



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>

**MIRACOSTA COLLEGE FY 2023-2027
FIVE-YEAR CAPITAL CONSTRUCTION PLAN PROJECTS**

COMMUNITY LEARNING CENTER (CLC)

Reno Building 100 & 200 Classrooms and Offices

The renovation scope includes complete renovation of interiors including reconfiguring interior partitions, finishes, and FF&E (furniture, fixtures, and equipment), renovation of building systems, substantial impact to building envelope and roof, and restroom and accessibility upgrades. The renovation of instructional spaces will continue the current classroom modernization effort already underway on the Oceanside campus. These projects primarily deal with the upgrade of interior space or the repair of exterior elements and/or building systems, restrooms & accessibility upgrades.

Budget: \$12,671,405
Occupy Year 2021-22
Gross Square Feet: 40,100

Parking and Building C Demo

Building C was constructed as a temporary facility in 2002. It is underutilized and poorly organized and will be demolished to create space for critically-needed parking.

Budget: \$3,140,562
Occupy Year 2022-23
Gross Square Feet: N/A

OCEANSIDE CAMPUS (OCN)

Building 5100 New Allied Health

A new facility for Allied Health will provide a consolidated location and appropriate facilities for all the Allied Health programs. The location of the Allied Health building will allow the building to act as a terminus to the main east-west campus promenade. Coupling the Allied Health building with the new Gym Complex will create a new health and wellness academic hub and allow for inter-professional collaboration. The program includes state-of-the-art simulation spaces, including patient rooms, operating rooms, as well as hands-on skills labs and classrooms.

Budget: \$26,168,334
Occupy Year 2022-23
Gross Square Feet: 25,424

FIVE-YEAR CONSTRUCTION PLAN PROJECTS:

OCEANSIDE CAMPUS (OCN) – CONTINUED

Building 1300 New Chemistry & Biotechnology

The new Design Build Chemistry & Biotechnology building will provide a state-of-the-art science facility for 21st century learning science environments. As the biotechnology program continues to expand as its baccalaureate degree comes online, the building will provide a new, larger home for the program. Also included in the preliminary program are new chemistry labs and 40-person, flexible classrooms. To maintain the scale of the campus and respond to nearby buildings, the master plan recommends a single-story building. As the building is placed over a site grade change, a multi-story building may be explored.

Budget: \$41,421,154

Occupy Year 2024-25

Gross Square Feet: 23,391

Building 1400 New Student Services (includes Veterans)

The new Design Build Student Services building will consolidate all of the student service functions, currently scattered throughout the campus, to a single one-stop-shop. In addition to allowing the services programs to grow to serve a growing student population, this new building will dramatically improve the student experience for both current and prospective students. Located at the current Pedley Park, the new building is strategically located to act as a gateway building for the campus, providing a much-needed sense of entry and easy wayfinding for new or prospective students. Proposed as a two-story structure, the building will also allow access and entry from the street level for visitors and campus promenade level for current students. In addition to the new building, there are additional geotechnical slope repairs that will be included in this project.

Budget: \$62,064,022

Occupy Year 2023-24

Gross Square Feet: 57,000

Building 5000 New Gymnasium Complex

The new Design Build Gymnasium Complex will replace the existing gym buildings and provides a consolidated location for athletics instruction spaces, locker rooms, Kinesiology, the Wellness Center and a central plant for HVAC. Its proximity to the new Allied Health building will help to create a health and wellness hub with shared outdoor spaces. The master plan assumes a single-story building. The Gym Complex design will be coordinated with the new Allied Health building to provide a unified campus and design aesthetic.

Budget: \$43,092,096

Occupy Year 2023-24

Gross Square Feet: 42,865

FIVE-YEAR CONSTRUCTION PLAN PROJECTS:

OCEANSIDE CAMPUS (OCN) – CONT

Reno Building 1000 Admin

Major renovation and remodeling/repurpose of space for staff offices in the building. The scope includes a complete renovation of staff office space.

