

FINAL PROJECT PROPOSAL

2020-21

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

Davies Hall Modernization

American River College
Los Rios Community College District

June 2019

FINAL PROJECT PROPOSAL CHECKLIST AND TABLE OF CONTENTS

District: Los Rios Community College District
College: American River College
Project: Davies Hall Modernization

Prepared by: Dan McKechnie

Date: June 2019

<u>Section</u>	<u>Description</u>	<u>Status</u>	<u>Date</u>
1.	Title Page	Complete	June 2019
2.	Final Project Proposal Checklist	Complete	June 2019
3.	Approval Page - Final Project Proposal (with original signature)	Complete	June 2019
4.	Project Terms and Conditions	Complete	June 2019
5.	Responses to Specific Requirements - SAM	Complete	June 2019
6.	Analysis of Building Space Use and WSCH - JCAF 31	Complete	June 2019
7.	Cost Estimate Summary - JCAF 32	Complete	June 2019
8.	Guideline Based Group II Equipment Cost Estimates - JCAF 33	Complete	June 2019
9.	Energy Information	Complete	June 2019
10.	CEQA: Environmental Impact Report or Exemption Notice	Complete	June 2019
11.	Federal Funds Detail	Complete	June 2019
12.	Analysis of Future Costs	Complete	June 2019
13.	Pre-Schematic Concept Drawings	Complete	June 2019

APPROVAL PAGE
Final Project Proposal
Budget Year 2021-22

District: Los Rios Community College District
Project Location: American River College
Project Name: Davies Hall Modernization

The District Proposes funds for inclusion in the State capital outlay budget for:
Preliminary Plans, Working Drawings, Construction and Equipment

District Certification

Approved for Submission: _____ Date: _____
(Brian King, Chancellor)

Contact Person: Dan McKechnie (Facilities Planning) Telephone: 916-856-3409
Email Address: mckechnie@losrios.edu

District Board of Trustees Certification

The Los Rios Community College District Board of Trustees approves the submission of this application to the Board of Governors of the California Community Colleges and promises to fulfill the succeeding list of Project Terms and Conditions.

(President of the Board of Trustees Signature and Date)

(Secretary of the Board of Trustees Signature and Date)

Attach a copy of the Board Resolution which substantiates approval of the application and promises to fulfill the Project Terms and Conditions.

PROJECT TERMS AND CONDITIONS

District: Los Rios Community College District College: American River College

Project: Davies Hall Modernization Budget Year: 2021-22

1. The applicant hereby requests State funds in the amount prescribed by law for the project named herein. All parts and exhibits in or referred to in this application are submitted with and made part of this application.

2. The applicant hereby assures the Board of Governors of the California Community Colleges that:
 - a. Pursuant to the provisions of Section 57001.5 of Title 5 no part of this application includes a request for funding the planning or construction of dormitories, stadiums, the improvements of sites for student or staff parking, single-purpose auditoriums or student centers other than cafeterias. The facilities included in the proposed project will be used for one or more of the purposes authorized in 57001.5 of Title 5.

 - b. Any State funds received pursuant to this application shall be used solely for defraying the development costs of the proposed project.

1. If the application is approved, the construction covered by the application shall be undertaken in an economical manner and will not be of elaborate or extravagant design or materials.
 - c. Pursuant to the provisions of Section 81837 of the Education Code, approval of the final plans and specifications for construction will be obtained from the Board of Governors of the California Community Colleges before any contract is let for the construction.

 - d. No changes in construction plans or specifications made after approval of final plans which would alter the scope of work, function assignable and/or gross areas, utilities, or safety of the facility will be made without prior approval of the Chancellor's Office of the California Community Colleges and the Department of General Services Office of Architecture and Construction.

 - e. Pursuant to the provisions of Section 57001 of Title 5, an adequate and separate accounting and fiscal records and accounts of all funds received from any source to

pay the cost of the proposed construction will be maintained, and audit of such records and accounts will be permitted at any reasonable time, during the project, at the completion of the project, or both.

