

PROJECT PHASING

The Implementation and Phasing Plan, developed in collaboration with College leadership, considered various factors such as prioritization, sequencing, swing space requirements, cost assumptions, and funding opportunities. Rather than being prescriptive, the phasing plan offers a flexible framework for implementing the overall strategy. It is driven primarily by academic program needs, community needs, and addressing infrastructure needs. The outlined timeframes indicate when projects are likely to begin, based on the prioritization of needs and the availability of resources.

PHASE 00 PROJECTS (IN PROGRESS - 2028)

PROJECTS CURRENTLY UNDER CONSTRUCTION, IN DESIGN AND/OR FUNDED.

	Project	Project Type	Demolition (GSF)	Renovation (ASF)	New (GSF)
1.	CAREER PATHWAYS 1 - TECHNICAL BUILDING	NEW CONSTRUCTION	-	-	114,897
2.	STUDENT SERVICES BUILDING	NEW CONSTRUCTION	-	-	102,691
3.	CAREER PATHWAYS 2 - AERONAUTICS BUILDING	NEW CONSTRUCTION	-	-	24,765
4.	CAREER PATHWAYS 2 - ALLIED HEALTH BUILDING	NEW CONSTRUCTION	-	-	40,346
5.	CAREER PATHWAYS 2 - WELDING BUILDING	NEW CONSTRUCTION	-	-	10,000
6.	SOFTBALL FIELD	NEW CONSTRUCTION	-	-	1,561
7.	ADMINISTRATION BUILDING AND LOIS CARSON CAMPUS CENTER REPURPOSE	RENOVATION	-	17,400 and 2,900	-
8.	OLD CENTRAL PLANT REPURPOSE	RENOVATION	-	600	-
9.	APPLIED TECHNOLOGY BUILDING (PART OF CAREER PATHWAYS 2 PROJECT)	DEMOLITION	78,100	-	-
10.	LIBERAL ARTS BUILDING (PART OF STUDENT SERVICES BUILDING PROJECT)	DEMOLITION	39,400	-	-
11.	INFRASTRUCTURE UPGRADES*	CAMPUS-WIDE	-	-	-

*Infrastructure and additional projects include:

- Campus-wide Roof Replacement
- Biology Garden Expansion
- Landscape Master Plan
- Wayfinding Master Plan
- EV Charging Stations
- Old Central Plant Repurpose
- Campus-Wide Utility Upgrades
- Observatory Investigation
- Marque Replacement
- Fiber Updates
- Irrigation Controller Replacement
- Campus-wide Security Migration
- Gym Lobby Flooring
- Retro-Commissioning
- New Scoreboard at Baseball/ Soccer Field
- Planetarium HVAC Replacement
- PS & HLS Mechanical Improvements
- Perimeter Fencing
- East Wing Mechanical Upgrades

PHASE 00 PROJECTS



PHASE 1 PROJECTS (PROJECTS PLANNED TO START WITHIN 5 YEARS OF PHASE 00 ENDING)

Phase 1 projects are **projects prioritized in the Plan**, due to campus needs and the projects’ alignment with the Educational Master Plan, student success, and community outreach. Phase 1 projects shown with a blue number can be implemented without complex sequencing; projects with a color other than blue, are bundled and therefore require sequencing or should be completed together.

