

MASTERPLAN

Vision

We will consider this endeavor to be a huge success if...

"...All prospective students are encouraged and inspired by enrolling at Del Mar."

"... It creates spaces that promote, encourage, and support learning in all its forms and different modalities."

"...Is empowering, inclusive, and inspirational."

"...It is a place where students want to stay – whether to finish a degree, or to study, or for research –that makes them feel welcome, comfortable, and want to collaborate."

"...It feels like a 'home' on campus with all the conveniences and comforts."

"...It facilitates student access and ease of use."

"...The campus provides a 'front door' and supports wayfinding."

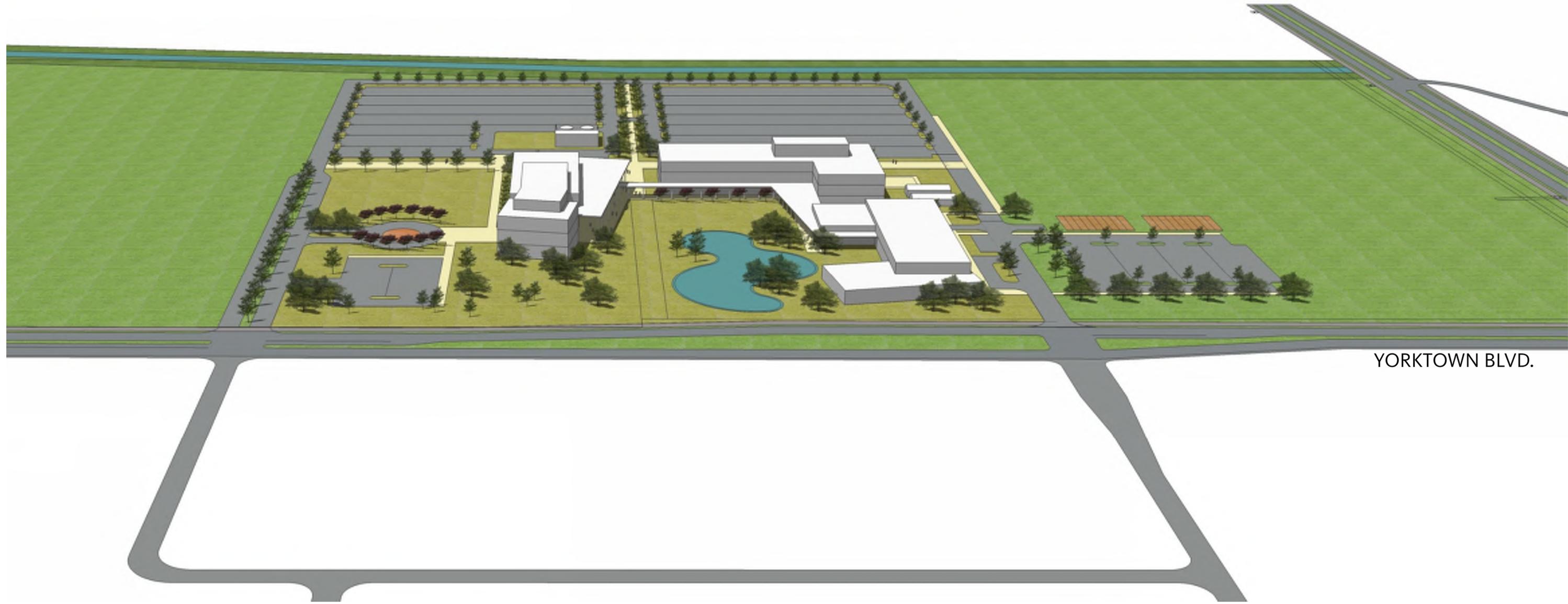
"...It redefines what the DMC experience is and gives students an opportunity to experience college in a different way."

"...First time in college students are enticed, not intimidated, by the campus - 'Wow, isn't this cool?!'"

"...It is an exciting and inspirational campus that continues to attract future generations of students."

"...It evokes the sense of community, sense of belonging, and ownership of the campus by both the students and the surrounding residents."

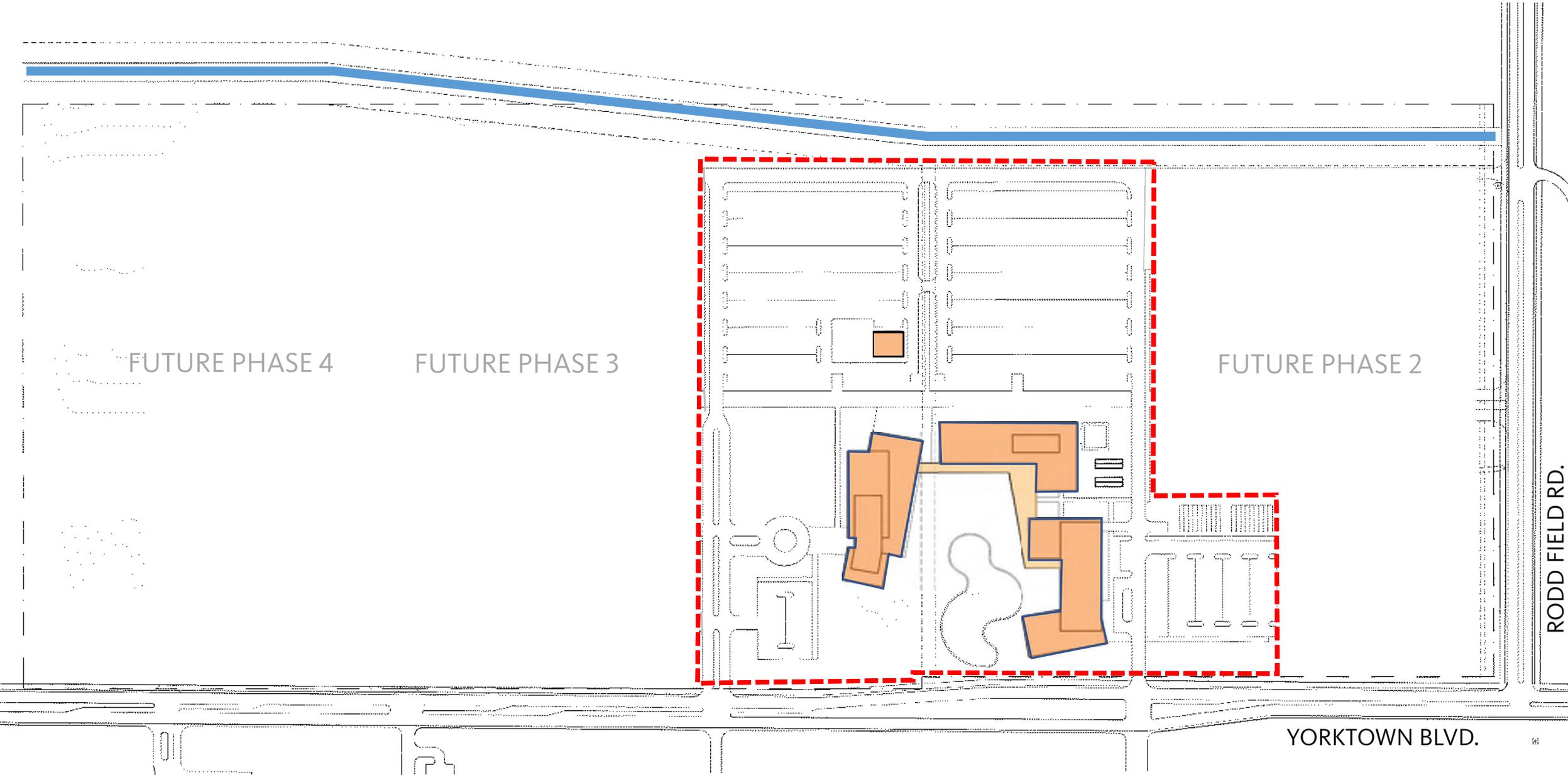
"...If both form and function tangibly impact student success."



YORKTOWN BLVD.

PHASE 1

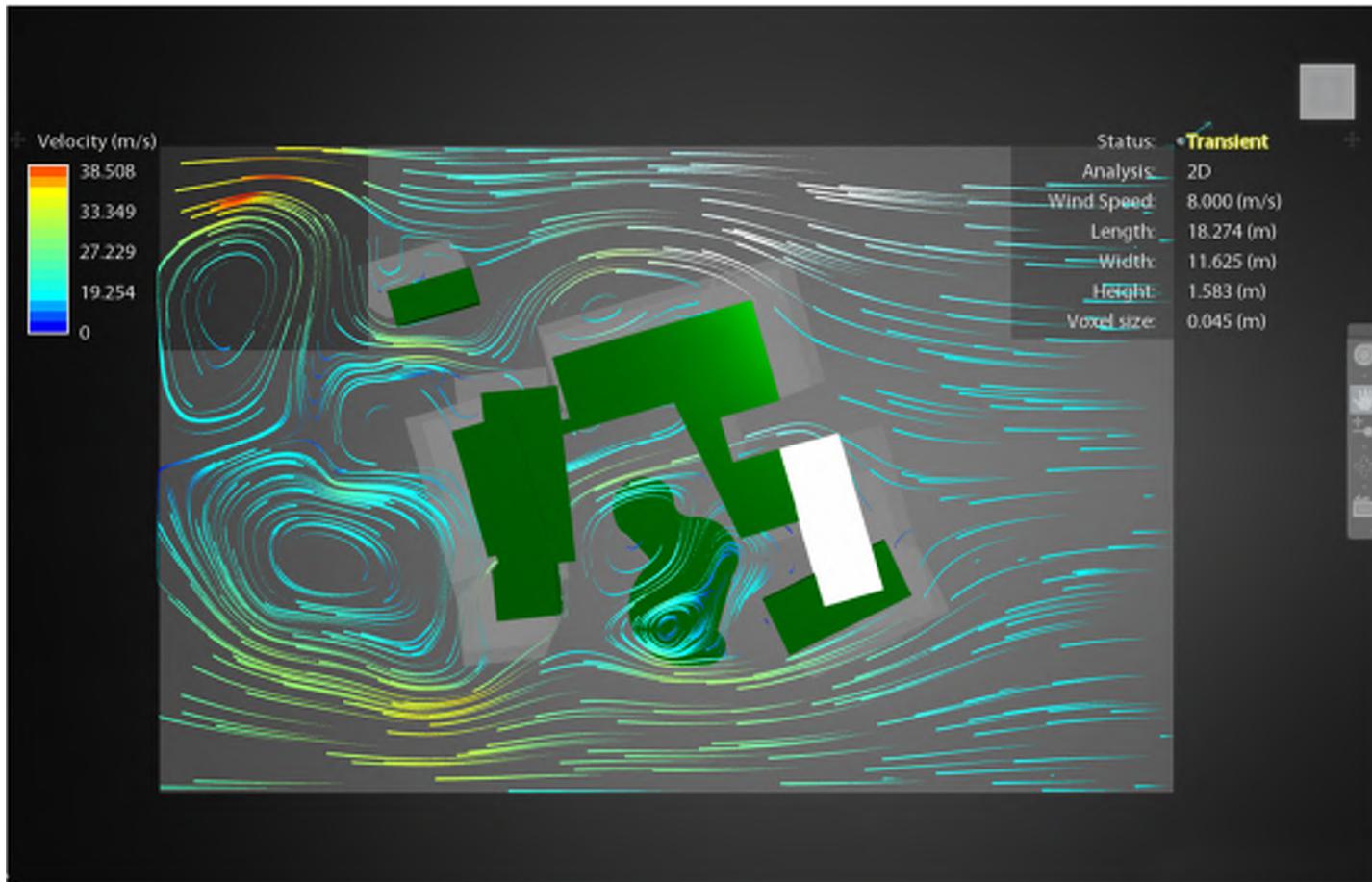
PHASED DEVELOPMENT PLAN – PHASE 1



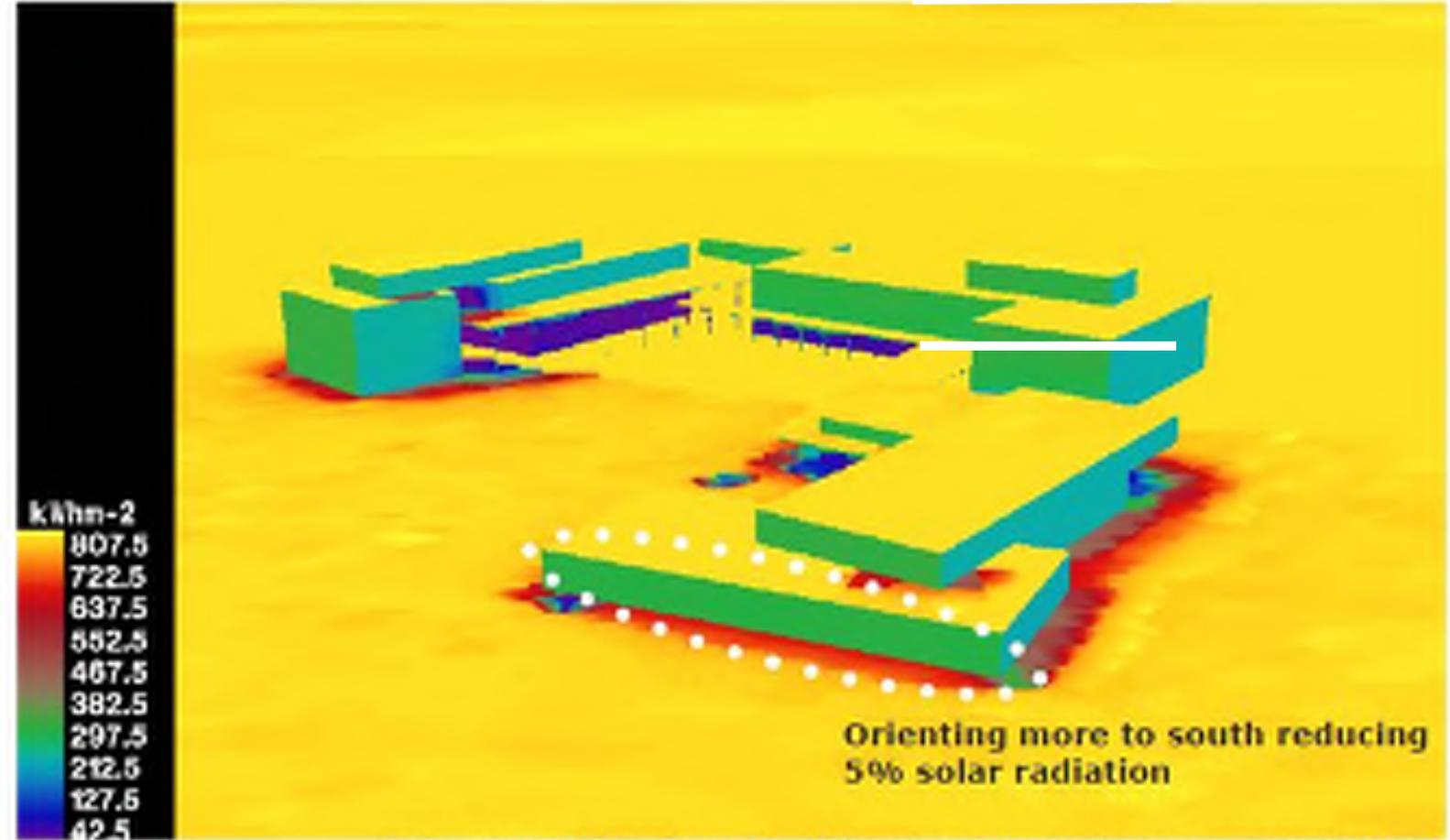
PHASE 1 PROGRAM

- 280,000 SF – Facilities
 - Main Building
 - STEM Building
 - Culinary Institute
 - Central Plant
- 1,265 Surface Parking Spaces

PHASE 1 WIND ANALYSIS



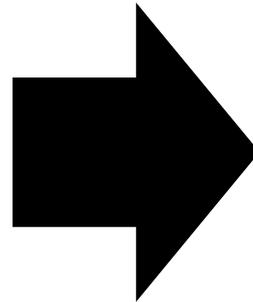
PHASE 1 SOLAR ANALYSIS



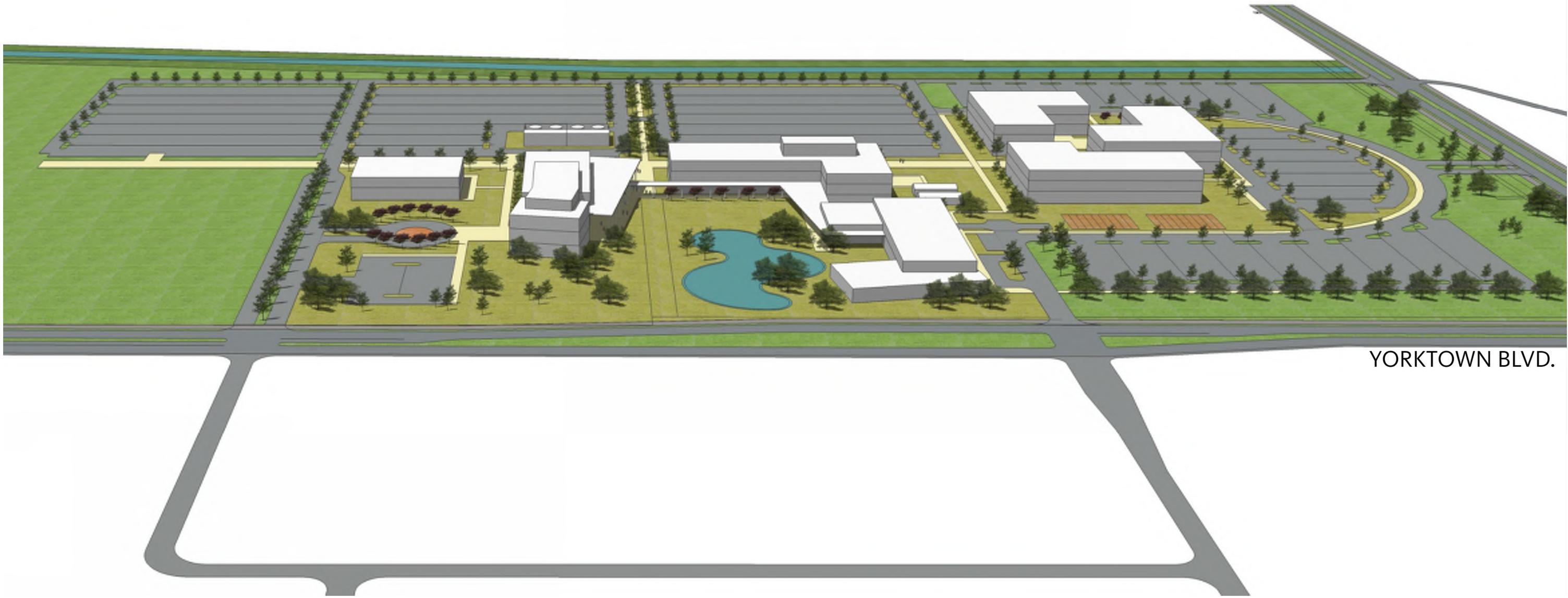
Solar Radiation from April to October (10:00 am - 05:00 pm)
South Perspective



PRELIMINARY PHASE 1 SITE PLAN



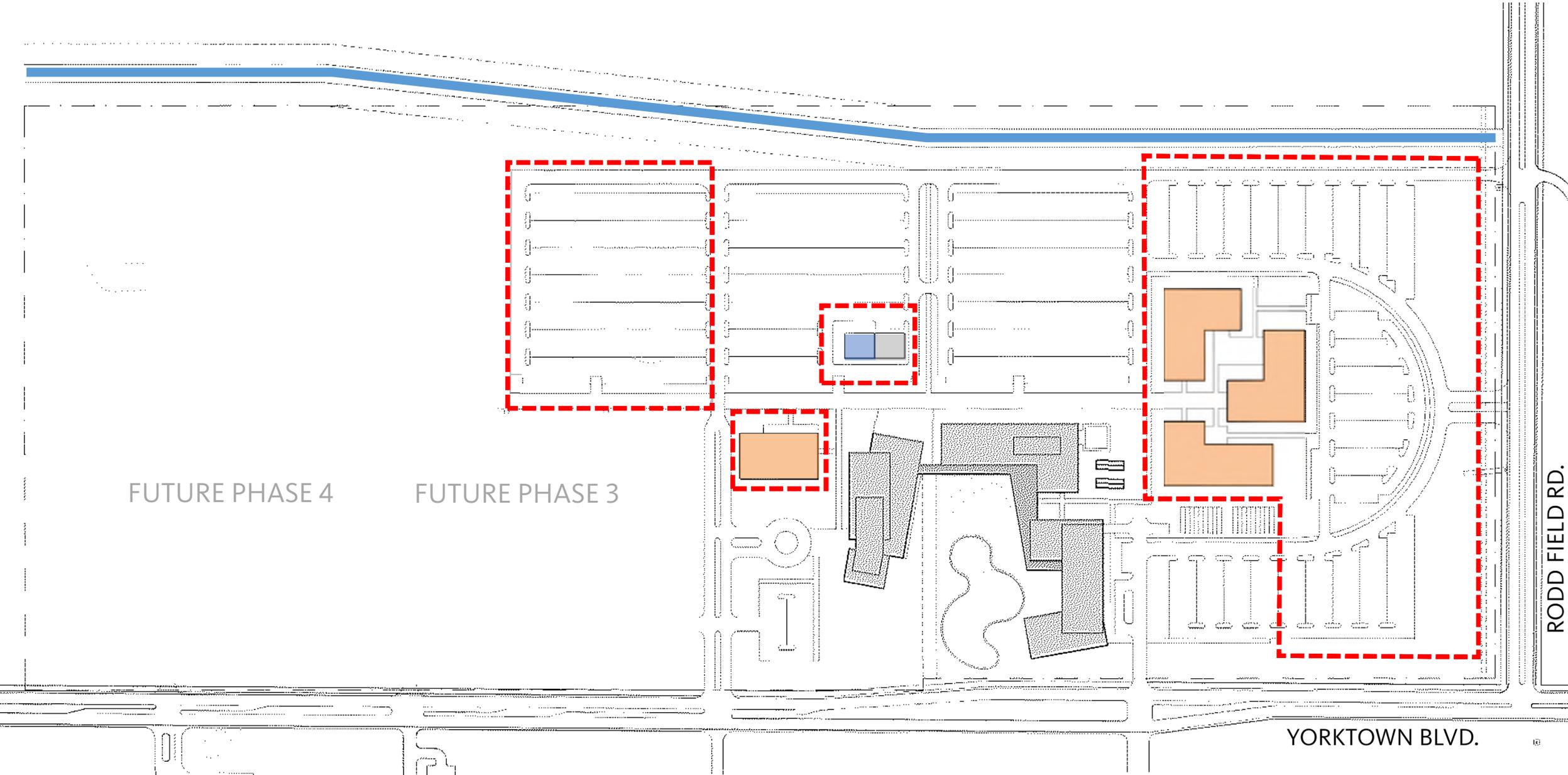
FINAL PHASE 1 SITE PLAN
(After program refinement and climate studies)



YORKTOWN BLVD.

