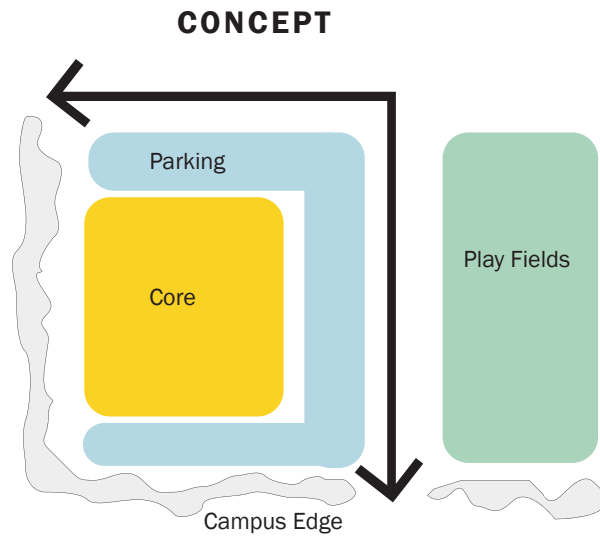




THE OXNARD COLLEGE FACILITIES MASTER PLAN 2004



THE CAMPUS PLAN CONCEPT

Described from large scale considerations to small (general land use to the drainage system for instance), the Facilities Master Plan is intended to accommodate all needed facilities, but to provide appropriate levels of flexibility for future implementation.

Facilities proposed for funding under Measure S are always identified in red in all diagrams and model renderings. Measure S renovation projects are shown in orange and campus build-out projects are shown in yellow. These long term projects cannot be developed with Measure S bond funds and will need to rely on future state or other as yet to be identified funding sources.

THE MASTER PLAN

The following pages document and articulate the main features of Facilities Master Plan 2004 for the Oxnard College campus. They are arranged from the most general features and considerations such as land use to more specific features or topic areas such as the Campus Wayfinding and Sign Plan. The Facilities Master Plan description then turns to a description and related model and diagrammatic renditions of the specific projects proposed for funding under Measure S. New facilities proposed for funding under Measure S are identified in a red color in the campus site and facilities model renderings. Measure S renovation projects are illustrated in orange. The Measure S section is followed by similar project descriptions of those facilities needed over the long term and for the projected build-out campus. These long term projects can not be developed with the Measure S bond funds but will need to rely on future state or other as yet to be identified funding sources. Long term/non-Measure S projects are depicted in a yellow color on campus site and facilities model renderings.

PROPOSED LAND USE PLAN



CAMPUS WAYFINDING AND SIGN PLAN



PROPOSED HEALTH SCIENCES CENTER



FUTURE CLASSROOM BUILDING



MAJOR CONSIDERATIONS

Major planning themes, systems and approaches.

SPECIFIC TOPICAL AND SYSTEMS PLANS

Specific plans related to special campus wide systems such as the Campus Wayfinding and Sign Plan.








MEASURE S PROJECTS (new construction projects in red; renovation projects in orange)

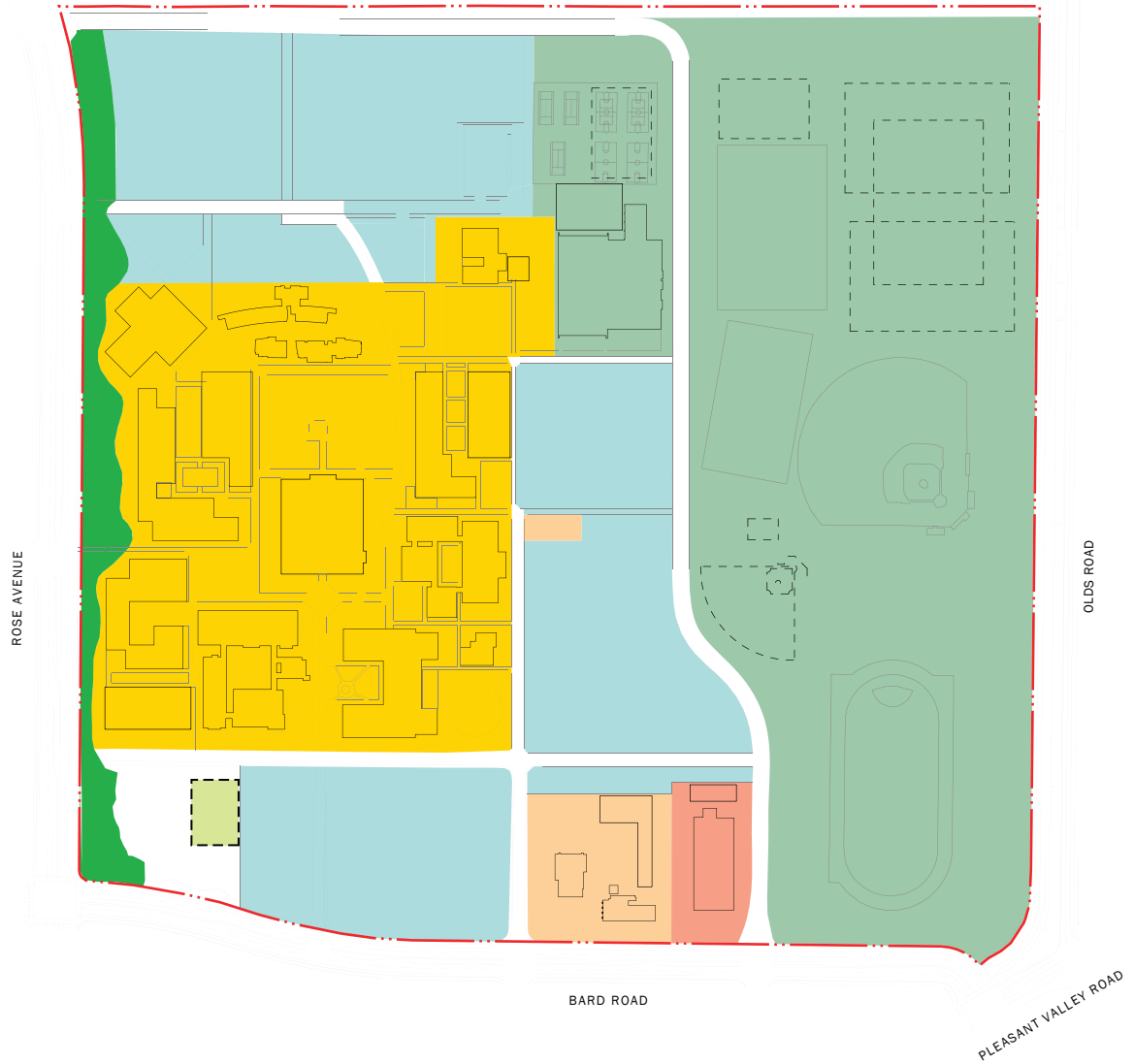
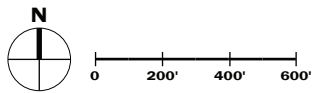
Projects proposed for funding under the issuance of Measure S bonds.

LONG TERM PROJECTS AND IMPROVEMENTS (in yellow)

Projects and facilities needed to accommodate the build-out of the Oxnard College campus anticipated to occur when the enrollment reaches about 20,500 students (Head count).

LAND USE PLAN




-  CAMPUS CORE
-  PHYSICAL EDUCATION/
ATHLETICS/ RECREATION
-  CAMPUS SERVICE
-  AUTO TECHNOLOGY
-  SURFACE PARKING LOT
-  MULTIPLE USE SYSTEM
-  POTENTIAL SPECIAL USE
(e.g. Future 3rd party user; location
may change to the east)

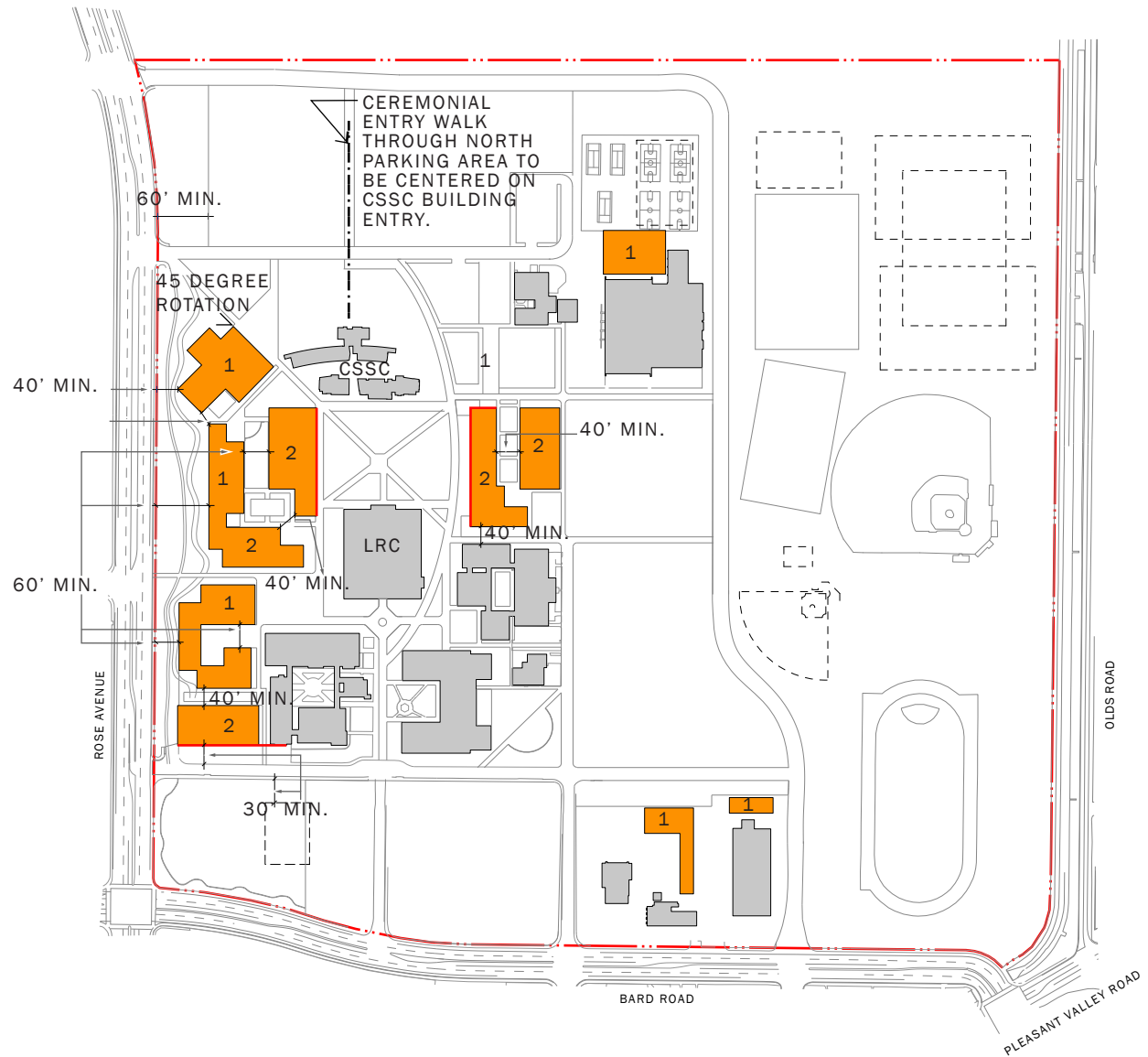


FUNCTION PLAN



BUILDING PLACEMENT PLAN

-  IMPORTANT BUILD-TO LINES
(TIED TO LOCAL CAMPUS FEATURES)
-  MINIMUM BUILDING OR
FEATURE SETBACK
-  PROPOSED BUILDINGS
(NUMBER OF FLOORS INDICATED)

