MONTEREY PENINSULA COMMUNITY COLLEGE DISTRICT OVERVIEW

Monterey Peninsula College (MPC) is part of California's public community college system of 115 colleges in 72 districts across the state. It is a comprehensive community college that responds to the educational, cultural, and recreational needs of the community, insofar as its resources permit. The College serves the communities of Big Sur, Carmel, Carmel Valley, Del Rey Oaks, Marina, Monterey, Pacific Grove, Pebble Beach, Presidio of Monterey Annex, Sand City, and Seaside. Monterey Peninsula College classes are held on the Monterey campus, at the MPC Education Center at Marina, at the Public Safety Training Center in Seaside, and at off-campus locations.

The District's main campus is located at 980 Fremont Street in Monterey, California. The main campus offers courses to prepare students for transfer to four-year institutions, to prepare for the workplace, to update work skills or prepare for a new career, to gain a general education, and to improve skills in mathematics, reading, writing and science. There are a total of 32 buildings consisting of classrooms, library, sports complex, administration, theatre, lecture halls, child development centers, facilities offices and portables spread throughout campus. There are 7 parking lots serving all buildings. The majority of the older facilities have undergone partial or complete renovations since construction.

The Seaside location houses the public safety training program, which includes our Police and Fire Academies, and is located at 2642 Colonel Durham Road, in Seaside, California. The Public Safety Training Center (PSTC) in Seaside provides public safety training programs to meet local and regional needs. MPC's PSTC curriculum includes fire, police, and emergency medical technician (EMT) training. Our facilities consist of 2 former military buildings renovated in 2008-09, providing six classrooms, a multipurpose room, a large physical fitness and agility training space, and men's and women's locker room and shower facilities. Upper and lower parking lots provide convenient parking for our students and employees adjacent to each building.

Monterey Peninsula College's Education Center at Marina gives residents of northwestern Monterey County an opportunity to pursue a college education close to home or work. We offer a variety of day and evening courses including English as a Second Language, basic skills, general education and business. The Education Center at Marina is located at 289 12th Street (Imjin Parkway and 3rd Street) in Marina. The 12,000 square-foot permanent facility, with eight classrooms, opened in the fall of 2011. To support students enrolled in classes at this campus, a variety of services are provided on site on a rotational basis including counseling, financial aid, veterans' services, English and Study Skills, Math Learning Center, and library services.

Monterey Peninsula College has enjoyed tremendous support from its residents. In November 2002, local voters approved a $145 million bond for facilities, infrastructure, and equipment at Monterey Peninsula College. Funds from the bond have been used to support the programmatic needs described in the College's Educational/Facilities Master Plan, which includes the development of the MPC Education Center at Marina located in the former Fort Ord. As of

spring 2020, only $8 million of Measure I funds remain, with the total balance being earmarked for the ongoing baseball turf installation and the future Public Safety Training Center out at the Fort Ord properties.

FACILITIES & TECHNOLOGY MASTER PLAN SECTIONS

Section One documents the FTMP purpose, process, and MPC's Educational Master Plan Goals.

Section Two documents the existing facilities and technology conditions analysis for all three campus locations.

Section Three identifies and summarizes the district-wide facility and technology needs.

Section Four documents the classifications for projects and identifies the process to be utilized to prioritize future projects.

Section Five documents the total cost of ownership and funding plans

Appendix 1 includes the campus-wide participatory brainstorming document and comprehensive stakeholder input.

Section 1

FACILITIES & TECHNOLOGY MASTER PLAN PURPOSE

The purpose of this Facilities Technology Master Plan Update (FTMP) is to analyze existing facilities and technology, and outline development goals that align with the current and future needs of Monterey Peninsula College, as identified in the College's mission statement and 2020-25 Educational Master Plan.

Monterey Peninsula College's Mission Statement:

Monterey Peninsula College is an open-access institution that fosters student learning and achievement within its diverse community. MPC provides high quality instructional programs, services, and infrastructure to support the goals of students pursuing transfer, career training, basic skills, and lifelong learning opportunities.

Key college-wide goals and strategic initiatives from the 2020-25 Educational Master Plan include:

- Goal 1 - Excellent Education
    - Strategic Initiatives
        - Access to Educational Programs and Support
        - Transfer and Career Pathways

        - Community Education
        - International Student Program
- Goal 2 - Completion Culture
    - Strategic Initiatives
        - Effective Strategic Enrollment Management
        - Systems to Support Student Completion
        - Academic Guidance
        - Support for Underserved Populations
        - Academic and Learning Support
        - Communication
        - Dual Enrollment
- Goal 3 - Innovative Environment
    - Strategic Initiatives
        - Instructional Materials, Supplies, Furniture, and Equipment Plan
        - Facility Needs
        - Technology Software
        - Technology Hardware Infrastructure
        - Expand Library Access
- Goal 4 - Campus Community
    - Strategic Initiatives
        - Organizational Structure
        - Work Environment
        - Professional Growth
        - Leadership Development

A link to the comprehensive Board of Trustees approved 2020-25 Educational Master Plan: https://www.mpc.edu/Home/ShowDocument?id=37138

Key Drivers for the Facilities & Technology Master Plan:

- The needs arising out of the 2020-25 Educational Master Plan (EMP)
- In particular the need to increase student success, retention, transfer and completion;
- Also from the EMP, the needs arising out of 21st Century changing teaching and learning pedagogies
- And the need to increase recruitment, and retention, of faculty and staff
- The needs arising out of the existing condition of facilities, and infrastructure at Monterey Peninsula College
- The needs arising out of the existing condition of technology

A Facilities Master Plan is derived from the Education Master Plan and provides a blueprint for the facilities and technology that will be required to fully implement the Educational Master Plan of a district for each campus. The decisions a district makes in developing a Facilities Master Plan are very important due to the permanent nature of any decisions made. The construction process for buildings is lengthy and once buildings are constructed, change is very difficult.

This is evidenced by the fact that 65 percent of buildings in the community college system are over 25-years old and 47 percent are over 40-years old.

