

**TO:** Board of Trustees**FROM:** Kathleen F. Burke, Chancellor**RE:** SOCCCD: 2020 Facilities Master Plan for Irvine Valley College and Saddleback College**ACTION:** Presentation

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**BACKGROUND**

SOCCCD engaged M. Arthur Gensler, Jr. & Associates, Inc. (Gensler) to support the creation of the 2020 Facilities Master Plan (FMP) for 2020-2040 to define the capital projects for Irvine Valley College and Saddleback College. Gensler conducted meetings, forums, surveys and workshops to involve the participatory constituencies in guiding the development of the FMP. A detailed implementation plan was created to support the execution of the projects based on the Education and Strategic Master Plans, projected Basic Aid Funds available, facility condition assessments, projected attendance, and the 5-year Construction Plan including the Initial Project Proposals and Final Project Proposals submitted to the State Chancellor's office for potential state funding.

**STATUS**

The FMP was informed by the Irvine Valley College and Saddleback College Education Master Plans (EMP), which served as the foundation for facilities recommendations. It also uses the District and college's Mission, Vision and Core Values/Guiding Principles as building blocks. The FMP contains detailed information specific to the proposed capital projects as well as probable costs and timeline for implementation for each project. The FMP will guide future physical development at Irvine Valley College, Saddleback College, and ATEP. Gensler will present a high-level overview of the complete FMP (EXHIBIT A).





SOUTH ORANGE COUNTY  
COMMUNITY COLLEGE DISTRICT  
**2020 FACILITIES MASTER PLAN**

July 2020



# OUTLINE

- PLANNING PROCESS
- RECOMMENDATIONS
  - Irvine Valley College
  - Saddleback College
- IMPLEMENTATION PLAN
- DISCUSSION



# PLANNING PROCESS

# PROCESS





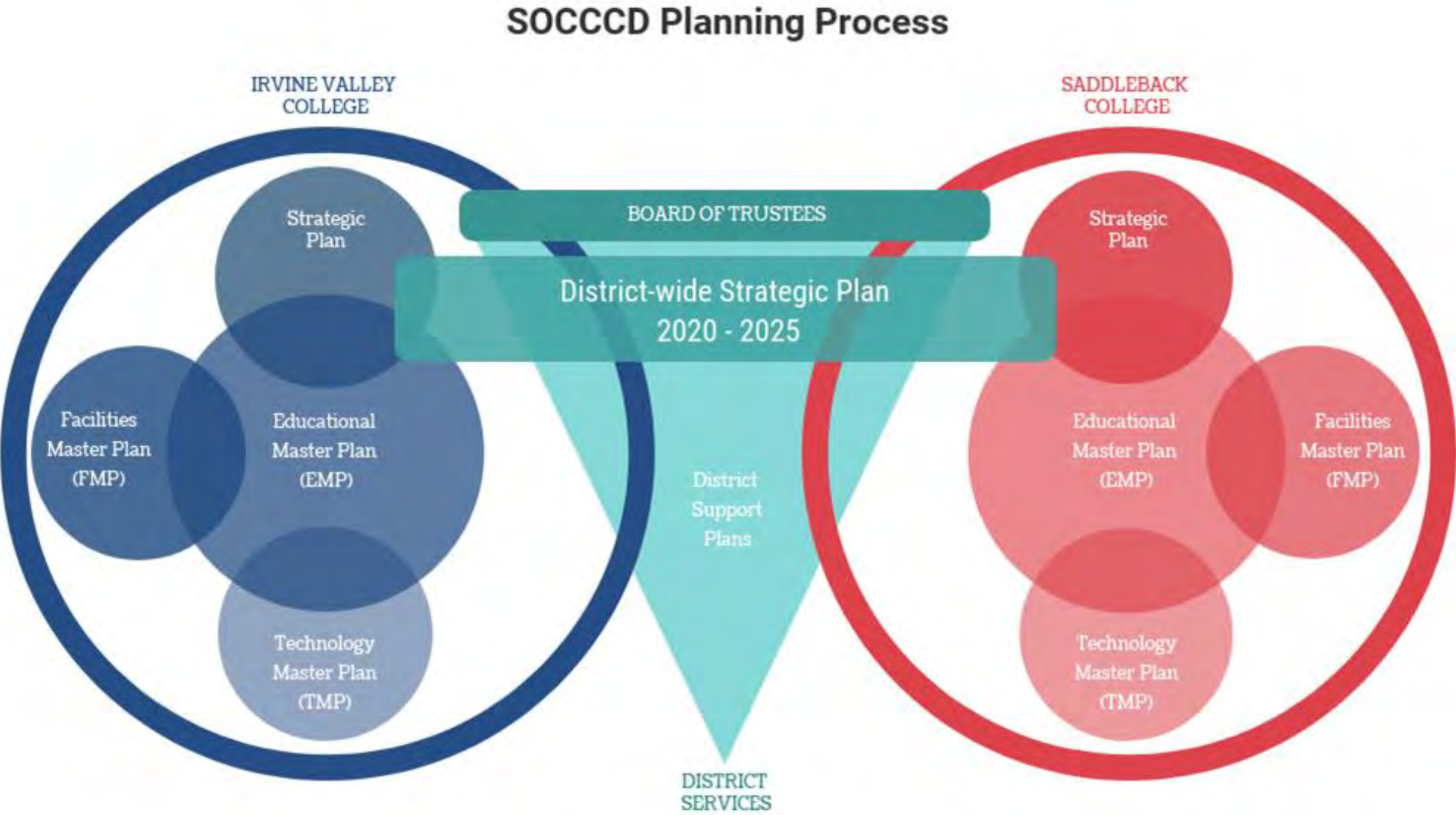
# TIMELINE

		2019												2020																				
STEPS		SEP			OCT			NOV			DEC			JAN			FEB			MAR			APR			MAY			JUNE			JULY		
1	PREPARE																																	
2	ANALYZE																																	
3	FRAME																																	
4	EXPLORE																																	
5	RECOMMEND																																	
6	DOCUMENT																																	

## ENGAGEMENT

Irvine Valley College																																					
Task Force																																					
Other Groups																																					
Saddleback College																																					
Task Force																																					
Other Groups																																					
ATEP																																					
Campus Forum																																					
District																																					
District Planning Meetings (DWPC + CEC)																																					

# INTEGRATED



# District Strategic Goals

1

Ensure Student **Equity** in Access and Achievement

2

Transform Lives Through **Learning** and Achievements

3

Engage with the **Community** in Economic Prosperity, Civic Events, and Cultural Activities

4

Optimize our Institutional Design and Structure with a **Student-Centered** Focus



