

CUYAMACA COMMUNITY COLLEGE

Student Services & Administration Building



EXECUTIVE SUMMARY

Cuyamaca College has provided community college education programs to the eastern San Diego County area it supports for four decades, beginning in 1978. It offers various educational opportunities, from university preparation and general education to innovative occupational programs and career development. It is situated on a scenic, rolling campus in Rancho San Diego with far-ranging views and various academic facilities available to students from the community. Its mission is to provide learning for the future and encourage student success and student equity through its instructional programs.

A key element to helping the College achieve its commitment to student learning are the support services that engage in outreach, promote access, provide academic and learning resources, and drive economic success and employment. Taken together, these Student Services help provide guidance and support to students as they navigate their academic journey and form a critical part of the College's mission to promote learning.

In support of this mission, the new Student Services and Administration Complex will provide new facilities and renovate existing spaces to create a home for these services at the doorstep of campus. It will create a gateway for Cuyamaca College and place outreach, services, and support where they are immediately available and easily accessible to prospective and currently enrolled students. Combined with a Masterplan for Central Park, it will define an improved and more seamless student experience at the heart of campus while enhancing the use and accessibility of its outdoor spaces. These capital improvements will help pave the way for Cuyamaca College to continue its mission of serving this diverse community for decades.

“

It couldn't be easier for a student to get involved here.”

– Trustee Brad Monroe

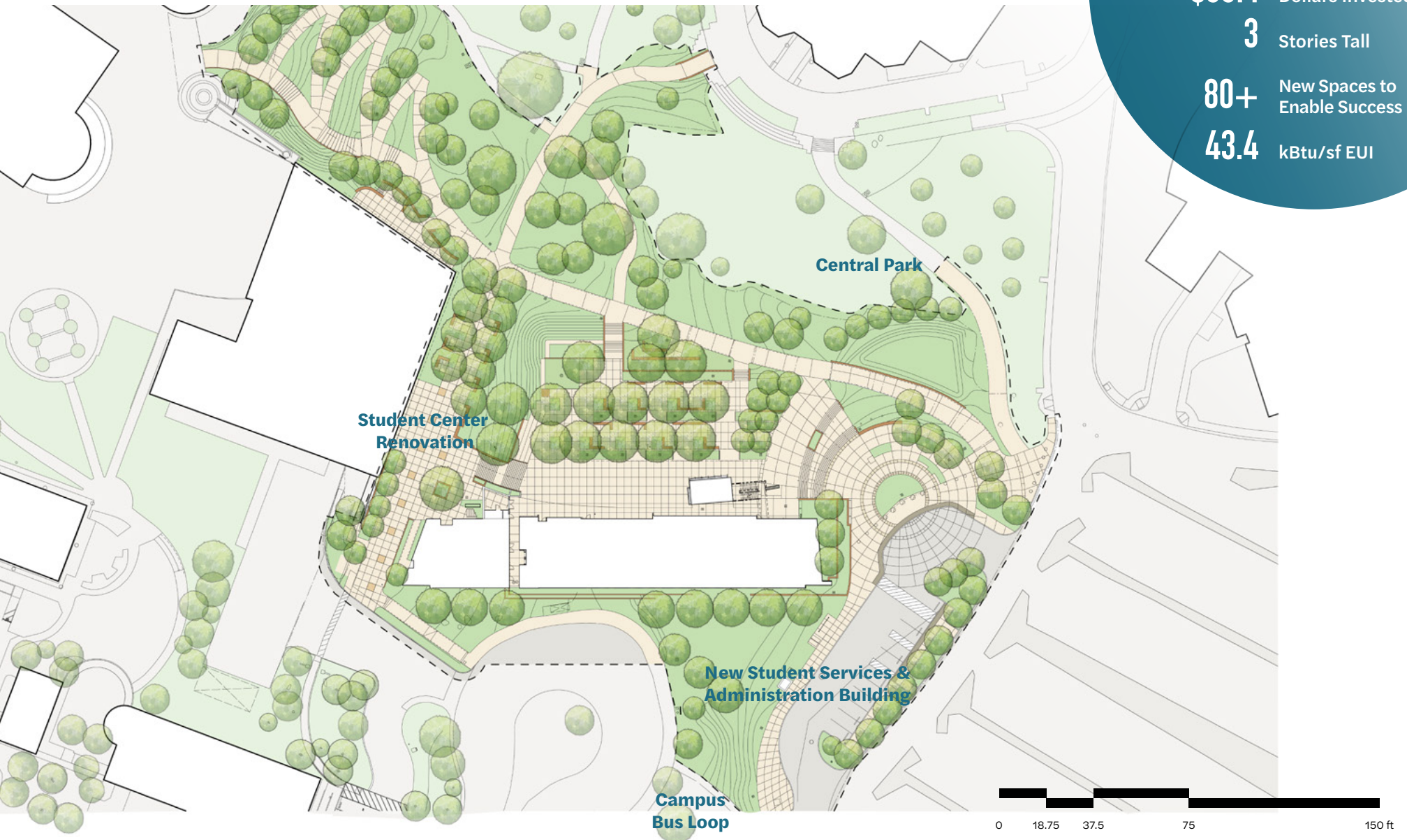


SCOPE OF WORK & BUDGET

This project consists of four main elements:

- A new landscape Masterplan for the Cuyamaca College Central Park
- Design of a new Student Services and Administration (SSA) Building
- Renovation of the existing Student Center
- Improvements to the main campus Bus Loop

37,270 GSF New Space
\$725 Dollars per SF
2.3 Acres Redeveloped
\$33M Dollars Invested
3 Stories Tall
80+ New Spaces to Enable Success
43.4 kBtu/sf EUI



Team Structure

The Grossmont-Cuyamaca District encompasses one-half of the California-Mexico border and the eastern communities of the greater San Diego metropolitan area. The name is from the Kumeyaay tribe phrase for “above the rains,” the campus embodies it by engaging with its natural setting and stimulating the senses through connections to views.

