

MASTER PLAN RECOMMENDATIONS

5.1 RECOMMENDATION NARRATIVE

A. SITE RECOMMENDATIONS

The existing underground utilities have been identified as being obsolete and in need of replacement. There is an existing utility spine that runs north/south under the main campus walkway (the “spine”).

A new utility system will be installed parallel with the existing system. The new system will be sized appropriately for current and anticipated future requirements. The current plan is to abandon the existing system in place, after conversion.

Reworking the underground utilities at the main walkway will present some disruptions to pedestrian circulation on campus for a time. It also presents an opportunity to upgrade the landscape treatment (plants and paving flatwork) and create an enhanced sense of place and connection for the campus.

It is proposed to create a series of interconnected plazas along the main walkway. Plazas could be “themed” according to their respective zones on campus. For example, a “Science Plaza” and a “Humanities Plaza” etc. There are many opportunities for outdoor artworks. In keeping with the intention to provide wireless data access on campus, wireless networks could also be made available outdoors. Information kiosks are another possibility.

The plazas are not a radically new proposal. Instead they respect, reinforce, and strengthen the existing campus layout and character.

It has been recognized that the campus is lacking a “front door”. It is possible to create a “gateway” element at the north side of the main walkway. This gateway should be architecturally designed in harmony with the existing campus character. It might be desirable to reconfigure the bus stop to allow the gateway to have more prominence in relation to the parking lot.

Other site ideas under discussion include an outdoor theater space adjacent to the theater building, and a “Spanish steps” plaza by the library.

It has been identified that the new style of learning occurs everywhere, not just in formal classroom settings. Outdoor space should be capitalized on as providing places for teachers and students, as well as students with fellow students, to interact, study, and share an impromptu “teachable moment.”

The intent is to provide the academic community with a variety of experiences and places to enjoy and learn.

The site will be reconfigured as required to provide full accessibility. One issue that has been identified in the accessibility compliance report is the existing pedestrian bridge north of the gymnasium. Because of the slope of the bridge, it does not comply with accessibility code.

The site master plan shows a second code compliant pedestrian bridge to be built next to the existing bridge, which has a pleasant character and could remain in place. This would be a cost-effective solution if a prefabricated bridge is installed, and also, would maintain the aesthetic integrity of the existing bridge.

B. BUILDING UPGRADES

The general intent is to upgrade the older buildings on campus to the same performance level as the newer facilities.

Most of the older buildings are not air conditioned. New air conditioning systems will be installed.

The older buildings do not have code compliant building insulation. Additional insulation will be added, which improve energy performance significantly, thus reducing operating costs.

Fire alarm systems will be upgraded.

Smart Classrooms will be added in selected locations. (quantity and location to be determined).

The older science buildings will receive new laboratory plumbing, and furniture.

The Student Services kitchen will be renovated in its entirety.

C. INDIVIDUAL PROJECT DESCRIPTION SHEETS

Specific project requirements are unknown at this time.

A building and project specific programming effort will be undertaken by the Design Team at the time specific projects are awarded. The Design Team will be asked to adhere to budgets as outlined in the Bond Master Plan, subject to any additional moneys being made available from other sources.

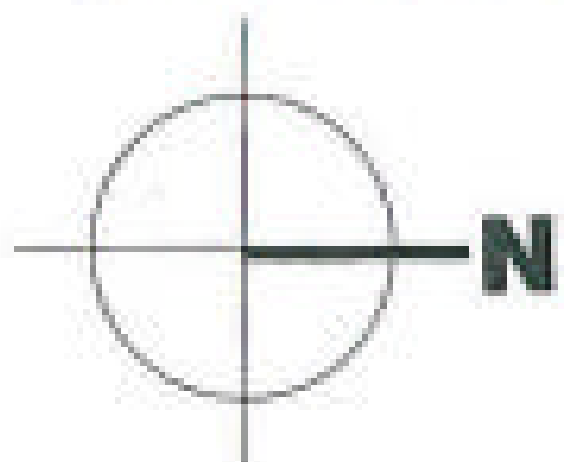
In some cases, renovation may be relatively minor, in other cases, interiors of buildings may be gutted in their entirety with only the exterior shell retained for complete reconfiguration.

A project data sheet has been produced for each of the individual building projects.

The sheet shows the building name, building number, date built, area (sq. ft.), budget, and dollars per square foot provided by the Bond.

The floor plan is color coded to indicate areas which will receive new air conditioning, and areas which will receive mechanical/plumbing system upgrades.

The anticipated general scope of work for each building is indicated on the data sheet. The intent of the data sheets is that they are useful for planning purposes - they are not intended, for example, to indicate the complete scopes of work in each building at this time.



Gavilan College - Aerial Photograph

Draft

