

MEETING NOTES

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PROJECT

Facilities Master Plan Update
College of the Redwoods, Redwoods CCD
7351 Tompkins Hill Road
Eureka, CA 95501

tBP Project No. 22085.00
SWOT Meeting with Facilities Planning Committee
Date: March 29, 2022

Present

Kevin Carter, CR Director of Facilities and Planning
Sean Patton, CR Lead Landscaper
Bert Hafar, Professor Construction Technology
Erik Sorensen, Manager of Information Technology
Tino Romero, Athletics Coordinator
Sharon Diaz, ASCR Representative
Johanna Helzer, Administrative Office Coordinator
Phil Newsom, tBP/Architecture Project Manager
Gary Moon, tBP/Architecture Designer
Amy Jane Frater, tBP/Architecture Planner

PURPOSE OF MEETING

To review and evaluate data about existing facilities conditions, including analyses of Space, Technical Assessment and Campus Experience.

DISCUSSION

PROJECT STATUS

Since the last meeting, the FMP Team has been compiling the data about current facilities conditions.

PRELIMINARY FMP GOALS

At the last FPC meeting on March 1, 2022, the group discussed goals for the project. The discussion was used to prepare goals statements.

- Improve Access to Learning Environments: Improve access to modern, flexible, and multi-modal learning facilities.
- Enhance Student Life: Encourage students to engage with their College community by providing attractive, comfortable spaces for collegiate life.
- Support Faculty/Staff: Provide spaces to support collaboration among faculty, staff and students.

- Role Model Sustainability: Develop facilities that support the College's role as a Sustainability leader in education, operations and construction.
- Embrace Diversity Equity And Inclusion: Create physical environments that reflect and celebrate the diversity, equity and inclusion of the College community.
- Enable Seamless Technology: Develop facilities that enhance the ability of students and employees to learn and work in-person and online.

EVALUATION OF EXISTING CONDITIONS

Space Analysis

The study compares the College's existing Space Inventory to space standards for California Community Colleges. The FMP Team presented the results of the mathematical analysis. This information is important in determining how to develop proposed facilities improvements to be eligible and competitive for funding opportunities.

The Space Analysis found that there are issues about the Eureka campus because it is a large, complete campus. The other locations are small and specialized; the study found that there are no specific issues about the Space Inventory.

Space Standards for California Community Colleges

- There are many types of space on a college campus: classrooms, offices, gyms, theaters, cafeteria, dorms, etc. All the College's spaces, for all locations, are tallied on its Space Inventory.
- The state standards address 5 key types of space: Classroom, Lab, Office, Study, AVTV Media.
- AVTV Media used to apply more to broadcast studios. Recently, it is used for online content development and distribution.
- Each category is calculated with a different factor. For example, the standards allow the most space for classrooms and labs.
- The standards assume high utilization of facilities, all day, Monday through Friday and beyond.
- The standards are not requirements, like the standards for accreditation. They are used to compare funding requests from competing Colleges and Districts.
- This data is important because facilities are expensive to construct and maintain. It is in the College's interest to maximize the utilization of its existing facilities.

'Butts and Chairs'ga

This analysis is sometimes called 'Butts and Chairs.' Do we have enough butts for our chairs? The group viewed a graph illustrating 100% standards in every category.

- Butts: This number represents headcount enrollment, number of employees, hours of use (Full Time Equivalent Students, Weekly Student Contact Hours).
- Chairs: The Space Inventory tallied each building and room by type of space, use of space, and assignable square feet.
- The measures are Capacity Load Ratios.
- None of the California Community Colleges meets the standards at 100% in every category, and they do not consistently achieve maximum utilization of all facilities.

How Does the Eureka Campus Compare to State Standards?

The group viewed a chart showing the analysis of space at the Eureka campus based upon the base-line attendance during the 2017-2018 year.

- The Eureka campus has significantly more space than the State's space standards account for in classrooms and labs, and to a lesser extent in other categories.
- The campus has only 29% of the State standard space allocation for AVTV space. This is the category of specialized spaces for online content and distribution.
- Categories of excess space might improved or reorganized to improve more aligned space utilization to State standards.
- The analysis excludes vacated & replaced buildings including the Life Science and Physical Sciences buildings. It also includes the Academy of the Redwoods and college-occupied spaces in RBC-A and B.
- The group indicated that the campus does not feel like there is an excess of classroom and lab space. On the contrary, there is a constant concern to find adequate classroom and lab space that is in the right place. tBP also pointed out that according to the State space standards, space is to be used Monday through Saturday, all day each day.
- One example of the need for more classroom space is the Wood Shop area which is too noisy for lecture/lab sessions. The program found a little used Soils Lab and is now using it as a lecture space. This is an example of using existing spaces in a flexible way, consistent with the FMP Goals.
- Similarly, the Administration of Justice Department wants to share space in the new PE Building for physical training.
- Technology continues to be increasingly important in education. We need more smart classrooms.
- It feels like we don't have enough offices for all our faculty. The FMP Team mentioned that it would be helpful for the College to consider how existing office space is assigned.

- Phil Newsom observed that many classrooms in the older buildings are small. The current preference is for 40 students.
- Other users are interested in sharing the new classrooms in the Creative Arts Replacement Building.
- The College continues to use RBC-A for administrative and operations offices. RBC-B is occupied by support programs and leased space. The building does not meet the Field Act requirements for seismic safety, so students are not permitted in the building.
- Uses in RBC-A include Institutional Research, Information Technology and Security. The IT Shop will relocate there from the AJ Building in June. Access Humboldt (cable TV station) will soon move into leased space in the building.
- RBC-B is used for adjunct faculty offices and the Food Pantry.

Effect of Online Instruction on Facilities Utilization

The group reviewed the 'online effect' on the space analysis chart.

- In 2017-2018, 13% of District-wide FTES was collected online. This figure rose to 37% in 2020-2021, as the College's pandemic response caused most on-campus functions to shift online.
- The increasing use of online modes for instruction, support services and events, impact the use of physical space. For example, it frees up space in classrooms for other uses.
- The chart shows the impact of 13% online FTES. As online instruction increases, the online effect will increase. This means that more existing space will be available for other uses.
- As discussed in the last meeting, the interviews included comments about the need for a partnership maker lab that supports hands-on project work, and for more comfortable spaces for Student Life.
- In the spirit of the new Educational Master Plan, the College is optimistic and actively looking for new opportunities to meet its mission. One of the key concepts is to make the most use of existing resources, including facilities.
- Committee members expressed that there seems to be a mismatch between the data and perception. The data shows that there is excess space. The perception is that it is difficult to find the right type of space to suit the changing needs.
- The FMP Team commented that 'Perception is Reality.' Not all the existing space feels like 'good space.' Why? Possible reasons:
 - Poor condition
 - Not configured for current uses
 - Not assigned for the best utilization
 - Location is not right.
- The analysis suggests that there is a lot of opportunity to reuse existing spaces to meet CRs changing needs.

Technical Analysis

The Technical Analysis is based on reviews of the existing facilities by the tBP/ Architecture team of architects and engineers.

Eureka Facilities Condition

The group discussed a diagram showing the rating of each building based on a review by the FMP Team architects and engineers. The ratings are Good, Fair, Poor and Very Poor.

- The 2019 FMP includes projects to improve or replace the Student Resource Center, the Academy of the Redwoods (2 buildings), Administration of Justice and both student housing buildings.
- Buildings in Very Poor condition include Redwoods Academy (2 buildings), Greenhouse, both dormitories, and the Facilities Complex.
- The Administration of Justice building is rated as “Poor,” but the building conditions do not meet the College’s needs.
- Student Resource Center is rated “Poor,” but the building conditions do not meet the College’s needs. The SRC is close to a fault line. The old cafeteria is vacant; it is now located in the former Bookstore in the SRC.
- Replaced buildings slated for demolition are not rated. Includes old Creative Arts, Life Science, Physical Science, old PE building, old Field House.

Eureka Existing Constraints

The group reviewed a diagram of constraining conditions at the Eureka location.

- The two major constraints are earthquake fault lines and underground utilities corridors.
- A limited number of sites have been studied and determined to be cleared as a building site. The studies represent a significant financial investment made by the College. (‘Clear’ means that a site has been fully vetted for seismic issues and it is suitable for building construction.)
- There are additional areas that have been identified for future investigation that once investigated, may be found suitable to build upon, but they have not been investigated to date. The cost of a Seismic study can cost about \$150K - \$200K or more, take about a year, and the conclusion may be that a site is not suitable for building. These additional areas could be used as potential sites for usable open space such as athletic fields, plazas or parking as long as it is not necessary to utilize retaining wall conditions.
- The Administration of Justice building is located on a site that has not been fully vetted for seismic issues.
- The College submitted a proposal to replace the dorms with Higher Education Student Housing Grant Program. The College’s project was not funded in the first round. The College is committed to continue to pursue this opportunity.

