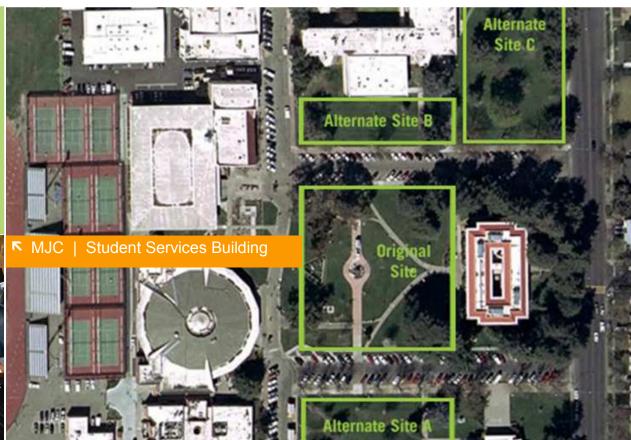
PERKINS +WILL

Ideas + buildings that honor the broader goals of society





Site Selection Charrette - April 8th, 2008

Agenda



Intro: Project History 11:30 11:45 **Identify Project Priorities** ■ Modesto Junior College ■ East Campus Site Location 12:00 **Analyze Potential Sites** Overview: P+W Observations Original Master Plan: The Quad Alternate A: South of the Quad ■ Alternate B: North of the Quad Alternate C: Northeast of the Quad Other Possibilities? 1:30 Recommendation: Vote

Introduction

This document outlines the project program and design priorities for the new Student Services Project for the Modesto Junior College East Campus. The Campus is one of two that comprise Modesto Junior College. The College began in 1921 is situated in the Central Valley, serving an agricultural and manufacturing based economy. It is one of two comprehensive colleges within the Yosemite Community College District, which covers a 4,500 square mile area encompassing all of two counties (Stanislaus and Tuolumne) and parts of four others (Calaveras, Merced, San Joaquin and Santa Clara).

The new Student Services Project will consolidate the existing Student Services programs spread throughout East Campus, incorporate a Testing Center currently housed on West Campus, and allow for some growth in these programs. The project site is located at the heart of the campus, adjacent to the existing Morris Memorial Building in the landscaped campus guad near the main pedestrian circulation route. The District and the Campus want the new Student Services Project to be the missing front door to the East Campus, and to include a One Stop Shop approach to student services. The building should be contemporary and clearly identifiable as a landmark building, but also be harmonious with the existing campus fabric.

Architectural Team:

Robert Lavey - Principal in Charge Nick Seierup - Design Principal Sandra Corazzelli - Project Manager Leigh Christy - Project Architect Brian Knight - Project Designer

Campus Executive Committee:

Bob Nadell - Vice President of Student Services, Modesto Junior College Tim Nesbitt - Director, Facilities Planning & Operations, Yosemite Community College District Judy Lanchester - Asst. Director, Facilities Planning & Operations, Yosemite Community College District Matt Kennedy - Program Manager, Kitchell Marie Otaya - Project Manager, Kitchell

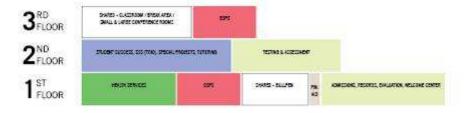
Student Services Planning Committee:

Susie Agostini - Dean, Admissions & Records / Testing & Assessment, MJC Judy Drummond - Admissions & Records / Welcome Center, MJC Myra Rush - Director, Financial Aid / Veterans, MJC Carol McKenzie - Financial Aid / Veterans, MJC Derek Waring - Dean, Counseling & Student Services, MJC Pam Crittenden - Counseling, MJC Linda Wong - Counseling, MJC June Hunt - Career Development & Transfer Center, MJC Claudia Ramirez - Career Development & Transfer Center, MJC John Martinez - Dean, Special Programs, MJC Hector Duarte - EOPS, MJC Nancee Carrillo - Alternate Media, MJC Francisco Banuelos - Director, PreCollege, MJC

Flerida Arias - PreCollege, MJC Wendy Byrd - Director, Student Development & Campus Life, MJC Martha Robles - Director, Student Success & Special Projects, MJC Araceli Baliel - Health Services, MJC Valerie Parker - Health Services, MJC Cecilia Vera - Health Services, MJC

Alternate Stacking Options

STUDENT SERVICES BUILDING (NEW CONSTRUCTION)



STUDENT SERVICES BUILDING (NEW CONSTRUCTION)



MORRIS MEMORIAL BUILDING (EXISTING RENOVATION)



MORRIS MEMORIAL BUILDING (EXISTING RENOVATION)



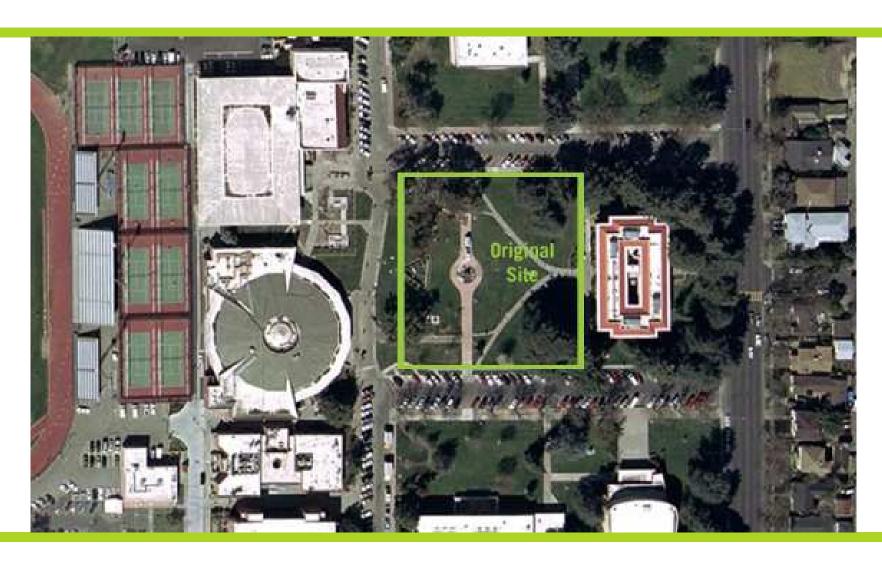
Three-story Scheme

There is one proposed scheme that is configured into a three-story structure. The above diagram shows the relationships between the floors based on programming in both the new building (upper diagram) and the Morris Memorial Building (lower diagram).