# PARTICIPATORY



Task Force Meetings  
Committee Meetings  
Campus Forums  
Online Surveys



Broad Engagement

- Students
- Faculty
- Staff



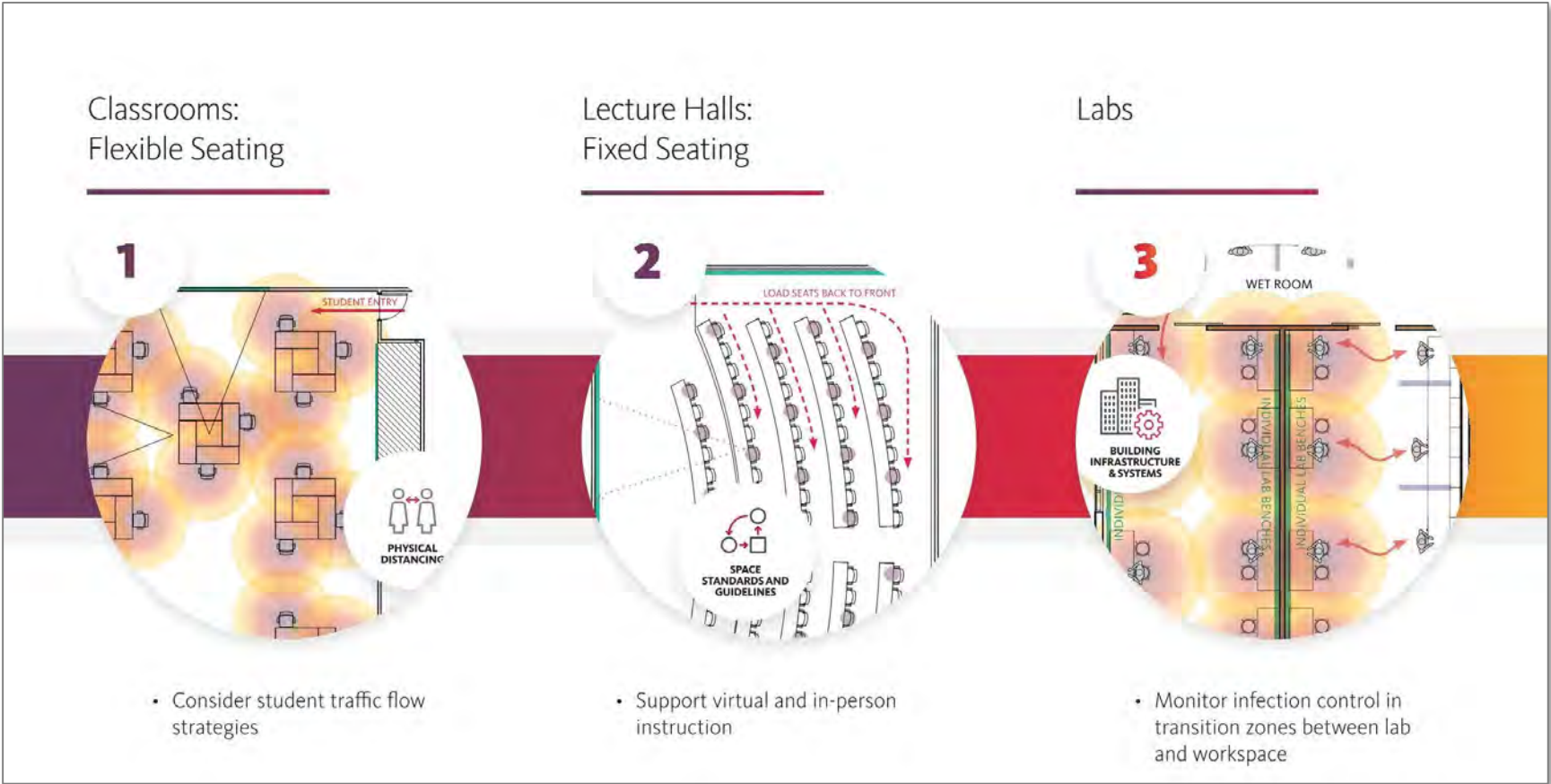
**Gensler**



# PLANNING FOR THE FUTURE DURING A PANDEMIC...

## FOCUS

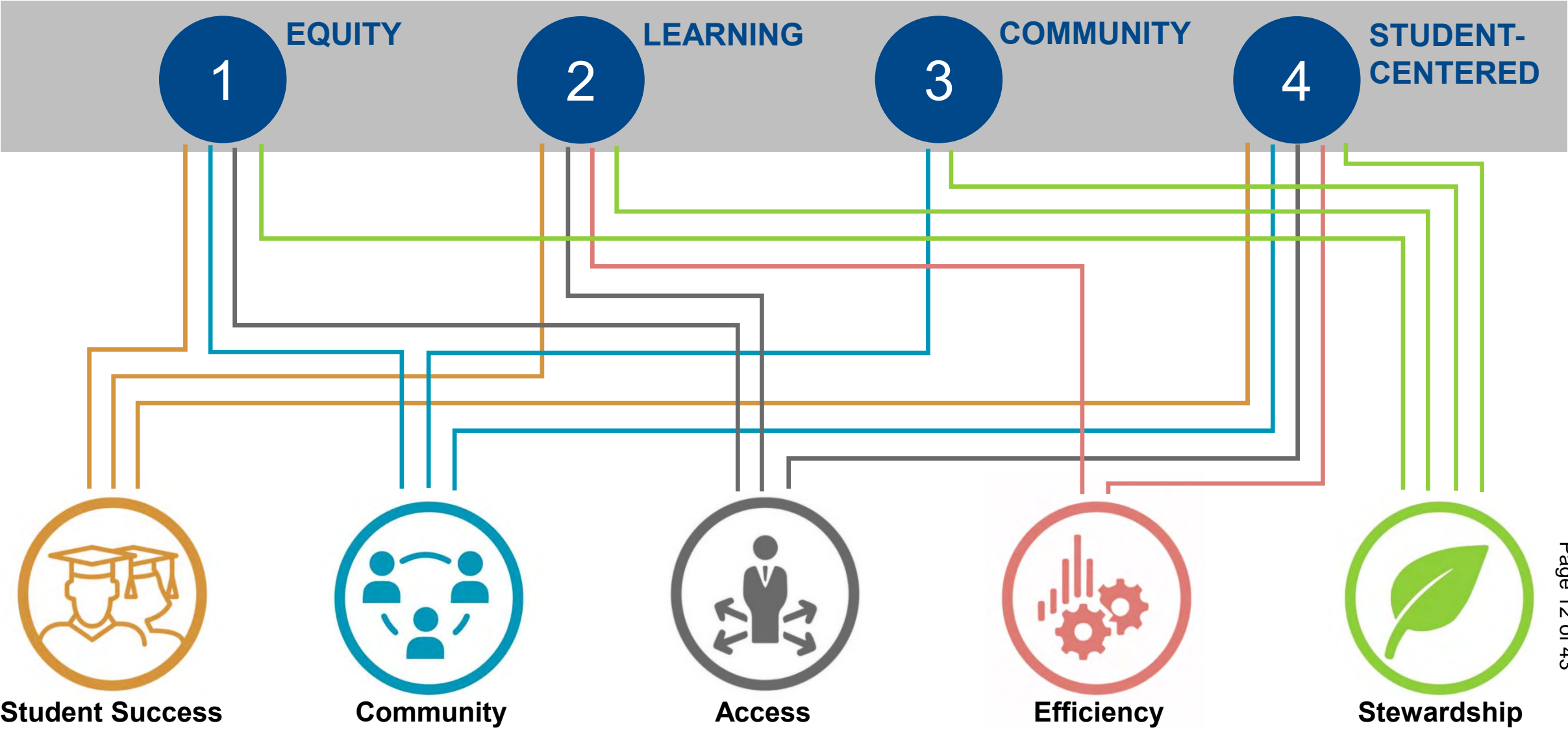
- Flexibility
- Adaptability
- Technology





# IRVINE VALLEY COLLEGE

# Linking Plans



# Facilities Planning Principles



## Student Success

- Improve access to student support services
- Integrate and consolidate functions and services
- Increase access to tutoring and learning centers
- Develop campus to keep students on campus
- Help eliminate non-academic barriers



## Community

- Develop indoor + outdoor spaces to enhance collaboration
- Develop outdoor areas to support events + activities
- Increase availability and choices for food
- Enhance a sense of belonging + pride
- Develop campus to enhance safety + security (pathways + lighting)



## Access

- Develop welcoming and inviting entry experiences
- Improve access to programs and services
- Develop and clarify circulation patterns
- Enhance wayfinding



## Efficiency

- Replace temporary, inefficient and underperforming facilities
- Renovate + repurpose where appropriate
- Right-size facilities to support program needs
- Position to maximize state funding opportunities



## Stewardship

- Optimize available resources
- Increase awareness and create a culture of sustainability
- Increase partnerships and collaborations



