

Santa Monica College



STUDENT SERVICES REPLACEMENT, BOOKSTORE MODERNIZATION, PICO PROMENADE IMPROVEMENTS PROJECT

November 29, 2007

Steinberg Architects

VISION

Changing Lives Through Excellence In Education

MISSION

Santa Monica College strives to create a learning environment that both challenges our students and supports them in achieving their educational goals. We prepare our students to contribute to the global community as they develop an understanding of their personal relationship to the world's social, cultural, political, economic, technological, and natural environments.

To fulfill this mission, the College provides open and affordable access to excellent associate degree and occupational certificate programs. These programs prepare students for successful careers, develop college-level skills, enable transfer to universities, and foster a personal commitment to lifelong learning.

Santa Monica College serves, represents, and embraces the community's racial and cultural diversity. We promote the exchange of ideas in an open, caring community of learners and recognize the critical importance of each individual to the achievement of our vision.

GOALS

Student Success:

The College's learning environment will challenge, motivate, and support students. The College will use data on student outcomes to enhance educational programs and services.

Academic Excellence:

The College will uphold its tradition of academic excellence and innovation centered on a strong core of classified staff, faculty, and administrators. All are dedicated to the lifelong development of individual skills and competencies.

Community of Mutual Respect:

The College will be exemplary as a diverse community of mutual respect—a community characterized by respect for the individual, free exchange of ideas, broad collaboration, and participation in college governance.

Effective Use of Technology:

The College will promote access to technology and will use technology to achieve its goals.

Community Partnerships:

The College will develop public/private partnerships to meet the educational needs of our community, ensure financial viability, and promote employment of our students and alumni.

Supportive Physical Environment:

The College will acquire, plan, develop, and maintain facilities and equipment to provide the best possible educational environment and promote the use of sustainable resources.

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S U M M A R Y _ 1

Overview_1.1

Project Scope_1.2

Process_1.3



View along Pico Blvd. looking into proposed Student Services Building location.



View from HSS building looking at proposed Student Services Building location.



View of Pico Blvd. looking West.



View looking West at proposed project site.

The new Santa Monica College Student Services Building will be located on a prominent site on the campus. Positioned in the northeastern quadrant of the campus fronting Pico Boulevard, the building will provide an important connection between the Santa Monica community and its College.

The new building will serve as a gateway to the College, not only by its significant position and presence, but also functionally as a student's first contact and matriculation through his/her College experience. This building will become a significant campus destination. It consolidates various Student Services departments currently scattered throughout the campus. These functions include: Admissions & Records, Financial Aid, Enrollment Development, Assessment, International Education, DSPS, Scholarship, Calworks, EOPS, Counseling, and various other programs and services. The convergence of all major student services into one location will improve the outreach and access of all services available to the students at SMC while providing an efficiency of common shared spaces.

The new Student Services Building is planned to be approximately 83,000 square feet within a 3-story building. A new three level subterranean parking structure for approximately 500 cars will underlie the building. Amenities will include a parking information station, vehicular

drive and passenger drop-off, and a generous parking concourse connection to the street level. Real-time electronic parking availability information signage is also planned at various parking entry points along Pico Boulevard. This will help reduce traffic delays approaching the campus.

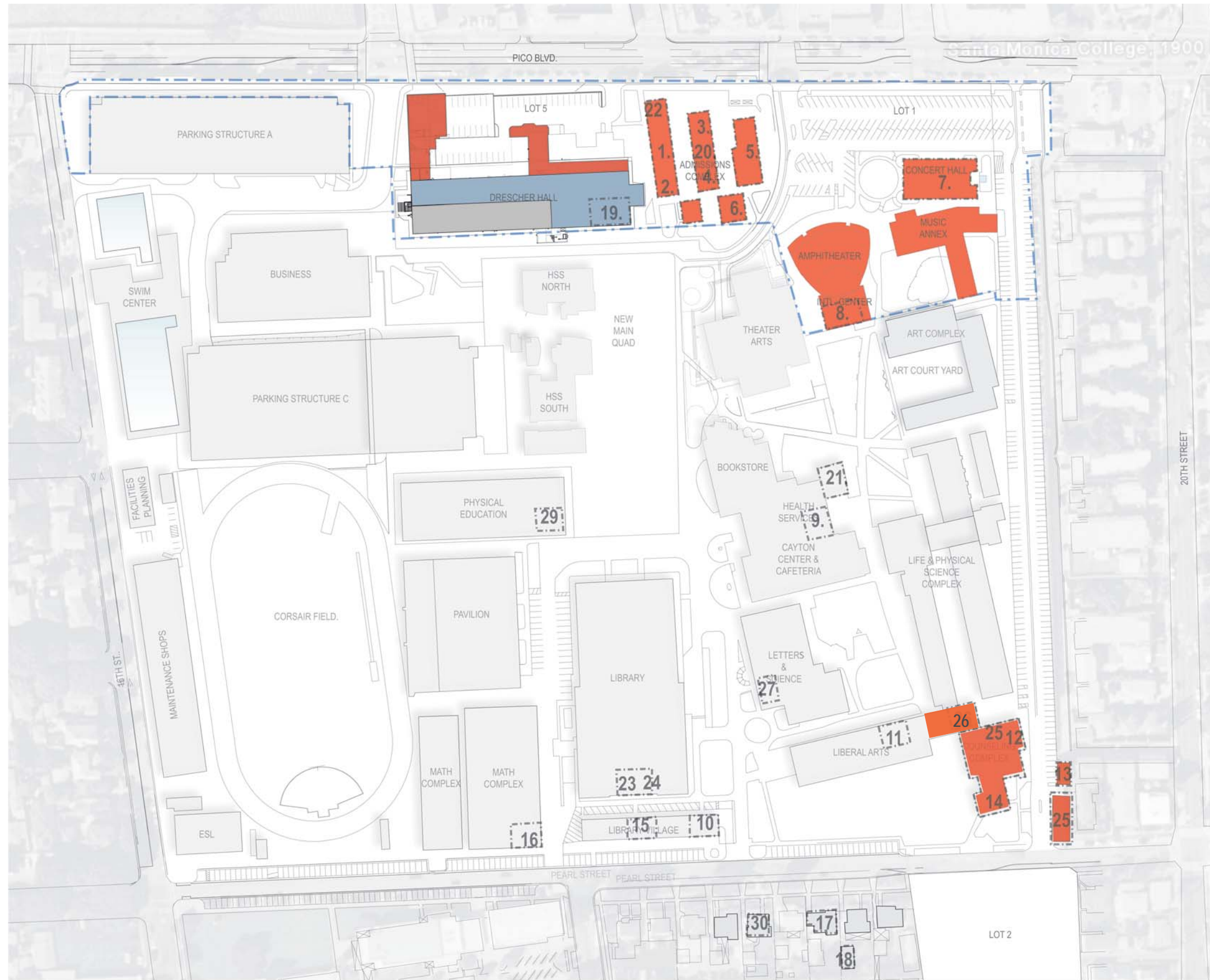
With the input of Big Blue Bus (BBB), a separate project has been identified proposing to consolidate two bus stops along Pico to one stop. A parallel loading space that could accommodate bus pull-out with ample transition space is part of this project. BBB indicated that an eastbound bus pull-out in conjunction with a dedicated daytime bus-only lane is an essential component for this to function efficiently. This project may also help reduce traffic congestion along Pico Boulevard especially during rush hour.

In its highly visible and prominent location, the new Student Services Building is viewed as a catalyst to help redefine the Pico Boulevard edge of the campus and provide a new identity for SMC. This transformation is planned to include the creation of a grand campus entry plaza and landscape area. This new promenade connection to the public way will define a formal campus entry that currently does not exist. The Pico Boulevard Promenade will change the image and impression of the SMC campus by its community connectivity of

view and approach.

Renovation of Drescher Hall is a critical component to this plan. Its proximity to the Student Services Building suggests that it be redefined as a hub of student activity. Relocation of the College bookstore to the ground floor of Drescher Hall will compliment the adjacent Student Services Building and reinforce the new campus gateway. The area between Drescher Hall and Pico Boulevard will be transformed into an active zone supported by concessions at the building's ground floor as well as the public transit stop at the street edge. While primarily intended to serve the student population, these functions could also become desired community assets. Exterior building treatments and enhanced landscape are also planned to update the existing building's appearance.

As a whole, the project is paired with two interfacing timeframes. The first is the Campus Planning for areas along Pico Boulevard including its street-side landscaping. The other is the design for the new Student Services Building. Submittal to the Chancellor's office for approval is planned for spring of 2008 for Preliminary Plans and fall of 2009 for Working Drawings. The Student Services Building project is scheduled to begin construction in the winter of 2009 with anticipated completion in 2012.



1. EOPS
2. FINANCIAL AID
3. STUDENT AFFAIRS
4. HIGH TECH TRAINING CENTER
5. ADMISSIONS AND RECORDS
6. DISABLED STUDENTS PROGRAMS AND SERVICES
7. CONCERT HALL
8. INTERNATIONAL EDUCATION CENTER
9. WELCOME CENTER
10. SCHOLARS PROGRAM
11. ASSESSMENT
12. AAC/LATINO CENTER
13. CALWORKS
14. TRANSFER/ COUNSELING COMPLEX
15. CAREER SERVICE CENTER
16. LEARNING DISABILITIES CENTER
17. INTERNATIONAL EDUCATION COUNSELING
18. SCHOLARSHIP OFFICE
19. ACADEMIC AFFAIRS
20. ENROLLMENT DEVELOPMENT
21. PSYCHOLOGICAL SERVICES
22. DSPS PROCTORING
23. DISTANCE EDUCATION - MEDIA CENTER
24. ALTERNATE MEDIA
25. TRIO AND PICO
26. BURSAR'S OFFICE
27. OMBUD'S OFFICE
28. PRESIDENT'S OFFICE (OFF-CAMPUS)
29. DUAL ENROLLMENT
30. OUTREACH

LEGEND

- TO BE RENOVATED
- TO BE DEMOLISHED / REMOVED
- EXISTING PROGRAMS TO REMAIN
- EXISTING BUILDINGS
- SCOPE BOUNDARY
- EXISTING STUDENT SERVICES TO BE RELOCATED



PROCESS

An Oversight Committee represented SMC during the project planning phase. This committee included representatives of the College that were able to make decisions and steer the project representing the College’s interests and concerns. The Oversight Committee also brought an expertise to the development of the project by its involvement and understanding of the operation of the campus, its history, as well as the direction of SMC’s future needs. Meetings with the Oversight Committee occurred over a period of 3-1/2 months approximately every 2- to 3-weeks, 8-meetings in total to monitor and advise on the development of the planning direction.

The following is a summary of the meetings and agenda issues:

Workshop 1 : May 25, 2007
Planning Kick-off

- Exploration, Priorities, Perceptions

Workshop 2: June 15, 2007
Analysis & Development

- Existing Conditions Analysis
 - Initial Findings
 - Site Circulation
- Site Planning Development
 - Initial Land Use Concepts
 - Building Locations
 - Connectivity, View and Approach

Meeting: June 27, 2007
Big Blue Bus

Workshop 3: June 29, 2007
Planning Development

- Building location options
- Proposed land-use options
- Site access / parking
- Building configurations

Workshop 4: July 13, 2007
Planning Development

- Internal Traffic Analysis
 - Parking Analysis
 - Internal traffic patterns
 - Transit operations
 - Traffic circulation
- Initial Program Analysis
 - Planning diagram
 - Analysis of program elements
 - General planning framework
- Site Development
 - Confirmation of Critical Site Elements
 - Drescher Hall

Meeting: August 1, 2007
Building User Group

Workshop 5: August 3, 2007
Site Planning and Development

- Program Verification
- Site Access/ Circulation and Parking update
- Planning Development

Meeting: August 7, 2007
Bookstore Operations

Meeting: August 15 - 16, 2007
Building User Group

Workshop 6: August 24, 2007
Site Planning Development and Landscape Planning

- Environmental Project Description confirmation
- Site Planning and Landscape Development
- Construction Phasing and Preliminary ROM cost review
- President’s Office Discussion

Meeting: September 5, 2007
Building User Group

Workshop 7: September 14, 2007
Final Planning Draft

- Final Site Plan
- Schedule Cost

Meeting: September 18, 2007
Fire Department

Workshop 8: September 21, 2007
Final Presentation

Meeting: November 14, 2007
Building User Group

Meeting: November 14, 2007
DPAC & DPAC Facilities

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- Melendrez Landscape Architecture *Landscape*
- Fehr and Peers/ Kaku Associates *Traffic*
- International Parking Design *Parking*
- VCA Civil Engineering *Civil*
- Cumming Corporation *Cost Estimator*

C O N T E X T _ 2

Regional Context_2.1

Vehicular Circulation_2.2

Pedestrian Circulation_2.3

Open Space Diagram_2.4

Local Context_2.5

Site Opportunities_2.6

Site Opportunities_2.7

Established in 1929, the main campus of Santa Monica College occupies a 37 acre site in the City of Santa Monica. As of Fall 2007, Santa Monica College enrolled approximately 30,000 students in more than 90 fields of study.