The student body’s predominantly Hispanic, Asian, and White population reflects the campus’ unique geopolitical position, topography, and values of the community it serves.

Engaging the broader campus and City of Rancho San Diego community was essential to a successful outcome. The project’s purpose is to invite the citizen to become a scholar. Simply supplying the program efficiently and well-organized would not have realized the full extent of the underlying purpose - to create a nurturing academic experience reflective of the community it serves.

The inherent challenge in forming a large constituent group with broad and diverse interests is maintaining cohesion around a common goal. Defining the goal early on and establishing a “project first” mentality greatly benefited the outcome by prioritizing decisions for the greater good over individual interests. The constituents included the following groups:

Cuyamaca College

- Project steering committee
- Administration
- Faculty and staff
- Current and future students
- Student support programs

The City of Rancho San Diego

Establishing guiding principles, forming constituent groups around a common purpose, and engaging with the community-at-large provided a clearly navigable path to a rewarding experience and amazing outcome.





Exploration

Another challenge was engaging user groups and ensuring they fully understood the process and results. To accomplish this goal, the team utilized tours and virtual reality. The results were fantastic!

The smiles to the right say it all.

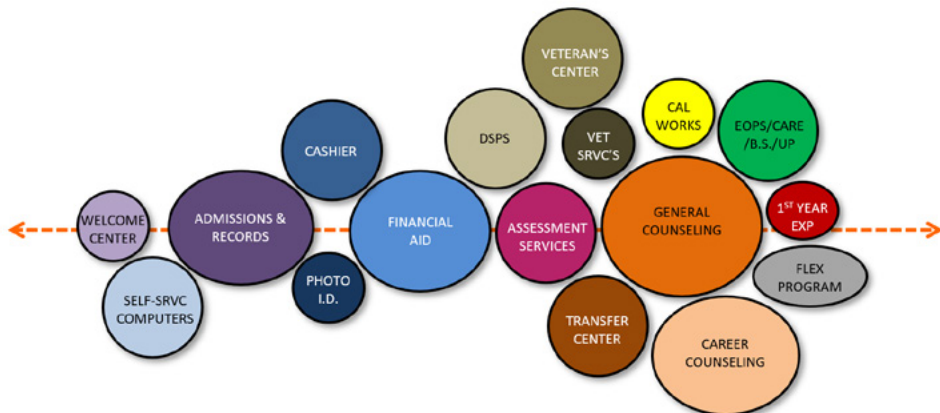
Death by meeting is not an effective engagement strategy. Instead, the team chose to differentiate how, where, and when we met with campus constituents to invigorate creative and diverse thought.

This yielded an experience for the campus and community that was unlike any other. Instead of showing case studies of comparable student service buildings, the architects and constituents surveyed throughout Southern California. After every tour, the architects created

diagrams of the visited facility using a method similar to that of the Cuyamaca program. This allows non-architects to build a visual vocabulary to communicate how they envision the space.

These experiences formed indelible memories that bonded the team, brought about informed opinions, and instilled pride in the campus users.

Later in design, the architects used VR to create an immersive experience where stakeholders could fully understand their project. The reaction was unlike any we have ever seen. The quality and quantity of feedback was overwhelming.





“

We are trying to build a sense of community for all of our students . . . and this building has already done an amazing job of doing that in the short time that it's been here.”

– Interim VP of Student Services Bri Hays

Educational Environment

The founders of the Grossmont-Cuyamaca Community College District broaden the student's educational opportunities and strengthen society's democratic institutions.

At its inception, the community directed the College to provide an education through which students may create rewarding and productive lives for themselves and society based on understanding the relationship between the past and the challenge of the present and the future. The education environment seeks to:

- Put the student experience first
- Improve upon the campus environment as an integral part of any innovative design
- Maximize the effectiveness and efficiency of the College staff who will call this building home

With these goals in mind, the project team has sought ways to ensure the complex design enables and supports these outcomes. While high-quality infrastructure is only one part of a successful outcome, our goal has been to create a physical environment that enhances connectivity and function to support the College in meeting its goals and for students to succeed. In a broad sense, this has led to a guiding principle of enhancing connectivity throughout the design of these new facilities: connection to the community, the campus as a whole, and between students and educational opportunities.