PHASES 1 & 2

PHASED DEVELOPMENT PLAN – PHASE 2



PHASE 2 PROGRAM

- 275,000 SF – Facilities
- (3) Instructional Buildings
 - Special Program Building
 - Central Plant Expansion

1,260 Surface Parking Spaces

PHASE 1 & 2 COMBINED

- 555,000 SF – Facilities
- (6) Instructional Buildings
 - Special Program Building
 - Central Plant

2,525 Surface Parking Spaces



YORKTOWN BLVD.

RODD FIELD RD.

LOOKING WEST



LOOKING EAST



FUTURE PHASE 4

FUTURE PHASE 3

PHASES 1 & 2

YORKTOWN BLVD.

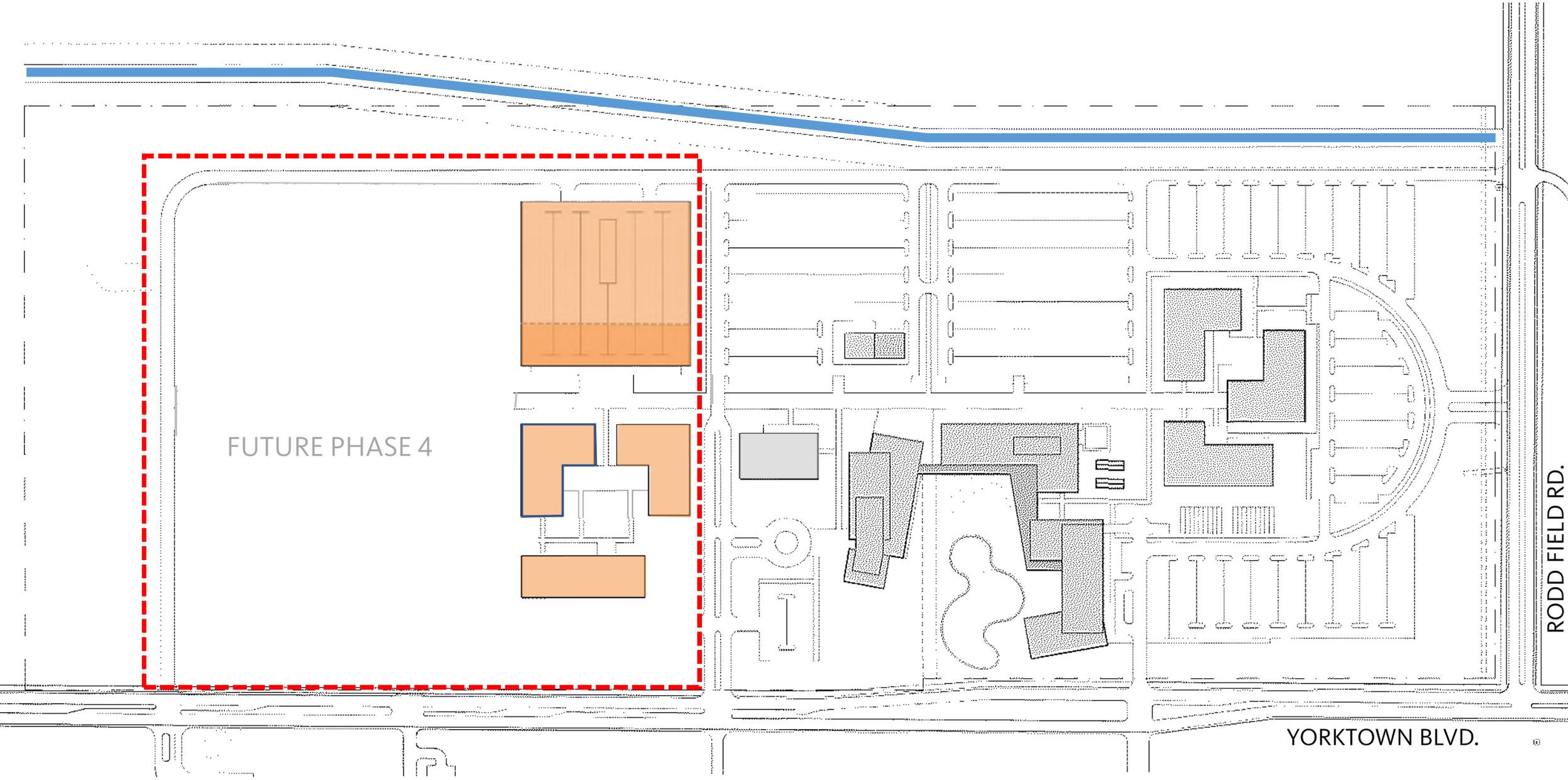
RODD FIELD RD.



YORKTOWN BLVD.

PHASES 1 - 3

PHASED DEVELOPMENT PLAN – PHASE 3



PHASE 3 PROGRAM

- 225,000 SF – Facilities
- (3) Instructional Buildings
 - Central Plant Expansion

- 4-Level Parking Garage
- 1,485 Spaces
 - 900 New Spaces
 - 585 Make up Spaces
 - Fitness Center – F&B

PHASES 1 - 3 COMBINED

- 780,000 SF – Facilities
- (9) Instructional Buildings
 - Special Program Building
 - Central Plant

- 4-level Parking Garage
- 1,485 Parking Spaces

1,940 Surface Parking Spaces



YORKTOWN BLVD.

RODD FIELD RD.

LOOKING WEST



LOOKING EAST

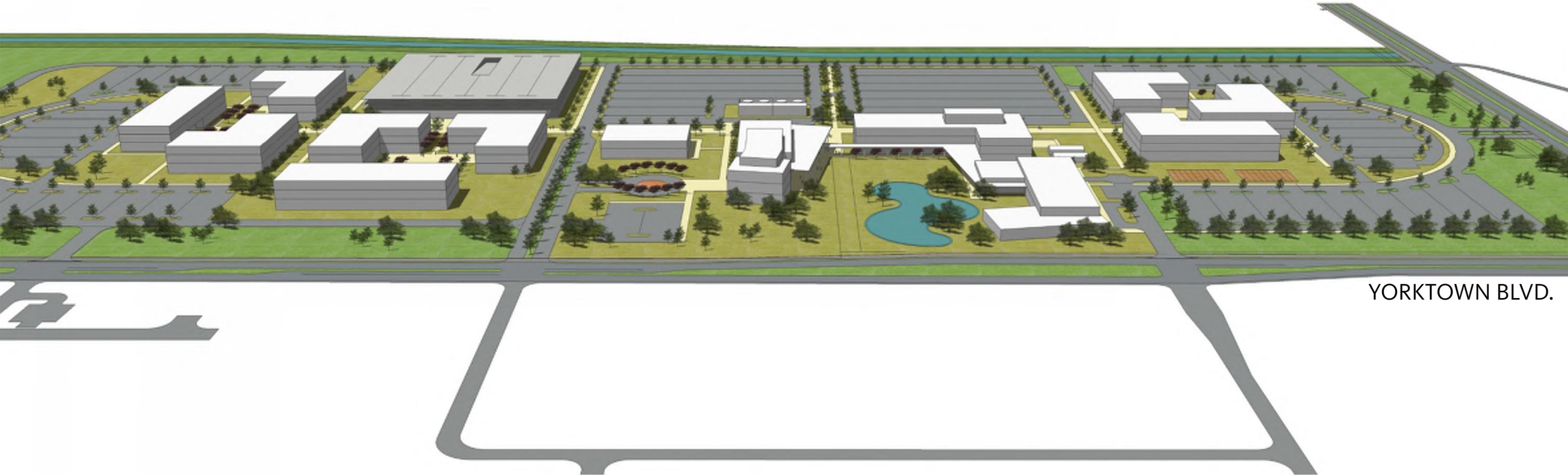


FUTURE PHASE 4

RODD FIELD RD.

YORKTOWN BLVD.

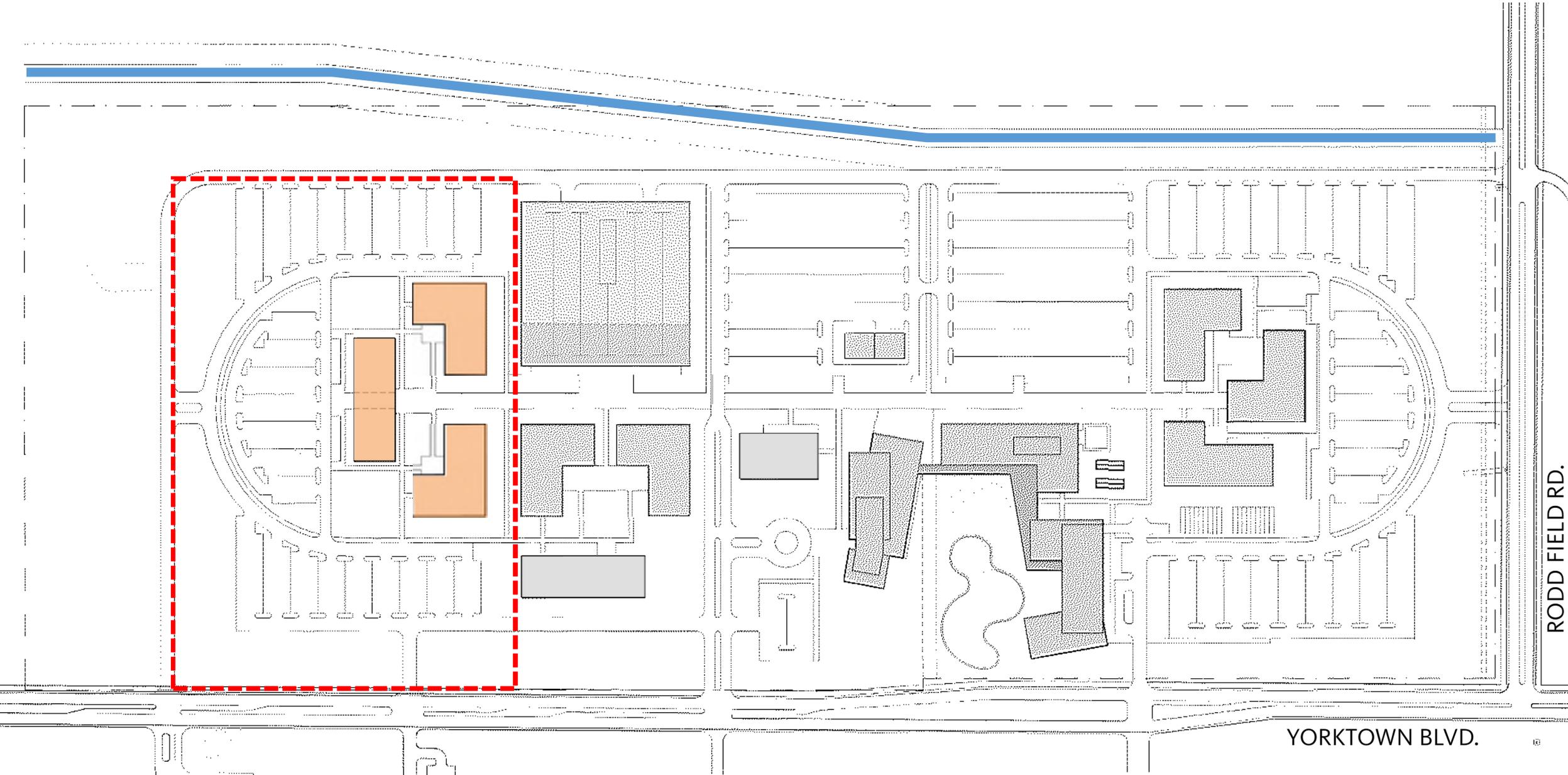
PHASES 1 - 3



YORKTOWN BLVD.

PHASES 1 - 4

PHASED DEVELOPMENT PLAN – PHASE 4



PHASE 4 PROGRAM

225,000 SF – Facilities

- (3) Instructional Buildings
- Central Plant Expansion

795 Surface Parking Spaces

PHASES 1 - 4 COMBINED

1,005,000 SF – Facilities

- (12) Instructional Buildings
- Special Program Building
- Central Plant

4-level Parking Garage

- 1,485 Parking Spaces
- Fitness Center / F&B

2,735 Surface Parking Spaces

**4,220 total parking spaces on campus*



LOOKING WEST



LOOKING EAST



PHASES 1 - 4



PHASE 1



PHASE 2



PHASE 3



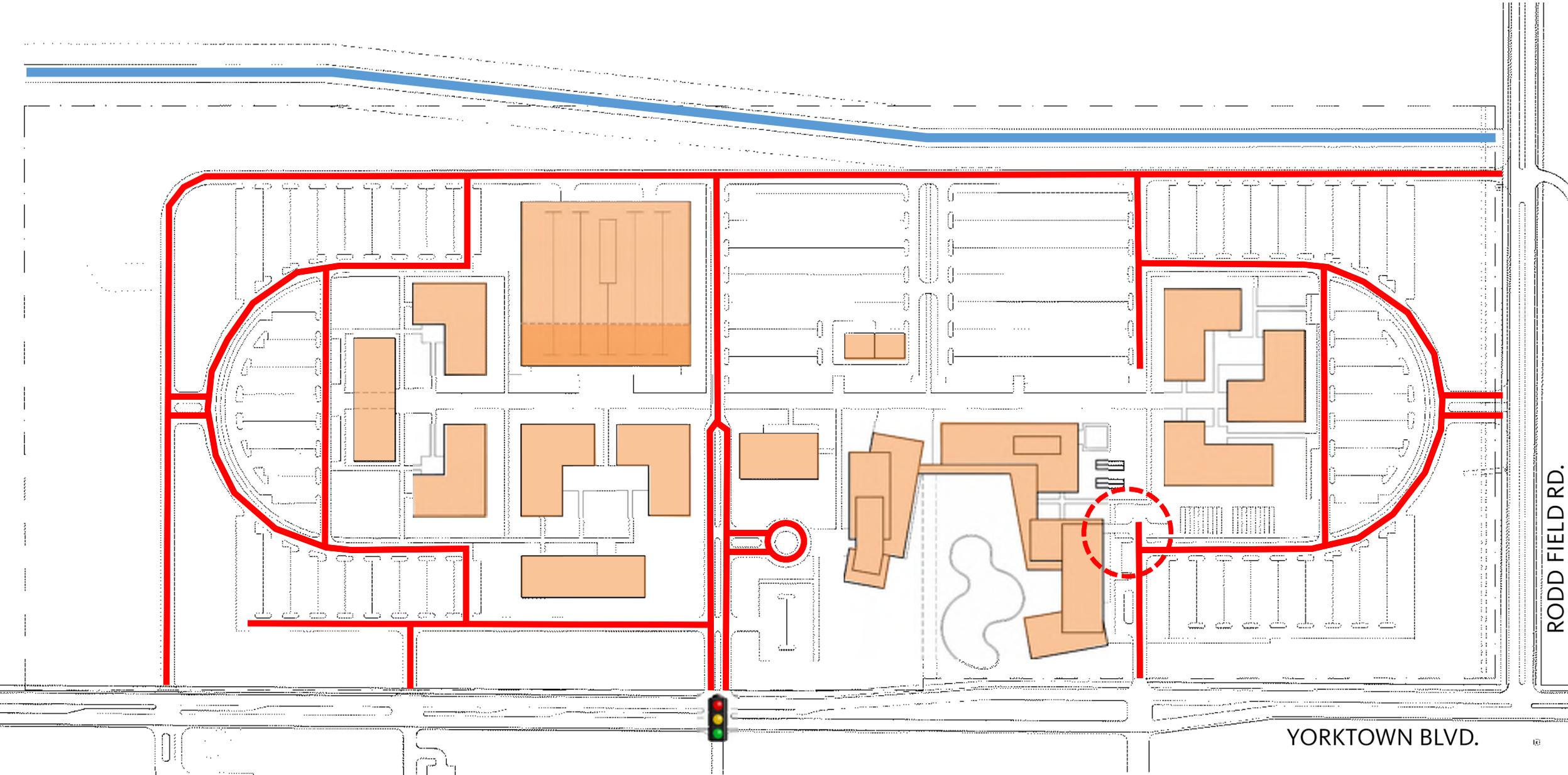
PHASE 4

CAMPUS FEATURES - GATEWAYS



-  Primary Campus Entries with a higher level of landscape development and environmental graphics
-  Secondary Campus Entries for convenient access and egress; relieves traffic burden on the primary campus entries.
-  Campus Entry that is the front door of the Culinary Institute, Community Room and Gardens (and service trucks). Consider landscape and signage that reinforces its primary role.

PHASED DEVELOPMENT PLAN – VEHICULAR CIRCULATION



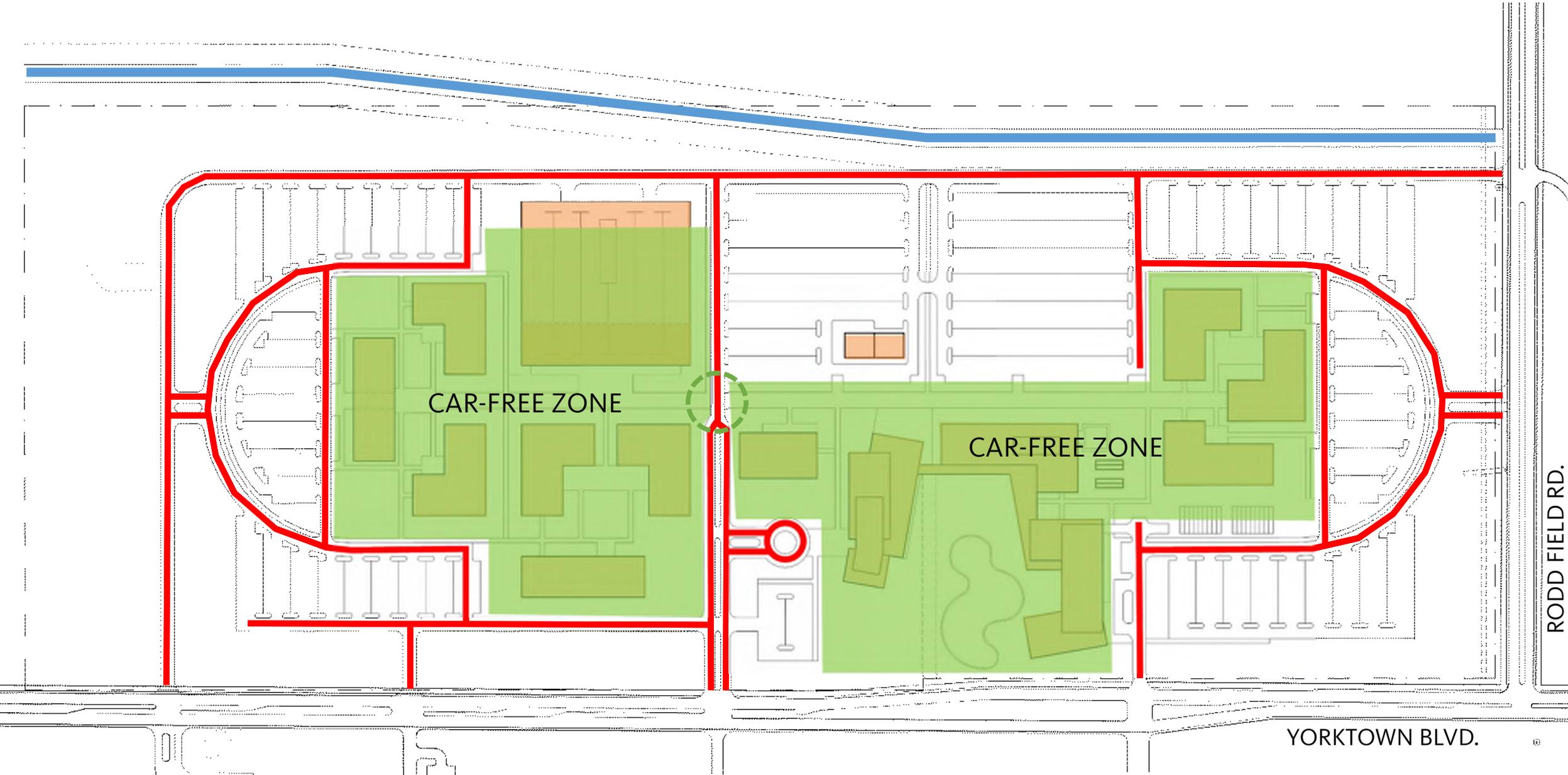
CIRCULATION

Decentralization of campus entry points and parking lots help to distribute the traffic and reduce impact on campus roads

 Consolidating the delivery and services zones for the Culinary Institute, STEM Building and the campus Dining Facility. This centralized approach reduces their impact (sight; smells) on the overall campus experience.