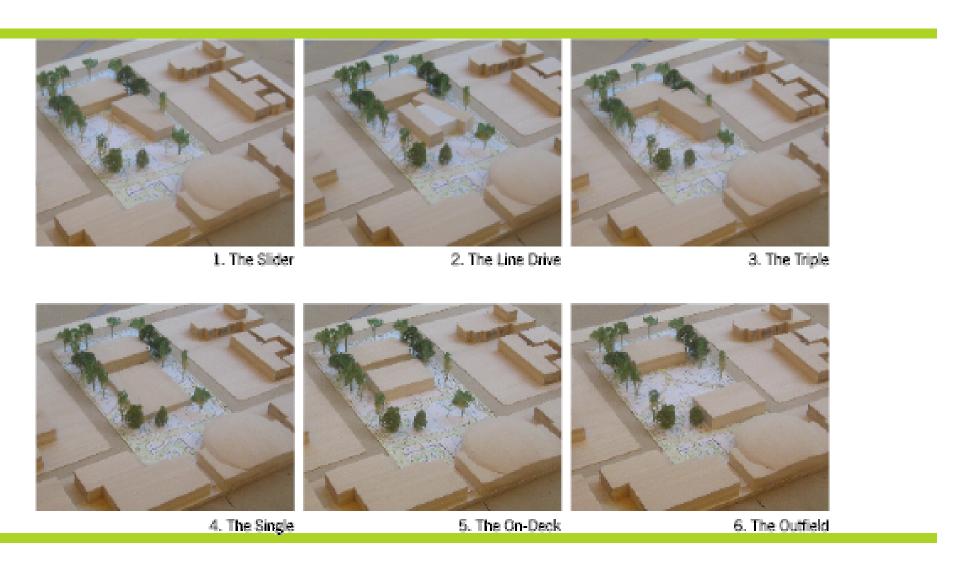
Two-story Schemes

There are two proposed schemes that are configured into a two story structure. The above diagram shows the relationships between the floors based on programming in both the new building (upper diagram) and the Morris Memorial Building (lower diagram).

Original Project Site (Master Plan)

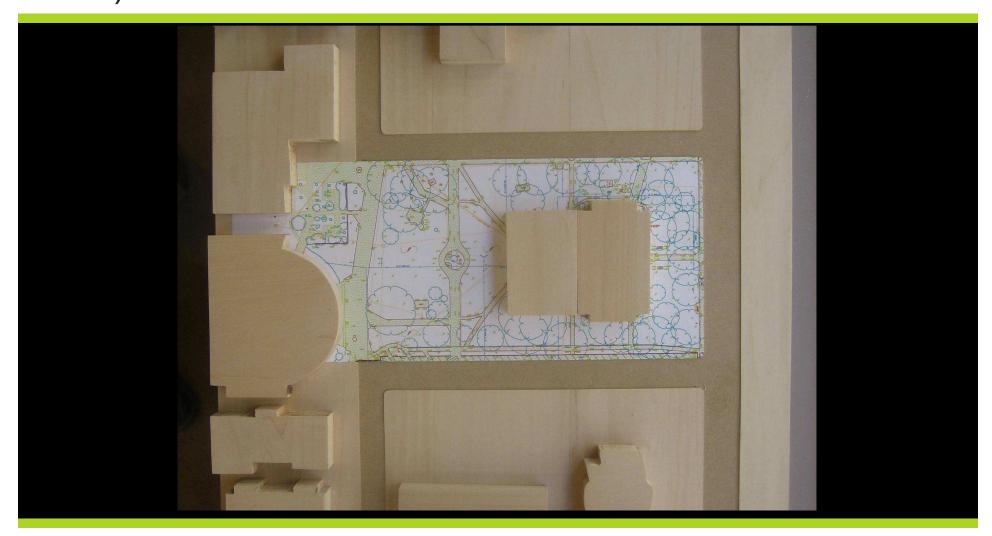


Alternate Siting Options



PERKINS

The On-Deck – 2 Story, Morris Adjacent (Master ****** Plan)



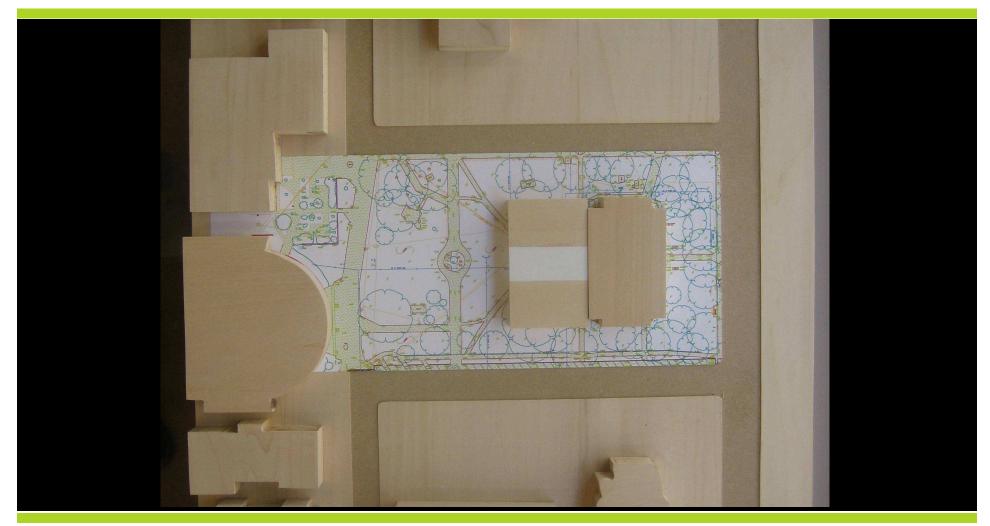
PERKINS

The On-Deck – 2 Story, Morris Adjacent (Master ****** Plan)



