

PLANNING UPDATE #8

February 3, 2004

Planning Update #8 provides current planning and construction information related to the College's Measure A activities.

MASTER PLAN REVIEW: The component administrators have presented the Board of Trustees a planning outline which will serve as a guide and point of departure for the college community involvement in specific project planning and sequencing. The **attached** document identifies focused planning issues, offers important planning assumptions and roughs out Measure A planning logistics. Planning discussions will occur within the respective component administrators' areas (Academic Affairs, Administrative Services, Business Services, Petaluma Campus and Student Services). The master plan review will focus on the further development of the Santa Rosa Campus, look at the long-term expansion for the Petaluma Campus, the acquisition and development of future education centers in the North and West portions of Sonoma County as well as other important planning issues. The college hopes to have a much more refined planning document concluded by the end of the Spring Semester.

ANALY VILLAGE: The facility is now occupied by Disabled Resource Department, the Copy Center, the Tutorial Center, Oakleaf, AFA offices and College Skills. There remain several minor issues which are being resolved and we ask your patience while they are completed.

ANALY TEMPS DEMOLITION: The demolition of the Analy Temps has commenced now that the Analy Village project is completed. Demolition work is scheduled to be completed during the early portion of the Spring Semester, 2004. The Analy Temps removal literally clears the way for the site development work for the new Library to commence in mid-Spring, 2004. The temporary site fencing will be replaced by permanent construction fencing for the library project.

LIBRARY RELATED ELLIOTT AVENUE IMPROVEMENTS: In order to develop the library construction logistics, several improvements along Elliott Avenue were required in order to provide construction access to the library site and to temporarily change the flow of pedestrian traffic across Elliott. Traffic signals and crosswalks have been moved to conform to the new pedestrian traffic patterns which now will have the bulk of student and staff foot traffic moving across Elliott from either Scholars Drive between Shuhaw and Bussman Halls and/or through and around the Doyle Student Center (central corridor or around the east side of Doyle). Construction fencing has been placed to keep the library site closed to construction workers only and to protect faculty, staff and students.

LIBRARY CONSTRUCTION: The initial bidding period has commenced with the first set of bids due to be awarded in mid-February, 2004. March will be spent by the contractors mobilizing the site within the construction zone.

Site grading will commence in early April and construction is scheduled to begin in October, 2004. Construction completion is scheduled for October, 2005 with furniture and equipment procurement, move and installation scheduled to take place from late November, 2005 to early January, 2006. Occupancy is scheduled for early January, 2006.

PETALUMA PHASE II: The preliminary drawings are nearing completion. Phase II plans have been reviewed by the DFPC, Board Facilities Committee and will be reviewed by the Board of Trustees at their January 13th meeting. The initial Environmental Impact Report scoping session was held in Petaluma prior to the Winter break. The EIR will be completed by the early summer. The statewide Proposition 55 is extremely important to the construction schedule for Phase II in that construction cannot start in 2005 should Proposition 55 fail. There is approximately \$28 million in Petaluma Phase II monies at stake in the March, 2004 Proposition 55 election.

PETALUMA MODULARS: The 15,000 square foot Petaluma Modulares project will provide increased laboratory space for the Petaluma Technology Academy, additional general lecture and faculty office space. Site Development work will commence during the Spring Semester, 2004 with an anticipated occupancy scheduled for August, 2004.

MULTI-LEVEL PARKING STRUCTURE @ SANTA ROSA: Preliminary planning documents are nearing completion. The plans have been reviewed by the Board Facilities Committee and will be reviewed by the Board of Trustees at their January 13th meeting. Current plans call for approximately 1180 parking spaces (a net increase of 750) in a five level structure to be located on the existing Bailey Field lot. The environmental review process has begun with a EIR scoping session scheduled for early February. College staff and consultants have worked closely with the City Traffic Engineers and City Schools in an attempt to minimize traffic impacts and to assist City Schools with their planning issues. After reviewing several options, the multi-level parking structure is the best solution for the Santa Rosa Campus. The start of construction is expected for mid-Summer, 2004 with completion and occupancy by mid-Summer, 2005. [See email attachment rendering as it demonstrates best as to how it will appear.](#)

PATIO WORLD (MENDOCINO SOUTH) TEMPORARY PARKING LOT: Construction of the temporary parking lot has been delayed due to inclement weather. It is expected the 65 spaces will be available by mid-Spring, 2004.

CULINARY ARTS CENTER @ RAILROAD SQUARE: The College continues to plan for the eventual relocation of the Brickyard Culinary Arts Center to the Railroad Square site which will be developed by the Sonoma Marin Area Rail Transit authority

(SMART) and the City of Santa Rosa. The College continues to work with the Food and Wine Center in developing joint effort activities.

SHONE FARM AGRICULTURE PAVILLON: Preliminary drawings are nearly complete on the Ag Pavilion. Anticipated costs for this combination facility range between \$2.7 million and \$3.2 million. Construction could start as early as this next Summer.

SHONE FARM RESERVOIR PROJECT: Discussions are on-going with the Town of Windsor regarding the development of the 32 million gallon reservoir and reclaimed water service at Shone Farm. The College hopes to conclude an agreement during the Spring 2004 with construction beginning during the Summer, 2004.

LAND ACQUISITIONS: Since the passage of Measure A, the college has acquired in excess of 136,000 square feet (3.2 acres) of property located near the Santa Rosa Campus and as part of the Windsor Warehouse acquisition. Property acquired near the Santa Rosa Campus is to address present and future expansion needs. During the construction phases, staging and temporary parking areas will continue to be needed. Post-construction phases may include the development of acquired lands for future facilities. The conversion of the Windsor Warehouse facility is under design and reconstruction activities will begin in late Spring.

OTHER PROJECTS: A great number of other projects (cogeneration upgrades, energy efficiency projects, athletic fields improvements, cosmetic upgrades to several existing instructional and support facilities) are under various levels of development. As they come closer to being “on-line” we shall inform the College Community.