Budget: \$12,815,305
Occupy Year 2021-22
Gross Square Feet: 18,857

New Parking Lot 5A ,

A new parking lot supplying 537 parking spots will be located to the south of the new Allied Health hub near the main entrance to the campus. A new drive aisle leading to the lot will be strategically located to provide a four-way intersection which will simplify the vehicular entrance sequence to the campus. A reconfiguration and expansion of Lot 5A will provide 97 parking spaces north of the health hub with a direct adjacency to the new gym complex.

Budget: \$13,609,435
Occupy Year 2021-22
Gross Square Feet: 238,000

New North Campus Parking Lot 4C Ex

The extension of Lot 4C will provide additional spaces for the campus and repairs/resurfacing of the parking lot.

Budget: \$3,190,820
Occupy Year 2021-22
Gross Square Feet: N/A

New Monument Signage (need to add back in)

A new monument sign at the entrance to the Oceanside Campus will provide immediate campus identity and improve wayfinding for visitors. This signage will create defined entry threshold for the campus

Budget: \$167,512
Occupy Year 2024-25
Gross Square Feet: N/A

Strong Workforce Development Lab/Trailer

The new Strongworkforce Development Lab will house a dedicated computer lab with enough seats, storage and flexibility to offer CE classes in Cybersecurity, Computer Science and Business courses that require the use of computers.

Budget: \$950,000
Occupy Year 2021-22
Gross Square Feet: 1,440

FIVE-YEAR CONSTRUCTION PLAN PROJECTS:

OCEANSIDE CAMPUS (OCN) – CONT

Building 2800 New Arts/Media

The new Design Build Arts/Media Services building will house a wide variety of functions, serving the students of the arts hub and the campus, including the art gallery, student study spaces, faculty offices, the media arts labs, and a food or coffee cart type element. It will serve as the main student resources space for the arts hub, providing dedicated student-friendly study and collaboration spaces. In addition to the new building, there are additional geotechnical slope repairs and the addition of a new ADA accessible bus stop that will be included in this project.

Budget: \$20,959,673

Occupy Year 2023-24

Gross Square Feet: 10,471

Reno Building 1200 Library

Major renovation and modernization work will be done as a Design Build project to remodel and/or repurpose the building for new functions. The scope includes renovation of the existing academic information systems office suite to centralize staff and provide for growth, as well as provide new student study spaces. Modernization will include general interior finish and FF&E upgrades, building envelope repairs and accessibility updates.

Budget: \$32,480,013

Occupy Year 2023-24

Gross Square Feet: 47,790

Reno Building 3000 Classrooms

Major renovation work and full remodeling will occur to repurpose the building to construct new 21st century learning environments (classrooms and study space) as well as additional faculty office space. Provide student study and collaboration space.

Budget: \$9,218,154

Occupy Year 2024-25

Gross Square Feet: 7,405

Reno Building 3200 Student Resources

Major renovation work and full remodeling will occur to renovate existing classrooms to 21st century learning environments (classrooms and study space), create student study and collaboration spaces and upgrade restrooms that meet ADA accessibility requirements.

Budget: \$4,402,013

Occupy Year 2023-24

Gross Square Feet: 4,618

FIVE-YEAR CONSTRUCTION PLAN PROJECTS:

OCEANSIDE CAMPUS (OCN) – CONT

Reno Building 3300 Classrooms

Major renovation work and full remodeling will occur to renovate existing classrooms to 21st century learning environments (classrooms, labs, and study space), construct additional faculty office space and replace the roof. The project will also provide a minimum of three classrooms (mix of TACs and tables & chairs) for 40 students each, at least one computer lab, student study space and a minimum of 2,100 square feet of office space.

Budget: \$5,998,201

Occupy Year 2023-24

Gross Square Feet: 5,375

Reno Building 3700 Classrooms

Major renovation work and full remodeling will occur to renovate existing classrooms to 21st century learning environments (classrooms, labs, and study space) and construct additional faculty office space.

