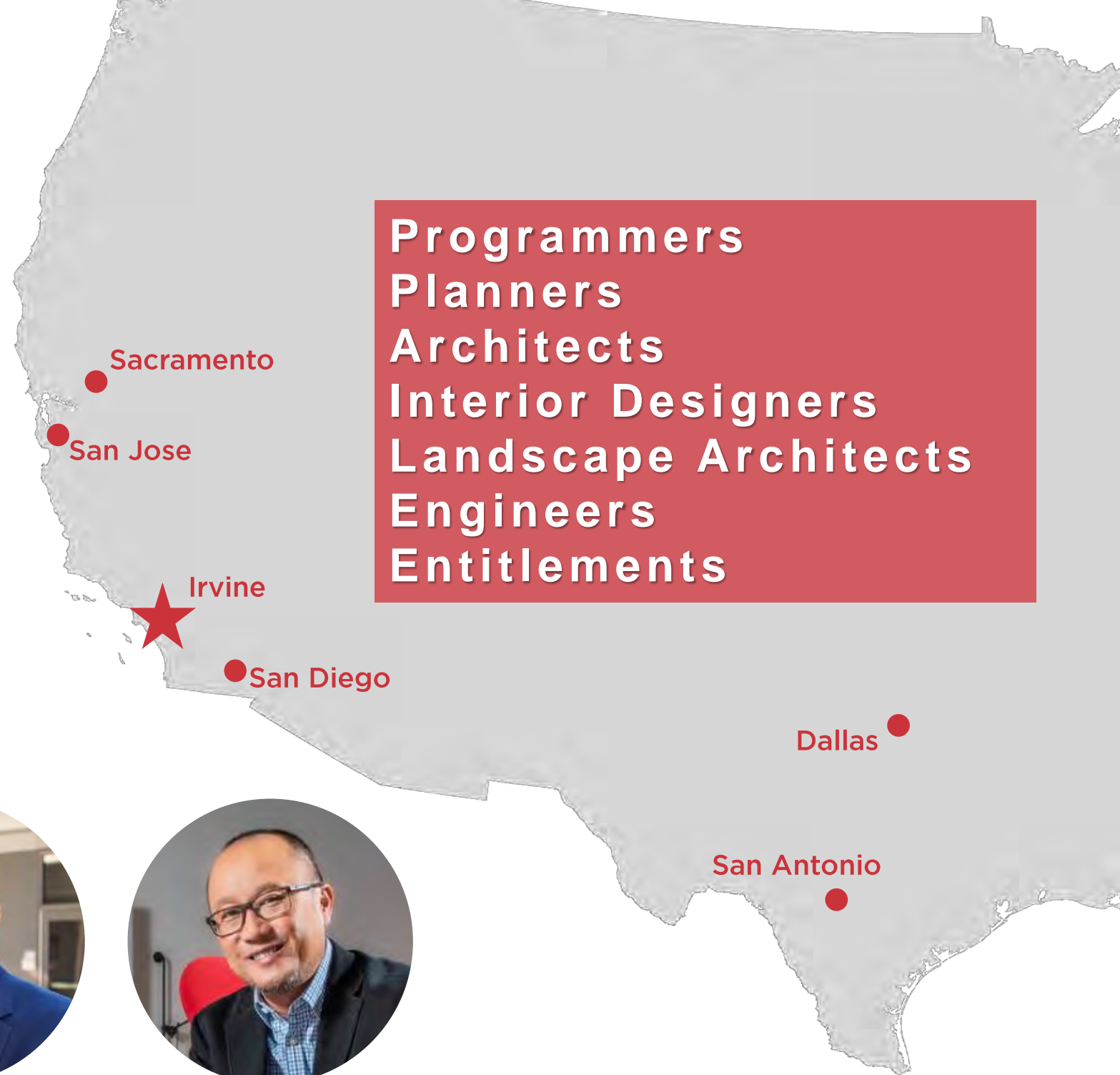# MSJC

September 22, 2022

Board of Trustees Facilities Workshop
Facilities Master Plan Review

Founded 1965 | 400+

Programmers
Planners
Architects
Interior Designers
Landscape Architects
Engineers
Entitlements

Sacramento

San Jose
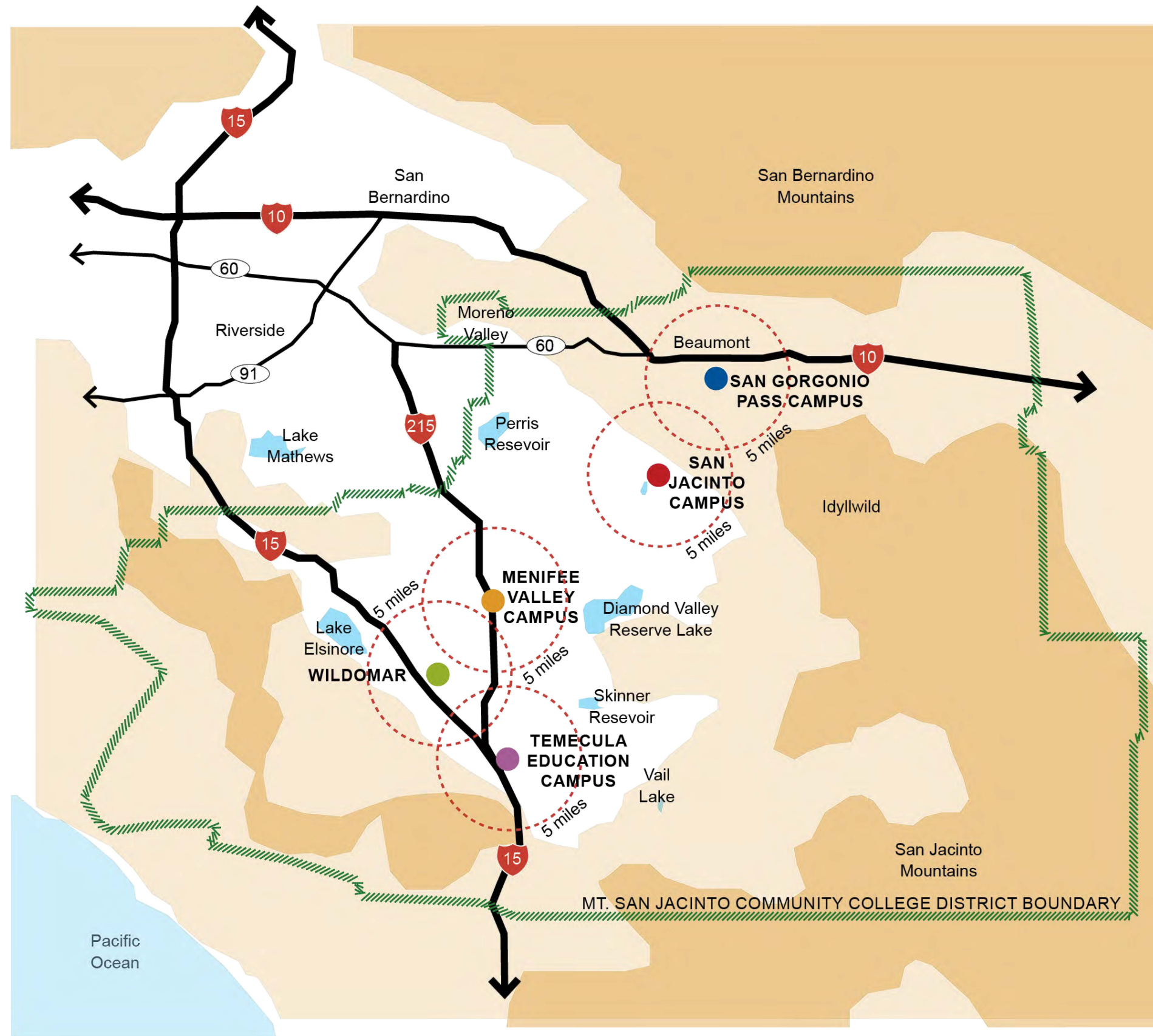
Irvine

San Diego

Dallas

San Antonio

Dave Eaves
Principal

Winston Bao
Design Director

Agenda

- Facilities Master Plan 2020 Update Overview

- Discussion + Q&A

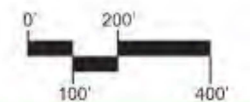- Emerging Topics

San Jacinto Campus

EXISTING CAMPUS PLAN 2020
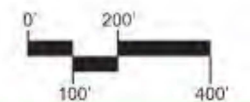
100	Business & Technology
200	Administration, Business Services, Human Resources
300	Library/ Learning Resource Center
700	Facilities Planning Management, M&O, Receiving
750	Campus Safety, Trio Program (751)
800	Printing Department
900	Auto Shop
950	Warehouse
1100	Student Center - Instruction, Cafeteria, Student Services
1150	Student Center - Enrollment services, Career Center, Counseling, Financial Aid
1200	Classrooms – Humanities, Assessment Center
1250	Classrooms - Science
1400	Fine Arts Center & Gallery
1450	Bookstore, Community Education, Job Connect, CalWORKs, Computer Lab
1500	Theater
1540	Student Health Center
1550	Theater Annex
1560	Veterans Resource Center
1600	Music Building
1900	Gymnasium & Dance Studios Wellness Center
1970	P.E. Offices & Locker Room
2100/ 2150	Child Development Center

LEGEND

- Existing Building
- Modernization
- PV Field
- Leased Space
- Landscaped Space
- Undeveloped Land

5-YEAR PLAN 2025

LPA

LEGEND

- ○ Existing Building
- ● Modernization
- ● New Building
- ◫ PV Field
- ■ Leased Space
- ■ Landscaped Space
- ● Undeveloped Land

