

Del Mar College Vision

2012 + 2022 + 2032



2012 Facility Master Plan

WKMC Architects, Inc.

6/1/2012



COVER SHEET

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Del Mar College – Corpus Christi has many of the same general issues, concerns and physical facility needs that many other similarly sized community colleges in Texas share. The growing population in the state of Texas continues to put pressure on community colleges to serve greater numbers of students with more diverse educational and job-training needs. State funding limitations continue to demand more be accomplished with less funding per student.

It is within this operational landscape that the Del Mar College undertook this facilities planning effort. One of the goals of this 2012 Facility Master Plan is to provide a road map for future campus development. Another is to provide a resource and a tool to guide the Board and Administration on future facility development and investment decisions.

This plan is not intended to provide a single solution or approach to campus improvements. Rather, it is intended to provide a general road map which can assist decision making. Ultimately, the leadership of the College will make the choices which determine the final capacity and student enrollment for each campus and each adjunct Learning Center.

For the purposes of planning, we have modeled capacities that may well exceed the limits of what might ultimately be desired by the College. That is not to say that this plan might “miss the mark”. It is simply to give the reader, the Administration and the policy makers an understanding and a literal illustration of the impact of certain campus densities. Ultimately, the College leadership must determine how many students will be best served by each campus.

When one looks at future growth in the context of twenty (20) or even thirty years (30) into the future, it is unlikely that the community would support expanding any single campus beyond the size necessary to support 10,000 or 12,000 students. At certain size thresholds, the cost to acquire additional land, build multi-story parking facilities and deal with other density issues will begin to escalate as a percentage of cost. Additionally, suburban communities typically develop multiple campuses that mirror and respond directly to regional growth patterns and the location of the growing population.

A facilities master plan is not complete without creating a worthy vision for the Institution and the community. The planning task force tackled many challenges, issues and concerns. The charge from the College leadership to the planning group was to “create a 20 year vision and a 10 year plan”.

This work product attempts to do that and more. Much of this document is devoted to the qualitative elements which are so important when attempting to create “places that people love to work, play and learn.” These quality of life issues are as important as the future campus capacity. A mediocre campus often costs no less than a wonderful campus. We hope to achieve the latter.

One of the core ideas of this 2012 Facility Master Plan is the ethic and the goal of achieving excellence. It is a core value of Del Mar College as an institution. The pursuit of excellence as an ethic and a goal should be reflected in all that the College builds.



Topics and ideas which are integrated into these proposed facility improvement plans include:

- Campus should first be a place for students and pedestrians.
- The places and spaces between buildings should be designed for people and their enjoyment.
- Campus edges should send the message to passers-by that the College is a special place.
- Trees should be planted in significant numbers at all campuses. Future generations will thank us.
- All future buildings should be planned as though they are part of an integral plan to protect and provide comfort to students as they walk across campus.
- The College should demand the highest quality design for all building projects.
- Architects for each building project should be charged with design responsibility for creating and respecting the campus context, scale and architectural character.
- Continued efforts should be made at all campuses to increase and improve green space and move parking away from the pedestrian core of the campus.
- Educational space design should respond to changing student needs and wherever possible, integrate technology as a primary knowledge delivery system.
- Campus and building design should respond to changing student lifestyles and collaborative learning.
- Health, recreational facilities and activities should be dispersed from the current single location. Replacement facilities should be integrated into multiple and diverse locations.
- The College should partner with the City of Corpus Christi to invest in street and entry infrastructure improvements at key locations.
- The College should work to partner with private sector interests in order to encourage development of student housing. The College has a long-term interest in private re-investment in deteriorating adjacent business areas and neighborhoods.
- The College should continue to implement a comprehensive signage and graphics program at all campuses (especially at the East Campus).
- The College should pursue acquisition of additional learning center locations. Southside Corpus Christi and the North Bay area should be the two highest priorities.

The coming decade(s) will see many new challenges not yet envisioned by this plan. Future development of the College should be shaped more by these strong principles rather than the specific details of any illustrated plans. These planning principles can adapt for change and still yield the desired outcome.



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FACILITIES MASTER PLAN COMMITTEE:

Trey McCampbell	Board Member
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Nicole Arevalo	Student Government Association
Jaclean Harris	Student Government Association



In 2011, the Del Mar College Board of Regents authorized WKMC Architects, Inc. of Corpus Christi, Texas to develop an updated 2012 Facility Master Plan. The charge to the planning team was to “develop a twenty year vision and a ten year plan” for the College.

The planning process was designed to include a high level of input from a cross-section of faculty, staff and administrators of the College. Additionally, existing campus facilities were evaluated regarding their educational appropriateness, adaptability, and anticipated life expectancy.

The College had completed a strategic plan in 2010 and the results of that plan have shaped the facility planning process. The planning process was designed to be:

- Collaborative
- Data-driven
- Responsive to a changing world
- Integrated with the values and priorities of the College
- Visionary

Four planning workshops were held with the Facilities Planning Team from July 2011 through October 2011. Discussion, input and demographic analysis were integrated into development of 10- and 20- year plans for both the East and West Campuses.

The opportunity and goal of the College to develop additional and expanded Adjunct Learning Centers or new campus locations is also part of this 2012 Facility Master Plan.

This draft plan is intended to be a decision making tool. Projected student enrollment used for the College facilities planning and modeling was based upon an annual growth rate of 2%. This projected annual growth rate will produce a total growth of approximately 22% every decade.



Del Mar College held its 75th Anniversary Celebration during the 2010-2011 academic year. As a comprehensive community college, Del Mar College is dedicated to enhancing the economic, cultural and social life of its students and individuals living in the Coastal Bend area.

The College first started in borrowed classrooms in Corpus Christi's high school with 154 students in 1935. Since then, the College has served over 750,000 residents living in South Texas with the institution registering nearly 23,500 students in academic, occupational and noncredit courses in fall 2011.

Today, the College offers credit programs through the Division of Arts and Sciences and the Division of Business, Professional and Technology Education on two primary campuses featuring state-of-the-art facilities. Additionally, Del Mar College offers a comprehensive range of noncredit courses through its Continuing Education program at the DMC Center for Economic Development, providing job-related training, high school equivalency education, employer customized training services and personal enrichment opportunities.

During the past decade, a \$108 million public bond package allowed the College to extensively renovate and construct facilities on Del Mar College's East and West Campuses as well as add the CED. Both noncredit and credit students have access to classes, laboratories and the latest technology that upgrade their current skills, prepare them for further study or train them for immediate employment.

In July 2010, Del Mar opened the doors to the Northwest Learning Center to expand instructional opportunities to residents living in the Calallen, Tuloso-Midway and surrounding areas. Through "Type A Board" financial support by the Corpus Christi Business and Job Development Corporation to retrofit, equip and furnish donated space at the Corpus Christi Medical Center in Calallen, the College now serves "closer to home" students living in the northwest portion of Nueces County.

The Board of Regents approved a 2008 revenue bond for the College's current \$10.2 million expansion of the Fine Arts Center on the East Campus. Expansion and renovation of the Music Building will begin in spring 2012.

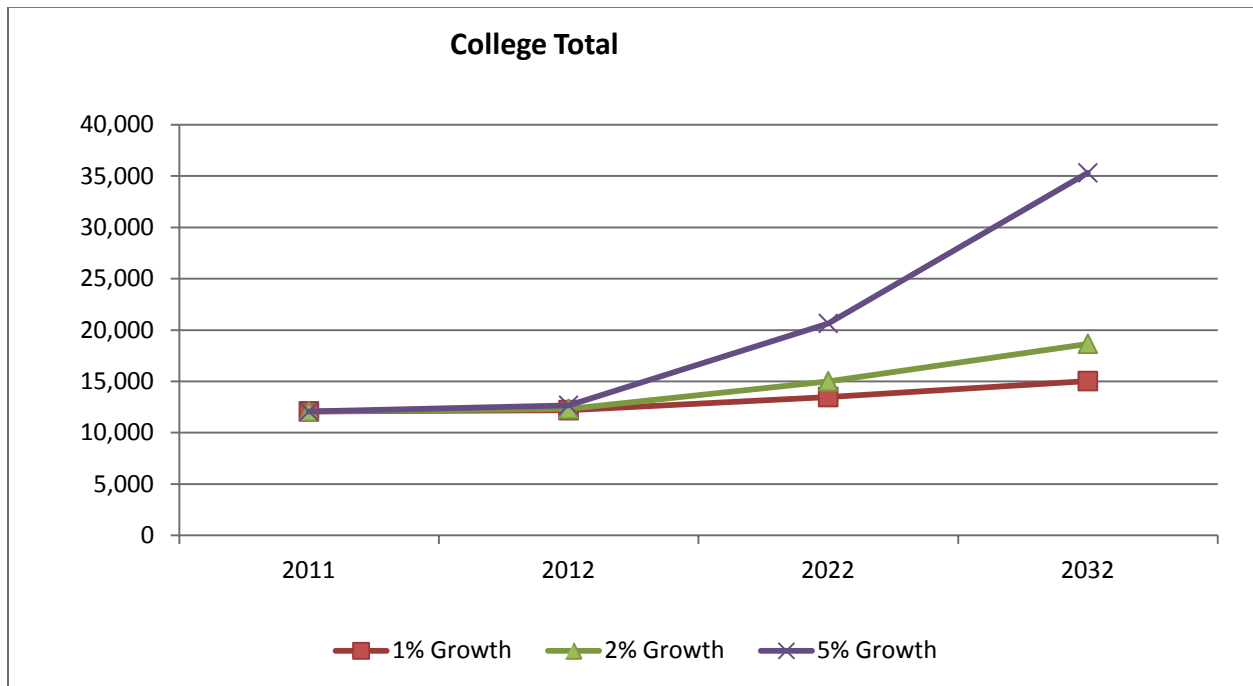
The College's faculty supplies the educational experience and credentials that maintain the institution's high standards. Committed to achieving the goals of excellence, affordability, access and equality, Del Mar College is accredited by the Commission on Colleges of the Southern Association of Colleges and Schools to award Associate in Arts, Associate in Science and Associate in Applied Science degrees – along with Enhanced Skills Certificates and Certificates of Achievement – in nearly 200 educational plans as well as to provide the first two years of transferable credit toward baccalaureate degrees.

Del Mar College is a designated Hispanic Serving Institution. *The Hispanic Outlook in Higher Education* consistently ranks the College among the top 50 community colleges in the nation granting associate degrees to Hispanic students. Over 85% of the College's students come from Corpus Christi and the surrounding area with the majority of DMC students being first-generation college students.

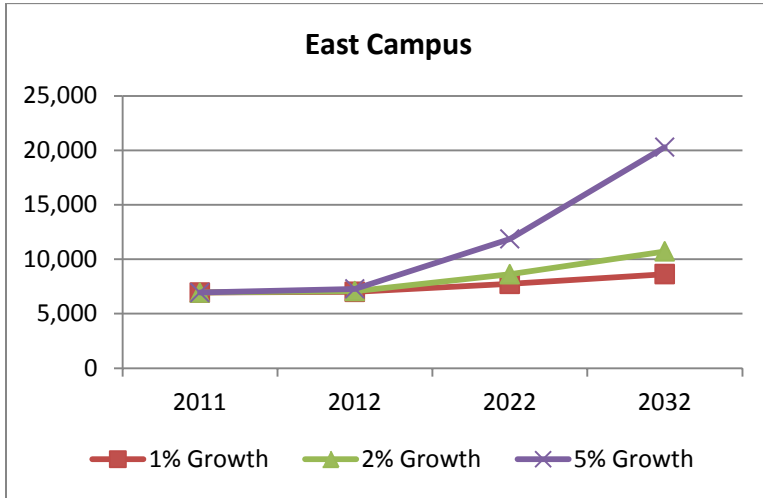
Future student enrollment projections were developed by the College from documented statistical data and from historic college enrollment. Projected growth scenarios of 1%, 2% and 5% are illustrated on the following pages.

Workshop presentation material included within the Appendix of this document provides significant additional regional, economic, population and other relevant data.

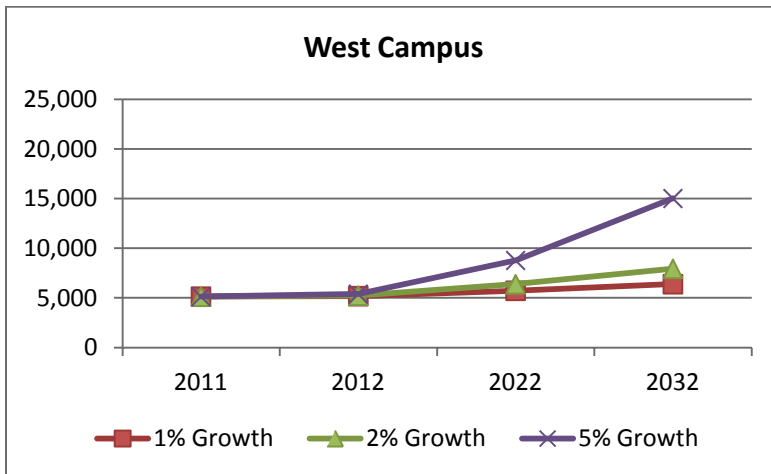
The illustrated campus models are based upon a 2% annual growth in student enrollment. This projected enrollment growth incorporates and anticipates the impact of both regional population growth and the expectation that Del Mar College will increase market penetration of the pool for potential students in this region.



COLLEGE TOTAL				
Fall Semester	2011	2012	2022	2032
1% Growth	12,071	12,192	13,602	15,025
2% Growth	12,071	12,312	15,309	18,662
5% Growth	12,071	12,675	21,678	35,311



EAST CAMPUS				
Fall Semester	2011	2012	2022	2032
1% Growth	6,937	7,006	7,817	8,635
2% Growth	6,937	7,076	8,798	10,724
5% Growth	6,937	7,284	12,458	20,293



WEST CAMPUS				
Fall Semester	2011	2012	2022	2032
1% Growth	5,134	5,185	5,785	6,390
2% Growth	5,134	5,237	6,511	7,937
5% Growth	5,134	5,391	9,220	15,018

Preservation and Adaptive Reuse

Del Mar College has a significant and valuable architectural heritage. This is particularly true at the East Campus. Facility planning and the design of new or renovated buildings should always respond to the context, character and scale of the surrounding campus. Campus expansion over the next two decades will require dealing with a variety of facility issues which will impact a number of significant existing buildings on campus. On-going analysis and assessment for each existing building has been performed by the College and the Facilities Planning Team. Both the 10 and 20 year improvement plans reflect a design strategy which is anticipated to include the following variety of approaches for the following existing facilities.

East Campus - Preservation/Adaptive Re-Use and Continued Use (beyond 20 years)

Memorial Classroom Building

Design Approach: Renovate and Repurpose

Memorial Classroom Building is a significant and valuable historic facility. It is the oldest existing building on the East Campus. The building occupies the most visible corner of the East Campus. The building, in conjunction with the adjacent Richardson Performance Hall constitute the most important and iconic buildings for which the College is recognized. The building was last fully renovated in the mid 1980's. Significant issues exist concerning continued use of the building. Current deficiencies include:

- Window repair/replacement needs
- Small classrooms
- A variety of other renovation needs

The 10 year improvement plan proposes to invest in significant renovations to the Memorial Classroom Building. It is anticipated that the renovations will require vacating use of the building for 12 to 18 months. It is also anticipated that the building function will be converted from its current use to a support facility (offices, etc.). The economics of today's College operations demand larger classrooms which can serve larger numbers of students and a variety of equipment, furniture and educational support materials. The proposed improvements are expected to extend the life of the facility at least 30 years.

Richardson Performance Hall

Design Approach: Operate as is

Richardson Performance Hall was renovated and significantly expanded in 2004. Operations were suspended for 18 months during construction.

No major work is scheduled as part of the 10 or 20 year facilities plan. The performance hall is expected to serve the campus at least another 30 years.

Existing Music Building

Design Approach: Renovate and Repurpose

The Music Building is currently undergoing its first significant building expansion. Construction is scheduled to begin in the summer of 2012. Wolfe Recital Hall will be renovated as part of that project.

The proposed 10 year facility plan includes a second phase of new construction for the Music Building. The second phase expansion is expected to meet the Music Program needs for up to thirty years.

Upon completion of the future phase of Music Building improvements, the majority of the existing building can be completely renovated and repurposed for other academic programs.

The existing Music Building can be reconstructed into a valuable and useful building. The structural limitations and constraints of the building simply will not allow continued successful use for the purposes of music education. This building can ultimately continue to serve the College for many years. However, successful renovation will require vacating the facility for 12 to 15 months during reconstruction.

Heldenfels Administration Building

Design Approach: Renovate and Add 2nd Floor

The Heldenfels Administration Building houses much of the main administration functions for the College. The building is located at a central and very prominent site. When long-term campus landscape and site improvements are implemented, its location and campus presence will become even more prominent.

The 10 year improvement plan anticipates adding at least one additional floor to the building. It is anticipated that the vertical expansion would be designed in a manner that would provide significant added pedestrian level enhancements to students walking across campus. In other words, exterior covered walkways or arcades would be constructed as an integral part of the building expansion at this and all other new campus buildings.

East Campus – Building Demolition – 10 Year Improvement Plan

Stone Writing Center

The Stone Writing Center is housed in a fifty-three (53) year old converted dormitory building. The facility is small and architecturally indistinctive. It has numerous deficiencies and opportunities for successful and economic adaptations are virtually non-existent. The building is scheduled to be demolished as part of the 2012 Music Building additions, or will be demolished shortly thereafter.

English Building

The English Building has sixteen thousand six hundred (16,600) square feet and houses twelve (12) classrooms and a limited number of faculty offices. The classroom sizes are too small for modern needs. Limited student seating increases the cost of operations. The building is scheduled to be demolished as part of the 10 year facility plan.

Heritage Hall

Heritage Hall is a significant historic building on campus. The building houses a combination of classroom and faculty offices. Even with its short comings, it would be desirable to keep this building as part of the campus for another generation. Unfortunately, the multitude of technical problems is not easily or economically resolved. In order to properly repair and repurpose this building, it will cost more than replacement of the existing building. Additionally, the building would need to be vacated between 15 and 18 months, if renovated. As part of the 10 year facility plan, the building is scheduled to be demolished.

Demolition of this structure does not mean that a thoughtfully and sensitively designed building cannot occupy the same space, maintain respect for building and campus edges and set-backs, and perhaps even draw from the “Architectural DNA” of Heritage Hall.

It is anticipated that the replacement facilities constructed as part of the 10 year improvement plan will do all of these things and more.

East Campus – Building Demolition – 20 Year Improvement Plan**Gymnasium**

The existing Gymnasium Building was constructed in 1951. The building has numerous functional issues and technical deficiencies. The 10 year improvement plan anticipates limited construction of exterior building envelope repairs to keep the building operational for another decade.

The 20 year improvement plan anticipates demolition of the building with construction of new academic facilities on the current gymnasium location.

The 20 year improvement plan anticipates further and continued geographic distribution of all sports, recreation, kinesiology and life/health facilities across and adjacent to multiple campuses.

Aquatics Center

The existing Aquatics Center was constructed in 1968. The 20 year improvement plan anticipates demolition of the Aquatics Facility as it nears the end of its useful life.

The plan also anticipates construction of additional academic facilities at the current site of the Aquatics Center. Replacement of indoor swimming facilities is not anticipated as part of the 20 year improvement plan.

West Campus – Building Demolition – 10 Year Improvement Plan**Restaurant Management**

The Restaurant Management Building is scheduled to be demolished as part of the 10 year improvement plan. The facilities should be replaced with modern facilities modeled after more current culinary school models.

Location of this program should be of paramount importance. If located at either of the two campuses (or both), it should be designed as an integral component in a high visibility, high student traffic location.

General Purpose Building

The General Purpose Building is scheduled to be demolished as part of the 10 year improvement plan. The site placement of the Health Science Complex and the relocation of various programs from this building have been driven by the plan for demolition of this structure.

East Campus – Existing Building & Infrastructure Description

The East Campus existing building inventory consists of twenty (20) buildings totaling 856,291 s.f.. The campus is supported by 3,120 spaces on-site and 100 off-site surface parking spaces.

