



Sacramento City College

Facilities Master Plan

31 October 2010

February 2014 Update

- Options, opportunities and considerations for Capital Projects
- Projects funded with State and Local (Measure A & M) Bond Funds and other campus generated funds (e.g. Foundation, College Store)
- Scope and Schedule of planned projects

SCC Facilities Master Plan

Background

- **Original plan worked in 2003-04 after Measure A was passed (Mar 2002; LRCCD \$265M)**
 - Briefed to BOT for Approval in June 2004
- **Updates to Citizen's Bond Oversight Committee on a quarterly basis—excellent LRCCD track record**
- **Measure M driving this update (Nov 2008; LRCCD \$475M)**
 - Initial project proposals formulated as part of bond game plan
 - Multiple iterations of project proposals starting June '06
- **SKW Architects retained for this update (did 2004/10 FMPs)**
 - Integrate state AND local bond funding and 'other' where applicable
 - Utilizing/updating original plan considerations
 - Structural limitations, building age/competitiveness, bond funding
- **2010 Master Plan due for review and update—interesting puzzle with several open issues**
 - **2014 Update: Adding new issues to resolve based on current building schedule & backfill projects**
 - **Date for next State bond measure unknown—evaluate impact**

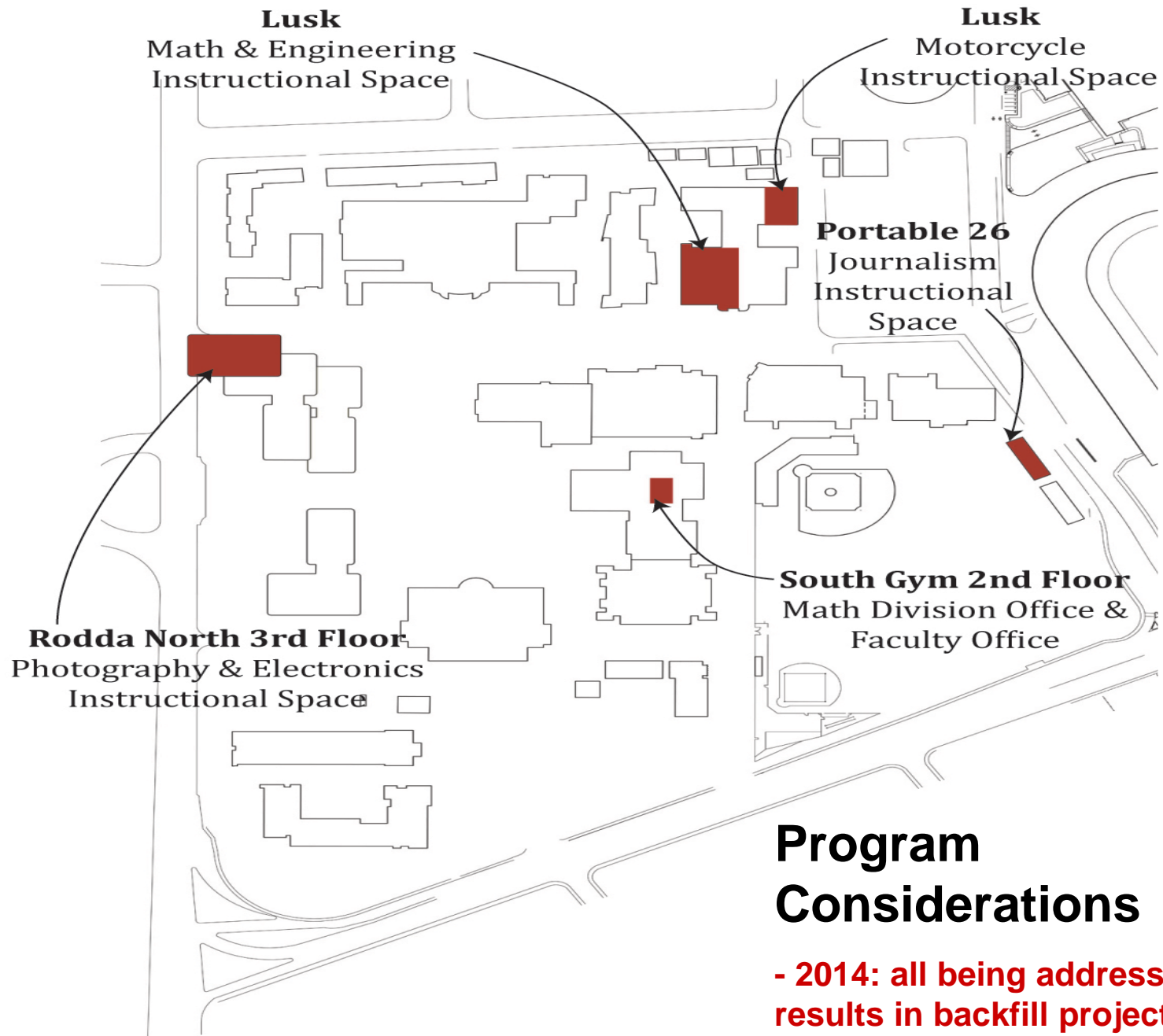
Facility Projects

Reference: Facility Resource Plan

- Emergency / routine maintenance and repair and improvement—same year funding
- Facility projects—unit/program plan, 'next' year funding through budget planning process
- **Modernization / New Construction**
 - Capital Outlay or Bond Projects
 - **Both state and local bond funding**
 - Future Year Planning—Facilities Road Map
- Other Remodel / **Backfill Construction**
 - Unit or Program Plans may cover
 - College funding needed
 - *May result from Capital / Bond projects as backfill*

