



Antelope Valley College

MEASURE AV PROGRAM REVIEW

February 7, 2018

AGENDA

- **Facilities Master Plan Review**
- **Campus Design Handbook**
- **Measure AV Implementation Plan**
 - **Phase 1 Projects**
 - **Phase 2 Projects**
- **Measure AV Program Schedule**
- **Discussion**

FACILITIES MASTER PLAN REVIEW

Facilities Planning Principles



Promote Student Learning and Success



Plan Campus to Address Program Needs



Enhance Community Engagement



Improve Efficiency/ Utilization



Improve Circulation and Connections



Promote Stewardship of Resources

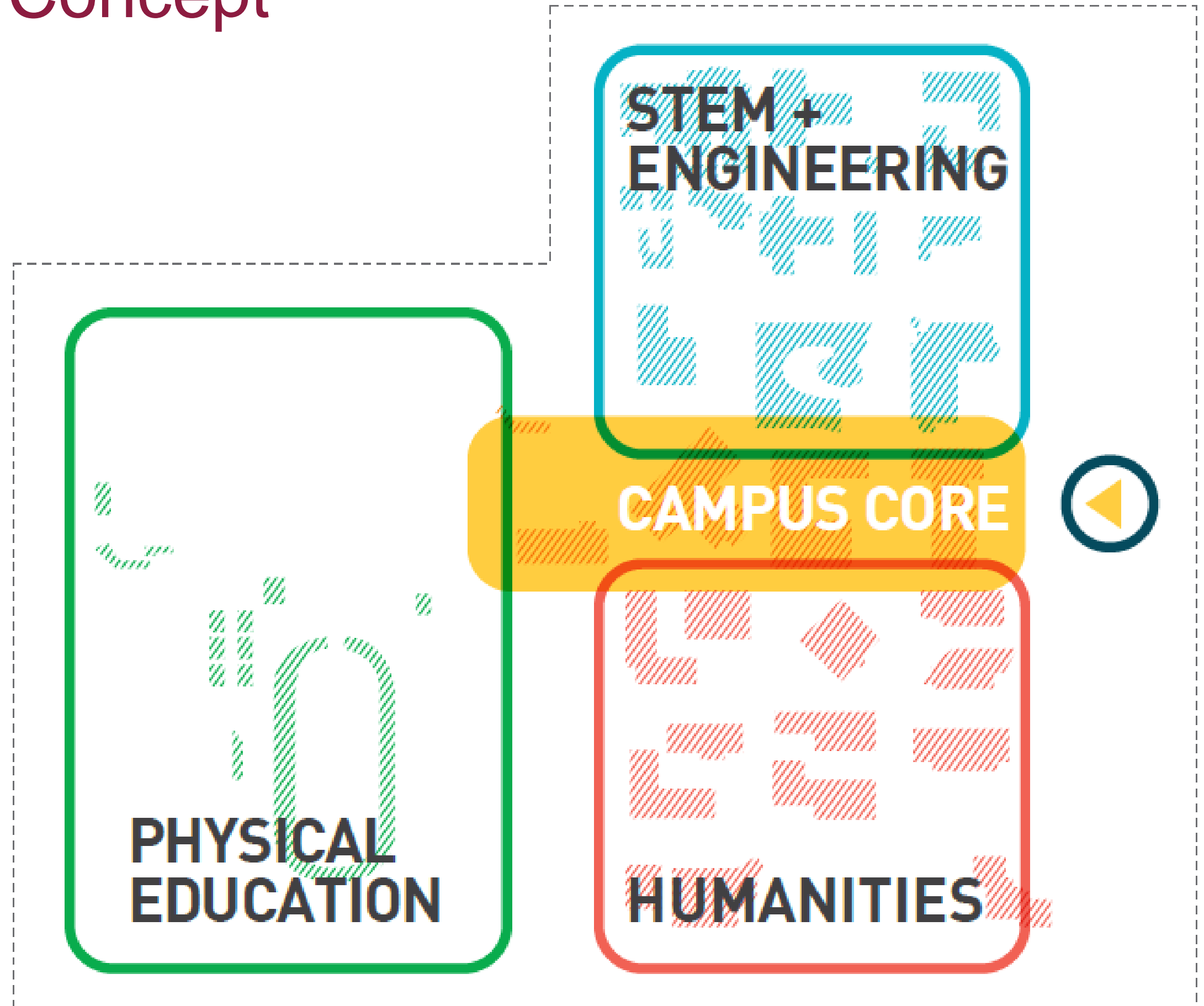
Existing Campus

- Assess Campus Facilities
- Replace Aging Facilities
- Define Program Requirements



Development Concept

- Strong Campus Core
- Welcoming Front Door
- Attractive Edges



Facilities Master Plan

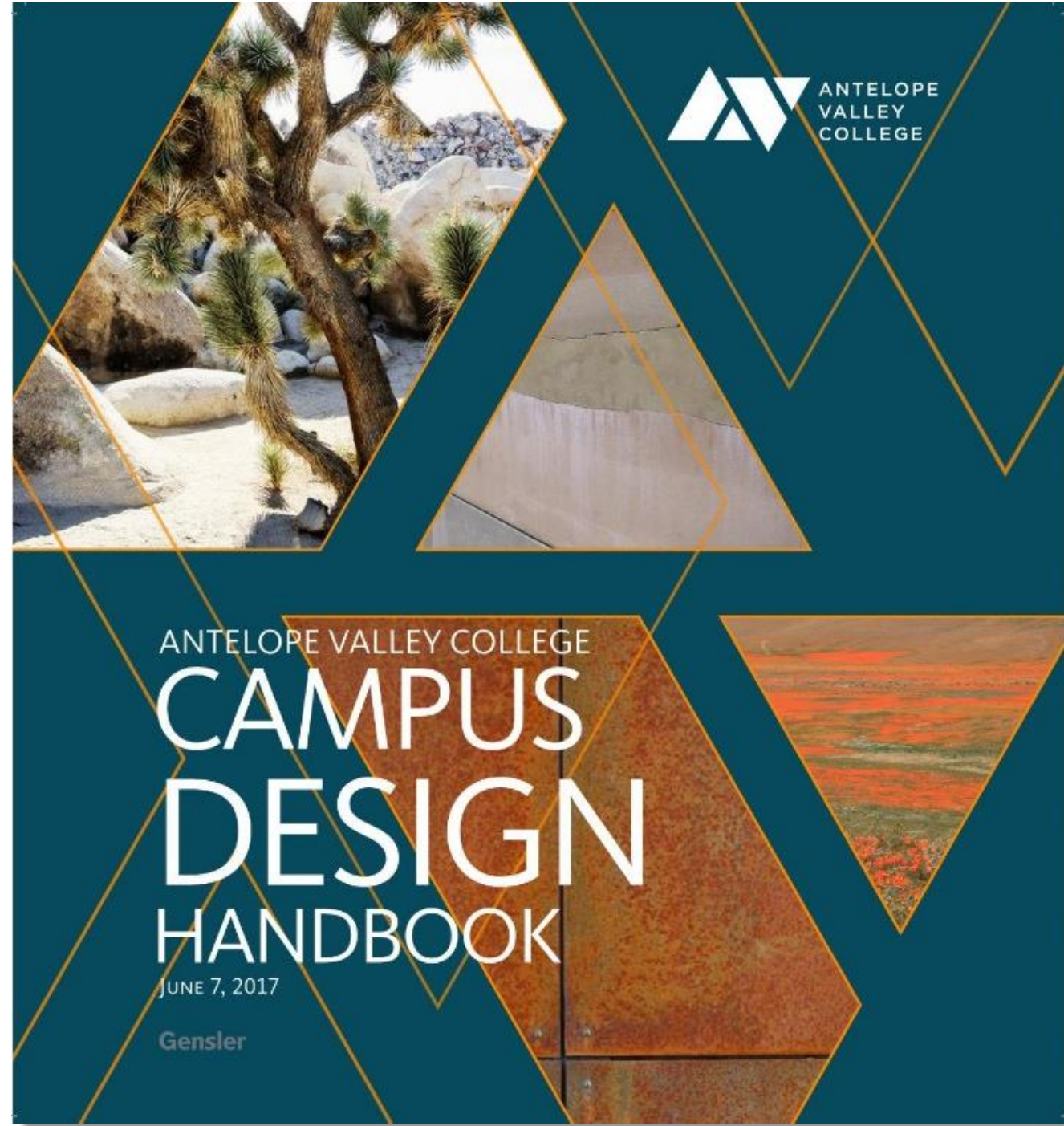
- New Image for AVC
- Long Range Development in Four Phases



CAMPUS DESIGN HANDBOOK

Campus Design Handbook

- Design Standards
- New Image + Brand + Logo
- Consistent Architectural Appearance
- Improved Maintainability
- Cost Effective



Campus Design Handbook

- Organization

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PURPOSE + PROCEDURES

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Campus Design Handbook

- Identity / Brand



PAINT COLORS

P1 White 89.5% LRV MP32071 White Wonder	P2 Light Gray 78.8% LRV MP02972 Slightly Blue	P3 Medium Gray 34% LRV MP11292 Grey Siding	P4 Dark Gray 12.8% LRV MP13915 Neptunian Grey
P5 Black 4.6% LRV MP32156 Black Magic	P6 AVC Dark Blue 10.6% LRV MP00375 Guantanamo Teal	P7 AVC Orange 34.9% LRV MP00853 Plastic Pumpkin	P8 AVC Brown 18.1% LRV MP06031 Smoked Hickory
P9 AVC Tan 66.5% LRV MP02650 Garbo Silver	P10 AVC Maroon 11.8% LRV MP00870 Magenta Magic	P11 AVC Light Blue 41.7% LRV MP07880 Newborn Eyes	

MATERIALS

M1 Rammed Earth To match approved control sample	M2 Corten Steel To match approved control sample	M3 Acrylic Not a visible finish, only to be used as a base material and painted	M4 Aluminum Not a visible finish, only to be used as a base material and painted
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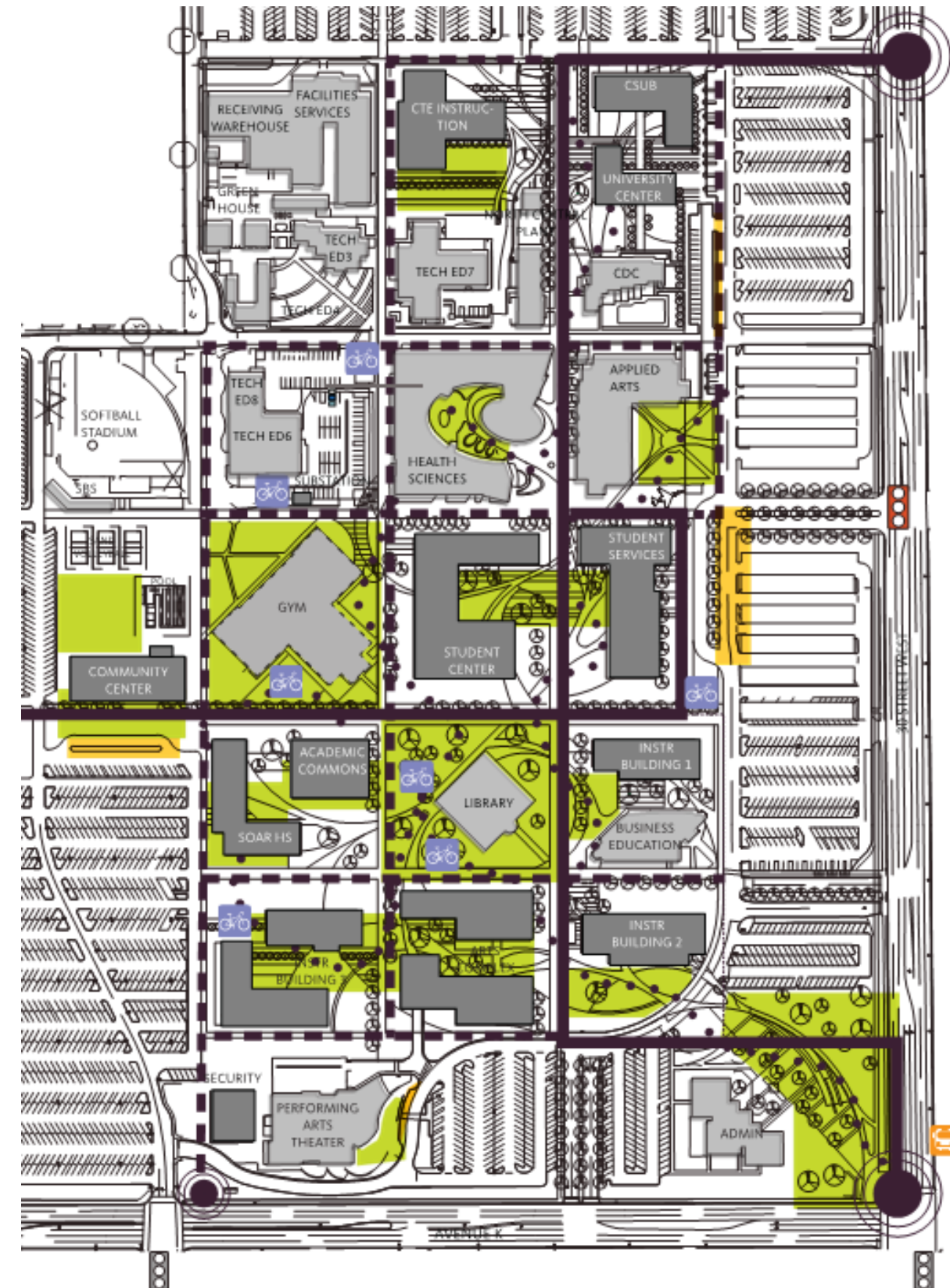
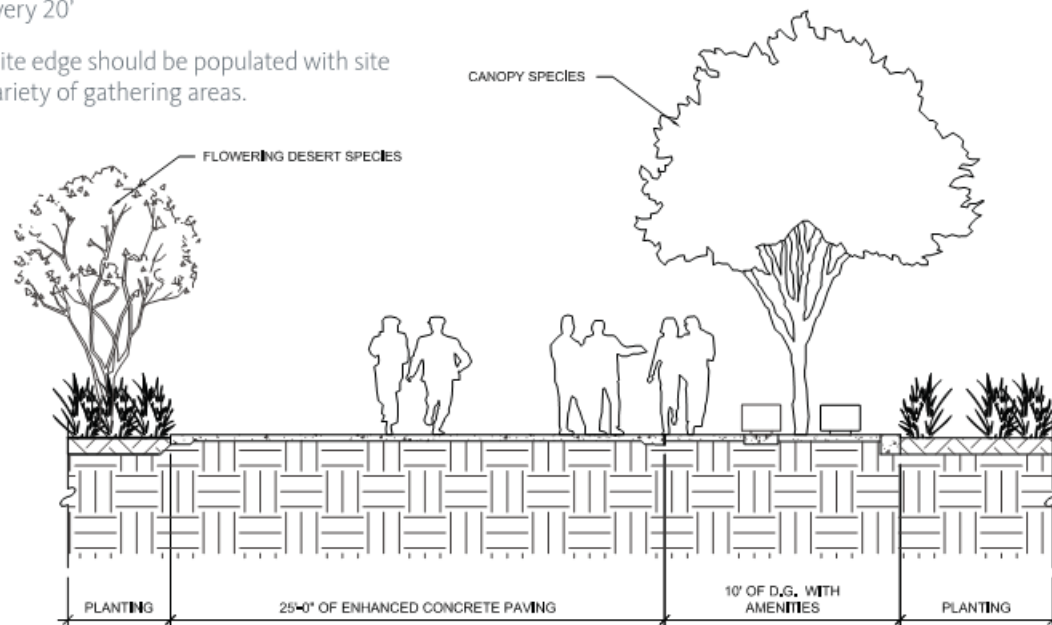
Campus Design Handbook

- Site Development



PRIMARY SPINES

- A combination of banded concrete 25' wide of natural gray, and a section of decomposed granite 10' wide, with 4' wide integral color bands every 20'
- The decomposed granite edge should be populated with site furniture and host a variety of gathering areas.

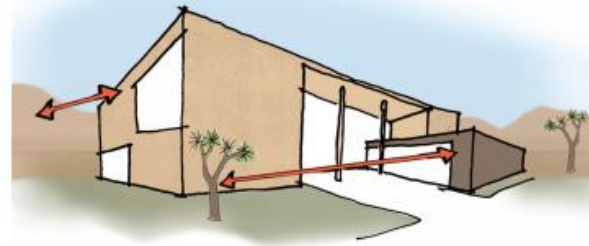


Campus Design Handbook

• Key Building Characteristics

CONTEXTUALLY SENSITIVE

- Building orientation, massing, and façade treatment determined by wind patterns and sun exposure.
- Material and color palette are inspired by the flora and fauna of the Mojave Desert.
- Site-sensitive landscaping across the whole campus creates cohesion between buildings and binds the campus to its regional surroundings.



The material and color palettes are inspired by the flora and fauna of the Mojave Desert.

PROGRAM-DRIVEN

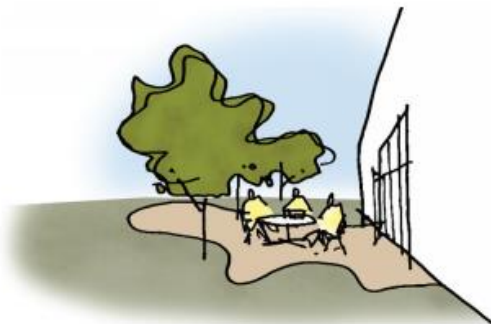
- Building design is a direct expression of structure and program.
- Glazing applied as appropriate to function, considering glare and solar exposure.
- Simple architectural gestures and a clear parti help communicate a building's function.



An exterior stair and a shade canopy are strong architectural gestures based on functionality.

CONNECTED TO THE LANDSCAPE

- Architectural elements such as courtyards, outdoor seating, shading elements and walls extend out into the landscape to blur the boundary between architecture and landscape.
- The placement and configuration of a building is designed to promote the use of outdoor gathering spaces.
- The areas directly adjacent to buildings are as important as the internal spaces and should be considered as part of the building design.



Courtyards and outdoor seating connect buildings to the landscape.

MITIGATED MASSING (HUMAN SCALE)

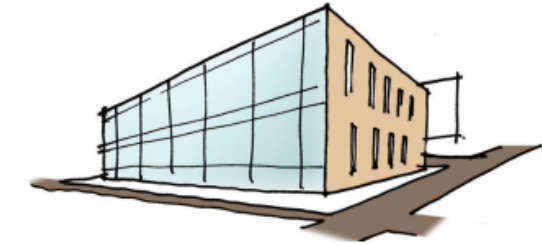
- Low structures (1-2 stories) support the horizontality and human scale of the campus.
- Massing is broken down into geometric compositions, consisting of interlocking volumes and planes that float or use material differentiation to help break the scale and create a more diverse palette of spaces.



Massing is broken down into geometric compositions of interlocking volumes and material differentiation.

