

COLLEGE OF THE DESERT MASTER PLAN AND PROGRAM OVERVIEW

March 22, 2023

Vision

Signature Programs



Spaces to Support the Vision



ACCELERATOR - 109,500 GSF

- PACE
- Student commons/student services
- Student academic support
- Large technology lab
- Group study rooms
- Flexible instructional space
- Faculty offices



Digital Media

- Recording suite
- Film/screening rooms
- TV studio
- Faculty offices
- Radio station



Center of Excellence for Healthcare

- Simulation labs
- Observation rooms
- Control rooms

Administration

Spaces to Support the Vision



CULINARY INSTITUTE – 23,000 GSF

- Demonstration kitchen
- Foundation/skills kitchen lab
- Advance skills kitchen lab
- Ideation kitchen
- Culinary arts dining room
- Production support
- Faculty offices



OPERATIONS AND MAINTENANCE – 11,000 GSF

- Central plant
- Building maintenance
- Central loading/receiving
- Exterior service yard



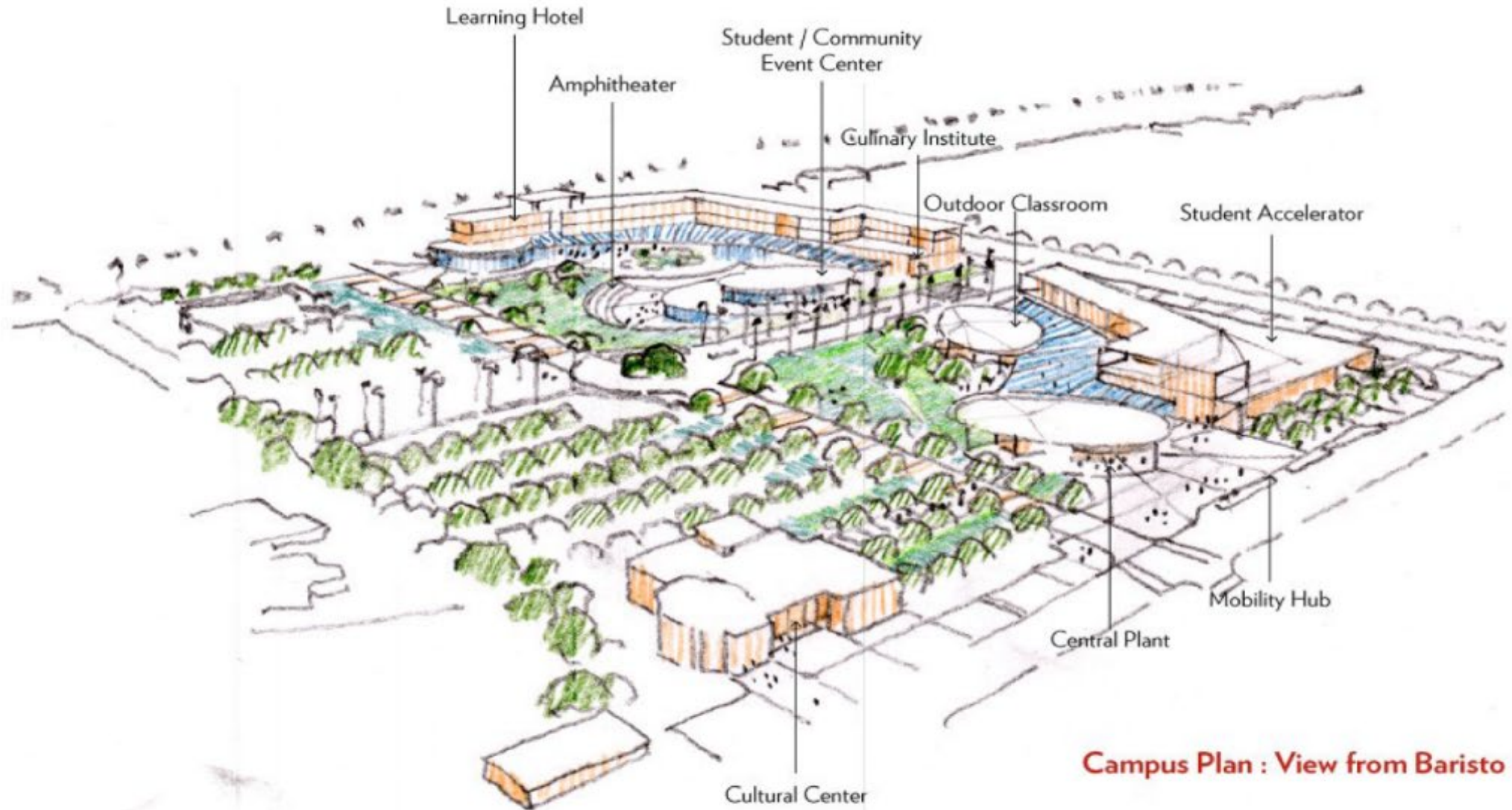
EXTERIOR SPACE

- Amphitheater
- Informal seating/gathering space
- Surface parking

Open Space Program



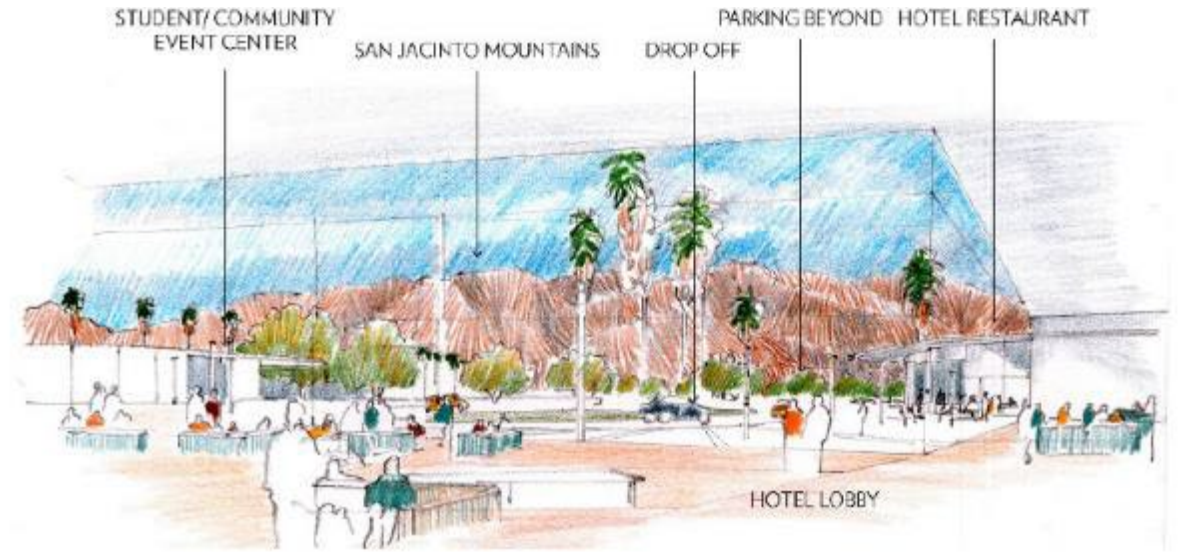
Initial Concept Plan



Campus Plan : View from Baristo

as presented at Modernism Week 2020

Early Concept Sketches





Master Plan

Refined Concept - Master Plan for Implementation



- | | |
|---------------------------|-----------------------------|
| ① Hotel | ⑮ Academic Promenade |
| ② Restaurant (High end) | ⑯ Accelerator |
| ③ Hotel Drop-off | ⑰ Entry |
| ④ Roof top Villa | ⑱ Transit Center |
| ⑤ Ramp for Parking | ⑲ Central Plant |
| ⑥ Restaurant | ⑳ Mobility Hub |
| ⑦ Culinary Arts | ㉑ Uber pick up |
| ⑧ Loading Area | ㉒ Parking |
| ⑨ Event Center | ㉓ Maintenance and Operation |
| ⑩ Drop-off (Event / Uber) | ㉔ Pedestrian cross Bridge |
| ⑪ Sunken Plaza | |
| ⑫ Bermed Garden | |
| ⑬ Fire Truck Access | |
| ⑭ Outdoor Seating | |