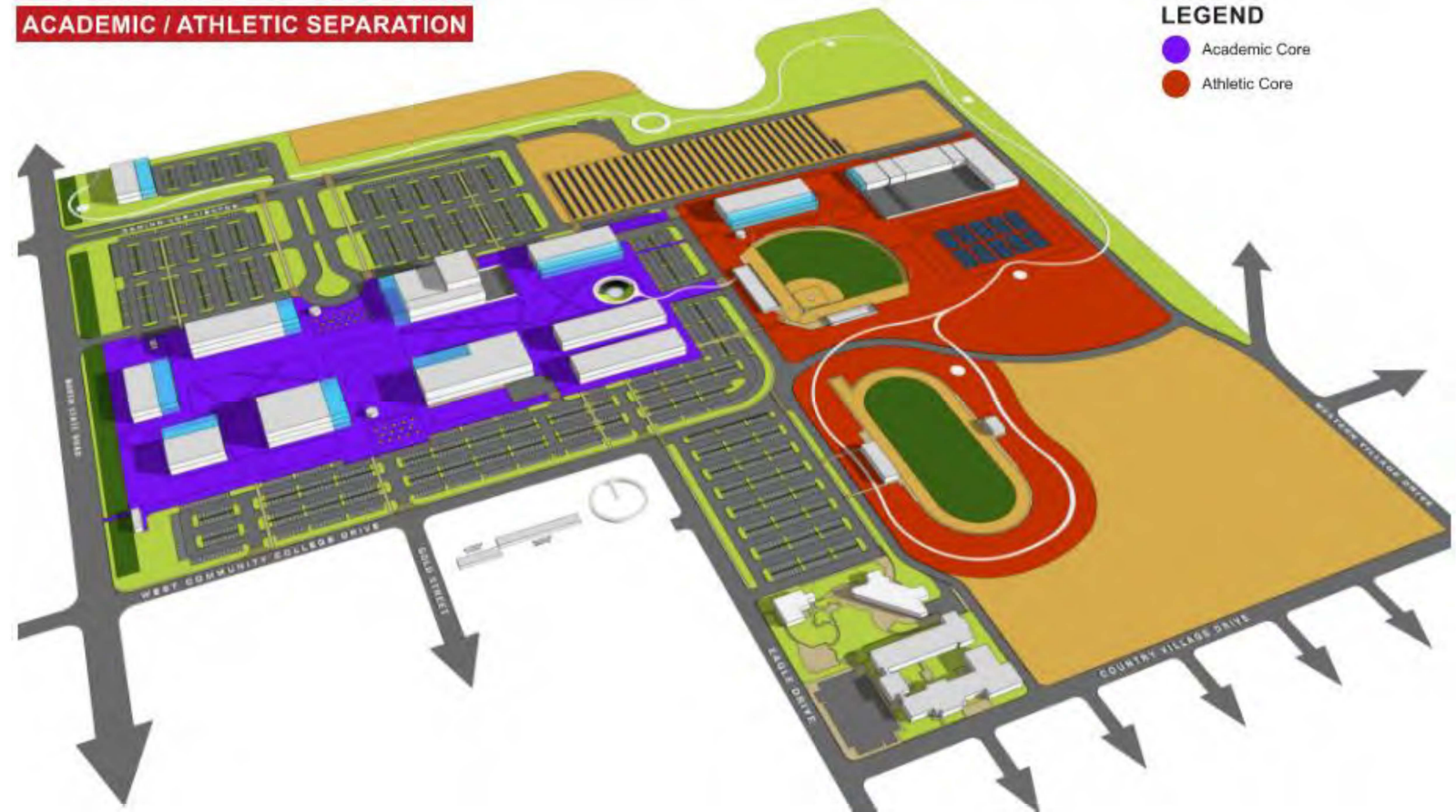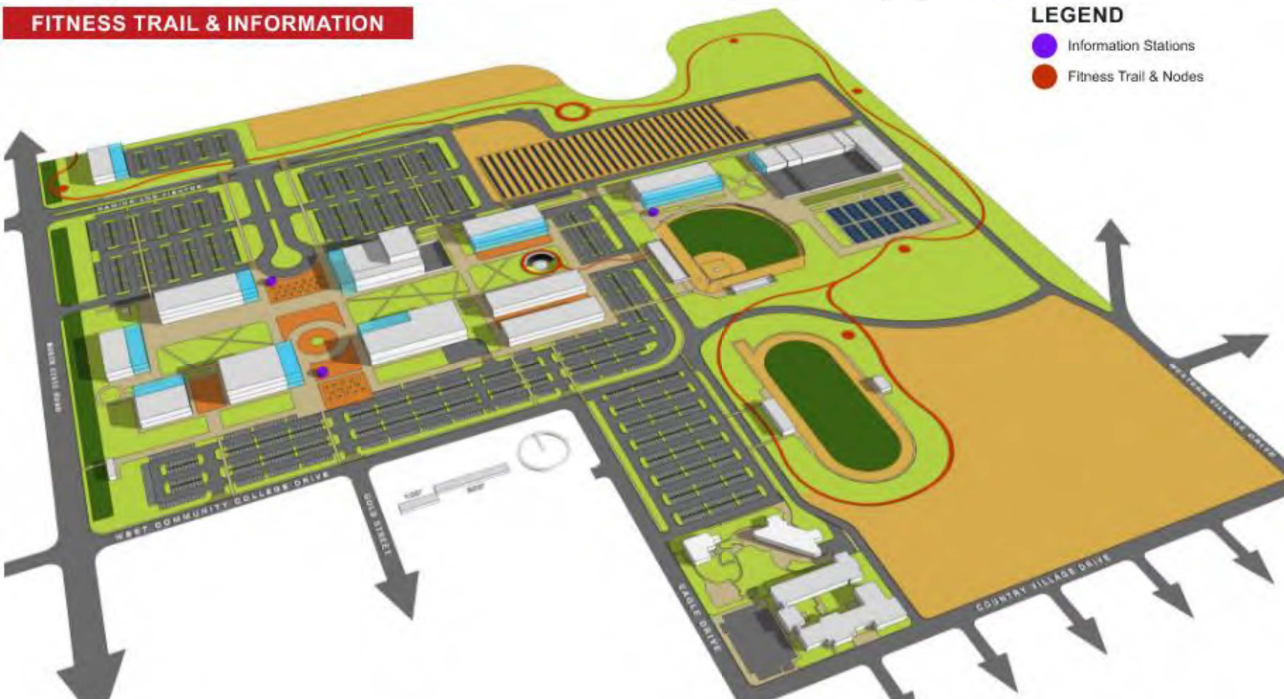| 1	STEM Building
100	Business & Technology
200	Administration, Business Services, Human Resources
300	Library/ Learning Resource Center
700	Facilities Planning Management, M&O, Receiving
750	Campus Safety, Trio Program (751)
800	Printing Department
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1600	Music Building
1900	Gymnasium & Dance Studios Wellness Center
1970	P.E. Offices & Locker Room
2100/ 2150	Child Development Center

CAMPUS CORE AND QUAD

LEGEND
Campus Core
New Academic Quad

FITNESS TRAIL & INFORMATION

LEGEND
Information Stations
Fitness Trail & Nodes

ACADEMIC / ATHLETIC SEPARATION

LEGEND
Academic Core
Athletic Core

1	STEM Building
2	Theater/ Cultural Arts Building
3	Student Center
4	Fitness Center
5	Police
6	Warehouse
7	Auto shop
8	Repro
9	M&O
10	Classrooms
11	Learning Resource Center/ Library
12	Student Services
13	Business Technology Building
14	Future Building
15	Innovation Center (P3)
16	Public Service Center
2100/ 2150	Child Development Center

Community Garden

LEGEND

◯ Existing Building
◯ New Building
◯ Building Entry
◯ Plaza Space
◯ Landscaped Space
◉ PV Field
◯ Undeveloped Land

0' 200'
100' 400'
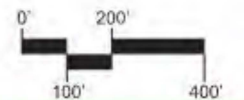
Menifee Campus

CURRENT CAMPUS PLAN 2020

1	STEM Building
2	Field House, Soccer Field, Softball Field, Beach Volleyball Courts
100	Enrollment Services Business Services, Counseling, Veterans Affairs, Career/Transfer Center, Financial Aid, EOPS/CARE
200	Music & Dance, Cafeteria, Student Lounge
250	Bookstore
260	Utility Building
300	Classroom, Computer Labs, Science Labs
400	Humanities/Social Science
500	Allied Health & Nursing Classrooms
600	Fine Arts, Classrooms and Multimedia Lab
700	Health Center, Student Center, Cafeteria, Bookstore
800	Learning Resource Center/ Library, Honors Program Office
900	Technology Building
1000	Instruction Office
1016	Offices, EOPS
1017	Veterans' Resource Center
1018	Eagle Access Center
1019	Disabled Students Programs & Services
1020	Print Shop, Receiving
1021	Maintenance & Operations, Facilities Planning
1800	Business Services
2001-2003	Classrooms
2004	Campus Safety
2005-2006	Classrooms
2007	Associate Faculty Workroom
2008	University Center
2101-2112	Science Village
3000	Career Education/Classrooms
5000	Shower/Locker Building

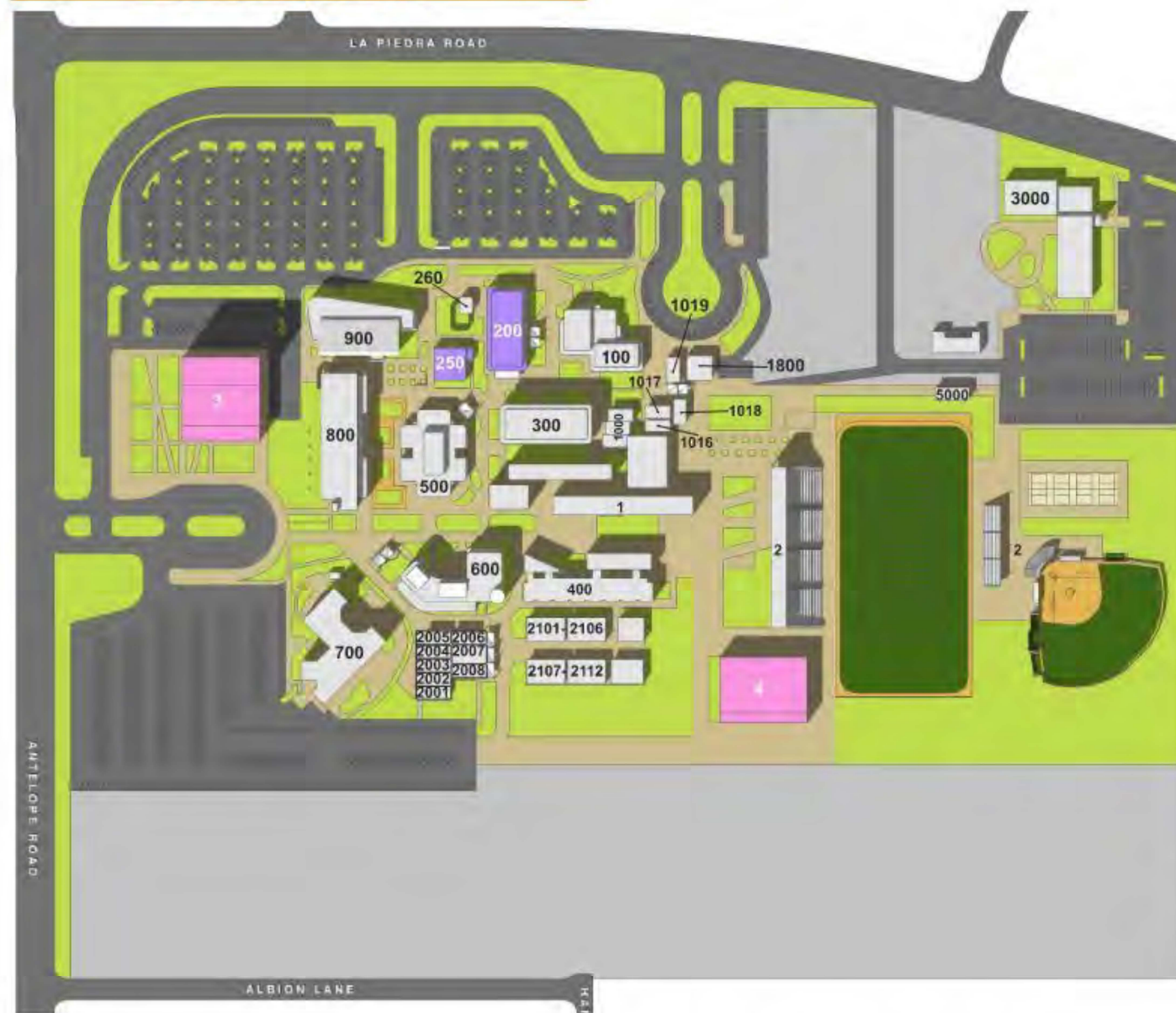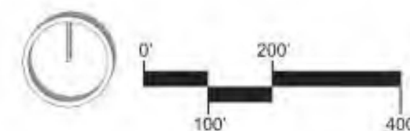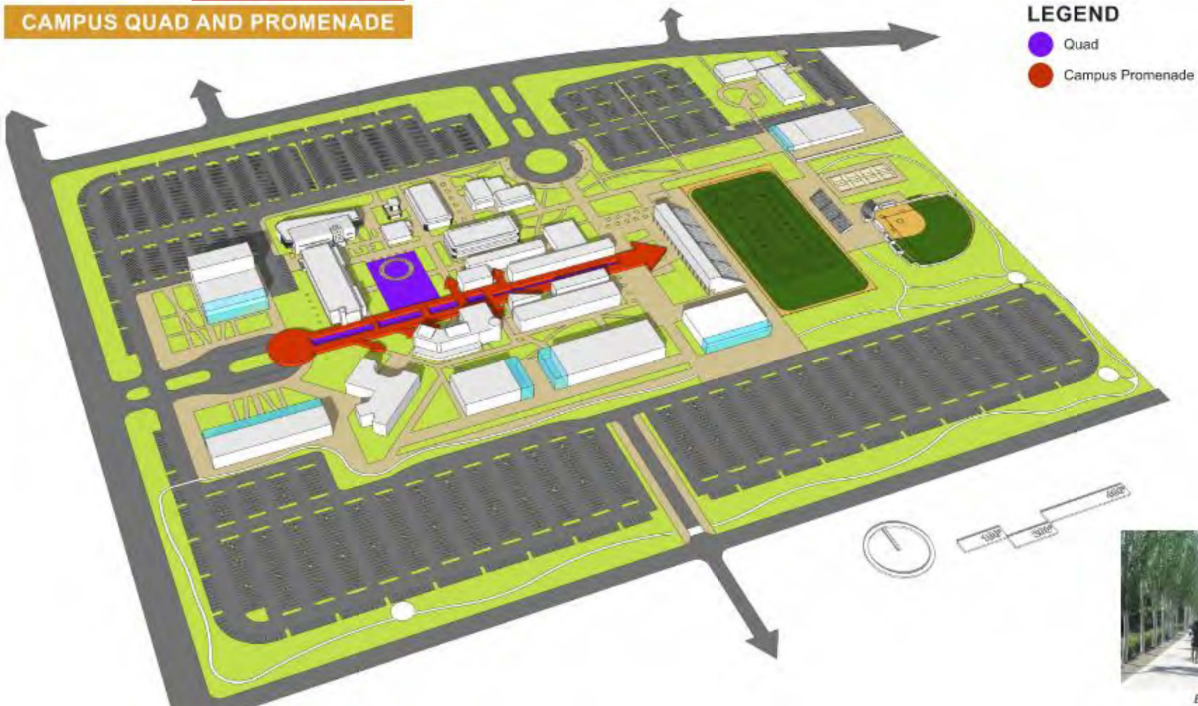**LEGEND**