- The FMP Team commented that it is good news that the dorm project was not selected in the first round of the Student Housing Grant. The first round is for a different type of project; it would be a disadvantage for CR to be in that group. The College has lost nothing by not being chosen yet. The FMP update will work to strengthen the competitiveness of the dorm replacement for a future round.
- Further, the Student Housing Grant allows residential projects to include some space for student support functions. It may be possible to replace functions from the Student Union (SRC) in a grant-funded project on one, cleared building site.
- Strategies for the replacement of facilities could include: construct buildings that are multi-storied, or combine various programs into a single building, or both.
- The College is currently studying potential sites for the relocation of the softball field.
- The FMP Team will inquire with LACO about the potential of locating parking on the north side of the campus.
- There is a small tsunami hazard area on the northwest side of the campus, between the old Physical Science Building and Tompkins Hill Road.
- Question – Does this mean that there is limited area for growth on the Eureka campus? This is an important question. There are potential sites available to replace some existing facilities with the same amount and types of space; this is replacement, not growth. Headcount enrollment has decreased 30% since 2017-18 to 2020-21. The state Department of Finance estimates that CR will grow 8% from 2021-22 to 2029-30. The space analysis indicates that the Eureka campus already has significant excess space. This suggests that the College has an opportunity to improve utilization of its existing amount of space, and not construct additional (growth) space.

Experiential Analysis

This study focuses on the users' experience of the campus.

Eureka Zoning

The group reviewed a zoning diagram of the campus' organization.

- Campus development has shifted towards the east over the past 20 years. With the replacement of the Creative Arts Building, the instructional zone is extending to the east.
- The Student Union (Student Resource Center) is now located at the western edge of the campus once the buildings to the west have been demolished, which puts it at a distance from most of the campus.
- The most-used spaces for students to hang out is in the cafeteria in SRC and the Library.

Eureka Vehicular Circulation

The group reviewed a diagram of vehicular circulation.

- The main entrance on Tompkins Hill Road leads to parking lots D and E, and also lot C. These are the largest parking lots on the campus. Parking capacity is generally adequate.
- Lot C is reserved for faculty parking.
- Lot E is now the most popular lot because it is towards the east where the campus buildings are developing.
- There are three campus entrances, all located along Tompkins Hill Road.
- A secondary entrance from Tompkins Hill Road, between Lots C and D, is currently closed. It is used only for service access.
- There are several vehicular routes through the campus that cross pedestrian pathways.
- The group identified the traffic circle as the heart of campus activity. Trustee Boulevard cuts through this area to provide access from the main entrance to parking areas on the north side of the campus.
- There is a need to improve Corsair Way on the north side of the campus buildings to provide a safe pedestrian way and access to smaller parking lots.
- Redwoods Avenue and Athletics Avenue are located on the west side and provide access to small parking lots. These routes cross pedestrian paths in the Athletic zone.
- The new locations of Creative Arts and the PE Building will bring more foot traffic to the east side of campus, crossing paths with Redwoods Avenue and Athletics Avenue.

Eureka Pedestrian Circulation

The group reviewed a diagram of pedestrian circulation.

Pedestrian Traffic

- As noted above, there are issues of pedestrian pathways crossed by vehicular routes on Trustee Blvd, Redwoods Ave, Athletics Ave. These issues intensify as campus development shifts to the east.
- There is potential for vehicle-pedestrian conflicts to occur along Trustee Blvd, a much-used route and the perpendicular walking path for students.
- There is substantial foot traffic adjacent to Athletics Avenue. This will increase when the new Creative Arts Building is complete. There are no formal sidewalks provided currently.
- There is no separate sidewalk on Corsair Way on the north side of the Applied Technology Building. There is a substantial volume of foot traffic in this area; pedestrians walk in the street where vehicles travel. This is a potential issue.

Gathering Spaces

- There is no central quad area on campus.
- From the interviews, it has been determined that there is a lack of gathering spaces for students to hang out and participate in Student Life. This lack of gathering space may be a problem of lack of space, or shade, or seating, or all of the above.
- The traffic circle is the heart of campus activity because people are dropped off and wait for pickup there, by bus or car. It is also a crossroads of several pedestrian pathways and vehicular routes. There is a small plaza with seating and shade located next to the road; it is not co-located with a support building or function. The bus shelter is partially enclosed and has seating. Most of the space is developed for pedestrian and vehicular traffic.
- Campus events are held on the small plaza on the southwest side of the Library/LRC. Students also hang out in this area.
- Events used to be held on the raised patio at the Student Services Building.
- The College used to hold convocation celebrations on the west side of the Student Union (SRC).

Del Norte Facilities Condition, Zoning, and Circulation

The group reviewed analysis diagrams of the Del Norte Educational Center in Crescent City.

- The main building was modernized in 2005; the current rating is Good. The 2019 FMP includes a project to upgrade electrical systems, pull cables to enhance technology, and upgrade doors & windows to improve energy efficiency.
- The Science Building will be added to the diagram. Constructed in 2016, the current rating is Good.
- The Student Center, Art Building and Garage are in Very Poor condition.
- The group did not identify circulation or parking issues. The site is located adjacent to available parking at Del Norte High School.

SUMMARY EVALUATION: EXISTING FACILITIES CONDITIONS

Space Analysis - Consistent with the Education Master Plan, the CR has opportunities to find new opportunities at the Eureka campus to maximize utilization of its existing space. The Eureka campus has substantial amount of space in excess of State standards in classrooms and labs, and substantially below the standards in AVTV Instructional Media (Online Studio). This excess is enhanced by increasing online instruction and other events. Users perceive that there is a lack of adequate space. There are no space issues at other District locations.

Eureka Facilities Conditions – Buildings that are rated as Very Poor or Poor conditions are the Student Resource Center, the Administration of Justice Building, both Academy of the Redwoods Buildings, and both student dormitories. These conditions limit the utilization of these facilities. There are many campus buildings that need to be supported with a more robust technological infrastructure.

Eureka Site Constraints – The campus site conditions indicate that there are a limited number of building sites that are determined to be potential sites for future buildings. Other sites are identified for future, non-building uses including parking, athletic fields and usable open space.

Eureka Zoning and Circulation – As campus development continues to shift toward the east, conflicts between vehicular and pedestrian traffic will increase. There is a lack of indoor and outdoor spaces for hanging out, informal gathering and events. There is no ‘heart of campus activity’ that is supported by core campus functions.

Del Norte Facilities Conditions, Zoning and Circulation – There is a potential need to upgrade building systems for sustainable resource efficiency, improve technology.

NEXT STEPS

FMP Student Survey – April 2022

- Provide a webpage and online survey for CR students.

Listening Session with Students – April 2022

- Online working session with students to understand their needs and concerns about CR facilities.

FPC Meeting Tuesday, April 19, 10 – 11:30 am

- Develop options diagrams for campus development in preparation for the Stakeholder Workshop.

Stakeholder Workshop – Tuesday, April 26, time TBA

- Evaluate options for campus development, reach consensus on preferences.

FPC Meeting – Tuesday, May 3, 10 – 11:30 am

- Synthesize workshop results, develop Preferred Option for campus development.

Prepared by:

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tBP/Architecture

Attachment: 20220291 FPC SWOT Presentation

Facilities Master Plan Update
Facilities Planning Committee Meeting
Evaluation of Existing Conditions
March 29, 2022



Purpose: Evaluate Data Portfolio, Prepare for Learning Environment Workshop

AGENDA

1. Project Status
2. Review Preliminary Goals
3. Evaluate Data Portfolio
4. Prep for Learning Environment Workshop
5. Next Steps

Facility Master Plan Preliminary Goals

IMPROVE ACCESS TO LEARNING ENVIRONMENTS

Improve access to modern, flexible, and multi-modal learning facilities.

ENHANCE STUDENT LIFE

Encourage students to engage with their College community by providing attractive, comfortable spaces for collegiate life.

SUPPORT FACULTY/STAFF

Provide spaces to support collaboration among faculty, staff and students.

ROLE MODEL SUSTAINABILITY

Develop facilities that support the College's role as a Sustainability leader in education, operations and construction.

EMBRACE DIVERSITY EQUITY AND INCLUSION

Create physical environments that reflect and celebrate the diversity, equity and inclusion of the College community.

ENABLE SEAMLESS TECHNOLOGY

Develop facilities that enhance the ability of students and employees to learn and work in-person and online.