 Consider the primary location for a stoplight to manage traffic flow.

PHASED DEVELOPMENT PLAN – PEDESTRIAN CIRCULATION



CIRCULATION

Students, faculty and staff can walk and connect with all buildings in Phases 1 and 2 without interfacing with a moving vehicle.

Students, faculty and staff can walk and connect with all buildings in Phases 3 and 4 without interfacing with a moving vehicle.

 The intersection of the campus's main drive and the main pedestrian corridor is the only pedestrian crossing where cars and people interface.

PHASED DEVELOPMENT PLAN – PARKING



PARKING STRATEGY

The total number of parking spaces on campus when its completely built out is 4,220. This represents a 4:1,000 sf ratio.

The plan distributes the parking to provide convenient parking for all buildings on campus.

Except for a small visitor lot near the front of the Main Building, parking is located on the east and west sides and rear of campus to minimize the visual impact of cars.

A parking structure is planned for a future phase if the need warrants. The ground level of the garage would support a fitness center, f&b/café, and other campus services.

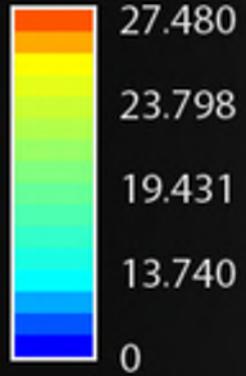
*** ADA Parking Locations**

CAMPUS FEATURES – MISCELLANEOUS CONSIDERATIONS



- 
 Size and location of future RTA stations are TBD. Current RTA plans have stations planned in the areas shown.
- 
 Land on the western edge of the campus property with a 300' depth remains for future development.

Velocity (m/s)



Status: **Transient**

Analysis: 2D

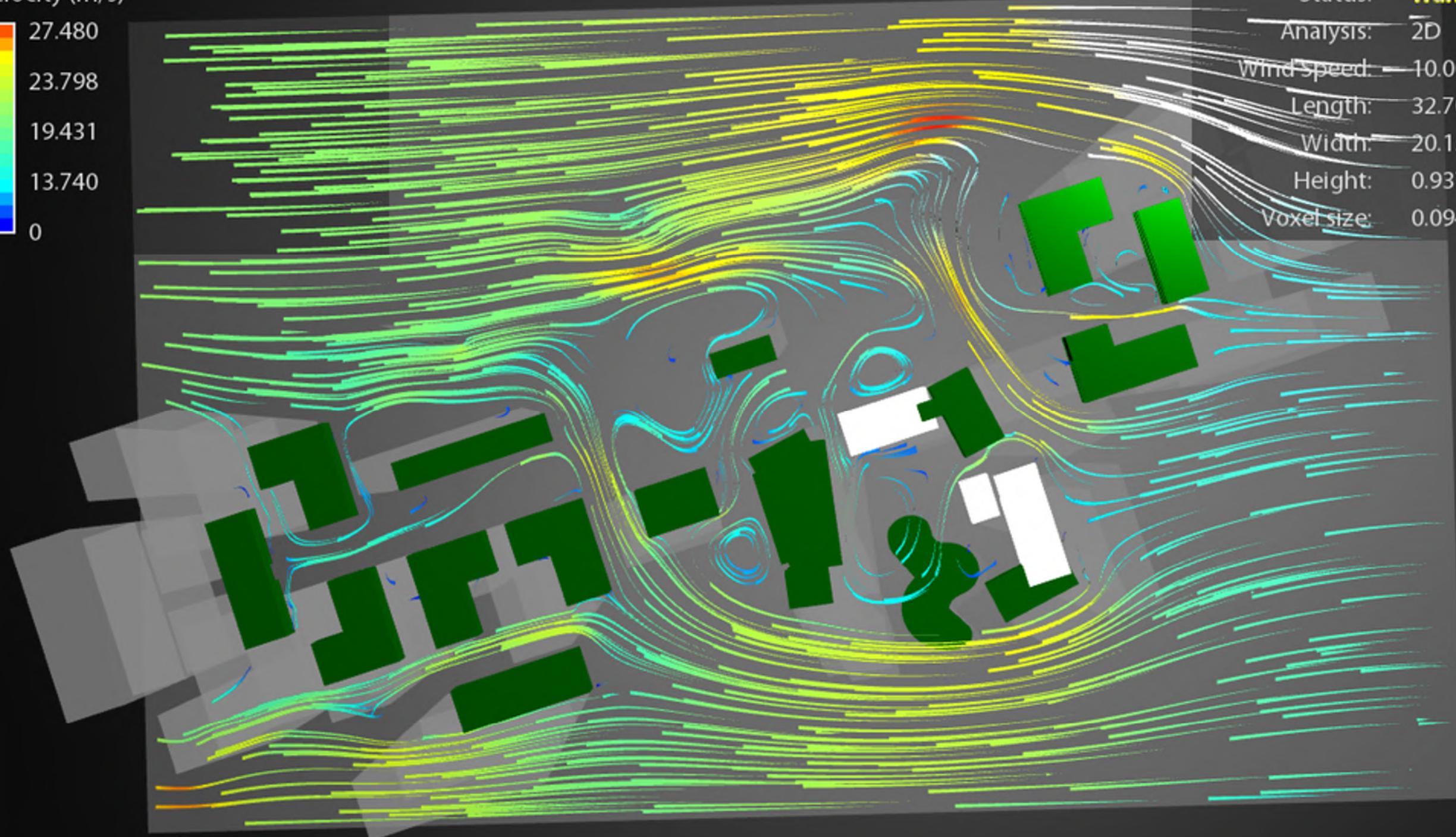
Wind Speed: 10.000 (m/s)

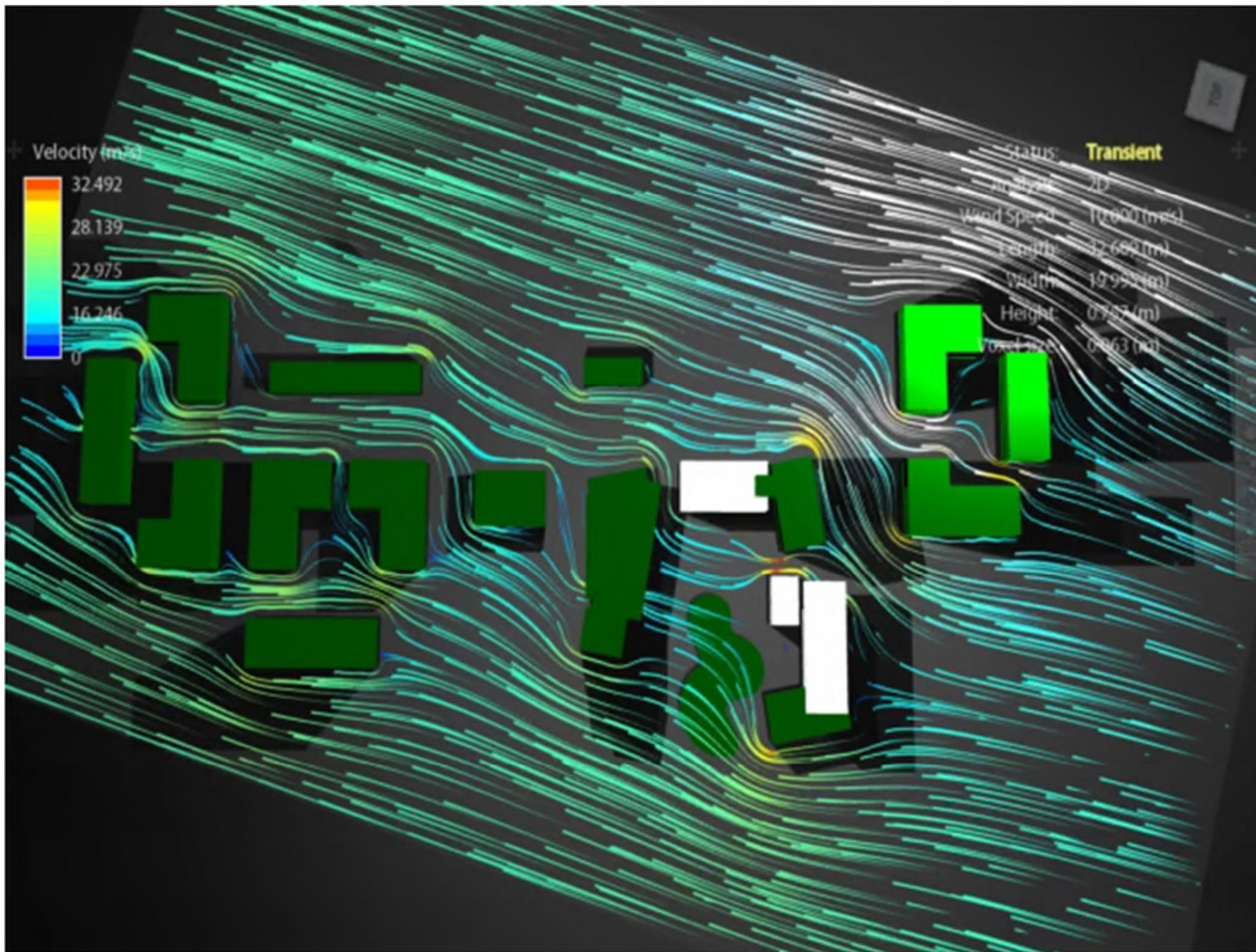
Length: 32.708 (m)

Width: 20.150 (m)

Height: 0.937 (m)

Voxel size: 0.094 (m)



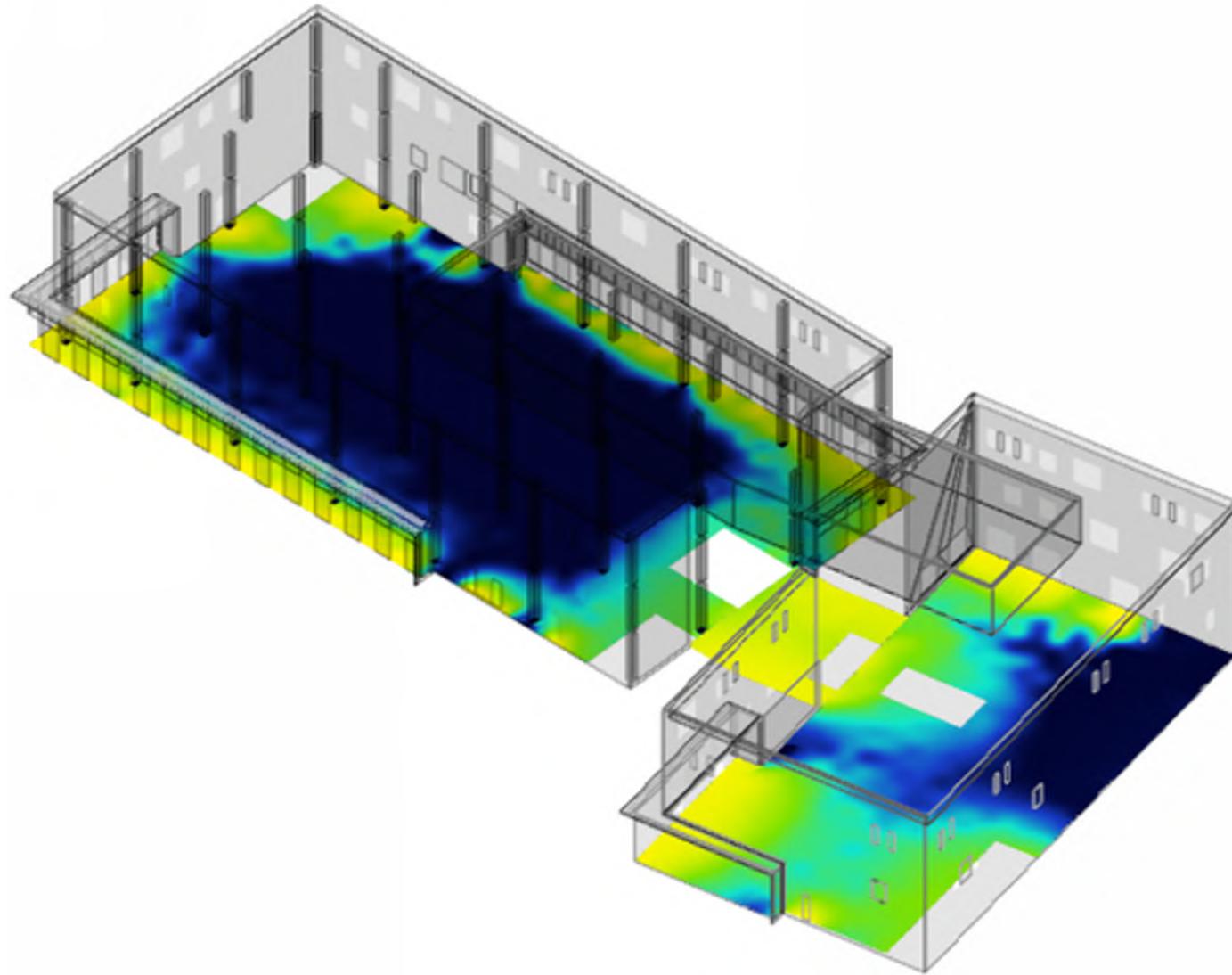


LANDSCAPE ARCHITECTURE

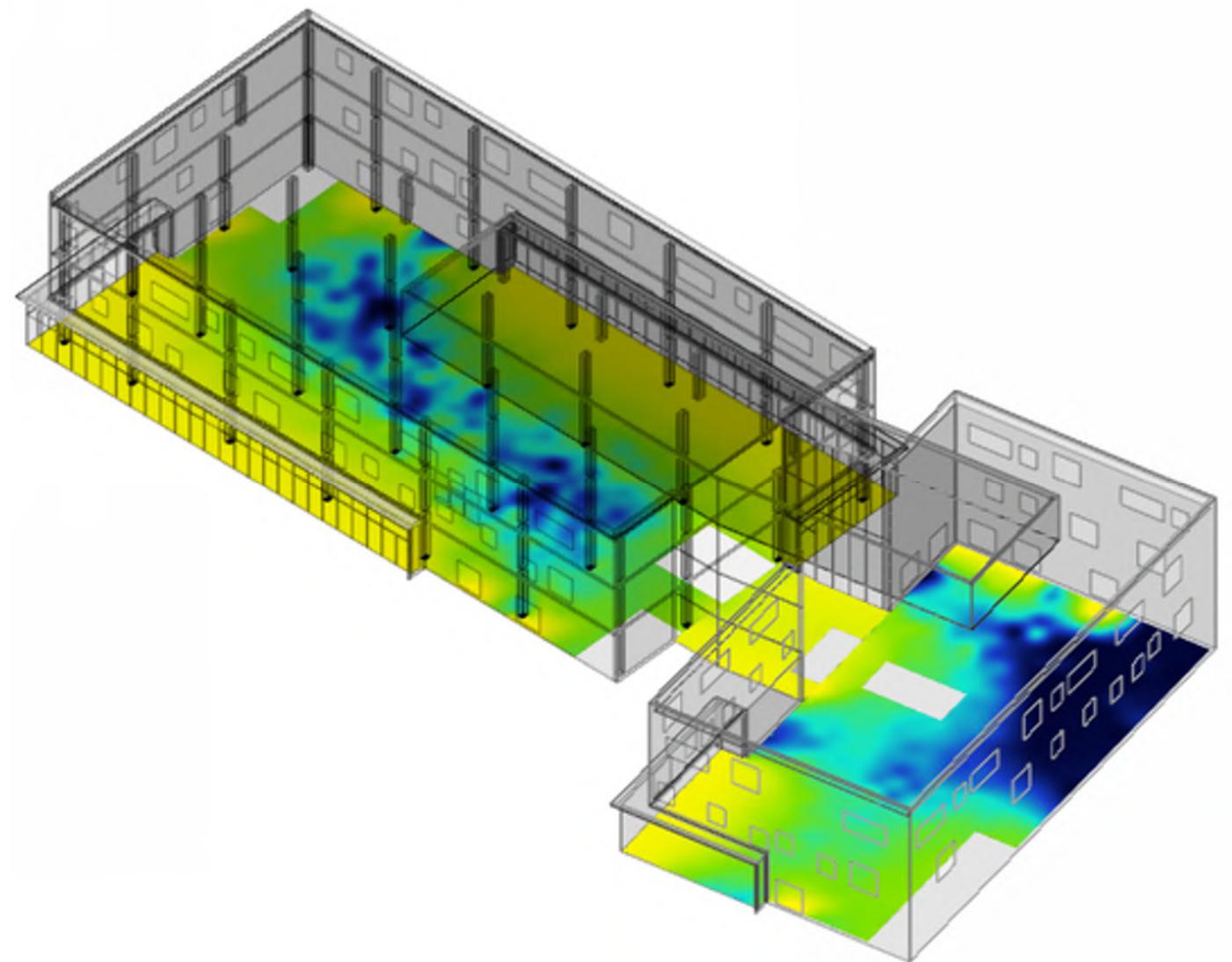


ENVIRONMENT

STEM – DAYLIGHTING STUDIES - PREVIOUS



BASELINE – STANDARD WINDOWS (30" Sill, 6'x3' Window)

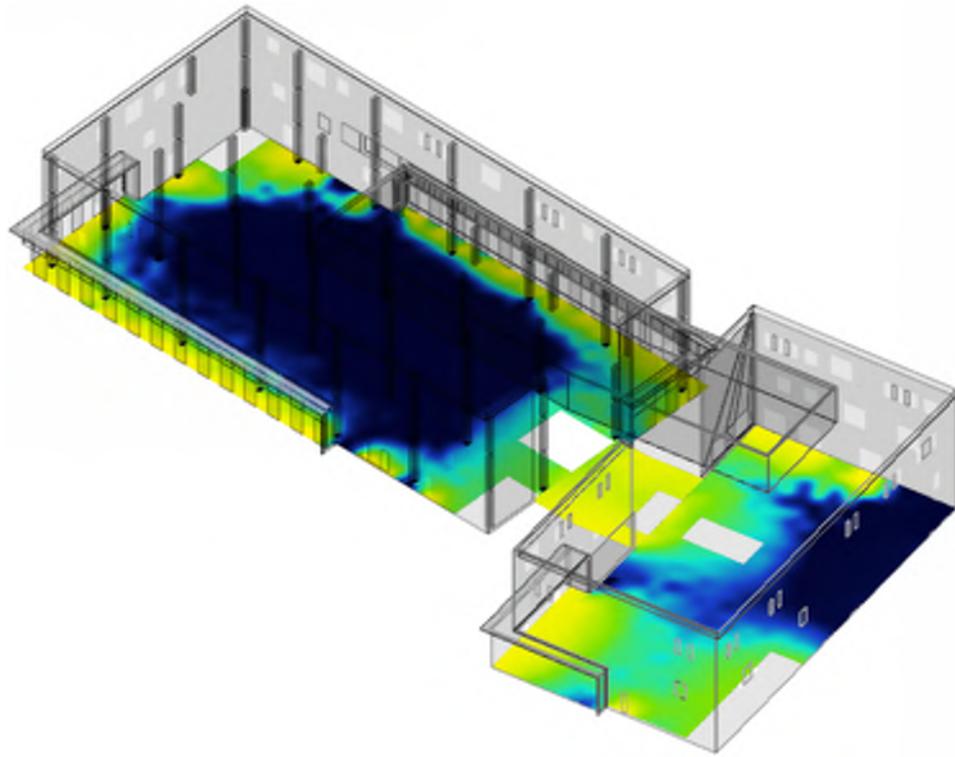


OPTIMIZED OPENINGS (Vary)

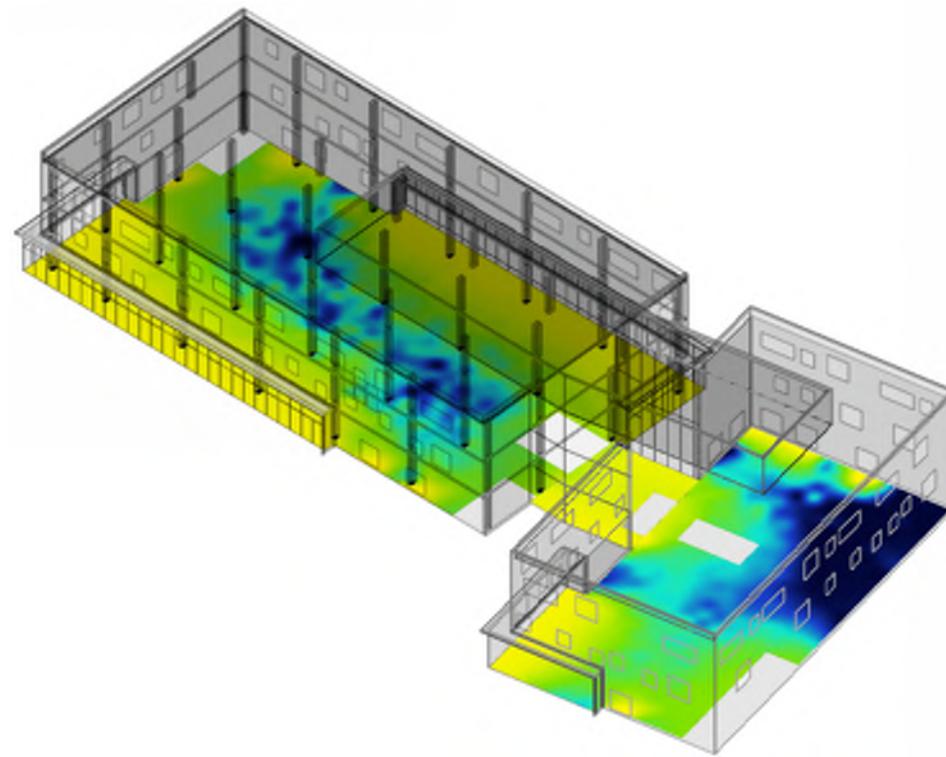
Percentage of occupied hours where illuminance is at least 37 footcandles, measured at 2.79 feet above the floor plate.



