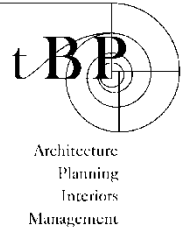


# MEETING NOTES

tBP/Architecture  
1777 Oakland Boulevard, Suite 320  
Walnut Creek, CA 94596  
925-246-6419



## **PROJECT**

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

tBP Project No. 22085.00  
Facilities Planning Committee – FMP Programming  
Date: April 19, 2022

## **Present**

Julia Morrison, VP Administrative Services  
Kevin Carter, Facilities Planning Director  
Bert Hafar, Professor Construction Technology  
Erik Sorensen, Manager of Information Technology  
Tino Romero, Athletics Coordinator  
Johanna Helzer, Facilities  
Gary Moon, tBP/Architecture  
Phil Newsom, tBP/Architecture  
Amy Jane Frater, tBP/Architecture

## **PURPOSE**

To develop the Program of facilities projects for the Facilities Master Plan.

## **DISCUSSION**

The FMP Team made a slide presentation, attached.

## **PROJECT STATUS**

The group reviewed the progress to date, including the Planning Themes and a summary of the Existing Facilities Analysis.

## **Student Voices**

The FMP Team conducted a Listening Session with the ASCR Senators on April 11, 2022. Their concerns include:

- We love CR.
- There is no heart of campus activity at Eureka, everyone is on their own.
- We leave the campus because there's nothing to do.
- Vacated buildings look like the apocalypse.
- The Library is closed on weekends, when our homework is due.
- We need access to more group study spaces.
- Internet privacy.

## **EUREKA CAMPUS**

## **Preliminary FMP Program – Eureka**

The group reviewed and discussed the preliminary list of projects.

1. Student Resource Center Replacement
2. Administration of Justice – Renovation or Replacement?
3. Academy of the Redwoods Replacement or Relocation (2 portables)
4. Library Reprogramming?
5. AT Reprogramming?
6. Vacate & demolish RBC A & B, Relocate Occupants to Other Facilities
7. Demolish and reuse building sites
  - o Creative Arts, Life Science, Physical Science, PE Building, Field House
8. Dormitories Replacements

## **Site Constraints - Eureka**

The group reviewed the diagram of site constraints that identify the future, arc-shaped zone for campus development.

- There are two north-south underground utilities line on either side of the AT and Library Buildings. These cannot be building sites.
- A small number of seismically safe sites have been verified by the engineering consultants. These spaces are referred to as “clear” or “cleared.”
- It is hugely expensive and lengthy to investigate whether additional sites are safe for buildings, and the answer might be ‘No.’ The most likely safe sites have already been identified.
- The FMP Team has identified a new, arc-shaped development zone that shifts the center of campus toward the east.
- There are opportunities to replace and reuse sites within that zone.

## **FMP Projects – Eureka**

The group discussed a graphic model showing potential locations for the projects on the programming list.

Tino Romero – The new Library or Student Services Building was supposed to have small study areas for EOPS. They have been repurposed for offices. EOPS is a learning community; these spaces could be regained in a new Student Union. Other uses need to go back to the Student Union.

## **AT Reprogramming**

The building underwent a recent seismic upgrade. Programs include Construction, Auto Tech, Welding, Forestry, Drafting, Solar Tech, Fabrication Lab, Nursing, Dental. Health Sciences occupy the west wing. The Drafting program is ‘up in the air.’

What are the unmet facilities needs for CTE programs? Are the programs compatible? Is there room for a maker space?

Julia Morrison – There is a potential to locate/relocate Health Science programs in a joint off-campus space in partnership with Cal Poly Humboldt.

Tino Romero – He will ask Martha Gleebe, former women’s coach & CTE administrator about CTE facilities needs.

Tino Romero – What is a maker space? FMP Team: It is a collaborative lab space with facilities and equipment for project-based learning.

### **Academy of the Redwoods Portables Replacement/Relocation to Existing Space**

The two facilities are not DSA approved. There is no foundation. They are not in a ‘clear’ seismic area.

### **Redwoods Business Center A and B**

The College has documented that the buildings are a life/safety hazard. They are both still occupied by administrative functions, Campus Security, Food Pantry, leased space. Students are not supposed to be allowed in the buildings. They should be vacated and removed. Occupants should be relocated to existing facilities.

### **Dormitories**

The dorms are excluded from the FMP. The College submitted an application for design & construction funding from the Higher Education Student Housing Grant. CR’s project was not selected in the first round in 2021. Dr. Flamer is committed to winning funds from this source in the future. FMP Team: It’s good that the College submitted its application, and it’s good that it was not selected yet. The first round was for a different kind of project. The College wouldn’t want to be in that group. It is better for CR’s project to be funded in a future round. The FMP will provide important planning information that could strengthen the College’s application.

### **Athletic Fields**

Kevin Carter – New construction projects on the southeast side will eliminate the baseball field and the possible the softball field. We need good practice fields. Turf is better than grass for all-weather instruction and practice.

Tino Romero – May the area between the tennis courts and the concession stand is a site for a practice field. Baseball games have been relocated to Redwood Acres. The College has a contract with Bear River. They have a beautiful turf facility, The College needs on-campus practice facilities.

### **Recently Constructed Facilities**

Recent replacements are in good condition, including Student Services, Administration, Performing Arts, Humanities and Science Buildings.

- The College is working on upgrading access control to these buildings.
- There are no major needs other than scheduled maintenance. FMP Team: Deferred maintenance projects over \$500,000 could be included in the FMP.

### **Student Space**

Space in all the existing buildings could be reprogrammed for student space. This would improve the College's space utilization and relieve the 'excess space' in state standard categories.

### **Instructional Needs**

The group needs input from Instruction. Kevin Carter will send contact info to the FMP Team.

- Kerry Mayer – VP Instruction & Student Services
- Chris Gaines
- Rory Johnson – Del Norte

Bert Hafer – The Ag program needs facilities improvements. Contact Silas Sarvinsky, Ag Faculty. Kevin Carter will send his contact info to the FMP Team.

### **FMP Programming Diagram - Eureka**

The group discussed potential locations for the FMP program projects.

- Future replacements will need to be stacked (multi-story) because there is limited clear area.
- The sites of future building demolitions are not flat.
- The new center of the campus will be to the north of the Student Services Building.
- 'Flexible space' can be used in more than one way. Often, it can be shared by different programs.

Student Resource Center needs to be replaced in a central location. The center of campus is shifting as development moves to the east. We need an interim cafeteria during construction.

- What happens to the existing SRC site? It could be a future building site, such as a Health Sciences Building.

Academy of Justice - needs to be replaced or the program needs to be relocated to other existing space. It might be difficult to win state Capital Outlay funds for this project because the campus has so much excess space in key categories.

- AR might be replaced near the new Creative Arts Building, with a new drop-off.
- The road near the existing AR buildings is not a loop.
- Should we leave it or move the building?
- AJ needs to be near the new PE Building because they shared spaces.
- The Fire Academy is part of AJ in partnership with Cal Fire Academy. It needs to be included in a replacement AJ facility.
- Paramedics/EMT is also part of AJ, but it is taught with Health Sciences in the Applied Tech Building.
- Show the new tanks on the diagram.

Tino Romero – The gun range is very noisy; it is much-used and the sound is heard all over the campus. It is used for instruction and for practice by local law enforcement. The noise scares some people who are concerned about school shooters. It was constructed with Measure Q funds. FMP Team – it could be moved indoors in a replacement facility.