The latest significant campus improvements were funded by the 2003 Bond Program and the 2008 Tuition Revenue Bonds. Those improvements included site, parking and utility improvements. Also included were additions/renovations to the Central Plant Facility, Kinesiology facilities, Richardson Performance Hall, St. Clair Building, Garcia Building and Fine Arts and Drama. Additions and renovations to the Music Building are currently underway (2012) and will be completed in 2013.

Current enrollment on the East Campus totals 6,937 (unduplicated student count).

East Campus – Building Statistics

Del Mar College

EAST CAMPUS BUILDING STATISTICS – 2002 through 2032				
	Historic	Existing	10 Year Plan	20 Year Plan
Building	2002 Sq. Footage	2012 Sq. Footage	2022 Sq. Footage	2032 Sq. Footage
Aquatics Center	21,550	21,550	21,550	---
Richardson Performance Hall	27,862	34,600	34,600	34,600
Coles Building	87,768	87,768	87,768	87,768
Center for Early Learning	27,000	27,000	27,000	27,000
English Building	17,052	17,052	---	---
Fine Arts (Art/Drama/RTV)	41,919	67,241	67,241	67,241
Fine Arts (Music-Existing+Phase1)	31,305	50,805	50,805	50,805
Fine Arts (Music-Phase 2)	---	---	43,000	43,000
Gymnasium	22,442	22,442	22,442	---
Garcia Sciences	39,050	52,900	52,900	52,900
Holdenfels Administration	17,584	17,584	35,168	35,168
Harvin Center	45,825	74,904	74,904	74,904
Heritage Hall	29,261	29,261	---	---
Kinesiology	---	19,207	19,207	19,207
White Library	97,200	97,200	97,200	97,200
Maintenance Building (Phys.Facilities)	19,758	23,100	23,100	23,100
Memorial Classroom	28,202	28,202	28,202	28,202
Multi-Service Center	40,027	40,027	40,027	40,027
Central Plant – East	3,201	8,712	8,712	8,712
St. Clair Building	41,736	41,736	41,736	41,736
Stone Writing Center	12,168	---	---	---
Venters Business Building	95,000	95,000	95,000	95,000
Future Building A (3-story)	---	---	43,560	43,560
Future Building B (3-story)	---	---	18,325	18,325
Replacement-Heritage Hall (3-story)	---	---	60,855	60,855
Future Building C (3-story)	---	---	52,461	52,461
Future Building D (3-story)	---	---	---	52,461
Future Building E (3-story)	---	---	---	104,922
Future Building F (3-story)	---	---	---	49,116
Future Building G (3-story)	---	---	---	47,100

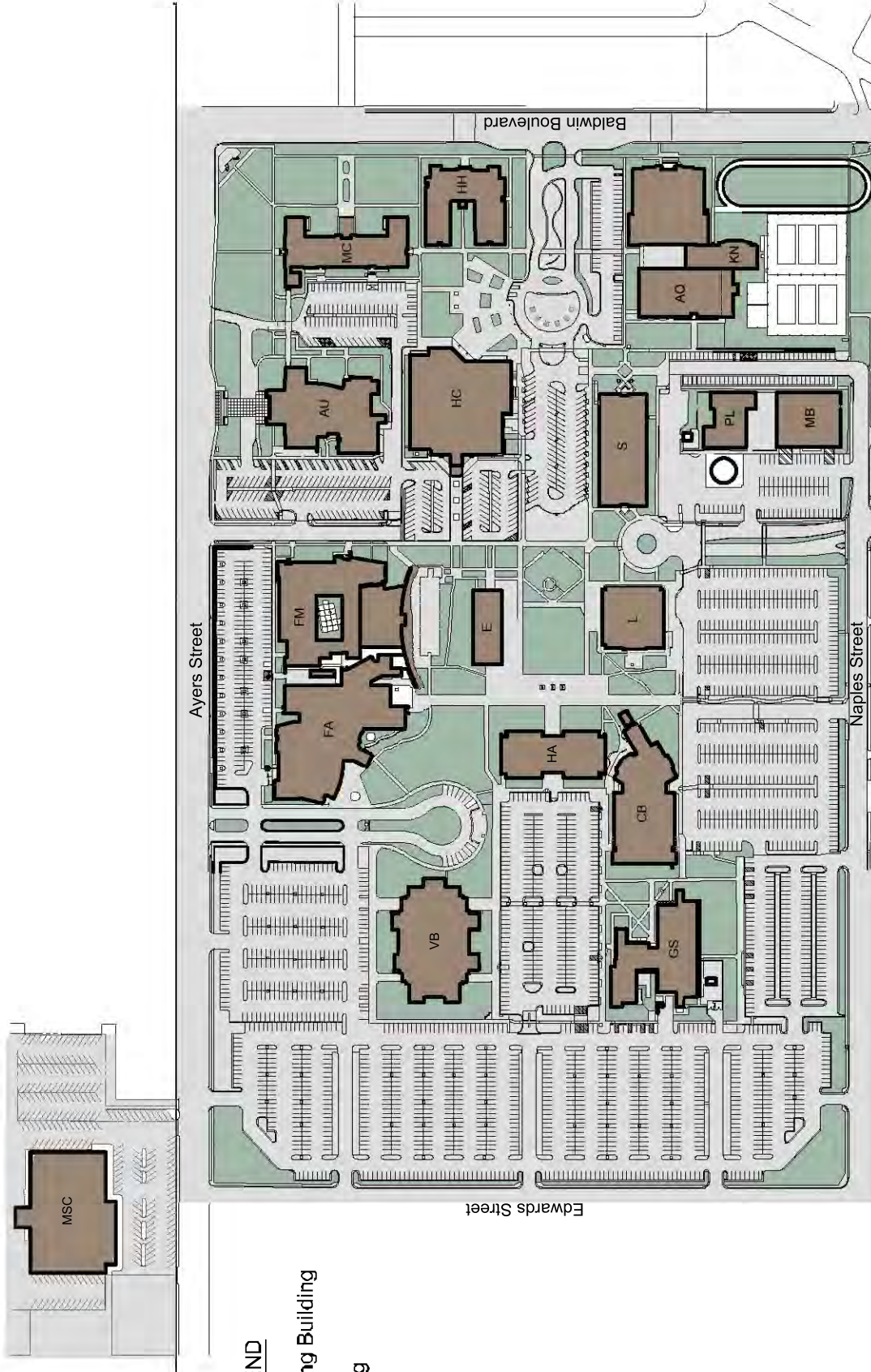


Building	2002 Sq. Footage	2012 Sq. Footage	2022 Sq. Footage	2032 Sq. Footage
TOTAL-East Campus	745,910	856,291	1,045,763	1,255,370
<i>*Required for projected growth</i>			<i>1,043,818 Req</i>	<i>1,272,415 Req.</i>
TOTAL Students Enrolled (East Campus)	9,598	6,937	8,625	10,514
S.F. / Student	77.54	118.87	121.25	119.4



EAST CAMPUS STATISTICS – Student Count/Parking - 2002 through 2032					
Year	Student Head Count	Area/S.F.	Parking	Students per Parking Space	
2002 -Historic	9,598	744,263	3,216	2.98	
2012 -Existing	7,076	856,291	3,120	2.27	
2022 -10 Year Plan <i>As illustrated</i>	8,625	1,043,819 <i>*1,045,763</i>	3,803 <i>*3,674</i>	2.26 <i>*2.34</i>	<i>*SF/Parking Shown on 10 Year Plan</i>
2032 -20 Year Plan <i>As illustrated</i>	10,514	1,272,415 <i>*1,271,387</i>	4,636 <i>*4,300</i>	2.26 <i>*2.44</i>	<i>*SF/Parking Shown on 20 Year Plan</i>





LEGEND

Existing Building

Paving

**Del Mar College - East Campus
Existing Campus Plan**



East Campus – 10 Year Improvement Plan – Description

Major Projects

Demolition

- South parking lot at Harvin Center
- English Building
- Heritage Hall

Renovation – Major

- Memorial Classroom Building
- Existing Music Building (Wolfe Recital Hall – renovated 2012)

Renovation – Minor

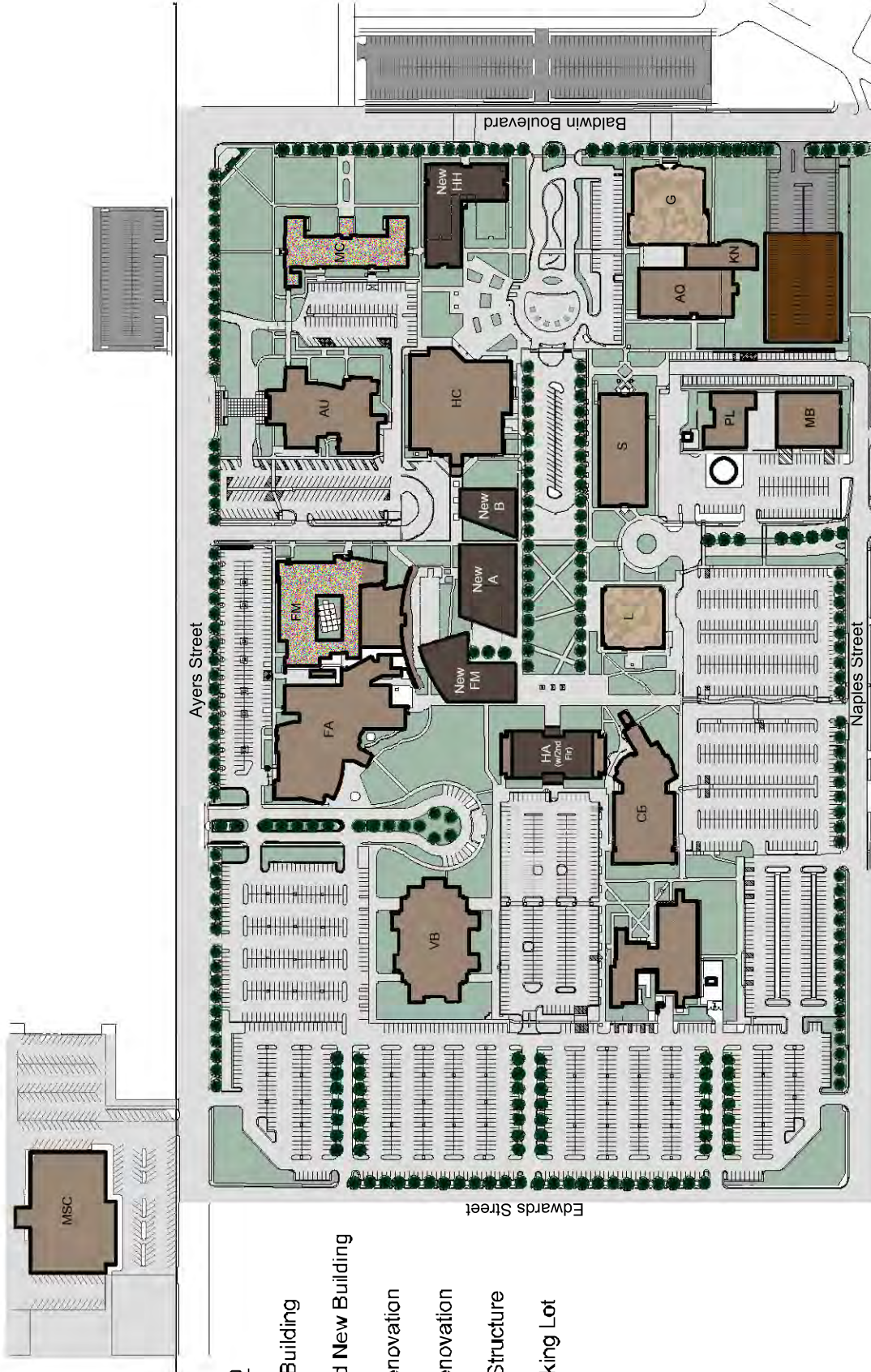
- White Library Building (only certain floors)
- Heldenfels Administration Building
- Gymnasium – Exterior Renovations

New Building Construction

- Phase 2 – New Music Building
- Replacement Building – Heritage Hall
- New Building A
- New Building B
- New Building C
- New 2nd Floor – Heldenfels Administration Building

On-Site/Off-Site Improvements

- Campus wide signage and landscape plan
- New off-site parking lots – 2
- New elevated parking garage (285 spaces) and ground lot (141 spaces)
- New campus edge improvements
- Replacement tennis courts and track - off campus
- New Louisiana Parkway / Staples Entry improvements
- New student housing – off campus



LEGEND

- Existing Building
- Proposed New Building
- Minor Renovation
- Major Renovation
- Parking Structure
- New Parking Lot

Del Mar College - East Campus - 10 Year Improvement Plan



East Campus – 20 Year Improvement Plan Description

Del Mar College

East Campus - 20 Year Improvement Plan - Description

Major Projects

Demolition

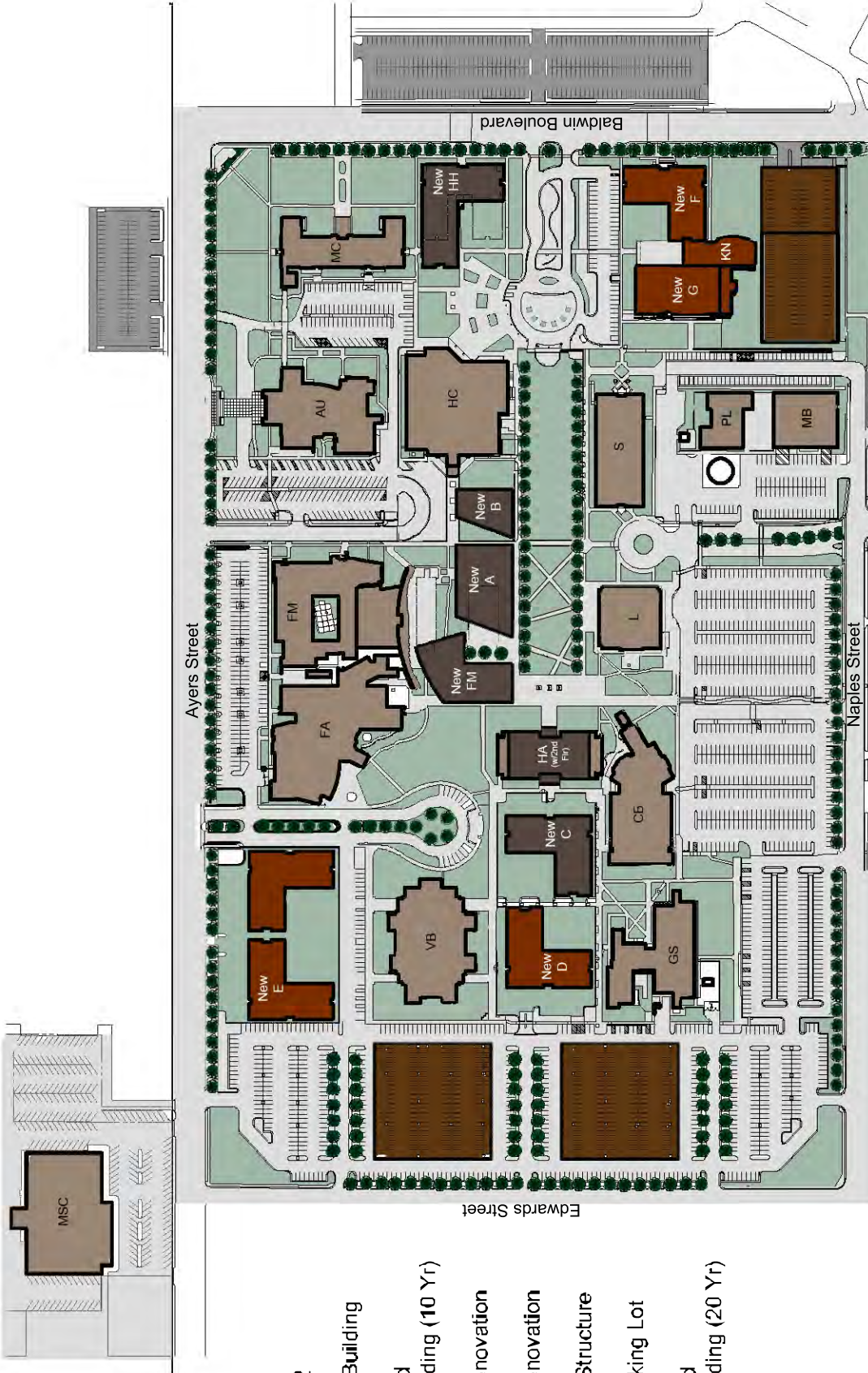
- Three (3) existing parking lots

New Building Construction

- New Building D
- New Building E
- New Building F
- New Building G

On-site / Off-site Improvements

- 2 ½ new elevated parking garages (1026 spaces)
- New pedestrian outdoor mall extension



LEGEND

- Existing Building
- Proposed New Building (10 Yr)
- Minor Renovation
- Major Renovation
- Parking Structure
- New Parking Lot
- Proposed New Building (20 Yr)

Del Mar College - East Campus - 20 Year Improvement Plan

West Campus – Existing Building & Infrastructure Description

The West Campus existing building inventory consists of twenty-one (21) buildings totaling 491,259 s.f.. The campus is supported by 1,446 on-site parking spaces.

The latest significant campus improvements were funded by the 2003 Bond Program. Those improvements included site, parking and utility improvements. Also included were: additions/renovations to the Central Plant Facility, Coleman Center renovations, Diesel Building additions, Health Sciences Buildings 1, 2, and 3, Emerging Technology, Metals Technology, the Public Safety Complex consisting of classroom/lab buildings, a burn tower and simulated residence, and Aviation Maintenance Facility. The West Campus Improvements were completed in 2008.

Current enrollment on the West Campus totals 5,237 (unduplicated student count).



