



MIRACOSTA COMMUNITY COLLEGE DISTRICT
One Barnard Drive, Oceanside, CA 92056 • (760-757-2121) • Fax (760) 757-8185
Visit us on the Internet: <http://www.miracosta.cc.ca.us>

June 26, 2026

Druv Bhat
Facilities Planning Associate
California Finance and Facilities Planning
California Community Colleges Chancellors Office
1102 Q Street
Sacramento, CA 95811

Dear Druv,

Please see the enclosed signed hard copy of our 5 Year Plan and one IPP. The plan has been approved by the MiraCosta College Board of Trustees and submitted through Fusion.

If you have any questions, please feel free to contact me at (760) 795-6691.
Regards,

A handwritten signature in black ink, appearing to read "Tom Macias", with a long horizontal line extending to the right.

Tom Macias
Director of Facilities
760.795.6691



***MiraCosta
Community College District***

**2028-2032
Five Year Construction Plan
(2028-29 First Funding Year)**

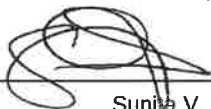
FY2028 - FY2032 FIVE YEAR CAPITAL OUTLAY PLAN
(FY2028 - 2029) FIRST YEAR FUNDING

MiraCosta Community College District

Prepared in reference to the Community College Construction Act of 1980
and

approved on behalf of the local governing board for submission to
the office of the Chancellor, California Community Colleges

Signed



Sunita V. Cooke, Ph.D.

(Chief Executive Officer or their designee)

Title Superintendent/President

Date 05/27/2026

Contact Tom Macias

Telephone 760-795-6691

Date Received at Chancellor's Office:

Chancellor's Office Reviewed by:

Notice of Approval



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MIRACOSTA COLLEGE FY 2028-2032 FIVE-YEAR CAPITAL CONSTRUCTION PLAN

The MiraCosta Community College District, comprising Oceanside, San Elijo, and the Community Learning Center campuses, serves the surrounding communities as a unified district.

In fall 2015, the 2011 Master Plan was comprehensively updated to analyze existing facilities and align development goals with the district's updated Education Master Plan. The Educational Plan was further updated in fall 2021 and will be completed in the Summer 2026.

The 2020 updated Long-Term Planning Framework resulted in some changes to the 2016 Institutional Goals. The revised goals are listed below: These goals establish what the district needs to guide decision-making and resource allocation:

1. MiraCosta College will provide equitable access, enhance student success and close equity gaps by deploying strategies that meet students where they are, create community, and dismantle systems of inequity.
2. MiraCosta College will meet identified external community needs by collaborating with community and industry partners to develop strategies that provide workforce solutions, prepare students to be active global citizens, and provide opportunities for cultural educational enrichment.
3. MiraCosta College will foster academic excellence by strategically developing a culturally competent, adaptive, innovative and relevant teaching and learning environment; co-curricular activities that bridge classroom learning and real-world experience; and intentional professional development for the college community that is responsive to a changing world.
4. MiraCosta College will demonstrate responsible stewardship and sustainability of college and community resources by deploying strategies that invest in our employees to reach their full potential, maintain a sustainable and transparent financial model, and reduce the environmental impact of our physical resources

The 2015 Facilities Futures Plan is currently undergoing revisions that will allow the district to estimate the funding required to implement the Facilities Futures Plan.

2025 Facilities Futures Plan Update Efforts

The revisions to the 2025 Facilities Futures Plan, set for completion in June 2026, followed a structured development process: Prepare, Analyze, Frame, Explore, Recommend, Finalize, and Share.

Facilities Guiding Principles

- Improve visibility and enhance the sense of belonging.
- Foster community and representation for all.
- Promote collaboration and engagement.
- Be agile, adaptable, and innovative.
- Create healthy, accessible, and resilient communities.

Outreach Efforts

A diverse group of stakeholders—including trustees, students, faculty, and community members participated in the planning process through surveys, workshops, meetings, forums, and presentations for both the 2016 and 2025 Facilities Plans. Shared Governance committees including the Budget and Planning Committee and the Campus Advisory Committee, as well as the Academic Senate, Classified Senate, Associated Student Government participated in the plan development and approval processes.

Finally, in November 2016, the district successfully passed the general obligation bond Measure MM. This measure has provided the district with \$455M in addition to district capital construction and state scheduled maintenance funds to implement the projects identified in the Facilities Plan. The results of this extensive investigative and collaborative project planning process are documented in the following project list. Based on the updated Educational Master Plan, institutional goals, and the facilities assessments, district leadership identified, in no order, the following projects:

**MIRACOSTA COLLEGE FY 2028-2032
FIVE-YEAR CAPITAL CONSTRUCTION PLAN PROJECTS**

Oceanside Campus Reno Building 4500 Science

Major renovations will convert existing Chemistry labs and associated support spaces to new labs for the Physical and Earth Science programs. The project will include upgrades of all remaining science labs, accessibility upgrades, and the replacement of aging air handling units as well as mechanical, electrical, and plumbing (MEP) upgrades.

Budget: \$35,546,063
Occupy Year: 2027-28
Gross Square Feet: 20,565

Oceanside Campus Professional Development (Building 4700)

This project will renovate the existing building area to create a permanent location for the Professional Development program of MiraCosta College. Their services support the professional development of staff and faculty across all MiraCosta College. This service is currently housed in a temporary trailer location.

Budget: \$4,716,462
Occupy Year: 2026-27
Gross Square Feet: N/A

Oceanside Campus Signage and Wayfinding Implementation

This project will include implementation of signage and wayfinding throughout the Oceanside campus. This is planned to include a refresh of building interior and exterior signage, wayfinding signage around campus, and signage to support vehicular traffic.

Budget: \$4,290,000
Occupy Year: 2027-28
Gross Square Feet: n/a

Oceanside/CLC/San Elijo Campuses - Security Camera Project

This project will cover the installation of an integrated security camera system across the San Elijo, Community Learning Center and Oceanside campuses. Once cameras and systems have been installed it will be a significant first step in creating a standardized system for video security.

Budget: \$1,267,420
Occupy Year: 2027-28
Gross Square Feet: N/A

Oceanside Campus First Year Hub

This project will be developed to replace functions currently located in the 3500 and 3600 buildings. The central location will improve access and create opportunities for enhanced collaboration and use. Flexible learning environments, study and office areas will be designed to support program needs and promote interdisciplinary collaboration. This project will be submitted again as an Initial Project Proposal (IPP) in 2012 and the District is proposing a 50% local contribution to increase the chances of receiving state funding.

Budget: \$27,027,523

Occupy Year: 2033-34

Gross Square Feet: 21,302

STATUS OF CEQA COMPLIANCE

The environmental impact report (EIR) was determined necessary for the Oceanside campus only. The San Elijo campus and the Community Learning Center were both designated to be exempt under California Environmental Quality Act (CEQA). The EIR for the Oceanside campus was originally approved by the board on April 19, 2018, and amended on May 14, 2020, which covers all Measure MM projects that are outlined in the 2016 Facilities Master Plan. The district remains extremely sensitive to environmental issues and constructs & operates its facilities in conformance with all environmental laws and regulations. Additionally, the San Elijo campus must conform to permit conditions set by the California Coastal Commission. All projects constructed in the district are constructed in compliance with CEQA.

FUSION**Inventory of Land****Planning****MiraCosta Community College District (50)**

List the address and acreage of every land unit owned by the district (Education Code 81821 ((b)3)). Please identify all locations, both on-campus and off-campus, grouped according to their "parent" institution. In the event the list is long or complicated, please substitute copies of college bulletins or other notices to the public which display similar information. The list should be current as of October the prior year.

Address	Acres
Community Learning Center	7.6
1831 Mission Avenue Oceanside, CA 92058	
Oceanside Campus	121.5
One Barnard Drive Oceanside, CA 92056	
San Elijo Campus	48
3333 Manchester Avenue Cardiff, CA 92007	
Total Acreage:	177.1

Legislative Districts

Campus	Assembly	Senate	House
MiraCosta College (Oceanside Campus)	74	38	49
San Elijo Center	77	38	49
Community Learning Center	74	38	49

FUSION**Instructional Delivery Load****Planning****MiraCosta Community College District (50)****Address****Carlsbad City Library Lrn Ctr**

3368 Eureka Pl

Carlsbad, CA 92008

Carmel Valley Middle School

3800 Mykonos Ln

San Diego, CA 92130

Community Learning Center

1831 Mission Avenue

Oceanside, CA 92058

Country Club Senior Center

455 Country Club Ln

Oceanside, CA 92054

El Corazon Senior Center

3302 Senior Center Dr.

Oceanside, CA 92056

Jefferson Elementary School

3743 Jefferson St.

Carlsbad, CA 92008

Libby Elementary School

423 W. Redondo Dr

Oceanside, CA 92057

Oak Creek Middle School

675 Balour Dr

Encinitas, CA 92024

Oceanside Campus

One Barnard Drive

Oceanside, CA 92056

San Elijo Campus

3333 Manchester Avenue

Cardiff, CA 92007

Technology Career Institute

2075 Las Palmas Drive

Carlsbad, CA 92011

FUSION

District Projects Priority Order (2026-2032)

Planning

MiraCosta Community College District (50)

No. Project			Schedule of Funds						
Campus	Source	Total Cost	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
1 Renovate Building 4500 Science									
MiraCosta College (Oceanside Campus)									
Occupancy: 2026-27	STATE:	\$0							
Net ASF: -254	DISTRICT:	\$35,546,061							
2 All Campus - Security Camera Project									
MiraCosta College (Oceanside Campus)									
Occupancy: 2024-25	STATE:	\$0							
Net ASF: 0	DISTRICT:	\$1,267,420							
3 Professional Development (Building 4700)									
MiraCosta College (Oceanside Campus)									
Occupancy: 2025-26	STATE:	\$0							
Net ASF: 0	DISTRICT:	\$4,716,462							
4 Signage and Wayfinding Implementation									
MiraCosta College (Oceanside Campus)									
Occupancy: 2024-25	STATE:	\$0							
Net ASF: 0	DISTRICT:	\$4,290,000							
5 First Year Hub									
MiraCosta College (Oceanside Campus)									
Occupancy: 2033-34	STATE:	\$13,663,341				Phases P,W \$1,177,960	Phases C,E \$12,485,381		
Net ASF: 109	DISTRICT:	\$13,364,181				\$925,540	\$12,438,641		
GRAND TOTALS			2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
	STATE:	\$13,663,341	\$0	\$0	\$0	\$1,177,960	\$12,485,381	\$0	\$0
	DISTRICT:	\$59,184,124	\$0	\$0	\$0	\$925,540	\$12,438,641	\$0	\$0

FUSION**District Capacity/Load Ratios**

Planning

MiraCosta Community College District (50)**District Lecture Capacity/Load Ratio**

No. Project	Lect ASF	WSCH	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
5 First Year Hub	-1,300	-2,060	2033-34							117,412
MiraCosta College (Oceanside Campus)										222%
Lecture Summary / Totals				2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Lecture ASF	Actual*/Projected WSCH			41,643	44,873	47,258	51,300	52,800	52,796	52,792
75,387	Cumulative Capacity			119,472	119,472	119,472	119,472	119,472	119,472	119,472
	Capacity/Load Ratio			287%	266%	253%	233%	226%	226%	226%

FUSION

District Capacity/Load Ratios

Planning

MiraCosta Community College District (50)