Julia Morrison – Can we get the AJ site cleared for seismic safety? Michael Perkins is the head of AJ. FMP Team – The softball field is cleared. It is a potential site for an AJ replacement.

Facilities Offices – There is a classroom in this building.

Tino Romero - AJ uses the track, Mat Room and Weight Room in the PE Building. They also use the football field occasionally.

Academy of the Redwoods – programs need to be relocated or replace the portables. It will be difficult to get state Capital Outlay funding for replacement.

Dorms – Student space, dining and dorms need to be co-located in a central location. Could relocate to the site of the softball fields, but it is far from the cafeteria. It could be possible to construct one facility with the Student Union on the ground floor, dorms above.

- The College's housing consultant is Servitas.
- The parking area behind the existing dorms is popular.
- Any construction of dorms must be phased so that students can continue to live on-campus. This is non-negotiable per Dr. Flamer.
- It might be possible to replace the dorms one at a time.

Tino Romero – The co-location of dorms and the Student Union also addressed our DEI concerns.

Athletic Fields could move to the location of the tennis courts and south parts of parking lots E and D, creating a fields complex.

- Could the former location of Creative Arts a potential site for practice fields? FMP Team – it is not big enough for a field.

Botanical Garden – They were recently, finally, able to tap into the sewer and build restrooms

Health and Wellness Idea – Years ago, there was an idea to co-locate the CDC, Nursing and Dental Hygiene.

## **DEL NORTE**

The group reviewed background information about the Del Norte Educational Center.

### **Listening Session – Del Norte**

At the ASCR Listening Session, a student said that the Library has been ‘closed for construction’ for 2 years, but there is no construction happening. What’s the real story?

### **FMP Program – Del Norte**

1. Main Building Upgrades - roof, mechanical systems
2. Modular Replacements

The group reviewed a diagram of modulares to be replaced. The group indicated that it would be better to review this information with Rory Johnson, Dean of Del Norte. He has more information about their needs.

Kevin Carter – will provide contact information for Rory Johnson.

Erik Sorenson – The Library is closed due to a staffing issue.

Prepared by:  
Amy Jane Frater AICP, LEED AP  
tBP/Architecture

Attached:  
20220419 FPC Programming ppt

**Facilities Master Plan Update**  
Facilities Planning Committee Meeting  
FMP Programming  
April 19, 2022



# Purpose: To develop the Program of facilities projects for the Facilities Master Plan

## **AGENDA**

1. Project Status
2. Validate FMP Program
3. Program Mapping
4. Next Steps



# Key Planning Themes

## Era of Change and Opportunity



Create Flexible Learning Environments



Encourage Active Student Life



Technology Everywhere



Enhance Open Spaces



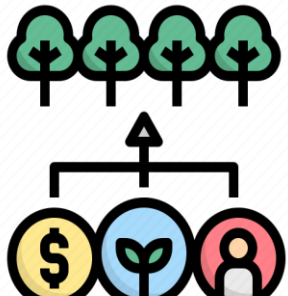
Facilitate Partnership Opportunities



Promote Diversity, Equity and Inclusion



Offer Community Access to Campus



Lead in Sustainability

# Summary of Existing Facilities Conditions - Eureka

## Space Analysis

- Significant underutilization
- 'Bad space' is older buildings
- Lack of Distance Education space

## Zoning & Circulation

- No heart of campus activity
- Campus shifting east
- Lack of Student Life spaces

## Technical Assessment

- Future Replacements:
  - ✓ Student Union
  - ✓ Administration of Justice
  - ✓ Academy of the Redwoods (2)
  - ✓ Dorms
- 'Bad space' in older buildings
- Need more robust technology infrastructure

## Site Constraints

- Limited building sites due to seismic issues
- Demolition sites can be used for usable open spaces

# Student Voices: Listening Session about Eureka Campus

“There is no heart of campus activity.”

“We want this place to be full of energy and activity.”

“There is no covered outdoor seating. The benches get wet and stay wet.”

“We hang out at the mall because there’s nothing to do on campus.”

“Vacated buildings look like the apocalypse.”

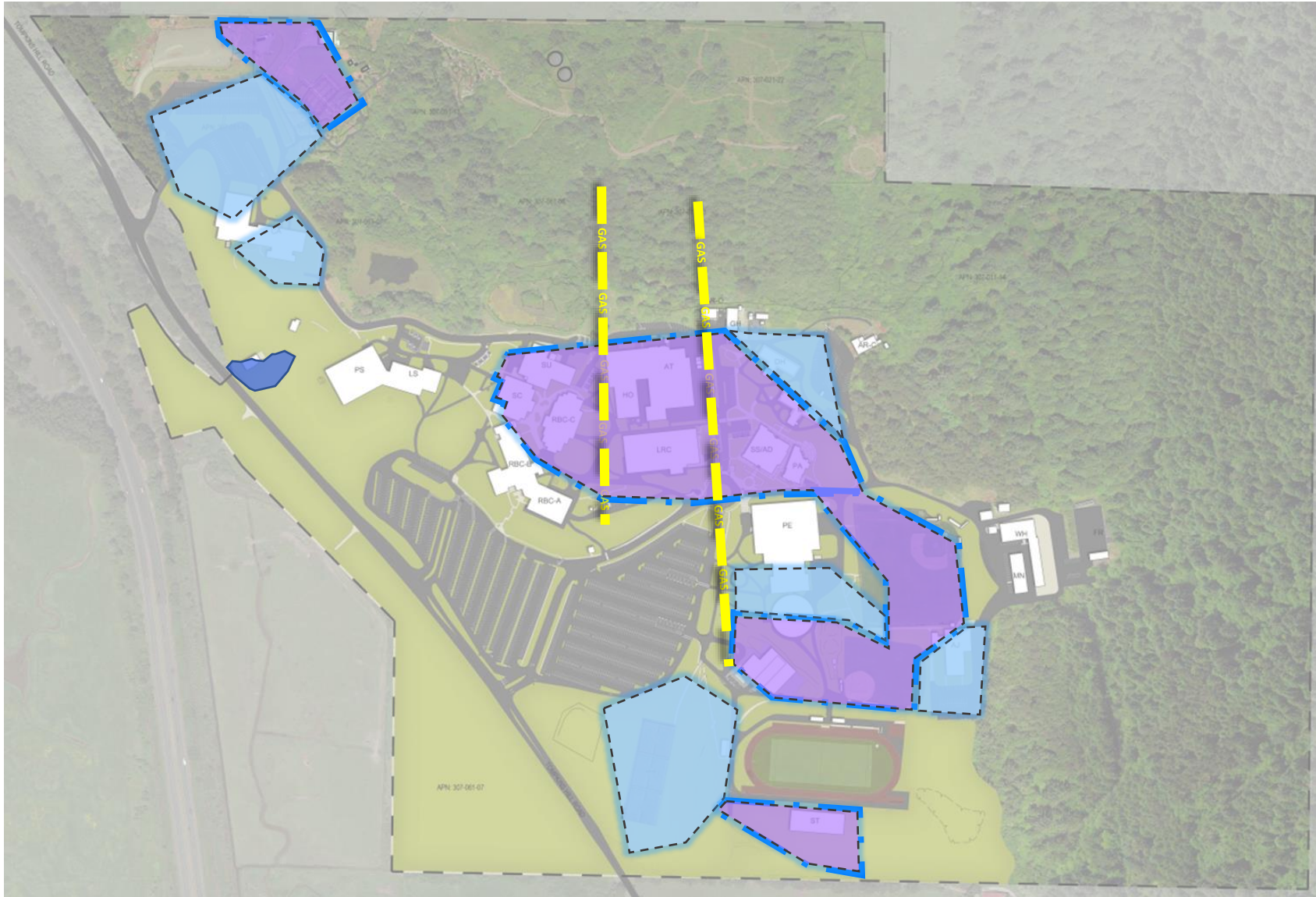
“I need a place to study from Friday night to Sunday night. My homework is due Sunday at midnight.”