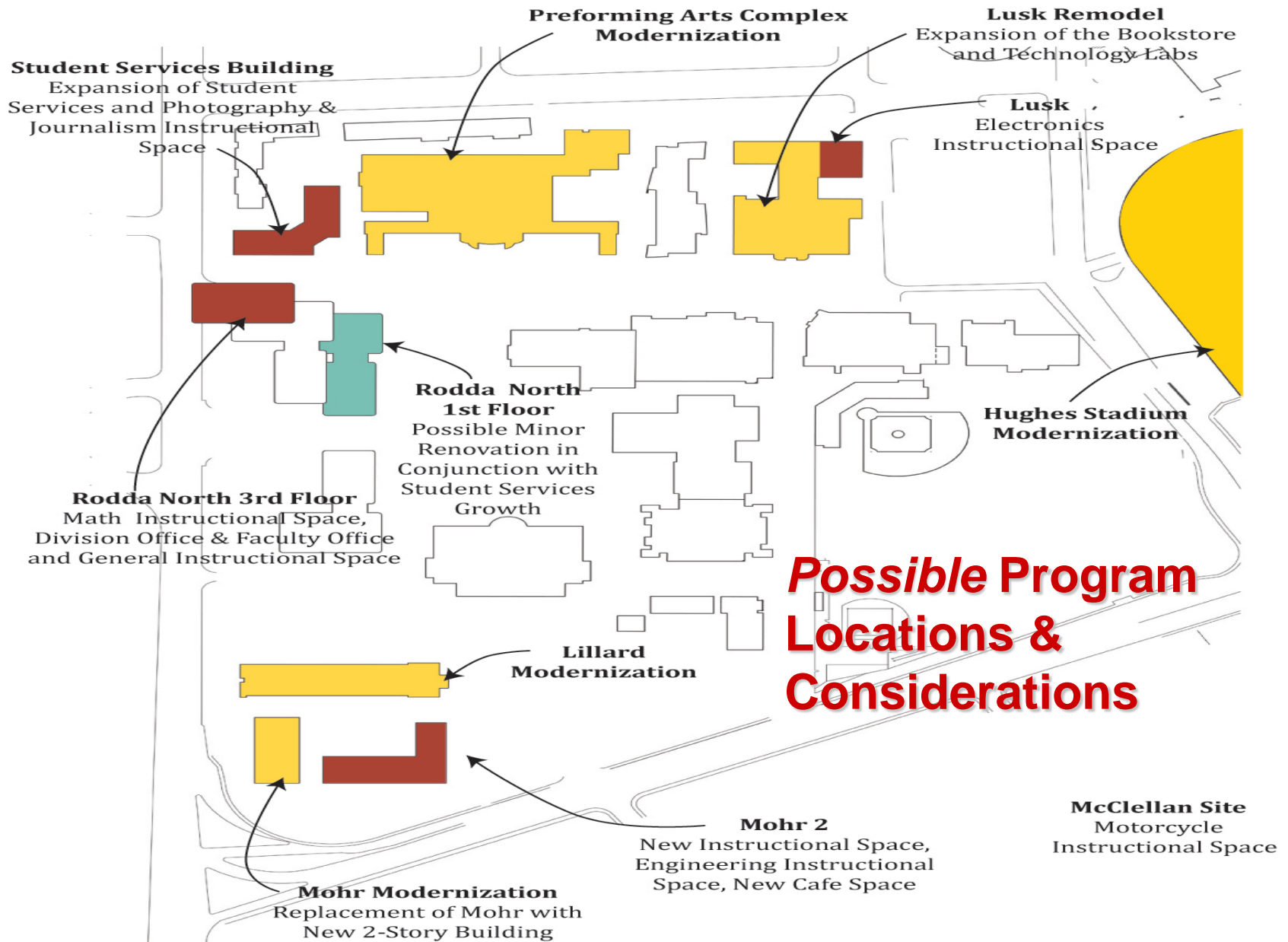
‘Eligible’ Assignable Square Feet (ASF)

- Annual update by FM of College Capacity-Load Ratios (Five-Year Construction Plan)
 - **Capacity**: ASF; **Load**: Projected Enrollment
 - Formula and analysis to compute, but still a moving target
- Key factor in State Bond funded projects
 - Lecture, lab, **office**, library (state)
 - AVTV, Parking, Café/bookstore (LRCCD)
 - Age, building condition, and funding also considered
- Long range plan developed for Measure M
 - 2007 Cap-Loads derived funding plan
 - **108K of eligible new space (25K on campus / 78K at centers)**
- **Rough** planning factors for the 2010 FMP Update
 - New Instructional (Lecture/Lab) Space: 15,000 ASF
 - **Office Space (Student Services): 4,000 ASF**
 - General lab, service, support: 3,000 ASF
 - Cafe, Bookstore: 3,000 ASF
 - + Temporary 3 Replacement: 2,500 ASF—**don't have to demo**
 - **2014: NO new space in this update; only re-purpose**



