

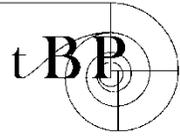
# MEETING NOTES

tBP/Architecture

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Architecture  
Planning  
Interiors  
Management

## **PROJECT**

Facilities Master Plan Update

College of the Redwoods, Redwoods CCD

7351 Tompkins Hill Road

Eureka, CA 95501

tBP Project No. 22085.00

FPC - Options

Date: May 3, 2022

## **Present**

Julia Morrison, VP Administrative Services

Kevin Carter, CR Director of Facilities and Planning

Amy Jane Frater, tBP/Architecture Planner

Sean Patton, CR Lead Landscaper

Bert Hafar, Professor Construction Technology

Erik Sorensen, Manager of Information Technology

Tino Romero, Athletics Coordinator

Johanna Helzer, Administrative Office Coordinator

Phil Newsom, tBP/Architecture Project Manager

Rory Johnson, Dean, Del Norte Campus

## **PURPOSE OF MEETING**

To evaluate Options A and B for development of the Eureka campus. This is a continuation of the discussion from Stakeholder Workshop 1 on April 26, 2022. At the workshop, we discussed Del Norte and Option A for Eureka, but we ran out of time and did not look at Option B.

## **DISCUSSION**

### **Progress Since the Workshop**

The Student Survey was open from April 25 to May 1. Results will be available at the next meeting.

- Dr Flamer told the Workshop participants that he expects the Board to review the FMP for approval in Fall 2022.
- The FMP Team expects to submit the draft FMP document at the end of June.
- The Stakeholder Workshop ran out of time before the group saw Option B. The stakeholders need an opportunity to consider both options, and to offer any further comments about needs and principles for future development.
- We need to conduct another Stakeholder Workshop for Eureka to continue the discussion.

### **OPTION A - FACILITY MASTER PLAN PROJECTS**

The Stakeholders reviewed this option at the last meeting. Today, the group reviewed the diagram of site constraints showing 'cleared' sites, the arc-shaped zone for future campus development, and the underground utility lines. (Same diagram the FPC has seen previously.)

- The center of the campus will shift to the area north of the existing Student Services Building.
- Buildings that have been replaced will be removed.
- The gun range will be relocated indoors in a new AJ facility. There has been concern about constructing instructional buildings closer to the noise of the gun range.

#### **Student Union (Student Resource Center)**

- Replace the Student Resource Center, locate north of Student Services, at the new center of the campus.

#### **Dorms**

- Locate dorms near Student Services, Student Union near the new center of campus.

#### **Administration of Justice**

- Replace AJ toward the west on the current softball field.
- Locate the gun range in the basement.

Rory Johnson – How long is the gun range?

Sean Patton – It's about 50 years. They use about 25-30 yards of it. Sean will measure it and forward the information to Kevin Carter and the FMP Team. The gun range needs to meet certification requirements.

### **Site of Existing Student Resource Center**

- Part of the site is 'clear' and is suitable for a future instructional building as need may arise.
- For example, it could house Health Sciences. Currently, the College is considering relocating Health Sciences programs to an off-campus facility in partnership with Cal Poly Humboldt.

### **RBC A and B**

These buildings have been documented by the College to be unsafe, and they were replaced with state Capital Outlay funds. They need to be vacated, demolished and the sites should be reused.

- Current Uses in RBC A: Security, Technical Services, Institutional Resources, Access Humboldt (This is a lessee).
- Current Uses in RBC B: Food Pantry, Upward Bound, Associate Faculty, Academic Senate, Foster Kinship Care

Julia Morrison - The College has recently made a 5-year agreement with Access Humboldt to lease the space in RBC A, with an option to renew for another 5 years. FMP Team: Maybe it would be appropriate to plan to vacate and remove this building in the long-term future.

### **Academy of the Redwoods**

- High school students take classes with the College students. This is an important program to CR and the community.
- Instruction is dispersed across the campus. The AR office portables house the principal and faculty offices. The other portable houses offices and a classroom/hangout space.
- AR is separate from the College; these facilities are not eligible for state Capital Outlay funds.
- The program needs dedicated space for offices and hanging out.
- The current facilities are in poor condition.
- The College has done some preliminary planning for a new AR facility.
- There are three potential strategies:
  - House in replacement Student Union
  - House in existing Library
  - College uses local funds to replace the AR facility.
  - AR uses funding from a K-12 source.

