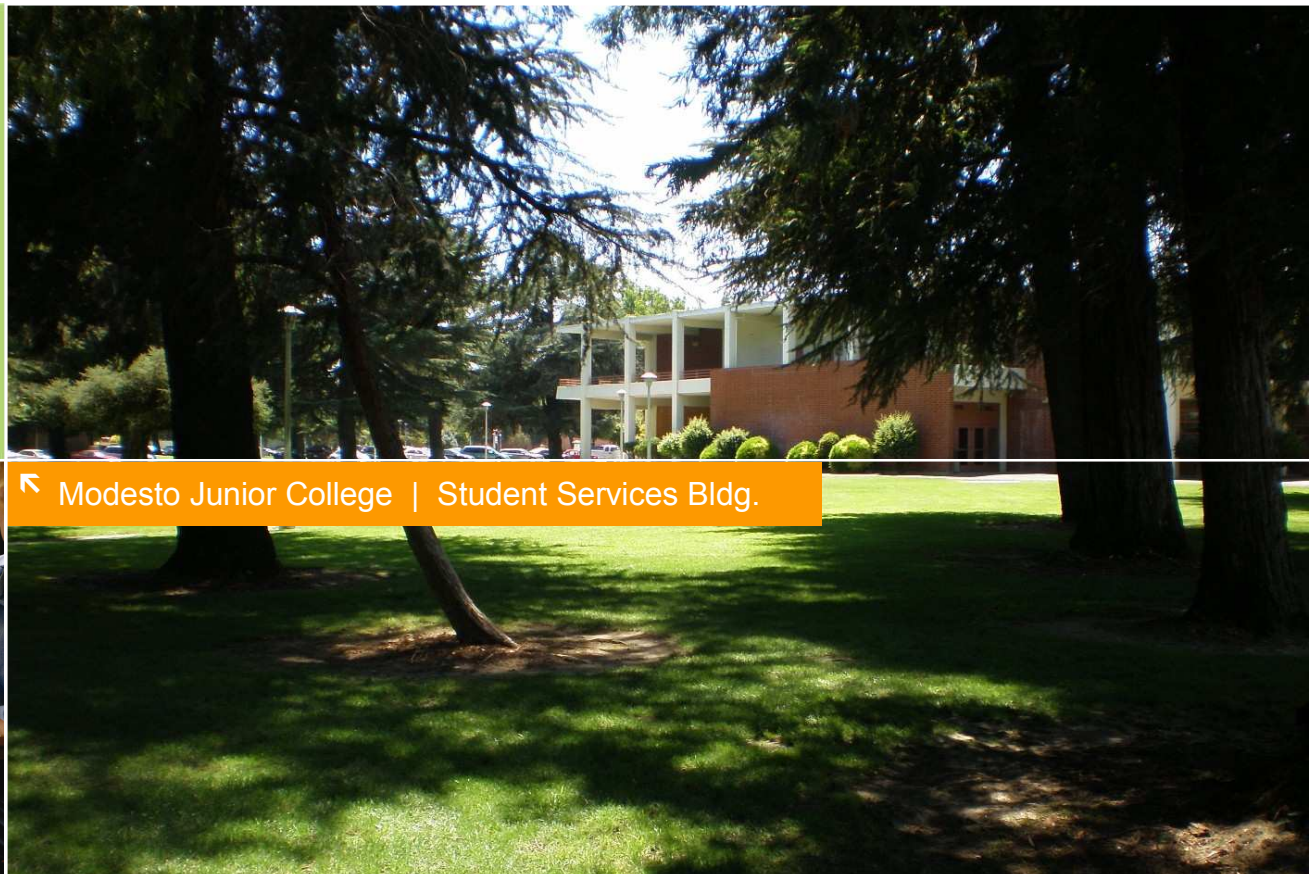


PERKINS  
+ WILL



Ideas + buildings  
that honor the broader  
goals of society



← Modesto Junior College | Student Services Bldg.

Schematic Design II Meeting #2 – August 27, 2008

# Meeting Agenda



## Location

West Campus, Mary Stuart Rogers Student Learning Center, Room 113

## Agenda

- 12:30 Student Services User Group Meeting : Morris Building Departmental Layouts  
Executive Committee & Morris Building Users
- 12:30 – 1:00 Health Services
  - 1:00 – 1:30 Student Success
  - 1:30 – 2:00 Pre-College
- 2:00 Student Services Schematic Design Meeting  
Executive Committee & All User Groups (Deans / Department Heads)
- Morris Building Summary
  - New Building Massing Options
    - Relation to Site
    - Function of Shared Spaces
    - Departmental Interactions
  - Revised Program Allocation
    - Incorporation of Private Offices
    - Overall Executive Summary
    - Effects on Buildings
  - Decisions, Summary & Next Steps
- 3:45 Executive Committee Meeting  
Matt Kennedy, Luz Gonzalez, Bob Nadell, Tim Nesmith, Judy Lanchester  
Bob Lavey, Leigh Christy, Brian Knight

# Stacking Diagram

## STUDENT SERVICES BUILDING (NEW CONSTRUCTION)



## MORRIS MEMORIAL BUILDING (EXISTING RENOVATION)



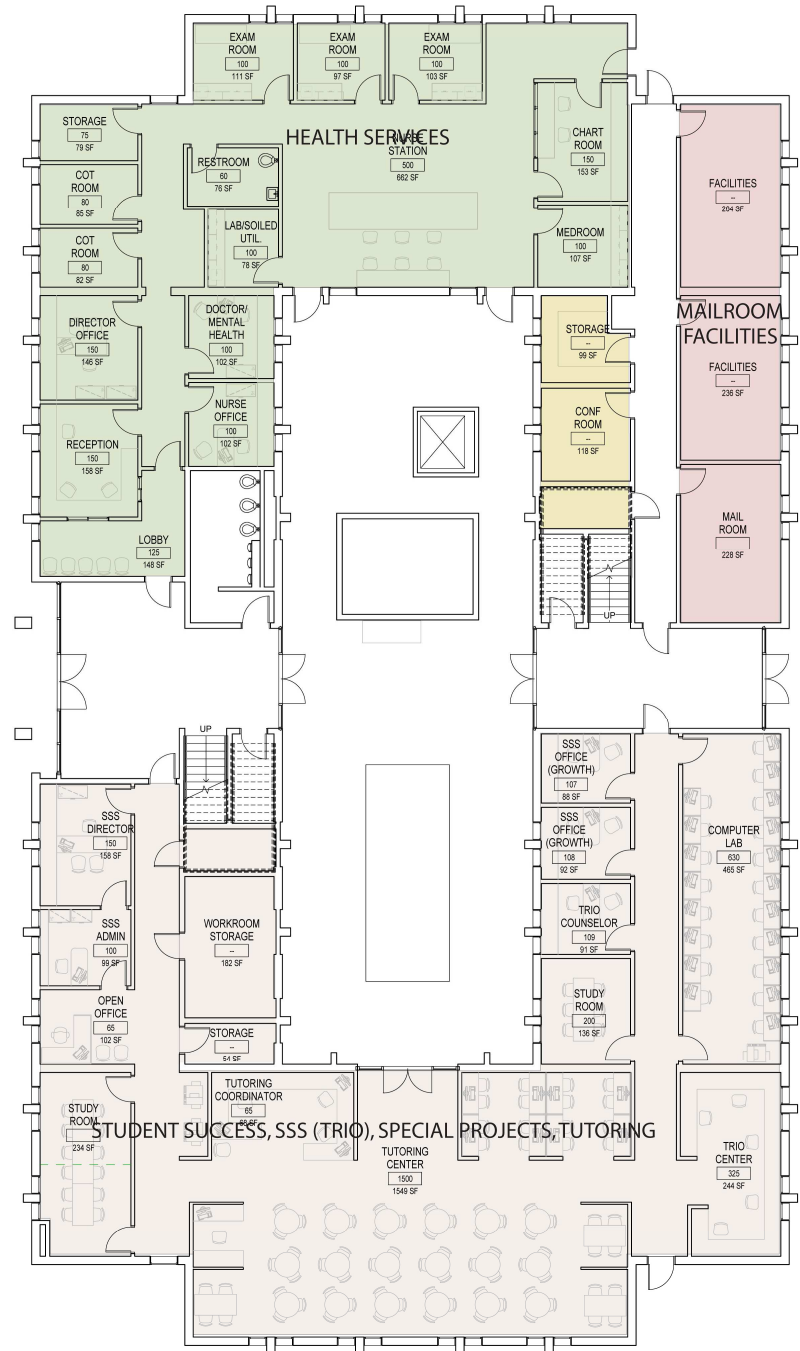
### Schematic Design II - 2 Story

This is the stacking diagram that represents the arrangement proposed at the Program Confirmation Meeting, taking into consideration that the two buildings will no longer be directly adjacent. The above diagram shows the relationships between the floors for both the new building (upper diagram) and the Morris Memorial building (lower diagram).

