

MONTEREY PENINSULA COLLEGE



# MPC - FORT ORD EDUCATION CENTER

CONVEYED PARCELS  
PHYSICAL MASTER PLAN

March 14, 2006



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# Executive Summary

From 1971 to the time that the Fort Ord military installation closed in 1994, Monterey Peninsula College (MPC) operated a satellite campus on the former base. In partnership with the United States Army, intensive night and weekend courses were offered to both military personnel and members of the surrounding communities. The MPC Fort Ord campus provided numerous opportunities for students to take courses in career and vocational studies, general education and transfer education within the base boundaries. This center also provided an easily reached campus center to serve the communities in the northern portion of the college's district.

In January 1993, prior to the Fort Ord base closure in 1994, MPC submitted a Public Benefit Conveyance (PBC) application the U.S. Department of Education for surplus property on the base. These three noncontiguous properties included parcels at 12<sup>th</sup> Street in Marina for a satellite campus, the East Garrison for expansion of a public safety officer training program, and warehouse facilities in Marina. In August 1993, MPC submitted an amendment to request a parcel at Eucalyptus Road for a native plant field study area. In 1994 and 1995, MPC made further amendments to include Col. Durham Road and Bachelor Officers Quarters properties. Monterey County was also interested in the East Garrison property for a mixed use development and in 2002, an agreement was reached where MPC would receive acreage at Parker Flats and the Military Operations on Urban Terrain (MOUT) facility for its public safety officer training program. The transfer properties that MPC will receive include in total over 525 acres. Regulatory, environmental, and unexploded ordnance clean up issues at Fort Ord have delayed the property transfer process and the requested properties are in various stages of conveyance. This Physical Master Plan focuses only on those properties whose final title has been transferred to MPC.

In July 2001, the Office of Institutional Research conducted a community needs assessment survey to help plan for the new satellite campus. In 2003, MPC was required to recertify its 1993 PBC request and an updated application was submitted in July 2003. Also in 2003, MPC worked with the Maas Companies to develop the Educational Master Plan. This plan was approved by the Board of Trustees in February 2004 and contains the

program elements that are the foundation of the Fort Ord Physical Master Plan. In October 2004 the Quit Claim Deed for three of the requested properties was received by MPC. In January 2005, MPC conducted an additional bilingual needs assessment survey in the cities of Marina and Seaside.

In November 2002, voters in the college's district approved Measure I, for the issuance of general obligation bonds of 145 million dollars. A portion of this money has been allocated for the creation of the satellite campus and development of the Fort Ord properties. MPC has also applied for and obtained state matching monies for bond projects. Due to the escalation of construction costs in the Monterey area, private donations and community partnerships might be sought to supplement the funding currently available. Donor opportunities should not be limited to just the campus buildings, but considered for the fabric of the campus as well. Recognition of these special places on the Satellite campus and auxiliary sites can encourage and acknowledge gifts to the college.

In July 2005, MPC retained Strategic Construction Management, EHDD Architecture and Joni L. Janecki & Associates to complete a comprehensive Physical Master Plan for the Fort Ord properties. Due to the uncertain timeline for the clean-up and transfer of the remaining properties, the design team recommended focusing the study only on the transferred properties, Col. Durham Road and 12th Street. Furthermore, the transfer agreement with the Department of Education requires utilization of the property within three years of transfer. By limiting the study scope of the initial master plan, MPC will be better able to focus its efforts on the charter construction projects.

In August 2005, MPC created the Fort Ord Center Planning/Advisory Committee. The design team held monthly workshops with this group through the winter. As a result of the input received at those meetings and meetings with campus administrators, conceptual designs have been developed for the satellite campus and the auxiliary Col. Durham Road site. Although the college is exempt from local planning and zoning requirements as a state agency, this plan is informed by the local requirements and is consistent with the Fort Ord Reuse Base Reuse plan.

This Physical Master Plan reflects the immediate and long term needs of the college at the two above mentioned sites through the year 2020 (the planning limit of the Educational Master Plan) This plan also looks to the future with long range development of MPC at Fort Ord. Moreover, this master plan may require review and updates when the remaining requested properties are transferred. With the expected imminent start of the initial building projects at Fort Ord, specific budgets and timelines are not included in this document.

During the design workshops a few key issues developed and have become the primary goals of this master plan.

- Community presence and access
- Flexibility
- Supporting the main campus and generating new enrollments
- Sustainability

It is important to note that this plan follows the development and approval of the Physical Master Plan for the MPC Main Campus. The guiding principles presented in that document of Clear Connections, Academic Neighborhoods, Promoting Natural Features and Sustainability should also inform all design decisions for the development of MPC at Fort Ord. Specific design guidelines are not put forth in this study. Again the Main Campus standards should be referenced and adapted for the specifics of Fort Ord campus.

This document includes information on the majority of the anticipated spaces found at the new MPC Satellite Campus and auxiliary Col. Durham Road site. It presents the information in three forms: narratives, program spreadsheets and site plans. In addition, this document puts forth a landscape concept, structural assessment of existing buildings to be reused and a civil assessment of the sites and existing infrastructure. Lastly, the appendix includes meeting notes and other background information developed over the course of the study.

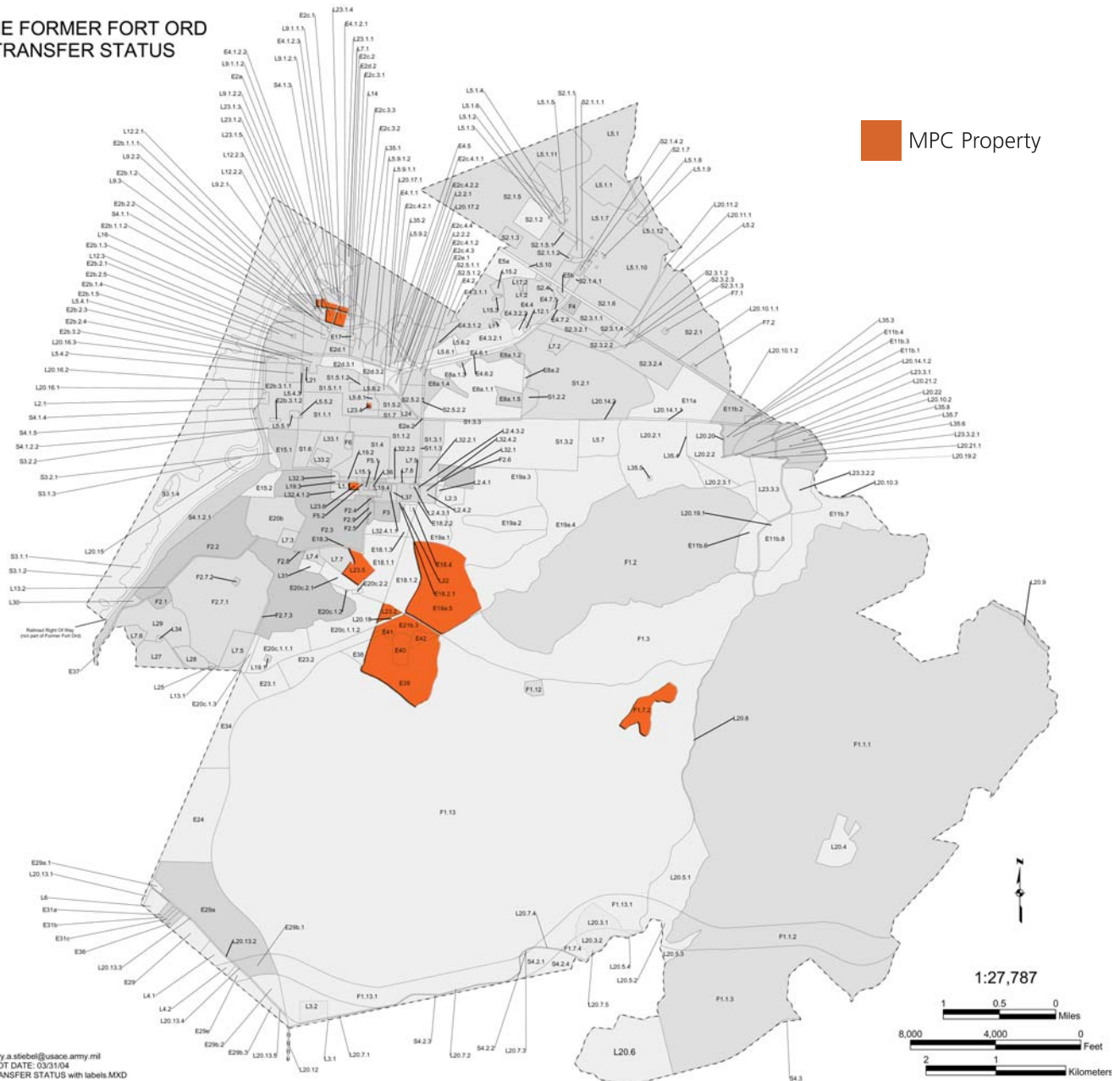
# Fort Ord Overview

## History

Fort Ord was established in 1917 in the central coast of California as a US Army maneuver area and target range. Over the years it grew to almost 28,000 acres with a population of over 35,000 people. In 1988 Congress passed the "Base Realignment and Closure Act." In 1991 the Secretary of Defense recommended Fort Ord

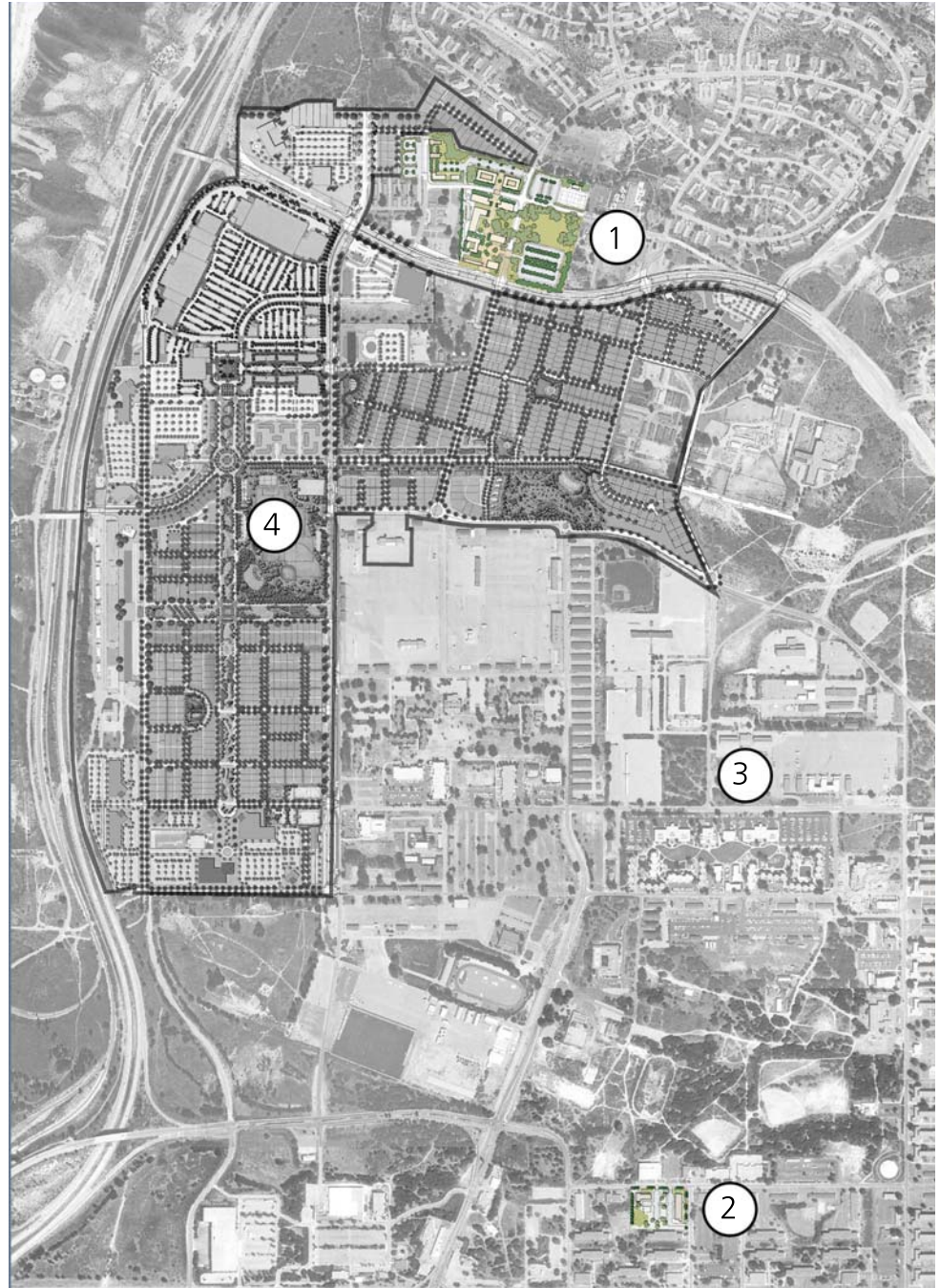
be listed for decommissioning. However, the base did not close until 1994. At that time the troops relocated to Fort Lewis in Washington State and the base closed. Also in 1994, the state legislature established the Fort Ord Reuse Authority (FORA), a local redevelopment agency, to guide the base reuse process.

## THE FORMER FORT ORD TRANSFER STATUS



**MPC Fort Ord Site Context**

- ① 12th Street Satellite
- ② Col. Durham Road
- ③ CSU Monterey Bay
- ④ University Villages







**Col. Durham Road**



**12th Street Satellite Campus**

**Location**

At present, three (3) of the requested properties have been conveyed to MPC. These parcels were transferred from the U.S. Department of Education per the deed dated October 14, 2004: the 5<sup>th</sup> Avenue, Col. Durham Road and 12<sup>th</sup> Street sites. The focus of this report is on Col. Durham Road and 12<sup>th</sup> Street. No change in use is proposed for the 5<sup>th</sup> Avenue site in this master plan. Col. Durham Road is a single parcel of 3.51 acres with two (2) existing buildings. It is located within the City of Seaside. The 12<sup>th</sup> Street property contains five (5) parcels comprising 20.69 acres and eighteen (18) existing buildings. It is located within the City of Marina.

The remaining three (3) properties are not subject to this initial master plan as they are still in the process of being transferred. These two properties are the Bachelor Officer Quarters (BOQ), Parker Flats and the Military Operations and Urban Terrain (MOUT) training facility. These properties will eventually house the college’s expanded Public Safety Officer Training program. Parker Flats, located in Monterey County’s jurisdiction, will become the main campus for the Public Safety program. The BOQ located in the City of Seaside, will provide residential units for the Public Safety program. The BOQ site will likely also have some teaching, meeting and recreational space to support resident students and trainees. The MOUT facility will be used for specialized tactical and firearms training. These three properties will allow the college to eventually consolidate the Public Safety program from disparate facilities into one campus on the Fort Ord sites. For additional information regarding the BOQ see the site plan in the appendix.

**Climate**

The Monterey Bay area is considered a Mediterranean climate, characterized by warm dry summers and cool, rainy winters. The Pacific Ocean is the principal influence on the climate at Fort Ord, causing fog and onshore winds that moderate temperature extremes. Coastal fog is common in the morning throughout the year and the prevailing winds are from the northwest. The average annual rainfall of 14 inches occurs almost entirely between November and April. Because the soil is mostly permeable sand, rainwater runoff is limited.

**Sites**

The 5<sup>th</sup> Avenue site is just under an acre in size and consists of an existing warehouse building surrounded by asphalt paving and enclosed with a chain link fence. This building (Building #4885) was a former vehicular maintenance shop and is currently used for campus storage primarily serving the MPC Theater Department. It is located on a single parcel in the City of Marina. The building is shared with the City of Marina and includes a 50’ access easement.

The Col. Durham Road site is located at the southwest corner of Col. Durham & Arnheim roads in the City of Seaside. This property is a single parcel, lot number L23.6. It neighbors the Monterey College of Law, a private law

school, and is just north of the Presidio of Monterey Police Department. The area to the north of the site across Col. Durham Road contains a large gymnasium, field and parking lot. The site is located within Seaside's Fort Ord mixed use district and FORA's Public Facility/Institutional Land use category. It is located a half a mile from Highway 1 and is easily reached by the Main Gate exit.

The Col. Durham Road site is split into two distinct areas, an upper and lower portion with an average elevation change of 16 feet between them. Much of the native landscape has been altered on this site with the addition of structures, a parking lot and cultivated landscape; a pleasant meadow however, encompasses the southwest corner of the site.

The 12<sup>th</sup> Street site is located on five city blocks in the City of Marina. This property consists of five parcels, numbered L23.1.1, L23.1.2, L23.1.3, L23.1.4 and L23.1.5. The site is bounded by Imjin Parkway to the south and residential developments to the north. The campus is bisected by two public rights-of-ways, 3<sup>rd</sup> Avenue and 12<sup>th</sup> Street, with a single parcel located on the west side of 11<sup>th</sup> Street. The neighboring properties to the east are the Head Start Childcare Center and the Army Corps of Engineers' ground water pumping station. Directly to the west of the site is the Veterans' Transition Center and the future Imjin Office Park. The site is located within Marina's University Villages Redevelopment District and FORA's School/University Land use category. The site's adjacency to Imjin Parkway locates the campus on one of the primary east-west arterials of Fort Ord, less than half a mile from Highway 1. The campus is easily accessed from the 12<sup>th</sup> Street exit. Imjin Parkway is also designated a transit and bicycle corridor in the Fort Ord Reuse Plan.

The majority of the 12<sup>th</sup> Street site is relatively level, gently sloping down from north to south with an overall change in elevation of about five feet. The northwest corner has a much steeper slope, specifically on the parcel west of 11<sup>th</sup> Street. Due to the higher elevation of the northwest corner and the plateau it creates, this portion of the site offers views westward out to the Pacific Ocean. Similar to the land at Col. Durham Road, very little of the natural landscape remains. The majority of the site is filled with structures, parking lots, cultivated landscape and gravel paving. Much of the original landscaping is now

overgrown. In some areas invasive non-natives, such as ice plant and other weedy species, are taking over. One of the former Fort Ord parade grounds is located on the parcel at the corner of 3<sup>rd</sup> Avenue and Imjin Parkway. In addition, the northeastern corner of the property has four enclosed tennis courts.

### **Buildings**

There are two existing single story concrete masonry buildings on the Col. Durham Road site, Building #4464 and Building #4465. These buildings were part of the Legal Assistant School. Both buildings require renovation not only to meet campus program needs, but also to meet current building codes. All renovations must follow the Division of the State Architect (DSA) regulations for the rehabilitation of existing non-conforming school buildings for school use.

There are a total of eighteen (18) existing buildings at the 12<sup>th</sup> Street site. These buildings are a combination of single and two story wood framed buildings built circa 1941. The majority of the buildings have raised pre-cast pier footings; a few are slab on grade construction. The buildings unfortunately have suffered from over ten years of disuse and exposure to the elements. Among the existing buildings is a former chapel, the division headquarters, various administrative buildings and guest house barracks. The master plan narrative (section 4) that follows identifies which buildings should be renovated. As with the concrete buildings at the Col. Durham Road site, any buildings that are selected for renovation also must follow DSA regulations for the rehabilitation of existing non-conforming school buildings for school use.

## Col. Durham Road Master Plan Narrative

### General

This site has been identified as a prime candidate to be the interim home of the Public Safety program. This program is currently located in the old library building on the Main Campus. As part of the Physical Master Plan for the main campus, the old library is being renovated into the new home of Administration. This renovation project is currently under design; construction is anticipated to begin in late Spring 2006. The Public Safety program must move to facilitate the renovation project and be operational in the new location for Fall 2006.

A number of factors combined to make Col. Durham Road a clear choice as the interim location for the Public Safety program. It meets the immediate need of relocating this program out of the old library building on the Main Campus. A comparison of the assignable square footage (ASF) currently located in the Main Campus' old library to that available in the existing Fort Ord Building #4464 demonstrated a close fit. This site is located just down Arnheim Street from the Presidio of Monterey Police headquarters; partnerships were explored with this agency and the new Federal police academy was developed. Furthermore, the Col. Durham Road location benefits from close proximity (approximately a mile) to the BOQ parcels (yet to be conveyed). Upon transfer, the BOQ likely will provide housing and outdoor recreational space for the Public Safety program. Finally, the transfer date of the Parker Flats properties, the ultimate home of the Public Safety program, is unknown at this time.

The two existing buildings were toured with EHDD's consultant structural engineers, Tipping Mar. Both buildings on this site appear to be structurally robust but further investigation is required before a seismic corrections plan can be developed. Research of available plan archives yielded little as-built information. See the attached Structural Assessment for more specific information.

It is important to note that MPC is part of the California Community College system and all construction projects fall under the jurisdiction of the Division of the State Architect (DSA). Additionally, these buildings are considered "non-conforming buildings", structures that have not been certified by DSA as school buildings. Non-conforming buildings require rehabilitation in compliance with the Field Act. An Evaluation and Design Criteria



*Looking south from Col. Durham Road, Building #4465 at right*

Report (EDCR) must be prepared for each building and approved by DSA prior to the start of any rehabilitation. The report must contain chapters on each building discipline and establishes the design criteria for the project design professionals. A materials and (where applicable) systems testing program is also part of this report.

Unfortunately two reasons make immediate occupancy of Building #4464 unfeasible. The design and construction schedule for renovation of the existing building would be 30 months at its most efficient. This is well after the anticipated construction start date of the old library renovation and MPC's expressed target date of Fall 2006 for offering public safety courses in an alternate location. Secondly, due to the lack of existing building drawings, DSA will require the development of as-builts and a materials testing program as part of the necessary EDCR, a process which will add additional time to the front end of the project schedule.

The development of the Col. Durham Road site can be broken down into three distinct phases: modular office space with leased classrooms; Building #4464, utility infrastructure and parking; Building #4465 and open space. Each phase is discussed in further detail below. Both existing buildings require renovations to meet the college's program needs as well as compliance with current accessibility standards, building code and energy requirements.



## Phase I

MPC approached the neighboring Monterey College of Law (located at Col. Durham Road and Malmedy Road) about a partnership arrangement to use classroom space temporarily. Monterey College of Law, which offers primarily night courses, has agreed to let MPC use the classrooms during the day for the teaching of the police and fire academy classes. A small room for secure storage also will be utilized on the law school premises for the safekeeping of the academy laptop computers.

A 2,400 square foot modular building will be installed temporarily on the MPC property. The modular building should be located on the south side of Building #4465 taking advantage of the relatively level area and removed from future construction areas. The modular building should be a make and model that is DSA approved. It will provide the necessary program administrative space, offices, a meeting room, and storage for academic records and fire academy turnouts. Ammunition and weapons storage should remain in a secure storage location on the Main Campus until the renovation of the first classroom building at Col. Durham Road is complete. Vehicle storage will remain offsite until the Parker Flats site is developed.

MPC is currently working with the Monterey College of Law and the City of Seaside in developing an agreement for using one of the neighboring parking lots. However, at the time of this writing an interim student parking area is yet to be determined. Short term, visitor and staff parking should be located in the existing asphalt paved area directly in front of Building #4465. The lot must be re-striped and one accessible parking space should be provided next to the existing pedestrian path on the east side of the building. The existing conditions of the lot and path should be field verified and where necessary modified to provide an accessible path of travel from Col. Durham Road to the modular building behind.

The temporary location for the physical training element of the Public Safety program is yet to be determined. The Arrest & Control classroom requires a large room (approximately 50' x 50') and no such space is available at the law school. One option is for MPC to lease/share space with the gymnasium located across Col. Durham Road. Another option would be to utilize the gymnasium at the Main Campus. There is ample open space on the



*Location of temporary modular building & future parking*



*Utilize existing paved area at Building #4465 for interim parking*

southeast side of the Col. Durham Road site to use for the program's athletic conditioning element.

Limited landscaping is included in this phase. All non-native invasive plant species should be cleared from the site. Healthy trees should be protected during construction. Budget permitting, a multi-species hedgerow should be planted along the western property line to give time for the trees to grow and develop. The trees will create a necessary windbreak for future outdoor space and help define the edge of the Col. Durham Road site.

All rubbish and remaining furnishings in the interior of the existing buildings should be removed and/or salvaged. Both buildings should be secured and protected





**East facade of Building #4464**



**Existing parking lot and west facade of Building #4464**

from the elements to prevent vandalism and any further deterioration. The EDCR for both existing buildings should be prepared concurrently at this time.