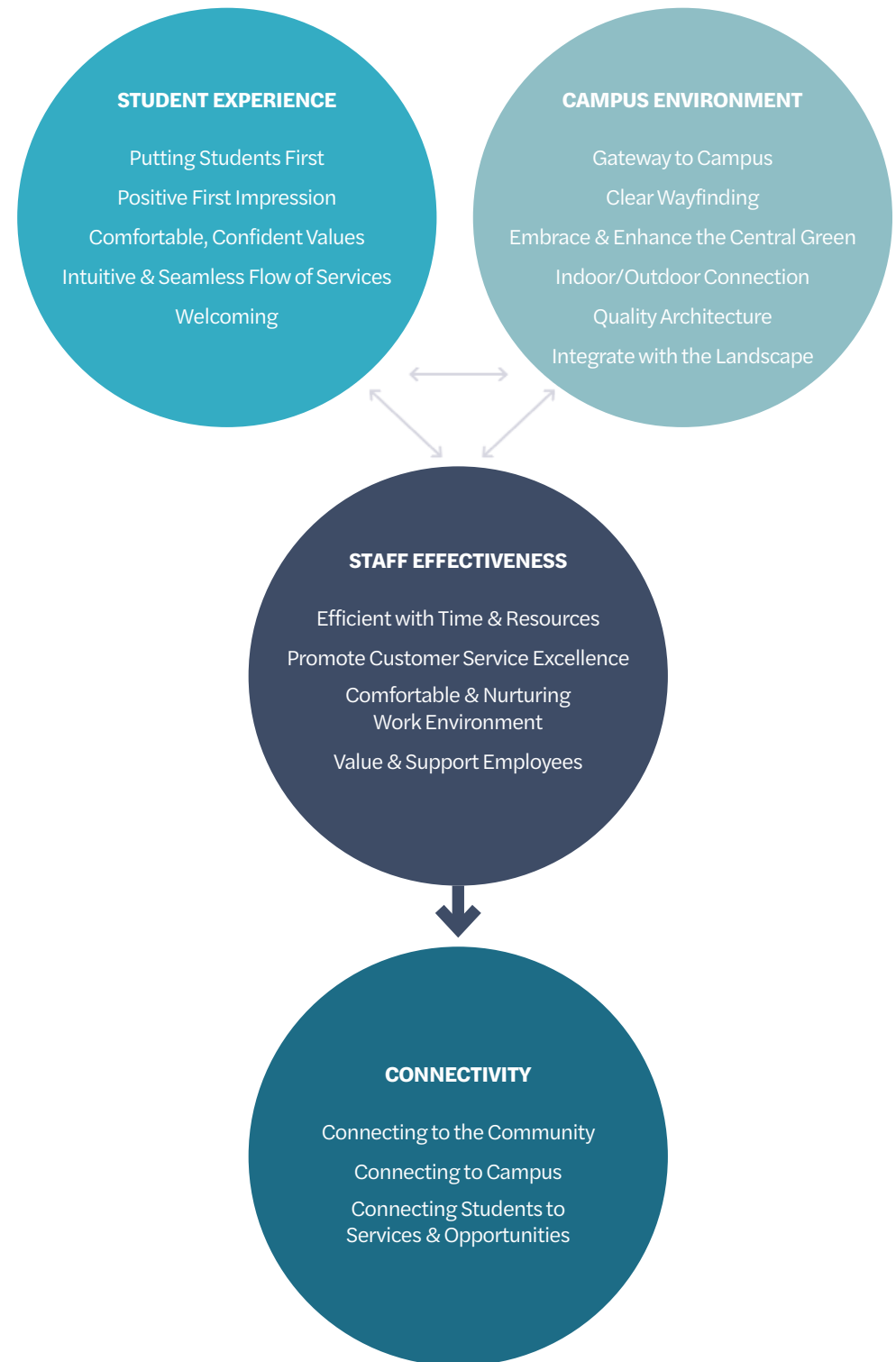


Campus Goals

Student Services & Administration Building Goals

The project's goals were developed through an engaged visioning process. Members representing a broad cross-section of the campus and community gathered to formulate a mutual understanding of the project goals. This process resulted in the following project goals:

- Put students first
- Help students feel comfortable, confident, and valued
- Make a positive first impression
- Support an intuitive and seamless flow for matriculation services
- Strengthen ties between student services and instruction
- Create an environment that is inclusive & collaborative
- Maximize efficiency of time and resources
- Promote customer service excellence
- Value and support employees
- Build a nurturing work environment
- Be consistent with communication



An Environment that Supports Curriculum and a Variety of Teaching and Learning Styles

A predictable outcome of thoughtful planning is that it inspires students to use space unpredictably. As such, the design team leverages the scenic Cuyamaca Mountains and incorporates the outdoors into the academic experience to enable flexible use. Conference rooms are connected to roof terraces to allow students to use the space to study or socialize. Leveraging the beautiful setting, the design team expanded the learning experience outdoors.

Space is scaled for small group activities, large gatherings, and sometimes just for one. Educational goals are supported through this interconnected approach by creating opportunities for community and campus intersections in deliberate and informal ways.



Tall glass facades coupled with landscape and flexible outdoor space to support a variety of learning styles and connect the interior functions with the outdoors.



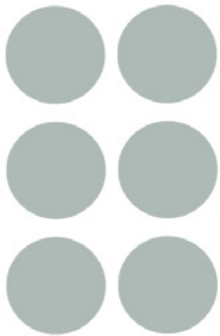
Adaptable and Flexible Environment

The SSA complex organization and massing creates as few barriers to navigation and access to student services as possible. The architecture reflects this goal by expressing student waiting areas on the building's exterior with full-height glass. Cantilevered exterior walkways avoid visible columns, keeping the façade uncluttered and wayfinding legible. This organization provides interior spaces unencumbered by columns and braced frames, thus driving

future flexibility should the space need reconfiguring.

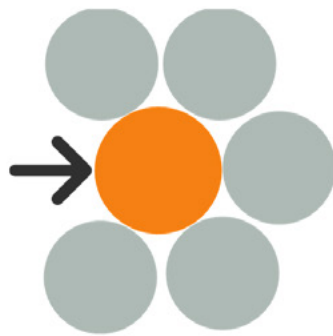
The student services are designed with a specific functional arrangement intended to drive efficiency in the daily interactions of both students and employees. Should the campus adapt its working model to be more subdivided, the building systems are designed to accommodate such future changes.