Conveying the Concept



Conveying the Concept



Farrell Campus Entry



Implementing the Master Plan

MASTER PROGRAM

- Space Needs
- Functional Requirements
- Net and Gross Areas
- Adjacencies & Hierarchies

CAMPUS DESIGN STANDARDS

- Standards for aesthetics, materials, finishes, quality, & features
- Applies to:
 - Buildings
 - Landscape, Outdoor Furniture & Lighting
 - Signage & Wayfinding

BASIS OF DESIGN

- System Performance Requirements
- Recommended Building Systems
- Product Selection of Major Equipment
- Applies to:
 - Mechanical / Electrical / Plumbing
 - Structural Engineering Criteria
 - Technology, Communications, Security

SUSTAINABILITY STRATEGY

- Project Sustainability Goals for Design, Construction and Operations
- LEED Gold target criteria (Leadership in Energy and Environmental Design)

MASTER INFRASTRUCTURE PLAN

- Potential entry points, size and pathways for utility systems and equipment infrastructure
- Distribution of utility services throughout the site
- Central Utility Plant (CUP) assumptions

Architect:
Pfeiffer

Culinary Consultant:
CulinaryEd Consulting

Digital Media & Acoustics:
McKay Conant Hoover

MEP Engineer:
Affiliated Engineers

Hotels and Hospitality Consultant:
CBRE Hotels Advisory

Architect:
Pfeiffer

Landscape Architect:
AHBE | MIG

Signage and wayfinding:
Selbert Perkins

Digital Media & Acoustics:
McKay Conant Hoover

MEP Engineer:
Affiliated Engineers

Structural Engineer:
John Labib & Associates

Civil Engineer:
Sherwood Design

MEP Engineer:
Affiliated Engineers

Civil Engineer:
Sherwood Design

Digital Media & Acoustics:
McKay Conant Hoover

MEP Engineer:
Affiliated Engineers

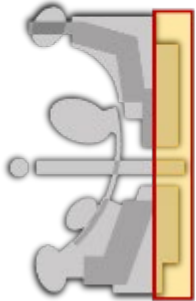
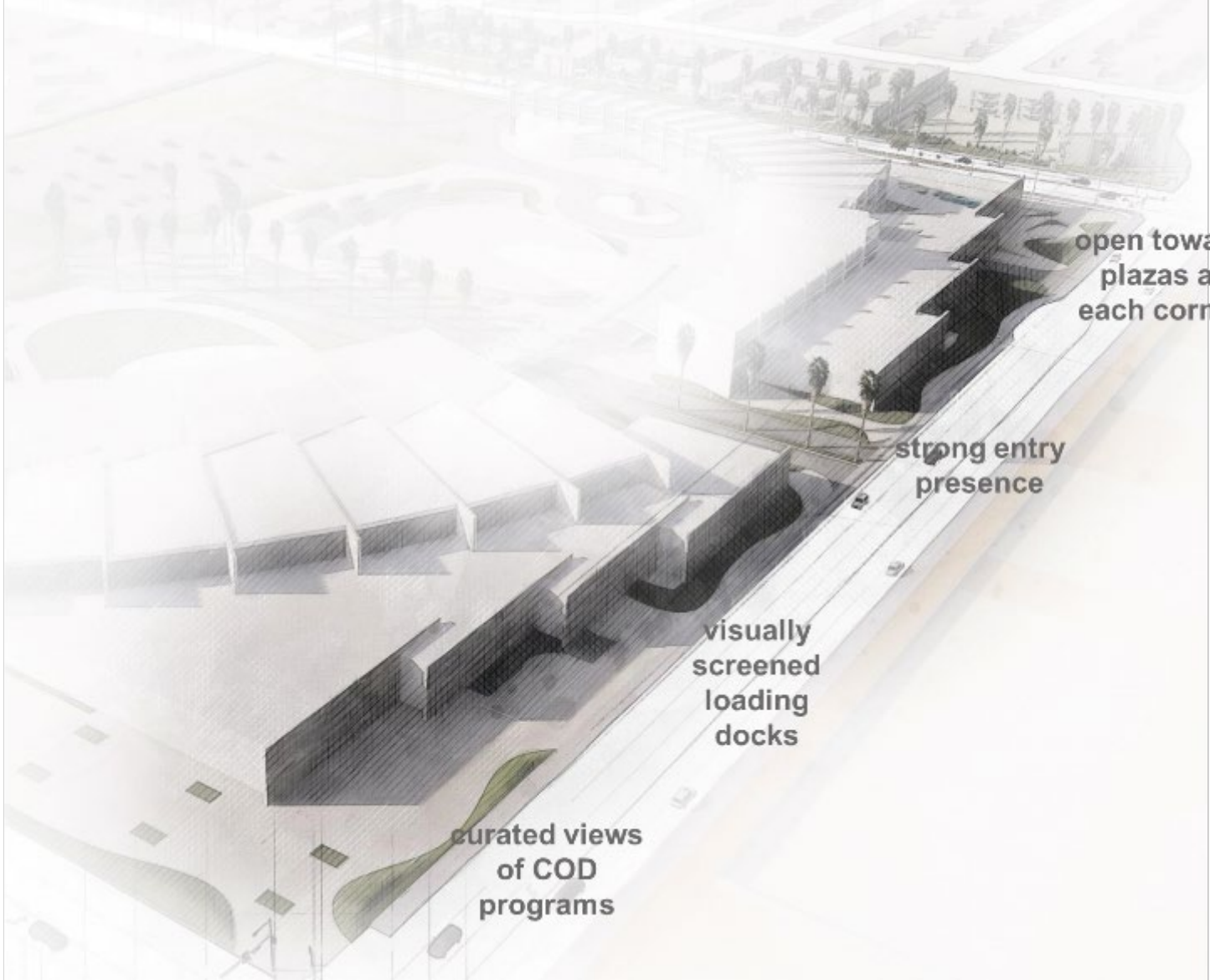
Civil Engineer:
Sherwood Design