### **Phase II**

Upon DSA approval of the EDCR, renovation of Building #4464 can begin. This building will be renovated to house five classrooms, nine offices, two dedicated storage rooms for the police and fire academies, a shared lounge area and accessible toilet rooms. Pending verification of the location of load bearing walls, operable partitions may be installed in one or more of the classrooms to allow larger classroom configurations. Offices could be configured as suites or with individual access.

The need for building improvements in Building #4464 is widespread. All of the building systems require modernization, including the installation of new mechanical, electrical, telecom, fire and life safety systems. Classrooms must be equipped with data tied into the Main Campus network and also meet the state Peace Officer Standards and Training (POST) wireless network requirements. Improvements to the building envelope will provide better energy performance and Title 24 compliance. These envelope improvements include new exterior doors, replacing the existing steel sash and aluminum glazing systems, adding insulation where possible and potentially a new roof. Heavy interior concrete block non-load bearing walls should be removed and replaced with interior partitions where structurally possible to aid in decreasing the building's stiffness and weight. Interior renovation includes all new finishes and fixtures.

The building currently has no internal circulation and access to interior spaces is provided via individual exterior doors. A corridor should be created along the spine of the building to improve interior circulation. Classrooms require two exits due to their size. The main classroom door should be located on the interior building corridor. The second means of egress from the classrooms can be located on the west side of the building leading directly outside.

Building access from the street side should be limited to two entries from the sidewalk along Arnheim Road. A secondary entry should be located on the west side of the building to provide access from the parking lot. The entries should be articulated with canopies to help define them and clearly identify them. Due to the building's north-south orientation and minimal roof overhang sun-shading devices should be considered to modulate the large expanses of east and west facing glass.

Improvements to the existing parking lot are necessary and include re-stripping and repaving. Compact spaces should be used to maximize lot capacity. The City of Seaside allows up to fifty percent of required spaces to be compact. A one way entrance driveway located on Col. Durham Road should be created in the lot. An accessible pedestrian ramp must be added to accommodate the 12" level change between the building and grade. Permeable



***Looking west at Building #4465 from the upper parking lot***

paving and vegetated bioswales should be considered to meet the City of Seaside's "no off-site drainage" requirement.

The lower parking lot should be developed at this time. Stairs connecting the two should be provided. The new lot location was originally selected for its relatively level, central location. Review of the 1995 Bestor Engineer's survey shows less than a foot change in elevation from north to south. During EHDD's consultant civil engineer's site visit, a greater change in elevation was observed at this location along evidence that the area may be a regional drainage basin. It is possible that some undocumented site work was performed after completion of the survey but prior to property transfer. A more current survey should be performed and if necessary location of the parking lot reconsidered.

New trees along both Col. Durham and Arnheim roads will help define the edge of the site and along with new landscaping help create a park-like setting. Other exterior improvements include the addition of site lighting and environmental graphics. Sidewalk improvements, while not required by the City of Seaside, are needed to make the site fully accessible.

### **Phase III**

The renovation and building improvements to Building #4465 are the same as those listed above in Phase II for Building #4464. The large high-bay classroom on the western edge of the building should be used as the Arrest & Control Classroom. The rest of the building should be renovated into classroom(s), offices, a meeting space or lounge and accessible toilet rooms. Due to the building configuration, the classrooms are likely to be smaller in size than those in Building #4464. The allocation of classrooms and office space in this building should be determined based on program demand anticipated at the time of renovation.

The front facade of Building #4465 should be renovated to have one clear entry, replacing the other doors with glazing and or infill. The doors on the west facade of the building serving the large classroom should be replaced with exit only and panic hardware. A single rear entry should be retained on the south face of the building. Replace the side doors on the large classroom to provide emergency egress only for the Arrest & Control Classroom. Provide an accessible path of travel from the classroom exits to Col. Durham Road.

The temporary parking lot in front of the building should be removed and replaced with plantings and an entry plaza to reduce impervious surfaces. The lower parking lot should be expanded to the west and if needed onto the former modular office building location. The remaining portion of the site should be reserved as open space. The remaining outdoor open space should be re-contoured into a natural landform, planted with grasses, maritime chaparral plantings and native oaks.

### **Long Range Development**

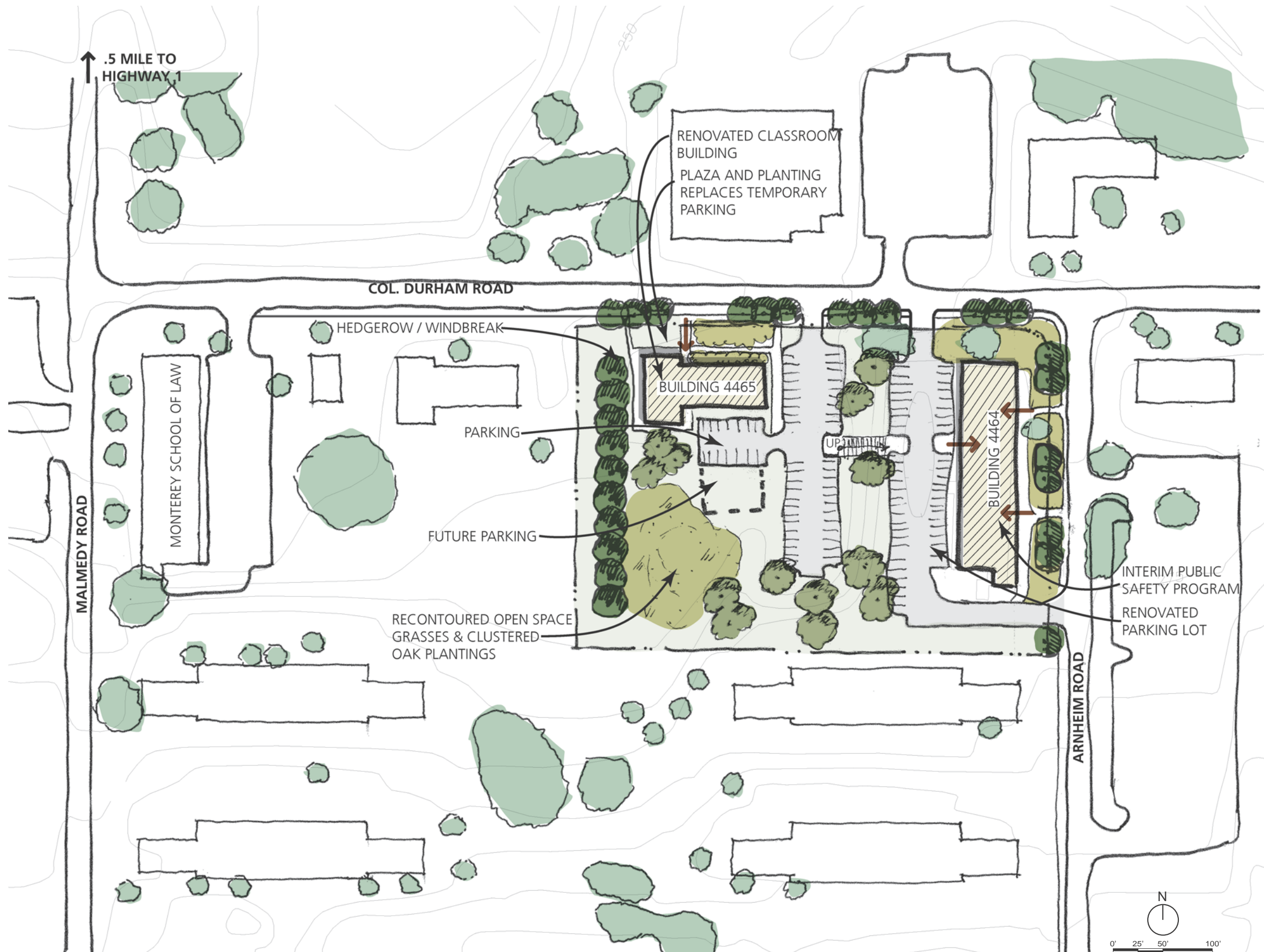
The Public Safety program elements may ultimately relocate to the Parker Flats site. Both renovated buildings (#4464 and #4465) then can be used for general classroom surge space serving the Main Campus and the 12<sup>th</sup> Street Satellite. Alternately, another specific program element may be well suited to move in its entirety to this location. No new buildings are proposed for Col. Durham Road, concentrating campus development at the 12<sup>th</sup> Street Satellite.







**COL. DURHAM ROAD  
SITE PLAN**



**Pre-Design**

- Building #4464 & #4465 DSA preapplication Evaluation and Design Criteria Report
- Geotechnical report



**Remodel Existing Spaces**

- Renovate buildings #4464 & #4465: classrooms, storage, offices and accessible restrooms
- Building systems modernization
- Seismic corrections
- Envelope improvements
- Consider sunshading along east and west facades of Building #4464
- Provide canopies or trellis at building entries

**Exterior Improvements**

- Re-stripe and resurface existing lot to create accessible spaces; use compact spaces to maximize parking
- Add vehicular entrance to upper lot from Col. Durham Road
- Provide accessible building entries in buildings #4464 & #4465
- Create lower parking lot and pedestrian connection to upper lot
- Plant street trees along Col. Durham Road & Arnheim Road
- New site lighting
- Sidewalk improvements
- Plant new trees in parking lots and provide vegetated swales
- Create new landscaped outdoor spaces
- Recontour open space and provide grasses and clustered native oak plantings

**LEGEND**

-  Renovated Building
-  New and/or Resurfaced Paving

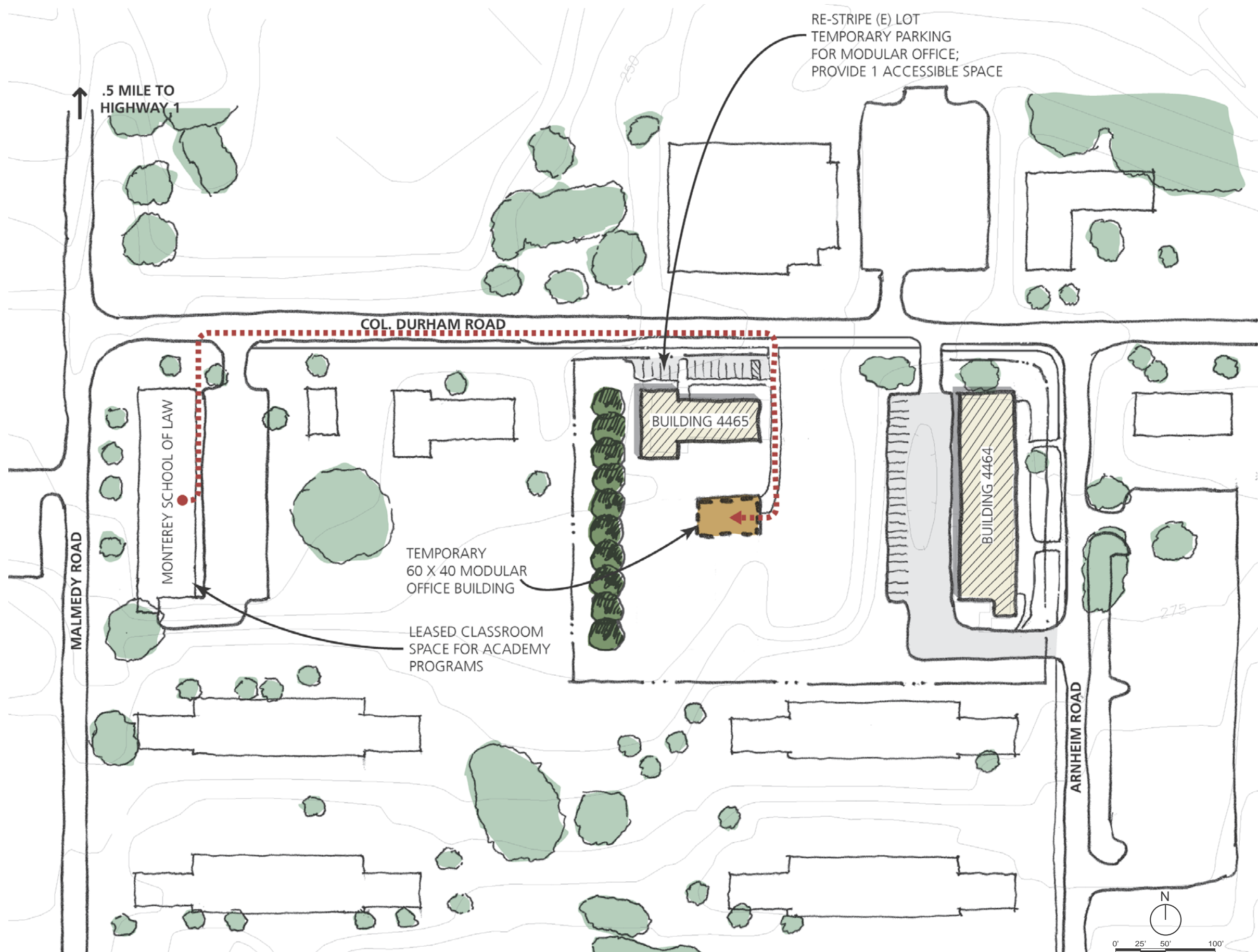
**COL. DURHAM ROAD  
PHASE 1 PLAN**

**New Program Spaces**




- 2400 GSF modular office building
- Leased classrooms at adjacent Monterey College of Law

**Exterior Improvements**

- Re-stripe existing paved area north of Building #4465; provide one accessible parking space



**LEGEND**

-  Renovated Building
-  New and/or Resurfaced Paving
-  Temporary Modular Building



# 12th Street Satellite Master Plan

## Narrative

### General

The 12<sup>th</sup> Street site, the largest of the transferred properties, has been selected to be the home of the satellite campus. The majority of MPC's Fort Ord course offerings will be concentrated at this location. This campus is envisioned not as a stand alone branch of MPC, but rather a satellite and support to the Main Campus. A primary concern is that the Fort Ord Satellite not draw students away from the Main Campus and that it generate sufficient additional enrollment (measured in Weekly Student Contact Hours or Full-Time Equivalent Students). MPC should utilize 12<sup>th</sup> Street to offer new course offerings and expanded class sections that generate new enrollments. It is likely that some Fort Ord students pursuing specific degree and certificate programs will have to take some of their courses at the Main Campus.

The location of the 12<sup>th</sup> Street site with prime street frontage on one of Fort Ord's newest arterials offers many advantages for MPC. It is easily accessible by car, bike and transit from Highway 1. Its location on the north side of Fort Ord places the satellite campus in the midst of the fastest growing area of Monterey County. A number of residential developments are planned for the area surrounding the site. MPC can tap into this population for new students. Furthermore, the 12<sup>th</sup> Street site is near California State University Monterey Bay (CSUMB), providing an excellent opportunity to develop and expand MPC's transfer education curriculum and other programs that work in close conjunction with CSUMB.

The inaugural development on this site will be a single academic building on Imjin Parkway housing classrooms, communal lounge space and offices. Initial course offerings are based on the findings of the community needs assessment and educational master plan. While MPC is still in the process of defining the satellite campus curriculum, it will concentrate initially on offering Basic Skills, General Education and Business classes. Additionally, the community expressed a strong interest in fitness courses. At least one residential retirement community is planned to the north of the 12<sup>th</sup> Street site and offering lifelong learning courses should eventually be considered.

As with the Col. Durham Road site discussed previously, the existing buildings at 12<sup>th</sup> Street are all "non-conforming" buildings. Any of the existing buildings



*Looking east from the former parade grounds*



*Looking northwest along 12th Street*

intended for re-use that students and faculty enter will also require the same rehabilitation in compliance with the Field Act and the completion of the EDCR. Research of drawing archives found little as-built information on any of the existing wood framed buildings at this site.

Some of the buildings which were identified for renovation and re-use at the time of the original Public Benefit Conveyance application no longer are viable candidates for re-use. These buildings have deteriorated from the combination of over a decade of exposure, lack of use and maintenance prior to ultimate transfer to MPC. Subsequently, the aforementioned DSA requirements for rehabilitating buildings were adopted and are more stringent than previous code regulations.

This process, which is meant to encourage adaptive re-use, unfortunately adds time to the front end of the project schedule and potentially increases renovation construction costs equal to or greater than that of new construction. Program elements that were expected to make a near fit into three of these existing buildings were reevaluated and found better served by locating them in new buildings. This is discussed in greater detail in the Phase I section below.

The development of the 12th Street site is closely tied into the surrounding redevelopment plans. Specific course offerings and program needs are challenging to forecast without definite demographics to respond to and specific funding in place. As the surrounding University Villages project and the other neighboring residential developments expand, so too will the 12th Street Satellite Campus. The satellite campus development should be planned to match expected population growth and associated increase in student enrollments. Thus, this master plan focuses on the probable first two phases of development. The rest of the master plan identifies future suitable building sites and facility locations.



**Existing barracks (future parking site) west of 11th Street**

### **Phase I**

Two goals have been identified for the first phase of the 12th Street master plan. A strong visible presence should be created at the south edge of the campus along Imjin Parkway, and the entire site should be cleaned up and prepared for all future development. The siting of the initial building paired with a distinctive building design will create a billboard for MPC and spark community interest. An attractive temporary sign should be installed immediately at the corner of 3rd Avenue and Imjin Parkway announcing the site as the future home of MPC at Fort Ord.

Demolition of all existing buildings on the satellite campus site that are not scheduled for re-use should begin immediately. Other demolition projects have begun on the neighboring properties and there may be potential cost savings by taking advantage of the competitive bidding climate for this scope of work. MPC must obtain approval from the federal Department of Education for the demolition of three additional buildings, Building #T-2859, Building #T-3017 and Building #T-3018. In all instances, serious consideration should be given to salvage and deconstruction methods instead of traditional demolition for the buildings at 12th Street. Deconstruction will reduce the amount of debris sent to landfill and also reduce the cost of contractor's tipping fees (the cost of depositing waste at the dump).

Deconstruction and salvage also present opportunities to develop a closed loop system making use of the "raw material" again on site. For instance, much of the wood framing (roof framing, floor joists, studs and siding) is old growth small dimension Douglas Fir and of a type and quality that can no longer be found. If the wood is salvaged, it can be re-milled and re-used in many forms such as flooring or paneling; such re-use would provide visual references to the site's past without depleting new natural resources.

The initial academic building should be located at the south end of the former parade ground parcel. Because of the relatively limited opening program needs, this building is planned to be a single story building of around 12,000 GSF with a combination of interior and exterior circulation space. Finally, the academic building will serve



many different program elements at the outset of the satellite campus and the ultimate design of the building must address this needed flexibility.

The size of the building is based on an 800 ASF module. There are eight 30-35 seat classrooms, one unassigned classroom, one office suite and additional space for building services. The unassigned large room will initially function as faculty offices. This room should be equipped with furniture workstations to create semi-private space and can then easily be transformed into an additional classroom in the future. The office suite should contain four private offices with shared reception space. This suite will be the preliminary home of Student Services. The counseling aspect of the student services program element often necessitates acoustic privacy and thus furniture solutions are not recommended for use in this area. Upon the completion of the Student Services building in the future, this office suite will become faculty offices.

The initial academic building design should be inviting and define the edge of the campus. Special attention to the massing of the building is needed to emphasize its gateway status; the use of a distinctive simple roof shape and/or creating a taller portion or tower element at the southeastern corner of the building will make this building a beacon on the site. Special attention to the treatment of the building entry is important. Use canopies or special architectural elements to make the entry prominent and clearly visible. The building spans across the future campus walk. A covered breezeway connects the two halves of the building and forms the main pedestrian campus entrance from Imjin Parkway.

At this writing, the timeline of future phases remains undefined. The satellite campus may consist of only the Phase 1 scope for some time. Thus, every effort should be made to make the opening development welcoming and self-sufficient. To prevent the initial academic building from appearing isolated on the former parade grounds, many of the southern site improvements should be carried out during Phase 1. The campus entry, plaza turnabout and first leg of the campus walk should be developed. In addition, landscaping along the street and surrounding the academic building should be provided. The western hedgerow should be planted. Early establishment of the



***The plaza at UC Berkeley Giannini Hall is a successful example of integrating parking and drop-off into the campus environment***



***Looking southwest from the location of the future turnabout***

campus landscape gives time for the plantings to mature and is vital to defining the character of MPC at Fort Ord.

The MPC satellite, like the Main Campus, is a commuter campus. The predominant mode of transportation to the 12<sup>th</sup> Street site will be via automobile. The main entry is situated prominently on the north side of the intersection of 3<sup>rd</sup> Avenue and Imjin Parkway. Monument signs set in a sculptured landscape on either side of 3<sup>rd</sup> Avenue will signal a unique sense of place and create a gateway into the campus. Special paving should be considered to emphasize the entrance and calm traffic.

A plaza turnabout should be provided north of the campus gateway. The location should be sited to take advantage of the slower traffic flow turning into campus from Imjin Parkway. The turnabout is the only place where vehicular traffic enters the academic zone of the campus. The turnabout serves two primary functions: providing a student drop-off area and limited parking. The parking around the turnabout must be limited to accessible and short term visitor parking only. Depending on the scale of neighboring developments, the plaza turnabout location may offer views to the Pacific Ocean to the west. Every effort should be made to frame and preserve this view corridor.

A new parking lot is needed to support the satellite campus. It should be located on the southeastern portion of the property, across 3<sup>rd</sup> Avenue. Its perimeter location is easily accessible from Highway 1 and separates the automobile zone from the main academic spaces. This lot is initially sized at 57,800 SF, exclusive of perimeter landscaping. A future expansion of an estimated 47,500 SF will practically double the lot capacity. Locate the main vehicular lot access directly across from the plaza turnabout. Pedestrian connection from parking to the campus should be via a "smart" pedestrian illuminated crosswalk at this link on 3<sup>rd</sup> Avenue. Permeable paving and vegetated bio-swales should be considered to meet the City of Marina's "no off-site drainage" requirements. Provide landscaping and plantings to screen the lot perimeter from view.

Two of the existing buildings are proposed for re-use, Building #T-2898 and #T-2878 (the former chapel). All rubbish and remaining furnishings in the interior of the existing buildings should be removed and/or salvaged. Both buildings should be secured and protected from the elements to prevent vandalism and any further deterioration. The EDCR, including necessary materials testing for the former chapel, should be prepared concurrently at this time.

## Phase II

Upon approval of the EDCR, renovations to the former chapel can begin. This building, Building #T-2878, should be renovated into a multi-purpose hall to serve the 12<sup>th</sup> Street satellite, MPC at Fort Ord and the community at large. MPC may also wish to explore leasing this building as an event space and potential revenue source after renovation is complete. Likewise, other community partnerships may be available, such as with CSUMB's Performing Arts Department. Such a partnership might offer the potential benefit of sharing the cost of renovation.

The renovation of Building #T-2878 will require modernization of all building systems; the building should be outfitted with appropriate AV capabilities for lectures and some performances. Exact AV requirements will be determined during the design phase of the renovation project. At that same time specific seat configuration will also be determined during. Capacity of the hall is anticipated to be around 100 occupants. The windows should be replaced and the exterior vinyl sheathing removed. All interior finishes must be replaced and the toilet rooms made accessible. Building wide accessibility upgrades and seismic corrections are required. See the structural assessment for more specific information on potential structural work needed.



*View of the former chapel (Building #T-2878) from 11th Street*

It is important to note the possible risk of discovering more extensive renovation needs than anticipated during the course of the materials testing program and EDCR process. If this determination is made, renovation of the building should be reevaluated and the multi-purpose hall should be built new in either the same location or just down the hill at the corner of 11<sup>th</sup> and 12<sup>th</sup> streets. The design team feels strongly that the merit of keeping the former chapel outweighs demolition. While not a designated landmark, Building #T-2878 connects the satellite campus with the historic past of Fort Ord and promotes the sustainable aspect of adaptive re-use.

Also at this time a combined Student Services and Administration building should be built north of the Phase 1 classrooms. One characteristic of 12<sup>th</sup> Street as a satellite campus is that many necessary administrative and support program elements are reduced in size from their counterparts at the Main Campus. With smaller demand for such spaces, housing them together in one building is more beneficial than creating a number of smaller buildings scattered throughout the site. This new building should be between 8,000 and 14,000 GSF and house the following program elements: Student Services, Fort Ord Education Center Administration, a Library Learning Center, the Bookstore, meeting space and cafe. Through its location and use, this building will become the heart of student activity and administration on the 12<sup>th</sup> Street Satellite.

The building is located prominently off the plaza turnabout and campus walk. It must be easily found by first time campus visitors and returning students alike. The massing of the building may be used to reflect the transitional location of the building. The south wing might be built with a high bay single story space with the remaining portion of the building stepping up to two stories, a gesture that sets the scale for future campus buildings. The building will frame an outdoor courtyard. Trees should be planted on the west to help protect the courtyard area from the prevailing winds. Shared interior common spaces, such as the cafe, should be located directly off the courtyard with views and direct connections to the outdoors.