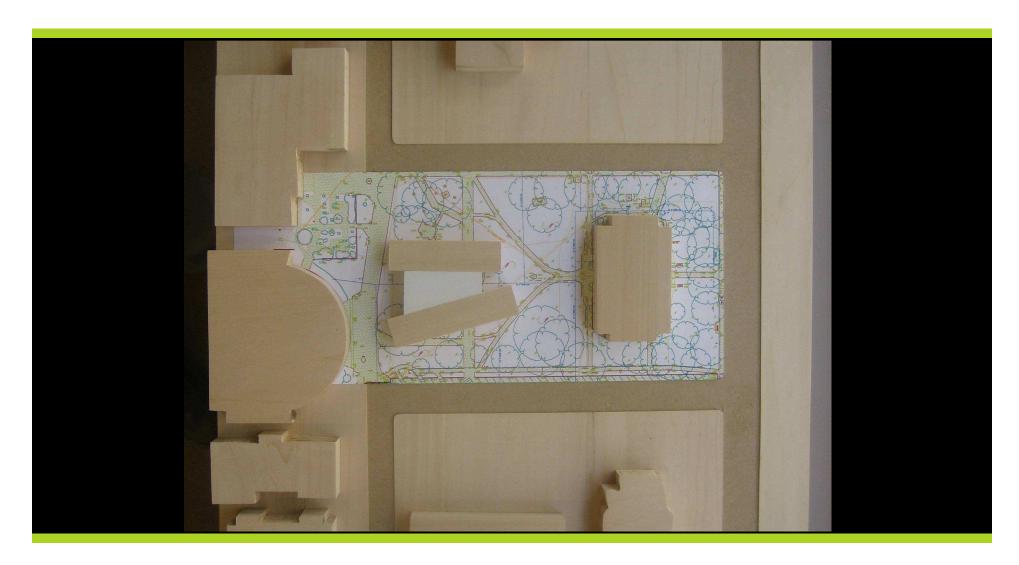


The Split Finger – 2 Story, Morris Adjacent (Atrium)





The Line Drive – 2 Story Atrium, Center



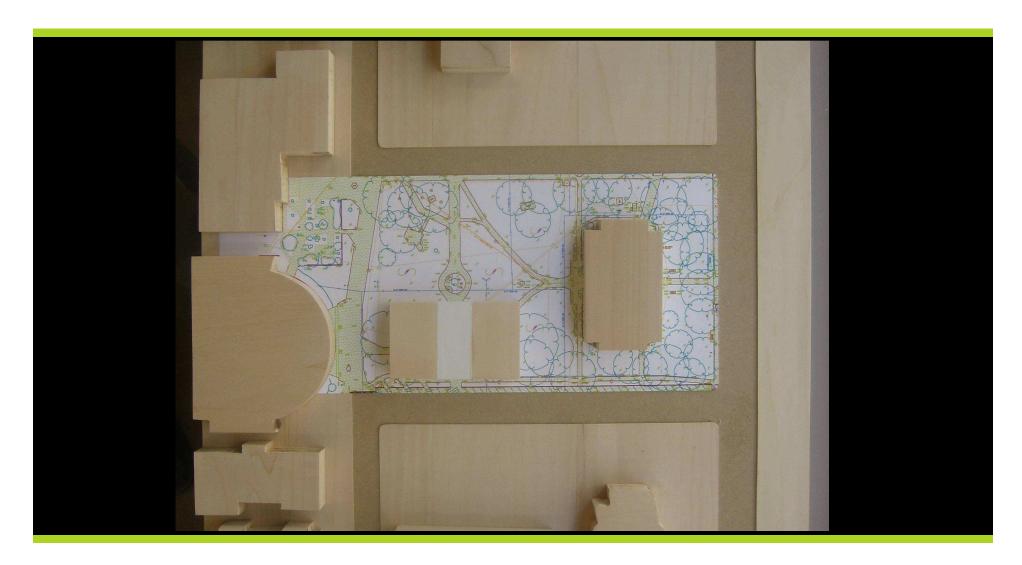


The Line Drive – 2 Story Atrium, Center





The Split Finger – 2 Story Atrium, South Side



The Single – 1 Story, Center



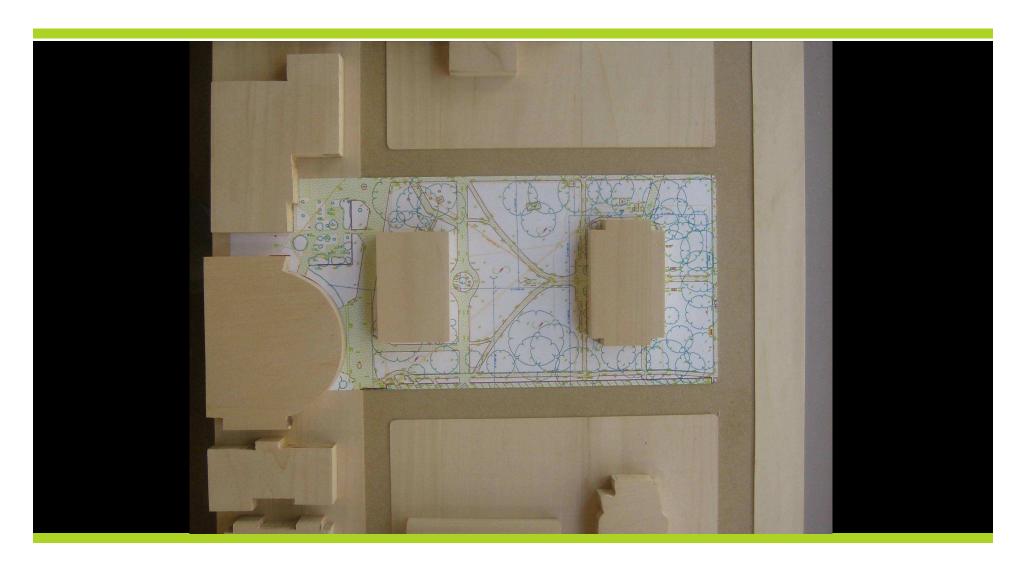


The Single - 1 Story, Center





The Outfield – 2 Story, Center (Student Center Adjacent)