SIMPLE, REFINED FORM

- Building form and configuration reinforce the orthogonal campus grid which defines the formal pedestrian corridors.
- Clean and rational lines create a strong juxtaposition to the curvilinear forms found in the landscape design.



Simple, orthogonal forms reinforce the campus grid.

COURTYARDS AND OUTDOOR ROOMS

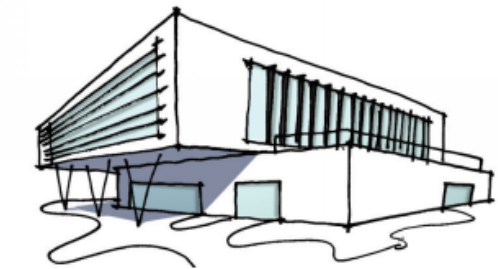
- Expand learning and social environments beyond the boundaries of buildings out into the landscape.
- Provide multiple scaled and varied use spaces within the landscape to be used as additional teaching and learning environments for the campus.
- Courtyards fill in the space between buildings, linking them together and facilitating student interactions across disciplines.



Courtyards function as outdoor rooms for learning and social interaction.

HEALTHY USER ENVIRONMENT

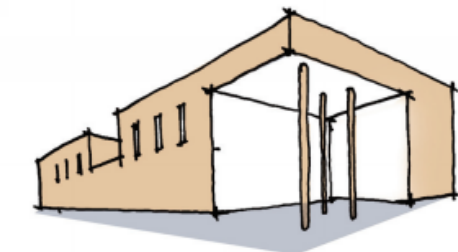
- Buildings utilize strategies to support healthy indoor air quality and provide ample access to daylight.
- Façade design should also consider wind in locating operable windows, exit doors and intake ventilation.
- Building design should plan for water bottle filling stations, bicycle parking, and other such measures to make a more user-friendly environment.



Ample windows provide access to daylight.

ENVIRONMENTALLY RESPONSIVE

- Design buildings to minimize water and energy use.
- Sustainable building practices are utilized from design through construction and throughout a building's life cycle.



Thick concrete walls insulate buildings from fluctuating temperatures to minimize energy expenditure.

Campus Design Handbook

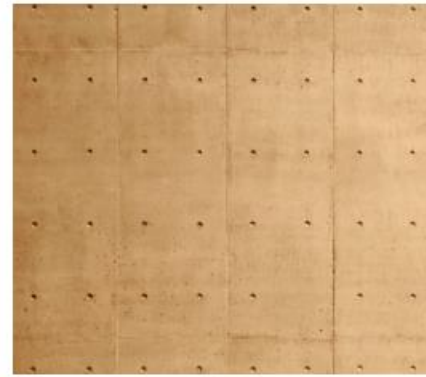
• Exterior Materials

INTEGRAL COLORED CONCRETE

Concrete is a durable material that works well in the desert climate. It is critical that all concrete materials be integral colored whether it is Cast-in-Place, Precast, or Tilt-up. Adding texture such as sandblasting, panel joints, or grooved patterns to the concrete is acceptable and could help add interest and scale. Textures or patterns should be a subtle accent and not the primary detail. Stamped patterns such as rock, or wood patterns are not acceptable.

Approved Color:

Utilize local aggregates, white cement, and integral color with the following proportions based on pounds per weight of cement: 0.7% yellow, 0.2% black, and 0.07% red. For a mix with 705 lbs of cement, one would add 5 lbs of yellow, 1.5 lbs of black, and 0.5 lbs of red.

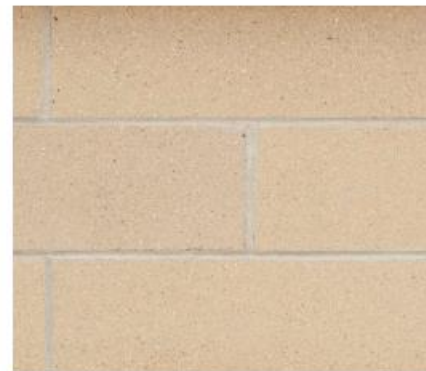


CONCRETE MASONRY UNITS

Concrete masonry units (CMU) are a durable cost effective material when used appropriately can be a great material. CMU should not be used for an entire building façade such as the Automotive Building. CMU can be utilized as a feature or component within a composition of materials. Exposed natural grey or painted CMU is not acceptable.

Approved Product: To match:

Manufacturer: Angelus Block Co. Inc.
Color: Summer, utilize white pumice aggregate only
Size: 8"x16"
Finish: Medium Weight Light Shot Blast



RAMMED EARTH

Rammed earth construction is the process of utilizing locally sourced earth along with minimal additives to create walls that are durable, beautiful and uniquely tied to the its locale.

Approved Color:

Use local material



WEATHERED STEEL

Weathered steel is a metal that over time patinas and provides a natural protective coating. This material is appropriate for this climate and creates a direct tie to the climate as its patina weathers naturally.

Guidelines: Use as wall cladding and screens, either solid or perforated.

Approved Product:

Weathering Steel: ASTM A588, A242, or A606 Type 4



INTEGRAL COLORED EXTERIOR PLASTER

The use of exterior plaster as a significant portion of a building envelope is not encouraged. However, in limited amounts, exterior plaster can be a good counterpoint or accent material.

Guidelines: Limit use of integral colored exterior plaster to be no more than 30% of any individual façade. Use metal VV or M Type control joints only. Aluminum profile reveals are not acceptable.

Approved Finish: Smooth

Approved Colors: To match:

- 1) Texston: Tuscany / VPC-3176G-061209
- 2) Texston: Tuscany / CM-4039-SMO-SDS7.5-062715
- 3) La Habra / Product: SBMF / Base: 100 / Color: X18928



ALUMINUM CURTAIN WALL AND WINDOWS

Establishing the proper amounts and locations of glazing is important for providing the right amount of natural light to the building interiors. Whether it be large expanses of curtain wall, or a series of windows within the façade it is critical to consider the overall composition of materials that make up the building elevation. The composition of glazing within the façade should be the primary focus not the color of the framing system, therefore to maintain consistency, all aluminum curtain wall systems or windows should be a Clear Anodized finish.

Guidelines: When utilizing butt jointing, always use black spacers in the IG units.

Approved Finishes:

Clear Anodized



Campus Design Handbook

- Interior Color Inspiration

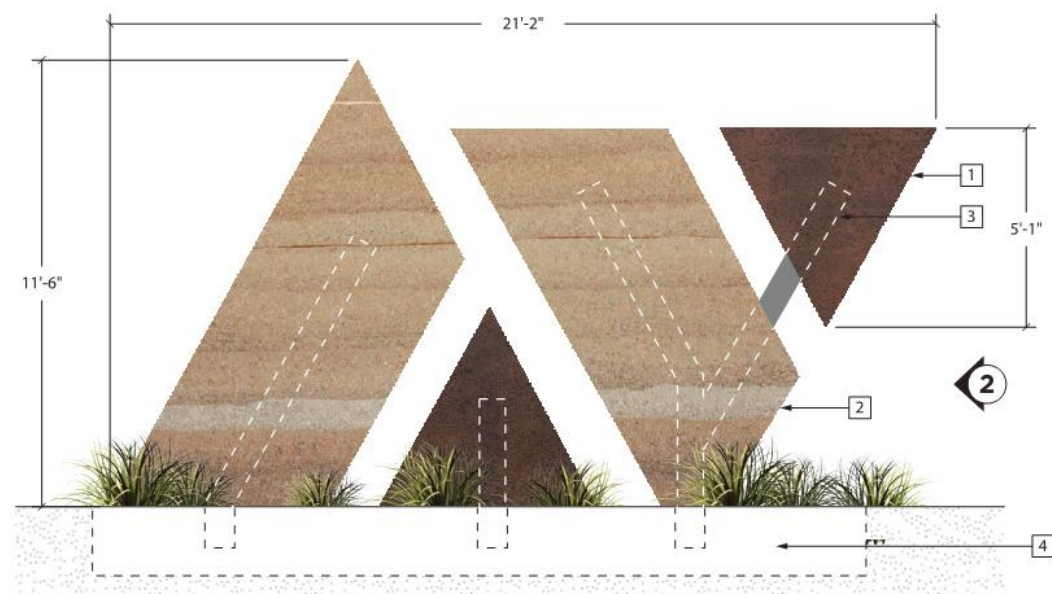


- DEW337 Gardenia
- SW 9056 French Moire
- SW 9140 Blustery Sky
- SW 6165 Connected Gray
- SW 6263 Exclusive Plum
- SW 6349 Pennywise
- SW 9124 Verde Marrón
- SW 7745 Muddled Basil
- SW 0014 Sheraton Sage
- SW 6664 Marigold
- SW 6684 Brittlebush

Campus Design Handbook - SIGNAGE

- Campus Signage

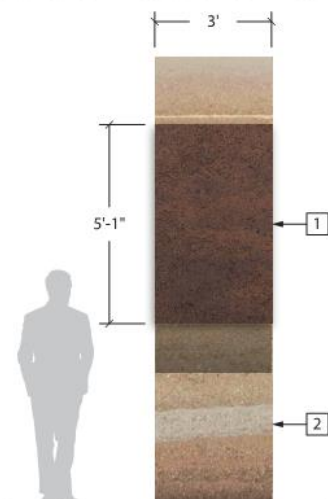
A2 MONUMENT ID - LARGE



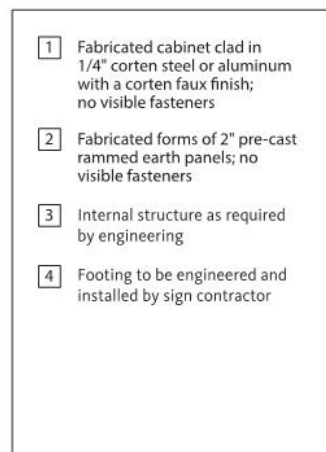
4 Front View
Scale: 1/4"



3 Rendering
NTS

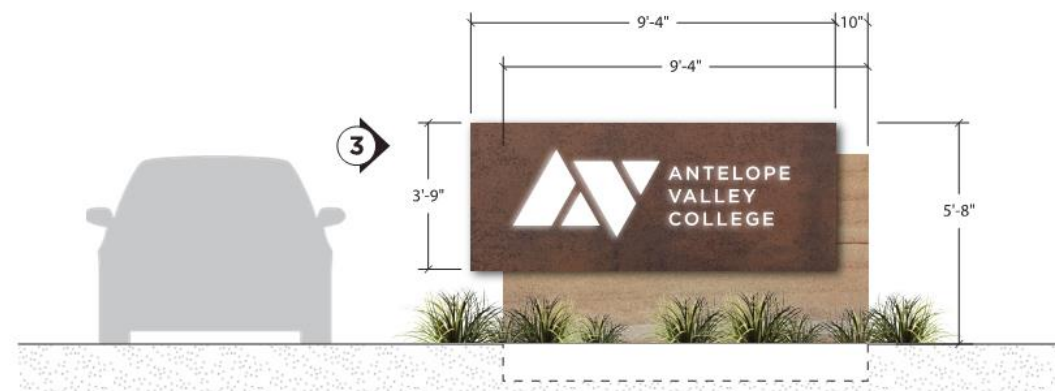


2 Side View
Scale: 1/4"

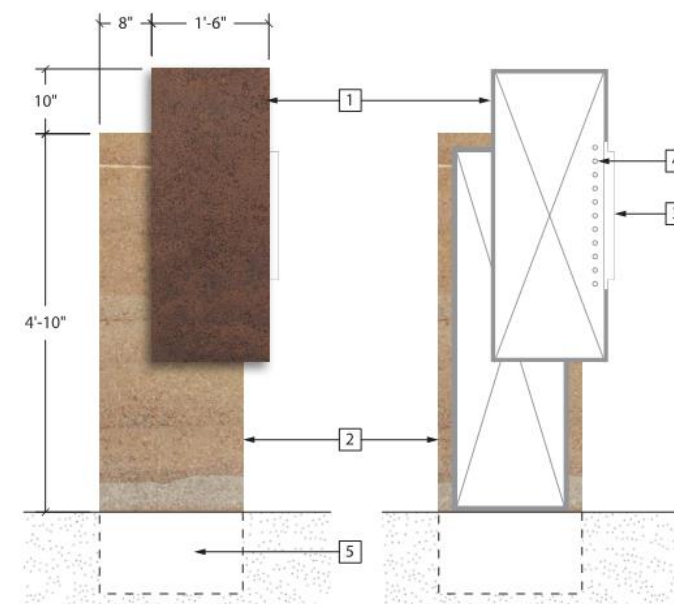


1 Notes
NTS

A3 MONUMENT ID - SMALL

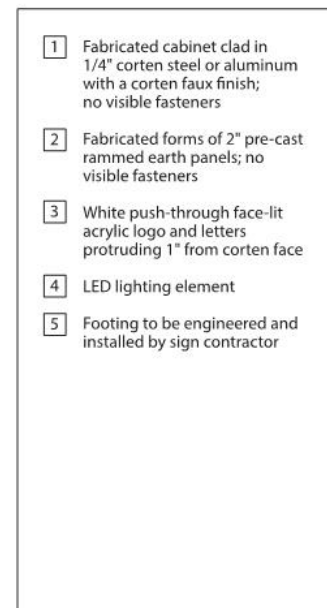


4 Context Elevation
Scale: 1/4"



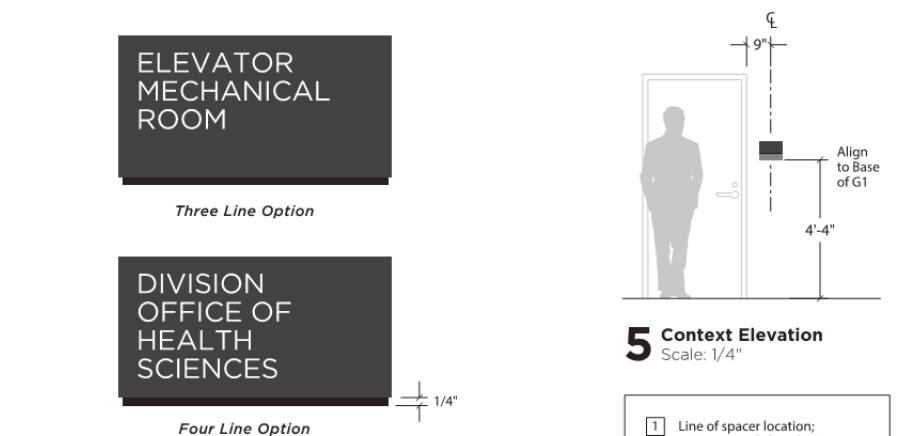
3 Detail Elevation
Scale: 1/2"

2 Typical Section
Scale: 1/2"



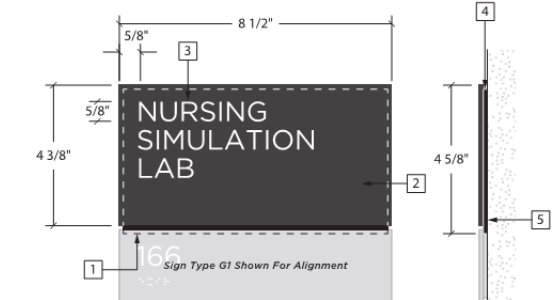
1 Notes
NTS

G3 ROOM ID ADD-ON - NAME (3-4 LINES)



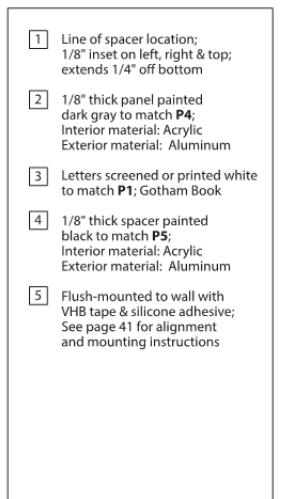
5 Context Elevation
Scale: 1/4"

4 Alternate Messaging
Scale: 3"



3 Front View
Scale: 3"

2 Side View
Scale: 3"

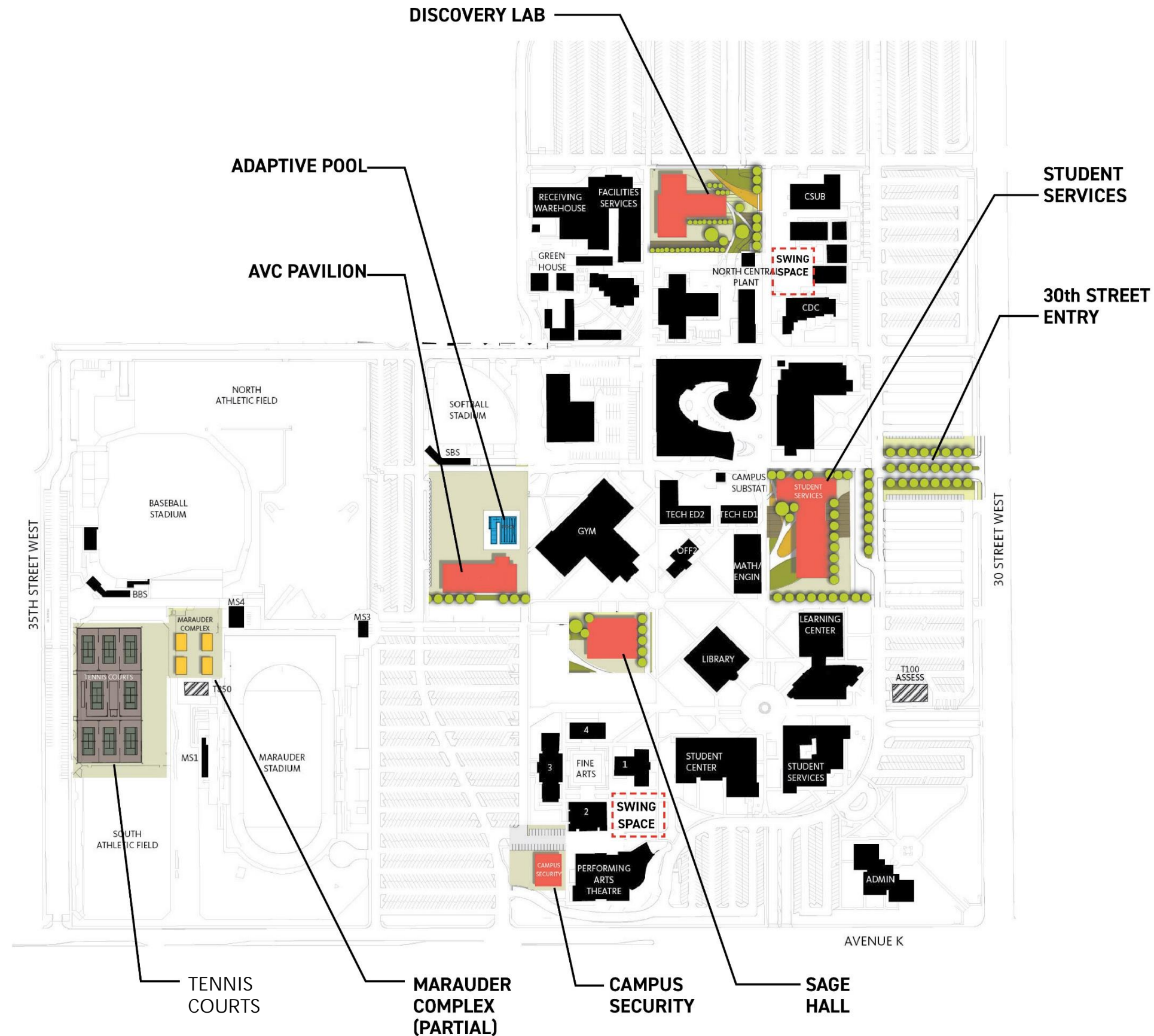


1 Notes
NTS

MEASURE AV IMPLEMENTATION PLAN

Phase 1 Projects

Phase 1 Projects



phase 1:

PHASE 1A:

Build:

- Swing Space area (by Fine Arts)
- Swing Space area (by CSUB)
- New Tennis Courts
- Campus Security Building

PHASE 1B:

Vacate and Remove:

- Lecture Hall (LH)
- Office 1 (OF1)
- Liberal Studies (LS1, LS2)
- Office 3 (OF3)
- Security (T800)
- Tennis Courts

Vacate and Relocate:

- T503 and T504
- T850 and T851

Build:

- Discovery Lab
- 30th Street Entry
- Student Services
- Sage Hall
- AVC Pavilion
- Adaptive PE Pool
- Marauder Complex (partial)

AVC User Group

- Facilities Services + ITS

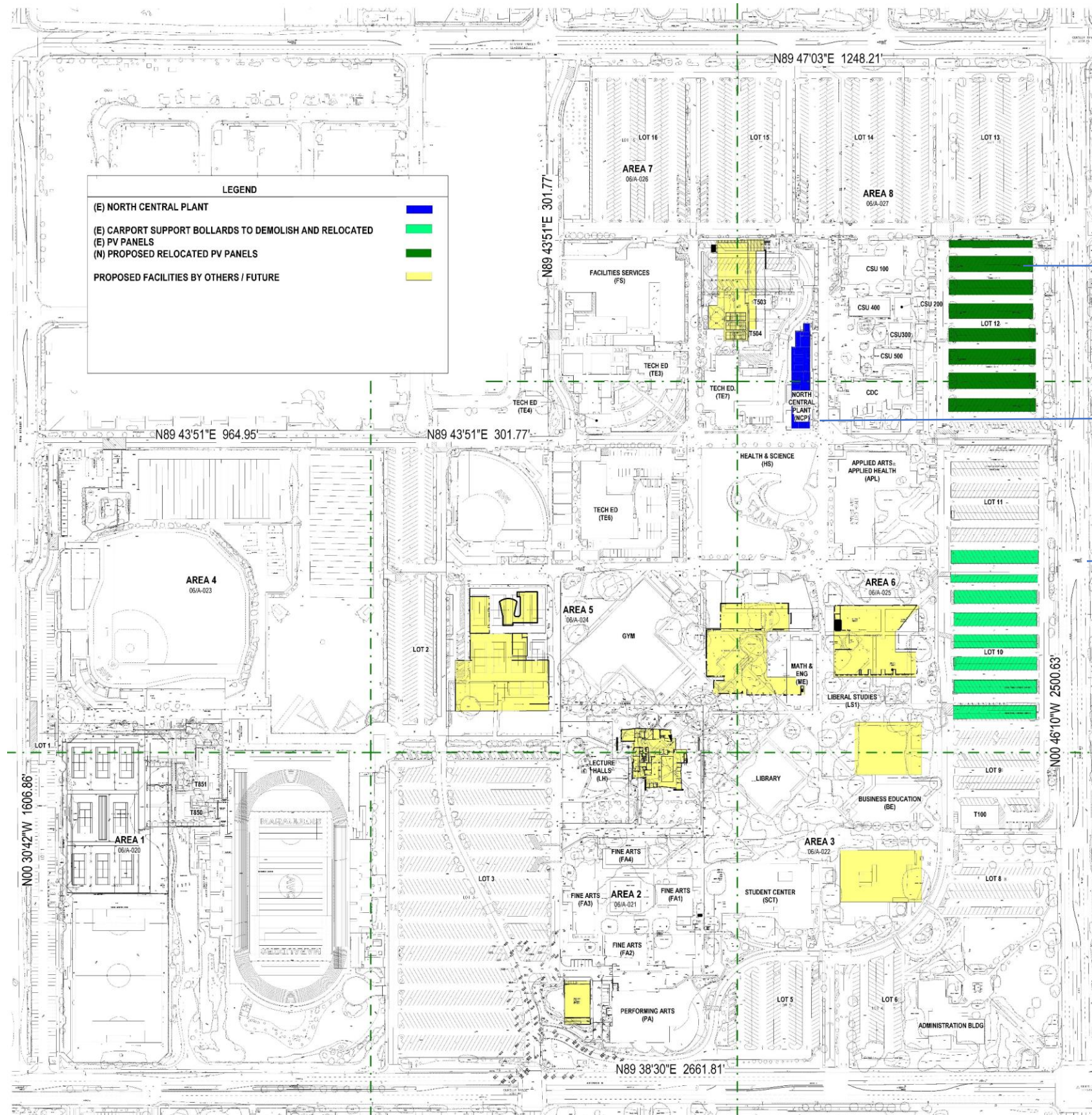
Design Team

- Morris Architects
- Vantage Technology
- S&K + KPFF Engineering
- Fehr & Peers Traffic Engin
- Lundgren Management

Scope

- Campus Utilities Upgrades (Phase 1 and 2)
- High Voltage Substation Relocation
- Photovoltaic Panels Relocation
- Avenue J-12 & 30th West Intersection Improvements

Campus Infrastructure



LEGEND	
(E) NORTH CENTRAL PLANT	Blue
(E) CARPORT SUPPORT BOLLARDS TO DEMOLISH AND RELOCATED	Light Green
(E) PV PANELS	Dark Green
(N) PROPOSED RELOCATED PV PANELS	Light Green
PROPOSED FACILITIES BY OTHERS / FUTURE	Yellow

PV Relocation
North Central Plant
(Electrical Substation Relocation)

Intersection

Utilities
throughout
campus

AVC User Group

- Facilities Services + ITS
- Student Services
- Academic Affairs/Division Offices

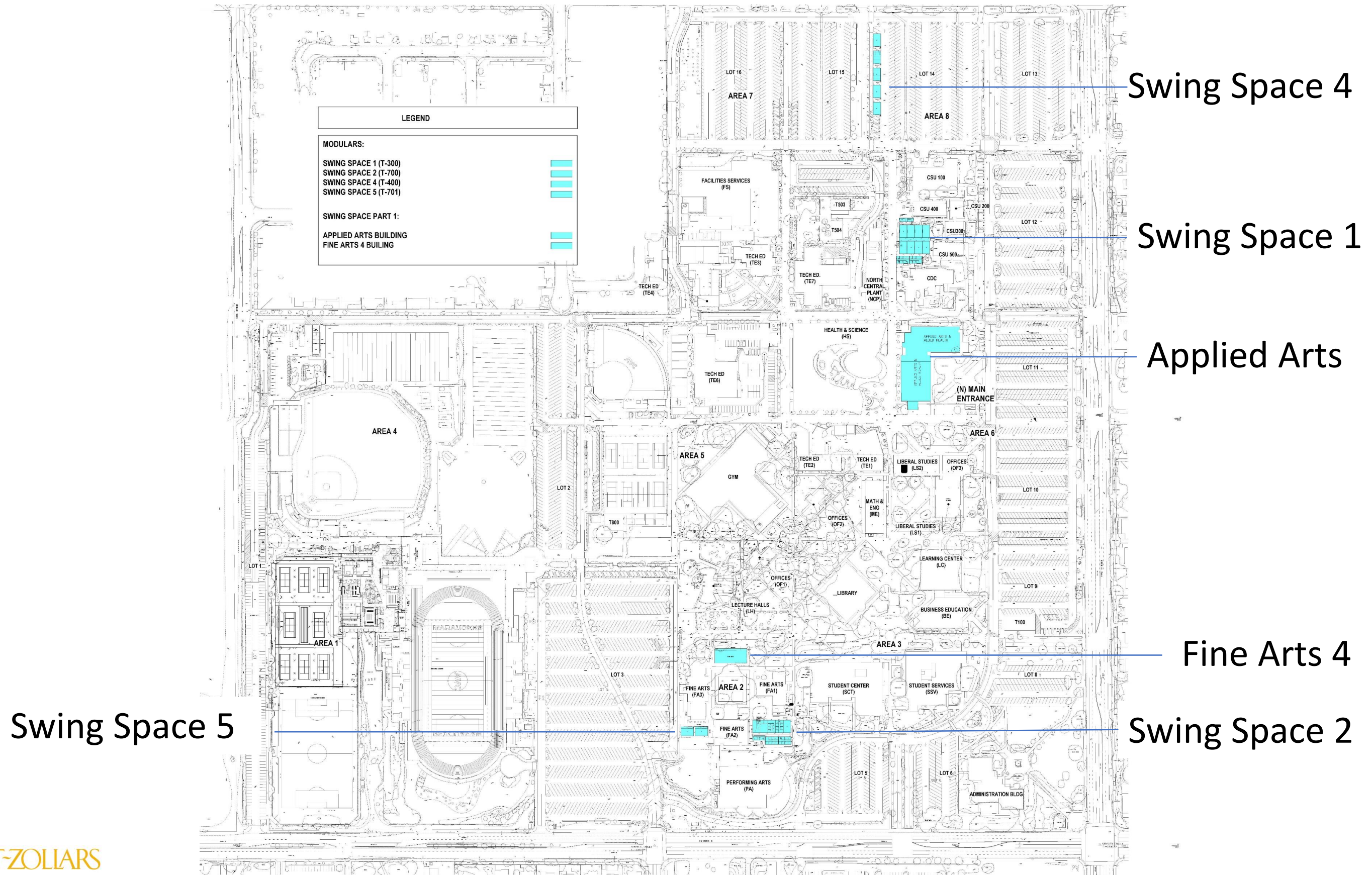
Design Team

- Morris Architects
- Lundgren Management

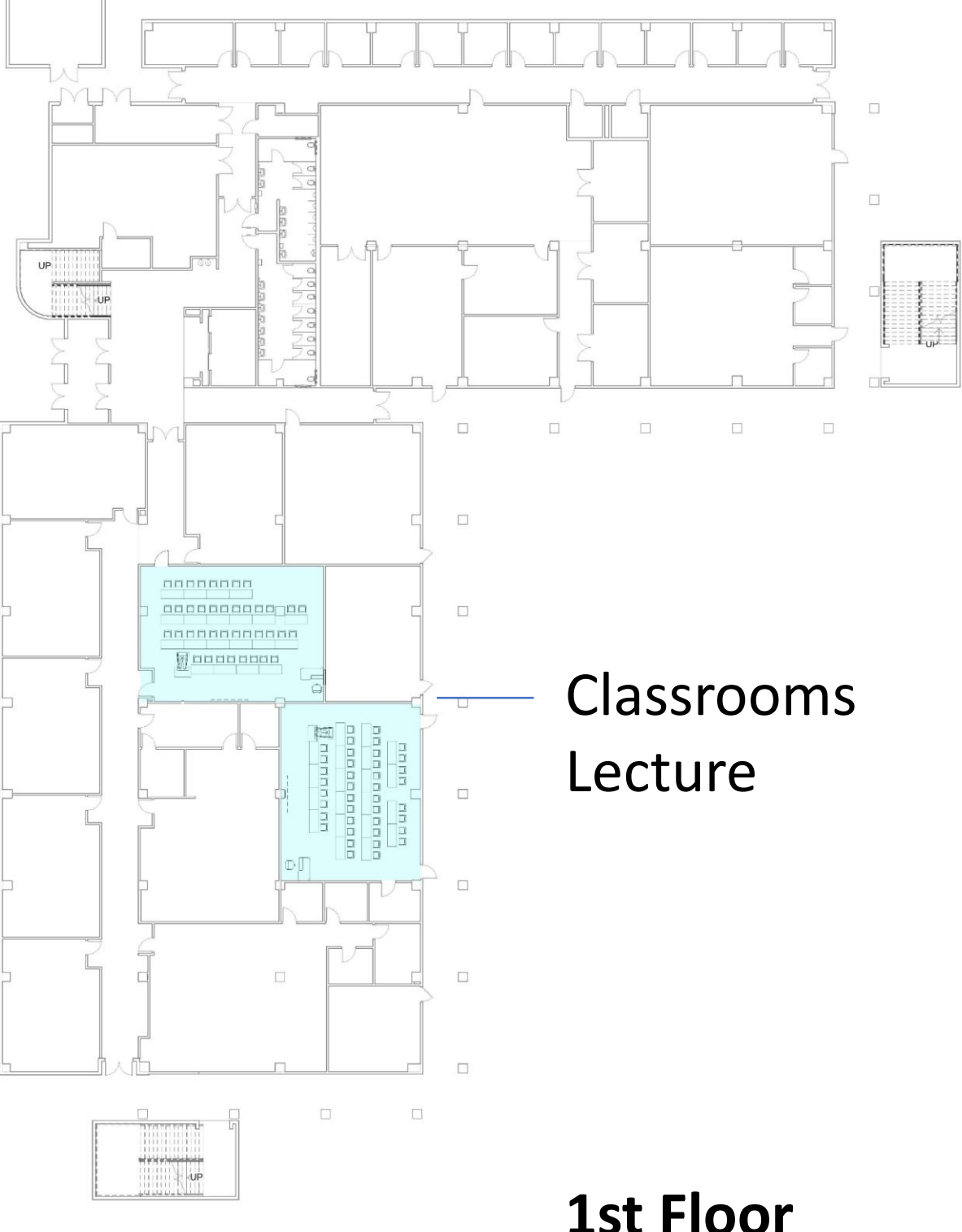
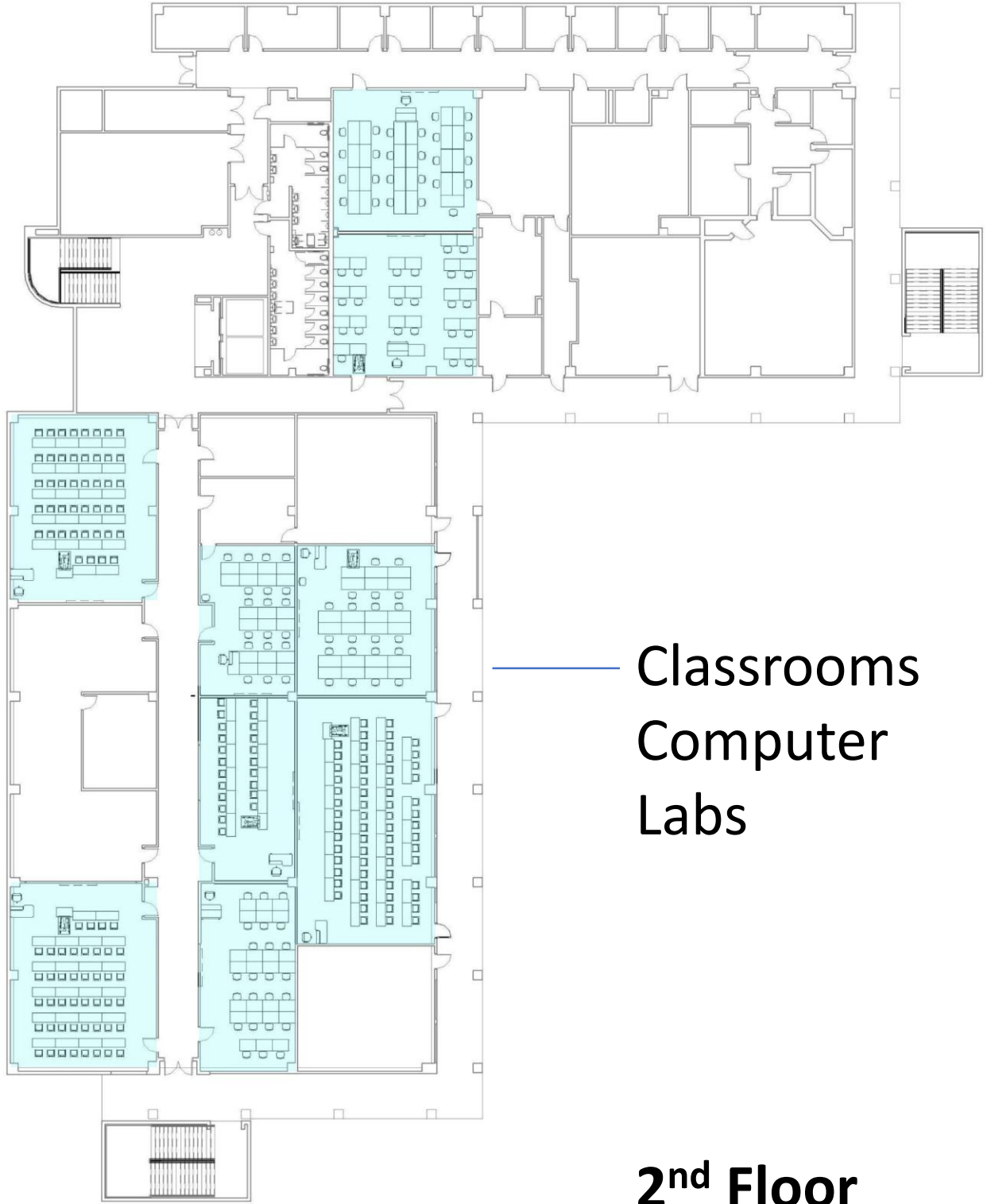
Scope

- Modular Buildings
 - 24,000 square feet of classroom/lab, office & restroom space
- Existing Building Modernization
 - 14,202 square feet of classroom/lab and office space