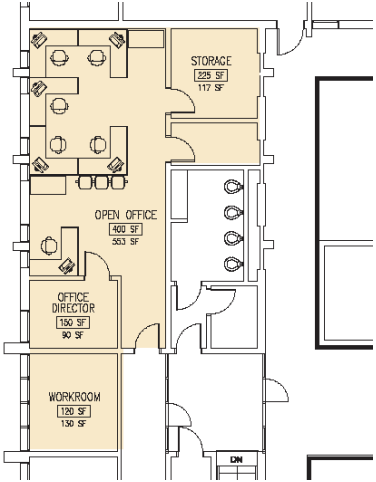
# 1<sup>st</sup> Floor Morris Building

## LEGEND

- SHARED PROGRAM
- STUDENT SUCCESS, SSS (TRIO), SPECIAL PROJECTS, TUTORING
- HEALTH SERVICES
- MAILROOM FACILITIES



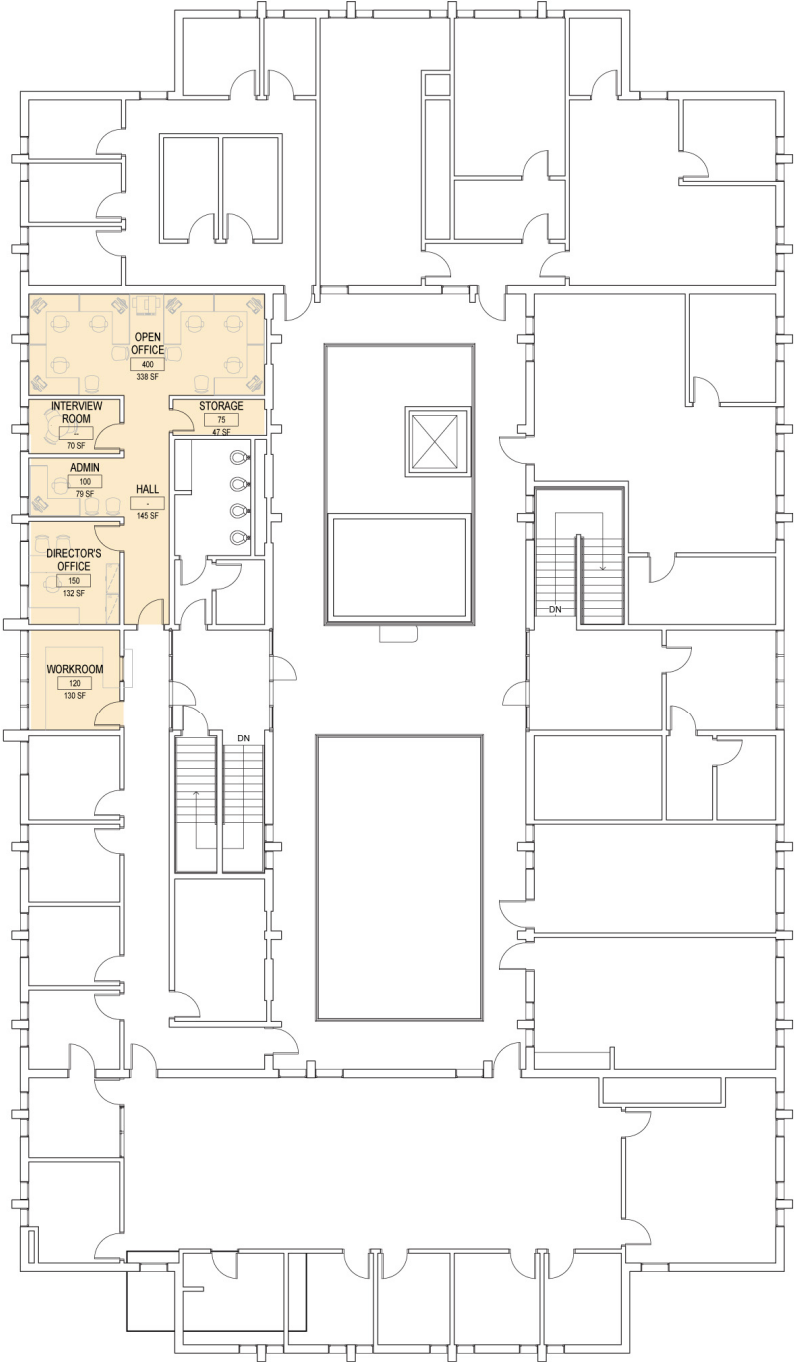
# 2<sup>nd</sup> Floor Morris Building



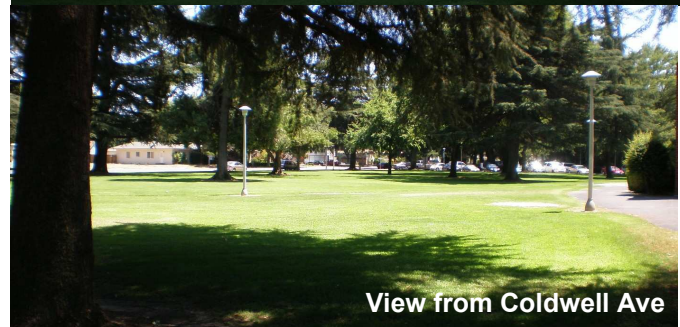
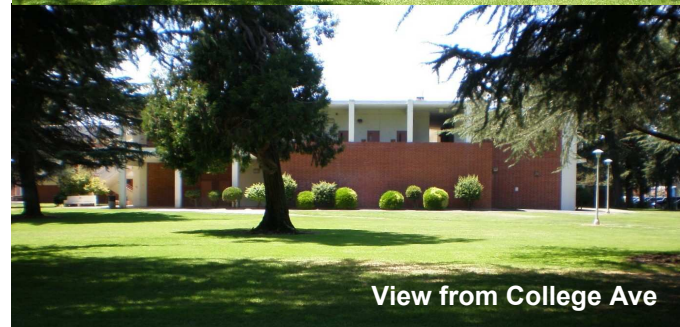
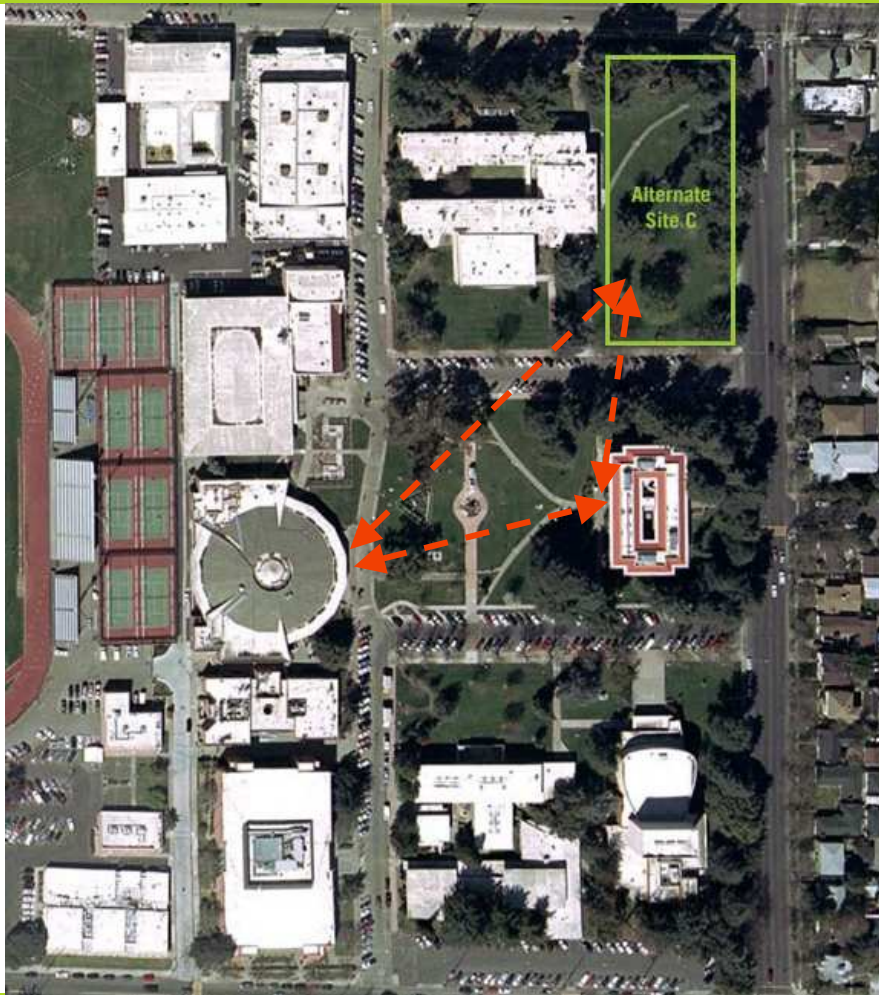
SD I Proposal

