

**PLANNING UPDATE #7**  
**August 12, 2003**

Planning Update #7 provides current planning and construction information related to the College's Measure A activities.

**MASTERPLAN REVIEW:** During the course of the next few months, the College's physical master plan will be reviewed in depth, with the Board Facilities Committee and the Board of Trustees. The intent is to review and incorporate much of the Maas Master Space Plan, the College's Five-Year Capital Construction Plan and establish guidelines for the implementation of Measure A and State-funded capital projects. Among the planning issues to be discussed include the circulation patterns for all campus sites, the mass and scale of future, new and replacement projects, parking and transportation, campus capacity and the sequencing of major capital construction activities.

**SANTA ROSA LIBRARY:** The State of California released its Proposition 47 funds for its share (\$31 million) for construction and equipment on August 11<sup>th</sup>. The delay in the release of funding was due to the requirement that general obligation bond funds cannot be released until after the Governor signs the current year budget. Given the State and Measure A funding is secure, the project will now proceed towards the bidding phase. The College intends to select a construction management firm by the September Board meeting. The multi-prime construction manager will assist in the bidding process, construction supervision, equipment and furniture procurement as well as financial record keeping. The first construction packages should be bid by late Fall with the intent to start sitework construction by the early Spring. Occupancy is anticipated for late 2006.

**ANALY VILLAGE:** The twenty thousand (20,000 sf) square foot Analy Village construction project is well underway. Kent Hall was removed in late May and early June and the site development work commenced shortly thereafter. Due to substantial Division of State Architecture (DSA) expansion of the site development scope, the project foundations and structures will be built more along the lines of permanent construction. Expected completion is anticipated by mid-November with phased moving occurring during the Winter Break. Once the Analy Village occupants are moved, the Analy Temps facilities will be removed making way for the Library sitework.

**PARKING STRUCTURES AND OTHER PARKING IMPROVEMENTS:** During the summer, the Board of Trustees selected Walker Parking Corporation to engineer and design the new multi-level parking structure(s). A significant member of the Walker design team is Bull, Stockwell and Allen (BSA) Architecture. Bob Allen will be the project architect charged with the responsibility of designing a Mendocino facing structure that not only honors the College's heritage facilities and blends with the high school buildings but significantly improves the Santa Rosa Campus frontage near Pacific.

The College continues to work collaboratively with City Schools in an attempt to address their specific and mutual needs and to align property in such a manner as to accommodate the new parking structure(s), Bear Cub Way and high school tennis courts. That collaboration along with the initial engineering studies will determine whether the College will need one or two parking structures on the Mendocino/Bear Cub Way/Armory axis. This project has drawn a considerable amount of community interest ranging from design suitability to functional capacity questions. The College will soon engage in the Environmental Impact Review (EIR) process which will address design, function, impact and accessibility concerns. Construction could start by mid to late Spring 2004 with a 12-month construction schedule.

**SHORT-TERM PARKING IMPROVEMENTS:** . **Santa Rosa Plaza's Macy's Shuttle Lot** will open for daytime parking and shuttle service starting next week. The College will use up to 200 spaces daily for the first part of the Fall Semester. With anticipated construction impediments to parking, the College and the Santa Rosa Plaza have agreed that it may be necessary to increase the daily parking space usage up to 400 spaces in future semesters.

In order to accommodate the short term loss of capacity at the Bech Lot during the Analy Village construction, the future Library staging area (Salem/Elliott) will be used for a small gravel overflow lot with a 55-car capacity. It should be ready by the first week of school and will be in use until the early Spring Semester before the Library staging area is needed. The College will soon commence the removal of the old Patio World building (**1652 Mendocino**) adjacent to Starbucks. A sixty-five (65) space overflow lot will be utilized for the next few years until major on-campus parking improvements and major facility construction is completed.

**OFFICE OF INSTITUTIONAL RESEARCH (705 ELLIOTT)** has been moved from the Bech Temps to across the street at 705 Elliott Avenue. This temporary move provides improved office space for OIR and allows the College to return their vacated space to classroom use.

**5750 SKYLANE, WINDSOR WAREHOUSE IMPROVEMENTS:** Permanent warehouse improvements will be made to the recently acquired warehouse facility across from the Public Safety Training Center. Primary usage will be for storage for district operations, theatre arts, media services and campus police evidence. Occupancy of the 25,000 square foot facility will let the College abandon its lease for the 3<sup>rd</sup> Street Warehouse in Santa Rosa.

