerns.



RENOVATION + REPURPOSING

POOL RECONSTRUCTION

The existing pool facilities will be rebuilt to provide an expanded pool and improved pool deck. The reconstructed facility will improve reliability and consolidate physical education instruction and athletic activities on campus. Spectator seating also will be upgraded for increased safety and viewing.

BUILDING 42 GYMNASIUM

The existing Building 42 gymnasium improvements will include updated instructional spaces, energy efficiency upgrades and removal of hazardous materials.

GYMNASIUM 43 HVAC UPGRADES

The existing Building 43 heating, ventilation and air conditioning system will be upgraded as sustainable energy projects are completed on campus.

FACILITIES MASTER PLAN REFRESH

PROJECT DESCRIPTIONS

SITE + UTILITY IMPROVEMENTS

CAMPUS ENTRY SAFETY + SIGNAGE

New signage and an electronic communication system will be built for approaching traffic. The project will improve safety, access and security for visitors. It will also improve the visibility of campus, vehicular/pedestrian circulation and way finding from Grossmont College Drive and the 125 freeway.



ROADWAY + PARKING REPAIR/ REPLACEMENT

The existing campus roadways will be repaired/replaced to improve traffic safety and accessibility on campus. This will include portions of the campus perimeter road that have not already been repaired.

SITE + UTILITY IMPROVEMENTS (CONTINUED)

SOFTBALL + BASEBALL FIELD UPGRADES

The existing softball and baseball field facilities will be upgraded to provide improved accessibility, safety and security upgrades. The existing turf fields will be replaced with synthetic turf, reducing water use. New restroom and team facilities will be constructed along with repairs to fencing, scoreboards and on site lighting.



TRACK + FIELD UPGRADES

The existing track and field will be upgraded to replace the synthetic track and field. In addition, new stadium seating will be constructed with accessible pathways and improved lighting for the athletics facility.



2016

FACILITIES MASTER PLAN REFRESH

CUYAMACA COLLEGE

FACILITIES MASTER PLAN REFRESH

The Facilities Master Plan Refresh recommendations for the Cuyamaca College campus were based on the 2012 GCOCCD Educational Master Plan and the 2013 Facilities Master Plan. The recommendations include a series of projects including new facilities, renovation and repurposing and site and utility improvements. These projects follow the guiding principles established in the 2013 Facilities Master Plan and support the college mission and goals.

PROJECT LIST

NEW FACILITIES

INSTRUCTIONAL COMPLEX



RENOVATION + REPURPOSING

CHILD DEVELOPMENT CENTER



COMMUNITY FIELD RELOCATION



STUDENT ACCESS + OPERATIONS



EXERCISE SCIENCE IMPROVEMENTS

PERFORMANCE THEATER UPGRADES

SITE + UTILITY IMPROVEMENTS

CAMPUS ENTRY SAFETY + SIGNAGE



ROADWAY + PARKING REPAIRS/

REPLACEMENT



NATURE PRESERVE OUTDOOR LEARNING LAB

INFRASTRUCTURE + UTILITIES IMPROVEMENTS

CAMPUS-WIDE LANDSCAPE IMPROVEMENTS

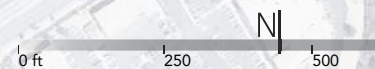
LEGEND

EXISTING

IN PROGRESS

NEW CONSTRUCTION

RENOVATION



FACILITIES MASTER PLAN REFRESH

PROJECT DESCRIPTIONS

NEW FACILITIES

INSTRUCTIONAL COMPLEX

A new interdisciplinary instructional building complex will provide greater access to course offerings in the areas of social sciences, math and science on campus. The new facility will replace aged and outdated classroom buildings. It will improve visibility and wayfinding from the Central Park for students on campus. The complex will be designed and built for great efficiency and for improved sustainability, aligning with the goals of the college. This may include reduced water use, daylighting strategies and thermal comfort improvements.



RENOVATION + REPURPOSING

CHILD DEVELOPMENT CENTER

The existing Child Development Center on campus will be modernized to improve safety and access. Interior spaces will be renovated along with upgrades to valuable outdoor instructional spaces to train child development professionals. Exterior lighting replacement and rerouting vehicular traffic out of the existing parking lot will improve security for users.