Design Principles to Guide the Project



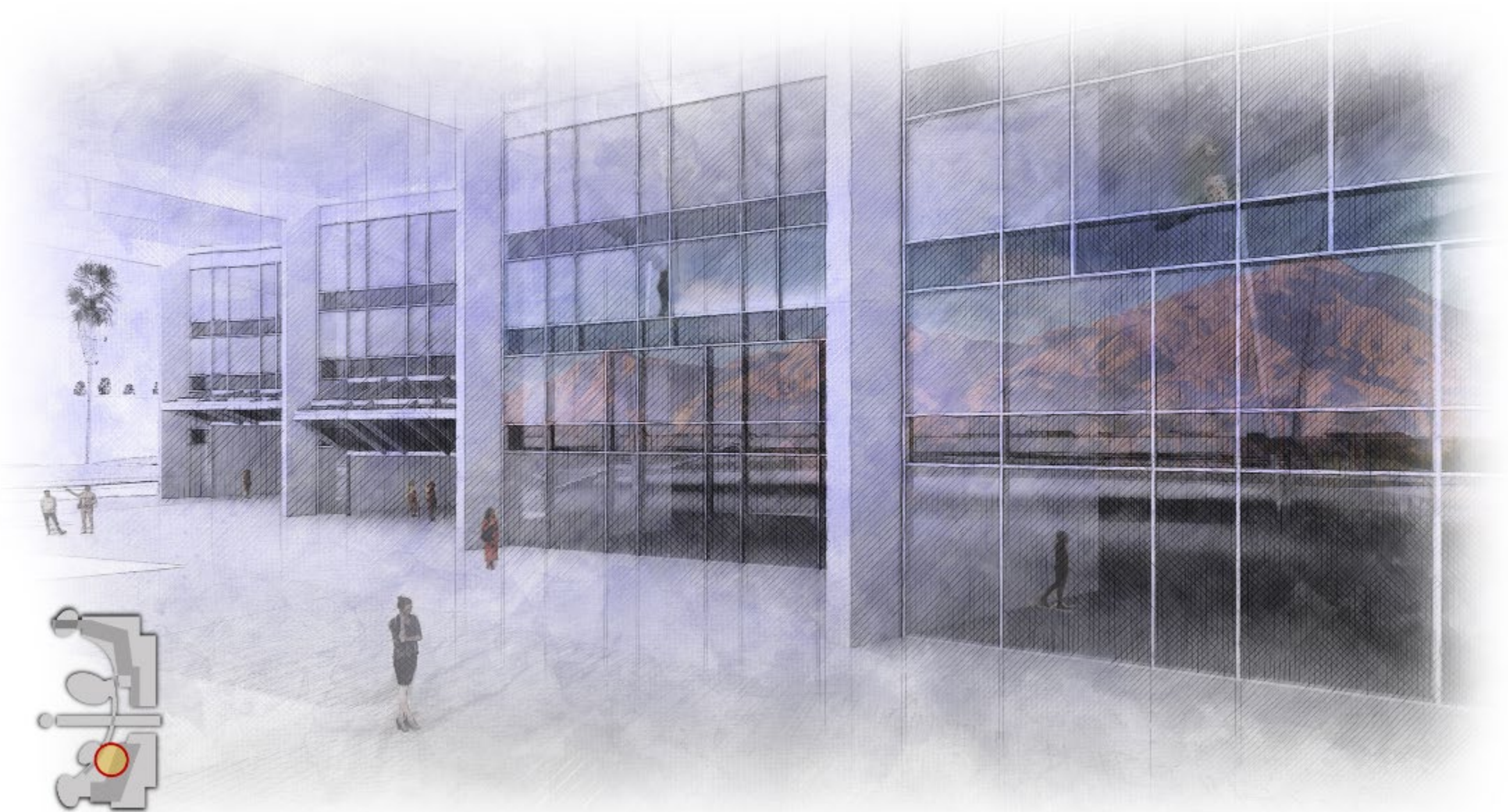
Architectural Guidelines

COMMUNITY FACING – CURATED VIEWS