District Lab Capacity/Load Ratio

No. Project		Lab ASF	WSCH	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
3 Professional Development (Building 4700)		0	0	2025-26							
MiraCosta College (Oceanside Campus)											
1 Renovate Building 4500 Science		-209	92	2026-27							
MiraCosta College (Oceanside Campus)											
5 First Year Hub		-134	-52	2033-34							47,069
MiraCosta College (Oceanside Campus)											183%
Lab Summary / Totals					2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Lab ASF		Actual*/Projected WSCH			19,905	21,545	22,750	24,923	25,705	25,703	25,702
123,230		Cumulative Capacity			47,121	47,121	47,121	47,121	47,121	47,121	47,121
		Capacity/Load Ratio			237%	219%	207%	189%	183%	183%	183%

FUSION**District Capacity/Load Ratios**

Planning

MiraCosta Community College District (50)**District Office Capacity/Load Ratio**

No.	Project	Off ASF	FTE	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
3	Professional Development (Building 4700)										
		0	0	2025-26							
	MiraCosta College (Oceanside Campus)										
1	Renovate Building 4500 Science										
		-45	0	2026-27							
	MiraCosta College (Oceanside Campus)										
5	First Year Hub										
		-177	-1	2033-34							528
	MiraCosta College (Oceanside Campus)										106%
Office Summary / Totals					2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
	Office ASF	Actual*/Projected FTE			461	467	473	479	485	491	497
	95,101	Cumulative Capacity			529	529	529	529	529	529	529
		Capacity/Load Ratio			115%	113%	112%	110%	109%	108%	106%

FUSION

Planning

District Capacity/Load Ratios

MiraCosta Community College District (50)

District Library Capacity/Load Ratio

No. Project		Lib ASF	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Library Summary / Totals				2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Library ASF	Actual*/Projected ASF			49,101	49,098	49,095	49,093	49,089	49,086	49,083
22,781	Cumulative Capacity			22,781	22,781	22,781	22,781	22,781	22,781	22,781
	Capacity/Load Ratio			46%	46%	46%	46%	46%	46%	46%

FUSION

District Capacity/Load Ratios

Planning

MiraCosta Community College District (50)

District AV/TV Capacity/Load Ratio

No. Project		AV/TV ASF Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
5 First Year Hub		1,020							4,013
MiraCosta College (Oceanside Campus)									20%
AV/TV Summary / Totals			2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
AV/TV ASF	Actual*/Projected ASF		20,000	20,000	20,000	20,000	20,000	19,999	19,999
2,993	Cumulative Capacity		2,993	2,993	2,993	2,993	2,993	2,993	2,993
	Capacity/Load Ratio		15%	15%	15%	15%	15%	15%	15%

FUSION

Load Distribution & Staff Forecast

Planning

MiraCosta Community College District (50)

District Load Distribution

	Instructional Staff FTE	Total Campus WSCH	Off-Campus WSCH	On-Campus WSCH	P.E. Laboratory WSCH	On-Campus Lecture WSCH	On-Campus Laboratory
Actual Fall							
2024	449	139,199	92,180	47,019	3,286	30,826	12,906
2025	445	141,028	89,868	51,160	1,022	32,293	17,845
Forecast							
2026	454	142,855	85,599	57,256	476	38,480	18,301
2027	461	144,685	82,615	62,070	521	41,643	19,905
2028	467	146,514	79,527	66,987	567	44,873	21,545
2029	473	148,340	77,730	70,610	601	47,258	22,750
2030	479	150,168	73,282	76,886	662	51,300	24,923
2031	485	151,996	72,806	79,190	684	52,800	25,705
2032	491	151,983	72,800	79,183	684	52,796	25,703

FUSION

Load Distribution & Staff Forecast

Planning

MiraCosta Community College District (50)

Instructional Load by Campus

WSCH Distributed to Campuses or Other Locations

	Actual Fall			Forecast						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Community Learning Center	2,479	5,290	5,613	5,714	5,787	5,861	5,934	6,007	6,080	6,079
MiraCosta College (Oceanside Campus)	125,589	125,404	127,532	128,570	130,217	131,862	133,506	135,151	136,796	136,785
San Elijo Center	5,211	8,505	7,883	8,571	8,681	8,791	8,900	9,010	9,120	9,119
Total	133,279	139,199	141,028	142,855	144,685	146,514	148,340	150,168	151,996	151,983

FUSION**Load Distribution & Staff Forecast**

Planning

MiraCosta Community College District (50)**Total District Library Load**

	Total Day-Graded	Number of Campuses	Initial ASF (3,795/Camp p)	First 3,000 Day Graded (3.83/DG)	Between 3k - 9k (3.39/DG)	Above 9,000 (2.94/DG)	Total ASF
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(d+e+f+g)
Forecast							
2026	11,003	3	11,385	11,490	20,340	5,889	49,104
2027	11,002	3	11,385	11,490	20,340	5,886	49,101
2028	11,001	3	11,385	11,490	20,340	5,883	49,098
2029	11,000	3	11,385	11,490	20,340	5,880	49,095
2030	10,999	3	11,385	11,490	20,340	5,877	49,092
2031	10,998	3	11,385	11,490	20,340	5,874	49,089
2032	10,997	3	11,385	11,490	20,340	5,871	49,086

FUSION

Load Distribution & Staff Forecast

Planning

Library Load by Campus or Location

	Forecast						
	2026	2027	2028	2029	2030	2031	2032
Community Learning Center	0	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%	0%
MiraCosta College (Oceanside Campus)	46,158	46,155	46,152	46,149	46,146	46,144	46,141
	94%	94%	94%	94%	94%	94%	94%
San Elijo Center	2,946	2,946	2,946	2,946	2,946	2,945	2,945
	6%	6%	6%	6%	6%	6%	6%
Total	49,104	49,101	49,098	49,095	49,092	49,089	49,086

FUSION**Load Distribution & Staff Forecast**

Planning

MiraCosta Community College District (50)**Total District AV, Radio, TV Load**

	Total Day-Graded	Number of Campuses	Initial ASF (3,500/Cam p)	First 3,000 Day Graded (1.50/DG)	Between 3k - 9k (0.75/DG)	Above 9,000 (0.25/DG)	Total ASF
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(d+e+f+g)
Forecast							
2026	11,003	3	10,500	4,500	4,500	501	20,001
2027	11,002	3	10,500	4,500	4,500	501	20,001
2028	11,001	3	10,500	4,500	4,500	500	20,000
2029	11,000	3	10,500	4,500	4,500	500	20,000
2030	10,999	3	10,500	4,500	4,500	500	20,000
2031	10,998	3	10,500	4,500	4,500	500	20,000
2032	10,997	3	10,500	4,500	4,500	499	19,999

FUSION

Load Distribution & Staff Forecast

Planning

AV, Radio, TV Load by Campus or Location

	Forecast						
	2026	2027	2028	2029	2030	2031	2032
Community Learning Center	0	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%	0%
MiraCosta College (Oceanside Campus)	18,801	18,801	18,800	18,800	18,800	18,800	18,799
	94%	94%	94%	94%	94%	94%	94%
San Elijo Center	1,200	1,200	1,200	1,200	1,200	1,200	1,200
	6%	6%	6%	6%	6%	6%	6%
Total	20,001	20,001	20,000	20,000	20,000	20,000	19,999



Oceanside Campus

1 Barnard Drive, Oceanside, CA 92056 ▶ 760.757.2121 ▶ miracosta.edu

View Current Map
on Your Phone



MiraCosta College Locations



Directory

Bldg. #	Bldg. #	Bldg. #
Admissions & Records.....14	EOPS.....14	Printing Services.....3400
Art.....2100, 2200, 2300	Facilities Department.....T600	Proctoring Center.....14
Associate Faculty Office.....4606	Financial Aid/Scholarships.....14	Public Information Office.....1000
Associated Students.....T100	Gymnasium.....5200	Purchasing.....1000
Athletics.....5200	Health Services.....14	School Relations/Diversity Outreach.....14
Automotive Technology.....4000	Horticulture.....7000	Service Learning.....14
Board Room.....1000	Human Resources/Payroll.....1000	Shipping/Receiving.....6100
Bookstore.....3400	Institutional Advancement.....1000	Strong Workforce.....T560
Business/Fiscal Services.....1000	Institutional Research.....1000	Student Accessibility Services (SAS).....14
Cafeteria.....3400	Instructional Services.....1000	Student Accounts.....14
CalWORKs.....14	International Education.....14	Student Center.....3400
Career Center.....14	Lactation Rooms.....T305A, 28, 5200	Student Life & Leadership.....T100
Chemistry & Biotechnology.....13	Language Lab.....4701	Testing Office.....14
Child Development Center.....8000	Learning Commons.....1200	The Learning Centers.....1200
College Police.....1100	Library.....1200	Theatre.....2000
Concert Hall.....2400	Lost & Found.....1100	Theatre Studio.....2700
Counseling.....14	Media Arts, Art Gallery.....28	Little Theatre.....3601
Dance Studio.....2700	Music.....2200, 2300	Transfer Center.....14
Development & Foundation.....1000	Nursing & Allied Health.....5100	Tutoring.....1200
Driver Education.....T510	Open Computer Lab.....T210	Veterans Services.....14
English Language Institute.....T510, T520	Parking Permits.....1100	Welcome Center.....14
Enrollment Information.....14	President, Office of the.....1000	Wellness Center.....5300

FUSION

Space Inventory

MiraCosta Community College District Report 17 Certification

Certification of Inventory for Fiscal Year: 2025 - 2026

Campus Name: **MiraCosta College (Oceanside Campus)**
 Certified ASF: **373,320**
 Certified OGSF: **527,294**

District Approval

Elba Gomez
 Elba Gomez (Oct 7, 2025 12:47:58 PDT)

 Authorized Signature

 Date

 Printed Name

State Approval

Chen Yang
 Chen Yang (Mar 2, 2025 13:17:42 PST)

 Authorized Signature

 Date

Included:

(2) Signed Copies of Report 17 Certification Sheet if the submission was not certified and submitted electronically by the CBO.

