

MASTER PLAN IMPLEMENTATION

IMPLEMENTATION PLAN

THE MASTER PLAN AND ADDITIONAL STUDIES

The Oxnard College Facilities Master Plan 2004 delineates in general but comprehensive form the major projects, programs, guidelines and systems needed to move the physical campus towards a configuration that will help Oxnard College achieve its mission and fulfill its visions. It serves as a basis to inform subsequent architects, landscape architects, civil engineers, other professionals, the VCCCD and Oxnard College administrators who will be involved in Facilities Master Plan implementation, about the most important features, their locations and defining characteristics to be included in the future development of the campus. In this way the Facilities Master Plan informs the ultimate construction, maintenance and use of the Oxnard College campus.

Similarly, subsequent to the directions established by Oxnard College Facilities Master Plan 2004, will come additional studies, plans, designs and implementation efforts needed to support the actual construction and operation of the Oxnard

College facilities. A listing of most important additional studies and plans is included here.

- Architectural design plans and specifications of each Measure S and long term campus building
- Civil engineering design plans for parking, pathways, drainage, water, sewer systems
- Landscape design planting and irrigation plans
- Americans with Disabilities Act (ADA) Campus Access Plan
- Signage implementation plan (s)
- Power and lighting design plans
- Gas distribution design plan
- Telecommunications implementation plans
- Parking management plan
- Maintenance plan

PHASING PLAN

Much of the implementation of the Oxnard College Facilities Master Plan 2004 will be realized through construction projects made possible through the passage of Measure S and the issuance of bonds. The projects defined in the Oxnard College Facilities Master Plan 2004 were developed and articulated through an iterative process which principally included the participation of Oxnard College leadership and campus shared governance, the Ventura County Community College District (VCCCD) and The JCM Group, the VCCCD's project management/construction management/estimating consultant. At the time of publication, The JCM Group working closely with the VCCCD and Oxnard College, was in the process of further defining, costing and scheduling for the construction of the Measure S projects. The construction and related bond expenditure period was expected to extend through the year 2010 during which time four bonds (Series A through D) would be issued.

Although a detailed phasing plan of construction was still in process at the time the Facilities Master Plan finalization, the following general outlines of project

implementation were considered likely. The first group of projects would consist of the following:

- Health Sciences Center
- Arts Center: Performing Arts
- Arts Center: Digital Arts
- Student Services Center (Student Services / Safety-Campus Police / Health Facility / Cafeteria / EAC)
- Classroom Building 1
- P.E. / Athletic Fields/Gym Rehabilitation
- Bookstore and Business Services Renovation
- North Parking Lot and Related Infrastructure
- Deferred Maintenance Projects

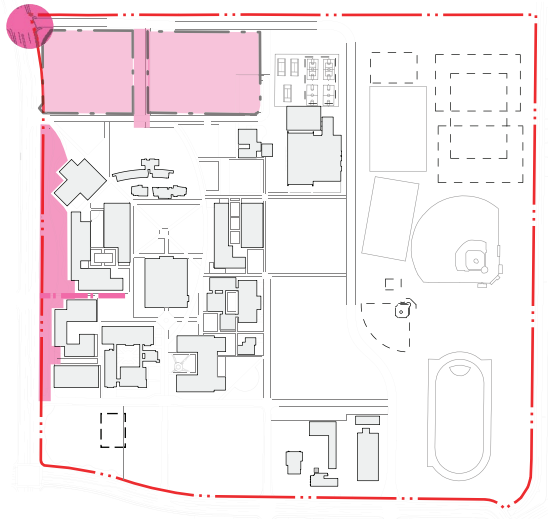
Some of these projects represent first phase projects needed to provide the spaces that would make possible the implementation of later projects. For instance, removal of the various temporary facilities on campus will become possible once the classroom, office and special use spaces are available into which the occupants of the temporaries can relocate. Construction of the non-Measure S facilities will be dependant upon state funding or other future sources which may include future VCCCD bonds.

Infrastructure projects consist of rehabilitation projects, which will have a priority such as the replacement of sections of the deteriorating gas distribution system, and new projects which typically will be built to support future building facilities tied to campus growth.