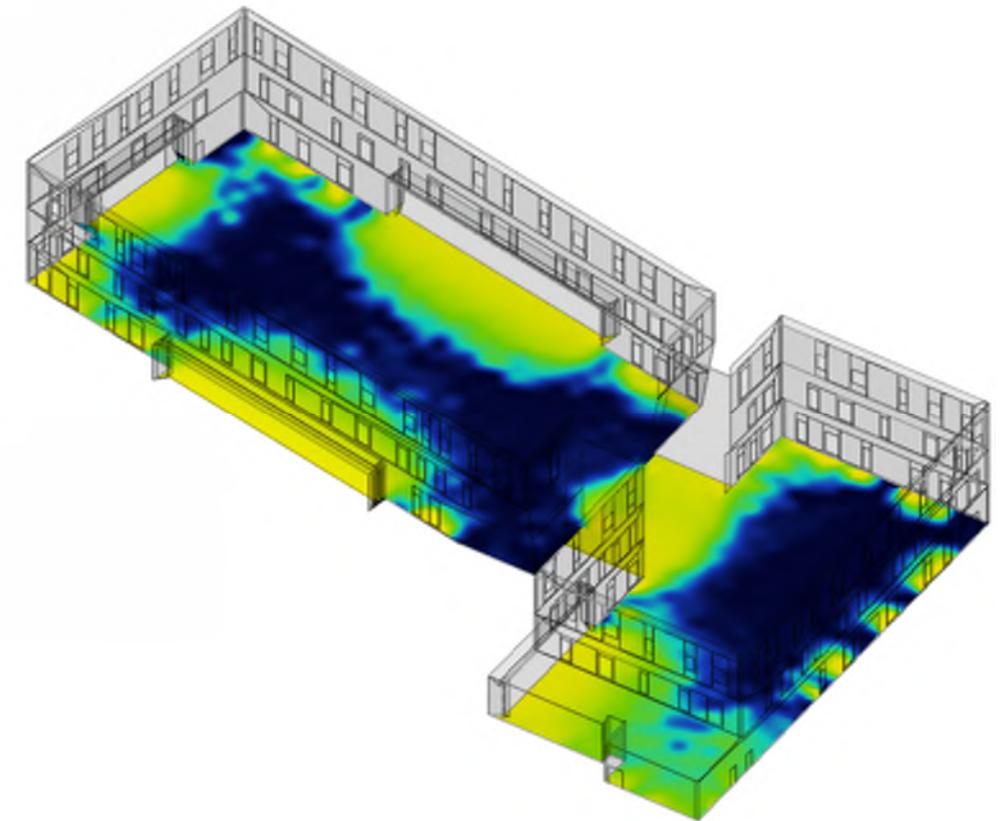
STEM – DAYLIGHTING STUDIES - UPDATED



BASELINE



PREVIOUS SCHEME –
increased overall daylight factor



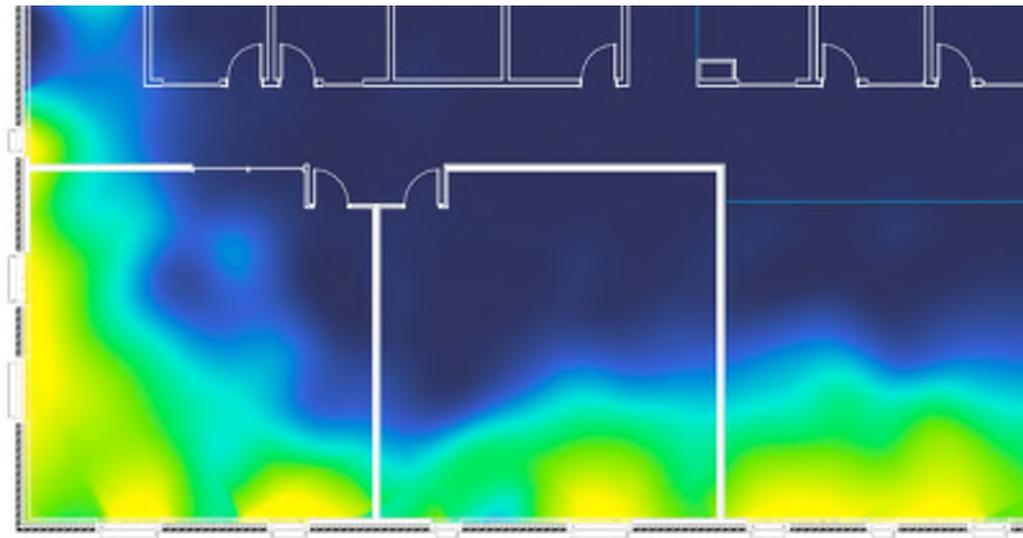
CURRENT DESIGN –
reduced glare

Percentage of occupied hours where illuminance is at least 37 footcandles, measured at 2.79 feet above the floor plate.



STEM – DAYLIGHTING STUDIES

CLASSROOMS

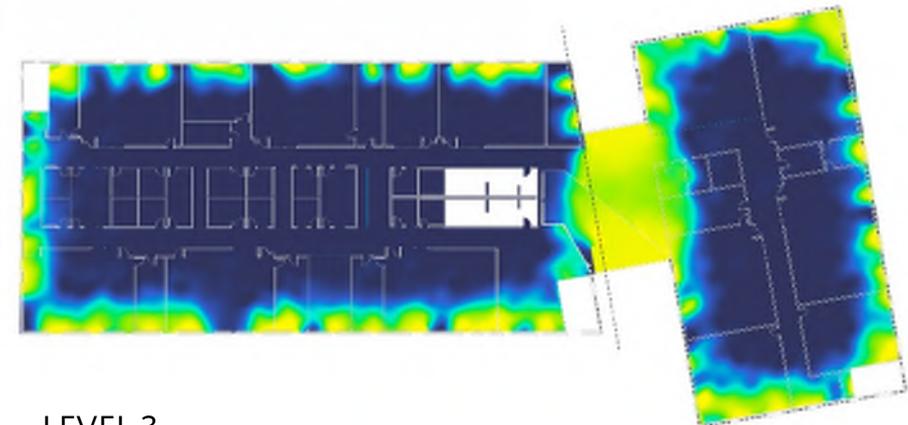


ENLARGED PLAN

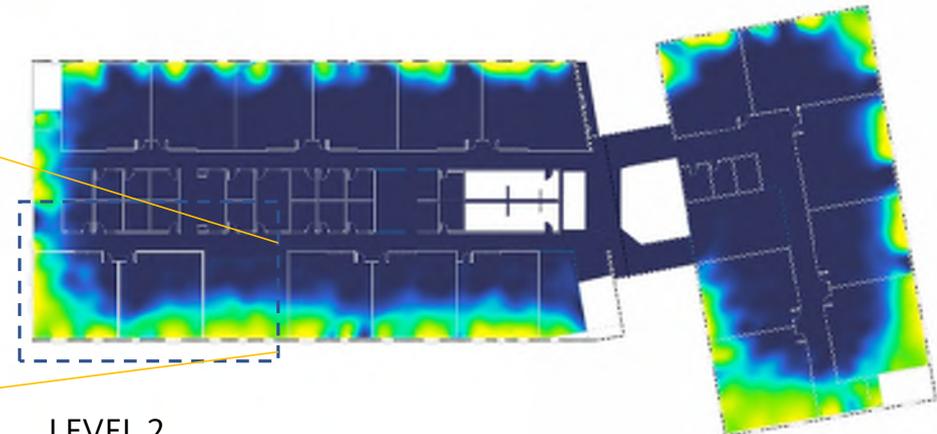
Percentage of occupied hours where illuminance is at least 37 footcandles, measured at 2.79 feet above the floor plate.



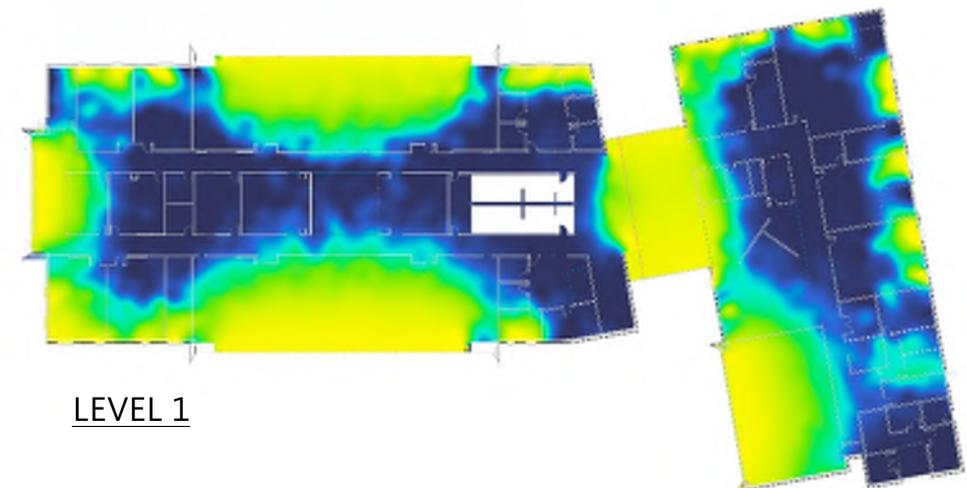
*Study uses equivalent VLT to Solarban 70XL/Solargray or Solarban 70XL/Solarblue



