

PLANNING UPDATE #6
MAY 15, 2003

Planning Update #6 provides current planning and construction information related to Santa Rosa Junior College's Measure A activities.

ACQUISITIONS:

1652 Mendocino: Since the last update, the College has acquired the 18,000 square property located at 1652 Mendocino Avenue (Patio World). The short-term use will be a small temporary parking lot. Longer-term use will be determined at a later date.

5750 Skylane Blvd: The College acquired the 25,000 square foot warehouse facility located directly across from the Public Safety Training Center. It will serve as a district-wide warehouse and storage facility for college materials and supplies and will provide some permanent storage space for Theatre Arts. The College will soon commence warehouse improvement planning.

705 Elliott Avenue: The 9300 square foot property contains an existing residential home whose very short term use will be office space (Office of Institutional Research) allowing the return of some Bech Temps space to instructional space. The acquisition of 705 Elliott is consistent with the College's long-term plan to acquire property adjacent to the College for future development, as appropriate.

MASTER SPACE PLAN: Maas Associates have completed the physical space plan and has presented its findings and recommendations to the Board of Trustees and the college community. The consultant's educational plan provides important data on anticipated enrollment growth and physical space needs for the next eighteen (18) years. The report affirms much of the Measure A plan and provides insight to additional space planning possibilities at all permanent SRJC locations. The Maas Space Plan will undergo planning scrutiny through the College's normal planning processes. The planning documents will be available for distribution to the College community in the near future. Should you or your department wish to read and review the document(s), please contact my office via email or telephone (x4432).

SANTA ROSA LIBRARY:

The construction drawings have received the Division of State Architecture (DSA) approval. The next step will be to seek release of state share construction funds. Release of construction funds, even though they are general obligation bonds monies, is contingent upon the approval of the Governor's budget. Given the present State budget crisis, it is unknown when the budget will be approved by the Legislature and signed by the Governor. At this writing, the earliest site development construction start date appears to be late October or early November.

ANALY VILLAGE:

Related to the clearance of the Library footprint site, the Analy Village Modular project will house the current occupants of the Analy Temps. The project commences with the start of the Kent Hall removal project scheduled to be commence on May 27th. Upon the completion of the removal project, the Analy Village Site Development Project will

begin. This project will provide necessary facility support infrastructure services and utilities (power, water, sewer, etc) for the Analy Village Modulares. Upon the completion of the site work project, the installation and configuration of the Analy Village Modulares will begin. Work is scheduled to be completed by October 18th. The several related Analy Village projects, along with the Analy Hall Remodel and Re-Roofing Project will be construction managed by Wright Contracting, Inc of Santa Rosa. Wright Contracting was the very successful general contractor for the Public Safety Training Center.

During the four and a half (4 1/2) month construction period, major portions, if not all, of the Bech parking lot will be inaccessible. The College is working on the development of one and possibly two off-campus shuttle lots. The lots would be expected to alleviate parking space loss first during the Analy Village Modular Project and then later during the Library and Multi-Level Parking Structure projects. Bech Lot capacity is approximately 300 spaces and the Bailey Field Lot is approximately 400 spaces. The Bech Lot should be returned to service well in advance of the commencement of construction on the Library and the parking structure.

ANALY HALL REMODEL AND RE-ROOFING PROJECT:

This remodel project provides site connection to the new Library. Additionally it will realign some interior office and instructional spaces and create a new exterior sculpture area on the east side of the building. The back art and sculpture garden, on the back portion of Analy Hall, will be done later after the new library project gets started and will become part of the site landscape work for the library. The current schedule allows for a November 4th completion date for the initial portion.

MULTI-LEVEL PARKING STRUCTURE AND BEAR CUB WAY RE-ALIGNMENT:

Walker Parking Associates parking and traffic analysis is complete and has been reviewed and accepted by the Board of Trustees. The College has issued Request For Qualifications (RFQ) to several highly qualified multi-level parking structure design and engineering firms. The Board Facilities Committee (BFC) will soon be interviewing three firms for the design contract. It is anticipated that a contract will be offered at the June Board meeting. The design phase will take a minimum of six (6) months and construction at least twelve (12) months.

Associated with this project is the need to realign Bear Cub Way and possibly exchange some property with Santa Rosa City Schools. Both the College and City Schools are collaborating in their joint planning efforts to ascertain whether the realignment and exchange will be mutually beneficial.