FUSION**Campus Capacity/Load Ratios**

Planning

MiraCosta Community College District (050)

MiraCosta College (Oceanside Campus) (051)

Campus Lecture Capacity/Load Ratio

No.	Project	Lect ASF	WSCH	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
5	First Year Hub	-1,300	-2,060	2033-34							73,349
	MiraCosta College (Oceanside Campus)										168%
Lecture Summary / Totals					2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
	Lecture ASF	Actual*/Projected WSCH			33,335	36,288	38,450	42,383	43,775	43,771	43,768
	47,583	Cumulative Capacity			75,409	75,409	75,409	75,409	75,409	75,409	75,409
		Capacity/Load Ratio			226%	208%	196%	178%	172%	172%	172%

FUSION**Campus Capacity/Load Ratios**

Planning

MiraCosta Community College District (050)

MiraCosta College (Oceanside Campus) (051)

Campus Lab Capacity/Load Ratio

No. Project	Lab ASF	WSCH	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
3 Professional Development (Building 4700)										
	0	0	2025-26							
MiraCosta College (Oceanside Campus)										
1 Renovate Building 4500 Science										
	-209	92	2026-27							
MiraCosta College (Oceanside Campus)										
5 First Year Hub										
	-134	-52	2033-34							37,552
MiraCosta College (Oceanside Campus)										157%
Lab Summary / Totals				2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Lab ASF	Actual*/Projected WSCH			18,230	19,845	21,027	23,178	23,939	23,937	23,936
99,361	Cumulative Capacity			37,604	37,604	37,604	37,604	37,604	37,604	37,604
	Capacity/Load Ratio			206%	189%	179%	162%	157%	157%	157%

FUSION

Campus Capacity/Load Ratios

Planning

MiraCosta Community College District (050)
MiraCosta College (Oceanside Campus) (051)

Campus Office Capacity/Load Ratio

No. Project		Off ASF	FTE	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
3 Professional Development (Building 4700)		0	0	2025-26							
MiraCosta College (Oceanside Campus)											
1 Renovate Building 4500 Science		-45	0	2026-27							
MiraCosta College (Oceanside Campus)											
5 First Year Hub		-177	-1	2033-34							425
MiraCosta College (Oceanside Campus)											100%
Office Summary / Totals					2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Office ASF		Actual*/Projected FTE			400	404	408	412	416	420	424
74,628		Cumulative Capacity			426	426	426	426	426	426	426
		Capacity/Load Ratio			107%	105%	104%	103%	102%	101%	100%

FUSION**Campus Capacity/Load Ratios****Planning****MiraCosta Community College District (050)****MiraCosta College (Oceanside Campus) (051)****Campus Library Capacity/Load Ratio**

No. Project		Lib ASF	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Library Summary / Totals				2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Library ASF	Actual*/Projected ASF			46,155	46,152	46,149	46,147	46,144	46,141	46,138
15,317	Cumulative Capacity			15,317	15,317	15,317	15,317	15,317	15,317	15,317
	Capacity/Load Ratio			33%	33%	33%	33%	33%	33%	33%

FUSION

Campus Capacity/Load Ratios

Planning

MiraCosta Community College District (050)
MiraCosta College (Oceanside Campus) (051)

Campus AV/TV Capacity/Load Ratio

No. Project		AV/TV ASF Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
5	First Year Hub	1,020							3,897
	MiraCosta College (Oceanside Campus)								21%
AV/TV Summary / Totals			2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
AV/TV ASF	Actual*/Projected ASF		18,800	18,800	18,800	18,800	18,800	18,799	18,799
2,877	Cumulative Capacity		2,877	2,877	2,877	2,877	2,877	2,877	2,877
	Capacity/Load Ratio		15%	15%	15%	15%	15%	15%	15%

FUSION**Load Distribution & Staff Forecast**

Planning

MiraCosta Community College District (050)

MiraCosta College (Oceanside Campus) (051)

Campus Load Distribution

	Instructional Staff FTE	Total Campus WSCH	Off-Campus WSCH	On-Campus WSCH	P.E. Laboratory WSCH	On-Campus Lecture WSCH	On-Campus Laboratory
Actual Fall							
2024	393	125,404	88,949	36,455	984	24,436	11,035
2025	390	127,532	84,962	42,570	1,022	26,308	15,240
Forecast							
2026	396	128,570	80,999	47,571	476	30,445	16,650
2027	400	130,217	78,130	52,087	521	33,335	18,230
2028	404	131,862	75,161	56,701	567	36,288	19,845
2029	408	133,506	73,428	60,078	601	38,450	21,027
2030	412	135,151	68,927	66,224	662	42,383	23,178
2031	416	136,796	68,398	68,398	684	43,775	23,939
2032	420	136,785	68,392	68,393	684	43,771	23,937

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****MiraCosta College (Oceanside Campus) (051)****FTE Instruction Staff Worksheet - Fall 2026**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type (a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c)
Instructor	346	0	346
Counselor Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	30	0	30
Department Administrator	20	0	20
Librarian Include certificated director of audio/visual, et. al.	4	4	0
Institutional Administrator Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	4	4	0
Projected 2026 Totals	404	8	396

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time expressed as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****MiraCosta College (Oceanside Campus) (051)****FTE Instruction Staff Worksheet - Fall 2027**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type (a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c)
	(b)	(c)	(b-c)
Instructor	350	0	350
Counselor Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	30	0	30
Department Administrator	20	0	20
Librarian Include certificated director of audio/visual, et. al.	4	4	0
Institutional Administrator Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	4	4	0
Projected 2027 Totals	408	8	400

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast**

Planning

MiraCosta Community College District (050)

MiraCosta College (Oceanside Campus) (051)

FTE Instruction Staff Worksheet - Fall 2028

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type (a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c)
Instructor	354	0	354
Counselor Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	30	0	30
Department Administrator	20	0	20
Librarian Include certificated director of audio/visual, et. al.	4	4	0
Institutional Administrator Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	4	4	0
Projected 2028 Totals	412	8	404

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time expressed as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****MiraCosta College (Oceanside Campus) (051)****FTE Instruction Staff Worksheet - Fall 2029**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type (a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c)
	(b)	(c)	(b-c)
Instructor	358	0	358
Counselor Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	30	0	30
Department Administrator	20	0	20
Librarian Include certificated director of audio/visual, et. al.	4	4	0
Institutional Administrator Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	4	4	0
Projected 2029 Totals	416	8	408

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****MiraCosta College (Oceanside Campus) (051)****FTE Instruction Staff Worksheet - Fall 2030**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type	Total Certificated Instructional and Statutory Staff FTE	Non-Instructional Portion of FTE	Net Total Instructional and Statutory Staff FTE
(a)	(b)	(c)	(b-c)
Instructor	362	0	362
Counselor	30	0	30
Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.			
Department Administrator	20	0	20
Librarian	4	4	0
Include certificated director of audio/visual, et. al.			
Institutional Administrator	4	4	0
Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.			
Projected 2030 Totals	420	8	412

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****MiraCosta College (Oceanside Campus) (051)****FTE Instruction Staff Worksheet - Fall 2031**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type (a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c)
Instructor	366	0	366
Counselor	30	0	30
Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.			
Department Administrator	20	0	20
Librarian	4	4	0
Include certificated director of audio/visual, et. al.			
Institutional Administrator	4	4	0
Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.			
Projected 2031 Totals	424	8	416

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time expressed as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****MiraCosta College (Oceanside Campus) (051)****FTE Instruction Staff Worksheet - Fall 2032**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type (a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c)
Instructor	370	0	370
Counselor Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	30	0	30
Department Administrator	20	0	20
Librarian Include certificated director of audio/visual, et. al.	4	4	0
Institutional Administrator Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	4	4	0
Projected 2032 Totals	428	8	420

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time expressed as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Cumulative Sum of Existing & Proposed Space (2027-2033)**

Planning

MiraCosta Community College District (050)**MiraCosta College (Oceanside Campus) (051)**

Priority & Year of Occupancy (a)	Classroom 100's (b)	Laboratory 200's (c)	Office 300's (d)	Library 400's (e)	AV Radio TV 530-535 (f)	P.E. 520-525 (g)	Assembly 610 & 615 (h)	Inactive 050-070 (i)	All Other Areas (j)	Total ASF (k)
Total ASF	47,583	99,361	74,628	15,317	2,877	28,588	14,787	0	90,179	373,320
5	2033	First Year Hub								
	-1,300	-134	-177	0	1,020	0	0	0	700	109
	46,283	99,227	74,451	15,317	3,897	28,588	14,787	0	90,879	373,429
Total Existing and Proposed Space										
	46,283	99,227	74,451	15,317	3,897	28,588	14,787	0	90,879	373,429

FUSION**Capacity of Net Existing On-Campus ASF****Planning****MiraCosta Community College District (050)****MiraCosta College (Oceanside Campus) (051)****Classrooms, Classroom Service (Room Use Code 100s)**

Summary	Total Net ASF	ASF per 100 WSCH	Total Capacity WSCH
Classroom Space	47,583	63.1	75,409

Laboratories & Laboratory Service Area (Room Use Codes 210, 215, 220, 225, 230, 235, 255)

TOP Code	Net ASF	ASF per 100 WSCH	Capacity WSCH
0100 - Agriculture and Natural Resources	303	492.0	62
0109 - Horticulture	3,311	492.0	673
0401 - Biology, General	4,464	235.0	1,900
0410 - Anatomy and Physiology	1,479	235.0	629
0430 - Biotechnology and Biomedical Technology	7,607	235.0	3,237
0606 - Public Relations	477	214.0	223
0699 - Other Media and Communications	104	214.0	49
0701 - Information Technology, General	2,166	171.0	1,267
0702 - Computer Information Systems	1,332	171.0	779
0948 - Automotive Technology	10,046	856.0	1,174
0953 - Drafting Technology	3,228	321.0	1,006
1000 - Fine and Applied Arts	5,266	257.0	2,049
1002 - Art (Painting, Drawing and Sculpture)	6,160	257.0	2,397
1004 - Music	15,440	257.0	6,008
1006 - Technical Theater	2,274	257.0	885
1008 - Dance	2,356	257.0	917
1011 - Photography	858	257.0	334
1030 - Graphic Arts and Design	4,624	257.0	1,799
1099 - Other Fine and Applied Arts	914	257.0	356
1101 - Foreign Languages, General	1,125	150.0	750
1208 - Medical Assisting	366	214.0	171
1230 - Nursing	6,541	214.0	3,057
1501 - English	1,288	150.0	859
1502 - Language Arts	692	150.0	461
1699 - Other Library Science	1,207	150.0	805
1700 - Mathematics	125	150.0	83
1902 - Physics, General	1,679	257.0	653
1905 - Chemistry, General	7,976	257.0	3,104
1914 - Geology	1,145	257.0	446
2208 - Sociology	1,377	150.0	918
4930 - General Studies	1,196	257.0	465
6420 - Disabled Students Programs and Services (DSPS)	459	0.0	0
6700 - General Institutional Support Services	1,776	0.0	0
Summary	Total Net ASF	ASF per 100 WSCH	Total Capacity WSCH
Lab Space	99,361	264.9	37,512

Office & Office Service Areas (Room Use Code 300s)

Summary	Total Net ASF	ASF per FTE	Total Capacity FTE
Office Space	74,628	175.0	426

FUSION

Planning

Project Intent & Scope

MiraCosta Community College District (050)
MiraCosta College (Oceanside Campus) (051)

District Priority & Project: 1 Renovate Building 4500 Science

Project Type: Reconstruction
Total Estimated Cost: \$35,546,062
Anticipated Source(s) of Funds: Non-State
Type of Construction:
Seismic Retrofit:
If Existing - Age:
If Existing - Condition:

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawings	Construction	Equipment	Occupancy
Year	0	2022	2022	2023	2024	2026-27
Estimated Cost	\$0	\$1,603,773	\$1,241,407	\$31,783,081	\$917,800	

Explain why this project is needed:

Major renovations will convert existing Chemistry labs and associated support spaces to new labs for Physical and Earth Science programs. The project will include upgrades of all remaining science labs, accessibility upgrades, and the replacement of aging air handling units as well as mechanical, electrical, and plumbing (MEP) upgrades.