STUDENT ACCESS + OPERATIONS ENHANCEMENTS

The existing facilities operations and maintenance facility will be relocated to provide a new parking area for visitor and disabled access parking closer and more conveniently located to the upper campus. The existing One-Stop buildings will be repurposed for facilities maintenance and operations activities near the entrance of campus.



PERFORMANCE THEATER UPGRADES

A new catwalk will be built at the existing performance theater located in building B to improve safety and security for theater functions.



FACILITIES MASTER PLAN REFRESH PROJECT DESCRIPTIONS

RENOVATION + REPURPOSING (CONTINUED)

COMMUNITY FIELD RELOCATION

The community field located near parking lot 5 will be relocated along Fury Lane to provide better access for the community. A new parking lot will be provided adjacent to the new field facility. A new restrooms and concessions facility will enhance the functionality of community and college use of the field.



EXERCISE SCIENCE IMPROVEMENTS

A selection of facilities utilized for exercise science programs will be repaired and replaced to improve access, safety and instruction. Facilities improved may include courts, equipment storage and athletic fields.

SITE + UTILITY IMPROVEMENTS

CAMPUS ENTRY SAFETY + SIGNAGE

New signage and an electronic communication system will be built at entrances to the campus for vehicular traffic. The project will improve visibility of the campus, vehicular/pedestrian circulation, safety and wayfinding from Jamacha Road.

ROADWAY + PARKING REPAIRS/REPLACEMENT

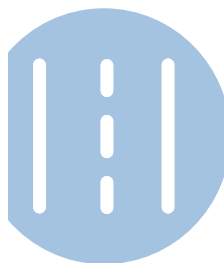
The existing campus roadways will be rerouted to improve way finding and vehicular access. Parking lots 1 & 2 will be realigned to provide more efficient vehicular routes and provide safer pedestrian access to the campus. Parking lot 5 will be expanded to provide more capacity on campus.

INFRASTRUCTURE + UTILITIES IMPROVEMENTS

The current infrastructure and utilities on campus will be upgraded or replaced as each project area is improved on campus.

NATURE PRESERVE OUTDOOR LEARNING LAB

The nature preserve located around the outer areas of the campus will be mitigated to remove invasive species and plan for continued environmental preservation. A kiosk and trail marking signage will provide an outdoor learning lab to support instruction and support regulation of Environmental Protection Agency requirements for the natural habitat.



CAMPUS-WIDE LANDSCAPE IMPROVEMENTS

Landscaping improvements are recommended across the campus to build on its existing strengths and character. Much-loved spaces such as the Central Park will be protected, preserved and enhanced. The landscape improvements will focus on the following:

- Improve entries and edges, and strengthen the College's identity by developing a consistent design vocabulary for planting, signage, and gateway elements.
- Support the use of the campus environment as an educational resource.
- Integrate sustainability strategies to reduce energy and water use, to reduce heat islands, to preserve water quality, and to restore natural habitats.



CUYAMACA COLLEGE

2016

FACILITIES MASTER PLAN REFRESH

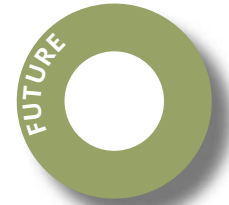
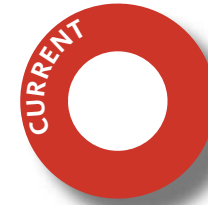
DISTRICT OPERATIONS

VISIONING FOR THE FUTURE

A visioning process with representatives from the district and two colleges was conducted as part of the *2016 Facilities Master Plan Refresh*. The goal of the visioning session was to look at the future of the region, the colleges, the district and the Workforce Center. An active discussion explored both external and internal challenges and opportunities of shifting thinking in culture, space and place.

The group engaged in a visioning activity where they charted their observations and visions. Participants placed red dots on their perceptions of where GCCCD is now and green dots on where they think GCCCD should be in the future. The visioning process revealed that the district leaned towards a more relaxed work atmosphere and sense of community. Spaces that encouraged a more open feel and varied workspace environment were favored.