“There aren’t enough group study spaces in the Library, and they’re too small.”

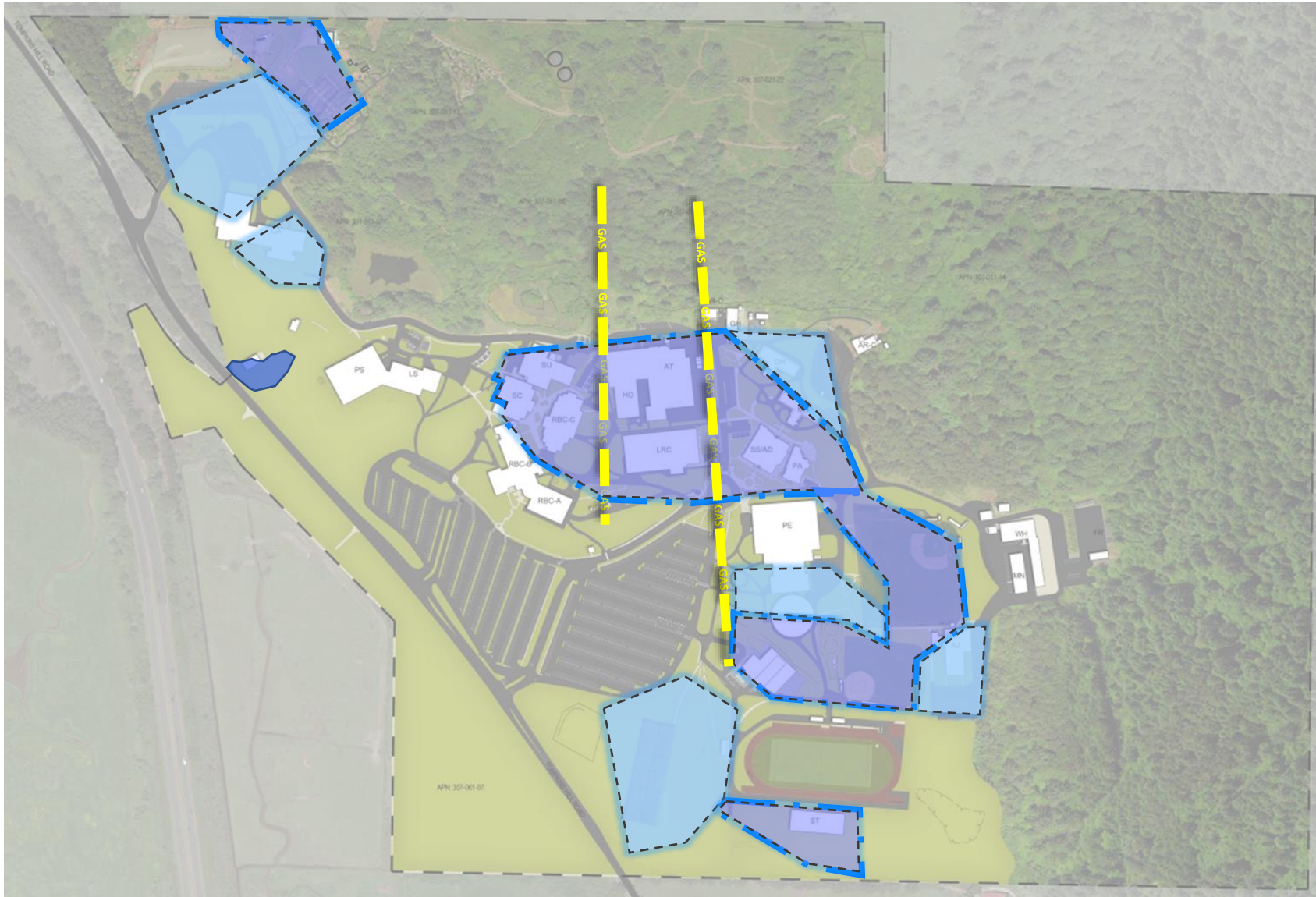
# Eureka FMP Program

1. Student Resource Center Replacement
2. Administration of Justice – Renovation or Replacement?
3. Academy of the Redwoods Replacement (2 portables)
4. Library Reprogramming?
5. AT Reprogramming?
6. Vacate RBC A & B, Relocate Occupants to Other Facilities
7. Demolish and reuse building sites
  - Creative Arts, Life Science, Physical Science, PE Building, Field House
8. Dormitories Replacements