LEVEL 3

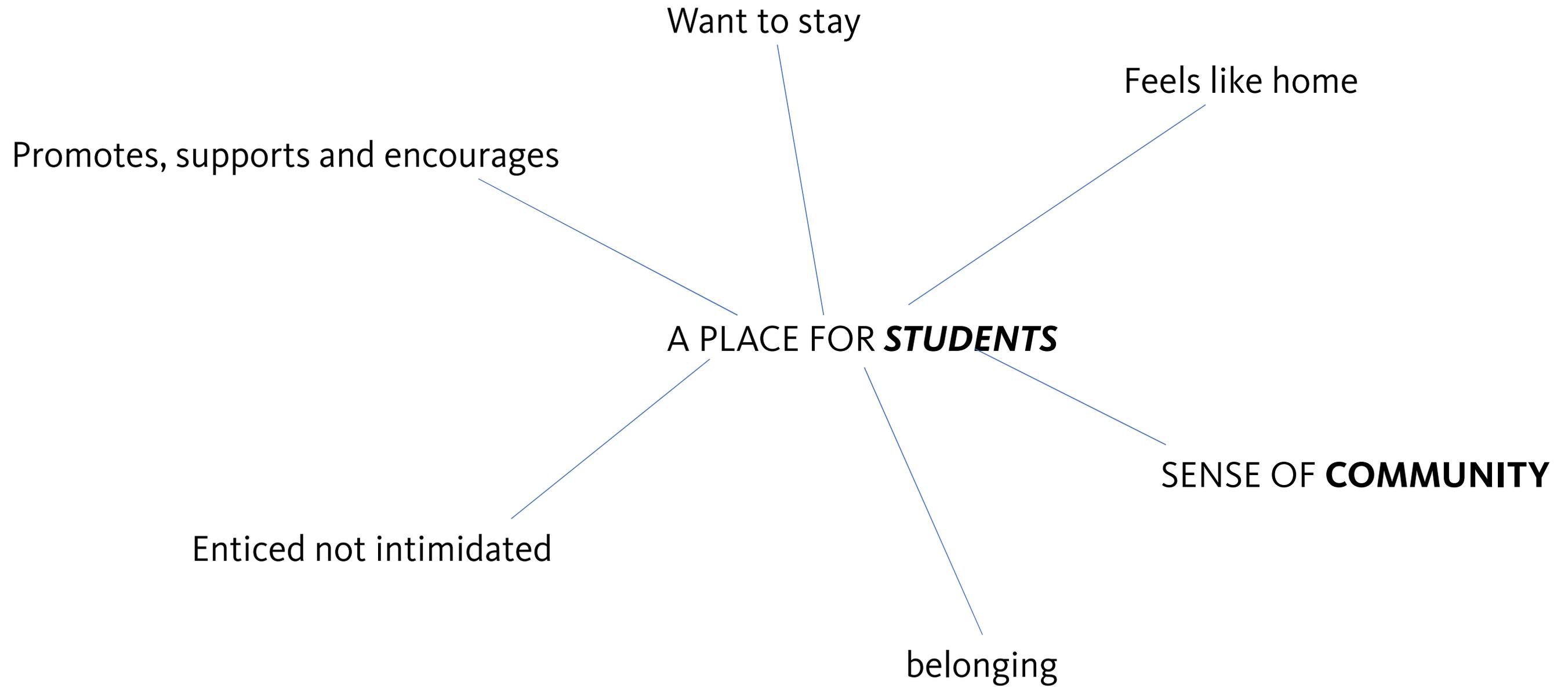


LEVEL 2



LEVEL 1

DESIGN CONCEPT

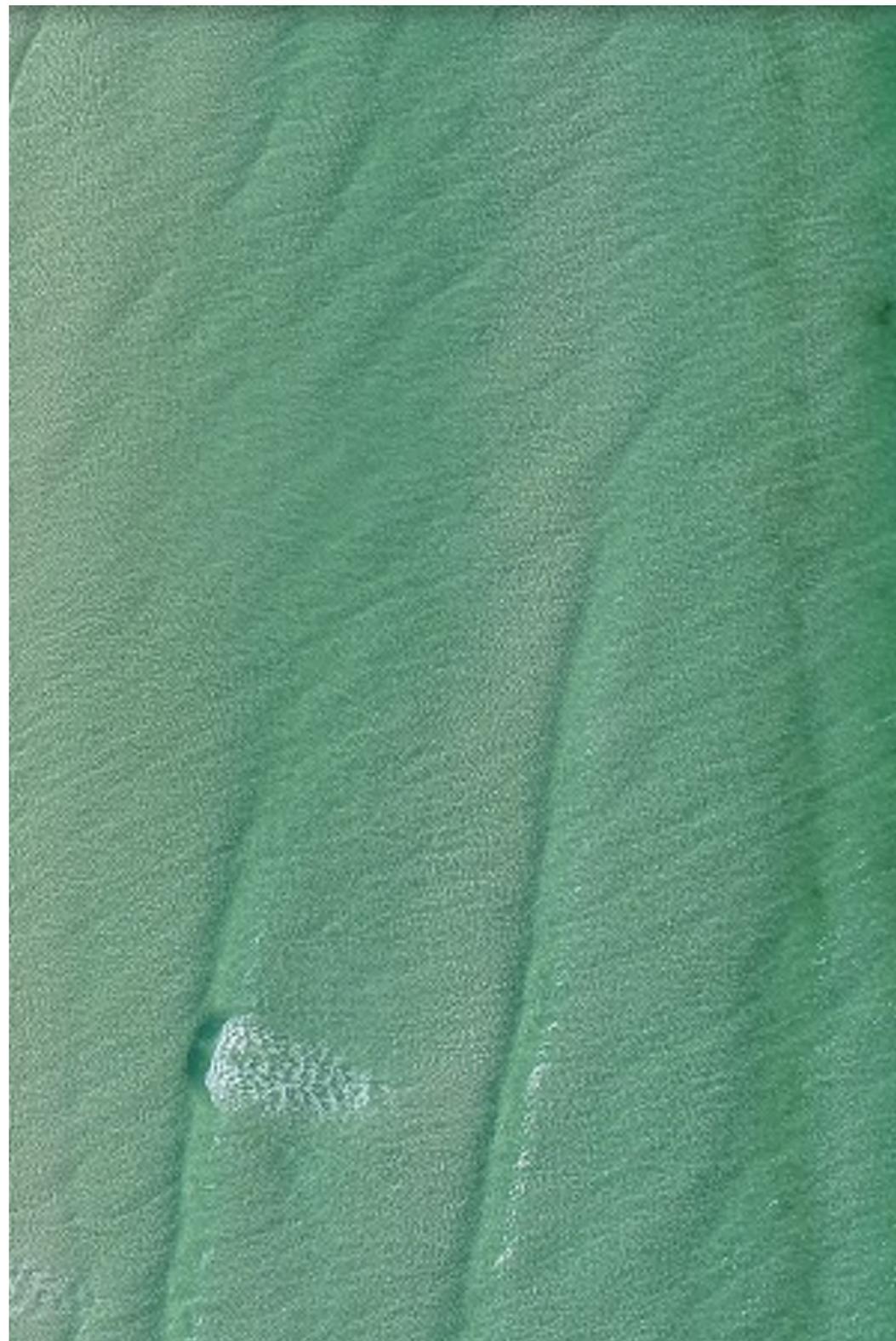




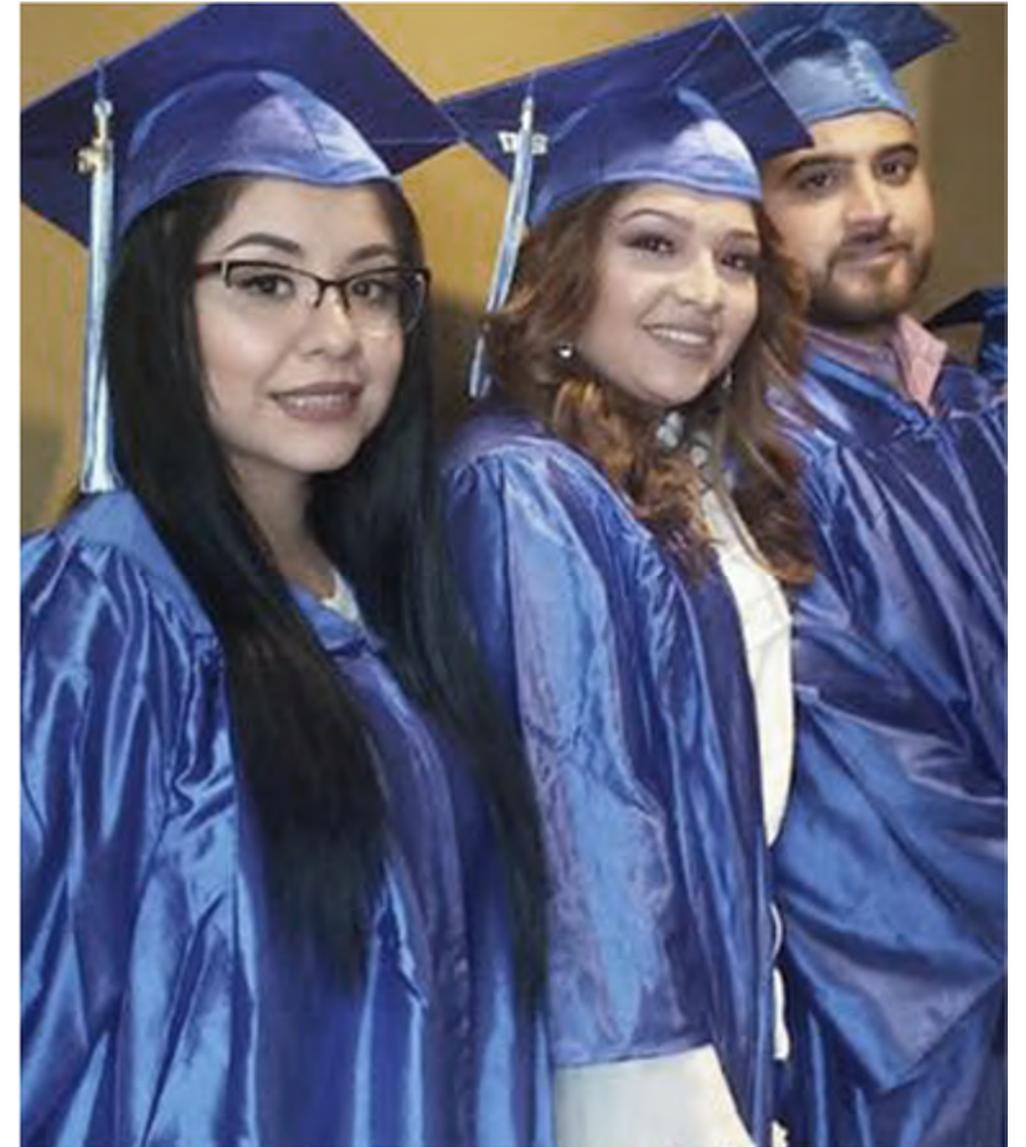


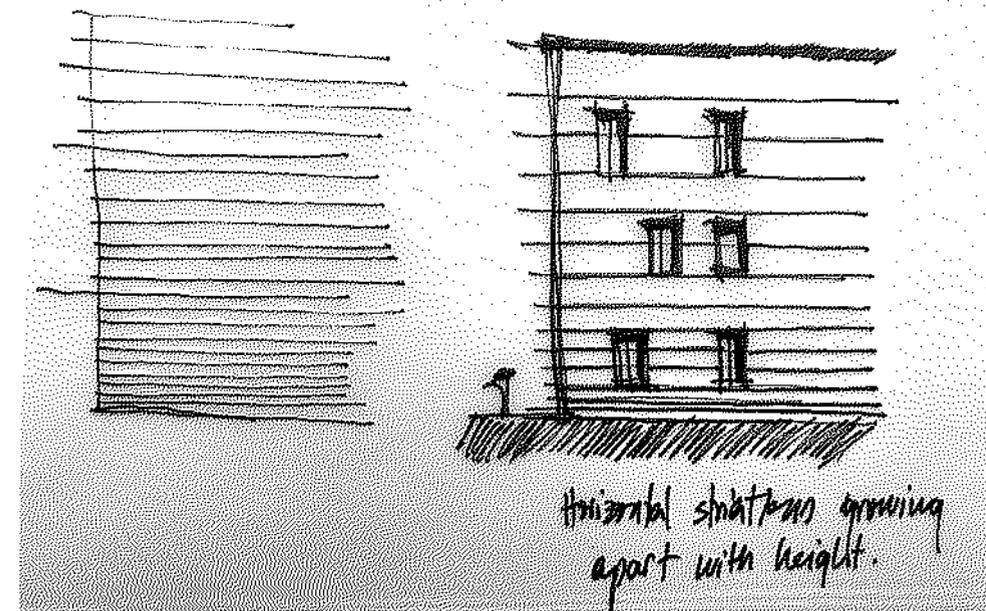
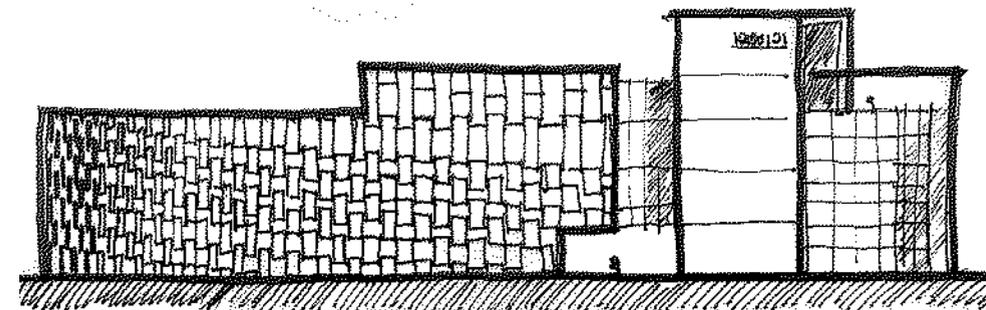
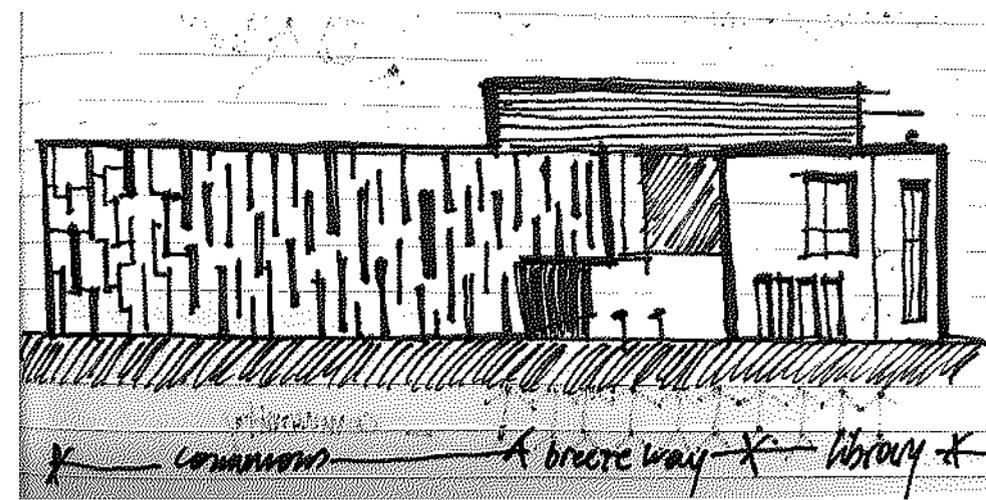
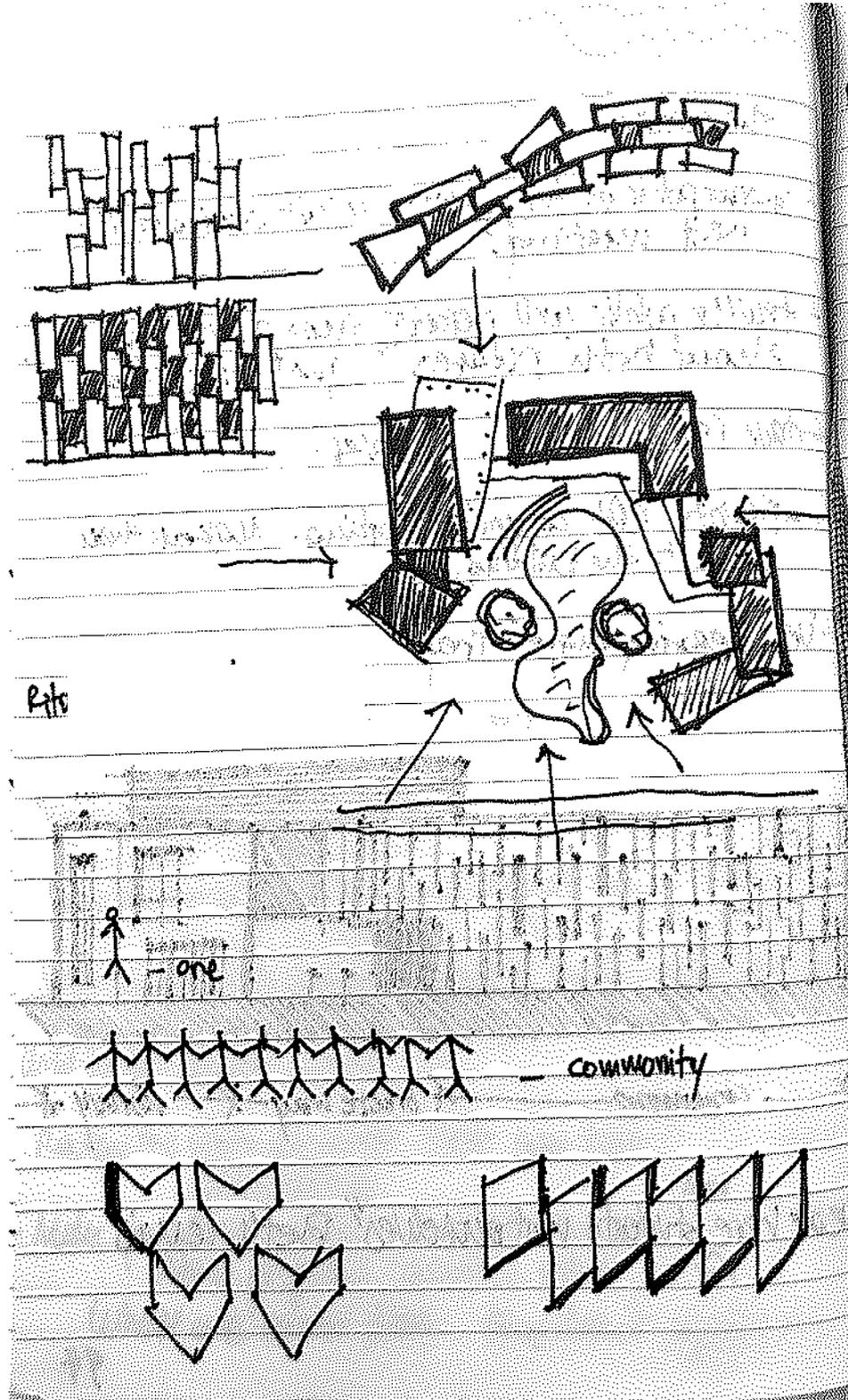
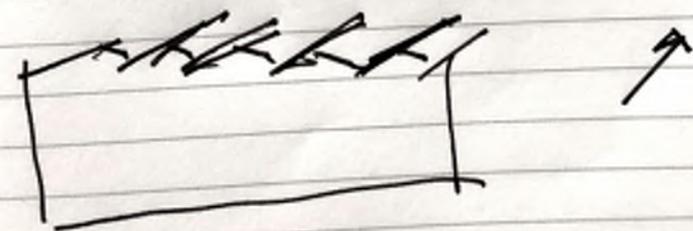
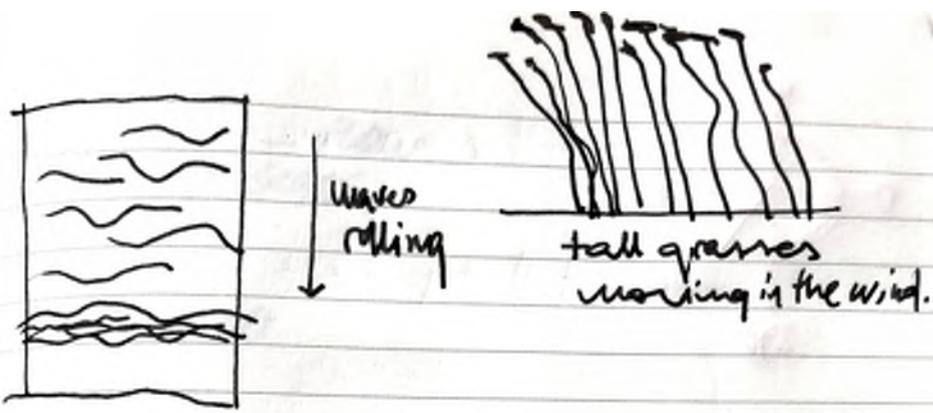