- f. Architectural or engineering supervision and inspection will be provided at the construction site to ensure that the work was completed in compliance with the provisions of Section 81130 of the Education Code and that it conforms with the approved plans and specifications.
 - g. Pursuant to the provisions of Section 8 of the Budget Act, no contract will be awarded prior to the allocation of funds to the Board of Governors by the Public Works Board.
3. It is understood by the applicant that:
- a. No claim against any funds awarded on this application shall be approved which is for work or materials not a part of the project presented in this application as it will be finally allocated by the Public Works Board.
 - b. The failure to abide by each of the assurances made herein entitles the Board of Governors of the California Community Colleges to withhold all or some portion of any funds awarded on this application.
 - c. Any fraudulent statement which materially affects any substantial portion of the project presented in this application, as it may be finally approved, entitles the Board of Governors of the California Community Colleges to terminate this application or payment of any funds awarded on the project presented in this application.
4. It is further understood that:
- a. The appropriation which may be made for the project presented in this application does not make an absolute grant of that amount to the applicant.
 - b. The appropriation is made only to fund the project presented in this application, as it is finally approved, regardless of whether the actual cost is less than or equals the appropriation.
 - c. A reduction in the scope of the project or assignable areas shall result in a proportionate reduction in the funds available from the appropriation.

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID:

A. PURPOSE OF PROJECT

Executive Summary

The purpose of this project is to modernize the Davies Hall building by replacing the old Davies Hall with a new building. The new Davies Hall building will be the same assignable square feet (ASF) as the old building. The use of the new Davies Hall building will be the same as the old building – primarily instructional space and faculty offices. The old Davies Hall building will be demolished when the new Davies Hall building is completed. There will be no net gain in ASF at the completion of this project.

The purpose of this proposal is to seek State funding to assist the District in constructing this project.

The project scope provides a new building containing 26,863 ASF of lecture space, 1,414 ASF of lab space, 11,760 ASF of office space, 706 ASF of library (study) space, 500 ASF of AV/TV space and 942 ASF of miscellaneous support space. The total ASF will be 42,185. The net ASF, after demolition of the old building will be zero.

Problem Statement

The Davies Hall building was constructed in 1967, 52 years ago. The building was constructed of post-tensioned concrete floor beams, wall panels and roof. This type of building structure is very difficult, costly and dangerous to modify. The rest rooms, elevators, doors, stairs and general circulation were not constructed to meet ADA requirements. The District has done several projects over the years to improve the building for ADA, but the structure of the building has hampered these efforts. The HVAC/mechanical systems of the building are inefficient and past their life expectancy; and again the structure of the building makes it very difficult and costly to provide a new modern HVAC/mechanical system. The layout and ASF to GSF ratio are the most inefficient in the District (the ASF/GSF ratio is 49.3%); and again the structure of the building makes it very difficult and costly to provide a more efficient layout of ASF to GSF. And lastly, the design of the current Davies Hall building has the look of a 1960's grey concrete prison; the college's master plan has called for a new aesthetically pleasing building located in a more appropriate location for many years.

Solution Criteria

To mitigate these problems, the college seeks a solution that meets the following criteria:

- A new modern building that meets all ADA requirements and provides accessible restrooms, elevators and circulation;

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID:

- A new modern building with modern energy efficient HVAC/mechanical systems;
- Instructional and faculty office spaces that are efficiently laid out with a reasonable ASF to GSF ratio;
- Aesthetically pleasing appearance located in prominent space at the front of the campus;
- Facility that promotes environmental responsibility;
- Solution that does not adversely impact the College's operations budget; and
- The least cost solution.

B. RELATIONSHIP TO THE STRATEGIC PLAN:

The basic premise of the Los Rios Community College District's strategic plan is to provide access to higher education to all students who need it. Providing modern instructional space in the new Davies Hall will ensure students are able get the education they need.

The Davies Hall Modernization project has been part of the Campus Master Plan, the District's Five-Year Construction plan and the District's Long Range Capital Needs Plan, for many years.

C. ALTERNATIVES:

Three alternatives were investigated:

1. Construct a new replacement instructional and faculty offices building
2. Provide temporary portable buildings
3. Lease Space Off-Campus

Alternative Number 1 – Construct a new instructional and faculty offices building

This alternative constructs a 42,185 ASF building near the existing Davies Hall building.

Pros:

- Provides appropriately sized and configured spaces with adequate building infrastructure;
- Provides ADA access;
- Provides energy efficient HVAC/mechanical systems;
- Provides an aesthetically pleasing building in a prominent location on campus;
- Promotes environmental responsibility;
- Solution that does not adversely impact the College's operations budget; and
- The least cost solution.

Cons: requires a capital investment

ORG CODE: 6870 COBCP NO: ___ PRIORITY: ___ PROJECT ID: _____

Alternative Number 2 - Install temporary portable facilities

This alternative provides approximately 42,000 ASF in many portable buildings near the existing permanent building.