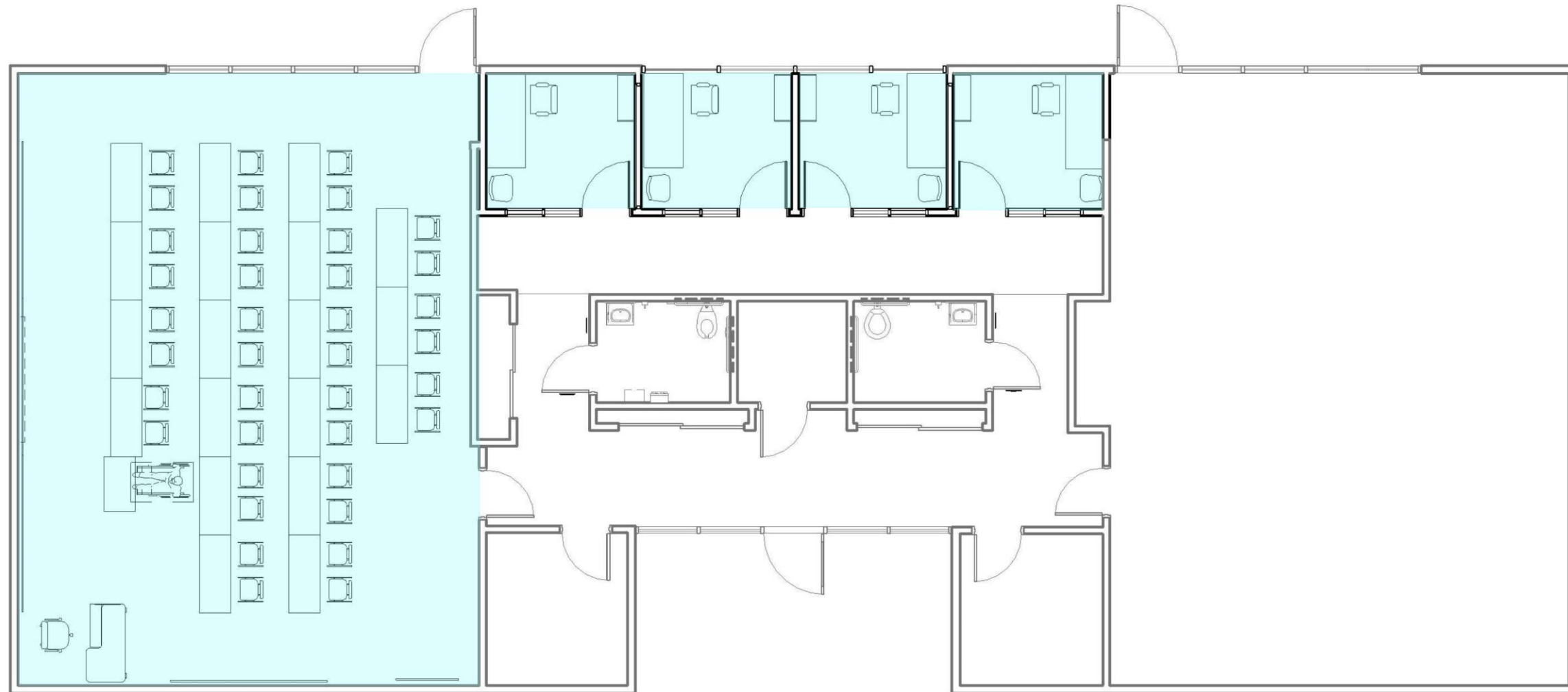
Swing Space



Applied Arts



Fine Arts 4 Renovation



1 Classroom
4 Offices

AVC User Group

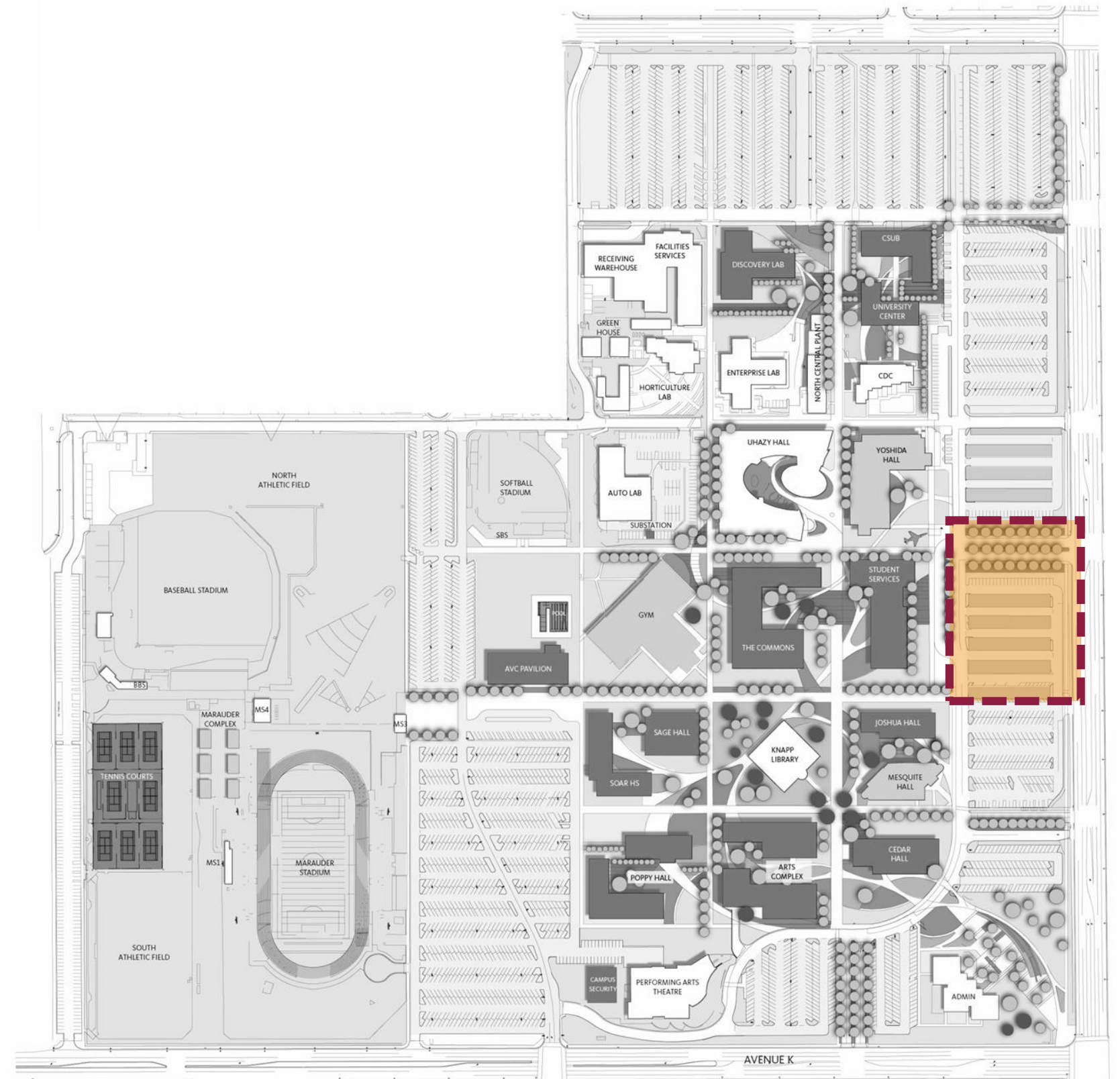
- Facilities Services + ITS
- Executive Council

Design Team

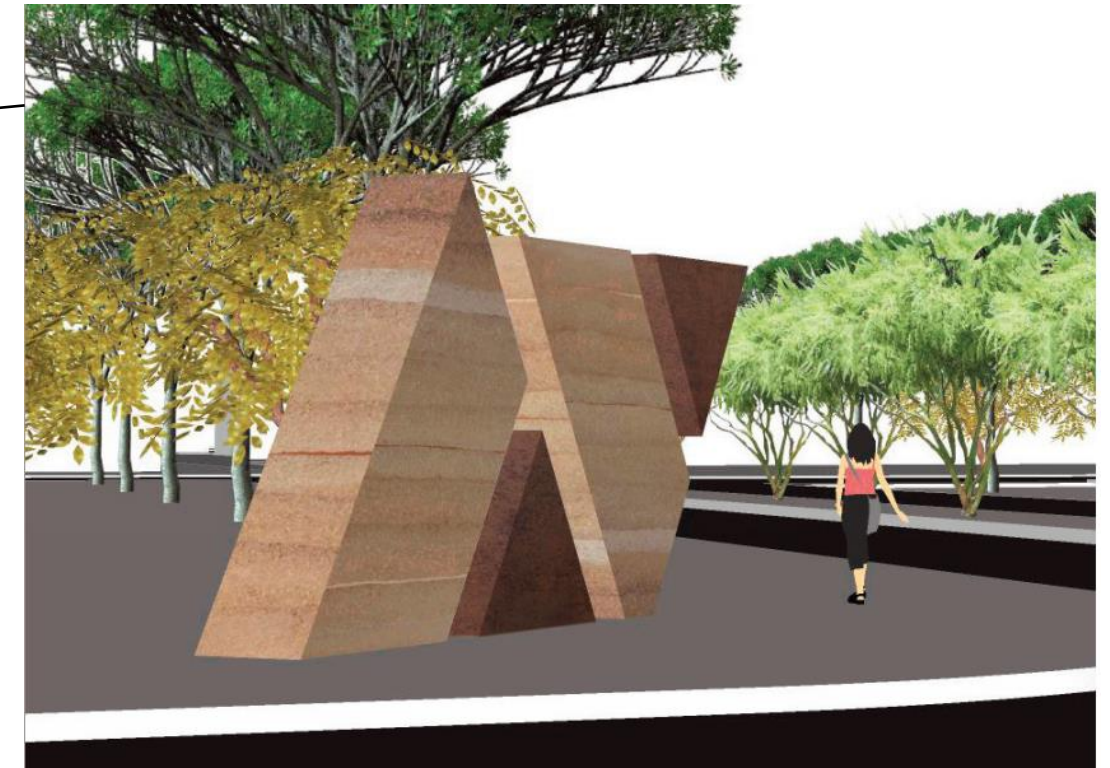
- Gensler
- Ledesma & Meyer Construction
- Fehr & Peers Traffic Engin

Scope

- Main Campus Entry
 - Driveway & Landscaping
- Campus Entry
 - Visitor Parking
 - Drop-off/Pick-up Zone
- Campus Wide Exterior Signage
 - Replacement – ‘Curb to Building’
- AVTA Transit Station
 - 30th Street West



Main Campus Entry



AVC User Group

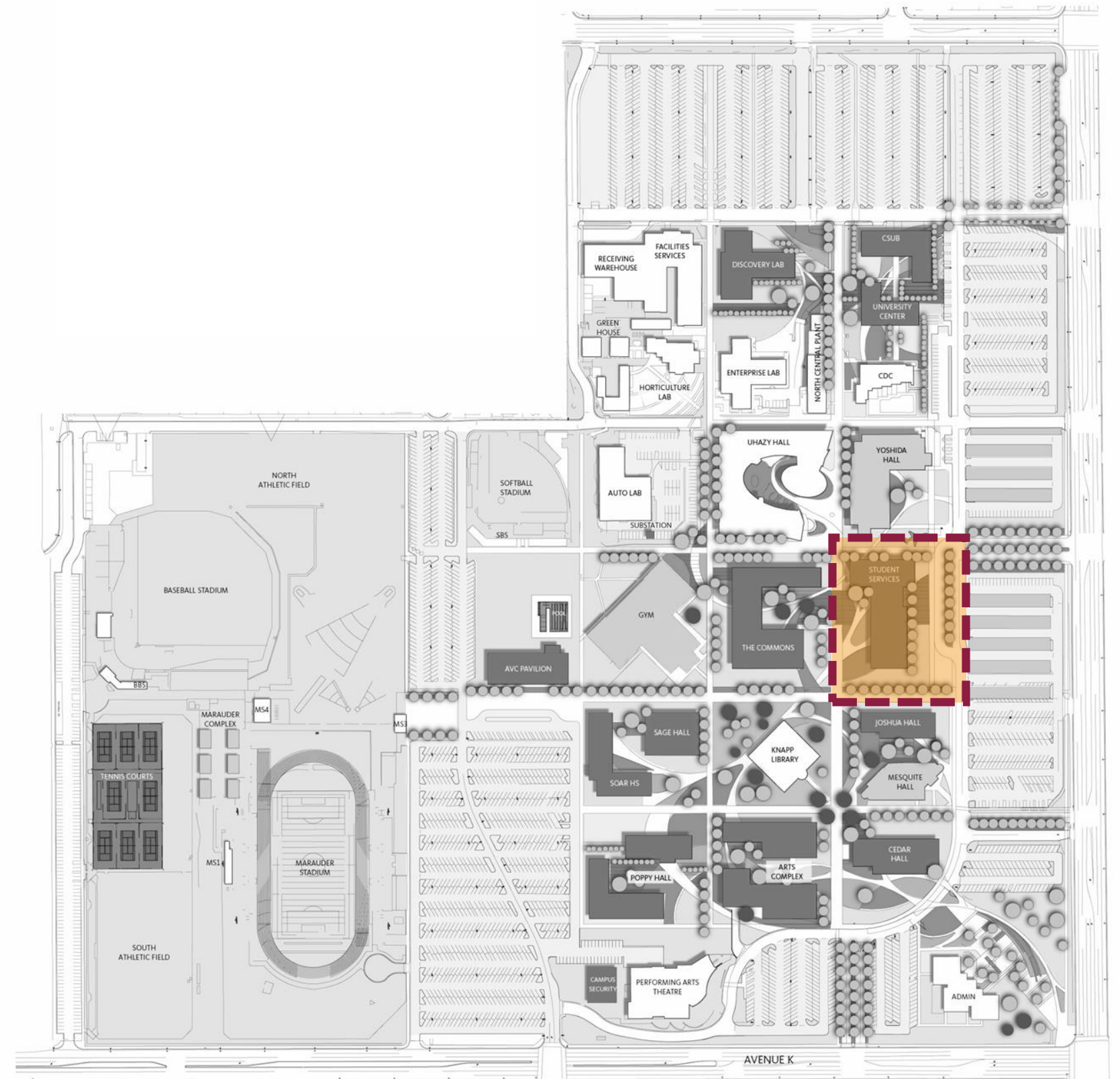
- Student Services
 - Erin Vines
 - LaDonna Trimble
 - Jill Zimmerman
 - Gary Roggenstein
 - Student Services Staff
 - Facilities Services + ITS
- Business Services
 - Tammy Steffes
 - Cashier Office Staff

Design Team

- Gensler
- Ledesma & Meyer Construction

Scope

- 55,700 GSF Building
- E-W Pedestrian Corridor



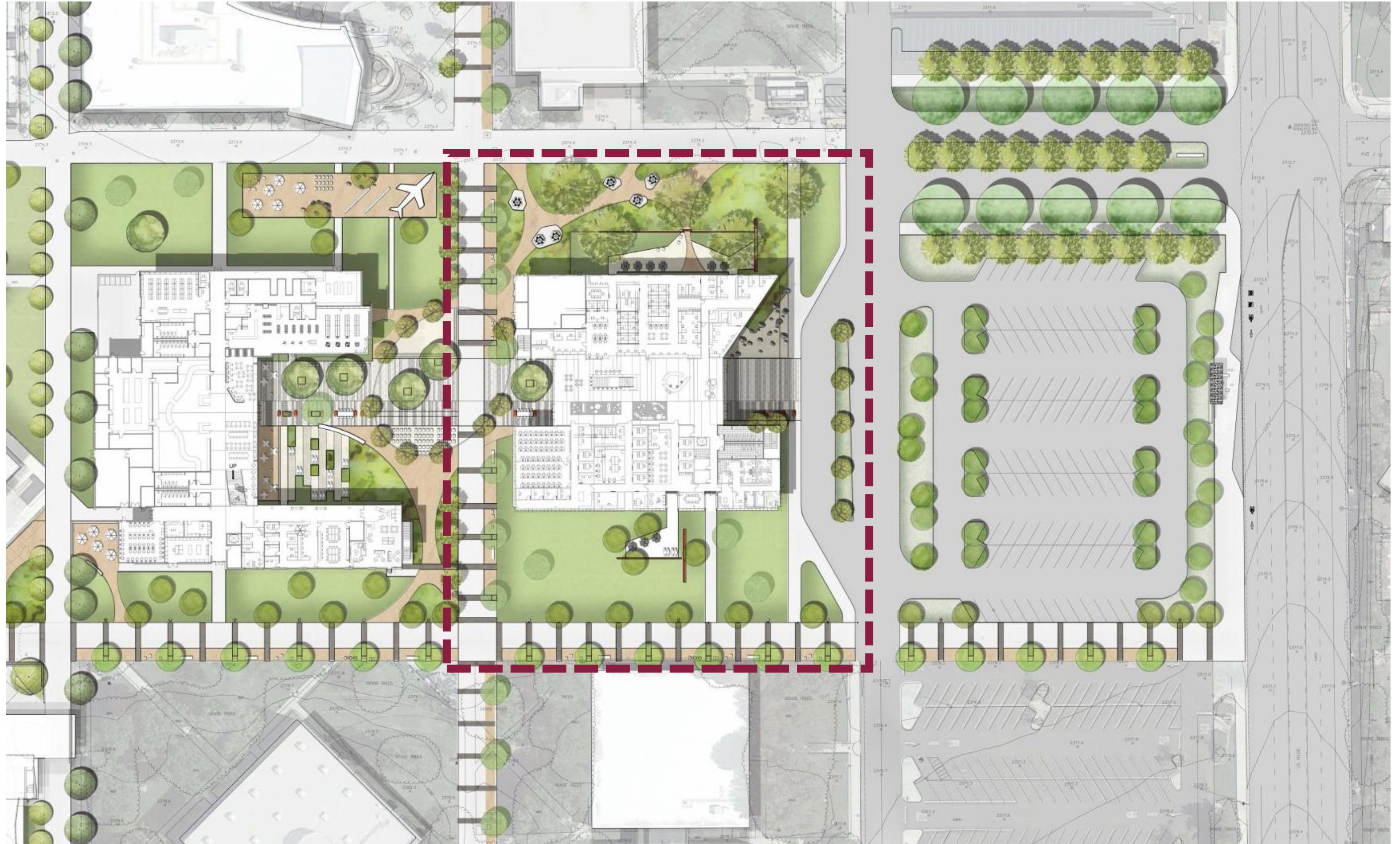
Student Services – 1st Floor



Student Services – 2nd Floor



Student Services – Site Plan



Student Services – View from entry



Student Services – Interior View



Student Services – Interior View



AVC User Group

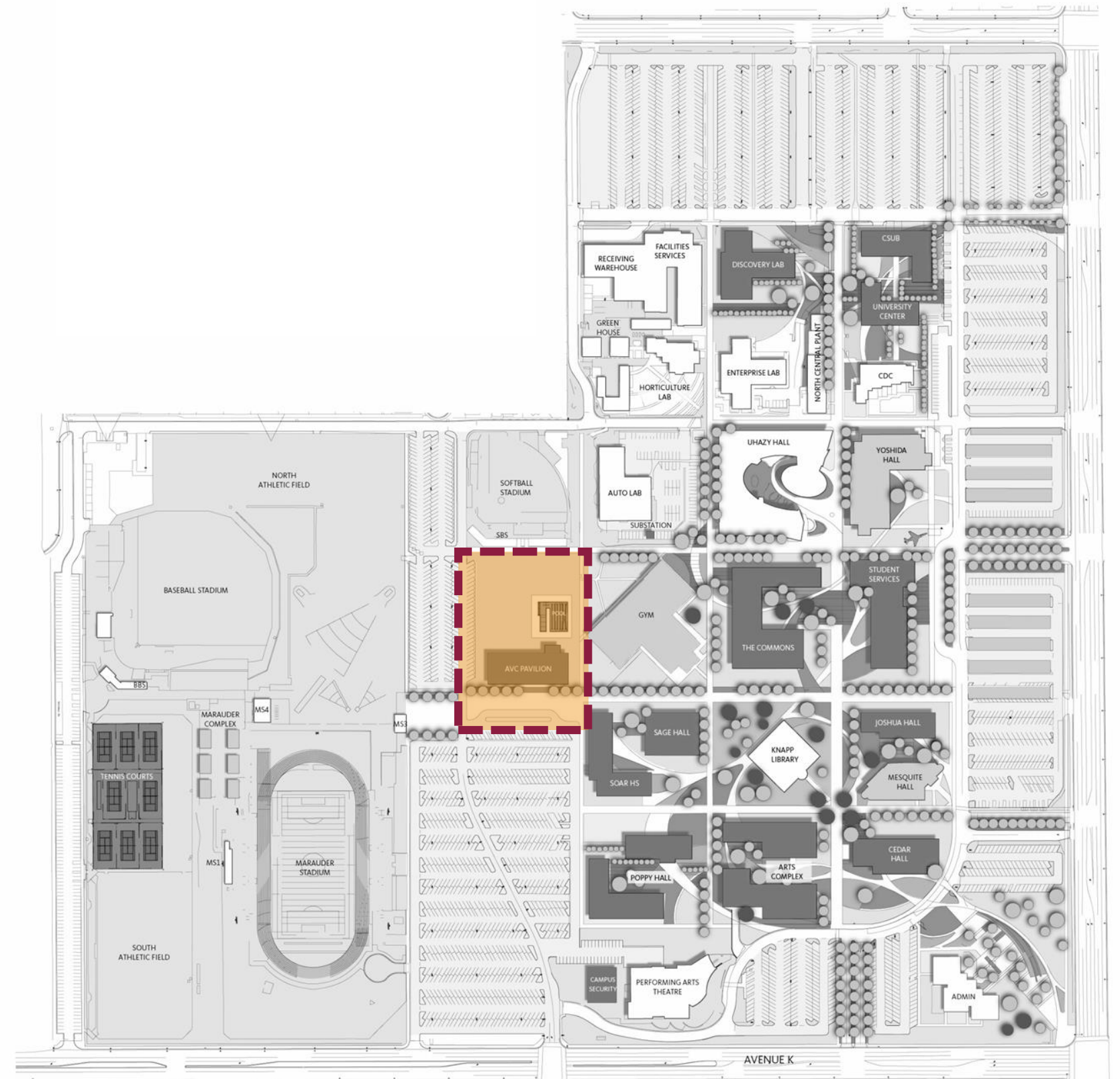
- Executive Council
- Auxiliary Services
 - Dawn McIntosh
 - James Nasipak
- Facilities Services + ITS