EXISTING BUILDINGS

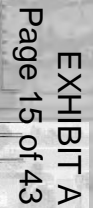
TEMPORARY STRUCTURES



EXISTING BUILDINGS

TEMPORARY STRUCTURES

PROJECTS IN DESIGN





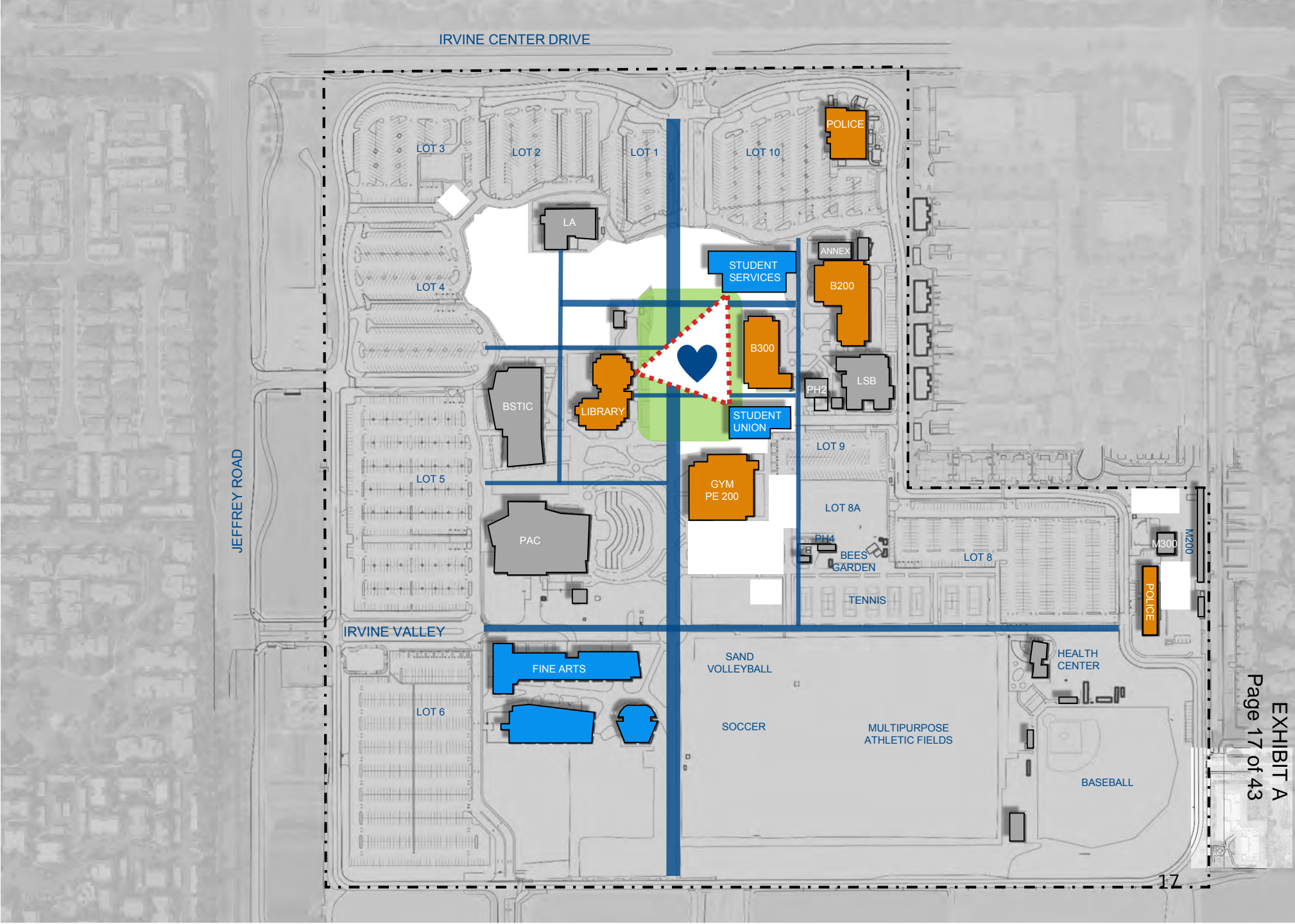
# RENOVATE/ REPURPOSE

- EXISTING BUILDINGS
- PROJECTS IN DESIGN
- RENOVATE/REPURPOSE





# FRAMEWORK



# NEW FACILITIES





# PARKING + ENERGY



360 ADDITIONAL  
PARKING SPACES



JEFFREY RD