A second classroom building of 15,000 GSF should be built in preparation for anticipated enrollment increases. A selection of a few larger 45-50 seat classrooms (1,000-1,200 ASF) should be considered for inclusion as well as some science wet labs bringing versatility to the 12<sup>th</sup> Street Satellite curriculum. Using a 67% efficiency factor to allow for building services and circulation space leaves 10,000 ASF for program area. At this size an estimate of 8-10 offices and 10-12 classrooms could be accommodated in this classroom building.

The development of this new classroom building should be on the north side of the plaza turnabout. It should be two stories in height, stepping up in scale and setting the tone for future academic buildings. Similar to the Phase 1 academic building, this classroom building should be sited with a longitudinal east-west axis for good solar orientation, maximizing day lighting, reducing heat gain and framing the edge of the plaza turnabout. The rectilinear form lends itself to a double-loaded corridor configuration. The main entry should be located at the midpoint of the building, feed directly to the building's interior circulation and lead through to the meadow on the north. Faculty and departmental offices should be located near the entry. This classroom building should be setback from the edge of the plaza turnabout at least twelve feet and twenty feet from the 3<sup>rd</sup> Avenue property line. The building foot print should be no larger than 7,500 GSF.

The access road should be constructed along the western property line. This road will provide service and emergency vehicle access from 12<sup>th</sup> Street down to the Phase I classroom. It should not connect to Imjin Parkway. A designated bike path should run parallel to the access road. A hammerhead should be provided at the termination of the road or the common open space between the Phase 1 academic building and Student Services, and must be designed for the load of emergency vehicles with a connection through to the plaza turnabout. Exact emergency vehicle requirements must be reviewed with the local jurisdiction prior to final layout. No other site improvements are associated with this phase.



### Future Phase Key Elements

A brief summary of the remaining features of the 12<sup>th</sup> Street site are outlined here. While recommendations for phasing the individual projects are not addressed, the development might be clustered from south to north, per program demands, or as the campus sees fit.

The location of the four existing tennis courts identified the northeastern corner of the property as a fitness and recreation zone. The surface of the tennis courts appears to be in good shape but some refurbishment is necessary. All the nets must be replaced and a new chain link enclosure provided. A small single story building should be built to house the Health & Wellness Center to the north of the tennis courts. This building should be approximately 2,000 GSF. It will double as a clubhouse for the tennis courts and include accessible shower/locker room facilities. Existing curbside parking along 12<sup>th</sup> Street should be replaced with plantings and sidewalks. The existing parking lot to the west of the courts should be resurfaced and planted. An outdoor recreation area should be provided on the south side of 12<sup>th</sup> Street. The design of the recreation area should allow for seasonal retention of rainwater. This open space reaches across 3<sup>rd</sup> Avenue and creates a contemplative meadow on the academic zone of the campus. See the landscape chapter for more detail.

A total of six additional classroom buildings are shown on the site plan. All should be two story buildings. A 250 seat lecture hall should be planned for inclusion in the central building north of Student Services. Building #T-2898 should be renovated to house the Fort Ord facilities branch, an outpost supporting all the MPC properties on Fort Ord. This building should be renovated only once the campus enrollment reaches a level to make it viable; until that time the services will be managed from the Main Campus. Building #T-2898 may be exempted from the Field Act requirements if used neither for instructional purposes nor entered by pupils or teachers for school purposes. An EDCR would not be required, but code required seismic upgrades will be needed along with a complete building renovation.

Additional campus parking is located around the northern and western perimeter of the 12<sup>th</sup> Street Satellite. The City of Marina may abandon the portion of 11<sup>th</sup> Street north of 12<sup>th</sup> Street as a public right of way. If this occurs,



*Existing tennis courts should be refurbished*



*South facade of Building #T-2898*



*View of Building #T-2898 from 11th Street*



this area should become a pedestrian zone. Emergency vehicle and service access must be maintained to the two existing buildings that remain here. Bollards, or another means of blocking vehicular traffic, should be installed and the paving replaced with a permeable surface.

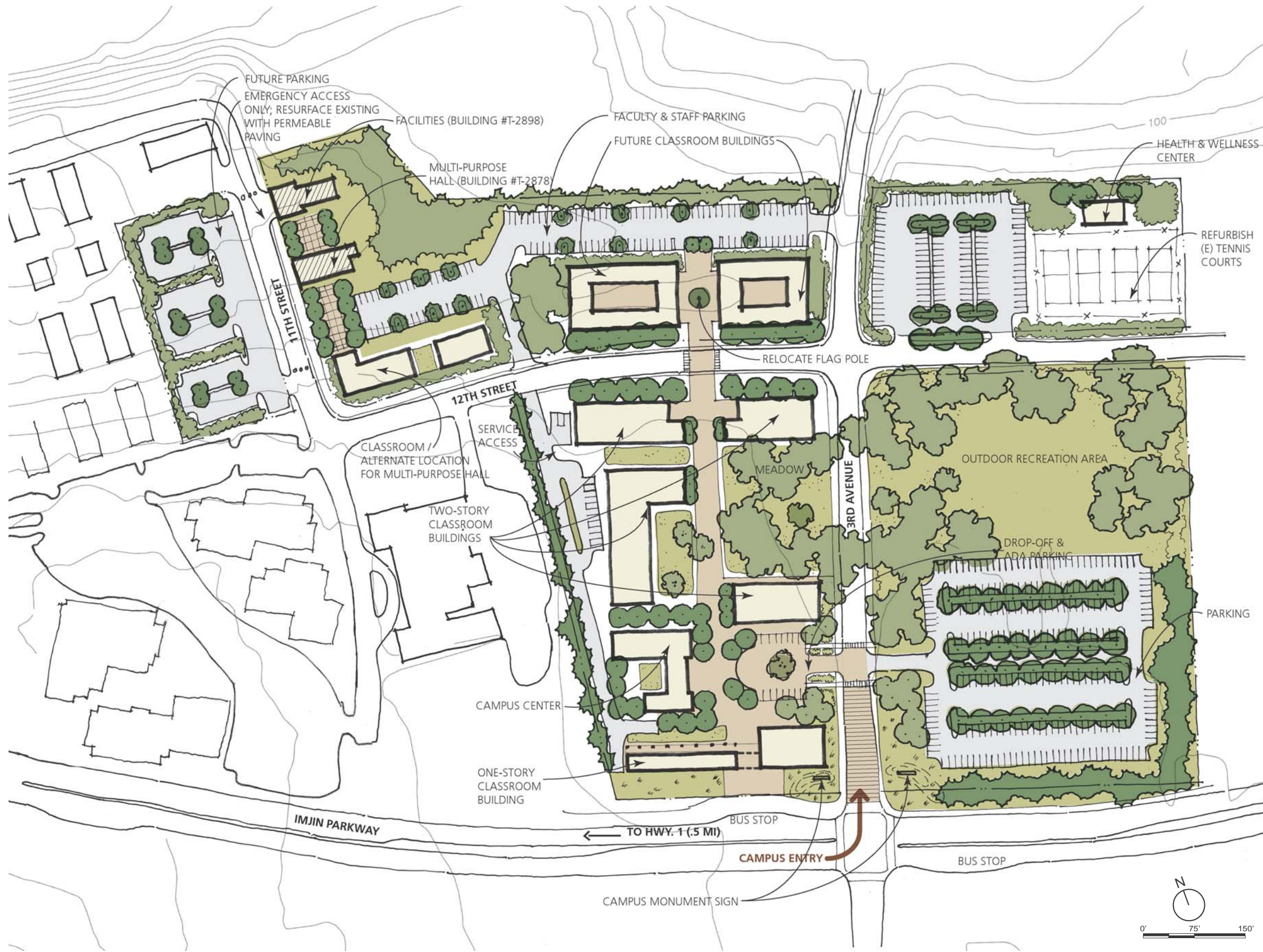
### **Long Range Development**

Ultimately the site will reach maximum build-out as illustrated on the site plan. The perimeter parking lots may become future building sites. The outdoor recreation area may need to be considered as a possible location for a parking structure. Alternately such a structure might be built adjacent to the tennis courts. A shuttle serving the Main Campus and all the MPC Fort Ord sites might be considered to reduce parking demand and vehicular traffic between the individual sites.





**12th STREET SATELLITE CAMPUS  
SITE PLAN**



**Pre Design**

- EDCR for former chapel (Building #T-2878)
- Geotechnical reports
- Water master plan

**New Program Spaces**

- New campus center building: Student Services, Administration, Library Learning Center, cafe and bookstore
- Eight academic buildings, one with a large lecture hall
- Health and wellness center

**Remodel Existing Spaces**

- Renovate former chapel, Building #T-2878 into multi-purpose hall
- Renovate Building #T-2898 for Facilities

**Exterior Improvements**

- Extend campus walk to traverse entire length of site
- Refurbish existing tennis courts
- Create outdoor recreation area and campus meadow
- New landscaping and plantings
- Create quads, courtyards and plazas at all academic buildings
- Campus-wide directional signage
- Sidewalk improvements
- Site lighting
- New service access road along west property line with limited parking
- Locate new parking lots around campus perimeter
- Resurface and reconfigure existing lot near tennis courts and the multi-purpose hall
- Replace parking lot between buildings #T-2878 & T-2898 with landscaping and plaza
- Provide "smart" pedestrian crosswalk on 12th Street

**LEGEND**

- New Building
- Renovated Building
- New and/or Resurfaced Paving
- Feature Paving



**12th STREET SATELLITE CAMPUS  
PHASE 1 PLAN**

**New Program Spaces**

- 12,000 GSF classroom

**Exterior Improvements**

- Campus gateway landscaping, monument signs and special paving
- Plaza turnabout with drop-off zone, accessible parking and landscaping
- Establish southern portion of campus walk
- Demolish existing buildings; secure and protect former chapel and Building #T-2898



**LEGEND**

- New Building
- Renovated Building
- New and/or Resurfaced Paving
- Existing Building to be demolished
- Feature Paving



### **Campus Landscape**

The campus landscape is an essential component in establishing the role and relationship of MPC within the greater Fort Ord community. The landscape, buildings and their connection define the character of the MPC 12<sup>th</sup> Street Satellite Campus and the auxiliary sites. These elements are vital in establishing a unique sense of place. The landscape creates a visual link between the immediate campus setting including buildings and roads, and the surrounding Monterey Bay Area.

The campus landscape will assist in wayfinding, establish and frame views, preserve natural landscape elements and reinforce the campus framework. Most importantly the campus landscape will set an example for sustainable building practices within this sensitive and rapidly developing community.

Reflecting on the historical context and relating to the physical surroundings of the site, the campus landscape should consist of a combination of both formal and informal spaces. These outdoor spaces will be used both actively and passively. Formal planting and paving configurations will establish the hierarchy of circulation within the campus. Major pedestrian and vehicular circulation routes should be clearly defined by reinforcing site lines and view corridors, and by establishing easily navigated pathways.

Landscape form and structure, indicated by planting design should establish the building entries and small scale plazas within the campus. Sunny and protected outdoor spaces should be incorporated into building design and placement to protect students, faculty and staff from windy and foggy weather.

Open spaces and passive recreation areas should be designed to draw on the best part of the surrounding native landscape, a landscape representative of the sprawling oak woodland and coastal chaparral. These spaces allow for passive recreational uses, including walking, jogging and impromptu outdoor athletics. These areas will also provide visual relief between buildings.

### **Existing Conditions**

The greater Fort Ord landscape is an excellent example of a unique oak and coastal chaparral landscape. However, the existing landscape on both the 12<sup>th</sup> Street satellite and the Col. Durham Road site has been neglected and consists of many weedy and non-native invasive species.

The existing plantings on both sites are limited and overgrown. Existing mature evergreen trees should be evaluated by a certified arborist and where appropriate protected during campus planning and construction. Existing mature Eucalyptus should be phased out and replaced with trees of a more appropriate species. In particular, replace the Eucalyptus trees along the northern perimeter of the 12<sup>th</sup> Street Satellite to create a better suited wind block/screen.

### **12<sup>th</sup> Street Satellite Campus Entry**

The 12<sup>th</sup> Street Satellite Campus entry is prominently located at the intersection of Imjin Parkway and 3<sup>rd</sup> Avenue. The relationship between the campus entry and Imjin Parkway is important in establishing the first impression of the campus. This portal is the main vehicular entrance to the Satellite Campus. A pronounced landscaped entry identifies the “front door” of the campus and reinforces the campus identity. The entry design should indicate a unique sense of place to passers-by and visitors. The land should be contoured to emphasize the entry and also provide a backdrop for signage and landscaping. The entry plantings should portray MPC’s commitment to sustainability and should be aesthetically bold and appropriate to the natural environment.

### **Natural Open Space**

The Physical Master Plan includes large open spaces at both sites. Such open spaces will reflect the unique setting of the 12<sup>th</sup> Street Satellite Campus and reinforce the sense of place. These areas provide a welcome contrast and respite from the more formal outdoor spaces such as courtyards and the campus buildings.

At the Col. Durham Road site the natural meadow in the southeastern corner of the parcel should be improved. Use gentle land contouring and revegetation to create this open space. The meadow should be planted with oak trees and native grasses to enhance this space. These elements provide a natural buffer and add a visual connection to the nearby tree covered hillsides.

The 12<sup>th</sup> Street Satellite incorporates a campus meadow and recreational area. This open space is intended to be graded to reflect a more natural rolling coastal landscape and will be used for a variety of activities such as passive recreation, informal sports events, and walking or jogging.

The basin open space of the recreational area should be planted with native grasses, while the perimeter of the open space should be planted with native Oak trees and native maritime chaparral shrubs and grasses. The perimeter of the open space should provide a visual and vegetative connection to the surrounding natural landscape.

The open space at the 12<sup>th</sup> Street Satellite should bridge the site and create a uniformed landscape on both the east and west sides of the campus. The oak tree plantings should bridge 3<sup>rd</sup> Avenue and the main pedestrian path, providing the campus with a unified landscape theme. Portions of the natural open space area may also prove useful as outlets and percolation areas for stormwater as necessary.

### **The Campus Walk**

A major pedestrian pathway, the Campus Walk, will extend from the southern border of the 12<sup>th</sup> Street Satellite Campus, north across 12<sup>th</sup> Street and establish a central pedestrian circulation route through the campus. The route will be heavily traveled and should serve as the main connection between buildings on campus. Minor pathways will branch off and serve as transitions to adjacent buildings and courtyards throughout the campus. Paving and plantings along the main pedestrian path should reflect the formality of the campus core.

### **Courtyards**

Buildings should be located to create sunny courtyards where possible. These courtyards will provide seating areas protected from the wind and fog and opportunities for students to enjoy the outdoors in sheltered spaces. Landscape in the courtyards should be designed to reinforce the building architecture as well as provide additional protection from the wind. Plantings in these courtyards may be more thematic and formal in design.

### **Buffer and Hedgerows**

At the 12<sup>th</sup> Street Satellite Campus an evergreen perimeter will define the edge of the site, reinforce the campus identity within the neighboring communities and allow for directed view corridors to desirable areas. This evergreen buffer should be planted along the western and southeastern perimeter of the campus to establish a wind block and to screen views to the parking areas from Imjin Parkway. Mixed species of evergreen trees and native shrubs should be selected for long term species succession.

Similarly, a mixed species hedgerow may be planted along the western property line of the Col. Durham Road site. While not as crucial for screening the prevailing winds at this location, the hedgerow can aid in screening views and defining the edge of the site.

### **Planting Selections**

Plant selections should be appropriate for the Oak and coastal chaparral setting. Selections should be native or adaptive and non-invasive, drought and wind tolerant and low in maintenance requirements.

### **Irrigation & Stormwater Management**

A centralized irrigation system should be established on the campus. All irrigation should be designed to be low water use, including water conserving elements such as check valves, flow indicators and moisture sensors. Where appropriate, irrigation should be limited and/or temporary (drip). A grey water cistern system for water collection is strongly suggested and may be necessary to comply with strict water allocation requirements.

Site stormwater runoff should be collected into a water collection cistern or directed where appropriate into vegetated bio-swales such as in parking areas. Additional runoff should be directed into planting areas or the natural open space areas to allow for the water to be collected and re-used or to allow the water to percolate into the ground.

## MPC Structural Assessment

### Introduction

This narrative addresses the structural issues associated with the potential rehabilitation of several existing buildings as part of the new satellite campus of Monterey Peninsula College at Fort Ord and the Auxiliary Col. Durham Road Site. Seismic rehabilitation can be an effective means of ensuring public safety and utilizing an existing resource. It also poses significant risk for high cost and long approval times due to the unknown conditions within the existing structures. Because of the high performance standards required for educational buildings, it is critical that the design and client teams understand the potential costs and time required for approval, if seismic rehabilitation is undertaken.

It is important to note that any structure can be seismically retrofitted to meet the standards required for educational buildings. There are procedures in place, as described in *Adaptive Re-Use: An Option for California Schools*, published by the Division of State Architect (DSA), the reviewing agency for public schools.

However, DSA gives the following warning:

Rehabilitation of a well designed, constructed and maintained building may result in significant cost and time savings to the district. Likewise, rehabilitation of buildings with deficient design systems and construction, and/or deterioration of materials may result in higher construction costs and take longer to design, plan review and construct than a new facility of comparable size, use and occupancy.

Unfortunately, the buildings under consideration for retrofit are most likely in the second class, that being buildings having potentially deficient design systems. The standards for seismic rehabilitation of buildings subjected to DSA approval are much more stringent and difficult to meet than those of typical buildings. Thus the rehabilitation could cost more than comparable new construction. For example, many jurisdictions set minimum upgrade strength levels to be lower than standards for new construction. There is also latitude granted for detailing practices that do not meet current typical standards. For DSA projects, retrofit performance standards are the same for those of new construction for schools. DSA requires that schools be made stronger with more conservative details than typical new non-school construction.

A further complication is the lack of original structural drawings. To date, and after a thorough search, no original structural drawings were found. The only drawings that have been located are only of limited use. These drawings are for renovations and minor alterations of buildings 2878, 4464 and 4465. What we know of the buildings is from visual observations made during a walkthrough of the site.

It may be necessary to adjust the design fees to reflect the demands of meeting the DSA process for seismic rehabilitation. A time and materials based fee may be better because of the uncertainty of time associated with the pre-application process. The decision to retrofit or not is complicated by the transfer agreement which requires reuse of existing structures.

### Next Steps

Given what the design team knows now, there is no way to definitively recommend a course of action regarding whether to retrofit or not, and for which buildings. Consequently, we recommend the following intermediate steps.

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## MPC Structural Assessment

First, we need to learn more about the masonry and concrete buildings. A testing lab or contractor can perform a limited and preliminary structural investigation on the masonry structures being considered for retrofit. It is important to determine if the concrete masonry unit (cmu) walls are fully grouted or not. Also, we need to know the reinforcement of the walls and foundations. This is not a complete investigation, as would be required by DSA to determine the as-built conditions. Rather, it is a quick and relatively low cost way to know what we are working with.

Second, we should perform conceptual retrofit designs for the buildings being considered for renovation. We can be fairly conservative and realistic with the proposed designs to maximize the chance of ultimate acceptance by DSA. The purpose of the conceptual designs is to allow initial cost estimates to be generated.

Once we have a more studied understanding of costs, the design team can make recommendations on the seismic retrofit requirements to the client team.

If rehabilitation is selected for any of the structures, the following is an overview of the seismic upgrade process. At this time we understand that four buildings are being considered for upgrade: Buildings 2878 (the Chapel), 2898, 4464 and 4465. Building 2898 is not expected to need to go through the DSA (Division of State Architect) review process. We also include descriptions of the seismic upgrade considerations specific to each building.

### Outline of the Seismic Upgrade Process

Based on DSA documents and the CBC (California Building Code) we must produce an Evaluation and Design Criteria Report. This report outlines the steps that the design team will follow through the design process. Here we outline the following as part of any renovation and seismic upgrade:

- Meet with DSA to agree on the process.
- Prepare an extensive testing and inspection program to establish workmanship of existing construction, in accordance with DSA requirements. Ample time is needed for the pre-application process. The testing and investigation represents a potentially significant cost and area of uncertainty for the project. For example, high costs result from the physical difficulty in determining the size, shape, and amount of rebar in masonry walls and concrete footings. The uncertainties arise from not knowing the potential capacity of the members until after the investigation. It is very possible to spend lots of money and time on an investigation, only to find that the structure is inadequate for current code demands.
- Prepare as-built drawings of the existing construction.
- Undertake testing and inspection program and submit results to DSA for review.
- Submit to DSA a proposal for the structural design approach based on the results of the testing program and include arguments as to how the approach will be justified as part of the Evaluation and Design Criteria Report.



## MPC Structural Assessment

- A Peer Reviewer may have to be retained by the Owner. This may not be necessary if the retrofit solutions can be straightforward.
- Prepare design documents and have them reviewed and approved per the standard DSA procedures.

This type of project is governed by Chapter 16A Division VI-R which contains provisions for the upgrade and adaptation of existing buildings to be used as public schools.

The CBC allows 3 approaches.

- Method A: This is a fairly conventional design approach for new construction but with some adjustments to make it “appropriate” for existing construction. We anticipate using this approach.
- Method B: Based on FEMA 356 (Federal Emergency Management Agency)
- CBC Part 2: This approach is where you comply essentially with the provisions for new construction.

We spoke briefly with Leroy Tam, the Supervising Structural Engineer for the Southern Team in the Oakland office. This group would plan check this project. The following are the major points of the discussion:

- He clearly discouraged the adaptive use of existing facilities, pointing out both the costs of their review process and the extensive amount of work associated with reviewing these projects.
- He made the point that because the existing buildings had not been inspected by DSA when originally constructed that everything is suspect. DSA will question everything about the existing construction and would be happier with new buildings.

Despite the discouragement we received from DSA, we think retrofit designs can be approved for these buildings. It is essential that any investigation of the existing conditions be clear and thorough to answer any potential questions concerning the as built condition. The next steps along the path of seismic upgrade may include:

- Tipping Mar should meet with Leroy Tam soon to discuss what needs to be done and get DSA on board for cooperating in the adaptive re-use process.
- Take a client representative to a meeting with Leroy Tam. From this meeting, decide either to build new buildings or to commit to the process of retrofit.

## Seismic Upgrade Considerations for Specific Buildings

The following are structural descriptions and brief summaries of the technical issues for retrofit of the buildings being considered for renovation.

# MPC Structural Assessment

## Building 4464

### Structural description:

- One story concrete masonry unit (cmu) structure
- Simple bar configuration with longitudinal walls with openings and transverse walls
- A cmu shed is connected to the main bar
- Walls may not be grouted
- Walls have a concrete bond beam at the top
- Some transverse walls do not connect to the roof diaphragm
- Roof framing: metal deck with steel bar joist at 4' o.c. spanning the transverse direction

### Seismic Upgrade Considerations:

The structure is uniformly configured and the building form is simple and regular. The building appears to be robust. It appears to have good bones and there may be a lot to work with structurally. The DSA notes that masonry buildings built following the 1994 Uniform Building Code (or later version) have the best chance of meeting the required performance objectives with minimal retrofit. Since this is not the case for this building we should expect significant retrofit costs.

The task of upgrading the structure should be assessed assuming that no drawings will be found. Major questions concern the amount of reinforcement and whether the cmu walls are fully grouted or only partially grouted. To use the walls structurally, either for lateral shear or gravity bearing, they need to be fully grouted. This could potentially have a large influence on the final upgrade costs. The best case scenario is that walls are grouted and strong, with most being suitable for gravity bearing and lateral shear loads. The worst case scenario is that the walls are not fully grouted and weak. This means a high cost to add grout to make the walls suitable for gravity bearing and adding new walls and local foundations to improve lateral shear loads. The new walls could be concrete walls cast against existing walls supported on new foundations with drilled piers. The mixed case could be to have walls that are not fully grouted but strong enough to carry lateral loads.

A material testing and investigation program is the only way to address any of these concerns. It must be developed with DSA and may include the following items. Four to six test pits will be needed to measure the size and depths of the existing footings. The geotechnical engineer will need to provide allowable bearing pressures for the footings. The reinforcement will need to be exposed and measured. The reinforcement of the cmu walls will also need to be exposed and measured in several locations. Unfortunately, the reinforcement in the walls and foundations is difficult to find. The testing program needed to determine the structure's composition will have to be thorough and expensive. Ground penetrating radar (similar to x-ray scanning) and physical exposure will most likely be used. Several samples of rebar will need to be tested for tensile strength. Similarly, several samples of concrete and concrete masonry will need to be tested for compressive strength. A sampling of the welds and connections for the metal deck and bar joists may need to be confirmed and evaluated.