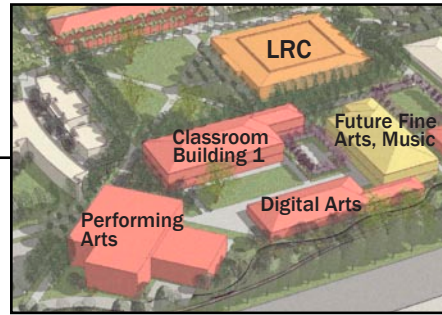


- EXISTING CAMPUS BUILDINGS
- MEASURE S BUILDING PROJECTS
- MEASURE S RENOVATION PROJECTS
- FUTURE BUILDING PROJECTS
- PARKING FACILITIES
- PLAY FIELD / PE REHABILITATION
- LONG-TERM PLAY FIELD / PE FACILITIES

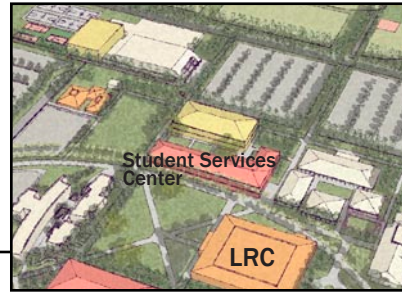


OXNARD COLLEGE CAMPUS MASTER PLAN 2003

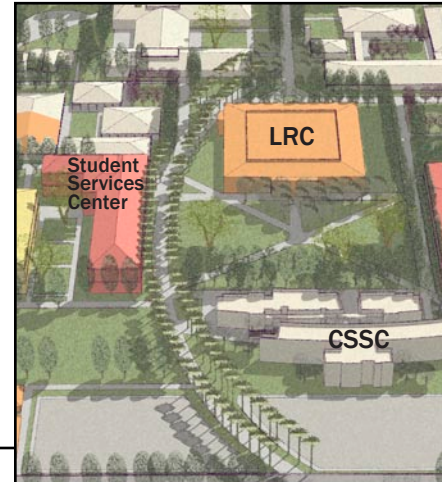




- | | |
|--|--|
| <p>Proposed Arts Center Complex</p> <ul style="list-style-type: none"> • Arts Center: Performing Arts • Arts Center: Digital Arts • Arts Center: Fine Arts • Arts Center: Music & Dance | <p>Classroom Building 1</p> <ul style="list-style-type: none"> • General Purpose Classrooms • Computer Laboratories • Lecture Halls • Faculty Offices |
|--|--|

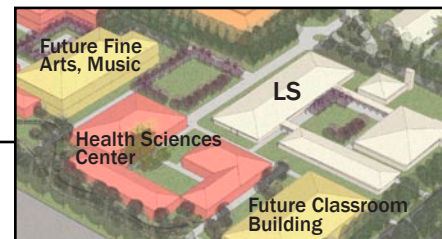


- Proposed Student Services Center**
- Food Service with indoor/out door patio dining
 - Student Services
 - Admissions and Records
 - Assessment/Metriculation
 - Counseling Services
 - Educational Assistance Center (EAC)
 - Financial Aid
 - Student Business Office
 - Student Services Administration
 - Transfer Center



The proposed Paseo de las Palmas, main pedestrian spine of campus. (Looking south from the new North Parking area).

- Proposed Community/Student Services Center (CSSC) Program:**
- College Management
 - Student Government
 - Academic Senate



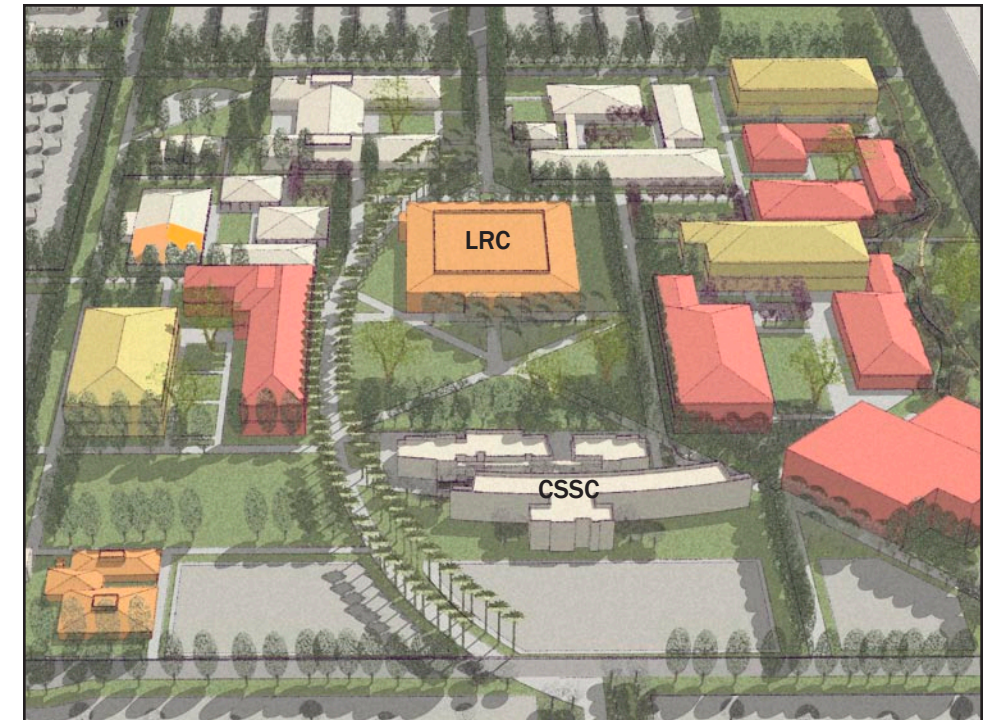
Proposed Health Sciences Center

- Proposed Health Sciences Center**
- Science Labs
 - Dental Hygiene (optional)
 - Faculty Offices

BUILDING PLACEMENT AND MASSING













The placement and layout of Measure S and long term projects are based on an ideal arrangement accommodating the unique program intended for each facility. As a guide to architects and other design professionals seeking to implement these projects, general guideline features are introduced here. These include: build-to lines (building edges that should be maintained to define open spaces), building orientations, entry locations, open space dimensions and service access as well as some key architectural, landscaping and engineering characteristics. General building features such as building heights, setbacks and massing are necessary to consider so that a well balanced hierarchy of buildings and open spaces can be established.

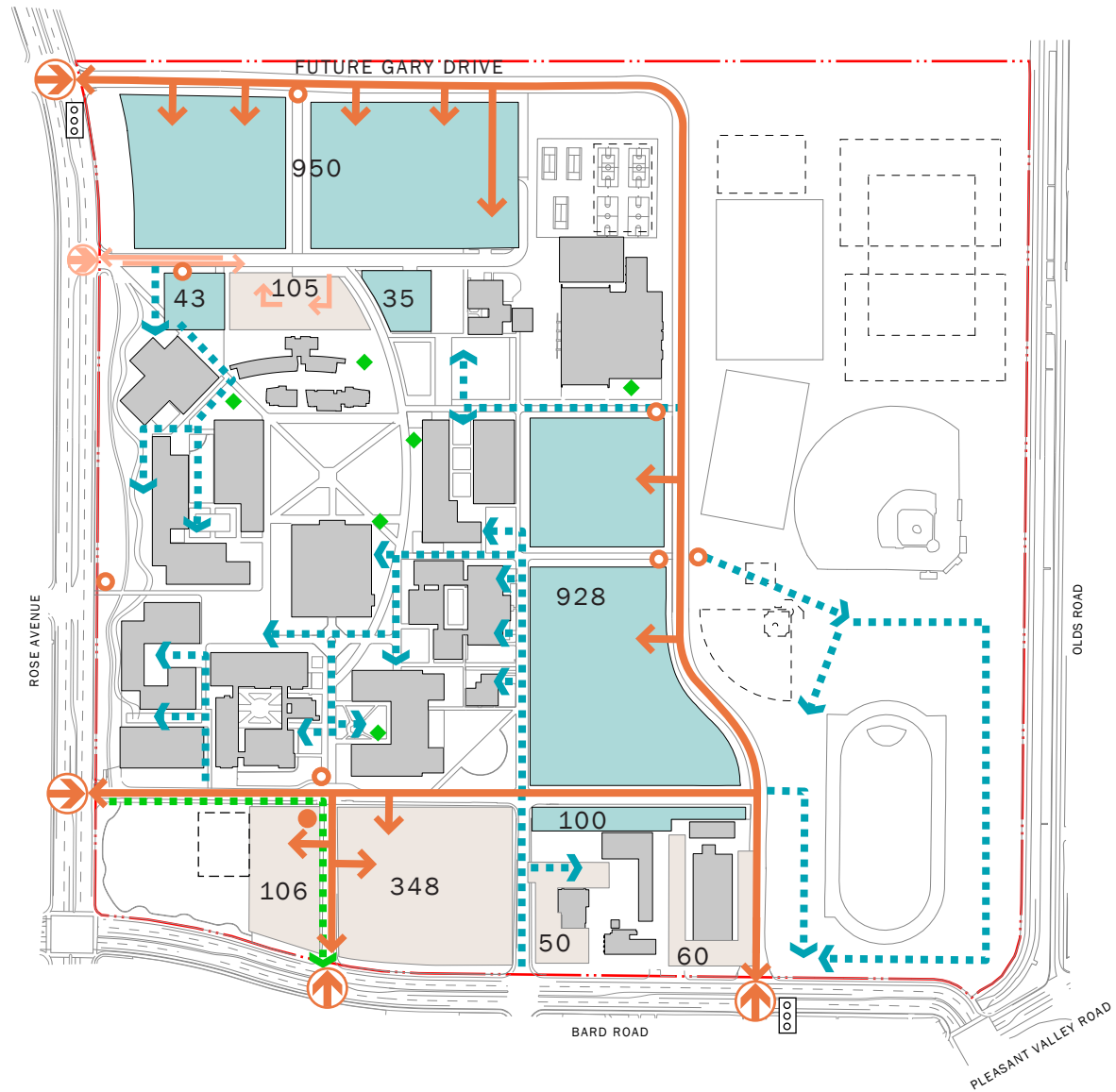
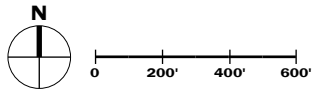
In some cases, setbacks and other criteria given here are integral to the design of subsequent campus features such as the integrated bio-swale, campus pathways and the wind break along Rose Avenue. Likewise, key criteria for the design of the north parking lot are included here.