**BAKER HALL REMODEL PROJECT:** This \$1.2 million project has created a modern Anatomy Laboratory and, according to departmental faculty, the finest community college Life Science instructional facility in the nation. It consists of a new large lecture room, two science laboratories, and a hands-on anatomy laboratory with state-of-the art ventilation and

instructional delivery systems. The project also modernized two existing science laboratories, created an additional small lecture room, and upgraded a number of faculty offices.

**PETALUMA PHASE II PLANNING:** The College, on August 11<sup>th</sup>, received word that \$850,000.00 in State Proposition 47 funds were released thus enabling the College to begin its preliminary drawing phase. During the past several months, College faculty and staff have participated in a number of Phase II planning exercises facilitated by the architect. These detailed planning exercises have helped inform the preliminary planning phase which should, in turn, make it a more functional based project. Current State funding planning anticipates the release of construction funds by July 1, 2004. This is based upon their continuing assumption that there will be a statewide general obligation bond election in March, 2004. Should there either be no 2004 election or should the measure fail, the project funding would then be deferred until a future statewide bond election, the earliest of which would be 2006.

**PETALUMA MODULARS:** Given recent regulatory decisions and the addition of new requirements for the construction of modular facilities, the College does not anticipate this project being completed much before the conclusion of the Spring Semester, 2004. The 15,000 square foot modular facilities will provide additional classroom, laboratory and office space as well as a new home for the Petaluma Technology Academy.

**PUBLIC SAFETY TRAINING CENTER FIRE TOWER PROJECT:** The sitework project is under design. It is anticipated the site development and installation of the new fire tower will be completed during the Spring Semester.

**SHONE FARM AGRICULTURAL PAVILION:** The architect (Architectural Design Structures) has been selected and is working on preliminary site planning issues. The \$2 million indoor horse arena and agricultural program pavilion will be under design throughout the Fall and Winter. It is anticipated that construction may start as early as next Spring, 2004.

**SHONE FARM RESERVOIR:** The College continues to work with the Town of Windsor on the 32 million gallon reservoir which will be ultimately constructed with Town of Windsor funding. The project will provide a long-term source of reclaimed water for agricultural use at Shone Farm. Construction start is anticipated for next Spring.

#### **CULINARY ARTS @ RAILROAD SQUARE LONG TERM SITE PLANNING**

**DISCUSSIONS:** The College continues to participate in long-term site planning discussions with the City of Santa Rosa, Sonoma-Marin Area Rail Transit (SMART) Board and developers of the proposed MarketPlace project in a redeveloped Railroad Square area. Though the College has several years remaining on its Brickyard lease, it is necessary to

engage in long, productive site planning with other major principles involved in the project. The College anticipates the earliest it would be occupying space in Railroad Square would be late 2007 or early 2008.

**ENVIRONMENTAL AND ENERGY CONSERVATION POLICY:** Administrative Services has proposed environmental friendly policy and procedures which would inform and guide the College facilities construction and planning activities. College Council will be reviewing it soon.

**SPECIFIC PROJECT UPDATES:**

- a. **EIR Projects** are scheduled for the environmental impact review for the Public Safety Training Center Fire Tower, Petaluma Phase II and for the multi-level parking structure project in Santa Rosa.
- b. **Analy Hall Remodel and Re-roofing Projects** are underway with completion estimated to be mid-Fall. Much of the remodel project is designed to assist in the connection and access to the new Library.
- c. **Shuhaw Hall Faculty Office and Administrative Support Space Remodel** should be completed by mid-September.
- d. **Seismic Study Report:** The structural engineering consultants anticipate completing and submitting their report to the College by August 18<sup>th</sup>. The focus of the study was to review whether any seismic upgrades are needed for those acquired facilities purchased by the College during the past several years.
- e. **Lounibos Hall Tank Removal Project** has been completed.
- f. **Cogeneration Microturbine Project** has been briefly deferred until early Fall due to the necessity of approving vendor contracts and reviewing final project estimates.
- g. **Lounibos Hall Photovoltaic Panel Project** will be complete in three weeks.
- h. **Physical Education, Dance and Athletic Projects** and their priorities are under review by the administration and the Board Facilities Committee.
- i. **Technology Equipment** procurement and installation related to the Technology Masterplan is on-going with nearly \$2 million of instructional and support technology equipment acquired thus far.

**For further information about current and future College planning and construction activities, please contact Curt Groninga at either x4432 or [cgroninga@santarosa.edu](mailto:cgroninga@santarosa.edu)**