

Administrative Services

Capital Project Planning Update #1

May 6, 2002

The purpose of this first Capital Project Planning Update is to provide current information regarding physical planning activities that are underway relevant to Measure A and other related projects. Administrative Services will attempt to provide periodic information about the Strategic Capital Projects on a frequent basis. The college expects its various planning processes to inform one another as it begins to develop a large number of construction project plans. Should you have any comments contact me at x4432.

Santa Rosa Library Planning: The preliminary plans await the State's approval at the May 10th Public Works Board meeting in Sacramento. If approved, the college will need to proceed immediately to the construction documents (working drawings) stage leading to a possible release of State funds on or about July 1, 2003 for this twenty-four (24) month construction project. Hence, assuming passage of the state's general obligation bond next November, construction on the new Santa Rosa campus library could conceivably commence *within the fourteen (14) months*.

Removal and Demolition of Analy Temps: Administrative Services has ascertained that there is not sufficient planning and construction time left prior to the commencement of work on the new Library to construct a "replacement facility" prior to the removal of the Analy Temps that clears the way for the start of library construction. The college will focus on finding temporary housing for those programs occupying Analy Temps space. It is hoped that current Santa Rosa campus classroom and laboratory capacity will allow for the absorption of lecture and laboratory courses into the remaining Santa Rosa campus instructional facilities schedule.

It is possible that demolition and removal of the Analy Temps could start as early as the Spring Semester 2003 thus requiring the relocation of the remaining support programs as early as the Winter Break 2002/2003. Administrative Services will soon start working with those affected departments to plan for the move to other temporary facilities (rented storefront office space/relocatables, etc). The logistics and development of space proximate to other programs will be difficult and disruptive. The college will attempt to lessen the impacts of the construction related disruptions and dislocations. No determinations have been made for temporary on-campus and/or off-campus locations.

Santa Rosa Campus Circulation During Construction: Regular foot and vehicular traffic circulation will be disrupted during the library construction project. We know that we will lose regular access across Elliott Avenue. The pathways to the west and east of the Analy Temporaries will be lost. Main circulation pathways across Elliott will probably be to the west of Bussman Hall (between Bussman and Shuhaw Halls) and through Doyle Student Center corridor or to the east of the Doyle Student Center. The college will be exploring other alternative access points across Elliott that may provide improved access and convenience.

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Construction Staging Areas: No determination of the construction staging areas have been made. However, during the library construction, as many as eighty (80) parking spaces could be temporarily lost.

Master Space Planning Consultants: The college is reviewing master space planning proposals from two major higher education master planning firms. At this writing, it is anticipated the college will make a decision on master space planning consultants prior to the June Board meeting. These comprehensive planners will evaluate programmatic space needs and functional relationships throughout the college including Santa Rosa campus, Petaluma campus and the Public Safety Training Center and may also make recommendations regarding future educational centers as well. Their work will include working closely with departments and programs in identifying their short and long term space needs. The bulk of their work will occur during the Fall Semester when faculty and staff are back from summer breaks, etc

Parking Consultants: The responses to the college's Request for Qualifications and Proposals (RFQ/P) for parking and traffic analysis for the Santa Rosa Campus are due in mid-May. The college is asking potential consultants to address a wide range of parking and traffic issues and recommend possible solutions. The parking and traffic analysis will assist the college in making the right decision in its quest to solve the JC parking problems. Upon completion of the parking and traffic analysis, the college then may contract for the design services leading to the solution of the parking problem. A future separate study will occur at Petaluma during the Phase II design stage.

Petaluma Phase II Planning: Administrative Services has submitted a revised cost projection to the state. The college continues to expect planning and drawing funds starting the Summer 2003.

Plover Final Project Proposal (FPP): Administrative Services has submitted a Final Project Proposal to the state for the \$7.5 million Plover modernization and conversion project. This project would commence upon the occupancy of the new library in 2005/06.

Other Important Projects: Design work continues on the development of several other worthwhile construction projects. Final construction documents are due within next several weeks for the Baker Hall remodel project. Final decisions on the Culinary at the Brickyard project will happen this week. An anticipated move-in date, at this writing, would be early August.

It is entirely possible that CalTrans will commence its underpass improvements projects on Steele Lane and College Avenue during the latter part of 2003. This has the potential of causing considerable disruption in accessing the college. College staff have begun looking at traffic and parking alternatives in order to alleviate as much of this additional disruption as is possible..

Construction, like planning, is a messy process. It will require patience and understanding. As we develop its construction and move logistics, it will keep the campus community informed and alerted to progress, delays, relocations, etc.