Oxnard College Master Plan 2003, view to the south.

VEHICULAR CIRCULATION / PARKING PLAN

-  PRIMARY VEHICULAR CIRC.
-  SECONDARY VEHICULAR CIRC.
-  SERVICE ACCESS
-  SCAT BUS ROUTE
-  PEDESTRIAN DROP-OFF
-  BUS STOP
-  PRIMARY CAMPUS ENTRY
-  SECONDARY CAMPUS ENTRY
-  BICYCLE RACK/STORAGE
-  PROBABLE TRAFFIC SIGNAL NEEDED
-  FUTURE PARKING EXPANSION
(estimated future parking spaces indicated)
-  EXISTING PARKING
(number of spaces indicated)



CAMPUS CIRCULATION AND PARKING PLAN

SUMMARY

The campus circulation system connects all facilities, allowing vehicles and pedestrians to move simultaneously and separately through designated zones with as much efficiency as possible. A summary of the major components comprising the Vehicular Circulation and Parking Plan is provided here. These topics are described in greater detail in Chapter 5.

- **CAMPUS LOOP ROAD**

A new campus loop road places major campus traffic and vehicular entries at the periphery of the campus thereby reducing the potential for vehicular-pedestrian conflicts.

- **NEW SURFACE PARKING**

New north and eastern campus parking facilities, in conjunction with existing parking facilities bring the long term (build-out) campus total number of spaces to about 2,700 to 2,800.

- **NORTH CAMPUS ROAD LIMITED VISITOR ACCESS**

In the long term, the present North Campus Road will remain as a restricted entry road, open only to

campus visitors (enrolling students or community persons utilizing community services programs) and for Performing Arts Center special event parking.

- **NEW DROP OFF FACILITIES**

Additional campus drop-off facilities will be provided along Rose Avenue (pull-out in line with the LRC). At various areas along the campus loop road, there may be drop off points, giving auto passengers a means of rapid access to the campus core.

- **BUS FACILITIES AND COMMUNITY ACCESS**

Although the campus is served by the Southern California Area Transit (SCAT) bus system, as Oxnard College grows it should work with SCAT to increase campus access via the Oxnard Transit Center. Better integration of existing bus lines should be worked into the future campus fabric.

- **SERVICE ACCESS**

Additional service and emergency access will be provided to all new facilities. Dedicated access areas will serve major centers requiring regular truck service access.

Campus pedestrian pathways will double as service ways for facilities needing light vehicle or occasional truck service access.

- **BICYCLE CONNECTIVITY**

To encourage bicycle use by students and community visitors, racks and enclosures are planned at several locations on campus.

CIRCULATION AND PARKING PLAN, CHAPTER 5

Several components of the campus circulation plan are the topic of Chapter 5:







- The Vehicular Circulation /Parking Plan focuses on the campus user arrival sequence and parking access and egress
- The Alternative Transportation Plan identifies potential enhancements needed to provide alternatives to automobile travel.

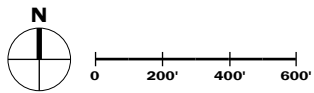
RELATIONSHIP TO OTHER OXNARD COLLEGE FACILITIES MASTER PLAN 2004 CHAPTERS

A detailed analysis of future area traffic conditions, the current campus parking areas and projected parking needs, local bus routes local bike routes appears in Appendix 2.

As campus circulation systems connect and pass through a series of campus open spaces, they are often visually enhanced and identified by trees and other landscaping improvements. Additional information about the nature of Oxnard College circulation systems related to landscaping is contained in Chapter 6.

PEDESTRIAN CIRCULATION PLAN + FUNCTIONAL OPEN SPACE PLAN

-  PRIMARY CIRCULATION
-  SECONDARY CIRCULATION
-  OPEN SPACE
-  PAR COURSE
-  PEDESTRIAN DROP-OFF
-  SCAT BUS STOP



PEDESTRIAN CIRCULATION PLAN AND FUNCTIONAL OPEN SPACE PLAN

CIRCULATION

A series of major and minor paths connect buildings, open spaces, playing fields, and vehicular circulation within the campus. This circulation system provides the pedestrian with visually elegant easy access to activities and services throughout Oxnard College. Major paths offer connections between the north and south or east and west areas of campus while minor paths allow access to interior courtyards and building entrances.

PASEO DE LAS PALMAS

This major pedestrian pathway forms the backbone of the circulation system. Flanked by Queen Palm trees, this pathway breaks from the rectilinear geometry of the campus building and circulation systems as it curves between the north and south pedestrian entrances. The tall height of the palm trees allows the campus to be seen on the skyline.

MAIN QUAD





Planned when the college was first conceived, the main quad will remain, and to a greater degree, function as the major central campus space located in front of the LRC building. Flanked with paths connecting it to its surrounding defining buildings, the main Quad will become the physical heart of the campus. A major focus of activity, this area will be the confluence of campus paths delineated on its east side by the Paseo de Las Palmas. The main Quad will allow students to quickly reach their destinations, meet between classes, and relax on the lawn.

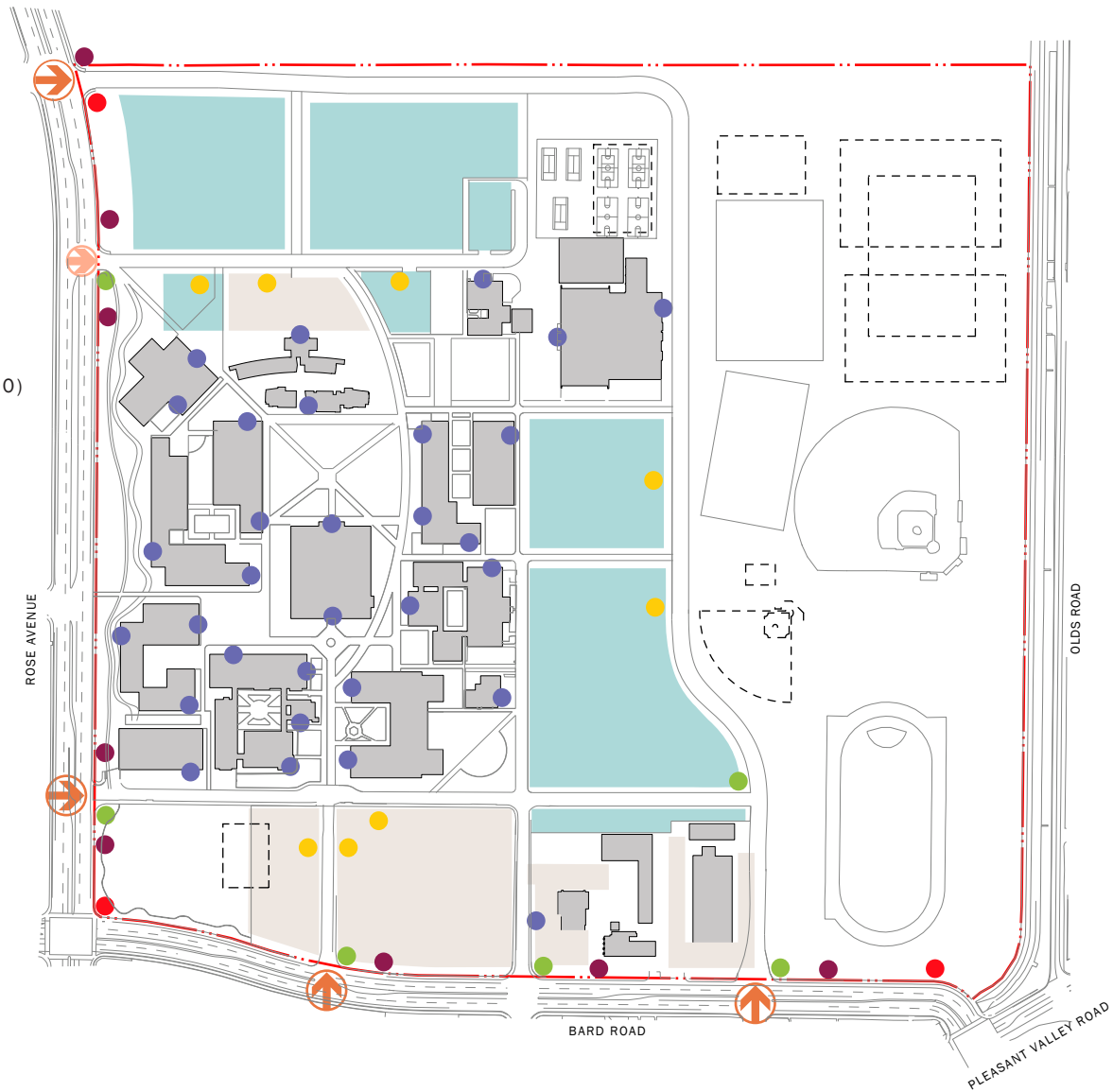
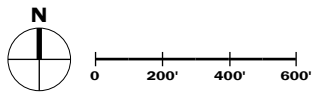
COURTYARDS AND OTHER QUADS

Courtyards and quads form the nucleus of existing and planned campus building clusters. These open spaces, located throughout campus, allow students and faculty to engage in a variety of activities while sheltered from onshore winds. Courtyards, which are composed of hardscape with accent plantings, provide entry walks, outdoor seating, and other assembly elements. Quads, planned as outdoor rooms, are designed as lawn panels with specimen shade trees. The quads include space for passive or active recreation and depending on size, for outdoor classes, small gatherings, and other assorted activities.

These spaces are described in further detail in Chapter 6.