West Campus – Building Statistics

WEST CAMPUS BUILDING STATISTICS – 2002 through 2032					
	Historic	Existing	10 Year Plan	20 Year Plan	Long Term
Building	2002 Sq. Footage	2012 Sq. Footage	2022 Sq. Footage	2032 Sq. Footage	
Aviation Maintenance Facility	---	15,108	15,108	15,108	15,108
Automotive Shop	29,790	29,790	29,790	29,790	29,790
Auto Body Technology	---	10,698	10,698	10,698	10,698
Air Conditioning Building	12,069	12,069	12,069	24,176	24,176
Coleman Center	20,585	23,285	29,921	29,921	29,921
Central Plant – West	1,260	3,740	3,740	3,740	3,740
Diesel Building	13,296	19,189	19,189	19,189	19,189
Emerging Technology	---	35,332	35,332	35,332	35,332
Flato Technologies Building	31,496	31,496	31,496	31,496	31,496
GED Education Center	9,600	13,920	30,000	30,000	30,000
Guard House	---	100	100	100	100
General Purpose Building	19,023	19,023	---	---	---
Health Sciences 1	---	45,687	45,687	45,687	45,687
Health Sciences 2	---	28,275	28,275	28,275	28,275
Health Sciences 3	---	47,427	47,427	47,427	47,427
Barth Learning Resources Center	16,556	16,556	28,318	28,318	28,318
Metals Technology	---	25,224	40,027	50,043	50,043
Maintenance Building	4,618	4,618	4,618	4,618	4,618
Nutrition Education/Service Center	9,700	9,700	9,700	9,700	9,700
Public Safety 1 – Classroom/Lab	3,072	54,000	54,000	54,000	54,000
Public Safety 2 – Annex	144	3,100	3,100	3,100	3,100
Public Safety 3 – Burn Tower	---	3,700	3,700	3,700	3,700
Public Safety 4 – Simulation	---	1,900	1,900	1,900	1,900
Restaurant Management Building	7,532	7,532	---	---	---
New Building A (3-story)	---	---	50,358	50,358	50,358
New Building B (3-story)	---	---	50,358	50,358	50,358
New Building C (3-story)	---	---	32,340	32,340	32,340
New Building D (3-story)	---	---	---	32,340	32,340
New Building E (2-story)	---	---	---	40,580	40,580
New Building F (2-story)	---	---	---	40,580	40,580
New Building G (1-story)	---	---	---	---	16,230
New Building H (2-story)	---	---	---	---	56,234
New Building J (2-story)	---	---	---	---	25,972
New Building K (2-story)	---	---	---	---	25,975
New Building L (2-story)	---	---	---	---	40,582
New Building M (2-story)	---	---	---	---	40,582

West Campus – Building Statistics

Del Mar College

WEST CAMPUS BUILDING STATISTICS – 2002 through 2032					
Building:	2002 s.f.	2012 s.f.	2022 s.f.	2032 s.f.	Long Term
TOTAL – West Campus	208,531	491,259	647,041	782,664	988,236
<i>*Required for projected growth</i>			*598,845	*729,992	*938,052
TOTAL Students Enrolled (This Campus)	1,577	5,237	6,384	7,782	10,000
S.F. / Student	132.23	95.68	96.65	96.71	98.35



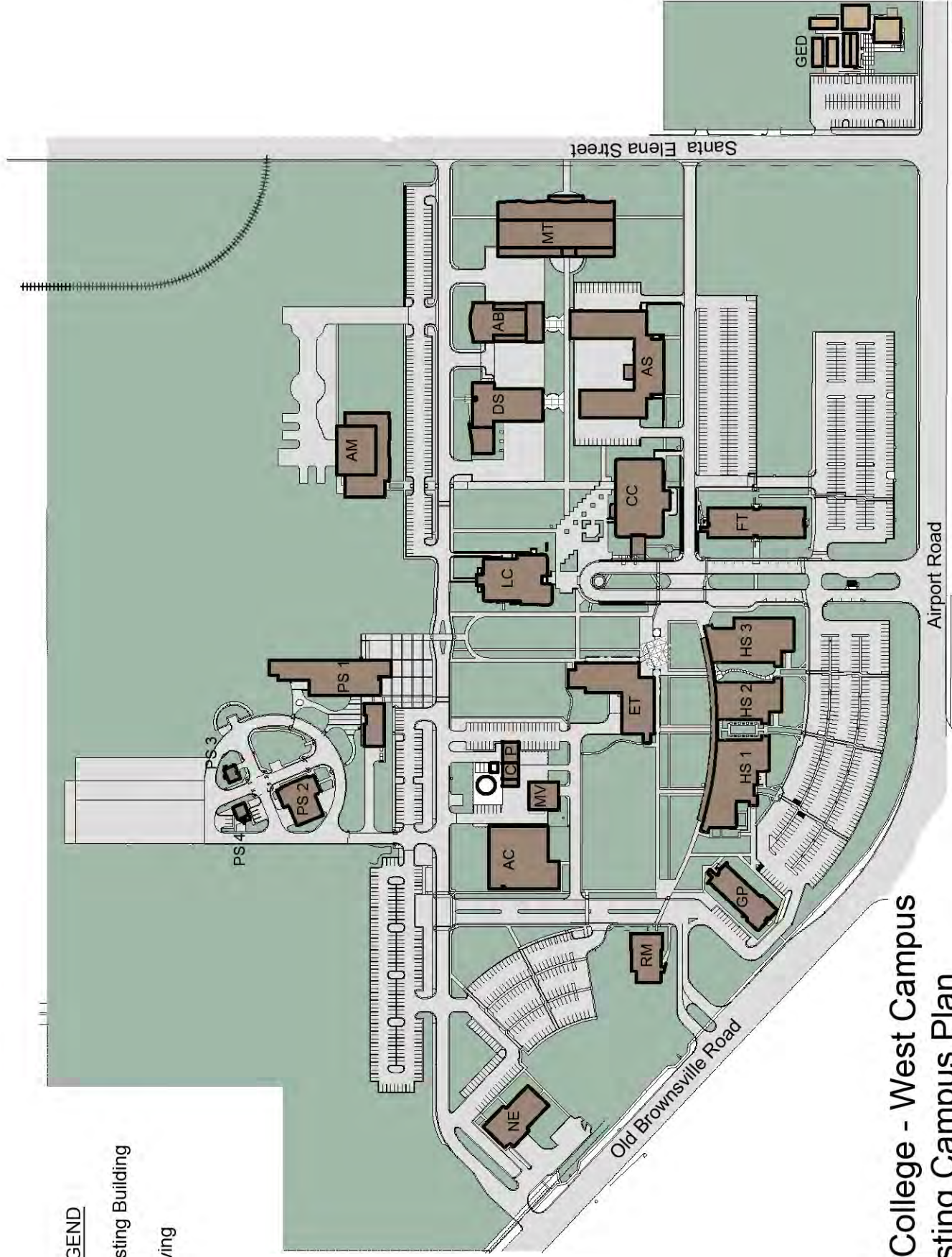
West Campus – Student Count/Parking 2002-2032

WEST CAMPUS STATISTICS – Student Count/Parking – 2002 through 2032

Year	Student Head Count	Area/S.F.	Parking	Students per Parking Space	
2002-Historic	1,577	250,000	708	2.22	
2012-Existing	5,237	491,259	1,446	3.62	
2022-10 Year Plan	6,384	598,845 <i>*647,041</i>	1,763 <i>*1,796</i>	3.55	Required for growth <i>*Shown on Plan</i>
2032-20 Year Plan	7,782	729,992 <i>*782,664</i>	2,149 <i>*2,117</i>	3.67	Required for growth <i>*Shown on Plan</i>
Long Term	10,000	938,052 <i>*988,236</i>	2,762 <i>*2,513</i>	3.98	Required for growth <i>*Shown on Plan</i>

LEGEND

- Existing Building
- Paving



Del Mar College - West Campus Existing Campus Plan

June 1, 2012

West Campus - 10 Year Improvement Plan - Description Major Projects

Demolition

- Restaurant Management Building
- General Purpose Building
- GED Portable Buildings (removal)

Building Additions

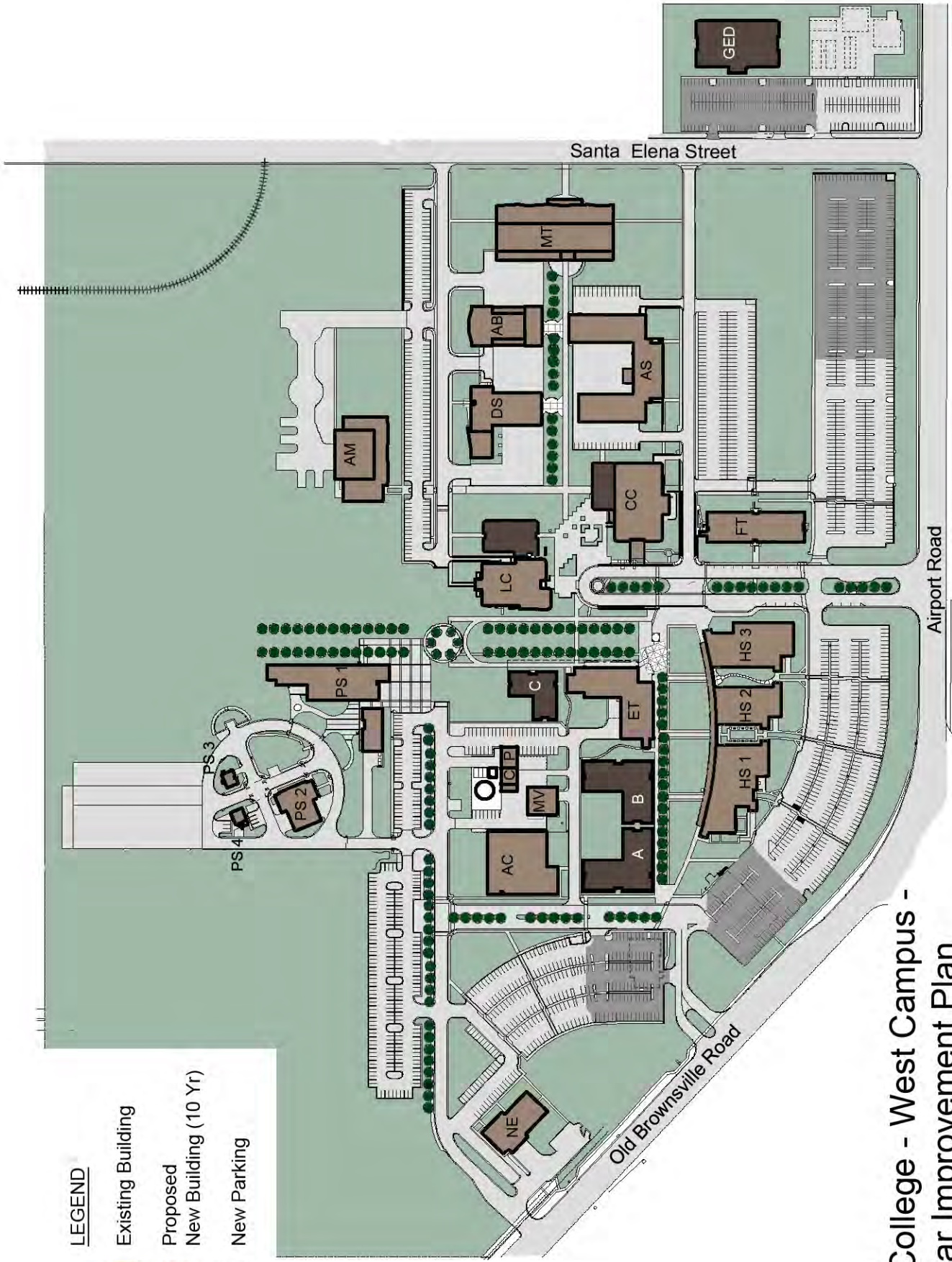
- New Building A – 3 story
- New Building B – 3 story
- New Building C – 3 story
- New GED Building – 2 story

On-site / Off-site Improvements

- Campus wide signage and landscape plan
- New parking lot extensions (3 locations)
- New GED parking lot extension
- New campus edge / entry improvements
- Close through campus street – develop outdoor pedestrian mall

LEGEND

-  Existing Building
-  Proposed New Building (10 Yr)
-  New Parking



Del Mar College - West Campus - 10 Year Improvement Plan

June 1, 2012

West Campus – 20 Year Improvement Plan Description

West Campus - 20 Year Improvement Plan - Description

Major Projects

Demolition

- A/C Building
- Close street at Coleman/Flato Buildings

Building Additions

- Metals Technology Building Addition





New Building Construction

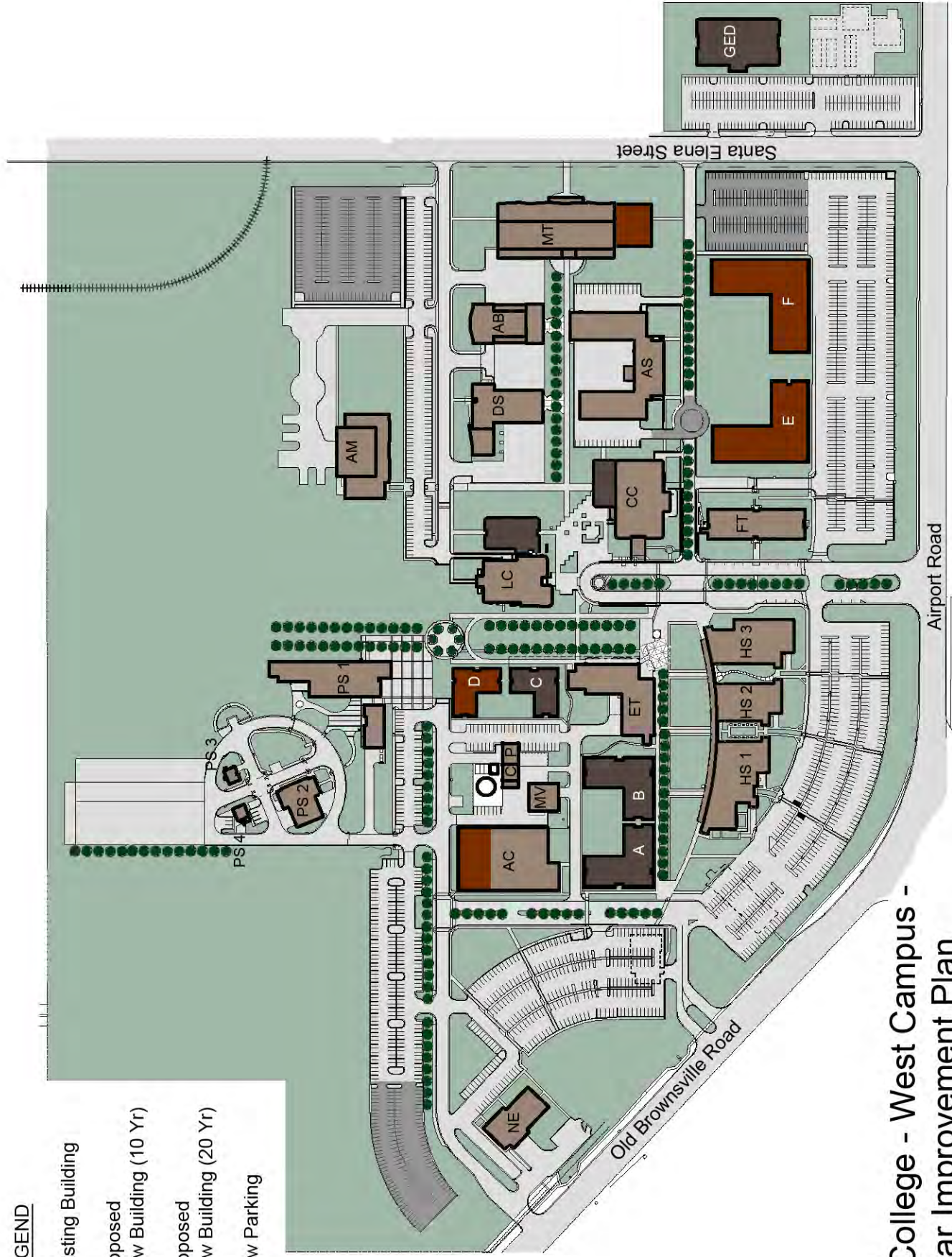
- New Building – A/C location
- New Building D
- New Building E
- New Building F

On-site / Off-site Improvements

- New on-site parking lot extension (3 lots)
- New landscape/outdoor pedestrian mall development

LEGEND

-  Existing Building
-  Proposed New Building (10 Yr)
-  Proposed New Building (20 Yr)
-  New Parking



**Del Mar College - West Campus -
20 Year Improvement Plan**

June 1, 2012

West Campus - Long-Term Improvement Plan - Description

Major Projects






New Building Construction

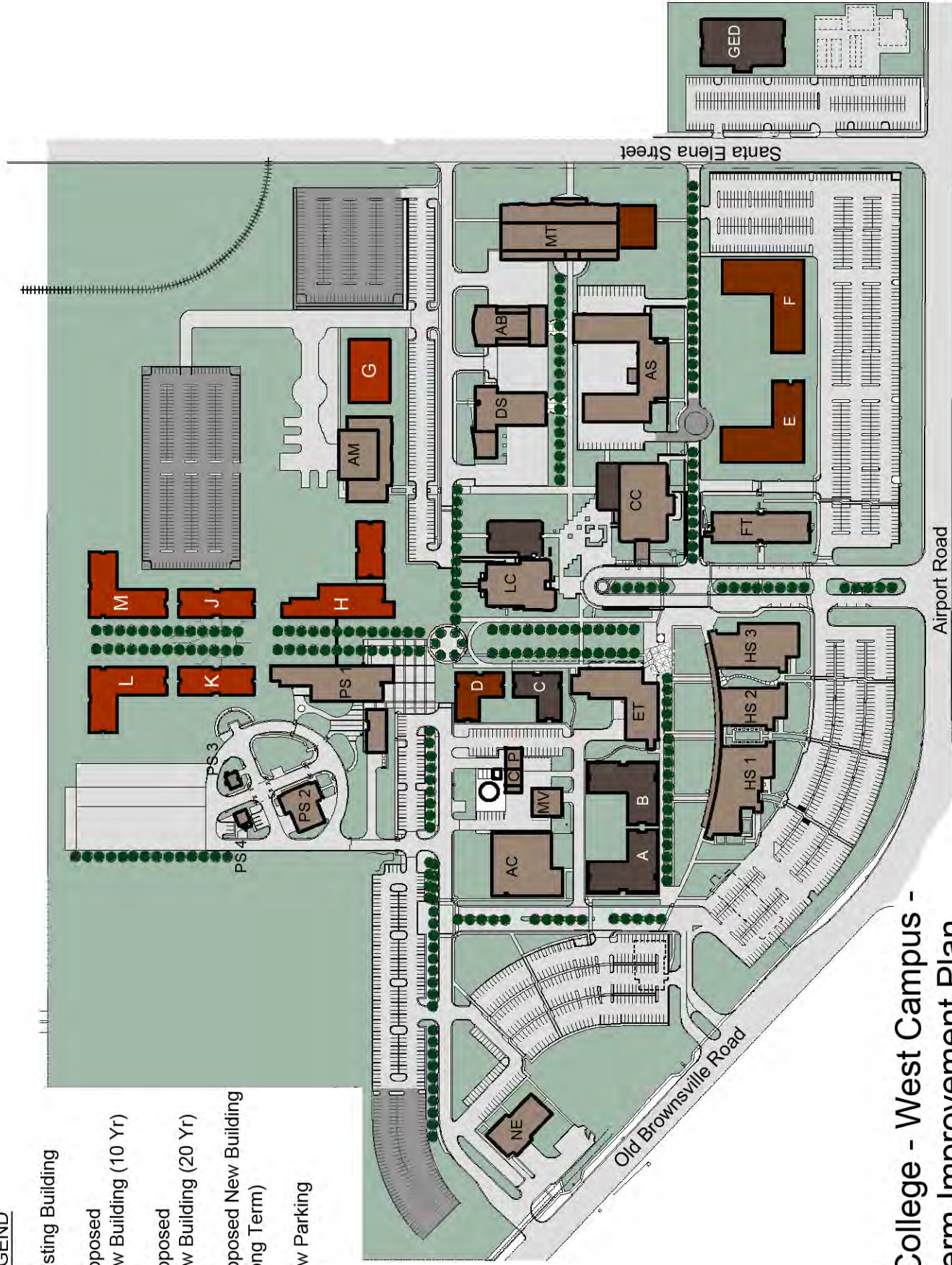
- New Building G
- New Building H
- New Building J
- New Building K
- New Building L
- New Building M

On-site / Off-site Improvements

- New parking lots (2 northwest & southwest)

LEGEND

-  Existing Building
-  Proposed New Building (10 Yr)
-  Proposed New Building (20 Yr)
-  Proposed New Building (Long Term)
-  New Parking



Del Mar College - West Campus - Long-Term Improvement Plan

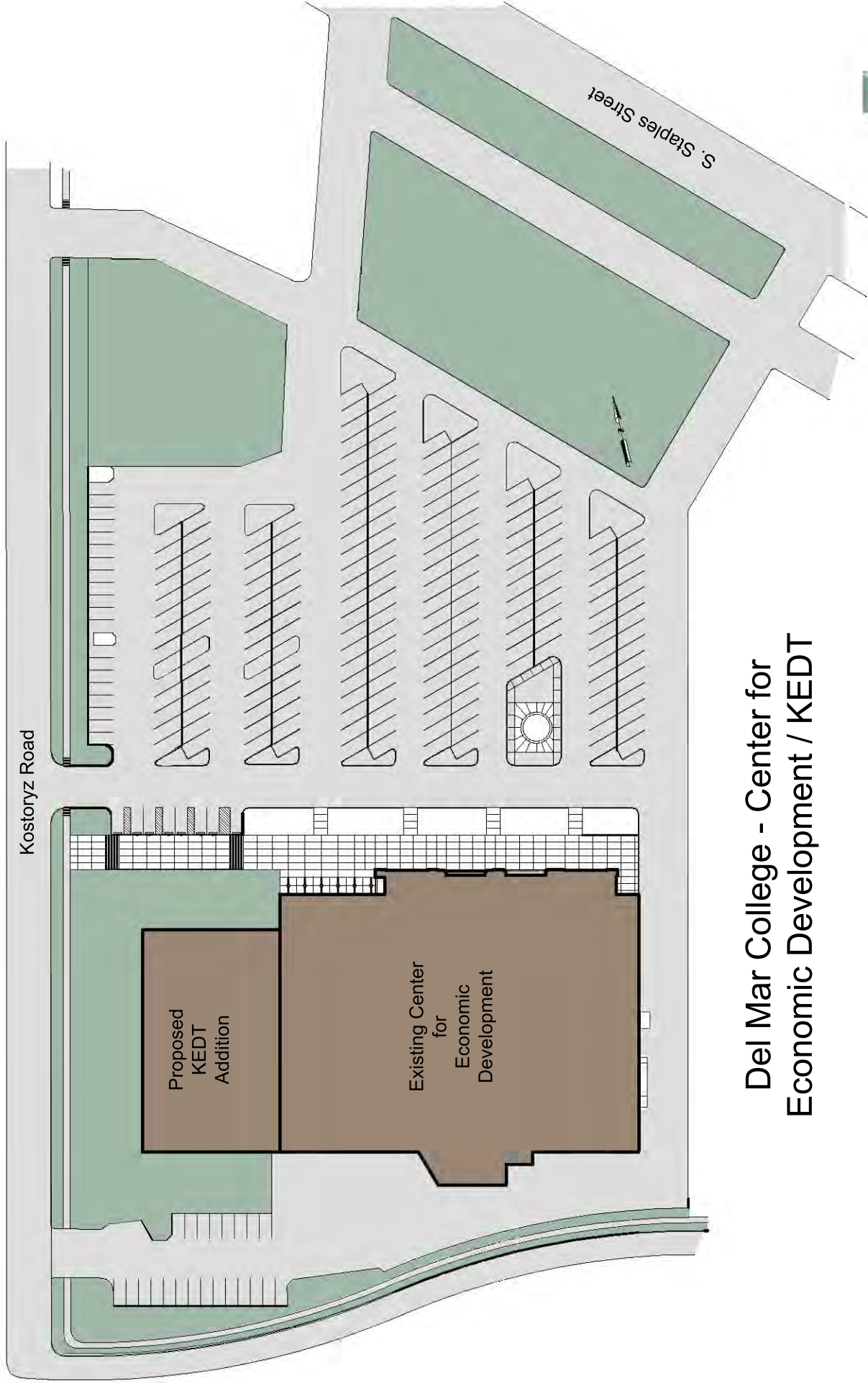
June 1, 2012

Center for Economic Development - Description

The Center for Economic Development is located at the intersection of Staples Street and Kostoryz approximately 1.5 miles immediately south of the East Campus. Previously the building was a retail grocery complex which was donated to the College and renovated as part of the 2003 Bond Improvement Program. The renovated facility opened in 2005. It houses the business and registration services, customized training, non-credit health care programs, off-campus programs, workforce and personal enrichment programs, Del Mar TV, the Small Business Development Center, the Del Mar College Foundation Inc., and the University of Incarnate Word offices.