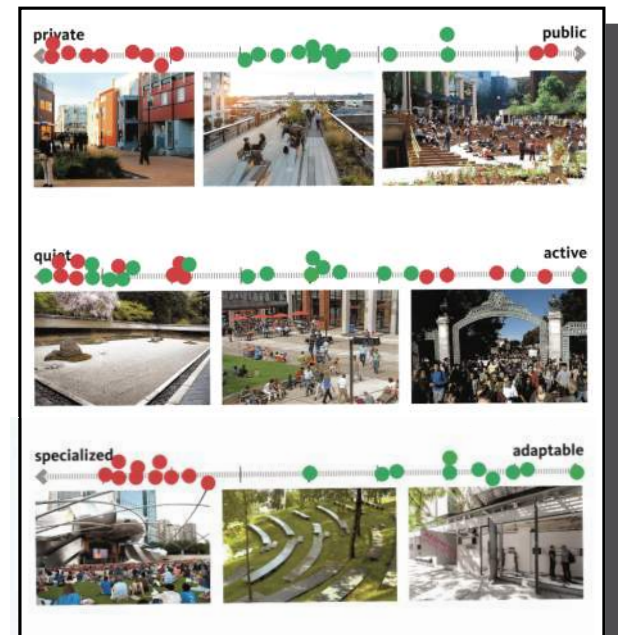
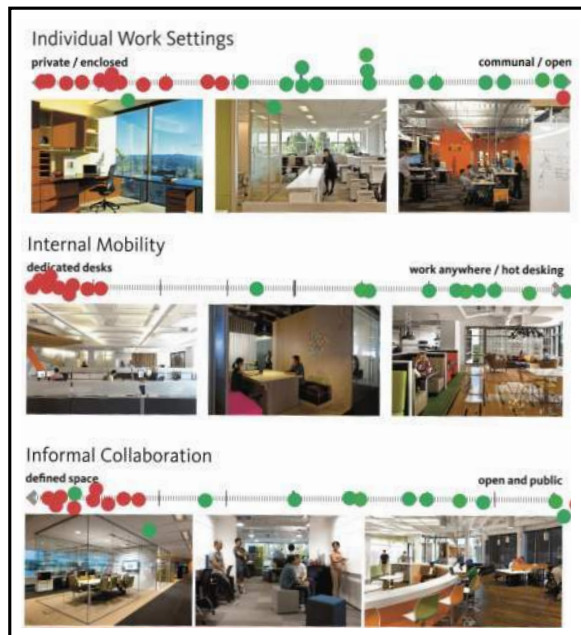
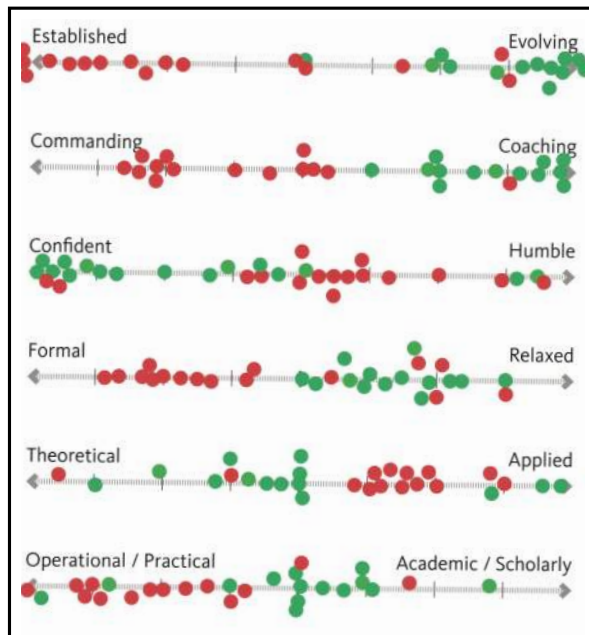