- Existing Building
- Modernization
- New Building
- New Sports Facilities
- Landscaped Space
- Undeveloped Land

5-YEAR PLAN 2025

LEGEND

- ○ Existing Building
- ● Modernization
- ● New Building
- ● Landscaped Space
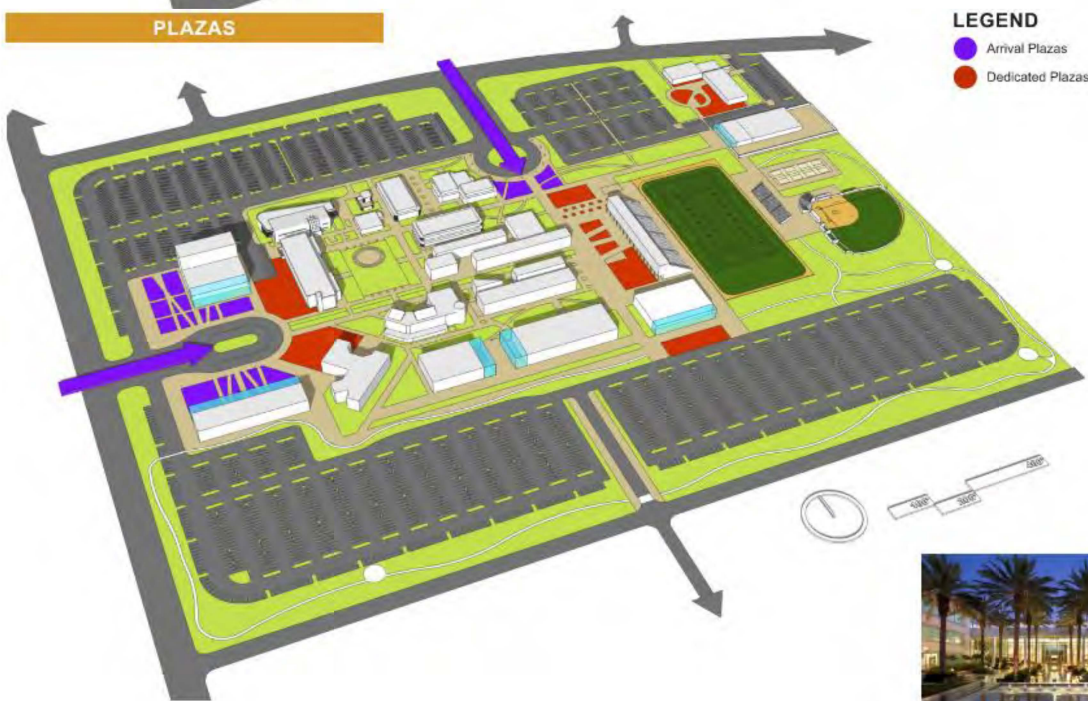- ● Undeveloped Land

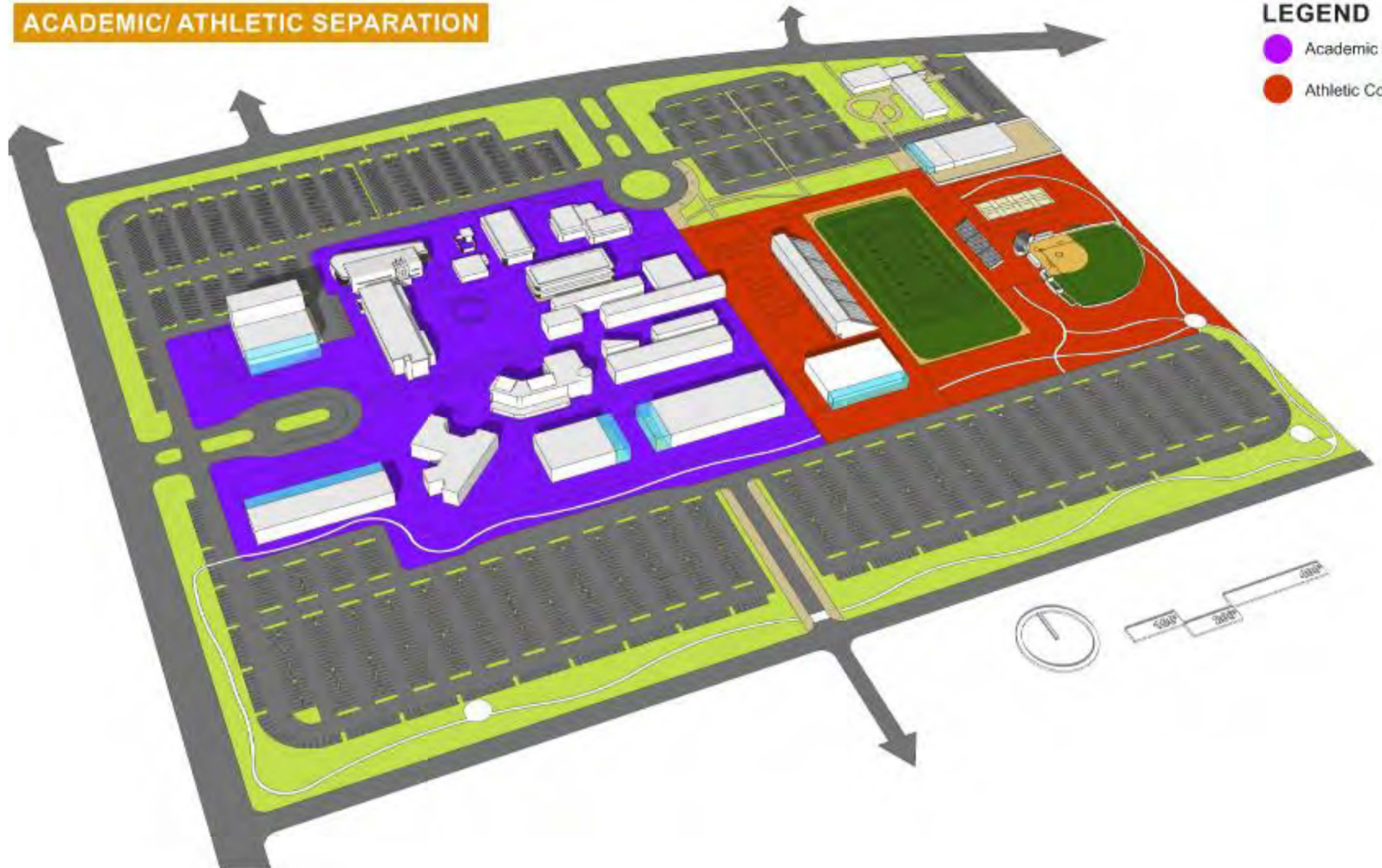|	
1	STEM Building
2	Field House, Stadium and Softball Field
3	Performing Arts
4	Gymnasium
100	Enrollment Services Business Services, Counseling, Veterans Affairs, Career/Transfer Center, Financial Aid, EOPS/CARE
200	Music & Dance, Cafeteria, Student Lounge
250	Bookstore
260	Utility Building
300	Classroom, Computer Labs, Science Labs
400	Humanities/Social Science
500	Allied Health & Nursing Classrooms
600	Fine Arts, Classrooms and Multimedia Lab
700	Health Center, Student Center, Cafeteria, Bookstore
800	Learning Resource Center/ Library, Honors Program Office
900	Technology Building
1000	Instruction Office
1016	Offices, EOPS
1017	Veterans' Resource Center
1018	Eagle Access Center
1019	Disabled Students Programs & Services
1020	Print Shop, Receiving
1021	Maintenance & Operations, Facilities Planning
1800	Business Services
2001-2003	Classrooms
2004	Campus Safety
2005-2006	Classrooms
2007	Associate Faculty Workroom
2008	University Center
2101-2112	Science Village
3000	Career Education/Classrooms
5000	Shower/Locker Building

analysis samples

LPA

CAMPUS QUAD AND PROMENADE

LEGEND
- Quad
- Campus Promenade

Enhanced promenade

PLAZAS

LEGEND
- Arrival Plazas
- Dedicated Plazas

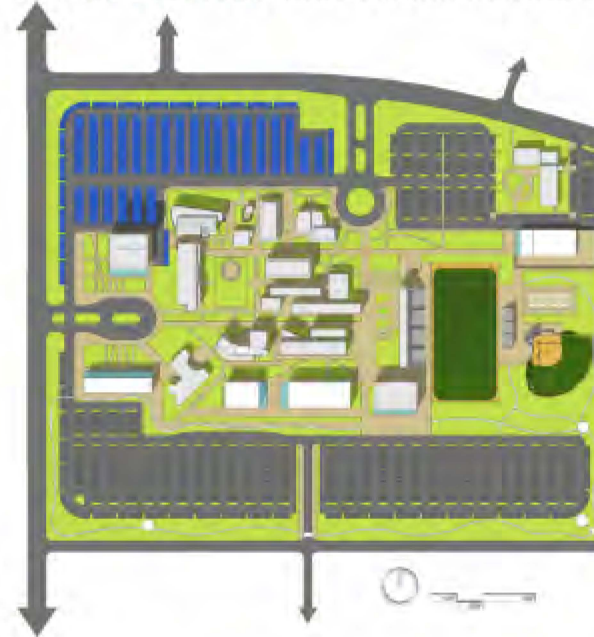**ACADEMIC/ ATHLETIC SEPARATION**
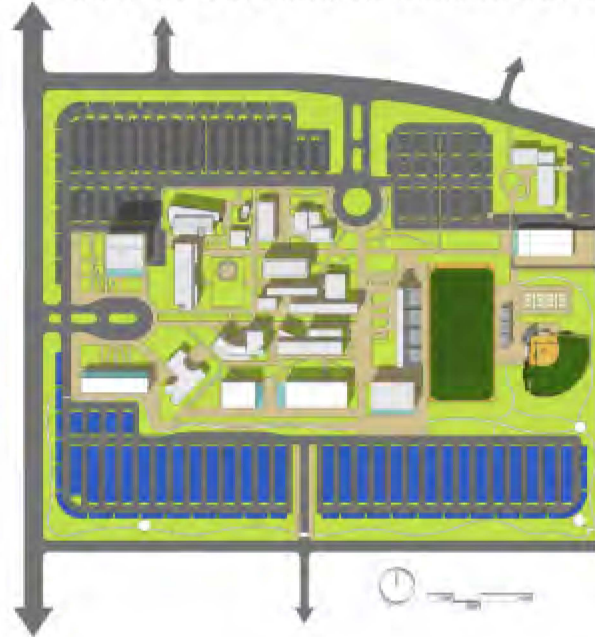
LEGEND
- Academic Core
- Athletic Core