Rory Johnson – The current facility is in bad shape, it needs to go. The Student Union might work. The program is good for the College and the community.

### **Walking Trails**

Sean Patton – I like the report by CR Outdoor Campus Collaborative. Also, the amphitheater could be located somewhere on the west side.

### **Greenhouse**

- It is not subject to the Field Act because it houses a small number of people, unlike an instructional facility.
- Most of the Horticulture program is conducted outdoors.
- The current site is not clear. The facility should be replaced on a clear site. It could be relocated to the south, or near the Science Building.

### **Reuse of Existing Creative Arts Site**

- The site of the existing building is partially unbuildable. It could be a potential location for Horticulture.
- The area of the existing botanical garden is buildable.
- Horticulture and Forestry are different programs. Both are currently housed in the Applied Technology Building.

### **OPTION A**

The FMP Team reviewed the FMP program, buildable zone, potential project locations, and circulation backbone of Option A.

- It was noted in the workshop that there is space to relocate the tennis courts, but it was left off the diagram in error. Tennis courts are not going away.

Sean Patton – The tennis courts were funded by a community organization several years ago. It was a significant donation. It would be a big deal to relocate them.

Tino Romero – Construction of the existing tennis courts was funded by the Eureka Tennis Club for use by the College and the public. It was a significant gift. We would rather not relocate them.

### **OPTION B**

The FMP Team provided an overview of the program, buildable zone, potential project locations, and circulation backbone of Option B.

- Tennis courts remain in the same location.
- Parking Lots C and D have bad surfaces, no water system to support landscaping, no data to support security cameras. The east lot could have those features.
- The College has a project to remove the old landscaping, improve lighting in the west lots.

Tino Romero – I like the location of the practice field near the football field & new field house. Could there be another practice field on the site of the existing PE Building? FMP Team – It is probably possible.

Sean Patton – It would be better to keep the fields together for easy maintenance. This option maintains the most convenient parking area in Lot E. The new parking toward the east is convenient for new campus development.

There is a creek on the south east side of the campus that could impact the location of the fields. The FMP Team will follow up on this information.

Julia Morrison – The College is investing in seismic studies to clear the existing softball field for future dorms replacement. This location is preferred by the College.

Tino Romero – Can AJ be located north of the CDC? FMP Team – no, the stream is located there.

Julia Morrison – It is acceptable to locate AJ on the site of the existing Student Union (SRC) if the gun range is indoors.

Sean Patton – One of the biggest complaints on the campus is noise from the gun range. It is unsettling to people.

Security will be located with AJ. AJ classes are taught in AJ, AT and PE. It is preferred to locate Security near the dorms. We need convenient parking for Security and the dorms.

Tino Romero – I like the ‘Main Street’ pedestrian path that connects the entire development zone.

Julia Morrison – We prefer to keep Trustee Blvd as a vehicular path. FMP Team – it could be a service route, and keep the existing parking for first time visits to Student Services, Library service, and ADA parking.

FMP Team – What does the group like/dislike about each option? What are your preferences?

Sean Patton – I like Option B.

In the long term, it would be good to replace Horticulture a little to the south, in the new development zone.

Can AJ be located near the CDC? The location of AJ on the existing SRC site is good for project phasing.

Option A shows the new SRC close to the dorms. This is good. Option B – the new dorms are not further from dining than they are now, so this is acceptable.

Academy of the Redwoods could be location near the Student Union, or near the new Creative Arts facility.

RBC A&B – This demolition could happen in 10 years, after the lease expires with Access Humboldt. This is a long term project, beyond the horizon of this update. This can be acknowledged in the FMP. Eventually, the offices now located there will have to be relocated. Every new building needs to have office space.

‘Future Academic Building” on the site plan represents growth, not replacements. At this time, the College has more than enough space and is not eligible for state funding for growth.

There is a potential that the replacements of SRC and AJ will be “right-sized” to be smaller than the existing facilities.