SCHEMATIC DESIGN

SITE COURTYARD



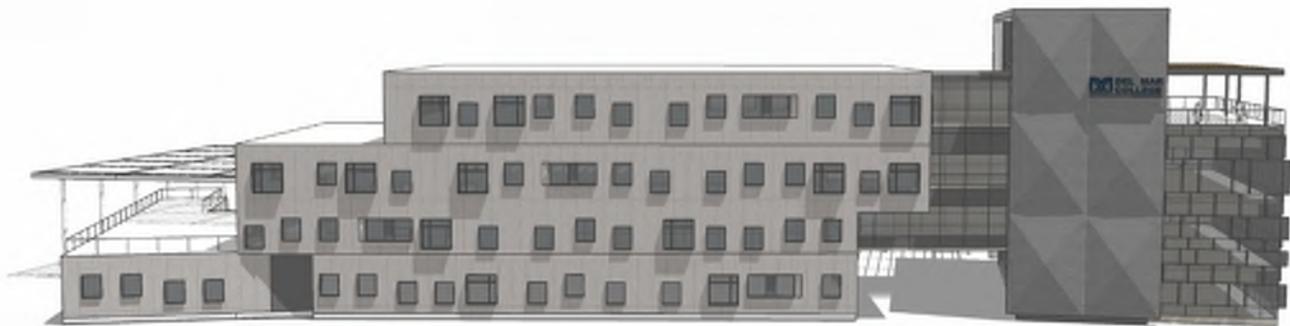
BEACH



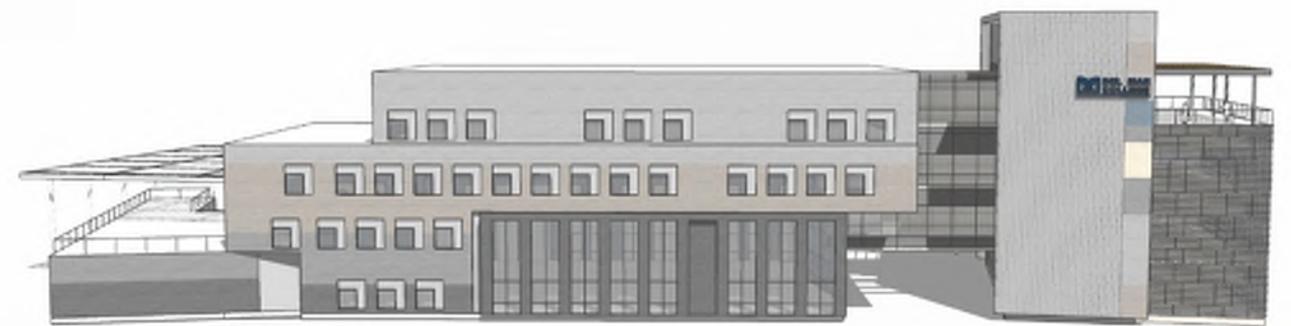
SUNRISE



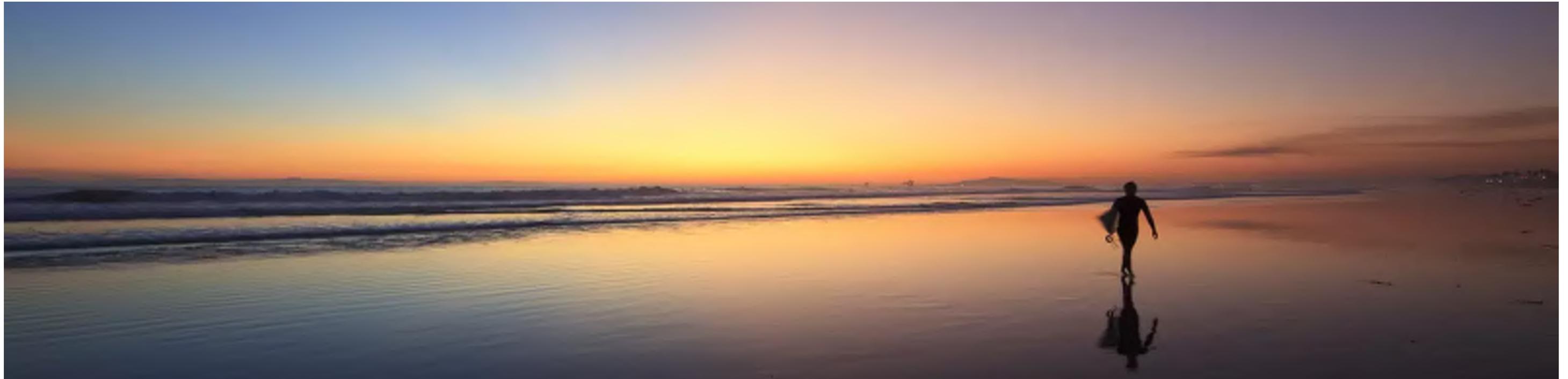
SEA FOAM



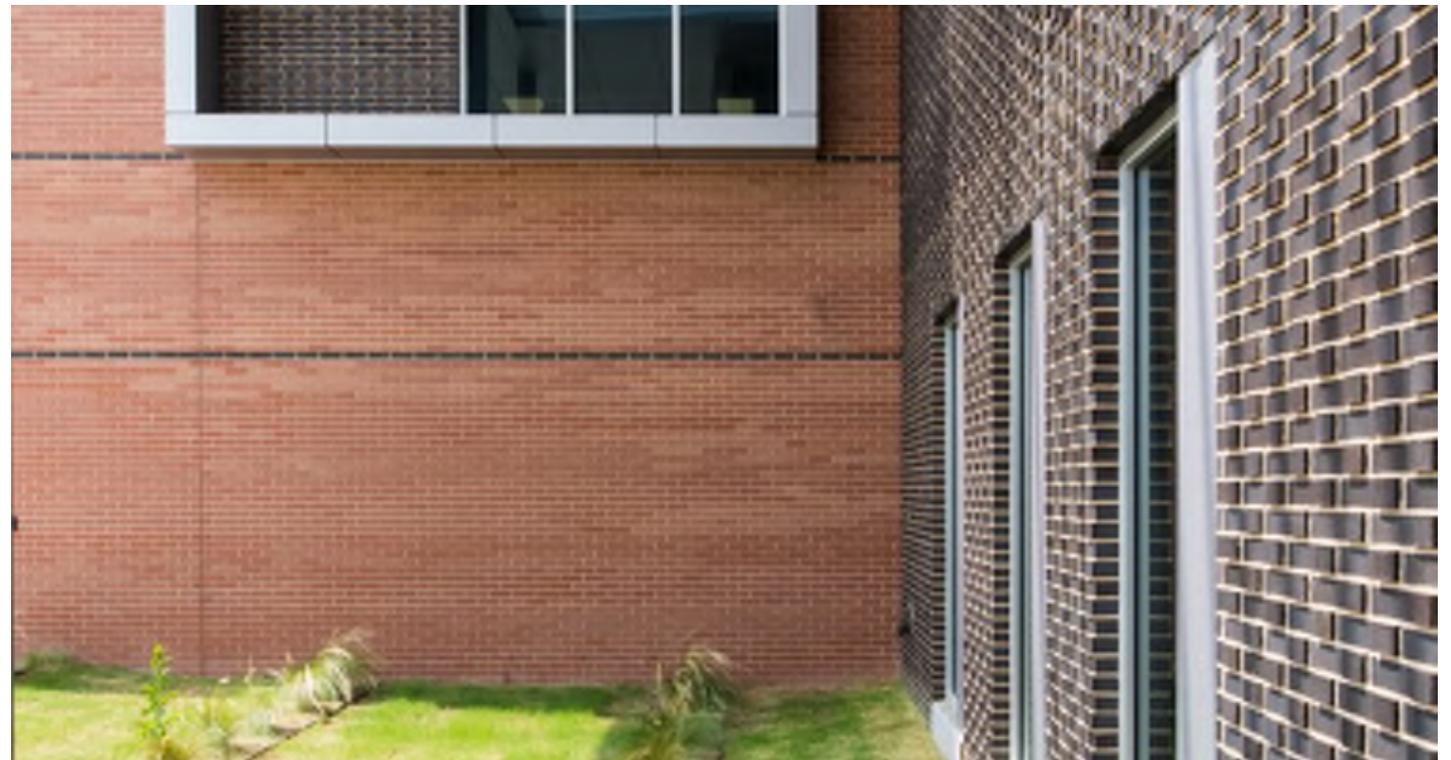
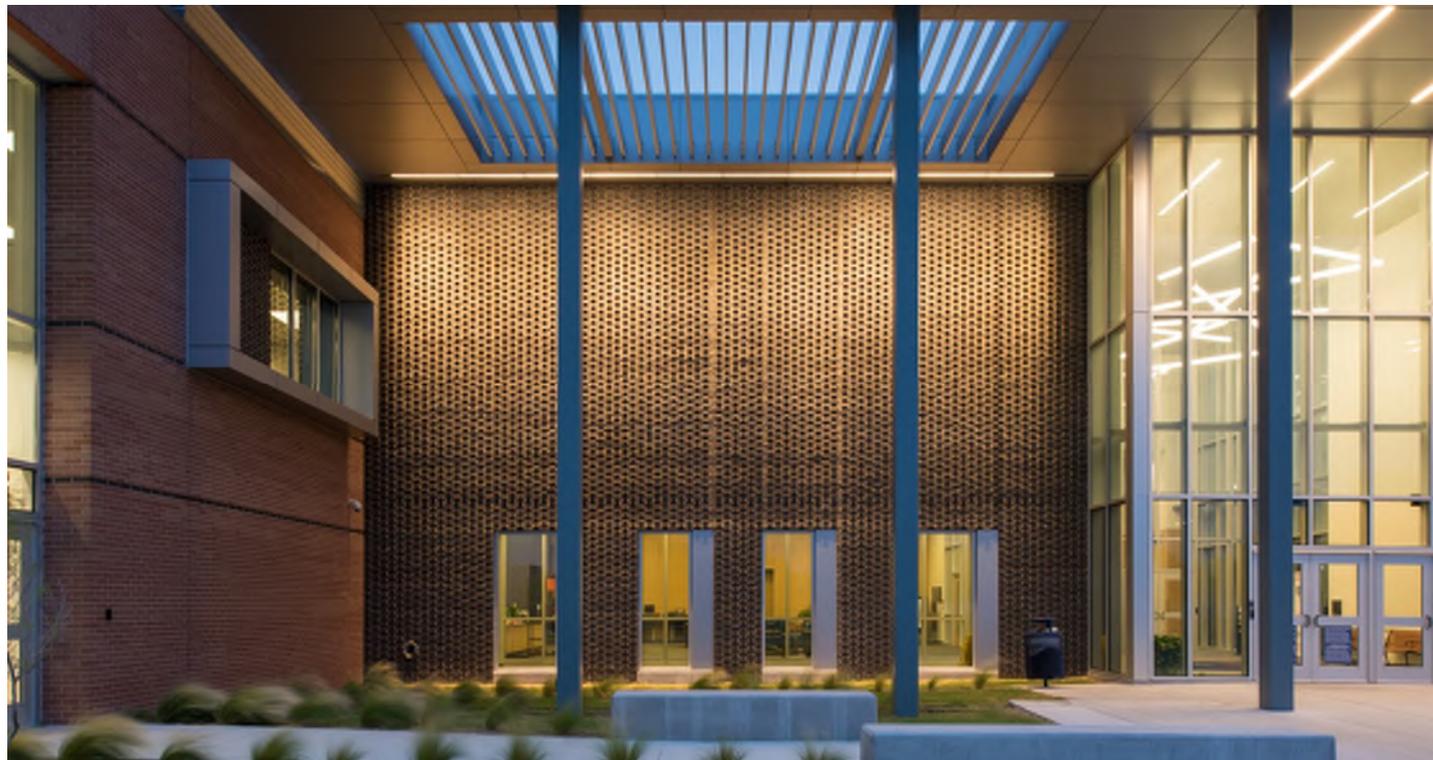
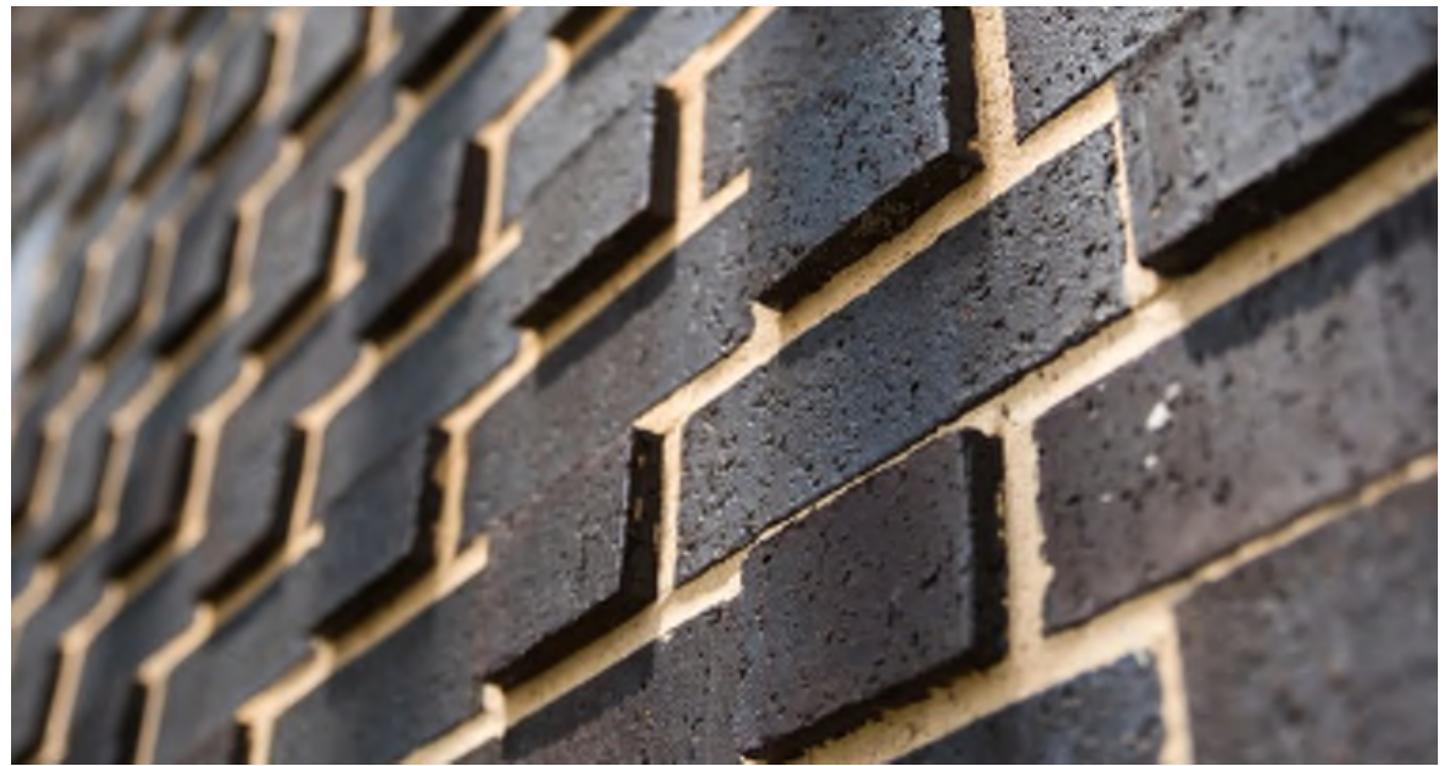
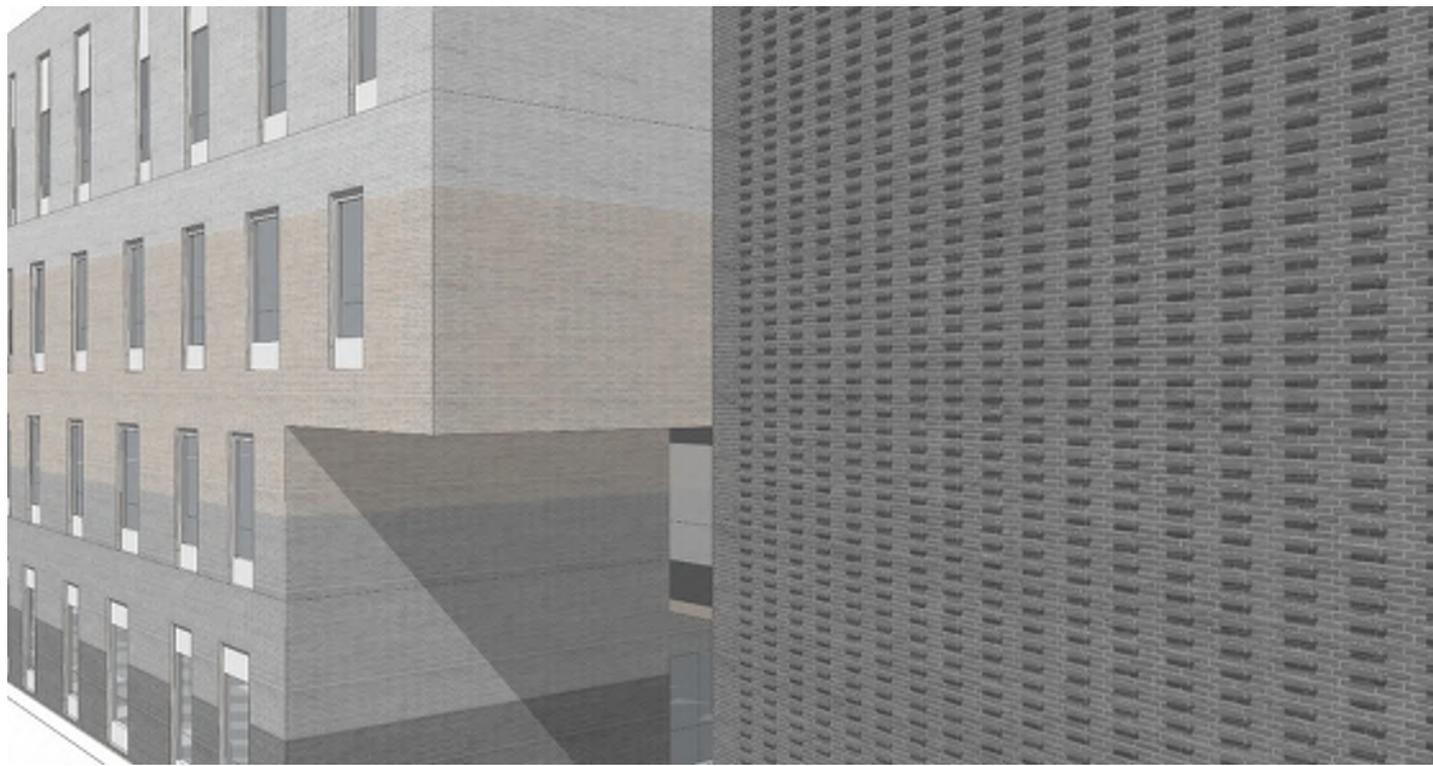
PIER



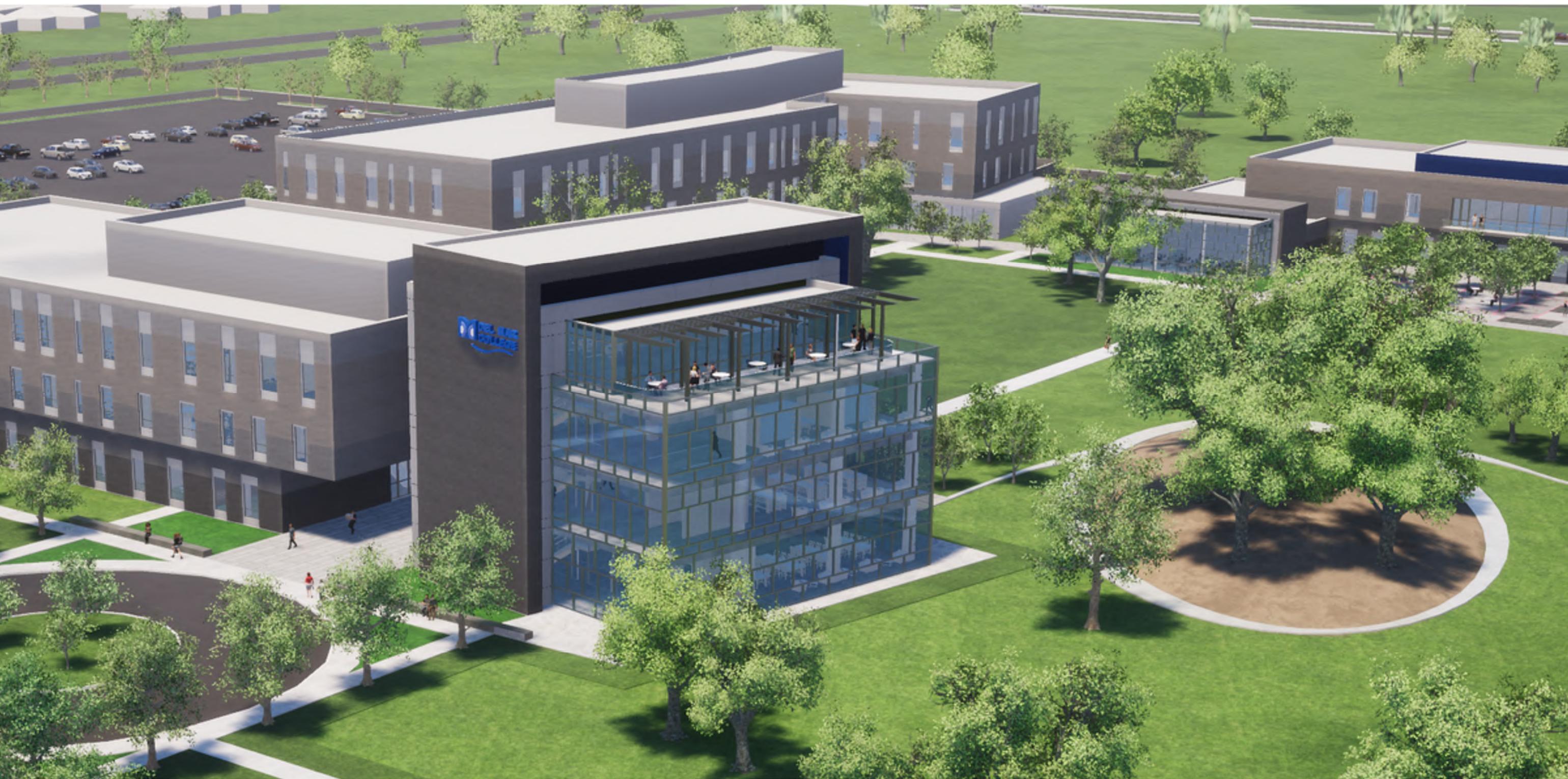
SUN RISE













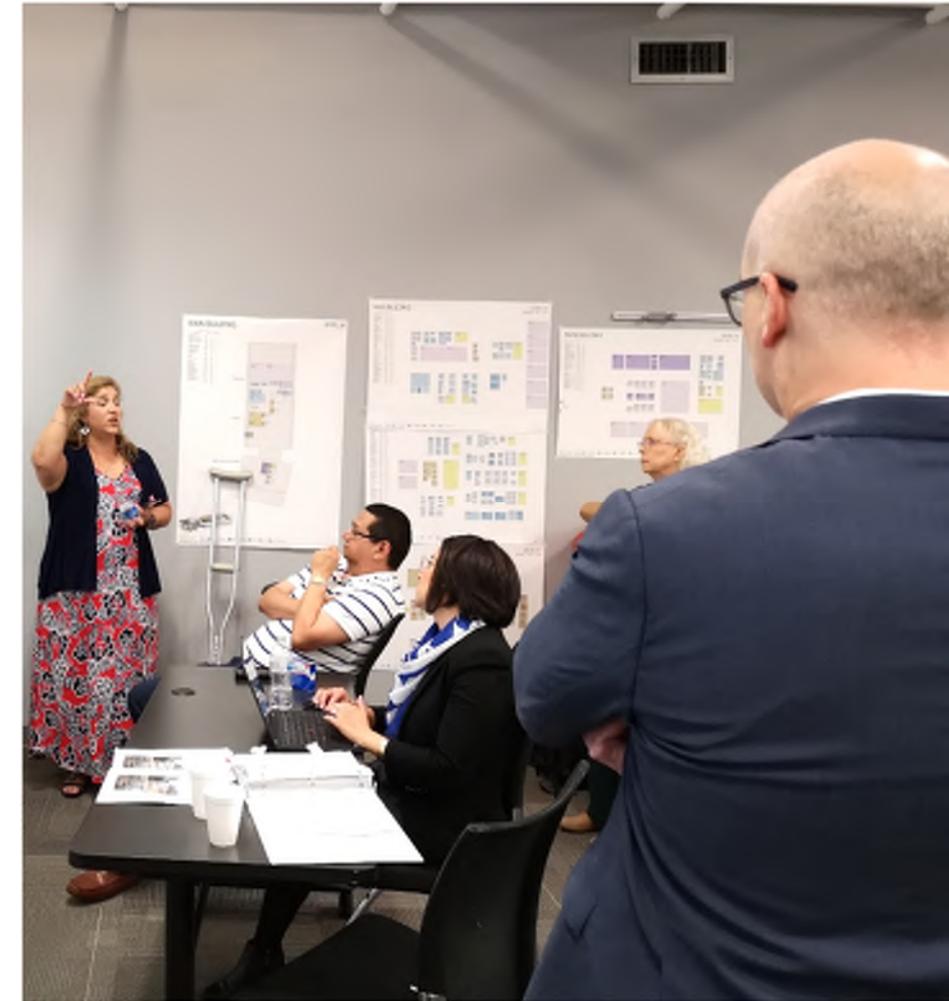




PROGRAMMING

PROGRAMMING

Vetted the program and planning with the Steering Committee and User Groups;

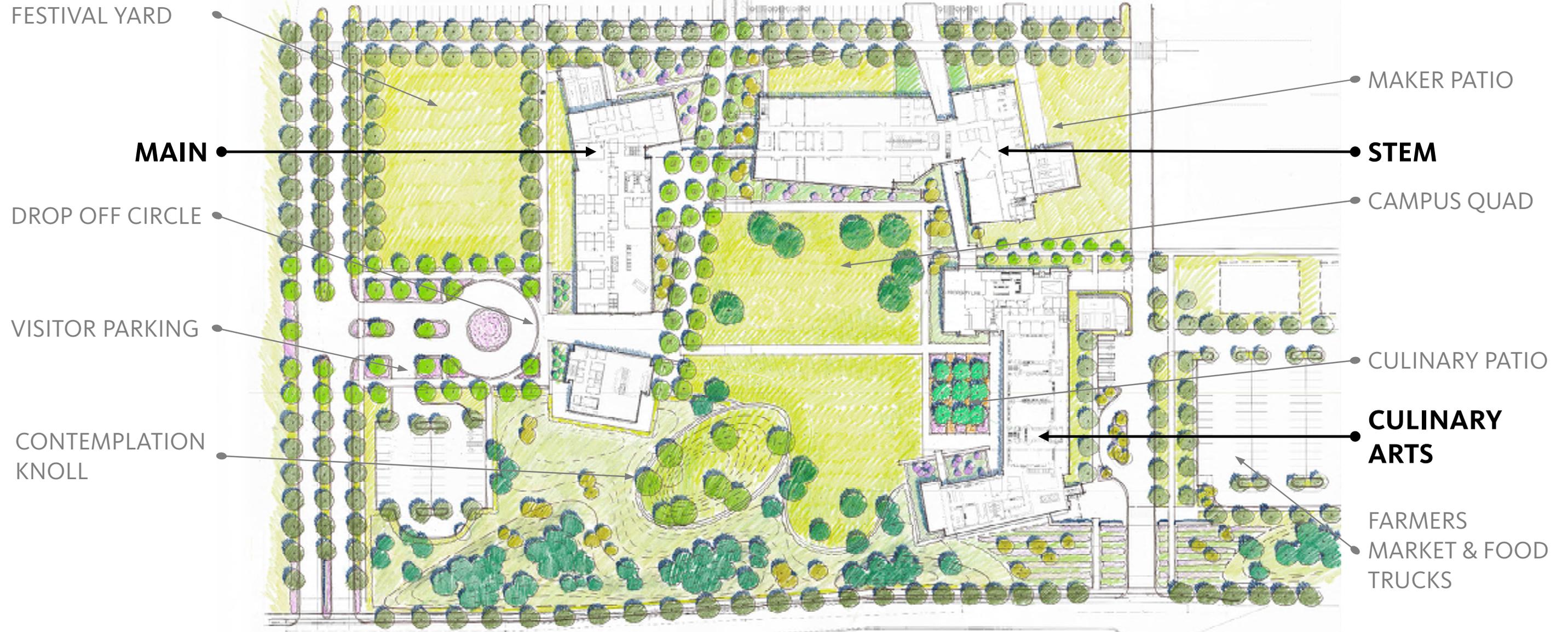


PROGRAMMING

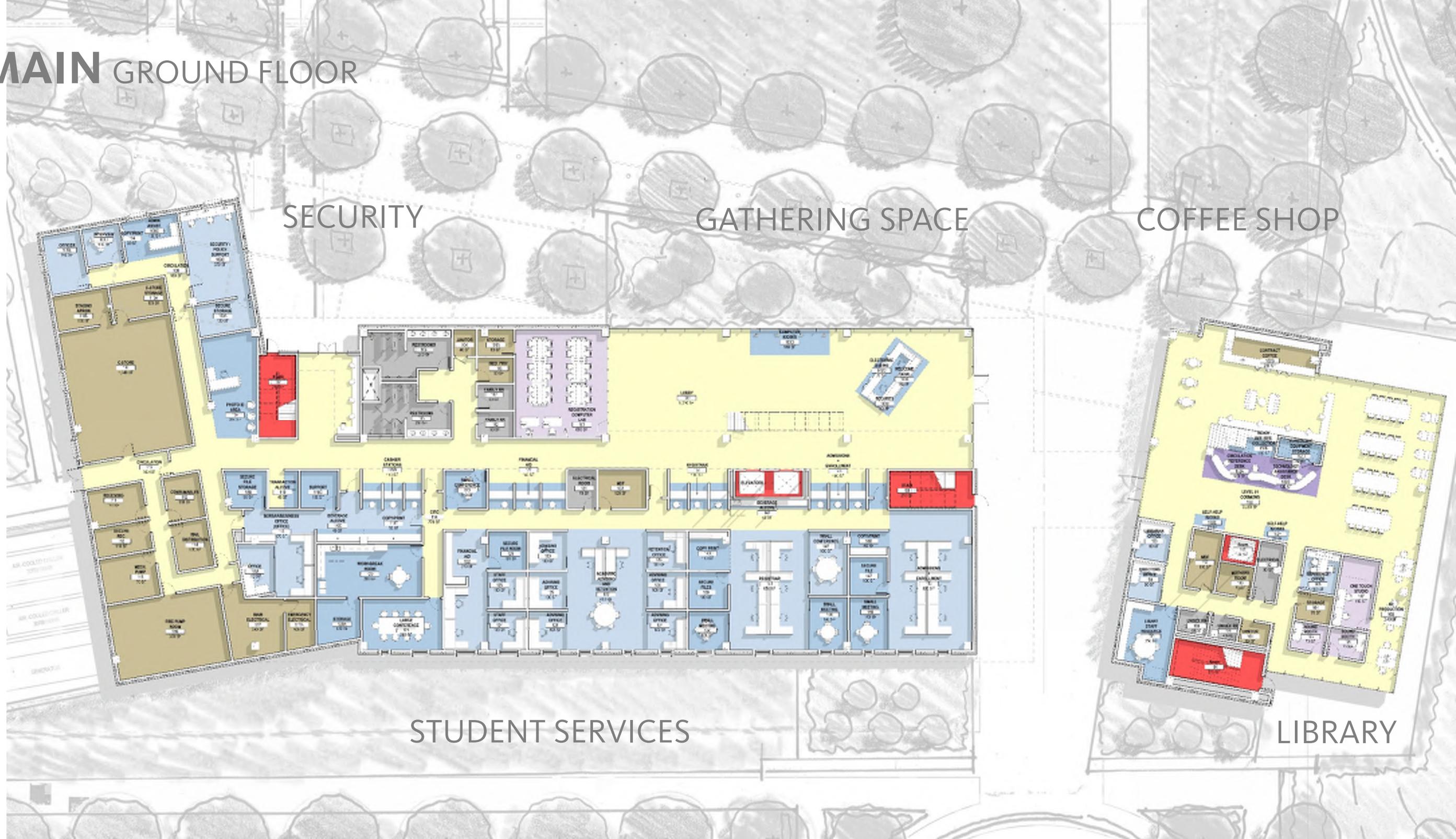
The full scope of the FPC program are included in the current project. Total project square footage is 238,000 gross square feet (not including the Central Plant)