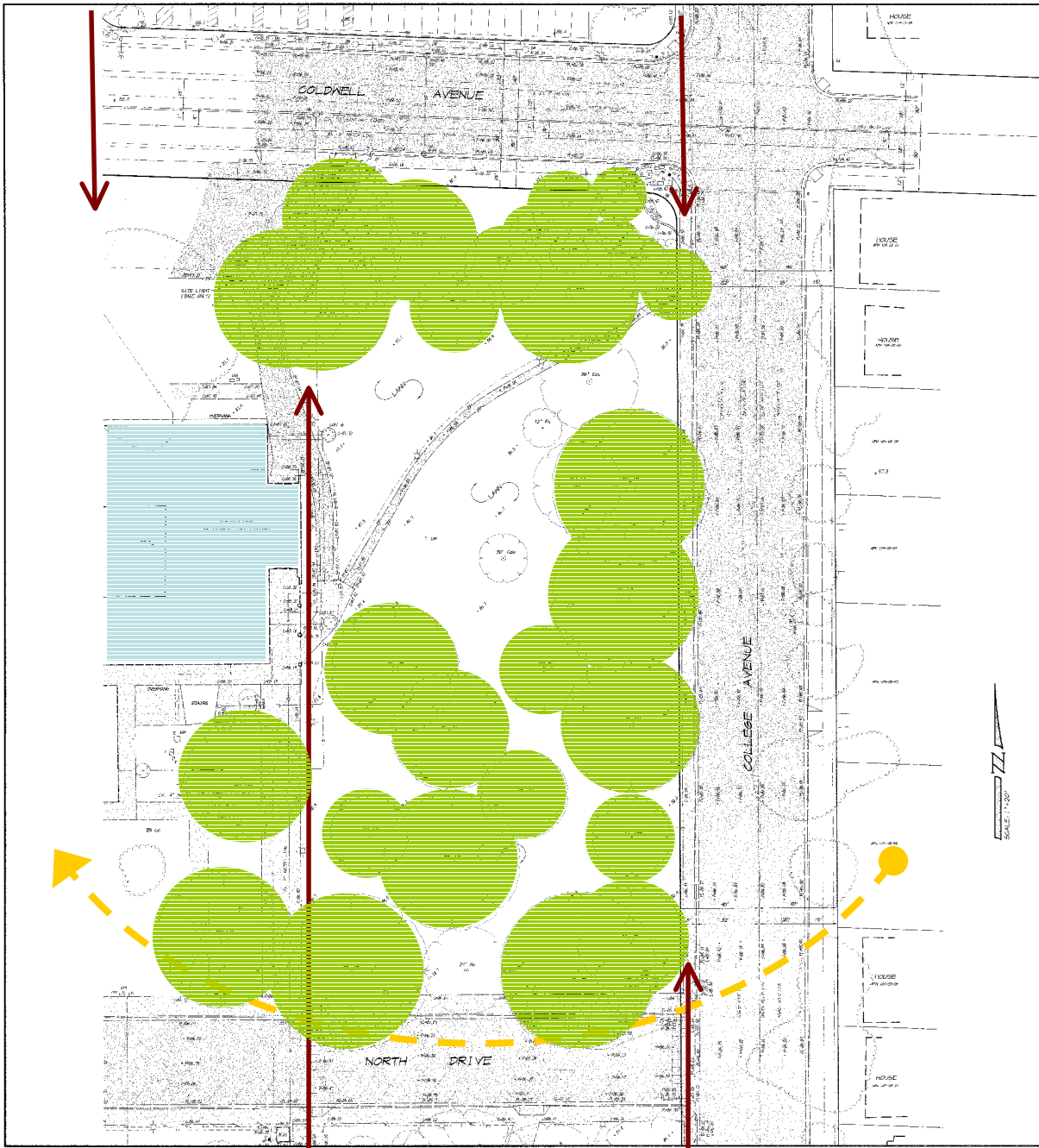
### LEGEND

 PRE-COLLEGE PROGRAMS



# Site: East Campus





- ### LEGEND
- 3.5' EX. GROUND ELEVATION
  - 1.756' EX. TOP OF CURB ELEVATION
  - 1.104' EX. FLOOD LINE ELEVATION
  - 1.998' EX. A.C. PAVEMENT ELEVATION
  - 1.488' EX. RIM ELEVATION
  - 1.48' EX. OUTER LIP ELEVATION
  - 1.40' EX. CONCRETE ELEVATION
  - 1.05' EX. GROUND ELEVATION PER AERIAL
  - EX. GURD AND GUTTER
  - EX. SANITARY SEWER LINE
  - EX. MANHOLE
  - EX. SPREAD NEUTRALIZATION TANK
  - EX. CLEAN-OUT
  - EX. GATCH BASIN
  - EX. STORM DRAIN LINE
  - EX. AREA DRAIN
  - EX. DRYWELL
  - EX. WATER LINE
  - EX. DISCHARGE PREVENTION
  - EX. FIRE HYDRANT
  - EX. GATE VALVE
  - EX. SIGN
  - EX. TRAFFIC SIGNAL DETECTOR LOOP ELECTRICAL JUNCTION BOX
  - EX. STEAM TUNNEL MANHOLE
  - EX. STEAM UTILITY TUNNEL
  - EX. ELECTRICAL CONDUIT
  - EX. ELECTRICAL BOX
  - EX. LANDSCAPE IRRIGATION BOX
  - EX. UTILITY LINE, UNKNOWN TYPE
  - EX. UTILITY STUB
  - EX. P. & E. GAS LINE
  - EX. TELEPHONE OR COMMUNICATIONS LINE
  - EX. ELECTRICAL
  - EX. TREE SPREAD DRAIN TO SCALE
  - EX. TREE TRUNK DIAMETER AND SPECIES CODE AS SHOWN BELOW
  - EX. TREE LINE AS PER AERIAL SURVEY
  - EX. AREA OF CONCRETE
  - EX. AREA OF ASPHALT PAVEMENT

- ### TREE SPECIES CODES
- |      |                               |                               |
|------|-------------------------------|-------------------------------|
| CODE | BOTANICAL NAME                | COMMON NAME                   |
| AG   | ACER SACCHARINUM              | SWEET MAPLE                   |
| GG   | CALOCEDRUS DECURRENS          | INCENSE CEDAR                 |
| CG   | CEDRUS ATLANTICA              | ATLANTIC CEDAR                |
| CGA  | CEDRUS DEODAR                 | DEODAR CEDAR                  |
| CGA  | GELTIS AUSTRALIS              | EUROPEAN HAZELBERRY           |
| GG   | GERATONIA AUSTRALIS           | CORSE OF ST. JOHN'S BREAD     |
| PG   | FRAXINUS LISPEI               | SHAWEE ASH                    |
| LG   | LAURUS NOBILIS                | GREEN LANCE, SHEET HAY LAUREL |
| PG   | METASEQUOIA GLEPTOSTRODIOIDES | DAWK REDWOOD                  |
| PG   | PINUS ARLES                   | NORWAY SPRUCE                 |
| PG   | PINUS HALDENSIIS              | ALLEY PIN                     |
| GL   | QUERCUS LUGATA                | VALLEY OAK OR OAKLE           |
| GB   | QUERCUS SUDEN                 | GURK OAK                      |
| SG   | SEALICIA REPENSVIBENS         | GOAST REDWOOD                 |

### BENCHMARK

CITY OF MODOesto BENCHMARK #1488, BEING A GROUND SURFACE ON THE TOP OF THE CURB AT THE MID POINT OF THE CURB RETURN AT THE SOUTHWEST CORNER OF FULLY ROAD AND STEEDMAN AVENUE ELEVATION = 69.42 NAVD83

### UTILITY LOCATIONS

EXISTING UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM RECORD INFORMATION TO AID THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, BOTH VERTICAL AND HORIZONTAL, OF ALL EXISTING UNDERGROUND LINES AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO WORK.