Pros:

- Provides ADA access;
- Provides (somewhat) energy efficient HVAC/mechanical systems
- Solution that does not adversely impact the College's operations budget.

Cons:

- Is not the least cost solution;
- Takes up far too much space on campus;
- Is not consistent with the master plan for this area; and
- Requires a capital investment

Alternative Number 3 – Lease space off-campus

This leases space off-campus and eliminates the building from campus inventory.

Pros:

- Aesthetically pleasing appearance;
- Provides ADA access;
- Provides energy efficient HVAC/mechanical systems;

Cons:

- Is not consistent with the college's master plan;
- Students disconnected from other classes and beneficial services;
- Is the most costly solution

Please see the next page for a solution criteria matrix

ORG CODE: 6870 COBCP NO: ____ PRIORITY: ____ PROJECT ID: _____

SOLUTION CRITERIA MATRIX

Criteria	Alt. No.1 New Replacement Building	Alt. No. 2 Provide Portable Buildings	Alt. No. 3 Lease Space Off- Campus
Meets ADA requirements and provides accessible restrooms, elevators and circulation	Yes	Yes	Yes
A new modern building with modern energy efficient HVAC/mechanical systems	Yes	Yes	Yes
Instructional and faculty office spaces that are efficiently laid out with a reasonable ASF to GSF ratio	Yes	No	No
Aesthetically pleasing appearance located in prominent space at the front of the campus	Yes	No	No
Facility that promotes environmental responsibility	Yes	No	No
Least cost solution	Yes	No	No

Please see next page for the economic analysis matrix.

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID:

ECONOMIC ANALYSIS MATRIX

ECONOMIC ANALYSIS MATRIX	New Construction	Install Portables	Lease Space Off-Campus
	#1	#2	#3
Site Acquisition	\$0	\$0	\$0
Plans and Working Drawings	\$3,043,000	\$3,127,000	\$28,000
Construction Costs:			
Utility Service			
Site Development-Service	\$2,748,000		
Site Development-General	\$600,000	\$8,000,000 ¹	\$3,000,000 ⁴
Other Site			
Reconstruction	\$23,579,000		
New Construction	\$0		
Energy Policy Allowance	\$707,000		
Other Construction	\$1,395,000		
Construction Soft Costs	\$2,858,000	\$3,739,000	
Total Construction Costs	\$31,887,000	\$11,739,000	\$3,000,000
Equipment (Group II)	\$907,000	\$907,000	\$907,000
Other – Lease Space or Portable Costs		\$ 31,640,000 ²	\$57,700,000 ³
Total Project Cost CCI: 6684 EPI: 3607	\$35,837,000	\$47,413,000	\$61,635,000

¹ Includes allowance for ZNE solar element that must be replaced periodically and demo of existing building

² \$750/sf x 42,185 sf. Portables have a life span that is one half structures; therefore portables option is calculated as such

³ Lease is over the life of a permanent building of 60 years. Over 60 years of \$1.90/sf x 42,185 sf/Month

⁴ Accounts for demo of existing building

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID:

D. RECOMMENDED SOLUTION

Which alternative and why?

Alternative Number 1, New Replacement Building, is the chosen option because it provides modern instructional and faculty office space and is the most economical of the viable options considered; it also meets all of the other solution criteria.

Alternative Number 2, Provide Portable Buildings, is not desirable as it does not provide adequately configured spaces, does not provide sufficient infrastructure and is not the least cost solution.

Alternative Number 3, Lease space off-campus, is not desirable as it does not provide efficient instructional spaces and faculty offices, disconnects students from general campus instruction and other beneficial services, is not consistent with the college's master plan and is the most expensive.

Detail Scope Description

This is a Category C project that modernizes, by replacement, a 52 year old instructional and faculty offices building.

The project scope provides a new replacement building near the existing building, but at a more prominent location that is consistent with the college's master plan. The replacement building will contain 26,863 ASF of lecture space, 1,414 ASF of lab space, 11,760 ASF of office space, 706 ASF of library (study) space, 500 ASF of AV/TV space and 942 ASF of miscellaneous support space. The total ASF will be 42,185. The net ASF, after demolition of the old building will be zero.

The district is committed to funding a large portion of the project's state-supportable costs.

ORG CODE: 6870 COBCP NO: ____ PRIORITY: ____ PROJECT ID: _____

Basis for cost information

The cost estimate is based on the detailed cost estimate prepared by District Staff. These costs are within the State's guidelines for construction costs.

