

Riverside Community College District
Moreno Valley Campus
Educational/Facilities Master Planning



Project Orientation

April 5, 2007



Maas Companies – Firm Background

- A multi-faceted, planning, development and management company
- Established in 1987
- Locations in Northern, Central & Southern California
- Completed nearly 100 Master Plans for California Community Colleges

Maas – Project Team

■ Project Team

- Michael Maas, Principal Planner
- Drew Jung, Project Director
- Tom Christian, Project Architect
- Dan Rosenberg, Senior Planning Associate
- Jeff Kellogg, Planning Coordinator

■ Project Support

- Susan Moore, Planning Support

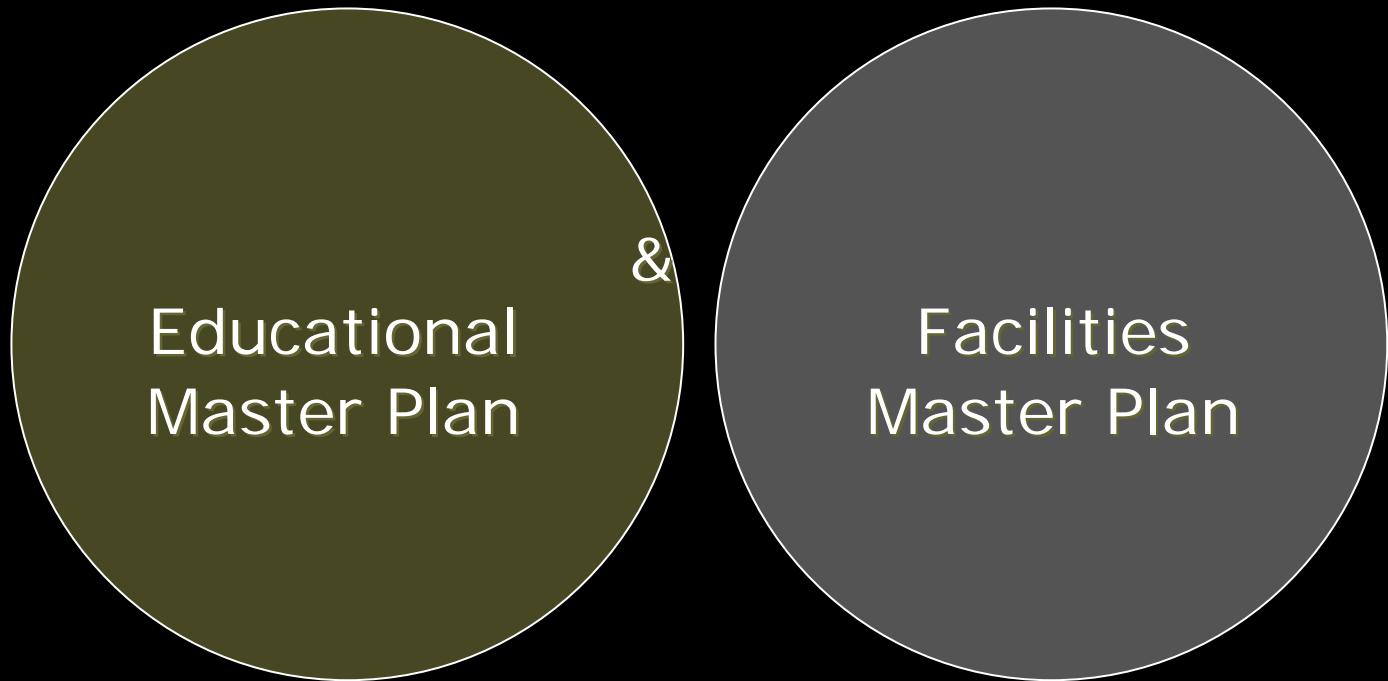
Planning is Everything



Maas Companies' Philosophy

The firm's philosophy is that the future program of instruction, along with related support services, should be the primary determinant for defining the future space needs of a college.

Master Plan Integration



Genesis of the Plan

- Title V requirement since 1972
(Section 55402-04)
“Every college will have a master plan”
- Establish curriculum baseline
- Analyze existing facilities and infrastructure of the campuses
- Embraced by the facilities planners/CEO's/CFO's

Master Plan Considerations

- Recognize changes in teaching methodology
- Provide appropriate learning environment
- Facilities to accommodate enrollment growth
- Improve access, efficiency and cost effectiveness
- Recognize the concept of Total Cost of Ownership

Plan Components

Educational & Facilities Master Plan Includes:

- Statement of Purpose
- Educational Philosophy
- Scope of Educational & Support Services
- Impacts of demographic and economic trends
- Analysis of the college's environment

Plan Components (Continued)

Educational & Facilities Master Plans Include:

- Academic Trends/capacities
- Forecast for growth based on quantifiable measures
- Quantification of space by discipline/program per Title V and Chancellor's Office standards
- Evaluation of existing facilities & infrastructure
- Analysis of open space, circulation, accessibility, parking, signage, etc.