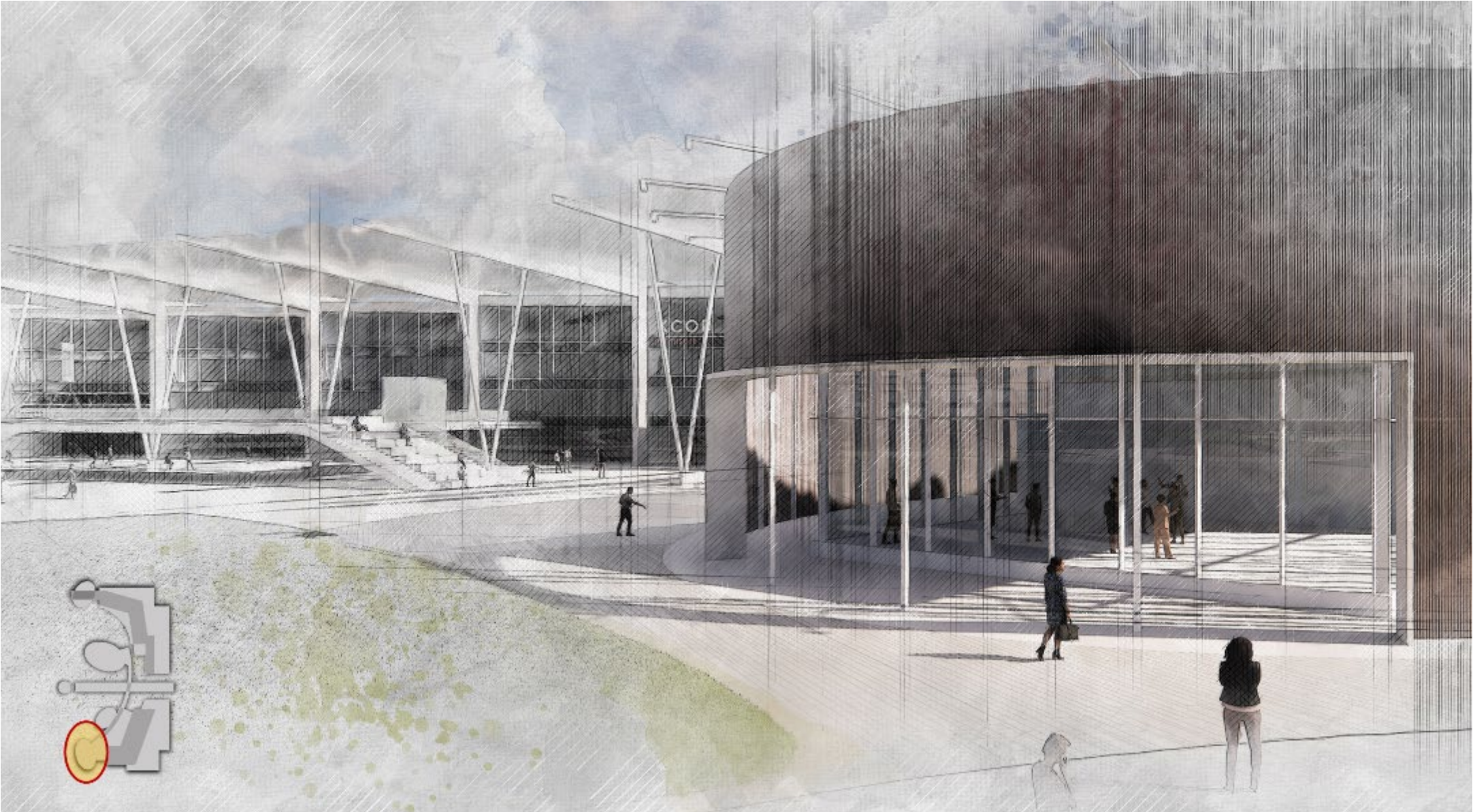
Architectural Guidelines

DIRECT AND REFLECTED VIEWS TO THE MOUNTAINS



Architectural Guidelines

INSTRUCTIONAL “FLEX SPACE”