This project will strive to exceed Title 24, Part 6 Energy Code, consistent with the Board of Governors energy policy. The design incorporates sustainable goals for site, energy efficiency, water use reduction, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies will include:

- Natural and native planting materials will be incorporated around the building to minimize, if not eliminate, the irrigation demand.
- Concrete walkways will be minimized to reduce storm water runoff and promote natural filtration into the soil as well as a reduction in the heat island effect.
- Overhangs have been incorporated to shade glazing.
- Low E dual glazing has been incorporated to reduce heat gain.
- Roofing will incorporate cool roofing to reduce the heat island effect and heat gain.
- Heating and cooling will be provided by a highly energy efficient HVAC system. Natural ventilation will be maximized.
- Independent HVAC controls provided where applicable.
- Natural lighting has been incorporated into most spaces.
- Energy saving lighting with automatic lighting controls and sensors.
- Glazing has been located to provide views for building occupants where applicable.
- Locally manufactured materials will be incorporated.
- Interior materials will be low in volatile organic compounds, high in recycled content.
- Water efficient fixtures, faucets and devices will be incorporated.
- A strict recycling program will be required during construction.
- Requested participation in the local utility's energy incentive program.

Factors/Benefits for recommended other than the least expensive alternative

The recommended alternative is the least expensive.

Complete description of impact on support budget

Reference section 13.1 Analysis of Future Costs in this document for details.

Identify and explain any project risks

The only minimal risks associated are possible unknown conditions that may be encountered during modernization work, but this possibility has been thoroughly surveyed and is believed to be a minimal risk.

STATE OF CALIFORNIA
CAPITAL OUTLAY
BUDGET CHANGE PROPOSAL (COBCP)
NARRATIVE PAGE (REV 1/08)

DEPARTMENT OF FINANCE
915 L Street
Sacramento, CA 95814
IMS Mail Code: A15

BUDGET YEAR 2021-22

ORG CODE: 6870 COBCP NO: ___ PRIORITY: ___ PROJECT ID: _____

List requested interdepartmental coordination and/or special project approvals

Division of State Architect and State Fire Marshal reviews for structural safety, access compliance, and fire life safety. And State Public Works Board

E. CONSISTENCY WITH CHAPTER 1016, STATUTES OF 2002 – AB 857

Does the recommended solution (proposed project) promote infill development by rehabilitating existing infrastructure and how? Explain.

Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.

Does the proposed project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.

Does the proposed project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

Consistent with the provisions of AB 857, Chapter 1016, Statutes of 2002, the California Community Colleges are exempt from these specific provisions of this legislation.

Analysis of Building Space – JCAF 31

(Follows this page)

DISTRICT Los Rios Community College District (230)
CAMPUS American River College (231)

Project: Davies Hall Modernization

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	W SCH Capacity	Sec. ASF	Increase In Space
110	Classroom	0099	General Assignment	0	0	0	26,863	0	26,863	0
210	Class Lab	1500	Humanities (Letters)	0	0	0	1,414	0	1,414	0
310	Office	0099	General Assignment	0	0	0	11,760	0	11,760	0
410	Read/Study Room	0099	General Assignment	0	0	0	706	0	706	0
530	Audio/Visual Radio TV	0099	General Assignment	0	0	0	500	0	500	0
650	Lounge	0099	General Assignment	0	0	0	452	0	452	0
730	Storage	0099	General Assignment	0	0	0	490	0	490	0
TOTAL				0	0	0	42,185	0	42,185	0

Report Generated: 06/03/2019

Cost Estimate Summary – JCAF 32

(Follows this page)

DISTRICT Los Rios Community College District (230)
CAMPUS American River College (231)

Project: Davies Hall Modernization

Request For: L P W C E

Date Prepared: 06/01/2019

Prepared by: DMcK

Estimate CCI: 6684

Estimate EPI: 3607

CFIS Ref. #:

DoF Project ID:

	Total Cost	State Funded		District Funded	
		State Funded	State-Supportable	State-Supportable	Non State-Supportable
1. Site Acquisition (Acres: 0)	\$0				
2. Preliminary Plans (Estimate CCI: 6684)	\$1,327,000	\$1,267,000	\$60,000		\$0
A. Architectural Fees (for preliminary plans)	\$967,000				
B. Project Management (for preliminary plans)	\$276,000				
C. Division of the State Architect Plan Check Fee	\$0				
D. Preliminary Tests (soils, hazardous materials)	\$0				
E. Other Costs (for preliminary plans)	\$0				
3. Working Drawings (Estimate CCI: 6684)	\$1,531,000	\$1,531,000	\$0		\$0
A. Architectural Fees (for working drawings)	\$1,105,000				
B. Project Management (for working drawings)	\$0				
C. Division of the State Architect, Plan Check Fee	\$347,000				
D. Community College Plan Check Fee	\$79,000				
E. Other Costs (for working drawings)	\$0				
<i>(Total PW may not exceed 13% of construction)</i>					
4. Construction (Estimate CCI: 6684)	\$27,634,000	\$27,634,000	\$0		\$0
A. Utility Service	\$0				
B. Site Development, Service	\$2,748,000				
C. Site Development, General	\$600,000				
D. Other Site Development	\$0				
E. Reconstruction	\$23,579,000				
F. New Construction (building) (w/Group I equip)	\$0				
G. Board of Governor's Energy Policy Allowance (2% or 3%)	\$707,000				
H. Other	\$0				
5. Contingency	\$1,399,000	\$699,000	\$699,000		\$0
6. Architectural and Engineering Oversight	\$1,119,000	\$559,000	\$559,000		\$0
7. Tests and Inspections	\$620,000	\$310,000	\$310,000		\$0
A. Tests	\$280,000				
B. Inspections	\$340,000				
8. Construction Management & Labor Compliance Program (if justified)	\$604,000	\$302,000	\$302,000		\$0
A. Construction Management	\$559,000				
B. Labor Compliance Program	\$45,000				
9. Total Construction Costs (Items 4 through 8 above)	\$32,072,000	\$14,753,000	\$17,319,000		\$0
10. Furniture and Group II Equipment (Estimate EPI: 2894)	\$907,000	\$453,000	\$453,000		\$0
11. Total Project Cost (Items 1, 2, 3, 9, and 10)	\$35,837,000	\$18,004,000	\$17,832,000		\$0

12. Project Data	Outside GSF	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	0	42,185	0.00	\$0	\$0
Reconstruction	0	0	0.00	\$0	\$0

13. Anticipated Time Schedule			
Start Preliminary Plans	08/01/2021	Advertise Bid for Construction	01/01/2023
Start Working Drawings	02/01/2022	Award Construction Contract	05/01/2023
Complete Working Drawings	07/01/2022	Advertise Bid for Equipment	02/01/2024
DSA Final Approval	01/01/2023	Complete Project	12/01/2024

14.	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Acquisition	\$0	\$0	\$0	\$0
Preliminary Plans	\$1,267,000	\$60,000	\$0	\$60,000
Working Drawings	\$1,531,000	\$0	\$0	\$0
Construction	\$14,753,000	\$17,319,000	\$0	\$17,319,000
Equipment	\$453,000	\$453,000	\$0	\$453,000
Total Costs	\$18,004,000	\$17,832,000	\$0	\$17,832,000
% of SS Total	50.24%	49.76%	SS Total:	\$35,836,000

Guidelines Based Group II Equipment – JCAF 33

(Follows this page)

DISTRICT Los Rios Community College District (230)
CAMPUS American River College (231)

Project: Davies Hall Modernization

Rm Type	Description	TOP Code	Department	No. Rms	No. Sta	Room No.	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
110	Classroom	0099	General Assignment	0	0		26,863	26,863	0	\$16.87	\$0
Sub Total	-	-	-	0	0	-	26,863	26,863	0	\$16.87	\$0
210	Class Lab	1500	Humanities (Letters)	0	0		1,414	1,414	0	\$30.60	\$0
Sub Total	-	-	-	0	0	-	1,414	1,414	0	\$30.60	\$0
310	Office	0099	General Assignment	0	0		11,760	11,760	0	\$26.37	\$0
Sub Total	-	-	-	0	0	-	11,760	11,760	0	\$26.37	\$0
410	Read/Study Room	0099	General Assignment	0	0		706	706	0	\$39.58	\$0
Sub Total	-	-	-	0	0	-	706	706	0	\$39.58	\$0
530	Audio/Visual, Radio, TV	0099	General Assignment	0	0		500	500	0	\$117.73	\$0
Sub Total	-	-	-	0	0	-	500	500	0	\$117.73	\$0
730	Storage	0099	General Assignment	0	0		490	490	0	\$0.00	\$0
Sub Total	-	-	-	0	0	-	490	490	0	\$0.00	\$0
650	Lounge	0099	General Assignment	0	0		452	452	0	\$27.33	\$0
Sub Total	-	-	-	0	0	-	452	452	0	\$27.33	\$0
TOTAL	-	-	-	0	0	-	42,185	42,185	0	-	\$0