ALL EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST FROM RECORDS SUPPLIED BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL HAVE EACH UTILITY COMPANY ASSEMBLE THEIR LOCATIONS IN THE FIELD. THEIR NAME AND SERVICE LINE, IF KNOWN, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY. THE CONTRACTOR SHALL VERIFY THE PERFORMANCE OF THIS CONTRACT, CONTACT U.S.A. AT PH. 800-227-2600

NOTE: SECTION DRAWN IN ACCORDANCE WITH THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT. CALIFORNIA ADMINISTRATION CODE SECTION 15201 (2018) SHALL BE CONSULTED FOR THE LATEST STANDARDS. BOARD PURSUANT TO THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973, AS AMENDED, WHICH STATES:

"PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATION I.E., SANDS, WATER TREN, BURIED LINES, ETC. WILL BE DISRUPTED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN EXCAVATION APPROACHES THE ASSUMED-DATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL MEASUREMENT AND PROTECTIVE SHALL BE TAKEN TO ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE INSTALLATION. ALL PERSONS OPERATING UNDERGROUND FACILITIES IN THE AREA COVERED SHALL BE ADVISED OF IMPENDING WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION."

**CALL USA TOLL FREE 800-227-2600**

BEFORE PLANTING TREES, FENCING, BURNING, FIRE POST HOLES, BLASTING, BRACING, EXCAVATING, DRILLING, PIPE TAPPING, ETC., CALL UNDERGROUND SERVICES ALERT FOR UNDERGROUND CLEARANCE.

USA WILL PROVIDE INFORMATION ABOUT OR LOCATE AND MARK UNDERGROUND FACILITIES FOR YOU.

**ASSOCIATED ENGINEERING, INC.**  
 Surveying & Design Planning  
 10300 E. UNIVERSITY ROAD, SUITE 200  
 DENVER, CO 80231-1000  
 PH. 303.756.8100 FAX 303.756.8100

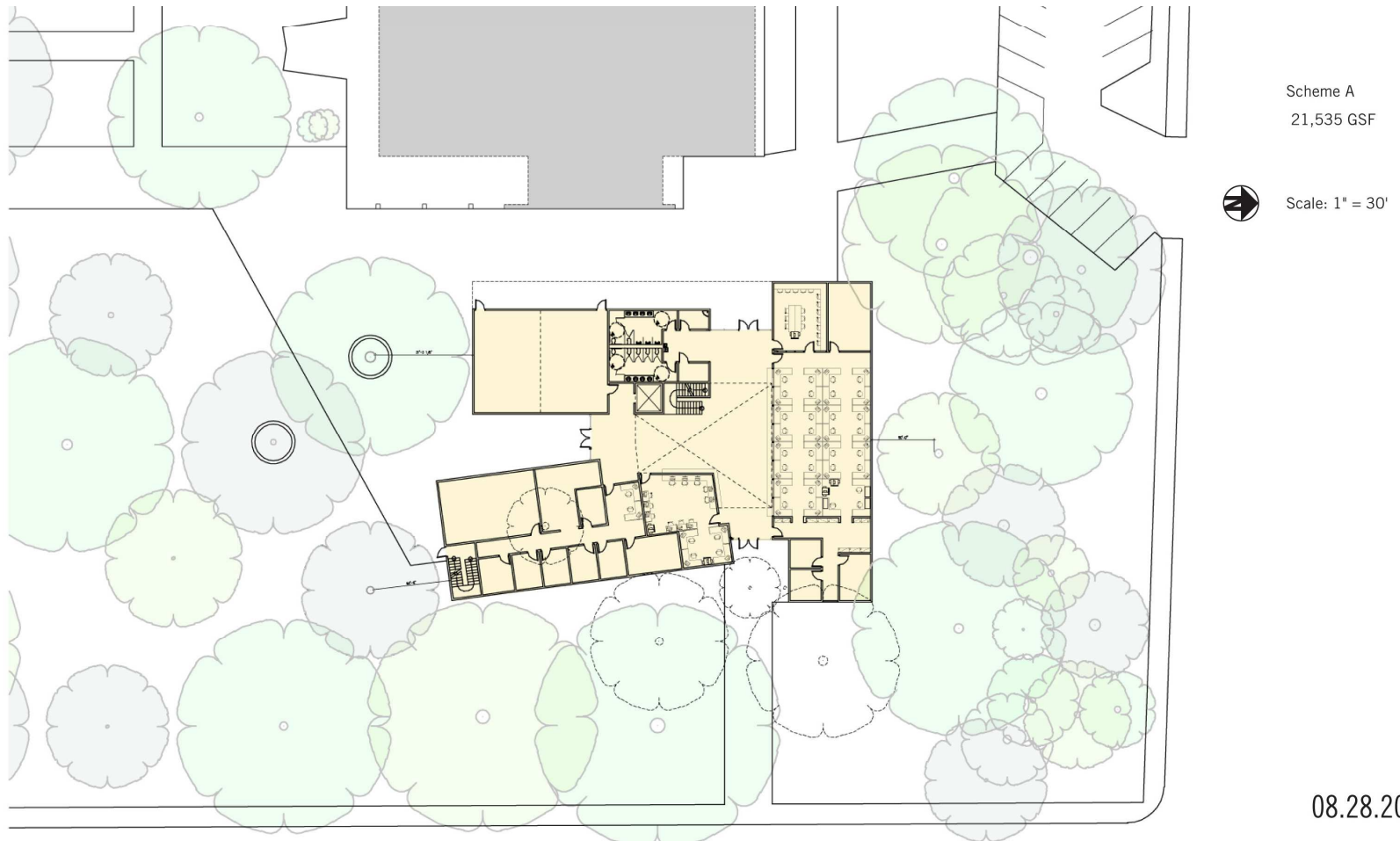
**EXISTING TOPOGRAPHY**  
 EAST CAMPUS STUDENT SERVICES PROJECT  
 MODOESTO JUNIOR COLLEGE  
 MODOESTO, CA  
 11/1/18

FORM 002, 6/16/04  
 SCALE: 1" = 10'

Author: JREVEN  
 Date: 8/18/18 4:21  
 Scale: 1" = 10'  
 Rev: 002-1/18  
 Title: 11/1/18  
 No. 822-08