IRVINE CENTER DRIVE

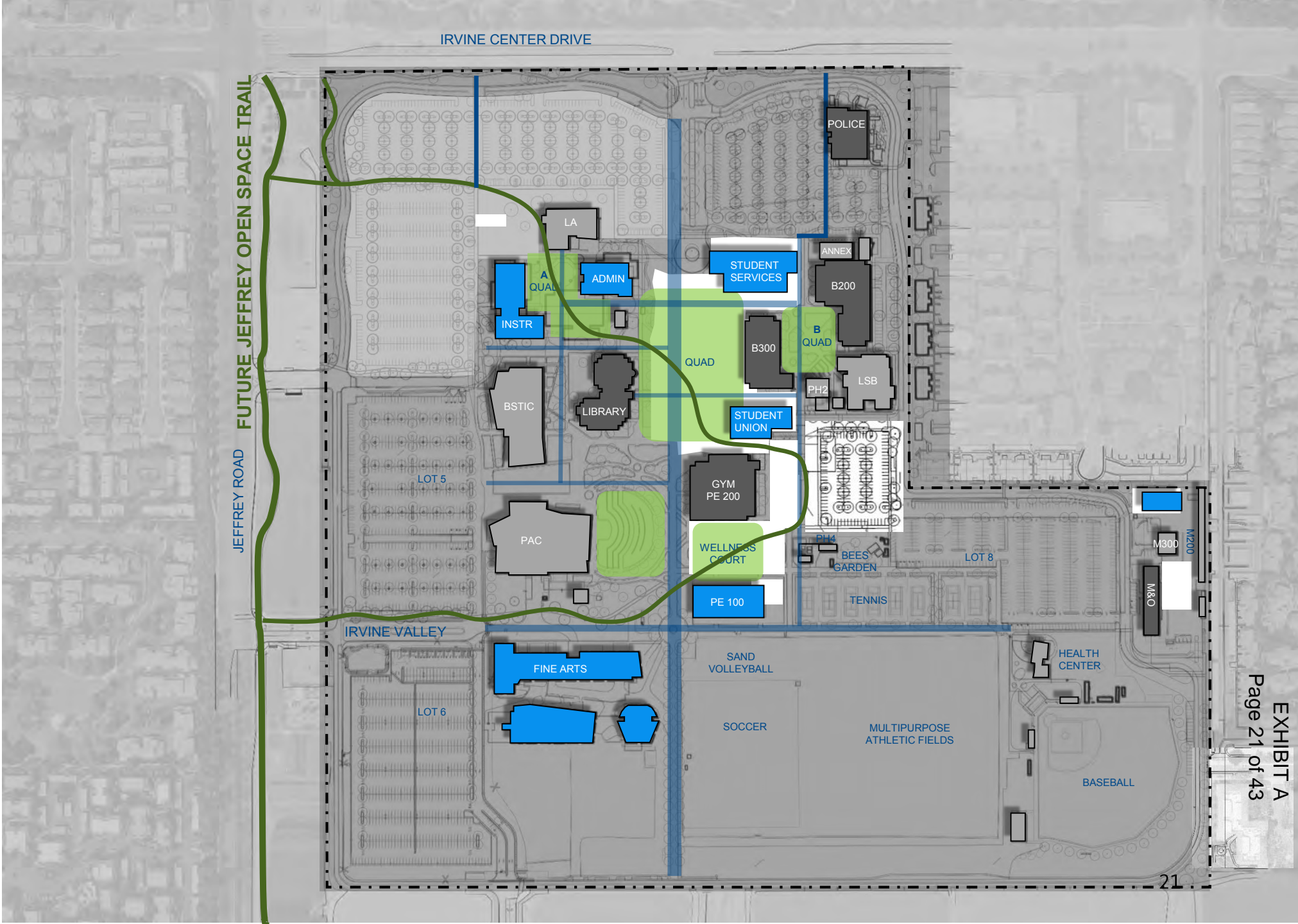




# IMPROVE ACCESS



# CONNECT





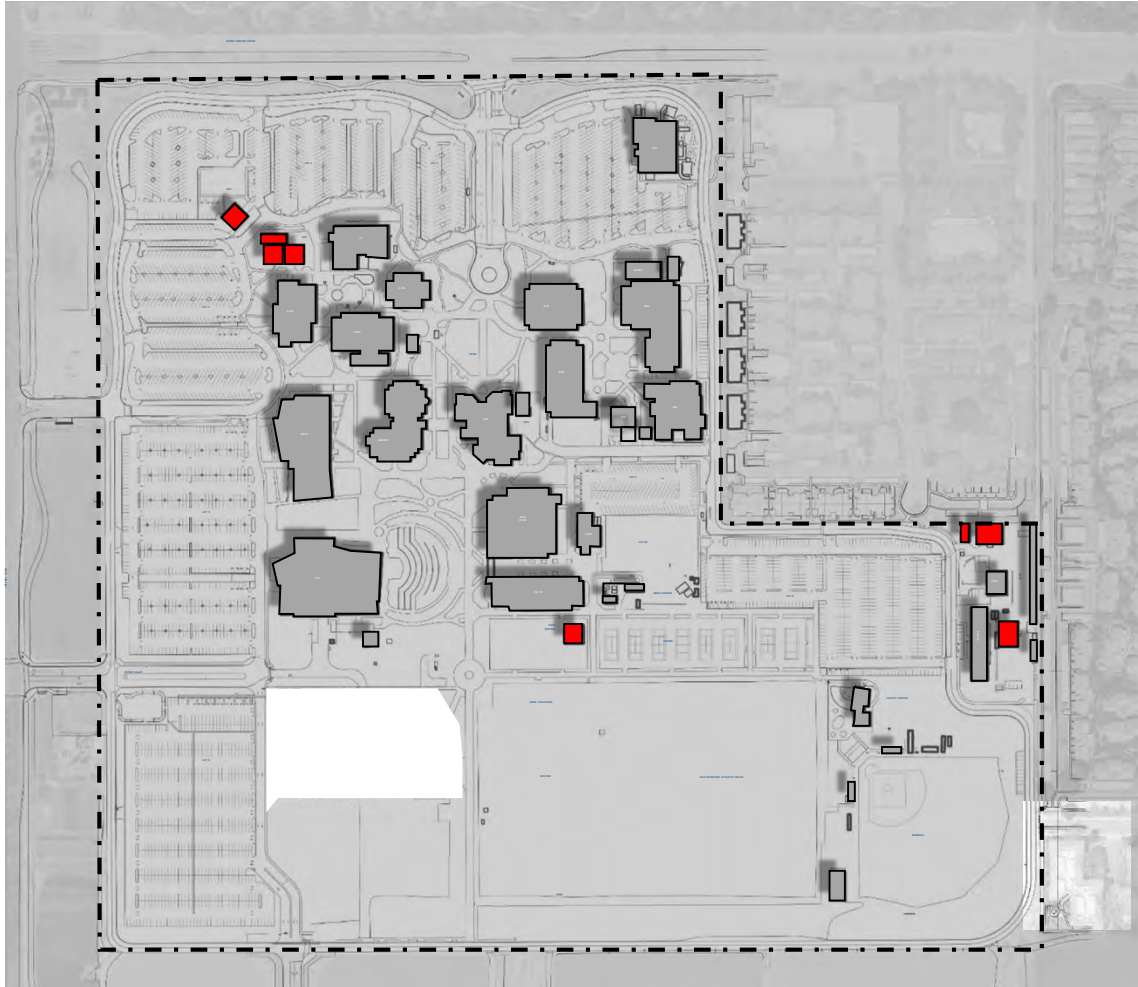
# FACILITIES MASTER PLAN

- EXISTING BUILDINGS
- PROJECTS IN DESIGN
- PROPOSED BUILDINGS
- RENOVATE





## Existing

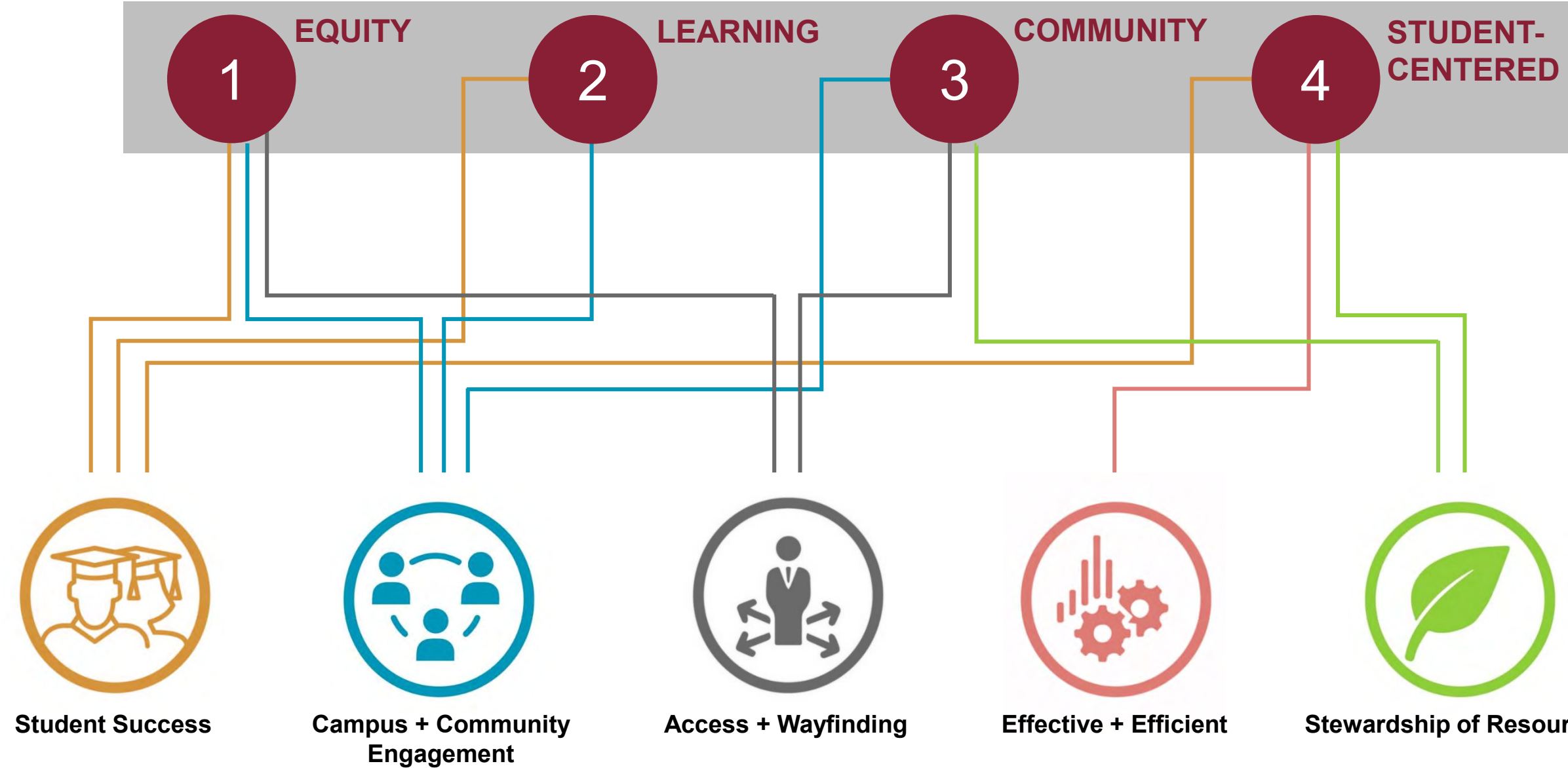
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# SADDLEBACK COLLEGE