Budget: \$5,205,142

Occupy Year 2023-24

Gross Square Feet: 5,375

Reno Building 4100 Office/Meeting Space

Major renovation work and full remodeling will occur repurpose the existing Wellness Center to offices and meeting spaces.

Budget: \$3,744,481

Occupy Year 2023-24

Gross Square Feet: 3,025

Reno Building 3100 Office/Classrooms

Moderate renovation work will occur to update office space finishes, replace mechanical and plumbing systems, and accessibility upgrades.

Budget: \$5,884,481

Occupy Year 2023-24

Gross Square Feet: 8,464

Reno Building 4700 Office

Moderate renovation work will occur to update office space finishes, replace mechanical and plumbing systems and accessibility upgrades.

Budget: \$2,105,405

Occupy Year 2021-22

Gross Square Feet: 4,425

FIVE-YEAR CONSTRUCTION PLAN PROJECTS:

OCEANSIDE CAMPUS (OCN) – CONT

Reno Campus Wide ADA Improvement

A comprehensive ADA plan was developed for the Oceanside campus to ensure compliance with applicable federal and state regulations for campus facilities. The plan includes analysis of the paths of travel from parking lots and transit facilities to destination buildings, surveys of interior and exterior ADA access to establish the level of compliance of existing campus facilities, and design of solutions that will assure full compliance with state codes.

Budget: \$1,310,141

Occupy Year 2023-24

Gross Square Feet: N/A

Reno Campus Wide Utility Infrastructure

The infrastructure projects planned for the Oceanside campus, not included as part of building projects, look to improve existing infrastructure, and mitigate future issues. Where possible, infrastructure upgrades have been strategically planned to be incorporated into the designs for the proposed new buildings.

Budget: \$4,841,155

Occupy Year 2023-24

Gross Square Feet: N/A

Reno Building 3400 Student Center

Major renovation to Building 3400 will include complete renovation of interiors including reconfiguring interior partitions, finishes, and FF&E (furniture, fixtures, and equipment), major renovation of building systems, substantial impact to building envelope and roof, restroom and accessibility upgrades, additional student spaces at vacated art gallery, and interior and exterior accessibility upgrades.

Budget: \$22,737,799

Occupy Year 2025-26

Gross Square Feet 26,815

Reno Building 4500 Science

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.

Budget: \$33,346,062

Occupy Year 2025-26

Gross Square Feet: 20,565

FIVE-YEAR CONSTRUCTION PLAN PROJECTS:

OCEANSIDE CAMPUS (OCN) – CONT

Swing Space

Temporary Structures (or “swing space”) will be utilized to house campus activities and instruction displaced by construction. These temporary buildings, housed on the north side of campus, include five classroom trailers, a restroom trailer, and an office trailer to be used during miscellaneous modernization projects throughout the campus.

Budget: \$6,258,137

Occupy Year 2025-26

Gross Square Feet: N/A

SAN ELIJO CAMPUS

Reno Building 900 Student Center

Moderate modernization work will focus on improving existing functions through systems and space upgrades. The renovations will include reconfiguring the bookstore to student spaces, including additional student life/club spaces and general meeting space, general building renovation, and rood re-tiling.

Budget: \$2,535,079

Occupy Year 2021-22

Gross Square Feet: 8,233

Reno Building 400 Science Labs

Moderate renovation work will focus on improving existing functions through systems and space upgrades. The renovations will include improving classrooms and science lab spaces to developed space standards and fix configuration issues, and re-tile roof.

Budget: \$4,070,386

Occupy Year 2021-22

Gross Square Feet: 5,873

Swing Space

Temporary structures (or “swing space”) will be utilized to house campus activities and instruction displaced by construction. These temporary buildings, housed on the north side of campus, include five (5) classroom trailers, a restroom trailer, and an office trailer to be used during miscellaneous modernization projects throughout the campus.