INDIVIDUAL SILOS



- Inconvenient
- Multiple Lines
- Duplication of Info & Resources

ADJACENT DEPARTMENTS



- More Convenient
- Less Lines
- Share Info & Resources

INTEGRATED FUNCTIONS



- More Convenient
- One Line or None
- Consistent
- Seamless

Splashes of color occur along with signage at departmental entries to provide rhythm to the building's composition and further ease navigation.



Community Context

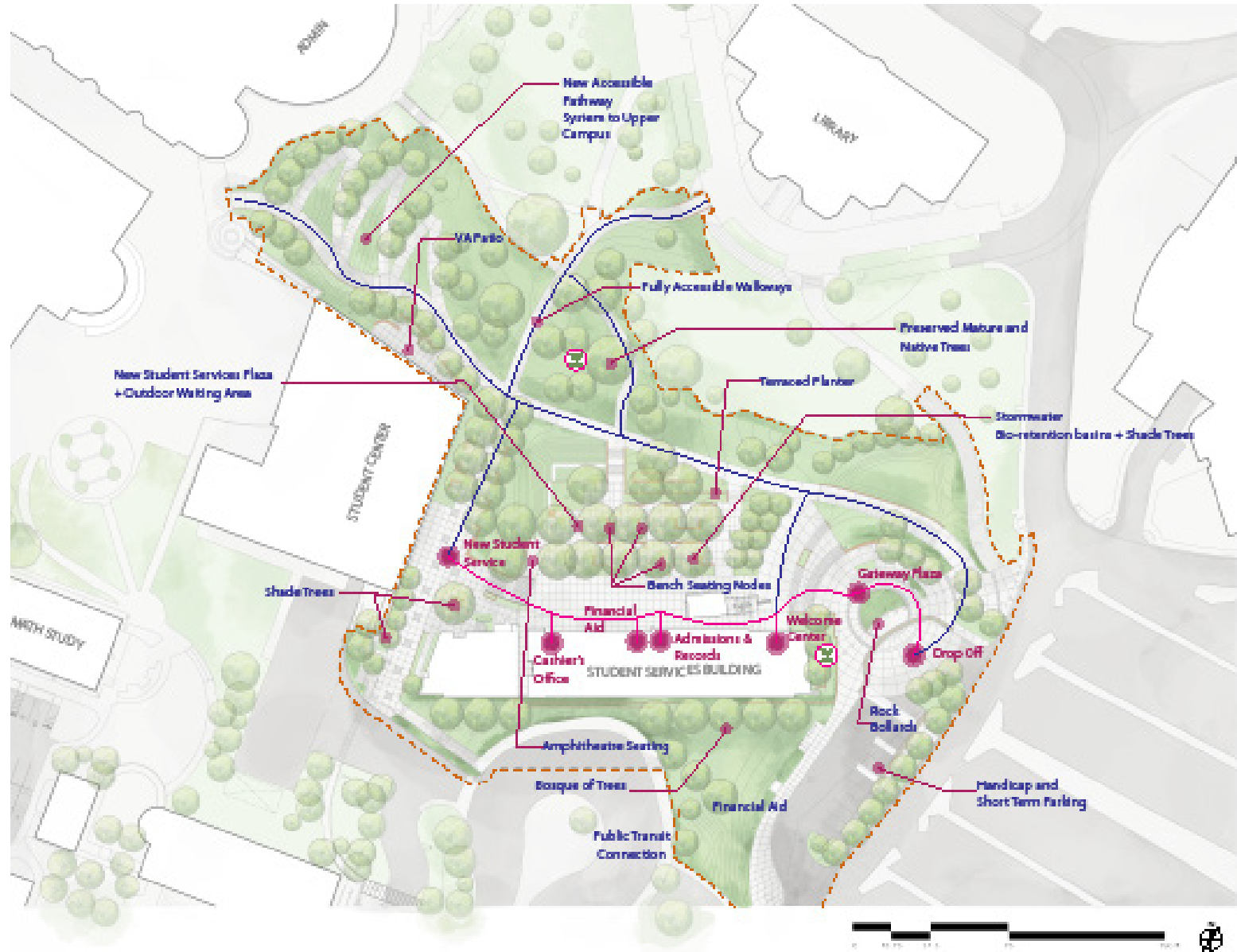
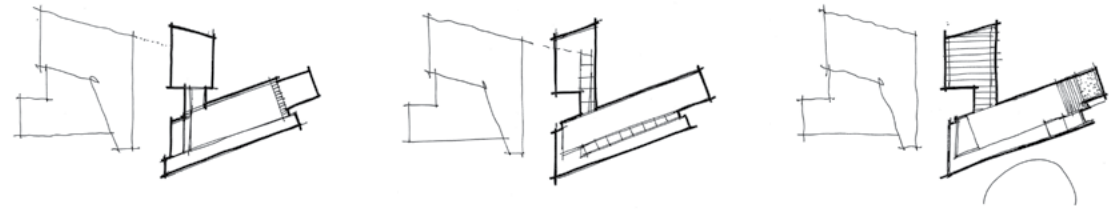
The college rests on a scenic, rolling campus in Rancho San Diego with far-ranging views. To preserve existing green spaces and design ecologically, new accessible pathways and rooftop gardens were integrated on top of the new buildings to replace the lost lawn area and create new viewsheds.