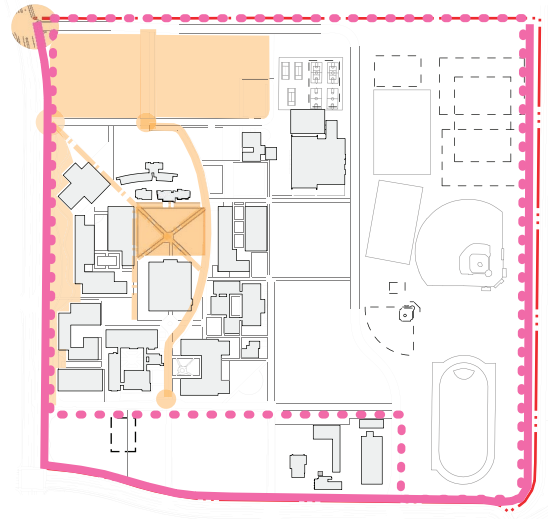
Projects related to the mitigation measures identified in the Oxnard College Final Environmental Impact Report (FEIR) will be implemented based on the mitigation and monitoring plan contained within the FEIR.



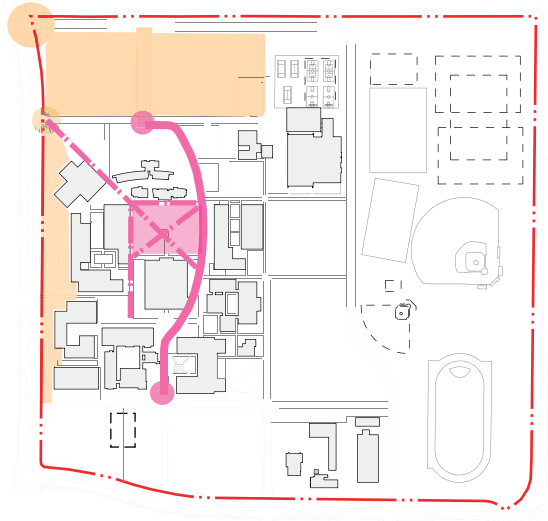
PHASE 1



PHASE 3



PHASE 2



PHASE 4



LANDSCAPE PHASING PLAN

Given the importance of enhancing the image of the Oxnard College campus and the major role landscaping has in achieving that desired image, implementation of the landscape plan for Oxnard College is a high priority. A prioritization of those landscape projects and components of the landscape master plan is therefore provided here. These projects are conceptualized as being developed over time on a phase by phase basis that can be implemented as funding and donation efforts proceed. Some paths, quads, and courtyards do not appear on the landscape phasing plans illustrated here, as they will in many cases become part of the site development activities associated with specific Measure S building projects.

A logical grouping of proposed high priority landscape projects follows.

PHASE1

- Rose avenue eco-zone (including potential dry creek, wind row plantings and connecting path)
- Northern vehicular entries
- North parking lot

PHASE2

- Paseo de Las Palmas
- Pedestrian entries (palm courts)
- Main campus Quad (and associated paths)

PHASE3

- Campus buffer
- Par course

PHASE4

- South parking lot
- Important pedestrian paths
- Southern vehicular entries
- Campus loop road

ACRONYMS AND ABBREVIATIONS

ASF	Assignable Square Feet
ASGs	Associated Student Governing Senate
ASL	Above Sea Level
BMP	Best Management Practice
CFS	Cubic Feet Per Second
CMU	Concrete Masonry Unit
CNEL	Community Noise Equivalent Level
CY	Cubic Yards
Dbi	Decibels
EIR	Environmental Impact Report
ES	Electrical/Signal (Equipment Structures at Oxnard College)
FPSC	Facilities Planning Steering Committee (Oxnard College)
FTF	Facility Task Force
FTES	Full-Time Equivalent Students
GPM	Gallons Per Minute
GSF	Gross Square Feet
HC	Head Count (Enrollment)
HVAC	Heating Ventilating and Air Conditioning
KVA	Kilovolt Amperes
LEED	Leadership in Energy and Environmental Design
LF	Lineal Feet
MDF	Main Distribution Frame
MPG	Medium Pressure Gas (distribution line)
MS4	Municipal Separate Storm Sewer Systems
NCAA	National Collegiate Athletic Association
NPDES	National Pollutant Discharge Elimination System
OGSF	Overall Gross Square Feet
OC	Oxnard College
OCTV	Oxnard College Television
PBX	Private Branch Exchange
PSI	Pounds Per Square Inch
SCAT	Southern California Area Transit
SCE	Southern California Edison
SF	Square Feet
VCCCD	Ventura County Community College District
VCWPD	Ventura County Watershed Protection District

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