PV PARKING STUDY OPTIONS

CARPORT PHOTOVOLTAIC (PV) PANEL ▮

OPTION 1: **PV OVER NORTH PARKING STALLS**

OPTION 2: **PV OVER SOUTH PARKING STALLS**

OPTION 3: **PV OVER ALL PARKING STALLS**
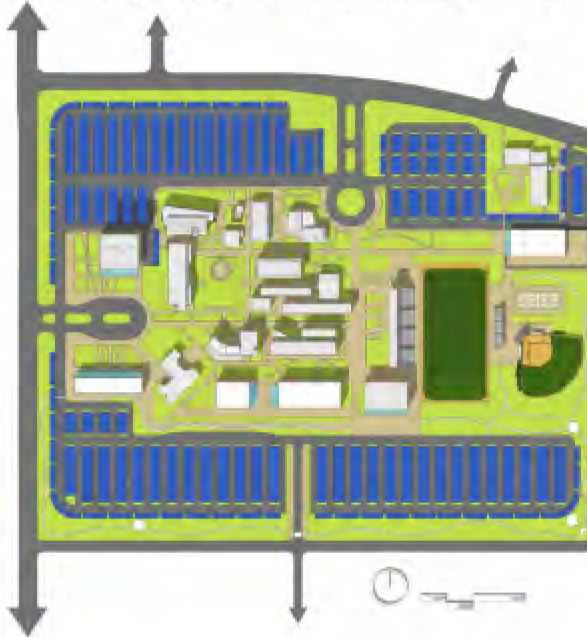
	Option 1
Estimated Campus Energy Use (kwh/yr)	6,800,000
Estimated PV Energy Output (kwh/yr)	4,700,000
Estimated PV Power Output (KW)	3,000
PV Array Area (SF)	200,000
PV System Estimated Cost	$11,300,000
Estimated percentage of campus energy offset by PV system	70%

	Option 2
Estimated Campus Energy Use (kwh/yr)	6,800,000
Estimated PV Energy Output (kwh/yr)	7,300,000
Estimated PV Power Output (KW)	4,700
PV Array Area (SF)	310,000
PV System Estimated Cost	$17,600,000
Estimated percentage of campus energy offset by PV system	100%

	Option 3
Estimated Campus Energy Use (kwh/yr)	6,800,000
Estimated PV Energy Output (kwh/yr)	14,000,000
Estimated PV Power Output (KW)	8,900
PV Array Area (SF)	600,000
PV System Estimated Cost	$33,500,000
Estimated percentage of campus energy offset by PV system	200%

SOLAR PHOTOVOLTAICS STUDY FOR MENIFEE CAMPUS

The future parking lots at Menifee Valley Campus are ideal for PV integration. If enough PV carports are installed, the campus has the potential to achieve net-zero energy consumption. Campus wide energy bills for the campus were not available at the time of this study. Therefore, the annual energy consumption (6,744,836 kWh/yr) was calculated using an energy use intensity (EUI) estimate. An EUI of 60 was estimated for existing building area (211,623 SF). An EUI of 40 was estimated for new building area (257,900 SF). These values are high level estimates based on similar projects designed by LPA.

Three scenarios were analyzed and referenced on the next page in more detail:

1. Install PV carports on the entire northeast parking lot
2. Install PV carports on the entire south parking lot
3. Install PV carports in all parking lots

STUDY FINDINGS

Option 1 offsets about 70% of the campus electrical usage.

Option 2 has the potential to offset the entire campus electrical usage and achieve a net-zero energy campus.

Option 3 would produce double the electrical usage of the campus. This scenario is impractically large, but is shown for reference.

1   STEM Building
2   Field House
3   Performing Arts
4   Gymnasium
5   Police
6   Maintenance & Operations/ Facilities Planning
7   Multi-Disciplinary Instructional Building & Allied Health
8   Student Services
100   Administration Services
200   Music & Dance, Cafeteria, Student Lounge
250   Bookstore
300   Classrooms, Computer Labs, Science Labs
400   Humanities/Social Science
600   Fine Arts, Classrooms and Multimedia Lab
700   Health Center, Student Center, Cafeteria, Bookstore
800   Learning Resources Center/ Library, Honors Program Office
900   Technology Building
3000   Administration/ General Classrooms

LEGEND

◯ New Building
◯ Existing Building
● Building Entry
● Hardscape
● Landscaped Space
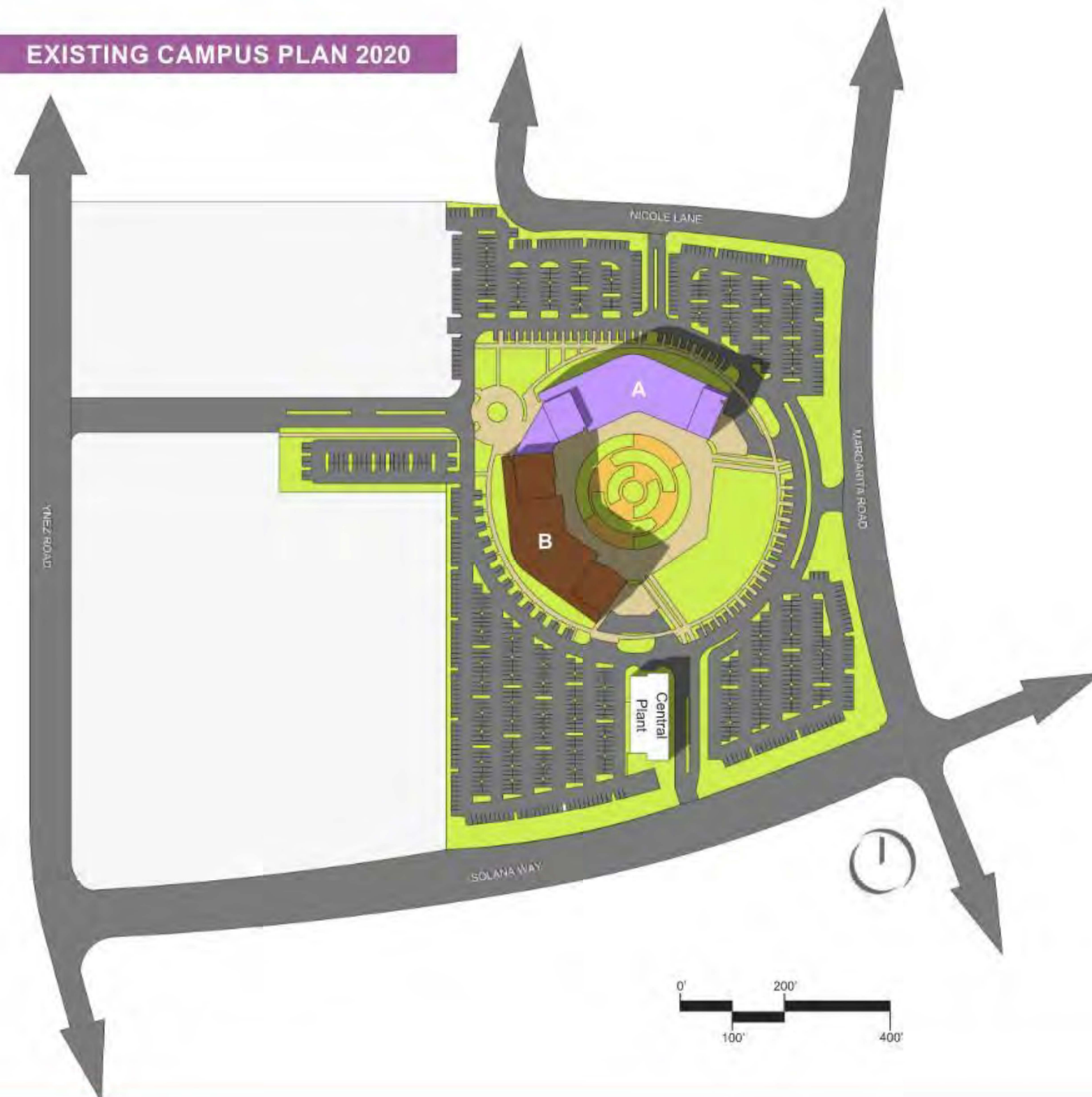
0'   200'
100'   400'
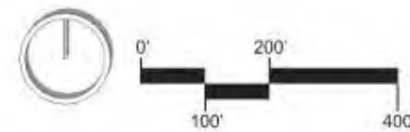
Temecula Valley Campus

MSJC

EXISTING CAMPUS PLAN 2020

LEGEND

- Modernization
- Leased Space
- Landscaped Space
- Hardscape

A   Labs, Classrooms, Administration and Student Services, Cafeteria, Gym, and Library

B   Future Leased Space

A

B

Central Plant

NICOLE LANE

MARGARITA ROAD

YNEZ ROAD

SOLANA WAY

0'   200'   100'   400'