Although educational programming is always supposed to drive facilities planning, the permanent nature of facilities will limit or dampen the ability of the Educational Master Plan to respond to rapid changes in educational program, delivery systems and technology. Given this permanence, there are many factors districts must take into consideration as they develop Facility & Technology Master Plans. These factors include:

Community College Change and Growth - Community colleges are inherently difficult to plan because the only constant is change – change in the size of the campus, rules and regulations, educational programs, administration, staff and faculty, and a myriad of other factors. Community college campuses often grow to many times their original size over a long period of time so the need to plan for and respond to change must be integral to a facilities plan.

Campus Design Guidelines – The Facilities Master Plan must define campus design guidelines, not only to provide a cohesive look for the entire campus but to ensure access and functionality. The campus needs to be designed for flexibility so that facilities can change to the extent possible to support changes in the educational program.

State Rules and Guidelines – California's community colleges are governed by laws, regulations and guidelines that are utilized by various governmental entities (i.e., Board of Governors, Department of Finance, Division of the State Architect) in the review of new campuses and building projects. The Facilities Master Plan for any campus must be consistent with state rules and guidelines.

California Environmental Quality Act – The California Environmental Quality Act requires districts to define and possibly mitigate the impact of construction or new development on neighboring properties. Districts must evaluate the impact of traffic, pedestrian traffic, storm water run-off, historic structures and features, and a variety of other potential impacts on neighboring properties when developing a new site or starting a new project on an existing site.

Operational Considerations – The facilities planning process must take into account various operational issues, including those that influence staffing requirements and energy usage for new and/or modernized facilities. Incentives are provided by various Utility Companies that encourage energy efficient design and construction. Laws and regulations impact staffing levels such as: the 75/25 percent full-time/part-time ratio of faculty; the 50 Percent Law which requires 50 percent of the operating costs to be spent on instruction; funding caps which limit the growth of a district, and collective bargaining which determines class size limitations and other working condition issues. Classroom scheduling issues must also be taken into account when determining the number and size of classrooms: faculty preference of rooms, availability of rooms, size of rooms, physical adequacy of rooms to teach specific types of courses, and the preference of students and faculty for morning classes.

Funding Availability – Annual state funding for community college facilities through the non-proposition 98 deferred maintenance program is always less than what is required to support the facility needs of the community college system. State funding is dependent upon the passage of statewide general obligation bonds, and local funding is dependent upon the passage of local general obligation bonds. In recent years, the availability of state funds to finance new community college projects has been constrained due to the lack of available state matching bond funds. The most recent state funding was from the 2016 Proposition 51 state construction bond to match district local dollars.

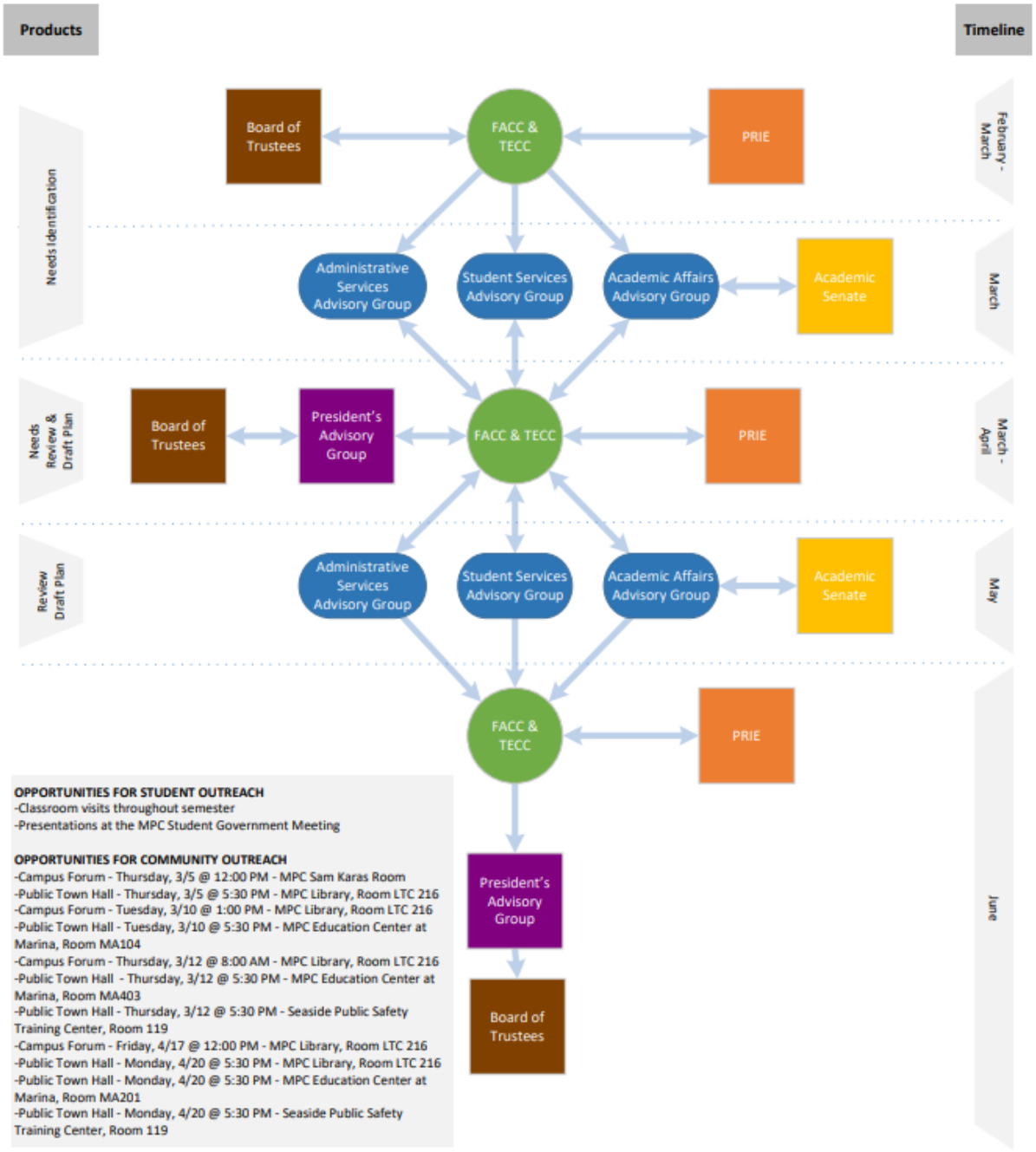
Local bond funds are constrained to maximum assessments per current property values. Facilities Master Plans must plan to the extent possible for buildings that are efficient, flexible (can be used for more than one purpose and adaptable to change over time), and cost effective. Careful planning of classroom scheduling within existing facilities can increase facility utilization without the need for new buildings. Districts must explore alternative instructional delivery options such as distance education which can also mitigate the need for new facilities.