Cuyamaca College's mission is to connect the community with educational opportunities. Yet, the campus lacked a clear, distinct entry point into the heart of campus. The Student Services and Administration Complex changes as it redefines the college's entry experience and provides a bridge between the new drop-off plaza and the campus core.



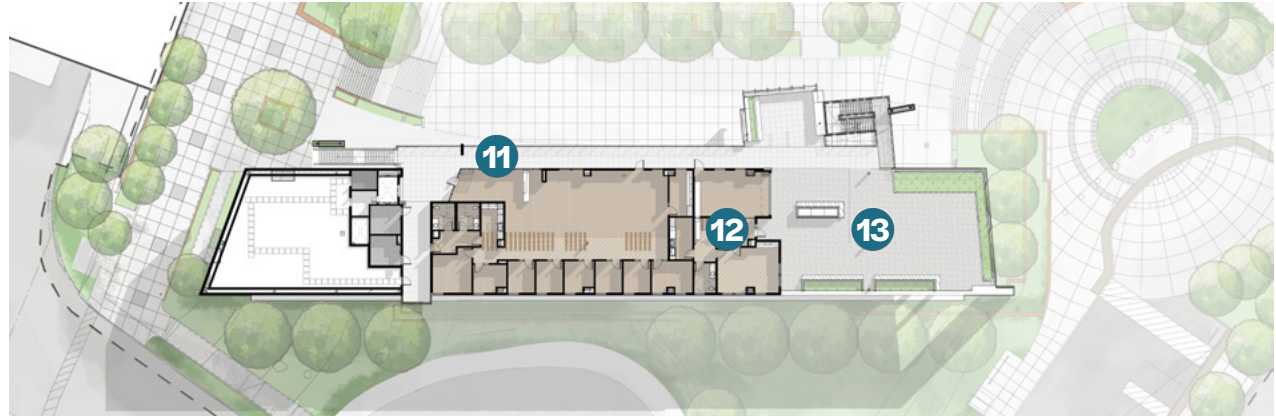
Site Plan

The main SSA building is oriented so that the building circulation is aligned with the site circulation in this area, leading pedestrians upward and further into campus from this entry point. Along the way, the entrances to various departments are readily accessible from the main pedestrian axis. From there, a monumental stair leads them up to the main eastern entrance of the Student Center, framed by the massing of the south SSA building and the north pavilion.

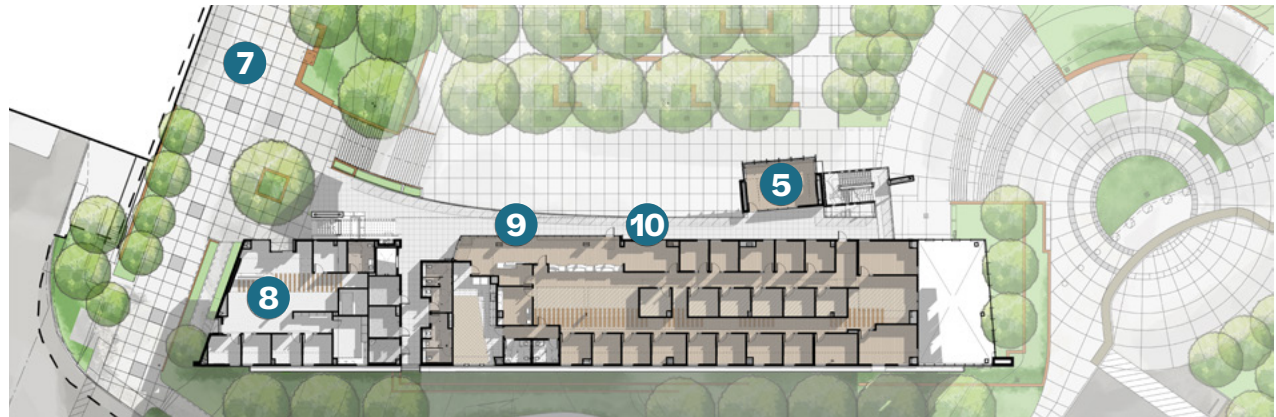


Floor Plans

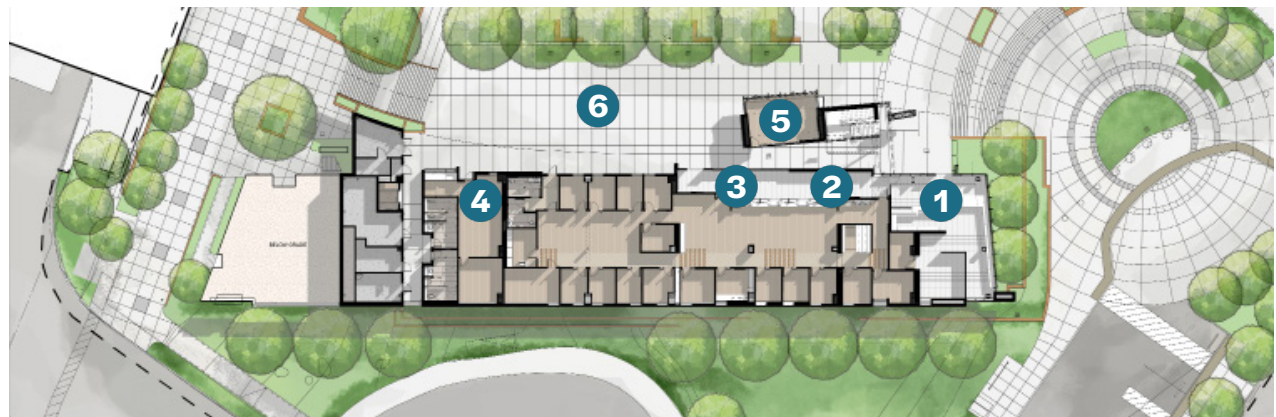
- 1 Welcome Center
- 2 Admissions and Records
- 3 Financial Aid
- 4 Cashier's Office
- 5 Campus Conference Rooms
- 6 Student Services Plaza
- 7 Student Life Plaza
- 8 Disabled Students Programs and Services
- 9 Counseling Services
- 10 Transfer Center
- 11 Extended Opportunity Programs and Services
- 12 President's Office
- 13 Community Roof Garden