5 YEAR PLAN 2025
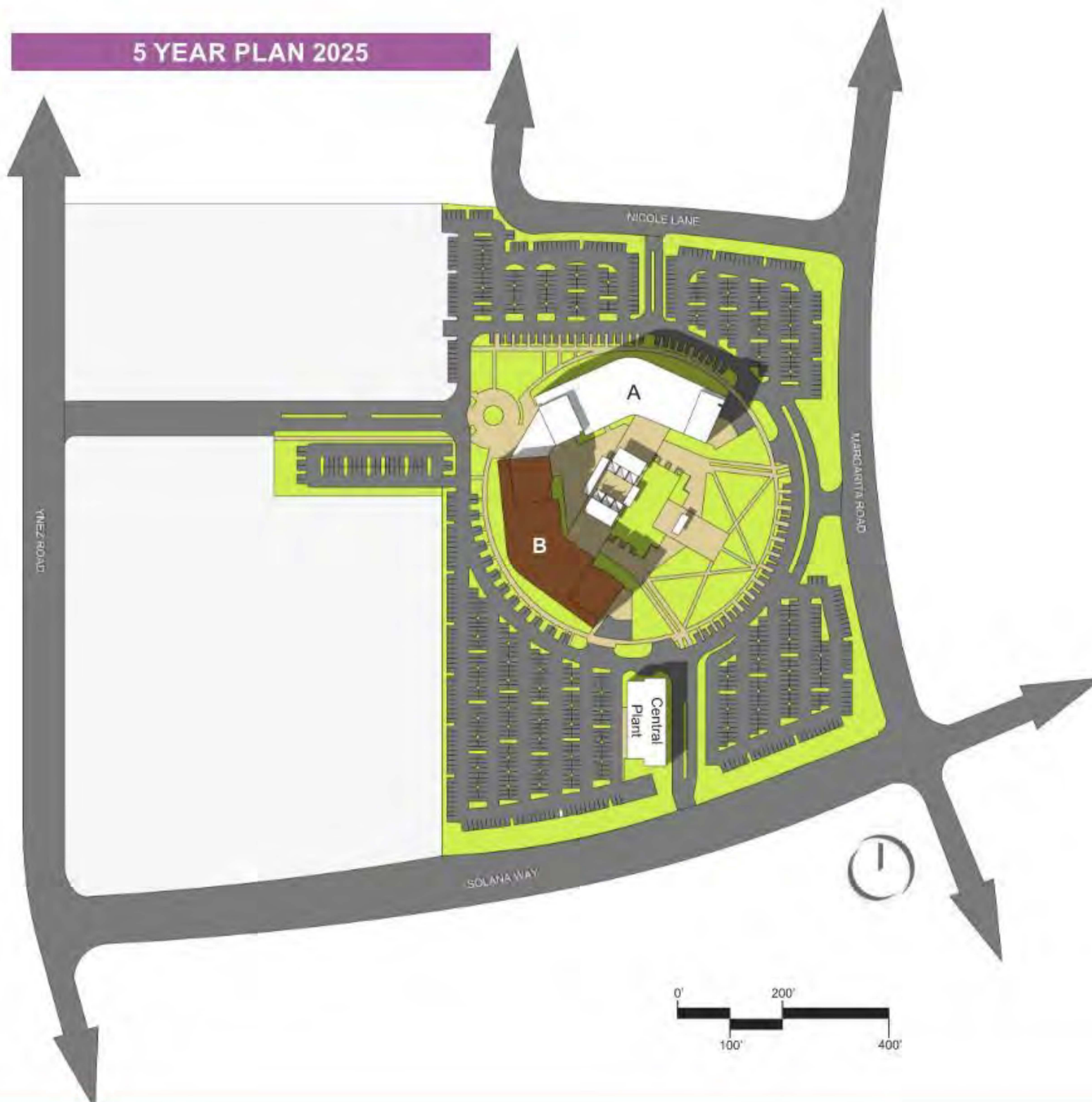
LEGEND

○ Existing Building
● Leased Space
■ Landscaped Space
■ Hardscape

A   Labs, Classrooms, Administration and Student Services, Cafeteria, Gym, and Library

B   Leased Space

NICOLE LANE

MARGARITA ROAD

YNEZ ROAD

SOLANA WAY

A

B

Central Plant

0'   200'
100'   400'

LEGEND

- Entry / Exit
- Circulation Loop
- Security Point
- Parking Structure Access
- Drop-off Location
- Intersection
- **R** Right turn only

The main entry point to campus is from the intersection on Ynez Road. Currently there is a security point before getting to the main drop-off and visitor parking. For the full-build out of this campus a third building and parking structure will be added to round out the campus.

EXISTING PARKING LOTS

LEGEND

Parking Lot A:	215 stalls
Parking Lot B:	175 stalls
Parking Lot C:	254 stalls
Parking Lot D:	727 stalls
Parking Lot E	44 stalls

Student Parking:	1,100 stalls
Faculty / Staff Parking:	200 stalls
Commuter lot Parking:	71 stalls
Visitor Parking:	44 stalls
Total stalls:	1,415 stalls

The existing on-campus parking capacity is 1,136 stalls.

The full build-out on-campus parking capacity will be 1,415 stalls. The parking design for the future build out is to add a parking deck in the southwest corner of the site. This parking structure is planned as a three story structure and will house 400-450 vehicles.

PUBLIC TRANSPORTATION

LEGEND

- • • • RTA Bus Route
- Existing Bus Stops
- Commuter lot
- Proposed new Stop

Overflow North Park & Ride: 71 stalls

This zone is the ideal location for park & ride commuters and bus transit service. It sets at the north edge of Campus, and does not bring unnecessary bus traffic into the primary circulation loop.

FULL BUILD-OUT PLAN

LEGEND

○ Existing Building
● New Building
● Leased Space
● Landscaped Space
● Hardscape

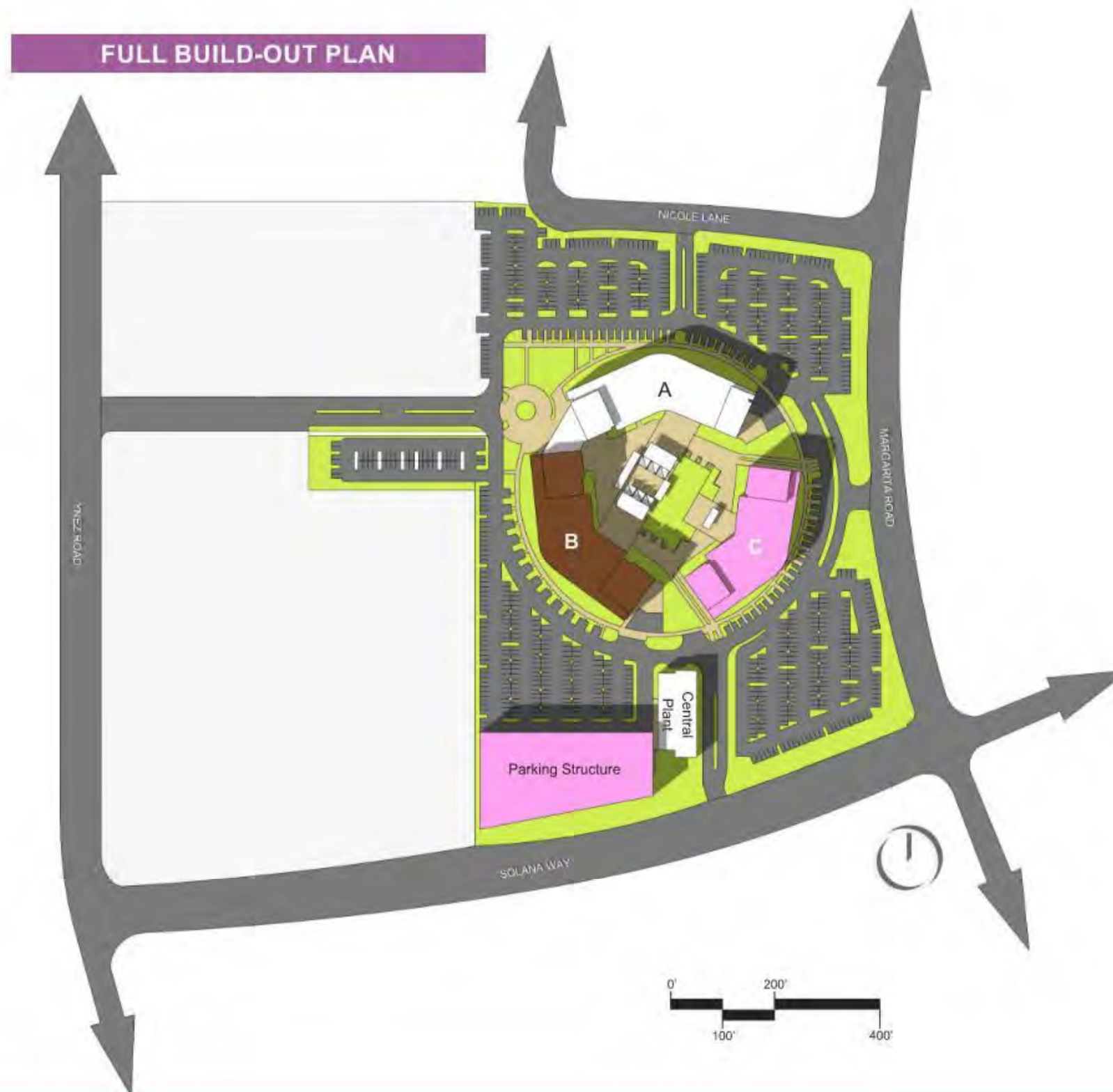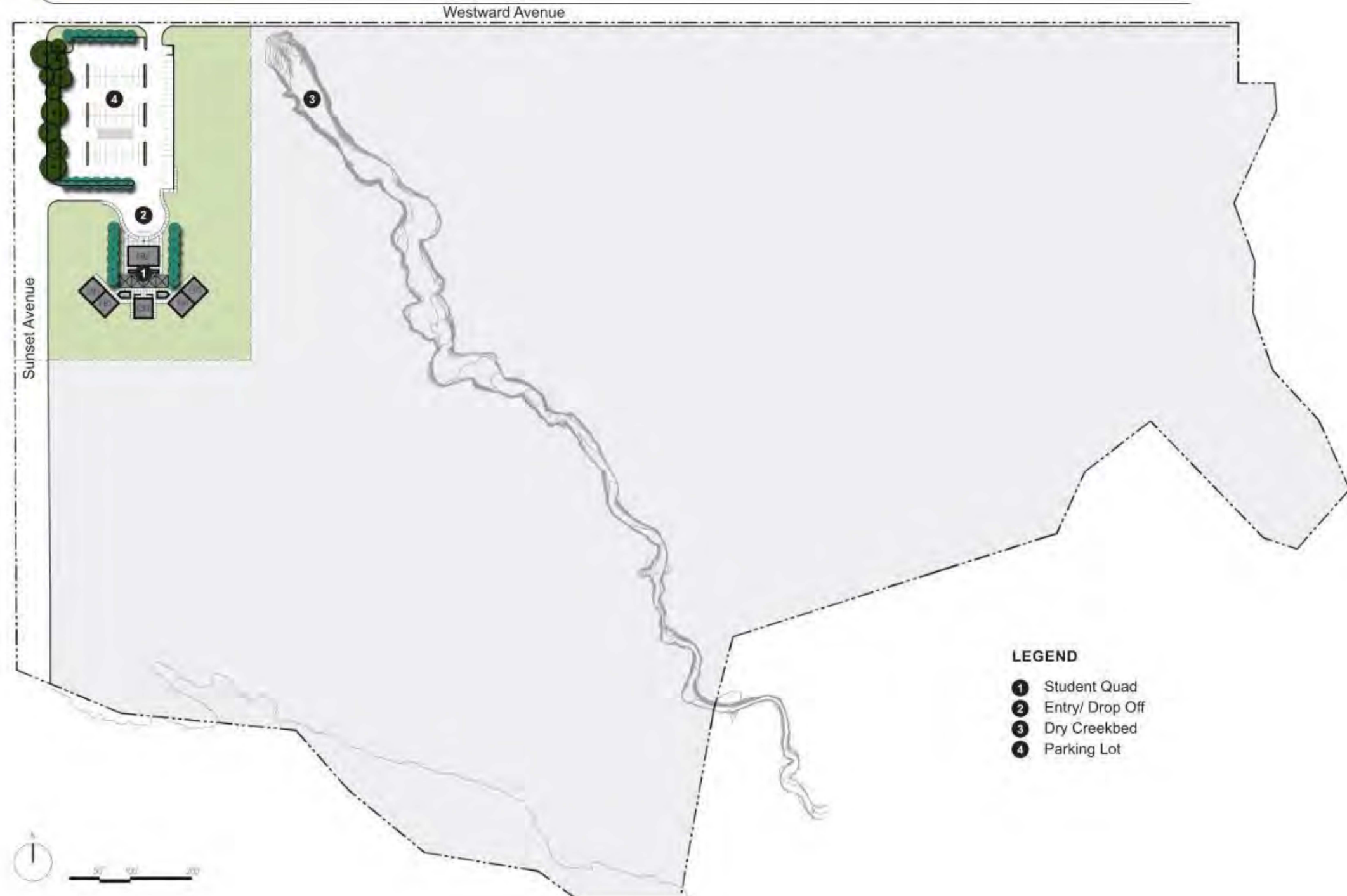A Labs, Classrooms, Administration and Student Services, Cafeteria, Gym, and Library