Program Considerations

- 2014: all being addressed but results in backfill projects



Issues / Spaces to Resolve

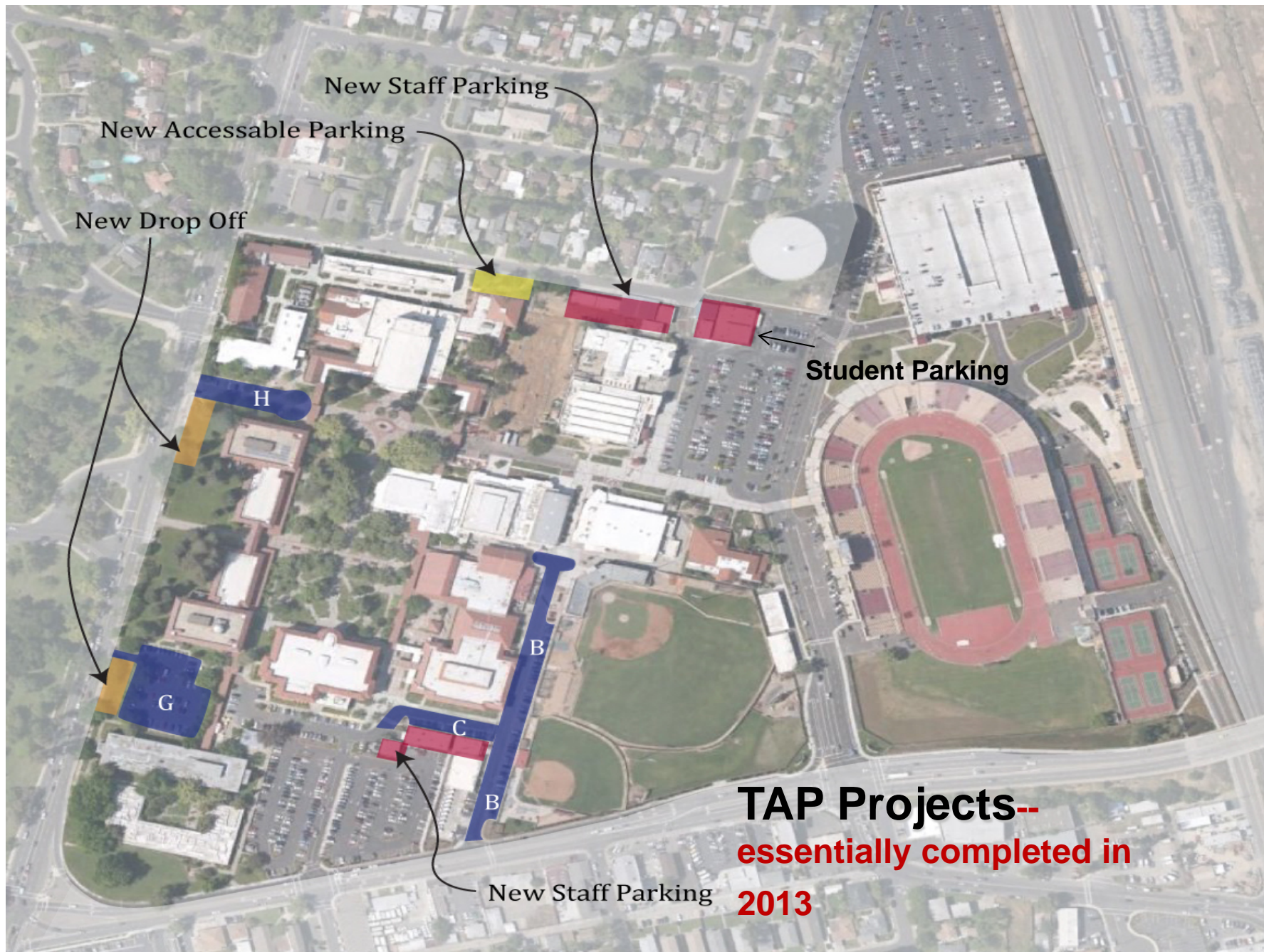
Short Term—2010-2014

- **Layout & Space Allocations in new Student Services Building--Completed**
 - Design begins [June 2011](#); Select Architect [February 2011](#)
 - Journalism layout; Photo Layout
 - **Bldg schedule for occupancy [Feb 2015](#)**
- **Anthropology Space—West Sac or Main—Still TBD?**
- **Administration of Justice Space—West Sac or Main—Still TBD**
- **Electronics game plan--Completed**
 - LAC 11 is target: **modernization project to begin [March 2014](#)**
 - Motorcycle program: **terminated**
- **Auditorium A—1-4 Spaces—Still TBD**
 - DSPS/DRC space adjustments—**using as swing space now (2014)**
 - AVPS to PAC or new Student Services Building—**decision is to new bldg**
- **Rodda Hall North, 3rd Floor Utilization—On track**
 - Modernization project due to size/scope potential
 - Future home for Math Division—**clears spaces in SOG and RHS**
- **TAP Projects....major portion of 2004 FMP**

Rodda Hall North 3rd Floor

Allocation of Space for Architect

Type of Space	Quantity	Square Footage	Square Footage Total
Anthropology Classrooms	2	700	1,400
Storage for Anthropology	1	300	300
Math Faculty Offices	30	90	2,700
Math Dean Office (staff space & workroom)	1	650	650
Math Study Space	1	150	150
Math Classrooms	3	700	2,100
Classrooms	2	800	1,600
Meeting Room	1	750	750
TOTAL SQUARE FOOTAGE (ASF)		NOTE: 9286 ASF Available on 3rd Floor	9,650



TAP Projects--
essentially completed in
2013

Parking Summary

TAP Projects Completed

	Current							
			CALDAG Required					
Lot	Staff Spaces	ADA Spaces	ADA Spaces	Special Use Spaces*	Motorcycle	Student	Total	Lot
B	70	6	4	3	0	0	79	B
C	42	14	3	2	21	0	58	C
F	273	0	7	0	0	0	273	F
G	81	10	3	0	0	0	91	G
H	0	0	1	0	0	0	0	H
K	8	2	1	0	0	0	10	K
L	25	2	2	0	0	0	27	L
West	104	25	6	15	20	52	196	West
East	11	3	3	9	0	0	23	East
North	16	7	15	8	0	712	743	North
South	0	10	8	0	0	336	346	South
Parking Structure	0	27	30	0	8	1931	1958	Parking Structure
	630	106	83	37	49	3031	3804	

* Special Use Spaces include Short-Term, Special Permit, & Community Use

a/o 8/8/13

- Demo Temp 1: Add ~50 Student Spaces
- Demo Temp Complex: Add ~40 Staff Spaces

New Student Services Building

Proposed Space Allocations for Architects

- 16,000 ASF (AJ + SS = 8005 ASF)
- Space Allocation:
 - Student Services: 9,076 (current + 4,000)
 - Photo: 3,300 (from RHN)
 - Journalism: 2,400 (from Temp 3-demo--NO)
 - Anthropology: 1,000 (from A-J)—Not included
 - AVPS: 224 (vs. A-1 in PAC)
- Administration of Justice relocated to RHN?
Or retain at WSC?—Still TBD

Related Projects—Short Term

- **Rodda Hall North, 3rd Floor: 9286 ASF—Design March 2014**
 - Math Division Office: 1,054
 - Math Classrooms (vs LAC) 1,192
 - Administration of Justice: 1,818—Still TBD
 - Other Space to design: 5,222
- **Lusk Modernization Project—Project planned/Const Mar '14**
 - Electronics: 5413 ASF
 - Lusk 11: 4509 ASF
 - Motorcycle Game Plan: McClellan Park—NO
- **Auditorium A-1thru 4: 2462 ASF—Still TBD**
 - Already under construction as part of PAC
 - DSPS/DRC: 1958
 - AVPS: 504
- **West Sacramento Center, 3rd Floor: 7000 ASF—Still TBD**
 - Bond project remodel; type II funds retained
- **Swing space allocations and other uses (~12K ASF)**

Modernization Schedule Update

As of February 2014

Project / Building	Start Construction	Occupy	Semester Start	Type II \$K	Comment
Student Services Bldg	Jul -13	Mar-15*	Spring 2015	515	Started 17 June '13 Type II working
Lusk Center Phase I	Mar-14*	Nov-14	Spring 2015	284	Design: Complete GRA Architect Successful Bid
Rodda Hall North/3 rd	Jul-15*	Jun-16	Summer 2016	120	Design: Mar 2014; Space use proposed
Backfill Projects	TBD	TBD	TBD	None	RHN, SOG, RHS, Temp 3, other
Mohr Hall	May-2017	Jan-2019	Spring 2019	743	Design: Aug 2015 FPP Jun 12 (14-15)
Lillard Hall	Jun-2019	Feb-2021	Spring 2021	1,356	Design: Sep 2017 FPP Jun 12 (15-16)
Mohr Hall II, New Bldg	Jun-2020	Feb-2022	Spring 2022	684	Design: Sep 2018
TAP: F Lot Walkway	May 14	Jun-14	Summer 2014	None	Walkway mods Funding w/ PDF
Davis Center Phase II/III	May-16 (II)	Jan-18	Spring 2018/2023	579 (II)	Design: Sep '14 FPP Jun 12 (15-16)
West Sac Ctr, Phase II/III	Jun-18 (II)	Feb-20	Summer 2020/2024	632 (II)	Design: Sep 16 Center Status Pndg

Factors for Consideration

Mid-Term—2014 Update

- **State Facilities Bond Outlook**
 - NO initiative 2008, 2010, 2012, 2014?
 - Measure for 2016 will be critical for SCC
- **IF a 2016 state measure, Mohr and Lillard schedule will work**
 - If not, a contingency plan will be worked
 - Likely would adjust local bond funding and project sequence
- **SS Bldg, Lusk and RHN generate many 'backfill' projects for consideration**
 - Not too early to start dialogue on re-use
 - Should plan projects for summer 2015 & 2016
 - Work funding and schedule with FM/DO
- ***Areas not included here: CDC, LRC & WSC/3rd Floor***