Plan Components (Continued)

Identify:

- Long-term goals and short-term objectives
- Program needs
- Resources required
- Allocation of space

Master Planning Activities

Educational Master Plan

1. **Start-up (March)**
2. **Data Gathering (March – April)**
 - Internal Environmental Scan
 - External Environmental Scan
 - Section Level Course Data
3. **Planning Assumptions (April – May)**
4. **Analysis (April – June)**
 - Analyze the Baseline Curriculum
 - Apply Growth Model
 - Determination of Future Space Needs and Utilization
5. **Recommendations (June)**

Facilities Master Plan

1. **GLOBAL ISSUES (April-June)**
 - Vehicular circulation/parking
 - Site Density
 - Campus Character
 - Pedestrian Circulation /ADA/ wayfinding
 - Sustainability considerations
 - Signage, site lighting
2. **SPECIFIC ISSUES (June-October)**
 - New building requirements
 - Renovation requirements/secondary effects
 - Interdisciplinary instruction requirements
 - Phasing plan
 - Financing plan
3. **ADA SURVEY (April-May)**
4. **Financing Plan (October)**
5. **Total Cost of Ownership (October)**

Report Generation

Data for Educational Master Plan

From the District

- Online Survey
- Written Responses
- Interviews
- Census WSCH/FTES Data
- Student Demographics (Fact Book Data)
- TOP Code and by Org
- 320 Detail Report
- Space Inventory-Report 17

From External Sources

- Demographic Data
- Labor Statistics
- Economic Data
- Chancellor's Office Data
- Maas Database



Data for Facilities Master Plan

- Review of existing buildings
- Infrastructure review
- Evaluation of open space
- Pedestrian/vehicular flow
- ADA requirements
- Parking review
- Signage review
- Campus standards
- Stakeholder input

Educational Master Plan

Future Program of Instruction

FORECAST: FUTURE PROGRAM OF INSTRUCTION BY DISCIPLINE/PROGRAM																						
SCHOOL	DISCIPLINE/PROGRAM	ACTUAL						PROJECTED														
		CURRENT PROFILE - FALL SEMESTER 2004						2010					2015					2020				
		# OF SEC	WSCH	WSCH SEC	FTES	LEC HRS	LAB HRS	# OF SEC	LEC WSCH	LAB WSCH	TOTAL WSCH	FTES	# OF SEC	LEC WSCH	LAB WSCH	TOTAL WSCH	FTES	# OF SEC	LEC WSCH	LAB WSCH	TOTAL WSCH	FTES
ADVANCED TECHNOLOGY																						
	TUTORING	3	511	170.3	4.0	5.0	0.0	4	376	221	597	19.9	5	422	248	670	22.3	5	471	277	747	24.9
	SUB TOTAL	3	511	170.3	4.0	5	0	4	376	221	597	19.9	5	422	248	670	22.3	5	471	277	747	24.9
BUSINESS SCIENCES																						
	ACCOUNTING	15	2,760	184.0	84.8	54	14	17	2,497	664	3,161	105.4	20	2,801	745	3,546	118.2	22	3,127	831	3,958	131.9
	BUSINESS MANAGEMENT	16	1,485	92.8	50.5	48	0	0	1,330	0	1,330	60.3	19	1,916	0	1,916	63.9	23	2,236	0	2,236	74.5
	COMPUTER INFORMATION MANAGEMENT	46	3,982	86.6	180.6	111	69	48	2,747	1,684	4,430	147.7	49	2,941	1,803	4,744	158.1	52	3,334	2,043	5,377	179.2
	REAL ESTATE	9	1,806	200.7	41.3	23	0	12	2,056	0	2,056	68.5	14	2,484	0	2,484	82.8	16	2,895	0	2,895	96.5
	COLLEGE WORK EXPERIENCE	1	68	68.0	2.28																	
	SUB TOTAL	87	10,101	632	359.49	236	83.0	95	9,108	2,347	11,456	381.9	102	10,142	2,547	12,690	423.0	113	11,591	2,874	14,465	482.2
COMPUTING CENTER																						
	COMPUTER CENTER	2	420	210.0		0	40	4	0	483	483	16.1	6	0	542	542	18.1	9	0	695	695	23.2
	SUB TOTAL	2	420	210	0	0	40.0	4	0	483	483	16.1	6	0	542	542	18.1	9	0	695	695	23.2