FACILITIES & TECHNOLOGY MASTER PLAN PROCESS

To fully understand Monterey Peninsula's College's needs and issues, a large and diverse set of stakeholders - students, faculty, staff and facilities personnel - participated in the Facilities and Technology Master Plan process through online surveys, workshop discussions, meetings, campus forums, and presentations. These opportunities for collaboration and input were held both in the face-to-face and virtual formats. The results of this extensive, investigative, and collaborative planning process are documented here, as follows:

Facilities & Technology Master Plan

Spring 2020 Development Process



OPPORTUNITIES FOR STUDENT OUTREACH
-Classroom visits throughout semester
-Presentations at the MPC Student Government Meeting

OPPORTUNITIES FOR COMMUNITY OUTREACH
-Campus Forum - Thursday, 3/5 @ 12:00 PM - MPC Sam Karas Room
-Public Town Hall - Thursday, 3/5 @ 5:30 PM - MPC Library, Room LTC 216
-Campus Forum - Tuesday, 3/10 @ 1:00 PM - MPC Library, Room LTC 216
-Public Town Hall - Tuesday, 3/10 @ 5:30 PM - MPC Education Center at Marina, Room MA104
-Campus Forum - Thursday, 3/12 @ 8:00 AM - MPC Library, Room LTC 216
-Public Town Hall - Thursday, 3/12 @ 5:30 PM - MPC Education Center at Marina, Room MA403
-Public Town Hall - Thursday, 3/12 @ 5:30 PM - Seaside Public Safety Training Center, Room 119
-Campus Forum - Friday, 4/17 @ 12:00 PM - MPC Library, Room LTC 216
-Public Town Hall - Monday, 4/20 @ 5:30 PM - MPC Library, Room LTC 216
-Public Town Hall - Monday, 4/20 @ 5:30 PM - MPC Education Center at Marina, Room MA201
-Public Town Hall - Monday, 4/20 @ 5:30 PM - Seaside Public Safety Training Center, Room 119

Section 2

MONTEREY PENINSULA COMMUNITY COLLEGE DISTRICT EXISTING CONDITIONS

Summary of Architectural Conditions

Monterey Campus - The majority of the buildings are either wood frame construction or cast in place concrete on concrete slabs. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The windows are a mixture of wood and aluminum framed windows throughout the campus. The exterior envelope systems and components were observed to be performing adequately at the majority of the small-branch sites. Issues with the building envelope, such as roof leaks, wall leaks, failed glazing seals, deteriorated weather-stripping, and other deficiencies, were primarily observed at the older facilities which had not been renovated. Roof leak issues were observed for Art-Dimensional, Physical Science, Facilities, Theatre, Student Center and Art Studio. Interior finishes vary in age and have been well maintained throughout the facilities. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. The Art Studio was observed to have termite issue and further investigation is required to evaluate the extent of damage.

Seaside - The buildings are constructed of painted concrete masonry unit bearing walls and metal roof decks. The windows are banded aluminum and the roofs are a gabled construction with a single-ply TPO finish. The interior finishes have been periodically replaced as needed over the years. Typical life-cycle based interior and exterior finish replacements are budgeted and anticipated.

Marina - The buildings are constructed of a combination of wood framed walls with cement board siding and cast-in-place concrete walls constructed on a slab-on-grade foundation. The windows are storefront assemblies that include full height windows in some rooms. Roofing is a mixture of concrete tile roofing and thermoplastic polyolefin membrane roofing.

Summary of Mechanical, Electrical, Plumbing and Fire Protection Systems Conditions

Monterey Campus - The HVAC) equipment varies in age throughout the sites. The majority of the buildings do not have any overall cooling systems and only have individual systems, such as ductless split systems or rooftop packaged units for single rooms. The majority of the buildings have a central heating system with one or two hot water boilers feeding air handlers or VAV boxes with reheat coils. Supplementary heating is also provided by gas furnaces and infrared heaters. The hot water boilers were leaking at the Lecture Forum and Library Technology Center. In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures updated as needed. The majority of the domestic hot water was provided by tank type gas water heaters in each building. Electric water heaters were also observed at various buildings without gas. Backflow preventers adjacent to buildings were observed to be leaking throughout the site. Electrical service equipment and systems are original for the majority of the

facilities and are anticipated for life-cycle replacement within the older facilities. Interior lighting consists mainly of T-8 linear fluorescent and CFL fixtures and lamps, with LED upgrades in some areas. The majority of the facilities are protected by a hard-wired fire alarm system. These systems vary in age, and some facilities lack strobes, pull stations, illuminated exit signs, emergency lighting, and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed at newer buildings and some older buildings (only in the main mechanical room). Fire suppression is provided to all buildings by fire extinguishers and on-site fire hydrants. The elevator machinery and controls within the campus buildings are original to construction and should be considered for modernization. Typical life-cycle replacements and ongoing maintenance will be required.

Seaside - All mechanical and plumbing system components were replaced with the renovation in 2009. Both buildings are heated and cooled by a central system with boilers and air handlers feeding VAV boxes. Hot water is supplied in building 100 by an electric water heater and in building 200 by a gas water heater.The buildings have a wet-pipe fire sprinkler system and hand held fire extinguishers. The property maintenance staff and occupants of the buildings were interviewed, no issues with the electrical or plumbing services supplied to the buildings were reported.