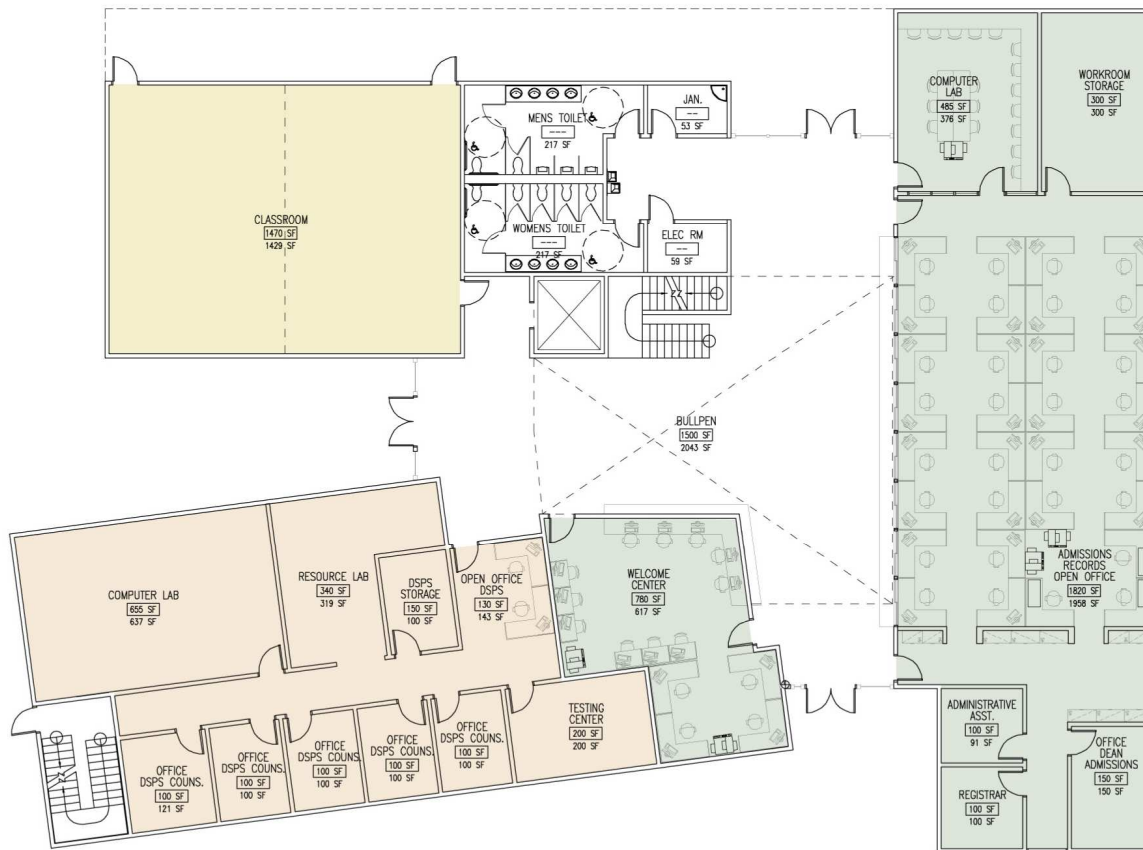
SHEET 1

# New Building Scheme A – Site Plan





# New Building Scheme A – First Floor Plan

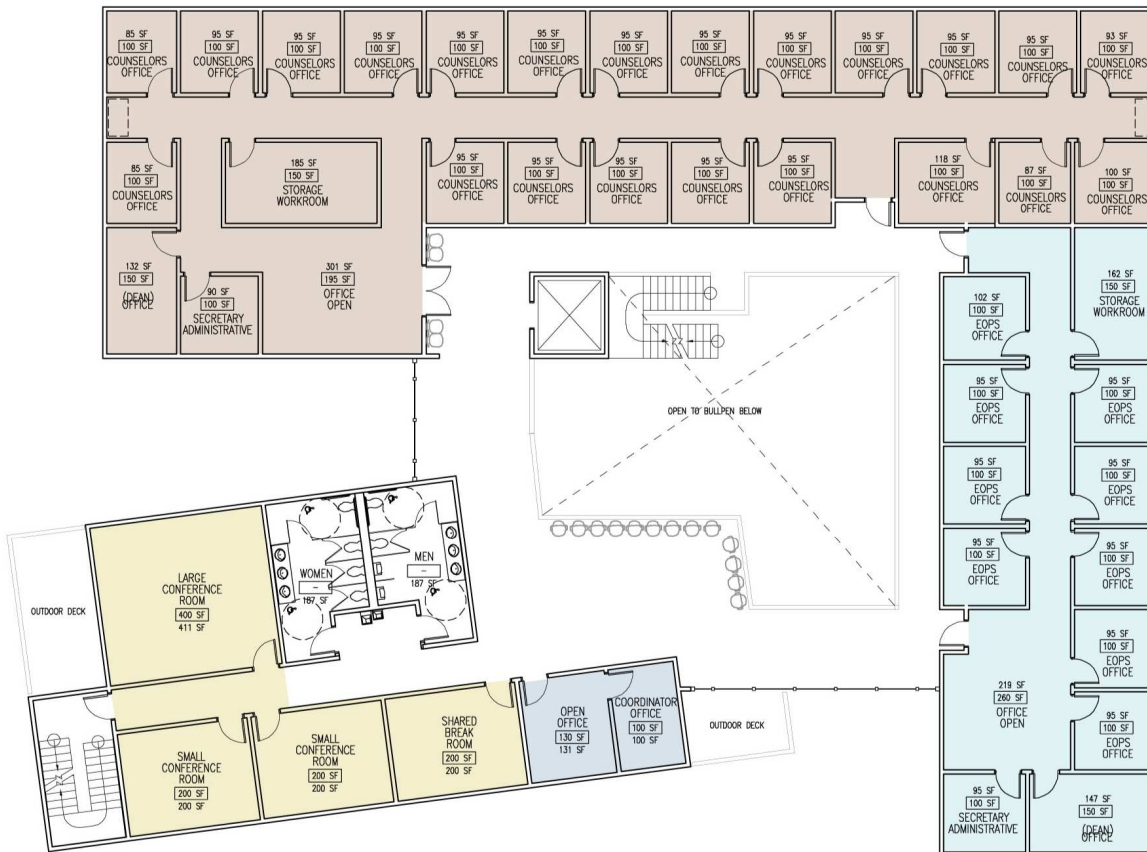


- Shared Classroom
  - Admissions, Records, Welcome Center
  - DSPS
- Scale: 1/16" = 1'-0"

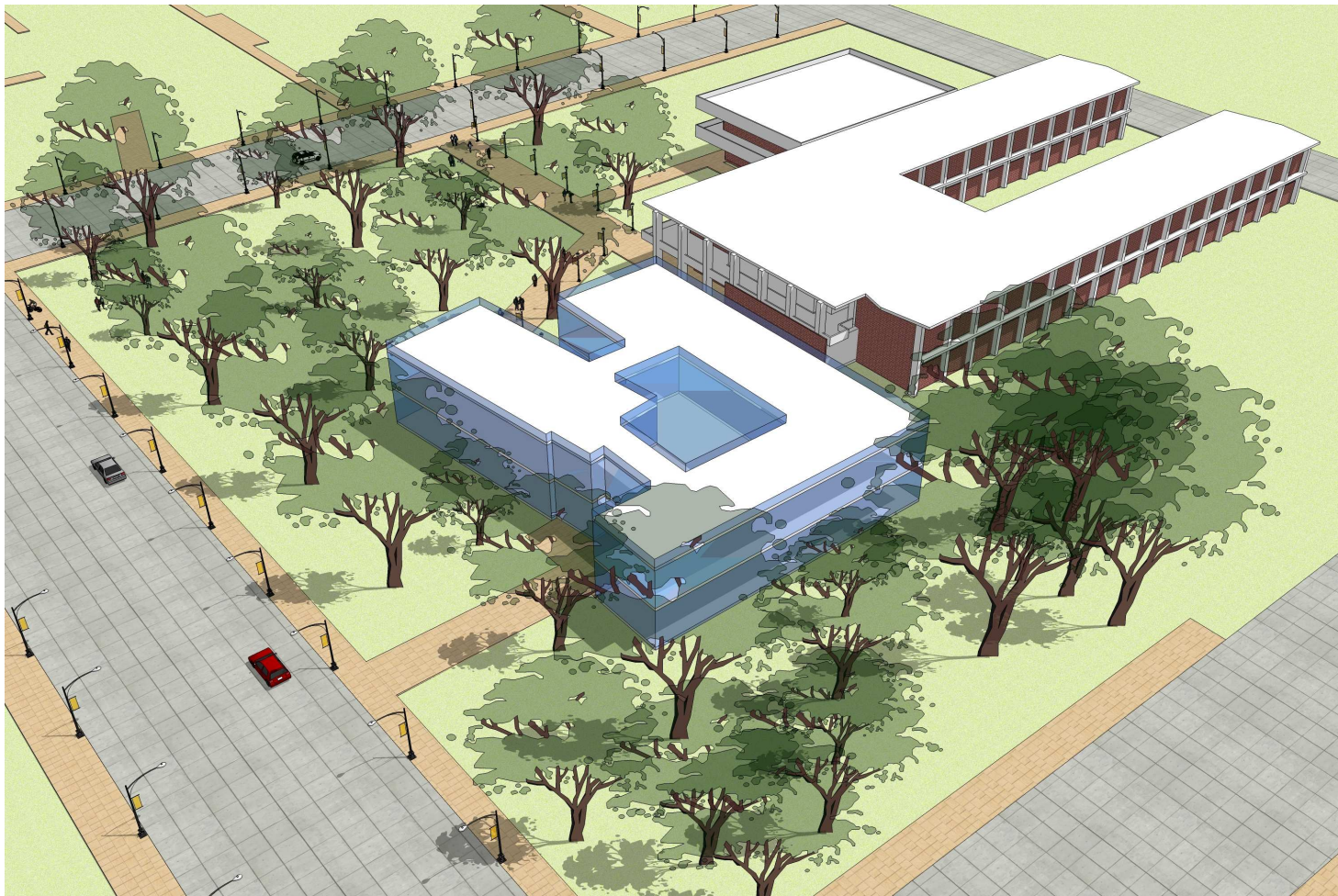
# New Building Scheme A – Second Floor Plan