In 2012, the College and KEDT approved an agreement which will allow KEDT Broadcasting to construct an expansion to the existing facility. It is anticipated that the proposed facility expansion will be completed in 2013-2014.

See the next page for the illustration.



Del Mar College - Center for Economic Development / KEDT

June 1, 2012



WKMC ARCHITECTS

Northwest Learning Center - Description

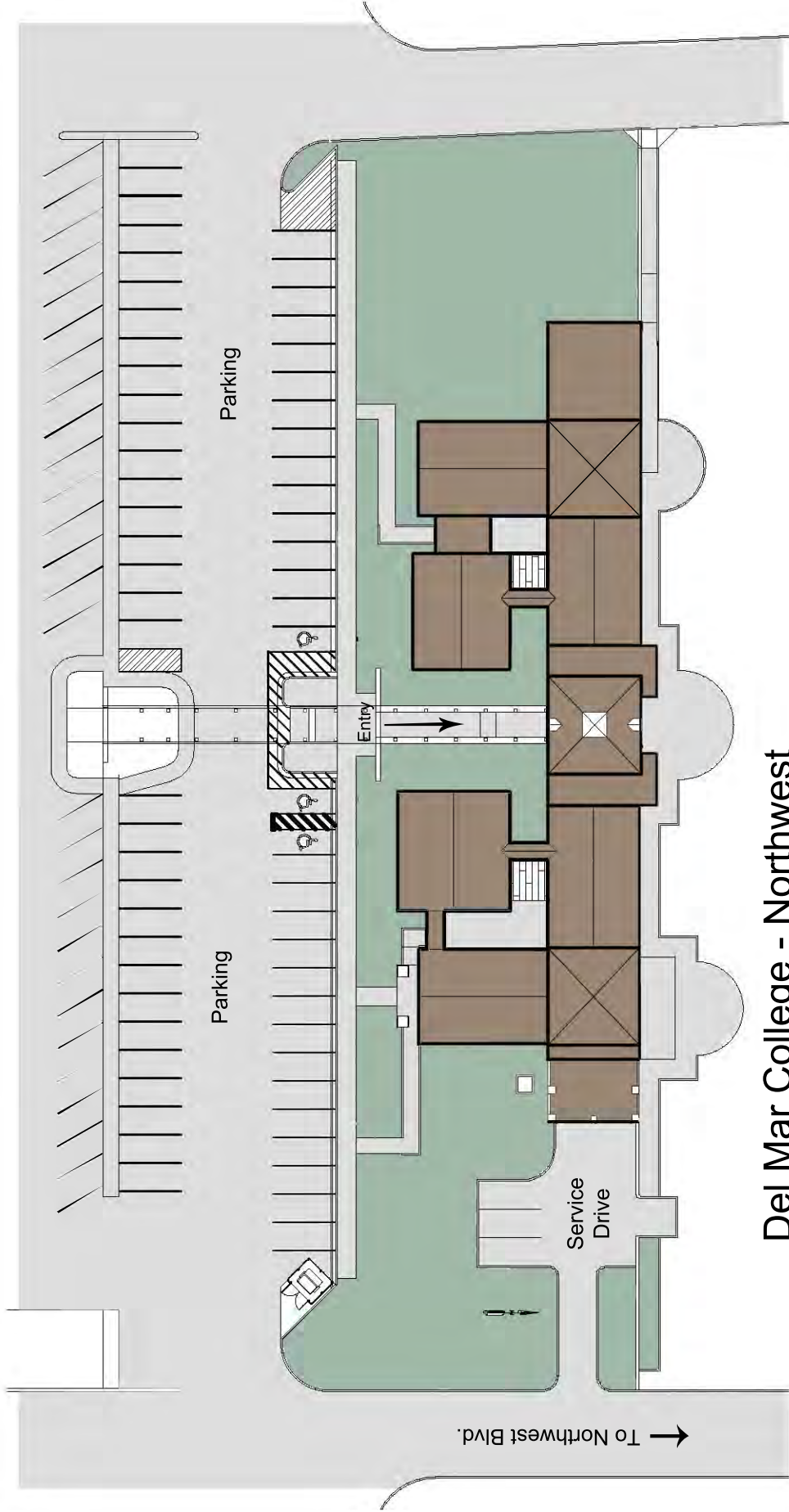
The Northwest Learning Center is located in leased (donated) facilities on Northwest Boulevard across the street from Calallen High School. The landlord is Bay Area Healthcare Group, Ltd.. The 11,976 square foot building was renovated in 2009 and opened for the summer session of 2010.

The facility is under a ten year lease. The improvements were funded by a Type A grant for economic development from the City of Corpus Christi.

The building houses seven (7) classrooms/labs.

See the next page for the illustration.





Del Mar College - Northwest Learning Center

June 1, 2012

Aviation Maintenance Facility - Description

In 2011, the City of Corpus Christi awarded a second Type A grant for economic development to Del Mar College. Additionally, the City donated the use of an existing vacant hangar building to the College. The facilities are located at the Corpus Christi International Airport.

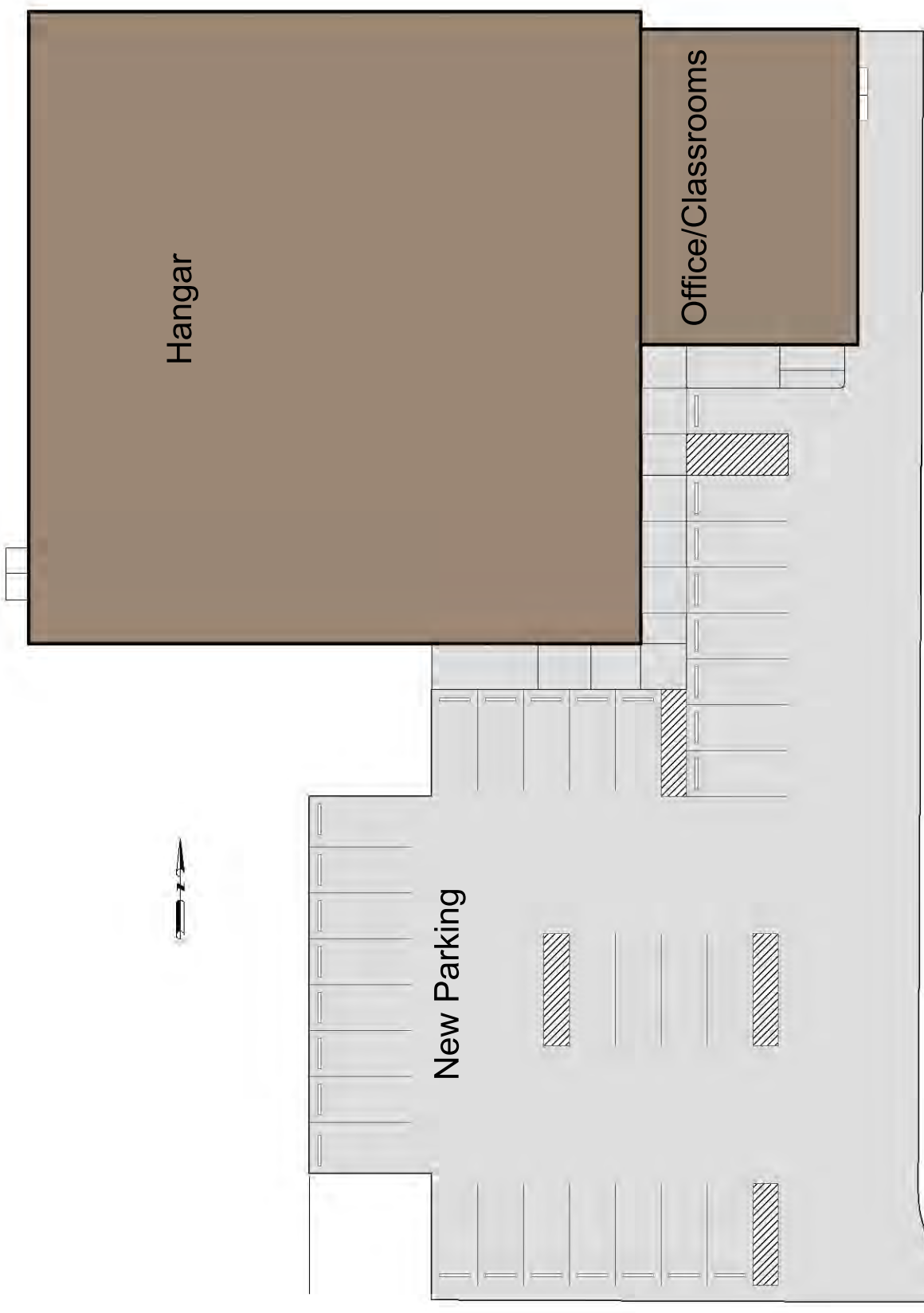
The existing facilities are currently being renovated. Construction is scheduled to be completed in June 2012. Classes are scheduled to begin at the facility in the summer of 2012.

The building totals 16,840 square feet of enclosed space, including hanger space of 14,400 square feet and office/classroom and support space of 2,440 square feet.

These facilities will house the College's certificate programs for Aviation Maintenance.

See the next page for the illustration.





**Del Mar College - Aviation
Maintenance Facility**

June 1, 2012



WKMC
ARCHITECTS

The College currently offers G.E.D. programs to non-high school graduates. This is an important program and current facilities limit the ability of the College to fully meet the needs of the community.

Current G.E.D. classes are provided in portable (temporary) classroom facilities located adjacent to the West Campus on Santa Elena Street at Airport Road. The classrooms within the facility total fourteen (14). *See existing West Campus Plan.*

The College currently meets less than 50% of the community need for GED classes. Demand for this program continues to grow.

A variety of possible solutions exist for permanent GED classrooms. The College could pursue any of the following facility solutions:

1. Replace existing portable (temporary) classrooms with larger permanent facilities on the same site adjacent to the West Campus.
2. Replace existing portable (temporary) classrooms with larger, permanent facilities split between both the East and West Campuses.
3. Replace existing portable (temporary) classrooms with larger, permanent facilities at another location.

The 10-year West Campus Improvement Plan includes the construction of a permanent facility, parking support expansion and the doubling of the number of general classrooms serving the G.E.D. program.

The location allows students to use food service facilities at the West Campus, bring their own lunches or leave the campus to eat.



As the Corpus Christi region continues to grow, the demand and need for the College to provide a variety of educational and training programs will also grow. The College should continue to identify opportunities to partner with area school districts, businesses and industry. The two areas with the most immediate service needs are the Corpus Christi Southside and the growing North Bay Area (San Patricio County).

The current College district boundaries restrict the ability of the College to invest in facilities outside the geographic boundaries of the district. However, opportunities exist for the College to pursue the use of facilities owned by others for a new North Bay Area location(s). Significant workforce training needs of industry are particularly acute in the North Bay area.

The College should pursue opportunities to create both a Corpus Christi Southside Campus location and a North Bay Area location.



Southside Corpus Christi Campus

A new Southside Corpus Christi Campus will provide significant benefit to the College, area students and the community at large. The Southside of Corpus Christi is the fastest growing area in the region. Continued residential development in this area will further increase the need for additional adjunct campuses.

A potential Southside campus should be located to allow easy access to Texas A&M – Corpus Christi, Corpus Christi ISD locations, Flour Bluff ISD, London ISD and the primary residential growth and development areas within the city.

A target enrollment of 2,500 students at the Southside location will require the following:

Land:	25 to 50 acres
Parking:	800 to 1,000 spaces
Building(s):	200,000 s.f. to 300,000 s.f.

The targeted ultimate campus capacity will dictate many of the specifics of the facility needs. Additionally, the exact mix of programs and needs for specialty learning spaces will dictate the ratio of students to size of the facilities.



North Bay Area Campus

The North Bay Area (San Patricio County) will soon be significantly impacted by major industrial and residential growth. Currently announced industrial start-up and expansion projects for the County exceed 10 Billion dollars. As many as 3,000 to 5,000 new construction jobs are expected to be created from this investment over the next to 5 to 8 years. The two primary economic drivers of this economic development are the Eagle Ford Shale oil play and the widening of the Panama Canal which will open in 2014. The North Bay area will generate much of the job growth during the next decade.

The primary North Bay residential and industrial development will occur at the east end of San Patricio County. Ingleside, Aransas Pass and the Gregory-Portland area will see the bulk of the impact.

Del Mar College should seek to provide facilities to serve up to 1,000 students in the North Bay Area.

Facility needs required to serve 1,000 students within the next decade will require the following:

Land:	15-25 acres
Parking:	300-450 space
Building(s):	100,000 s.f. to 150,000 s.f.



Architectural Character/Pedestrian Environment/Campus Density

College campuses are important places. They should be much more than a collection of buildings surrounded with open space. The character and design of a campus reflects the image of an Educational Institution. It also shapes the quality of the collegiate experience.

Thoughtfully planned and meaningfully designed campuses do not happen by accident. The best examples of campus planning are virtually always examples of deliberate planning followed by disciplined implementation over many years.

During the past several decades, significant improvements have been made on both the East and West Campuses in creation of better pedestrian environment, the overall campus character and the direction and quality of the campus architecture. Significant and continued improvements can be even more dramatic in the coming decade(s).

Architectural Character

The East and West Campuses have very different campus architecture, materials and building design characteristics. The College should continue to seek to raise the level of quality of building design on each campus. Design excellence can be elusive if not always one of the stated goals of any building program. The College should continue to engage architectural firms and teams of designers who have experience in creatively designing meaningful and important educational facilities within the context of an existing campus. Individual building designs can and must respond to both the immediate educational programmatic needs; they should also respond to and improve the context of the overall campus character. Place making and campus building are as important as good building design. In fact, the two qualities are inseparable.

Pedestrian Friendly Campuses

Every new building design should begin with the challenge and charge to the architects that they keep the goal of improving the pedestrian experience of students as a core goal and objective through the design of the project.

The best community college campus designs successfully separate the students from their automobiles. They provide adequate and adjacent parking without transforming the campus into a glorified parking lot. Each phase of the Campus Facilities Plan should seek to further enhance the pedestrian core of each campus. Parking improvements over the life of both the East and West campuses are planned to shift more of the parking away from the core. The core area of both the East and West Campuses will be dedicated for future building locations, meaningful open spaces and landscaping.

Every new building constructed in the future should be designed to provide multiple paths for students to traverse the campus on foot. A variety of pedestrian paths, both fully protected and partially protected should be planned into each future building.



Campus Density

East Campus

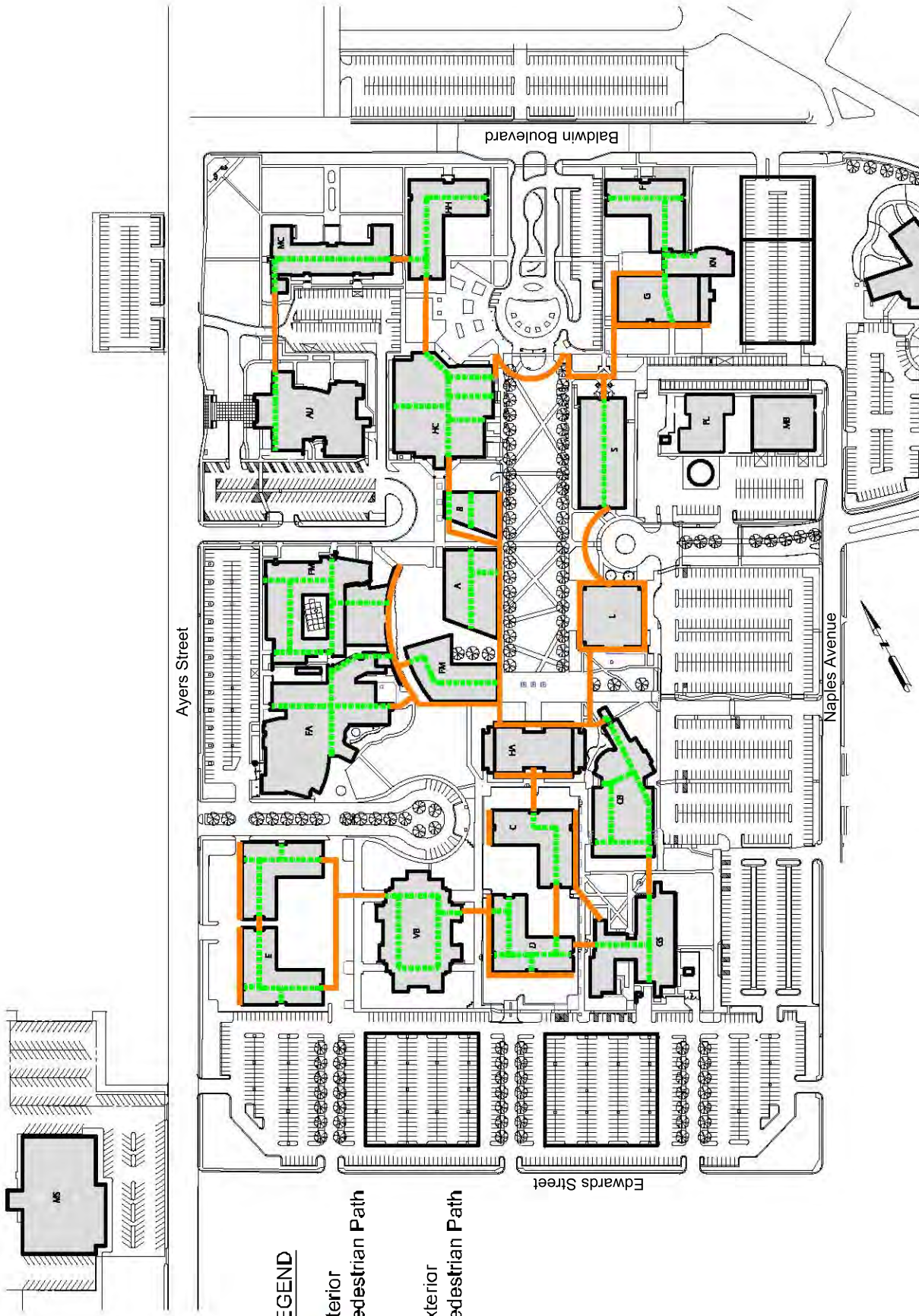
The need to achieve more efficient land use will become more acute in future years. The 10 and 20 year plans anticipate that all future East Campus buildings will be constructed to three (3) stories. All proposed future parking structures should be designed to achieve ground level parking and three additional levels of parking above ground level.