CAMPUS WAYFINDING AND SIGN PLAN

- FUTURE CAMPUS ID SIGNS (ST R2/00)
- DIRECTIONAL ROADWAY (ST R3/00)
- STREET SIGNS (ST R3/00)
- PARKING FEES / REGULATIONS (ST R4/00)
- PRIMARY BUILDING ID (ST X1/00)
-  PRIMARY CAMPUS ENTRY
-  SECONDARY CAMPUS ENTRY
-  FUTURE PARKING EXPANSION
-  EXISTING PARKING



CAMPUS WAYFINDING AND SIGN PLAN

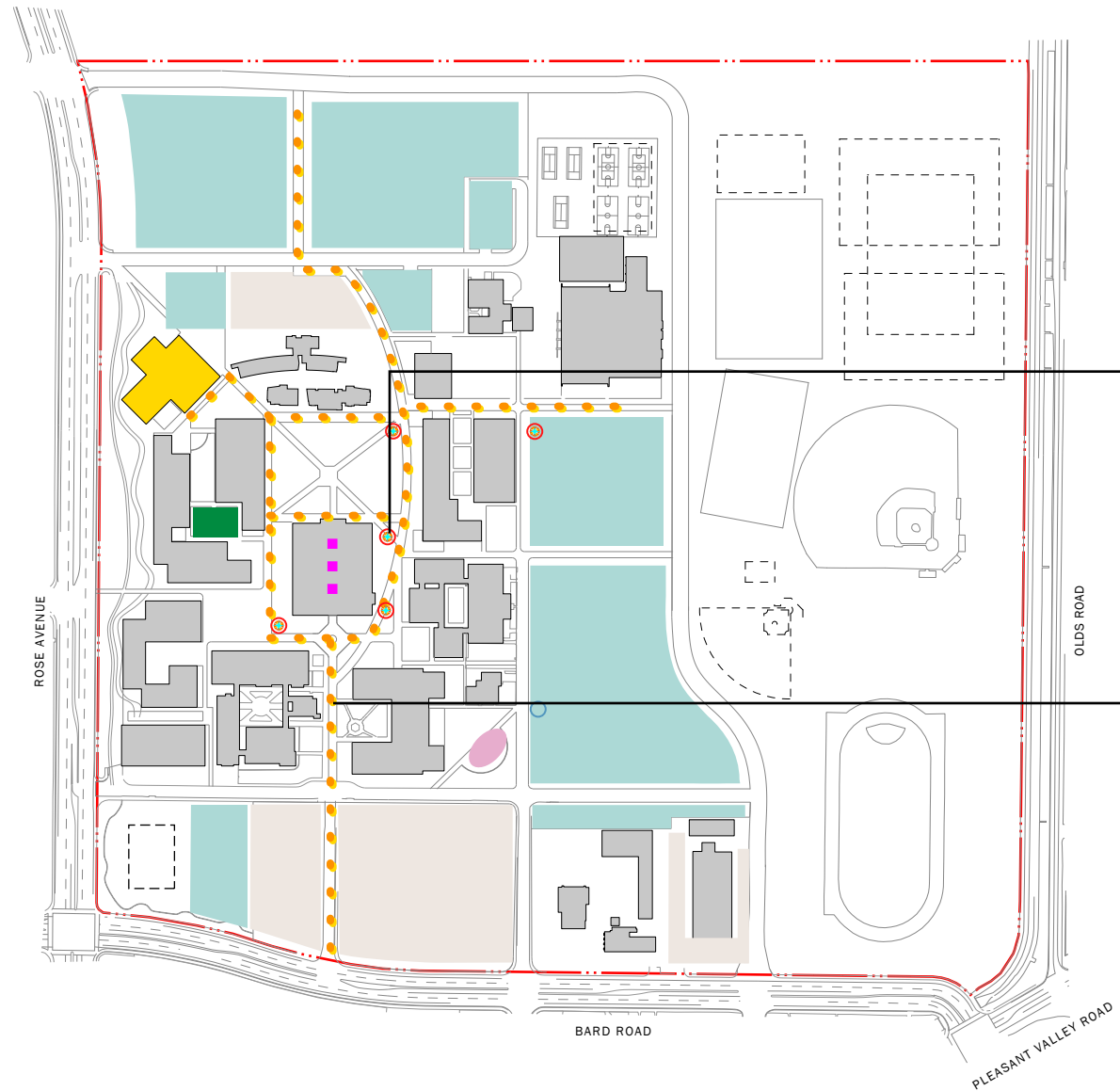
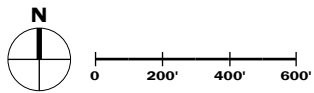
The new campus wayfinding program will use landmarks, signage, pathways and environmental cues to help first-time visitors navigate the campus; finding destinations with ease and convenience. Sign components will be well planned, seamlessly connected and esthetically pleasing. They will establish a positive first impression, and a sense of security for students, faculty and guests.

Sign types are further defined in Chapter 7 and in the separate Sign Guidelines Appendix.

(Note: At the time of Final Oxnard College Facilities Master Plan 2004 preparation, modifications to the campus sign family concept were underway. The separate Sign Guidelines Appendix binder prepared in conjunction with the Facilities Master Plan 2004, was to contain the modified sign concept.)

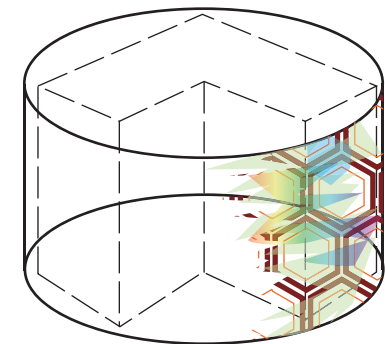
ARTS INTEGRATION PLAN

- PERFORMING ARTS CENTER ("SIGNATURE ARCHITECTURE")
- ART GALLERY/ ART WALL
- PRIMARY ELECTRICAL ENCLOSURE ENHANCEMENT PROJECT
- SECONDARY ELECTRICAL ENCLOSURE ENHANCEMENT PROJECT
- SCULPTURE GARDEN AND OUTDOOR EXHIBIT SPACE
- AMPHITHEATER DESIGN
- PRIMARY BANNER ROUTE
- FUTURE PARKING EXPANSION
- EXISTING PARKING



VISUAL TRANSFORMATION FOR CONCRETE BLOCK ELECTRICAL EQUIPMENT ENCLOSURES

Six above ground concrete block electric vault enclosures are located in various locations around the Oxnard College campus. In several instances these structures are 8 feet high, located in key locations in the midst of main campus pathways and important buildings like the LRC and Gym. Although important to the function of the campus infrastructure, these structures are visually obtrusive and in some instances present barriers to pedestrian flow. These interferences would remain problematic as the proposed campus building projects and pathway improvements are implemented. For example, the existing block structure sitting southeast of the LRC will be located immediately adjacent to the future Paseo de Las Palmas arcing campus walk. As another instance, two new block structures are proposed for the western edges of the campus in the vicinity of proposed buildings. Visual transformation of these structures, would add significantly to the beauty of the campus. As suggested here, this transformation can happen in two ways. Some of these transformed structures could double as information kiosks. Others could be utilized as the structural framework for new surfaces offering an opportunity for integrated design, whether two or three dimensional. Their locations and a conceptual drawing are included here indicating their potential as surfaces areas for artistic expression while enhancing the campus.








CAMPUS BANNERS

Campus banners placed on pedestrian walk lamps provide a venue for artistic expression within the campus benefiting the campus as a whole. Traditionally they have been used to highlight campus events, celebrations or the seasons. As graphic and/or textual images they can be used to promote or reinforce campus values. They also have the potential for promoting student learning and participation when integrated into student art programs.



The campus entry walks, the Quad and the campus central walkway, Paseo de Las Palmas, are the primary locations where campus banners should be hung.

MAJOR SUSTAINABILITY INITIATIVES

-  **FUTURE BUILDING**
with enhanced HVAC, energy, and water conservation design
-  **POTENTIAL THIRD PARTY SOLAR-ELECTRIC INSTALLATION**
-  **FUTURE PARKING FACILITY**
with enhanced run-off water quality systems
-  **ECO-AREA AND WIND BREAK**
-  **BIKE RACKS TO SUPPORT BICYCLE ACCESS TO CAMPUS**



SUSTAINABILITY

Awareness of the environmental benefits attainable through sensitive design decisions has steadily risen over the last twenty-five years. A number of design technologies and practice strategies are now readily available for minimizing the use of non-renewable natural resources while reducing costs, improving quality of life and diminishing pollution. In general, this approach to design, one which achieves a better balance of human life and the natural environment has been termed 'sustainability'. In the case of Oxnard College, all of the potential sustainability benefits identified here are desirable and possible. They are included as goals for Facilities Master Plan 2004 (see Chapter 1). In particular, Oxnard College seeks to achieve a more sustainable campus during this period of enrollment growth as it endures increased demands on operations and maintenance functions. Oxnard College chooses to demonstrate community leadership and best environmental practices through the promotion of sustainability.

LEED CERTIFICATION

The US Green Building Council has devised a consistent system for rating new construction and major renovations in terms of their environmental sensitivity. This system, Leadership in Energy and Environmental Design (LEED) lists a range of building and site related systems to which credits are assigned. Attaining credits for sensitive building design and reduced operational costs results in a project score. If the total credit score meets a minimum level, the project obtains certification status. Four ranges of scores result in a LEED ranking—from basic “Certified” (minimum standard) to higher levels identified as ‘Silver’, ‘Gold’ and ‘Platinum’. Credits are available for a range of systems and design features applicable to different aspects of projects as follows: Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality and Innovation & Design Process.

Experience gained with the LEED certification process shows that there are additional planning and design costs associated with designing buildings/projects meeting the LEED criteria. At the same time, achieving these design standards results in lower operating costs and more comfortable and healthy projects, thereby off-setting the greater front-end investment costs. Many institutions including higher educational facilities, have adopted the LEED system as a guide for the design of new buildings. It should also be noted that as sustainability enhancing products and design techniques are becoming more available, that the relative ease of their incorporation into facility design is increasing.

The LEED checklist of building and site design features should be consulted by all design professionals as a check to identify features that may be appropriate for use in the design future facilities.