WORKPLACE + CULTURE SPECTRUMS

CULTURE

SPACE

PLACE



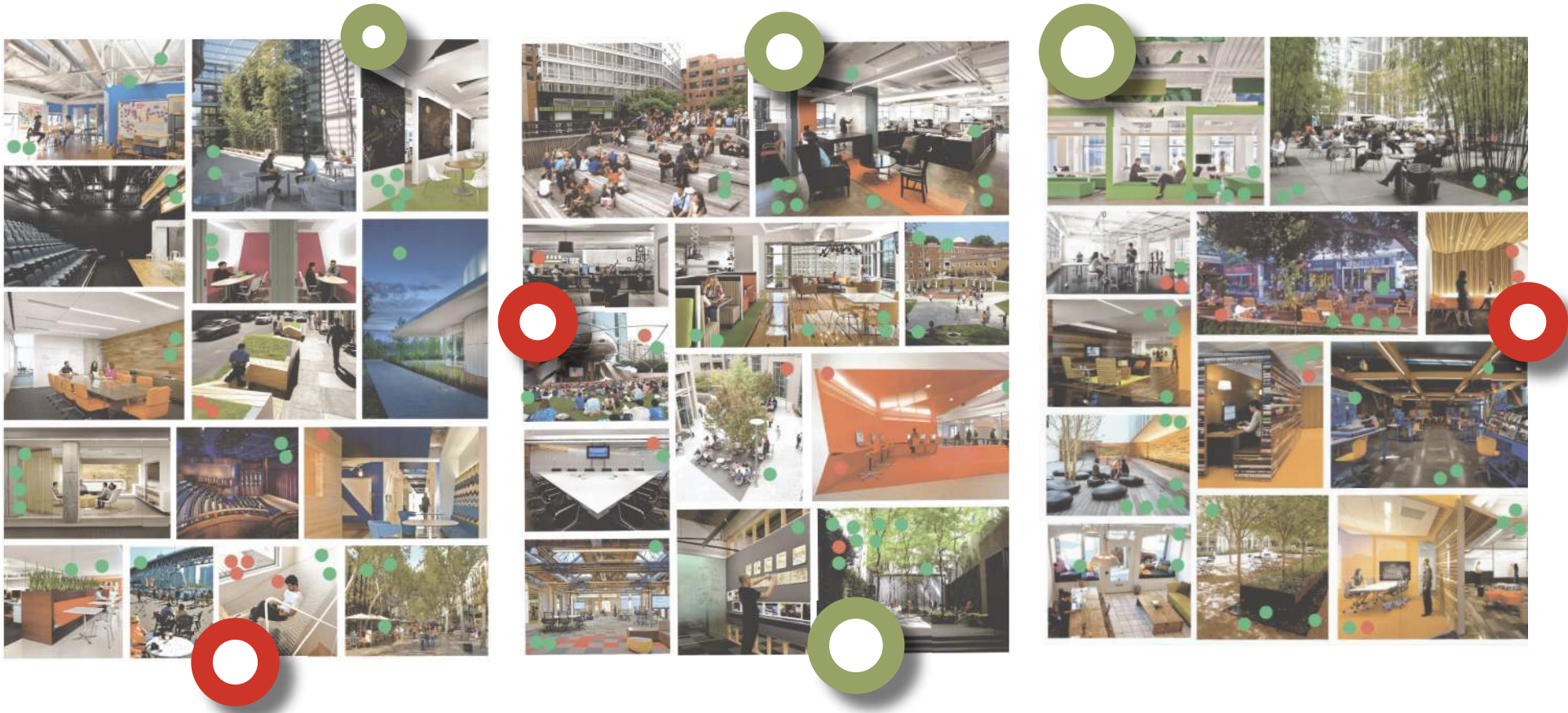
SHAPING FUTURE SPACES LOOK + FEEL ANALYSIS