## MPC Structural Assessment

It is only after the existing structural capacity is determined that the complete scope of the upgrade can be found. Given all of the variable factors affecting the work, it will be difficult to accurately determine the upgrade costs until the testing program is completed.

### **Building 4465**

We were unable to gain interior access to this building during our walkthrough inspection. The east wing is similar to Building 4464.

The west wing is taller than the east wing with external pilasters. The detailing seems to be similar to that of Building 4464. Because of this building's vintage of construction, the concrete pilasters are most likely brittle relative to code demands for new construction. This may require that a new lateral system be added to protect the columns. Again, like Building 4464, the specific needs can only be determined after investigation.

### **Building 2898**

Structural description:

- One story wood framed structure with possibly vinyl or wood siding
- A portion of the building has a raised wood floor over an 18" crawl space
- The western portion of the building is slab on grade with continuous footing
- The building is supported on small raised pre-cast concrete pier blocks. There is no continuous concrete footing.
- Walls are 2x4 wood studs (assumed) with 1x6 horizontal sheathing
- Floor framing: 4x8 beams on wood posts. Beams support 2x8 joists at 24" o.c. Sheathing is assumed to be straight 2x decking
- Roof framing: light wood carpenter trusses and straight wood sheathing (assumed)

Seismic Upgrade Considerations:

The seismic upgrade for this building would essentially consist of reconstruction. For planning and cost purposes, the structure should be thought of as materials for a new building. Starting from the pier block foundation, this would have to be completely replaced with a new stronger and deeper continuous wall footing. The building would need to be lifted in the process of replacement. The floor framing is noticeably springy under foot. This suggests that the floor joists are inadequate for current gravity loads. To remedy this, new joists would need to be added to supplement the existing framing. Alternatively, floor beams could be added to reduce the spans of the existing joists. The floor and roof diaphragms need to be strengthened for lateral loads with new plywood sheathing. Similarly, the existing walls also need to be strengthened with new plywood sheathing. The existing roof trusses will need to be analyzed

## MPC Structural Assessment

to determine if they need strengthening. Finally various pieces of new steel connecting hardware are required to tie everything together.

Given the extensive work of the seismic upgrade, the construction costs will likely exceed that of new construction. Because so much of the construction is new or exposed, the added investigation may not be too difficult if all of the architectural finishes are removed. The existing wood framing members may need to be graded by a lumber grader to determine the allowable engineering design properties.

### ***Building 2860***

Structural description: This building is structurally similar to Building 2898 and is not proposed for reuse in the master plan.

### ***Building 2878, the Chapel***

Structural description:

- One story wood framed structure with a mezzanine
- Raised wood floor
- The building is supported on a continuous concrete footing.
- Walls are 2x6 wood studs (assumed) with 1x6 diagonal sheathing
- Floor framing: presently unknown, assume it to be similar to Buildings 2898 and 2860
- Roof framing: exposed scissor trusses and diagonal wood sheathing

Seismic Upgrade Considerations:

Depending on the findings of the field investigation, the foundations might need to be replaced with deeper and stronger continuous wall footings. Similarly, the floor framing may need improving, although it was not noticeably springy under foot. The floor and roof diaphragms may require strengthening for lateral loads with either new plywood sheathing or adding nails to the existing diagonal sheathing. It is also likely that the existing walls will need to be strengthened with new plywood sheathing to improve shear strength. The existing roof trusses may also need strengthening. If either the connections or truss members are deficient, they will need to be strengthened in place. To make the truss correction improvements, the roof will likely require shoring and added expenses. New steel connecting hardware will be required to tie everything together.

The work needed for the seismic upgrade may approach that of new construction. It will be difficult to accurately determine costs until a more thorough investigation and analysis is performed.

### ***Building 2879***

Page 6 of 8

**TIPPING · MAR** + associates  
s t r u c t u r a l   e n g i n e e r s



## MPC Structural Assessment

Structural description:

- One story wood framed structure
- Slab on grade
- The building is supported on a continuous concrete footing
- Walls are 2x4 wood studs with horizontal siding under vinyl siding
- Roof framing: wood carpenter trusses with 1x8 horizontal sheathing

Seismic Upgrade Considerations:

The building is not proposed for reuse in the mater plan.

### ***Building 2859***

Structural description:

- Two story wood framed structure
- Raised wood floor over a crawl space
- The building is supported on small raised pre-cast concrete pier blocks. There is no continuous concrete footing.
- Walls are 2x4 wood studs (assumed) with horizontal siding
- Floor framing: 2x8 joists at 28" o.c. Sheathing is assumed to be straight 2x decking
- Roof framing: light wood carpenter trusses with collar ties and straight 1x12 wood sheathing (assumed)
- Interior mechanical space with slab on grade

Seismic Upgrade Considerations:

The seismic upgrade for this building would essentially consist of reconstruction. For planning and cost purposes, the structure should be thought of as materials for a new building. Starting from the pier block foundation, this would have to be completely replaced with a new stronger and deeper continuous wall footing. The building would need to be lifted in the process of replacement. The floor framing is noticeable springy under foot. This suggests that the floor joists are inadequate for current gravity loads. To fix this, new joists would need to be added to supplement the existing framing. Alternatively, floor beams could be added to reduce the spans of the existing joists. The existing wood framing members may need to be graded by a lumber grader to determine the allowable engineering design properties.

The floor and roof diaphragms need to be strengthened for lateral loads with new plywood sheathing. Similarly, the existing walls also need to be strengthened with new plywood sheathing. The existing roof

## MPC Structural Assessment

trusses will need to be analyzed as they may also need strengthening. Added to all of these measures are the various pieces of new steel connecting hardware required to tie everything together.

Given the extensive work required for the seismic upgrade and the limited structural value of the existing construction, this building is proposed for demolition.

### **Building 2858**

See description for Building 2898. Given the extensive work of the seismic upgrade and the limited structural value of the existing construction, this building is proposed for demolition.

### **Building 3018**

See description for Building 2898. This building has some added plywood sheathing. The roof framing is noticeably deformed, indicating structural failure. This would need to be replaced if any renovation occurs.

Given the extensive work of the seismic upgrade and the limited structural value of the existing construction, this building is proposed for demolition.

### **Building 3017**

See description for Building 3018.

Although the roof framing has not noticeably deformed, the framing may be similar. If so, the framing would need to be replaced.

Given the extensive work of the seismic upgrade and the limited structural value of the existing construction, this building is proposed for demolition.



## MONTEREY PENINSULA COLLEGE

### UTILITY ASSESSMENT REPORT

FOR COLONEL DURHAM ROAD & 12TH STREET CAMPUS

MARCH 2006

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12 <sup>TH</sup> STREET CAMPUS	7
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### Contacts

Col. Durham Road Site Plan: Utility Assessment - Power, Gas, Phone, Street Lighting

Col. Durham Road Site Plan: Utility Assessment - Water, Sewage, Storm Drainage

12<sup>th</sup> Street Campus Site Plan: Utility Assessment

Resources: Marina Coast Water District - Ordinance No. 40



## EXECUTIVE SUMMARY

Monterey Peninsula College, part of the California Public Community College System, intends to develop a satellite campus known as the 12<sup>th</sup> Street Campus in the City of Seaside, California and classrooms at Col. Durham Road in the City of Marina, California.

This Utility Assessment Report has been prepared in order to provide a basis for estimating site specific future utility demands and improvement costs.

Having reviewed the intended programming and site plans for the developments and discussed the projects implications with the relevant jurisdictional agencies in regards to utilities, it is our belief that resolution of the issues surrounding the allocation of water to these sites is a critical path item at this time. Careful thought to the forecasting of the water demand and associated conservation measures will be imperative to keeping these projects moving forward. We therefore recommend that Monterey Peninsula College prepare a comprehensive water master plan that addresses the cross-jurisdictional needs of the college and provides the framework to ensure the necessary allocations have been made.

Outside of water, most of the existing utilities within the former Ft. Ord are antiquated and will require replacement, but have the capacity to accommodate our intended projects.

## INTRODUCTION

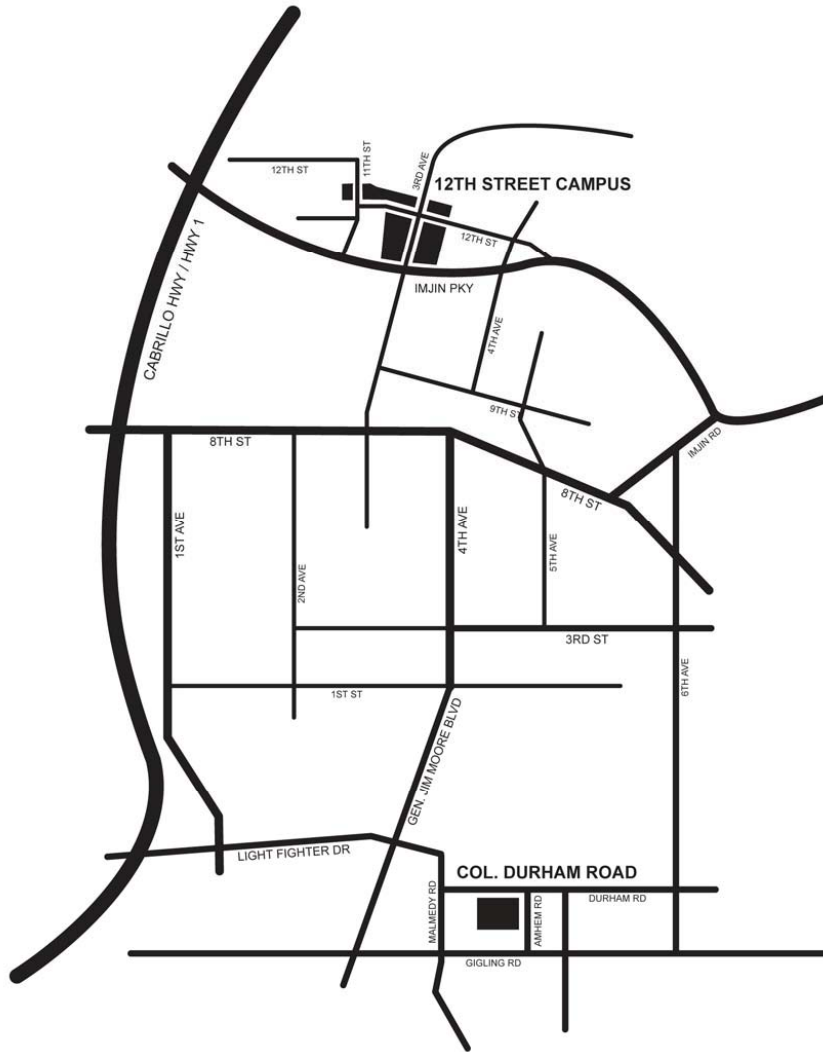
Monterey Peninsula College intends to develop a satellite campus known as the 12<sup>th</sup> Street Campus in the City of Seaside, California and classrooms at Col. Durham Road in the City of Marina, California. Both of these projects are within the boundaries of the former Ft. Ord Military Reservation. The locations of the sites are illustrated in **Figure 1: Vicinity Map**.

This Utility Assessment Report has been prepared in order to provide a basis for estimating site specific future utility demands and improvement costs and establish a framework for a future master utility and water plan for Monterey Peninsula College's development goals.

In preparing this report, we have met with individuals involved in the visioning and master planning of the sites in order to better understand their intended uses and phasing and how that relates to utility demands. Upon gaining an understanding of the general intent of the projects, the various agencies involved with the administration of the utilities within the respective jurisdictions were contacted and in most cases a meeting was held to discuss the proposed developments, constraints, and opportunities. Detailed agency and contact information for each utility discussed has been provided in the Appendix.

This report addresses the Col. Durham Road site first followed by the 12<sup>th</sup> Street Campus. For each site, we have presented the relevant existing infrastructure, the governing agency or utility provider, and where applicable a point of contact. The general implications to the utility in regards to the proposed development have been identified as well.

FIGURE 1: Vicinity Map



**COL. DURHAM ROAD**

The Col. Durham Road site is located within the City of Seaside at the northeast intersection of Col. Durham Road and Arnhem Road. The parcel is identified as Lot 23.6 and contains 3.52 acres. Transfer from Ft. Ord Reuse Authority (FORA) has been completed. Presently the site contains vacated buildings 4464 and 4465, a parking area, landscaped areas, and native vegetation.

**WATER – COL. DURHAM ROAD**

Water for this site must be considered as two separate entities comprising of distribution (meaning the physical infrastructure) and allocation. The respective agencies in charge of each of these areas are as follows:

<b>Water Distribution- Col. Durham Road</b>	<b>Water Allocation- Col. Durham Road</b>
Marina Coast Water District Mark A. Lucca, P.E.	City of Seaside Tim P. O'Halloran, P.E.

Presently there appears to be adequate infrastructure in Col. Durham Road and Arnhem Road to service the proposed development. It is anticipated that a new service line and meter will be required. In addition, it will be necessary to upgrade the fire hydrants.

Regarding allocation, the City of Seaside has assigned 9 afy for this project. Based on a total assumed number of 500 students and staff, the anticipated water demand for this project is 7.5 afy.

All new development within the jurisdiction of MCWD is required to adhere to Ordinance 40 of the MCWD. This ordinance establishes standards and procedure for water conservation to reduce or eliminate the waste of water in the District and enable implementation of the District's Water Shortage Contingency Plan. This ordinance has been included in the Appendix of this report for reference and should be referred to in water master planning efforts related to this development. In addition to this ordinance, MCWD has stated their willingness to enter into discussions regarding the use of a rainwater harvesting system for irrigation purposes. A system of this nature could potentially reduce the capacity charge for new developments, reduce long term operating costs, and set an educational example for all future development in the area.

**SANITARY SEWER – COL. DURHAM ROAD**

Sanitary sewer for this site will also be handled by Marina Coast Water District. It is believed that the existing infrastructure in Col. Durham Road and Arnhem road is adequate and that the proposed developments will require new service laterals.

**Sanitary Sewer-Col. Durham Road**  


---

 Marina Coast Water District  
 Mark A. Lucca, P.E.



**DRAINAGE – COL. DURHAM ROAD**

Drainage for this site is permitted through the City of Seaside. It is important to note that no off-site discharge will be allowed. Soils in the area are known to have acceptable percolation rates, but attention should be given to minimizing impervious surfaces and allowing for percolation areas.

The current site plan call for construction of additional parking over what appears to be a regional drainage basin. The nature of this topographical feature should be verified to aid in planning purposes.

**Drainage-Col. Durham Road**

City of Seaside  
Tim P. O'Halloran, P.E.

**GAS / ELECTRICITY – COL. DURHAM ROAD**

Gas and Electricity will be handled by Pacific Gas and Electric (PG&E):

**Gas and Electricity-Col. Durham Road**

Pacific Gas and Electric  
Kevin Canoli

Based on the anticipated size of our buildings, The Monterey Service Planning Department will handle our service. Regarding the use of existing electrical infrastructure, there exists some antiquated Army transmission systems within Ft.Ord that generally require replacement, but until a formal request for service is made of PG&E, the extent of these systems is unknown.

Based on discussions with PG&E it will be necessary to provide them with the information below in order for them to ascertain the suitability of the existing infrastructure and to provide estimated costs for improvements, both underground and overhead.

- PG&E required information
- Site Improvement plan, to scale
- Proposed electrical panel and meter locations
- Proposed gas meter location
- Proposed gas and electrical loading for building
- Wall elevation where meters are to be installed

**ADDITIONAL INFRASTRUCTURE AND PERMITTING REQUIREMENTS – COL. DURHAM RD**

**Streets** - Based on a meeting with Tim P. O'Halloran, P.E. at the City of Seaside, it is not anticipated that reconstruction of Col.Durham Road or Arnhem Road will be required as a result of this development.

## 12<sup>TH</sup> STREET CAMPUS

The 12<sup>th</sup> Street Campus is located within the City of Marina and is comprised of five parcels of land located in the general vicinity of 12<sup>th</sup> Street and the recently constructed Imjin Parkway. The five parcels making up the 12<sup>th</sup> Street Campus are Lots 23.1.1, 23.1.2, 23.1.3, 23.1.4, and 23.1.5 and total 20.81 acres. The transfer of the parcels from FOR A has been completed. Presently the site contains a number of vacated buildings, parking lots, tennis courts, landscaped areas, and native vegetation.

The City of Marina can choose to coordinate the infrastructure and utility improvement for this development through either the Strategic Development Center or the Community Development Department. Based on a meeting with the following City of Marina staff; Christine di Iorio, Debby Platt, and Jane Amick, it is believed that the 12<sup>th</sup> Street Campus will be handled by the Community Development Department as it is a much smaller development than is typically handled by the Strategic Development Center. Contact information for these individuals may be found in the Appendix of this report.

### WATER – 12<sup>TH</sup> STREET CAMPUS

Water for this site must be considered as two separate entities comprising of distribution (meaning the physical infrastructure) and allocation. The respective agencies in charge of each of these areas are as follows:

Water Distribution-12 <sup>th</sup> Street Campus	Water Allocation- 12 <sup>th</sup> Street Campus
Marina Coast Water District Mark A. Lucca, P.E.	City of Marina Christine di Iorio

Based on discussions with MCWD, it appears as if all of the existing water distribution and fire protection infrastructure at this location will require replacement due to antiquated and non-standard distribution systems. For the purposes of this project, we should anticipate providing three separate lines into the campus; domestic water, fire protection water, and irrigation water. The irrigation water will be labeled as a reclaimed water line and is intended to connect to such in a system when one becomes available, with a likely point of connection being in Imjin Parkway. Minimum pipe sizes for water mains will generally be 8”.

Regarding the allocation for the 12<sup>th</sup> Street Campus, it appears as if 6 afy has been allocated to this project by the City of Marina, contrary to the 36.9 afy requested. It is not believed at this time that they will be able to provide that allocation and other sources of water for this project should be investigated. The City of Marina is essentially operating in a development moratorium at this time due to overuse of their existing water allocation.

All new development within the jurisdiction of MCWD is required to adhere to Ordinance 40 of the MCWD. This ordinance establishes standards and procedure for water conservation to reduce or eliminate the waste of water in the District and enable implementation of the District's Water Shortage Contingency Plan. This ordinance has been included in the Appendix of this report for reference and should be referred to in water master planning efforts related to this development. In addition to this ordinance, MCWD has stated their willingness to enter into discussions regarding the use of a rainwater harvesting system for irrigation purposes. A system of this nature could potentially reduce the capacity charge for new developments, reduce long term operating costs, and set an educational example for all future development in the area.

**SANITARY SEWER – 12<sup>TH</sup> STREET CAMPUS**

Sanitary sewer for this site will also be handled by Marina Coast Water District. New collection systems will be required throughout the proposed development. Minimum pipe sizes for trunk mains will be 8”.

**Sanitary Sewer-12<sup>th</sup> Street Campus**

Marina Coast Water District  
Mark A. Lucca, P.E.

**DRAINAGE – 12<sup>TH</sup> STREET CAMPUS**

Drainage for this site is permitted through the City of Marina. It is important to note that no off-site discharge will be allowed. Soils in the area are known to have acceptable percolation rates, but attention should be given to minimizing impervious surfaces and allowing for percolation areas.

**Drainage-12<sup>th</sup> Street Campus**

City of Marina  
Christine di Iorio

**GAS / ELECTRICITY – 12<sup>TH</sup> STREET CAMPUS**

Gas and Electricity will be handled by Pacific Gas and Electric (PG&E):

**Gas and Electricity-12<sup>th</sup> Street Campus**

Pacific Gas and Electric  
Kevin Canoli

Presently there is adequate overhead (power) and underground (gas) infrastructure within the Imjin Parkway Right-of-Way. If the electrical demand of any our proposed building were to require greater than a 2,500 amp panel, responsibility for the project would transfer to the Salinas PG&E office. It is not anticipated that any of our individual buildings will require panels larger than that size. Regarding the use of existing electrical infrastructure, there exists some antiquated Army transmission systems within Ft. Ord that generally require replacement, but until a formal request for service is made of PG&E, the extent of these systems is unknown.

Based on discussions with PG&E it will be necessary to provide them with the information below in order for them to ascertain the suitability of the existing infrastructure and to provide estimated costs for improvements, both underground and overhead.

- PG&E required information
- Site Improvement plan, to scale
- Proposed electrical panel and meter locations
- Proposed gas meter location
- Proposed gas and electrical loading for building
- Wall elevation where meters are to be installed

**ADDITIONAL INFRASTRUCTURE AND PERMITTING REQUIREMENTS -**  
12<sup>TH</sup> STREET CAMPUS

**Fire Access** - Reviewed the proposed plan with Harald Kelley, Fire Chief for the City of Marina and it was generally agreed that the plan appeared to provide for adequate fire access providing all dead end driveways had approved turn arounds. In addition it was recommended that the dead end parking lot initiating off of 3<sup>rd</sup> avenue connect through to 11<sup>th</sup>.

**Buildings** - It was recommended by Craig Oliver, Chief Building Official with the City of Marina that remodeling of the existing buildings not be considered.