West Campus

The West Campus proposed 10 and 20 year plans also increase the density of future land use. Most new buildings should be constructed to two (2) or three (3) stories in height. Generally, only existing single story buildings which are scheduled for future expansion should be constructed as a single story building.

See the following illustration.





LEGEND

Interior Pedestrian Path

Exterior Pedestrian Path

Del Mar College - East Campus Pedestrian Pathways

Ayers Street

Baldwin Boulevard

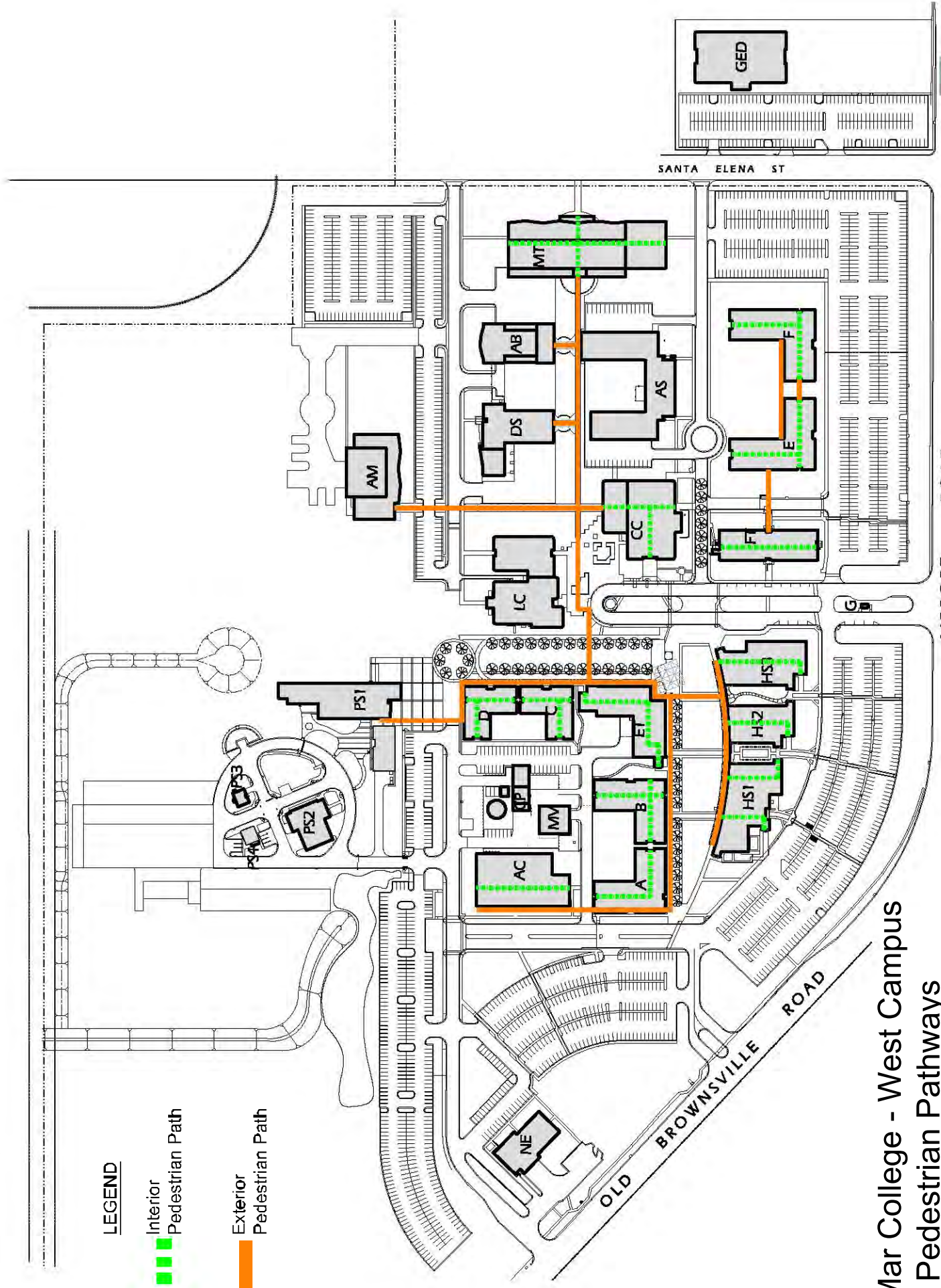
Edwards Street

Naples Avenue

LEGEND

Interior Pedestrian Path

Exterior Pedestrian Path



Del Mar College - West Campus Pedestrian Pathways

Campus edges and boundaries are important elements of identity, place and definition. A sense of place cannot be effectively achieved without appropriate transition spaces.



Ayers Street



Baldwin Boulevard

East Campus Edges

The most important campus edges at the East Campus are located at Baldwin and Ayers Street side. These two street edges deserve the most important consideration for improvements. The south and east edges front on the lesser streets of Naples and Nelson Streets. Those are significant campus edges but need somewhat fewer improvements.

East Campus Entries

The Louisiana Parkway/Staples Street intersection should be improved to become the major entryway to the East Campus. Long-term improvements to this campus entry should be coordinated with city street improvements, utility replacement and signalization at Staples Street. Potential improvements should include:

- Widening of Louisiana Parkway (Staples to Naples Street)
- Significant, new landscaping from Staples to Naples and the area surrounding the Early Childhood Center.
- Signage
- Lighting improvements
- Pedestrian and accessibility improvements
- Possible addition of multiple lanes (Boulevard extension) into the campus from Staples Street to Naples
- Entry fence gate structure(s)



Louisiana Street

Other significant entries to the East Campus which deserve special consideration and improvements include DiCiana Drive and Fern Street. The College should also encourage and partner with the City of Corpus Christi to significantly improve the intersection at Baldwin and Ayers.

West Campus Edges

The most important campus edges at the West Campus are those located along Old Brownsville Road and Airport Road. These street edges deserve the most consideration for improvements. The north campus edge fronts on Santa Elena Street. While less important to the campus image and identity, this campus edge deserves further improvements and landscaping. Potential improvements include:

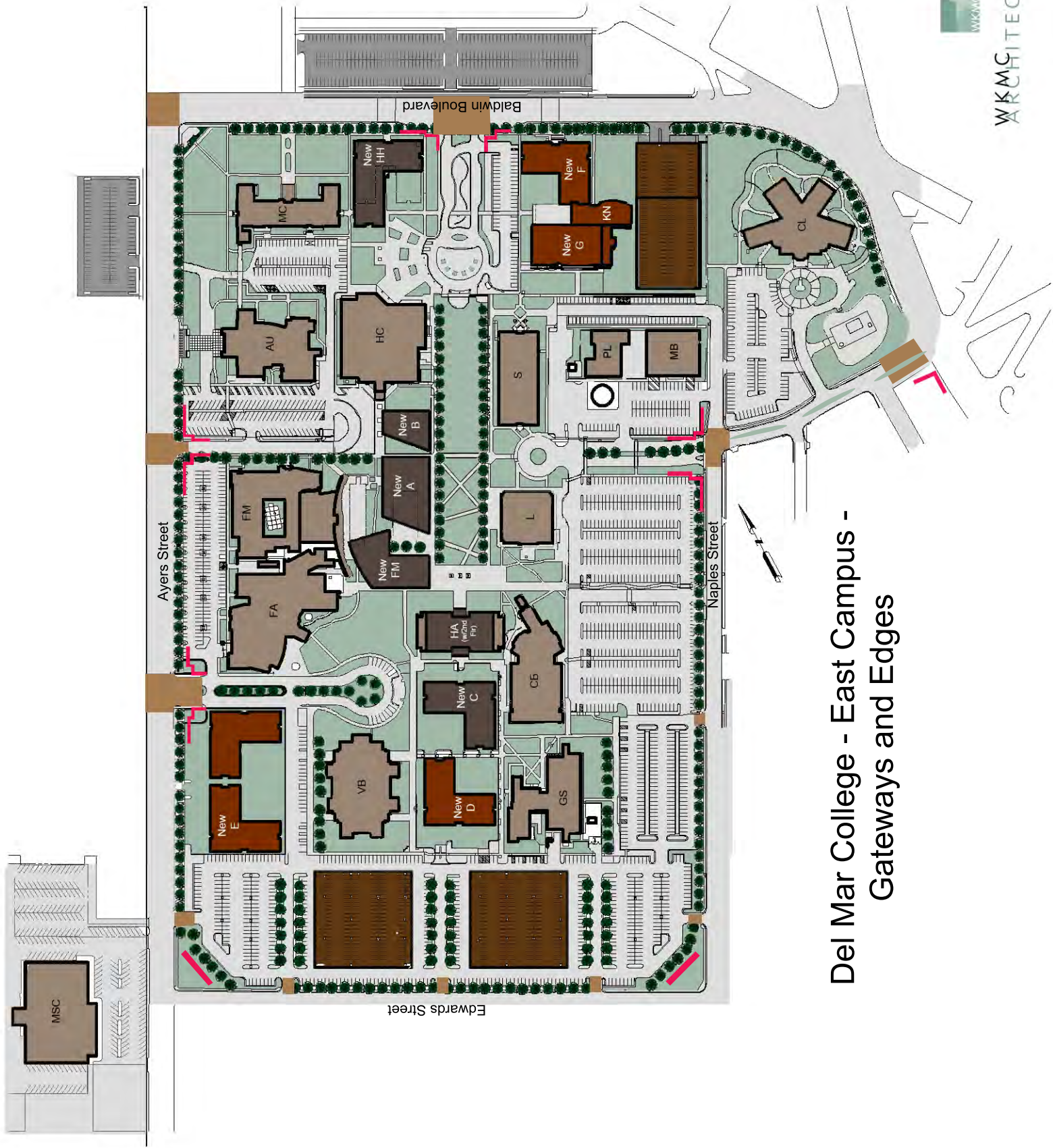
- Lighting
- Landscape
- Berms
- Entry/fence gate structure



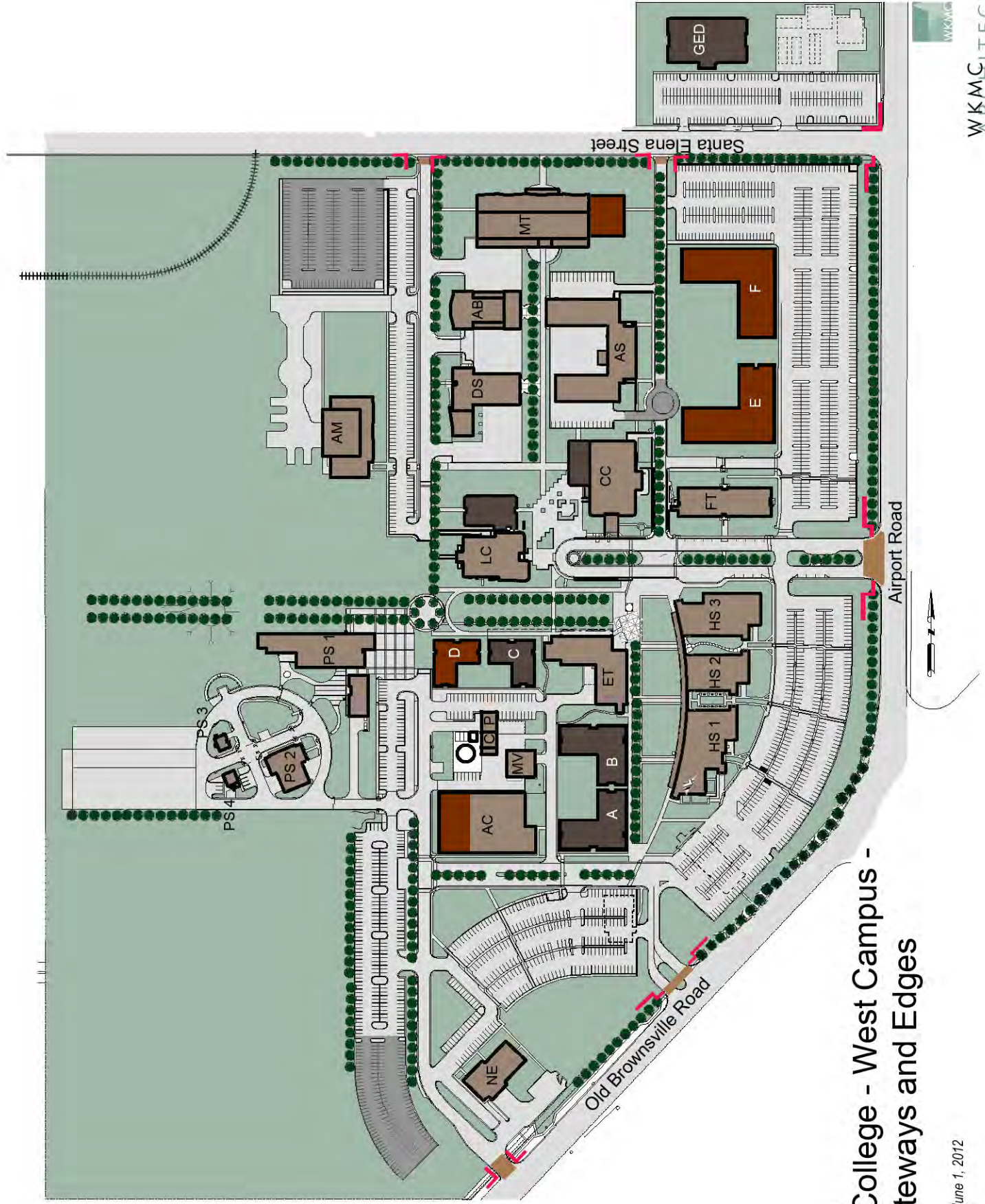
Old Brownsville Road

West Campus Entries

The campus entries facing Old Brownsville Road and Morgan Avenue should be further enhanced in coordination with campus edge improvements.



Del Mar College - East Campus - Gateways and Edges



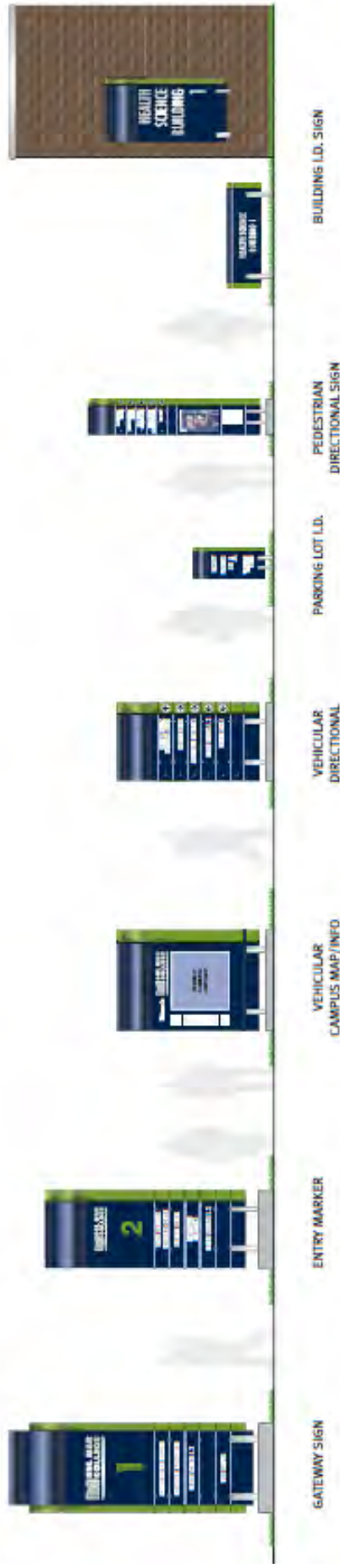
Del Mar College - West Campus - Gateways and Edges

June 1, 2012

In 2003, Del Mar College commissioned the design of a campus standard signage, graphics and way-finding systems. Much of the system has been implemented on the West Campus and at the Center for Economic Development. Very little new signage has been implemented at the East Campus.

A comprehensive effort to implement the College signage standard should be applied at the East Campus as part of the 10 year improvement plan. Additionally, continuation of the signage plan should be implemented in coordination with building and campus improvements at all other campuses and facilities.

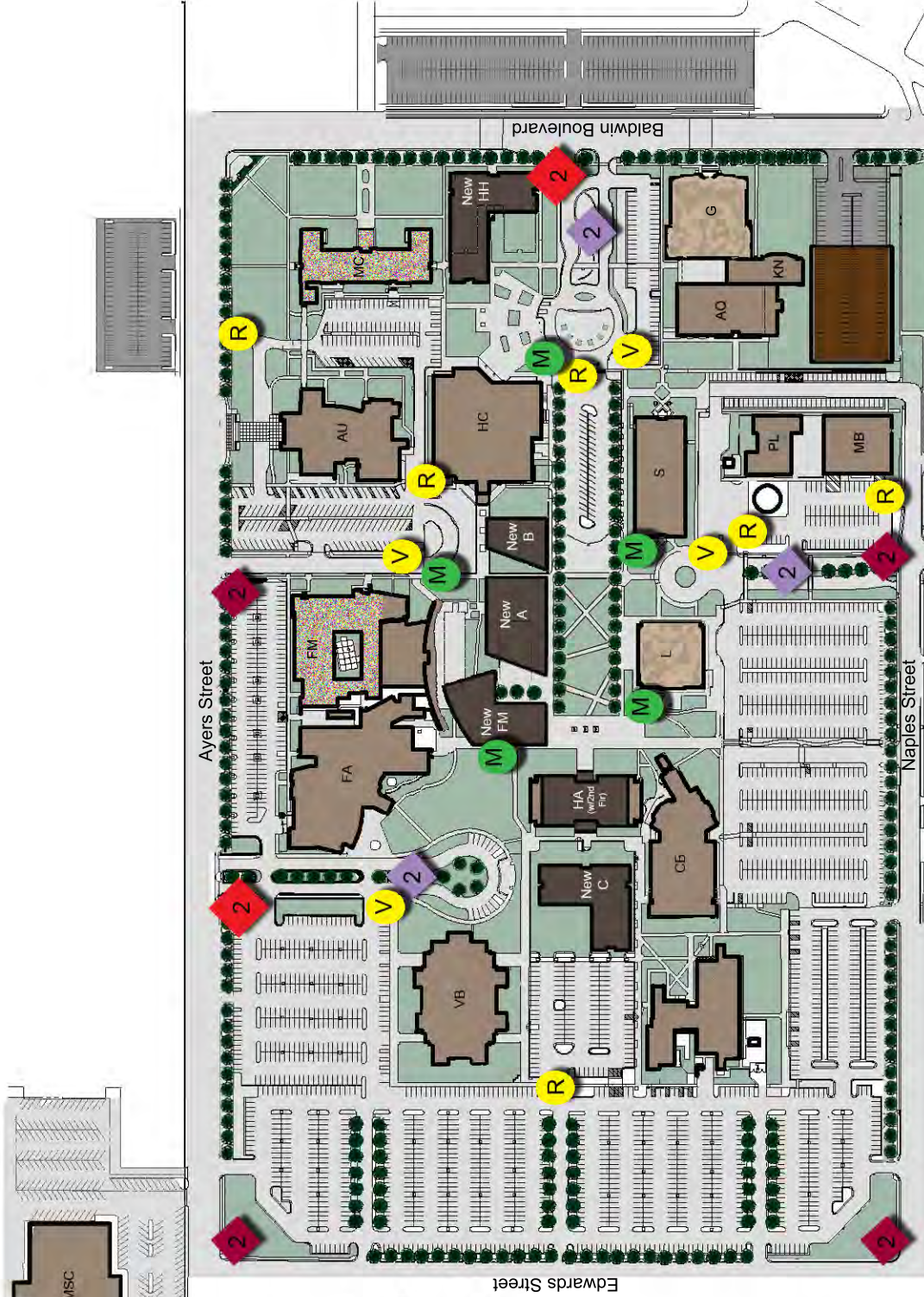
See the following illustrations of the Campus Signage, Graphics, Way-finding and Building Identification Systems standards.