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

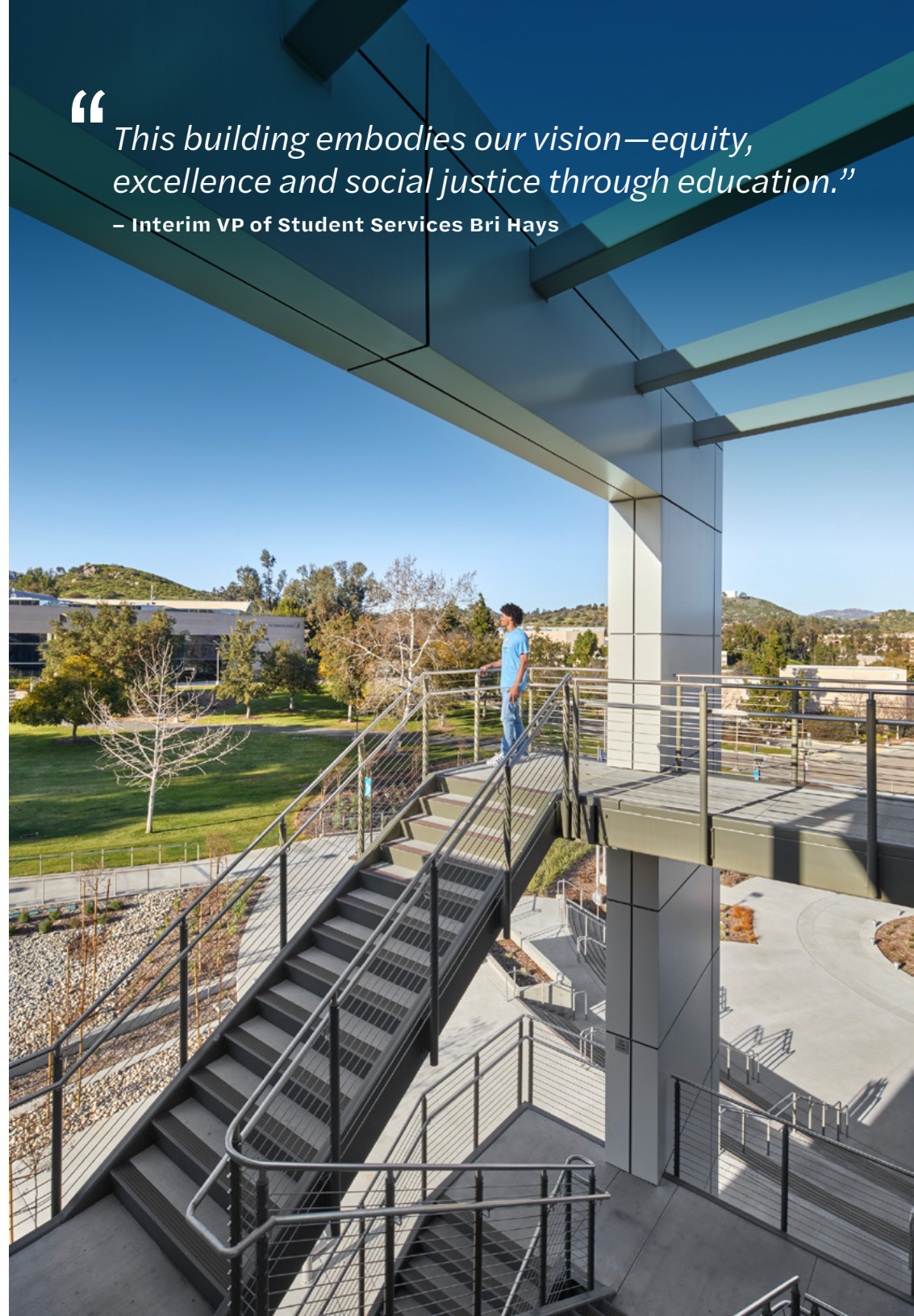


Inspires & Motivates

The complex is designed for the community by enhancing connectivity with the surrounding community, the existing campus, and between students and available services. It is a new gateway that lets visitors experience a “threshold” moment by welcoming students to the campus. It promotes outreach while providing a straightforward and efficient access point for students. The design inspires incoming students because it is a distinctly collegiate building, yet small enough in scale to welcome and be postured to be unimposing.

It motivates existing students to seek services in their new facility through its remarkably simple and easy wayfinding. Architectural design is crafted to remove barriers and promote ease of use.

The building extends a welcoming arm to those entering campus. It embraces and enhances existing buildings through its cohesive material palette. Landscaping and outdoor space cohesively connect its users to the lush environment of the college.