FUSION**Project Intent & Scope****Planning****MiraCosta Community College District (050)****MiraCosta College (Oceanside Campus) (051)**District Priority & Project: **1 Renovate Building 4500 Science****Outline of Project Space - Buildings and Remodelings**

	Classroom 100s	Laboratory 210-255	Office 300s	Library 400s	AV/TV 530-535	All Other	Total ASF
Project Primary	0	15,225	1,050	0	0	313	16,588
Project Secondary	0	-15,434	-1,095	0	0	-313	-16,842
Project Net ASF	0	-209	-45	0	0	0	-254

Project Net Capacity**Classrooms, Classroom Service (Room Use Code 100s)**

Summary	Net ASF	ASF per 100 WSCH	Capacity WSCH
Classroom Space	0	0.0	0

Laboratories & Laboratory Service Area (Room Use Codes 210, 215, 220, 225, 230, 235, 255)

TOP Code	Primary Effect			Secondary Effect		
	Net ASF	ASF per 100 WSCH	Capacity WSCH	Net ASF	ASF per 100 WSCH	Capacity WSCH
-						
Summary			Net ASF			Capacity WSCH
Lab Space			-209			92

Office & Office Service Areas (Room Use Code 300s)

Summary	Net ASF	ASF per FTE	Capacity FTE
Office Space	-45	175.0	-0.26

FUSION

Project Intent & Scope

Planning

MiraCosta Community College District (050)
MiraCosta College (Oceanside Campus) (051)

District Priority & Project: 2 All Campus - Security Camera Project

Project Type: Reconstruction
Total Estimated Cost: \$1,267,420
Anticipated Source(s) of Funds: Non-State
Type of Construction:
Seismic Retrofit:
If Existing - Age:
If Existing - Condition:

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawings	Construction	Equipment	Occupancy
Year	0	2023	2023	2024	0	2024-25
Estimated Cost	\$0	\$70,000	\$100,000	\$1,097,420	\$0	

Explain why this project is needed:

This project will cover the installation of an integrated security camera system across the San Elijo, Community Learning Center and Oceanside campuses. Once cameras and systems have been installed it will be a significant first step in creating a standardized system for video security

FUSION

Project Intent & Scope

Planning

MiraCosta Community College District (050)
MiraCosta College (Oceanside Campus) (051)

District Priority & Project: 2 All Campus - Security Camera Project

Outline of Project Space - Buildings and Remodelings

	Classroom 100s	Laboratory 210-255	Office 300s	Library 400s	AV/TV 530-535	All Other	Total ASF
Project Primary	0	0	0	0	0	0	0
Project Secondary	0	0	0	0	0	0	0
Project Net ASF	0	0	0	0	0	0	0

Project Net Capacity

Classrooms, Classroom Service (Room Use Code 100s)

Summary	Net ASF	ASF per 100 WSCH	Capacity WSCH
Classroom Space	0	0.0	0

Laboratories & Laboratory Service Area (Room Use Codes 210, 215, 220, 225, 230, 235, 255)

TOP Code	Primary Effect			Secondary Effect		
	Net ASF	ASF per 100 WSCH	Capacity WSCH	Net ASF	ASF per 100 WSCH	Capacity WSCH
-						
Summary	Net ASF			Capacity WSCH		
Lab Space	0			0		

Office & Office Service Areas (Room Use Code 300s)

Summary	Net ASF	ASF per FTE	Capacity FTE
Office Space	0	0.0	0.00

FUSION**Project Intent & Scope****Planning****MiraCosta Community College District (050)****MiraCosta College (Oceanside Campus) (051)****District Priority & Project: 3 Professional Development (Building 4700)**

Project Type: Reconstruction

Total Estimated Cost: \$4,716,462

Anticipated Source(s) of Funds: Non-State

Type of Construction:

Seismic Retrofit:

If Existing - Age:

If Existing - Condition:

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawings	Construction	Equipment	Occupancy
Year	0	2022	2022	2023	0	2025-26
Estimated Cost	\$0	\$150,658	\$225,988	\$4,339,816	\$0	

Explain why this project is needed:

This project will renovate the existing building area to create a permanent location for the Professional Development program of MiraCosta College. A portion of these services support professional development of all employees across MiraCosta College. This service is currently housed in a temporary trailer location.

FUSION**Project Intent & Scope****Planning****MiraCosta Community College District (050)****MiraCosta College (Oceanside Campus) (051)**District Priority & Project: **3 Professional Development (Building 4700)****Outline of Project Space - Buildings and Remodelings**

	Classroom 100s	Laboratory 210-255	Office 300s	Library 400s	AV/TV 530-535	All Other	Total ASF
Project Primary	0	1,125	2,170	0	0	280	3,575
Project Secondary	0	-1,125	-2,170	0	0	-280	-3,575
Project Net ASF	0	0	0	0	0	0	0

Project Net Capacity**Classrooms, Classroom Service (Room Use Code 100s)**

Summary	Net ASF	ASF per 100 WSCH	Capacity WSCH
Classroom Space	0	0.0	0

Laboratories & Laboratory Service Area (Room Use Codes 210, 215, 220, 225, 230, 235, 255)

TOP Code	Primary Effect			Secondary Effect		
	Net ASF	ASF per 100 WSCH	Capacity WSCH	Net ASF	ASF per 100 WSCH	Capacity WSCH
-						
Summary	Net ASF			Capacity WSCH		
Lab Space	0			0		

Office & Office Service Areas (Room Use Code 300s)

Summary	Net ASF	ASF per FTE	Capacity FTE
Office Space	0	0.0	0.00

FUSION

Project Intent & Scope

Planning

MiraCosta Community College District (050)
MiraCosta College (Oceanside Campus) (051)

District Priority & Project: 4 Signage and Wayfinding Implementation

Project Type: Replacement
Total Estimated Cost: \$4,290,000
Anticipated Source(s) of Funds: Non-State
Type of Construction:
Seismic Retrofit:
If Existing - Age:
If Existing - Condition:

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawings	Construction	Equipment	Occupancy
Year	0	2023	2023	2024	0	2024-25
Estimated Cost	\$0	\$160,000	\$240,000	\$3,890,000	\$0	

Explain why this project is needed:

This project will include implementation of signage and wayfinding throughout the Oceanside campus. This is planned to include a refresh of building interior and exterior signage, wayfinding signage around campus, and signage to support vehicular traffic.

FUSION

Project Intent & Scope

Planning

MiraCosta Community College District (050)
MiraCosta College (Oceanside Campus) (051)

District Priority & Project: 4 Signage and Wayfinding Implementation

Outline of Project Space - Buildings and Remodelings

	Classroom 100s	Laboratory 210-255	Office 300s	Library 400s	AV/TV 530-535	All Other	Total ASF
Project Primary	0	0	0	0	0	0	0
Project Secondary	0	0	0	0	0	0	0
Project Net ASF	0	0	0	0	0	0	0

Project Net Capacity

Classrooms, Classroom Service (Room Use Code 100s)

Summary	Net ASF	ASF per 100 WSCH	Capacity WSCH
Classroom Space	0	0.0	0

Laboratories & Laboratory Service Area (Room Use Codes 210, 215, 220, 225, 230, 235, 255)

TOP Code	Primary Effect			Secondary Effect		
	Net ASF	ASF per 100 WSCH	Capacity WSCH	Net ASF	ASF per 100 WSCH	Capacity WSCH
-						
Summary	Net ASF			Capacity WSCH		
Lab Space	0			0		

Office & Office Service Areas (Room Use Code 300s)

Summary	Net ASF	ASF per FTE	Capacity FTE
Office Space	0	0.0	0.00

FUSION**Project Intent & Scope****Planning****MiraCosta Community College District (050)**
MiraCosta College (Oceanside Campus) (051)**District Priority & Project: 5 First Year Hub**

Project Type: Replacement

Total Estimated Cost: \$27,027,523

Anticipated Source(s) of Funds: State and Non-State

Type of Construction:

Seismic Retrofit:

If Existing - Age:

If Existing - Condition:

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawings	Construction	Equipment	Occupancy
Year	0	2029	2029	2030	2030	2033-34
Estimated Cost	\$0	\$1,103,795	\$999,705	\$24,658,174	\$265,848	

Explain why this project is needed:

This MiraCosta College Oceanside Campus project will demolish four buildings and replace them with one new building. The buildings to be replaced are the 5,400 GSF/4,686 ASF B3500A – Classrooms #3500 building, the 5,375 GSF/4,349 ASF B3500B – Classrooms #3501 building, the 6,925 GSF/5,643 ASF B3600A #3600 building, and the 3,602 GSF/2,853 ASF B3600B #3601 building. All four of the buildings were built in 1965 and had some renovation work done in 2015. A new First Year Hub facility will be developed to replace the functions of the 3500 and 3600 buildings. The new facility will provide flexible learning environments, study, and office space. The new 21,302 GSF First Year Hub facility will provide 17,640 ASF consisting of 13,013 ASF Lecture space, 692 ASF Laboratory space, 2,215 ASF Office space, 1,020 ASF AVTV space, and 700 ASF Other instructional support space.

Report Generated: 05/27/2026

Project Intent & Scope

FUSION

Planning

MiraCosta Community College District (050)

MiraCosta College (Oceanside Campus) (051)

District Priority & Project: 5 First Year Hub

Outline of Project Space - Buildings and Remodelings

	Classroom 100s	Laboratory 210-255	Office 300s	Library 400s	AV/TV 530-535	All Other	Total ASF
Project Primary	13,013	692	2,215	0	1,020	700	17,640
Project Secondary	-14,313	-826	-2,392	0	0	0	-17,531
Project Net ASF	-1,300	-134	177	0	1,020	700	109

Project Net Capacity**Classrooms, Classroom Service (Room Use Code 100s)**

	Net ASF	ASF per 100 WSCH	Capacity WSCH
Summary	-1,300	63.1	-2,060
Classroom Space			

Laboratories & Laboratory Service Area (Room Use Codes 210, 215, 220, 225, 230, 235, 255)

TOP Code	Primary Effect			Secondary Effect		
	Net ASF	ASF per 100 WSCH	Capacity WSCH	Net ASF	ASF per 100 WSCH	Capacity WSCH
-						
Summary			Net ASF			Capacity WSCH
Lab Space			-134			-52

Office & Office Service Areas (Room Use Code 300s)

	Net ASF	ASF per FTE	Capacity FTE
Summary	-177	175.0	-1.01
Office Space			



San Elijo Campus

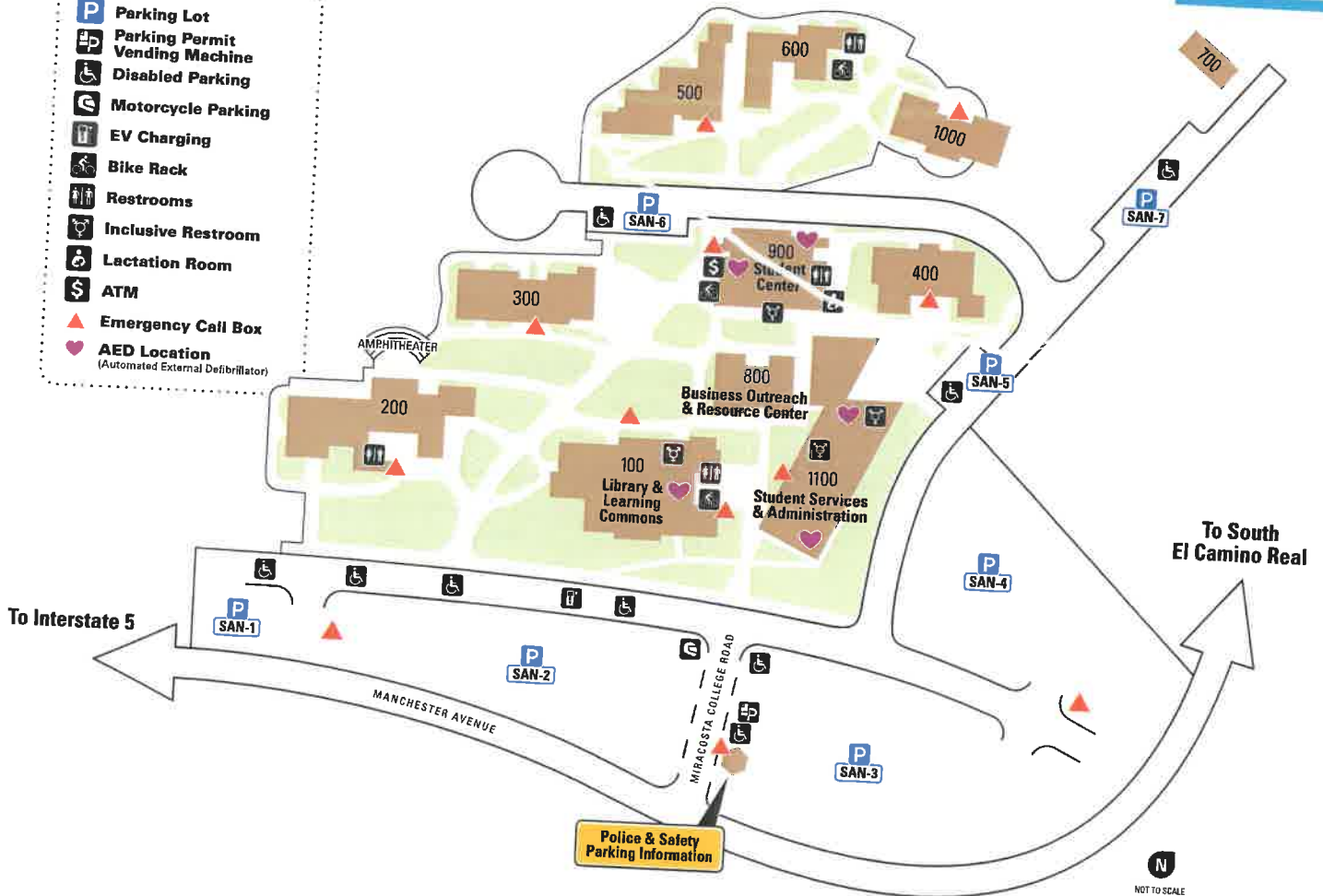
3333 Manchester Avenue, Cardiff, CA 92007
 ▶ 760.944.4449 ▶ miracosta.edu