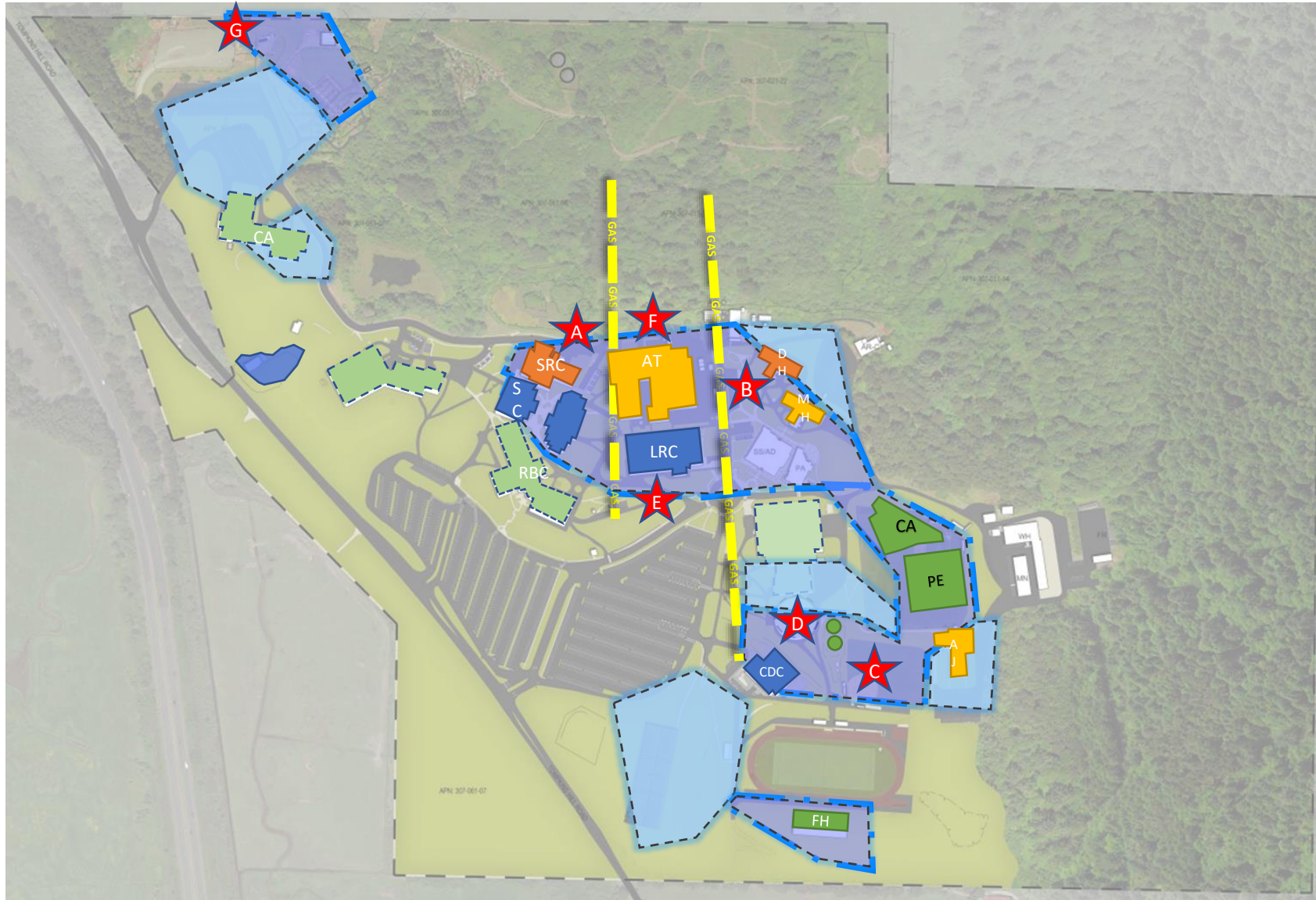
# Eureka Campus Existing Constraints



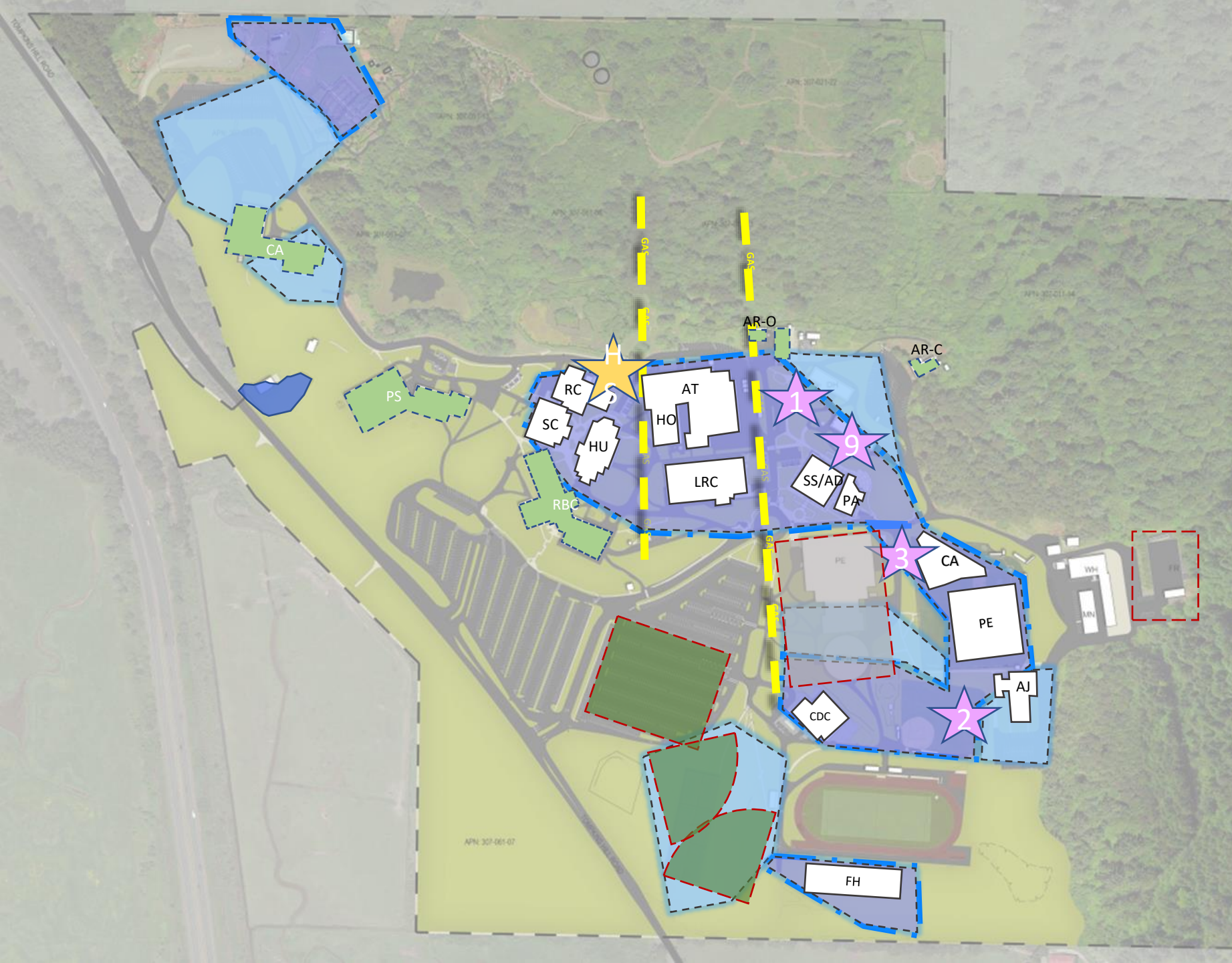
# Eureka Campus Existing Constraints



# Eureka Campus Existing Constraints



Technical Assessment



**FACILITY MASTER PLAN PROJECTS**

1. Student Resource Center Replacement (Student Union) 18,299 SF
2. Administration of Justice Building – 14,300 SF Renovation or Fire Fighter Tech/ EMT Replacement? Gun Range
3. Academy of the Redwoods Replacement (2 portables)  
Office: 2,000 SF  
Classroom: 3,300 SF
4. Library Reprogramming? 39,000 SF
5. AT Reprogramming? 57,000 SF
6. Vacate RBC A & B (Relocate Occupants to Existing Other Facilities)
7. Demolish and reuse building sites (Creative Arts, Life Science, Physical Science, PE Building, Field House)
8. CDC? 14,000 SF
9. Dormitories Replacements  
DN DORM: 15,600 SF  
MENDICINO: 15,700 SF