Design Team

- Gensler
- Webb Kitchen Consultant
- Colombo Construction

Scope

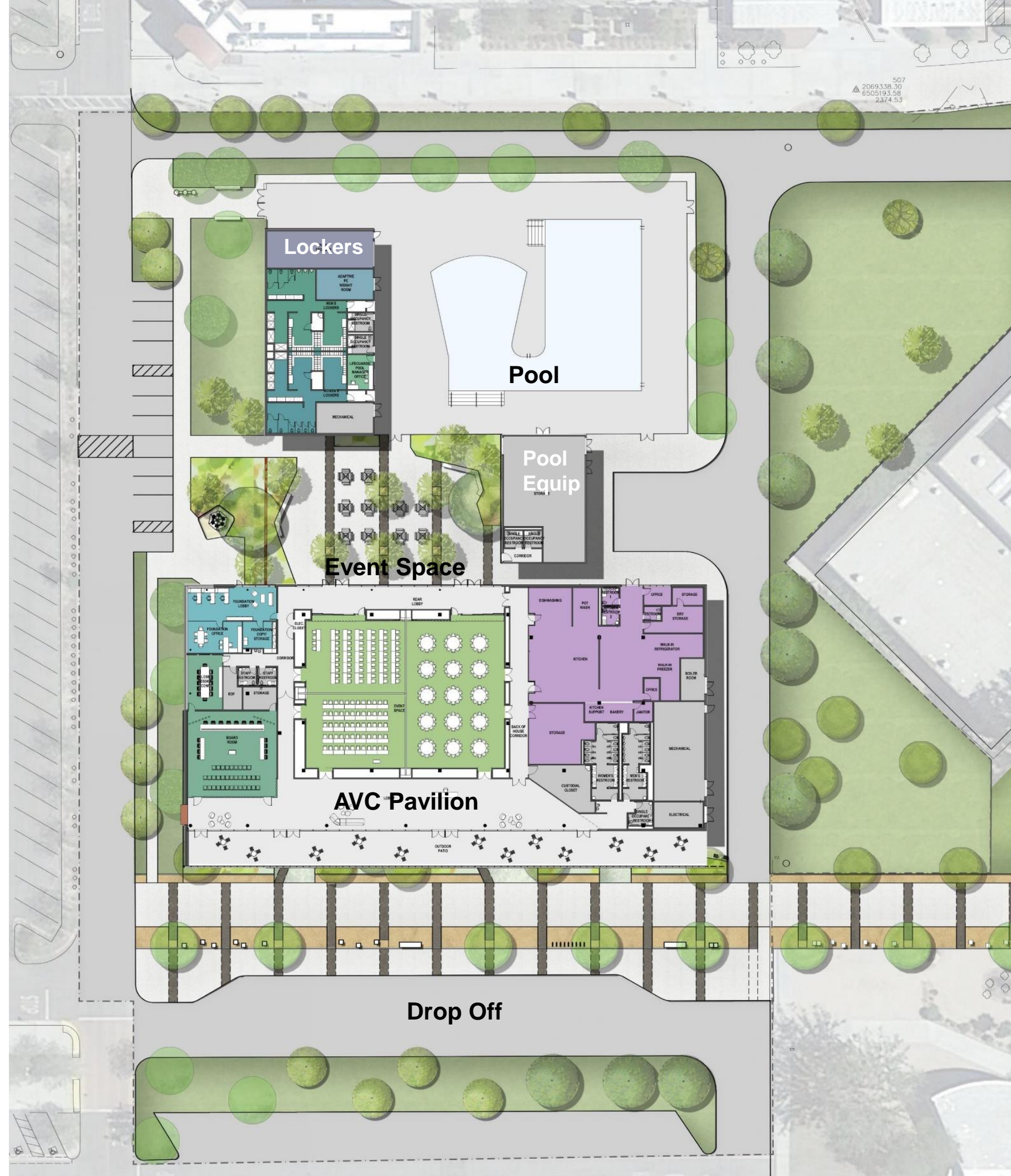
- AVC Pavilion Building
 - 28,765 GSF
- Adaptive PE Pool
- Pool Support Buildings
 - 4,675 GSF
- West Campus Drop-off/Pick-up Zone



AVC Pavilion Floor Plan



AVC Pavilion Site Plan



AVC Pavilion – View from south



AVC Pavilion – Outdoor event space



AVC Pavilion – Board Room



AVC User Group

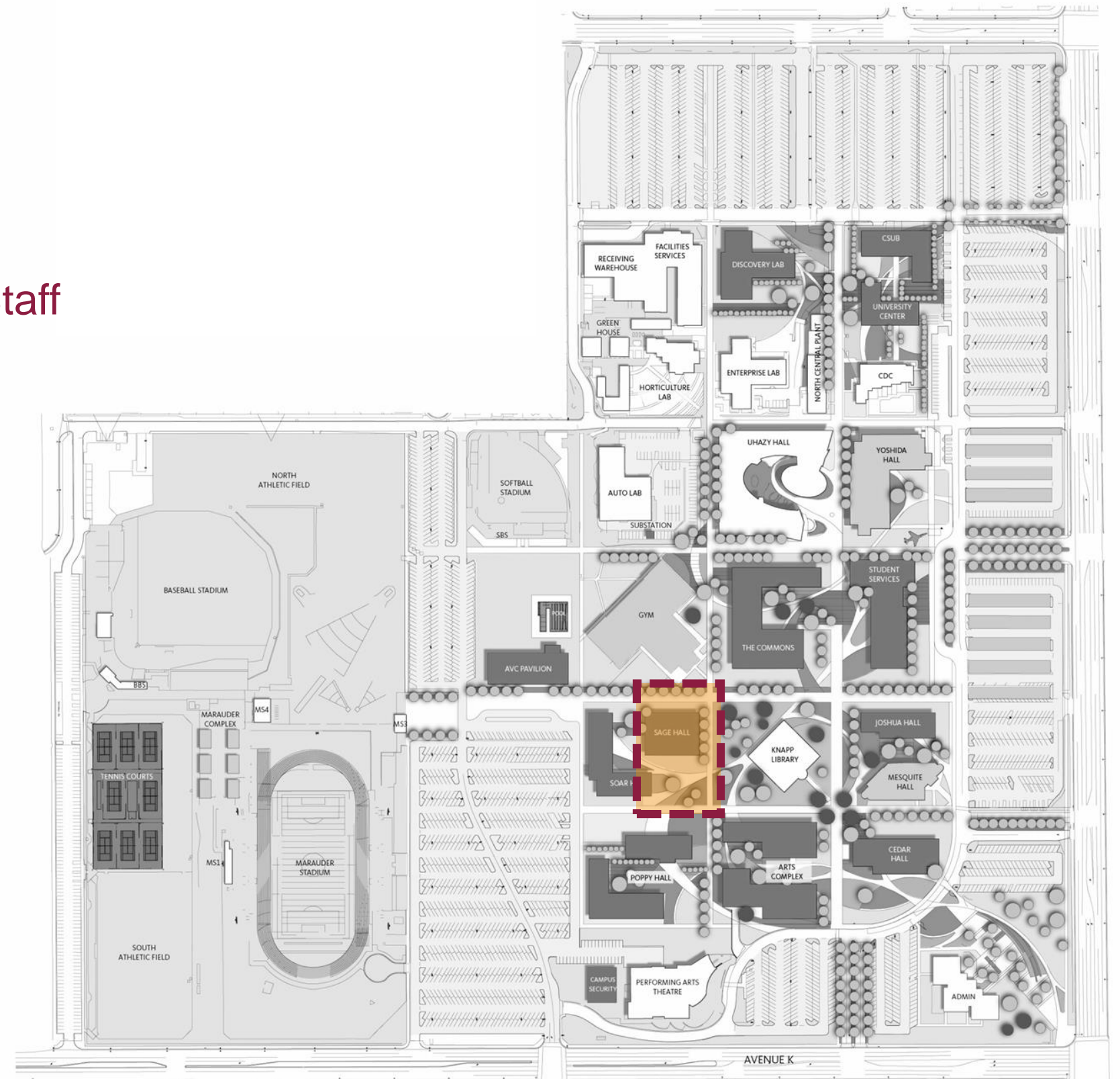
- Rhetoric & Literacy Division
 - Riley Dwyer
 - Learning Center Faculty/Staff
- Facilities + ITS

Design Team

- HMC Architects
- Lundgren Management

Scope

- Sage Hall Building
 - 32,562 GSF

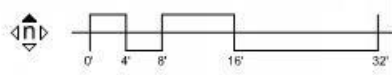
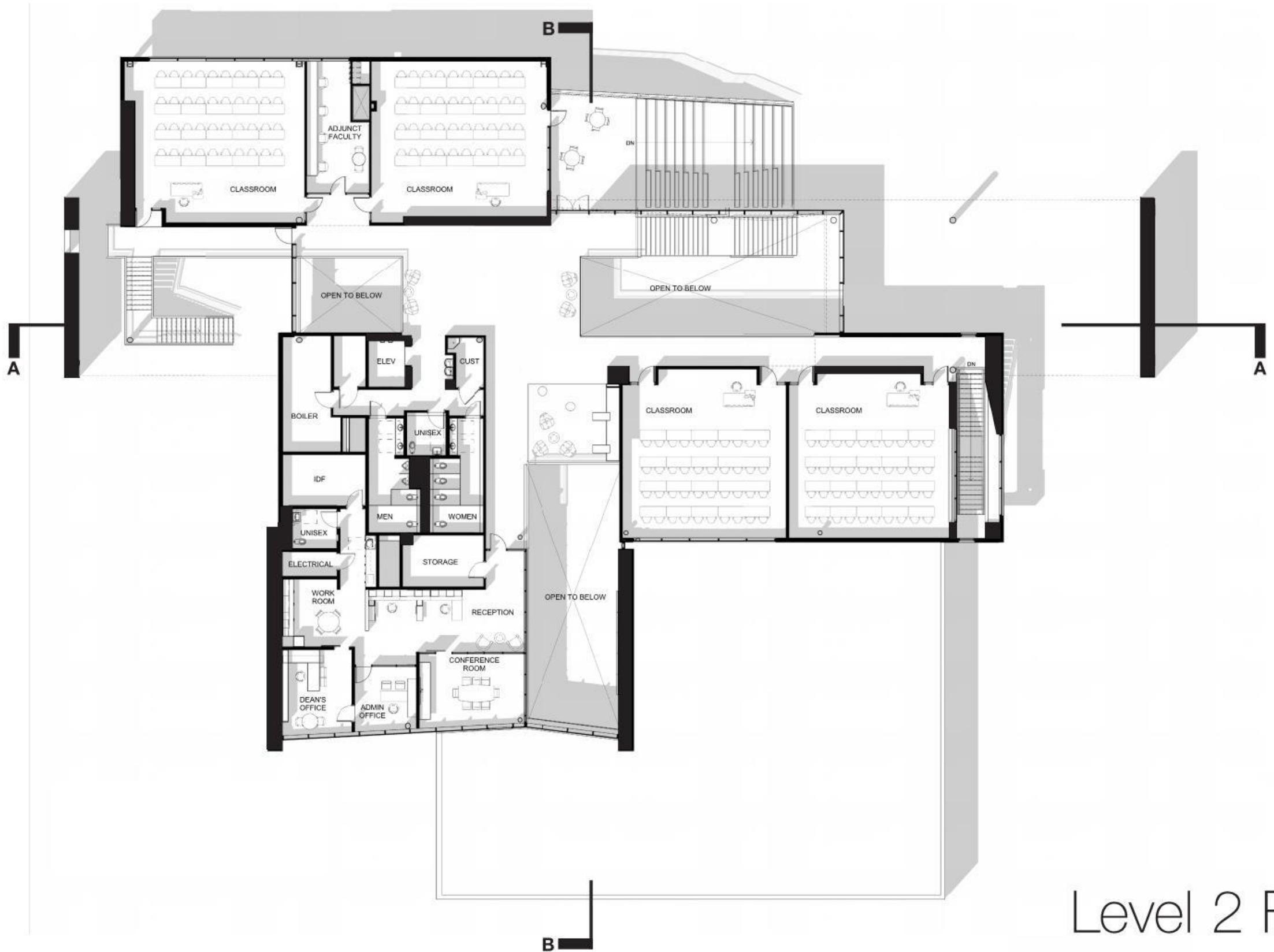


Sage Hall



Level 1 Floor Plan

Sage Hall



Level 2 Floor Plan

Sage Hall



Sage Hall



View from Main Entry

Sage Hall



View of 2-Story Space



AVC User Group

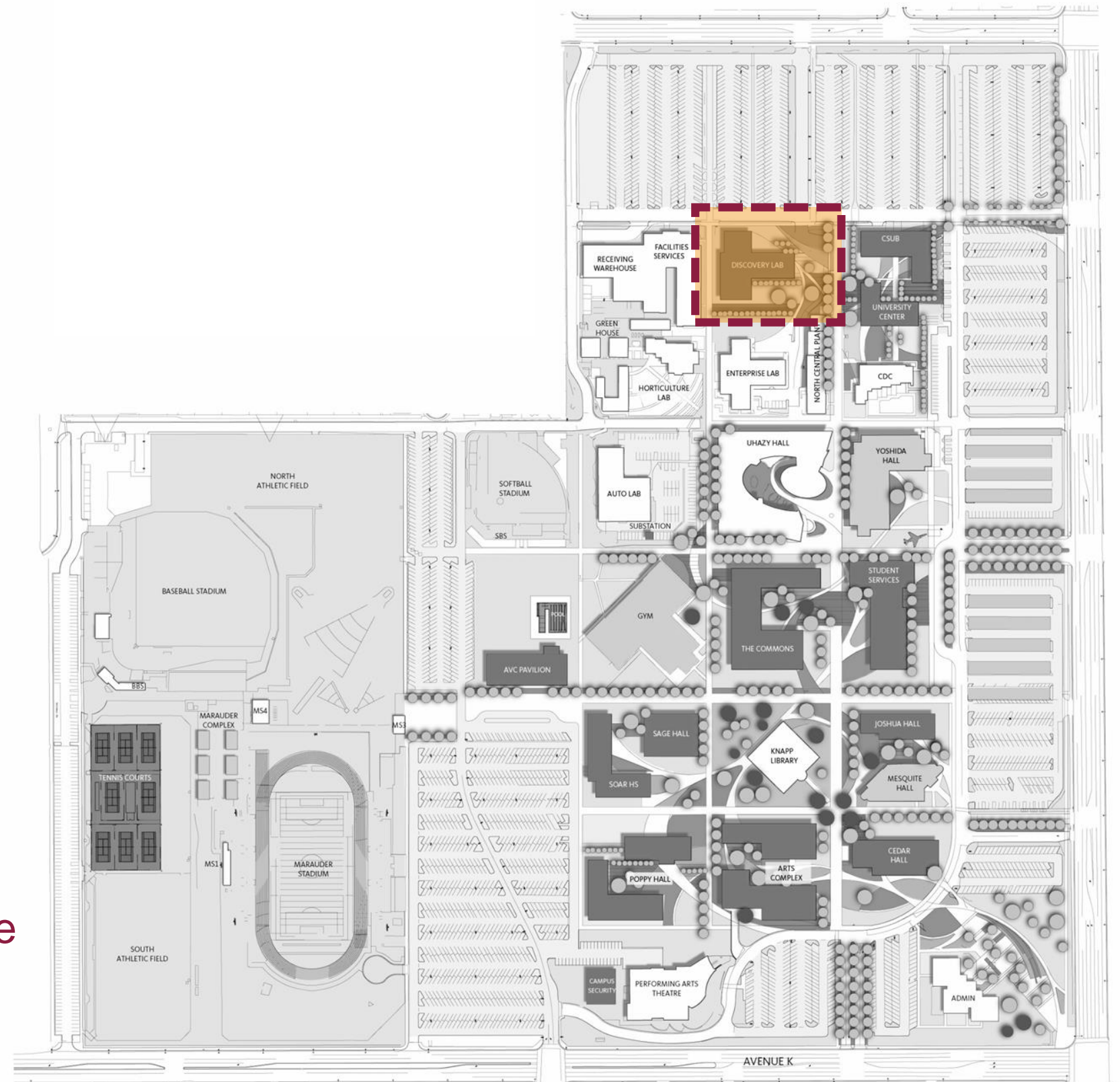
- Technical Education Division
 - Laureano Flores
 - Technical Education Faculty/Staff
- Facilities Services + ITS

Design Team

- DLR Group
- Ledesma & Meyer Construction

Scope

- Discovery Lab Building
 - 21,600 GSF
- Exterior Instructional Yard
- Relocation of Botany Greenhouse
- Shared Perimeter Wall
 - Building TE7 with Instructional Support Space