# Linking Plans



# Facilities Planning Principles



## Student Success

- Improve access to student support services
- Integrate and consolidate functions and services
- Develop spaces to encourage students to spend more time on campus



## Campus + Community Engagement

- Develop indoor + outdoor spaces to enhance collaboration
- Develop outdoor areas to support events + activities
- Increase availability and choices for food
- Improve community access
- Enhance a sense of belonging + pride



## Access + Wayfinding

- Improve campus organization to enhance intuitive wayfinding
- Create logical groupings of functions
- Improve physical connections across all areas of the campus
- Better wayfinding
- Better naming convention



## Effective + Efficient

- Replace temporary, inefficient and underperforming facilities
- Replace seismically vulnerable buildings
- Renovate + repurpose where appropriate
- Right-size facilities to support program needs
- Design for well-being



## Stewardship of Resources

- Increase awareness and create a culture of sustainability
- Increase partnerships and collaborations
- Position to maximize state funding opportunities



EXISTING  
CAMPUS

- EXISTING
- IN DESIGN / CONST
- TEMPORARY





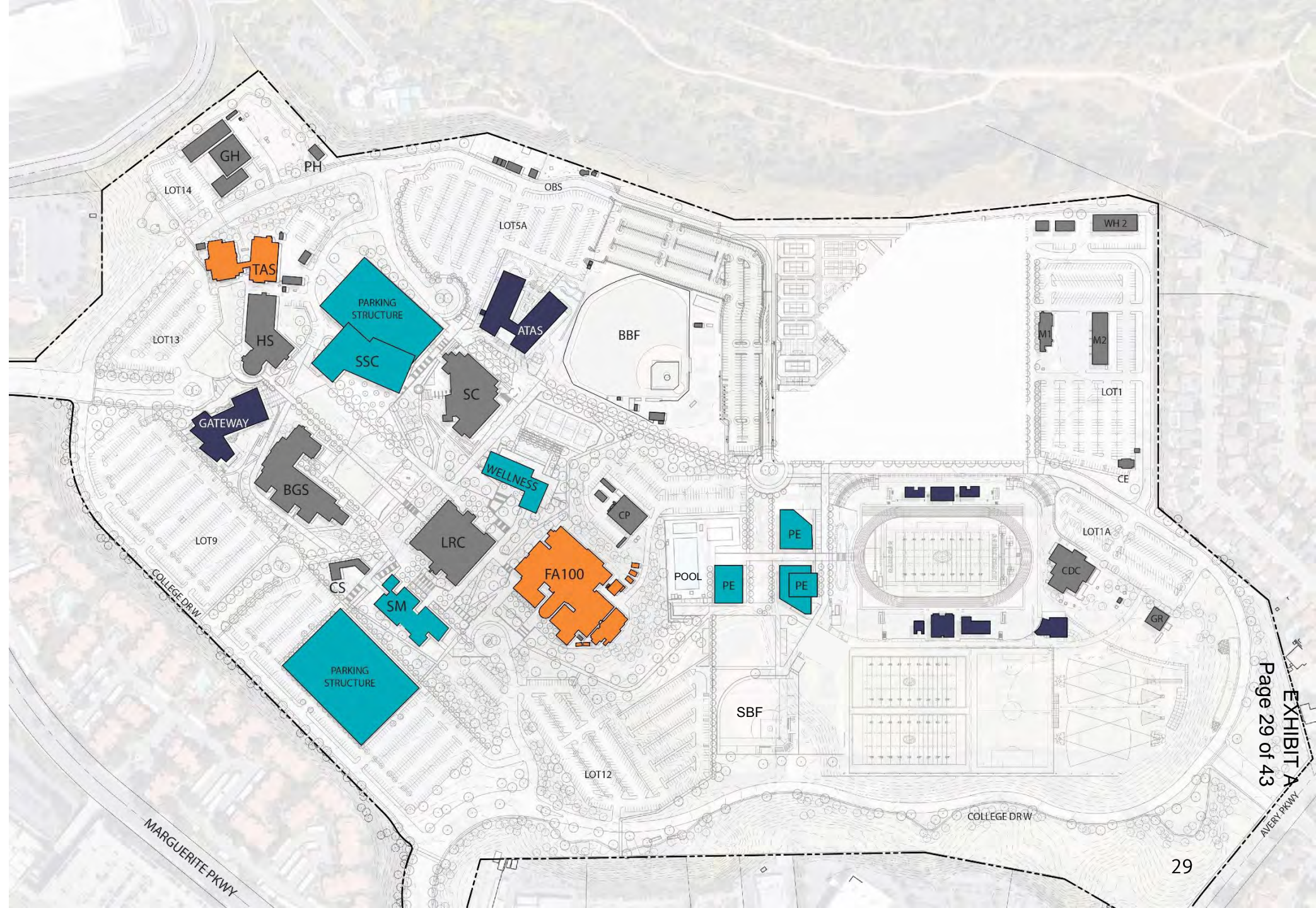
EXHIBIT A  
Page 28 of 43

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- EXHIBIT A  
Page 28 of 43
- 28



RENOVATION +  
NEW FACILITIES

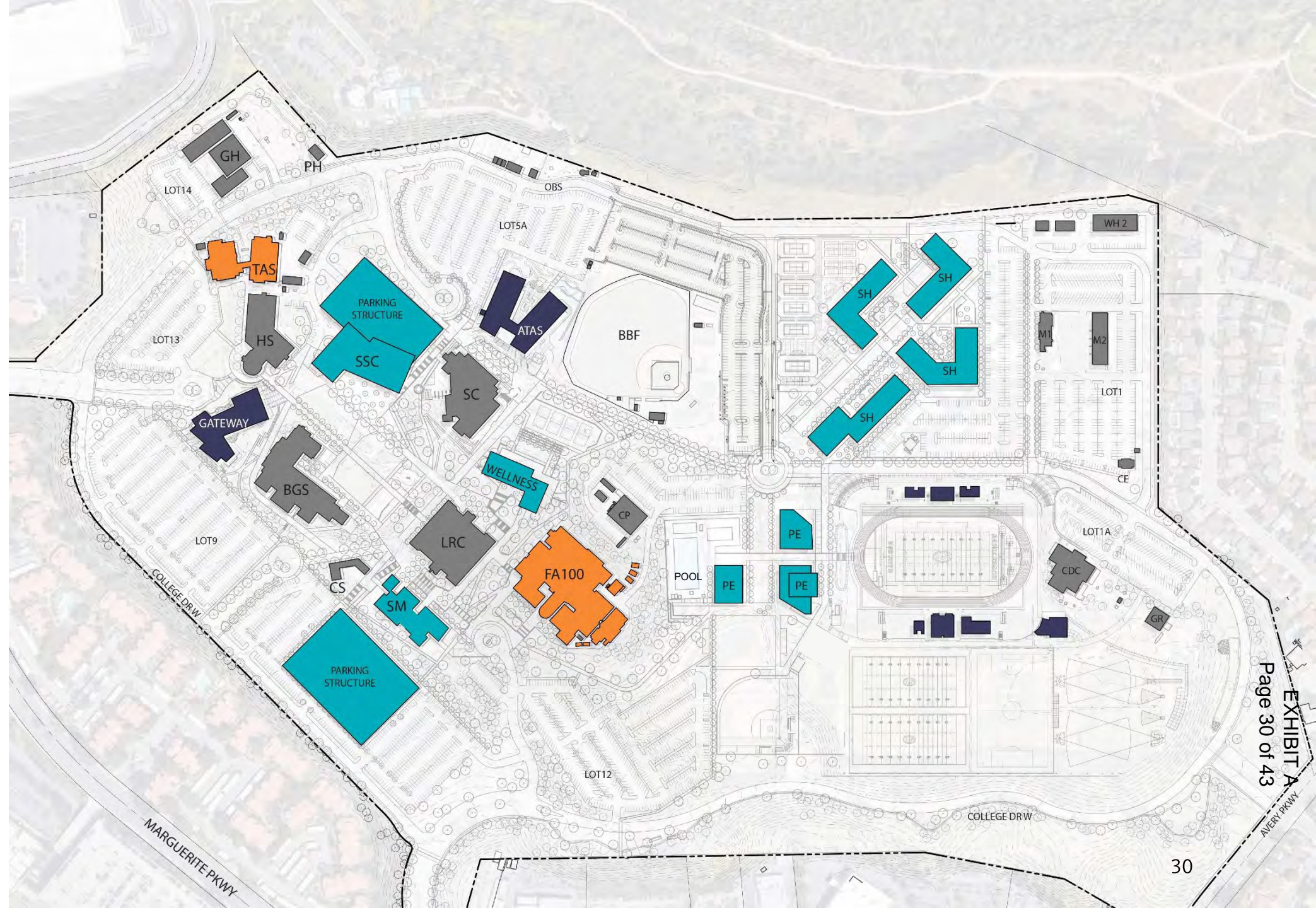
- EXISTING
- IN DESIGN / CONST
- RENOVATION
- NEW CONST