Satellite Campuses

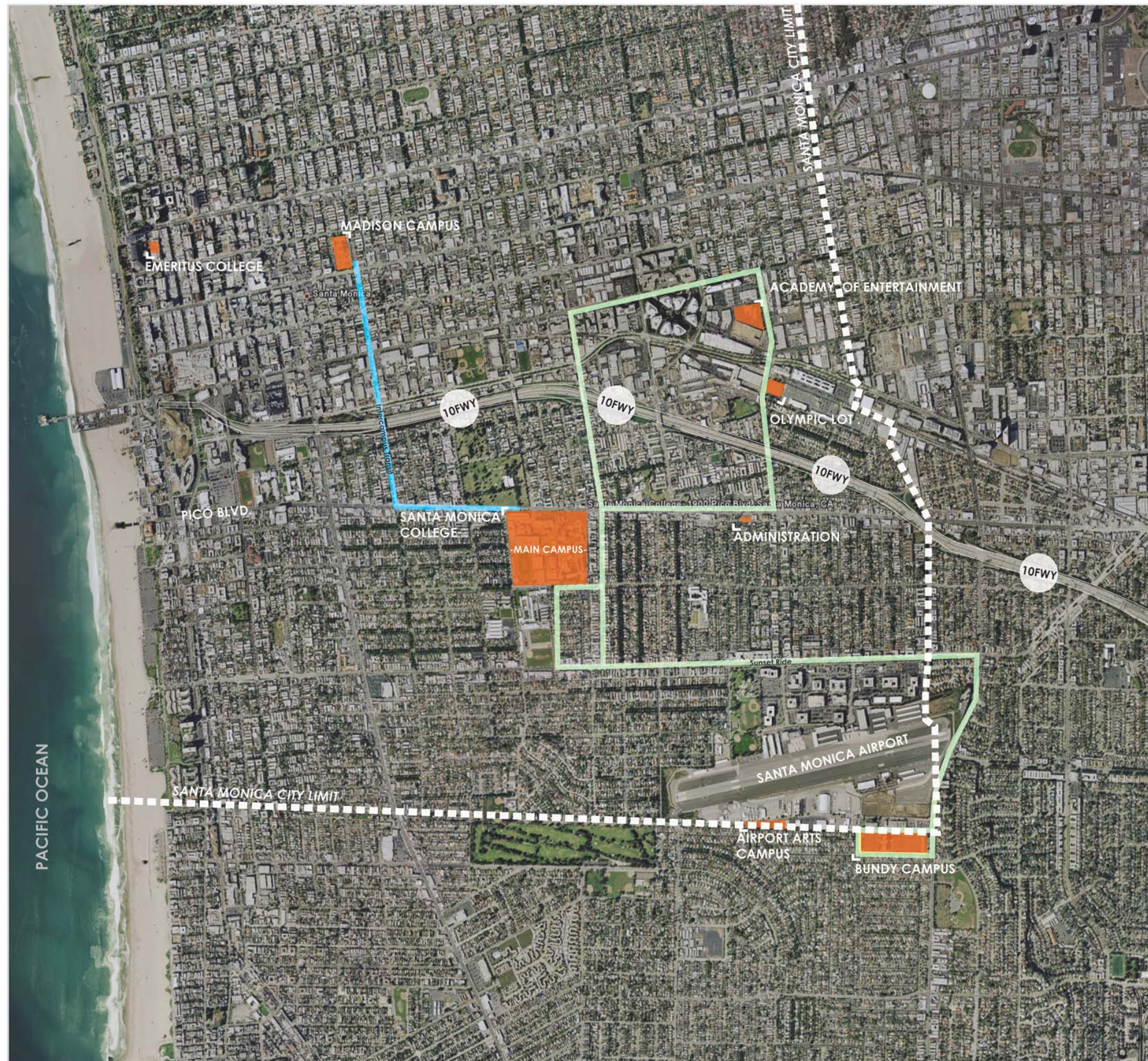
Santa Monica College operates five satellite campuses and one off-site parking lot. These include the Madison Campus, Emeritus College, the Academy of Entertainment and Technology Campus, the Airport Arts Campus, the Bundy Campus, and the Olympic Parking Lot.

Access and Transit Services

The main campus is easily accessed by vehicle off the 10 freeway. Parking facilities are provided on the main campus and at each of the satellite campuses. Two Inter-campus shuttles connect the main campus with the satellite campuses and off-campus parking. There are also a number of Big Blue Bus routes that serve Santa Monica College.

Regional Context

The main campus fronts Pico Boulevard, which is a main commercial corridor running East-West towards the ocean. The main campus is approximately 18 blocks east of the Pacific Ocean and a couple of miles North-West of the Santa Monica Airport.



LEGEND

- SMC PROPERTY
- SUNSET RIDE
- INTERCAMPUS TRANSIT
- SANTA MONICA CITY LIMIT

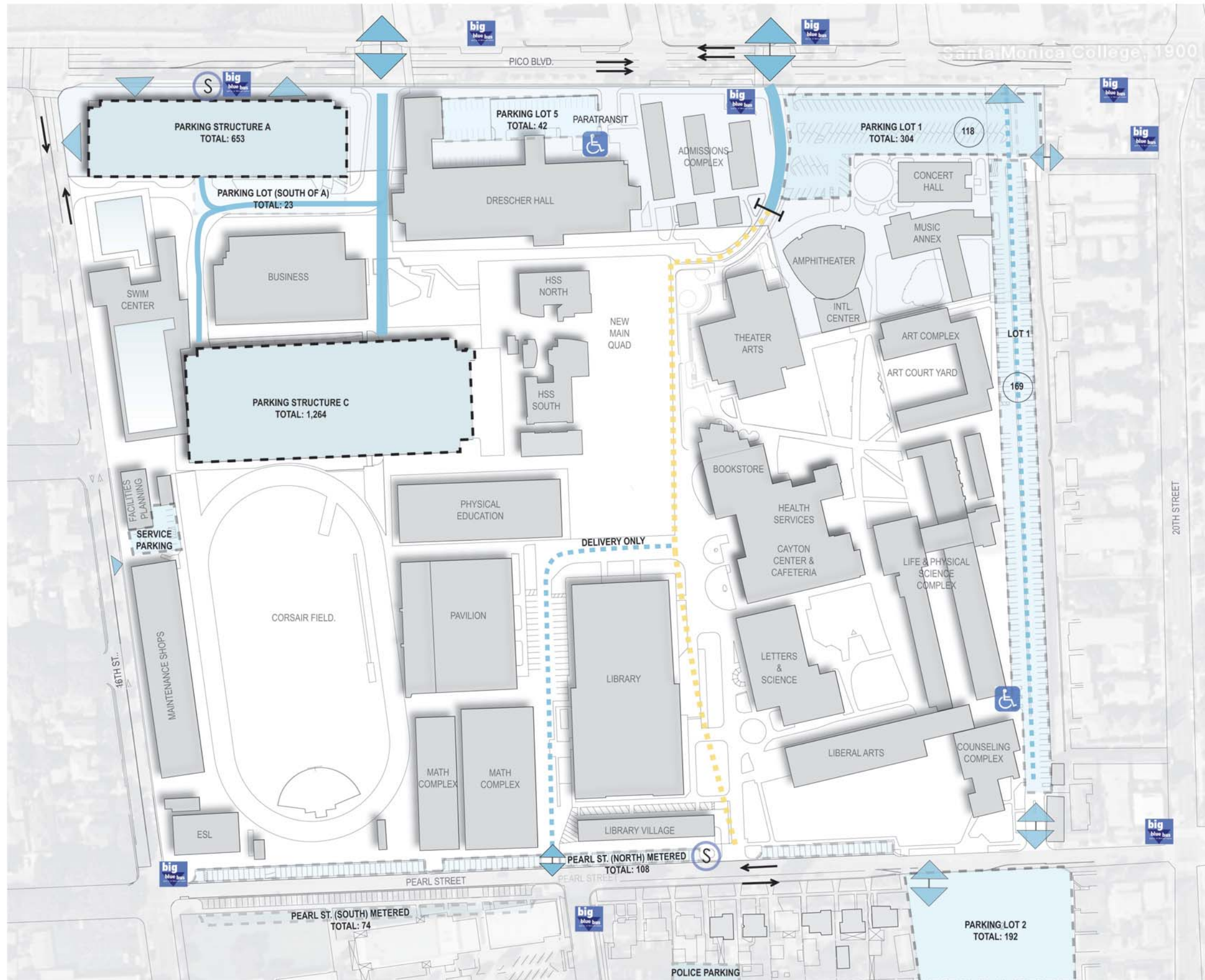


EXISTING MAIN CAMPUS PARKING SUPPLY

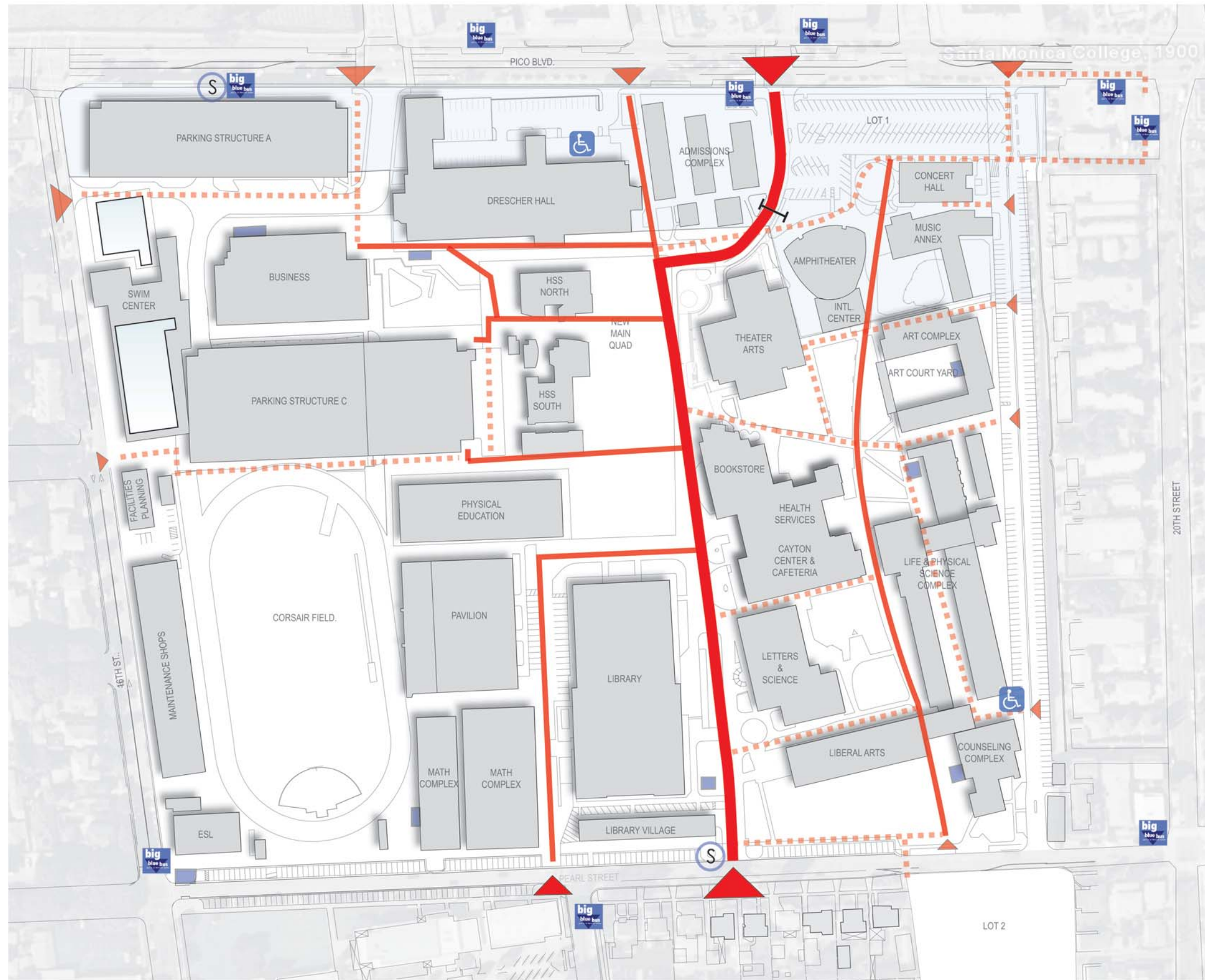
PARKING STRUCTURE A REGULAR: 640 ACCESSIBLE: 8 STAFF: 81 OTHER: 24 TOTAL: 653	PARKING LOT 5 ACCESSIBLE: 1 STAFF: 36 OTHER: 5 TOTAL: 42
PARKING LOT (SOUTH OF A) REGULAR: 17 ACCESSIBLE: 2 STAFF: 4 TOTAL: 23	PEARL ST. (NORTH SIDE) METERED REGULAR: 107 ACCESSIBLE: 1 TOTAL: 108
PARKING STRUCTURE C REGULAR: 1,199 ACCESSIBLE: 32 STAFF: 33 TOTAL: 1,264	PEARL ST. (SOUTH SIDE) METERED REGULAR: 74 TOTAL: 74
PARKING LOT 1 REGULAR: 199 ACCESSIBLE: 13 STAFF: 89 OTHER: 3 TOTAL: 304	SERVICE/ POLICE PARKING REGULAR: 21 TOTAL: 21
PARKING LOT 2 ACCESSIBLE: 10 STAFF: 177 OTHER: 5 TOTAL: 192	TOTAL: 2,681

LEGEND









- MAJOR VEHICULAR PATHS
- MINOR VEHICULAR PATHS
- FIRE AND SERVICE PATHS
- MAJOR VEHICULAR ENTRIES
- MINOR VEHICULAR ENTRIES
- MAJOR ENTRIES/ EXITS
- MINOR ENTRIES/ EXITS
- BUS STOPS
- PARATRANSIT
- INTER-CAMPUS SHUTTLE STOP
- TRAFFIC DIRECTION
- SECURITY GATE
- PARKING STRUCTURES
- EXISTING BUILDINGS