SPACES THAT INSPIRED PARTICIPANTS

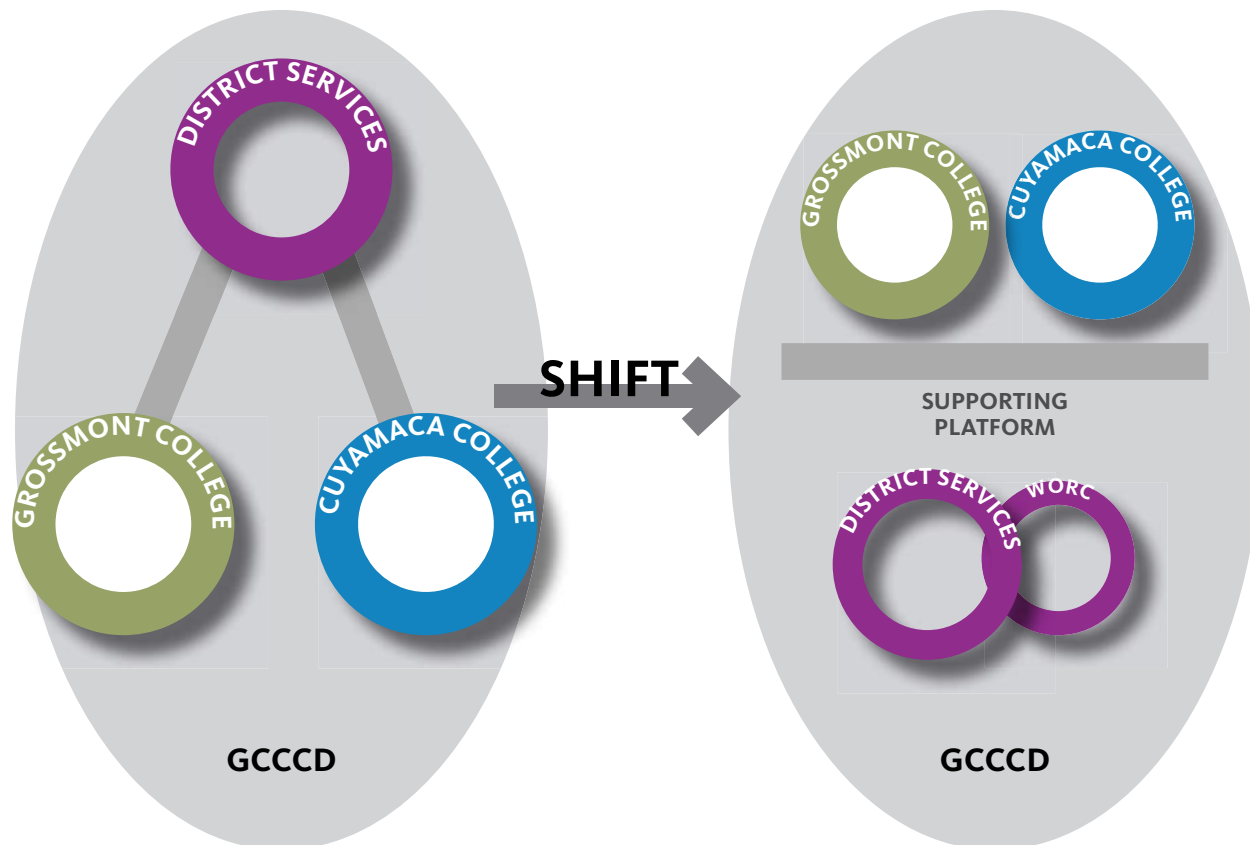


SPACES THAT WERE ADVERSE TO PARTICIPANTS



DISTRICT SERVICES

The visioning process conducted as part of this *Facilities Master Plan Refresh* revealed an opportunity to emphasize the strategic shift away from an apparent 'top-down' organizational structure into a structure of support, where District Services along with Workforce Opportunities Resource Center provide a supporting platform to the Grossmont and Cuyamaca Colleges.



BECOMING AN ENGINE OF GROWTH



Throughout the visioning process and in conjunction with the Workforce Opportunities Resource Center the district will serve as an engine for growth within the East County region. Key areas of growth will be targeted in economic, social, cultural and environmental offerings and programs.

FACILITIES MASTER PLAN REFRESH

DISTRICTWIDE PROJECTS

The *2016 Facilities Master Plan Refresh* identifies recommendations for districtwide improvements, including site, facilities and infrastructure upgrades. They are based on the *2013 Facilities Master Plan* and the *2012 GCCCD Educational Maser Plan*.