Planned Priority		Project	Project Type	Size	Unit	Notes
High (except SHS)	A	CAMPUS AND COMMUNITY RESOURCE HUB	NEW CONSTRUCTION	65,000 212,000	GSF	Liner building is 65,000 GSF of programmable space; also includes 212,000 GSF garage with 690 parking stalls. Includes front door signage and site improvements.
	B	LOIS CARSON CAMPUS CENTER REPURPOSE - PD AREA	RENOVATION	1,500	ASF	Potential for expansion of building (3,000 GSF)
	C	STUDENT HEALTH SERVICES (SHS)	DEMOLITION	2,400	GSF	Low priority
	D	CAMPUS TECHNOLOGY SERVICES (CTS)	DEMOLITION	4,800	GSF	
	E	PARENT ED. CENTER, SHIPPING & RECEIVING, POLICE STORAGE, WAREHOUSE AND STORAGE BUILDINGS	DEMOLITION	20,300	GSF	
	F	NEW PARKING LOT (FUTURE HOSPITALITY HUB SITE - PARCEL A1)	CIRCULATION	53,000	SF	
	G	PARKING LOTS ON PARCEL ACQUISITIONS (H1C, J1, J2, J3) & SHUTTLE	CIRCULATION	244,600	SF	
Medium	H	CDC & PARENT ED. CENTER BUILDING	NEW CONSTRUCTION	35,000	GSF	
	I	NEW PARKING LOT (SWING SPACE SITE - ADJACENT TO SOCCER FIELD)	NEW CONSTRUCTION	32,200	GSF	This space will serve as swing space (for CDC and other projects as needed) prior to becoming a parking lot
Medium/Low	J	COMMUNITY HUB WITH PARKING	RENOVATION	16,000	GSF	16,000 GSF Building 15,000 GSF parking lot. Includes gateway signage along South Mt. Vernon Ave.
Medium/Low	K	KVCR ADDITIONS	NEW CONSTRUCTION	7,800	GSF	
Low	L	M&O REPURPOSE	RENOVATION	7,100	ASF	
High	M	GYM FLOOR REPLACEMENT	RENOVATION	25,300	ASF	ASF is square footage of two gymnasiums
Low	N	ATHLETIC FIELDS RENOVATION: BASEBALL AND SOCCER FIELDS	RENOVATION	250,000	SF	
High	O	ARRIVAL DROP-OFF AND ENTRY GATEWAY	CIRCULATION	58,000	SF	Includes a new drop off, parking spaces, special paving, landscaping, front door signage and a drop-off plaza.
Medium	P	WAYFINDING IMPROVEMENTS	EXTERIOR ENVIRONMENT			(e.g. reference Wayfinding Master Plan, review all campus monuments, incorporate monuments, fountains, and cultural arts representing diverse identities, gateway signage - enhance brand at entryways)
High	Q	CAMPUS COHEISION, BRANDING, AND IDENTITY IMPROVEMENTS	EXTERIOR & FACILITY FACADES			(e.g. incorporation of logo and seal across campus facilities, cohesive clusters of consistent architectural facades)
Low	R	EDUCATIONAL GARDENS	EXTERIOR ENVIRONMENT	4	EA	Gardens adjacent to Library, Business, KVCR, and AD (Reference Landscape Master Plan)
High	S	FIRE ALARM SYSTEM UPGRADE	INFRASTRUCTURE			
High/Ongoing	T	RESURFACING ALL PARKING LOTS AND STREETS	CIRCULATION			Where possible, phase with other projects.
High/Ongoing	U	ACCESS CONTROL AND SECURITY MASTER PLAN	INFRASTRUCTURE			(e.g. video surveillance, physical access control, emergency phones, intrusion detection, mass notification, system integration)
High/Ongoing	V	CENTRAL PLANT UPGRADES	INFRASTRUCTURE			(e.g. reevaluate operation of secondary pumps, provide maintenance contracts for chillers, periodic water treatment to prevent piping and cooling towers corrosion, install heat recovery chillers and air source heat pumps for new buildings, boiler replacements in existing buildings based on useful life of boilers)
High/Ongoing	W	TECHNOLOGY INFRASTRUCTURE UPGRADES	INFRASTRUCTURE			(e.g. UPS upgrades/replacement, backbone infrastructure improvements and upgrades, VOIP upgrades, WiFi and cellular network expansion for interior and exterior, HVAC upgrades for MPOE/Data Center/BDF/IDFs, upgrade EMS systems, redundant fiber service to buildings)
High/Ongoing	X	NATURAL GAS PIPING IMPROVEMENTS	INFRASTRUCTURE			(e.g. install earthquake valves, relocate lines that conflict with new buildings, upgrade piping to PE piping, install gas sub-meters)
High/Ongoing	Y	ELECTRICAL INFRASTRUCTURE UPGRADES	INFRASTRUCTURE			(e.g. replacing aging existing 5kV medium voltage feeders, cable testing and replacement of medium voltage cables, provision of medium voltage selector switches, submetering, PV shade structures, isolating and connecting specific buildings to a microgrid)
High/Ongoing	Z	WET UTILITIES UPGRADES	INFRASTRUCTURE			(e.g. relocate existing lines that conflict with new buildings, separate domestic and irrigation water use, privatize campus water system, install water sub-meters, CCTV scan of VCP main and gravity line systems)
High	AA	SOLAR CARPORT + BATTERY MICROGRID SYSTEM	INFRASTRUCTURE			
		10-YEAR DEFERRED MAINTENANCE *	Any project on an existing building should reference the Facilities Condition Assessment (*in Appendix) to couple projects with building maintenance needs.			