- 65 Instructional spaces (labs, workspaces, classrooms, computer rooms). **(14% more than the program)**
- Classrooms are **10% larger than programmed** (900 SF vs 800 SF)
- Added more informal student study spaces. **(200% more than the program)**
- Additional offices for Faculty and Adjunct faculty

SITE LANDSCAPING



MAIN GROUND FLOOR



SECURITY

GATHERING SPACE

COFFEE SHOP

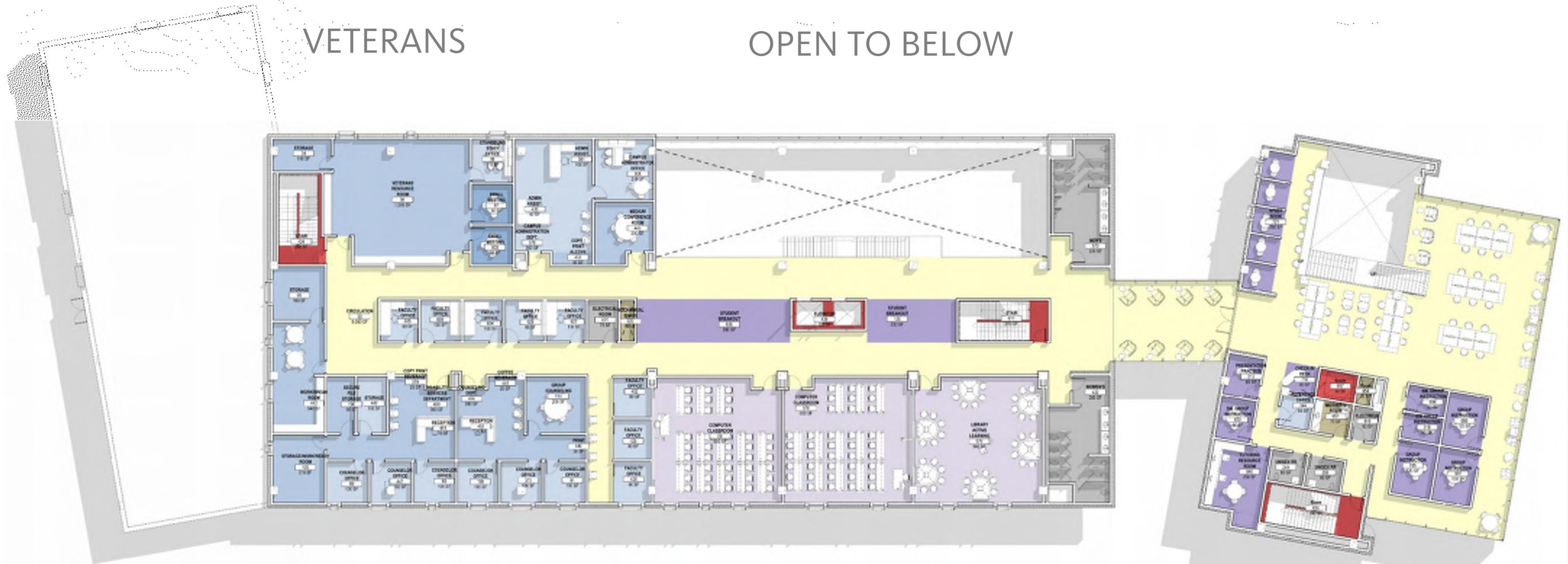
STUDENT SERVICES

LIBRARY

MAIN SECOND FLOOR

VETERANS

OPEN TO BELOW



COUNSELING /
DISABILITY

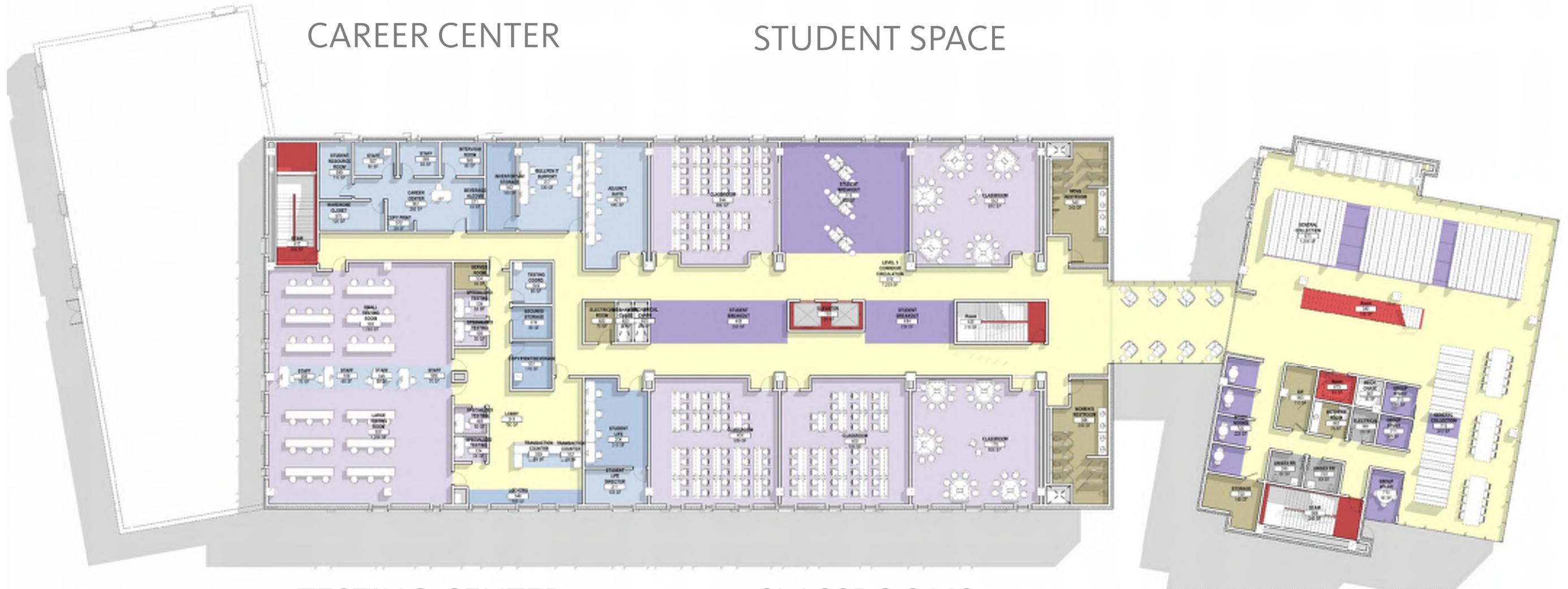
CLASSROOMS

LIBRARY

MAIN THIRD FLOOR

CAREER CENTER

STUDENT SPACE

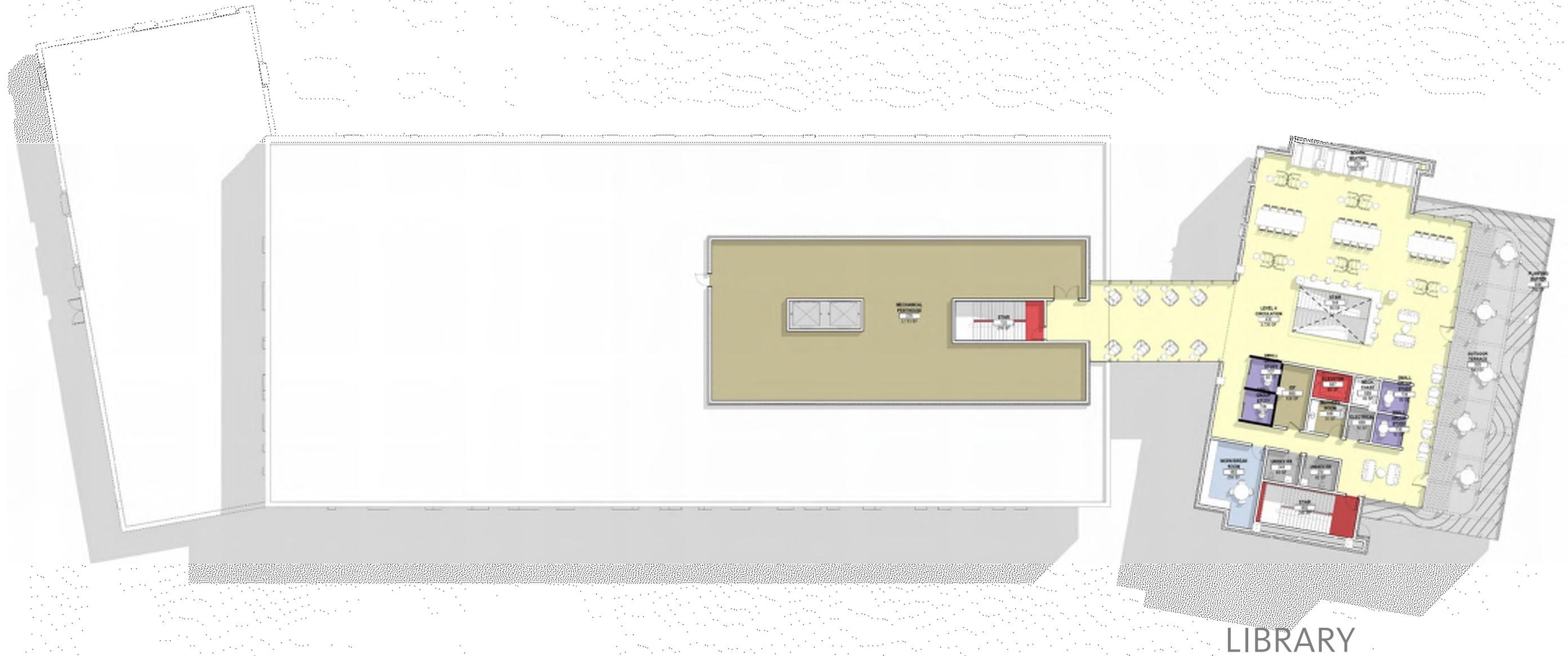


TESTING CENTER

CLASSROOMS

LIBRARY

MAIN FOURTH FLOOR

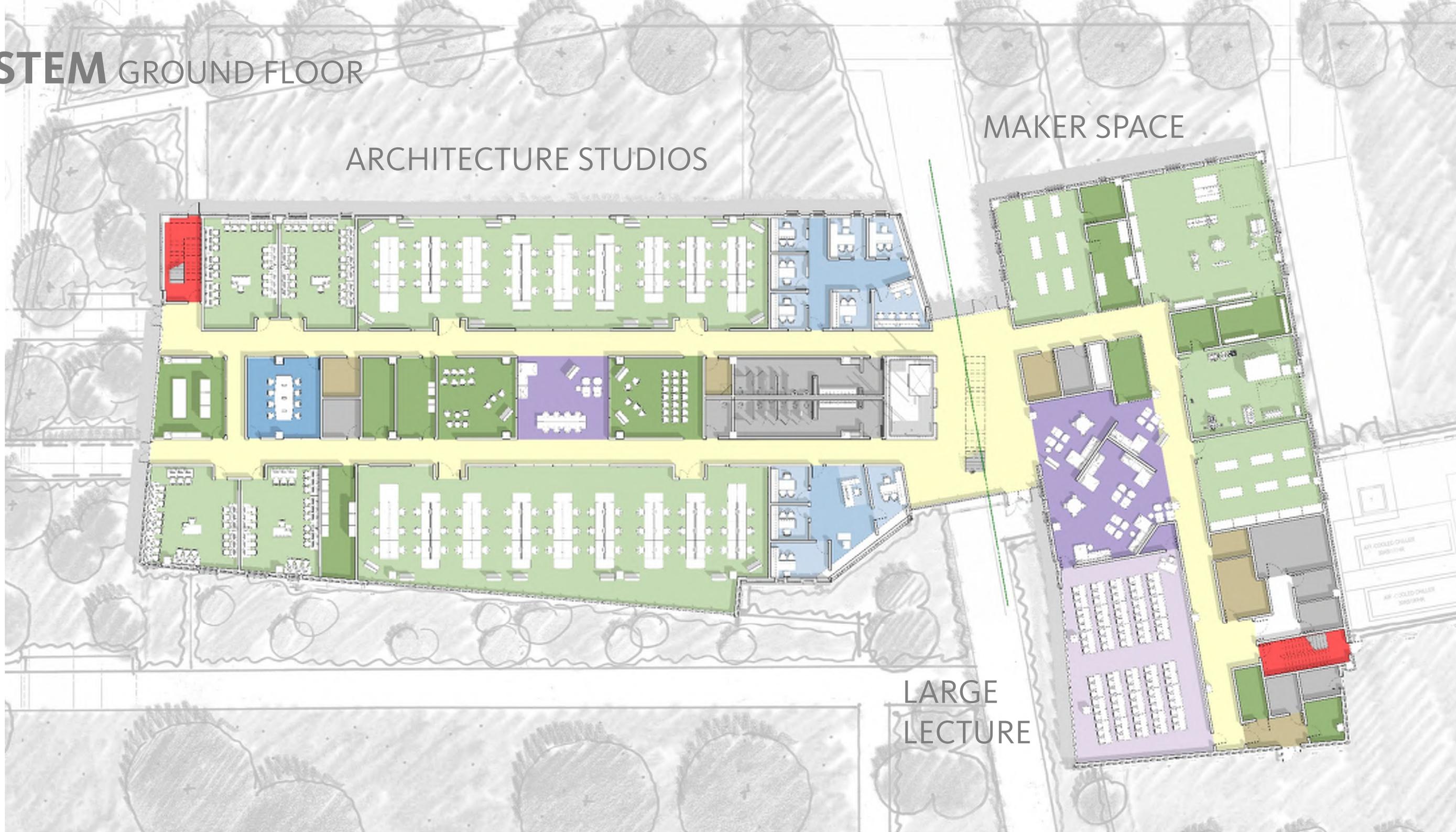


STEM GROUND FLOOR

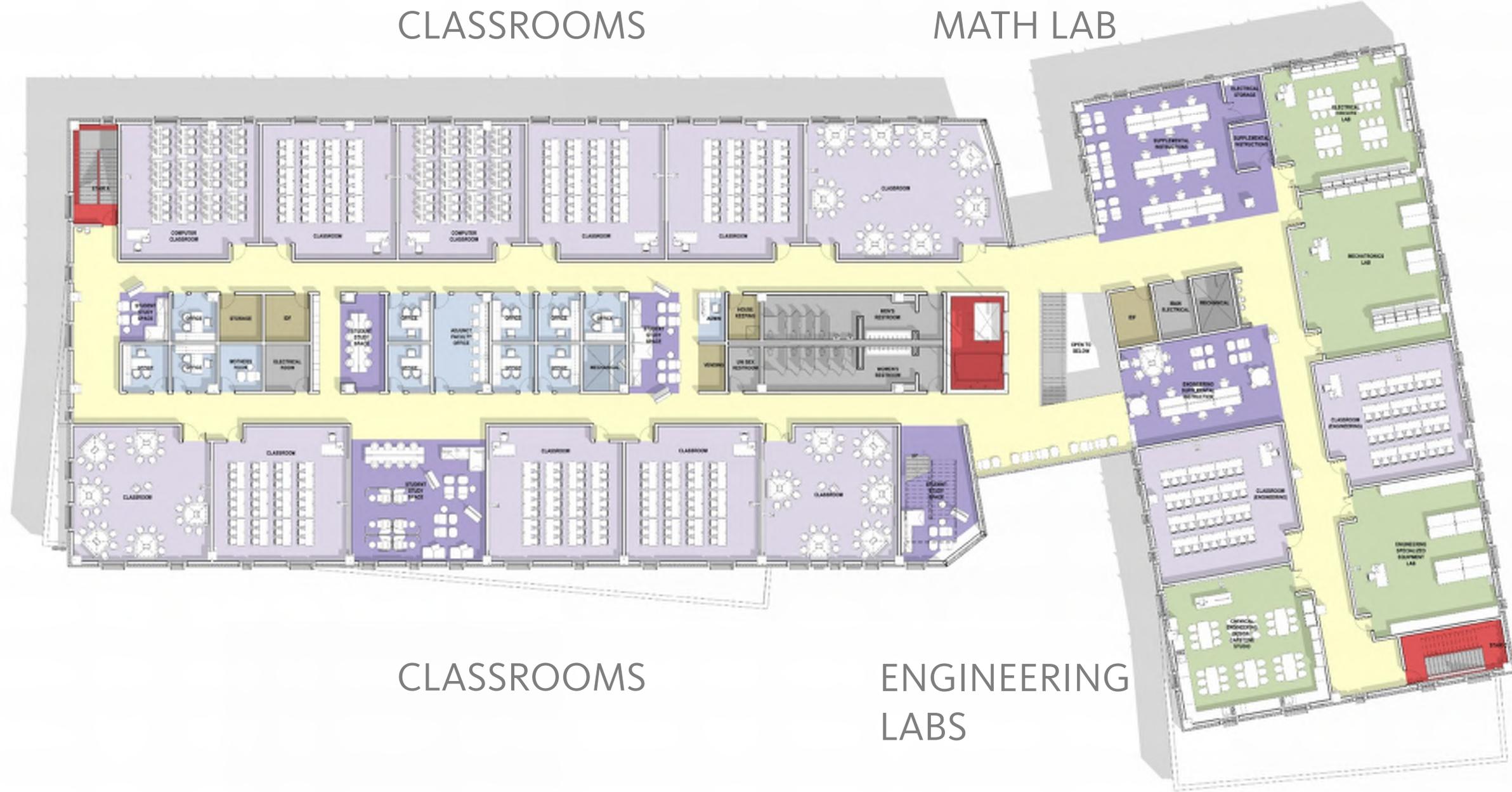
ARCHITECTURE STUDIOS

MAKER SPACE

LARGE LECTURE



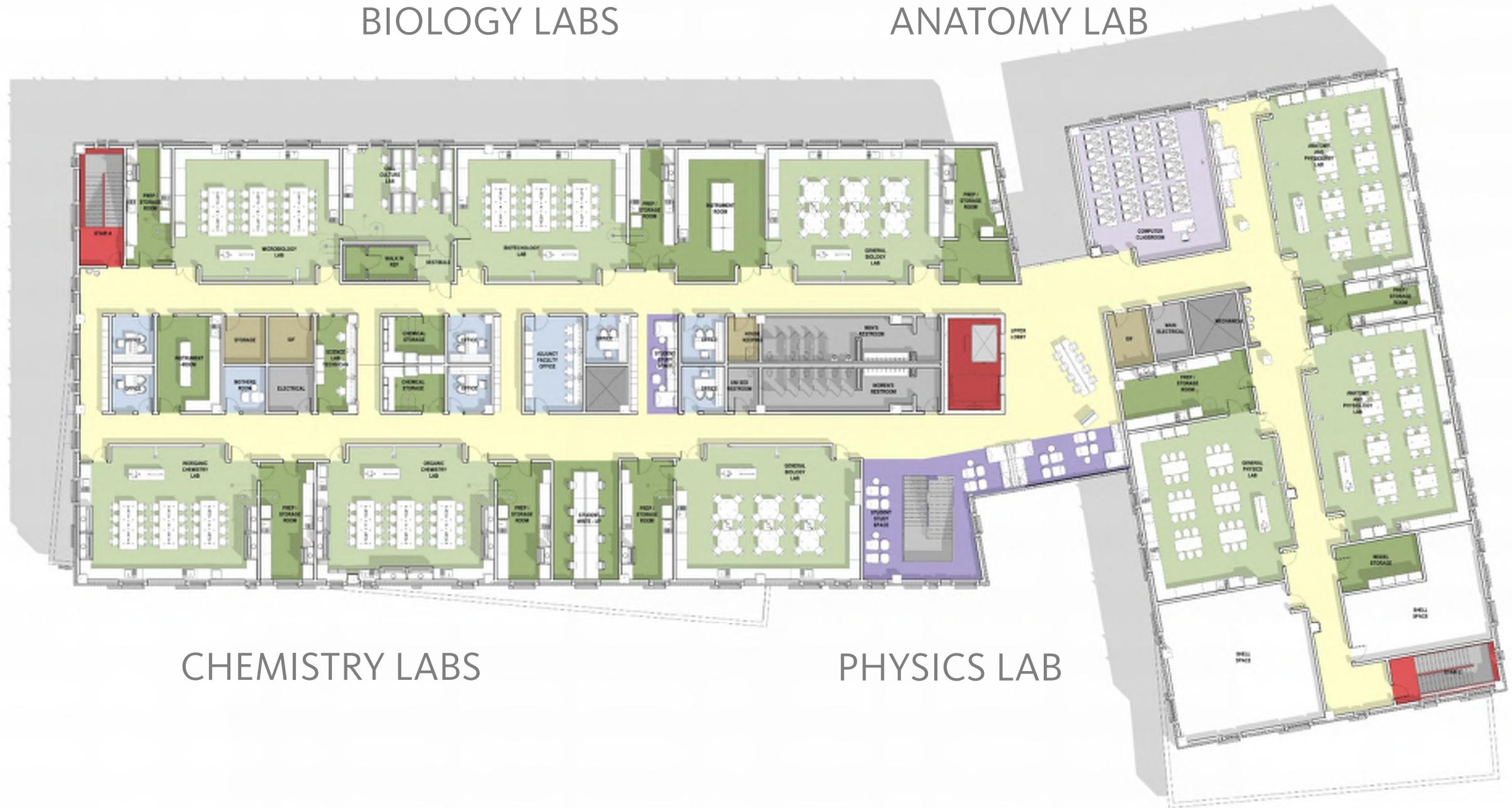
STEM SECOND FLOOR



STEM THIRD FLOOR

BIOLOGY LABS

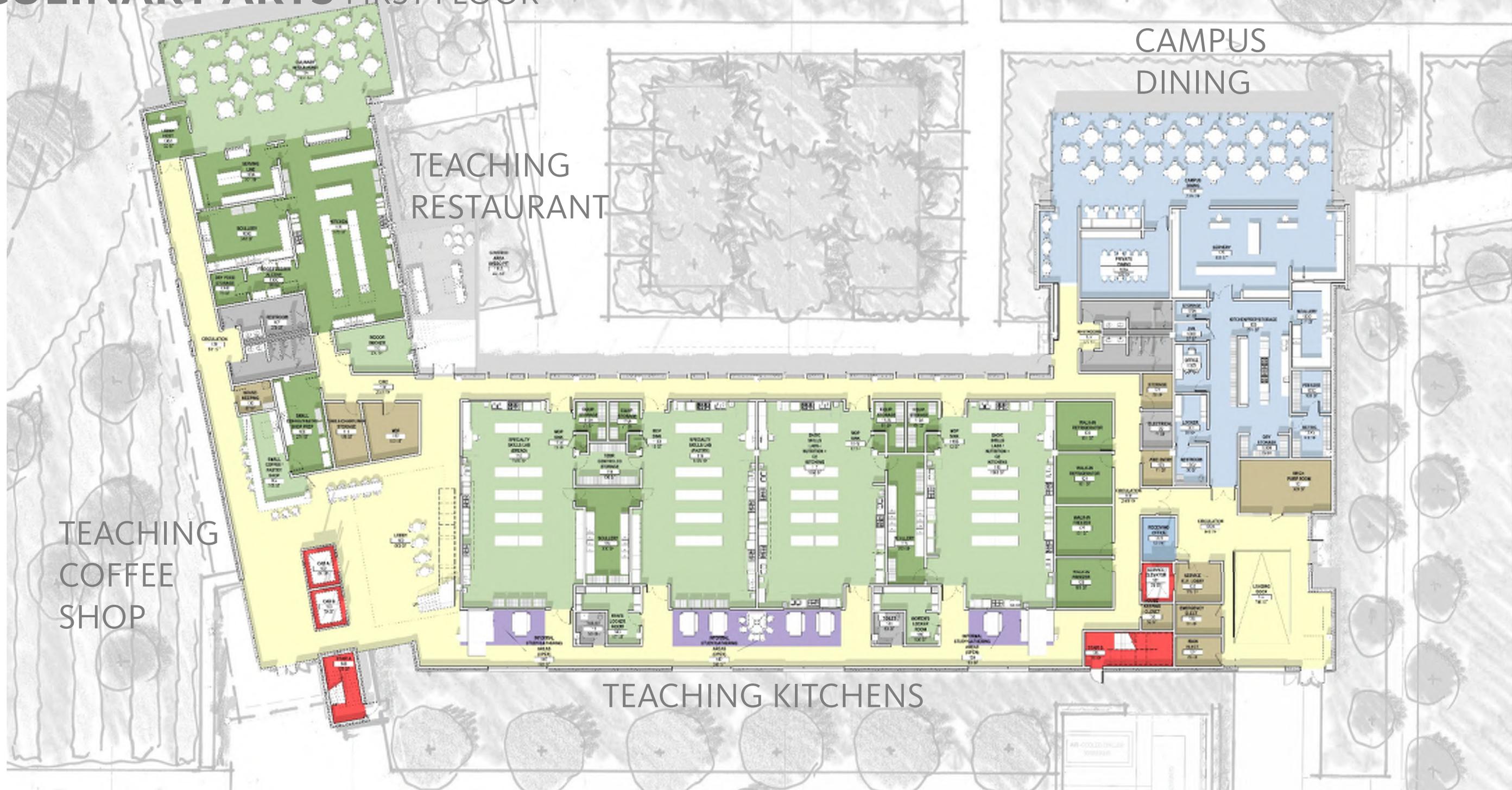
ANATOMY LAB



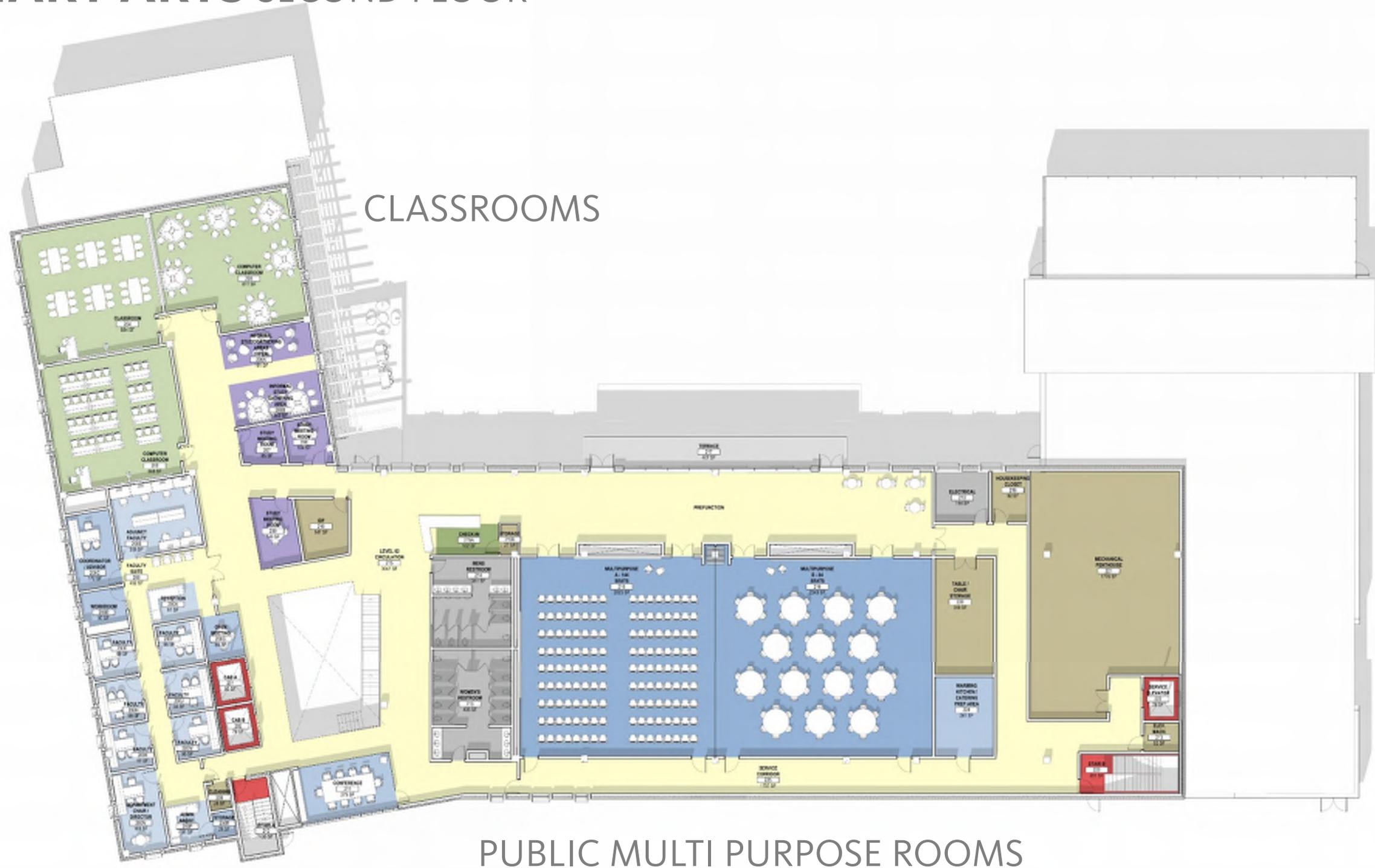
CHEMISTRY LABS

PHYSICS LAB

CULINARY ARTS FIRST FLOOR



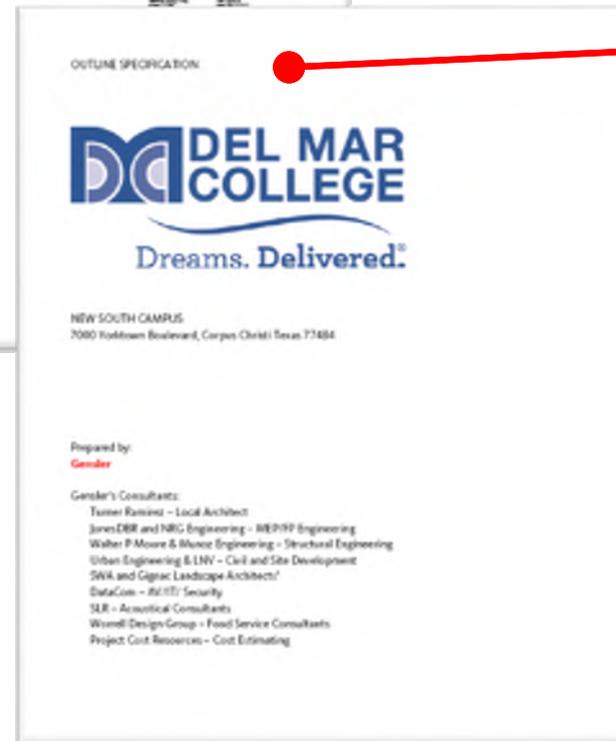
CULINARY ARTS SECOND FLOOR



ESTIMATE | BUDGET

CONSTRUCTION BUDGET

Drawings were estimated by Project Cost Resources (PCR) based on the SD Pricing Set;



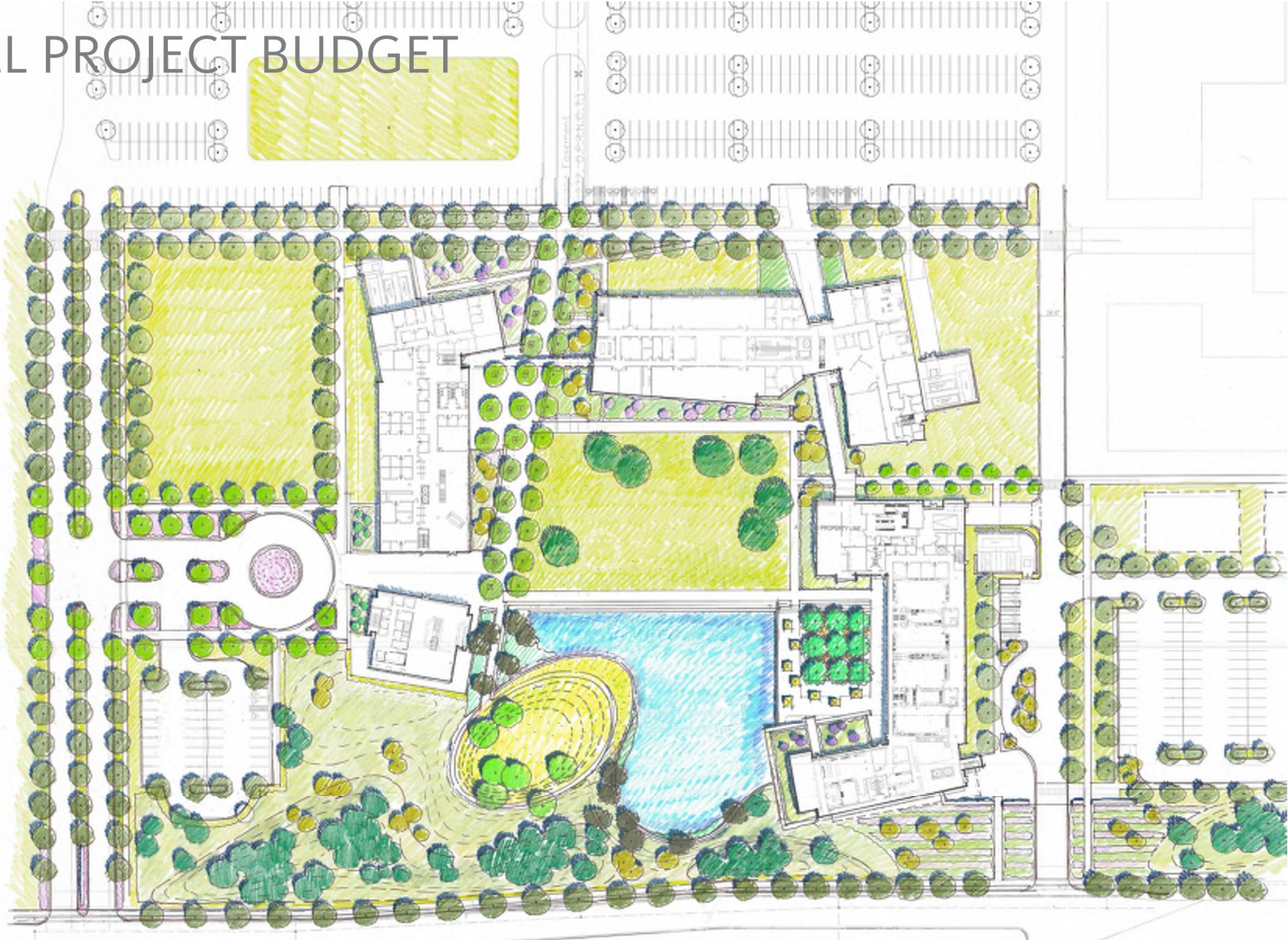
Del Mar College
New South Campus
SD Estimate
October 8, 2018

| SUMMARY | MAIN | STEM | CULINARY ARTS | SITEWORK |
|------------------------------------|----------------------|----------------------|----------------------|----------------------|
| | 86,831 | 98,735 | 54,912 | |
| 01 General Requirements | \$ 1,123,500 | \$ 1,256,700 | \$ 826,240 | \$ - |
| 02 Existing Conditions | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - |
| 03 Concrete | \$ 8,928,821 | \$ 7,886,463 | \$ 4,067,007 | \$ - |
| 04 Masonry | \$ 732,094 | \$ 351,502 | \$ 494,188 | \$ - |
| 05 Metals | \$ 830,443 | \$ 917,795 | \$ 420,488 | \$ - |
| 06 Wood, Plastics and Composites | \$ 258,856 | \$ 173,883 | \$ 89,584 | \$ - |
| 07 Thermal and Moisture Protection | \$ 1,663,011 | \$ 2,217,462 | \$ 1,882,957 | \$ - |
| 08 Doors and Windows | \$ 2,304,828 | \$ 1,723,875 | \$ 1,690,496 | \$ - |
| 09 Finishes | \$ 2,385,922 | \$ 1,364,216 | \$ 1,573,951 | \$ - |
| 10 Spectacles | \$ 214,706 | \$ 177,503 | \$ 170,690 | \$ - |
| 11 Equipment | \$ 47,523 | \$ 1,914,588 | \$ 2,706,800 | \$ - |
| 12 Furnishings | \$ 14,880 | \$ 58,914 | \$ 15,884 | \$ - |
| 13 Special Construction | \$ - | \$ - | \$ - | \$ - |
| 14 Conveying | \$ 275,000 | \$ 240,000 | \$ 154,000 | \$ - |
| 21 Fire Suppression | \$ 389,239 | \$ 338,468 | \$ 182,182 | \$ - |
| 22 Plumbing | \$ 805,856 | \$ 1,350,863 | \$ 603,582 | \$ - |
| 23 HVAC | \$ 3,275,198 | \$ 3,866,885 | \$ 2,363,939 | \$ - |
| 26 Electrical | \$ 3,387,165 | \$ 3,304,975 | \$ 1,635,640 | \$ - |
| 27 Communications | \$ - | \$ - | \$ - | \$ - |
| 28 Electronic Safety and Security | \$ 281,501 | \$ 314,251 | \$ 178,484 | \$ - |
| 31 Earthwork | \$ 79,884 | \$ 55,168 | \$ 103,359 | \$ 1,848,209 |
| 32 Exterior Improvements | \$ - | \$ - | \$ 49,250 | \$ 7,931,882 |
| 33 Utilities | \$ 40,000 | \$ 40,000 | \$ 40,000 | \$ 1,116,275 |
| Subtotal COW | \$ 25,555,898 | \$ 28,088,534 | \$ 19,350,916 | \$ 16,744,748 |
| Design Contingency 8.00% | \$ 2,044,472 | \$ 2,245,329 | \$ 1,548,001 | \$ 859,682 |
| Fee (inclusion by owner) 2.50% | \$ 600,000 | \$ 767,798 | \$ 522,493 | \$ 280,982 |