Discovery Lab – Floor Plan



Discovery Lab – View from North



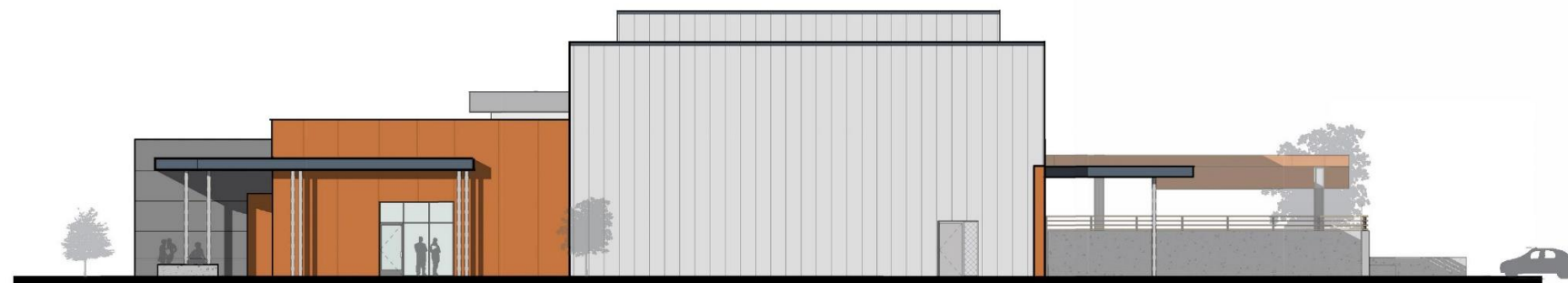
Discovery Lab – Elevations



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

AVC User Group

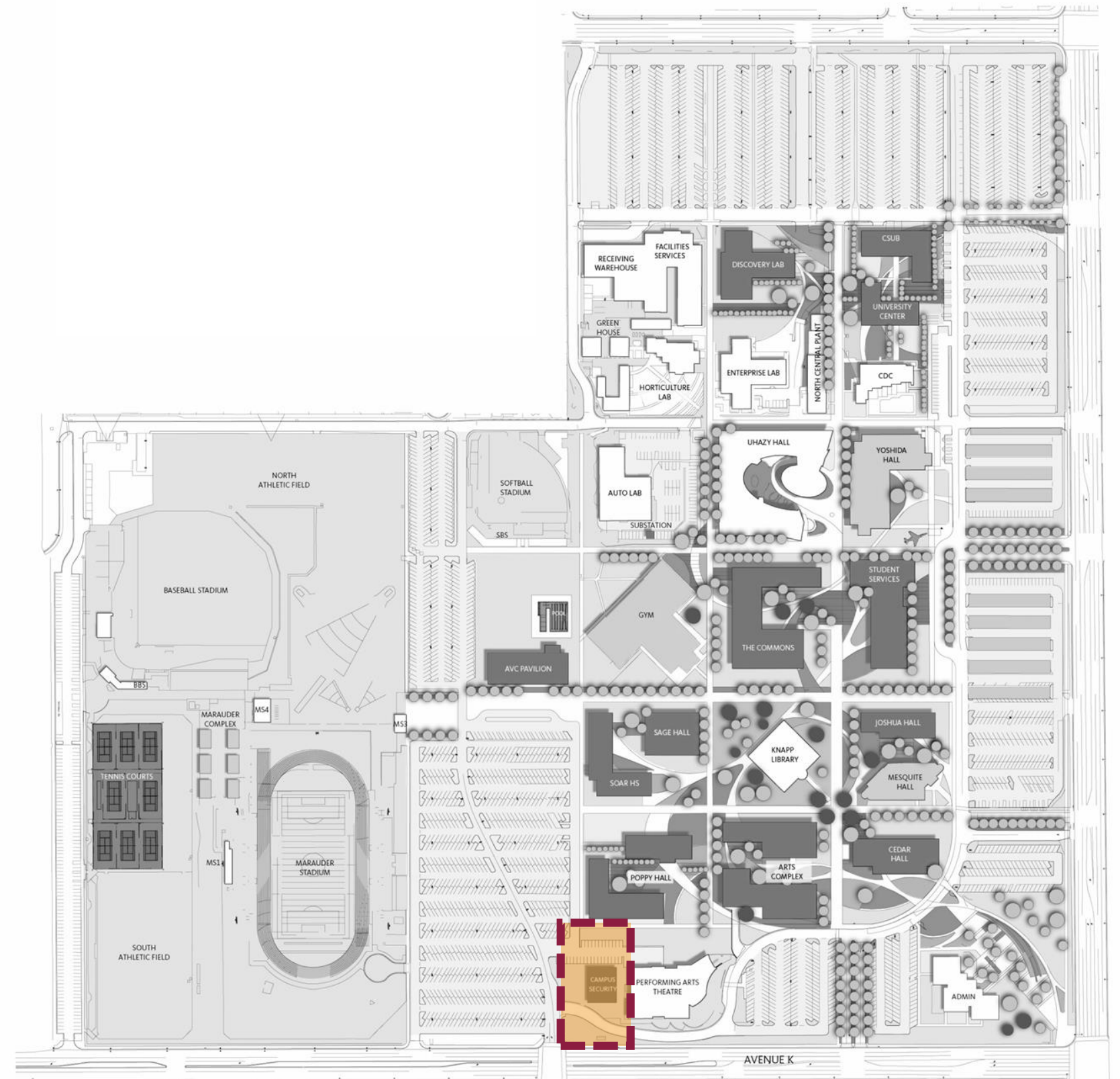
- LASD/Campus Security
 - Deputy Ray Murgatroyd
 - LASD Staff
- Executive Council
- Facilities Services + ITS

Design Team

- Gensler Architects
- Colombo Construction

Scope

- Campus Security Building
 - 5,774 GSF
- Secured Vehicle Yard
- Emergency Operations Center (EOC)
 - Building Back-up Generator



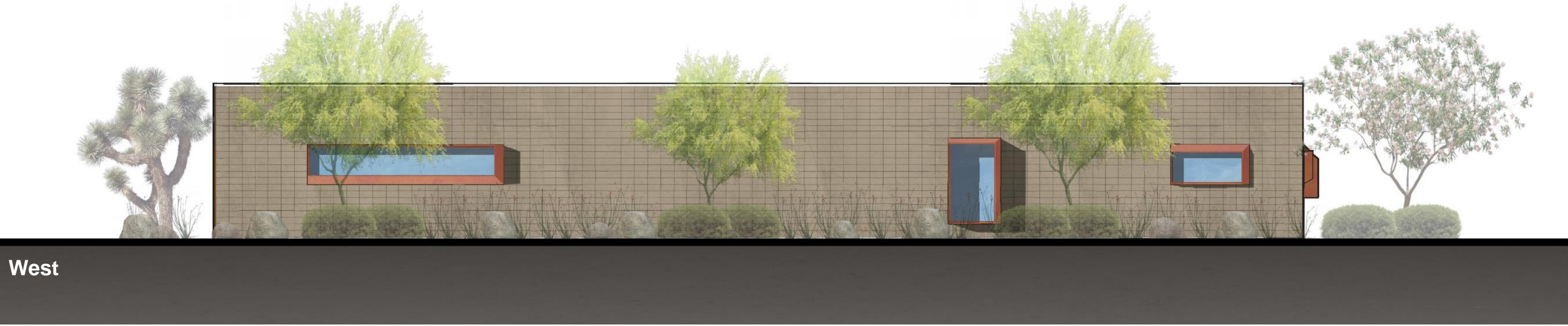
Campus Security – Site Plan



Campus Security – Entry View



Campus Security – Exterior Elevations



AVC User Group

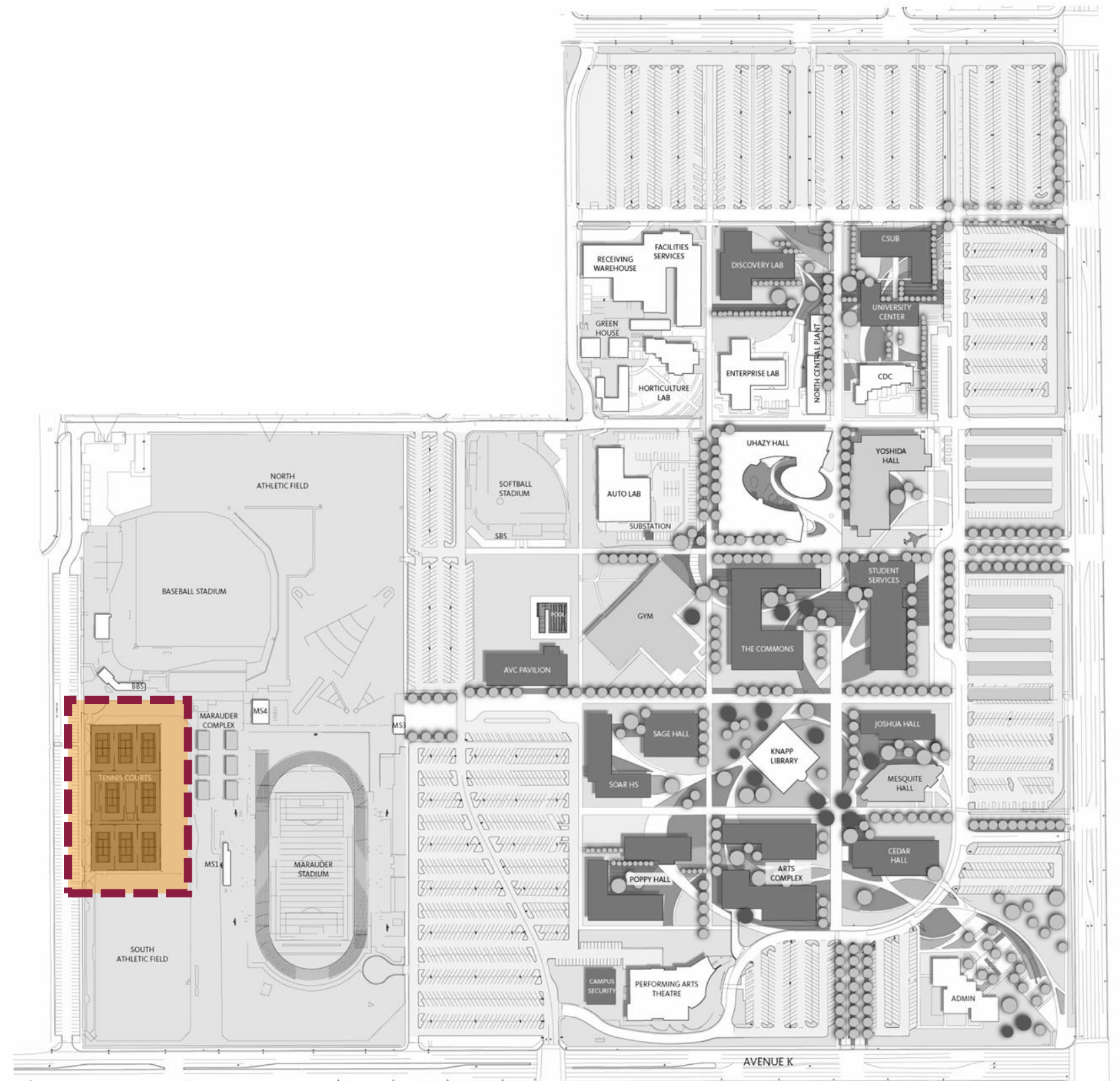
- PE & Athletics Faculty/Staff
- Facilities + ITS

Design Team

- Gensler Architects
- Colombo Construction

Scope

- Eight Tennis Courts (lighted)
- Reroute Existing Physical Agility and Running (PAR) Course



Tennis Courts



AVC User Group

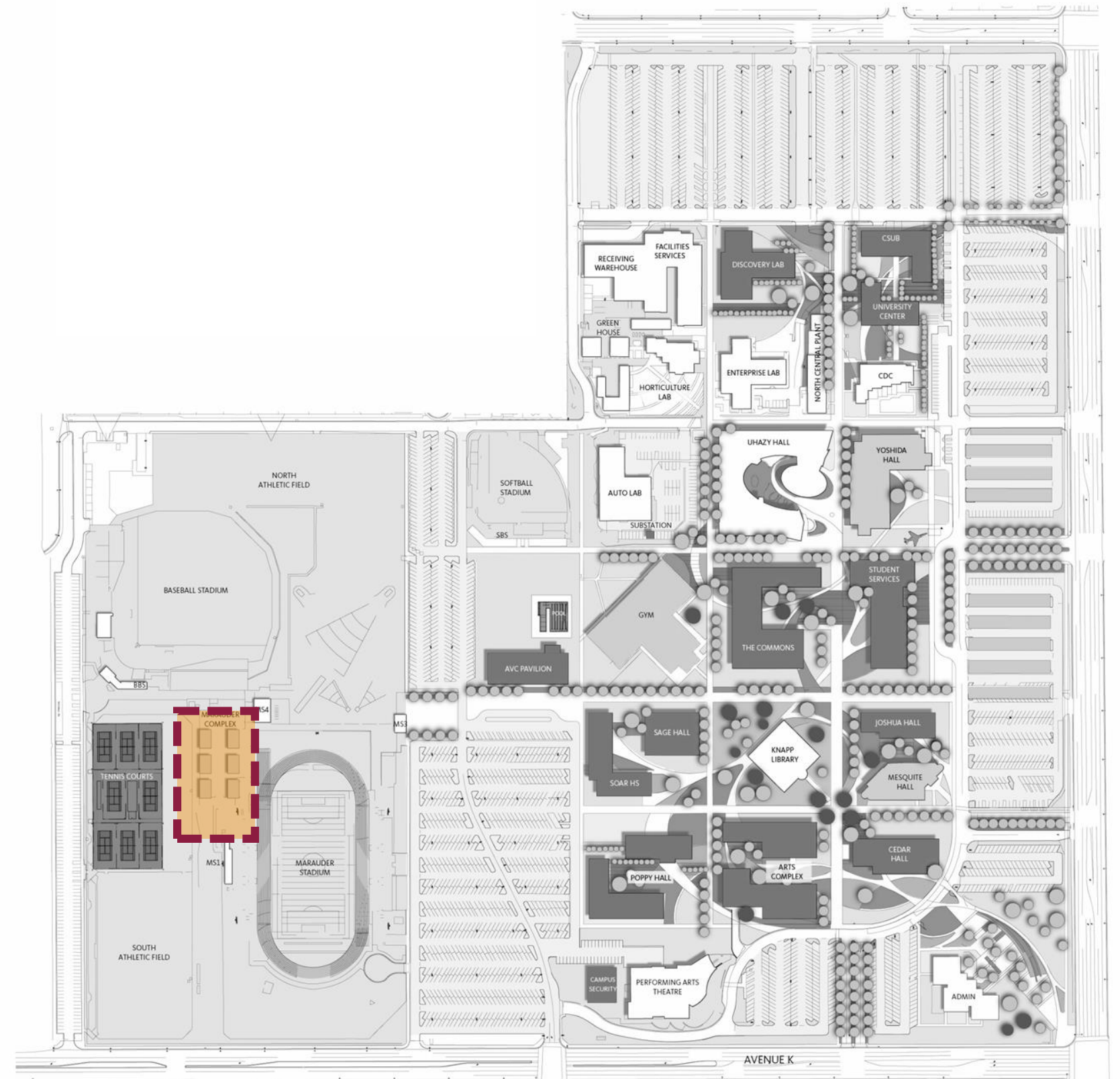
- Athletics
 - Tom Gang
 - Athletics Staff
- Facilities Services + ITS

Design Team

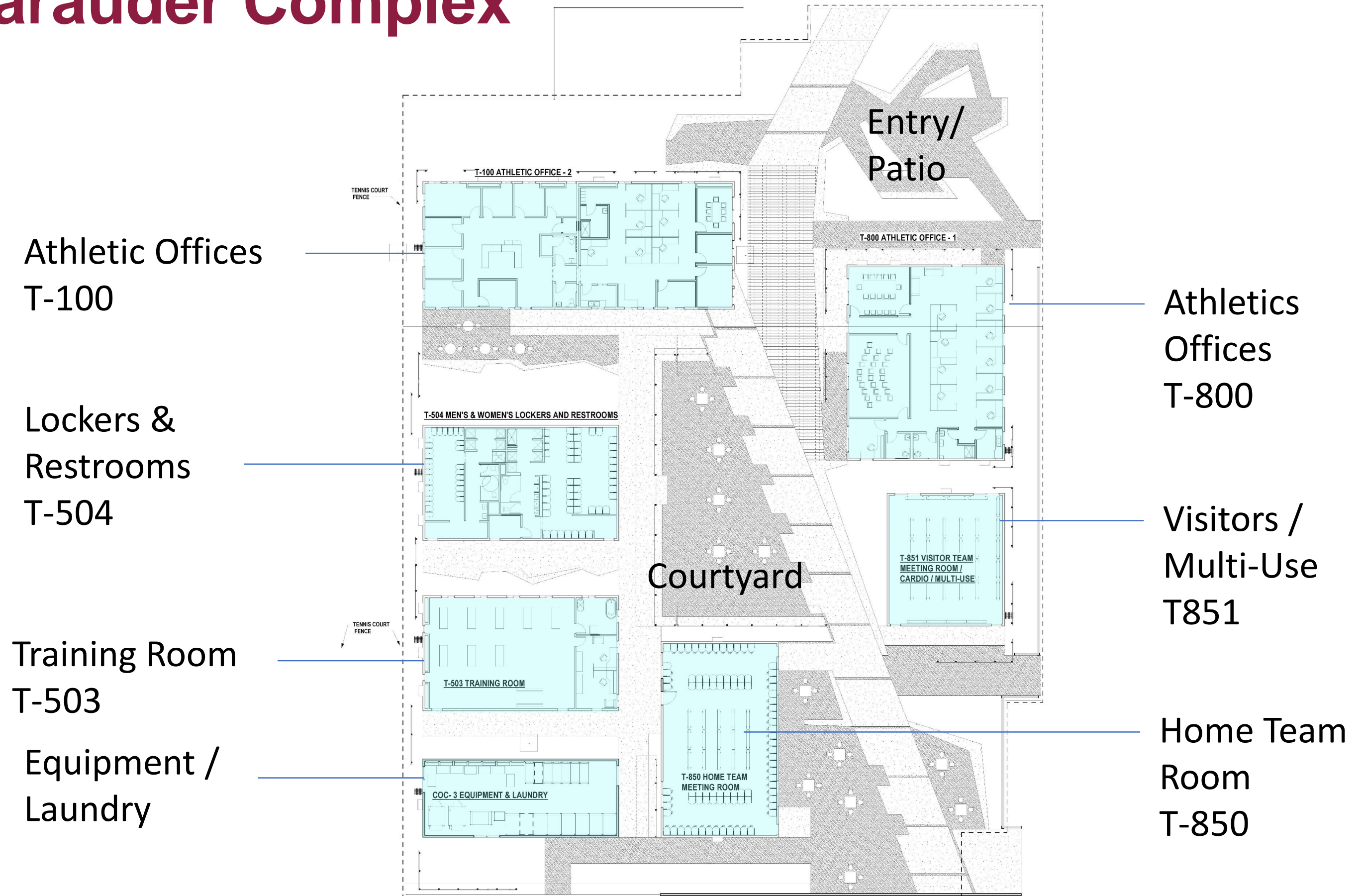
- Morris Architects
- Lundgen Management