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on Your Phone



Legend

- Parking Lot**
- Parking Permit**
- Vending Machine**
- Disabled Parking**
- Motorcycle Parking**
- EV Charging**
- Bike Rack**
- Restrooms**
- Inclusive Restroom**
- Lactation Room**
- ATM**
- Emergency Call Box**
- AED Location**
(Automated External Defibrillator)



MiraCosta College Locations



Directory

- Building 100**
Computer Labs
Library
STEM & Math
Learning Centers
Tutoring
Writing Center
- Building 200**
Amphitheater
Art Studios
Classrooms
Multipurpose Room

- Building 300**
Classrooms
Faculty Workroom
- Building 400**
Classrooms
Faculty Offices
Science Labs
- Building 500**
Classrooms
Faculty Offices
Language Lab
- Building 600**
Classrooms
Faculty Offices

- Building 700**
Facilities
- Building 800**
North San Diego Small Business
Development Center
Regional Center of Excellence
SoCal Veterans Business
Outreach Center (VBOC)
- Building 900**
Associated Student Government
Cafeteria
Health Services
Lactation Room
Student Affairs
Student Clubs/Organizations
Student Life & Leadership

- Building 1000**
Science Labs
- Building 1100**
Administration
Admissions & Records
Bookstore
Career Services
Conference Rooms
Counseling
Dean, San Elijo Campus
Financial Aid
Instructional Services
Student Accessibility
Services (SAS)
Student Accounts/Cashier
Student Information
Testing



MiraCosta College
is a Tobacco / Smoke /
Vapor-Free campus.

FUSION

Space Inventory

**MiraCosta Community College District
Report 17 Certification**

Certification of Inventory for Fiscal Year: 2025 - 2026

Campus Name: **San Elijo Center**
Certified ASF: **61,092**
Certified OGSF: **78,523**

District Approval

Elba Gomez
Elba Gomez (Oct 7, 2025 12:47:58 PDT)

Authorized Signature

Date

Printed Name

State Approval

Chay Yang
Chay Yang (Mar 2, 2026 13:17:42 PST)

Authorized Signature

Date

Included:

(2) Signed Copies of Report 17 Certification Sheet if the submission was not certified and submitted electronically by the CBO.

FUSION**Campus Capacity/Load Ratios**

Planning

MiraCosta Community College District (050)

San Elijo Center (052)

Campus Lecture Capacity/Load Ratio

No. Project

Lect ASF	WSCH	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
----------	------	-----------	---------	---------	---------	---------	---------	---------	---------

Lecture Summary / Totals		2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Lecture ASF	Actual*/Projected WSCH	5,756	5,828	5,901	5,974	6,046	6,046	6,045
16,389	Cumulative Capacity	25,973	25,973	25,973	25,973	25,973	25,973	25,973
	Capacity/Load Ratio	451%	446%	440%	435%	430%	430%	430%

FUSION

Campus Capacity/Load Ratios

Planning

MiraCosta Community College District (050)
San Elijo Center (052)

Campus Lab Capacity/Load Ratio

No.	Project	Lab ASF	WSCH	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
-----	---------	---------	------	-----------	---------	---------	---------	---------	---------	---------	---------

Lab Summary / Totals		2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Lab ASF	Actual*/Projected WSCH	1,623	1,644	1,664	1,685	1,705	1,705	1,705
15,557	Cumulative Capacity	6,454	6,454	6,454	6,454	6,454	6,454	6,454
	Capacity/Load Ratio	398%	393%	388%	383%	379%	379%	379%

FUSION**Campus Capacity/Load Ratios****Planning**

MiraCosta Community College District (050)
 San Elijo Center (052)

Campus Office Capacity/Load Ratio

No. Project	Off ASF	FTE	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
-------------	---------	-----	-----------	---------	---------	---------	---------	---------	---------	---------

Office Summary / Totals			2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Office ASF	Actual*/Projected FTE		28	29	30	31	32	33	34
12,071	Cumulative Capacity		60	60	60	60	60	60	60
	Capacity/Load Ratio		214%	207%	200%	194%	188%	182%	176%

Campus Capacity/Load Ratios

San Elijo Center (052)

No.	Project
-----	---------

Lib ASF	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
---------	-----------	---------	---------	---------	---------	---------	---------	---------

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FUSION**Campus Capacity/Load Ratios****Planning****MiraCosta Community College District (050)****San Elijo Center (052)****Campus AV/TV Capacity/Load Ratio**

No.	Project	AV/TV ASF Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
-----	---------	---------------------	---------	---------	---------	---------	---------	---------	---------

AV/TV Summary / Totals		2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
AV/TV ASF	Actual*/Projected ASF	1,200	1,200	1,200	1,200	1,200	1,200	1,200
116	Cumulative Capacity	116	116	116	116	116	116	116
	Capacity/Load Ratio	10%	10%	10%	10%	10%	10%	10%

FUSION

Load Distribution & Staff Forecast

Planning

MiraCosta Community College District (050)
San Elijo Center (052)

Campus Load Distribution

	Instructional Staff FTE	Total Campus WSCH	Off-Campus WSCH	On-Campus WSCH	P.E. Laboratory WSCH	On-Campus Lecture WSCH	On-Campus Laboratory
Actual Fall							
2024	27	8,505	0	8,505	2,302	4,366	1,836
2025	24	7,883	1,478	6,405	0	3,855	2,551
Forecast							
2026	27	8,571	1,286	7,285	0	5,683	1,603
2027	28	8,681	1,302	7,379	0	5,756	1,623
2028	29	8,791	1,319	7,472	0	5,828	1,644
2029	30	8,900	1,335	7,565	0	5,901	1,664
2030	31	9,010	1,352	7,658	0	5,974	1,685
2031	32	9,120	1,368	7,752	0	6,046	1,705
2032	33	9,119	1,368	7,751	0	6,046	1,705

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****San Elijo Center (052)****FTE Instruction Staff Worksheet - Fall 2026**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type (a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c)
Instructor	25	0	25
Counselor Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	1	0	1
Department Administrator	1	0	1
Librarian Include certificated director of audio/visual, et. al.	2	2	0
Institutional Administrator Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	1	1	0
Projected 2026 Totals	30	3	27

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time expressed as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

Report Generated: 05/27/2026

Load Distribution & Staff Forecast

FUSION

Planning

MiraCosta Community College District (050)

San Elijo Center (052)

FTE Instruction Staff Worksheet - Fall 2027

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type	Total Certificated Instructional and Statutory Staff FTE	Non-Instructional Portion of FTE	Net Total Instructional and Statutory Staff FTE
(a)	(b)	(c)	(b-c)
Instructor	26	0	26
Counselor Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	1	0	1
Department Administrator	1	0	1
Librarian Include certificated director of audio/visual, et. al.	2	2	0
Institutional Administrator Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	1	1	0
Projected 2027 Totals	31	3	28

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time expressed as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION

Planning

Load Distribution & Staff Forecast

MiraCosta Community College District (050)
San Elijo Center (052)

FTE Instruction Staff Worksheet - Fall 2028

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type (a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c)
Instructor	27	0	27
Counselor Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	1	0	1
Department Administrator	1	0	1
Librarian Include certificated director of audio/visual, et. al.	2	2	0
Institutional Administrator Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	1	1	0
Projected 2028 Totals	32	3	29

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time expressed as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****San Elijo Center (052)****FTE Instruction Staff Worksheet - Fall 2029**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type	Total Certificated Instructional and Statutory Staff FTE	Non-Instructional Portion of FTE	Net Total Instructional and Statutory Staff FTE
(a)	(b)	(c)	(b-c)
Instructor	28	0	28
Counselor	1	0	1
Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.			
Department Administrator	1	0	1
Librarian	2	2	0
Include certificated director of audio/visual, et. al.			
Institutional Administrator	1	1	0
Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.			
Projected 2029 Totals	33	3	30

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast**

Planning

MiraCosta Community College District (050)

San Elijo Center (052)

FTE Instruction Staff Worksheet - Fall 2030

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type	Total Certificated Instructional and Statutory Staff FTE	Non-Instructional Portion of FTE	Net Total Instructional and Statutory Staff FTE
(a)	(b)	(c)	(b-c)
Instructor	29	0	29
Counselor	1	0	1
Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.			
Department Administrator	1	0	1
Librarian	2	2	0
Include certificated director of audio/visual, et. al.			
Institutional Administrator	1	1	0
Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.			
Projected 2030 Totals	34	3	31

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast**

Planning

MiraCosta Community College District (050)

San Elijo Center (052)

FTE Instruction Staff Worksheet - Fall 2031

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type (a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c)
Instructor	30	0	30
Counselor	1	0	1
Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.			
Department Administrator	1	0	1
Librarian	2	2	0
Include certificated director of audio/visual, et. al.			
Institutional Administrator	1	1	0
Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.			
Projected 2031 Totals	35	3	32

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****San Elijo Center (052)****FTE Instruction Staff Worksheet - Fall 2032**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type (a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c)
Instructor	31	0	31
Counselor Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	1	0	1
Department Administrator	1	0	1
Librarian Include certificated director of audio/visual, et. al.	2	2	0
Institutional Administrator Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	1	1	0
Projected 2032 Totals	36	3	33

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Cumulative Sum of Existing & Proposed Space (2027-2033)**

Planning

MiraCosta Community College District (050)**San Elijo Center (052)**

Priority & Year of Occupancy (a)	Classroom 100's (b)	Laboratory 200's (c)	Office 300's (d)	Library 400's (e)	AV Radio TV 530-535 (f)	P.E. 520-525 (g)	Assembly 610 & 615 (h)	Inactive 050-070 (i)	All Other Areas (j)	Total ASF (k)
Total ASF	16,389	15,557	12,071	5,802	116	0	2,199	650	8,308	61,092