PHASE 1 PROJECTS

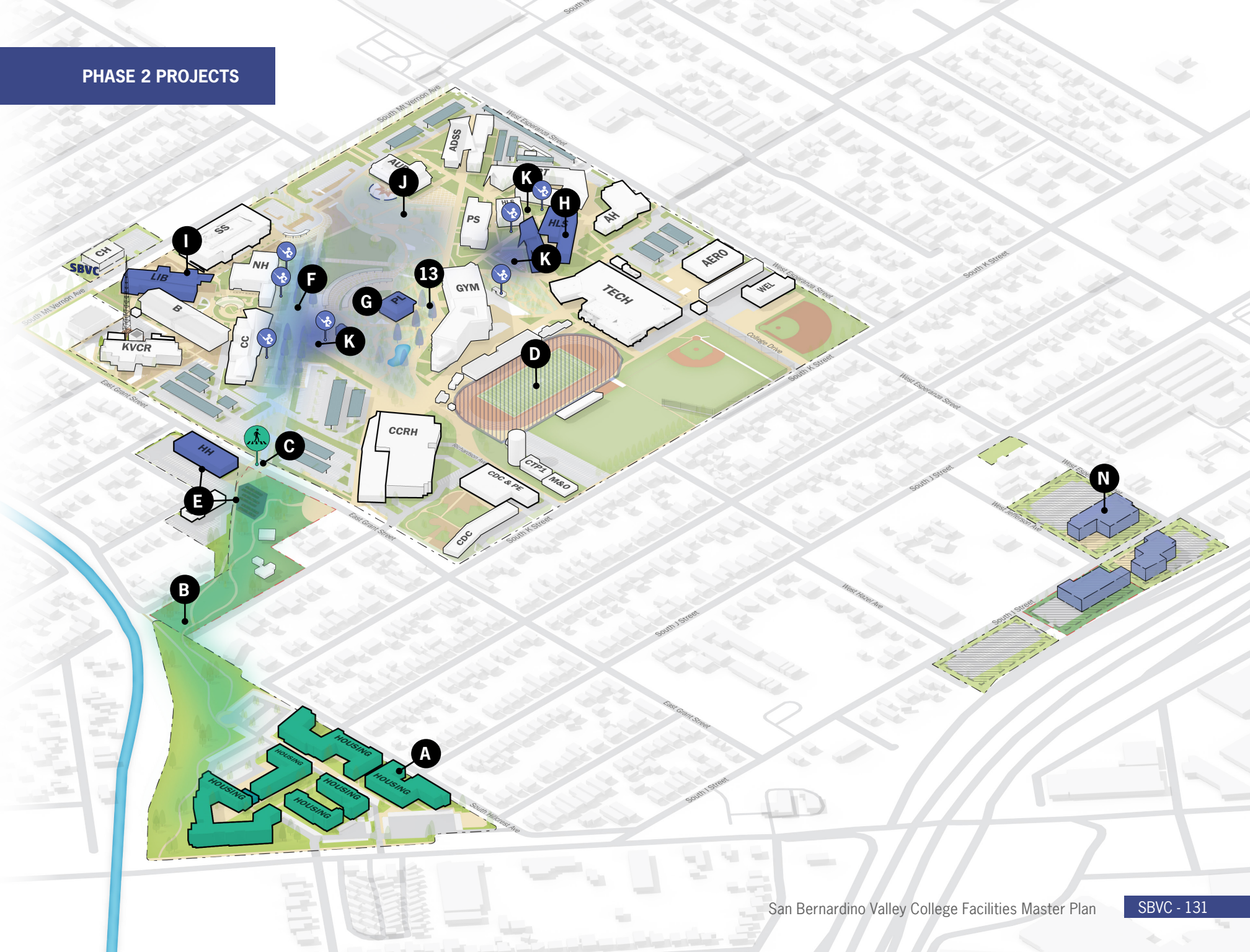


PHASE 2 PROJECTS (PROJECTS PLANNED TO START WITHIN 10 YEARS OF PHASE 00 ENDING)

Phase 2 projects are **projects prioritized after Phase 1 projects are complete**. Phase 2 projects shown with a blue number can be implemented without complex sequencing; projects with a color other than blue, are bundled and therefore require sequencing or should be completed together.