SAFETY + SECURITY UPGRADES



SUSTAINABILITY PROJECTS



TECHNOLOGY IMPROVEMENTS





SAFETY + SECURITY UPGRADES

Safety and security upgrades are needed to address aging buildings and systems on both campuses. Recommendations include comprehensive upgrades to access controls, intrusion alarms and fire alarm monitoring systems.



TECHNOLOGY IMPROVEMENTS

Technology improvements are an essential need at both colleges and districtwide. Recommendations include system upgrades to support student programs, infrastructure enhancements, administrative systems and communication improvements.



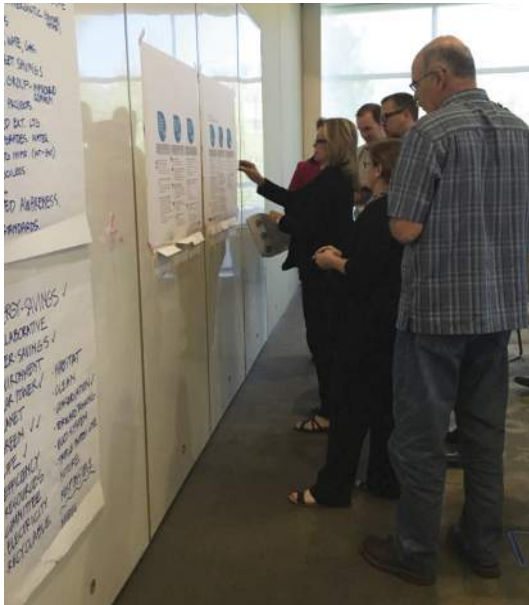
SUSTAINABILITY



Sustainability continues to be a priority for the district. The *2016 Facilities Master Plan Refresh* includes recommendations to enhance ongoing sustainability efforts, improve efficiencies and reduce operating costs. Potential projects include large scale solar array installations and other forms of energy generation.

FMP REFRESH WORKSHOP: REVISITING VISION + GOALS

On November 1, 2016, a workshop was held to bring together representatives from both of the colleges and District Services. The workshop's purpose was to revisit the *2013 GCCCD Facilities Master Plan* vision and goals for sustainability, to benchmark progress and validate discuss priorities moving forward. Participants provided feedback through several activities that helped focus the conversation.



Accomplishments since 2013 Facilities Master Plan

Since 2013, the district and colleges have established or achieved:

- + Board policy and administrative procedures to reduce energy use and conserve resources
- + Lowered utility commodity use through efficient landscaping, lighting, sensors and scheduling (Proposition 39)
- + HVAC and central plant upgrades
- + Investment in more efficient equipment and systems
- + Established Sustainability Work Group to focus on energy conservation and data

PRIORITIZING ACTIVITIES

The 2013 FMP goals were reviewed and validated at the 2016 Sustainability Workshop. The six goals served as the framework for the prioritizing activities.

2013 FACILITIES MASTER PLAN GOALS

- 01 Be local and regional leaders in training the green workforce
- 02 Reduce, reuse and recycle
- 03 Improve environments for working and learning
- 04 Foster environmental stewardship and economic prosperity
- 05 Strive for energy independence with collective consciousness
- 06 Be responsible and accountable for water use and management

Each of the goals and related strategies were prioritized by the group. The following two pages show the result of the prioritization.