“*This building embodies our vision—equity, excellence and social justice through education.*”

– Interim VP of Student Services Bri Hays

Sustainable Approach

Sustainable building practices were a fundamental drive of design decisions. The team used a variety of approaches, from planning to software analysis, to find design solutions to reduce the energy use intensity of this project. Many vital steps were completed early in the design process, such as establishing good building orientation and planning, daylighting, solar control, and mechanical strategies.

The strategies include:

- Optimal building orientation - 10%+ reduction in energy use
- Use external circulation - 18% reduction in enclosed space
- Thin floor plate increases daylight and view and reduces energy use
- No west-facing glass
- Highest cooling load is from equipment - higher chance of efficiency gains
- The building is PV-ready



Social and Environmental Systems



1. Stack effect ventilation
2. Integrated facade shading
3. Intensive open roof system
4. Chilled beam system
5. Cooling only the inhabited zone
6. Views to surrounding hillsides/nature



7. Student "sticky space"
8. Welcome center + information
9. Shaded terrace area



Durable & Green Materials



Factors such as first cost, energy performance, life cycle cost, connection to context, and aesthetics determined the material selection. There is no exterior paint, which reduces maintenance.

Simple washing can maintain all finishes. Surfaces are accessible without assistance. Each material fulfills a specific purpose in its respective location.



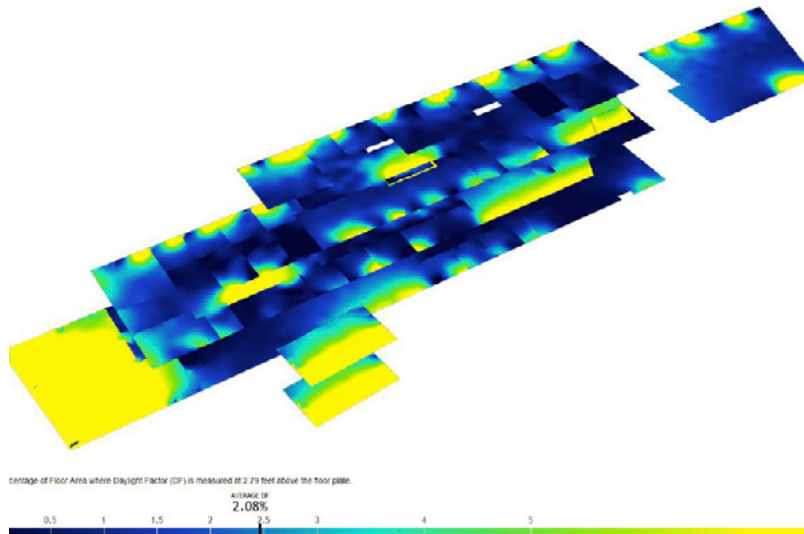
Healthy Environment

Early analysis and best practices drives the materials and systems for this project. The diagram to the bottom illustrates daylight in each space. All spaces except the welcome center and conference rooms were glazed appropriately. Areas of high daylight were done so intentionally to achieve other project goals as a welcoming center.

Cuyamaca's new Student Services building awakens students' and staff's senses. It reminds people to pause,

feel the breeze, and gaze at the horizon and encourages students to form meaningful memories and connections with people throughout their times at Cuyamaca College.

Learning happens everywhere. The SSB enables students to connect and learn through shared experiences inside and outside a building, acknowledging its beautiful setting and being a beacon for student success.



Composite Metal

Used in planar architectural elements and soffits

Stone Veneer

Connects to the campus palette, provides warmth

Cement Plaster

Used in high-touch areas

Glazing

Highly durable, minimal maintenance, high visual impact



“*This kind of design, this kind of thinking, really puts students at the center of our campus and that’s the way it should be.*”

– Trustee Brad Monroe



Achievement of Goals

The SSB achieves the community's **goals** in the following ways:

- The building's distinct character and posture **creates a positive first impression** and helps students **feel valued**.
- The positive community response since the project's opening shows how the campus **puts students first**.
- The building's organization creates **efficiency and promotes excellence in customer service** through its open exterior circulation.
- Every outdoor terrace is open to the public. The project reflects the campus' deep commitment to **connect to the community** through shared resources and services.
- Building orientation and thin floor plates bring daylight to every space and connects staff to views of the campus and foothills. This engenders **pride, value and comfort** in the staff.
- Exterior circulation makes wayfinding **intuitive**, thus promoting a **welcoming and inclusive** place to seek services. This supports the goal of the educational masterplan for Cuyamaca College to improve access as a top priority.
- Easily accessible conference rooms promote use within SSA and **strengthen ties between SSA and academic instruction** by providing a place to **collaborate**.



Achievement of Goals

Connecting to the Community

The SSA complex will provide a mechanism for the College to connect with new and prospective students and help establish an identifiable gateway to the campus core. It should create a positive first impression on visitors and create intuitive wayfinding when entering campus.

Connecting to the Campus

The project embraces and enhances the existing context and topography of the Campus. It interacts with the adjacent buildings and landscape elements to create a cohesive and

beautiful campus environment, allowing seamless flow between services in the new building and those in the adjacent Student Center.

Connecting Student to Services and Opportunities

The central goal of this project is to provide a location for students to access the services and opportunities available to them and support them along their educational journey. The project offers a clear, efficient, and effective access point to these services in organization and architecture.