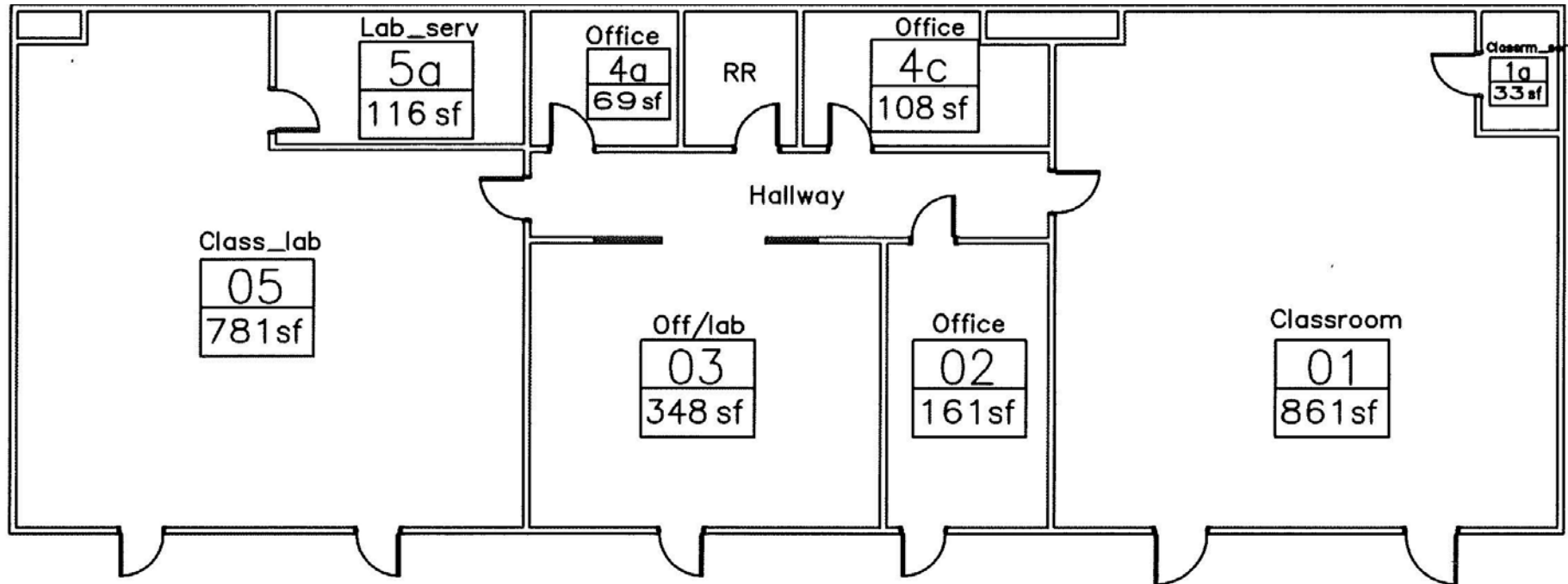
Backfill Project Spaces

ASF and Current Utilization

- Temp 3 / Bldg 26 (summer 2015): 2477 ASF
 - Journalism to new Student Svs Bldg
 - Office x 3: 338 asf
 - Lab (WET) x 2: 464 asf
 - Classroom x 2: 1675 asf
 - Water and sewer available
- Rodda Hall North, 1st Floor (summer 2015) 5395 ASF
 - A&R to new Student Svs Bldg
 - EOPS: 5 office suite 1088 asf
 - A&R: office complex 2530 asf
 - Financial Aid: office suite 1005 asf
 - Dean + FA: office suite 772 asf

Temporary 3 / Bldg 26

2477 ASF

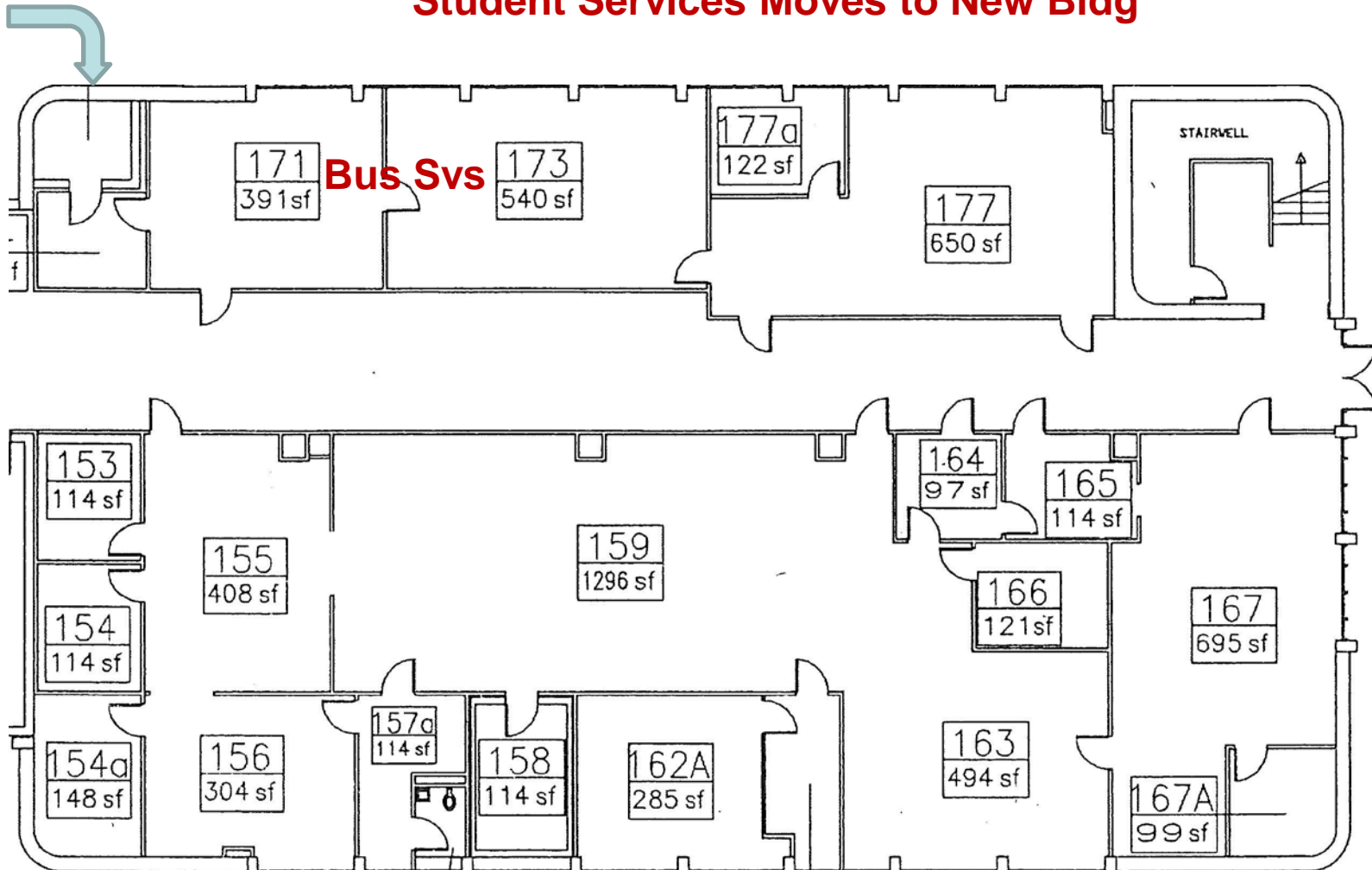


- Water and sewer available
- Potential for wet-lab space

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Rodda Hall North, 1st Floor / Bldg 1