Data Portfolio



Space
Analysis



Technical
Assessment



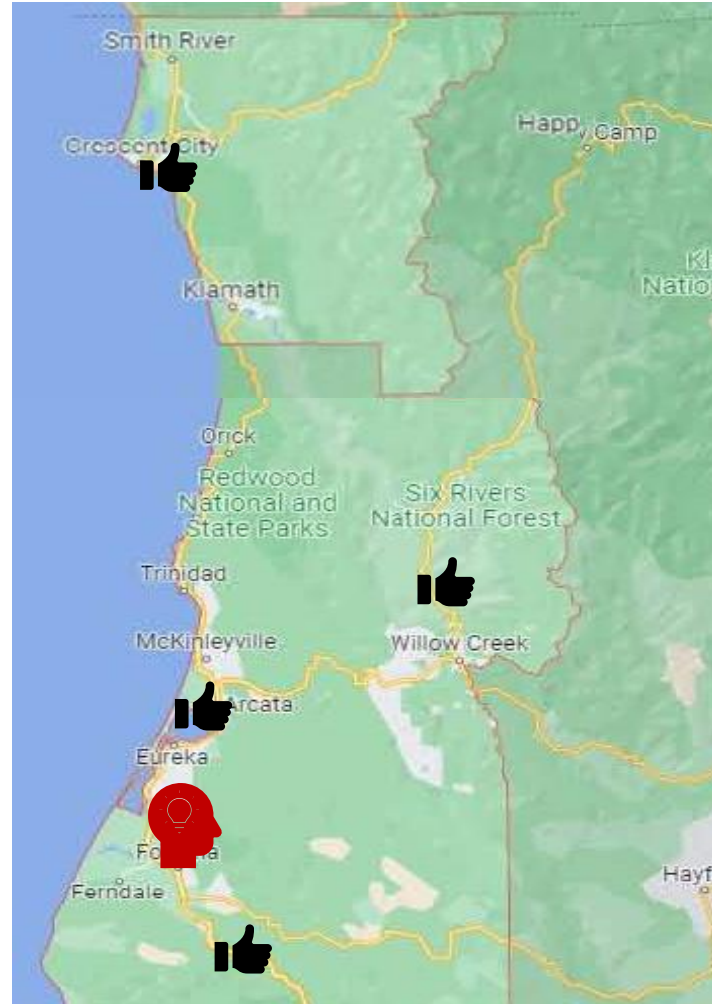
Experiential
Analysis

Space Analysis: How Do the District's Campuses Compare to the Space Standards?



Space Analysis

There's a lot to talk about at the Eureka Main Campus.



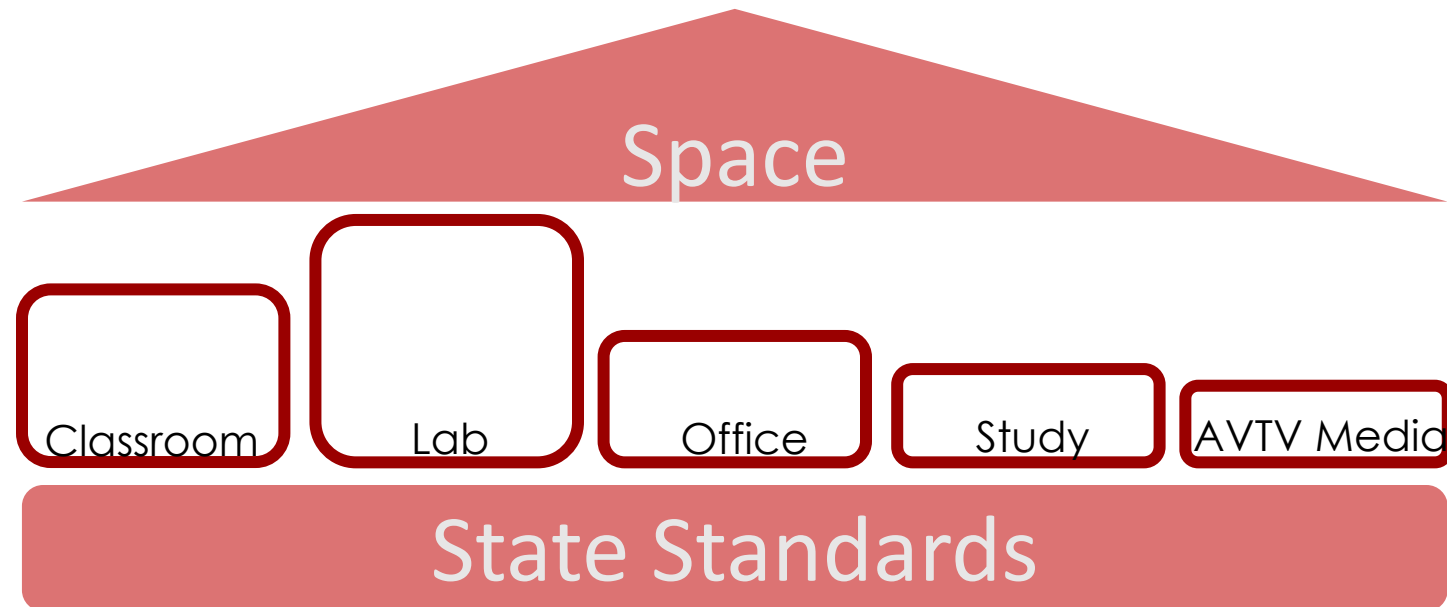
- Space standards apply to larger, full-service sites.
- They are not an issue for small, specialized sites.

Space Standards for California Community Colleges

- Each type of space is used differently; there is a different sq. ft. standard for each type.
- The goal is to meet 100% standard for each space type.



Space Analysis



This is important for qualifying for funds for facilities improvements.

Space Analysis

BUTTS AND CHAIRS

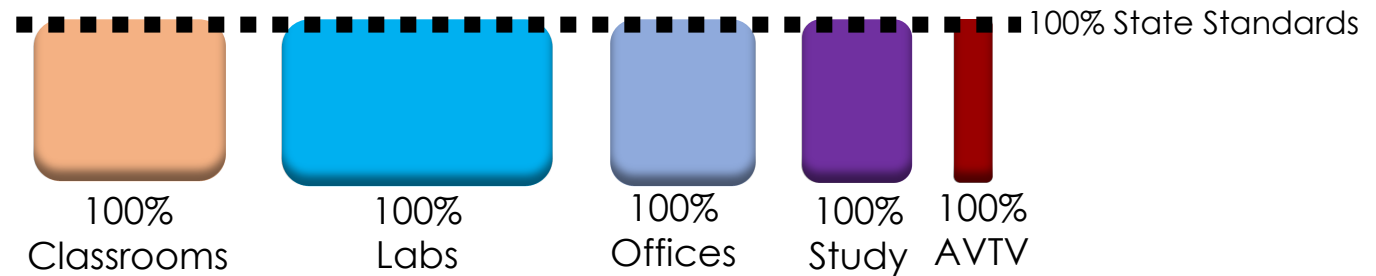
Do we have enough chairs for our butts?

BUTTS: Student Enrollment, Faculty, Contact Hours

CHAIRS: Types of Space, Square Feet



Space Analysis

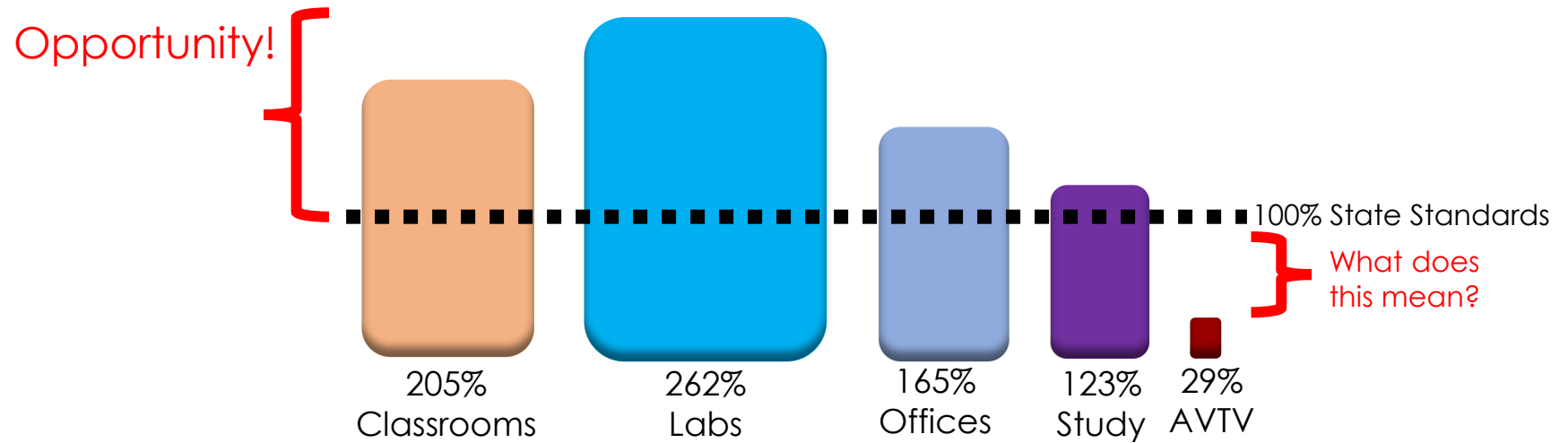


This information is used in space planning and facilities funding.

How Does the Eureka Campus Compare to the Space Standards?