Total Existing and Proposed Space

16,389	15,557	12,071	5,802	116	0	2,199	650	8,308	61,092
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FUSION**Capacity of Net Existing On-Campus ASF**

Planning

MiraCosta Community College District (050)**San Elijo Center (052)****Classrooms, Classroom Service (Room Use Code 100s)**

Summary	Total Net ASF	ASF per 100 WSCH	Total Capacity WSCH
Classroom Space	16,389	63.1	25,973

Laboratories & Laboratory Service Area (Room Use Codes 210, 215, 220, 225, 230, 235, 255)

TOP Code	Net ASF	ASF per 100 WSCH	Capacity WSCH
0099 - General Assignment	656	257.0	255
0100 - Agriculture and Natural Resources	786	492.0	160
0401 - Biology, General	1,712	235.0	729
1002 - Art (Painting, Drawing and Sculpture)	3,402	257.0	1,324
1101 - Foreign Languages, General	1,089	150.0	726
1699 - Other Library Science	1,832	150.0	1,221
1901 - Physical Sciences, General	1,148	257.0	447
1905 - Chemistry, General	4,093	257.0	1,593
6120 - Library	839	0.0	0
Summary	Total Net ASF	ASF per 100 WSCH	Total Capacity WSCH
Lab Space	15,557	241.0	6,454

Office & Office Service Areas (Room Use Code 300s)

Summary	Total Net ASF	ASF per FTE	Total Capacity FTE
Office Space	12,071	200.0	60

Project Intent & Scope

FUSION

Planning

MiraCosta Community College District (050)
San Elijo Center (052)

District Priority & Project: 0 THIS CAMPUS HAS NO PROJECTS

Project Type:
Total Estimated Cost: \$0
Anticipated Source(s) of Funds:
Type of Construction:
Seismic Retrofit:
If Existing - Age:
If Existing - Condition:

Anticipated Time Schedule						
	Land Acquisition	Preliminary Plans	Working Drawings	Construction	Equipment	Occupancy
Year	0	0	0	0	0	
Estimated Cost	\$0	\$0	\$0	\$0	\$0	

Explain why this project is needed:

FUSION

Planning

Project Intent & Scope

**MiraCosta Community College District (050)
San Elijo Center (052)**District Priority & Project: **0 THIS CAMPUS HAS NO PROJECTS****Outline of Project Space - Buildings and Remodelings**

	Classroom 100s	Laboratory 210-255	Office 300s	Library 400s	AV/TV 530-535	All Other	Total ASF
Project Primary	0	0	0	0	0	0	0
Project Secondary	0	0	0	0	0	0	0
Project Net ASF	0	0	0	0	0	0	0

Project Net Capacity**Classrooms, Classroom Service (Room Use Code 100s)**

Summary

Classroom Space	Net ASF	ASF per 100 WSCH	Capacity WSCH
	0	0.0	0

Laboratories & Laboratory Service Area (Room Use Codes 210, 215, 220, 225, 230, 235, 255)

TOP Code	Primary Effect			Secondary Effect		
	Net ASF	ASF per 100 WSCH	Capacity WSCH	Net ASF	ASF per 100 WSCH	Capacity WSCH

Summary

Lab Space	Net ASF	Capacity WSCH
	0	0

Office & Office Service Areas (Room Use Code 300s)

Summary

Office Space	Net ASF	ASF per FTE	Capacity FTE
	0	0.0	0.00

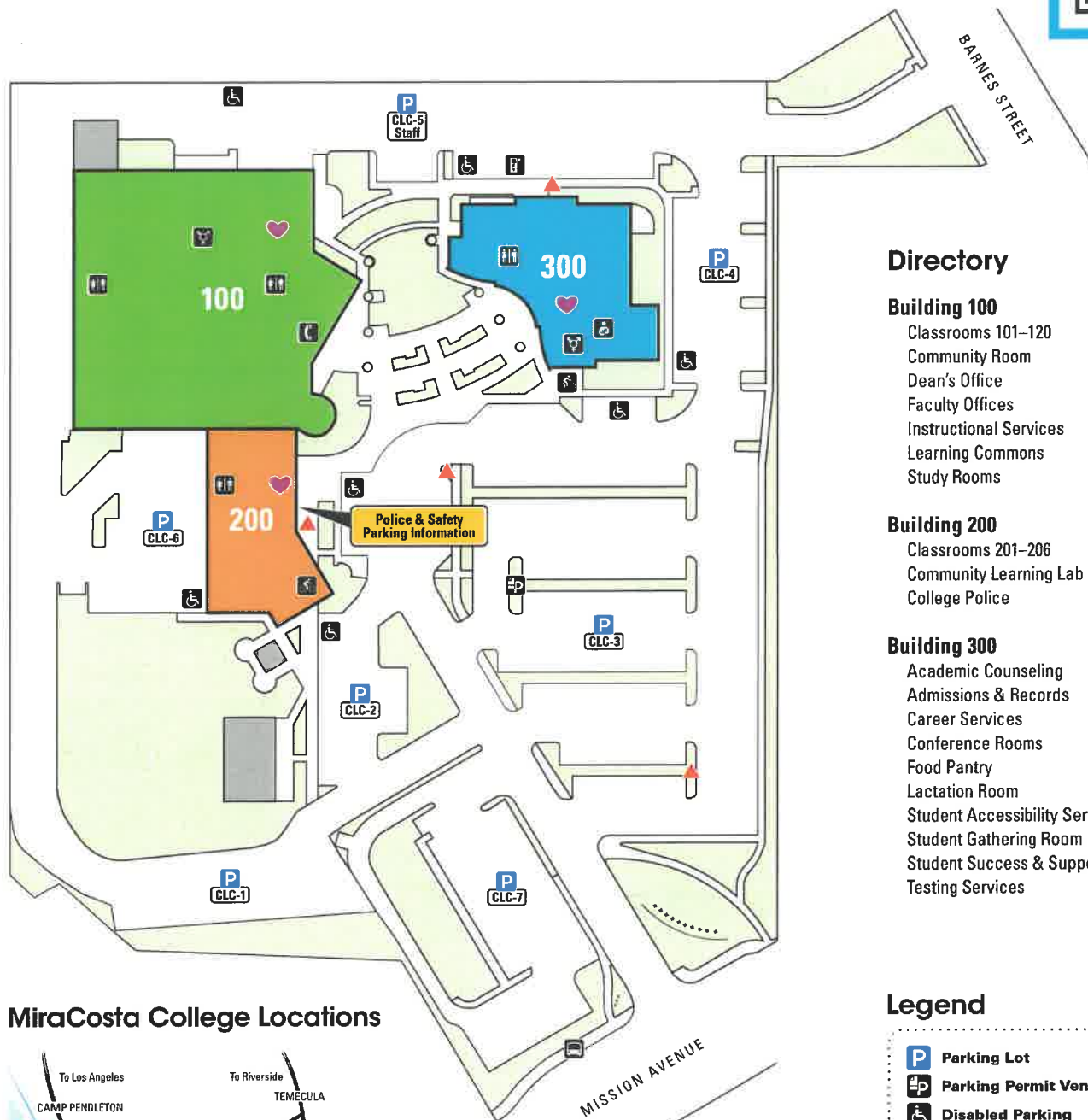


Community Learning Center

1831 Mission Avenue, Oceanside, CA 92058

► 760.795.8710 ► miracosta.edu/clc

View Campus Map
on Your Phone



Directory

Building 100

Classrooms 101–120
Community Room
Dean's Office
Faculty Offices
Instructional Services
Learning Commons
Study Rooms

Building 200

Classrooms 201–206
Community Learning Lab
College Police

Building 300

Academic Counseling
Admissions & Records
Career Services
Conference Rooms
Food Pantry
Lactation Room
Student Accessibility Services
Student Gathering Room
Student Success & Support Program
Testing Services

MiraCosta College Locations



MiraCosta College
is a **Tobacco / Smoke /
Vapor-Free** campus.

Legend

- Parking Lot**
- Parking Permit Vending Machine**
- Disabled Parking**
- EV Charging**
- Bike Rack**
- Bus Stop**
- Restrooms**
- Inclusive Restroom**
- Lactation Room**
- Telephone**
- Emergency Call Box**
- AED Location** (Automated External Defibrillator)

FUSION

Space Inventory

**MiraCosta Community College District
Report 17 Certification****Certification of Inventory for Fiscal Year: 2025 - 2026**Campus Name: **Community Learning Center**Certified ASF: **36,540**Certified OGSF: **50,608****District Approval**Elba Gomez
Elba Gomez (Oct 7, 2025 12:47:58 PDT)_____
Authorized Signature_____
Date_____
Printed Name**State Approval**Chay Yang
Chay Yang (Mar 2, 2026 13:17:42 PST)_____
Authorized Signature_____
Date**Included:**

(2) Signed Copies of Report 17 Certification Sheet if the submission was not certified and submitted electronically by the CBO.

FUSION

Campus Capacity/Load Ratios

Planning

MiraCosta Community College District (050)
Community Learning Center (053)

Campus Lecture Capacity/Load Ratio

No.	Project	Lect ASF	WSCH	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
-----	---------	----------	------	-----------	---------	---------	---------	---------	---------	---------	---------

Lecture Summary / Totals		2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Lecture ASF	Actual*/Projected WSCH	2,552	2,757	2,907	2,943	2,979	2,979	2,979
11,415	Cumulative Capacity	18,090	18,090	18,090	18,090	18,090	18,090	18,090
	Capacity/Load Ratio	709%	656%	622%	615%	607%	607%	607%

FUSION**Campus Capacity/Load Ratios****Planning****MiraCosta Community College District (050)****Community Learning Center (053)****Campus Lab Capacity/Load Ratio**

No. Project										
	Lab ASF	WSCH	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34

Lab Summary / Totals			2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Lab ASF	Actual*/Projected WSCH		52	56	59	60	61	61	61
8,312	Cumulative Capacity		3,063	3,063	3,063	3,063	3,063	3,063	3,063
	Capacity/Load Ratio		5890%	5470%	5192%	5105%	5021%	5021%	5021%

FUSION

Campus Capacity/Load Ratios

Planning

MiraCosta Community College District (050)
Community Learning Center (053)

Campus Office Capacity/Load Ratio

No.	Project	Off ASF	FTE	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
-----	---------	---------	-----	-----------	---------	---------	---------	---------	---------	---------	---------

Office Summary / Totals		2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Office ASF	Actual*/Projected FTE	33	34	35	36	37	38	39
8,402	Cumulative Capacity	42	42	42	42	42	42	42
	Capacity/Load Ratio	127%	124%	120%	117%	114%	111%	108%

FUSION

Campus Capacity/Load Ratios

Planning

MiraCosta Community College District (050)
Community Learning Center (053)

Campus Library Capacity/Load Ratio

No.	Project	Lib ASF	Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
-----	---------	---------	-----------	---------	---------	---------	---------	---------	---------	---------

Library Summary / Totals			2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Library ASF	Actual*/Projected ASF		0	0	0	0	0	0	0
1,662	Cumulative Capacity		1,662	1,662	1,662	1,662	1,662	1,662	1,662
	Capacity/Load Ratio								

FUSION

Campus Capacity/Load Ratios

Planning

MiraCosta Community College District (050)
Community Learning Center (053)

Campus AV/TV Capacity/Load Ratio

No.	Project	AV/TV ASF Occupancy	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
-----	---------	---------------------	---------	---------	---------	---------	---------	---------	---------