The Outfield – 2 Story, West (Student Center Adjacent)





The Triple - 3 Story, South Side



The Slider - 2 Story, South Side

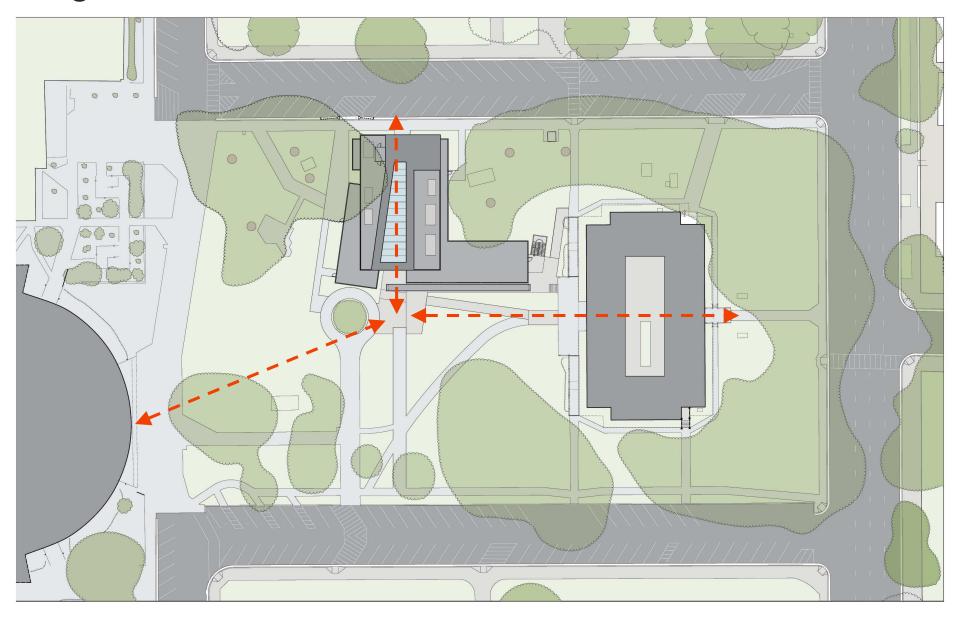




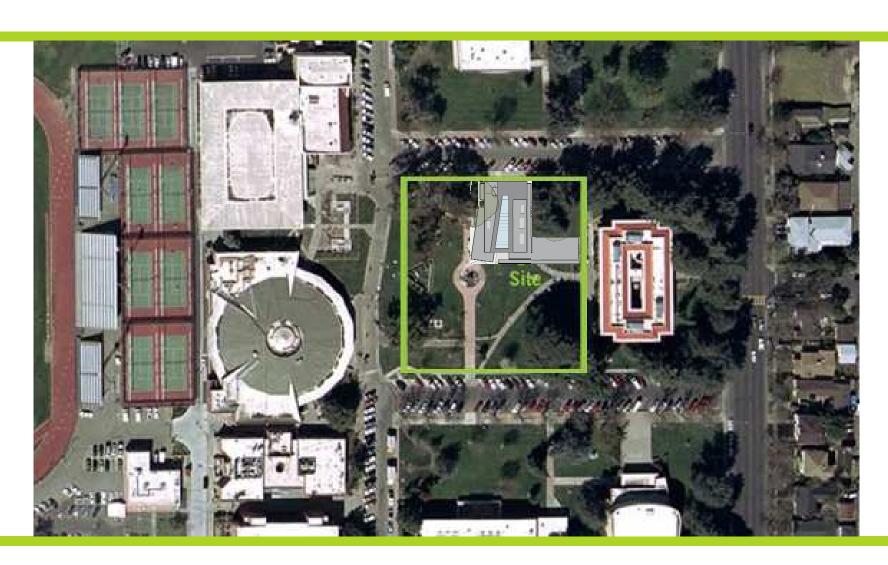
The Slider - 2 Story, South Side



Original Site Plan



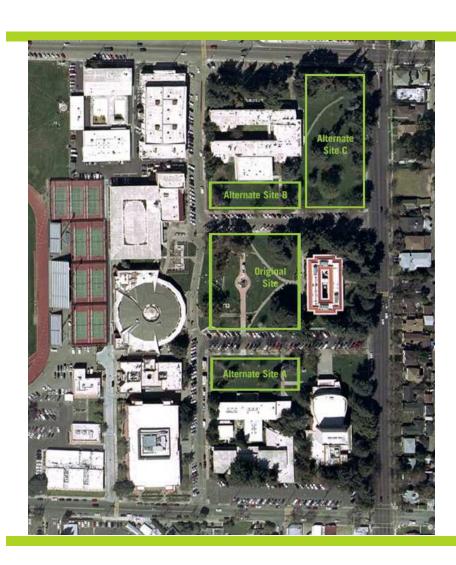
Original Project Site (Master Plan)



Original Site Plan – with floor plans



East Campus Sites



East Campus Site Options:

Original Site: The Quad

Alternate Site A: South of Quad

Alternate Site B: North of Quad

Alternate Site C: Northeast of Quad

Other Possible Sites?

*Morris Memorial Building First Floor Renovation is a part of all Options



Student Services Project – Impacts / Benefits



October or Are

Modesto Junior College:

- 1.
- 2.
- 3.
- 4.
- 5.

East Campus:

- 1.
- 2.
- 3.
- 4.
- 5.