SUSTAINABLE DESIGN FEATURES OF OXNARD COLLEGE FACILITIES MASTER PLAN 2004	
Sustainability Area	Facilities Master Plan 2004 Feature
Energy Conservation	Mechanical System Guidelines specify the use of high efficiency roof top package heating and cooling equipment for all new buildings and replacements. These units will include a series of lower maintenance features such as parts standardization, high quality housings and materials, improved filters and variable flow.
Energy Conservation	Architectural Design Guidelines suggest passive design features such as building orientation, window orientation, natural ventilation, and natural lighting to achieve better student and working environments while reducing energy use.
Energy Conservation	Energy Management System (EMS) extended to all Measure S Buildings.
Renewable Energy	The rooftop of the LRC should be considered for its future potential as a location for a solar photovoltaic array potentially installed by a third party with benefits accruing to the VCCCD.
Water Conservation	Automated climatically integrated irrigation and drip irrigation systems will be employed to achieve optimal delivery of water to all plant materials while reducing staff requirements.
Water Conservation	Campus runoff/bio-swales will serve to provide additional moisture to integrated and adjacent trees and shrubs.
Water Conservation	Native and drought tolerant trees and shrubs will be used to achieve reduced overall campus water demands. Trees with the capability of extending roots to the high water table found at Oxnard College will be among the plant materials used.
Water Conservation	Water conserving fixtures will be used in all new Measure S building construction.
Water Conservation	Rooftop run-off will be directed to irrigate on-site landscaping.
Alternative Transportation	The VCCCD should work with South Coast Area Transit (SCAT) to develop enhanced transit service connecting Oxnard College with the Oxnard Transportation Center and other areas of the community.
Alternative Transportation	New bike racks will be located in several accessible yet protected areas of the campus to give greater opportunities for students to access Oxnard College via bicycles.
Storm water Management	The north parking lot swale systems and Rose Avenue/Bard detention basin will retain, infiltrate and time release the design storm event on-site therefore reducing impacts upon local and regional storm water facilities, saving resources otherwise needed to build costly underground conveyance systems and returning filtered and treated water to underground aquifers.
Light Pollution Reduction	Parking areas, play fields, and pathway lighting systems will be sited and use low spill over and cut-off type fixtures to minimize light pollution impact from the campus onto adjacent neighborhoods.
Noise Pollution Reduction	College sponsored and third party outdoor events will generally be held on the future northern parking facility and/or central areas of the campus such as the main quad.
Noise Pollution Reduction	Buildings along the western portions of the campus adjacent to Rose Avenue will be built to a higher standard of insulation to reduce overall interior noise levels.



MEASURE S PROJECTS

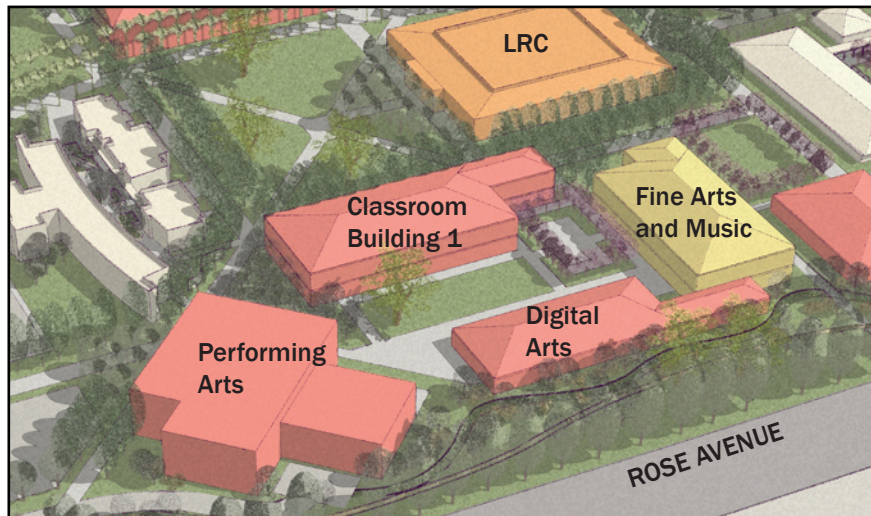
The Oxnard College Facilities Master Plan 2004 identifies a number of discrete projects. Such projects are categorized into two groups. The first are those projects to be funded by Measure S bonds. These will be largely constructed or under construction by the year 2009 and will accommodate a projected student enrollment of 11,400 head count. These projects are shown in red (new projects) and orange (renovation projects). The second group of projects are those projects necessary to accommodate future enrollments projected to rise to 20,500 head count by about 2018. These 'build-out' projects will not be developed through Measure S bond funding but instead through state and/or other yet to be identified funds. These projects are shown in yellow.

MAJOR BUILDING PROJECTS ANTICIPATED IN OXNARD COLLEGE FACILITIES MASTER PLAN 2004	
Project	Estimated Gross Square Feet (GSF)
Measure S Projects - New (Estimated through to Year 2009/11,400 Head count)	
Arts Center: Performing Arts	29,500
Arts Center: Digital Arts	15,000
Classroom Building 1 (West side of Quad)	33,500
Health Sciences Center	20,200
Student Services Center /Cafeteria	32,000
Maintenance Warehouse	16,875
Measure S Projects - Renovation	
Child Development Center Renovation	12,000 (existing space)
LRC Renovation / Expansion	47,000 (existing space, intensified use)
Bookstore Expansion/Renovation	7,750 ASF (within Existing OE Building space)
Play Field and Physical Education Building Renovation	NA
Measure S Projects - Other	
Infrastructure Development and Renovation	NA
Fire/Sheriff Training Academy, Camarillo	72,000
Build-Out and Other Projects (Estimated through to Year 2018/20,500 Head count)	
Arts Center: Fine Arts	24,600
Arts Center: Music	13,400
Classroom Building, Southwest	40,000
Classroom Building, East	40,000
Other (incremental expansion to existing facilities)	TBD (assume 20,000 GSF minimum)
Play Fields (lighting)	NA
Pool	TBD (assume 35,000 GSF site)
New Infrastructure Development	NA
Potential Third Party Project (classroom/lab/incubator)	TBD (assume 30,000 GSF)

TBD To be determined
 NA Not applicable

ARTS CENTER

The Oxnard College Facilities Task Forces (FTFs) and the Facilities Planning Steering Committee (FPSC) identified the need for an integrated Arts Center housing Music, Fine Arts, digital media (computer graphics lab, TV studio, photography studio, journalism) and a Performing and Digital Arts Center. The Master Site Plan illustrates an Arts Center comprised of a four buildings organized around a courtyard space allowing a micro-campus within the larger campus fabric. A portion of the Arts courtyard will be dedicated to a sculpture garden as well as spaces for changing outdoor exhibits and/or informal outdoor performances.



ARTS CENTER: Performing Arts

16,000 ASF / 29,500 GSF

This project is necessary to complete the Oxnard College campus, giving it full capabilities to stage theatrical plays, music performances and the ability to host community presentations and events. The components of the Performing Arts facility are projected to include:

- 400-seat Music/Theater
- 'Black Box' Theater
- Support Spaces

The facility is envisioned as a signature building creating a highly visible landmark for the community. To accomplish these goals, the building has been positioned close to Rose Avenue and rotated 45 degrees from the other Oxnard College campus buildings.

Program components include:

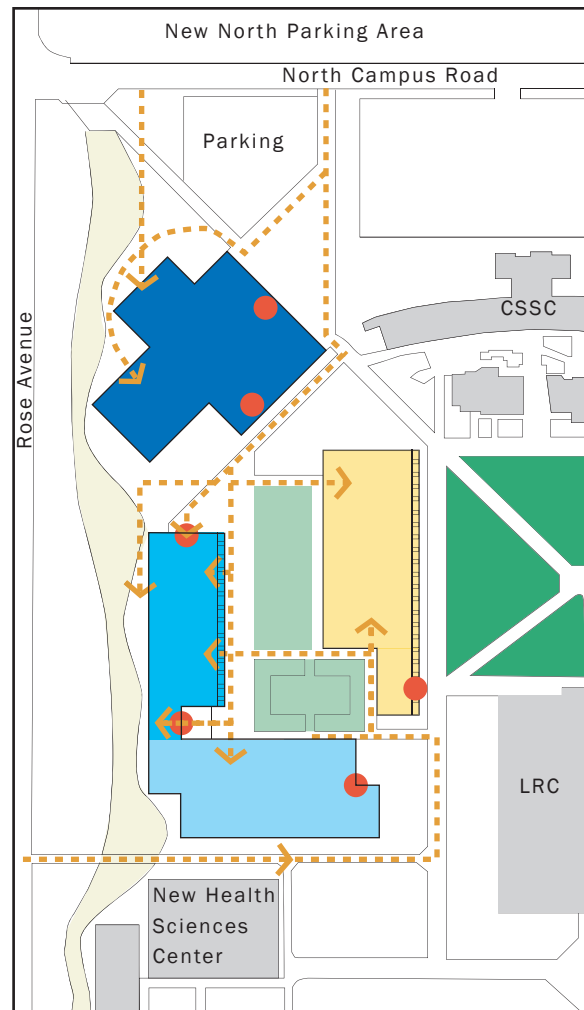
- Theatre Arts

ARTS CENTER: Digital Arts

9,000 ASF / 15,000 GSF

This group of spaces contains various interrelated campus programs (both academic and support in nature) related to visual communication as follows:

- Multi Media
- Oxnard College Television (OCTV)
- Television
- Photography
- Journalism



- PERFORMING ARTS CENTER
- DIGITAL ARTS
- FINE ARTS AND MUSIC FACILITY
(2 FLOOR BUILDING)
- CLASSROOM BUILDING 1
2 FLOOR BUILDING
- PROPOSED MAJOR BUILDING ENTRY
- POTENTIAL SERVICE ACCESS
- ARTS CENTER COURTYARD AND
EXTERIOR DISPLAY AREA
- CAMPUS QUAD
- CAMPUS TRAIL / DRY CREEK / BIO-SWALE
- EXTERIOR ARCADE EXPRESSION

CLASSROOM BUILDING 1
21,780 ASF / 33,500 GSF

Classroom building 1 is designated as a facility to provide the classroom space needed to replace the removal of current temporary aging spaces located in North Hall/South Hall and to provide for campus growth. The facility is envisioned as a two floor structure that will form the west side of the main campus Quad while at the same time becoming a complement building to the Arts Center complex of buildings helping to enclose an outdoor courtyard created by those three structures. Planned spaces will include:

- 220-seat Lecture Hall
- 100-seat Lecture Halls
- Classrooms
- Computer Laboratories
- Faculty Offices

Programs identified that may use Classroom Building facilities include:

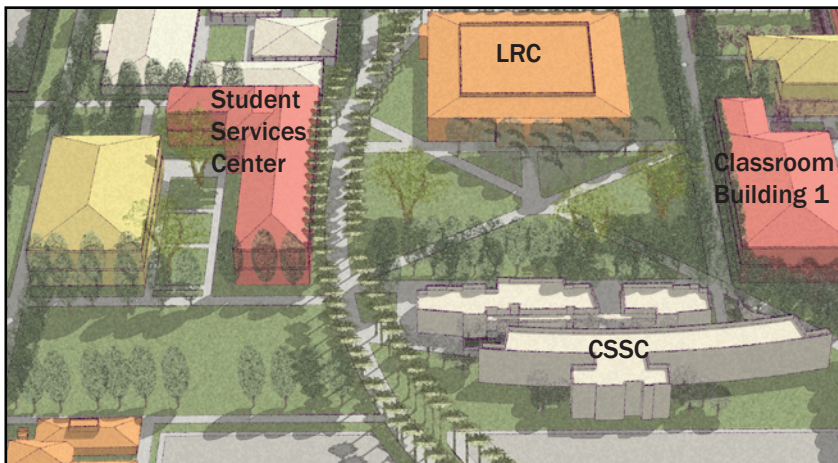
- American Sign Language
- Anatomy
- Anthropology
- Astronomy
- Biology
- Business
- Chemistry
- Chicano Studies
- Economics
- English
- ESL
- Geography
- Geology
- History
- Interpretation
- Japanese
- Mathematics & Computer Science
- Philosophy
- Political Science
- Psychology
- Sociology
- Spanish