| GC General Conditions 5.50% | \$ 1,414,514 | \$ 1,553,485 | \$ 1,071,924 | \$ 694,689 |
| SUBTOTAL | \$ 28,704,884 | \$ 32,623,136 | \$ 22,497,434 | \$ 12,480,458 |
| GRAND TOTAL | \$ 87,507,987 | | | |
| Grand Total per SF | \$ 395.57 | | | |
| Building Per SF | \$ 342.89 | \$ 397.35 | \$ 429.50 | |

CONSTRUCTION BUDGET

| 10/10/18 COST ESTIMATE | | MAIN | STEM | CULINARY ARTS | SITE |
|---|-------|----------------------|----------------------|----------------------|----------------------|
| COST OF WORK | | \$ 23,650,403 | \$ 27,495,410 | \$ 18,826,569 | \$ 10,744,146 |
| DESIGN CONTINGENCY | 8.00% | \$ 1,892,032 | \$ 2,199,633 | \$ 1,506,126 | \$ 859,532 |
| FEE | 2.50% | \$ 591,260 | \$ 687,385 | \$ 470,664 | \$ 268,604 |
| GC GENERAL CONDITIONS | 5.50% | \$ 1,300,772 | \$ 1,512,248 | \$ 1,035,461 | \$ 590,928 |
| | | \$ 27,434,467 | \$ 31,894,676 | \$ 21,838,820 | \$ 12,463,209 |
| TOTAL PROJECT | | \$ 93,631,172 | \$ 328.53 | PER SF | |
| Project Construction Cost Target | | \$ 93,000,000 | 100.68% | OVER/UNDER % | |
| Project Design Target | | \$ 88,350,000 | 105.98% | OVER/UNDER % | |
| ALTERNATES | | | | | |
| ADD access road to Rodd Field | | \$ 288,730 | | | |
| ADD water feature at court yard | | \$ 755,476 | | | |
| ADD Canopy Trellis and Roof Terrace | | \$ 1,287,000 | | | |
| ADD 200 Parking Spaces | | \$ 624,144 | | | |
| ADD Outdoor Kitchen & Courtyard Amenities | | \$ 353,438 | | | |
| ADD Central Plant | | \$ 6,232,597 | | | |
| Total Possible Additions | | \$ 9,541,385 | | | |

OVERALL PROJECT BUDGET



SCHEDULE | WHATS NEXT

DEFILMAMAR
COLLEGE

After the Schematic Design is accepted, the design team will begin Design Development phase.

- In progress worksessions by the User Groups on **November 7/8** and the Steering Committee on **November 12th**. Also in December.
- Pricing Review and Phase Reviews in January 2019
- Start Construction Documents in February and complete in May
- Bid and start construction Summer of 2019
- Occupancy **Fall of 2021**

| PROJECT CALENDAR | | DEL MAR COLLEGE SOUTH SIDE CAMPUS | | | | | | |
|------------------|-----------|-----------------------------------|--|--|--|--|-----------|---|
| LEGEND: | | (SC) = Steering Committee | (BOR) Board of Regents | (PM) Evening Meetings | (SD) Schematic Design, (DD) Design Development | | | |
| | | (CD) = Construction Documents | (DTC) Design Team Call | (DTM) Design Team Meeting | | | | |
| Week | Saturday | Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Deliverables / Milestones |
| | 13-Oct-18 | 14-Oct-18 | 15-Oct-18 | 16-Oct-18 | 17-Oct-18 | 18-Oct-18 | 19-Oct-18 | |
| 21 | | | | SD REVIEW /ACCEPTANCE PRESENTATION (BOR) (11 AM & 1 PM) | START DD | DTM | | Presentation to BOR for review of the SD package. |
| | 20-Oct-18 | 21-Oct-18 | 22-Oct-18 | 23-Oct-18 | 24-Oct-18 | 25-Oct-18 | 26-Oct-18 | |
| 22 | | | | | | DTC | | |
| | 27-Oct-18 | 28-Oct-18 | 29-Oct-18 | 30-Oct-18 | 31-Oct-18 | 1-Nov-18 | 2-Nov-18 | |
| 23 | | | | | Halloween | CALL | | |
| | 3-Nov-18 | 4-Nov-18 | 5-Nov-18 | 6-Nov-18 | 7-Nov-18 | 8-Nov-18 | 9-Nov-18 | |
| 24 | | | | | USER GROUP MEETINGS (FACULTY) 11 AM - 6 PM | USER GROUP MEETINGS (FACULTY) 8:30 AM - 3 PM | | |
| | 10-Nov-18 | 11-Nov-18 | 12-Nov-18 | 13-Nov-18 | 14-Nov-18 | 15-Nov-18 | 16-Nov-18 | |
| 25 | | | DD WORK SESSION STEERING COMM. 10 AM - 1 PM) | | | DTC | CALL | |
| | 17-Nov-18 | 18-Nov-18 | 19-Nov-18 | 20-Nov-18 | 21-Nov-18 | 22-Nov-18 | 23-Nov-18 | |
| 26 | | | | | THANKSGIVING | | | |

COMMENTS | DISCUSSION