AV/TV Summary / Totals		2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
AV/TV ASF	Actual*/Projected ASF	0	0	0	0	0	0	0
0	Cumulative Capacity	0	0	0	0	0	0	0
	Capacity/Load Ratio							

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****Community Learning Center (053)****Campus Load Distribution**

	Instructional Staff FTE	Total Campus WSCH	Off-Campus WSCH	On-Campus WSCH	P.E. Laboratory WSCH	On-Campus Lecture WSCH	On-Campus Laboratory
Actual Fall							
2024	29	5,290	3,231	2,059	0	2,024	35
2025	31	5,613	3,428	2,185	0	2,130	54
Forecast							
2026	31	5,714	3,314	2,400	0	2,352	48
2027	33	5,787	3,183	2,604	0	2,552	52
2028	34	5,861	3,047	2,814	0	2,757	56
2029	35	5,934	2,967	2,967	0	2,907	59
2030	36	6,007	3,003	3,004	0	2,943	60
2031	37	6,080	3,040	3,040	0	2,979	61
2032	38	6,079	3,040	3,039	0	2,979	61

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****Community Learning Center (053)****FTE Instruction Staff Worksheet - Fall 2026**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type	Total Certificated Instructional and Statutory Staff FTE	Non-Instructional Portion of FTE	Net Total Instructional and Statutory Staff FTE
(a)	(b)	(c)	(b-c)
Instructor	25	0	25
Counselor	5	0	5
Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.			
Department Administrator	1	0	1
Librarian	1	1	0
Include certificated director of audio/visual, et. al.			
Institutional Administrator	0	0	0
Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.			
Projected 2026 Totals	32	1	31

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****Community Learning Center (053)****FTE Instruction Staff Worksheet - Fall 2027**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type (a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c)
Instructor	27	0	27
Counselor	5	0	5
Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.			
Department Administrator	1	0	1
Librarian	1	1	0
Include certificated director of audio/visual, et. al.			
Institutional Administrator	0	0	0
Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.			
Projected 2027 Totals	34	1	33

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time expressed as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast**

Planning

MiraCosta Community College District (050)

Community Learning Center (053)

FTE Instruction Staff Worksheet - Fall 2028

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type (a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c)
Instructor	28	0	28
Counselor Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	5	0	5
Department Administrator	1	0	1
Librarian Include certificated director of audio/visual, et. al.	1	1	0
Institutional Administrator Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	0	0	0
Projected 2028 Totals	35	1	34

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time expressed as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****Community Learning Center (053)****FTE Instruction Staff Worksheet - Fall 2029**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type (a)	Total Certificated Instructional and Statutory Staff FTE (b)	Non-Instructional Portion of FTE (c)	Net Total Instructional and Statutory Staff FTE (b-c)
Instructor	29	0	29
Counselor Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.	5	0	5
Department Administrator	1	0	1
Librarian Include certificated director of audio/visual, et. al.	1	1	0
Institutional Administrator Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.	0	0	0
Projected 2029 Totals	36	1	35

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time expressed as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast**

Planning

MiraCosta Community College District (050)**Community Learning Center (053)****FTE Instruction Staff Worksheet - Fall 2030**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type	Total Certificated Instructional and Statutory Staff FTE	Non-Instructional Portion of FTE	Net Total Instructional and Statutory Staff FTE
(a)	(b)	(c)	(b-c)
Instructor	30	0	30
Counselor	5	0	5
Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.			
Department Administrator	1	0	1
Librarian	1	1	0
Include certificated director of audio/visual, et. al.			
Institutional Administrator	0	0	0
Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.			
Projected 2030 Totals	37	1	36

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time expressed as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****Community Learning Center (053)****FTE Instruction Staff Worksheet - Fall 2031**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type	Total Certificated Instructional and Statutory Staff FTE	Non-Instructional Portion of FTE	Net Total Instructional and Statutory Staff FTE
(a)	(b)	(c)	(b-c)
Instructor	31	0	31
Counselor	5	0	5
Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.			
Department Administrator	1	0	1
Librarian	1	1	0
Include certificated director of audio/visual, et. al.			
Institutional Administrator	0	0	0
Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.			
Projected 2031 Totals	38	1	37

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Load Distribution & Staff Forecast****Planning****MiraCosta Community College District (050)****Community Learning Center (053)****FTE Instruction Staff Worksheet - Fall 2032**

College Instructional Staff, Fall Term. Included are all certificated staff for day, extended day, and adult education except those whose office is located off-campus.

Staff Type	Total Certificated Instructional and Statutory Staff FTE	Non-Instructional Portion of FTE	Net Total Instructional and Statutory Staff FTE
(a)	(b)	(c)	(b-c)
Instructor	32	0	32
Counselor	5	0	5
Include certified special program coordinators, economic opportunity program, coordinators, statutory and Title 5 required staff, et. al.			
Department Administrator	1	0	1
Librarian	1	1	0
Include certificated director of audio/visual, et. al.			
Institutional Administrator	0	0	0
Include certificated persons with responsibilities covering the entire institution, such as Superintendent, Assistant Superintendent, President, Dean of Instruction, Director of Data Processing, et. al.			
Projected 2032 Totals	39	1	38

Column (b) is the total number of Column (a) distributed to categories

Column (c) is the fraction of time express as Full-Time Equivalents devoted to noninstructional work.

Counselors, department administrators, and statutorily required staff are counted as if they had no noninstructional duties.

FUSION**Cumulative Sum of Existing & Proposed Space (2027-2033)****Planning****MiraCosta Community College District (050)****Community Learning Center (053)**

Priority & Year of Occupancy (a)	Classroom 100's (b)	Laboratory 200's (c)	Office 300's (d)	Library 400's (e)	AV Radio TV 530-535 (f)	P.E. 520-525 (g)	Assembly 610 & 615 (h)	Inactive 050-070 (i)	All Other Areas (j)	Total ASF (k)
Total ASF	11,415	8,312	8,402	1,662	0	735	0	0	6,014	36,540

Total Existing and Proposed Space

11,415	8,312	8,402	1,662	0	735	0	0	6,014	36,540
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FUSION**Capacity of Net Existing On-Campus ASF****Planning****MiraCosta Community College District (050)****Community Learning Center (053)****Classrooms, Classroom Service (Room Use Code 100s)**

Summary	Total Net ASF	ASF per 100 WSCH	Total Capacity WSCH
Classroom Space	11,415	63.1	18,090

Laboratories & Laboratory Service Area (Room Use Codes 210, 215, 220, 225, 230, 235, 255)

TOP Code	Net ASF	ASF per 100 WSCH	Capacity WSCH
0099 - General Assignment	710	257.0	276
0100 - Agriculture and Natural Resources	1,595	492.0	324
0701 - Information Technology, General	2,735	171.0	1,599
0860 - Educational Technology	1,260	321.0	393
1905 - Chemistry, General	1,209	257.0	470
6320 - Placement Services	803	0.0	0
Summary	Total Net ASF	ASF per 100 WSCH	Total Capacity WSCH
Lab Space	8,312	271.4	3,063

Office & Office Service Areas (Room Use Code 300s)

Summary	Total Net ASF	ASF per FTE	Total Capacity FTE
Office Space	8,402	200.0	42

FUSION

Project Intent & Scope

Planning

MiraCosta Community College District (050)
Community Learning Center (053)

District Priority & Project: 0 THIS CAMPUS HAS NO PROJECTS

Project Type:
Total Estimated Cost: \$0
Anticipated Source(s) of Funds:
Type of Construction:
Seismic Retrofit:
If Existing - Age:
If Existing - Condition:

Anticipated Time Schedule

	Land Acquisition	Preliminary Plans	Working Drawings	Construction	Equipment	Occupancy
Year	0	0	0	0	0	
Estimated Cost	\$0	\$0	\$0	\$0	\$0	

Explain why this project is needed:

FUSION

Planning

Project Intent & Scope

MiraCosta Community College District (050)
Community Learning Center (053)

District Priority & Project: **0 THIS CAMPUS HAS NO PROJECTS**

Outline of Project Space - Buildings and Remodelings

	Classroom 100s	Laboratory 210-255	Office 300s	Library 400s	AV/TV 530-535	All Other	Total ASF
Project Primary	0	0	0	0	0	0	0
Project Secondary	0	0	0	0	0	0	0
Project Net ASF	0	0	0	0	0	0	0

Project Net Capacity**Classrooms, Classroom Service (Room Use Code 100s)**

Summary

	Net ASF	ASF per 100 WSCH	Capacity WSCH
Classroom Space	0	0.0	0

Laboratories & Laboratory Service Area (Room Use Codes 210, 215, 220, 225, 230, 235, 255)

TOP Code	Primary Effect			Secondary Effect		
	Net ASF	ASF per 100 WSCH	Capacity WSCH	Net ASF	ASF per 100 WSCH	Capacity WSCH
-						

Summary

	Net ASF	Capacity WSCH
Lab Space	0	0

Office & Office Service Areas (Room Use Code 300s)

Summary

	Net ASF	ASF per FTE	Capacity FTE
Office Space	0	0.0	0.00

Initial Project Proposal

2029-2030

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

First Year Hub

Proposal Name

MiraCosta Community College District

Community College District

MiraCosta College (Oceanside Campus)

College or Center

July 1, 2026

Date

District: MiraCosta Community College District
College / Center: MiraCosta College (Oceanside Campus)
Project Name: First Year Hub
Project Type: Replacement

Project Funding

	<u>State Funded</u>	<u>District Funds</u>	<u>Non-State Funds</u>
Preliminary Plans	\$618,125	\$485,670	\$0
Working Drawings	\$559,835	\$439,870	\$0
Construction	\$12,485,381	\$12,172,793	\$0
Equipment	\$0	\$265,848	\$0
	<u>\$13,663,341</u>	<u>\$13,364,182</u>	<u>\$0</u>
Total Cost:	\$27,027,523		

Budget Year: 2029
Const. Cost Index: 10258
5 yr. Plan Priority: 5
Net ASF: 109
Total GSF: 21,302

Project Description:

This MiraCosta College Oceanside Campus project will demolish four buildings and replace them with one new building. The buildings to be replaced are the 5,400 GSF/4,686 ASF B3500A – Classrooms #3500 building, the 5,375 GSF/4,349 ASF B3500B – Classrooms #3501 building, the 6,925 GSF/5,643 ASF B3600A #3600 building, and the 3,602 GSF/2,853 ASF B3600B #3601 building. All four of the buildings were built in 1965 and had some renovation work done in 2015. A new First Year Hub facility will be developed to replace the functions of the 3500 and 3600 buildings. The new facility will provide flexible learning environments, study, and office space. The new 21,302 GSF First Year Hub facility will provide 17,640 ASF consisting of 13,013 ASF Lecture space, 692 ASF Laboratory space, 2,215 ASF Office space, 1,020 ASF AVTV space, and 700 ASF Other instructional support space.

Master Plan Comments:

The MiraCosta College Master Plan is the guiding document for future on-campus construction and renovation projects – both State and District funded. The Plan addresses and supports 1) accommodating, on a priority basis, the growth programs at the College; 2) the replacement and/or modernization of aging facilities; and 3) the upgrading of primary and secondary infrastructure, and 4) the assessment and reinvention of the career/technical education programs. The Master Plan is the basis upon which this project was chosen as a priority in the College's capital construction program.