Budget: \$2,916,709

Occupy Year 2021-22

Gross Square Feet: N/A

FIVE-YEAR CONSTRUCTION PLAN PROJECTS:

SAN ELIJO CAMPUS - CONT

Reno Building 100 Library

Moderate renovation work will focus on improving existing functions through systems and space upgrades. The renovations will include renovating computer labs into an expanded tutoring center, renovating electrical systems, replacing heat pump, and re-tiling the roof.

Budget: \$5,798,064
Occupy Year 2021-22
Gross Square Feet: 14,535

Reno Building 700

Building 700 serves as the home for the campus' facilities team. The building renovation project will include replacement of the aging heat pump, and retiling of the roof.

Budget: \$685,895
Occupy Year 2022-23
Gross Square Feet: 1,595

Reno Building 800/Central Quad/Monument

The sole demolition project at San Elijo campus involves removing the existing administration building. The building is being replaced with a new Student Services building. Additionally, a central quad will be constructed to link together key student-focused facilities creating outdoor areas supplement instruction and study, while providing welcoming and engaging areas to gather and socialize. The design will include a blend of hard and soft-scapes, with attractive native plantings and bio-swales to mitigate drainage issues, create a more sustainable landscape, and comply with anticipated storm water runoff regulations. Finally, a new monument sign at the entrance to the San Elijo campus will provide immediate campus identity and improve the wayfinding for visitors. This signage will create defined entry threshold for the campus.

Budget: \$4,049,415
Occupy Year 2022-23
Gross Square Feet: N/A

Reno Mechanical and Electrical Utilities

Replacements are planned for transformers, panel boards, and switchboards which have or are near their useful life expectancy. A number of heat pumps and cooled circuit coolers are past their life expectancy and will be replaced along with aging boilers to improve utility efficiencies and reduce maintenance.

Budget: \$1,852,737
Occupy Year 2021-22
Gross Square Feet: N/A

FIVE-YEAR CONSTRUCTION PLAN PROJECTS:

OCEANSIDE CAMPUS – ADDITIONAL PROJECTS

Building 3800 New Resource Center

The Resource Center will provide the communications hub with a student-friendly activity center. It will also serve as an event space capable of holding larger events for 200 to 300 people. Its prominent location will serve as a welcoming gateway for those entering the campus from the north. To accommodate its multi-purpose use, the building design should be flexible and of a quality appropriate for college and community events. The preliminary program for the building also includes a new home for the English Language Institute (ELI) program.

Budget: \$10,535,350

Occupy Year: 2025-26

Gross Square Feet: 6,860

Building 1100 New Campus Police

The new Campus Police Building will provide the space and resources necessary to provide proper safety and security to the Oceanside Campus. A central monitoring center and emergency operations center will provide a centralized location for monitoring and reaction to campus events. A classroom/ meeting space can be shared with the Administration of Justice Program to utilize the new Police Building as a learning tool. A secure yard adjacent to the building will provide a safe area for the storage of vehicles and equipment.

Budget: \$11,496,984

Occupy Year: 2024

Gross Square Feet: 6,925

Reno Building 3601 Student/Tutoring

Major renovation to Building 3400 will include complete renovation of interiors including reconfiguring interior partitions, finishes, and FF&E (furniture, fixtures, and equipment), major renovation of building systems, substantial impact to building envelope and roof, restroom and accessibility upgrades, and renovate existing lecture hall to Academic Tutoring / Writing Center.

Budget: \$3,913,319

Occupy Year: 2024-25

Gross Square Feet: 3,602

Reno Building 4000 Auto Tech

Major renovation to Building 4000 will include complete renovation of interiors including reconfiguring interior partitions, finishes, and FF&E (furniture, fixtures, and equipment), major renovation of building systems, substantial impact to building envelope and roof, restroom and accessibility upgrades, and renovate existing Biotechnology Labs to Auto Tech lab spaces.