## APPENDIX

### CONTACTS

#### City of Marina

Jane Harder Amick  
Economic Development Coordinator  
City of Marina-Strategic Development Center  
211 Hillcrest Avenue  
Marina, California 93933  
(831)-884-1283  
[jamick@ci.marina.ca.us](mailto:jamick@ci.marina.ca.us)

Christine di Iorio  
Interim Community Development Director  
211 Hillcrest Avenue  
Marina, California 93933  
(831) 884-1215  
[cdiorio@ci.marina.ca.us](mailto:cdiorio@ci.marina.ca.us)

Harald Kelley  
Fire Chief  
211 Hillcrest Avenue  
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(831) 884-1210  
[hkelley@ci.marina.ca.us](mailto:hkelley@ci.marina.ca.us)

Craig R. Oliver, C.B.O.  
Chief Building Official  
211 Hillcrest Avenue  
Marina, California 93933  
(831) 884-1214  
[coliver@ci.marina.ca.us](mailto:coliver@ci.marina.ca.us)

Debby Platt  
Project Manager-University Villages Project  
City of Marina-Strategic Development Center  
265 Reservation Rd., Suite E  
Marina, CA 93933  
(831) 384-7324 Ext 2  
[dplatt@ci.marina.ca.us](mailto:dplatt@ci.marina.ca.us)

**City of Seaside**

Tim P. O'Halloran, P.E.  
Senior Civil Engineer  
610-650 Olympia Ave.  
Seaside, California 93955  
(831) 899-6825  
[tohallor@ci.seaside.ca.us](mailto:tohallor@ci.seaside.ca.us)

**Marina Coast Water District**

Mark A. Lucca, P.E.  
Deputy General Manager / District Engineer  
2840 4<sup>th</sup> Avenue  
Marina, California 93933  
(831) 384-6131  
[mlucca@mcwd.org](mailto:mlucca@mcwd.org)

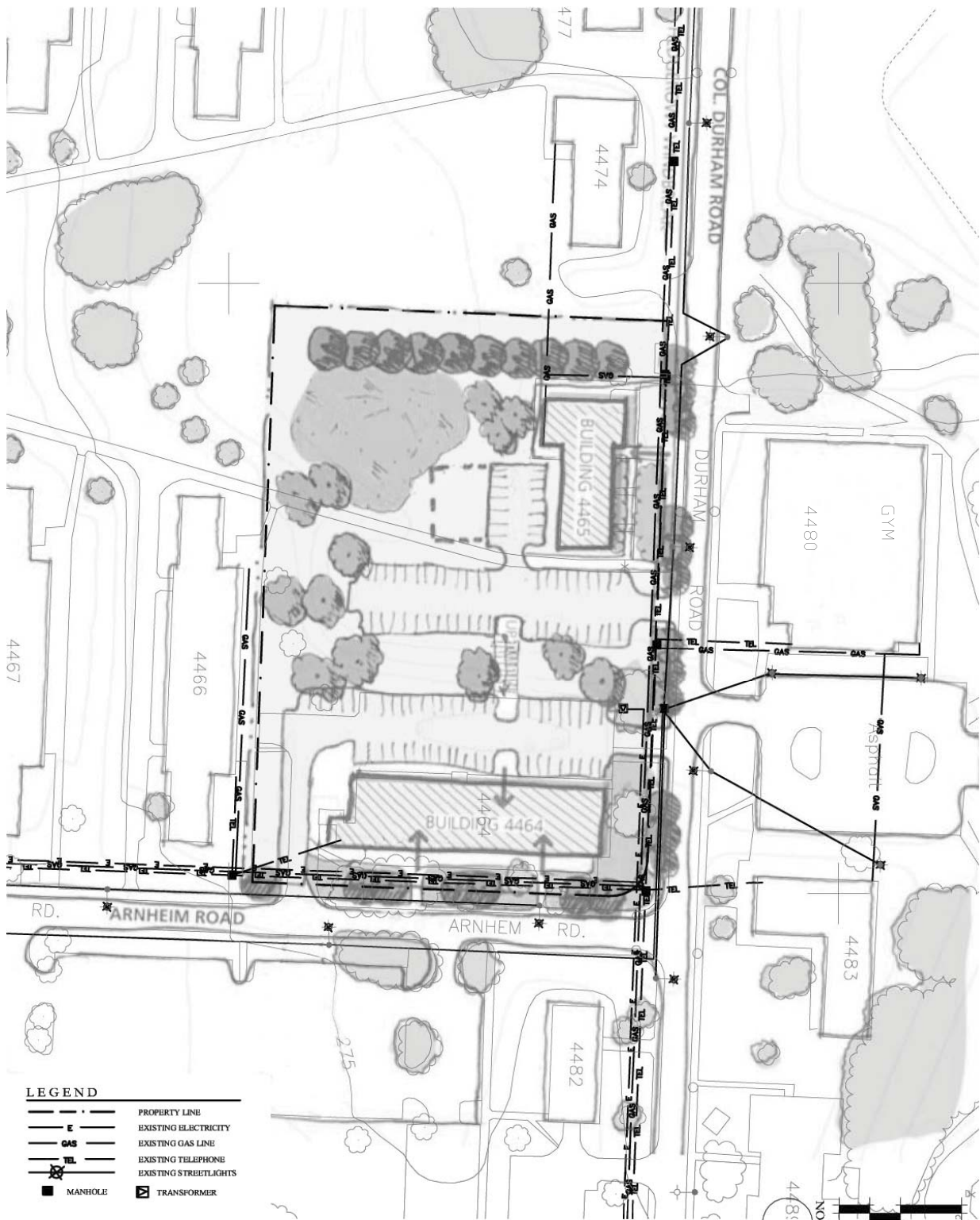
Mark A. Lucca, P.E.  
Deputy General Manager / District Engineer  
2840 4<sup>th</sup> Avenue  
Marina, California 93933  
(831) 384-6131  
[mlucca@mcwd.org](mailto:mlucca@mcwd.org)

**Pacific Gas and Electric**

Kevin Canoli  
Service Planning Department  
2311 Garden Road  
Monterey, CA 93940  
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**Strategic Construction Management**

Lorraine Palmer, Project Manager  
350 Coral Street, Suite E  
Santa Cruz, CA 95060-2107  
(831)-466-2773  
[lpalmer@strategic-cm.com](mailto:lpalmer@strategic-cm.com)



**LEGEND**

	PROPERTY LINE
	EXISTING ELECTRICITY
	EXISTING GAS LINE
	EXISTING TELEPHONE
	EXISTING STREETLIGHTS
	MANHOLE
	TRANSFORMER

**SHERWOOD**  
 One Union Street  
 San Francisco, CA 94111

**UTILITY ASSESSMENT**  
 MONTEREY PENINSULA COLLEGE, Col. Durham Road Site  
 FORT ORD, MONTEREY, CA

POWER, GAS, PHONE,  
 STREET LIGHTING  
 DATE: 01.05.06

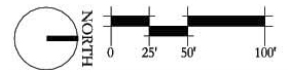


- LEGEND**
- — — — — PROPERTY LINE
  - W — — — — — EXISTING WATER
  - SS — — — — — EXISTING SEWER LINE
  - SD — — — — — EXISTING STORMDRAIN
  - MANHOLE
  - ⊕ FIRE HYDRANT

**SHERWOOD**  
 One Union Street  
 San Francisco, CA 94111

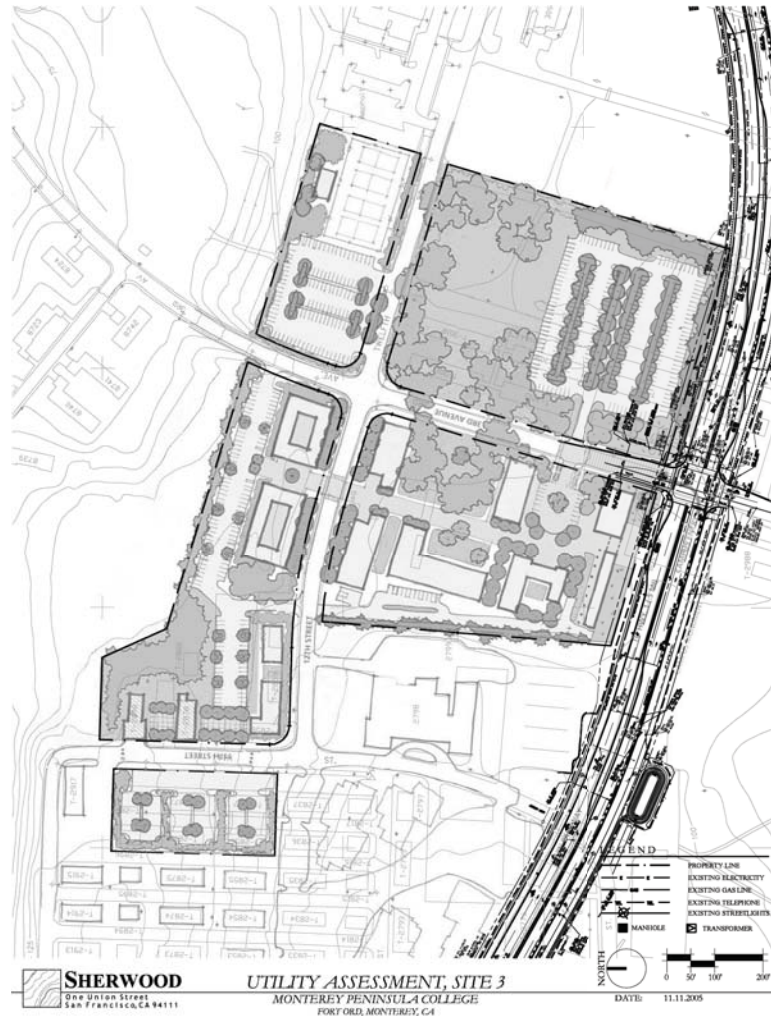
**UTILITY ASSESSMENT**  
 MONTEREY PENINSULA COLLEGE, Col. Durham Road Site  
 FORT ORD, MONTEREY, CA

WATER, SEWAGE,  
 STORM DRAINAGE



DATE: 01.05.06





MARINA COAST WATER DISTRICT

**ORDINANCE NO. 40**

AN ORDINANCE AMENDING CHAPTER 3.36  
OF THE  
DISTRICT CODE

Be it ordained by the Board of Directors of  
Marina Coast Water District  
as follows:

Section 1. Authority. This ordinance is enacted pursuant to Sections 375, 375.5 and 30000 and following of the California Water Code.

Section 2. Findings.

A. This ordinance is considered for action by the Board of Directors at a regularly scheduled and noticed meeting. The agenda was posted in accordance with County Water District law with opportunity for public review in advance of the meeting and public comment during consideration of the ordinance by the Board. The District has followed the procedures for notice, public participation and adoption set forth in Section 375 of the California Water Code.

B. The protection, conservation, and replenishment of the underground water supplies is one of the main functions of a County Water District. (Atchinson Etc. Ry Co. V. Kings Co. Water District, (1956) 47 Cal. 2d 140, 146). The District has the power to perform all acts necessary to carry out fully the provision of the County Water District Law (Water Code 31001), may establish rules and regulations for the distribution and use of water (Water Code 31024), may undertake a water conservation program to reduce water use (Water Code 31035), and may commence and maintain actions and proceedings to prevent interference with or diminution of any natural subterranean supply of water which may (a) be used or useful for any purpose of the District, (b) be of common benefit to the land or its inhabitants, or (c) endanger the inhabitants or land (Water Code 31082).

Wasteful water use practices in the area served by the District constitute a potential threat to, and an unacceptable diminution of the District's underground water supplies. The prevention of water waste is an economically and environmentally feasible way to protect, conserve and prevent unacceptable diminution of the District's underground water supplies.

D. Contamination, seawater intrusion, or failure of the water system infrastructure may lead to a potable water shortage emergency in the District's groundwater supplies.

E. Based upon the above findings, the District legal counsel advises, and the Board finds, that actions taken pursuant to this ordinance are categorically exempt from CEQA according to 14 California Code of Regulations 15301 and 15307.

Section 3. Purpose Of Ordinance. The purpose of this ordinance is to amend the District Code, Chapter 3.36 to include water conservation requirements for New Construction and provide a revised Water Shortage Contingency Plan.

Section 4. General Provisions. Chapter 3.36 of the District Code is hereby amended as follows:

**(i)Chapter 3.36**

**WATER CONSERVATION**

**Sections:**

- 3.36.010 Purpose.**
- 3.36.020 Application.**
- 3.36.030 Mandatory restrictions on water waste.**
- 3.36.035 Water Shortage Contingency Plan**
- 3.36.040 Enforcement and administration.**
- 3.36.050 Violations and notices.**
- 3.36.060 Nuisances, abatement, injunctive relief.**

**3.36.010 Purpose.**

The purpose of this chapter is to establish standards and procedures for water conservation, to reduce or eliminate the waste of water in the District, and enable implementation of the District's Water Shortage Contingency Plan. (Amended during 3.02 supplement: Ord. 25 § 3, 1993; Resolution No. 2005-40 amended the WSC Plan.)

**3.36.020 Application.**

A. This chapter shall apply within the District, and compliance with the provisions of this chapter shall be a condition of water service within the District and in all areas outside the District to which the District provides water service.

B. The District shall work cooperatively with the Fort Ord Reuse Authority and other land use jurisdictions within the Ord Community Service area including the Cities of Seaside, Del Rey Oaks, Marina, and Monterey; and UCMBEST; CSUMB; US Army; and the County of Monterey to facilitate the adoption of ordinances and regulations to conserve water, including inspection of installations made pursuant to this chapter. (Ord. 25 § 5, 1993)

C. All references to *Standard Specifications* contained in this chapter shall refer to the latest versions of the District *Standard Plans And Specifications For Construction Of Domestic Water, Sewer, And Recycled Water Facilities and Procedures, Guidelines And Design Requirements*.

**3.36.030 Mandatory restrictions on water waste.**

A. Repair of Plumbing, Sprinkler and Irrigation System. Any owner, manager, or person responsible for the day-to-day operation of any premises shall within seventy-two (72) hours after such person first learns of such leaks, breaks, or defects, initiate steps to repair any leaking,

broken or defective water pipes, faucets, plumbing fixtures, other water service appliances, sprinklers, watering or irrigation systems, or distribution systems which cause or may cause water waste and shall thereafter diligently and promptly pursue such repair work to completion, unless a variance is obtained from the District.

B. Watering/Irrigation.

1. No person shall water grass, lawns, groundcover, shrubbery, and open ground between the hours of 10 AM and 5 PM except as provided below:

a. Persons may water between the hours of 10 AM and 5 PM using any of the following three methods:

- i. Drip irrigation;
- ii. By hand, using a bucket; and/or
- iii. By hand, using a hose with an automatic shutoff nozzle.

b. The General Manager may grant an administrative variance for methods other than those included in "a" above if:

i. The person requesting the variance is now using, or will use as a condition to the granting of the variance, water-conserving irrigation practices approved by the General Manager that minimize water evaporation losses, and that assure that no substantial amount of water is permitted to run off the area of application. Recycled Water use shall be in accordance with *Chapter 4.28 Recycled Water*.

ii. As a condition of granting a variance, the General Manager may require the water user to post, at locations conspicuous to view, notices of the variance.

c. In lieu of granting a variance, the General Manager may, at his/her discretion, refer a variance request directly to the Board for its decision.

2. No person shall allow grass, lawns, groundcover, shrubbery, and open ground to be watered at any time while it is raining.

3. No person shall use, suffer, or permit the use of water for agricultural irrigation in a manner or to an extent which substantially conflicts with or deviates from best management practices in the County of Monterey or which allows water to run to waste.

C. Washing of Vehicles. No person shall use a water hose to wash any car, truck, boat, trailer, bus, recreational vehicle, camper, aircraft, tractor, or any other vehicle, or any portion thereof, unless the hose is equipped with an automatic shutoff nozzle.

D. Cleaning of Structures. No person shall use water through a hose to clean the exterior of any building or structure unless such hose is equipped with a shutoff nozzle.

E. Cleaning of Surfaces. No person shall use water through a hose to clean any sidewalk, driveway, roadway, parking lot, or any other outdoor paved or hard surfaced area, except where necessary to protect public health or safety. The use of water from a bucket for cleaning food, grease, oil, or other stains or spillage from surfaces is permissible.



F. Water Spillage. No person shall cause, suffer, or permit water to spill into streets, curbs, or gutters. No person shall use any water in any manner that results in runoff beyond the immediate area of use. Every person is deemed to have under his/her control at all times his/her water distribution lines and facilities, and to know the manner and extent of his/her water use and excess runoff.

G. Swimming Pools and Spas. No person shall empty and refill a swimming pool or spa except to prevent or repair structural damage or to comply with public health regulations. All pools and spas shall be covered to prevent evaporative losses when not in use.

H. Fountains. No person shall use water to operate or maintain levels in decorative fountains, unless such water is recirculated in the fountain.

I. Visitor-Serving Facilities. The owner and manager of each hotel, motel, restaurant, convention and other visitor-serving facility shall ensure that such facility displays, in places visible to all customers, placards or decals approved by the District, promoting public awareness of the need for water conservation and/or advising the public that waste of water is prohibited.

J. Public And Quasi-Public Entities. All public and quasi-public entities shall display, in visible locations in all restrooms, kitchens, and dining areas, placards or decals approved by the District, promoting public awareness of the need for water conservation and/or advising the public that waste of water is prohibited. Placement of placards or decals by a quasi-public entity of a type not specifically mentioned in this chapter shall not be required unless the General Manager gives written notice to the entity that this chapter is applicable to the entity so notified and that placement of placards or decals is required.

K. Restaurants. Restaurants in the District shall not serve water to restaurant customers, except upon request of the customer.

L. Commercial Car Washes. No person in charge of the operation of any commercial car wash facility shall suffer or permit the washing of any boat or vehicle in such facility or on its premises, other than by the following methods.

1. Use of mechanical automatic car wash facilities utilizing water recycling equipment;
2. Use of a hose that operates on a timer for limited time periods and shuts off automatically at the expiration of the time period;
3. Use of a hose equipped with an automatic shutoff nozzle; and/or
4. Use of bucket and hand washing.

M. Construction.

1. No potable water may be used for compacting or dust control purposes in construction activities where there is a reasonably available source of recycled or other non-potable water approved by the California State Department of Health Services and appropriate for such use.

2. All water hoses used in connection with any construction activities shall be equipped with an automatic shutoff nozzle when an automatic shutoff nozzle can be purchased or otherwise obtained for the size or type of hose in use.

N. Use of Hydrants. No person may tap into any fire hydrant for any purpose other than fire suppression or emergency aid, without first obtaining written approval from the District Engineer or his/her designee.

O. Agricultural Dust Control. No potable water may be used for dust control purposes in agricultural activities where there is a reasonably available source of recycled or other non-potable water appropriate for such use.. Recycled Water use shall be in accordance with *Chapter 4.28 Recycled Water*.

P. Maintenance/Training. No person shall use water for routine water system flushing for normal maintenance, routine sewer system flushing for normal maintenance, and/or fire personnel training except as approved in advance in writing by the General Manager, District Engineer, or his/her designee.

Q. Indiscriminate Use. No person shall cause, suffer, or permit the indiscriminate running of water not otherwise prohibited above which is wasteful and without reasonable purpose.

R. Public Health and Safety. These regulations shall not be construed to limit water use which is immediately necessary to protect public health or safety.

S. New Construction.

1. In all New Construction, the following applies:

a. Only High Efficiency Toilets (HET) that meet the District's *Standard Specifications* shall be installed. Dual flush toilets qualify as HET.

b. There shall be one control valve, or one set of hot and cold valves required for each Low Flow Showerhead which shall be defined to provide no more than 2.5 gallon per minute.

c. A Hot Water Recirculation System or Point-of-Use Hot Water Heater shall supply water to hot water fixtures further than ten linear feet of pipe away from the hot water heater.

d. All urinals installed will be Zero Water Use Urinals, in that they shall not use water to flush waste.

e. All residential units equipped with clothes washer connections shall have installed High Efficiency (HE) Clothes Washer(s) meeting District *Standard Specifications*.

2. All New Construction shall conform with District *Standard Specifications* for *Landscaping and Irrigation Systems* and the requirements of the State of California Model

Landscape Ordinance, Title 23, Division 2, California Code of Regulations Chapter 2.7 or applicable local ordinances superseding the state ordinance.

T. New Additions, Renovations, or Remodels. This sub-section includes but is not limited to projects in which the replacement or addition of plumbing-fixtures is included.

1. All new additions, renovations, or remodels that involve any plumbing fixture additions and require District review and approval must install:

a. Ultra Low Flow Toilets (ULFT), High Efficiency Toilets (HET), or zero water use urinals (in place of water use urinals); and,

b. Low Flow Showerheads with a maximum flow capacity of 2.5 gallons per minute; and,

c. New additions, renovations, or remodels must also include the retrofitting of all existing toilets and showerheads with low flow showerheads, ULFT's or HET's.

2. All renovations/remodels that do not require plan checks by the District, but do involve a change in a toilet must replace at least that toilet with an ULFT or a HET. All renovations/remodels that do not require plan checks by the District, but do involve the change of a showerhead must replace at least that showerhead with a Low Flow Showerhead.

U. Retrofitting Existing Hotels/Motels and Apartment Buildings. All existing hotels/motels, and apartment buildings shall, within six and twelve (12) months, respectively, following the effective date of the ordinance codified in this chapter, be retrofitted with Low Flow Showerheads.

V. Retrofitting Upon Change of Ownership or Use.

1. All existing residential structures shall, at the time of ownership change, be retrofitted, if not already so, with HET's or ULFT's with a maximum tank size, flush volume, or flush system volume of 1.6 gallons per flush. Low Flow Showerheads with a maximum flow capacity of 2.5 gallons per minute shall be installed.

2. All existing commercial and industrial structures shall, at the time of ownership change or change of use, be retrofitted, if not already so, with HET's or ULFT's with a maximum tank size, flush volume, or flush system of 1.6 gallons per flush. Low Flow Showerheads with a maximum flow capacity of 2.5 gallons per minute shall be installed. High Efficiency Clothes Washing Machines using a maximum of 8.5 gallons of water per cubic foot of laundry, shall also be installed. All urinals will be retrofitted to zero water use urinals.

W. Metering.

1. New Construction.

a. Newly constructed multifamily dwelling units, including condominiums, and detached units (carriages houses/granny units) will be metered individually as of the effective date of the ordinance codified in this chapter.

b. Newly constructed motel/hotel units of less than one thousand (1000) square feet will be exempt from the requirement to individually meter.

c. Newly constructed hotel/motel units greater than or equal to one thousand (1000) square feet shall be separately metered.

d. Newly constructed time-share units will be separately metered.

2. Conversion of Existing Structures. The following existing units shall be individually metered upon conversion:

a. Multifamily units converted into condominiums or timeshare units;

b. Motel/hotel units converted into multifamily units, time-share units or condominiums;

c. Time-share units converted into multifamily units, condominiums or motel/hotel units;

d. Condominium units converted into multifamily units, time-share units or motel/hotel units.

3. Other Multifamily Water Uses. All other uses within multifamily dwelling complexes, such as irrigation systems and laundry rooms, shall be metered separately, subject to the approval of the District Engineer or his/her designee.

4. Meter Location. Meters shall be located at the property boundary or the public utility easement. Exact meter locations are subject to District Engineer approval or his/her designee.

5. Meter Type and Size. The District shall approve the size and type of meters required. The Owner shall pay for the meters and construct their connections in accordance with the District's *Standard Specifications*. (Ord. 33 § (4)(B)—(F), 1998; Ord. 25 § 6, 1993)

### **3.36.035 Water Shortage Contingency Plan**

The District maintains a Water Shortage Contingency Plan in conformance with the Water Code Section 10632. Provisions of that Plan will be enforced through this Chapter.

### **3.36.040 Enforcement and administration.**

The General Manager and all officers and employees of the District, including all exofficio officers and employees, shall enforce all the provisions of this chapter. The General Manager shall implement and administer this chapter. The General Manager shall report to the Board of Directors all factors which affect the implementation of this chapter and shall maintain a separate

file of violations of this chapter and a file of any requests for variances from this chapter. (Ord. 25 § 7, 1993)

**3.36.050      Violations and notices.**

A. If any person fails or refuses to comply with this chapter, the General Manager or his/her agent shall provide that person with written notice of the violation and an opportunity to correct the noncompliance. The written notice shall:

1. Be posted or presented at the site of the noncompliance;
2. State the time, date, and place of violation;
3. State a general description of the violation;
4. State the means to correct the violation;
5. State a date by which correction is required; and,
6. State the possible consequences of failing to correct the violation.

7. A copy of the written notice shall be mailed to the address of the violation, to the party who is billed for the water, or to the Owner of the property, as appropriate.

B. Each person who receives a written notice of violation shall pay to the District an administrative fee of twenty-five dollars (\$25.00) for the first notice and fifty dollars (\$50.00) for each subsequent notice. To encourage cooperative water conservation, the General Manager may waive payment of the fee for the first or second notice.

C. If a person fails to correct the violation within the time specified in the written notice, the General Manager shall take one or more of the following actions:

1. Give the person one or more additional written notices of the violation;
2. Refuse to initiate water service to the site of the violation, if water service has not yet begun or has been discontinued;
3. Terminate water service to the site of the violation, in accordance with the District's ordinances and procedures for terminating water service;
4. Abate the violation as a nuisance in accordance with Section 3.36.060 of this chapter;
5. Impose a use fee of four (4) times the regular water rate for each unit (hcf) of water that the District estimates is wasted. (Ord. 25 § 8, 1993)

**3.36.060      Nuisances, abatement, injunctive relief.**

A. Any violation of this chapter is declared to be a public nuisance.



B. The District may summarily abate the public nuisance and the District's attorney may, upon order of the Board of Directors, bring civil suit or other action to enjoin or abate the nuisance.

C. In a civil proceeding brought to abate a nuisance or to obtain injunctive relief under this chapter, any person who creates or maintains a public nuisance in violation of this chapter shall be liable for the costs of abatement, including but not limited to the following:

1. Costs of investigation;
2. Costs of labor and parts to repair any affected water system or premises, to bring such water system or premises into compliance with this chapter, or to install facilities necessary to assure compliance with this chapter;
3. Court costs;
4. Attorneys fees and costs, including the fees and costs of experts employed by the attorney; and,
5. Costs of monitoring compliance.

D. If any person causes, suffers, or permits a public nuisance to continue after written notice is given to such person by the District directing such person to cease the nuisance, and such continuation goes beyond the time set for abatement in the notice, then such person shall be liable to the District for the following:

1. The costs of abatement set forth above;
2. Any other costs of enforcement imposed by the court; and
3. A civil penalty of fifty (50) percent of those costs (subsections (D)(1) and (2) of this section), payable to the District. (Ord. 25 § 9, 1993)

a. Effective Date. This Ordinance shall take effect 60 days following adoption,

b. Publication and Posting. Within 15 days after adoption, the District shall publish, in a newspaper published in Monterey County and circulated within the district, a summary of this ordinance with the names of those directors voting for and against adoption, and shall post in the district office a certified copy of the full text of this ordinance as adopted along with the names of those directors voting for and against adoption.

c. Notice of Exemption. The Secretary is authorized and directed to give due notice of exemption of this ordinance from the provisions of CEQA, pursuant to Title 14, California Code of Regulations, section 15062.

d. Existing Charges. Existing fees and charges in effect when this ordinance is adopted shall remain in effect unless specifically changed by this ordinance.

e. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, or superseded by some other provision of law, such provisions shall be severed from and shall not affect the validity of the remaining provisions of this ordinance. The Board hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any other part thereof be unconstitutional or invalid, or superseded by some other provision of law. The parts of this ordinance which are not unconstitutional, invalid, or superseded shall remain in full force and effect and shall be enforced according to their terms.

f. Interpretation. Words and Phrases used in this ordinance shall be read conjunctively with and shall have the same meaning as in prior District ordinances and the District Code, unless specifically changed by this ordinance or unless the context requires some other construction. If there is any inconsistency between this ordinance and prior provisions, this ordinance shall control.