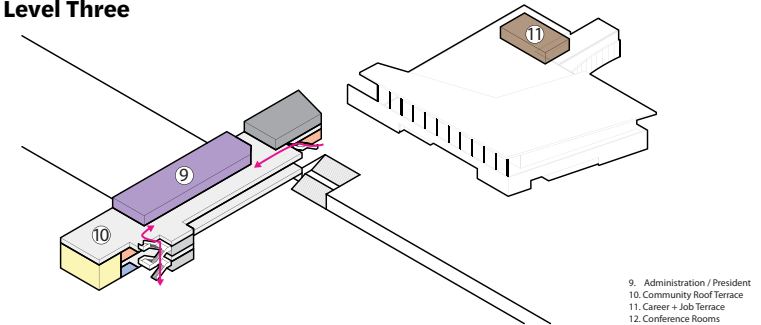


3-Dimensional Massing Diagrams

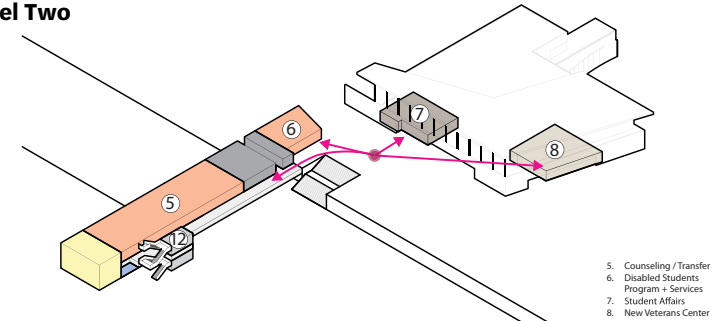
LEGEND

- | | |
|--------------------------------|-----------------------------|
| 1. Welcome Center | 11. MPR |
| 2. Cashier | 12. Conference Room |
| 3. Admissions and Registration | 13. Staff Lounge |
| 4. Financial Aid | 14. Mechanical Well |
| 5. Counseling / Transfer | 15. Outdoor Deck |
| 6. DSPS | 16. Student Affairs + HS&CR |
| 7. EOPS / CalWORKS | 17. Veteran's Affairs |
| 8. Administration / President | 18. Career + Job Placement |
| 10. Classroom | |

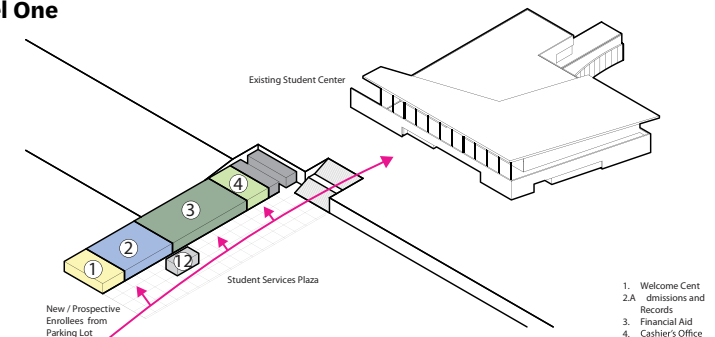
Level Three



Level Two



Level One



Integrated Solutions:

The resulting project interweaves solutions for sustainability, access, and engagement into one design that meets the shared goals for the district and community.



1. New gateway to campus
2. Community roof garden
3. Welcome center at doorstep of campus
4. Admissions and records
5. Financial aid
6. Cashier's office
7. New student services and student life plaza



8. Move equitable access (new accessible parking lot)
9. Move equitable access (new ADA compliant pathway system for entire campus green)
10. Drop-off zone with fully accessible "zero" curb at main entry
11. Student "sticky" space
12. Direct access from student center
13. Amphitheater seating
14. Preservation and integration with central campus green space
15. Renovations to student center (updated bookstore, C-store, new vitamins center, and relocation of student affairs)



16. Integrated facade shading system
17. Cool roof assembly
18. Bioretention basins
19. Exterior circulation (less conditioned volume, views to campus green, intuitive wayfinding)
20. Grading and site solution to preserve nature and native trees



Seamlessly connecting the community to opportunity

“*This building was designed with intention. . . you can see how spaces were designed to foster a sense of community among our students.*”

– Interim VP of Student Services Bri Hays



1. Stack effect ventilation
2. Integrated facade shading
3. Intensive green roof system
4. Chilled beam system
5. Skylight to daylight lower floor
6. Operable wall



7. Self-service info and enrollment stations
8. Student “sticky space”
9. Information center
10. On-site counseling services
11. Universally accessible service counters
12. Queue-less waiting system



Unintended Results

The project went through a lengthy process to achieve completion. The architects completed a concept for the same program on the same site one year before reengaging with the campus to deliver the final project. This enabled a deeper-than-usual understanding of the program and a close relationship with campus leadership. Designing from this vantage point is uncommon and enviable.

1. Utilizing exterior circulation is a common cost-saving approach. Unexpectedly, this became the strength of the project. Shifting departmental circulation and signage to the exterior makes wayfinding simple and intuitive.

2. The visual connection to views and the campus lawn exceeded everyone's expectations. The campus' decision to make one of the project's best amenities - the outdoor roof deck on top of the Welcome Center - open to the public demonstrated their commitment to serving the public good.
3. The positive feedback from the campus has exceeded expectations. The SSA has become more than just a place to pay the bursar. Students have made the nooks and outlooks their own. It is truly a shared amenity for the community, students, and staff who work there.





CUYAMACA COLLEGE
WELCOME CENTER

Information