- Veterans
- Shared Conference / Break Room
- Counseling
- EOPS

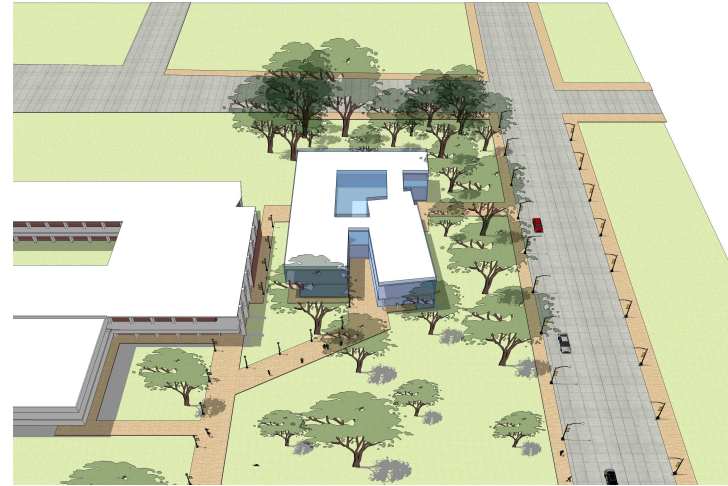
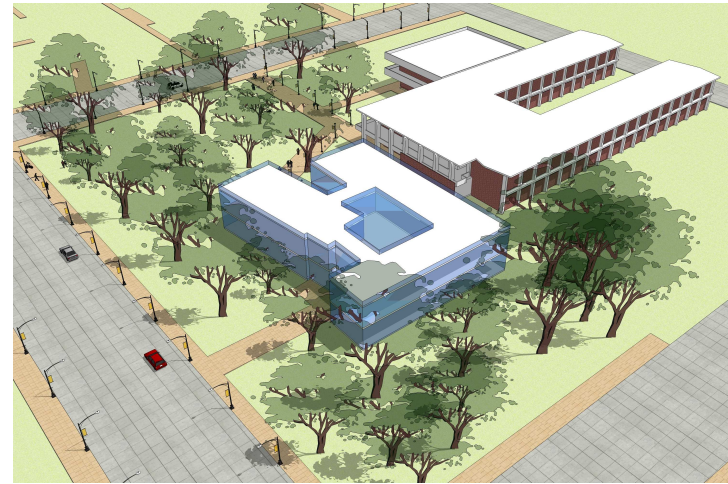
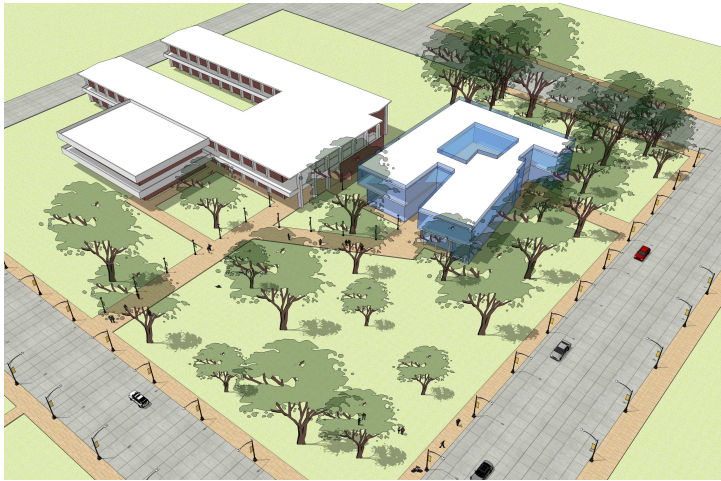
 Scale: 1/16" = 1'-0"



# New Building Scheme A – Massing Studies



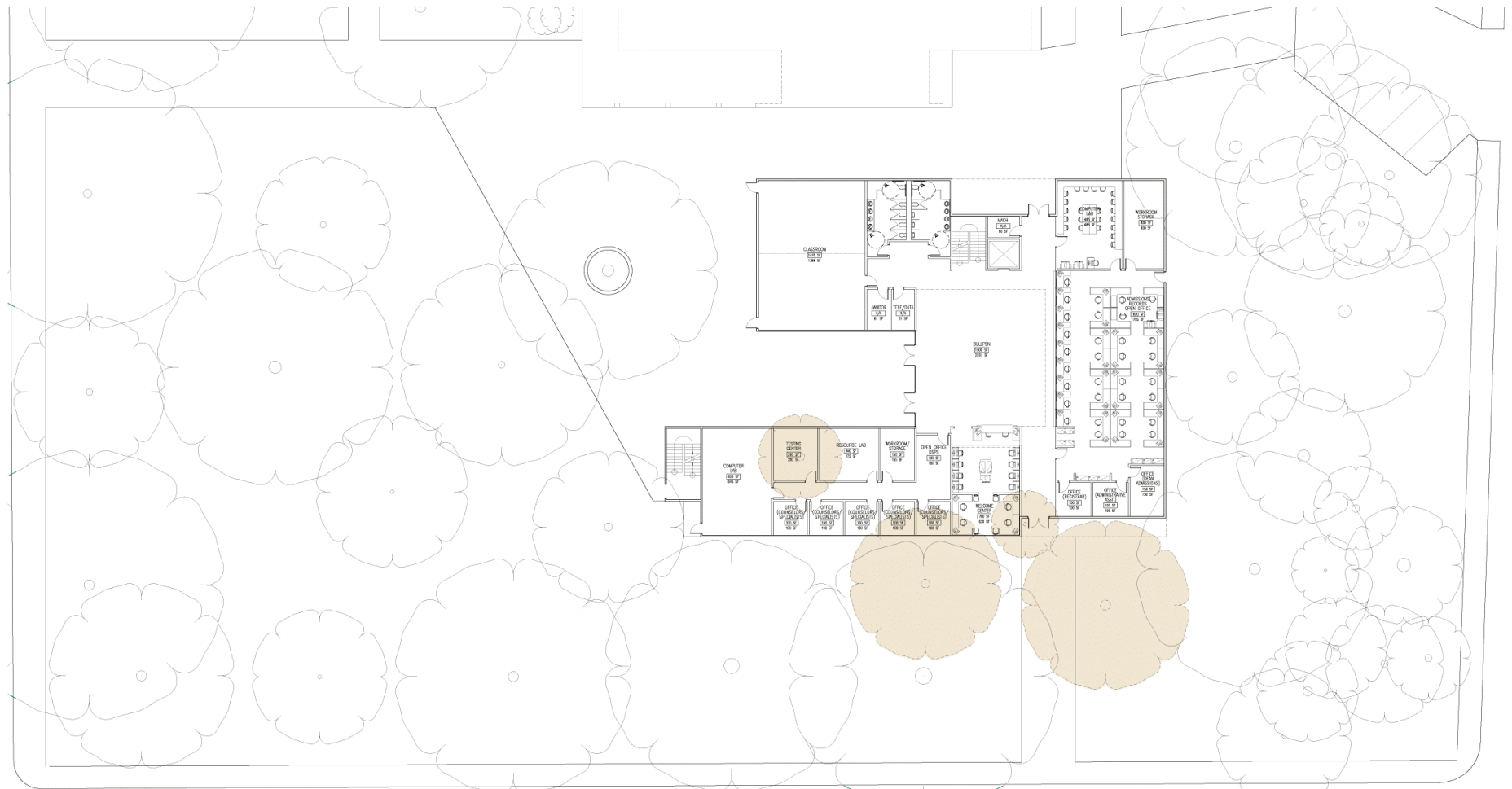
# New Building Scheme A – Massing Studies