Marina - Heating and cooling are provided by central boilers that circulate heated water to fan coil units in each building. There is a limited amount of air-conditioning in Building 300 provided by a single package unit. Plumbing systems consist of copper supply piping and cast iron waste pipe. Electric gas water heaters are used in the building and have a manufacture date of 2011. The buildings use commercial plumbing fixtures. No major issues were observed or reported. The electrical systems in the buildings are original and the building electrical systems appeared to be overall in good condition. The buildings have a wet-pipe fire sprinkler system and hand held fire extinguishers. There is a fire alarm panel that serves all five buildings located in Building 300. The fire alarm and suppression systems appear to be in good condition. Inspection tags are current. Typical life-cycle replacements and ongoing maintenance will be required.

Summary of Site Condition

Monterey Campus - In general, the campus has been well maintained. The campus contains moderate to heavy landscaping, which is served by an in-ground irrigation system. The asphalt paved parking areas and drive aisles are in poor condition at Parking Lot A,B and C. The outdoor amphitheater is experiencing severe deterioration due to wear, animal undermining, and weather. The distribution wiring for older pole mounted walkway fixtures is old and of a phase type that is difficult to work with relative to all other site sightings. Stairs and paths are also deteriorating throughout the gully that crosses through the central part of campus.

Seaside - The site is composed of asphalt parking lots, concrete pedestrian walkways, and landscaped areas. Irrigation is present at the property. The parking lot striping is deteriorated and faded; restriping is recommended.

Marina - Site The site is rectangular with parking located on the north side of the site and the buildings grouped around the central courtyard at the south side of the site.

Total Cost of Ownership of Existing Facilities

Total cost of ownership (TCO) is the recognition of post construction maintenance and upkeep is sometimes the forgotten component in the capital construction program. The long-range vision for the District should address each new construction or renovation project with the understanding that upkeep and maintenance will be a high priority item and recognized as an added expense to the budget. The care of buildings will extend their lifespan and usefulness; the care of the landscape and site amenities will be extremely important to the long-term perceptions about the District and its colleges. The district-wide facilities condition assessment, issued in January 2020, estimated that the total cost of ownership for the district's existing facilities is $175 million over the next 20 years. Possible funding options to address the total cost of ownership needs are discussed in Section 5.

Section 3

CURRENT FACILITY & TECHNOLOGY NEEDS

Monterey Peninsula College recognizes the importance of maintaining and enhancing an innovative environment to support high quality instruction and promote student success. An innovative educational environment includes sustainable campus facilities and technologies that meet the needs of the college and the community today and in the future. The vision of Monterey Peninsula College is to provide campus facilities, technology, and physical resources that collectively promote creative and progressive academic programs and student services.

Through the college's governance process, the below facility and technology needs were identified. These needs are based on the current state of the college's facilities and technology and represent projects that could be initiated within the next five years. This list is not comprehensive, rather, it identifies significant areas of needed renovations, modinerizations, and improvements needed in order for the college to meet its goals as outlined in the Educational Master Plan. The below needs, in conjunction with the January 2020 comprehensive Facilities Condition Assessment, will provide the framework for future facilities and technology projects. These needs reflect the vision of Monterey Peninsula College, which is to provide campus facilities, technology, and physical resources that collectively promote creative and progressive academic programs and student services.

BUILDING AREA AND NEEDS (Alphabetical Order)

Administration Building
In order to improve overall campus sustainability, reduce the electrical footprint, and enhance our energy efficiency, the Administration Building needs a replacement of the outdated and inefficient heating, ventilation, & air conditioning (HVAC) system.

Additionally, to improve campus safety and promote a healthy work environment, the building requires a new roof replacement to eliminate leaks, mold, mildew, and electrical hazards within the building's infrastructure.

In order to enhance electronic data integrity and security, and promote sustainable technology systems, the Administration Building requires technology upgrades in open conference rooms as well as a building-wide replacement of technology hardware switches.

Lastly, to promote increased cloud and connectivity access, the building's WiFi needs to be expanded.

Arts Buildings - Ceramic, Dimensional Gallery, Graphic, and Studio
To provide a safe and secure facility for students, faculty, and staff, the Art Buildings need improved fencing surrounding the building footprints. The increased security will also permit the department to safeguard the district's assets and increase the longevity of district resources.

Furthermore, in order to promote a safe and create an energy efficient learning space for the campus community, the building systems (i.e. electrical, fire, alarm) need modernization.

To improve functional usage of instructional technology, and to enhance the digital learning experience of MPC students, the Art Buildings need upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded WiFi access points, and classroom technologies (i.e. projectors, displays, computers, monitors, switchers, and document cameras).

Auto Technology
To meet the growing demand for skilled and trained automotive technicians, the Auto Technology Shop Building needs a full renovation and modernization to ensure training equipment and facility is appropriate for students to learn the skills needed in the 21st century auto technician trades.

Furthermore, aging facility components, including roofing and the shop's large bay doors, need replacement. Improvements to the electrical system are necessary to support technology improvements . A building modernization will promote a healthy and safe training space for the next generation of auto technicians.

To improve function usage of the building's instructional technology, and to enhance the digital learning experience of auto tech students, the Auto Building needs upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded WiFi access points, and classroom technologies (i.e. projectors, displays, computers, monitors, switchers, phones, and document cameras).

Business, Math, and Computer Science
In order to improve overall campus sustainability, reduce the electrical footprint, and enhance our energy efficiency, the Business, Math, and Computer Science (BMC) Building needs a replacement of the aging and inefficient heating, ventilation, & air conditioning (HVAC) system.

Classroom spaces need to be reconfigured and remodeled in order to provide an optimal learning environment so MPC students may excel in their studies and faculty may deliver their curriculum utilizing impactful classroom designs.

To enhance building access and improve safety and health measures, building restrooms should be expanded.

To improve function usage of the building's instructional technology, and to enhance the digital learning experience of MPC students, the BMC Building needs upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded WiFi access points, and classroom technologies (i.e. projectors, displays, computers, monitors, switchers, phones, and document cameras).

Child Development Center
To provide a safe and secure learning environment that promotes healthy early childhood education, the Child Development Center (CDC) is in need of new roofing and mechanical systems (i.e. thermostats, fire alarms, electrical wiring, and security system).

In addition to providing a safe environment for our campus's children, the CDC needs enhanced technology to improve the learning environment experienced in our early childhood education programs. These technologies include upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded WiFi access points, and classroom technologies (i.e. projectors, displays, computers, monitors, switchers, phones).