Student Services Project – Important Factors

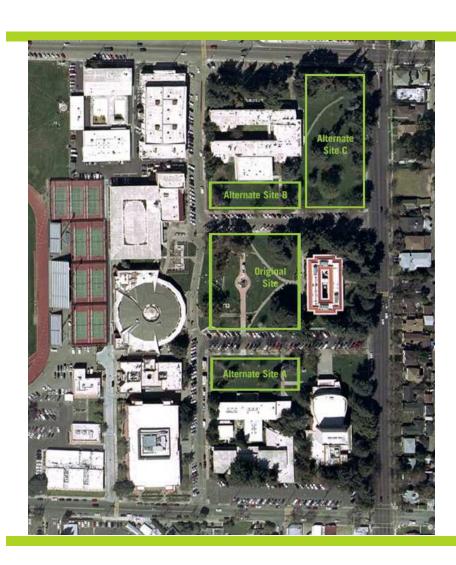




Considerations in locating building:

- 1. Proximity to other Student Services
- 2. Maintenance of Quad functions
- 3. Maintenance of old-growth trees
- 4.
- 5.
- 6.
- 7.
- 8.

East Campus Sites



East Campus Site Options:

Original Site: The Quad

Alternate Site A: South of Quad

Alternate Site B: North of Quad

Alternate Site C: Northeast of Quad

Other Possible Sites?

*Morris Memorial Building First Floor Renovation is a part of all Options

Advantages / Disadvantages – Original Site



Advantages:

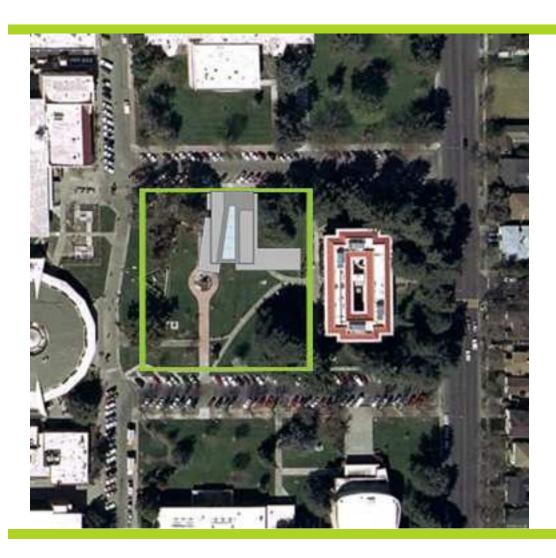
- 1. Designated by Master Plan
- 2. Proximity to other Student Services
- 3. Schematic Design already done (\$)
- 4.
- 5.

Disadvantages:

- 1. Occupies portion of Quad
- 2. Requires removal of (1) tree
- 3.
- 4.
- 5.



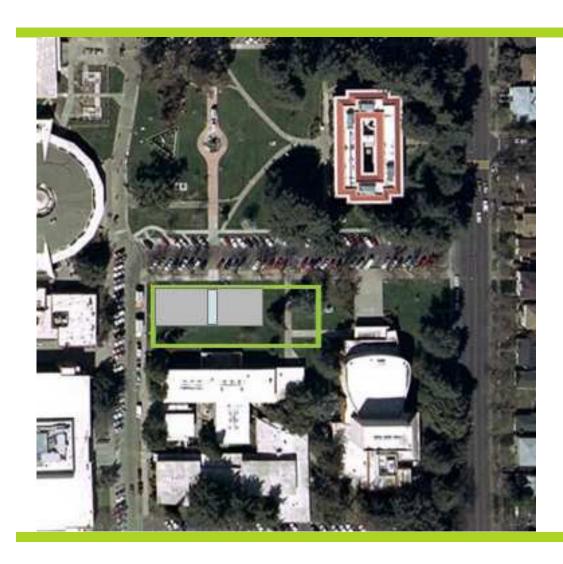
Advantages / Disadvantages – Original Site







Advantages / Disadvantages – Alternate Site A







Advantages / Disadvantages – Alternate Site A



Advantages:

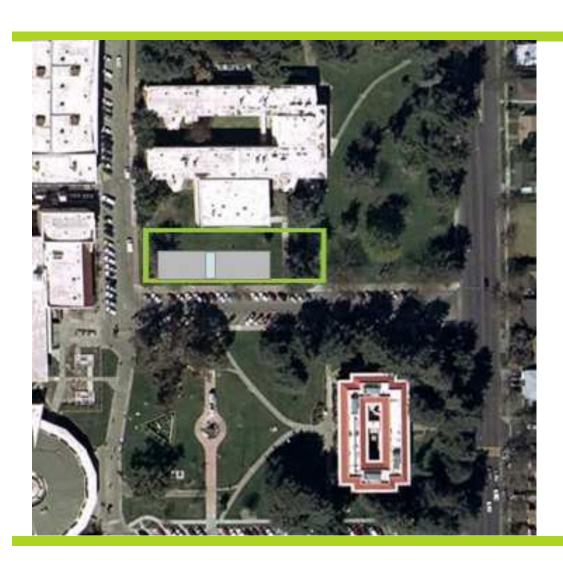
- 1. Relative proximity to other Student Services
- 2. Opportunity to frame/define Quad
- 3.
- 4.

Disadvantages:

- 1. Potential storm drainage issues
- 2.
- 3.
- 4.



Advantages / Disadvantages – Alternate Site B







Advantages / Disadvantages – Alternate Site B



Advantages:

- 1. Opportunity to frame/define Quad
- 2.
- 3.
- 4.
- 5.

Disadvantages:

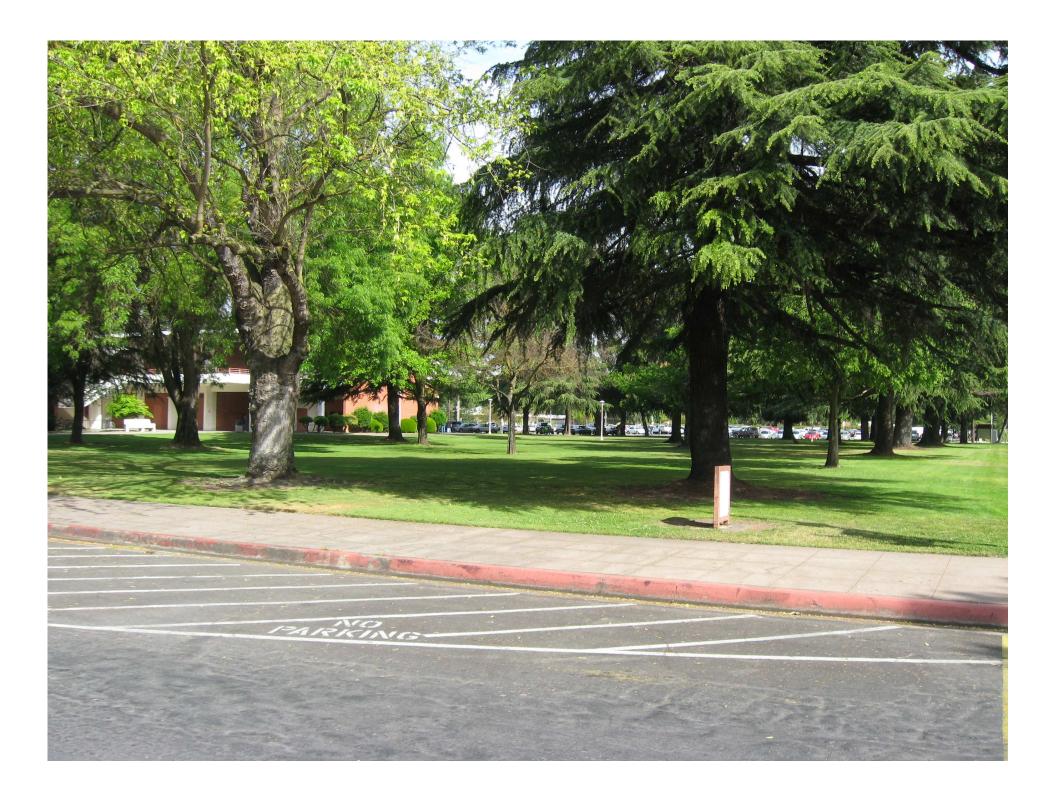
- 1. Small, tight site area = 3-story building
- 2. Remote from other Student Services
- 3. Potential storm drainage issues
- 4.
- 5.



Advantages / Disadvantages – Alternate Site C







Advantages / Disadvantages – Alternate Site C



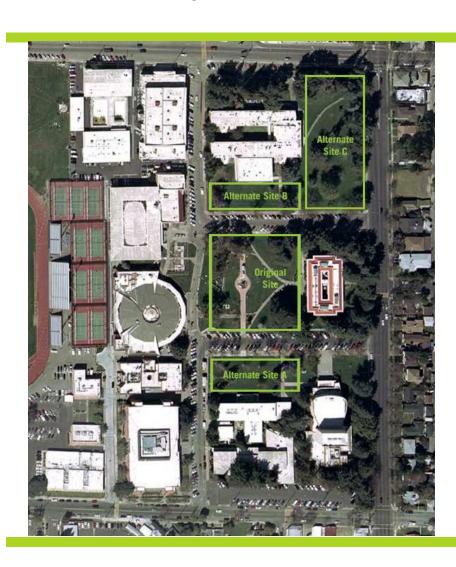
Advantages:

- 1. Flexible building placement and landscape
- 2.
- 3.
- 4.
- 5.

Disadvantages:

- 1. Remote from other Student Services, and much of the campus
- 2. Not enough budget to landscape entire area
- 3.
- 4.
- 5.

East Campus Sites – Recommendation



East Campus Site Options:

Original Site: The Quad

Alternate Site A: South of Quad

Alternate Site B: North of Quad

Alternate Site C: Northeast of Quad

Other Possible Sites?

*Morris Memorial Building First Floor Renovation is a part of all Options



Notes:



7. Culture & College	Atmosphere
+ ALT'	'A' —
Contractor Contractor	Potential Substructure

7. Culture & College Atmosphere - Distance from Art - \$466,000 zushae Trail. -No Dedistratorossing) - Less Parking (19) - Characte Master Dan - Even closer proximate of Potental Substructure - Trame Duad. - Impinge traffet busholds - Foot to the kon Founders - Centralized - Timing And Opening - Not on Quad - nomenstant w/ FMP -Potential Acres 15505 Gordinate NOLL'S Agencies - \$50 poo Redesyn

-Relative Proximity of Stall Such - Possible Brailings - Frame Quad - Small Site > prob3 story (#) - Not on Quad - restraining to state on - Peter that Draining much - Academic Senate lad site - Not to far. -Potential Substructure -Inconsistata/PMP -Potentially ks foot has fric on the comme -No vocal dissent transdulology - 4till safety 15 succossing street - loading dickesparking - \$520,000 Rederigo -Quad already Ramed -Need is now

ALT'BI -Frame Quad - Potential Substructure - Net on Quad - Potential Diamage -Academic Sonate lead Site langues - musistata/7117 -Loss-loss Frexmely than B -Blocking Parking - Les Traffic Socked / Mureacras left - mure whan by a s/dose to sky - \$464, 000 Ply drung band - Roman Across Pla - City's Anymay Involvement -S 30,000 Bedain -Quadalready Framed

14. Combat Ignaance/Help Educate + ALTO -Flexible Blog Phrement Romote from Statistis & much of campus - Closest to Marris (maybe) - \$ = not whole site - Closest to Parling -Traffic and drive _ connection to Planis - Welcoming corner gateway - Forential Symmetry w/ Aud -Unique tras used for education - Noprevious bldges meite -Polontal to Interfere a tres · Front Door Province - Kende-not centra lized - Only site without 6 bldg.

14, COMULT Ignorance, Tel Deolucate ORIGINAL PROS MINUSES -Haster Plan (FAP) - Occupies Quad - Stat Suc Proximity - Royalocal rec Remark (min) - Partial Design Done - ASMIJC voted against
- Gorstituents - # FTIME BUNDSUPPLY - CITCLED ATTOFWEAT
- Closest 20 nestostop - The Hackhett Balance
- Closest 20 nestostop - Tibual Obstacle -Activate Quad -Not True One Stop Partialloss a Assembly - Service Students 20-40 yrs - Delay may rost next Bond -Student Ped Sa Fety

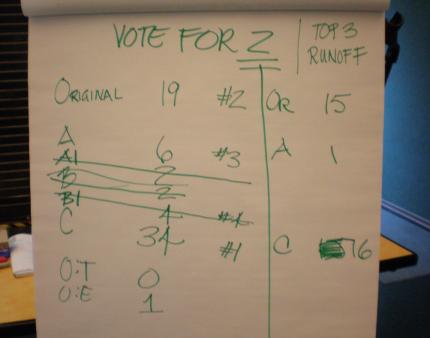
OTHERSITES ON EAST

o Tennis Courts O Existing Buildings - Studen+Center - Marris/Science

Trogram Problems 2) No Chestop 3) Centernot gateway 4) Regrade Campus 5) Mersure Evolution?