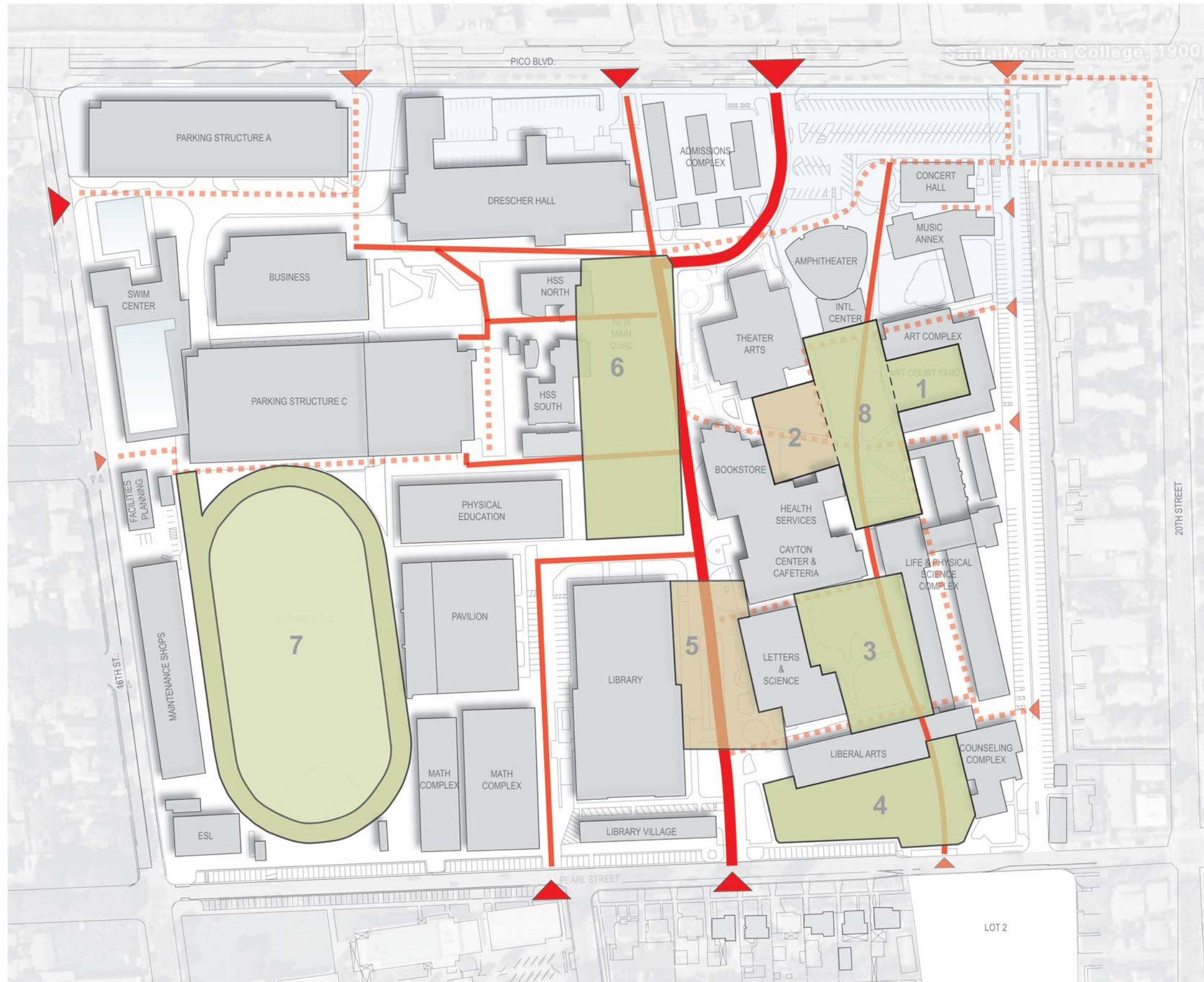
N 0 60' 120'



LEGEND

-  PRIMARY PEDESTRIAN PATH
-  SECONDARY PEDESTRIAN PATH
-  TERTIARY PEDESTRIAN PATH
-  PRIMARY PEDESTRIAN ENTRIES
-  SECONDARY PEDESTRIAN ENTRIES
-  TERTIARY PEDESTRIAN ENTRIES
-  BUS STOPS
-  INTER-CAMPUS SHUTTLE STOP
-  PARATRANSIT
-  BIKE RACK
-  SECURITY GATE





1. ART COMPLEX COURTYARD
2. BOOKSTORE/ CAFETERIA PLAZA
3. CLOCKTOWER
4. LIBERAL ARTS FRONT PLAZA
5. LIBRARY PLAZA
6. NEW CAMPUS QUAD
7. CORSAIR FIELD
8. STUDENT COMMONS

LEGEND

- EXISTING SOFTSCAPE OPEN SPACE
- EXISTING HARDSCAPE OPEN SPACE
- PRIMARY PEDESTRIAN PATH
- SECONDARY PEDESTRIAN PATH
- TERTIARY PEDESTRIAN PATH
- PRIMARY PEDESTRIAN ENTRIES
- SECONDARY PEDESTRIAN ENTRIES





- ZONING**
- R1
 - R2A
 - R2
 - R3
 - C2
 - C4
 - DP
 - M1



- COMMUNITY NOISE (CNEL) MEASURE**
- 60-65
 - > 65
 - PARCEL

(Courtesy of City of Santa Monica, Information Systems Department, Online Information System)

(Courtesy of City of Santa Monica, Information Systems Department, Online Information System)

A. Zoning Information

B. Community Noise (CNEL) Measure



- PUBLIC FACILITY**
- CITY FACILITY
 - PUBLIC PARK
 - PUBLIC PARKING
 - PUBLIC SCHOOL
 - PARCEL



- PREFERENTIAL PARKING**
- IMPLEMENTED -
 - PRE-APPROVED (PETITION NEEDED) -
 - PARCEL -
 - BBB - LINE 7
 - BBB - LINE 6
 - BBB - SUNSET RIDE CROSS TOWN RIDE

(Courtesy of City of Santa Monica, Information Systems Department, Online Information System)

(Courtesy of City of Santa Monica, Information Systems Department, Online Information System)

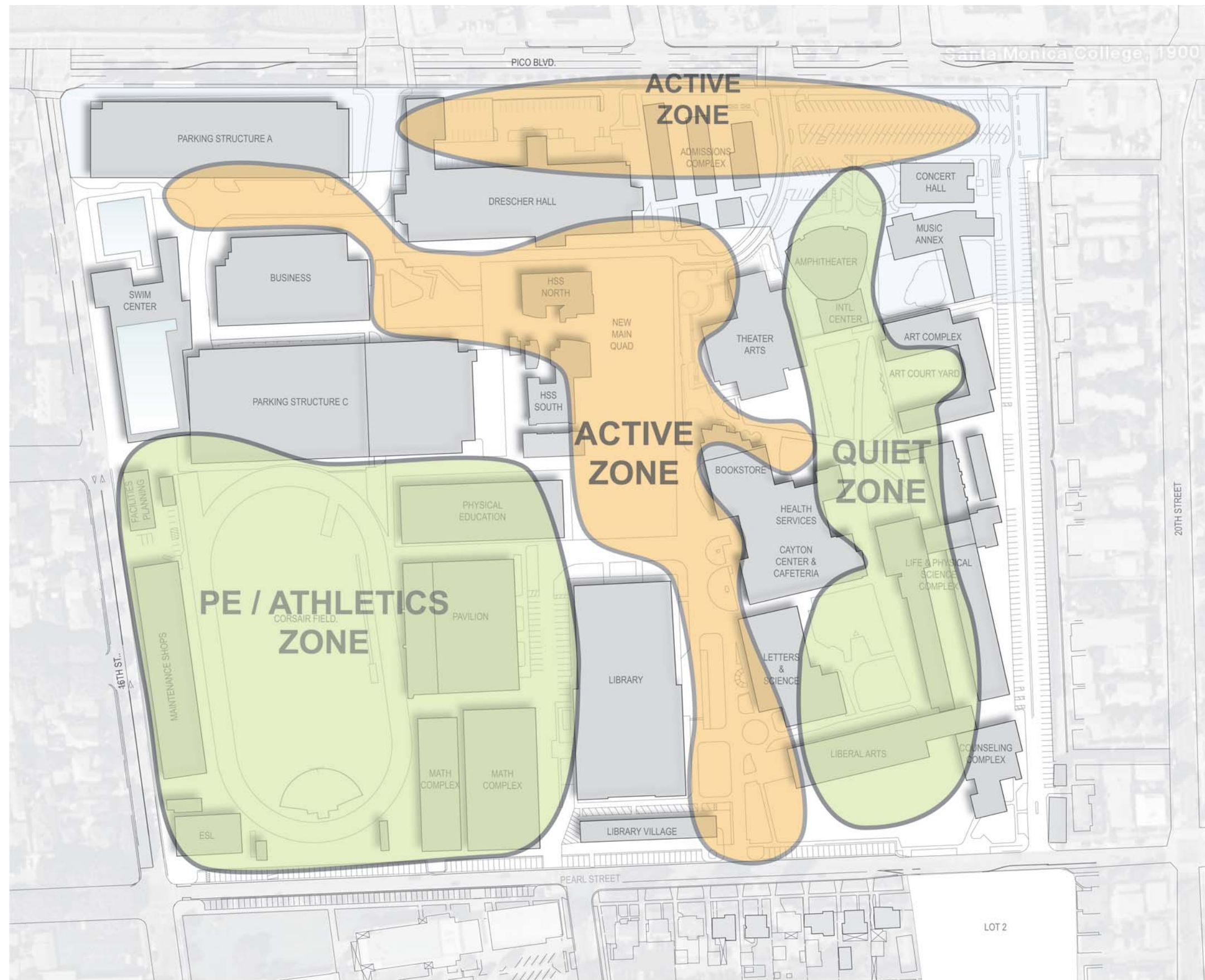
C. Public Facility Information

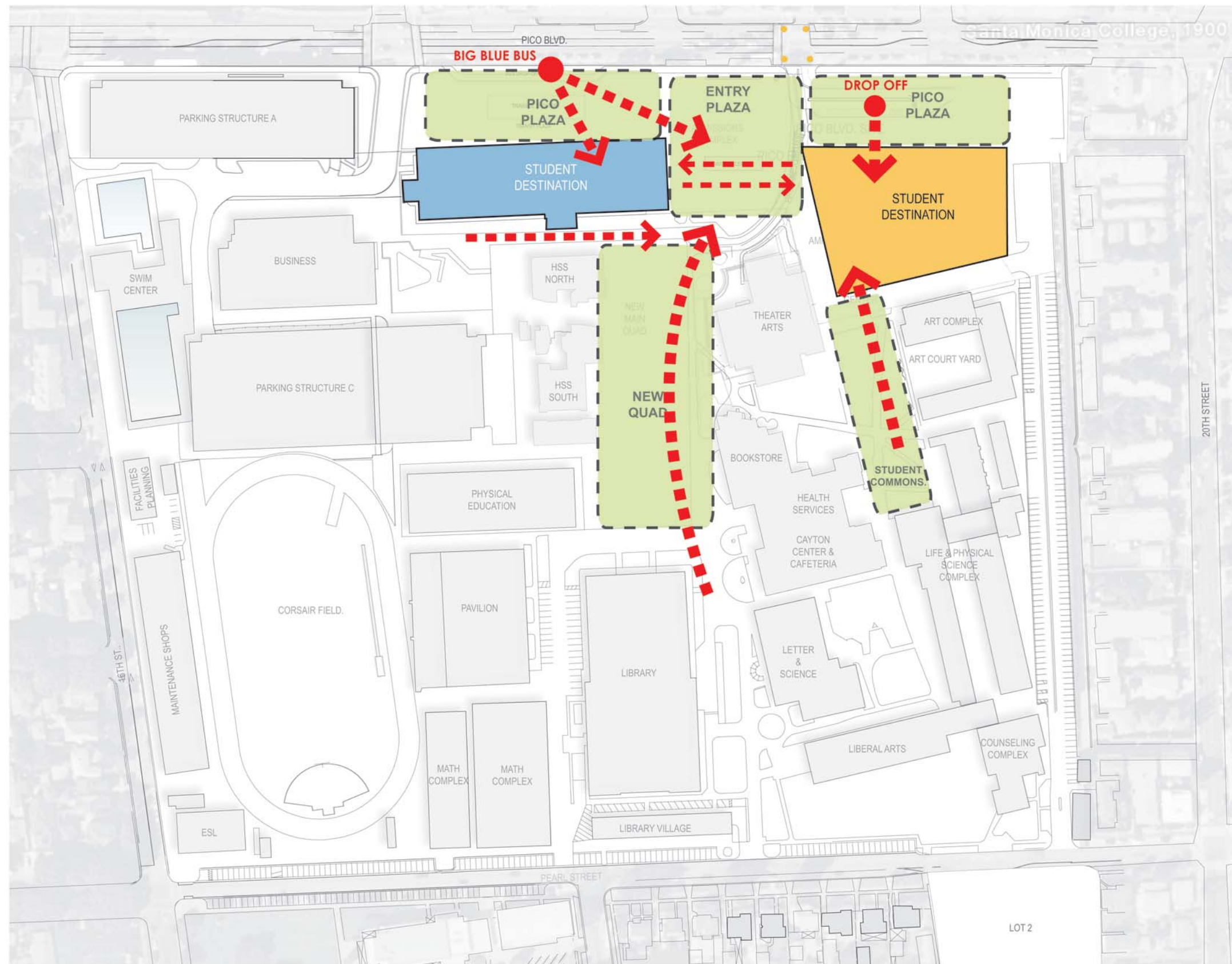
D. Preferential Parking and Bus Routes Information







LEGEND

- R1 - SINGLE FAMILY RESIDENTIAL
- R2A - LOW DENSITY DUPLEX
- R2 - LOW DENSITY MULTIPLE RESIDENTIAL
- R3 - MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL
- C2 - NEIGHBORHOOD COMMERCIAL
- C4 - HIGHWAY COMMERCIAL
- DP - DESIGNATED PARKS
- M1 - INDUSTRIAL CONSERVATION
- PARCEL
- BBB - LINE 7
- BBB - LINE 6
- BBB - SUNSET RIDE CROSS TOWN RIDE

This diagram illustrates the overall outdoor spatial quality of the campus and its future opportunities. Each outdoor zone plays a supporting role in the construction of a unified campus environment and become the connective tissue between built spaces.