POTENTIAL  
STUDENT  
HOUSING

- EXISTING
- IN DESIGN / CONST
- RENOVATION
- NEW CONST





# PEDESTRIAN CONNECTIVITY

- EXISTING
- IN DESIGN / CONST
- RENOVATION
- NEW CONST
- PRIMARY PATHS

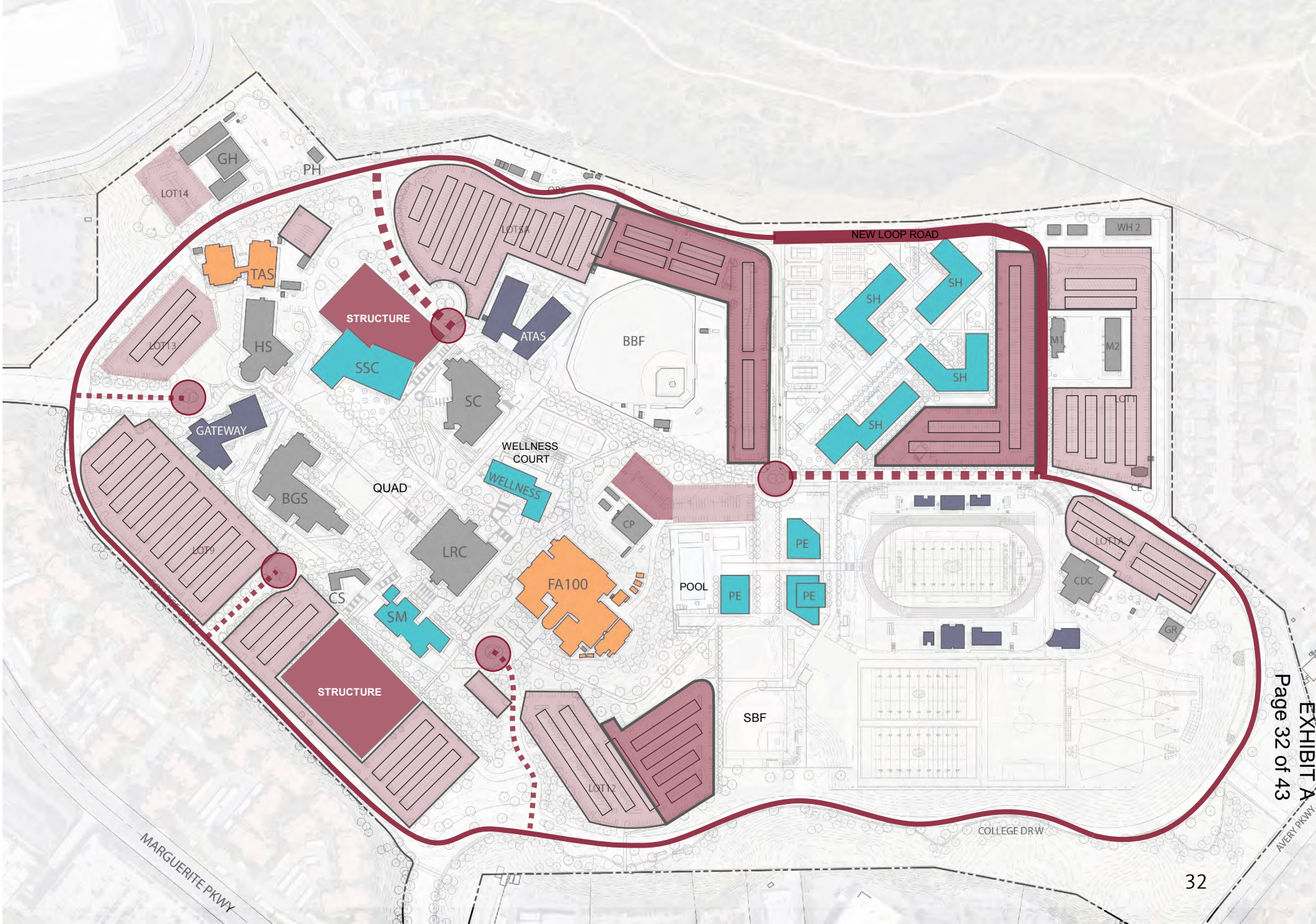




VEHICULAR  
CIRCULATION +  
PARKING + PVs



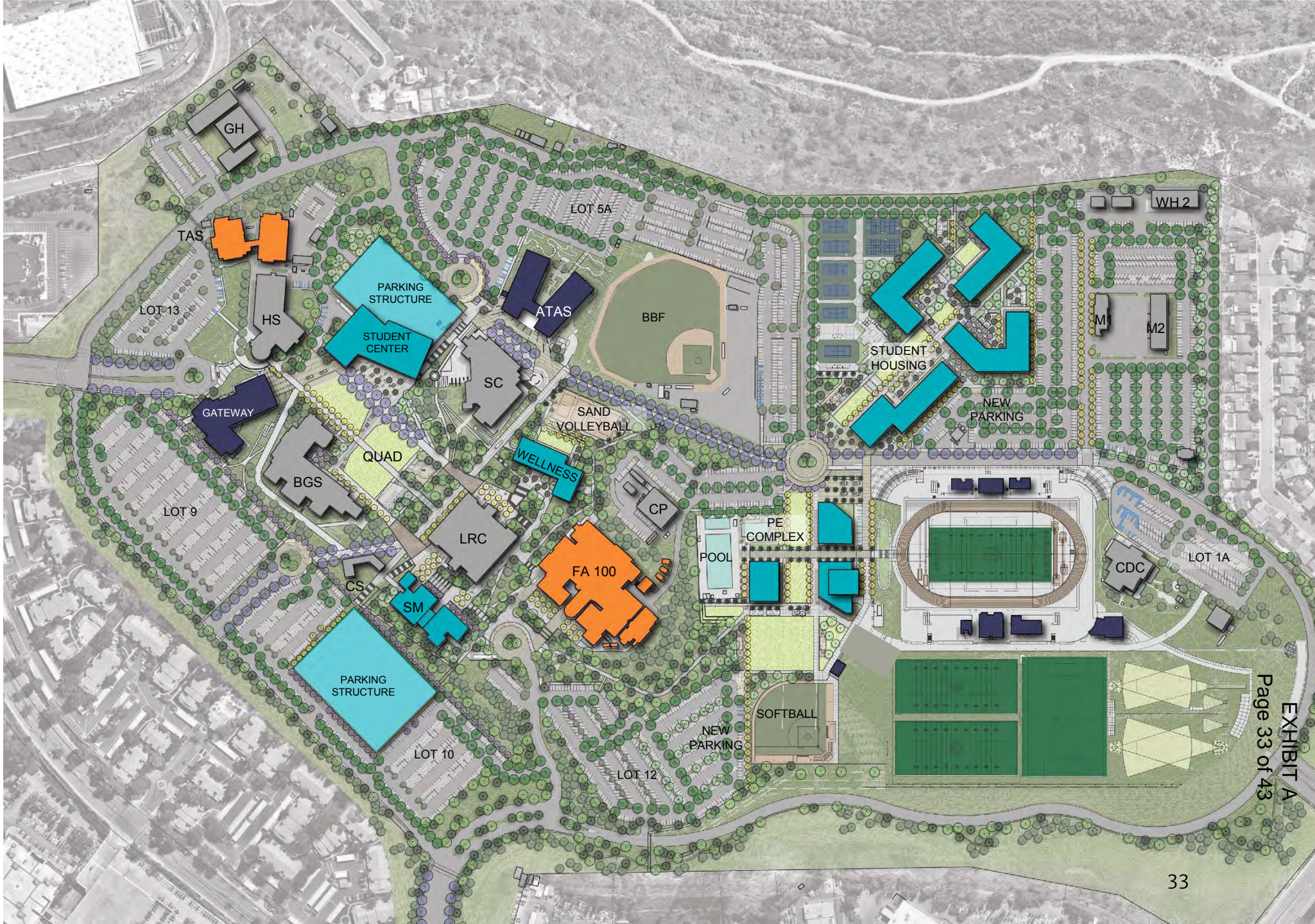
- EXISTING
- NEW SURFACE
