

2.0 Executive Summary

BACKGROUND

The Ventura College Facilities Master Plan has been developed to guide the future development of the Ventura College campus through the expenditure of Measure S bond funds and beyond.

The master plan is based on the Educational Master Plan developed by the college and the JCM Group, Title 5 of the California Code of Regulations, the Measure S project descriptions and the Facilities Needs Analysis.

The Facilities Needs Analysis considered current and projected enrollments, calculated capacity requirements based on these figures and reconciled these against the existing space inventory. In summary, the campus enrollment is expected to grow modestly over the next twelve years from the current level of 11,125 students to 11,873 students in 2015. Although the growth rate is modest, the campus will need to replace a number of buildings that have reached the end of their service life with more up-to-date facilities. As a result, the total area of the campus building establishment is expected to grow relatively little, but the balance and mix of the various types of classrooms will change to reflect current educational practices.

New Buildings

Implementation of the master plan will require the demolition of obsolete buildings to make space for the construction of new facilities. In order to provide the classroom space required during the construction period, the work will be carried out in phases.

The major projects include:

1. Demolition of the X classroom building and the construction of the new, 26,000 square foot

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Health Sciences Complex (HSC);

2. Demolition of the O, P, and Q buildings and the construction of the new, 60,000 square foot Advanced Technology Center/ General Purpose Classroom (ATC/GPC) building;

3. Demolition of the FL, OT, UV, U, T, J, and K buildings and the construction of the new 22,000 square foot Science and Arts Facility (SAF), including the new planetarium, art gallery and large lecture halls;

4. Construction of the G building Annex and the renovation of the G building, providing a 55,000 square foot performing arts building, including a main theater, black box theater, classrooms, music rehearsal studios, and arts classrooms.

The new buildings will provide modern teaching facilities within larger, more densely constructed buildings. These facilities will be planned to serve a wider range of academic departments in an effort to maximize utilization and efficiency.

New Landscaping

Construction of the new facilities and the demolition of existing facilities will disrupt large areas of existing landscaping and require the selective re-alignment of roadways, pathways and other infrastructure. In addition, the master plan promotes the integration of buildings and landscape. This integration will provide courtyards, forecourts, and quads between new and existing buildings.

There are also a number of existing landscape features that will be enhanced through the implementation of the master plan, including the main promenade through the campus (the campus Main Street), called the Pirates Walk.

New Infrastructure

Construction of the new facilities will require upgrades to existing utilities, including sanitary and storm water systems, electrical services, water service, campus lighting, telephone, data, and other services. In some cases, these upgrades will be replacing 50-year-old infrastructure.

Parking

Through the implementation of the master plan, additional parking will be added to the campus. The aim of the master plan is to balance the location of parking between the various zones of the campus, to consolidate student parking for convenience, and to provide accessible parking in numerous areas around the campus. The current campus parking provision is approximately 1,800 spaces. The master plan provides planning direction for an ultimate build-out of 2,464 spaces.

Sustainability

The proposed facilities will be designed and constructed using established principles of sustainable design. By following these principles, the negative impact of the construction and operation of the buildings on the environment will be minimized.

These principles include: energy conservation, the selection of low energy use equipment, the use of natural daylighting and ventilation in occupied spaces, the use of recycled materials in the construction and material and equipment selection to improve indoor environmental quality

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