(MODESTO JR. COLLEGE) 1. One Stop Shop Froximity 2. Less Cars on Campus? 3. Maintain Green Space A. Pedestrian Connection of Services 5. Serve Our Students BEST : Contralized 6. Cost > meet budget to max bldg 7. Culture & College Atmosphere + ALT 'A" - Relative Proximity of Statistics - Possible Brailage

PROJECT PRIORITES PPZ 8. Face of College 9. Campus manequerability luny finding 11. Long Term Trends for College.
12. SAVE THE SUAD 13. Preserve Stimulate "Culture 14, Combat Ignorance/Help Educate ORIGINAL PROS MINUSES











PERKINS + WILL

Meeting Minutes

To:	Marie Otaya	Date:	April 9, 2008
From:	Leigh Christy	Project Name:	MJC Student Svcs Bldg
Subject:	Site Charette	Project No:	077132.040
Date of Meeting:	April 8, 2008	Attendees:	Dr. Richard Rose, MJC Dr. Bob Nadell, MJC SSvcs Tim Nesmith, YCCD Matt Kennedy, Kitchell Marie Otaya, Kitchell Bob Lavey, P+W Leigh Christy, P+W *See attached Sign-In Sheet for Stakeholder Attendees

Summary

The purpose of this public forum was to discuss locations for the Student Services Building on East Campus, with the goal of a recommendation for the President to take to the Chancellor.

Details

- 1. Introduction:
 - Dr. Rose and Dr. Nadell prefaced the session by reiterating goal noted above, emphasizing focus on East Campus. Matt Kennedy noted that project delay costs for escalation estimated at roughly \$43,000/month. Bob Lavey presented a brief history of project design process.
- 2. Project Priorities identified for MJC and East Campus.
 - One Stop Shop = Proximity of program pieces
 - Less cars on the campus proper?
 - Maintain green space
 - Pedestrian connection of services
 - Serve our students BEST: Centralized services
 - Cost meeting budget to maximize building size
 - Culture and college atmosphere
 - "Face" of College
 - Clear campus maneuverability and wayfinding
 - Welcoming presence
 - Long term trends for College population
 - Save the Quad
 - Preserve and stimulate "culture"
 - Combat ignorance / help educate

3. Potential New Building sites on East Campus defined.

- Original Master Plan Site: The Quad
- Alternate Site A: South of the Quad
- Alternate Site A1: South of the Quad, with shift north to close road
- Alternate Site B: North of the Quad
- Alternate Site B1: North of the Quad, with shift south to close road
- Alternate Site C: Northeast of the Quad
- Other Possible Sites?

4. Potential New Building sites on East Campus analyzed.

- Original Master Plan Site: The Quad
 - o Advantages:
 - Fit with FMP Master Plan
 - Proximity of other Student Services
 - Partial design done
 - Money & Time: Current Bond support
 - Closest to One Stop Shop
 - Activate Quad
 - Service students for next 20-40 years or more immediately
 - Delay may cost next Bond: Preserves potential for future funds
 - Student pedestrian safety
 - Disadvantages:
 - Occupies part of Quad
 - Requires removal of old-growth tree
 - ASMJC voted against: Constituents
 - Circle part of WPA
 - Aesthetic balance
 - Visual obstacle
 - Potential loss of assembly / free speech capacity
- Alternate Site A: South of the Quad
 - Advantages:
 - Relative proximity to other Student Services
 - Frames Quad
 - "Pretty" next to new theater
 - Foot traffic to Founders and other buildings
 - Centralized
 - Not on Quad
 - Disadvantages:
 - Potential substructure (\$ only issue)
 - Possible drainage challenges
 - Art Dept told not to expand here
 - Potential effects on Art Department
 - Blockage of northern light
 - Noise/ventilation issues
 - Lessening of adjacent outdoor art class area
 - Timing: construction during Auditorium opening
 - Potential impact on Memorial Grove
 - May impinge on future Shakespeare Garden
 - Inconsistent with FMP
 - \$500,000 redesign costs

- Alternate Site A1: South of the Quad, with shift north to close road
 - Advantages:
 - Distance from Art Building
 - No pedestrian street crossing required
 - Closer to other Student Services than Alt Site A
 - Frames Quad
 - Foot traffic from Founders and other buildings
 - Centralized
 - Not on Quad
 - Disadvantages:
 - \$466,000 parking/road change
 - Less parking
 - Inconsistent with FMP
 - Potential substructure
 - Impinge traffic flow and vehicular access to buildings
 - Timing: construction during Auditorium opening
 - Potential accessibility issues
 - Increased City and Agency involvement
 - \$500,000 redesign costs
- Alternate Site B: North of the Quad
 - Advantages:
 - Frames Quad
 - Not on Quad
 - Academic Senate leading site on East Campus
 - Not too far from other Student Services
 - No vocal dissent from adjacent building users
 - Potentially less vehicular traffic interference
 - Disadvantages:
 - Small site = 3-story building (\$)
 - Less proximity to other Student Services that Alt Site A
 - Potential drainage issues
 - Potential substructure
 - Inconsistent with FMP
 - Loading and temporary parking will block parking spaces
 - \$500,000 redesign costs
 - Quad already framed
- Alternate Site B1: North of the Quad, with shift south to close road
 - o Advantages:
 - Frames Quad
 - Not on Quad
 - Academic Senate leading site on East Campus
 - Closer to other Student Services than Alt Site B
 - Less traffic blocked than Alt Site A1: more access left?
 - Close to parking lots
 - Disadvantages:
 - Inconsistent with FMP
 - Potential substructure
 - \$500,000 redesign costs
 - \$466,000 parking/road change
 - Blocks and eliminates parking
 - Removes accessible parking
 - Increased City and Agency involvement