- LEGEND**
-  STUDENT SERVICES BUILDING FOOTPRINT
 -  PROPOSED STUDENT COMMON
 -  OPEN SPACE OPPORTUNITIES
 -  PRIMARY STUDENT DESTINATION
 -  SECONDARY STUDENT DESTINATION
 -  PROJECT BOUNDARY



SITE PLANNING_3

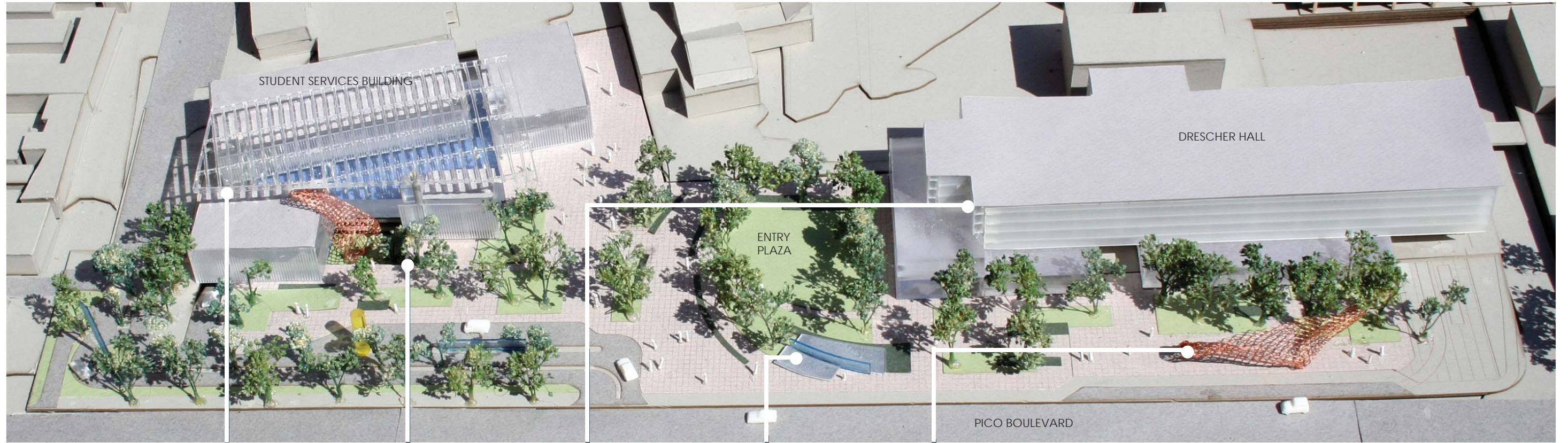
Planning Concepts_3.1

Planning Scheme_3.2

Parking and Access_3.3

Landscape_3.4

Sustainability_3.5



ICONIC ART



WATER ELEMENT



MEDIA WALL

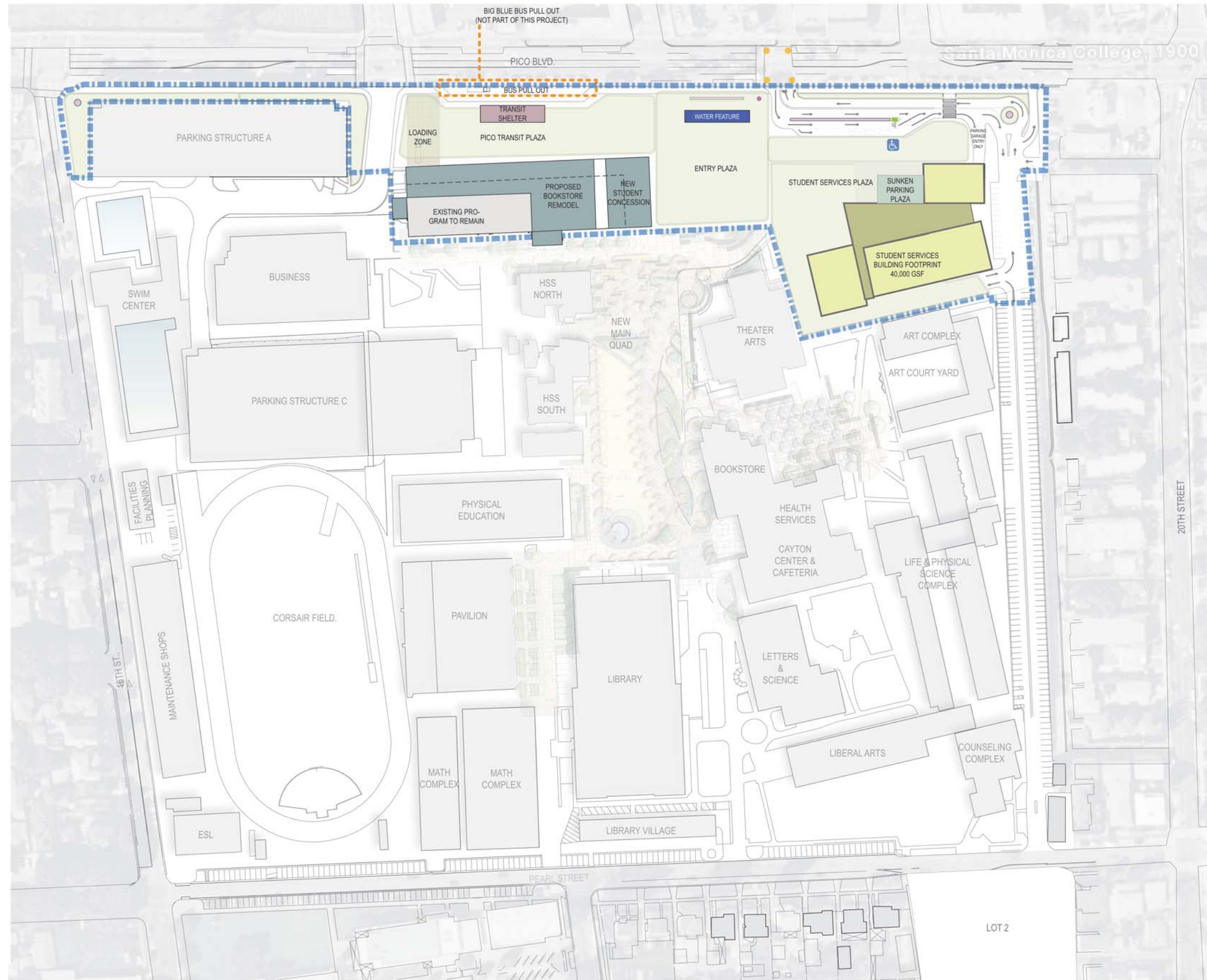


SUNKEN PARKING PLAZA



CANOPY





PROGRAMMATIC ELEMENTS:

- STUDENT SERVICES BUILDING
 - Three stories (83,634 GSF)
- SUBTERRANEAN PARKING
 - 3 levels (approx. 500 spaces)
- DRESCHER HALL BOOKSTORE/STUDENT CONCESSION
 - Ground floor remodel/Addition (26,000 GSF)
- PARKING STRUCTURE "A" SITE IMPROVEMENT
 - Landscape

FUNCTIONAL REQUIREMENTS:

- VEHICULAR ENTRY
- INFORMATION KIOSK- DRIVE THROUGH
- PEDESTRIAN DROP-OFF
- SUNKEN PARKING PLAZA
- TEMPORARY PARKING
- PICO TRANSIT PLAZA

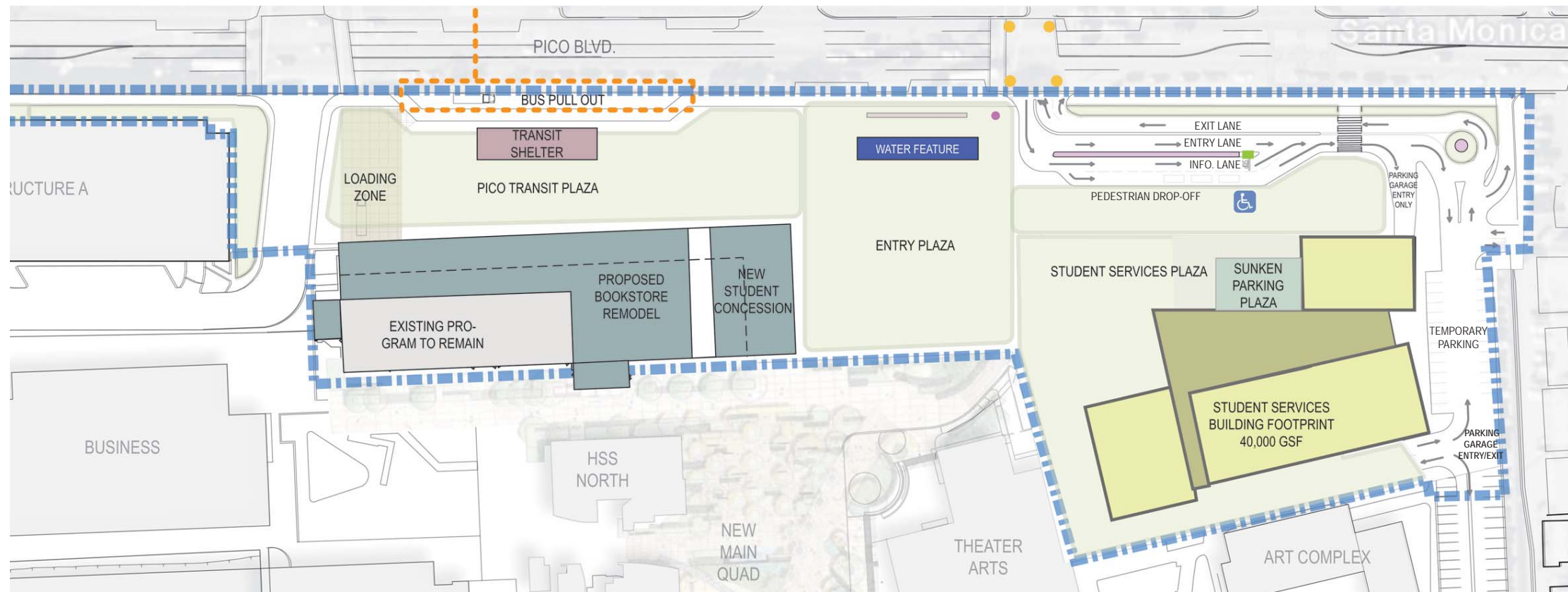
BIG BLUE BUS PULL-OUT (SEPARATE PROJECT BY OTHERS):

- BUS PULL-OUT (200'-0" suggested by BBB)

LEGEND

- INFORMATION KIOSK
- TRAFFIC SIGNAL
- PARKING SIGNAGE
- STUDENT SERVICES BUILDING
- PROPOSED BOOKSTORE AREA
- WATER ELEMENT
- TRANSIT SHELTER
- LANDSCAPE AREA
- SIGNAGE
- ♿ PARATRANSIT
- BIG BLUE BUS PULL OUT (SEPARATE PROJECT)
- SCOPE BOUNDARY





UPPER LEVEL

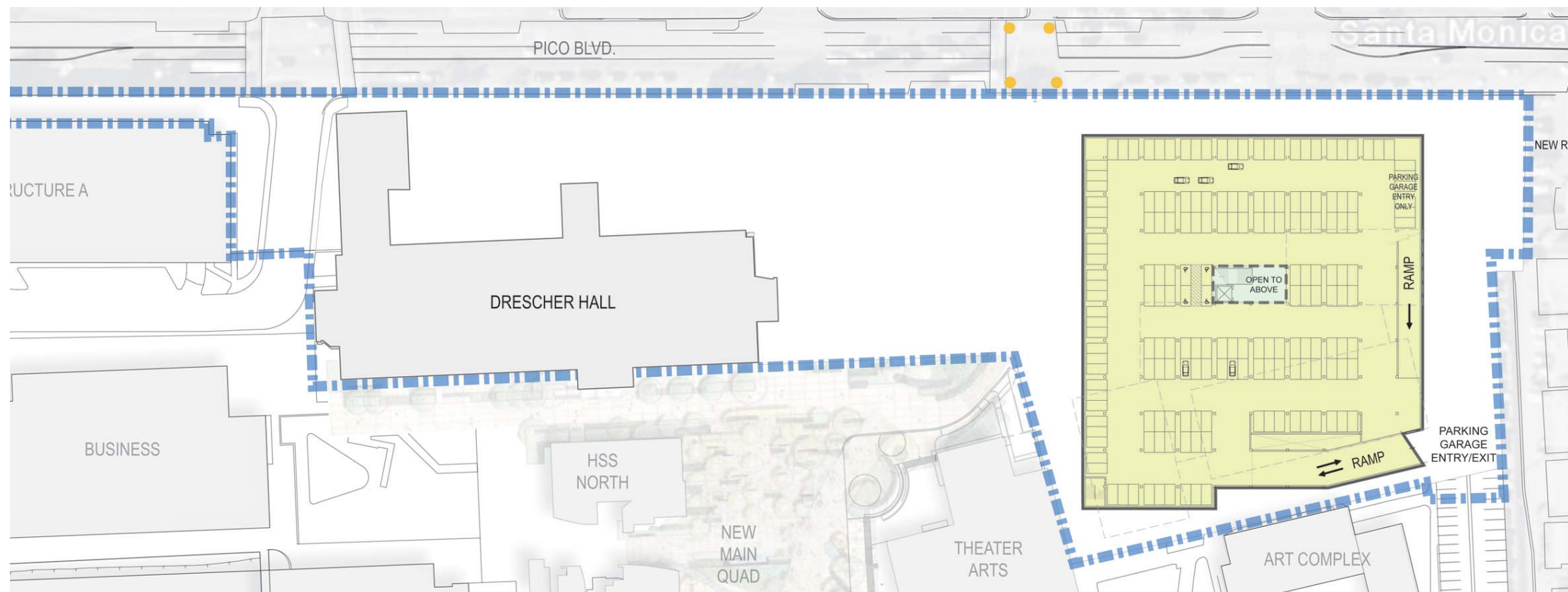
Proposed Underground Parking Garage:

500 spaces +/- 3 levels

Removed Parking:

42 spaces Drescher Hall north
135 spaces Lot 1

177 spaces TOTAL



LOWER LEVEL

LEGEND

- TRAFFIC SIGNAL
- NEW CONSTRUCTION
- SCOPE BOUNDARY

LANDSCAPE PLAN



(A) PAPERBARK TREE



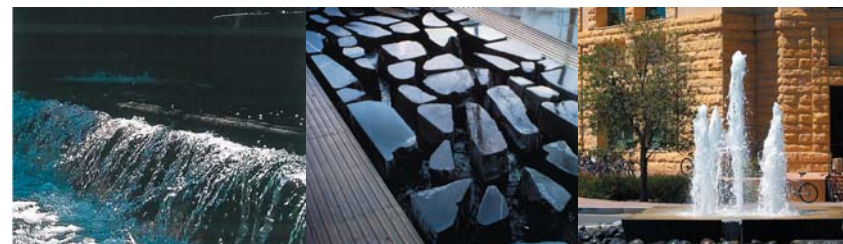
(B) CORAL TREE



(C) SYCAMORE TREE



(D) CHINESE ELM



(E) WATER FEATURE



(F) ENTRY PLAZA



(G) SEATING AREA

CONCEPT

The open spaces framed by the new Student Services Building and renovation of Drescher Hall provide for a prominent sense of address for Santa Monica College. This highly visible open space is important as the College reconnects with the community along Pico Blvd. Central to the design are plazas to support the needs of students, staff and campus visitors, in addition to maintaining the College's continued interest in sustainable development practices.