On motion of Director Scholl, seconded by Director Gustafson; the foregoing Ordinance is enacted and shall take effect upon adoption by the following roll call of the Board:

Ayes: Scholl, Brown, Gustafson, Moore, Nishi

Nays: None

Absent: None

Abstained: None

By Thomas P. Moore  
Thomas P. Moore, President

ATTEST:

Michael D. Armstrong  
Michael D. Armstrong, Secretary

CERTIFICATE OF SECRETARY

The undersigned hereby certifies that the foregoing Ordinance was approved by the Board of Directors at their regular meeting on June 22, 2005.

Michael D. Armstrong  
Michael D. Armstrong, Secretary

## Fort Ord Center Planning/Advisory Committee

September 26, 2005

### Meeting Notes

Dr. Avery convened the first meeting of the Committee and provided handouts listing the membership and explaining the committee charge

Dr. Avery provided some historical background regarding the college's properties at Fort Ord, the filing of the initial application in 1993 and the conveyance process.

He reviewed the scope and purpose of the committee – which would primarily be to plan the *initial* programs and services to be offered at the Fort Ord properties.

Dr. Avery emphasized that the committee's role would be broad and global in regards to planning; the committee would not be an operating committee. The first focus would be on the Satellite Campus parcels since the goal is to have our proposed program in place within the next 2 years.

The committee then reviewed the various parcels at Fort Ord that have or will be transferred to the college. The committee also reviewed their location and proposed use.

One of the college's original objectives in acquiring these properties was to maintain the college's presence at Fort Ord and to focus on the communities in the northern part of the district. Rosaleen Ryan provided demographic data on Marina and Seaside, including:

- population
- housing unit projections at Fort Ord
- race/ethnicity, age
- educational attainment
- and language statistics

Rosaleen also reviewed findings from the educational needs assessment that her office conducted last Spring semester.

She also shared information from the last 3 Fall semesters regarding enrollments by zip code – where students residing in the district's zipcodes were going to college.

- On average, the college is losing about 550 students each Fall semester to Hartnell and about 100 students to Cabrillo.
- She noted that the students from our district going to Hartnell tend to be living in Marina/Seaside and are more ethnically diverse and younger.

On Wednesday, September 28, 2005, the second meeting of the Committee will take place. The Committee will be meeting with David Tanza and the architectural planning team for a scoping workshop.

## FORT ORD CENTER PLANNING/ADVISORY COMMITTEE

### Charge

The Fort Ord Center Planning/Advisory Committee will advise the Superintendent/President regarding the planning of programs and services to be offered at the the Fort Ord properties, based on data and research. The Superintendent/President will chair this on-going advisory committee and provide leadership direction to guide the committee's efforts. The Committee membership is functionally based and appointed by the Superintendent/President to ensure an institutional focus.

### Scope

The Fort Ord Center Planning/Advisory Committee is charged with recommending:

- The educational programs and student services to be offered *initially* at the Center
- Class scheduling strategies to attract and serve students in the Marina and Seaside communities, e.g., an early morning schedule or evening schedule, 8-week, or on the weekend.
- Identifying potential programs that the Fort Ord Center may specialize in, to distinguish the Center from the main campus

### Activities

The Fort Ord Center Planning/Advisory Committee activities include:

- Review the demographics of the Fort Ord area
- Review student demographics and participation rates
- Review educational needs assessment data
- Conduct additional research or needs assessment, as needed
- Review past programs offered at MPC Fort Ord
- Review the college's property holdings (current and future)
- Tour the site
- Review previous planning documents related to the Fort Ord Center
- Review community development projects planned for the area
- Provide input to consultant planning team



<b>Project:</b>	MPC Fort Ord Physical Master Plan	<b>Report Date:</b>	10.04.05
<b>Job No.</b>	00418	<b>Meeting Date:</b>	09.28.05
<b>Location:</b>	MPC	<b>Subject:</b>	Scoping Meeting #1
<b>Attendance:</b>	MPC Fort Ord Advisory Committee: Kirk Avery, Carsbia Anderson, Joe Bissell, Bill Cochran, Gary Fuller, Vicki Nakamura, Steve Morgan, Rosaleen Ryan	Strategic: David Tanza EHDD Architecture: Chuck Davis, Shani Krevsky Joni Janecki & Associates: Amy West	
<b>Distribution:</b>	Attendees; MPC Advisory Committee: Leandro Castillo, LaRon Johnson; and JLJA: Joni L. Janecki		

**I. Introduction**

- A. Dr. Avery started the meeting. A brief discussion followed regarding meeting intervals and timing. Thursday mornings were found to be best by all present. Next meeting set for Thursday, October 27<sup>th</sup> from 9:30-11:30am.
- B. D. Tanza introduced the design team and asked all present to introduce themselves and what department they represent.
- C. S. Krevsky reviewed the location of the MPC parcels and summarized initial thoughts on potential uses:
  - 1. Satellite campus, located at 12<sup>th</sup> Street; prime focus for getting MPC presence back on Fort Ord; 2002 concept study shows a combination of classrooms, parking, student services & administrative uses.
  - 2. Col. Durham Road; 2002 concept study show renovation of two existing building and one new classroom
  - 3. Fifth Street Warehouse is an existing building shared with the city of Marina; currently in use for theater arts storage, no proposed changes for master plan
  - 4. California Native Plant Preserve remains open space for study
  - 5. BOQ application just submitted for public benefit conveyance; ultimately renovate 6 of the 7 existing buildings for housing for Public Safety program, provide one new multi-purpose building
  - 6. Parker Flats not yet conveyed and is in the process of being cleaned up by the army; over 500 acres including former MOUT site to be future home for Public Safety Training program
- D. C. Davis added that this meeting is primarily set to gather the committee’s input and ideas on program, encouraging all present to participate in this scoping discussion.

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Architecture  
Interior Design  
Graphic Design

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## II. Discussion of Potential Program Elements

- A. Public Safety Program
- Currently housed in the old library on the main campus with several other key elements scattered throughout Monterey; strong desire to consolidate at Fort Ord
  - Due to planned renovation of the old library to house Administration, Public Safety has an immediate need for swing space
  - Public Safety uses between 10-12,000 SF currently in the old library (building is ~18,000 sf including basement); 2 classrooms, offices, record storage & 1 – 40 x 40 area outdoors for phys. ed. plus vehicle storage currently at E. Garrison
  - Anticipate 12-18 mos. maximum time program can remain at old library
  - OK with moving to an interim location prior to availability of Parker Flats site, would like to limit number of moves
  - Public Safety includes a number of small academies
    - Police Academy – 6 mos./2x year, technology needed (wireless)
    - Extended Academy – 12 mos./year
    - Fire Academy – 24 students, Th-S eve, S/S every semester
    - FACD Courses – 40 hr M-F, technology needed (wireless)
    - Advanced Police Officer Training – 40-80 hr training course/ year, 20-40 people
    - Parks & Rec – 2 classrooms currently at Asilomar, more cost effective to join with MPC space, may potentially lose this space during anticipated Asilomar renovation
    - County Probation – 24 people
  - All need ample storage and dedicated classrooms
  - Provide three (3) offices for each Academy program plus reception space
  - Coordinate training staff
  - Provide secure storage for records at program Administrative Offices; must be located with program, cannot share with satellite campus student records
  - Plan for 1 – 2 extra classrooms, programs is growing quickly, fast increase especially if on-site housing can be offered
  - Administration of Justice – 100 students, lecture classrooms (academic program), not necessary adjacency to Public Safety program but may be a good candidate to be at Ft. Ord site; coordinate class times; larger academy classes could share lecture hall
  - Need at least one classroom with wireless technology for administration of state required on-line testing program
  - Program has Physical Training needs
    - Obstacle Course
    - Currently includes a Beach run, need to identify location for new jogging path, possible at outdoor space of BOQ
    - Firing Range (currently at the MOUT, move to Parker Flats once title in place)
  - Driving & Emergency vehicle course (currently at airport; needs future space consideration as permission to use space at airport not guaranteed)
  - Scenario Training (arrests, etc.) in interim can be housed in existing buildings not yet renovated; likely to require seismic upgrades, noisy activity
  - Parking needs for program and residents
    - Consider shuttle service between Parker Flats, BOQ & other Ft. Ord locations
    - encourage carpooling
  - Vehicular storage for 23 cars & 2-3 trucks, (ambulances?)
  - Warehouse for storing oxygen masks, ammunition, special equipment
  - Indoor needs for MATS program and defensive training
  - GYM: 7-8:30 am and 6:30-8:30 pm; 40-50 students per week; 60-70 students per weekend; need exclusive use at specific times, could “block” schedule; \*Timing
    - Ideally would have dedicated gym for this program, currently using MPC gym which poses scheduling problems
    - Complaints about noise, mock arrests etc., neighbors may be disturbed

- Wear and tear on equipment
  - When ball fields at main campus are renovated will need outdoor use space; parade grounds at Ft. Ord may work as interim solution
  
- B. General Education
  - Business Skills
  - ESL Lab
  - Basic Skills
  
- C. Additional Immediate Needs at Fort Ord
 

Services would not be full sized at first but working toward meeting a 20-year goal

  - Library
    - Is it required for accreditation
    - Consider book shuttle, interlibrary loan, library privileges at CSUMB?
    - Space for Basic Library services, 1-2 stations with virtual reference
    - 70% of the materials used currently at the Library & Technology center are reserve books. This would be hard supply at both locations
  - Administration
  - Counseling & Student Services (C. Anderson noted further internal MPC discussion will occur on Thursday 9/29 plan to identify actual immediate needs and square footages)
    - Admissions & Records
    - financial aid
    - EOPS
    - DSPS
    - academic support center, must be coordinated with program needs
  - Student Amenities
    - Café (possibly not full services initially)
    - Bookstore
    - Health Center plan to share resources with CSUMB
  - Child Care considered too cost prohibitive to run program; immediate neighbor to the east of Satellite campus is Head Start/Children's International, potential partnership
  
- D. Quantity of students at Fort Ord
  - 30 sections with 20 students / section = 600-750 students
  - Potentially begin with 3 classes, campus open 4 nights a week
  - Operating level – what is efficient? How many FTES will generate enough to offer basic services
  - Grow into goal of 2000 max FTES (necessary for \$ efficiency)
  - Need to identify starting goal
  - How much support services offered is based on initial enrollment goal
  
- E. Partnerships
  - City of Marina – outdoor fields
  - CSUMB
    - drama or theatre at former chapel
    - accounting program
  - Bridging basic skills programs with CSUMB and Golden Gate University
  - Workforce training
  - ENSL
    - Who, at what level?
    - Coordinate with CSUMB & MPUSD and other programs
    - Identify where the gaps are in existing programs and fill the need
    - Shared resources
    - Student assistance
    - Requires general use classroom and computer access lab (shared)

- Construction Academy
  - Small Business coordination
  - Monterey College of Law – paralegal, basic law classes
  - Arts Habitat (artists studios, live/work and community space planned for East Garrison) – art offerings, sculpture, others?
  - Parks & Rec may use one of the buildings at the BOQ for residency programs; need to investigate if cost effective
- F. Classrooms
- Average size
    - Small Class - minimum 35 students (800-960 ASF)
    - Large class - at least one classroom for 45-50 students (1000-1250ASF)
    - Lecture Hall - not right now but definitely will need in the future, one flexible space i.e. former chapel (theater/1200 student lecture hall)
  - Table & chair set up desired and more versatile but takes up more space
  - Bigger classrooms allow for more versatility; can hold a small class within but not vice versa
  - Assignable square foot issues, concern for contract restrictions on class size
  - Smart classrooms must have: computer, digital overhead projector, internet, DVD/CD players, podium station, microphone, document camera
  - Math department prefers old-fashioned chalk board set up
  - Business skills/basic skills need two lab classrooms
  - No science or wet lab uses planned for now
  - Rough in electrical/telecom in basic classrooms for future development
- G. Other Potential Course Offerings
- Child Development
  - Psychology
  - Political Science
  - History
  - Social Science
  - Math
    - General Ed Statistics Course – CSUMB & Golden Gate students
  - Foreign Language
    - basic classes needs access to language labs but conversational classes may be okay
    - community survey identified potential interest in language classes
  - Life Sciences (non-lab GE courses)
    - Nutrition
    - Man in Environment
  - Business Development
  - MATE (Marine and Technology Education) – not a lot of students, specialized
  - Hospitality / Tourism – potential to move to Fort Ord campus
  - Dental Assisting Program - potential to move to Fort Ord campus, wet lab & tech. needs which are expensive
  - Auto Tech - potential to move to Fort Ord campus, expensive facility though
  - Sign Language
  - Art / Sculpture
- H. New Programs
- Develop for new populations, coordinate with new neighbors & community
  - Important to look for programs that generate new FTES at the satellite campus for funding purposes; be careful not to select programs that will compete with the main campus offerings
  - Entry level courses

- Build general education courses with specific minimal requirements, not specialized; courses that CSUMB needs or students take (i.e. statistics and math) to transfer with an associate degree; coordinate with CSUMB – how many are needed?
  - Paralegal Studies & Court Reporting – nothing currently offered in the Monterey Peninsula; college of law has no full program just some classes
- I. Planning – Big Picture
- 1400 new homes in immediate area of Satellite campus planned in the City of Marina (500 initially)
  - 10,000+ new homes overall
  - Many in the area surveyed do not have high school degrees
  - Will the Fort Ord Campus Stand alone? Ideally one could receive a GE degree and certificates in select campus programs. Create an environment where students could take all their coursework
  - Main campus is 6,000+/- students on 90 acres
  - Look at where you want to be; the satellite campus is 20 acres with 2000 students max?
  - Relocating a program to Fort Ord will alleviate some of the parking issues as main campus construction projects begin
  - City of Marina is a relatively new city and recently incorporated; the satellite MPC campus is a good opportunity to develop civic pride and build up the city identity – MPC could act as “anchor”
  - MPUSD planning a new high school near Marina
- J. Technical Support
- Plan for all “smart” services in new classrooms
  - IT support may initially run from main campus, but will quickly need to locate support staff at Ft. Ord
- K. Physical plant
- Maintenance & landscaping will be needed on site
  - Campus standard is one (1) custodian per 15,000 sf
  - Security is a key issue
  - As satellite campus starts out it might use services from the current campus; facilities staff is currently overburdened, expressed concern about adding more demand to their services
  - Identify the future need of campus space to determine maintenance services
- L. Standard New Classroom Building
- 1 or 2 story building with approximately 14,000 sf (8 classrooms in the single floor option or 16 classrooms for two floors)
  - Start small – set the tone for future campus development, draw on Monterey style of surrounding buildings
  - Have a core modular unit that is attractive for both students and staff alike
  - Flexibility is key to all new construction
- M. Budget
- Baseline budget is \$47 million (equipment and infrastructure not included); combined amount from bond & state monies
  - Budget includes total project cost (construction costs, design costs, other construction related expenses)
  - Where does BOQ funding fit
  - Escalation not considered in Maas budget
- N. New Construction vs. Renovation of Existing Buildings
- Technology an issue; existing buildings may be difficult to upgrade, plus added cost to outfit with current tech requirements
  - Colonel Durham Road buildings appear to be concrete block load bearing, potentially difficult to renovate to make Field Act compliant; depends on presence of reinforcing steel and grout
  - Old wood framed barracks of Satellite campus are not built for the long term
  - BOQ buildings



- O. Water Limitations
- Annual allocations considered for each jurisdiction
  - Meet with FORA to coordinate long term water plan; they are looking for an estimate of water use from campus
  - At time of base closure, Army was allocated budget of water use for clean-up; potential to tap in to some of that for BOQ & Col. Durham sites as clean up progresses and they re-evaluate their actual use
  - City of Seaside economic development district has an eye on MPC's water allocation
- P. Timeline
- Public Safety must move from old Library - meets immediate goal of establishing MPC presence on Fort Ord
  - 12<sup>th</sup> Street – will that be enough new development right now
  - How can the 3-year timeframe be met at Col. Durham Road site
  - Typical Project Schedule for building
    - 3 mo. Planning
    - 9 mo. Design
    - 12 mo. Construction
    - Does not include jurisdictional and regulatory review time
  - Potential delays – CEQA
  - Meet again in 1 month
    - scoping group to discuss options for Fort Ord
    - focus group to provide Vicki with square footage information and answers
  - Structural and civil analysis ASAP

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Unless the Architect is informed, in writing, within 10 days of receipt of these minutes, the minutes will stand as written. It will be assumed that all in attendance and those receiving copies understand and agree to the accuracy of the statements and information herein.  
Please offer revisions as follows:  
To EHDD or JIJA via David Tanza, Strategic Construction Management

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<b>Project:</b>	MPC Fort Ord Physical Master Plan	<b>Report Date:</b>	11.03.05
<b>Job No.</b>	00418	<b>Meeting Date:</b>	10.27.05
<b>Location:</b>	MPC	<b>Subject:</b>	Scoping Meeting #1
<b>Attendance:</b>	MPC Fort Ord Advisory Committee: Carsbia Anderson, Joe Bissell, Dianne Boynton, Leandro Castillo, Bill Cochran, Sharon Coniglio, Carl Ehmann, Gary Fuller,, Michael Gilmartin, LaRon Johnson, Steve Morgan, Vicki Nakamura, Rosaleen Ryan, Larry Walker  MPC Community: Debbie Anthony, Diane Boynton, Leandro Castillo, Sharon Colton, AJ Farrar, Gary Fuller, David Gessinger, Jim Hall, Dennis Johnson, Shelby Lehman, Sandy Nee, Terra Odom-Wolfer, Stephanie Tetter	Strategic: David Tanza EHDD Architecture: Chuck Davis, Shani Krevsky Joni Janecki & Associates: Amy West Tipping Mar: David Mar	
<b>Distribution:</b>	Attendees; and JLJA: Joni L. Janecki		

**I. Introduction**

- A. Dr. Carl Ehmann began the meeting and welcomed new committee members. He added that the committee and campus community should strive to plan for the future at Fort Ord, take action, meet deadlines and seek results. Dr. Ehmann asked all present to introduce themselves.
- B. C. Davis gave a brief review of the full MPC holdings at Fort Ord; their location, transfer status and possible program. C. Davis noted that today’s meeting will focus on transfered parcels of 12<sup>th</sup> Street & Col. Durham Road.
- C. V. Nakamura presented an update on developments surrounding the 12<sup>th</sup> Street Satellite campus. Marina Community Development plans for a conference center/hotel west of the site and housing surrounding it. FORA is relocating to the Imjim Office park, a public private partnership, developing office & conference space adjacent to the vet’s hall.

**II. Col. Durham Road Site**

- A. S. Krevsky presented developments in the site plan. Based on the square footages & program information provided by M. Gillmartin, Building #4464 was identified as a possible interim location for the public safety program. Program currently utilizes approximately 9400 ASF in the old library; Building #4464 can house approximately 8200ASF.
  - 1. Configuration of Classrooms dependant on location of transverse full height load bearing walls. Classroom as shown is approximately 1180ASF and can seat up to 45 students.

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2. Private offices shown for Fire Academy and Office Suite for Police Academy but either option can be explored as needed. Office ASF is very close to expressed need.
  3. Secure storage for both programs is provided; square footage exceeds amount requested.
  4. Close proximity to Presidio police department and Monterey School of Law. Also location is just over a half mile from the BOQ, the proposed housing component of the Public Safety program.
- B. D. Tanza reviewed the project schedule. Even with very condensed project schedule, renovations to this site are at best a 29 month timeline. D. Tanza noted that the Old Library renovation is forecast to begin construction in May 2006. Consequently surge space may still be needed.
1. M. Gilmartin noted the possibility to rent temporary space from the Monterey College of Law, directly to the west of this site; classroom space is only available during the daytime.
- C. Cost is dependant on final design option and extent of seismic corrections.
- D. S. Krevsky noted that the buildings appear to be structurally robust, load bearing concrete masonry construction.
- E. M. Gilmartin inquired about the location of Emergency vehicle storage/parking. S. Krevsky noted that there is no covered parking on this site and that parking shown is proposed to serve the students, faculty & staff using the building.
1. M. Gilmartin said perhaps they could remain stored at present warehouse location until Parker Flats is developed. J. Bissell noted that the warehouse is not MPC property.
  2. MPC to advise design team if emergency vehicle storage must be incorporated into this phase of master plan.
- F. D. Tanza noted that his office is currently researching the micro-film and building department records to locate any as-built and existing condition drawings.
- G. J. Bissell noted locks at both buildings should be updated ASAP to secure buildings and to control access.

### III. 12<sup>th</sup> Street Site

- A. S. Krevsky presented two options for the satellite campus; all program area identified in the Maas Educational master plan can fit on north portion of site (Parcel 1).
- B. Option A developed from original 2002 concept scheme:
1. Old Chapel is renovated into a multi-purpose hall that can serve as event space and lecture hall. Number of seats dependant on verification of existing building size, estimated at 100-125 seats.
  2. Administration to be located in existing two story building at intersection of 11<sup>th</sup> & 12<sup>th</sup> Streets
  3. Facilities could be located in renovated building #T-2898
  4. New single story courtyard building proposed with a second two-story classroom added as enrollment grows. Faculty & short term parking located behind new buildings.
  5. Existing Tennis courts remain and surface appears to be in good shape. Small clubhouse located to north of courts, existing parking lot is rehabilitated.
  6. Athletic field is at center of property on old Parade Grounds
  7. Two existing buildings may be renovated for Library & Student Center use on east side of 3<sup>rd</sup> Avenue; however structural "health" of Buildings T-3017 & T-3018 is questionable.
  8. Student parking and future classroom buildings focused on Parcel 3 east of 3<sup>rd</sup> Avenue.
  9. Parcel 5, the lot on the west side of 11<sup>th</sup> street, is reserved for future parking for faculty and/or special event parking for the multi-purpose hall.
- C. Option B

1. Parcel 1 development remains the same as Option A.
  2. Future campus growth centered on Parcel 4, the old Parade Grounds. This configuration creates a more traditional campus commons at the heart of the property.
  3. Relocates playing field to east side of 3<sup>rd</sup> Avenue (Parcel 3) and develops a connection with the tennis courts to north and expands clubhouse to a small fitness/health center.
  4. Parking is at south eastern portion of site, easily located at entrance to campus
- D. Discussion followed on where campus development should start; Imjin Parkway frontage or concentrated on northern parcel. B. Cochran liked concept of bringing the MPC presence down to Imjim. C. Davis voiced concern against developing one lone building in the open field. Development of MPC program dependant on growth of surrounding areas, which makes it difficult to forecast actual need.
- E. All present discussed options for athletic field.
1. Is there another possible location on this site, should field be located at one of the other properties, will a gymnasium be needed? S. Krevsky noted that with the physical training component of the public safety program, a gym might be better located at the Parker Flats site.
  2. What athletic programs will be provided? Concern that satellite campus does not draw enrollment/users from main campus.
  3. Will it be shared with the City of Marina?
- F. Circulation
1. Coordinate with housing development in surrounding areas
  2. Emphasis of vehicular traffic on 3<sup>rd</sup> Avenue, 12<sup>th</sup> Street becomes secondary path.
  3. Encourage pedestrian circulation, easy access from parking lots
  4. C. Anderson noted absence of campus “ring road” which is useful for Tram service
  5. All present discussed possibility of taking of Public ROW. V. Nakamura cautioned that those parcels are not part of the Dept of Ed. transfer. C. Davis added that while closing off the streets (especially in the east-west direction) is beneficial to the campus environment, it might be offset by the need to provide service and emergency vehicle access.

#### IV. Program

- A. The Maas Educational master plan proposes 23,000 ASF with an enrollment of 2057 through the year 2020. Both options presented can meet this program. The Public Safety program ASF from the Maas plan will be addressed during the planning of the Parker Flats site.
- B. S. Krevsky noted that 2000 FTES was set for the target operating goal for the satellite campus. Using the basic ratio of FTES to enrollment at the main campus as a guide, enrollment at the satellite campus would be 3020 students. MPC to confirm desired enrollment size.
- C. Input on the square footage/program for Student Services is needed, MPC to identify immediate and future needs. C. Anderson to forward program outline (see attachment). J. Bissell prompted all to remember that the Fort Ord campus will function as a satellite to the main campus.
1. Small food service outlet needed right away; prepared/pre-packed meals coffees hop type
  2. Bookstore to be coordinated effort with main campus, possibly offer delivery service
  3. Student activity and/or communal lounge space needed; scale to match initial campus enrollment, option of using a classroom as interim location until student center is needed.
- D. S. Krevsky asked for clarification of Data Processing category listed in Maas plan.
- E. All present discussed the Library. Some element is needed in initial Phase of build-out, MPC to advise extent of services, program desired.