There is a potential to reprogram the Library to improve space utilization.

If Nursing relocates off-campus, there will be an opportunity to reprogram space to improve campus-wide utilization.

Question – Is it possible to create a mezzanine in the Library? FMP Team – This would be an expansion of campus space, and it would take the Library off-line for 1-2 years. The College would need to fund this effort locally, it would not be eligible for state Capital Outlay funds.

## **SUMMARY OF OPTIONS DISCUSSION**

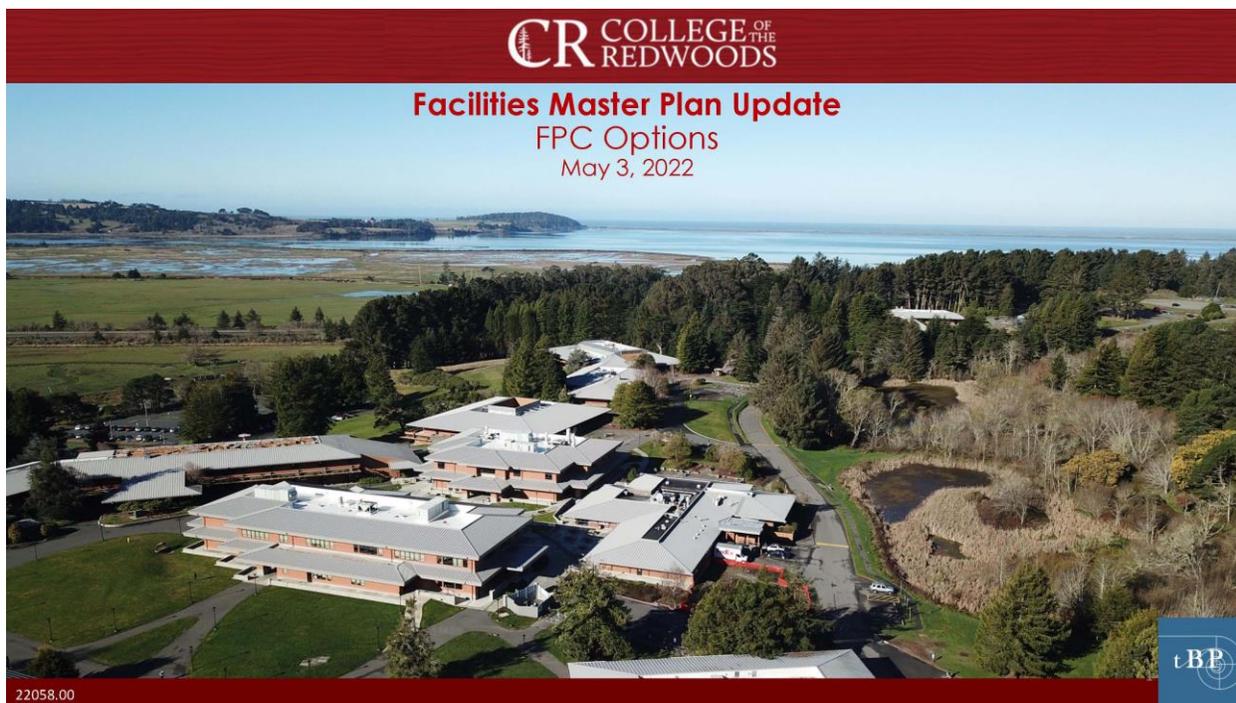
From today’s discussion, this group is interested in Option B. The Stakeholders need to see Option B and discuss both approaches.

## **NEXT STEPS**

- There will be a Stakeholder Workshop 2 for the Del Norte campus on Thursday, May 5, 10:30 am – noon. Contact Kevin-Carter for the zoom link.
- The College will invite the Stakeholders to meet for Workshop 3 on Tuesday, May 10, 10 am to noon.
- The next meeting of the FPC to discuss recommendations is scheduled for Tuesday, May 24, 10 am – noon.