Del Mar College Campus Wide Graphics & Signage Standards



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LEGEND

-  EX-1 Gateway Identified
-  EX-2 Entry Identified
-  EX-3.1 Vehicular Map One Sided
-  EX-3.2 Vehicular Map Two Sided
-  EX-4 Vehicular Directional
-  EX-5.1 Parking Lot Open Parking
-  EX-5.2 Parking Lot Reserved
-  EX-5.3 Parking Lot Visitor Parking
-  EX-6 Pedestrian Directional
-  EX-7 Pedestrian Directional with Map
-  EX-8 Building Identifier on Grade
-  EX-9 Building Identifier on Building
-  EX-12 Community Marquee

Del Mar College - East Campus - Signage & Graphics



Changes continue to occur in our culture, our communities, student lifestyles and campus life. These changes will require the college to assess how it delivers its kinesiology curriculum as well as its programming of recreational sports and physical activities. As part of this assessment, the college will need to take into account that the current college facilities serving kinesiology, recreational sports and physical activities will reach the end of their useful life within 10 to 20 years. The existing gymnasium must undergo renovations in order to remain useful for another 5 to 15 years. The indoor swimming facilities have less than 20 years of useful life.

The East Campus has very limited available land for development, and decisions regarding space utilization will necessarily require a careful assessment of future academic needs and programming. Many recreational sports the college currently offers require significant space to accommodate them. Both the space requirements and the anticipated budget needs for maintaining a traditional gymnasium and indoor swimming facilities will require careful review as the college plans out its land use for the East Campus.

The 20 year plan anticipates that the existing gymnasium and indoor pool facilities will be replaced by buildings focused primarily on the delivery of instruction. Planning for how this shift will occur will necessarily involve the college community to determine how and where these services will be addressed in future facilities design and planning.

As the West Campus grows to serve a student population almost equal to the East Campus, the need to assess and decide how and where recreational sports and physical activities are provided for all students of the College will become more acute.

The 20 year plan anticipates that the existing gymnasium and indoor pool facilities will be replaced by academic facilities to be constructed. They would be constructed at another campus.

The 10 year facility plan anticipates the following changes to Kinesiology:

- Repair the gymnasium in order to extend its useful life by 10 to 15 years.
- Remove the tennis courts to another remote site to allow parking expansion on the north end of the campus.
- Construct new facilities (life-style facility) which are more integrated into the core of the campus and are more accessible for broader student use – on both East and West Campuses.



Currently, no dedicated student housing exists on or adjacent to Del Mar College campus. No significant private housing stock is available to students within easy walking distance to the College. Consequently an important dimension of the College experience is simply not available to students.

The College should work to encourage private sector housing investment close by or adjacent to the East Campus. Private sector investment in dedicated student housing could improve both the fabric and character of adjacent residential neighborhood and offer significant life style opportunities to a number of students.

Additionally, the College's opportunity to serve a larger pool of students from a broader geographic area will be significantly enhanced.

Historically, student housing has proved to be an important driver for creation of a richer and more diverse student campus life. The economic benefits will also accrue to the surrounding business community and can encourage neighborhood revitalization and other private sector investments.



Trees

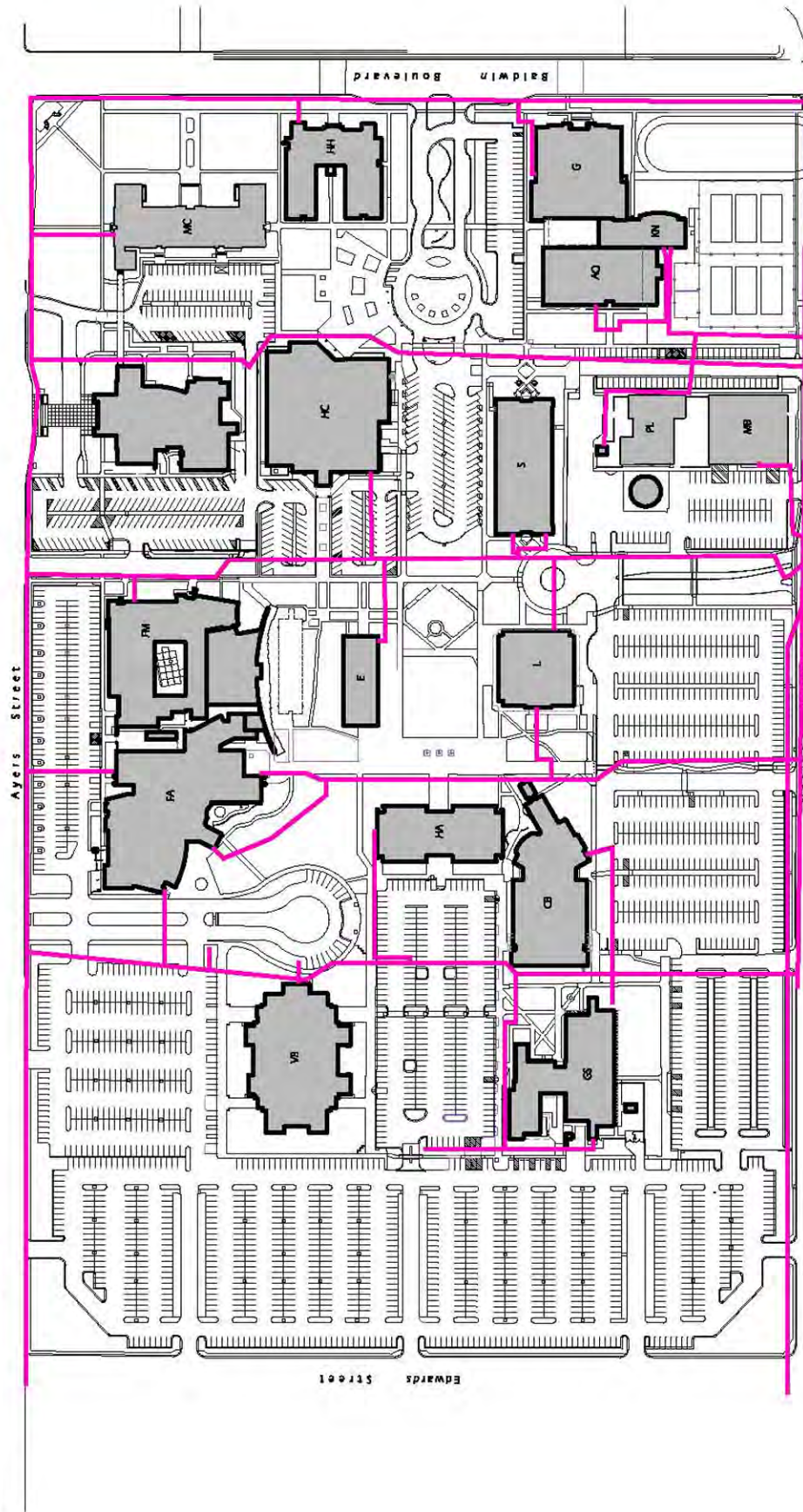
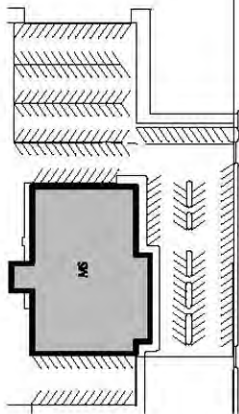
The College should embark on an aggressive, long-term effort to plant a large number of trees. No other single effort can make the impact at both the East and West Campuses. The effort should be coordinated with the 10 and 20 year campus plans. Additionally, installation of automated watering systems for the first seven-years is a critical component to the survival and growth rate of the trees.

Landscaping/Planting

Water resources will become an increasingly scarce resource. The College should continue to implement best practices in xeriscaping, landscaping, water consideration and use of native and low maintenance planting wherever possible.

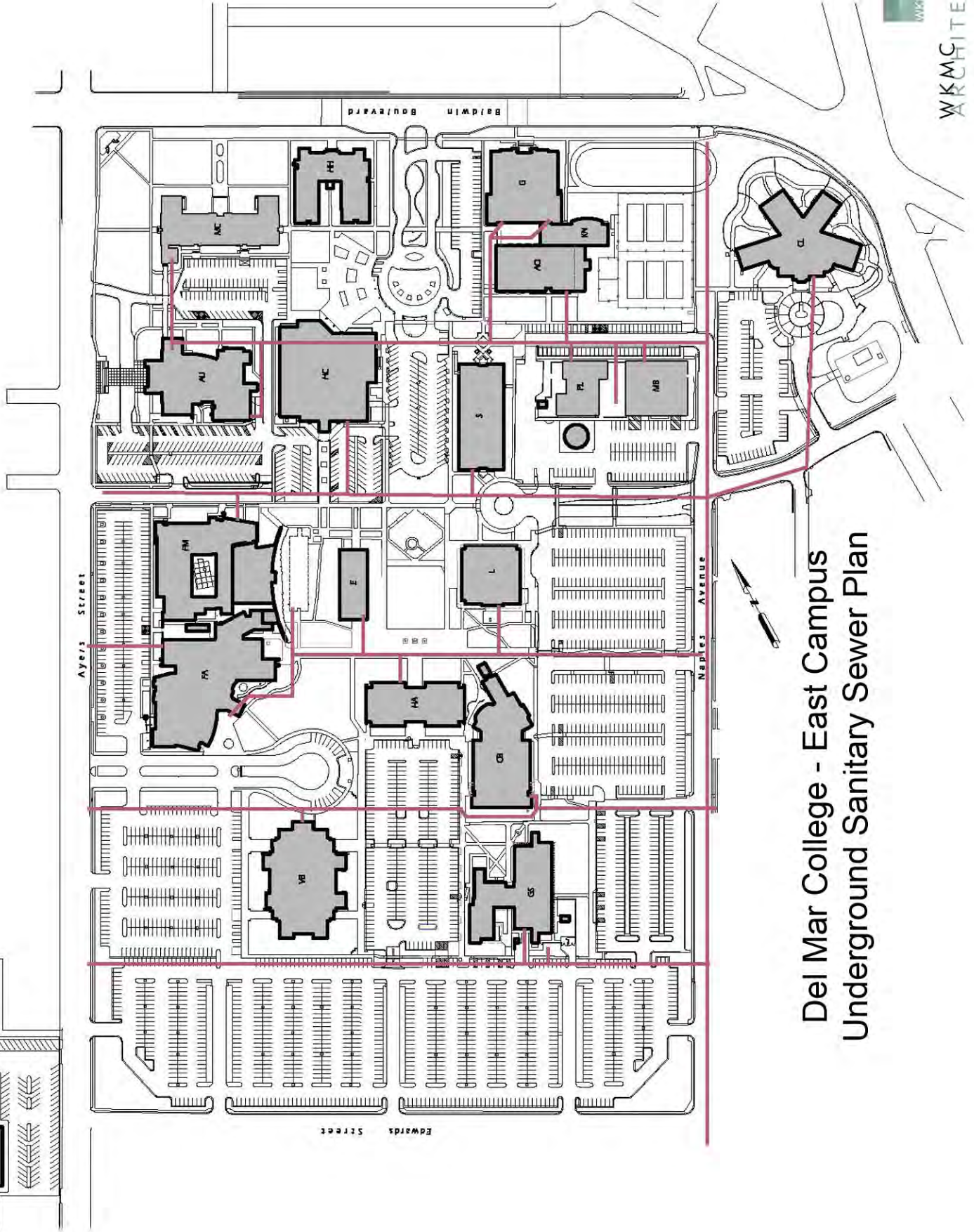
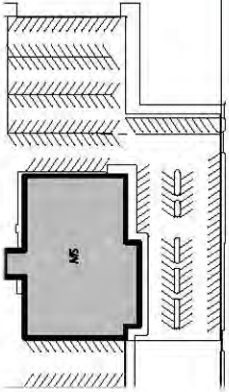
Each new building project should implement coordinated landscape improvements at each campus.



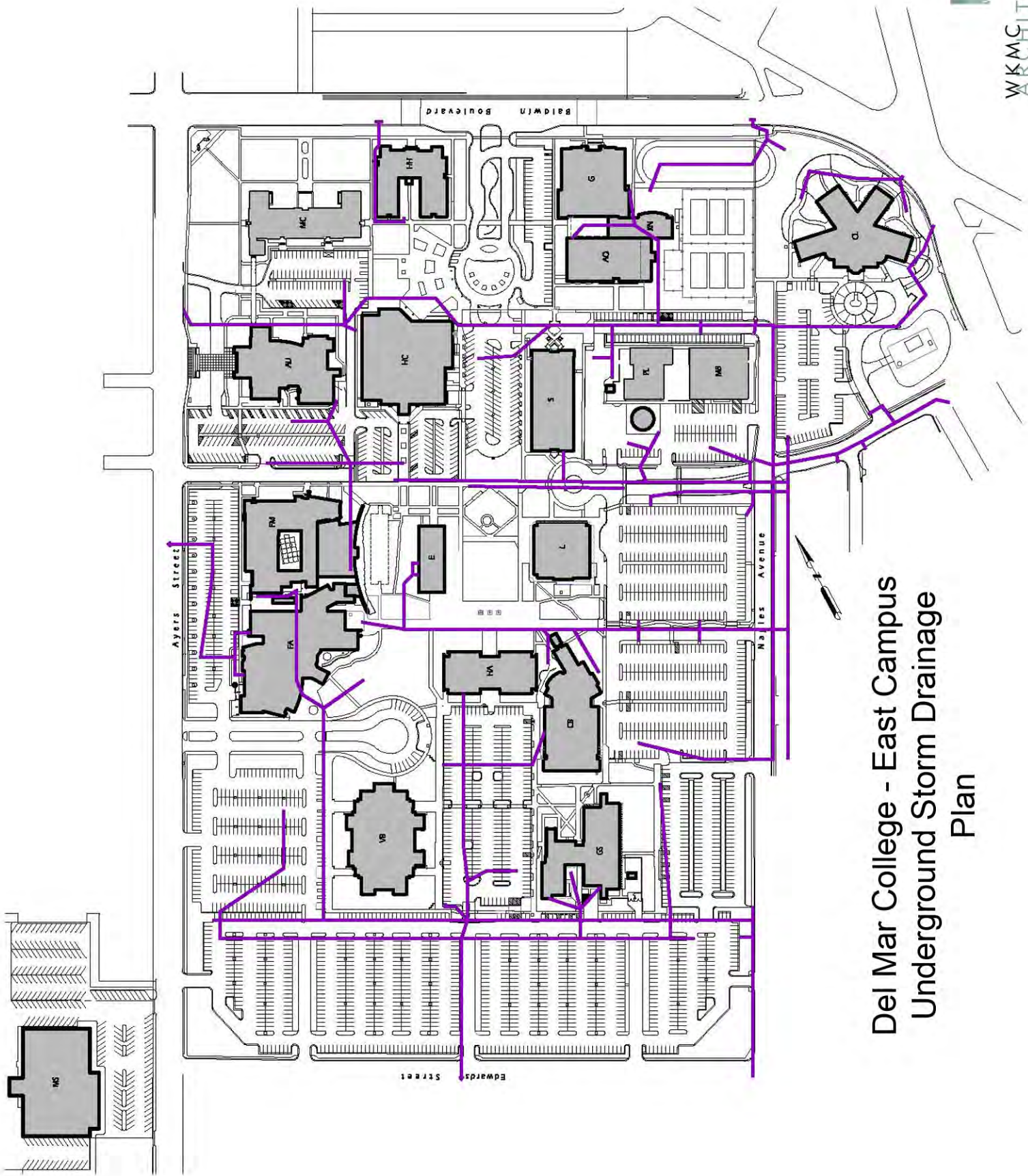


Del Mar College - East Campus Underground Water Supply Plan

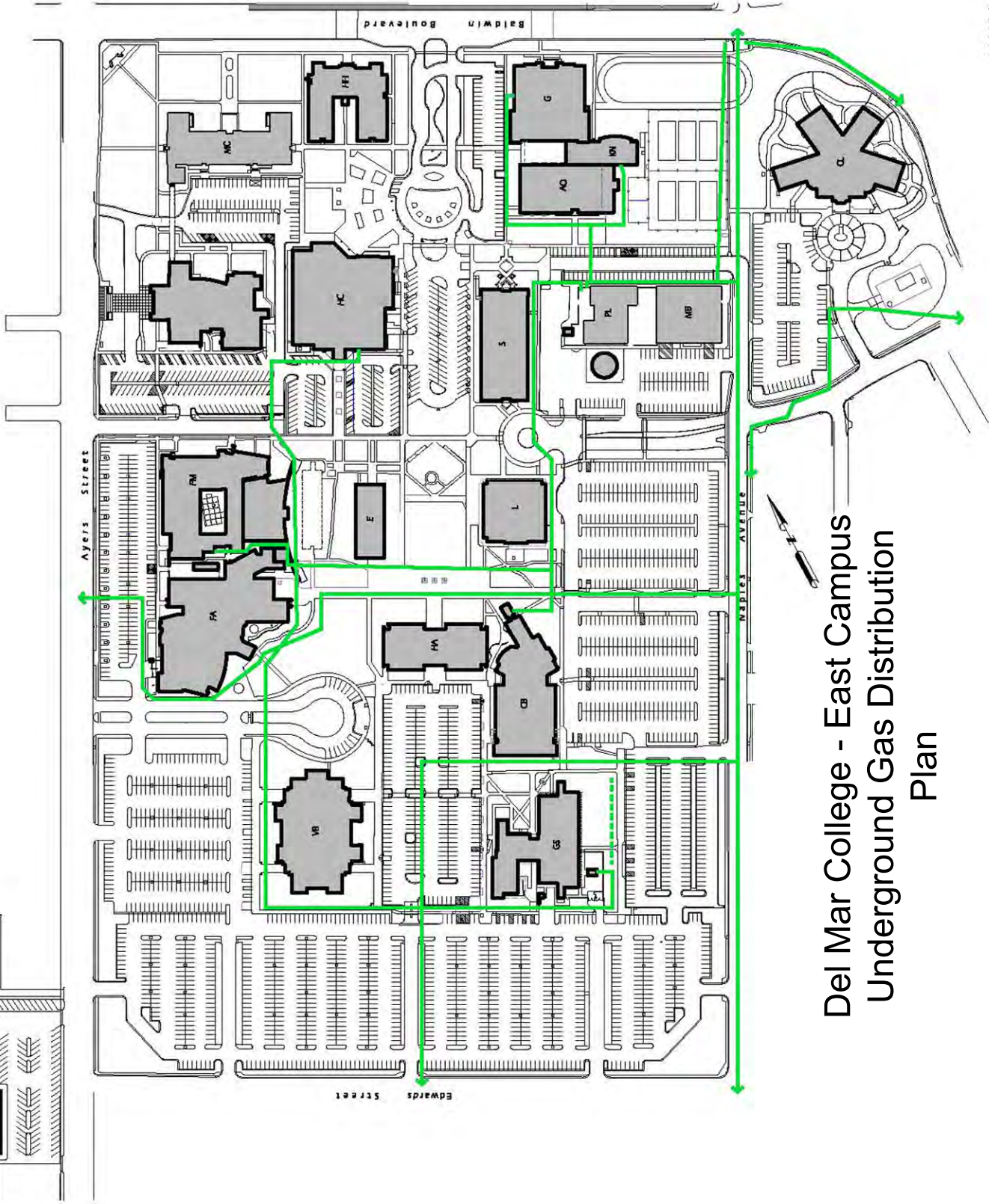
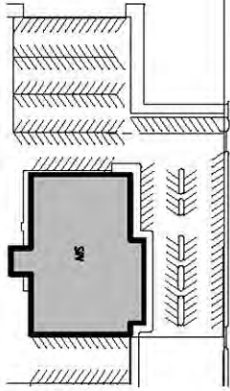