Student Services Moves to New Bldg



- Business Office NOT Affected (Rm 171-173)
- Admin Spaces: EOPS, Financial Aid, CALWORKS

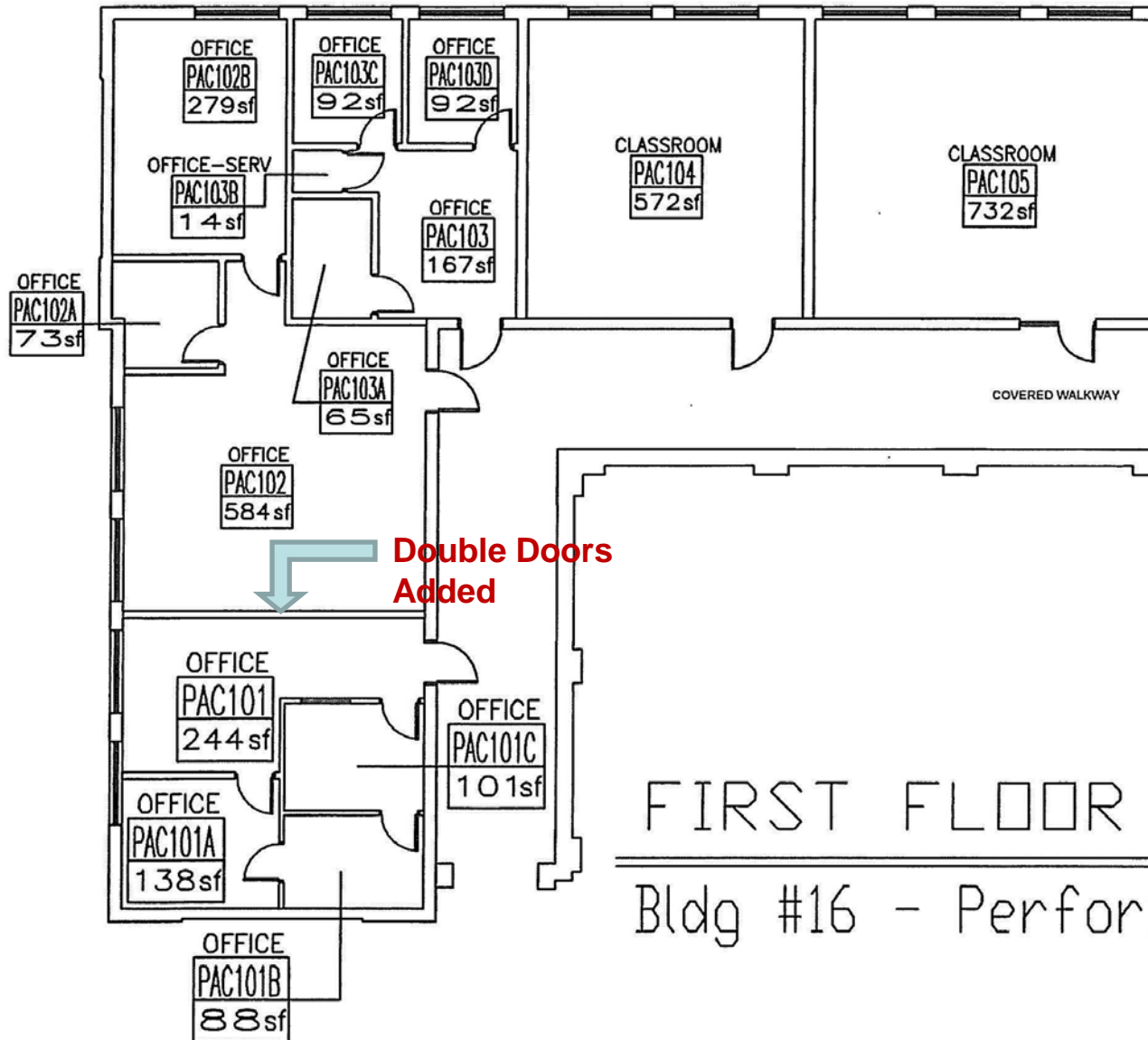
Backfill Project Spaces

ASF and Current Utilization

- PAC 101-104 / Bldg 16 (summer 2015) 2509 ASF
 - DSPS/Swing Space to new Student Svs Bldg
 - PAC 101: office suite 571 asf
 - PAC 102: office/lab 936 asf
 - PAC 103: office/cubes 430 asf
 - PAC 104: classroom 572 asf
- Rodda Hall South, 1st Floor (summer 2016) 1669 ASF
 - Math offices to RHN 3rd Floor new spaces
 - Offices x 8: 1122 asf
 - Office support: 547 asf
 - Math lab adjacent for expansion
 - Classroom or meeting rooms space potential