Facilities Building
Imperative to improving campus safety and promoting a healthy work environment for our Facilities Department, the building requires a new roof replacement to eliminate leaks, mold, mildew, and electrical hazards within the building's infrastructure.

In order to enhance electronic data integrity and security, and promote sustainable technology systems, the Facilities Building requires upgrades such as a building-wide replacement of technology hardware switches, uninterrupted power supplies, new fiber runs, and expanded WiFi access points.

Family & Consumer Science Building
Our region is known for its excellent and robust hospitality industry. In order to strengthen, expand, and align the needs of our academic programs with labor market demands, the Family Consumer Science Building requires a full renovation and modernization.

The MPC hospitality program will utilize this facility to expand program offerings and increase student access to state-of-the-art culinary and hospitality training equipment. Along with the building renovation and modernization, the facility's technologies will be enhanced as well. These enhancements include upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded WiFi access points, and classroom technologies (i.e. projectors, displays, computers, monitors, switchers, phones).

Fort Ord Parcels - Seaside
In order to meet the needs of the college's region, a comprehensive training center for first responders is essential. MPC is very proud of its training programs for police, fire, and EMT students, as well as its partnerships with local first responder agencies.

A comprehensive training center would provide the region's first responders an premier destination to learn, develop, and reinforce the skills needed to keep our communities safe.

In order to provide high quality programs and services at the training center, classroom technology upgrades are planned including installation of projectors, displays, computers, monitors and WIfi access points.

General Classrooms/Welcome Center
The MPC Welcome Center is in a wonderful location on the college's Monterey Campus and has the potential to become one of the District's flagship facilities. The existing facility needs a full renovation and modernization in order to achieve MPC's student support goals. A comprehensive Welcome Center will allow MPC to implement, expand, and enhance systems and processes designed to expand support services for MPC students.

These services include, but not limited to, academic & career counseling, student outreach, job placement, and culturally relevant programs and services to ensure all students are welcomed here at MPC. Along with the building renovation and modernization, the facility's technologies will be enhanced as well.

These enhancements include upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded WiFi access points, and classroom technologies (i.e. projectors, displays, computers, monitors, switchers, phones).

Humanities Buildings
In order to improve overall campus sustainability, reduce the electrical footprint, and enhance our energy efficiency, the HSS Building needs a replacement of the outdated and inefficient heating, ventilation, & air conditioning (HVAC) system.

Additionally, to improve campus safety and promote a healthy learning environment, the building requires exterior sealing to eliminate leaks, mold, mildew, and electrical hazards within the building's infrastructure.

In order to enhance electronic data integrity and security, and promote sustainable technology systems, the HSS Building requires technology upgrades in open conference rooms as well as a building-wide replacement of technology hardware switches.

Lastly, to promote increased cloud and connectivity access, the building's WiFi needs to be expanded.

International Center
In order to enhance the college's sustainable learning environments and promote innovative learning within the college, the International Center (IC) Building needs modernization of the instructional classrooms to enrich the student's learning experience.

In addition to classroom needs, the IC building's electrical systems and plumbing infrastructure are in need of renovation to ensure a healthy and safe learning environment.

Along with the building renovation and modernization, the facility's technologies will need enhancements including upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded WiFi access points, and classroom technologies (i.e. projectors, displays,

computers, monitors, switchers, phones).

Kinesiology/Physical Education
To promote community connections and provide MPC students and student athletes with access to enhanced and sustainable facilities, renovations to kinesiology buildings and the college's athletic fields are needed. Upgrades to existing facilities will create energy efficiencies and reduce the water usage on campus.

Additionally, renovated facilities will meet the growing demand from community programs to utilize MPC facilities for public events. Technology upgrades are needed as well to ensure the kinesiology students and faculty have streamlined access to digital content and learning resources.

Technology upgrades include upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded WiFi access points, and classroom technologies (i.e. projectors, displays, computers, monitors, switchers, phones).

Lecture Forum
Heating, ventilation, & air conditioning (HVAC) replacement, replace interior doors and building locking devices.

Technology upgrades include upgrade switches, uninterrupted power supplies (UPS), new (or additional) fiber runs, upgrade WiFi access points (AP) and newClassroom technology (projectors, doc cams, displays, switchers, computers, monitors, phones)

Library Technology Center
The Library Technology Center is the central hub of the campus. The facility issues include heating, ventilation, & air conditioning (HVAC) replacement, utility infrastructure repairs, roof replacement, lighting upgrades, and flooring renovations.

Enhanced technology will assist students with essential tools needed in the 21st century learning environment. Upgrade to switches, uninterrupted power supplies (UPS), new (or additional) fiber runs, upgrade WiFi access points (AP), and other additional classroom technology (projectors, doc cams, displays, switchers, computers, monitors, phones) will improve functionality. Innovative spaces integrated with "Bring Your Own Device" (BYOD) study areas are the learning space of the future.

Life Science
Renovation to improve building safety and promote a healthy work environment include replacement of Heating, ventilation, & air conditioning (HVAC) replacement, roofing replacement, boiler replacement, and interior wall renovations. Classrooms require hot water and need improvement or replacement of fume hoods. The building elevator hardware needs replacement. In order to provide innovative learning environments, a thoughtful approach should include upgrading classroom technology and developing functional outdoor learning spaces.

Marina Educational Center
Growth and expansion at the Center will be a primary focus. Expanding the current footprint to provide needed facilities for identified academic program opportunities is essential. The proximity to our neighboring state university makes this location a unique opportunity to connect with the community and to connect and collaborate with the four year university. Existing

buildings need some renovation as well. Parking needs to be thoughtfully expanded to provide appropriate student access and safety. Technology upgrades include upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded WiFi access points, and classroom technologies (i.e. projectors, displays, computers, monitors, switchers, phones).

Music
Monterey Peninsula community is a rich environment focused on fine arts and music. Students benefit through programs and services immersed in the study of music. Full building renovation and modernization is necessary to meet program and community needs. The facility is one of the oldest on the campus and has great need.

Classroom technology designed for the 21st century is needed to best prepare students for future careers.