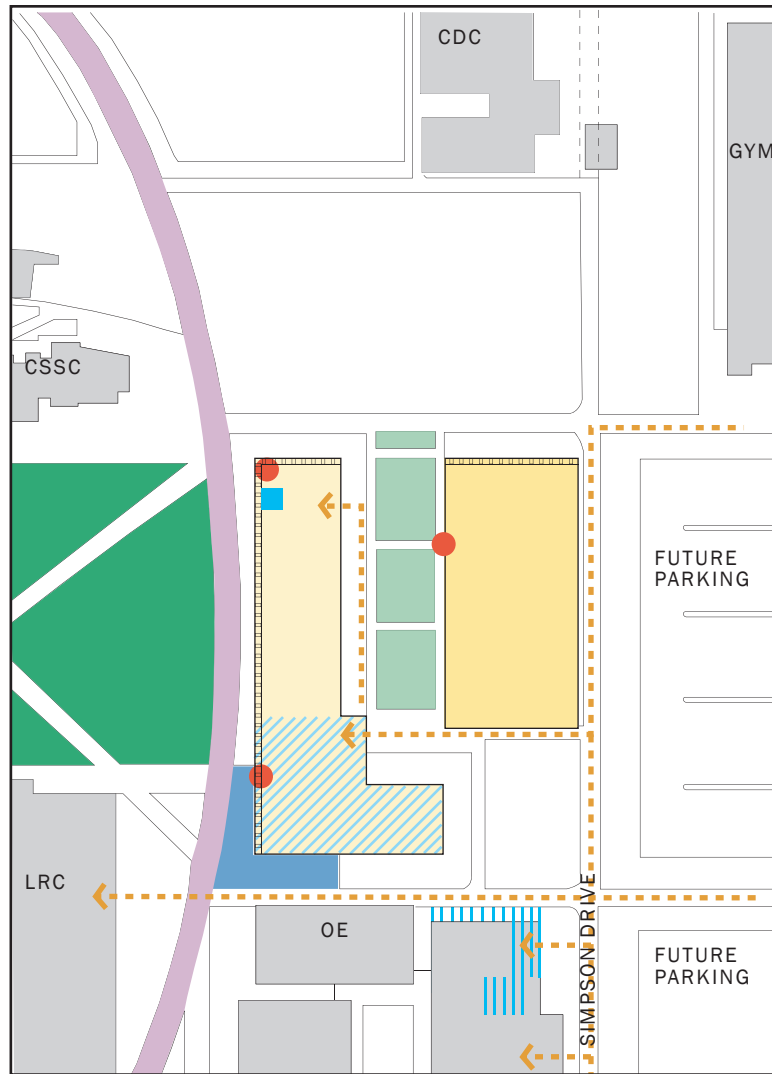
STUDENT SERVICES CENTER
23,911 ASF / 32,000 GSF

The Student Services Center will be a central area dedicated to student support, dining and recreation. Located adjacent to the Campus Quad and along the Paseo de Las Palmas, it is an entry point at the north end of the campus. This facility will house a one-stop student service center and reception area, campus food service with indoor/outdoor dining and major portions of academic administration. Located in close proximity to the Community/Student Services Center (CSSC) that houses various student functions such as Associated Student Governing Senate (A.S.G.S.) it allows for a cohesive student service environment. Student Service programs to be located in the Student Services Center include:

- Admissions and Records
- Assessment/Metriculation
- Counseling Services
- Educational Assistance Program
- Financial Aid
- Student Business Office
- Student Services Administration
- Transfer Center

The new Student Services Center calls for the development of a modest kitchen used for basic cooking and heating of meals/foods already prepared in the adjacent Hotel and Restaurant Management (HRM) kitchen located in Occupational Education Building. The existing food service cafeteria facility could become a smaller cyber cafe and/or faculty center.





- STUDENT SERVICES CENTER
(2 FLOOR BUILDING)

- CAMPUS REFERRAL CENTER - FLOOR 1

- CAMPUS BOOKSTORE EXPANSION

- CAMPUS FOOD SERVICE - FLOOR 1

- CLASSROOM BUILDING, EAST
(2 FLOOR BUILDING)

- PASEO DE LAS PALMAS

- OUTDOOR EATING AREA

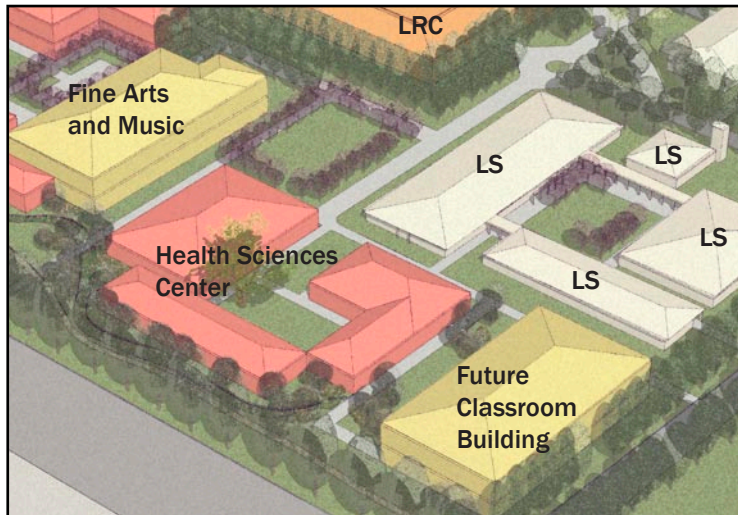
- PROPOSED MAJOR BUILDING ENTRY

- SERVICE ACCESS ROUTES

- COURTYARD

- CAMPUS QUAD

- EXTERIOR ARCADE EXPRESSION



HEALTH SCIENCES CENTER (HSC)
12,100 ASF / 20,200 GSF

Replacing the current temporary facility for the highly successful Oxnard College Dental Hygiene Program, this facility will be a permanently integrated complex of life science classrooms, labs and related support spaces. To be built immediately west of the Letters and Sciences Building (LS), the HSC life science and chemistry laboratories will accommodate future enrollment driven by a growing need for more general science education. The specific program for the HSC facility has been projected as follows:

- Dental Hygiene Program:
 - 24 Operatories
 - Support Spaces

- Life Sciences Area
 - 2 Chemistry Laboratories
 - 2 Life Science Laboratories
 - 6 Faculty Offices
 - Lab Support Spaces





INFRASTRUCTURE DEVELOPMENT AND RENOVATION

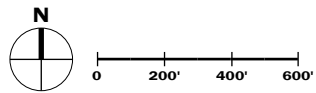
The Infrastructure Development and Renovation project upgrades various existing infrastructure systems and develops new infrastructure to support the operation of future campus buildings. Under the project, new infrastructure will be constructed to support the Measure S construction program, and where appropriate, upgrades and expansions needed to achieve campus build-out.

As part of the development of Facilities Master Plan 2004, a multi-disciplined consultant team studied the existing condition of all major campus infrastructure systems. Concept plans for expanding campus infrastructure to meet the future needs of the campus were developed. The more comprehensive descriptions of each proposed infrastructure system are further articulated in following chapters:

- 5 Circulation, Parking and Alternative Transportation Plans
- 6 Landscape Plan and Guidelines
- 7 Campus Wayfinding and Sign Plan
- 8 Campus Infrastructure and Utility Systems and Guidelines
 - Drainage Plan
 - Concept Water Service Plan
 - Concept Sewer Plan
 - Concept Power Plan
 - Concept Gas Distribution Plan
 - HVAC Systems Guidelines
 - Lighting Concept Plan
 - Telecommunications Infrastructure

MEASURE S RENOVATION PROJECTS (INDICATED IN ORANGE)

-  MEASURE S PROJECTS
-  MEASURE S RENOVATION PROJECTS
-  CAMPUS BUILD OUT PROJECTS
-  EXISTING BUILDINGS



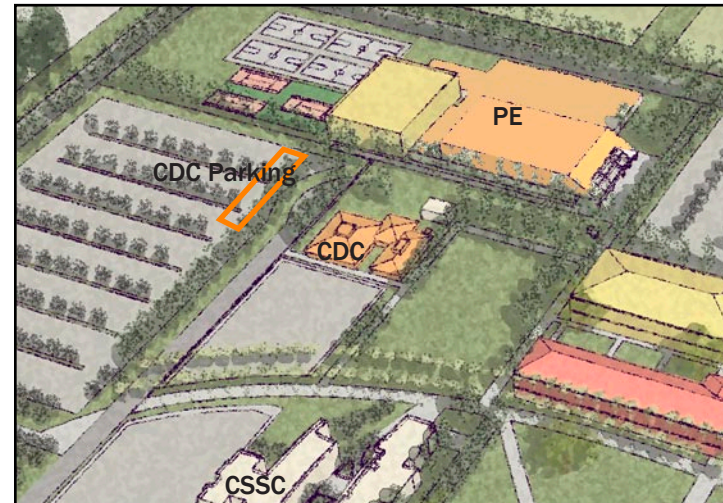
**CHILD DEVELOPMENT CENTER
REHABILITATION
12,000 GSF**

The existing Child Development Center (CDC) facility has various inadequacies that must be corrected utilizing Measure S Bond funds. The identified problem areas/programmed improvements include:

- Provide a new roof
- Re-grade site areas to prevent flooding
- Relocate 5 year old portable building and reconfigure for infant/toddler/family program
- HVAC Upgrades
- New exterior treatment
- New safety features in outdoor play area
- Improve and expand drop-off area (Integrated with north parking facility improvements)
- New tenant improvements

The circulation and parking proposals advanced in this Oxnard College Facilities Master Plan 2004 anticipate the closing of North Campus Drive to through traffic. Instead, a new Campus Loop Road will pass across the north campus boundary turning south and continue just east of the gym until joining with Bard Road. A restricted entry (CDC visitors only) parking facility accessible from this new loop road will be created immediately adjacent to the north of the CDC for child drop-off. It is further anticipated that the entire area between the Child Development Center and the

Gymnasium will be available for future CDC indoor/outdoor programming. In the long term, this facility will probably need to expand to accommodate the expected increase of campus enrollments.