Building upon the design of the Library Commons to the south, the Entry Plaza continues the flow of circulation

for pedestrians to and from the campus core in addition to landscape materials that engage the Pico Boulevard streetscape. The space is envisioned as a visual and physical filter providing transition areas for users, allowing for the heart of the campus to slowly reveal itself through a variety of spaces framed by indigenous, water conserving plant materials that surprise and delight through their various colors and textures.

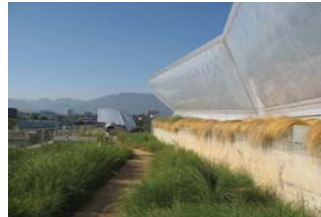
Water features and groupings of canopy trees intertwine with a large lawn area acting much in the same way as a reflecting pool connecting Performing Arts and Drescher Hall while providing storm water retention and re-

charge for the plaza hard surface areas. Large, mature specimen trees are clustered informally to define more intimate garden rooms, provide visual interest and also shade the space, therein reducing the "heat island" effect that can plague generous urban open spaces.

Each of the plazas fronting the new Student Services Building and renovated Drescher Hall are treated as receiving courts for pedestrians arriving from various modes of transportation to the Campus. It is important that these areas offer free circulation movements for those coming and going, provide shade through structures and canopy trees for those awaiting pick up, and

give a first impression of the character and quality of Santa Monica College. The landscape design provides a transition of scale from the pedestrian level to the larger masses of adjacent architecture and the use of seat walls and raised planters provide opportunities for informal seating.

A composition of well-crafted landscape areas and open spaces strengthens the elegant architectural improvements and provide connectivity of current and future projects to create a functional and aesthetic environment for Santa Monica College.



Green Parking Cover

Permeable
GroundsPermeable
Grounds

Photovoltaic Panels



Grid Pavers



Drip Irrigation System

Green Screen
Walls

Light Shelves



Bicycle Racks

Bioswale at
Bundy Campus

SUSTAINABLE DESIGN

As a general course of good design practice, sustainable design principles were considered during the planning effort. The design team monitored the planning direction and solutions with consideration for the environment, and the support of minimizing environmental impacts. Each feature that represented a possible design option was evaluated and monitored for sustainable aspects. The final planning solution represents a number of sustainable design measures that support the College's related philosophies and overall objectives.

The new Student Services and Administration Building will be designed to be energy efficient, easy to maintain and service, sensitive to the environment, and to be LEED Green Building certified. While the USGBC's LEED scoring system is used as a measure of achievement, good sustainable practice reaches beyond a point system to a commitment that involves a philosophy and concern for ecological, economical, and health elements of campus integrity. Sense of community and its environment are synonymous as primary concerns.

During the project planning process, ideas of community were discussed that reinforce the College's vision and purpose. The development of community services and concessions, for example, is a simple feature that can have far reaching effects. The sustainable measures helped support and confirm the design decisions for this planning project.

The planning process and final design solution considers the following sustainable design strategies:

- Water Efficient Landscape
- Construction Activity Pollution Prevention
- Storm Water Quality Control
- Heat Island Effects
- Transportation Alternatives
- Natural Light and Solar Orientation
- Community Connectivity, Education and Participation
- Use of available Reclaimed Water
- Re-use of Existing Buildings (Drescher Hall)
- Construction Materials Re-use
- On-site Renewable Energy
- Design as a Teaching Tool
- Utility Rebates/Incentives

IMPLEMENTATION PLANNING_4

Project Scope Boundary_4.1

Overall Schedule_4.2

Construction Phasing_4.3

The planning process identified three components within the proposed project site. They are described as follows:

COMPONENT A: New Student Services Building

Demolition of:

- Music Annex
- Concert Hall
- Amphitheater

Construction of:

- Subterranean Parking
- Student Services Building

Sitework:

- Student Services Plaza
- Sunken Parking Plaza
- On-grade Temporary Parking
- Pedestrian Drop-off
- Information Kiosk
- Campus Signage

COMPONENT B: Drescher Hall Renovation and Addition

Demolition of:

- Drescher Hall ground floor northern wings
- Admissions Complex

Renovation of:

- Drescher Hall ground floor - Bookstore and Student Concession
- Drescher Hall exterior

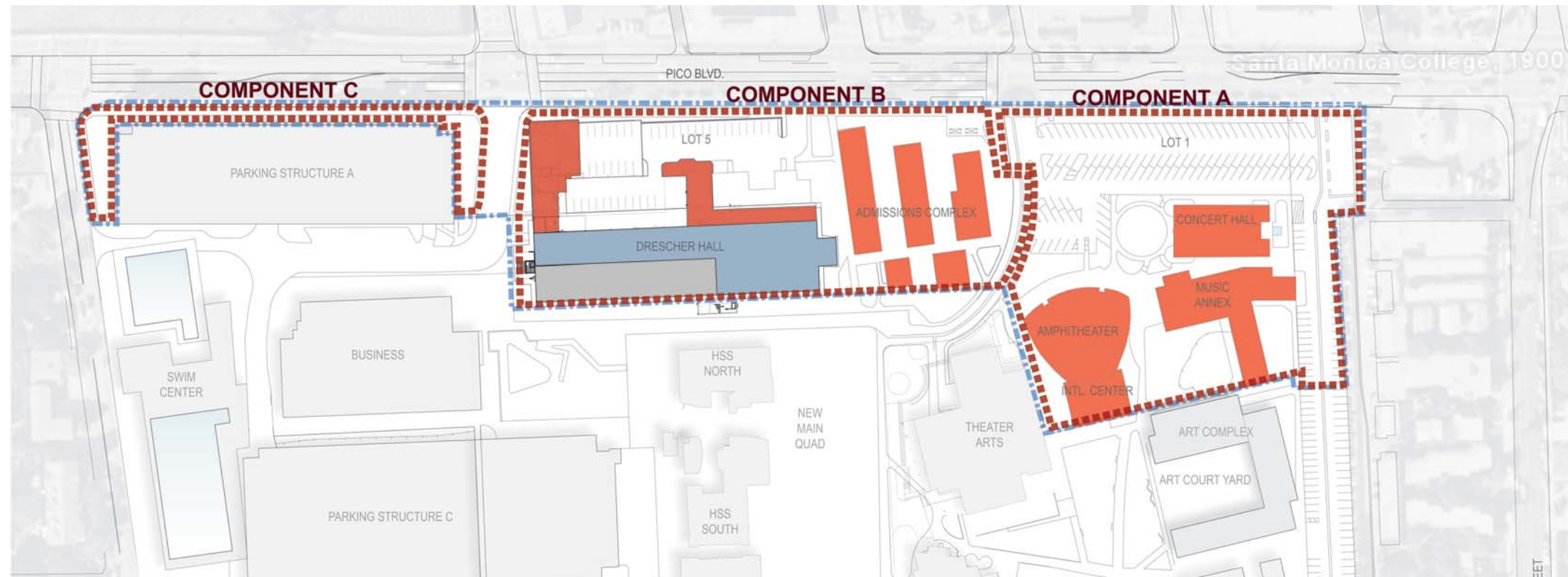
Sitework:

- Entry Plaza
- Water Feature
- Transit Plaza
- Transit Shelter
- Loading Zone
- Campus Signage

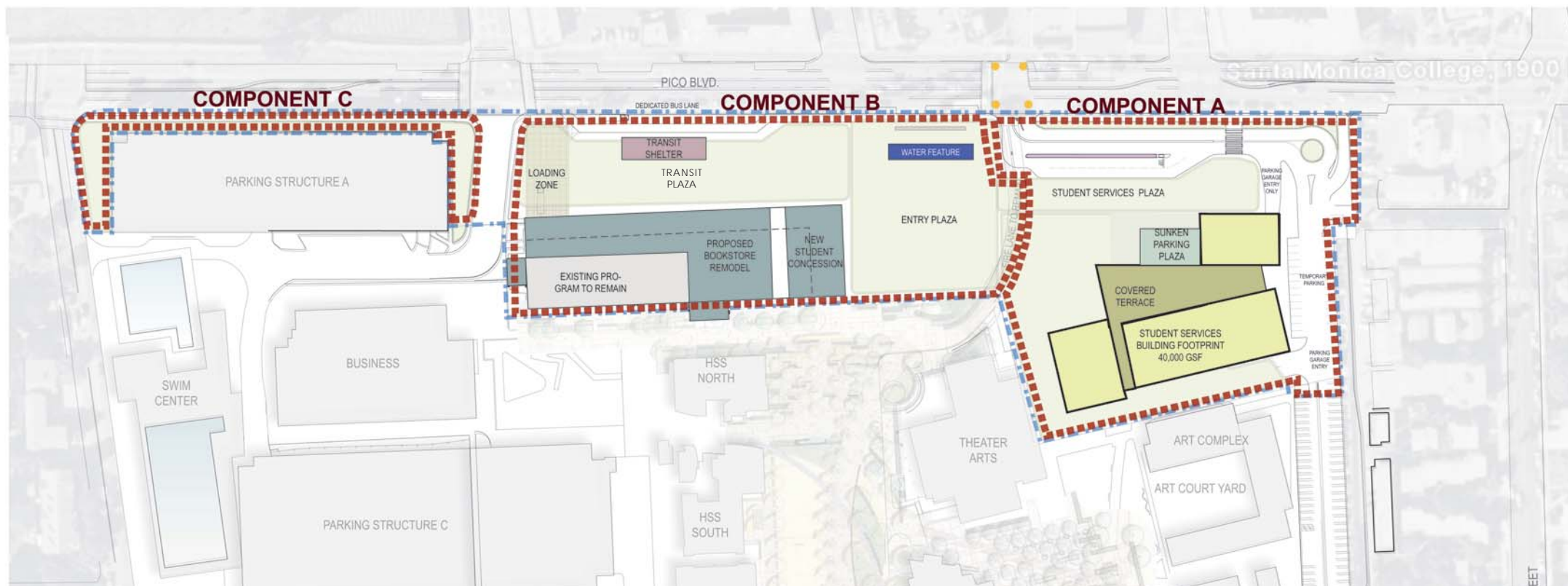
COMPONENT C: Parking Structure A Site Improvement

Sitework:

- Landscape surrounding Parking Structure A
- Campus Signage



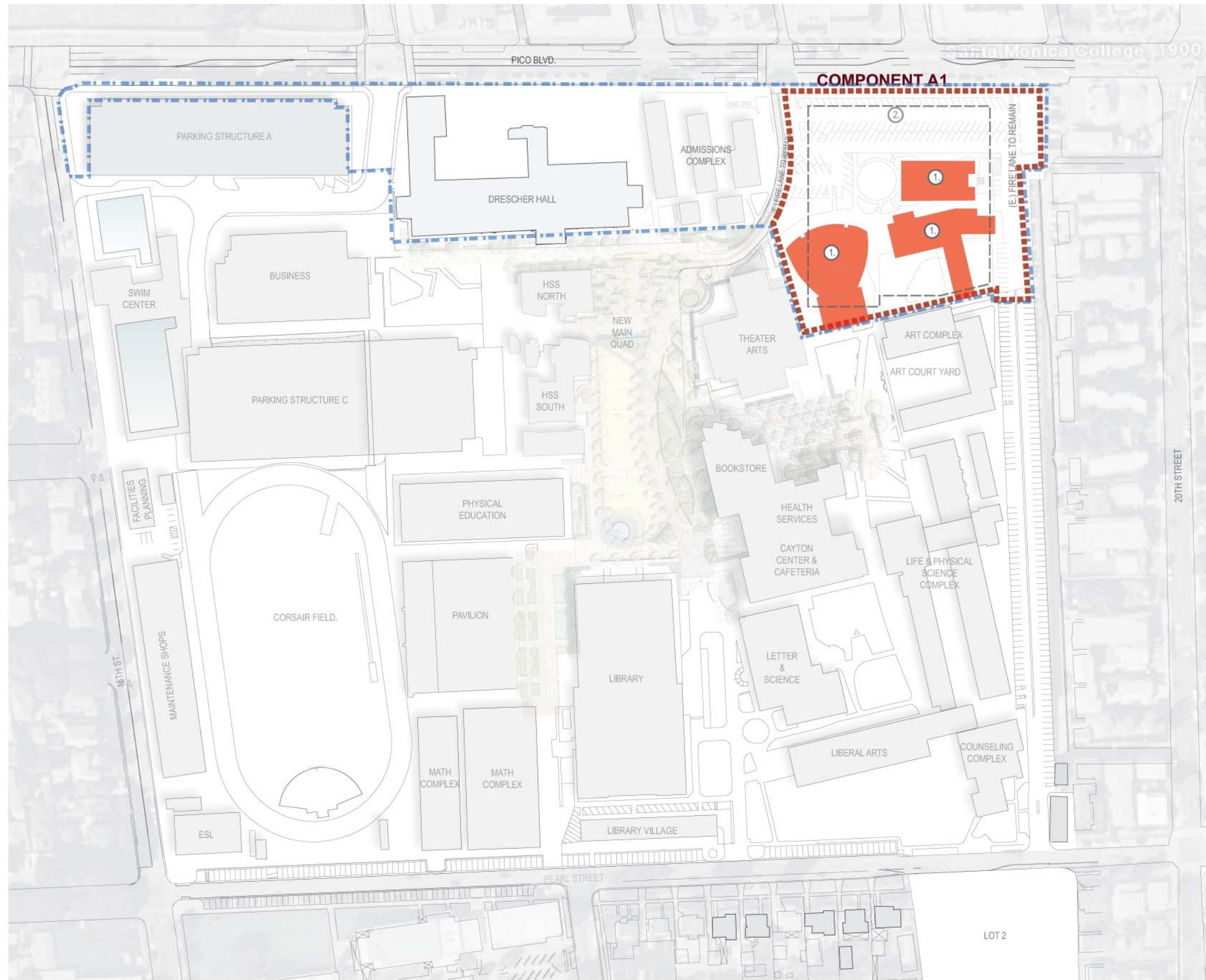
Existing Site Plan



Proposed Site Plan

COMPONENT A1:
STUDENT SERVICES SITE PREPARATION

PHASE 1 Demolition
Excavation/Shoring



KEY NOTES

① DEMOLITION OF:

- I. Music Annex
- II. Concert Hall
- III. Amphitheater

DEMOLITION START:	December, 2008
DURATION:	3 Months
DEMOLITION COMPLETION:	February, 2009

② EXCAVATION & SHORING:

- I. FUTURE PARKING GARAGE

START:	March, 2009
DURATION:	9 Months
COMPLETION:	November, 2009

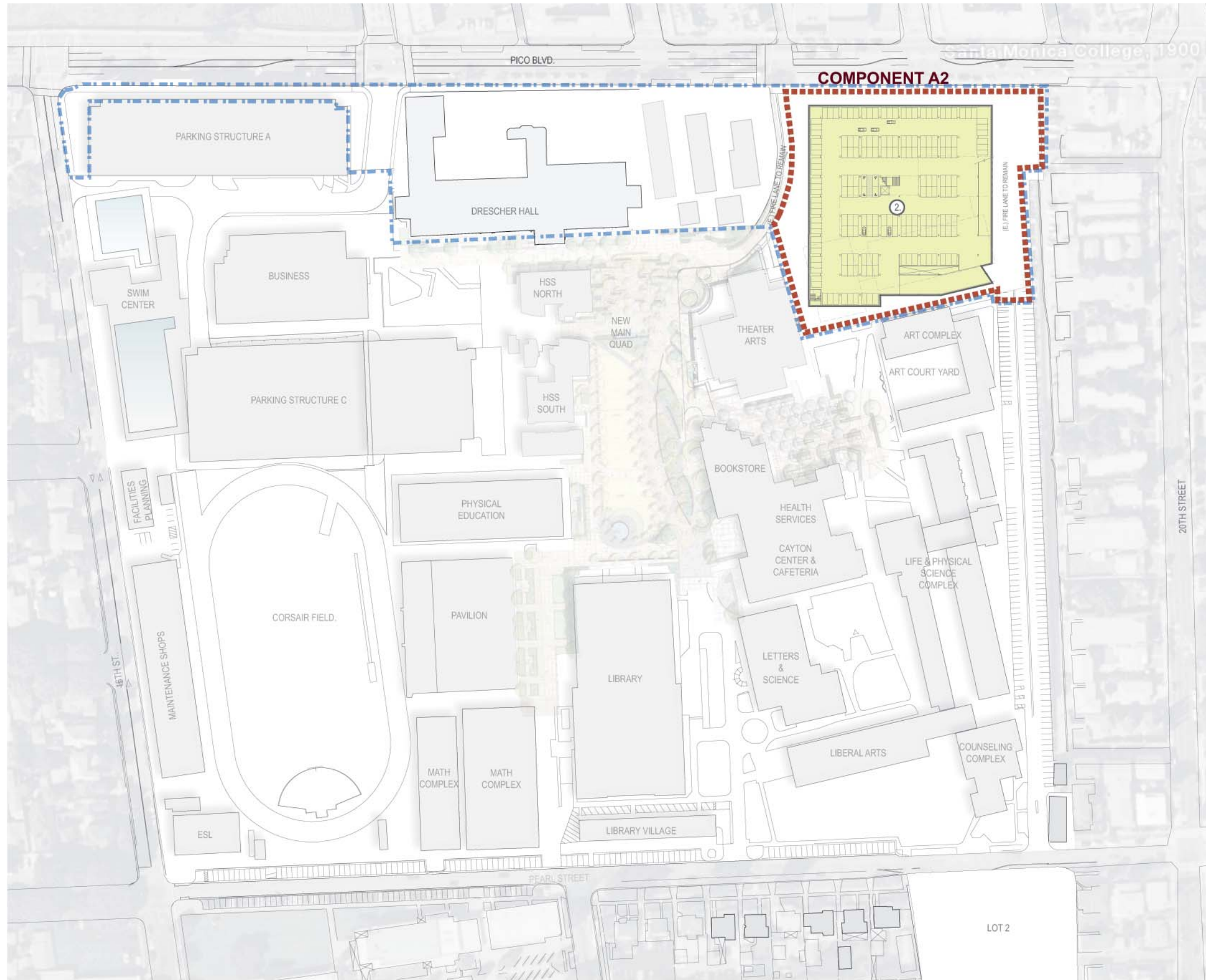
LEGEND

- TO BE DEMOLISHED
- EXISTING BUILDINGS
- SCOPE BOUNDARY
- COMPONENT BOUNDARY
- EXCAVATION FOOTPRINT



COMPONENT A2:
STUDENT SERVICES BUILDING

PHASE 1 Construction of Parking Garage



KEY NOTES

② NEW CONSTRUCTION OF:
I. SUBTERRANEAN PARKING GARAGE (3 LEVELS)

CONSTRUCTION START DATE: December, 2009

DURATION: 10 Months

CONSTRUCTION COMPLETION DATE: September, 2010

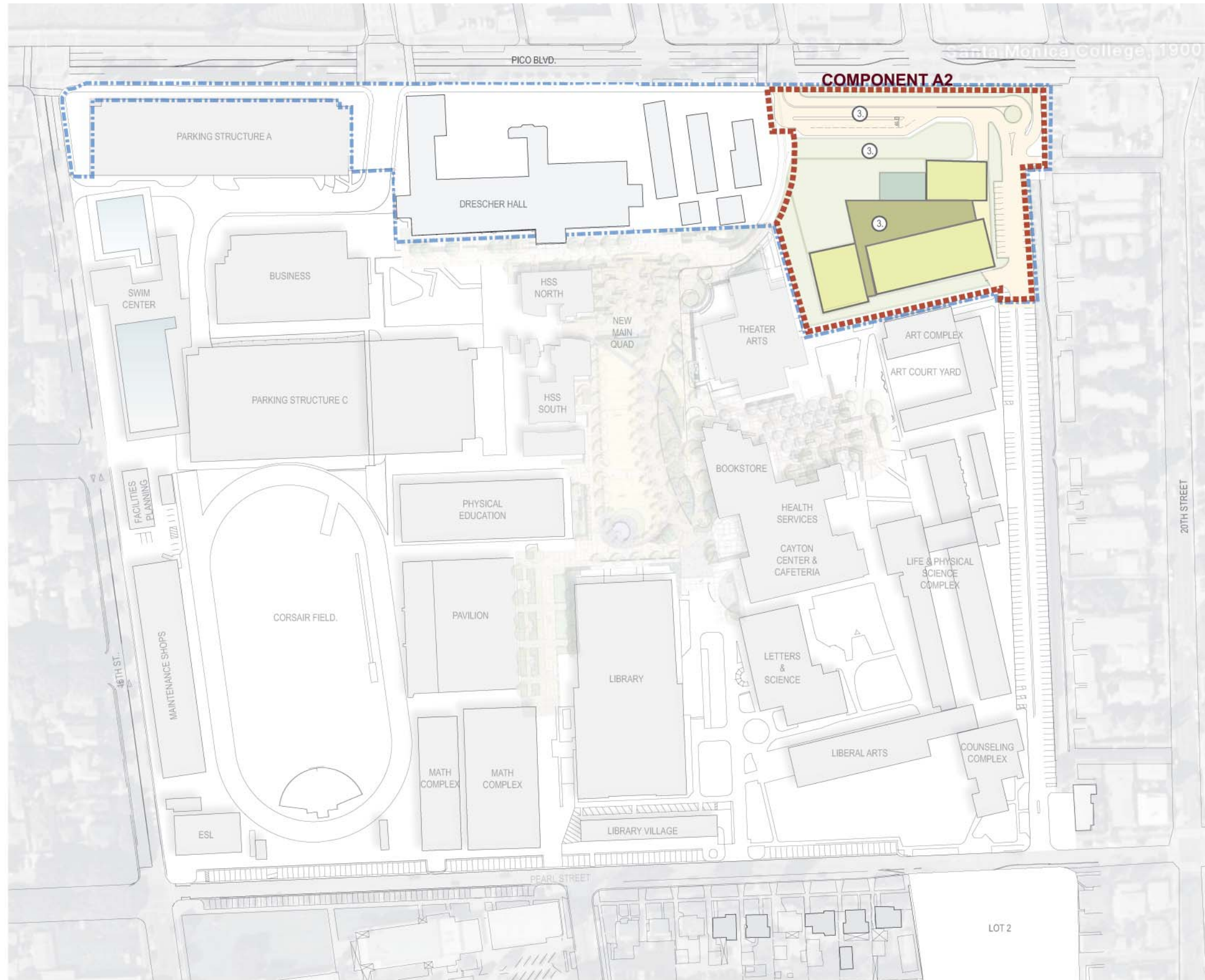
LEGEND

- NEW CONSTRUCTION
- EXISTING BUILDINGS
- SCOPE BOUNDARY
- COMPONENT BOUNDARY



COMPONENT A2:
STUDENT SERVICES BUILDING

PHASE 2 New Building



KEY NOTES

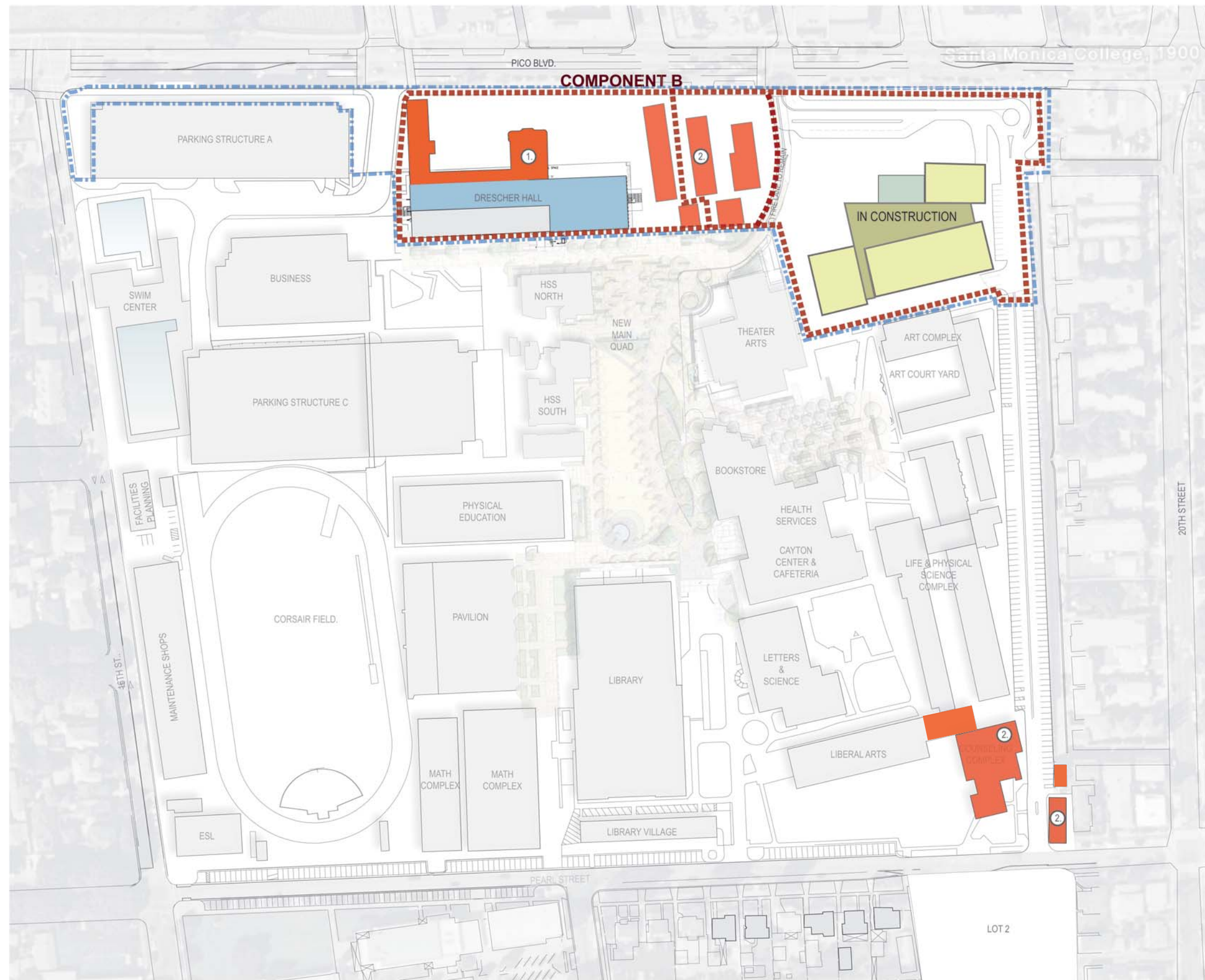
③ NEW CONSTRUCTION OF:	
I. Proposed Student Services Building	
II. Associated Site Work	
CONSTRUCTION START DATE:	October, 2010
DURATION:	18 Months
CONSTRUCTION COMPLETION DATE:	March, 2012
OCCUPANCY DATE:	April, 2012

LEGEND

	NEW CONSTRUCTION
	EXISTING BUILDINGS
	SITE-WORK
	SITE-WORK
	SCOPE BOUNDARY
	COMPONENT BOUNDARY

COMPONENT B:
DRESCHER HALL RENOVATION & ADDITION

PHASE 1 Demolition



KEY NOTES

① DEMOLITION OF:	
I. Existing Drescher Hall Ground Floor Interior	
II. Admissions Complex (1 Wing)	
DEMOLITION START DATE:	November, 2011
DURATION:	3 Months
DEMOLITION COMPLETION DATE:	January, 2012