ENERGY AND SUSTAINABILITY INFORMATION

Los Rios Community College District

Campus: American River College

Project: Davies Hall Modernization

Date: April 2019

The Los Rios Community College District is committed to designing sustainable, energy efficient buildings. Davies Hall Modernization will be designed to meet LEEDS Silver certification or equivalent.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Los Rios Community College District

Campus: American River College

Project: Davies Hall Modernization

Date: April 2019

The Davies Hall modernization will not increase the assignable square footage of the building nor cause an increase in enrollment, nor cause an associated increase in transportation, access and parking issues. The modernization will create a more energy efficient building and will have less environmental impact the old building.

Therefore a negative declaration will be done for this project.

FEDERAL FUNDS DETAIL

Los Rios Community College District

Campus: American River College

Project: Davies Hall Modernization

Date: April 2019

There are no federal funds available for this project.

ANALYSIS OF FUTURE COSTS

Los Rios Community College District

Campus: American River College

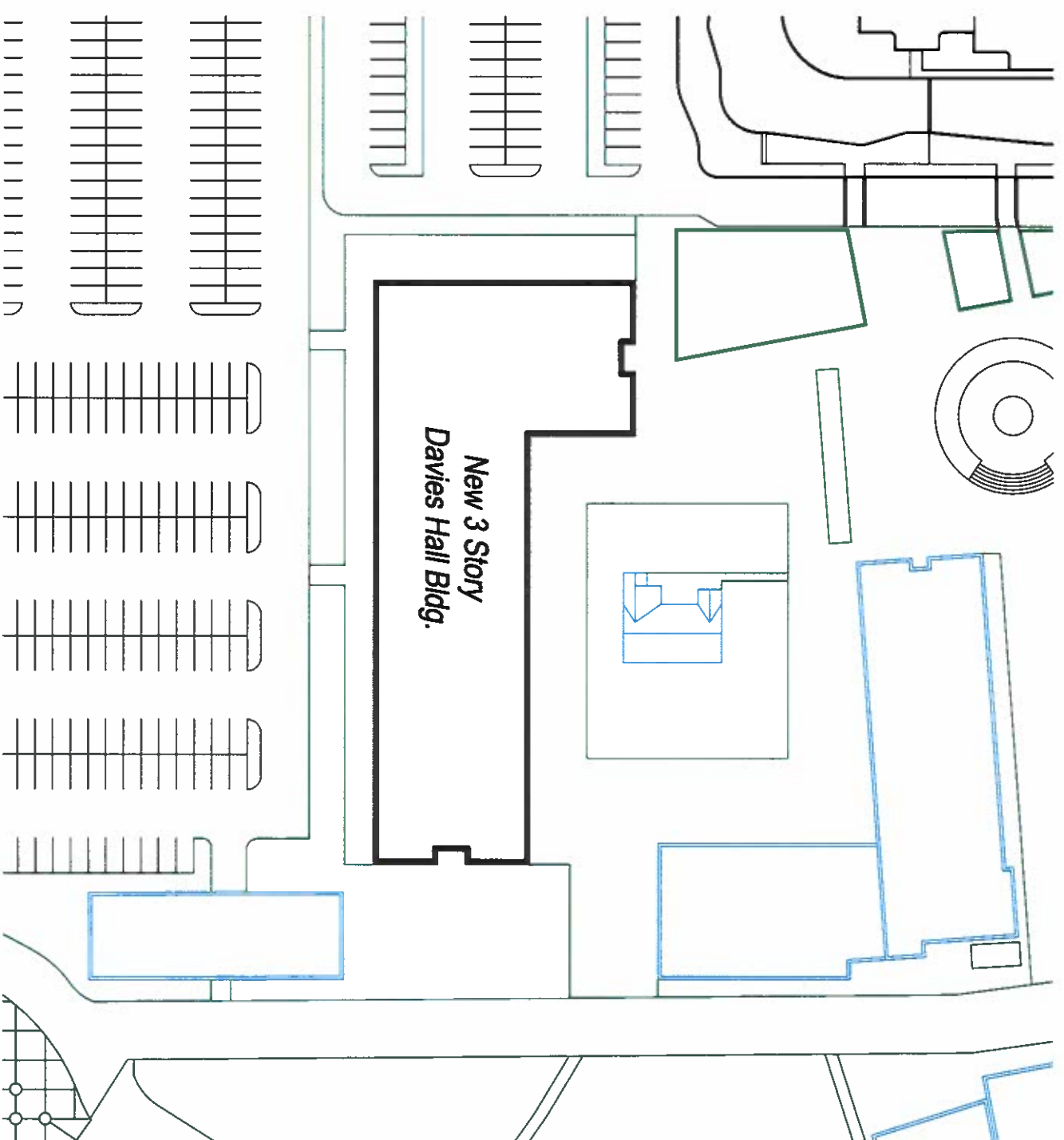
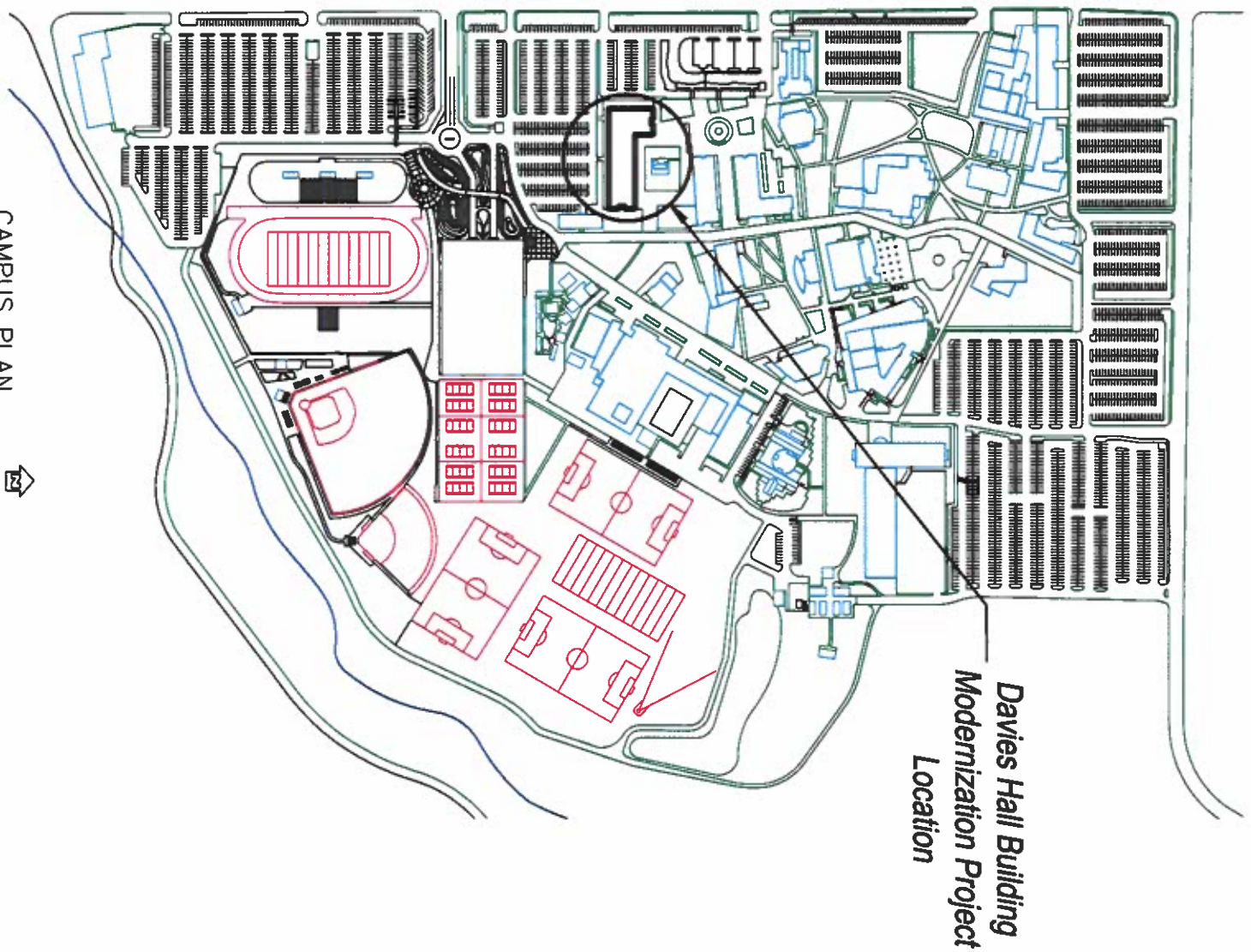
Project: Davies Hall Modernization

Date: April, 2019

The Davies Hall Modernization will not cause an increase in assignable square footage. There will be no increase in staffing related to this project. The maintenance and operating cost for the new building will not increase as a result of this project.