Scope

- Re-purpose Existing Modular Buildings
- Seven Modular Buildings
 - 16,080 GSF
- New Fire Lane



Marauder Complex



Marauder Complex



Aerial View

Marauder Complex



Marauder Complex

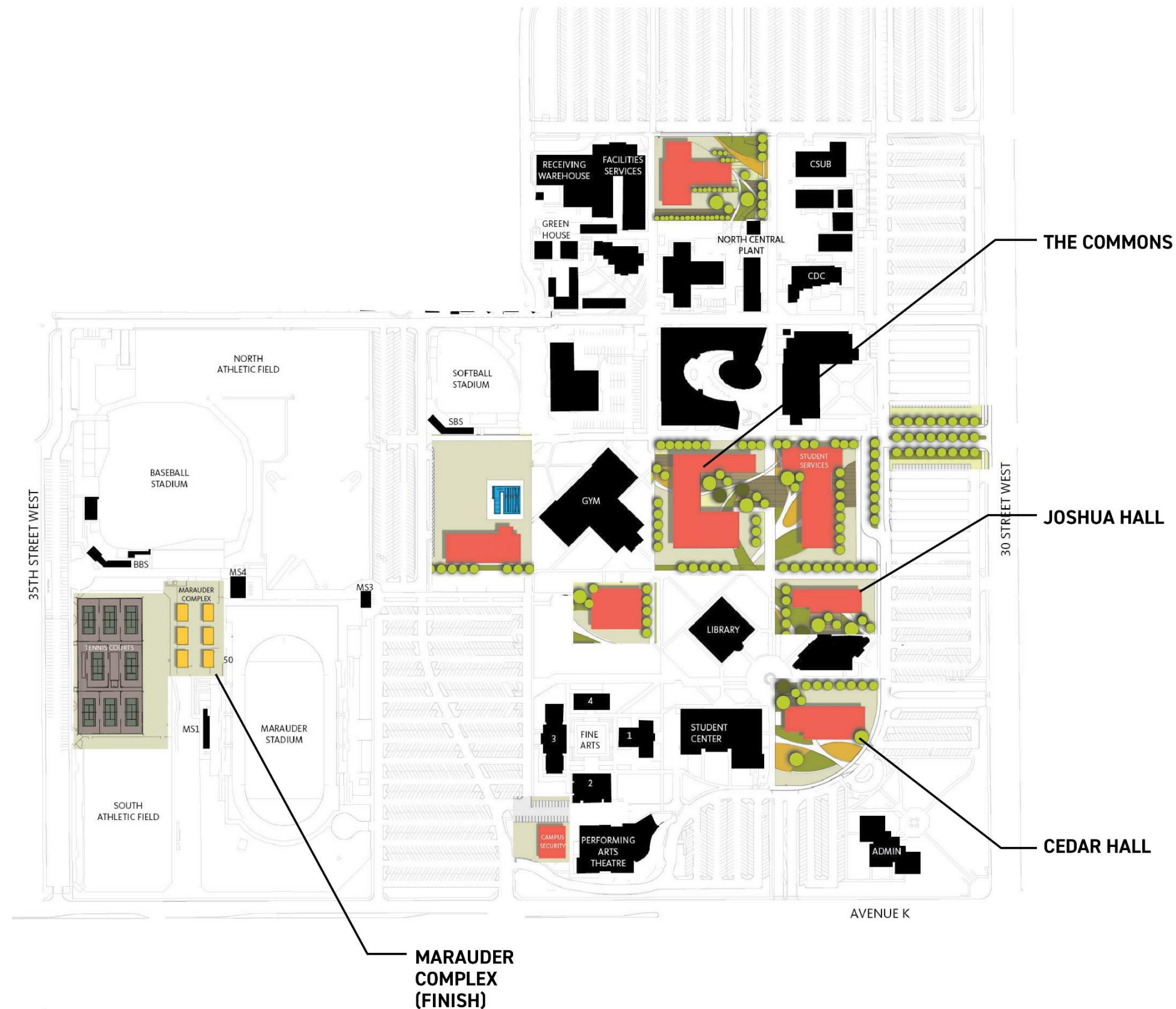


Courtyard View

MEASURE AV IMPLEMENTATION PLAN

Phase 2 Projects

Phase 2 Projects



phase 2:

Vacate and Remove:

- TE1 and TE2
- Math/Engineering (ME)
- Office 2 (OF2)
- Learning Center (LC)
- Student Services (SSV)
- All Swing Space

Vacate and Relocate:

- T100

Build:

- Joshua Hall
- The Commons
- Cedar Hall
- Marauder Complex (finish)

AVC User Group

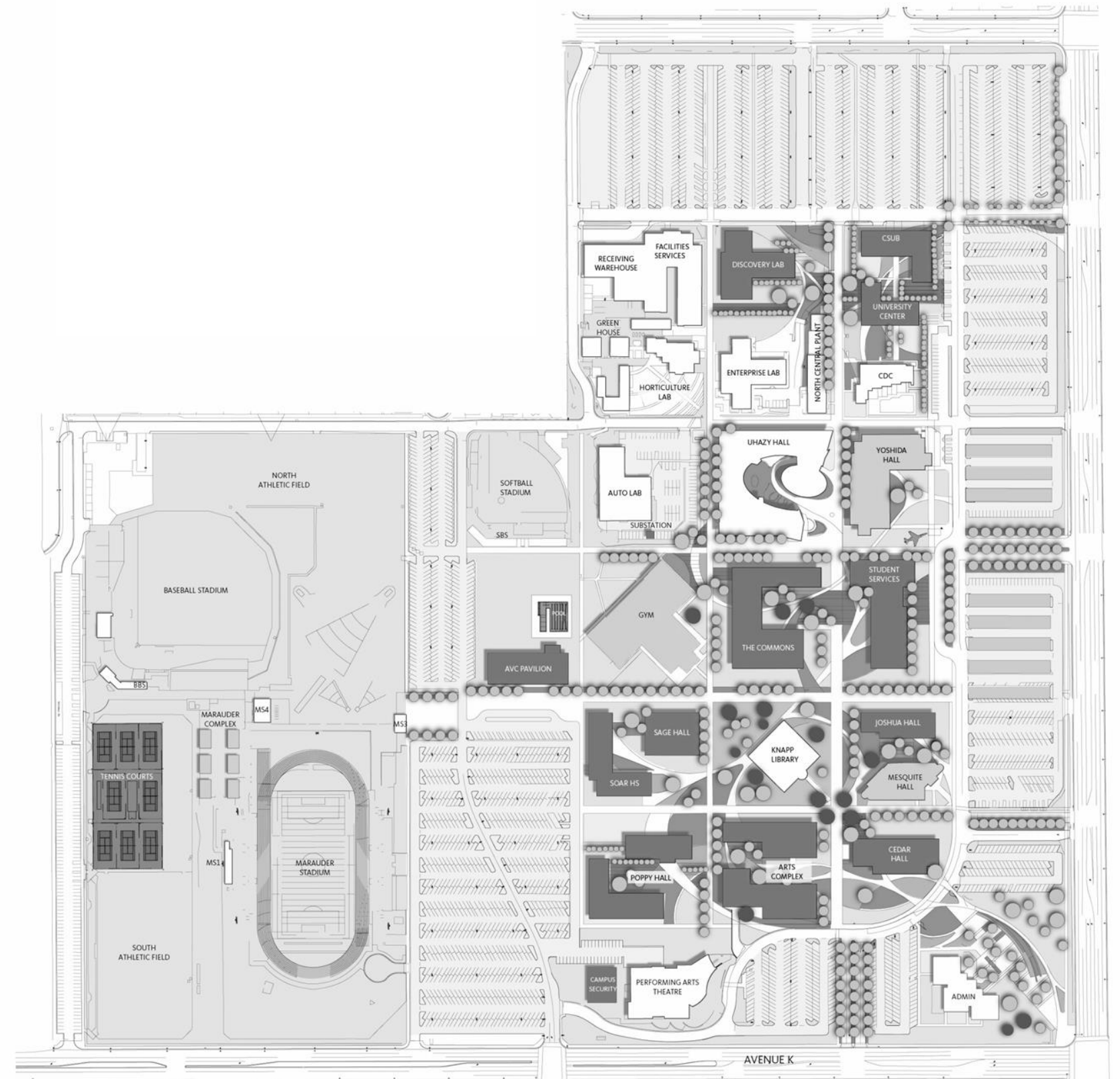
- Executive Council
- Facilities Services + ITS

Design Team

- TBD

Scope

- Modernize Gym Office Area.
- Modernize FA4
 - Relocation of Wet Photo Lab.
- Provide Modular Building Classroom/Lab/Office Space
 - As Required For Removal of Math/Engineering (ME) & Office (OF2) Buildings



AVC User Group

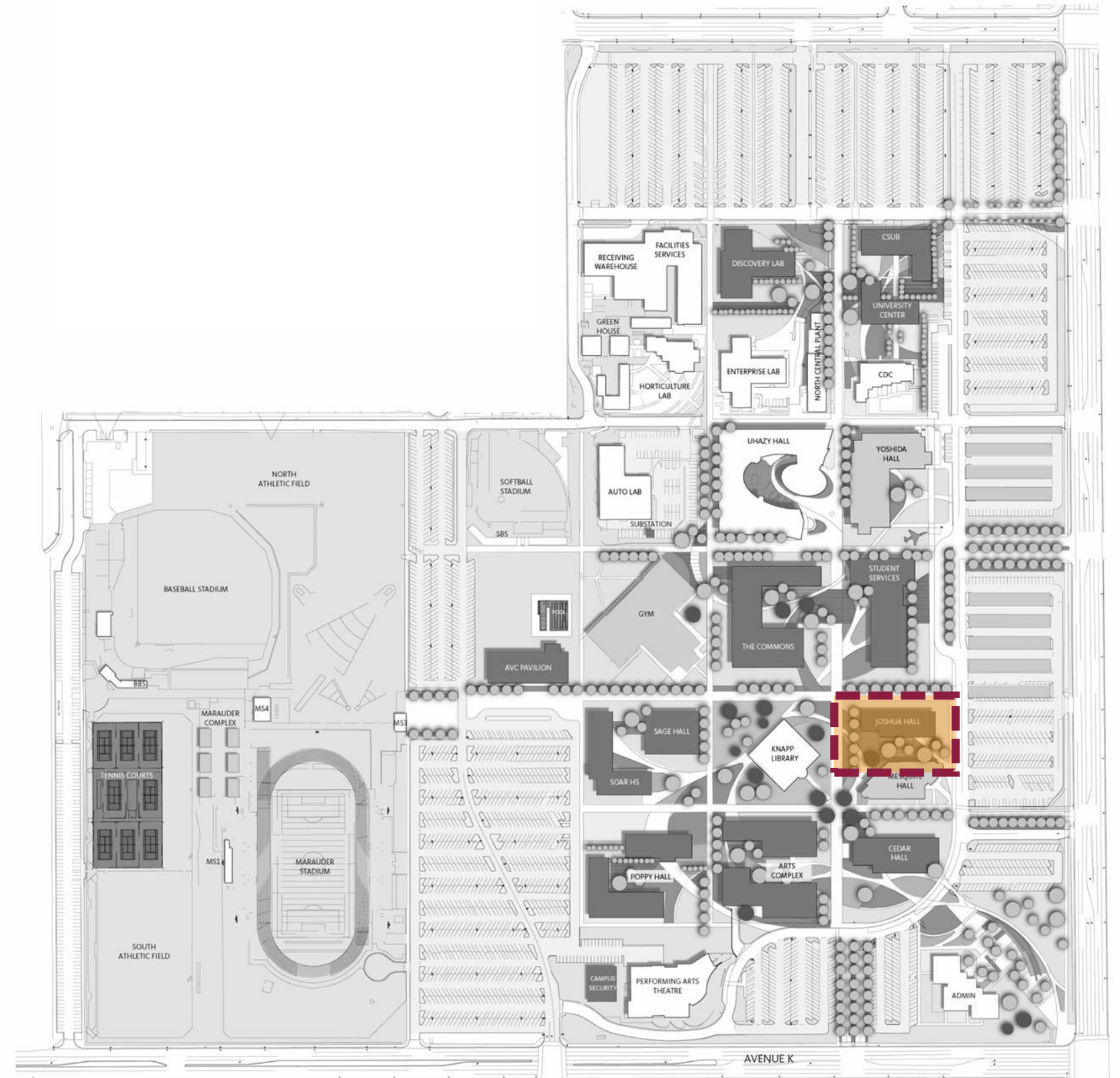
- Academic Affairs
- Executive Council
- Facilities Services + ITS

Design Team

- Architect: TBD
- CM: TBD

Scope

- Instructional Building
 - 30,000 SF



AVC User Group

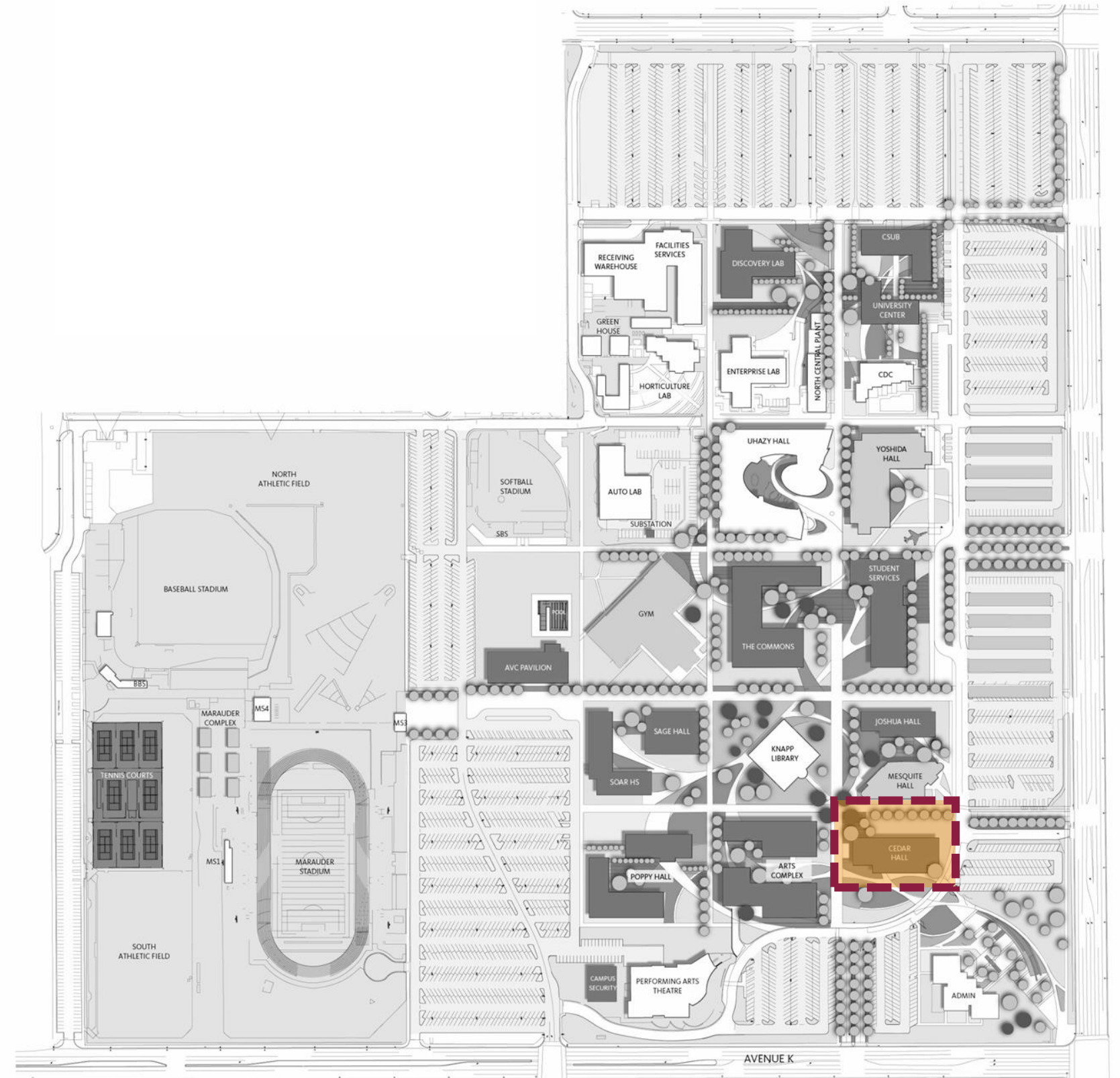
- Academic Affairs
- Executive Council
- Facilities Services + ITS

Design Team

- Architect: TBD
- CM: TBD

Scope

- Instructional Building
 - 30,000 SF



AVC User Group

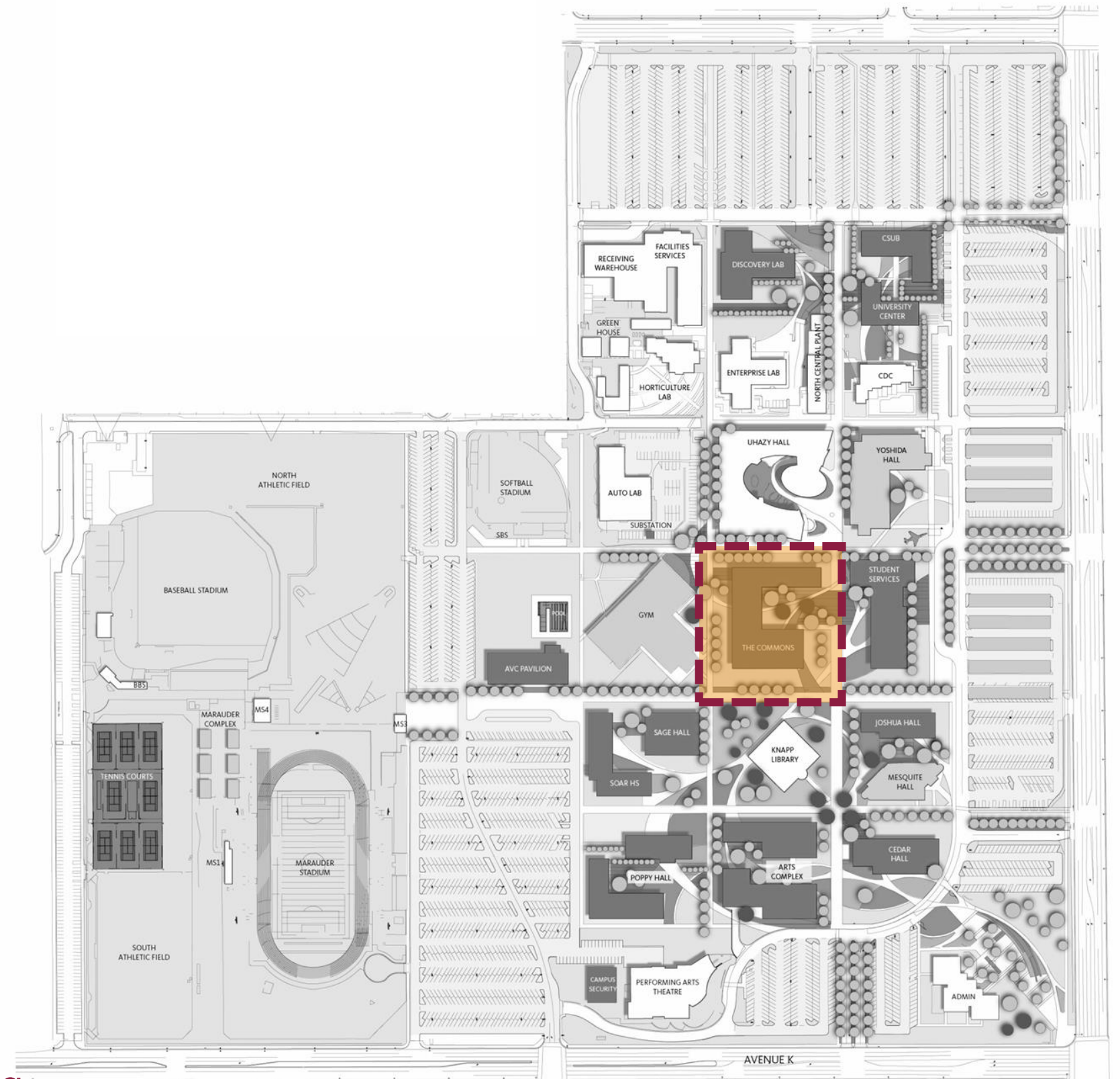
- Student Services
 - Erin Vines, Jill Zimmerman
 - Student Services Staff, ASO Representatives
- Auxiliary Services
 - Dawn McIntosh, James Nasipak
 - Bookstore Staff
- Business Services
 - Dawn McIntosh, Tammy Steffes
 - Repro + Mailroom Staff
- Facilities Services + ITS