1. Should be more of a Learning Center with internet access, could this initially be shared with computer lab?
2. Main library usage is Reserves; have to think of a way to implement sharing the collection on-line.
3. MPC has reciprocity agreement with CSUMB

### III. Structural Update

- A. D. Mar gave an overview of recent walkthrough. He said that when considering the seismic upgrades to the existing building it is important not only to consider the cost but also the time budget; existing buildings might be best considered as a stockpile of materials resources.
- B. All building will require compliance with Field Act and DSA review for rehabilitation of non-school building for school use. There is a process in place which requires the development of a testing program, but unfortunately DSA does not like to reuse existing buildings.
- C. Wood Framed building will typically need:
  1. New foundations to replace pier footings
  2. New floor framing or additional framing; existing is bouncy.
  3. New exterior sheathing
  4. New roof framing and possibly sheathing, especially evident at two long buildings (T-3017 & T-3018) east of 3<sup>rd</sup> Avenue.
  5. Cost of renovation may approach the cost of new construction.
- D. Concrete block buildings at Durham road are in much better shape; they have “better bones” and uniform construction have more to work with to meet DSA requirements.
  1. Load bearing concrete block appears to be grouted solid, metal roof sits on perimeter concrete beam.
  2. Slab on grade foundation
  3. Interior partial height block walls can be removed.
  4. Site still requires the developing a DSA approved test plan. Testing process is similar to doing an MRI on the building; need to identify location, size and configuration of rebar as well as the strength of existing materials.
  5. D. Mar noted that finding the existing structural drawings will aid in illustrating to DSA the structural strength of these buildings. S. Morgan suggested using the Monterey School of Law drawings which appears identical to Building #4464. D. Mar noted that those drawings may be helpful to the team in developing the test plan, but DSA will not accept them as a substitute for as-builts of Building #4464

### IV. Conveyance Issues

- A. Ability to demo. (E) buildings previously identified as “keepers” may be difficult and lengthy process, requires a change to Dept of Ed application.
- B. S. Coniglio asked an elevator would be needed if the existing two story building is used for Administration. C. Davis said it would and noted that all new and existing buildings as well as site work must meet current code accessibility standards.
- C. S. Krevsky said that the Utilities Assessment is getting started and the civil engineers will be meeting with both jurisdictions (Marina & Seaside) shortly. Based on their findings, infrastructure improvements may be necessary. May be a benefit to tap into new utilities along Imjin Parkway.
- D. The 3 year transfer time clock was discussed. V. Nakamura said that the Dept. of Ed recognizes that California is a highly regulated state and some reviews may impact meeting the schedule; if MPC can show progress towards opening the satellite campus, deadlines may be extended.



- E. G. Fuller asked if Field Act requirements are needed for all buildings, noting until recently the facilities on the main campus was housed in Quonset huts. Building #T-2898 would not need to comply with Field Act as long as no students use the building.

**V. Next Steps**

- A. Determining presence and condition of site utilities
- B. Continuing structural assessment
- C. Continuing to research as-builts, including Monterey College of Law drawings
- D. Develop cost models
- E. Refine schedule
- F. Campus follow-up
  - 1. Campus standard square footage for maintenance
  - 2. Campus standard square footage for IT, any other support services
  - 3. Campus standards for office size; California Community Colleges Chancellor's office sets office size at 140SF
  - 4. Size of Administration for initial build-out and target enrolment goal.
  - 5. Confirm student services and Administration can coexist in same building
  - 6. No science labs identified, C. Davis urges considering at least two wet lab spaces
- G. Next meeting tentatively set for three weeks, keep project moving.
- H. Target completion date at end of December

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Please offer revisions as follows:  
To EHDD or JIJA via David Tanza, Strategic Construction Management

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<b>Project:</b>	MPC Fort Ord Physical Master Plan	<b>Report Date:</b>	11.22.05
<b>Job No.</b>	00418	<b>Meeting Date:</b>	11.17.05
<b>Location:</b>	MPC	<b>Subject:</b>	Workshop #3
<b>Attendance:</b>	MPC Fort Ord Advisory Committee: Carsbia Anderson, Joe Bissell, Dianne Boynton, Bill Cochran, Sharon Coniglio, Carl Ehmann, A.J. Farrar, Gary Fuller, Michael Gilmartin, Dennis W. Johnson, LaRon Johnson, Bill Jones, Steve Morgan, Vicki Nakamura, Sandy Nee, Stephen Ruth, Rosaleen Ryan  MPC Community: David Gesinger, Shelby Lehman, Jon Mickelson, Helen Stemler, Mary Anne Teed	Strategic: David Tanza EHDD Architecture: Chuck Davis, Shani Krevsky Joni Janecki & Associates: Joni Janecki Marina Community Partnership: Bob Schaffer	
<b>Distribution:</b>	Attendees: MPC: Debbie Anthony, Leandro Castillo, Stephanie Tetter, Larry Walker; JLJA: Amy West; Tipping Mar: David Mar; and Sherwood Design Engineers: Patrick		

**I. Introduction**

A. Dr. Carl Ehmann began the meeting and welcomed guests, new and returning committee members. Dr. Ehmann asked all present to introduce themselves

**II. Surrounding Property Update**

A. Bob Schaffer of Marina Community Partnership presented the plan for the University Villages (UV) redevelopment project that surrounds the MPC 12<sup>th</sup> Street property. The project is a public private partnership between Shea, Sentex homes, a retail developer and the City of Marina. He noted this is the third base closure project they have partnered on in California (Hamilton Fields, Alameda Point and Tustin) and will be starting work on a similar project at Tustin as well. B. Schaffer discussed the main elements of the plan and showed a short video about the project.

1. The project covers 400 Acres within the City of Marina:
  - 1650 New homes including 108 low income rental apartments
  - 500,000SF of retail
  - 750,00 SF of office Space
  - 500 Hotel rooms in two hotels
  - Playfields, city parks, dune restoration park & sculpture garden
2. As of October 3<sup>rd</sup> they have begun tree removal and building removal for the Retail zone (located at Imjin Parkway next to Highway 1).
3. B. Schaffer said there is interest in working together as a community and he would be happy to attend MPC meetings as an observer. He stated there will be increased student job opportunities and potential for developing partnership for campus vocational training programs.

Architecture  
Interior Design  
Graphic Design

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4. The Habitat Conservation Plan is not yet approved; FORA consistency determination has been performed.
  5. Project phasing
    - Phase 1A - large format retail scheduled to be open by end of July 2007.
    - Phase 1B & 1C- Village Promenade including 350 homes south of Imjin
    - Phase 1C additional homes & playfields
    - Phase 1D Business Park
    - Opportunity Phase – the proposed hotel/conference center
  6. No new freeway interchanges are planned from Highway 1 to serve University Villages. Imjin Parkway does include infrastructure upgrades and have developed some streetscape standards. B. Schaffer suggested the design team contact RBF Engineers for further information.
  7. B. Schaffer stated that there was extensive public process (over 44 meetings with various agencies) to develop the University Villages Plan.
- B. D. Tanza summarized the outcome of V. Nakamura & his meeting with FORA regarding 11<sup>th</sup> Street. FORA will close 11<sup>th</sup> Street permanently where it meets Imjin Parkway (between the Imjin Office Park & Vets Center) when the IOP is developed. FORA also expressed interest in trading 11<sup>th</sup> street for the western portion of Parcel 5; due to complexities of the Dept. Of Ed. transfer agreement this was not seen as a beneficial trade to MPC. Thus, 11<sup>th</sup> Street may be closed to through traffic (between Parcel 1 & 5) but emergency vehicle access would be maintained.

### III. Col. Durham Road Site

- A. S. Krevsky presented an updated plan for Durham Road should MPC pursue the option of leasing space while the CMU buildings are renovated to house the Public Safety Programs.
1. Classroom space is leased from the adjacent Monterey College of Law for daytime use.
  2. Office space provided in a DSA approved modular unit on the future building site south of Building #4465.
  3. M. Gilmartin expressed the importance of including space for storage and the active training classroom close by, all must be onsite by August 2006. All present discussed the possibility of using a modular to serve these uses. D. Tanza noted that storage could be in Building #4465 pre-renovation only if no student entry into the storage facility. M. Gilmartin added that MPC might be able to share/lease space in the gymnasium across the street.
  4. D. Tanza said that it would be possible to meet the August 2006 date if MPC acts soon to place the modular order, currently high demand for units throughout California's schools.
- B. S. Krevsky noted that the large classroom in building #4465 is approximately 40'x 65' feet and could house the active training (Arrest & Control) classroom. In addition, depending on the configuration of interior load bearing walls, an additional 2-3 classrooms with office and common space could be located in this building.
- C. S. Krevsky reviewed the program proposed for the renovated Building #4464. Refinements to configuration and conceptual programming for the modular unit will be covered in a separate meeting with M. Gillmartin.

### IV. 12<sup>th</sup> Street Site

- A. S. Krevsky briefly reviewed the previous two schemes from the last meeting and presented "Option B1." This option is based on what the team heard at the 10/28 meeting, specifically that MPC is interested in developing a presence along Imjin Parkway as the first phase of development.

1. A single-story academic buildings of approximately 12,000 GSF is located at the southwest corner of Parcel 4 (Imjin & 3<sup>rd</sup> Avenue). This first building would house up to 10 classrooms, 8 offices and some lounge/common space. It is near the bus top for easy access from public transit and sets the tone for future campus development. S. Krevsky noted that this scheme still proposes retaining and renovating 3 of existing wood framed buildings on the north parcel of the property into Admin, Facilities and a Multi-purpose hall.
  2. Phase 1 construction would also include at least one bay of parking across the 3<sup>rd</sup> Avenue on Parcel 3. S. Krevsky pointed out that pedestrian access should be clearly identified and centrally located from parking to the campus quad.
  3. As campus population grows a second classroom building could be added along with a central building of approximately 9000 GSF to house a Campus Center with the Administration, Student Services & Library Learning Center all under one roof.  
**Note: These three buildings will meet the assignable square feet planned for 2020 as noted in the 2004 "Space Quantification and Facility Master Plan."**
  4. As demand increases, especially in light of the increased development surrounding the campus, two story classrooms should be developed to the north and across 12<sup>th</sup> Street.
- B. C. Ehmann told all present that MPC is seeking "Center" status for Fort Ord. They have been working with Mike Maas to submit the application and which is currently at the Chancellor's office for review. Center status at Fort Ord will help reduce some of the FTES pressure.
- C. AJ Farrar inquired how quickly a new building could be completed. C. Davis noted that, it might be possible as soon as Spring 2008 but the actual date is dependant on many uncontrollable factors (DSA review times, quality of existing infrastructure, etc.). AJ Farrar also suggested a site sign "future home of MPC" be installed along Imjin to increase project awareness and develop community interest.
- D. D. Gesinger inquired about the feasibility of the proposed mid-block crosswalks, particularly if 3<sup>rd</sup> Avenue will become a major North/South route for the University Village project. D. Tanza noted that locations were selected to be a significant distance from existing intersections. S. Krevsky added that according to the UV project plan, 2<sup>nd</sup> Avenue located west of the MPC properties is to be a main arterial, 3<sup>rd</sup> Avenue will be a collector street.
- E. C. Anderson requested a walking diagram be added to the site plan, similar to that prepared for the main campus Physical Master Plan.
- F. G. Fuller expressed concern about renovating the facilities building prior to having any campus facilities to serve. S. Morgan added that he currently does not have staff to work at Fort Ord.

#### V. Structural Update

- A. C. Davis gave a quick summary of the wood framed buildings and the difficulty of renovating them to the level required by DSA, adding that DSA is reluctant to use any buildings not originally built under their jurisdiction.
- B. J. Bissell advocated for quick action on demolishing buildings which won't be reused, taking advantage of the presence of demolition contractors currently working in the area. He also stated that the process be started to obtain needed permissions to demolish buildings which are no longer slated to be kept due to structural deterioration.

**VI. Utility Update**

- A. S. Krevsky gave a brief utility update. Civil has had some initial success in contacting the City of Seaside.
  - 1. Col. Durham Road site will likely require new laterals for water & sewer.
  - 2. All storm drainage must be retained on site
  - 3. City of Seaside department of Engineering representative will tour site and determine if any street improvements will be necessary; street lighting poles are in place but fixtures need replacing.
  - 4. Existing Army corps drawings are from 1980's and show power, gas & telephone in place, need to confirm condition and if any additional infrastructure has been subsequently added.
- B. Civil has had less success with responses from City of Marina for 12<sup>th</sup> Street site; the city contracts with a private engineering firm to perform its engineering & permitting services.
  - 1. New laterals for water & sewer will likely be needed
  - 2. All storm drainage must be retained on site
  - 3. Trying to arrange meeting/discussion with City of Marina's Strategic Development Agency.
- C. Water allocation will likely a big issue for both sites; S. Krevsky requested that MPC provide any documentation from past water discussions with the local jurisdictions and the transfer agreements to the design team. These records will set the baseline for the campus allocations.

**VII. Program**

Due to time constraints specific program information was not discussed at this meeting.

**VIII. Next Steps**

- A. All present reviewed "action item" checklist, see attached for further information.
- B. Design team will set up programming meetings with Carsbia Anderson, Bill Cochran, Michael Gilmartin, et al. for public safety immediate needs and initial classroom/academic building at 12<sup>th</sup> Street.
- C. Next Advisory Committee Meeting tentatively set for Thursday, December 8<sup>th</sup>, 9:30-11:30am

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Please offer revisions as follows:

To EHDD or JLJA via David Tanza, Strategic Construction Management

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## General Items

- Development of one property (i.e. Col. Durham Road) of in the original July 2003 Public Benefit Allowance meets the deeded requirement of the transfer agreement "to place the property into utilization" within 36 months:

Yes

No

Further Study and/or More Information Required

Action: MPC (Vicki) to research and provide information

## Interim Public Safety Strategy

Lease space from the Monterey College of Law at Durham Road for daytime class use  
Provide temporary office space in portable unit(s) around or near Building #4465  
Renovate Building 4464 to accommodate Public Safety Program (per EHDD Plan 27  
October 2005)

Yes

No

Further Study and/or More Information Required

Action: \_\_\_\_\_

- Will lease space for emergency vehicle storage continue in its present location?

Yes

No

Further Study and/or More Information Required

Action: \_\_\_\_\_

## Satellite Campus

- Plan 12<sup>th</sup> Street Campus as a satellite to main campus:

Yes

No

Further Study and/or More Information Required

Action: MPC expressed an interest in having presence at Ft. Ord as soon as possible

- Plan 12<sup>th</sup> Street Campus as a stand-alone campus:

Yes

No

Further Study and/or More Information Required

Action: \_\_\_\_\_





## Water Allocation – Marina, Seaside, Monterey County

Confirm Water Allocation: \_\_\_\_\_ 12<sup>th</sup> Street  
\_\_\_\_\_ Durham Road  
\_\_\_\_\_ Bachelor Officer's Quarters (BOQ)

- Further Study and/or More Information Required  
Action: MPC (Vicki ) to provide background/historical information

The present plan includes five parcels that are within the jurisdictions of Seaside, Marina, and the County. Each of these agencies has been give a water allocation and our subsequent demands will be taken from each of their overall allocations. Due to turnover and reorganization within these agencies, there is a concern that MPC will not be given the allocation previously discussed or agreed upon unless we able to provide documentation supporting our request. This documentation was likely part of the original transfer agreements.

We recommend a comprehensive Water Master Plan illustrating the future demands of MPC as related to the Master Plan be prepared in order to set aside and document the needed allocation for future growth at MPC. Attention to sustainable design and conservation should be included in the Water Master Plan to provide a blueprint for future development by MPC within Ft. Ord that is consistent with water constraints in this area.

- Further Study and/or More Information Required  
Action: Planning team's civil engineer to research and provide information

## Housekeeping

- Completion Goal = 50% Review Document 12/6/2005 Next Meeting 12/8/2005 9:30 – 11am
- Completion Goal = 90% Review Document 12/20/2005
- Holiday/Winter Break

Dates: Winter Break begins December 15<sup>th</sup>. Early Spring begins January 3<sup>rd</sup>, Spring Semester begins January 30<sup>th</sup>. The College is closed between Christmas and New Years

- Will the Committee be available to meet during the Holiday/Winter Break?

- Yes  
 No  
 Further Study and/or More Information Required  
Action: "There will be a holiday break."

<b>Project:</b>	MPC Fort Ord Physical Master Plan	<b>Report Date:</b>	12.16.05
<b>Job No.</b>	05-024	<b>Meeting Date:</b>	12.08.05
<b>Location:</b>	MPC	<b>Subject:</b>	Workshop #4
<b>Attendance:</b>	MPC Fort Ord Advisory Committee: Carsbia Anderson, Joe Bissell, Dianne Boynton, Gary Bolen, Bill Cochran, Carl Ehmann, A.J. Farrar, Gary Fuller, Michael Gilmartin, Dennis W. Johnson, LaRon Johnson, Bill Jones, Vicki Nakamura, Sandy Nee, Stephen Ruth, Rosaleen Ryan, Stephanie Tetter, Larry Walker  MPC Community: David Gesinger, Rich Montori, Mary Anne Teed	Strategic: David Tanza EHDD Architecture: Shani Krevsky Joni Janecki & Associates: Amy West	
<b>Distribution:</b>	Attendees; MPC: Sharon Coniglio, Steve Morgan; JLJA: Joni Janecki; Tipping Mar: David Mar; and Sherwood Design Engineers: Patrick Freeman		

**I. Introductions**

- A. Dr. Carl Ehmann began the meeting and welcomed the design team and committee members to the meeting.
- B. S. Krevsky requested all present to introduce themselves and to make sure to sign in on the list circulating around the room.

**II. Satellite Campus (12<sup>th</sup> Street) Presentation**

- A. S. Krevsky briefly reviewed the previous schemes and summarized some of the key features the design team has heard from MPC to date: a strong presence at Imjin Parkway, a unified campus, and one that sparks community use and interest leading to the generation of new student enrollment.
- B. S. Krevsky showed a comparison of MPC main campus to Fort Ord’s 12<sup>th</sup> Street in response to C. Anderson’s inquiry at the last committee meeting about the scale of 12<sup>th</sup> Street site. S. Krevsky presented two diagrams illustrating the scale of the proposed campus center at 12<sup>th</sup> Street.
  - 1. An overlay of 12<sup>th</sup> Street on to the Main Campus site plan shows that 12<sup>th</sup> Street fills the heart of the main campus. S. Krevsky noted that 12<sup>th</sup> Street comprises of five parcels on 15 acres.
  - 2. S. Krevsky also reviewed the walking diagram; based on an average walking speed of 3mph most of the campus can be traversed in a period of 4 minutes. S. Krevsky reported that a walk from the corner of 11<sup>th</sup> & 12<sup>th</sup> Street down to 3<sup>rd</sup> Avenue and Imjin Parkway takes about 5 minutes and walking around the perimeter of the center parcel takes about 15 minutes.
- C. S. Krevsky presented the new site plan for 12<sup>th</sup> Street. She began by saying that the plan is the result of committee input to date from the past workshops and the academic building programming meeting.

Architecture  
Interior Design  
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1. The configuration of buildings on the central parcel has been reoriented for better solar orientations that maximize natural daylighting opportunities.
  2. The initial academic building frames the southern edge of campus and will set the tone for future development to the north. As enrollment increases, EHDD suggests increasing the scale of the buildings to 2-stories.
  3. A campus gateway is developed across Third Avenue with a monument sign and special paving zone to signify the entry to MPC and create “a sense of place.”
  4. The pedestrian access from the east parking lot has been moved closer to Imjin Parkway; because vehicular traffic must slow to make the turn on to Third, the proposed location will benefit from the slower traffic.
  5. The northeastern zone of the site is still proposed to be the athletic & recreation area with potential shared community use. The tennis courts should be refurbished and a recreational area with walking paths and/or par course replaces the athletic field across 12<sup>th</sup> Street.
  6. The development on the northwest remains the same as in past schemes; renovate the chapel into a multi-use hall, facilities will be in building T-2898 once the demand for a dedicated Fort Ord department is needed, the two story building is renovated into office space.
  7. The bulk of the parking is along the perimeter of the campus development, leaving the heart of campus a pedestrian zone.
- D. S. Krevsky opened the floor to questions regarding the site plan and an open discussion followed.
1. B. Jones enquired how many seats could be accommodated in the old Chapel. Pending field verifications of interior dimensions and type of seating provided, S. Krevsky stated that around 100-125 seats would be likely. G. Bolen added that when recently touring the building he also estimated about 125 seats maximum.
  2. One participant asked about ADA access. S. Krevsky noted that the site is relatively level and all work (new construction, site work and renovation) must comply with the DSA current accessibility standards; elevators will be provided in multi-story buildings and all buildings will have an accessible entrance, washrooms and meet current ADA and California access requirements.
  3. C. Anderson asked about connections to public transit and bike lanes. S. Krevsky noted that there is bus service on Imjin and bus stops on both the north & south sides of the parkway. In addition, a dedicated 2-way bike lane is located along the south side (east bound direction) of Imjin, separated from the traffic lanes. Third Avenue may have a Class II lane. C. Anderson added that any bike paths on the campus should be segregated from pedestrian paths for safety.
  4. R. Montori asked if the design team had toured any other community college’s that have satellite campus. S. Krevsky noted that EHDD has done some research, especially using the California Community Colleges Chancellors Office data website, but no tours have been done to date.
  5. AJ Farrar suggested that the pedestrian crosswalk across third be equipped with sensor devices that activate flashing lights when in use. S. Krevsky agreed that this is what the design team had in mind.
  6. G. Bolen expressed concern that the Chapel is isolated and cut of from the main campus development. S. Krevsky noted that directional signage should be provided at critical locations on the campus and at the intersections. G. Bolen requested that the signage also be well light for nighttime visibility.

- E. S. Krevsky presented the Phase 1 development plan, stating that it depicts what the design team thinks is feasible and necessary for the initial stage of development.
1. All the buildings slated for demolition be removed and where possible materials shall be salvaged. Demolition should occur soon to take advantage of the presence of demolition contractors on the neighboring sites.
  2. The existing buildings to remain for should be secured to protect from additional deterioration until renovation occurs.
  3. The south end of the central parcel should be developed for the initial academic building and include the campus gateway, monument sign and turnabout/drop-off zone.
  4. Parking with approximately 125 spaces should be provided on the south end of the parcel east of Third Avenue; the associated landscaping to screen the lot and to provide bioswales should be included.
  5. All present discussed the feasibility of renovating the existing two story headquarters building (#T-2859). S. Krevsky noted that the seismic upgrades to meet current DSA standards are quite stringent and costs will be comparable to new construction. She also asked if MPC had a strong attachment to keeping the building, pointing out that it offers a visual connection to the past use of Fort Ord. All agreed that pending permission from the Dept. of Education, this building should be demolished.
  6. S. Ruth requested that the hedgerow also be considered part of Phase 1.
- F. S. Krevsky presented the program for the initial academic building, noting that the plan and elevation as shown are only one of many configurations the building could take; the actual layout and massing must be developed in a thorough design project. S. Krevsky added that the plan illustrates adjacencies and design features
1. Flexibility is key in the first building. Until the initial program offerings are developed and decided on by MPC the building will serve many functions. The academic building shown is a double loaded corridor based on a 32'-0" module with eight 900 ASF classrooms.
  2. A large lobby provides a common gathering area that acts as lounge for student, faculty and staff use and offers a sheltered interior area
  3. The building entry is at the terminus of the campus pedestrian spine. In addition it should increase in scale acting as a portal and framing views into the campus beyond.
  4. A suite of four private offices with shared reception space will initially house student services and counseling. The private offices offer acoustic privacy as needed for these program elements. Each office is around 100 ASF and will eventually become faculty offices.
  5. One of the classrooms could be outfitted with furniture workstations to provide faculty office space.
  6. Two of the classrooms will be outfitted as computer labs; one as a basic business skills lab the other as the ESSC classroom/library learning center. All classrooms will accommodate 35 students. The remaining classrooms will be outfitted as basic "general ed" classrooms with two-top student desks with shared AV equipment on carts.
  7. One participant asked whether or not the rooms could be configured to create larger classrooms. S. Krevsky noted that this could be studied during the design of the academic building, merging four across the corridor not likely due to exiting purposes but operable partitions between two would certainly be a possibility.
  8. G. Fuller asked whether any wet labs would be included at Fort Ord. D. Tanza noted that although not planned for the first building they should be considered for Phase 2 development.
  9. S. Tetter inquired how library reserve materials would be handled. S. Krevsky noted that the computer class labs should be connected via web access to the main campus

library server. B. Cochran noted that an operational procedure must be developed to address hard copy materials.