- Alternate Site C: Northeast of the Quad
 - Advantages:
 - Flexible building placement
 - Closest to Morris, if located on south part of site
 - Closest to parking lot (north)
 - Welcoming corner / gateway
 - Potential symmetry with Auditorium
 - No previous buildings onsite
 - Front door presence
 - Disadvantages:
 - Remote from other Student Services and much of campus
 - Budget means only portion of site could be developed
 - Traffic on north drive interferes with connection to Morris
 - Unique trees used for education
 - Potential to interfere with trees on College Ave
 - Remote not centralized
 - Only site on campus with trees and without building: preserve beauty
- Other Possible Sites:
 - o Tennis Courts
 - Advantage: No vocal opponents
 - Disadvantage: Time/\$ (other project(s) must be created and completed first)
 - Existing Buildings, either Student Center or Morris/Science combination
 - Advantage: Keeps campus land free
 - Disadvantage: Time/\$ (other project(s) must be created and completed first)
- One attendee noted that all Sites have the following program problems:
 - Building size too small
 - Not a true One Stop Shop
 - Center of campus, not gateway
 - Degrade campus
 - Measure E violation?
- 5. Participants hand-voted on site recommendation for a priority listing of preferred sites:
 - First Vote: Each participant given 2 votes, one each for top 2 site choices
 - o Orignal Site = 19 (#2)
 - o Alternate Site A = 6(#3)
 - o Alternate Site A1 = 2
 - o Alternate Site B = 2
 - o Alternate Site B1 = 4 (#4)
 - o Alternate Site C = 34(#1)
 - o Other Site Tennis Courts = 0
 - o Other Site Existing Buildings = 1
 - Second Vote: Runoff of Top 3 Site preferences, each participant given 1 vote
 - o Original Site = 15
 - o Alternate Site A = 1
 - Alternate Site C = 16

Project File/3.03 cc:

Attendees

KITCHELL

Attendance

2201 Blue Gum Avenue, Room 1301 Modesto, California 95358

PHONE (209) 575-6991 FAX (209) 575-6942

DATE:

April 8, 2008

PROJECT:

YCCD - MJC Student Services Building

MEETING:

Site Charrette

TIME:

11:30 AM - 2:30 PM

PLACE:

MJC West Campus MSR #113

Attendance Sign In Sheet		
Print Name	Department/Company	Signature
MARKE OTAYA	KITCHELL	MChr
MICHAEL SUNDQUIST	MJC ARTS DIVISION	- Della
BARBARA PAGE	MJC Public Informatio	n Boabara Page
Wes Page	MJC Media Services/produ	etion Meso
BOB NAVELL	STUDENT SERV	Tholu
Barbara St. Urbain	Intil Stud. Prog	Bailara Seluliair

Print Name	Department/Company	Signature
PAMela Crittenden	MJC Counseling	Pape A Cutto
David F. Geer	MJC COUNSelin'S YCCD Measure "E" Bond Oversite Conte - mamber	David 7 Glas
Robin Frazier	MJC - Health Services	
Sonda Jenney	3000	- suncellasterate
Mike Adams	Academic Senate	Midal
J. HOWEN	17 17	2 Howa
Rub Stevenson	Academic Selate/AHC	Land pros
Paul Berger	Anline Suste AHC	A DE
Richard SERIES	AHC	
Fillicia Salcedo	£P40	Alun Taledo
Martina Robles	Student Services	MunJaka
Kimberly Carter	Tutoring	Komborly Corter
Shirley Kiranda Brenos	TP10/555	Thisley Milandy Brens
Linda Hoile	Public Information	Linda Hoilo

Print Name	Department/Company	Signature
Susie Agostini	Mac Admissions Remode	Dagosti
Myra Rush	MSC Financial Aid	mRush
mary Oft	MJC Financial Qid	Mary Hell
Marthalee	Allied Health	Wartha Lee
Donna Blagg	MJC Allied Healfly	Lang Hall
Elaine Schuber	MJC A. HHR	Elaine Schieber
M. Mckinnon	AH, Famly Consum	
Janai Cav Hom	Admissoms	
Danell diver	Admissions	Danee De
JOANNE NIELSON	ADMISSIONS	Danie Bulan
Angela Vizcarra	Community Education	Engle U
Claudia Ramicez	Carrer Dev. + Transfactor.	C/a.C. 02
June Hunt	Cureer Dev & Transfer Ctr	June flut
gray Drummord	Alm & Rec	Condy Drummand

Print Name	Department/Company	Signature
Bill Imbesi	Financial Aid	A Thank
Francisco Banuelos	Pre-college TRID	FR
Reggy Kro 11	Early College	P. Kioll
Doug Smith	Art Dept. Faculty	Tough & Smith
Sean Koykendall	MJC	Scan Vuytante
SHARIN L. BARNES	YCLD	
SHARIN L-BARNES	Spiceol Program	Shown LBarne
Monina M. Sino Huer	Student Development	Soules of Depter
Burt SHOOK	1-6P+5	JAN SM
Sherri Sugrez	Fac Ewests	liey.
Wendy Byrd	Student Development	Wandy Lyd
Eileen Faria	MJC Foundation	Eilen Faira
M.K. Ainsworth	Technology Serv	is a annuel
Elise Kennedy	ASMÍC	Enry Lead

Print Name	Department/Company	Signature
TRAvis GOPER	ASMEC -	775
BRYAN AMAN	MUC STUDENT BODY	13-20
Geri Robles	Student Services	19/2
Sondra Yathaca	Student Servicex TRIO	Sondra Garlaca
Karen Walters Dunlap	mJC-Instruction	
John Zamora	BBSS . Computer Engre	Jacob Lace
Linda Krop	BRSS-Business	2011
Kathio Ratto	CSEA	Factio Rata
Sorya Palmer	Welcome Center	Pari Daz
BeckyPlaza	Welcom Outer	Hollaa
Julie Merenkova	ASMIC	Guldelli
DONALD T. BUNCE	ASMIC	The left from