Nursing Building
Monterey's nursing program is highly ranked within the State. MPC is committed to improving the program to prepare students for careers in nursing. Renovation and sustainable modernization of facilities is paramount.

Technology enhancements improve functional usage in the classroom. Upgrades to hardware switches, uninterrupted power supplies, new fiber runs, expanded WiFi access points, and classroom technologies (i.e. projectors, displays, computers, monitors, switchers, phones) are necessary.

District-wide General
The exploration of possible facility solutions regarding affordable housing for faculty, staff and students. District-wide projects will include capital equipment to improve campus safety and reconfigure and design campus way-finding signage. Additional projects will include district-wide all gender facilities, ADA accessibility improvements, and sustainability projects regarding the overall district useage of domestic water, electricity, and other forms of utilities

District-wide Technology
An innovative learning environment requires an organizational commitment to advanced technology. Administration of core services must have an integrated approach that provides reliable data used to make management decisions to best support student advancement. An Enterprise Resource Planning (ERP) software, a degree audit software, a modern and sustainable data center, improved data security, wifi expansion/access points, and other student support technologies are needed. Technology infrastructure to connect this across a broad platform includes switches, copper/fiber cabling, and server racks.

Physical and Social Science
Preparing students for transfer to most four year institutions requires facilities with innovative environments with the latest in technology. Renovation to improve building safety features and promote a healthy work environment include replacement of heating, ventilation, and air conditioning (HVAC) replacement, roofing replacement, boiler replacement, and redesign of the building conference rooms as well as the addition of office space.

Student Center
Our vision for the Student Center requires enhancement in design and functionality making this area a magnet for student learning and social interaction. We plan to renovate and modernize building layout and access. This can be accomplished by reconfiguring space to optimize

student interaction. Modernized lighting and improved design for space utilization are ways to improve the overall student experience.

Student Services
A culture of completion is best achieved through the delivery of program support resources. Renovation to improve building safety and promote a healthy work environment include replacement of heating, ventilation, & air conditioning (HVAC) replacement, roofing replacement, boiler replacement, and interior wall renovations. This can be achieved through Redesign of workspaces with a focus on student friendly and innovative environments that enable student services to be provided in a thoughtful manner.

Theater
The theater contributes to the enrichment of students and supports core student learning objectives. The theater has long-provided programs and services that meet student and community needs.The theater building requires safety upgrades including replacement of heating, ventilation, & air conditioning (HVAC) replacement, roofing replacement, boiler replacement, utility upgrapges, and fire alarm systems.

Section 4

The prioritization of capital outlay and technology projects begins with campus-wide discussions surrounding the Educational Master Plan. These discussions should identify projects and areas of needed improvement to ensure that MPC is able to meet the identified goals outlined in the Educational Master Plan. As facility and technology projects are identified, these projects are categorized based on the descriptions below. District funding and resources should be prioritized to projects based on the classification of the assigned category. If multiple projects exist within the below categories, campus-wide discussions may be held to identity priority projects within the assigned classification.

Monterey Peninsula College will utilize a four category classification system as identified below. Throughout all project classification discussions and decisions, MPC remains committed to

ensure that prioritization and project initiated decisions heavily consider the college's commitment to sustainability and resiliency, as defined below.

Category A – Health and Safety

Projects in Category A are the colleges's highest priority projects because they address life and safety issues. Category A projects are ranked according to the number of faculty, staff, students, and community members threatened or affected by the condition of a facility or campus site. Each project proposal must solely address the health and safety issues and not provide change requests to program functions or increases in space or technology.

Verification of Category A projects must be performed through studies conducted by independent professional service firms who are certified and licensed to perform such studies and provide such professional opinions on life and safety issues specific to facilities and infrastructure. Category A projects may also be verified through evidence of regulatory agency cites such as Cal OSHA or local fire marshals identifying and documenting severity of issue.

Category B – Growth Projects

Projects are categorized as B because they increase site capacity (gross square feet). These projects provide for reconstruction of existing space, construction of new space, and purchase of technology or equipment to meet existing enrollment and provide for increased instructional capacity in classrooms, laboratories, libraries/learning resource centers and instructional audio and visual services. The purpose of these projects is to increase the instructional capacity of MPC. Increases in capacity must align with other strategic master plans, including, but not limited to, the Educational Master Plan and the Strategic Enrollment Management Plan.

Category C – Modernization Projects

Projects are categorized as C because they provide for reconstruction or replacement of existing space and purchase of equipment or technology to improve instructional programs and/or service delivery in classrooms, laboratories, libraries/ learning resource centers and instructional audio and visual services. Age of the building is the critical prioritization factor for this category of project. Projects in this category increase instructional efficiency and/or enhance instructional delivery systems through changes in teaching methods, improved technology and other infrastructure changes. Solutions need to provide for no expansion of space (gross square feet) except to comply with existing regulations and building codes. Projects in this category cannot cause facility or technology expansion or increase in the total square footage of MPC.

Category D – Promotion of Complete Campus Projects

Category D projects include facilities and technology not covered by other categories, but are necessary to promote a complete campus. These projects are essential for campus operations

but do not directly link to classroom instruction. These projects include, but are not limited to, cafeterias, administration buildings, faculty/staff offices, maintenance shops, warehouses, campus storage facilities, and parking facilities.

Sustainability and Resiliency

Monterey Peninsula College is deeply committed to sustainability and total cost of ownership. Sustainability, as defined by MPC, is creating and maintaining conditions that balance the economic, social, and environmental requirements of present and future generations. In order to achieve such conditions, new ways of designing, constructing and operating buildings and facilities shall be identified and considered as part of any facility or technology project development. To that effect, Monterey Peninsula College will focus on sustainability that will guide the execution of all future facilities and infrastructure projects. All Facilities Technology Master Plan projects, from infrastructure replacement, site improvements, demolitions, renovations and new construction will need to be developed utilizing the guidelines and recommendations that emphasize sustainability.

Section 5

Primary Funding Options

It will be imperative for the District to attract outside funding sources as well as to provide local funding. The primary funding options for Monterey Peninsula College will be through the passage of state and local facilities and technology bond measures. State and local bond measures represent the best possibilities for long-term, large-scale financing support for the District's capital construction program. Throughout the state, bond financing is the largest source for revenue resourcing that is available to community colleges.