Planned Priority		Project	Project Type	Size	Unit	Notes
High	A	MIXED-USE SITE WITH HOUSING	NEW CONSTRUCTION	TBD	GSF	
	B	GREEN CORRIDOR	EXTERIOR ENVIRONMENT	2,350	LF	
	C	NEW STREET CROSSING AND GATEWAY IMPROVEMENTS	CIRCULATION	70	LF	
Medium	D	TRACK RESURFACING AND STADIUM FIELD RENOVATION	RENOVATION	157,000	SF	
Medium	E	HOSPITALITY HUB WITH COMMUNITY GARDEN	NEW CONSTRUCTION	32,000	GSF	
Medium	F	FAULT LINE PROMENADE WITH STORMWATER TREATMENT	EXTERIOR ENVIRONMENT	58,600	SF	(Reference Landscape Master Plan)
High	G	PLANETARIUM, GREEK THEATER, OBSERVATORY, EVENT PLAZA	RENOVATION	4,100 53,600 SF	ASF SF	4,100 ASF includes Planetarium and Observatory 53,600 SF includes Greek Theater and Event Plaza (See Landscape Master Plan)
Medium	H	HEALTH AND LIFE SCIENCES REPURPOSING	RENOVATION	6,900	ASF	
Medium	I	LIBRARY REPURPOSING	RENOVATION	1,500	ASF	
Medium	J	AUDITORIUM PLAZA AND NORTH OPEN SPACE	EXTERIOR ENVIRONMENT			(Reference Landscape Master Plan)
Low	K	EDUCATIONAL GARDENS	EXTERIOR ENVIRONMENT	3	EA	Gardens adjacent to HLS, Gym, and Greek Theater
Low	L	OUTDOOR CLASSROOMS	EXTERIOR ENVIRONMENT	7	EA	(Reference Landscape Master Plan)
Medium	M	CAMPUS-WIDE ACTIVE LEARNING RETROFITS	RENOVATION			
Medium	N	EAST PARCEL DEVELOPMENT	NEW CONSTRUCTION	TBD	GSF	
High/Ongoing	O	RESURFACING ALL PARKING LOTS AND STREETS	CIRCULATION			Where possible, phase with other projects.
High/Ongoing	P	ACCESS CONTROL AND SECURITY MASTER PLAN	INFRASTRUCTURE			(e.g. video surveillance, physical access control, emergency phones, intrusion detection, mass notification, system integration)
High/Ongoing	Q	CENTRAL PLANT UPGRADES	INFRASTRUCTURE			(e.g. reevaluate operation of secondary pumps, provide maintenance contracts for chillers, periodic water treatment to prevent piping and cooling towers corrosion, install heat recovery chillers and air source heat pumps for new buildings, boiler replacements in existing buildings based on useful life of boilers)
High/Ongoing	R	TECHNOLOGY INFRASTRUCTURE UPGRADES	INFRASTRUCTURE			(e.g. continued upgrades and network equipment refreshes as required)
High/Ongoing	S	NATURAL GAS PIPING IMPROVEMENTS	INFRASTRUCTURE			(e.g. install earthquake valves, relocate lines that conflict with new buildings, upgrade piping to PE piping, install gas sub-meters)
High/Ongoing	T	WET UTILITIES UPGRADES	INFRASTRUCTURE			(e.g. relocate existing lines that conflict with new buildings, separate domestic and irrigation water use, privatize campus water system, install water sub-meters, CCTV scan of VCP main and gravity line systems)
		10-YEAR DEFERRED MAINTENANCE *	Any project on an existing building should reference the Facilities Condition Assessment (*in Appendix) to couple projects with building maintenance needs.			

PHASE 2 PROJECTS



PROJECT SEQUENCING

Project sequencing strategically determines the order in which bundled projects should be initiated and completed, with a focus on minimizing disruptions, managing costs, and ensuring academic program continuity. Some projects require enabling projects, temporary space, or depend on permanent relocations to proceed. While every project in the Facilities Master Plan involves some degree of sequencing, certain projects present more complex dependencies or require significant enabling steps.

The adjacent table outlines the various bundled projects that will be sequenced.

Note: These sequencing plans are subject to change depending on the actual implementation timeline.

PHASE 1:

CAMPUS AND COMMUNITY RESOURCE HUB		
	STUDENT HEALTH SERVICES	DEMOLITION
	PARKING LOTS ON PARCEL ACQUISITIONS	CIRCULATION
	CAMPUS AND COMMUNITY RESOURCE HUB	NEW CONSTRUCTION
	LOIS CARSON CAMPUS CENTER REPURPOSE - PD AREA	EXTERIOR ENVIRONMENT
	PARENT ED. CENTER, SHIPPING & RECEIVING, POLICE STORAGE, WAREHOUSE AND STORAGE BUILDINGS	DEMOLITION
	NEW PARKING LOT (FUTURE HOSPITALITY HUB SITE)	CIRCULATION
	NEW PARKING LOT (SWING SPACE SITE)	CIRCULATION
CDC AND PEC BUILDING		
	CDC AND PEC BUILDING	NEW CONSTRUCTION
	NEW PARKING LOT (SWING SPACE SITE)	CIRCULATION