# Del Norte FMP Program

## Technical Assessment

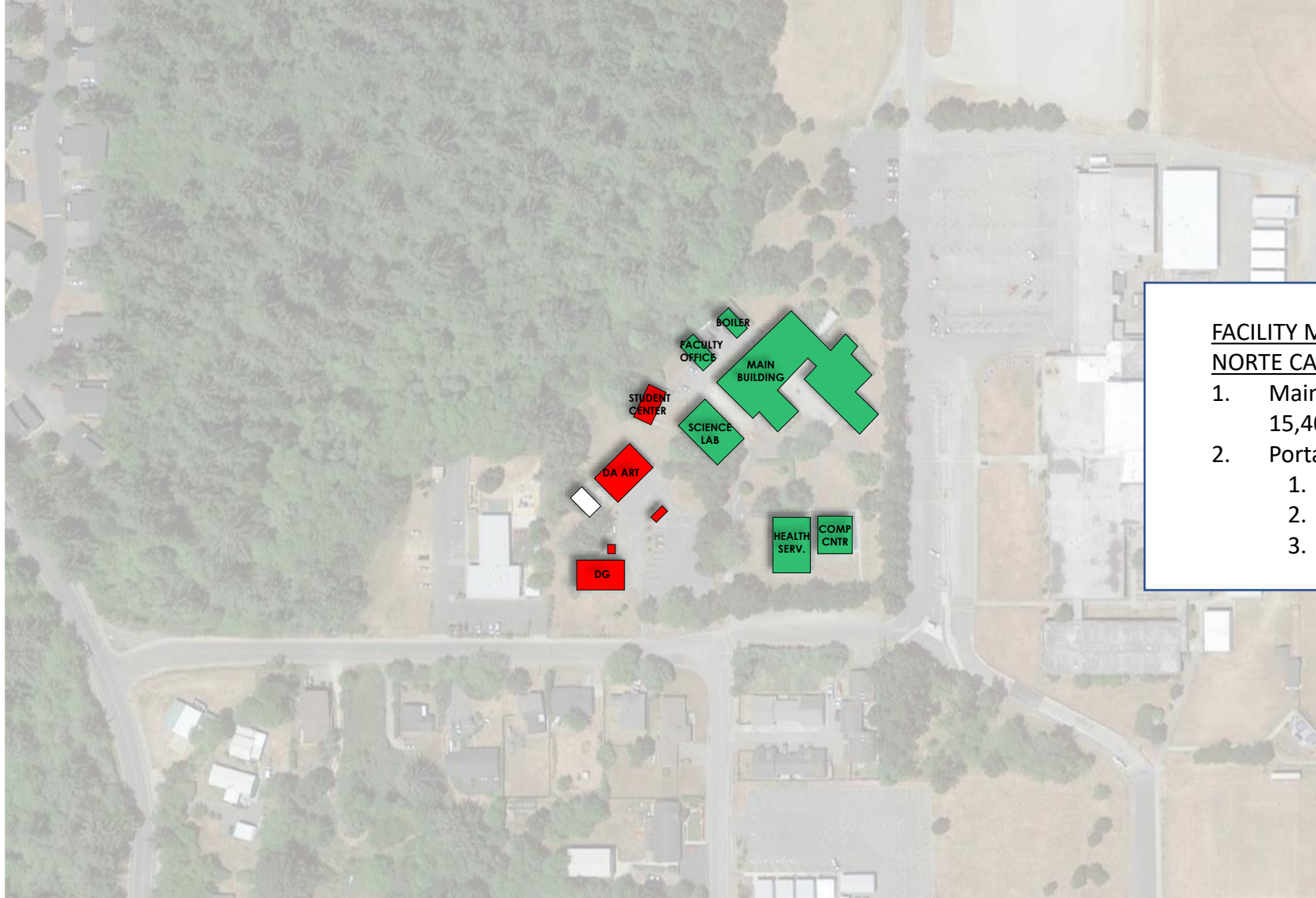
- Need Sustainability upgrades
- Need more robust technology infrastructure

“The Library has been closed for two years. Is it really ‘under construction???’”

### FMP Program

1. Main Building Upgrades - roof, mechanical systems
2. Modular Replacements

# Del Norte Campus: Existing Facility Condition



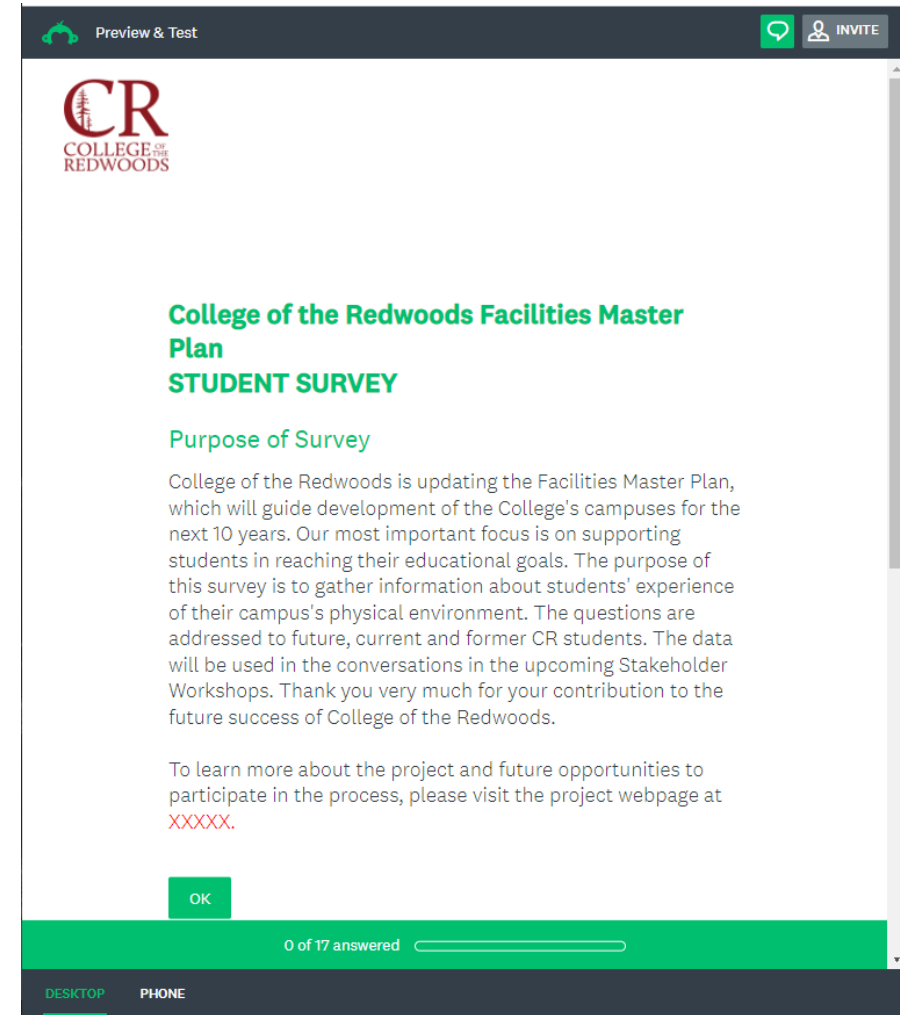
## FACILITY MASTER PLAN PROJECTS DEL NORTE CAMPUS:

1. Main Building HVAC Replacement  
15,400 SF
2. Portables:
  1. Student Center 1,000 SF
  2. Art: 2,400 SF
  3. Garage: 2,400 SF

# Invite students to take the FMP Student Survey!

CR Students will receive the email invitation on **Monday, April 25.**

The survey will be open for 1 week, until **Sunday, May 1.**



# Stakeholder Workshop

Please attend!