### III. Col. Durham Road Campus Presentation

- A. S. Krevsky gave a quick review of the previous scheme and presented the site developments since the last committee meeting.
  - 1. Based on programming meeting with M. Gillmartin and data from public safety the modular building increased in size to approximately 2000SF, accommodating offices, storage and meeting space.
  - 2. The paved area in front of Building #4465 can be used as parking during the interim condition; pending field verification of lot size about 15 spaces possible including ADA parking. Allows access to the modular via existing pedestrian path, must field verify meets current DSA access requirements.
- B. S. Krevsky noted in the future that the Durham Road site would be an ideal surge space both for the main campus and 12<sup>th</sup> street once Public Safety moves to Parker Flats.
- C. MPC should make a decision to proceed soon if modular building is to be in operation for target Fall 2006 date.
- D. DSA "Evaluation and Design Criteria report" will be needed for both existing buildings (#4464 and #4465) prior to proceeding with renovation.

### IV. Landscape Overview

- A. A. West presented an overview on the campus landscape character, emphasizing its importance to defining the campus and creating a sense of place. She stated that the landscape adds value to the campus, it will aid in defining the site context immediately and in the future. A. West added that to be truly successful, there must be a commitment to invest in the landscape and to maintain it especially while the new plantings are being established.
- B. A. West said that the plantings will be informed by what best thrives in the Fort Ord area. The site which is windy with salty air and sandy soil is best suited to a chaparral plantings; furthermore the selection of plant species should be drought tolerant, hearty and low maintenance.
- C. A. West stated that the basic landscape concept blends the natural elements with more formal plantings. The outdoor recreation space will capture the natural meadow and chaparral type plantings of the area. It reaches across Third Street to the main campus lot, merging with the formal aspects along the pedestrian spine and in sheltered sunny outdoor spaces.
- D. A. West also noted that planting will be used to shield the parking and provide grassy swales for drainage in addition a hedgerow along the west will act as a windbreak
- E. C. Ehmann stated that he believes that the landscape is essential to creating an inviting campus environment and that he hopes to see MPC make it a priority to include and maintain while developing the Fort Ord Center.
- F. M. Teed thanked Dr. Ehmann for his comments and added that the landscape helps form viable community spaces that are essential to the students and faculty alike. She requested that native plants be used whenever possible and also that MPC look beyond the community colleges for inspiration, drawing on other academic institutions' examples. M. Teed concluded that the sheltered outdoor spaces and unique spaces within building projects are perfect for donor opportunities.
- G. S. Krevsky added that through the use of sustainable design and landscaping the campus has a real opportunity to create a learning tool for the community at large; MPC can lead by example.



**V. Budget**

- A. D. Tanza distributed budget summary spreadsheets for the committee's review and presented a brief overview of the funds. D. Tanza explained that the first sheet provides an overall summary of the entire Fort Ord budgets; the subsequent pages provide a breakdown of the individual phases/projects with soft and construction costs.
  - 1. Total Fort Ord baseline budget is \$47.2 million comprised of bond money, state funding and additional funding from other sources.
  - 2. Phase One of the Fort Ord Center (12<sup>th</sup> Street) is 4.2 million with a construction budget of ~\$3.5 million.
- B. S. Krevsky noted that new construction costs for recently bid projects EHDD has worked on in the Monterey area are coming in around \$326/SF, allowing for escalation EHDD suggests a minimum of \$340-360/SF should be used for planning purposes.
- C. C. Anderson remarked that a recent cost estimate on the proposed Student Services building at the main campus is coming in at \$400/SF.
- D. A quick analysis of the initial academic building as presented (14,000 GSF) would result in a budget of \$217/SF. S. Krevsky noted that the gross square footage will likely decrease due to late breaking news that the classrooms can be 800 ASF.

**VI. Next Steps**

- A. Civil Engineer to meet with local jurisdictions and utilities early next week.
- B. Next Advisory Committee Meeting tentatively set for Thursday, January 12<sup>th</sup>, 2006; 9:30-11:30am. **Note: shortly after the 12/08 meeting this meeting date was changed to January 13<sup>th</sup> at the same time to avoid conflict with the governor's state budget meeting in Sacramento.**
- C. J. Bissel requested that future site plans include a summary of GSF/ASF of proposed buildings, landscape and hardscape to aid budget planning and campus center growth.
- D. MPC to confirm feasibility of the demolition of three (3) additional buildings (T-2859, T-3017 & T-3018) on 12<sup>th</sup> Street site with Dept. of Education transfer agreement.

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Unless the Architect is informed, in writing, within 10 days of receipt of these minutes, the minutes will stand as written. It will be assumed that all in attendance and those receiving copies understand and agree to the accuracy of the statements and information herein.

Please offer revisions as follows:

To EHDD or JLJA via David Tanza, Strategic Construction Management

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<b>Project:</b>	MPC Fort Ord Physical Master Plan	<b>Report Date:</b>	01.18.06
<b>Job No.</b>	05-024	<b>Meeting Date:</b>	01.13.06
<b>Location:</b>	MPC	<b>Subject:</b>	Workshop #5
<b>Attendance:</b>	MPC Fort Ord Advisory Committee: Joe Bissell, Dianne Boynton, Gary Bolen, Bill Cochran, Carl Ehmann, Karen Engelsen, A.J. Farrar, Gary Fuller, Michael Gilmartin, Dennis W. Johnson, Bill Jones, Steve Morgan, Vicki Nakamura, Sandy Nee, Rosaleen Ryan, Stephanie Tetter,  MPC Community: Dan Beck, Rich Montori	Strategic: David Tanza EHDD Architecture: Shani Krevsky Joni Janecki & Associates: Amy West	
<b>Distribution:</b>	Attendees; MPC: Carsbia Anderson, LaRon Johnson, Stephen Ruth, Larry Walker; JLJA: Joni Janecki; Tipping Mar: David Mar; and Sherwood Design Engineers: Patrick Freeman		

**I. Introductions**

- A. Dr. Carl Ehmann began the meeting, introducing Karen Engelsen, the new member from Student Services, and welcomed her to the committee.
- B. S. Krevsky thanked the participants for joining in today’s meeting particularly because the academic semester has yet to begin. She also requested all present to sign in on the list circulating around the room.

**II. Physical Master Plan Overview**

- A. S. Krevsky outlined the goals of the workshop
  - 1. Summary of the Fort Ord Physical Master Plan
  - 2. Gather committee input and obtain approval on the site plans for both 12<sup>th</sup> Street and Col. Durham Road (Phase I and full build out)
  - 3. Distribute draft document for committee review and comment
- B. S. Krevsky gave a brief PowerPoint presentation on the Physical Master Plan process.
  - 1. She stated that the design team was originally approached to prepare a comprehensive master plan for all of MPC’s properties at Fort Ord. Due to the uncertain timeline of the transfer process, the team recommended a more focused effort on the conveyed parcels only. An effort that will better serve MPC in their expressed goal of getting the Fort Ord Centers operational as quickly as possible.
  - 2. The objective of the Physical Master Plan is two-fold.
    - a. To provide a framework for the first phase of construction and needed site improvements at both Fort Ord Sites.
    - b. To provide direction and identify the suitable building sites for immediate and future program driven needs at both Fort Ord Sites.
  - 3. S. Krevsky reviewed the process for campus input, discussing the primary topics of the monthly advisory Committee workshops.

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4. S. Krevsky summarized some of the key comments heard from the committee and gave a brief background on the two sites, showing aerial photos that locate them in the greater Fort Ord context.
  - a. Col. Durham Road is in the City of Seaside, a single parcel just over 3.5 acres and will be home to the Public Safety Officer until Parker Flats is built. The two existing buildings on site will be renovated.
  - b. 12<sup>th</sup> Street is in the City of Marina, five parcels and consisting of almost 21 acres. This site is the home of the satellite campus and the focus of most of the academic development of MPC at Fort Ord. The site will be mostly new construction.
5. S. Krevsky concluded with examples of buildings and landscape illustrating the proposed campus character.
  - a. Buildings should have sheltered courtyards, large windows for both daylighting and connection to the surrounding environments, interior circulation that also functions as common space, and protected outdoor circulation.
  - b. Landscape should draw on the best aspects of the native maritime chaparral found at Fort Ord and consist of a combination of formal and informal spaces; plantings must be low maintenance, drought and wind resistant species.

### III. 12<sup>th</sup> Street Campus Presentation

- A. S. Krevsky described the revised site plan addressing the key developments since the December 8<sup>th</sup> meeting.
  1. The initial academic building has shifted south towards Imjin Parkway to increase visibility. In addition, the building footprint has been reduced to around 12,000 GSF and modified to span the main campus walk.
  2. The campus gateway remains at the intersection of 3<sup>rd</sup> Avenue and Imjin Parkway. A second monument sign has been added on the eastern side of the street to emphasize the entry. These two signs sit in a sculptured landform.
  3. The full extent of the parking lot is shown on the east side of 3<sup>rd</sup> Avenue.
  4. The plaza turnabout is reconfigured, providing more parking spaces and a clear drop-off zone.
  5. The campus landscape has been developed to include courtyards and quads at all classroom buildings.
  6. The western service road has been further developed to show additional ADA parking and includes an emergency vehicle turnaround at the south end.
  7. A vehicular entry has been added from 12<sup>th</sup> Street into the north parking lot.
  8. Two new buildings replace the renovated Building #T-2859; these could be either additional classroom space or an alternate location for the multi-purpose hall.
- B. S. Krevsky presented the proposed Phase 1 development for 12<sup>th</sup> Street.
  1. The Academic building, plaza turnabout, first leg of the campus walk and parking for around 125 spaces are the fundamental elements of Phase 1.
  2. The former two story regimental headquarters, Building #T-2859, is shown to be demolished.
  3. The landscape now included in Phase 1 is more extensive as a response to the committee's desire that the initial academic building not be isolated. Early landscaping will allow for the plantings to become established and mature as the rest of the buildings are constructed on campus and define the character of the satellite campus. Besides the landscape surrounding the academic building, the western hedgerow, the street trees/native oaks along 3<sup>rd</sup> Avenue and the perimeter plantings in the parking lot should be planted during Phase 1. The plantings at the plaza turnabout should also be included to such extents that will not obstruct future construction on site.

**IV. Col. Durham Road Campus Presentation**

- A. S. Krevsky reviewed the site plan, highlighting the changes since the 12/08 meeting.
1. In an effort to focus new MPC program at the 12<sup>th</sup> Street Campus, no new buildings are shown at Durham Road. Instead, the field south of existing Building #4465 is re-contoured into a grassy usable open space.
  2. Based on observations during the civil engineer's site visit, the lower parking lot has been reconfigured. The selected area may be a regional drainage basin and requires further surveying. Depending on the findings, the configuration of the lower lot may need further revision. It currently does not extend as far south as shown in the past schemes and a spur to the west behind building #4465 has been added to compensate for the lost spaces.
  3. Landscaping has been developed more thoroughly, showing street trees along Col. Durham and Arnheim Roads and plazas in front of both existing buildings.
- B. S. Krevsky presented the Phase 1 developments for Durham Road.
1. Classroom space is leased at the adjacent Monterey College of Law.
  2. 2,400 GSF modular is located on the south side of Building #4465, taking advantage of relatively level area of existing field and removed from zone of future parking lot.
  3. Existing paved area in front of Building #4465 should be re-striped; providing one ADA space and short term & staff parking for office modular.
  4. If parking is not part of agreement with Monterey College of Law, the upper parking lot may be re-striped for optional use as student parking.
  5. Limited landscaping is proposed during the initial phase. Weedy & non-native species as well as the overgrown vegetation along existing pathways should be cleared. While not as critical as a windbreak at this site, budget permitting the hedgerow should be planted along the western property line.

**V. Open Discussion**

- A. Col. Durham Road
1. M. Gilmartin noted that the college is currently negotiating with the City of Seaside for use of a vacant parking lot directly across from the College of Law on the western side of Malmedy Road for interim parking.
  2. AJ Farrar inquired if any progress had been made towards using the existing gym across Durham Road for the physical training program element of the academies. M. Gilmartin said this is still being explored as a solution, but there are no new developments at this time to discuss.
  3. J. Bissell asked why the modular building was not located in a more visible site, why not closer to the Law School along Durham Road to the west of Building #4465. AJ Farrar also asked if utilities would be easier/cheaper to install if the modular was nearer to the street. S. Krevsky noted that there is only about 60' between the property line and the existing building; the terrain in that area is steeper than the location shown on the site plan. D. Tanza added that code setbacks from the property line and existing building limit the available buildable area. J. Bissell expressed concern that students will cut through the field to reach the Law School property from the modular. S. Krevsky pointed out that the proposed location utilizes an existing path on the east side of Building #4465 and if the existing walkway on the west was cleared of vegetation, it could provide a second path to Durham Road. S. Krevsky noted that the location east of the existing building was considered an option. The east side does not have the same property line issues, but was not an ideal solution because it blocks access for the construction of the future lower parking lot.
  4. D. Tanza said that ordering the modular is a time critical item and stressed the importance of MPC requesting the building prior to the summer rush. He noted many California school districts have their new portables fabricated over the summer and if

- the Public Safety Program is to have its offices by Fall of 2006, the college must get the fabrication request in as soon as possible.
5. J. Bissell asked all present if the committee was ready to recommend approval to the Board of Trustees and to turn over the Phase 1 scope to the individual project teams. D. Boynton inquired if the plans should go before the College Council review prior to the board. All agreed to take to College Council first and then present to the Board of Trustees.
  6. C. Ehmann requested a copy of the “campus input” slides from the PowerPoint presentation for his use in sending out an update to the greater campus community as well as to the college council and board presentations. V. Nakamura requested that the timeline be revised to show early small group meeting that preceded the campus vision/scoping workshop.
- B. 12<sup>th</sup> Street – Satellite Campus
1. G. Fuller noted that the university village deconstruction/demolition is almost completed on the neighboring site; MPC may not reap any financial benefit from the bidding climate. V. Nakamura informed the committee that the college is still looking into the paperwork for requesting the additional three building demolition on this site; the process may be lengthy and will be ongoing while the building planning efforts proceed.
  2. J. Bissell asked all present if the committee was ready to go ahead with this approval for this site as well. All agreed to proceed to College Council and Board reviews. J. Bissell requested that campus project team should be selected as soon as possible along with the architect for the academic building to keep the momentum going. MPC to develop building committees with key stakeholders.
  3. D. Tanza presented two options for a “future home of MPC sign.” All present discussed the options shown. Most preferred the upper version. R. Montori noted that the emphasis on the sign text should be on MPC Satellite Campus and not Fort Ord. C. Ehmann noted that the sign is a very important element and the college should move right away on implementing and installing the sign.
- C. Draft Document Distribution
1. D. Tanza passed out copies of the draft Master Plan. S. Krevsky reviewed the contents of the document, emphasizing that it is a draft document and the design team is looking for the committee’s input and comments; some areas are highlighted for additional input from MPC, including some that have been addressed in today’s meeting (such as the initial location of parking for the Public Safety program).
  2. S. Krevsky discussed the document layout.
    - a. Executive Summary covers the process and goals of the master plan
    - b. Fort Ord overview includes existing condition summaries and site histories
    - c. A chapter each is dedicated to the individual sites, 12<sup>th</sup> Street and Col. Durham Road including site plans and program information
    - d. Landscape vision and character
    - e. Structural Assessment
    - f. Civil Assessment
    - g. The Appendix will provide supporting information, references and background on the master plan but it is not included in the draft document
  3. S. Krevsky also noted a selection of items that are yet to be incorporated into the document: program spreadsheets, additional imagery/site photos, meeting minutes and bubble diagrams for the classroom buildings.

**VI. New Business**

- A. C. Ehmann will issue an update within the next few days to report back to the campus on where we are in the master plan process and what the committee has accomplished to date.
- B. C. Ehmann also reported on the meetings with local jurisdictions that the administration has had. B. Cochran and others have been meeting with the City of Marina to keep abreast of the concurrent developments and to work together to identify possible partnerships.
- C. D. Tanza suggested that MPC consider starting on some preliminary elements that are required regardless of final site plan design. He said that initiating a few key things now will keep the project moving forward and prepare for the imminent individual construction projects. He advised that the college initiate the following items:
  - 1. Geotechnical reports
  - 2. Topographical Surveys
  - 3. CEQA documentation

**VII. Next Steps**

- A. MPC to review draft document and submit comments to design team. Forward committee comments to Vicki Nakamura for distribution to design team by January 27<sup>th</sup>.
- B. MPC presentation to College Council with recommendations to approve Phase 1 site plans; aim for early February agenda. C. Anderson to present 12<sup>th</sup> Street and M. Gilmartin to present Col. Durham Road.
- C. MPC status report to Board of Trustees in March.
- D. D. Tanza to work with MPC and Office of Public Information to develop “future home of MPC” sign at 12<sup>th</sup> Street and install at corner of Imjin & 3<sup>rd</sup> Avenue.
- E. Next Meeting tentatively set for March 3<sup>rd</sup> at 9:30am. MPC to confirm need for meeting and required attendance in mid February.

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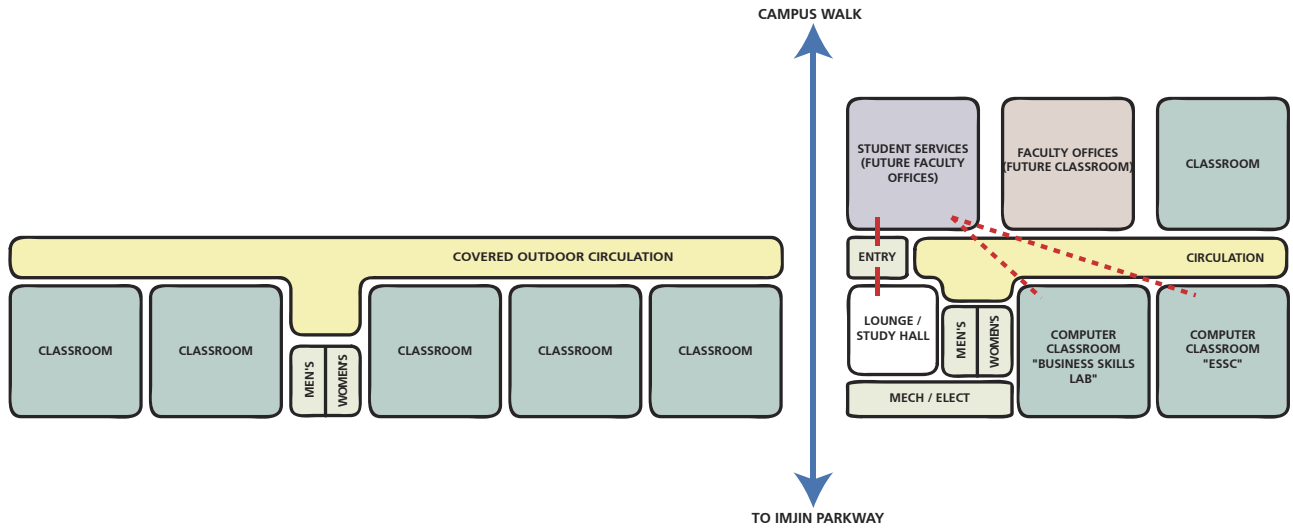
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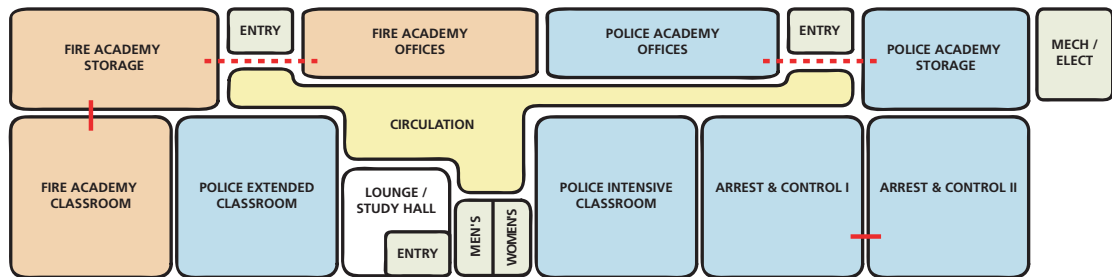
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## Appendix Adjacency Diagrams



**ACADEMIC BUILDING DIAGRAM**

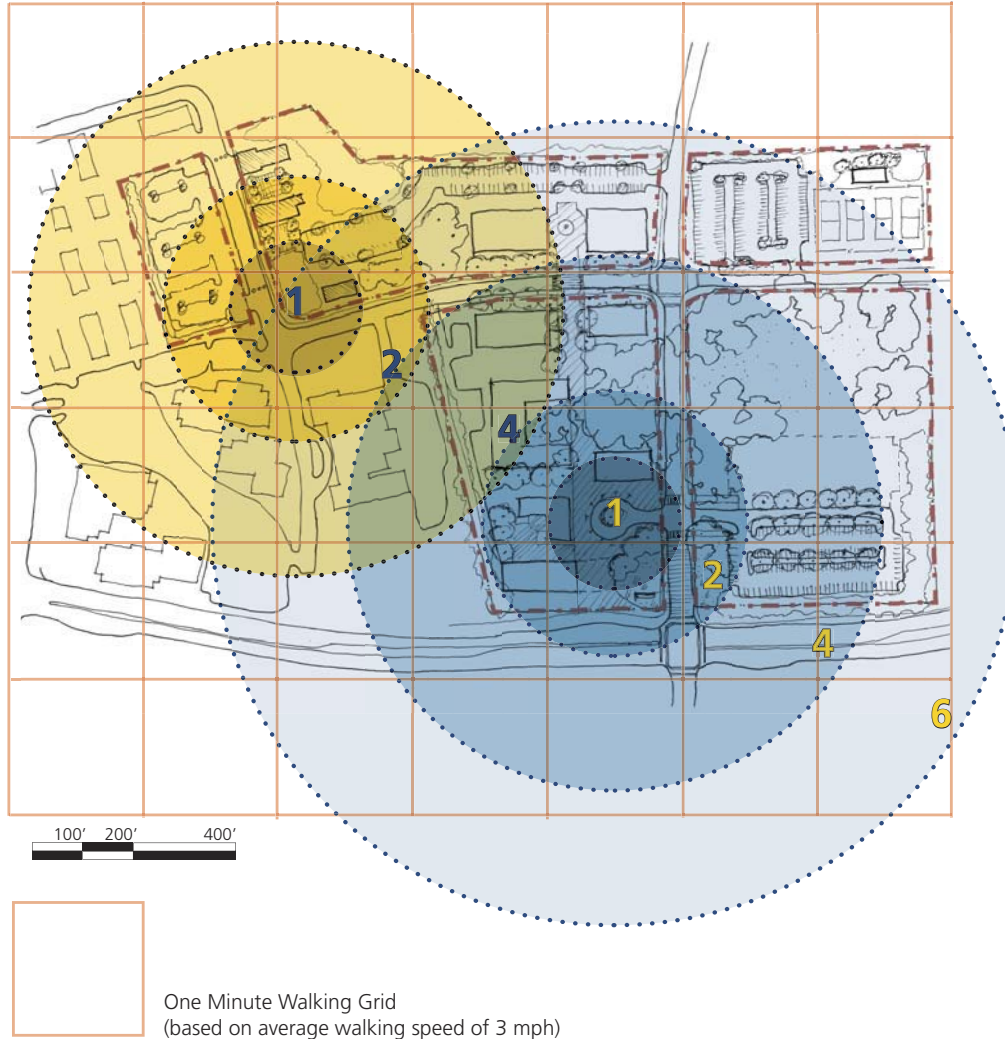
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**BUILDING #4464 DIAGRAM**

— REQUIRED ADJACENCY  
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# Appendix 12th Street Satellite Walking Grid



**Travel distance / Driving Times:**

- Main Campus to Col. Durham Road Site - 7 miles / 9 minutes
- Main Campus to 12th Street Satellite Campus - 8 miles / 10 minutes
- Col. Durham Road Site to 12th Street Satellite Campus - 2.5 miles / 5 minutes

# 9

## References

EMC Planning Group Inc. and EDAW, Inc., *Fort Ord Reuse Plan*, 1997, revised 2001.

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Department of General Services Division of the State  
Architect, *Adaptive Re-use: an Option for California's Schools*, March 2004.



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