# New Building Scheme B – Site Plan



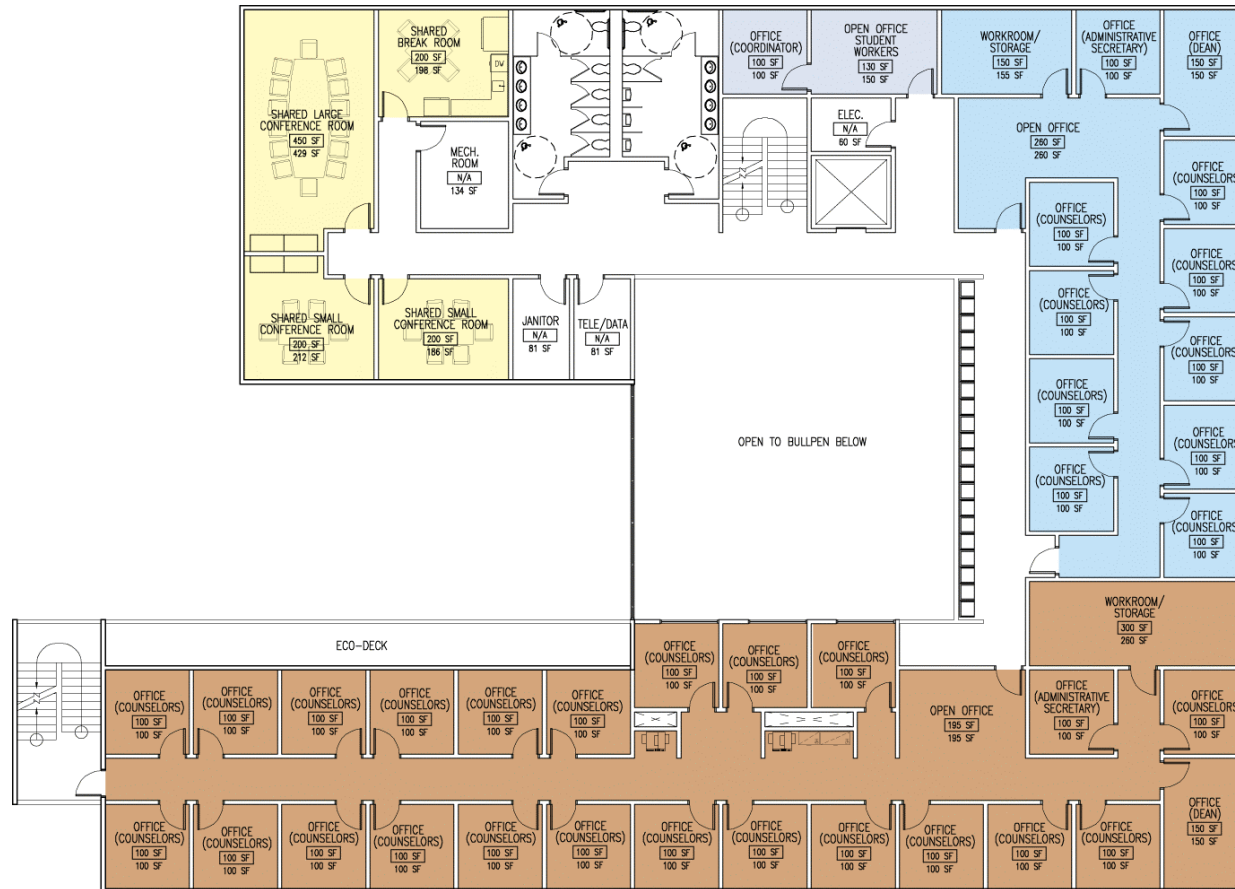
# New Building Scheme B – Trees Removed



# New Building Scheme B – First Floor Plan

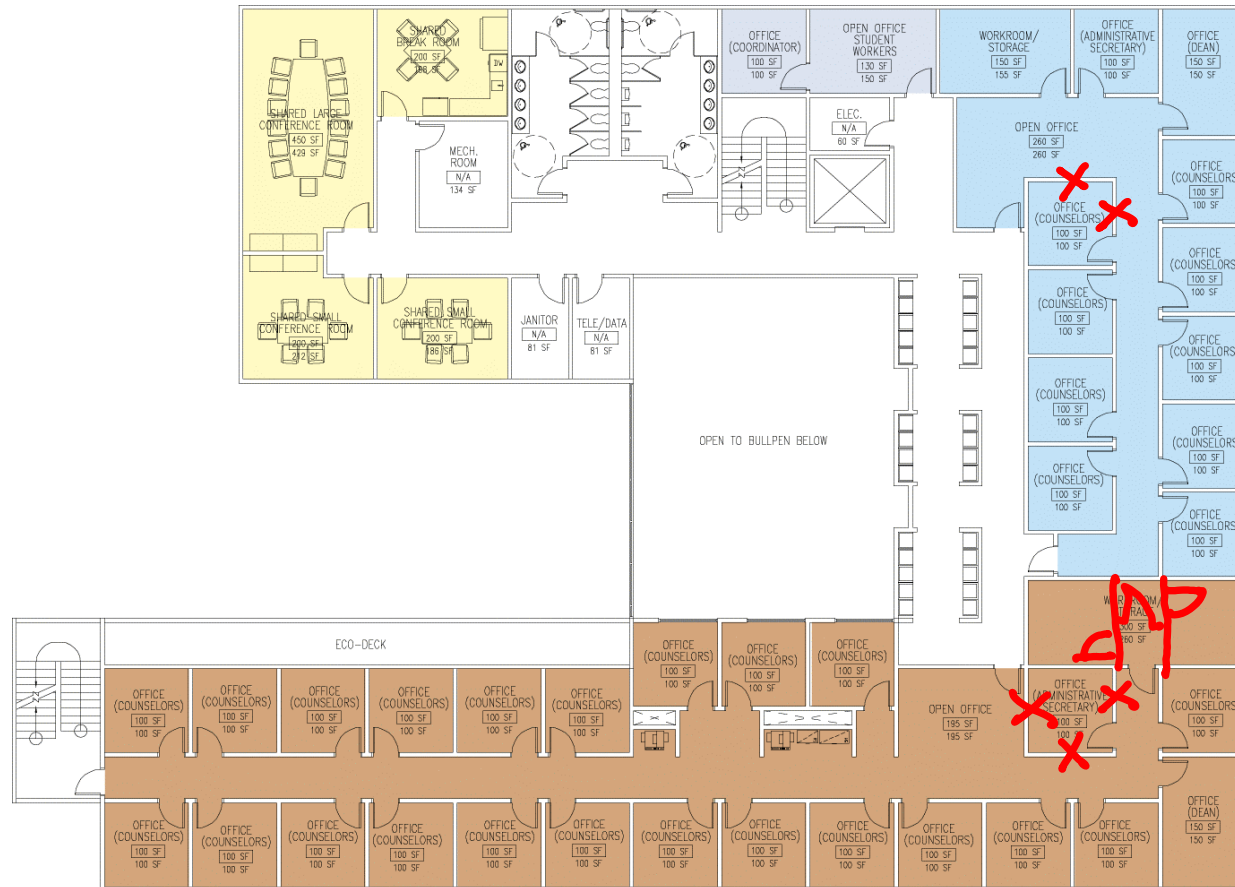


# New Building Scheme B – Second Floor Plan

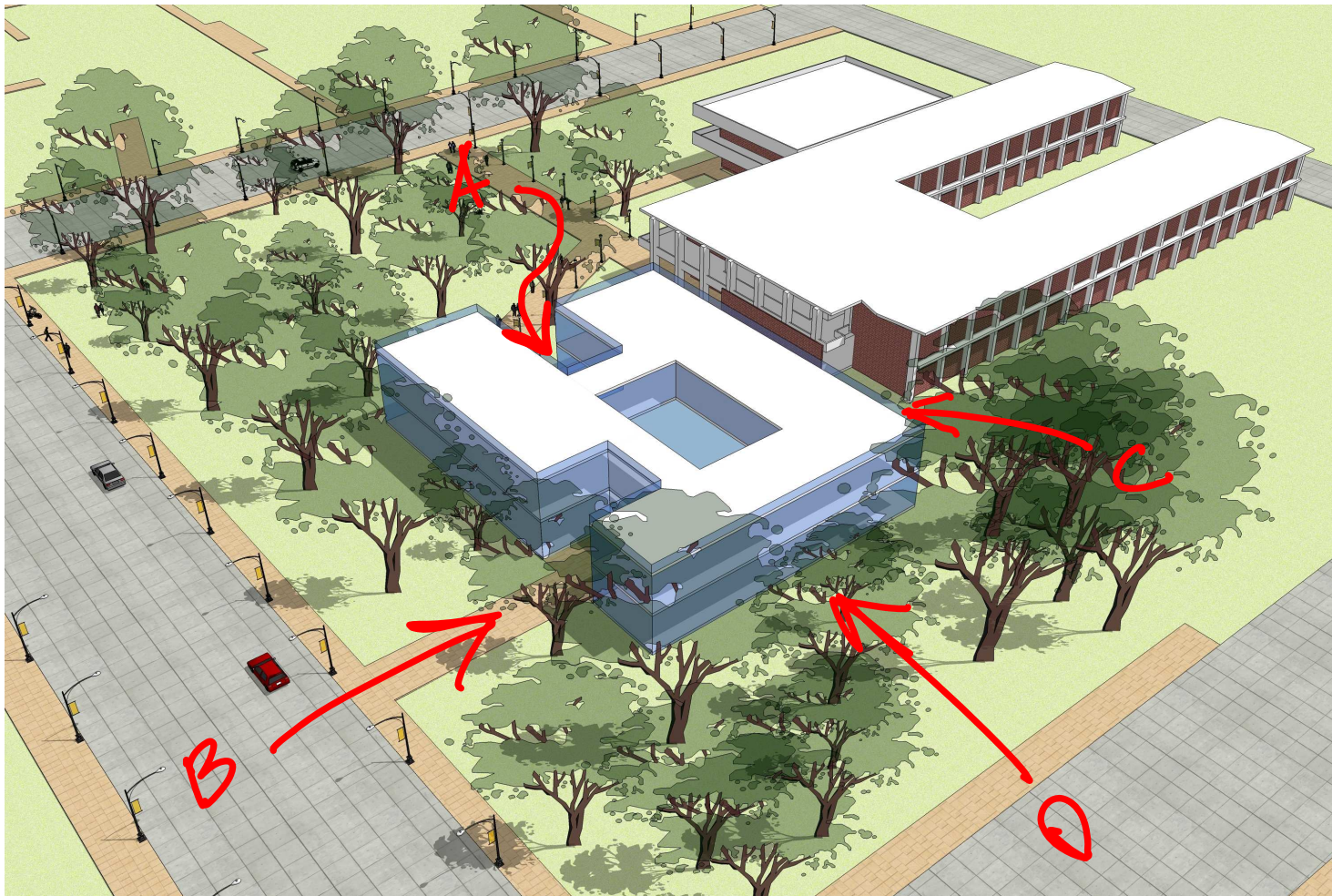




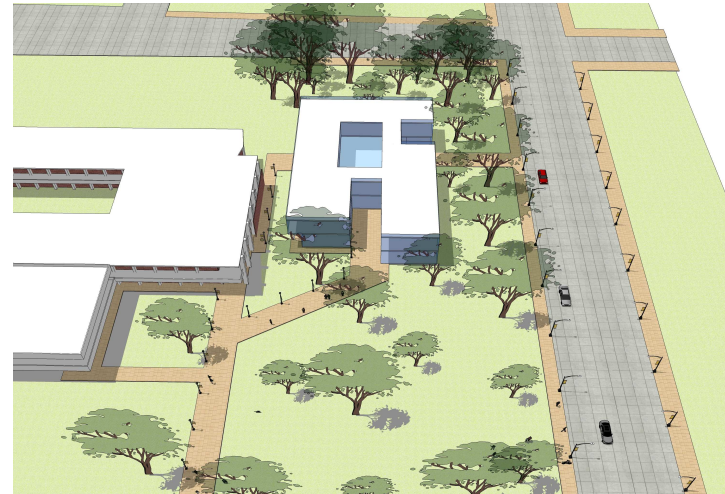
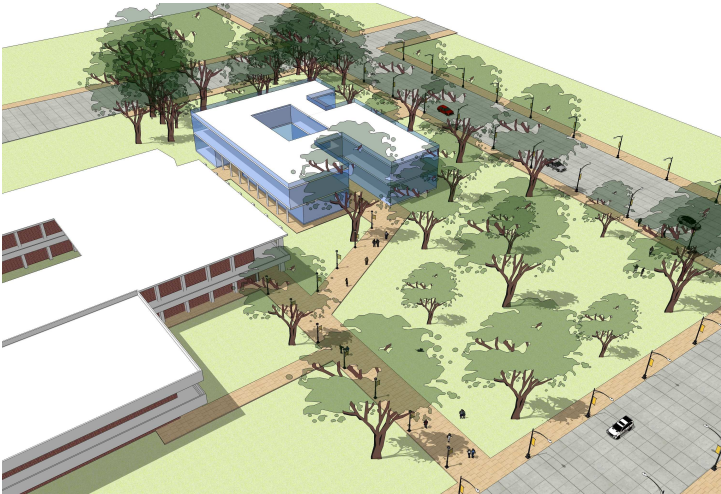
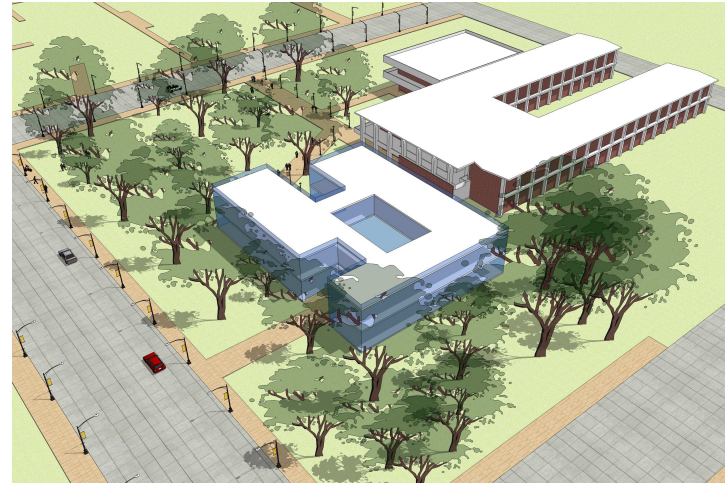
# New Building Scheme B – Second Floor Plan: alt.



# New Building Scheme B – Massing Studies



# New Building Scheme B – Massing Studies



# Schematic Design II Executive Summary (Rev)

Proposed Spaces (Schematic Design II) - New Building			Existing Spaces	
Department	Notes	ASF	Department	ASF
Admissions, Records, Evaluation, Welcome Center, Financial Aid			Admissions...	
Office (Dean Admissions)		150		
Office (Registrar)		100		
Office (Administrative Asst)		100		
Open Office (Admissions, Records, Evaluation, Financial Aid)	28 stns	1820		
Open Office (Welcome Center)	12 wkstns	780		
Computer Lab (Self Serve Check-in)	17 stns	450		
Workroom / Storage		300		
		3,700		3,045
Veterans			Veterans	
Office (Coordinator)		100		
Open Office - Student Workers	2 wkstns	130		
		230		173
DSFS			DSFS	
Office (Counselors/Specialists)	5 @ 100	500		
Open Office	2 wkstns	130		
Computer Lab	23 stns	610		
Resource Lab	12 stns	320		
Testing Center	4 stns	200		
Storage Room		150		
		1,910		2,004
ECPS			ECPS	
Office (Dean)		150		
Office (Counselors)	9 @ 100	900		
Office (Administrative Secretary)		100		
Open Office	4 wkstns	260		
Workroom / Storage		150		
		1,560		1,706
Counseling			Counseling	
Office (Dean)		150		
Office (Counselors)	21 @ 100	2100		
Office (Administrative Secretary)		100		
Open Office	3 wkstns	195		
Workroom/Storage		300		
		2,845		2,558
Shared/Other			Shared/Other	
Lobby/Reception / "Bullpen"		1500		
Shared Workshop / Large Classroom	70 people	1400		
Shared Large Conference Room	15-20 people	450		
Shared Small Conference Room	5-10 people	200		