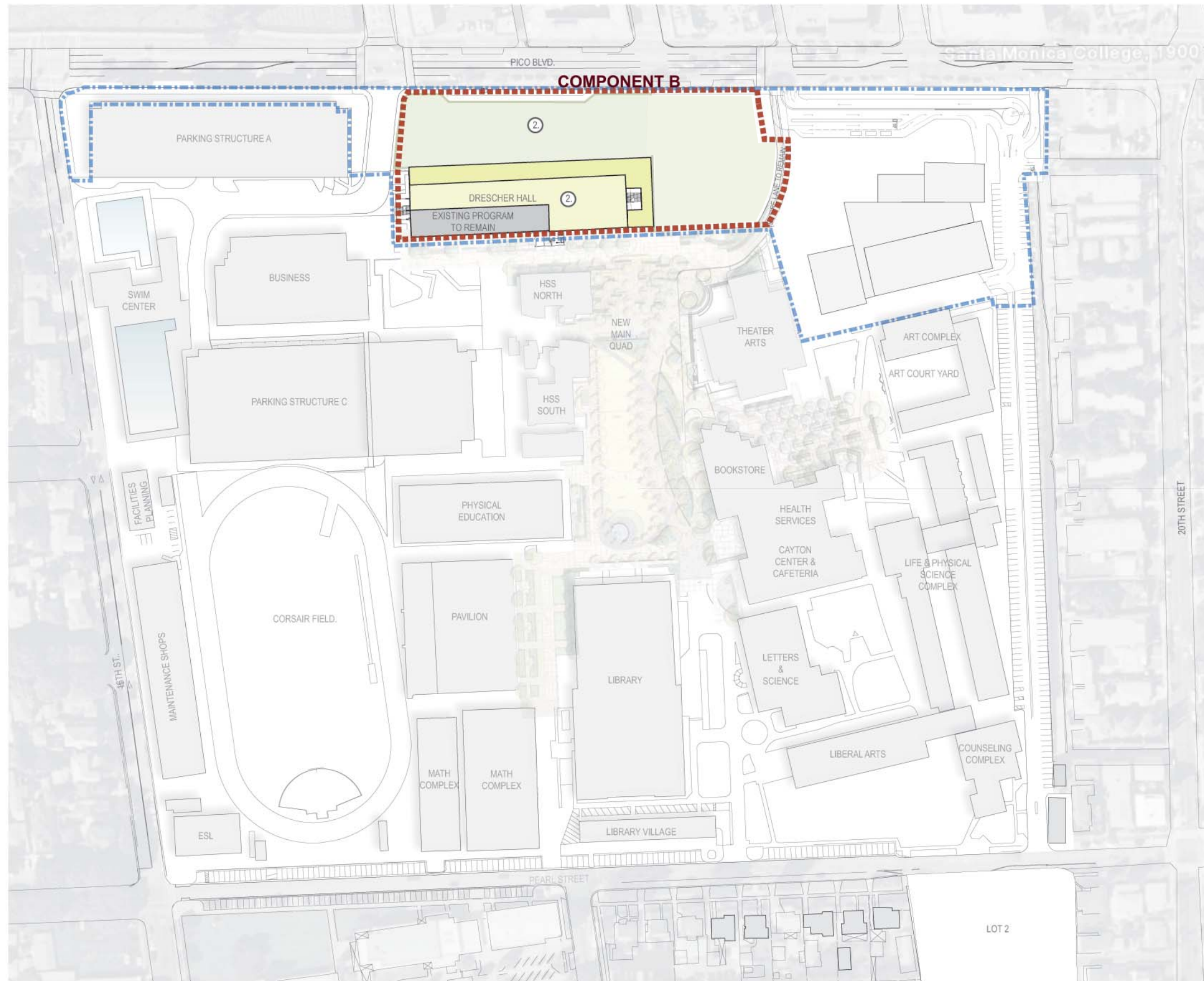
② DEMOLITION OF:	
III. Counseling Complex	
IV. Counseling Annex	
V. Admission Complex (Remaining Wings)	
DEMOLITION START DATE:	February, 2012
DURATION:	2 Months
DEMOLITION COMPLETION DATE:	April, 2012

LEGEND

	INTERIOR RENOVATION
	TO BE DEMOLISHED/ REMOVED
	EXISTING BUILDINGS/PROGRAM TO REMAIN
	SCOPE BOUNDARY
	COMPONENT BOUNDARY

COMPONENT B:
DRESCHER HALL RENOVATION & ADDITION

PHASE 2 Construction/Site Improvement



KEY NOTES

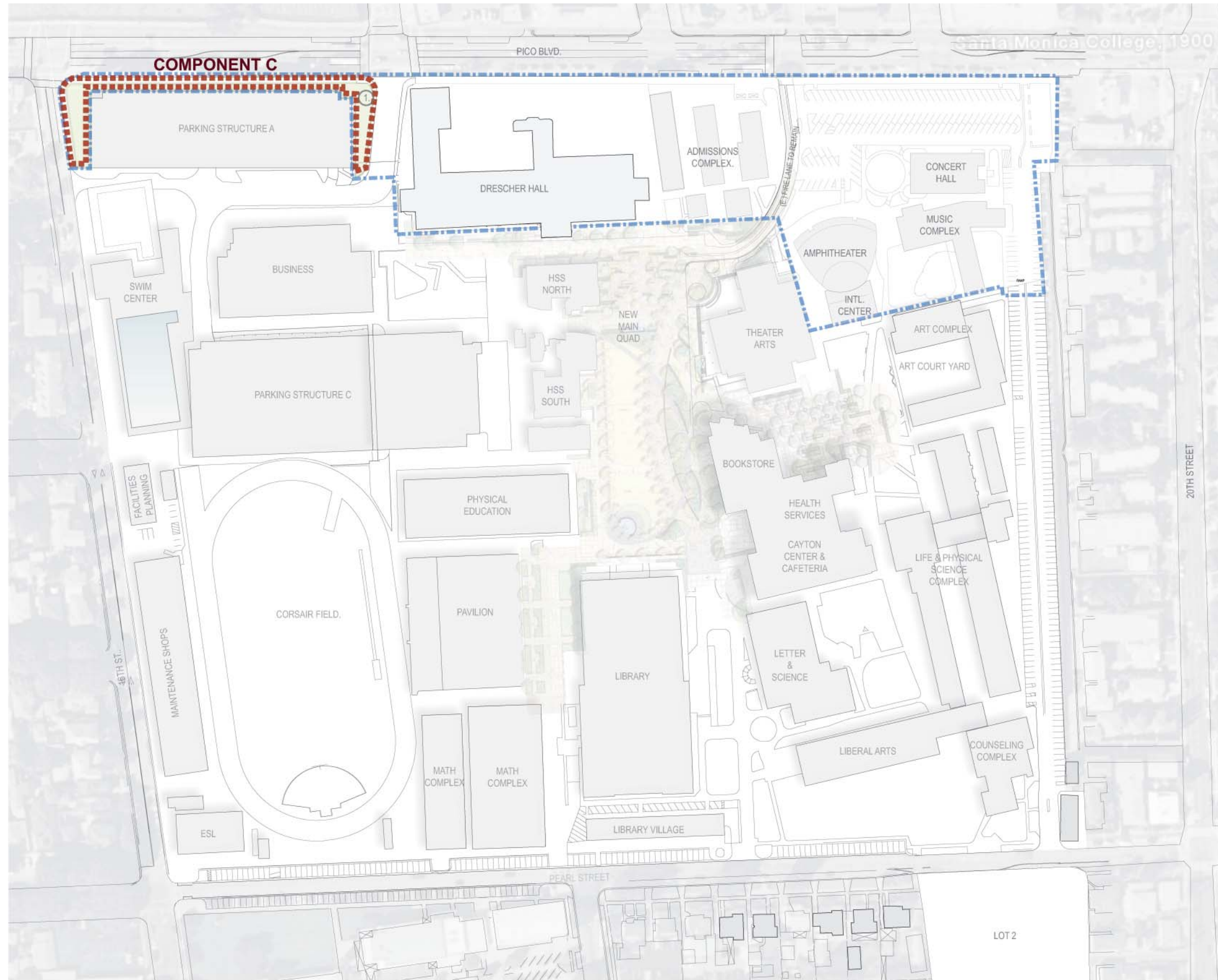
② CONSTRUCTION OF:	
I. Drescher Hall Renovation and Addition	
II. Associated Site Work	
CONSTRUCTION START DATE:	Dec, 2010
DURATION:	15 Months
CONSTRUCTION COMPLETION DATE:	Mar, 2012
OCCUPANCY DATE:	Apr, 2012

LEGEND

	NEW CONSTRUCTION
	RENOVATION
	EXISTING BUILDINGS
	SCOPE BOUNDARY
	COMPONENT BOUNDARY



COMPONENT C:
Parking Structure "A" Site Improvement



KEY NOTES

① SITE IMPROVEMENT OF:	
I. Parking Structure "A" perimeter	
START:	June, 2008
DURATION:	3 Months
COMPLETE:	August, 2008

LEGEND

	EXISTING BUILDINGS
	SITE-WORK
	SCOPE BOUNDARY
	COMPONENT BOUNDARY



PROGRAM VALIDATION_5

Student Services Overview_5.1

User-Group Workshops_5.2

Summary of Findings_5.3

Bookstore Modernization Concept_5.4



During the project planning phase, three workshops/meetings took place with the Student Services Building Users. These meetings/workshops were critical in ensuring that the planning effort will adequately accommodate the necessary footprint for the new facility. The dates and topics for the meetings/workshops are as follows:

Workshop 1: August 1, 2007

1. Introductions
2. Planning and Design Process
3. Planning Overview
4. Functional Relationships
5. Student Services Ideas
6. Visions for Student Services

Workshop 2: August 15-16, 2007

1. Review Questionnaire Comments
2. Confirm Space Needs
3. Confirm Departmental Adjacencies
4. Special Requirements
5. Functional Relationships

**Meeting: August 29, 2007
VP of Academic Affairs Group**

Workshop 3: September 5, 2007

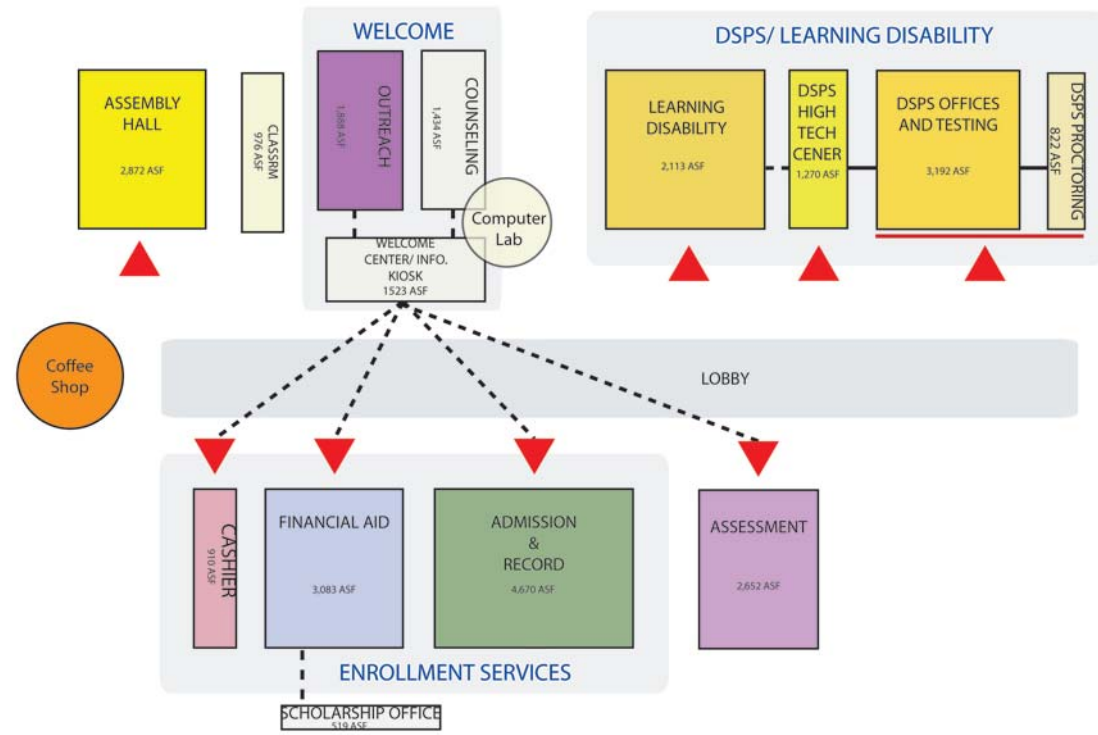
1. Site Planning Update
2. Building Adjacencies
3. Stacking Options
4. Building Configuration Workshop
5. Next Steps

During Workshop 1, the Student Services Building Users shared their visions for the new facility:

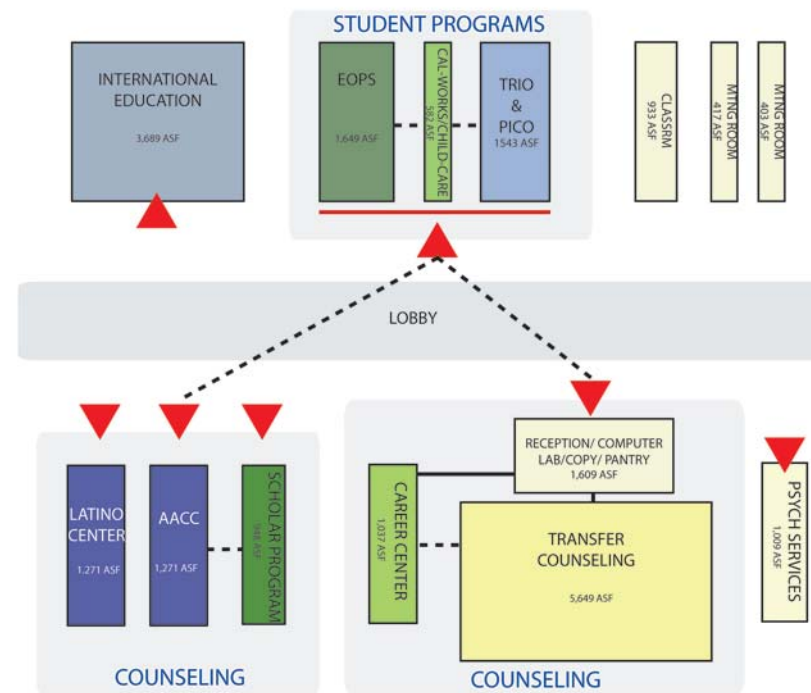
VISIONS FOR THE NEW STUDENT SERVICES BUILDING by the User-Group:

- A place where students desire to go.
- A place where students are given the respect and appreciation they deserve.
- A place where students and faculty from different countries feel welcomed.
- A place where SMC can take pride in.
- A place that promotes collaboration.
- A place that is easy to navigate.
- A place that is intuitive to the users.
- A place that provides some kind of food service for hungry students.
- A place where students feel "academic" and comfortable.
- A place where the flow of students within the building and the first floor layout is efficient (key to building's success).
- A flexible and open facility.
- Walls that divide people should be taken down.
- More classroom spaces for orientation and workshops.
- Provide open spaces for waiting and queuing.
- The new building should implement sensible green technology that increases value.
- The building should be low maintenance and use durable materials.
- Spaces should be zoned for privacy and noise isolation.
- A centralized check-in for all departments is desirable.
- Flexible Classrooms.
- Innovative new ideas for providing student services.
- Use of new technology to enhance student services.
- A building that successfully addresses different crowds at various times of the day.
- A desire to re-invent SMC and find a new identity in student services.
- The existing library serves as a good model for a successful building:
 - o Open interior
 - o Places to hang-out
 - o Comfortable furniture
 - o Vistas into other destinations
- The building should provide a distributed model of circulation.
- The new concert hall will be used as a lecture hall.