LEARNING RESOURCE CENTER RENOVATION

36,000 ASF / 47,000 GSF

The majority of spaces within the existing Learning Resource Center (LRC) are largely devoted to library functions, student services, and campus administrative offices. The Oxnard College Facilities Master Plan 2004 Measure S Plan relocates most of the campus administration functions to the Community Student Services Center (C.S.S.C) and new Student Services Center thereby making vacated LRC space available for library and learning resources expansion. This renovation will allow for upgraded computer learning opportunities including worldwide academic on-line resources, group learning facilities and expanded individual learning stations. This project also addresses improvements to the functionality of building and the general learning environment. The array of improvements for LRC-related functions include:

- Enlarged area for stacks
- Creation of group learning / meeting rooms
- New individual study areas
- Creation of a north-south axis/ corridor through the LRC better linking it with the campus pedestrian network and pattern of travel

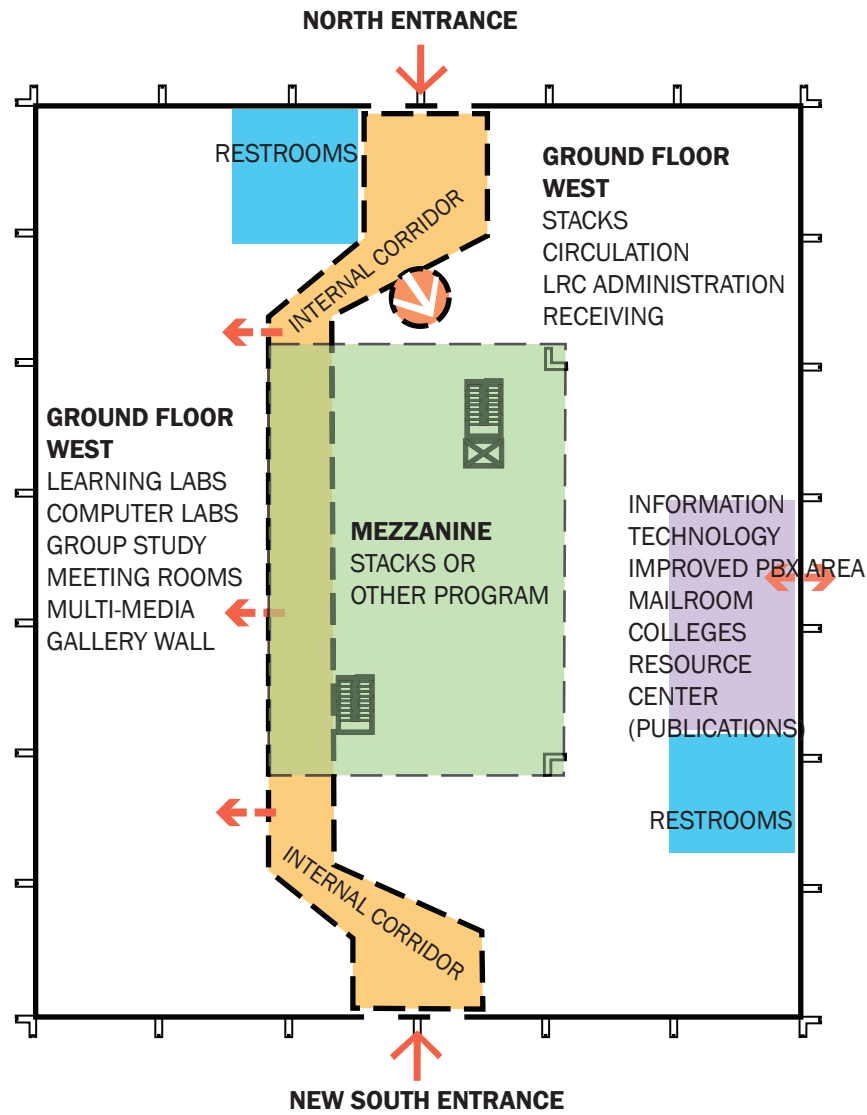


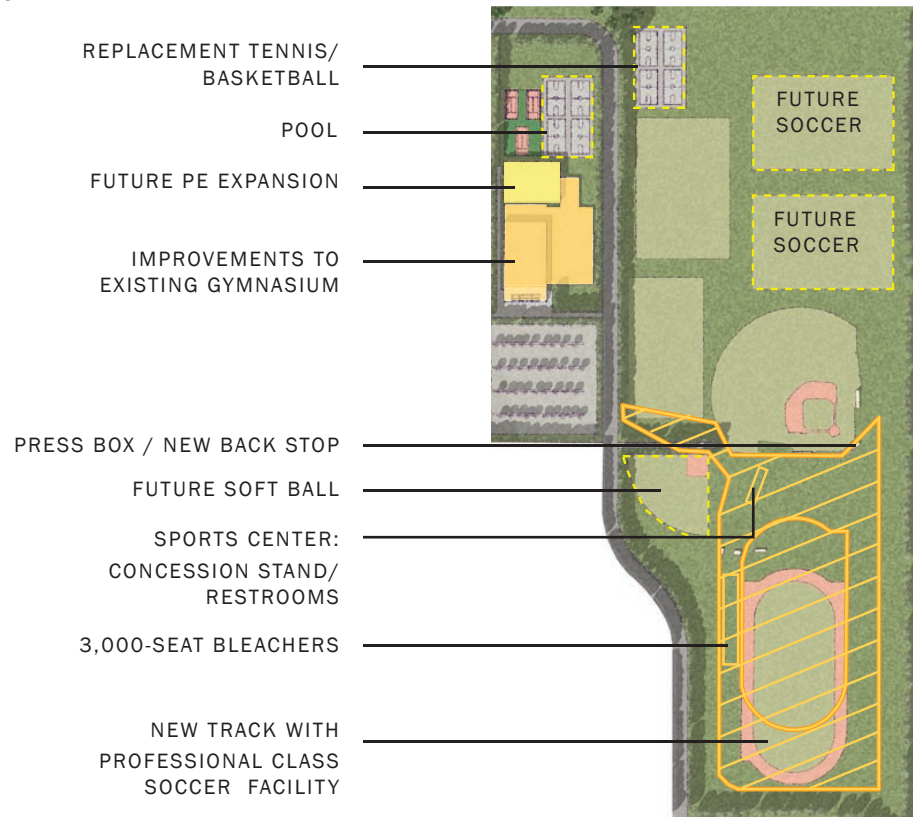
- Retention and expansion of the campus Information Tech department and central switch facility in the east side of LRC
- Replacement of tinted windows with clear windows
- Addition of skylights improving indoor light quality
- Improvements to interior systems such as ceiling, flooring, HVAC
- Minor seismic/structural upgrades addressing current codes
- Potential retrofitting of the LRC roof area to accommodate solar electric system
- Additional volume, serial and audio/visual materials
- Art Gallery and/or Gallery Wall

The array of improvements for non-LRC-related functions include:

- Faculty Resource Center
- Mailroom reconfiguration
- PBX area improvement
- Campus Resource Center (Publications)

LRC REMODEL AND RENOVATION CONCEPT





TRACK/PLAY FIELD, PHYSICAL EDUCATION MEASURE S RENOVATIONS

PE, ATHLETICS AND RECREATION MEASURE S PROJECTS

Measure S Bond funds have been allocated for the renovation of several major Physical Education facilities:

- New Track/Expansion
- Soccer field with seating for 3,000 people
- Gymnasium Improvements
- Field Sports Center/Concession/ Restrooms
- Pathways, Service Road

PE, ATHLETICS AND RECREATION BUILD-OUT PROJECTS






The Facilities Needs Analysis conducted by The JCM Group analysis identified a significant need for additional indoor Physical Education space by the year 2018. Additional improvements to the field areas are anticipated in support of academic and community programming in Physical Education, athletics, and recreation. These projects include the following:

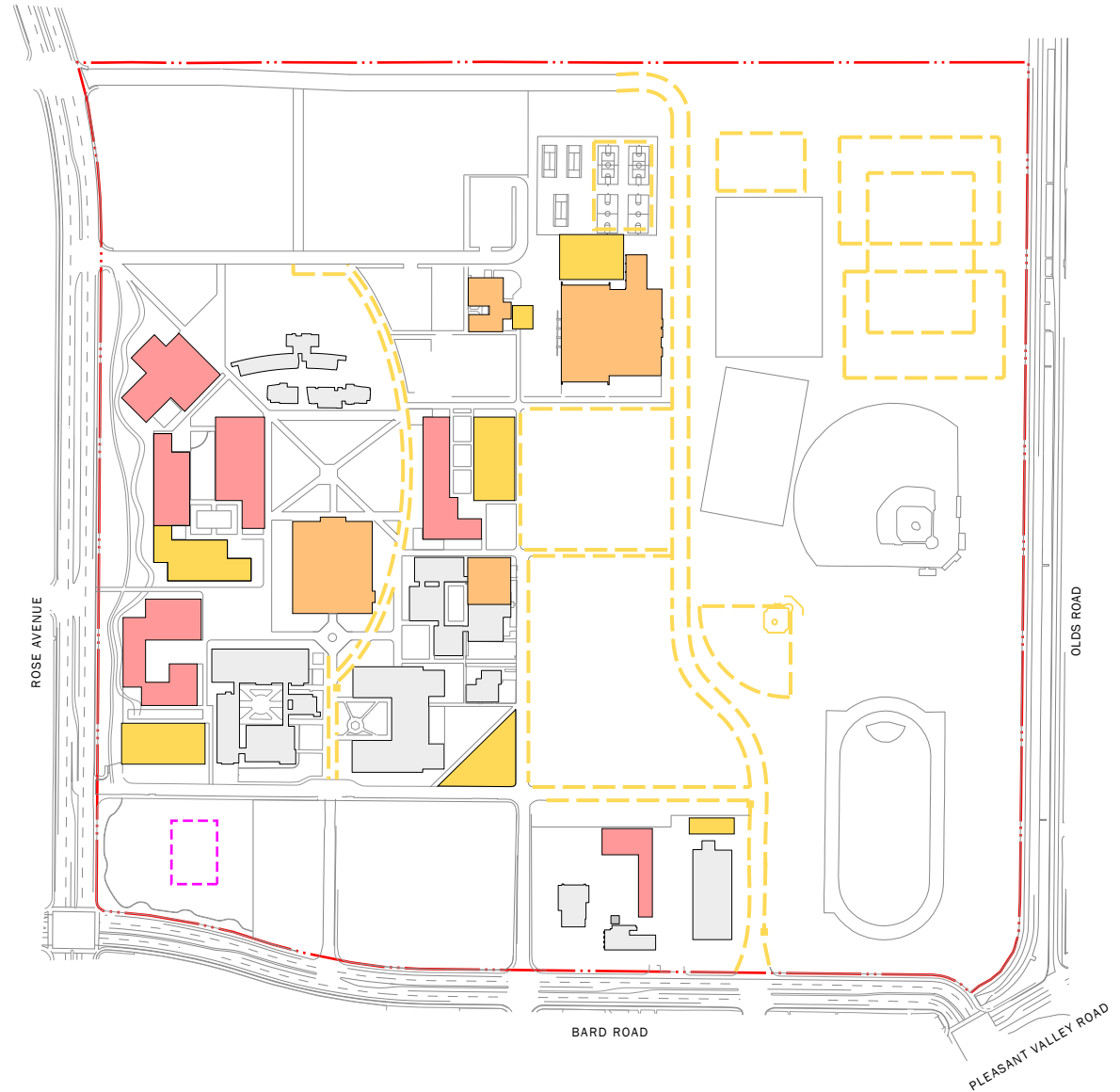
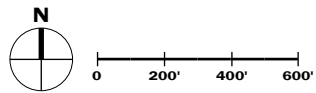
- Softball Field
- New Soccer Fields
- Relocated and/or expanded Tennis and Basketball
- Par Course