Educational Master Plan

Space Needs Quantification

SCHOOL	CURRENT ASF 2004				TARGET YEAR 2010				TARGET YEAR 2015				TARGET YEAR 2020			
	SEC	LEC ASF	LAB ASF	TOTAL ASF	SEC	LEC ASF	LAB ASF	TOTAL ASF	SEC	LEC ASF	LAB ASF	TOTAL ASF	SEC	LEC ASF	LAB ASF	TOTAL ASF
ADVANCED TECHNOLOGY																
TUTORING	3	0	0	0	4	178	568	746	5	200	637	837	5	202	711	913
TOTAL	3	0	0	0	4	178	568	746	5	200	637	837	5	202	711	913
BUSINESS SCIENCES																
ACCOUNTING	15			0	17	1,181	850	2,031	20	1,325	953	2,278	22	1,342	1,064	2,406
BUSINESS MANAGE	16			0	18	855	0	855	19	906	0	906	23	959	0	959
COMP INFO MGNT	46		1,488	1,488	48	1,299	2,115	3,414	56	1,391	2,308	3,699	52	1,430	2,615	4,045
REAL ESTATE	9			0	12	973	0	973	14	1,175	0	1,175	16	1,242	0	1,242
COLLEGE WORK EXP	1			0												
GEN CLASSRMS		4,078		4,078												
TOTAL	87	4,078	1,488	5,566	95	4,308	3,005	7,313	102	4,797	3,261	8,058	113	4,973	3,679	8,652
COMPUTING CENTER																
COMPUTING CENTER	2		3,740	3,740	4	0	821	821	6	0	921	921	9	0	1,181	1,181
TESTING LAB			832	832												
TOTAL	2	0	4,572	4,572	4	0	821	821	6	0	921	921	9	0	1,181	1,181

Educational Master Plan

Total Space Needs Forecast

TABLE 21 – 2020 TARGET YEAR SPACE REQUIREMENTS

CODE	DESCRIPTION	2005 SPACE INVENTORY	2020 TITLE V QUALIFICATION	PLUS/MINUS DIFFERENCE	OVERALL NEED
0	INACTIVE	-	-	-	-
100	CLASSROOM	30,577	47,526	16,949	16,949
210-230	LABORATORY	44,058	68,934	24,876	24,876
235-255	NON CLASS LABORATORY	-	1,389	1,389	1,389
300	OFFICE/CONFERENCE	31,480	43,400	11,920	11,920
400	LIBRARY	22,417	37,956	15,539	15,539
510-515	ARMORY/ARMORY SERVICE	-	-	-	-
520-525	PHYS ED (INDOOR)	29,515	35,000	5,485	5,485
530-535	(AV/TV)	0	12,698	9,772	9,772
540-555	CLINIC/DEMONSTRATION	8,573	5,846	(2,727)	-
580	GREENHOUSE	-	-	-	-
610-625	ASSEMBLY/EXHIBITION	3,756	14,616	10,860	10,860
630-635	FOOD SERVICE	5,311	8,770	3,459	3,459
650-655	LOUNGE/LOUNGE SERVICE	1,805	3,319	1,514	1,514
660-665	MERCHANDIZING	4,166	11,293	7,127	7,127
670-690	MEETING /RECREATION	7,362	4,867	(2,495)	-
710-715	DATA PROCESSING/COMP	-	5,000	5,000	5,000
720-770	PHYSICAL PLANT	5,169	15,091	9,922	9,922
800	HEALTH SERVICES	1,026	1,200	174	174
	TOTALS	198,141	316,905	118,764	123,986

Physical Planning Considerations

The College Experience

- Enhance “student life” and the college experience
- Creating a sense of “place” and identity
- Create opportunities for interaction outside the classroom
- Give students a reason to stay

Academic success is tied to how connected a student FEELS to his/her college



Physical Planning Considerations

Moving About

- Create/maintain clear sense of direction/wayfinding. Entrances should be well defined.
- Make common facilities (library, student center) central to student circulation
- Avoid dividing the campus with vehicular traffic

HOMOGENIZE the student body through planned circulation



Physical Planning Considerations

Other issues

- Use of planned landscaping, hardscape, and “monuments” to define paths, gathering places, and entrances
- Existing infrastructure locations and capacity.
- Consider establishing design guidelines for future development
- Phasing of development and interim facilities



Schedule

<u>Meetings</u>	<u>Meeting Date</u>	<u>Time</u>
<i>Project Orientation Meeting with Steering Committee</i>	3/19/2007	12:00 p.m.
→ Project Orientation Meeting with Strategic Planning Committee	4/5/2007	3:30 p.m.
On Campus Interviews	4/25/2007	All Day
On Campus Interviews	4/26/2007	All Day
On Campus Interviews	4/27/2007	All Day
Project Update to Steering Committee	May	TBD
Curriculum Baseline and Forecast Validation Steering Committee	June	TBD
Project Update to Steering Committee	August	TBD
Campus-Wide Presentation	?	TBD
Board Approval	11/20/2007	

Schedule has
changed

Project Updates and Information

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Questions/Responses