- NEW STRUCTURE
- LOOP ROAD
- ENTRY POINTS
- DROP-OFFS





# FACILITIES MASTER PLAN

- EXISTING
- IN DESIGN / CONST
- RENOVATION / CHANGE OF USE
- NEW CONSTRUCTION





# SADDLEBACK COLLEGE

## EXISTING



## FACILITIES MASTER PLAN

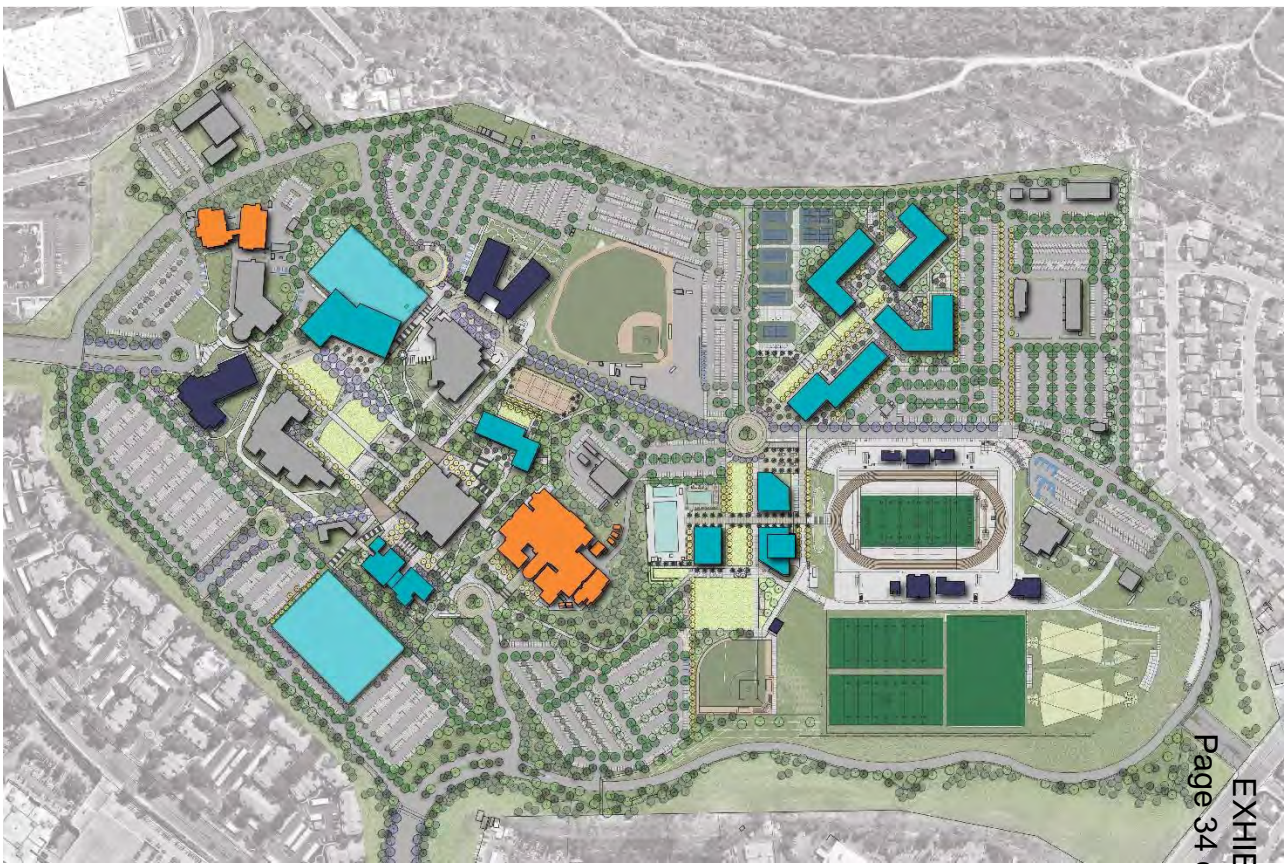
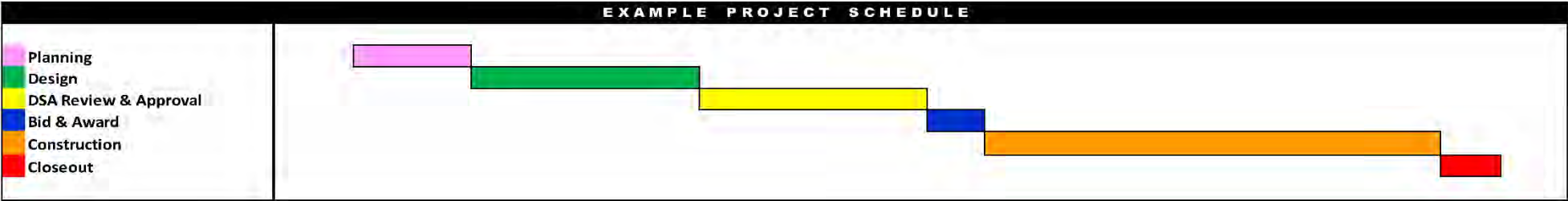
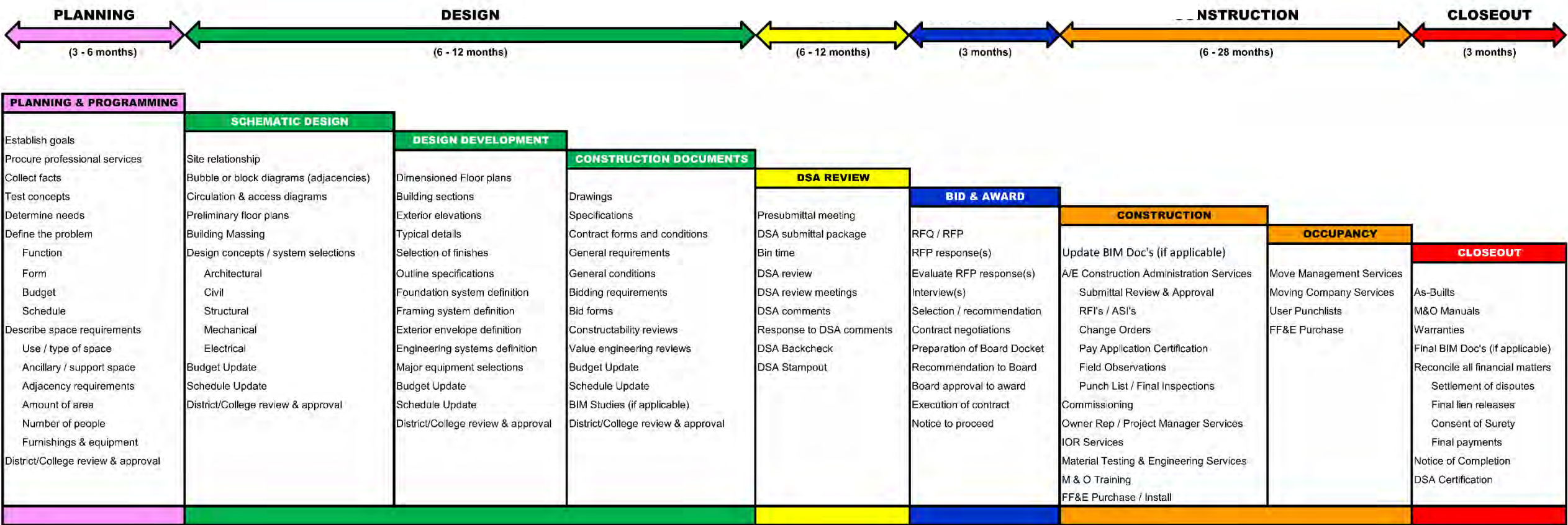