PETALUMA PHASE II PLANNING:

Specific Petaluma Phase II scoping and planning activities have engaged over one hundred (100) Petaluma faculty, staff and students. Current planning activities lead to the development of the College's preliminary plans (state funding for which will be released upon the Governor's signature of the 2003-2004 budget). Preliminary and Working drawing completion and approval are scheduled for late 2005. Should Proposition 53 (state higher education facility bonds) pass in 2004, construction funds would be released as early as July 2005. Included in the College's planning process is discussion on how to environmentally protect and develop the existing Capri Creek.

PUBLIC SAFETY TRAINING CENTER:

Site design for the Public Safety Training Center's Fire Tower and Burn Pit project is underway. It is anticipated that construction work will commence later this summer.

SHONE FARM AGRICULTURE PAVILION:

Representatives from the Agriculture and Natural Resources Department, along with Steve Olson and Curt Groninga are currently reviewing responses to the College's Request for Qualifications (RFQ) for Ag Pavilion design and master planning services. Staff hope to have potential design architects interviewed by the Board Facilities Committee prior to the June Board meeting.

In addition, the College continues to discuss the development of a reclaimed water storage reservoir at Shone Farm with representatives of the Town of Windsor.

CULINARY ARTS @ RAILROAD SQUARE LONG-TERM SITE PLANNING DISCUSSIONS:

Though the occupancy of a permanent Culinary Arts facility located in Railroad Square is several years away, the College is part of the redevelopment project site planning process. The Market Place project, which would house the Food and Wine Center, of which Culinary Arts would be a part, is centered on property west of the existing railroad tracks on Fourth Street. SRJC's project is part of the Sonoma-Marín Area Rail Transit (SMART) Commission's and the City of Santa Rosa's effort to rehabilitate the old depot area. The future Culinary Arts project would provide between 12,000 to 15,000 square feet of bakery, kitchen, café and instructional space in a permanent College facility. The Culinary Arts @ The Brickyard currently occupies 5,500 sf of leased space.

BAKER HALL REMODEL PROJECT:

The Baker Hall Remodel Project is scheduled for completion and occupancy during the summer. The project restores and rehabilitates abandoned Allied Health Sciences space for the Life Sciences Program.

TECHNOLOGY EQUIPMENT ACQUISITIONS:

The College has been engaged in the acquisition of extensive amounts of high technology equipment for instructional laboratories throughout the College. Included is upgraded computer and media service equipment that will further support instructional and support operations. Phase I acquisitions will represent \$3 million in high technology acquisitions. Additionally, the College has completed the development of its INET high speed, broadband ring that now connects the PSTC, Shone Farm, Santa Rosa Campus, and Petaluma Campus together. Culinary Arts @ the Brickyard and the Small Business Center will soon be added to the INET ring. Given continued and anticipated staffing shortages, the focus of the high technology acquisitions are on equipment that has no impact on SRJC staffing patterns.

ENERGY AND ENVIRONMENTAL CONSERVATION PROJECTS:

Consistent with the College's proposed Energy and Environmental Policy and Procedures initiative, the College will soon commence on a solar energy (photovoltaic) production project for Lounibos Hall. Photovoltaic panel systems will assist the college in conserving approximately \$30,000 per year of electrical expense as well as conserve traditional energy use. In addition, the College will replace natural gas fed engines located in its Cogeneration facility with a series of micro-turbine engines. It is anticipated the project will help the College cost avoid some \$127,000 energy costs per year. The College hopes to soon engage the services of an energy services provider to install an increased number of motion sensor which automatically turn lights on and off in all of its instructional facilities. Upon completion, this project has the potential to save the College nearly \$200,000 per year.

OTHER SIGNIFICANT PROJECTS:

The College opened bids on its Shuhaw Hall Service Center remodel project. Construction will commence shortly after the end of the school year. Due to scheduling conflicts, the College has deferred the commencement of the Emeritus Hall Cosmetic Upgrade Project for one full year. The College continues to work on the Graphic Services Replacement Facility Project. Still to be determined is the location of a new Graphics Services Center and whether a new or rehabilitated facility will be required. Two hazardous materials removal projects are underway. The first will remove the underground hydraulic lift system tanks at Lounibos Hall and the second will remove the underground fuel station tanks in the Maintenance Compound replacing them with above ground system. Additional summer projects include the Pioneer Hall HVAC Replacement and Lounibos/Baker re-roofing projects.