Shared Break Room		200		
		3,750		375
Total Assignable Square Footage (ASF)			ASF	
		13,995		9,861
Building Gossing Factor of 40%			Gossing	
		5,598		n/a
Mechanical Penthouse (Estimate)				
		650		
Total Outside Gross Square Footage (GSF)			Total GSF	
		20,243		n/a

\*Note: target is 20,225 GSF

Proposed Spaces (Schematic Design II) - Morris Building			Existing Spaces	
Department	Notes	ASF	Department	ASF
Health Services			Health Services	
Chart Room	2 stns	150		
Cot Room	2 @80	160		
Exam Room	3 @ 100	300		
Lab / Utility (Soiled Equipment)		100		
Lobby / Waiting Room		125		
Medroom		100		
Nursing Station		500		
Office (Director)		150		
Office (Doctor/Mental Health)		100		
Office (Nurse)		100		
Reception Area	3 stns	150		
Rest Room		60		
Storage		75		
		2,070		1,084
Mailroom / Facilities			Mailroom / Facilities	
Mailroom		228		
Facilities	2 @ 236, 264	500		
		728		685
Student Success, SSS (TRIO), Special Projects, Tutoring			Student Success...	
Office (Student Success Director)		150		
Office (Student Success Administrative Secretary)		100		
Open Office (Student Success)	1 wkstns	65		
Office (TRIO Counselor)		100		
Office (Student Success for Growth)	2 @ 100	200		
Open Office (TRIO Center)	5 wkstns	325		
Open Office (Tutoring Center, including support staff)	2 wkstns	1500		
Open Office (Tutoring Coordinator)	1 wkstn	65		
Computer Lab	22 stns	630		
Study Room	8-10 people	200		
Workroom / Storage		180		
		3,515		3,387
Shared/Other			Shared/Other	
Shared Storage		111		
Shared Small Storage	2 @55	110		
Shared Small Conference Room	4-5 people	118		
		339		0
Total Assignable Square Footage (ASF)			ASF	
		6,652		5,156
Building Gossing Factor of 35.3%			Gossing	
		n/a		n/a
Total Gross Square Footage (GSF)			Total GSF	
		9,000		n/a
Pre-College Programs (TRQ Upward Bound, ETS)			Pre-College	
Office (Director)		150		
Office (Administrative Assistant)		100		
Interview Room		100		
Open Office	6 wkstns	390		
Storage Room		75		
Workroom (Data Entry)		150		
		965		965