B Leased Space

C Leased Space

NICOLE LANE

MARGARITA ROAD

MEZ ROAD

SOLANA WAY

A

B

C

Central Plant

Parking Structure

0'   100'   200'   400'

San Gorgonio Campus

LANDSCAPE PLAN 2020

Westward Avenue

Sunset Avenue

LEGEND

1 Student Quad
2 Entry/ Drop Off
3 Dry Creekbed
4 Parking Lot

LANDSCAPE PLAN FULL BUILD-OUT

Westward Avenue

Sunset Avenue

LEGEND

1 Student Quad
2 Entry/Drop Off
3 Dry Creekbed
4 Parking Lot
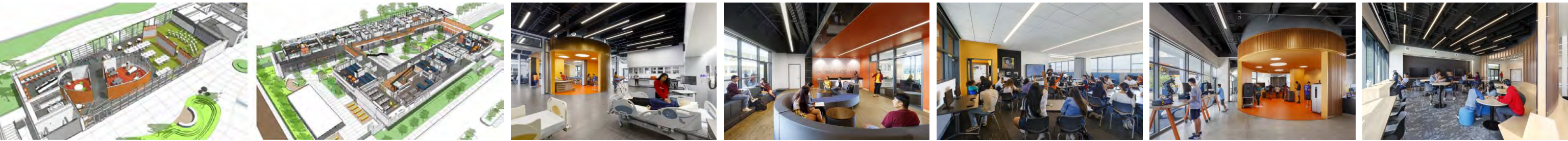5 Construction Yard/Outdoor Classroom

LPA

Wildomar Campus

LPA

N

100'   200'   400'

LEGEND
1 Student Quad
2 Entry/ Drop Off
3 Parking Lot
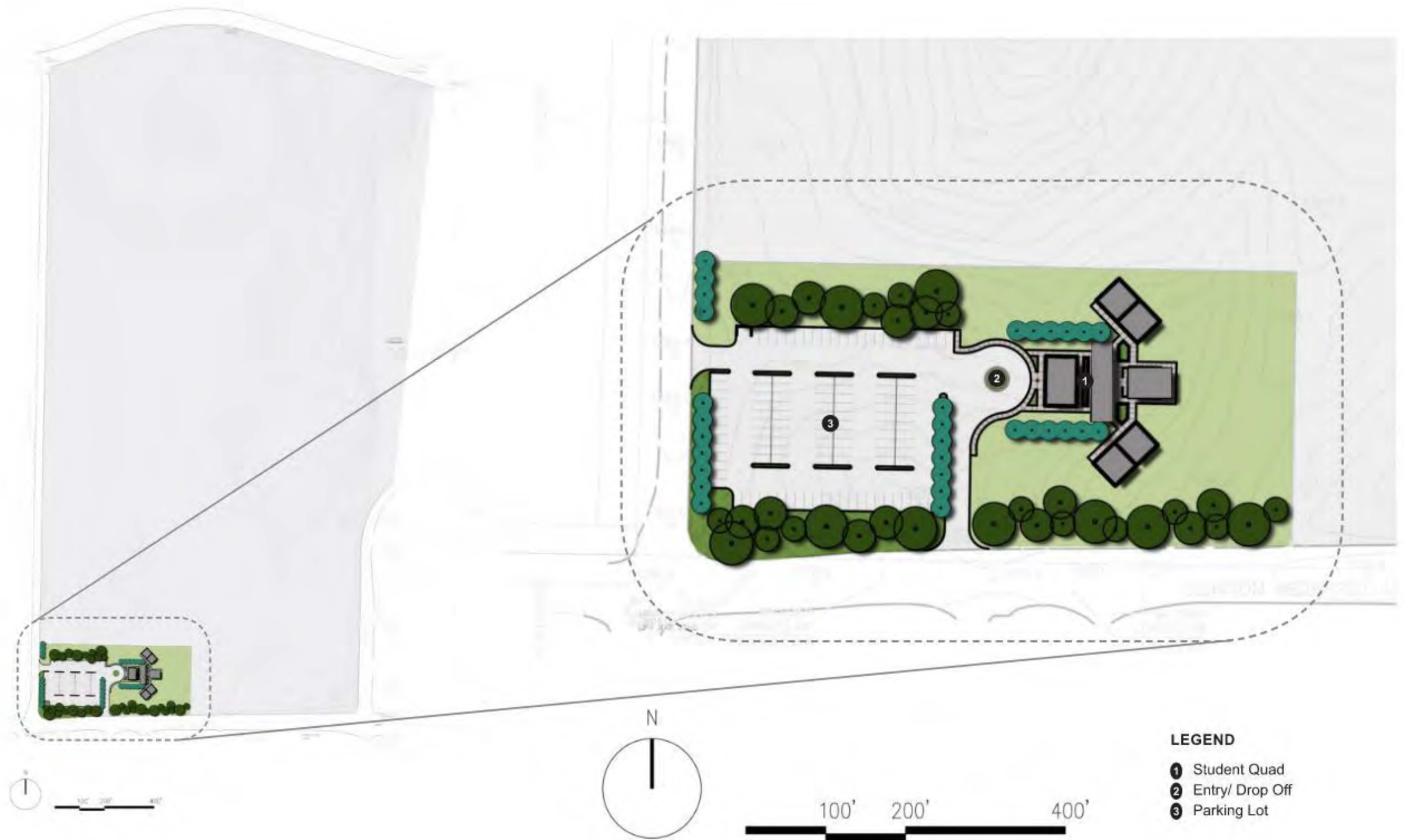
Emerging Topics

- Energy Master Plan

- Learning Trends

- Health + Wellness

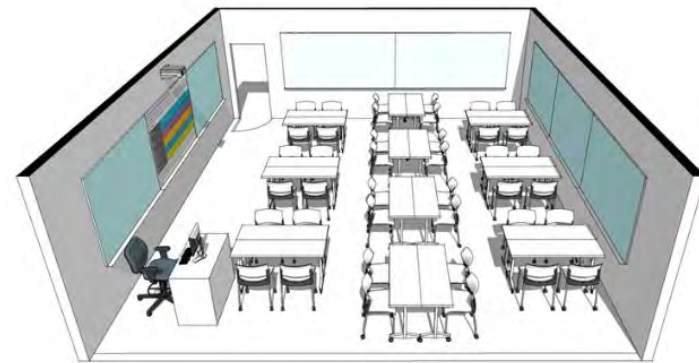- Workplace Planning

- Housing

Learning Trends

"The eSTEM Advisory Committee worked with the architects and began profiling what a 21st century learner looked like. We saw a future-ready student who had the skills to collaborate and communicate effectively with others."

— Dr. Kim Lu Lawe | eSTEM Director

Outdoor Engineering Lab
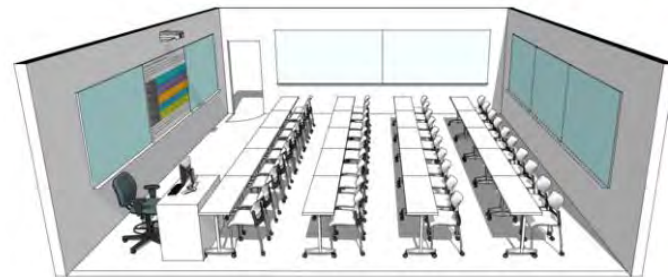
presentation mode

team mode

learning studio

hybrid synchronous

team-based learning

flipped

active learning

break-out groups
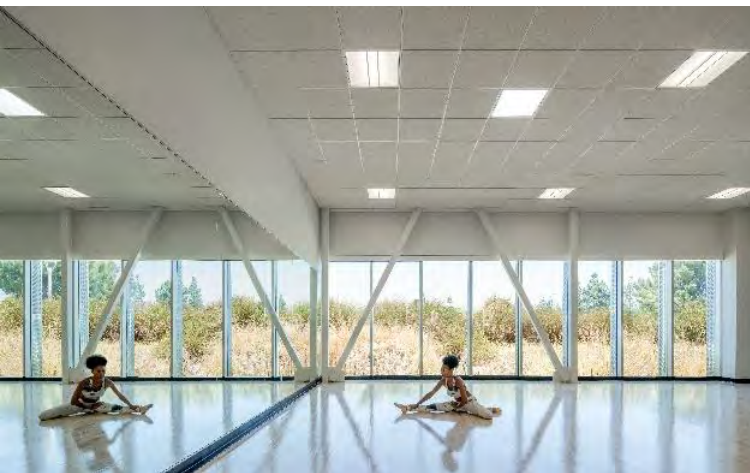
hyflex

study room/small

group collaboration

interactive

Health + Wellness

- synergy of kinesiology, athletics and general fitness/recreation
- a destination offering amenities and opportunities for all students
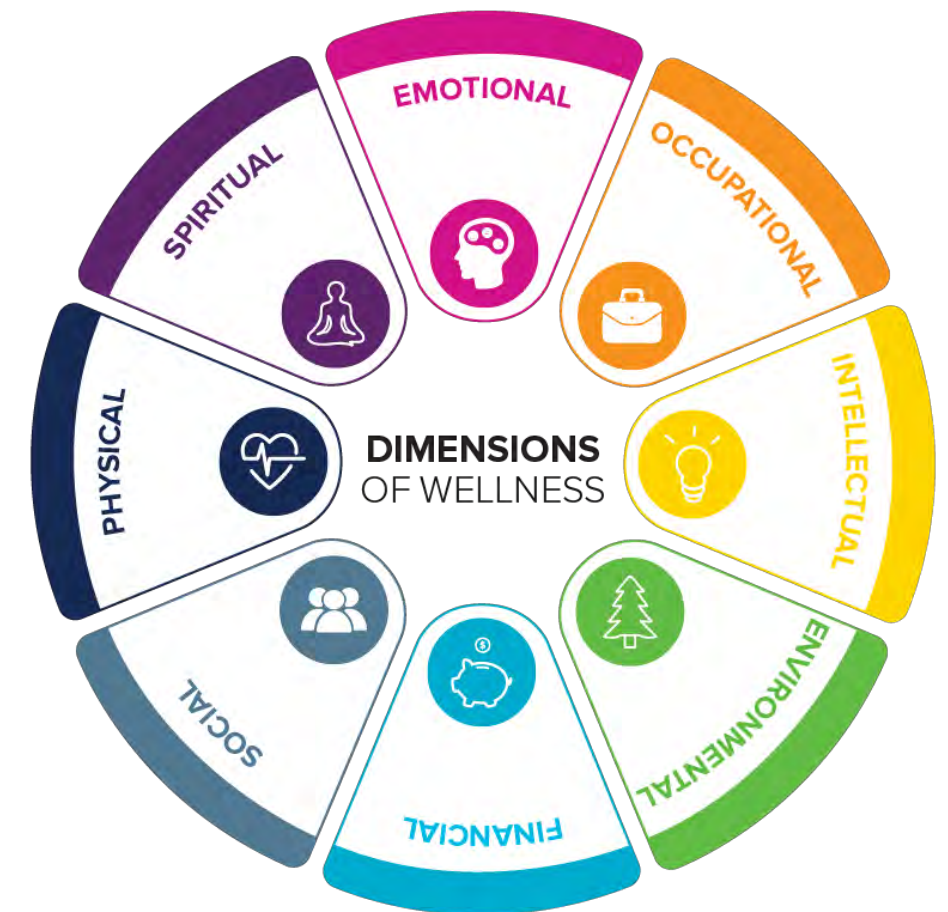- health and wellness education

fitness for all students

academic impact

national average

stress **38%**

anxiety **31%**

**american college health association**
national health assessment 2021

Food Security
Based on responses to the US Household Food Security Survey Module
(USDA Economic Research Service)