PRIORITIZING GOALS

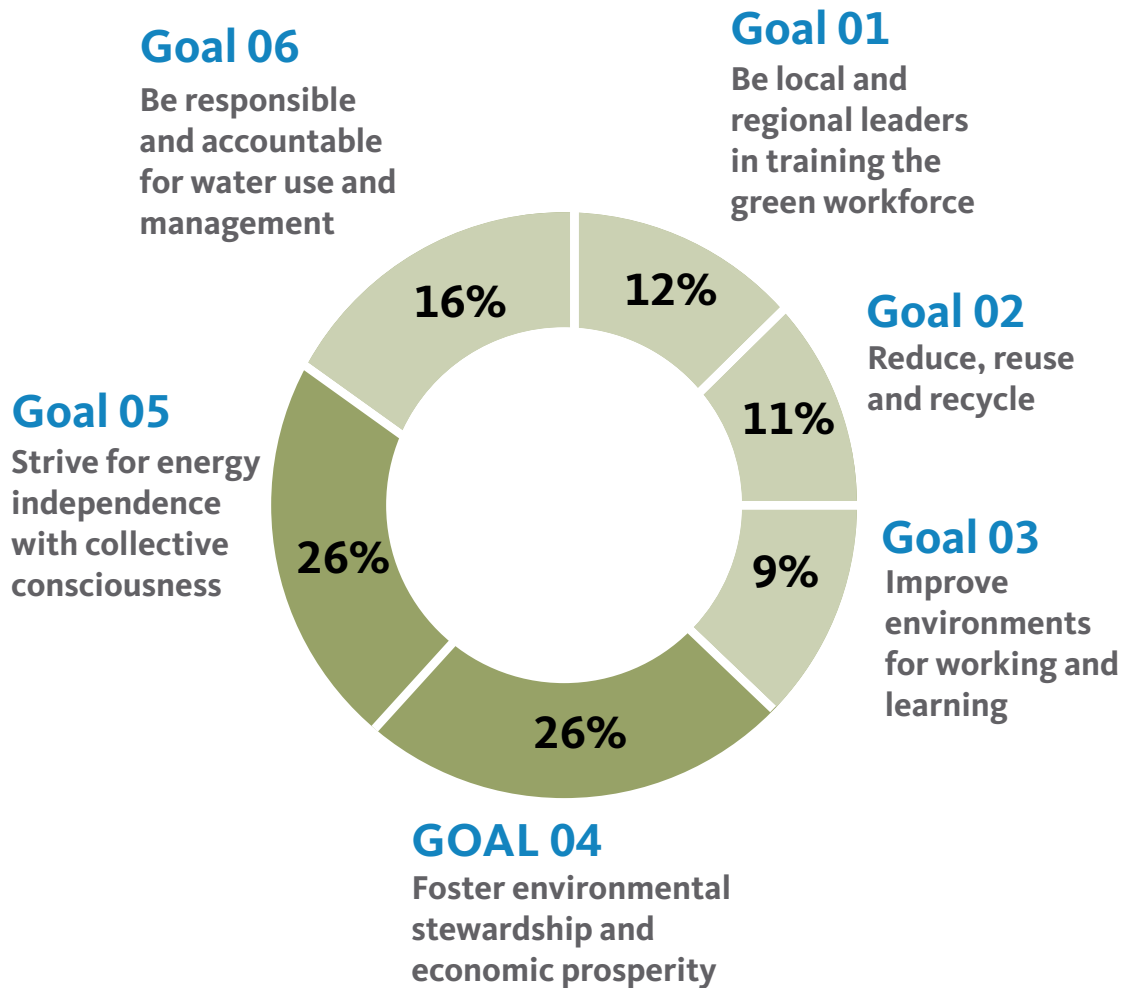
Page 4.10

PRIORITIZING STRATEGIES

Page 4.11



PRIORITIZING GOALS



Conclusions

The workshop was an effective exercise to understand the importance of sustainability as part of the FMP Refresh. It concluded that a balance of workforce awareness, collective consciousness and regional leadership in sustainability were important attributes from the 2013 FMP goals.