EXHIBIT A  
Page 34 of 43



# IMPLEMENTATION PLANNING

# PROJECT PHASES











# IMPLEMENTATION PLAN SCHEDULE

Legend: Planning Design DSA Bid & Award Construction Closeout

PROJECTS		Total Project (Excl Escal)	Total Project (Incl Escal)	2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040		
				JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	JASON	JFMAM	
IVC	PE 100 Demo & New Construction	28,453,009	36,803,822																																											
SC	M&O / Grounds & Transportation	8,520,094	10,788,551																																											
IVC	M&O Bldg (re-purpose Police Bldg)	9,000,000	11,396,231																																											
SC	Student Union & Parking	100,443,750	136,216,888																																											
IVC	Administration & A Quad Landscape	35,250,000	47,852,027																																											
IVC	Parking Lot Reconfiguration (Lot 1 - 4)	20,145,000	27,489,629																																											
SC	Parking Structure (Lot 10)	54,140,625	77,129,139																																											
SC	AGB Demo & Quad Extension & Pedestrian Bridges	12,750,000	18,284,640																																											
IVC	Library Renovation	21,969,938	33,195,186																																											
IVC	Community Trail	10,191,920	15,994,313																																											
SC	Arboretum Trail	25,479,801	41,952,133																																											
SC	Wellness Center & Volleyball / Demo PE 600	17,779,833	30,314,228																																											
IVC	Infrastructure	20,500,000	20,500,000	300,000		3,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		2,500,000		
IVC	Scheduled Maintenance Projects (5 yrs)	20,000,000	20,000,000	-4,000,000		-4,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		-3,000,000		
SC	Infrastructure	47,500,000	47,500,000	100,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		4,700,000		
SC	Electrical & 12KV Improvements	27,000,000	27,000,000	6,500,000		6,700,000						6,700,000																																		
DW	District-wide ADA Project	27,000,000	27,000,000	3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		
DW	District-wide ATEP Site Development	20,000,000	20,000,000			3,000,000				3,000,000				3,000,000				3,000,000				3,000,000				3,000,000				3,000,000				3,000,000				3,000,000				3,000,000				
DW	District-wide Planning	14,333,000	14,333,000			110,000						1,000,000																																		
Total Projects (excluding escalation):		1,124,236,955		55,215,514		121,646,383		72,773,371		79,235,186		102,358,735		93,660,501		90,136,511		85,509,872		55,825,140		42,860,279		58,601,893		68,069,521		56,145,245		29,063,091		21,385,689		15,334,226		10,389,491		16,788,958		33,418,286		12,071,418				
Total Projects (including escalation):		1,334,796,246		55,215,514		124,608,774		76,636,719		85,534,067		112,869,261		106,488,873		104,165,771		101,281,488		67,461,622		52,814,257		77,139,687		92,438,238		80,949,694		41,742,950		22,774,289		16,351,341		22,843,735		22,843,735		22,843,735		22,843,735		22,843,735		22,843,735
IVC:		505,301,540		25,972,737		42,956,413		73,438,978		18,987,485		39,716,689		56,042,004		47,935,082		31,740,378		28,059,373		28,137,618		38,034,812		30,088,955		5,349,493		16,616,861		15,033,719		8,068,486		0		0		0		0		0		
SC:		768,161,707		25,909,777		76,632,363		50,187,743		61,938,582		66,650,573		49,332,497		45,117,767		48,346,446		32,722,648		19,396,085		49,007,019		54,763,425		70,040,739		14,391,437		6,700,000		5,340,571		8,782,655		24,443,894		22,843,735		13,515,307		0		
District:		61,333,000		3,833,000		5,000,000		3,000,000		6,500,000		3,000,000		5,000,000		3,000,000		5,000,000		3,000,000		5,500,000		0		2,000,000		0		2,000,000		3,500,000		2,000,000		0		2,000,000		0		5,500,000		0		
Total Deduct Basic Aid & State Funds:		(251,145,295)		(61,542,771)		(86,996,920)		(14,136,239)		(11,251,480)		(26,706,800)		(17,937,240)		(12,735,786)		(11,219,389)		(1,400,223)		0		0		0		0		0		0		0		0		0		0		0		0		
IVC:		(109,811,923)		(26,076,438)		(26,967,708)		(5,496,867)		(1,571,040)		(3,761,406)		(5,764,515)		(4,410,089)		(4,313,567)		(1,051,347)		0		0		0		0		0		0		0		0		0		0		0		0		
SC:		(138,000,372)		(29,466,333)		(60,029,212)		(9,649,372)		(5,565,440)		(9,935,394)		(12,935,325)		(11,344,201)		(6,905,822)		(7,165,822)		0		0		0		0		0		0		0		0		0		0		0		0		
District:		(3,333,000)		(1,533,000)																																										
Adjusted Totals After Deducts:		1,083,650,951		(6,327,257)		61,611,854		62,499,480		70,412,157		81,644,481		88,647,633		91,416,014		88,062,120		85,002,799		52,814,257		77,139,687		92,438,238		80,949,694		41,742,950		26,116,641		22,774,289		16,351,341		26,443,894		2,804,735		17,015,507				
IVC:		395,489,617		(6,663,663)		15,966,294		17,022,419		21,916,892		26,916,892		26,916,892		26,916,892		26,916,892		26,916,892		26,916,892		26,916,892		26,916,892		26,916,892		26,916,892		26,916,892		26,916,892		26,916,892		26,916,892		26,916,892		26,916,892		26,916,892		
SC:		630,161,335		(6,663,663)		42,625,131		45,500,309		52,280,348		53,727,579		53,727,579		53,727,579		53,727,579		53,727,579		53,727,579		53,727,579		53,727,579		53,727,579		53,727,579		53,727,579		53,727,579		53,727,579		53,727,579		53,727,579		53,727,579		53,727,579		
District:		58,000,000		0		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		3,000,000		

Page 39 of 43

EXHIBIT A

# DISCUSSION



# FACILITIES MASTER PLAN

- EXISTING BUILDINGS
- PROJECTS IN DESIGN
- PROPOSED BUILDINGS
- RENOVATE





# FACILITIES MASTER PLAN

- EXISTING
- IN DESIGN / CONST
- RENOVATION / CHANGE OF USE
- NEW CONSTRUCTION







SOUTH ORANGE COUNTY  
COMMUNITY COLLEGE DISTRICT  
**2020 FACILITIES MASTER PLAN**

EXHIBIT A  
Page 43 of 43