Del Mar College - East Campus Underground Sanitary Sewer Plan

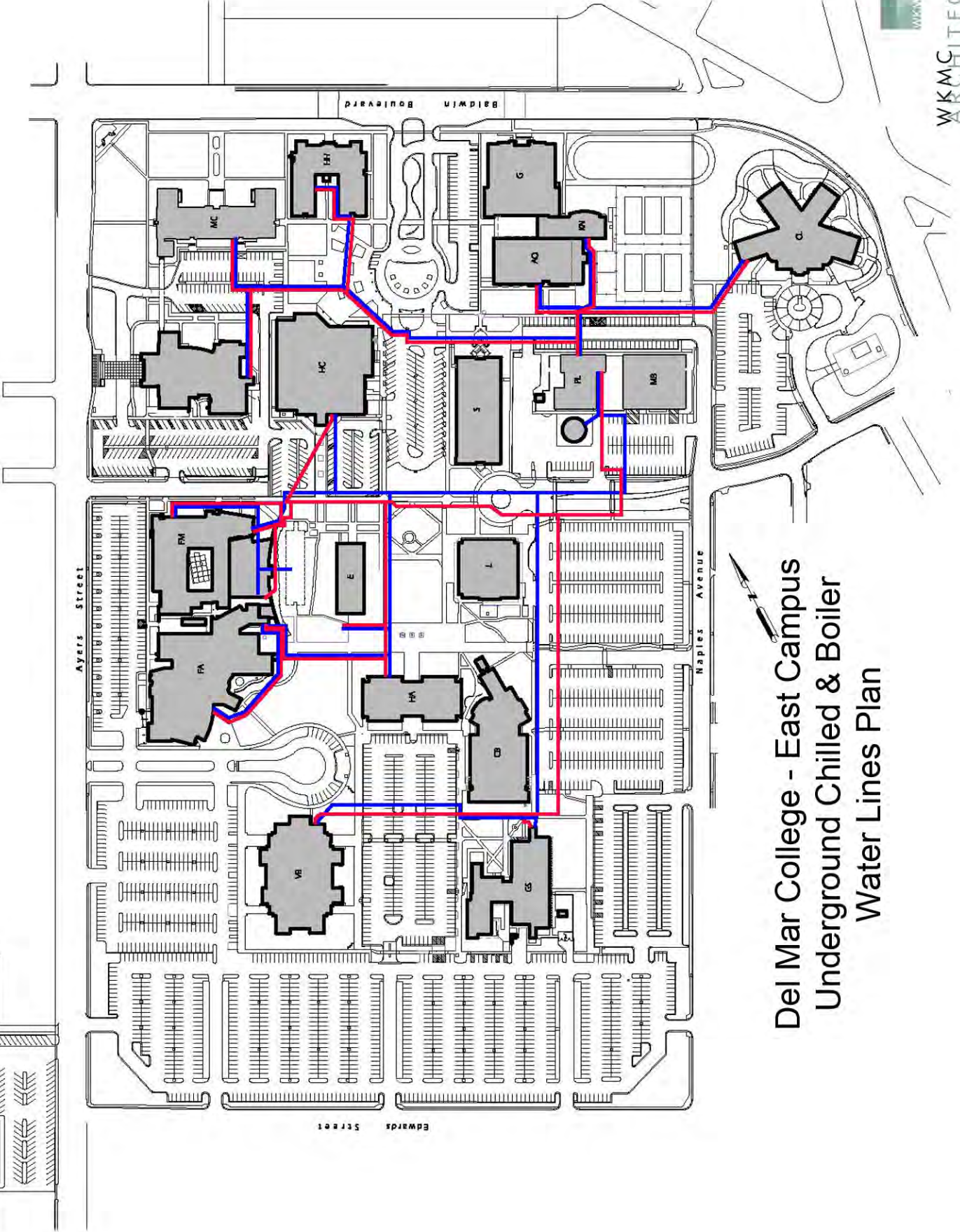
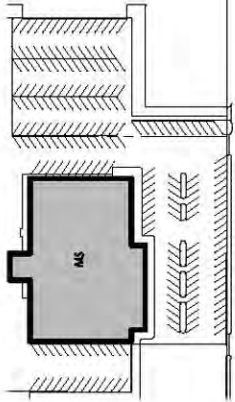


Del Mar College - East Campus
Underground Storm Drainage
Plan



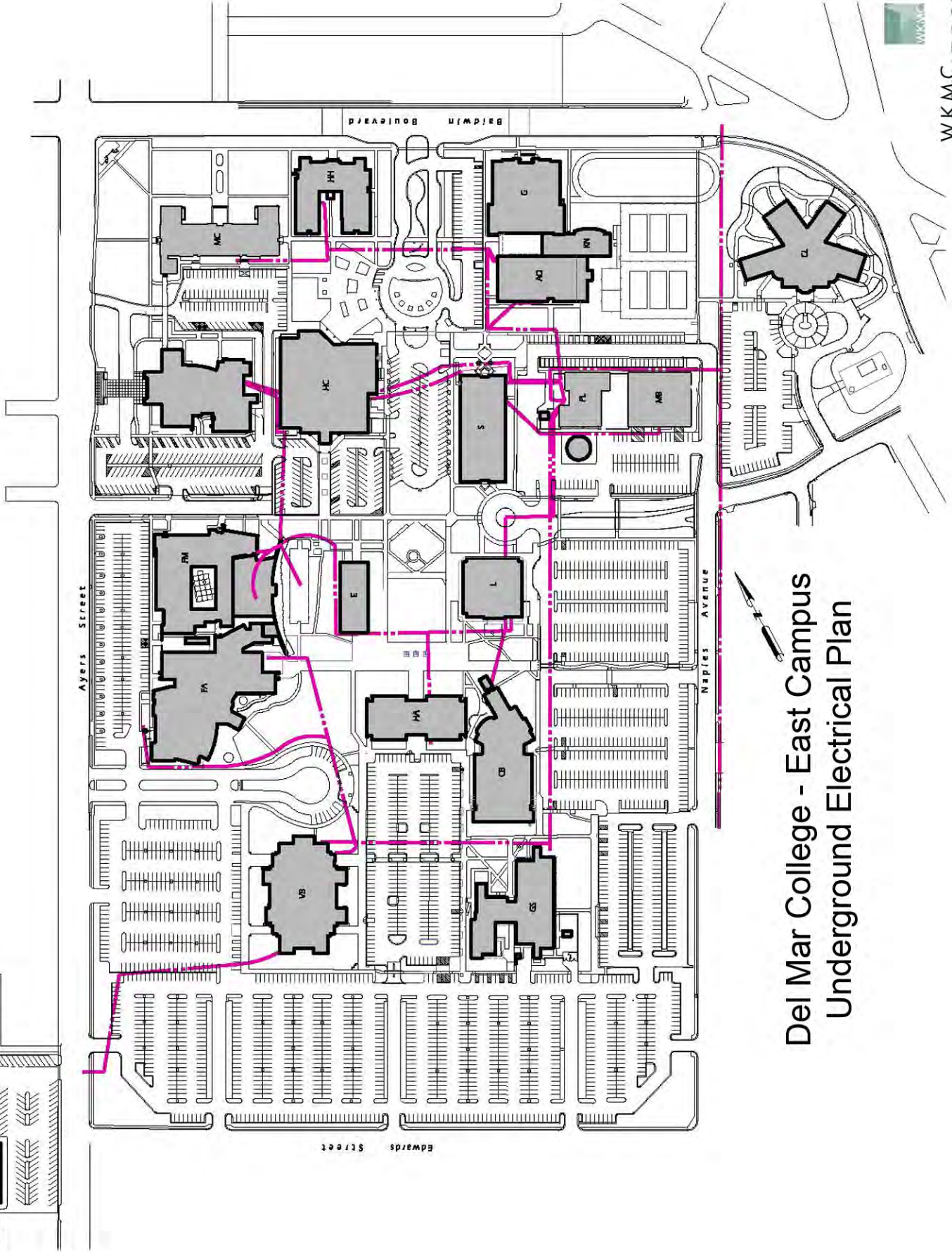
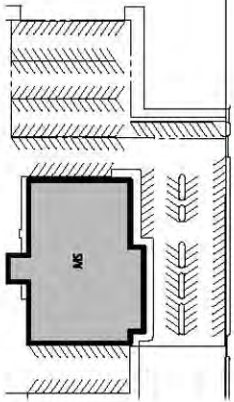
Del Mar College - East Campus Underground Gas Distribution Plan





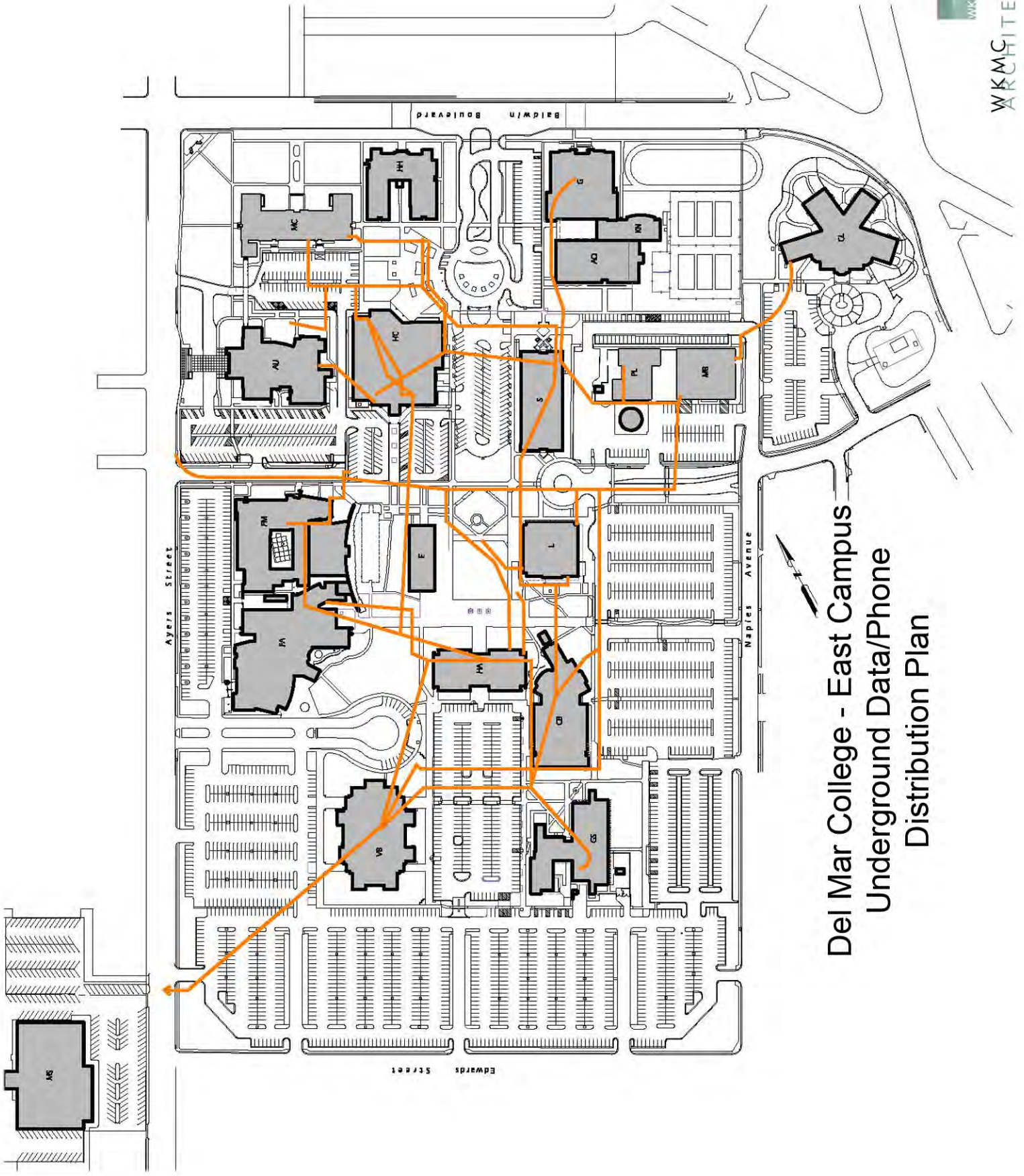
Del Mar College - East Campus
 Underground Chilled & Boiler
 Water Lines Plan





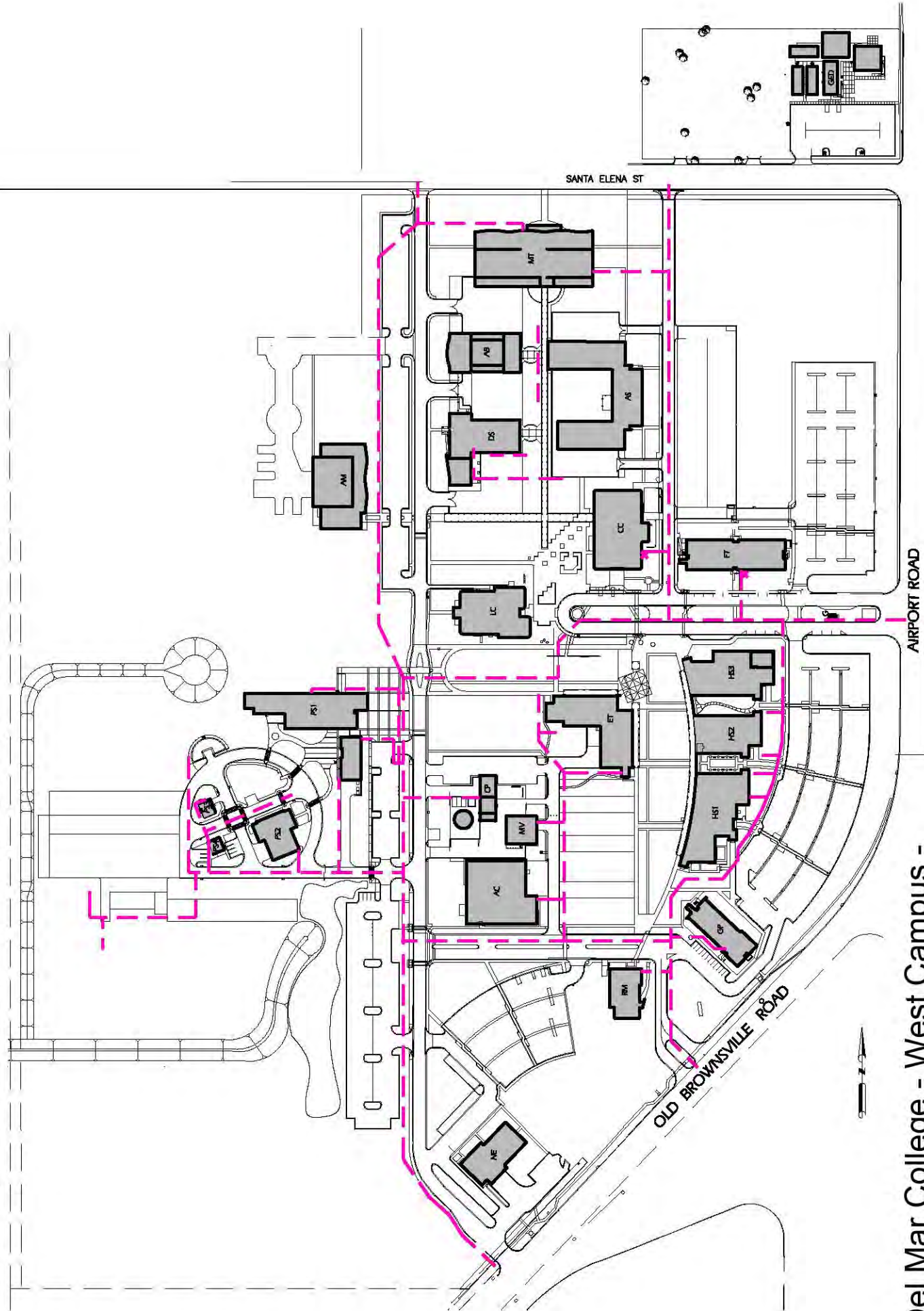
Del Mar College - East Campus
Underground Electrical Plan





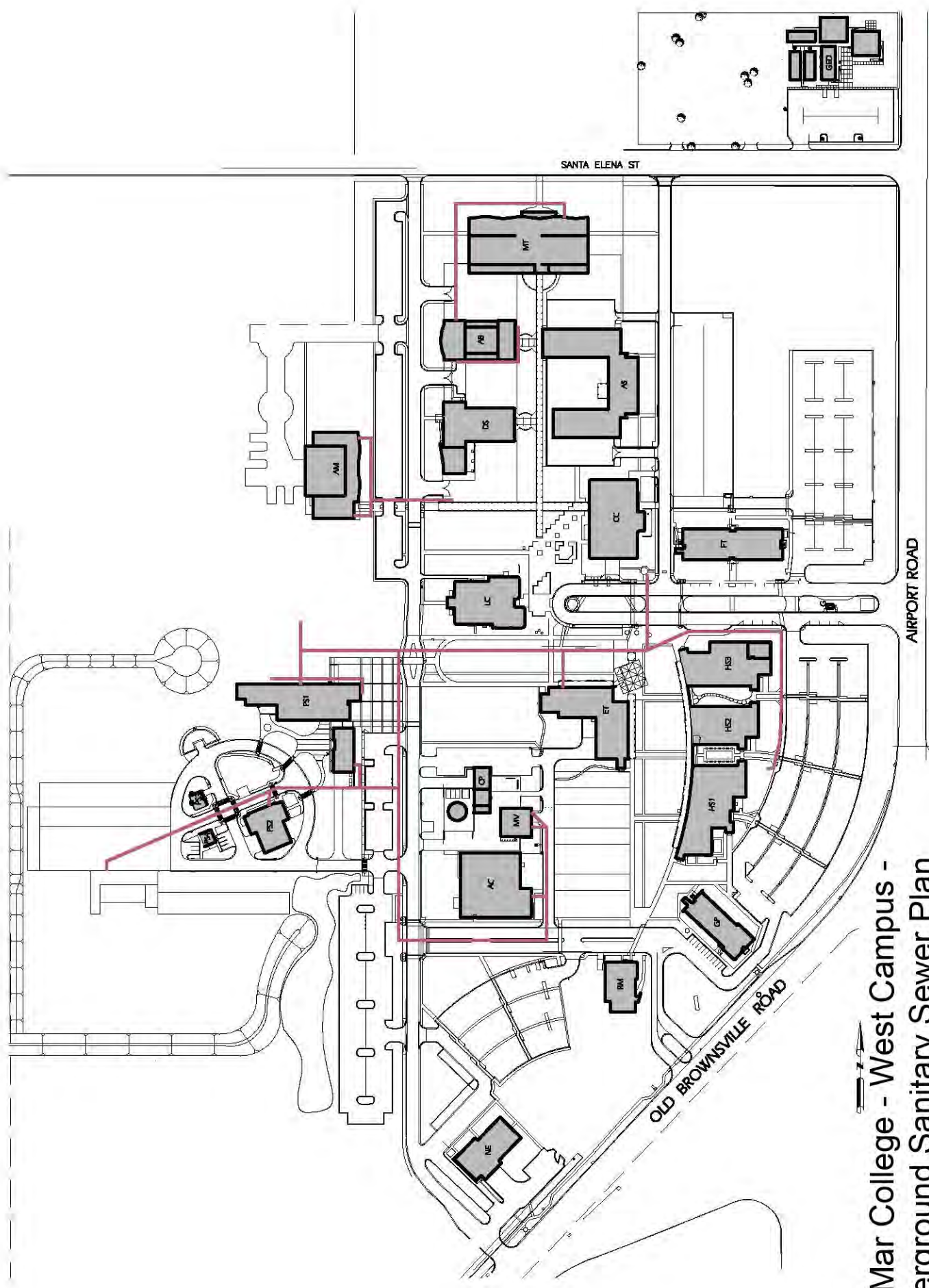
Del Mar College - East Campus
 Underground Data/Phone
 Distribution Plan