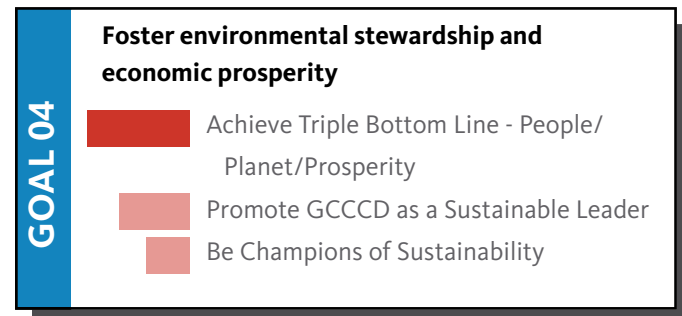
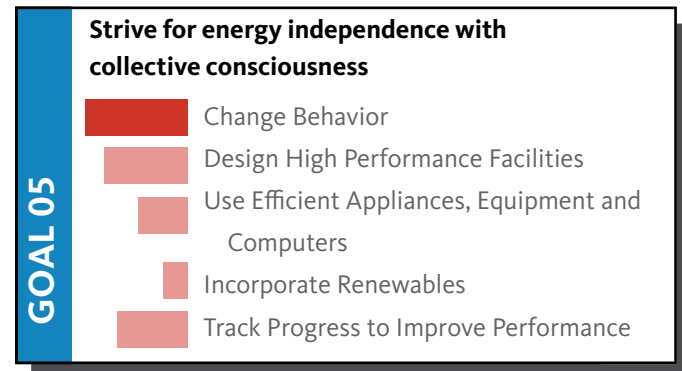
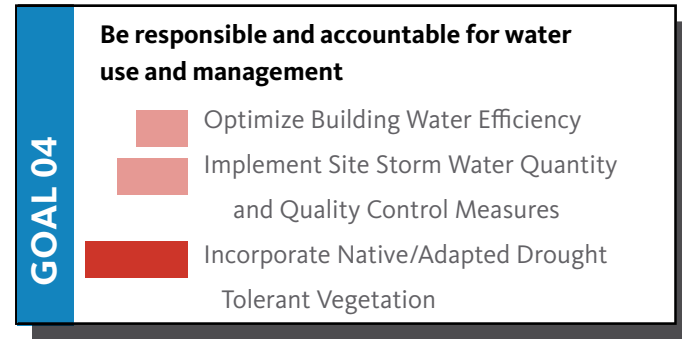
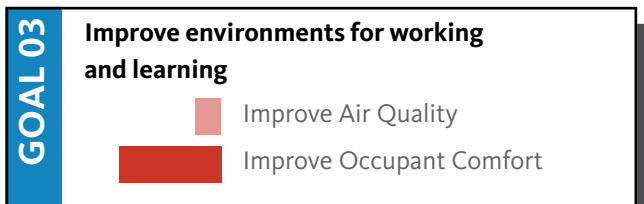
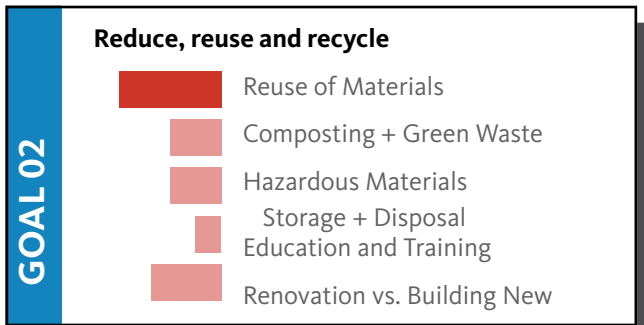
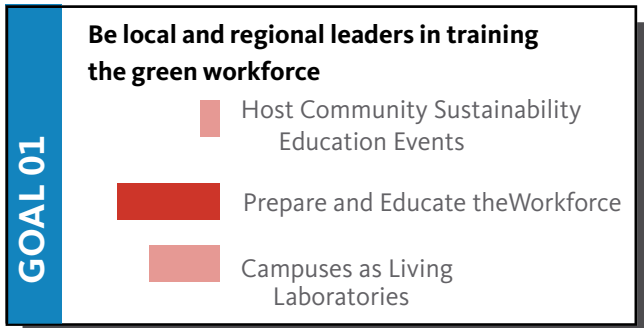
The highest prioritized goals with just over half the money were:

Goal 04 - Foster environmental Stewardship and economic prosperity

Goal 05 - Strive for energy independence with collective consciousness

PRIORITIZING STRATEGIES

The 2013 Facilities Master Plan included strategies for achieving the six sustainability goals. Each participant prioritized the strategies:





GCCCD Energy Conservation Commitment

To recognize the importance of conserving energy and natural resources, the Governing Board is asked to adopt an Energy Conservation Commitment resolution. The Energy Conservation Commitment resolution will serve as a guide to help with energy conservation and stewardship across the District, as well as implementing an energy conservation management program.
Governing Board Resolution - May 19, 2015

The commitment, which began with the 2013 Facilities Master Plan recommendations on sustainability, continues to be a guiding principle in all facilities planning.