CEQA Status:

	<u>Project Under Review</u>	<u>Hearing Underway</u>	<u>Approved District/Filed Clearinghouse</u>	<u>Not Required</u>
Notice of Exemption	No	No	No	Yes
Initial Study	No	No	No	Yes
Negative Declaration	Yes	No	No	No
Draft EIR	No	No	No	Yes
Final EIR	No	No	No	Yes

Type of Project and Qualifying Information:

- No Life Safety Project - Required Supporting report is attached to establish imminent danger
Yes Project Design - Construction and equipment design conform with State design and cost guidelines
No Infrastructure
- No Loss Imminent - Loss or failure of infrastructure is imminent
Yes Master Planning or Project Planning - District's general fund's ending balance is less than 5% of the total general fund
Yes **Instructional Space**
Type of space: Replacement
Major ASF: Office, Classroom
Yes - This project will not cause total ASF in any category to exceed 110% of capacity/load ratio
No **Academic Support, Student Services or Administrative Space**
- No Major ASF:
No **Other Facility Projects**
- Yes - There is an existing facility in use for this proposed project
Supplemental Information and Alternatives Explored
Yes - Cost to reconstruct existing building is more than 50% of cost of a new building
Yes - Usage in the new building will be the same as usage in the building replaced
Yes - Replaced building will be demolished and costs are included in the project
Yes - Alternative instructional delivery system, distance learning, other such means
Yes - District or private funding sources
Yes - Other: District will provide 50% of the project cost.
- Total construction period in number of Months: 24
Additional Forms/Pages enclosed
Yes - District Five-Year Construction Plan or project related pages of said document

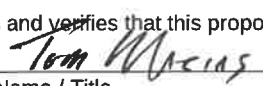
Initial Project Proposal (IPP)

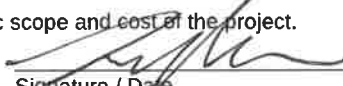
No - Critical Life-safety third party justification
No - Engineering test or other related documents
Yes - JCAF 32 Cost Estimate Summary and Anticipated Time Schedule
Yes - Other FPP related forms: JCAF31, JCAF33, and Project Summary Report

District Contact: Tom Macias Phone No: 7607956691
Date: 5/14/2026 Fax No:
Prepared By: Eric Mittlestead E-mail Address: fpacs2004@aol.com

The district approves and verifies that this proposal presents the basic scope and cost of the project.

Approved by:


Name / Title


Signature / Date

MiraCosta Community College District (50)						
MiraCosta College (Oceanside Campus) (051)						
Project: First Year Hub						
Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
110	Classroom	0099	General Assignment	11,586	12,886	-1,300
110	Classroom	1501	English	1,250	1,250	0
115	Classroom Service	0099	General Assignment	177	177	0
210	Class Lab	1502	Language Arts	692	692	0
210	Class Lab	4930	General Studies	0	102	-102
215	Class Lab Service	4930	General Studies	0	32	-32
310	Office	0099	General Assignment	1,768	1,768	0
315	Office Service	0099	General Assignment	246	246	0
315	Office Service	6120	Library	201	201	0
350	Conference Room	0099	General Assignment	0	177	-177
530	Audio/Visual, Radio, TV	6130	Media Services	1,020	0	1,020
640	Lactation Room	0099	General Assignment	100	0	100
680	Meeting Room	0099	General Assignment	500	0	500
715	DP/Computer Service	6780	Management Information Services	100	0	100
TOTAL	-	-		17,640	17,531	109

FUSION

JCAF32 Cost Estimate Summary

DISTRICT MiraCosta Community College District			CAMPUS MiraCosta College (Oceanside Campus)		
Project Name: First Year Hub		Date Prepared: 5/13/2026		Estimate CCI: 10258	
Prepared By: FPACS		Estimate EPI: 5860		CFIS Ref. #:	
		Budget Ref. #:			
	Total Cost	State Funded	District Funded		
			Supportable	Non Supportable	
1. SITE ACQUISITION (CCI: 10258)	\$0	\$0	\$0		\$0
2. PRELIMINARY PLANS (CCI: 10258)	\$1,103,795	\$618,125	\$485,670		\$0
2 - A. Architectural Fees for Preliminary Plans	\$614,375				\$0
2 - B. Project Management for Preliminary Plans	\$219,420				\$0
2 - C. Division of the State Architect Plan Check Fee	\$0				\$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	\$125,000				\$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$145,000				\$0
3. WORKING DRAWINGS (CCI: 10258)	\$999,705	\$559,835	\$439,870		\$0
3 - A. Architectural Fees for Working Drawings	\$702,143				\$0
3 - B. Project Management for Working Drawings	\$0				\$0
3 - C. Division of the State Architect Plan Check Fee	\$174,871				\$0
3 - D. Community Colleges Plan Check Fee	\$62,691				\$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	\$60,000				\$0
(Total PW may not exceed 13% of construction)	\$0				\$0
4. CONSTRUCTION - HARD COSTS (CCI: 10258)	\$21,941,977	\$11,127,282	\$10,814,695		\$0
4 - A. Utility Service	\$1,950,000				\$0
4 - B. Site Development - Service	\$2,700,000				\$0
4 - C. Site Development - General	\$1,350,000				\$0
4 - D. Site Development - Other	\$0				\$0
4 - E. Reconstruction	\$0				\$0
4 - F. New Construction (Building) (w/Group 1 equip)	\$15,629,389				\$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$312,588				\$0
4 - H. Other	\$0				\$0
5. CONTINGENCY (CCI: 10258)	\$1,097,099	\$548,549	\$548,549		\$0
5. Contingency	\$1,097,099				\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 10258)	\$438,840	\$219,420	\$219,420		\$0
6. Architectural and Engineering Oversight	\$438,840				\$0
7. TESTS AND INSPECTIONS (CCI: 10258)	\$741,420	\$370,710	\$370,710		\$0
A. Tests	\$219,420				\$0
B. DSA Inspections	\$522,000				\$0
8. CONSTRUCTION MANAGEMENT (CCI: 10258)	\$438,840	\$219,420	\$219,420		\$0
8. Construction Management	\$438,840				\$0
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 10258)	\$24,658,174	\$12,485,381	\$12,172,793		\$0
Total Construction Costs	\$24,658,174				\$0
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5860)	\$265,848	\$0	\$265,848		\$0
10 - A. Furniture and Group II Equipment	\$265,848				\$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	\$27,027,523	\$13,663,341	\$13,364,182		\$0
12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	21,302	17,640	83%	\$886.02	\$733.71
Reconstruction	0	0	0%	\$0.00	\$0.00
13. Anticipated Time Schedule					
Start Preliminary Plans	8/1/2029	Advertise Bid for Construction	6/1/2031		
Start Working Drawings	4/1/2030	Award Construction Contract	8/1/2031		
Complete Working Drawings	8/1/2030	Advertise Bid for Equipment	8/1/2032		
DSA Final Approval	4/1/2031	Complete Project and Notice of Completion	8/1/2033		
14.	State Funded	District Funded		District Funded Total	
		Supportable	Non Supportable		
Preliminary Plans	\$618,125	\$485,670	\$0	\$485,670	
Working Drawings	\$559,835	\$439,870	\$0	\$439,870	
Construction	\$12,485,381	\$12,172,793	\$0	\$12,172,793	
Equipment	\$0	\$265,848	\$0	\$265,848	
Total Costs	\$13,663,341	\$13,364,182	\$0	\$13,364,182	
% of SS Costs	50.55%	49.45%	Project Total	\$27,027,523	
Points % Calc	49.97%	50.03%	SS Total	\$27,027,523	

Report Generated: 5/13/2026

MiraCosta Community College District (50)									
MiraCosta College (Oceanside Campus) (051)									
Project: First Year Hub - EPI : 5860									
Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space	Equip. Cost/ASF	Total Allowable Cost	
110	Classroom	0099	General Assignment	11,586	12,886	-1,300	\$27.4	\$0	
110	Classroom	1501	English	1,250	1,250	0	\$27.4	\$0	
115	Classroom Service	0099	General Assignment	177	177	0	\$27.4	\$0	
210	Class Lab	1502	Language Arts	692	692	0	\$49.72	\$0	
210	Class Lab	4930	General Studies	0	102	-102	\$52.21	\$0	
215	Class Lab Service	4930	General Studies	0	32	-32	\$52.21	\$0	
310	Office	0099	General Assignment	1,768	1,768	0	\$42.84	\$0	
315	Office Service	0099	General Assignment	246	246	0	\$42.84	\$0	
315	Office Service	6120	Library	201	201	0	\$48.88	\$0	
350	Conference Room	0099	General Assignment	0	177	-177	\$42.84	\$0	
530	Audio/Visual, Radio, TV	6130	Media Services	1,020	0	1,020	\$191.26	\$195,085	
640	Lactation Room	0099	General Assignment	100	0	100	\$87.28	\$8,728	
680	Meeting Room	0099	General Assignment	500	0	500	\$44.4	\$22,200	
715	DP/Computer Service	6780	Management Information Services	100	0	100	\$398.35	\$39,835	
TOTAL		-	-	17,640	17,531	109	-	\$265,848	

MiraCosta Community College District (50), MiraCosta College (Oceanside Campus) (051): B3500A - Classrooms, B3500B - Classrooms, B3600A Classrooms/Office, B3600B Classroom

Description:

This MiraCosta College Oceanside Campus project will demolish four buildings and replace them with one new building. The buildings to be replaced are the 5,400 GSF/4,686 ASF B3500A – Classrooms #3500 building, the 5,375 GSF/4,349 ASF B3500B – Classrooms #3501 building, the 6,925 GSF/5,643 ASF B3600A #3600 building, and the 3,602 GSF/2,853 ASF B3600B #3601 building. All four of the buildings were built in 1965 and had some renovation work done in 2015. A new First Year Hub facility will be developed to replace the functions of the 3500 and 3600 buildings. The new facility will provide flexible learning environments, study, and office space. The new 21,302 GSF First Year Hub facility will provide 17,640 ASF consisting of 13,013 ASF Lecture space, 692 ASF Laboratory space, 2,215 ASF Office space, 1,020 ASF AVTV space, and 700 ASF Other instructional support space.

Project Type: Replacement

Occupancy Year: 2033-34

Acres: 0

District Priority: 5

Contact: Tom Macias

CCI: 10258

EPI: 5860

Net ASF: 109

Total OGSF: 21,302

Last Edit Date: 5/4/2026

Last Edit By: Eric Mittlestead

Online: No

Complete: No

Project Score:

Score Type	Score	Supporting Data
Age of Building	60	
Facility Condition Index (FCI)	0	
FTES	12	
Vision for Success Regions of High Need	0	
Vision for Success CTE	0	
Local Contribution	50	
Total Score	122	

Space Analysis:

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary ASF	13,013	692	2,215	0	1,020	700	17,640
Secondary ASF	-14,313	-826	-2,392	0	0	0	-17,531
Net ASF Change	-1,300	-134	-177	0	1,020	700	109
Initial Cap/Load FY2029 - 2030	196%	179%	104%	33%	15%	N/A	105%
Final Cap/Load FY2033 - 2034	168%	157%	100%	33%	21%	N/A	95%

Project Cost:

Phase	FY	State Funded	District Funds	Non-State Funds	Total Cost
Preliminary Plans	2029-2030	\$618,125	\$485,670	\$0	\$1,103,795
Working Drawings	2029-2030	\$559,835	\$439,870	\$0	\$999,705
Construction	2030-2031	\$12,485,381	\$12,172,793	\$0	\$24,658,174
Equipment	2030-2031	\$0	\$265,848	\$0	\$265,848
Project Total		\$13,663,341	\$13,364,182	\$0	\$27,027,523