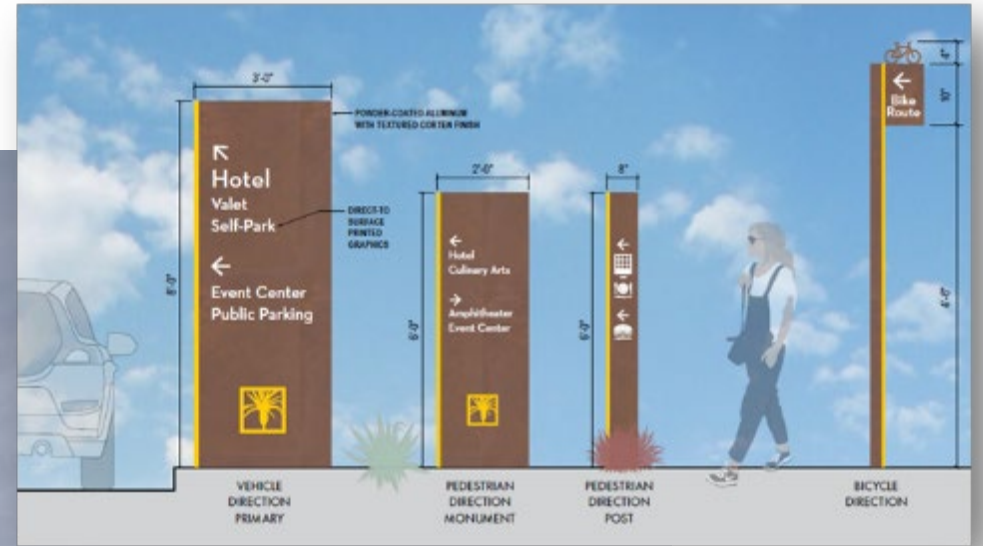
Architectural Guidelines

CREATING OUTDOOR CLASSROOMS

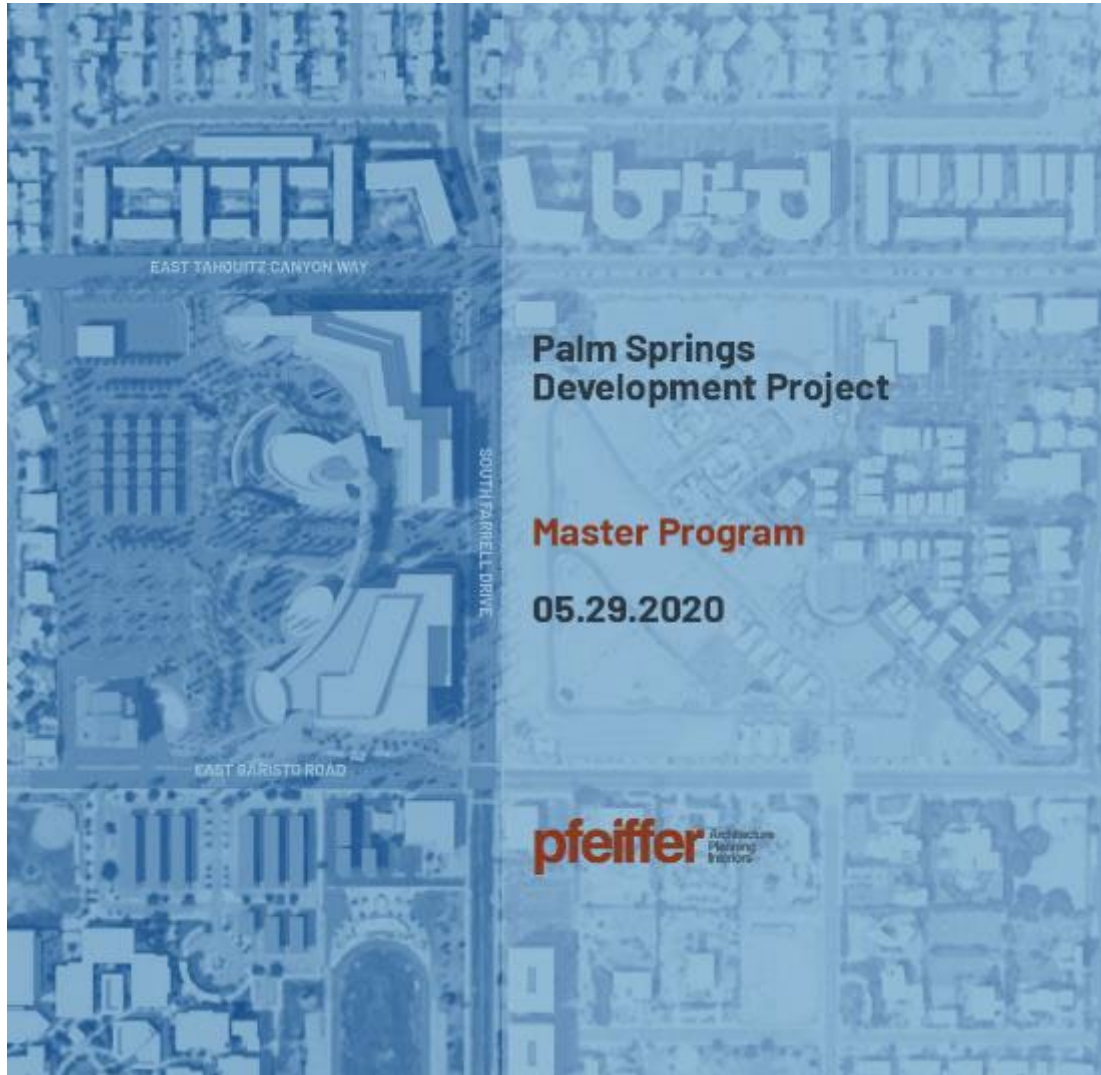


Landscape and Signage Guidelines

ESTABLISHING A FRAMEWORK



Documents to Guide Design



Master Plan Summary

a project that is:

- student centric
- community oriented
- highly flexible in its spaces
- environmentally conscious
- energy efficient
- architecturally contextual
- mindful of future expansion opportunities