Passage of Statewide Bonds for Capital Construction: The District's ability to finance growth space and to replace and/or upgrade existing facilities and infrastructure will be largely dependent on the state's Capital Outlay Budget Program. Passage of a statewide bond in 2012 will provide the starting point for the District. Subsequent statewide bonds for capital construction will ensure actualization of the vision.

Like most state or federal programs, the COBP comes with caveats and requirements. Projects must pass the review of the State Chancellor's Office for compliance with capacity-load ratios. Projects must also compete with other colleges throughout the state for funding – all projects are evaluated on a point system. Finally, projects funded through this program must have matching local funds. Matching funds can be anywhere between 0% and 50%, depending on the strength of the project.

The District has used the COBP mechanism successfully in the past. The Library and Technology Center is the most recent example. Currently, the District has two projects in the

state funding queue that are approved and awaiting funding allocations. The program is viable. It represents the best source for out-of-District financing support.

In addition to the state's Capital Outlay Budget Program and joint venture/entrepreneurial opportunities, the District will have other tools available for increasing the revenue side of the equation. The financing vehicles listed below are frequently used in community college institutions. Several of these mechanisms are currently being used by the District

Local Bond Measure: The District has used this financing option as a means to address its capital construction needs as recent as 2004. A local general obligation bond is still, by far, the most successful and reachable of the financing mechanism available to the District for addressing large-scale capital construction projects. It is imperative for leveraging state monies and private funds.

The District will need to consider either passage of a new general obligation bond or an extension of the current bond program. The District's vision for the future will be dependent on a source of local financing for its capital construction program - funds that can be used as matching money for state projects, for retiring interim capital construction debt, for funding projects that the state will not finance, and for executing the Plan over the next ten years.

Alternative Financing Options

In addition to utilizing and leveraging state and local bond proceeds, the District will have other tools available for increasing the revenue side of the equation. The financing vehicles listed below are frequently used in community college institutions. Several of these mechanisms have been used by the District in the past.

Leasing of District Owned Land or Buildings: The District currently uses this revenue source at several of its locations. This provides an excellent means of maintaining property and/or building control while creating a long term revenue source. Revenues generated from this activity can be used to fund capital construction projects for the District.

Student Fees: Students within the District, via a vote, can authorize a fee for the construction of student facilities such as student centers or parking facilities. Generally, a bond is then issued for a specific period of time with the source of repayment the fee imposed by the students. When the debt service on the facility has been retired, the fee obligation for students terminates.

Formal Qualification of Educational Centers: Districts can receive an annual stipend from the state for educational centers, provided the center meets the state's criteria for formal recognition. The District should endeavor to qualify the Marina Educational Center as a formal state recognized educational center. In order to achieve this status, the center would need to generate the required 1,000 full-time equivalent students (FTES) on an annual basis. This action would result in a yearly $1 million boost to the District. Action for formal center status

would have to be approved by the California Postsecondary Education Commission (CPEC) and the Board of Governors at the state level.

Certificates of Participation (COP): COPs are often used as “bridge financing”, with long-range financing strategy or objective in place to repay the debt. A COP is a loan the District secures to finance a particular obligation or project. Typically, this obligation is a capital outlay project (buildings and/or equipment, land acquisition, etc.). The District must demonstrate to the lender that it has the financial capability to repay the COP in a timely manner. There are financial limits and necessary approvals the District must achieve to use this program. The District has used this financing mechanism in the past for capital construction projects.

Scheduled Maintenance Funds: As available from the state, scheduled maintenance funding has been included as an annual block grant program. It also includes funding for instructional and library equipment. There is a local match required for the use of these funds. It is not typically a large amount of funding but it is an option to solve minor building renovation or maintenance issues.

Special Assessment District Funding: In cooperation with the City and/ or County an assessment district could be created to provide new or upgraded infrastructure. The source of repayment is typically the property tax revenue or special assessment levied against the property owners within a prescribed area (district). Special Assessment Districts are often an integral part of a redevelopment project wherein the project will generate additional property tax revenue that can be used to repay the bonds that are issued for the capital improvement.

Federal and State Grants: Federal and State grants are generally obtained through a competitive application process. Most Federal and State Grants to community colleges are in the form of funds for equipment, furniture, program development costs, and/or operational staffing. With current federal stimulus programs, there may be opportunities for the financing of capital construction projects, particularly those that result in job creation and/or workforce preparation. Awards, in this regard, would most likely be given to projects that are “shovel ready”.

Fee Based Instructional Programs: The District has the option to develop a fee-based curriculum and compete with other public and private institutions for students who would not typically attend the traditional, state-funded, public instructional program of a community college. Any excess revenue generated from such activities could be used to fund future capital construction projects.

Partnership with other Educational Institutions: An educational institution that is in need of a facility but does not have funding to construct is a likely candidate for a joint venture project. In this partnership, the District might construct the facility with the provision that debt service on the construction loan would be the responsibility of the partnering educational institution. Both entities would have access to and use the facility for educational purposes.

Private Donations: Private donations provide a means for interested members of the public to contribute to a specific project. The foundations at three colleges have used this financing mechanism effectively. Facilities such as libraries, planetariums, or specific academic and academic support buildings (e.g. Biological Sciences, Career Technical Education, etc.) are common examples.

Venture Partnerships: With dwindling financial resources, the District will need to investigate new sources of revenue. These revenue sources may be used to augment annual budgets or meet debt service for capital construction projects. They are most likely to be found in shared partnerships that are mutually beneficial for the District and the private or public partner.