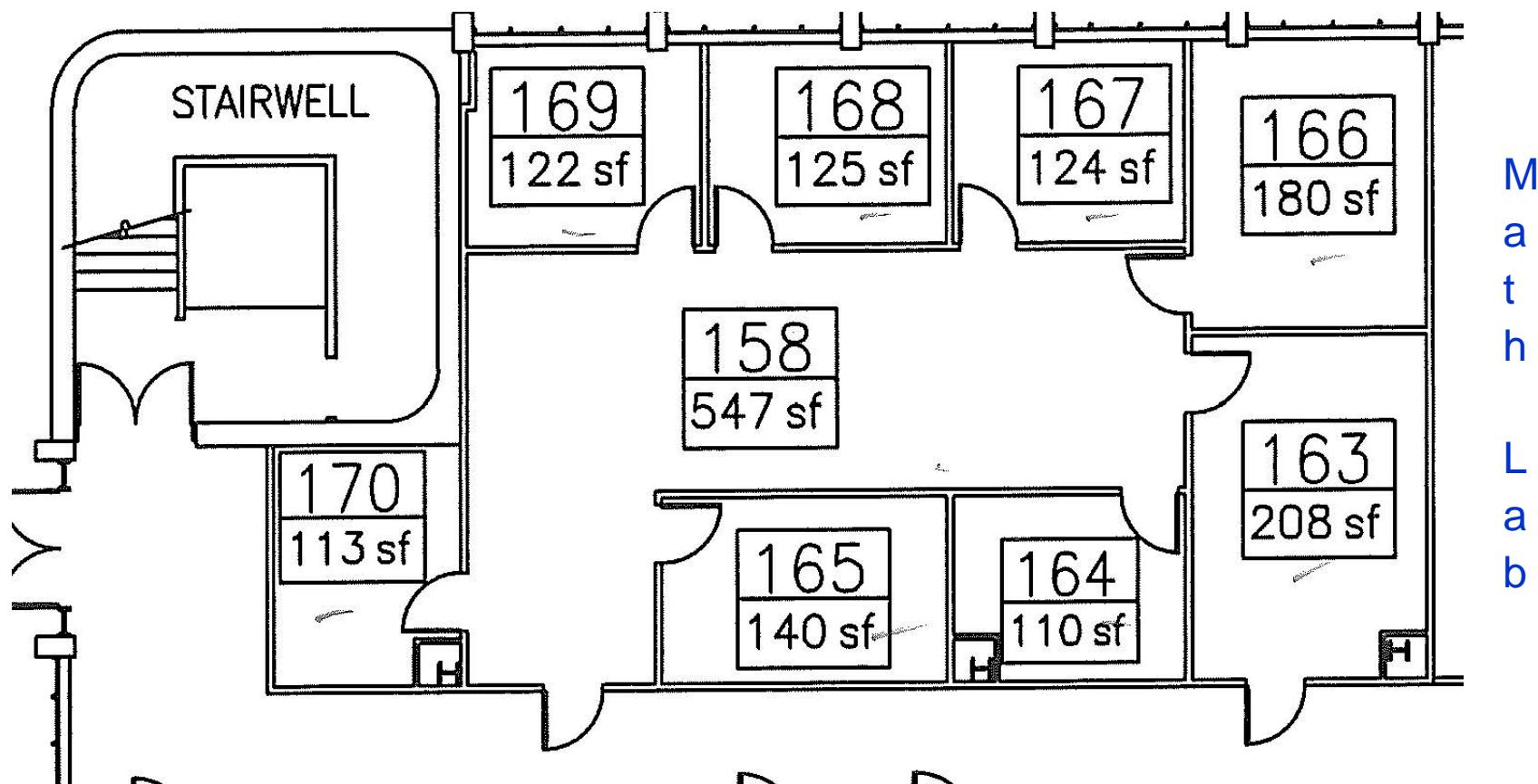
Performing Arts Center / Bldg 16

PAC 101-104 / 2509 ASF



Rodda Hall South / Bldg 2

Math Faculty Office



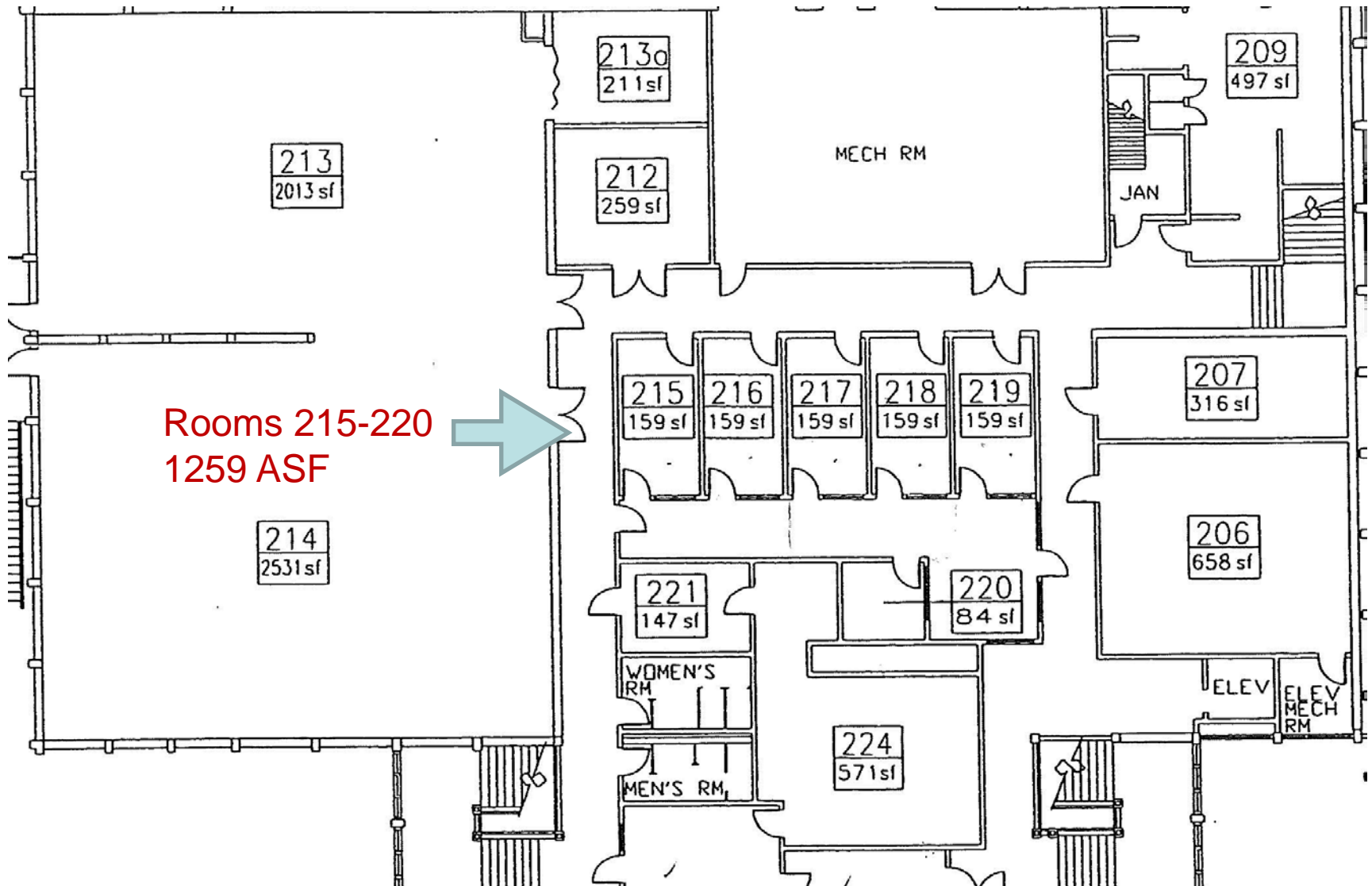
- Rooms 158, 163-170
- Adjacent to Math Lab

Backfill Project Spaces

ASF and Current Utilization

- South Gym, 2nd Floor/Bldg 9 (summer 2016) 1259 ASF
 - Math division to RHN, 3rd Floor new spaces
 - Office x 5: 795 asf
 - Office x 1: 84 asf
 - Office support: 380 asf
- Review other South Gym 2nd Floor spaces
 - AVPS to new Student Services Bldg
 - SOG 207, return to swing space
 - Other ASG needs
- Review / re-set swing spaces for next planned use
 - Summer 2015 with new SS Bldg vacancies
 - Summer 2016 in anticipation of Mohr/Lillard Hall projects