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

Attachment  
2022/0503 FPC Option Presentation



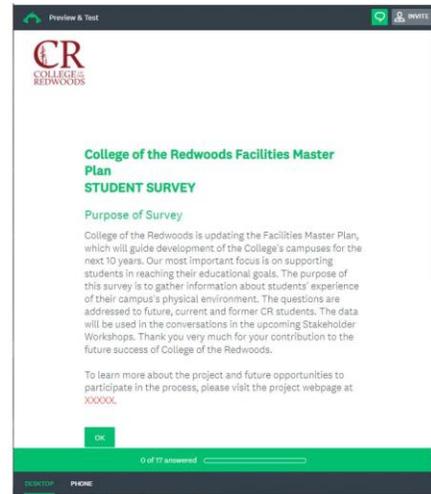
## Purpose:

### Agenda:

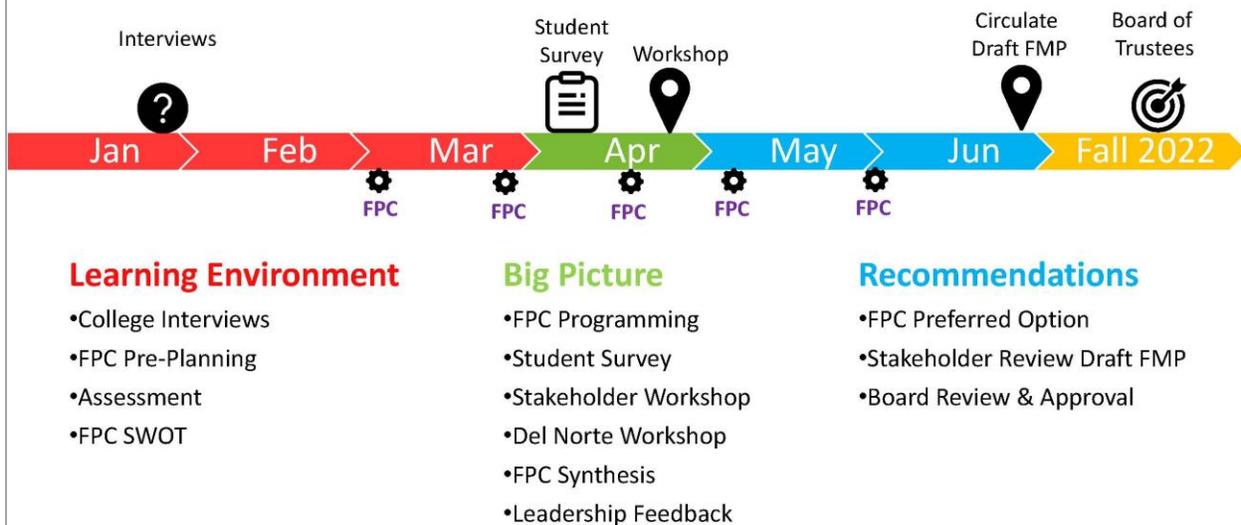
- Progress Update
- FMP Programs & Options
- Preferences
- Next Steps

## FMP Student Survey

The Student Survey was open from April 25- May 1.



## Process & Timeline



# Eureka Campus



## OPTION A: FACILITY MASTER PLAN PROJECTS

- (Not ordered in Sequence or Priority)*
- Student Resource Center Replacement (Student Union) 18,299 SF
  - Dormitories Replacements
    1. DN DORM: 15,600SF
    2. MENDICINO: 15,700 SF
  - Administration of Justice Building – 14,300 SF Renovation or Fire Fighter Tech/ EMT Replacement? Replace Gun Range in Basement
  - Academic Building
  - Academy of the Redwoods/ Reorganization of Space
    1. Academy of the Redwoods Replacement (2 portables)
      1. Office: 2,000 SF
      2. Classroom: 3,300 SF
    2. Library Reprogramming? 39,000 SF
    3. AT Reprogramming? 57,000 SF
  - Demolition/ Re-use Sites
    1. Vacate RBC A & B (Relocate Occupants to Existing Other Facilities)
    2. Demolish and reuse building sites (Creative Arts, Life Science, Physical Science, PE Building, Field House)
    3. Athletic Fields Replacement
  - Horticulture/ Aquaculture Lab
  - Solar Panel Farm
  - Campus Open Spaces/Natural Resource Planning/ Interpretive Trails

