



Entire School/
Campus Building
Renovation/Addition/
Restoration

HILL PARTNERSHIP INC.

115 22nd Street
Newport Beach, CA 92663
www.hillpartnership.com

Larry Frapwell or
Kathie Bloomfield
949/675-6442

DESIGN TEAM

Roessler Design Group,
Structural Engineer

JBA Associates, Mechanical,
Electrical, Plumbing Engineer

Jacobus & Yang, Inc.,
Cost Estimator

Boyle Engineering Corp.,
Civil Engineer

CW Driver, Construction
Manager

Ivy Landscape, Inc.,
Landscape Architecture

OWNER/CLIENT

Orange Coast College
Costa Mesa, CA

Richard T. Pagel,
Vice President of
Administration Services
714/432-5024

Type of School and
Grades Served:
Community College,
Post-secondary

Capacity: 26,000 students

Size of Site: 1.7 acres

Area of Building:
57,000 square feet

Volume of Building:
714,000 cubic feet

Space per Student:
2.2 square feet

Cost per Student: \$800

Square Foot Cost: \$391

Cost of Construction:
\$21 million

Total Project Cost: \$24 million

Contract Date: Oct. 2003

Completion Date: Aug. 2006

Percent of Completion: 100%

COLLEGES & UNIVERSITIES

Orange Coast College, Watson Hall

Costa Mesa, California

Hill Partnership Inc.



FRONT EXTERIOR VIEW OF WATSON HALL

This structure is intended to establish a 21st century image for the campus and provide a centralized, user-friendly location for student services. The original building was seismically inadequate; therefore in addition to strengthening/reinforcing the existing concrete frame, it required reducing the weight load imposed by the old exterior brick. The brick was replaced with glass and aluminum curtain wall providing a naturally lit interior.

The design of the build-

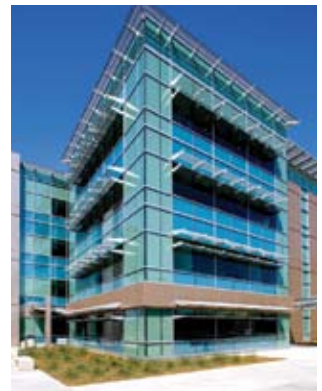
ing evolved simultaneously with the development of the new campus master plan. This resulted in two primary entries: one to the south serving as a public entry from parking and one to the west responding to the circulation and open space elements of the master plan. As the master plan is implemented this entrance will anchor a major north-south pedestrian spine and contribute to a shared courtyard with a student center directly west of this facility, and the existing student health-care building directly north.

The building systems were selected to comply with CHIPs guidelines. Combined with a white roof, minimal use of glass on the west elevation, and solar shading devices on the east and south elevations, this provides effective shading of windows, making the building responsive to sustainability concerns.

The final result is a welcoming facility that provides the students with a single location for registration, counseling, entitlement, and other matriculation services. ■



MAIN INTERIOR STAIR



BACK EXTERIOR VIEW OF WATSON HALL

PHOTOS: CHRIS COSTEA