Budget: \$6,314,934

Occupy Year: 2024-25

Gross Square Feet: 16,820

FIVE-YEAR CONSTRUCTION PLAN PROJECTS:

OCEANSIDE CAMPUS (OCN) – ADDITIONAL NEW PROJECTS CONT.

Reno Building 4400 Professional Development

Major renovation to Building 4400 will include complete renovation of interiors including reconfiguring interior partitions, finishes, and FF&E (furniture, fixtures, and equipment), major renovation of building systems, substantial impact to building envelope and roof, restroom and accessibility upgrades, renovate existing Allied Health spaces to Professional Development Center & Faculty Commons, replace roof, replace transformer, and restrooms and accessibility upgrades.

Budget: \$3,766,462

Occupy Year: 2026

Gross Square Feet: 3,885

Reno Building 4600 Student Resources

Major renovation to Building 4600 will include complete renovation of interiors including reconfiguring interior partitions, finishes, and FF&E (furniture, fixtures, and equipment), major renovation of building systems, substantial impact to building envelope and roof, restroom and accessibility upgrades, renovate computer labs, combine rooms 4611 & 4612 to increase capacity, renovate existing spaces to Tutoring Center (including STEM Tutoring Center), study space, and faculty touchdown space, and restroom and accessibility upgrades.

Budget: \$8,122,515

Occupy Year: 2024-25

Gross Square Feet: 8,470

Reno Building 2000 Theatre

Moderate renovations will include some reconfiguring of interior partitions and general building layout, new finishes and FF&E, restroom and accessibility upgrades, building system upgrades where noted/ required due to aging systems, some impact to building envelope and roof, strategic interior renovations to address “back of house” issues, replace roof, replace transformer, and restroom and accessibility upgrades.

Budget: \$15,958,033

Occupy Year: 2023-2

Gross Square Feet: 22,128

Reno Building 2100 Art

Major renovation to Building 2100 will include complete renovation of interiors including reconfiguring interior partitions, finishes, and FF&E (furniture, fixtures, and equipment), major renovation of building systems, substantial impact to building envelope and roof, restroom and accessibility upgrades, renovate class labs, replace HVAC system, and replace transformer.

Budget: \$4,360,834

Occupy Year: 2023-24

Gross Square Feet: 5,910

FIVE-YEAR CONSTRUCTION PLAN PROJECTS:

OCEANSIDE CAMPUS(OCN) - ADDITIONAL NEW PROJECTS CONT.

Reno Bldg. 3500

Modernization work will include primarily the upgrade of interior spaces and repair the exterior elements and/or building systems. Specific areas included in the scope are room 3516 renovated to Language Lab, replace transformer, and accessibility updates.

Budget: \$613,635
Occupy Year: 2023-24
Gross Square Feet: 10,775

Reno Bldg. 4800 Comp Lab

Moderate renovations will include some reconfiguring of interior partitions and general building layout, new finishes and FF&E, restroom and accessibility upgrades, building system upgrades where noted/ required due to aging systems, some impact to building envelope and roof, renovate computer labs, combine rooms 4803A & 4803B to increase capacity, finish upgrades at office and circulation spaces, courtyard landscaping / storefront removal replace transformer, and restroom and accessibility upgrades.

Budget: \$3,225,085
Occupy Year: 2023-24
Gross Square Feet: 8,600

Reno Bldg. 4200 Maintenance

Modernization work will include primarily the upgrade of interior spaces and repair the exterior elements and/or building systems. Specific areas included in the scope are roofing and exterior finishes repair, and accessibility updates.

Budget: \$3,049,363
Occupy Year: 2023-24
Gross Square Feet: 5,375

New Promenade & Plaza

A strong physical connection from the new health hub and new parking lot past the Student Services Building to the existing parking on the west side of campus will create a unified campus experience. A lookout plaza at the west end of the promenade will provide a scenic resting space with views to the ocean.

Budget: \$2,303,044
Occupy Year: 2024-25
Gross Square Feet: N/A