- Excess existing space for learning
- Need more technology-rich AVTV spaces

2017-2018

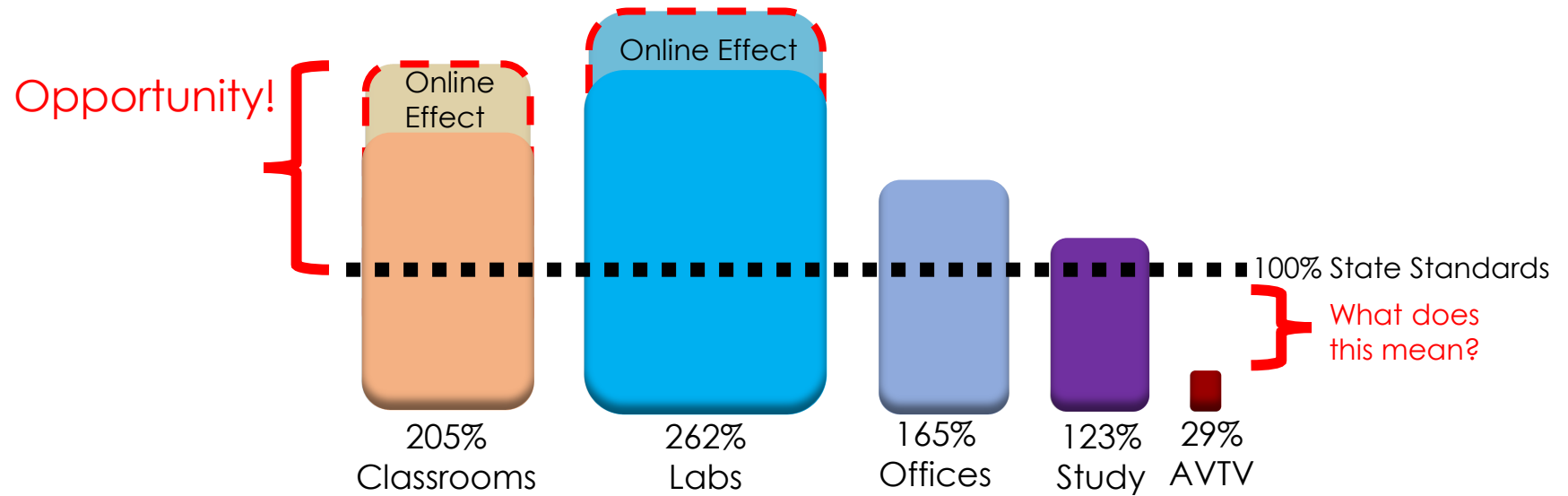


Does it feel like you have this much space?

What is the effect of online instruction on your space?

- Excess existing space for learning
- Need more technology-rich AVTV spaces

2017-2018

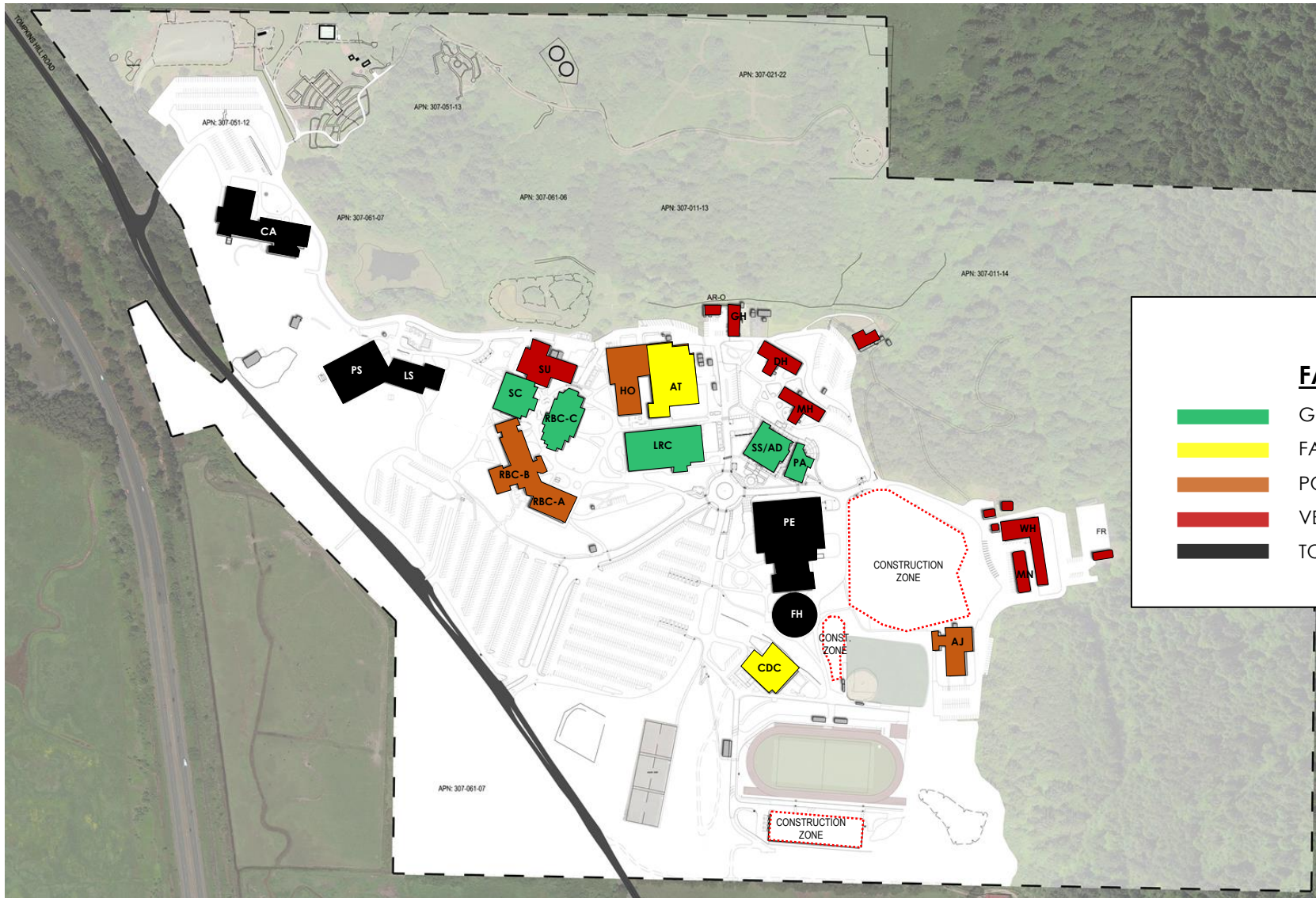


What opportunity do you see in the data?