South Gym / Math Division Office Area



Issues / Spaces to Resolve & Discuss

Long Term 2016-2020

- Mohr Hall & Lillard Hall Complex
 - State bond projects from Measure A—unknown delay
 - Mohr Hall II Building Measure M (17,880 ASF)
 - Program Changes and relocations
 - Dental Clinic, Engineering, POD, others?
- Bookstore & Café Spaces
 - Integrated with Lillard & Mohr projects
 - Modest changes to Lusk Center spaces
- Other program locations or changes
- **Education Centers, Phases II & III**
 - **Davis Phase II approved by state w/ backfill funds**
 - **Design likely to start in Sep 2014**
 - **ASF counts to overall cap-load picture**

New Mohr Hall Bldg—Mohr II

Proposed Space Allocations for Architects

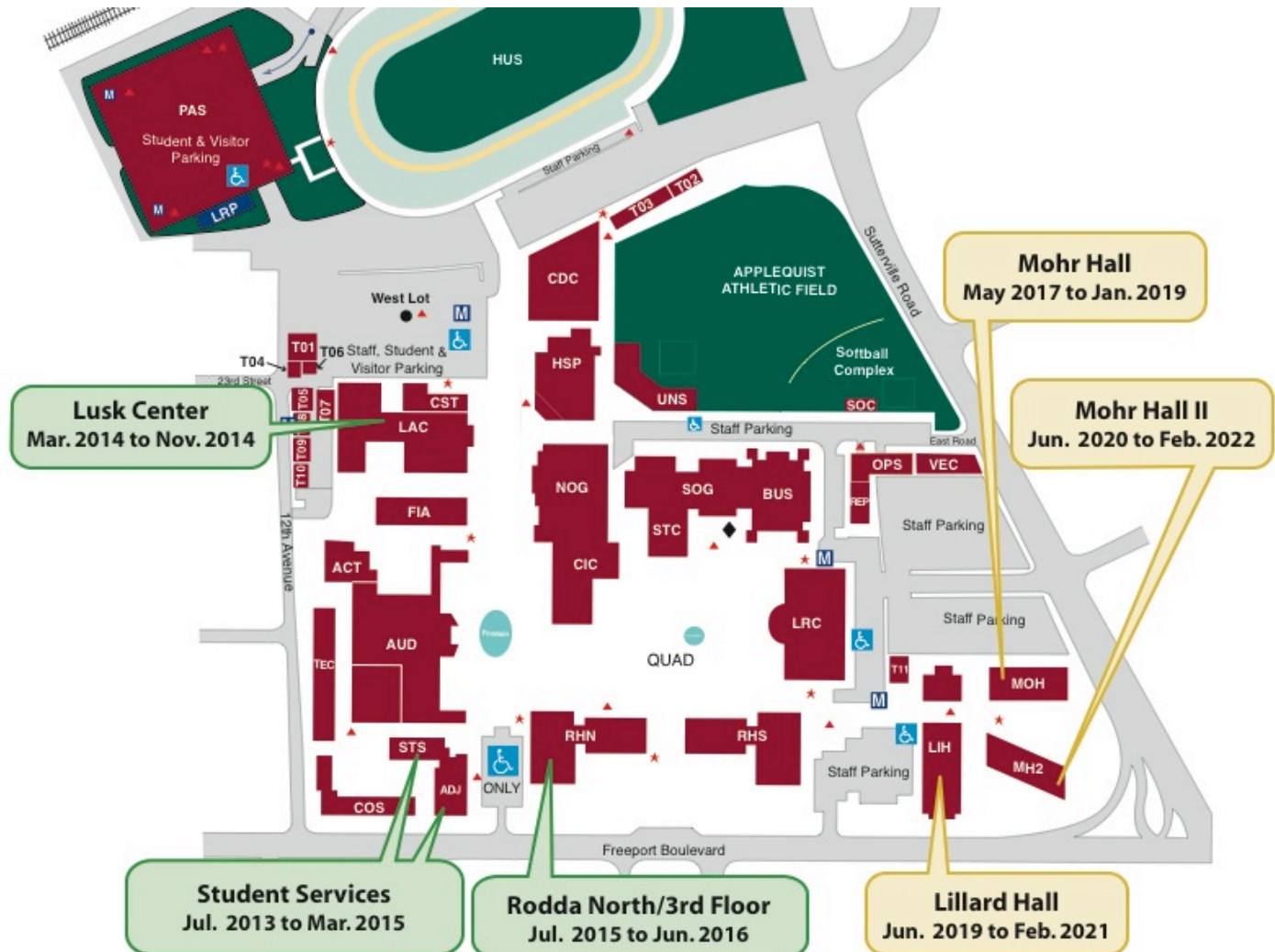
- Planned Building at 17,880 ASF
- Planned allocation of space
 - New Instructional Space 13,712
 - Temporary 11 1,345
 - New Lab/Support (engineering) 1,323
 - New Café / Bookstore 1,500
- Other program adjustments or relocations
 - Dental Clinic
 - POD