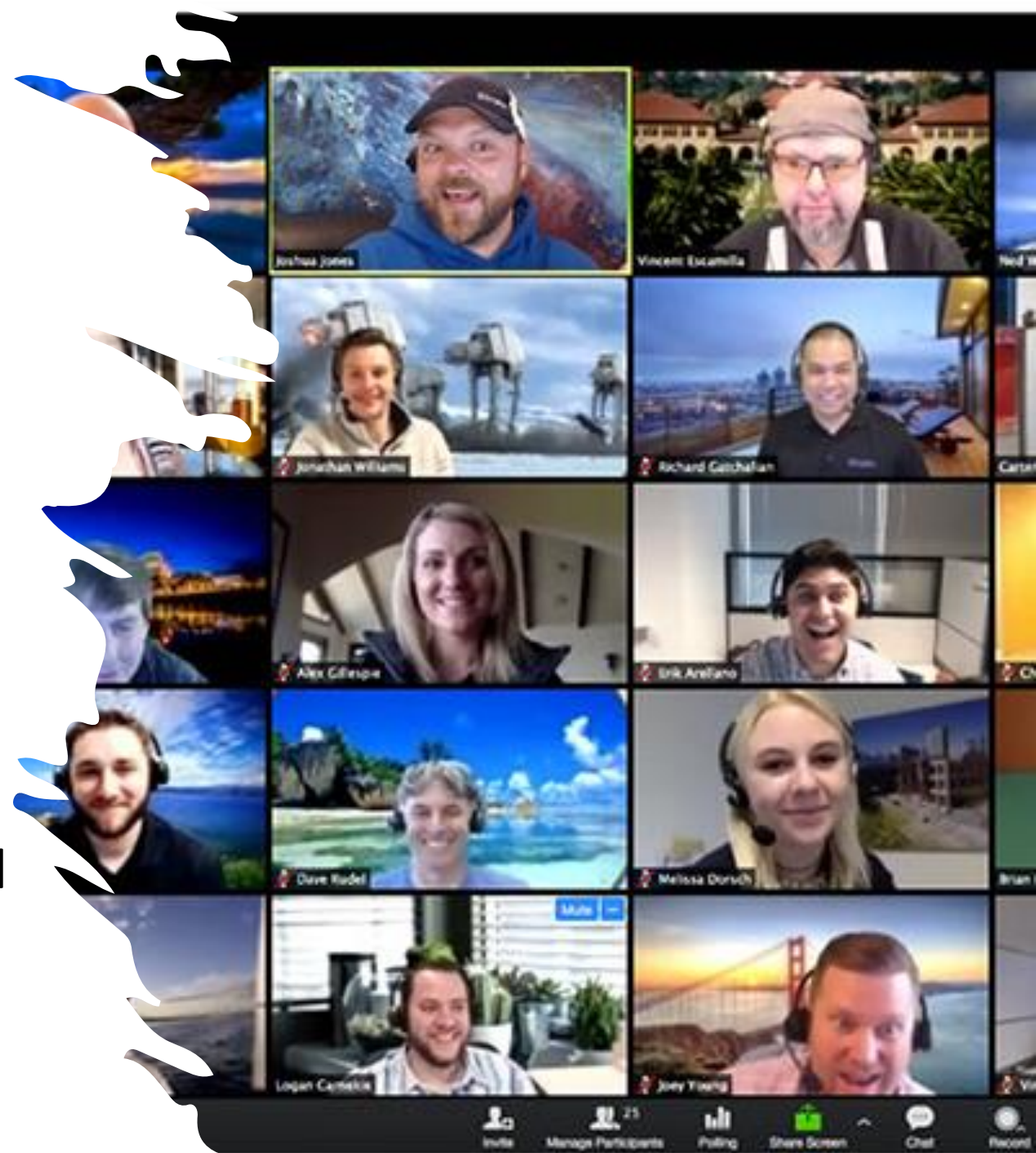
Tuesday, April 26

10 – 11 am

Via Zoom

RSVP

Kevin-Carter@redwoods.edu



# Next Meeting

## FPC Meeting

Tuesday, May 3, 10-11:30 am  
Preferred Option

Philip Newsom

Amy Jane Frater, tBP

Sean Patton

Kevin Carter

Gary Moon tBP/Architecture

Bert Hafar

Julia Morrison

Erik Sorensen

Johanna Helzer

Johanna Helzer

# MEETING NOTES

tBP/Architecture  
1777 Oakland Boulevard, Suite 320  
Walnut Creek, CA 94596  
925-246-6419



## **PROJECT**

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

Student Listening with ASCR Senate  
Interview about Information Technology  
Date: April 11, 2022

## **Present**

Jack Hill, ASCR President  
Sharon Diaz, ASCR Representative to Facilities Planning Committee  
Gavin Olson, Student, Del Norte Campus  
Winnifred Carpenter, Student Senator, Klamath-Trinity Campus  
Mason Koski, Student Senator, Eureka Campus  
Morgan Beebe, ASCR Student Senator, Eureka Campus  
Gary Sokolow, Faculty Advisor  
Gary Moon, tB/Architecture  
Amy Jane Frater, tBP/Architecture

## **PURPOSE OF MEETING**

To discuss Student Needs & Facilities, and to prepare for the Student Survey.

## **DISCUSSION**

### **GOALS, THEMES, AND CAMPUS VOICES**

The group reviewed project information developed by the Facilities Planning Committee, including Goals, Planning Themes, and comments from College participants in the kick-off interviews.

## Campus Voices – Kickoff Interviews

The group reviewed comments by CR administrators, faculty and staff were asked for their input about the needs for facilities improvements to support student success, the College mission, and instructional and service programs. They provided much information about classrooms, labs, offices and support spaces. They also commented on issues that impact students' needs and success outside of class time. We call this "Student Life." Example issues include:

- Lack of hang-out space
- Need space for hand-on learning
- Better WiFi.
- Lack of communal spaces
- No heart of campus activity
- Need better space to collaborate with faculty & staff
- Need spaces for online participation
- Need space to collaborate with educational partners
- CR is a role model for sustainability.

These comments are from non-students; they are shared with this group to start our discussion.

## LISTENING: STUDENT VOICES

### Questions

In this Listening Session, the FMP Team needs insight from the group about students' perspectives about how the campuses impact the quality of their Student Life outside of class time. Questions include:

- What do you spend time doing on campus outside of class time?
- Where do you do these activities? What facilities work, what doesn't?
- What facility is missing that would enhance your learning experience at CR?
- How does the weather impact your on-campus experience?

Winnifred Carpenter (KT)

- We have on open space on our campus, but nothing is going on, no events.

Sharon Diaz – Eureka

- Beautiful CR - I love CR. It is beautiful here.
- Better WiFi - We need better WiFi! Access is so spotty on the campus.
- Comfortable Student Spaces - We need more comfortable spaces for hanging out, fun, events, interact, study. We have spaces, but many don't work well.
- Library – it is hard to work in groups and be quiet at the same time. Group study spaces are too small; there are not enough spaces; they are not available. Also, we need spaces for student meetings and club meetings.
- Dorms – I live on campus. We need more dorm rooms. This will bring more people to the College. Especially with football coming back, we need dorms for student athletes. Many students need to live on campus. For some people, if they can't live on campus, or can't afford transportation & off-campus housing, they can't come to CR. It's better to live on campus.

- Limited Library Hours - Study spaces in library only open Monday – Friday, not weekends. Need weekend study space! Social space! Uncomfortable to study in dorms. Can't concentrate. Chat with roommate, phone, etc, distractions. It's really complicated to do homework done on the weekend. The College overlooks the importance of needing spaces to relax, work, concentrate.

Gavin Olson – Crescent City – Del Norte

- Lack of WiFi Privacy - Students don't feel they have privacy on WiFi. This is very important to students. They spend their meager funds to purchase a VPN subscription.
- Cell Phones & Internet – The coverage is spotty, very difficult to get a signal.
- Library is Closed - Library has been 'under construction' for 2 years, since the beginning of the pandemic. I don't see any construction work. I doubt that it's really under construction. What is the story?

Jack Hill

- WiFi Privacy - WiFi access at Del Norte is a major concern to students. The ASCR has had many discussions about it. The College doesn't seem to believe WiFi privacy is a necessity.

Morgan Beebe - Eureka

- VPN, WiFi – CR's WiFi is highly monitored, not private. Some students buy cheap VPNs that do not provide good value. It would be very helpful if the College could provide a whitelist of VPN services, maybe arrange a student discount.
- Study Space Late Night, Weekends - Often, homework is due at midnight and again on Sunday. It is essential that we have better connectivity and suitable places to study individually and in groups. The Library is not open on weekends.
- Outdoor seating – We have picnic benches outside the cafeteria. There are a few benches in that big area between Humanities & Library. It rains 3 times daily. Seating is not covered in the rain. When the sun comes out it's still wet. We need covered outdoor spaces.
- Water Bottle Stations - We need water bottle stations! Most students carry refillable water bottles.

Jack Hill

- Water bottle stations!