Eureka Campus Existing Plan



Eureka Campus: Existing Facilities Condition

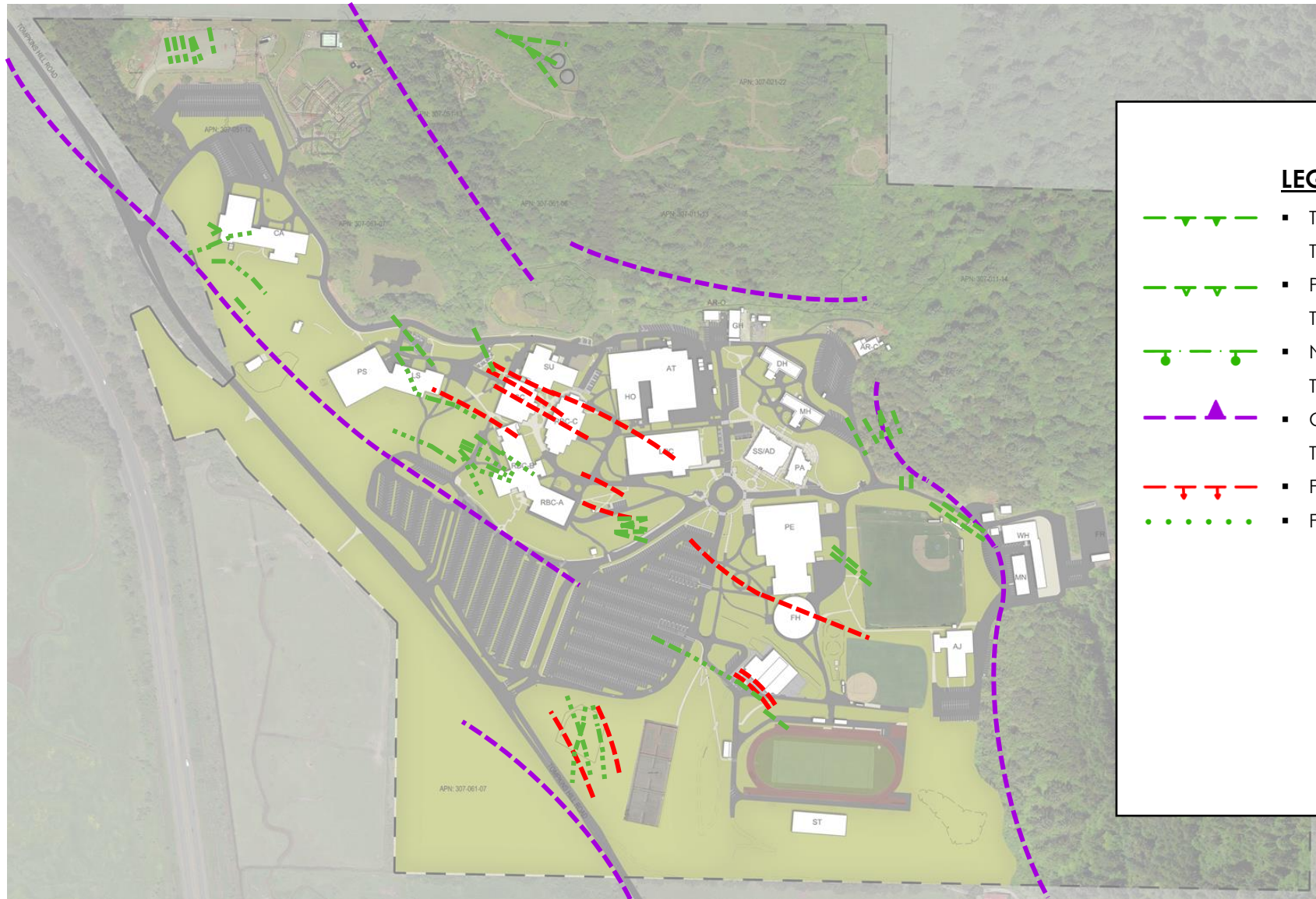


FACILITIES CONDITION	
■	GOOD
■	FAIR
■	POOR
■	VERY POOR
■	TO BE DEMOLISHED





Technical Assessment


Eureka Campus Existing Constraints





LEGEND


- 

 THRUST FAULT AS MAPPED IN TRENCHES
- 

 PROJECTED FAULT FROM TRENCH DATA
- 

 NORMAL FAULT AS MAPPED IN TRENCHES
- 

 CGS MAPPED AP FAULT TRACES
- 

 FAULT BEND FOLDS
- 

 FAULT PROJECTION INFERRED

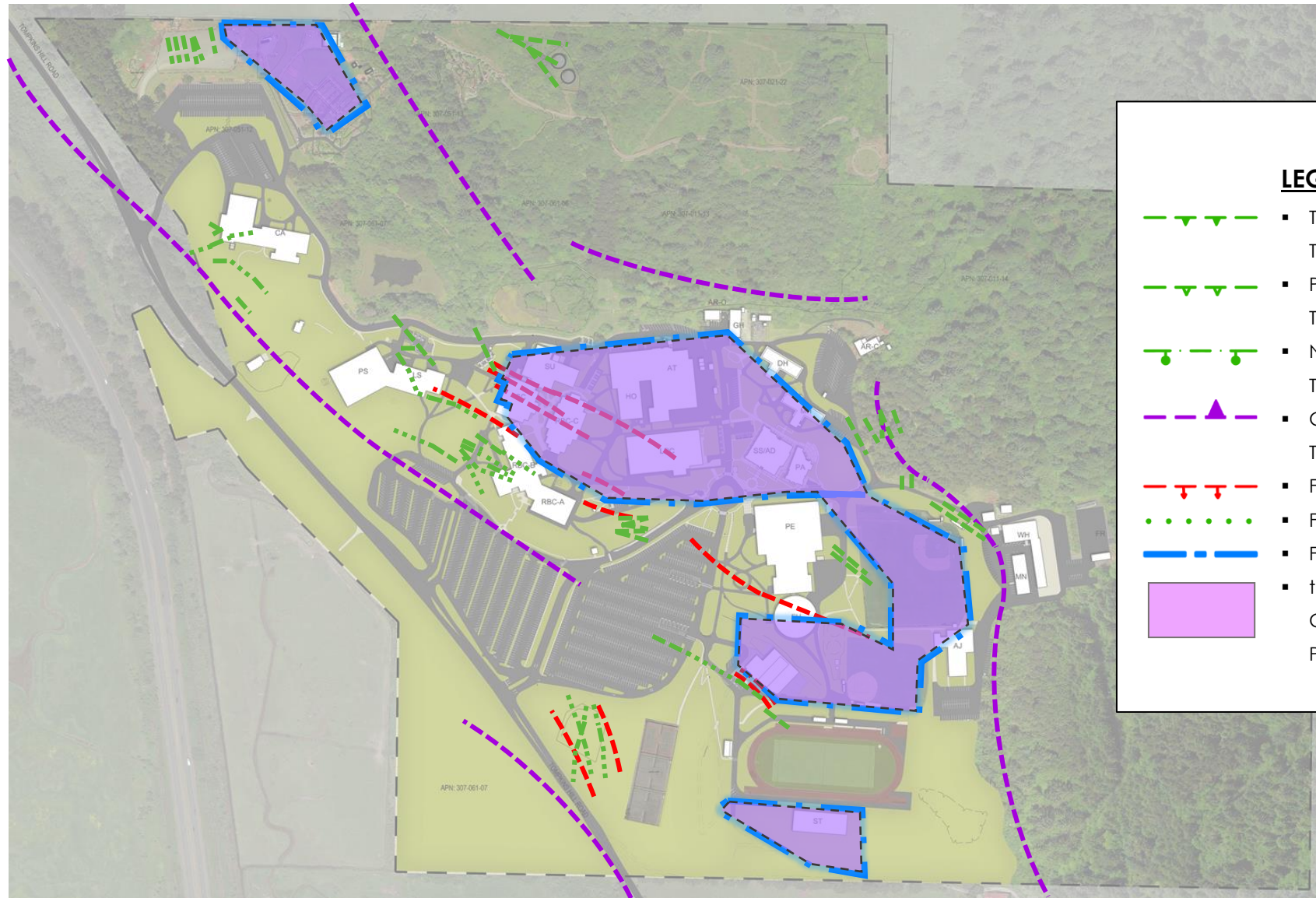


Technical Assessment









Eureka Campus Existing Constraints



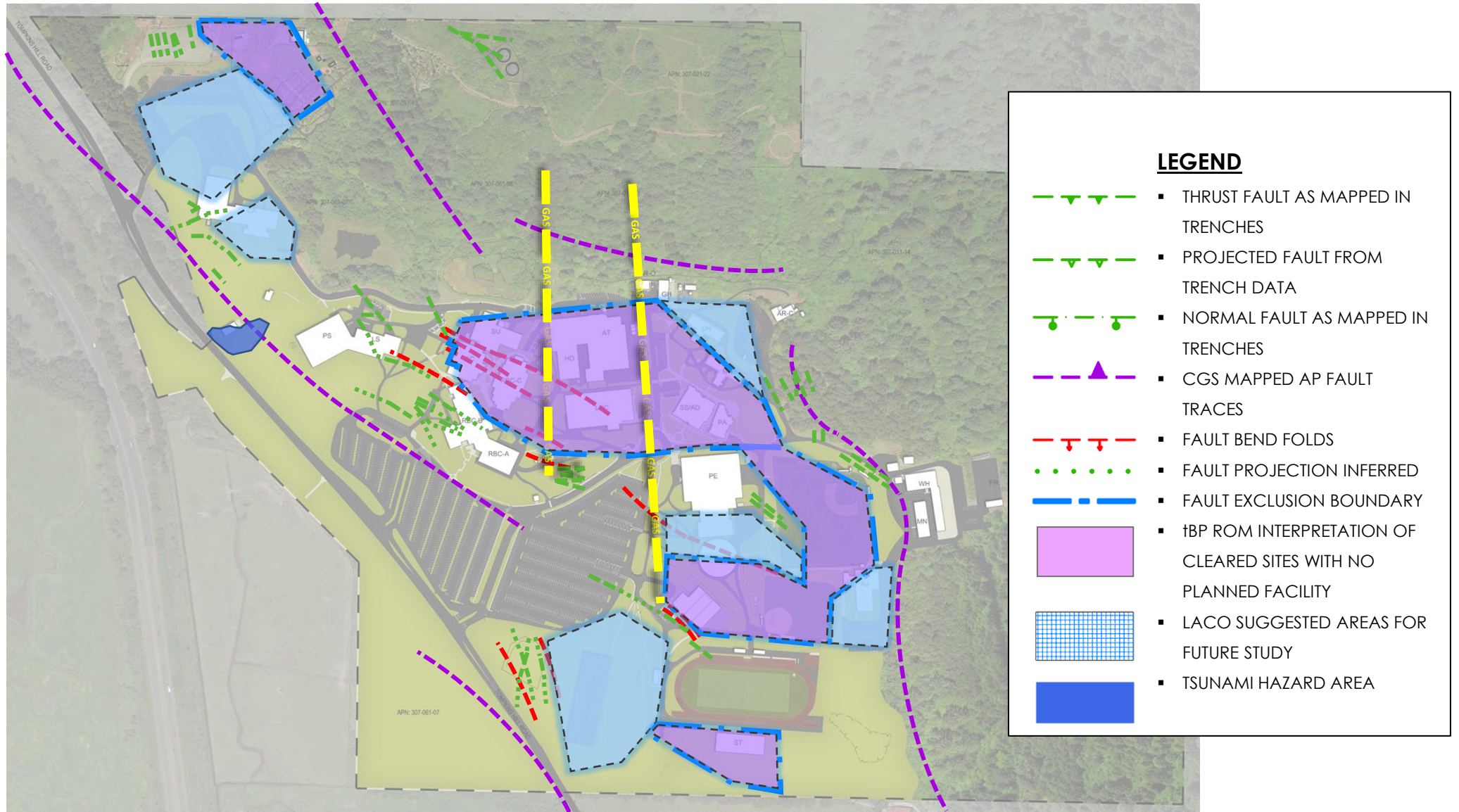
Technical Assessment



LEGEND

-  ▪ THRUST FAULT AS MAPPED IN TRENCHES
-  ▪ PROJECTED FAULT FROM TRENCH DATA
-  ▪ NORMAL FAULT AS MAPPED IN TRENCHES
-  ▪ CGS MAPPED AP FAULT TRACES
-  ▪ FAULT BEND FOLDS
-  ▪ FAULT PROJECTION INFERRED
-  ▪ FAULT EXCLUSION BOUNDARY
-  ▪ tBP ROM INTERPRETATION OF CLEARED SITES WITH NO PLANNED FACILITY