Percent (%)	Cis Men	Cis Women	Trans/ Gender Non-conforming	Total
High or marginal food security (score 0-1)	66.5	63.2	54.6	64.0
Low food security (score 2-4)	19.6	21.7	22.5	21.0
Very low food security (score 5-6)	13.9	15.1	22.9	15.0
Any food insecurity (low or very low food security)	33.5	36.8	45.4	36.0

College students who reported they agree or strongly agree that:

| Percent (%)	Cis Men	Cis Women	Trans/ Gender Non-conforming	Total
I feel that I belong at my college/university	67.3	65.3	50.4	65.1
I feel that students' health and well-being is a priority at my college/university	51.0	45.3	31.7	46.8
At my college/university, I feel that the campus climate encourages free and open discussion of students' health and well-being.	57.3	52.7	38.5	53.7
At my college/university, we are a campus where we look out for each other	53.8	49.6	37.5	50.7
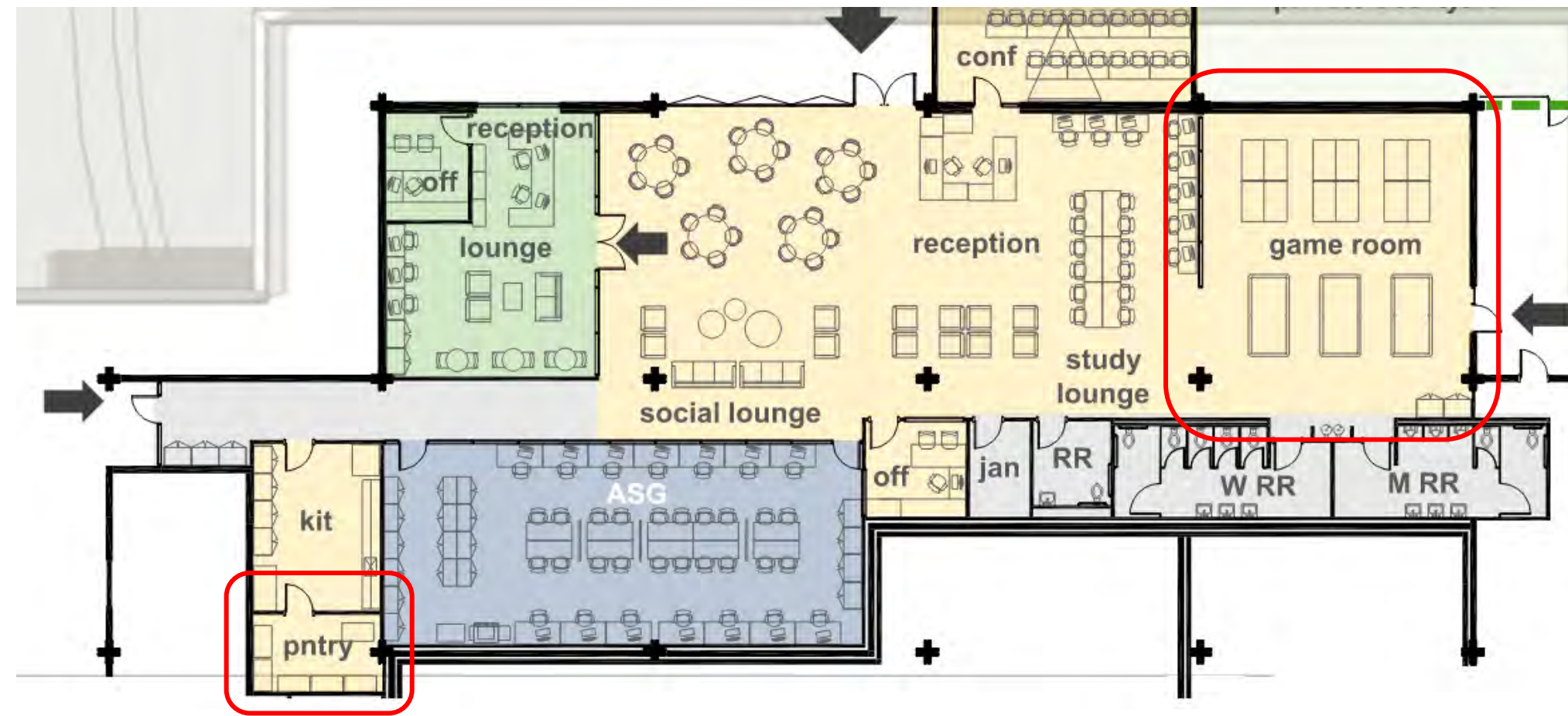
basic needs integrated with student life

cypress college | previous student activities center

transform and re-imagine

STUDENT LIFE AND LEADERSHIP

transform and re-imagine

safe places and cultural identity
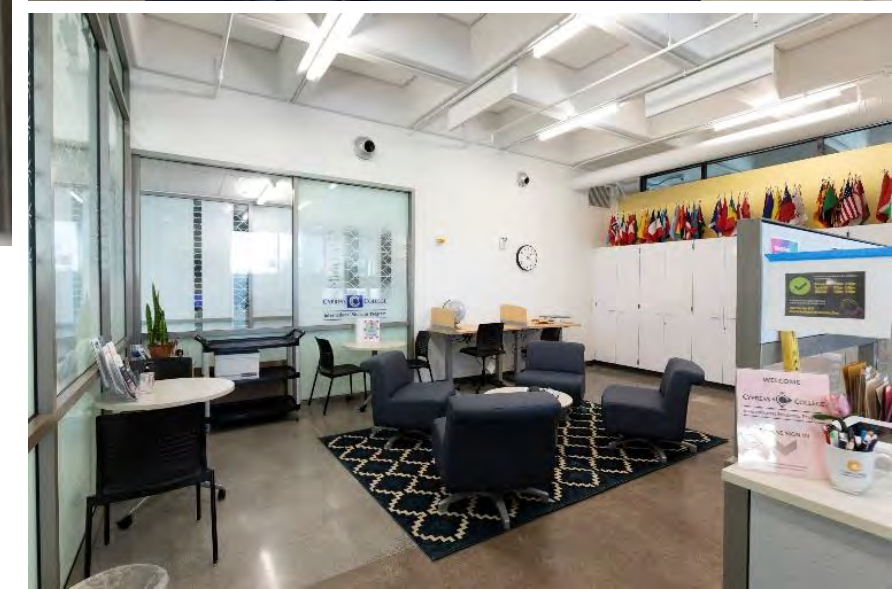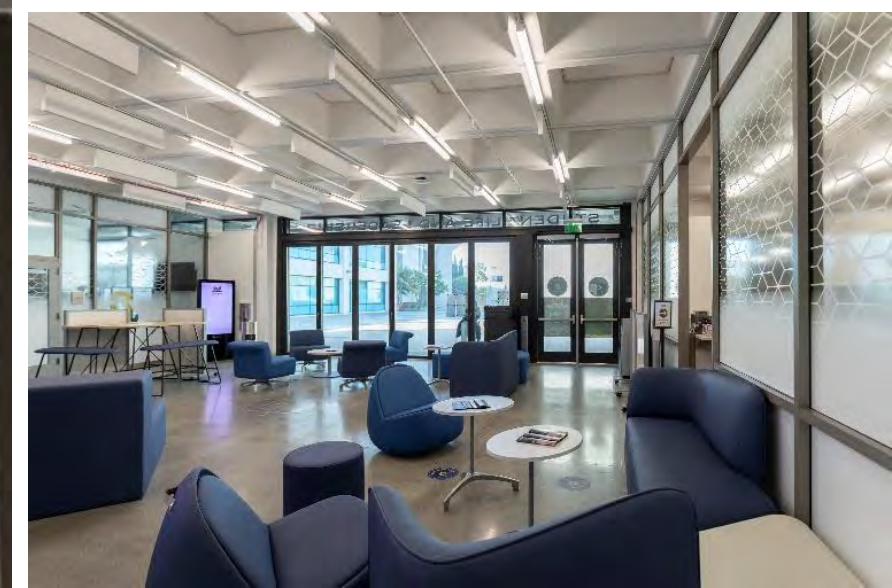
cypress college | previous veterans resource center

a place for all students

places to build community

collegiate pride and
deepening connection

Workplace Planning

places to connect and offer choice

ADMINISTRATIVE SPACE PLANNING:
WORKPLACE PLANNING & DESIGN CONSIDERATIONS

Why, how, when, and where we work matters. And workplace design needs to keep pace with employee needs and the evolving nature of work. With an understanding of the behavioral and value shifts that have taken place, both before and during the COVID-19 pandemic, thoughtful workplace design can address the changing needs of all stakeholders – at the individual, departmental, and campus/organizational level. This research brief summarizes recent workplace design research, some forecasted trends, and important factors to consider for educational administrative space planning. Employee performance levels are deeply impacted by their work environment. Successful workplace design not only supports employees' performance across a range of work functions and activities, but it also aims to enhance health and well-being, while meeting occupant satisfaction, individual needs, and personal preferences. Employee satisfaction with their work environment has been found to be distinctly correlated to engagement and productivity. However, there's no "one-size-fits-all" solution for faculty offices or other campus workspaces.

THE EVOLUTION OF WORKPLACE DESIGN
For decades, research has highlighted common office challenges related to noise distractions, privacy, and static workstations. During the pandemic, remote employees had an opportunity to better understand the qualities of their immediate work environment and became increasingly aware of these persistent workplace challenges. Reasons for re-examining workplace physical environments are both operational (e.g., optimize real estate utilization, adapt to changing needs, control costs) and strategic (e.g., drive innovation and creativity, break down departmental silos, improve employee engagement). Steeped in institutional tradition, though, academia can be slower to change. However, the pandemic has accelerated the implementation of many

trends already seen in the evolution of workplace even before this shared global experience in terms of why, how, when, and where we work.

RE-ENVISIONING THE WORKPLACE
The remote work experience demonstrated the feasibility of alternative work models and increased the demand for workplace design that supports employee wellness, user experience, and organizational culture/community. With greater understanding of how employees' workspaces facilitate or hinder their ability to accomplish role-specific work tasks, the pandemic has provided an opportunity to reimagine workplaces with a renewed and amplified interest in agile workplaces, distributed teams, hybrid work models, activity-based design, and balancing visual, territorial, and acoustical privacy with the need for collaboration space.

ABOVE: Blended environments with private offices, open workstations and touchdown shared spaces.

CSUN Extended University Commons | Northridge, CA | Higher Education

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forward, employees want to be able to retain these benefits, while leveraging offices for specific activities, tasks, tools, and resources.

ACADEMIC EMPLOYEE/OCCUPANT EXPERIENCE
As people are returning to campus, after spending time away during the pandemic, many are thinking more about ways the physical environment can impact the employee/occupant experience, with a shift toward greater flexibility, agility, and efficiency. The key is planning and designing for the full range of current and future occupants (see sidebar).

The need for private or assigned academic offices is being re-evaluated, due in part to technology and collaboration tools that have enabled most academic tasks to be done from any location. In addition, offices make up a high percentage of campus real estate but have low utilization. Some faculty only come to campus on teaching days, and the proportion of part-time and contingent faculty has continued to increase. Since these offices are underutilized yet costly to build, heat, cool, and power, college and university planners are starting to allocate more office square footage to shared, community-building, respite, and social/gathering spaces that offer more options and choice.