Sharon Diaz, Many Others - Eureka

- No Center of Campus Activity - There is no main place on Eureka to hang out and be involved with the student community. There is no campus quad. There is no center of activity. Everybody is on their own.



### Sharon Diaz - Eureka

- Student Resource Center - Sometimes we hang out in cafeteria inside, or outside by the pond. There is a small seating area outside the cafeteria. Friends held my birthday party here. Security let us be because there was nobody else around to bother.
- Leave Campus to Hang Out - We hang out away from campus – there is not much to do here.
- Pond - Sometimes people hang out by the pond.
- Athletic Fields, Track – We like to go to games to be with involved with the student community. we hang out. Also, baseball, track.
- Basketball courts in gym – NO! don't mess the floor.
- No Place for a Walk - There is no place to take a walk. There is an old trail, but it's closed and it's scary.
- Creative Arts – No one hangs there, just go there for class. It's too far from the rest of the campus.
- Science & Humanities - A few people hang in Humanities & Science, some tables are placed here and there.
- Library – No place to mingle with peers.
- Flagpole/Dropoff - This is NOT the heart of campus. It's just a walk-thru place. Faculty and staff see high school students linger there while they wait for the bus or for parents to pick them up. Not College students.

### PLACES THAT SAY 'STAY AWAY' (Eureka)

- Creative Arts – too far, long walk, too exposed. Botanical Garden is there, but people don't know, don't care.
- Woods North of the Dorms – There are no trails to use. Doesn't feel safe for a walk.
- Administration of Justice – Feels secluded from the rest of the campus. Only AJ students go there; other people are not aware of it.
- Tennis courts – Nobody knows it's there. They are secluded from the rest of the campus.
- Field House – Not used.

### ACTIVE AREAS - Eureka

- Humanities
- Science
- Cafeteria
- Dorms
- Library
- Student Union

## PLACES FOR EXERCISE/WELLNESS

Winnifred Carpenter (KT)

- I took a PE class at Eureka. Can you work out there if you're not enrolled in a class?

Sharon Diaz - Eureka

- Yes, you can work out if you're in a class.
- Gym is open Thursday & Sunday to dorm residents.

## VACATED BUILDINGS DETRACT FROM CAMPUS IMAGE

- Old, Vacated Buildings - including RBC A&B. Says stay away! Tsunami zone! The elements have overtaken them. It looks apocalyptic, abandoned. It takes away from the campus feeling.

Sharon Diaz - Eureka

- Lots of places are not used.
- PE Building is old & run down because we don't use it. Only athletes and dorm residents use it.
- Some people go to Planet Fitness in town to exercise.
- Please, please do something with old buildings, field house, gym.
- I want to see the campus full of energy and used!!!

## PARKING - Eureka

Gavin Olson - Eureka

- When PE and Field House are demolished – add more parking. Parking lots are too distant. My wife has trouble walking, had to arrive 1 hour early to get good parking. She walked 1 mile uphill. Need more disabled parking.

## PEDESTRIAN/VEHICLE CONFLICTS? – Eureka

Question: is there a conflict between pedestrians and vehicles on Trustee Boulevard (near Student Services) and on the east side?

- Trustee Blvd – Not really a problem. The only vehicle traffic is headed to and from the dorm & service areas. It's not that much.
- East side – Not much traffic, not a problem.
- Not an issue

## SUSTAINABILITY

- It would be great to have solar panels in the parking lots.

## **NEXT STEPS**

There are two big opportunities for students to participate in the Facilities Master Plan

### **STUDENT SURVEY**

Monday 4/25 to Sunday 5/1. CR Students will receive an email invitation to

ASCR meeting – April 25, come back & remind about survey, Stakeholder Workshop

Prepared by:

Amy Jane Frater AICP, LEED AP

**tBP/Architecture**

Attachment

20220411 ASCR Student Listening ppt

Facilities Master Plan Update  
Associated Students of CR  
**Listening Session**  
April 11, 2022

1. Planning Themes
2. Campus Voices
3. Heat Mapping
4. Student Survey, Stakeholder Workshop

# Key Planning Themes

## Era of Change and Opportunity



Create Flexible Learning Environments



Encourage Active Student Life



Technology Everywhere



Enhance Open Spaces



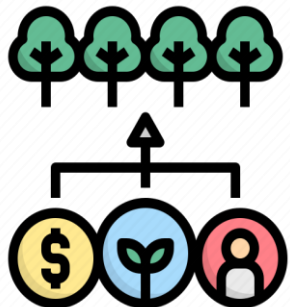
Facilitate Partnership Opportunities



Offer Community Access to Campus



Promote Diversity, Equity and Inclusion



Lead in Sustainability

# Campus Voices: Do You Agree with These Comments?

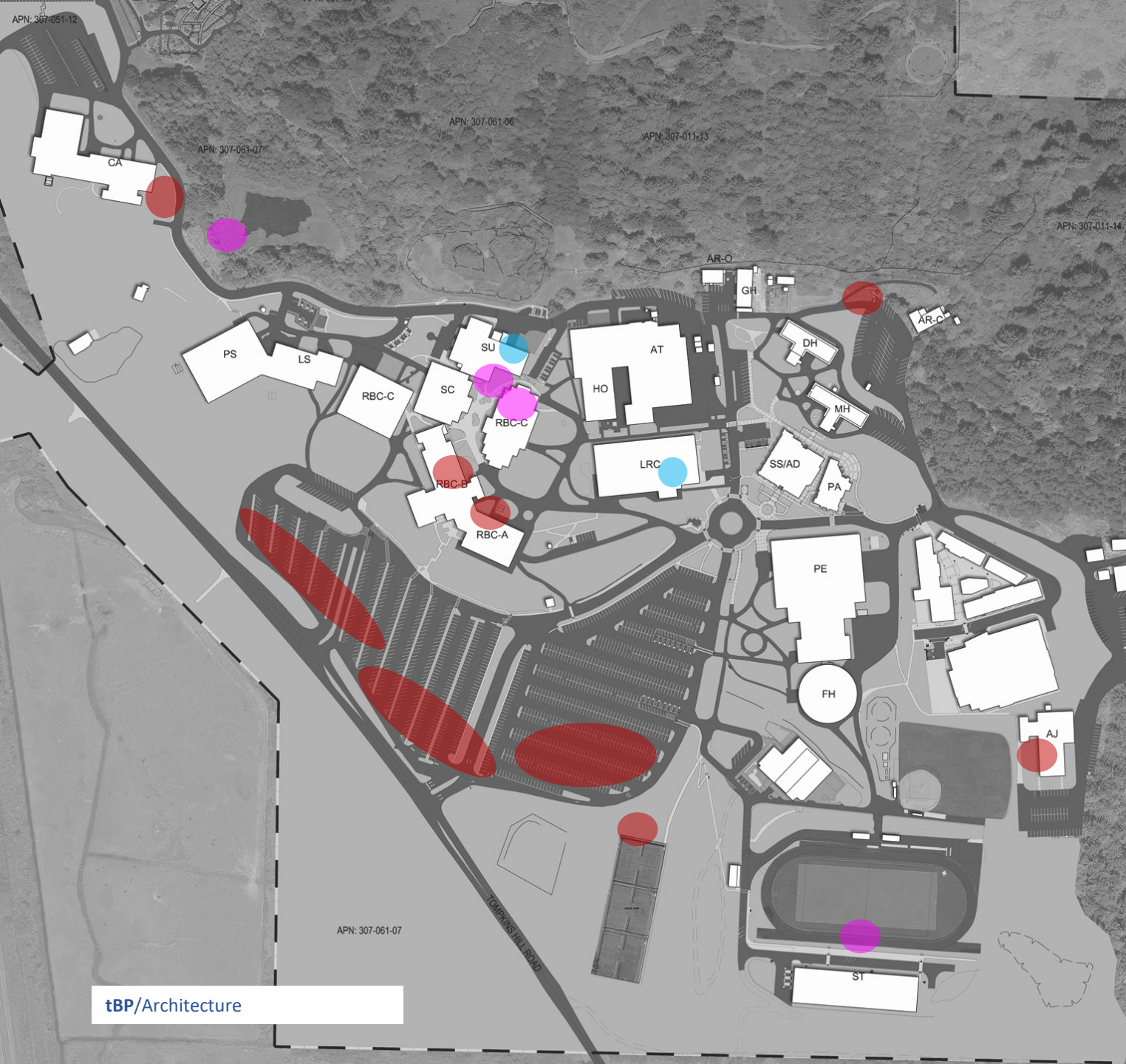
“Students need more places to ‘be’ on campus to study, hang out, have fun, do group activities.”