POOL

There has been a long term community interest in creating a pool facility available to Oxnard College students as well as the community in general. In this regard, the City of Oxnard has indicated the location of a potential pool facility in the College Park Master Plan directly adjacent to the campus, generally northwest of the Gym. Further, past discussions between the City of Oxnard and Oxnard College representatives led to the concept of potentially locating such a facility on the Oxnard College campus near the College Park site. This potential is indicated on the Facilities Master Site Plan. This project intrinsically includes the necessary relocation of the 4 displaced basketball courts north of the Gym. The Oxnard College Facilities Master Plan 2004 conceptualizes the use of the existing or expanded gym facility showers to service the potential pool facility.

CAMPUS BUILD-OUT PROJECTS (INDICATED IN YELLOW)

-  MEASURE S PROJECTS
-  MEASURE S RENOVATION PROJECTS
-  CAMPUS BUILD OUT PROJECTS
-  EXISTING BUILDINGS
-  POTENTIAL INCUBATOR PROJECT



ARTS CENTER: Music**7,400 ASF / 13,400 GSF**

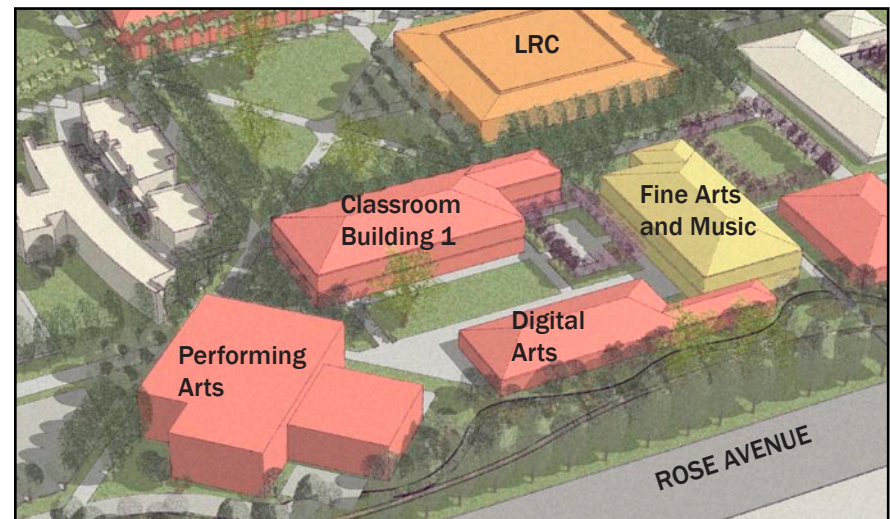
This facility would contain primarily music classrooms/laboratories, music rehearsal spaces and music practice rooms. It would also include a dance studio and Music Instrument Digital Interface (MIDI) lab.

ARTS CENTER: Fine Arts**16,000 ASF / 24,600 GSF**

This facility will provide a center for all fine arts instruction and student work/studio space. Conceptually located in the southern building of the Arts Center Complex, these spaces will allow for both ceramic and sculpture labs to maintain service as well as outdoor work spaces. Skylights and clearstory windows should be incorporated to allow for indirect northern light. Outdoor work spaces should be protected from the wind.

The Fine Arts Facility contains the following major components:

- Art studios with associated support and storage spaces
- Classrooms
- Departmental offices
- Art Gallery

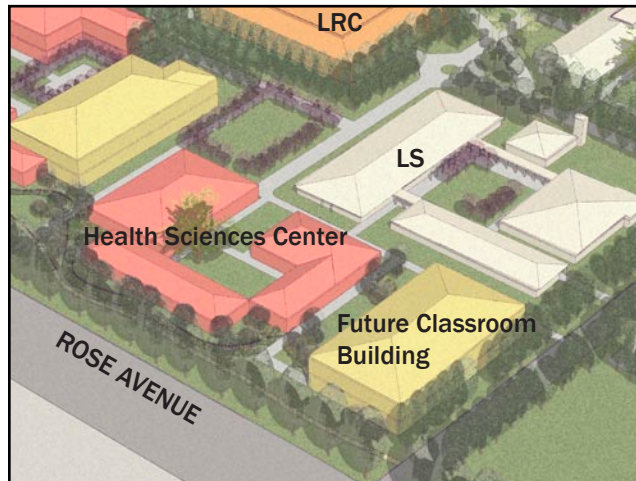


MAINTENANCE WAREHOUSE **16,275 ASF / 16,875 GSF**

Proper maintenance of Oxnard College physical assets is a crucial task that has been under-funded in recent years. An efficient maintenance, repair and storage area is needed to address campus operations and maintenance needs, maximizing the deployment of operations and maintenance personnel equipment. A maintenance warehouse project to be built immediately east of the existing Operations and Maintenance facility has been proposed for state funding from the California Community College Chancellor's Office for design in 2004-2005 with construction to follow in the next fiscal year. The space allocation for the facility is as follows:

- Storage Space: 9,600 ASF
- Vehicle Storage: 4,650 ASF
- Offices: 900 ASF
- Meeting Room: 600 ASF
- Other: 525 ASF





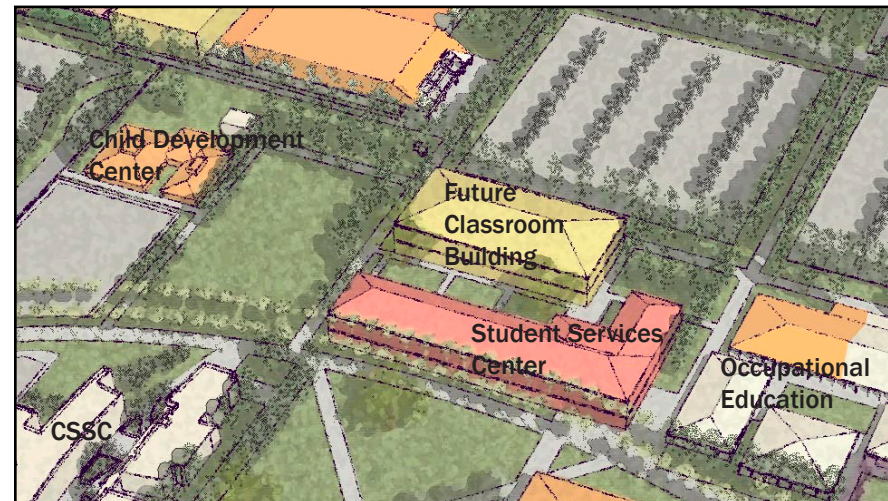
CLASSROOM BUILDING, SOUTHWEST **Approximately 40,000 GSF**

As part of the Measure S building program definition, the JCM Group performed a capacity/load ratio analysis for primary spaces in relation to the assumed projected enrollments. (See also Appendix 1) This analysis identified the projected space needs up to the Measure S building horizon accommodating a 11,400 head count by 2009. Space needs surpassing the 2009 benchmark and enrollment threshold were also projected. Major additional spaces needed to carry the campus to the build-out configuration of 20,500 head count were identified in the classroom/laboratory/offices category (approximately 80,000 GSF), and in Physical Education.

Since 80,000 GSF is somewhat larger than a typical classroom/laboratory building, two new classroom laboratory buildings of approximately 40,000 GSF each are proposed for long term build-out. Each of the facilities are conceptualized as two-floor structures with double-loaded interior corridors. They have been sited toward the periphery of the campus core.

CLASSROOM BUILDING, EAST
Approximately 40,000 GSF

The East Classroom Building addresses the long term/build-out needs in terms of classroom/laboratory/office spaces. The facility is conceptualized as a two-floor structure with interior double-loaded corridors. The East Classroom Building would be placed to the east of the Student Services Complex forming a courtyard between the two buildings.



LONG-TERM INFRASTRUCTURE DEVELOPMENT AND RENOVATION

In addition to the infrastructural development and renovation work anticipated under the Measure S Bond financing, additional infrastructural development work will be necessary to 'connect' the non-Measure S building projects such as the planned classroom/lab buildings (Classroom East and Classroom Southwest projects). Utility concept plans indicating these and other extensions are illustrated in Chapter 8, Campus Infrastructure and Utility System Plans and Guidelines.

POTENTIAL JOINT PUBLIC/PRIVATE PROJECT (CLASSROOM/LABORATORY/INCUBATOR)

The Oxnard College Facilities Master Plan 2004 makes allowance for a potential, currently unidentified, academic building project to occur. Potentially located near the southwest edge of the Oxnard College site visible from the Rose Avenue / Bard Road intersection, this high visibility location has been reserved for the creation of a special facility potentially built and maintained through a unique partnership between the community, funding sources and/or the Ventura County Community College District. The following types of facilities have been suggested as potential for development on this site:

Business incubator providing hands-on training and instruction to Oxnard College students. This type of partnership would benefit both parties. Candidate businesses include growth industries present or emerging in western Ventura County.

A high tech building, similar to the one identified in the Measure S, currently considered for deferred funding, would provide some unique training and instruction in limited or multiple high tech sectors such as information technology, bio-technology, manufacturing technology including micro-technologies.

This building site may need to be shared with a drainage basin facility considered part of the overall site Drainage Plan for Oxnard College. Based on the final configuration of the Drainage Plan, the joint development project could also be partially built on Parking Lot B. With these considerations, a site could probably be configured to accommodate a 30,000 to 40,000 square foot building as well as related parking.