Eureka Campus Existing Constraints



Technical Assessment

Eureka Campus: Existing Building/Site Zoning



BUILDING ZONING

- INSTRUCTIONAL
- ATHLETICS/PE
- ADMINISTRATIVE
- STUDENT SERVICES
- COMMUNITY ACCESS
- SERVICE
- STUDENT HOUSING
- OTHER (NON-STUDENT)

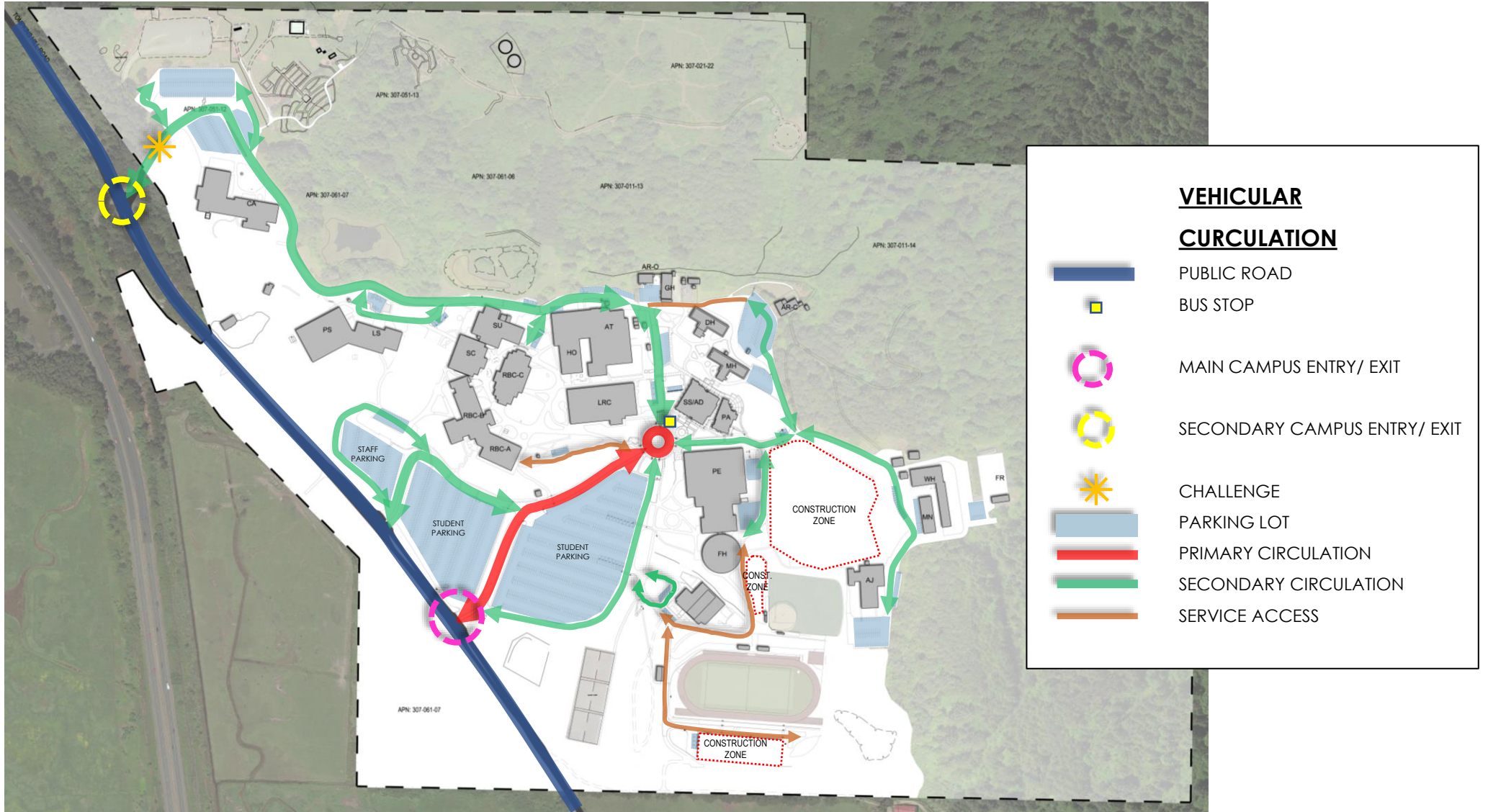
SITE ZONING

- ATHLETIC ZONE
- INSTRUCTIONAL ZONE



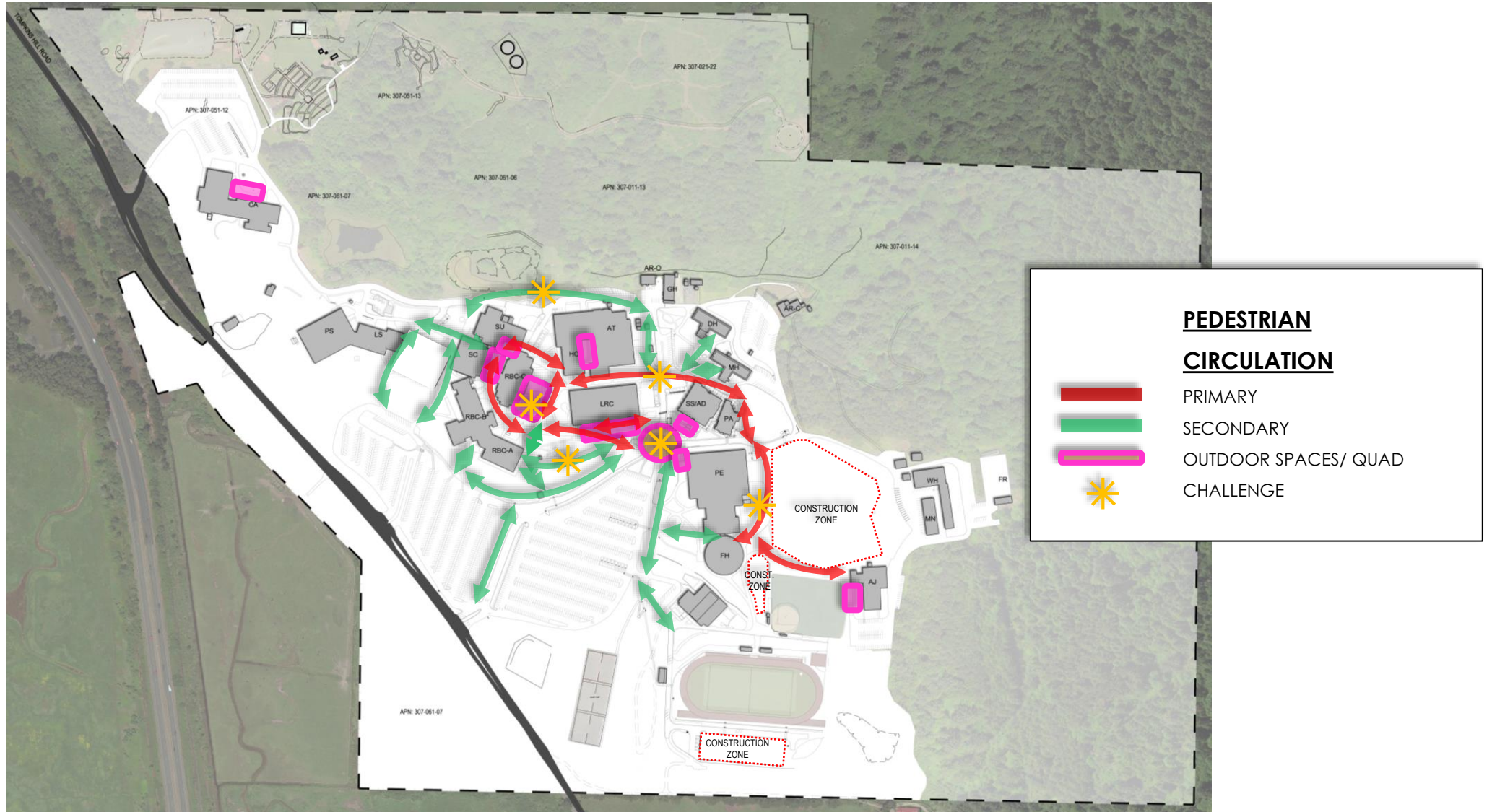
Technical Assessment

Eureka Campus: Existing Vehicular Circulation



Experiential Analysis

Eureka Campus: Existing Pedestrian Circulation

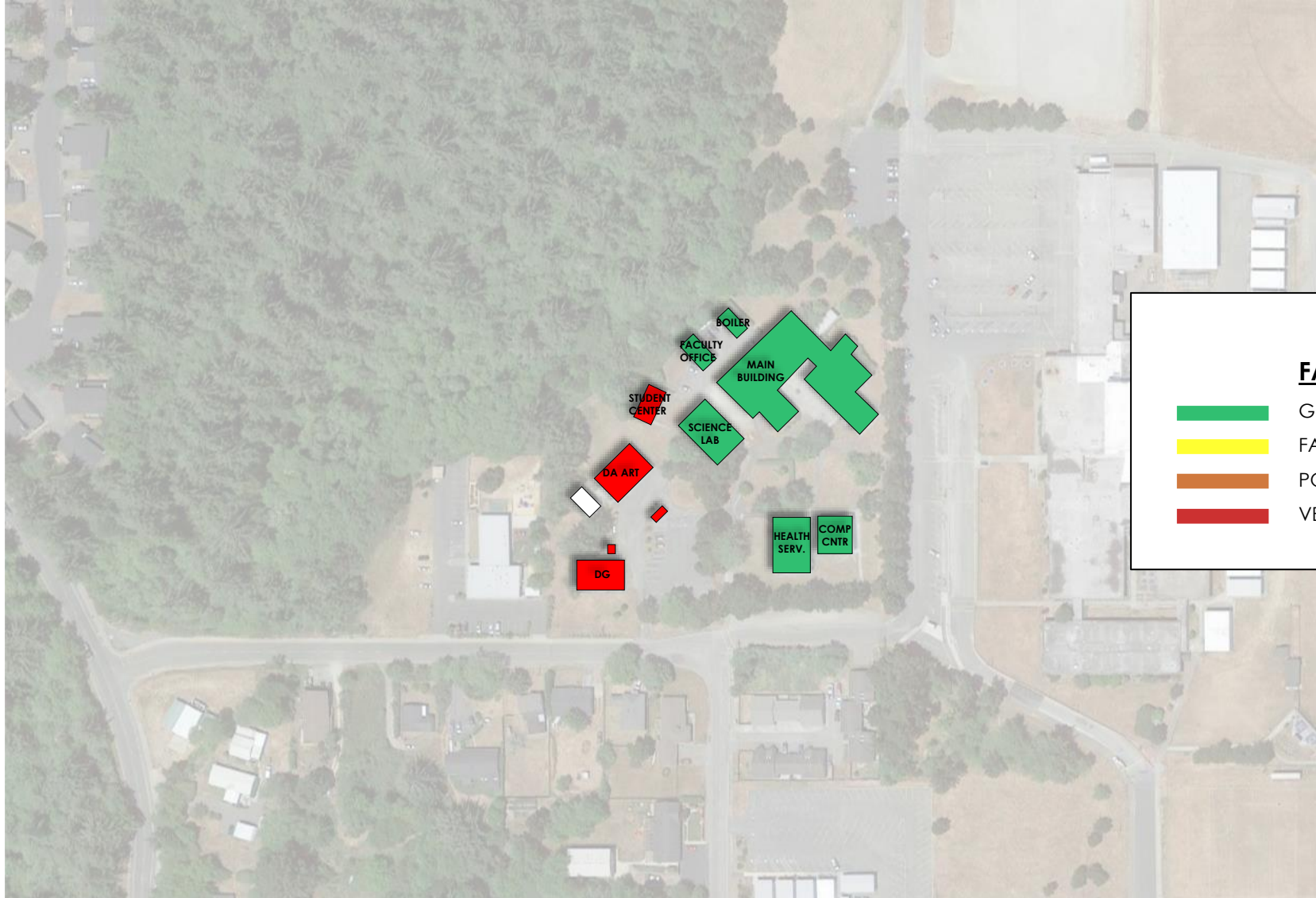