Building Modernization Schedule

As of February 2014

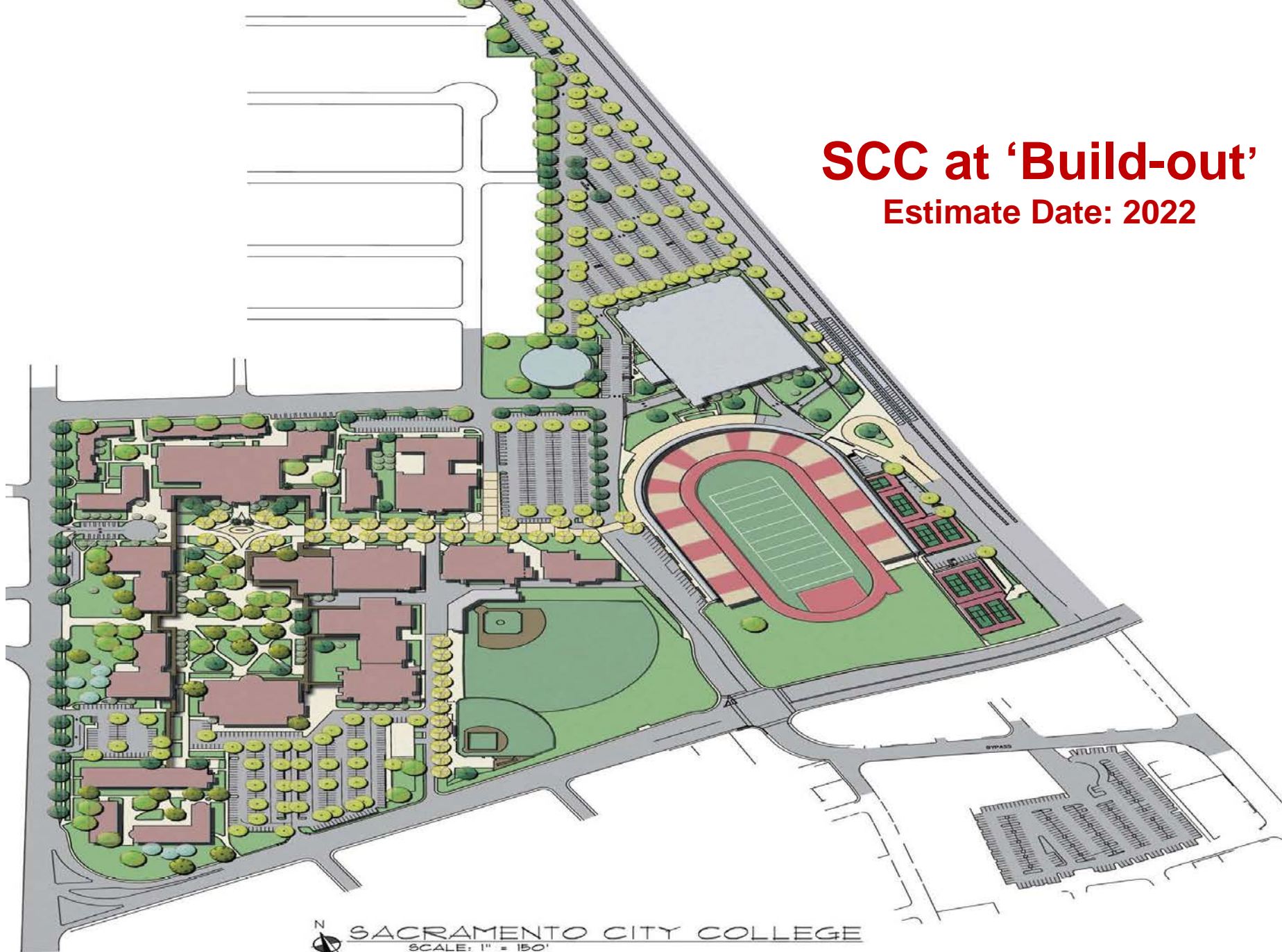
Davis Center
Phase II, III: 2018/2023

West Sacramento Center
Phase II, III: 2020/2024



SCC at 'Build-out'

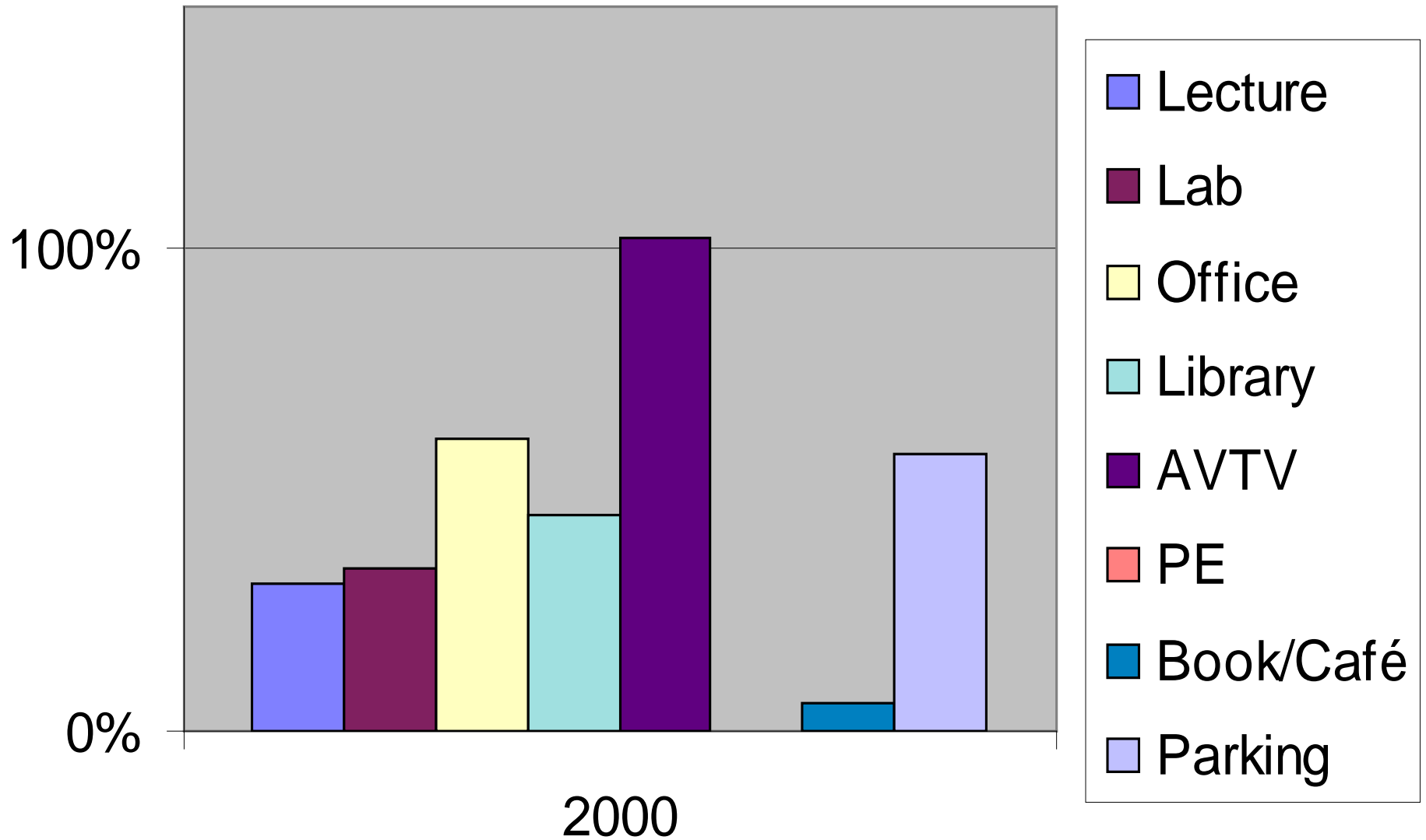
Estimate Date: 2022



Summary & Conclusion

- Modernization program continues
 - Shifts in timing/funding of projects inevitable
- ***2014 Facilities Master Plan update***
 - Tool for managing changes, charting a course
 - Capture Measure A & M projects
 - **Plan backfill projects and program location changes**
 - **Work budget to cover costs—campus responsibility**
 - **Include 'type II' FF&E estimates**
 - Account for budget and enrollment changes
- Collaborative process
 - Utilize college planning system and established strategic goals/priorities
 - Participatory governance at work!

Sample Campus Cap/Load Ratios



Sample Campus Cap/Load Ratios