Appendix A

Spring 2020 Facilities & Technology Master Plan Brainstorming

Key: FACC, TECC, AAAG, SSAG, Senate, ASAG, PRIE, Public Forums

New Facilities/Technology	Renovation/Remodel/Technology

- PSTC at Fort Ord
- Affordable housing/ Faculty or Student
- Marina Ed Center Expansion
  - Wet Lab x2, Prep Area, Cafeteria, Autotech Center, Medical Assisting, Dental Assisting, Student center, Office space, Safe space, Conference/study/testing rooms, Storage, Fitness Center, Multipurpose Room, EV stations, pathway & parking lot lighting, Water stations. coffee shop (w/ a drive-thru), facilities to support basic needs (ex. clothes closet, food pantry), lactation room, prayer/meditation space, digital signage, digital marquee, child care facilities and support, Shuttle service between campuses and to/from the high schools, outside speakers for emergency announcements
- Computer kiosks
- Sustainability
  - Solar Panels, Water bottle filling stations, High Efficiency lighting, Water saving systems
- Enterprise Resource Planning (ERP)
- Degree Audit
- Data Center
- Blue lights for campus safety
- Sustainability issues need to be included in the planning:
  - Electric charging stations
  - Require green certifications on buildings or projects
  - Recycling programs
  - Alternative transportation programs
  - Solar incorporated into parking structures
  - Solar included in building plans, also battery back up

- Complete renovation of music building
  - Include performing arts components, state of the art music rehearsal & performance center
- Welcome Center/General Classroom Renovation
  - Quiet Room for meditation/Prayer
  - Nap pods
  - Outdoor lounge area with water fountain
  - Gender-neutral bathrooms/shower
  - Private lactation room
  - Changing table
  - Frosting on exterior glass doors (Career/Transfer & Job Center)
- Facilities Building
  - Roof
- HSS Building
  - HVAC, flooding
- LTC Building
  - Plumbing, lighting, HVAC, roof, flooring, alarms
- Social Science Building
  - HVAC, replace building shades, convert classroom into computer lab, remodel conference room, add office space
- BMC Building
  - Restroom expansion, outside seating, HVAC & venting, fire cabinets, retractable classroom walls, roofing, exterior facade, building airflow, hot water, expand tech storage, window installation in offices A & B, TV, recording, projector, sound technology, improve technology interface, boiler replacement, replace drinking foundation
- Lecture Forum Building
  - HVAC, interior doors & locking devices
- Nursing Renovation of I/C, heating systems, hydration stations, all gender restrooms, smart classroom installation, dual monitors, simulation lab sustainability, heating system in NU building, upgrade classroom computers
- Art Dimensional
- Adaptive PE Building
- Gym/Fitness
  - Entrance lobby, HVAC, lighting, & plumbing, boiler, Hardwood floor
- Tennis Courts
- Track renovations
- Softball field

- Paperless workflow for College-wide operations
- Printing alternatives/printing solutions
- Recycling center

- Health studies focused campus
- Social Science additional classrooms

- Admin Building
  - Roof, HVAC
- Baseball field
  - Concessions/Entrance/Restrooms/score/announcing booth
  - Team & coaching spaces/rooms
  - Dugouts/lights/batting cages/fencing
- Campus-wide double-paned & tinted Windows
- Life Science
  - HVAC, roofing, boilier, interior walls, exterior windows seals, building hot water, remove cypress tree and replace with native tree, fix building blower, fix leak in breezeway, classroom fume hoods, elevator replacement, outdoor classrooms (i.e. irrigation learning spaces), active learning spaces in large classrooms, outdoor gathering spaces, rooftop garden, classroom technology replacement and reconfiguration, provide building employees with technology access, reconfigure and renovate exterior building site, potentially refurbished upstairs classroom.
- Physical Science
  - HVAC, air flow, new ducts, lobby space for exhibits, rock garden and landscaping renovations, connect PS and LS buildings, boiler and pipe replacement, replace/renovate water supply lines (domestic and fire), consistent hot water - water heater replacement, alarm system, elevator replacement, add wall/sound-proff barrier between PS202 & PS206, add/replace fume hoods, building-wide classroom technology upgrade, document camera replacement, more office space, renovate doorways
- External Campus Grounds
  - Ravine, outside amphitheatre, trails, native plants, campus irrigation system, improve sustainable landscaping
  - Marina Center grounds
- Student Services
  - Testing center light panel; flooding, HVAC, expansion
  - Redesign spaces to be more student friendly
- Campus-wide signage
- Reconfigure buildings to have offices for Deans

	and assistants.
	• More instructional spaces and classrooms
	• Campus grounds maintenance commitment & site sustainability plan.
	• MPC Tech classroom to record online instruction
	• Hospitality Building
	  ○ Sustainable garden
	  ○ Full renovation of building
	• Marina Ed Center (current buildings)
	  ○ Renovation
	  ○ Upgrade technology to the campus standard
	  ○ Changing tables
	  ○ Refresh chromebooks
	  ○ Replace laptops that have aged out
	  ○ More outlets in the classrooms so students can charge their devices
	  ○ Electronic door locks
	  ○ Covered seating/lounge space near the portables
	  ○ Blinds on all the classroom doors and windows
	• PSTC Seaside
	  ○ Renovation
	  ○ Update technology to the campus standard
	• Campus accessibility
	  ○ ADA doors, restrooms, walkways, & ramps
	• All gender showers/restrooms
	• CDC & ECE
	  ○ Replace blinds, renovate awnings, new classroom technology
	• Flooding prevention & campus grading
	• Campus-wide safety
	  ○ Electronic locks, Security Cameras, speaker systems
	• Campus-wide storage
	• Swing space
	• Presentation/Tech Classrooms - Standardized
	  ○ Projector, TV, podium, sound system
	• District-wide Tech Infrastructure
	• Expand Wi-fi to better support BYOD
	• Wifi to Adaptive PE
	• Campus-wide technology refresh
	• Improve campus-wide technology security
	• Embracing a Work from Home modality for appropriate faculty and staff, supporting this with sustainable technology
	• Cafeteria with more healthy options & affordable prices (**add “blue zone” diet options)
	• Veterans Resource Center

	○ Ability to open windows ○ Front entrance door frosted ○ Ability to lock the exterior doors from the inside (for safety reasons) ○ Larger space for group or individual studies with desktop computers ○ New copier/scanner/printer with capabilities to fax -the current printer is old and very slow ● Student Health Services ○ Flooring is damaged/treatment rooms ○ Medicine distribution wall machine is old and knobs stick ○ Removal of the extra toilet paper holder and paper towel dispenser in the bathroom ○ The camera outside would be more useful if it is faced outward towards the parking lot vs. the SHS floor. ○ Electronic Health Record (EHR) system