Experiential Analysis

Del Norte Campus: Existing Facility Condition



Experiential Analysis



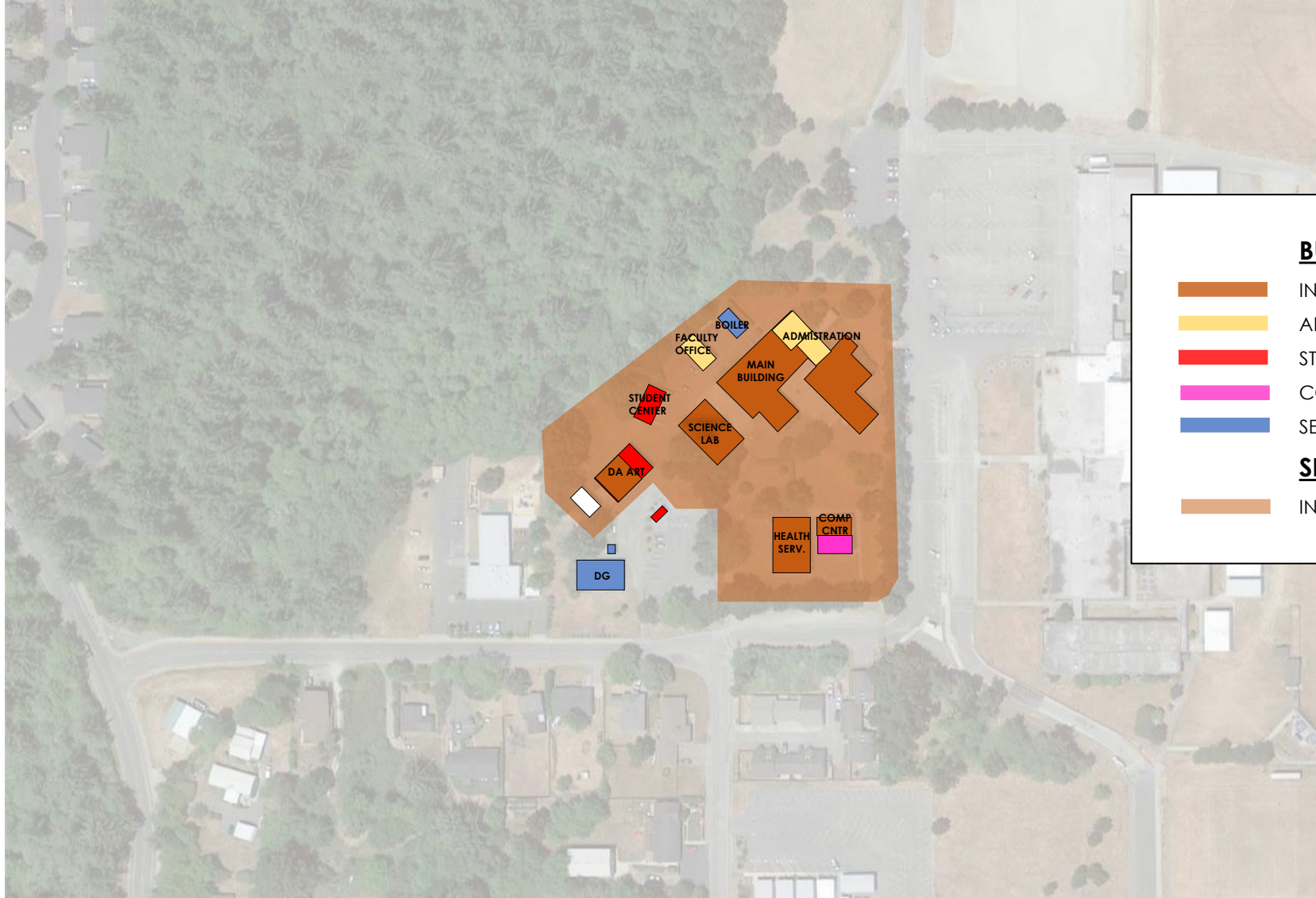
FACILITIES CONDITION

- GOOD/ UNDER CONSTRUCTION
- FAIR
- POOR
- VERY POOR

Del Norte Campus: Existing Site/ Building Zoning



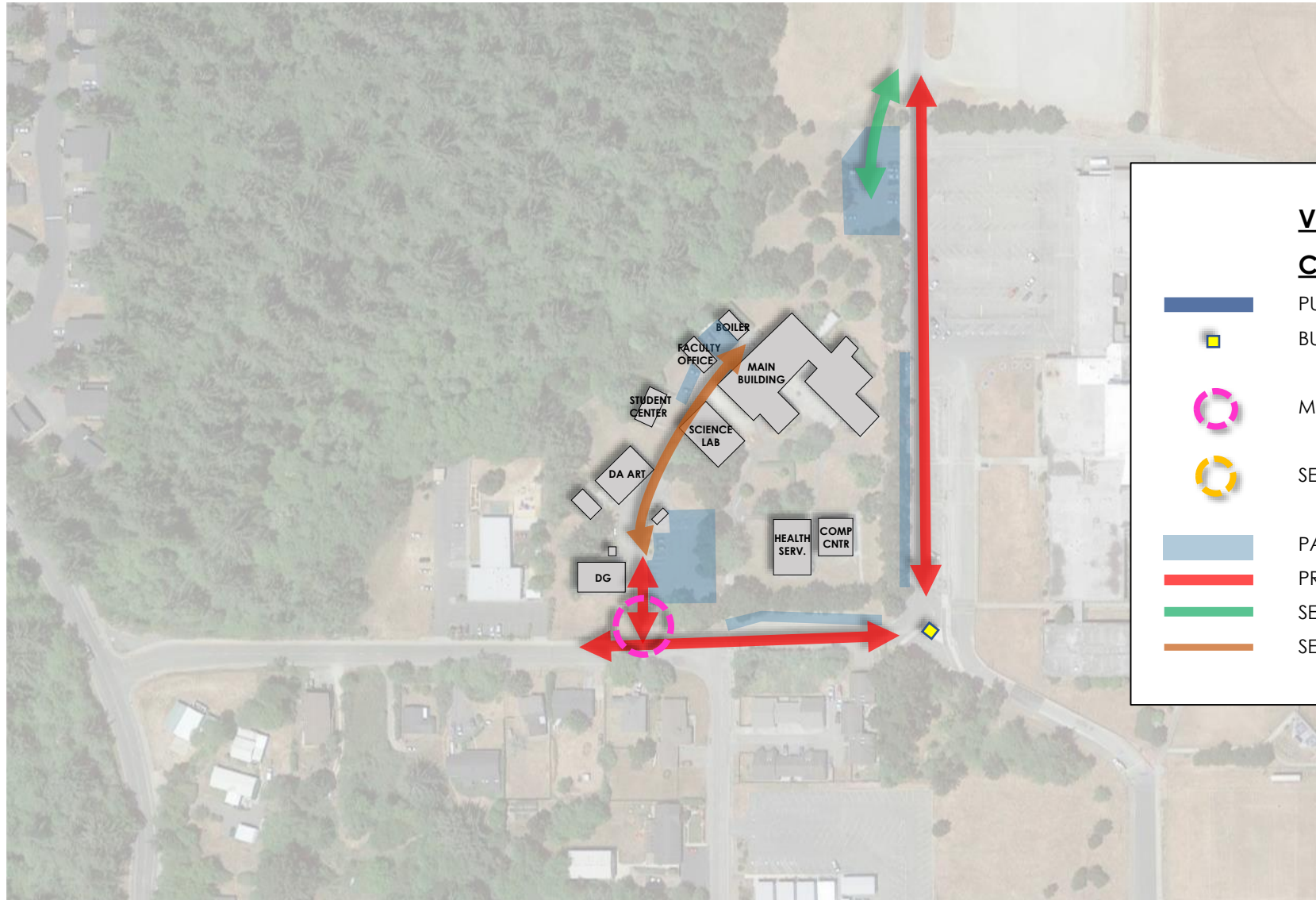
Experiential Analysis



Del Norte Campus: Existing Vehicular Circulation



Experiential Analysis

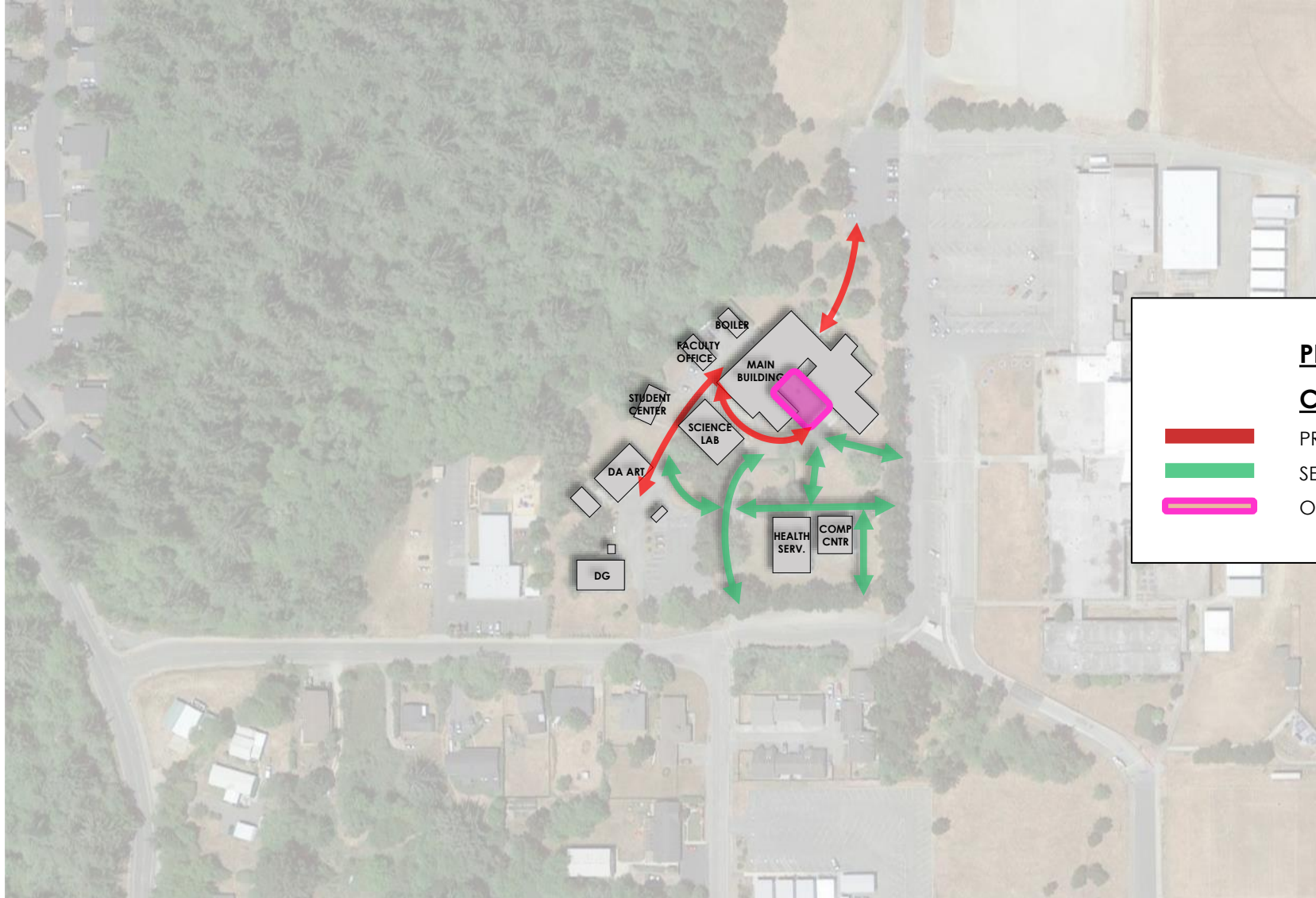





<u>VEHICULAR</u>	
<u>CIRCULATION</u>	
	PUBLIC ROAD
	BUS STOP
	MAIN CAMPUS ENTRY/ EXIT
	SECONDARY CAMPUS ENTRY/ EXIT
	PARKING LOT
	PRIMARY CIRCULATION