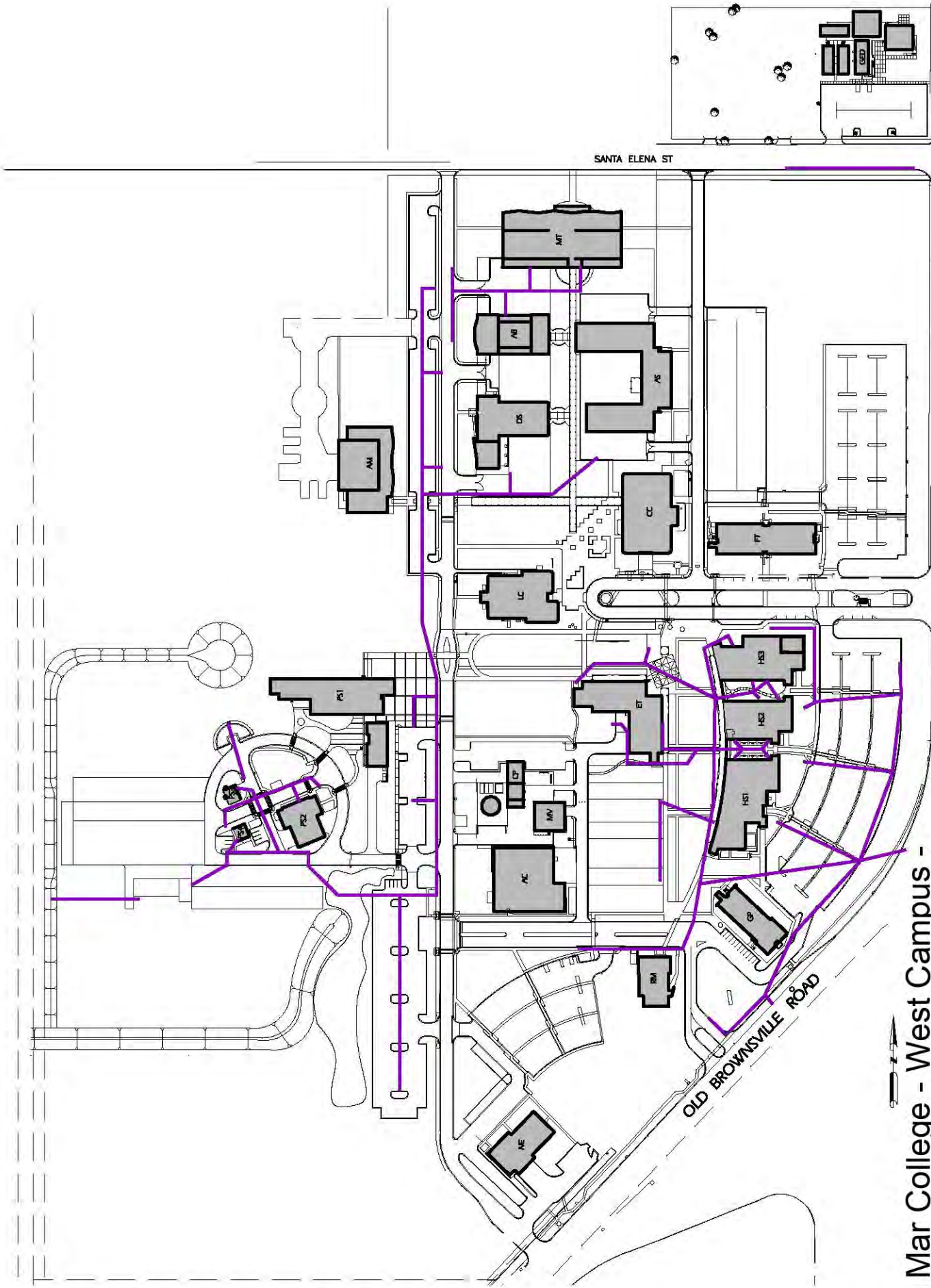


Del Mar College - West Campus -
Underground Water Supply Plan



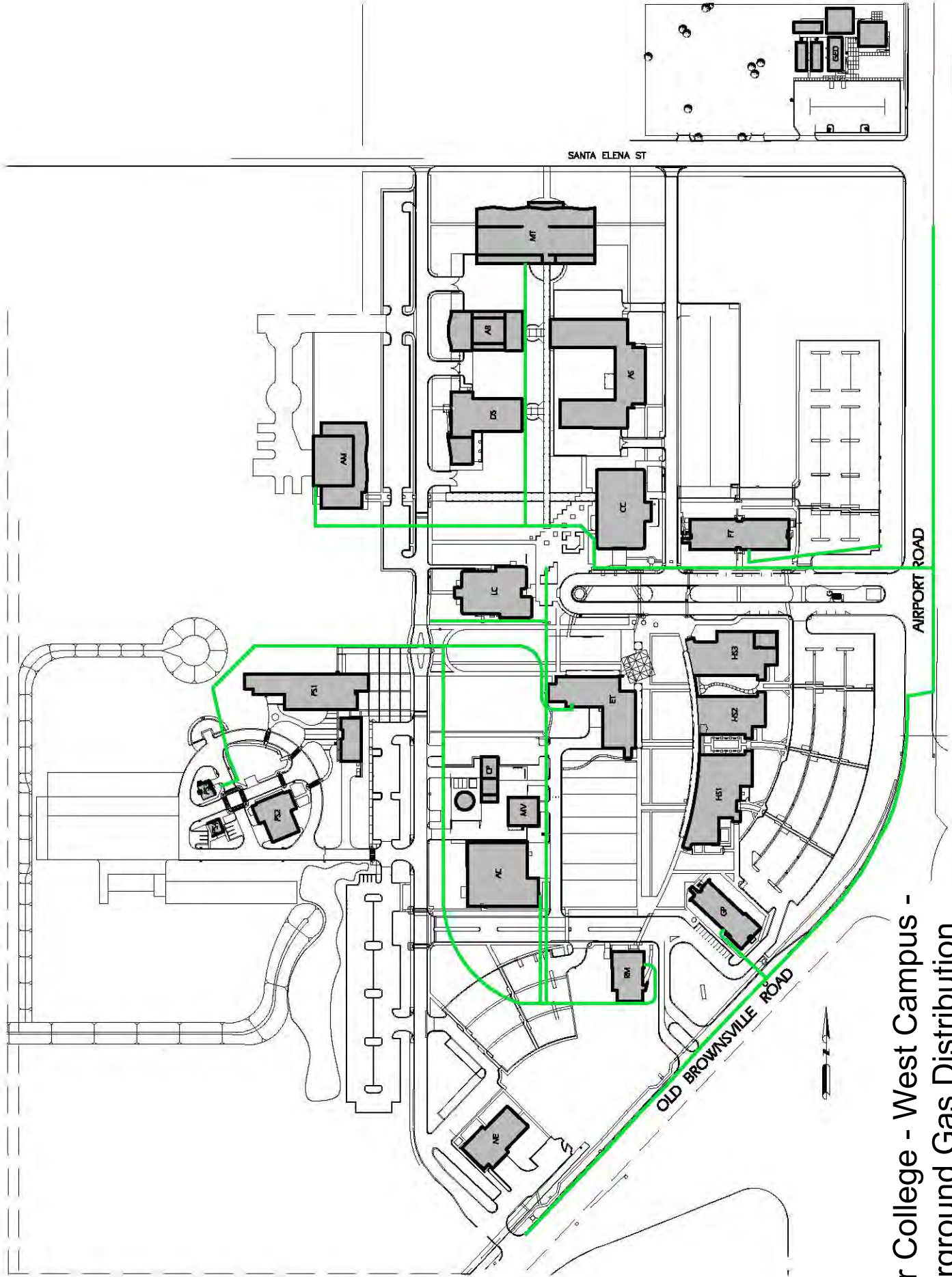


**Del Mar College - West Campus -
Underground Sanitary Sewer Plan**



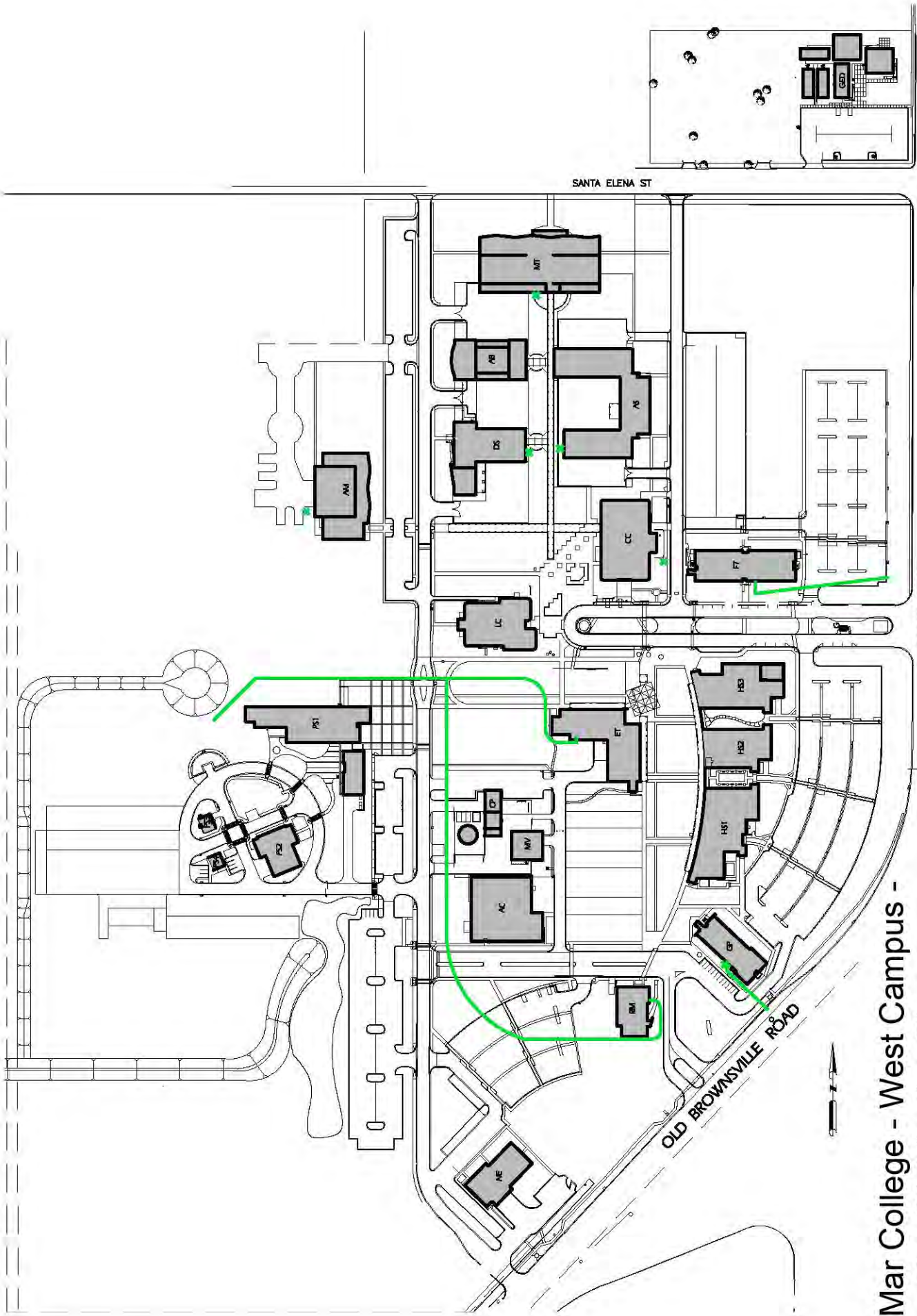
Del Mar College - West Campus -
 Underground Storm Drainage
 Plan





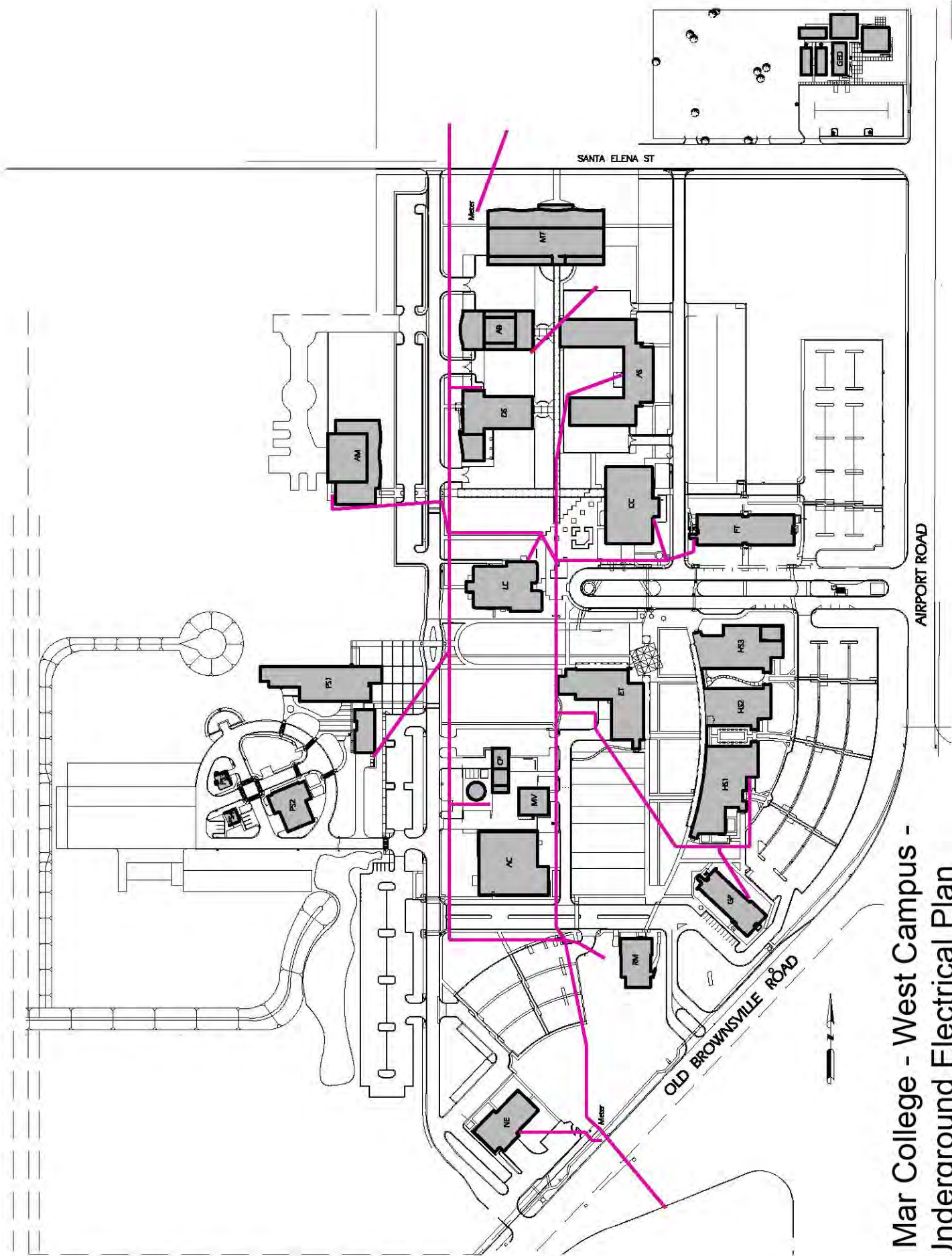
Del Mar College - West Campus -
Underground Gas Distribution
Plan





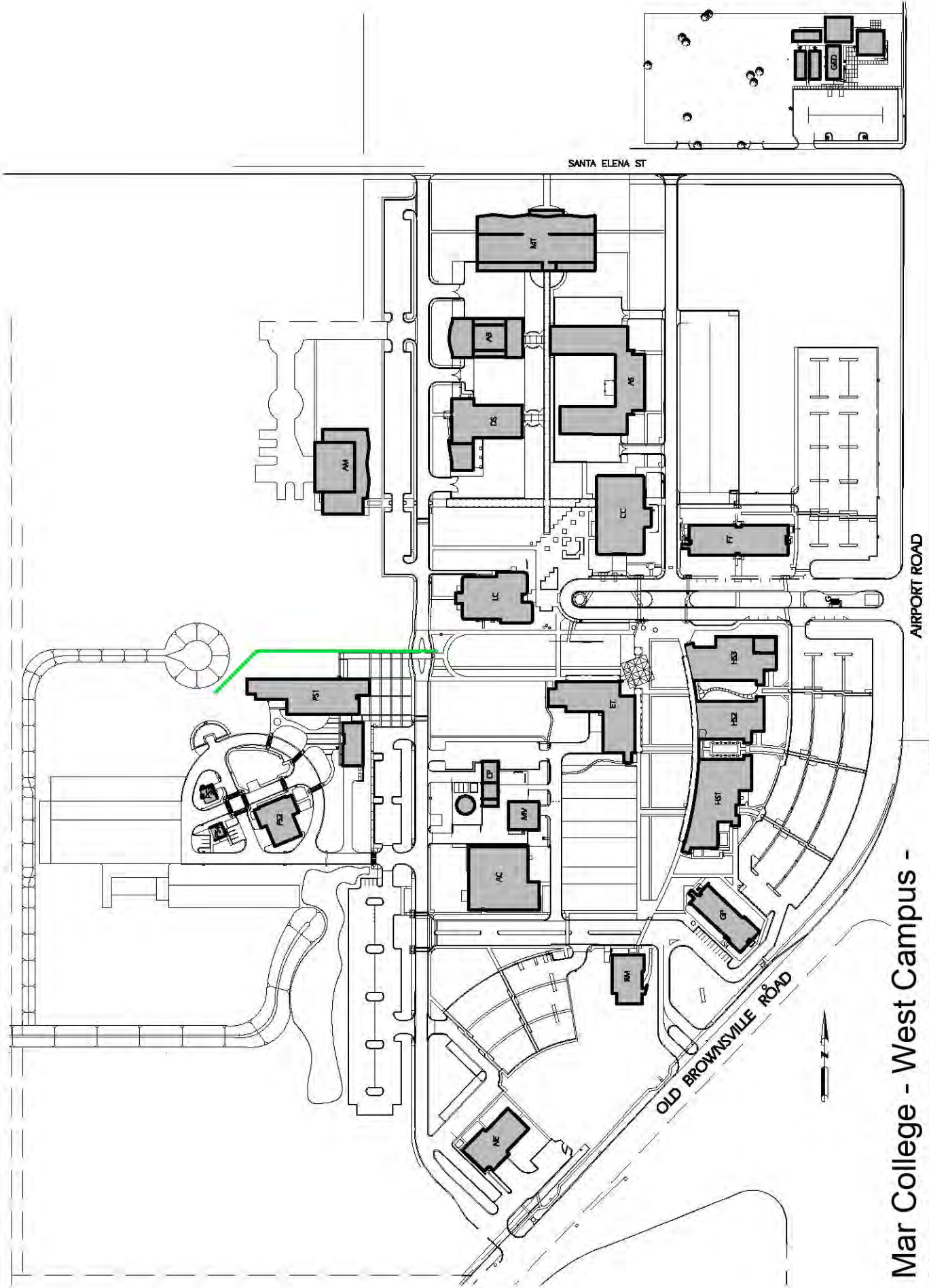
Del Mar College - West Campus - Gas Distribution Plan





Del Mar College - West Campus - Underground Electrical Plan





Del Mar College - West Campus -
 Underground Data/Phone
 Distribution Plan