62%
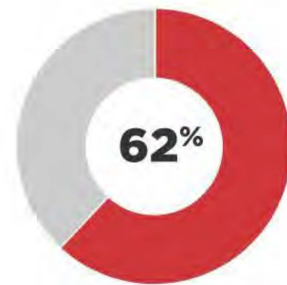
62% of higher education planners surveyed said they plan to create more unassigned or flexible office space for STAFF in the next year (SCUP, 2021)

54%
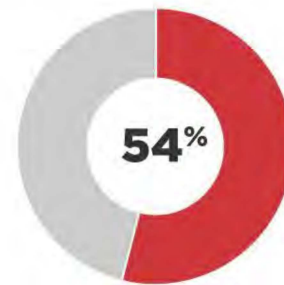
54% of higher education planners surveyed said they plan to create more unassigned or flexible office space for FACULTY in the next year (SCUP, 2021)

Many campuses are shifting the ratio of private to shared space in favor of a wider variety of flexible spaces. As part of this shift, it is useful to consider questions like:

- Should offices be grouped by department/discipline, or distributed to intermix and increase collaboration opportunities?

- Which types of spaces can be shareable and who should share?

- Should all full-time tenure/tenure-track faculty have a private office? And are there generational preferences?

- How are faculty thinking differently about where they conduct research, versus where they want to hold office hours with students or have breakout sessions with small groups.

- Equip the common areas with power outlets, comfortable seating for informal meetings, and a variety of small tables for different sizes of groups. Research has demonstrated that the ability to efficiently switch between group and individual tasks leads to innovation.

- Locate spaces strategically in neighborhoods or zones for different levels of noise, lighting, and privacy to accommodate different work modes, teams, departments, and user groups. Brighter, more open spaces will signal more active zones versus secluded spaces with dimmer lighting.

- Consider hybrid-specific spaces and strategies, if applicable, including the ratio of assigned to unassigned desks, hybrid collabs, and single-person enclaves for hybrid meetings.

"Organizations will need to rethink the purpose of the office from simply a place to work to becoming the infrastructure for building social capital and fostering a sense of purpose and belonging."

(Steelcase, 2021)

FLEXIBILITY, AGILITY, AND EFFICIENCY
Offer flexible spaces and furnishings that allow employees to adapt their work area to suit their needs and the task at hand (as space needs vary throughout a day, from day-to-day, and long-term). This will improve productivity and employee well-being.
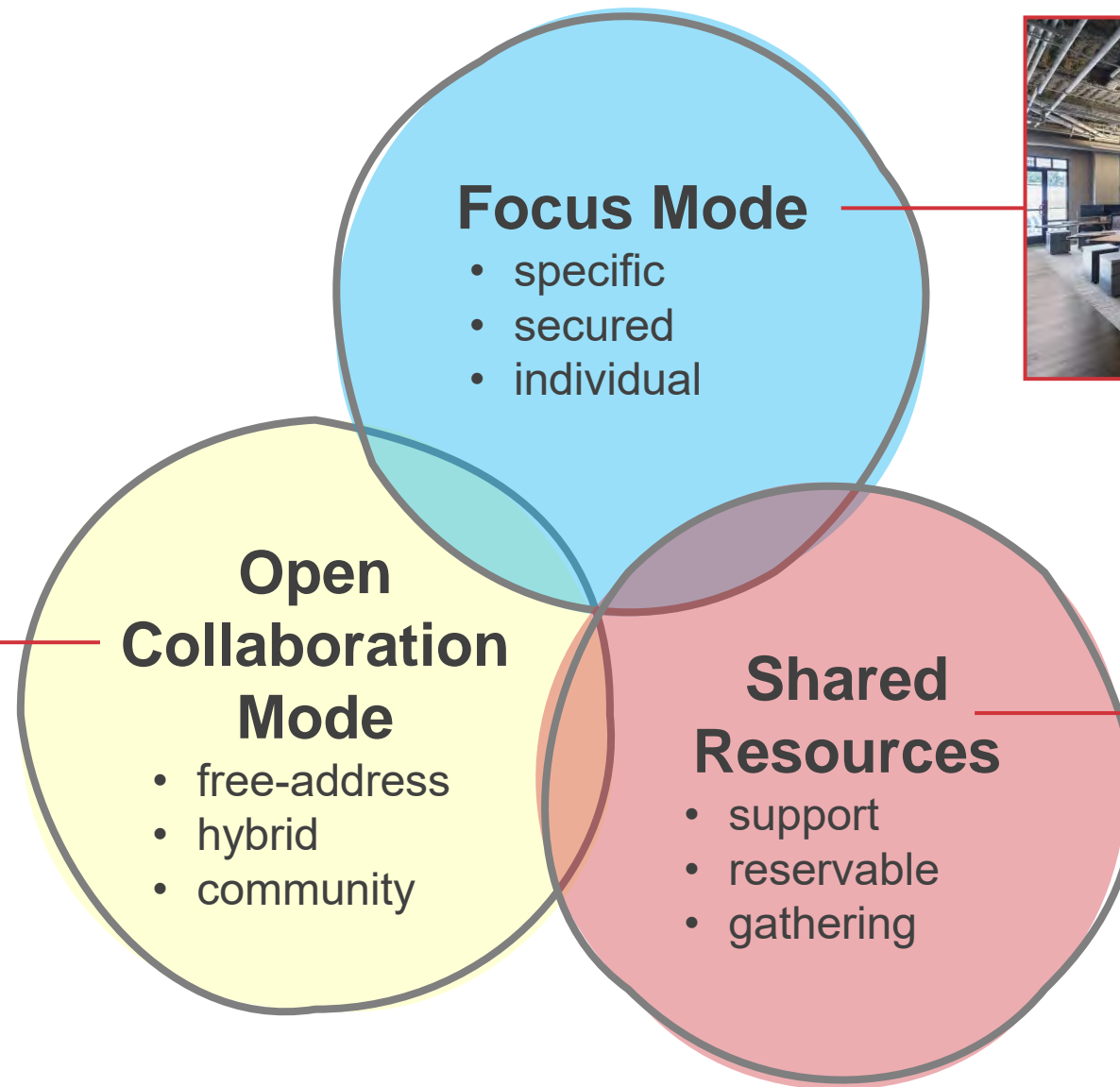
- Install versatile architectural elements, rather than permanent walls, to allow building interiors to support a greater variety of uses (e.g., the ability to combine small adjacent meeting rooms, as needed). Adjustable boundaries enable greater personal choice for occupants to control their interactions, further contributing to psychological
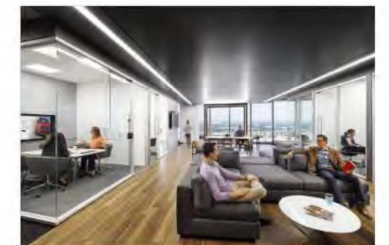
TOP: Balance between private offices and open environments that provides visibility and encourages collaboration.

County of Orange Administration Services | Santa Ana, CA | Civic + Cultural

MIDDLE: Blended environments that build community and foster engagement.

Mazda Headquarters | Irvine, CA | Workplace

BOTTOM: Flexible and seamless transitions between individual workspaces and group activities.

DPR Construction | Pasadena, CA | Workplace

Focus Mode
- specific
- secured
- individual

Open Collaboration Mode
- free-address
- hybrid
- community

Shared Resources
- support
- reservable
- gathering

"choice is the new amenity"

personal
focus
controllability
secured

collaboration
intentional
knowledge share
working together

interaction
informal
social
community

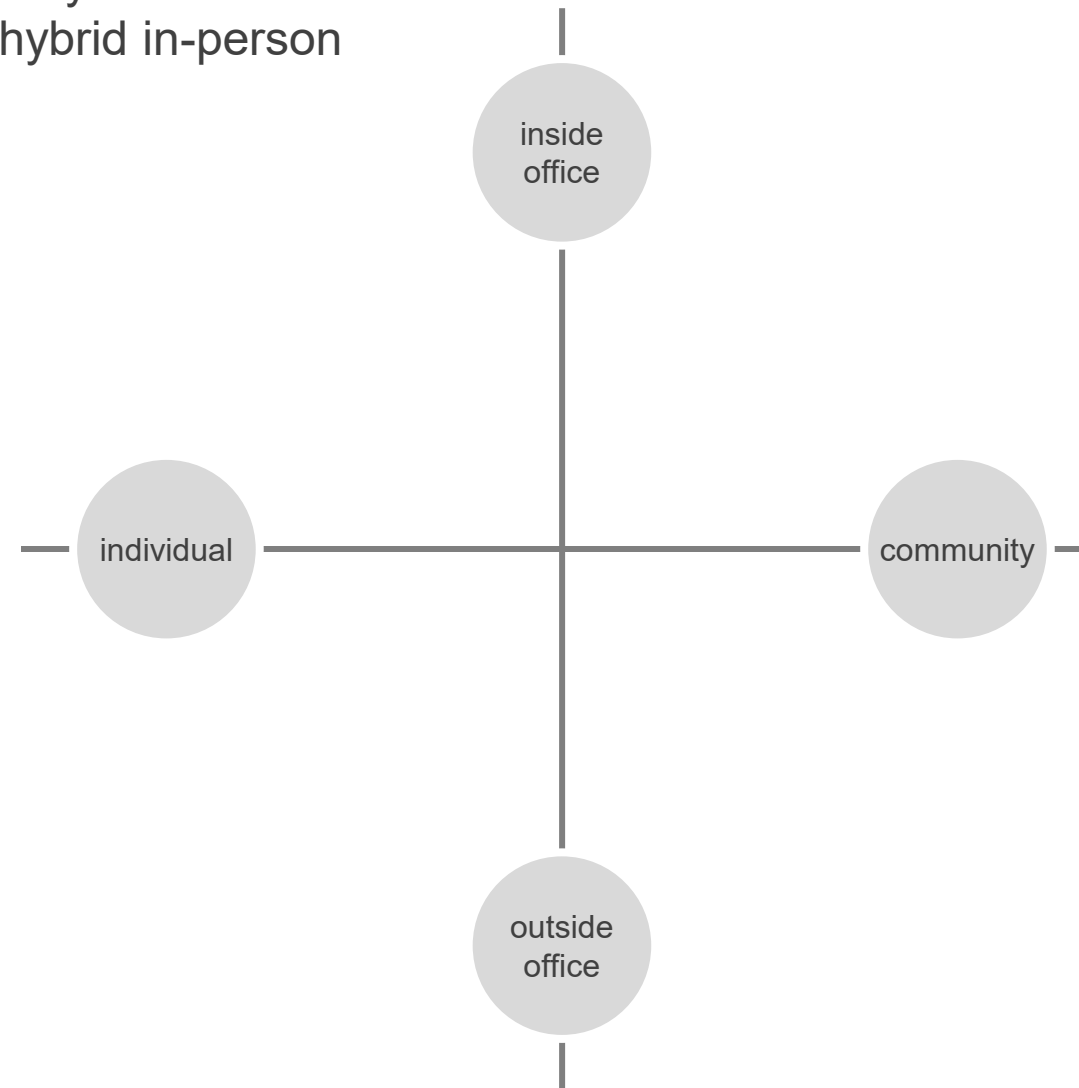" *neighborhood concept*
that embraces *ME : WE* "

Question:
On an average day, **HOW** and **WHERE** do you spend your time?
Consider how that will change moving forward in a hybrid in-person and remote work scenario.

inside office

how do you
spend your day?

individual

community

outside office

where do you
spend your day?

LPA

Please rate the importance for each of the following,
with regard to use of your personal workspace.

	very important	somewhat important	not important at all
privacy	○	○	○
acoustics	○	○	○
work surface capacity	○	○	○
ability to collaborate	○	○	○
ability to focus and reflect	○	○	○
storage	○	○	○
having assigned or dedicated space	○	○	○

Housing

LPA

Vanguard University

San Diego State University

College of San Mateo

thank you!