	SECONDARY CIRCULATION
	SERVICE ACCESS

Del Norte Campus: Existing Vehicular Circulation

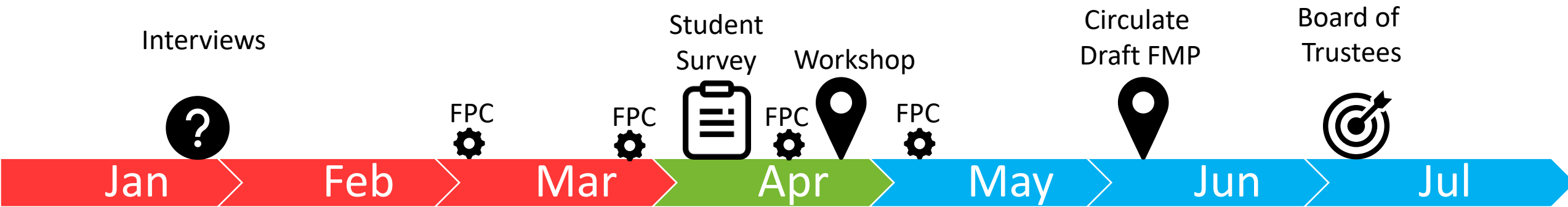


Experiential Analysis



PEDESTRIAN CIRCULATION	
	PRIMARY
	SECONDARY
	OUTDOOR SPACES/ QUAD

Project Schedule



1. Student Survey
 -April
 -Web page invitation

2. Listening Session with Students
 -April; Request Date & Time
 -Student Survey

3. FPC Meeting
 -April 19, Time?
 -Develop Options Diagrams

4. Community Workshop
 -April 26, Time?
 -Evaluate Options Diagrams

5. FPC Meeting
 -May 3, Time?
 -Synthesize workshop results
 -Identify Preferred Option