Better WiFi!  
Better WiFi!  
Better WiFi!

“Students need more places on campus where they can participate in online meetings.”

“We need better spaces for students to collaborate with each other, faculty and staff.”

“The heart of campus activity is at the drop-off.”

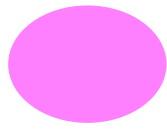


What are your MOST and LEAST favorite places on campus? Why?



In your opinion, where is the heart of the campus?

Why?

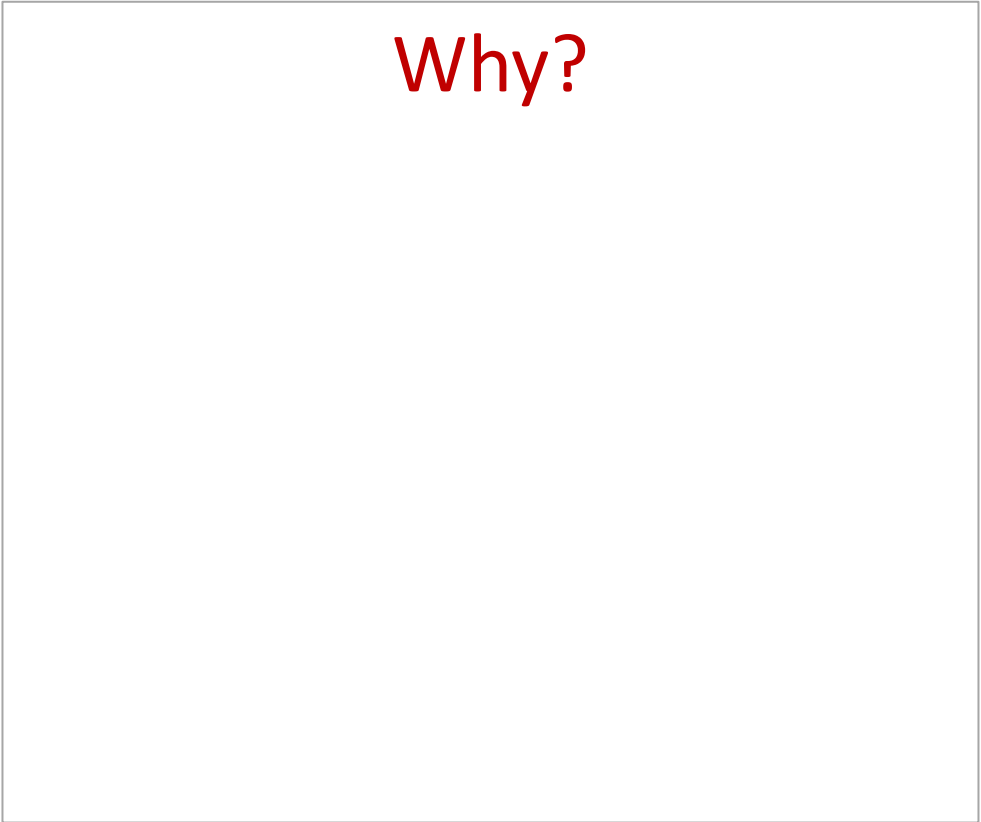






What Does Your Campus NOT HAVE that you need?

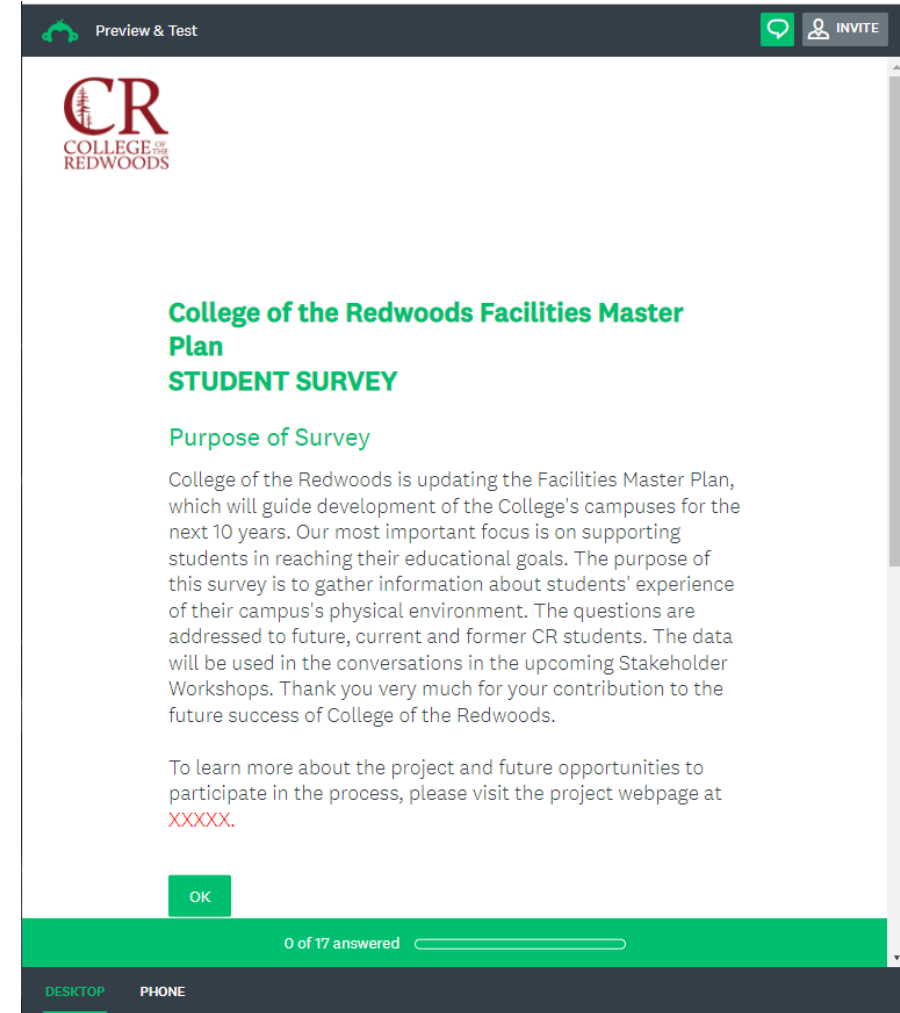
Why?



# Invite your constituents to take the FMP Student Survey!

CR Students will receive the email invitation on **Monday, April 25.**

The survey will be open for 1 week.



# Stakeholder Workshop

Tuesday, April 26

10 – 11 am

Via Zoom

RSVP

[Kevin-Carter@redwoods.edu](mailto:Kevin-Carter@redwoods.edu)