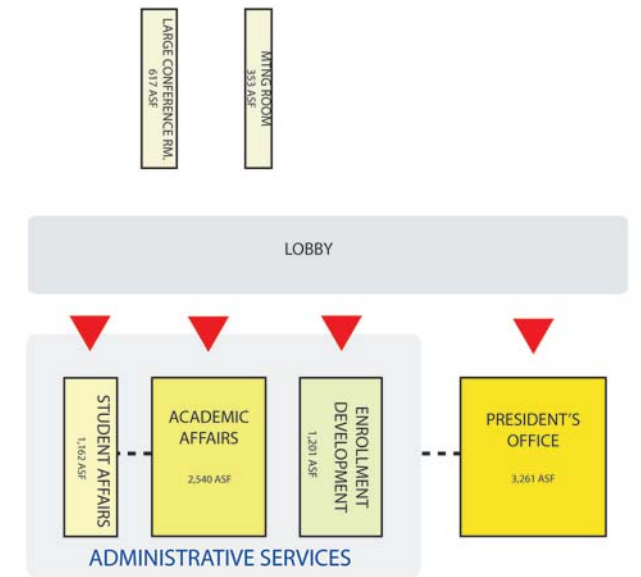
These diagrams illustrate the results of Workshop 2. The primary focus of this workshop was to understand and document the functional relationships between the different departments, and identify the programs that are necessary to be located on the first level.



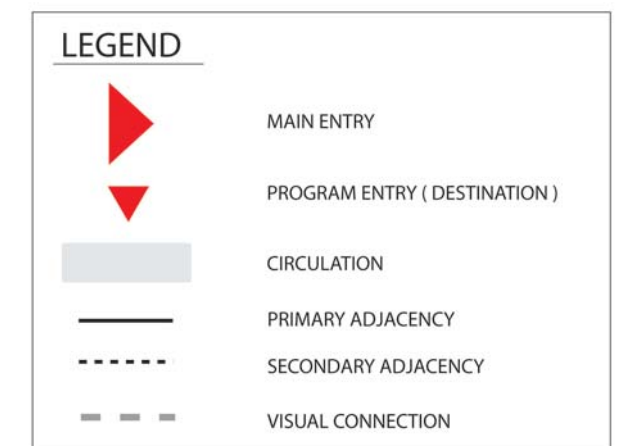
Level 1



Level 2



Level 3



During Workshop 3, the building users were divided into three groups. Each group was given program blocks and asked to determine the appropriate relationship for the program blocks both vertically and horizontally.



GROUP A



GROUP B



GROUP C

LEVEL 3



LEVEL 3



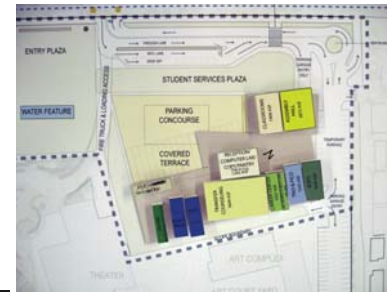
LEVEL 3



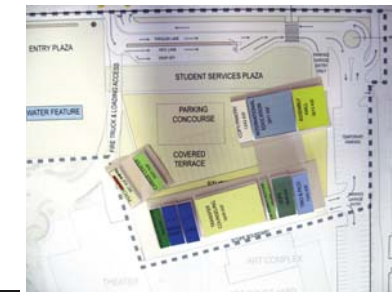
LEVEL 2



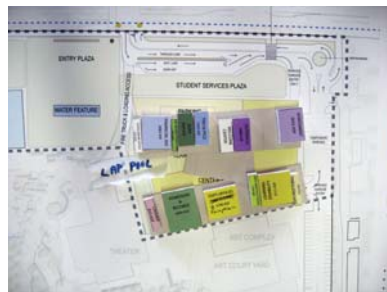
LEVEL 2



LEVEL 2



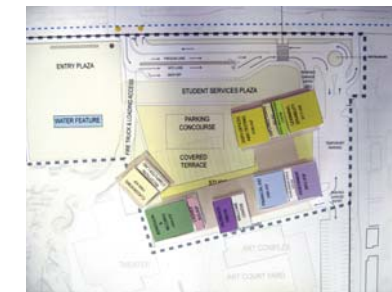
LEVEL 1



LEVEL 1



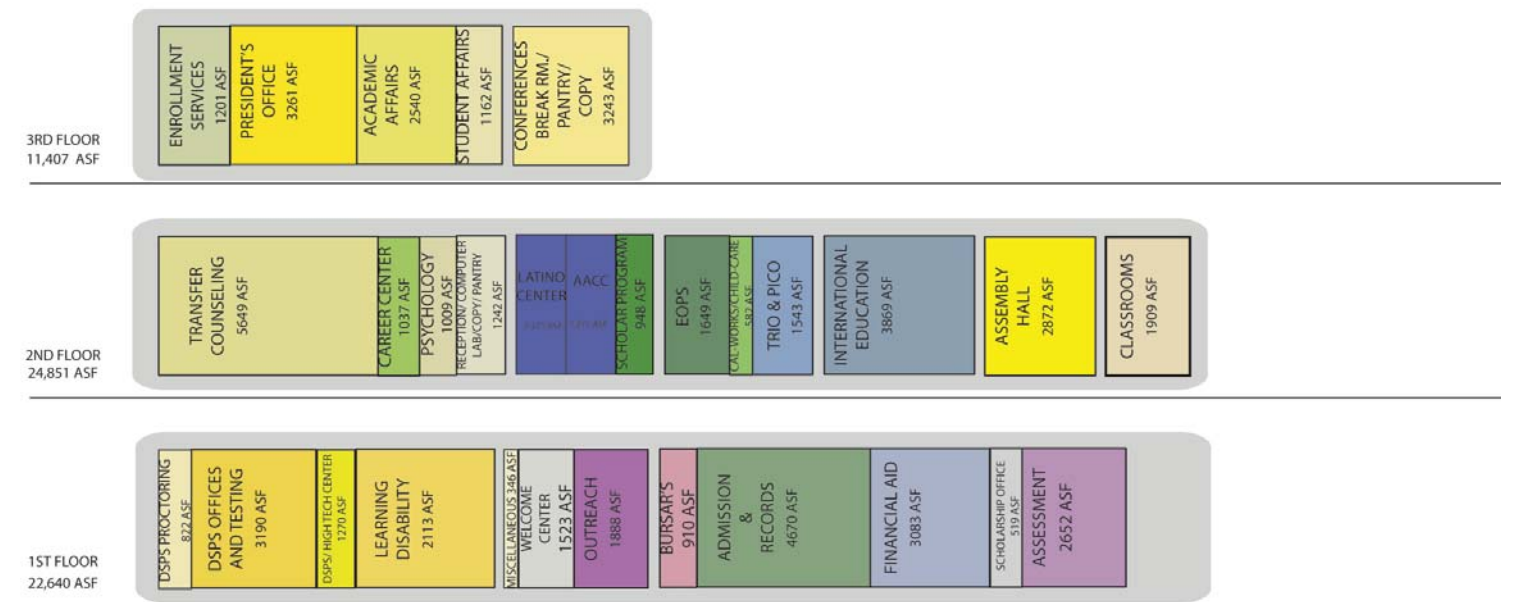
LEVEL 1



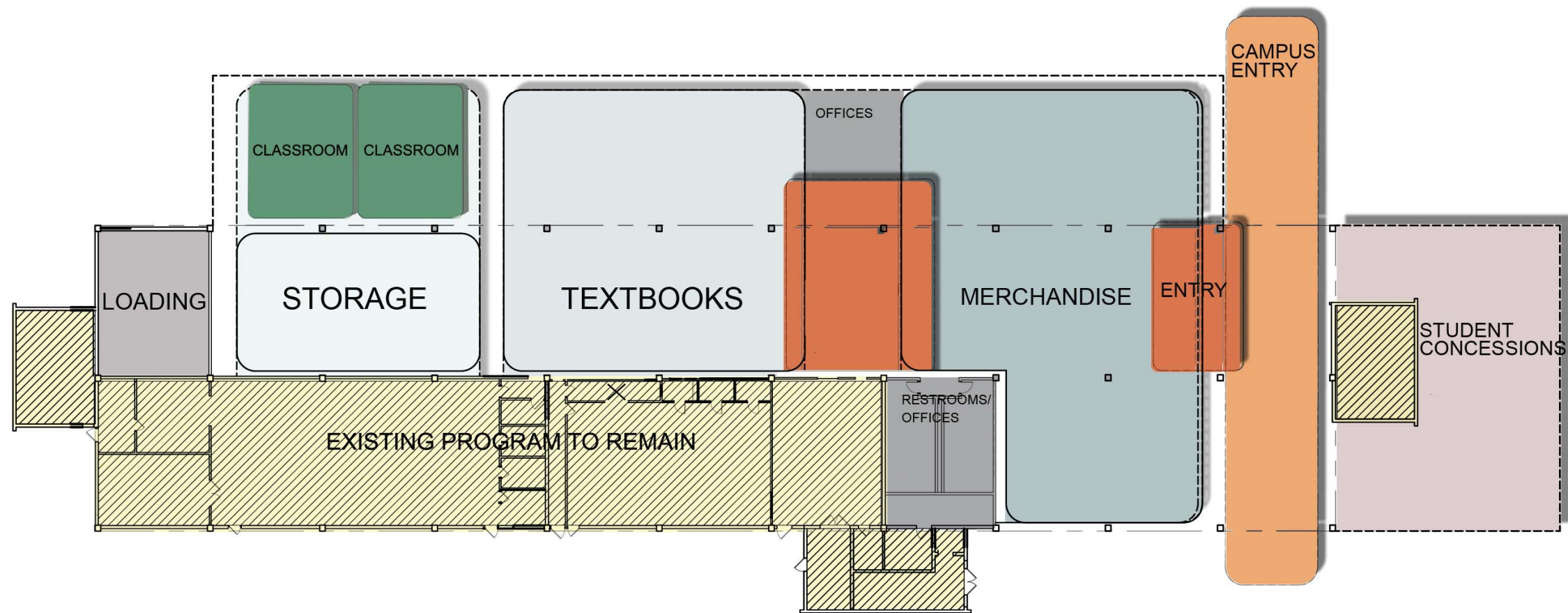
The results of Workshop 3 are illustrated in the following diagrams. These diagrams show the vertical relationship within the Student Services Building as identified by the Users. There was a general consensus on the program locations by floor.

DEPARTMENT	FLOOR LEVEL	GROUP A			GROUP B			GROUP C			SUMMARY		
		1	2	3	1	2	3	1	2	3	1	2	3
1.0	ASSEMBLY HALL												
2.0	WELCOME CENTER												
3.0	ADMISSION AND RECORDS												
4.0	FINANCIAL AID												
5.0	BURSAR'S OFFICE												
6.0	ASSESSMENT												
7.0	INTERNATIONAL EDUCATION												
8.0	LEARNING DISABILITY												
9.0	DSPS/ HIGH TECH CENTER												
10.0	DSPS OFFICE AND TESTING RMS												
11.0	DSPS PROCTORING												
12.0	SCHOLARSHIP OFFICE												
13.0	CALWORKS/ CHILDCARE												
14.0	EOPS												
15.0	CAREER CENTER												
16.0	TRANSFER COUNSELING												
17.0	SCHOLAR PROGRAM												
18.0	AACC/ LATINO CENTER												
19.0	TRIO/ PICO												
20.0	OUTREACH												
21.0	PSYCHOLOGICAL SERVICES												
22.0	STUDENT AFFAIRS												
23.0	ACADEMIC AFFAIRS												
24.0	ENROLLMENT DEVELOPMENT												
25.0	PRESIDENT'S OFFICE												
26.0	SHARED SPACES												

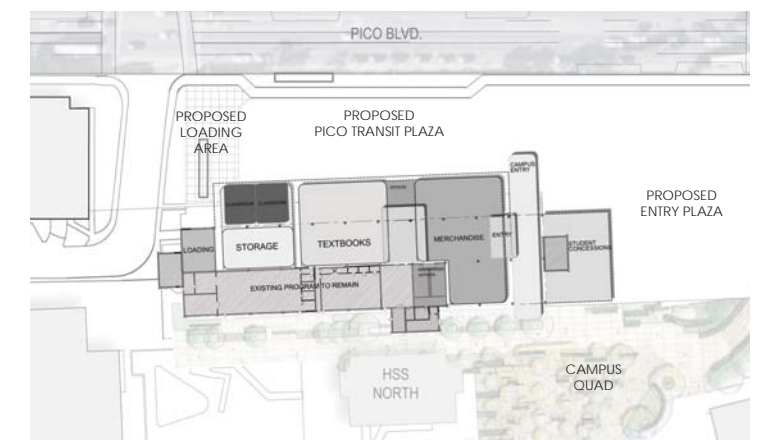
★ 2 OR GREATER IS HIGHLIGHTED AS PREFERENCE



This diagram shows the conceptual layout for the new Bookstore Modernization project proposed to be on the ground floor of Drescher Hall. These program elements were developed with the input of the bookstore operations personnel at an initial meeting which took place on Aug 7, 2007



DRESCHER HALL GROUND FLOOR CONCEPTUAL LAYOUT



SITE PLAN