Design Team

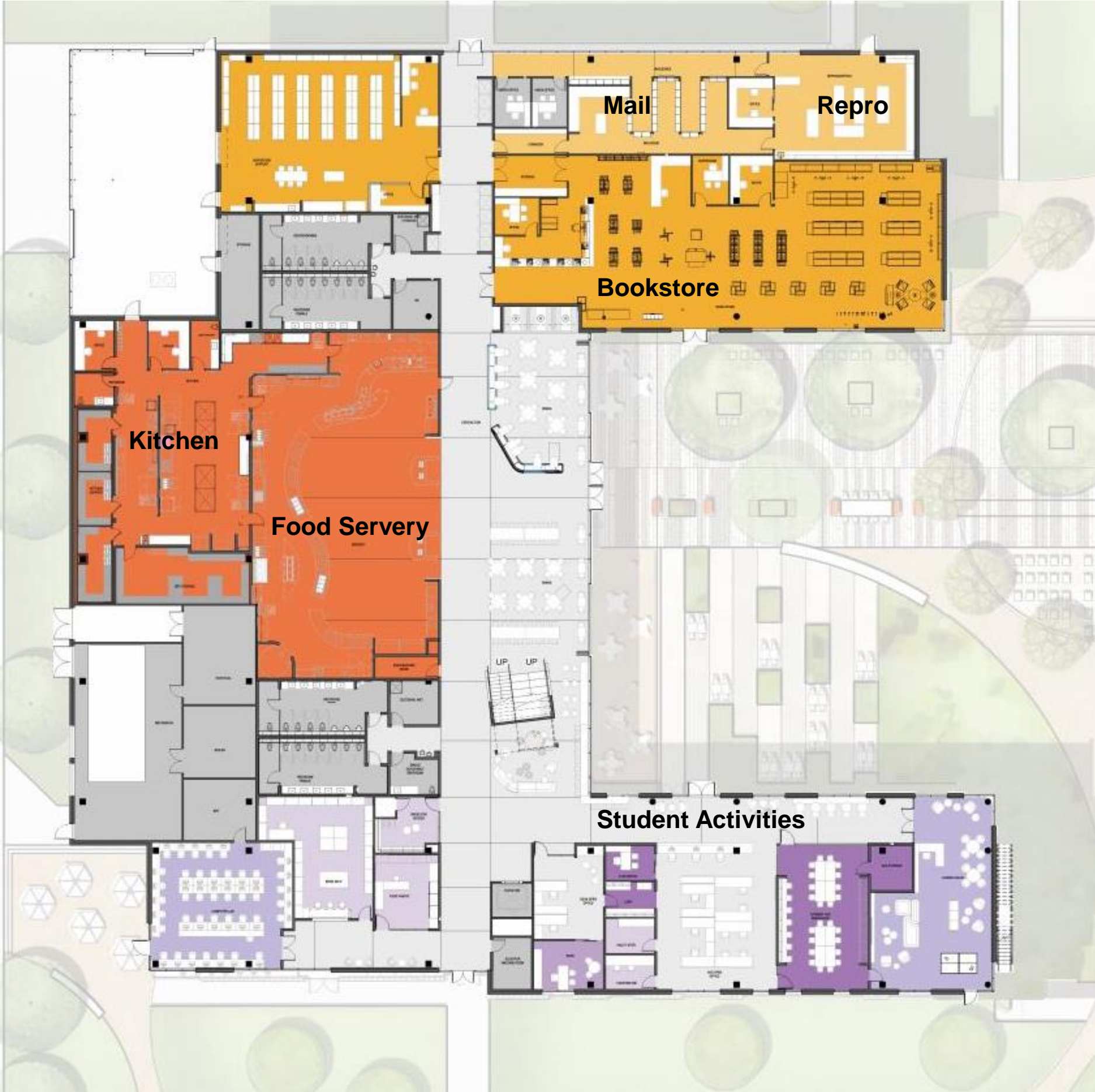
- Gensler
- Colombo Construction

Scope

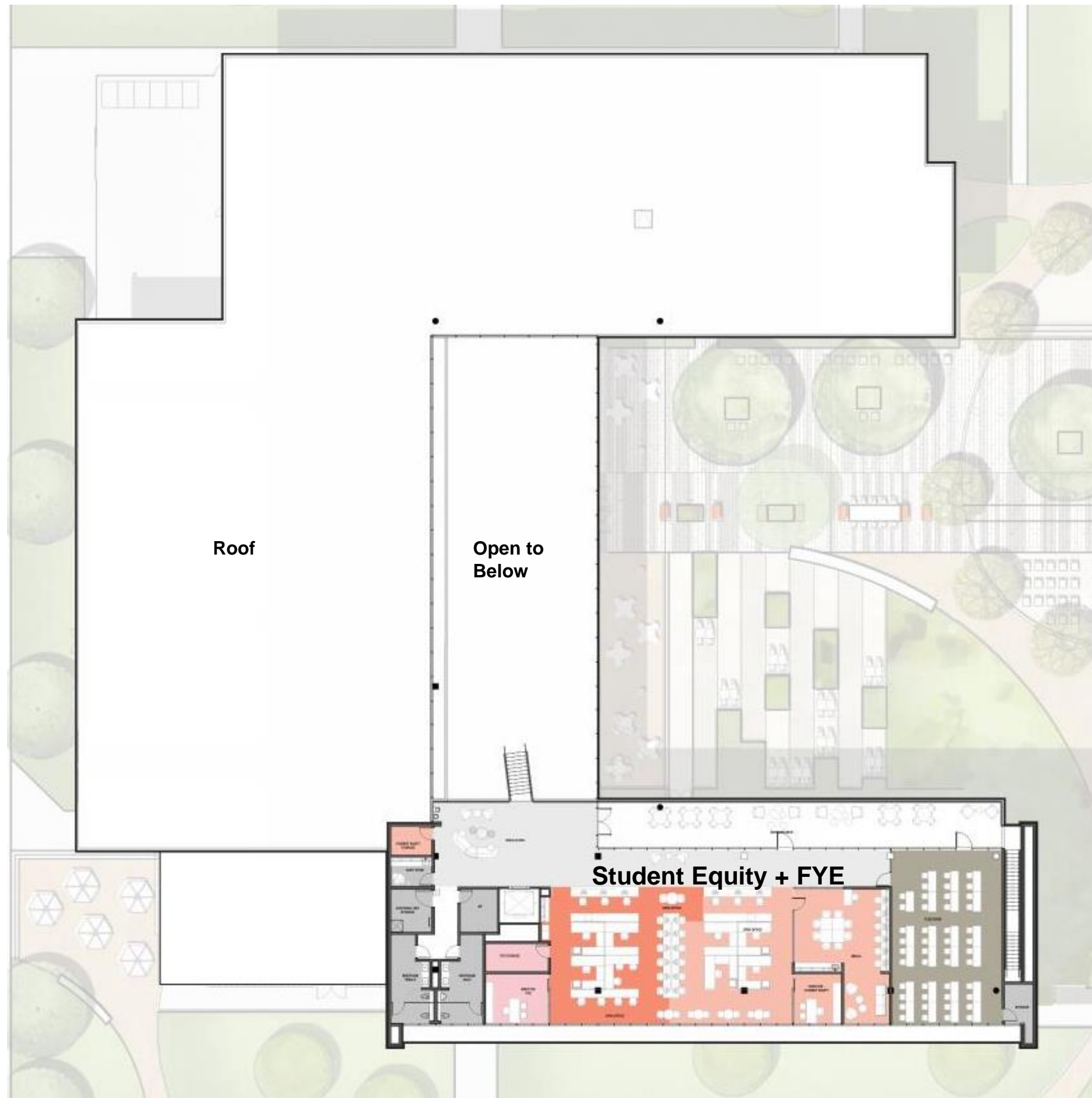
- The Commons Building
 - 47,250 SF
- Exterior Activity Area/Landscaping



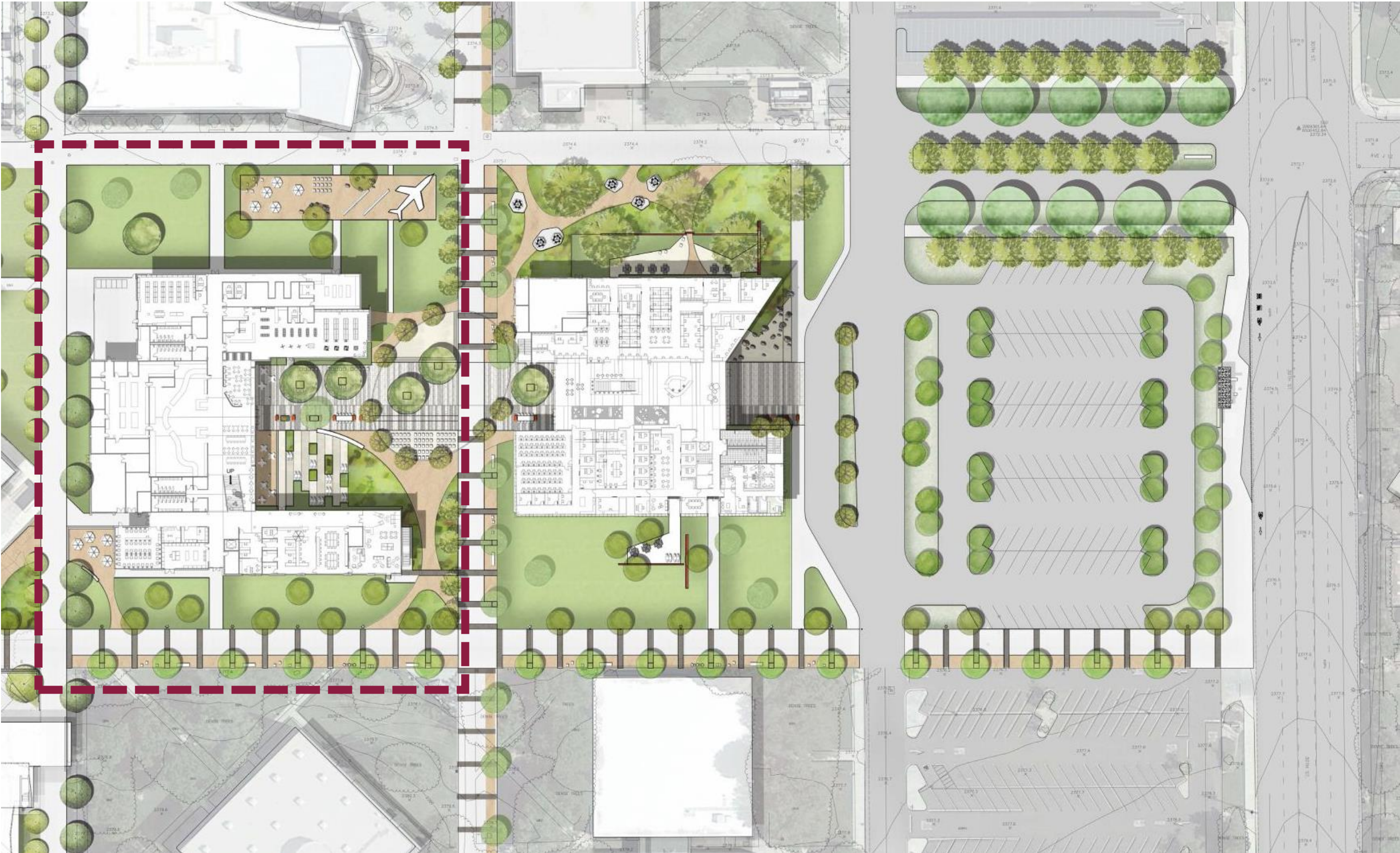
The Commons – 1st Floor



The Commons – 2nd Floor



The Commons – Site Plan



The Commons



The Commons



The Commons



MEASURE AV PROJECTS

Phase 3 and 4

Phase 3 and 4 Projects

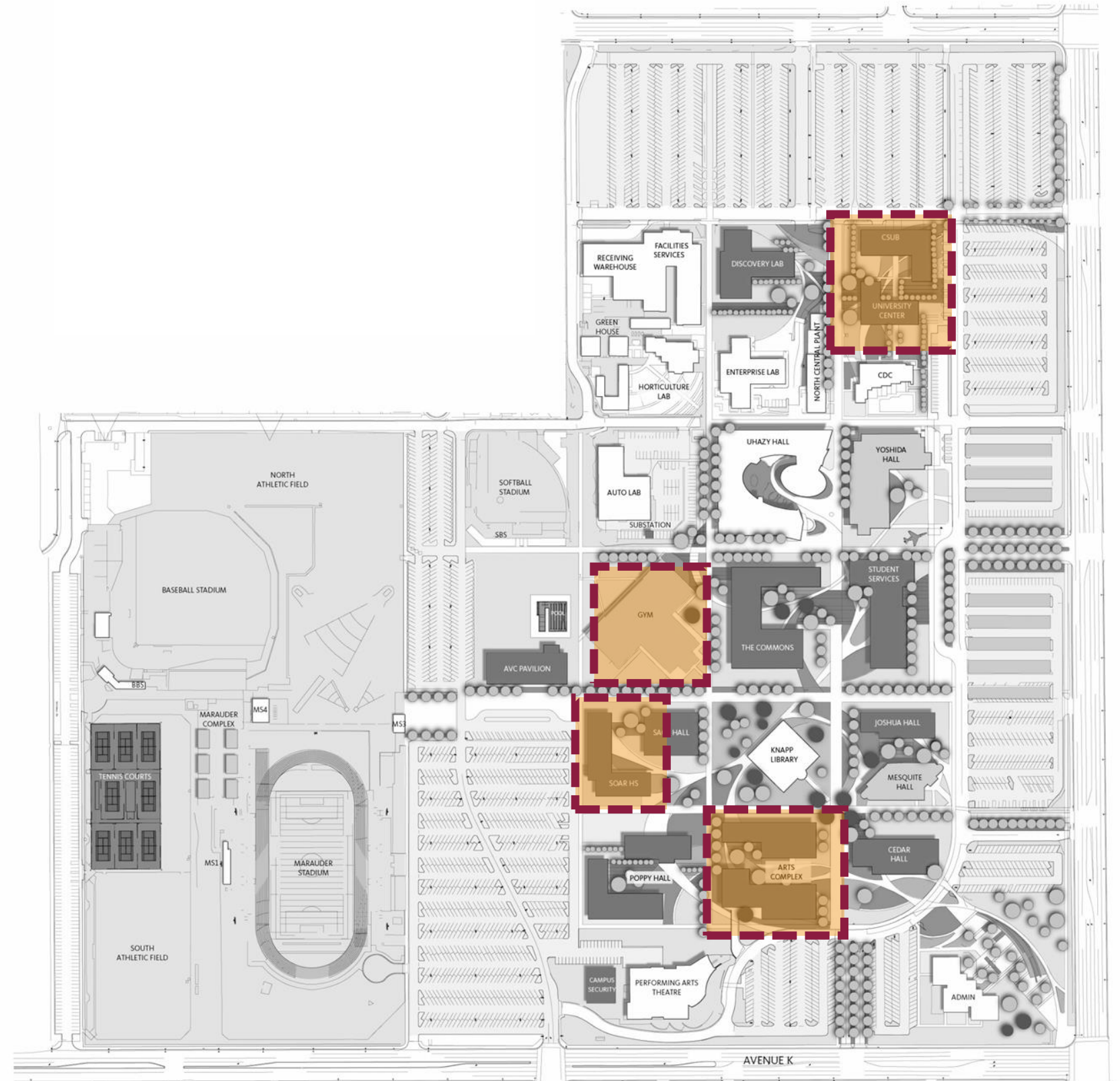
Arts Complex

Gymnasium Modernization

- State + Measure AV Funding

SOAR High School

CSUB & University Center



MEASURE AV PROGRAM REVIEW

Measure AV Program Review

12 Month Schedule

100% Preliminary Plan Reviews	3/23/18
Program Assessment & Evaluation	4/20/18
Campus Infrastructure	Start June 2018
Swing Space Phase 1	Start June 2018
Marauder Complex	Start October 2018
Campus Security	Start December 2018
Tennis Courts	Start December 2018
Relocate to Swing Space Modulars	January 2019

Measure AV Program Review

Phase 1 + 2 Schedule

Phase 1 Swing Space	Aug. 2018 thru Jan. 2019
Initial Phase 1 Projects <ul style="list-style-type: none">• Campus Security• Tennis Courts• Marauder Complex	Aug. 2019 thru Jan. 2020
Phase 1 Projects <ul style="list-style-type: none">• Sage Hall• Discovery Lab• Student Services• AVC Pavilion	Jan. 2021 thru Aug. 2021
Phase 2 Swing Space	Jan. 2021 thru Aug. 2021
Phase 2 Projects Design	June 2019 thru Sept. 2021
Phase 2 Projects <ul style="list-style-type: none">• Joshua Hall• Cedar Hall• The Commons	Oct. 2021 thru Aug 2023



Antelope Valley College

MEASURE AV PROGRAM REVIEW

DISCUSSION