Therefore no analysis of future cost is needed.

Pre-Schematic Concept Drawings for the Project
(Follows this page)



- DRAWING INDEX**
- A1 CAMPUS PLAN, SITE PLAN, DRAWING INDEX
 - A2 FIRST FLOOR DIAGRAM
 - A3 SECOND FLOOR DIAGRAM
 - A4 THIRD FLOOR DIAGRAM
 - A5 MASSING DIAGRAMS

**American River
College**

**Los Rios
Community
College District**

**Davies Hall
Modernization
Final Project
Proposal**

**FPP
Pre-Schematic
Plans**

Campus Plan

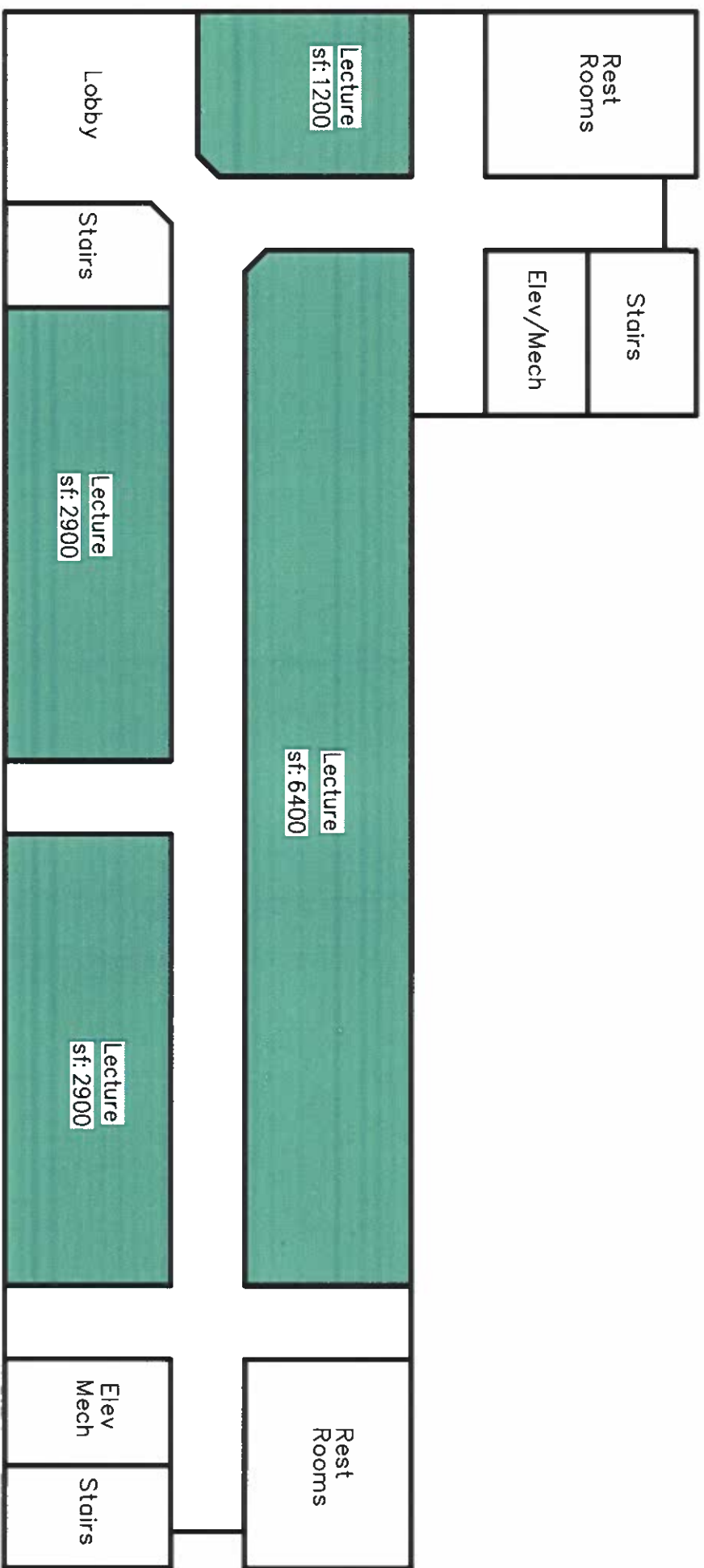
April 2019 A1

American River
College

Los Rios
Community
College District

Davies Hall
Modernization
Final Project
Proposal

FPP
Pre-Schematic
Plans



■ Lecture space = 13,400 ASF



North

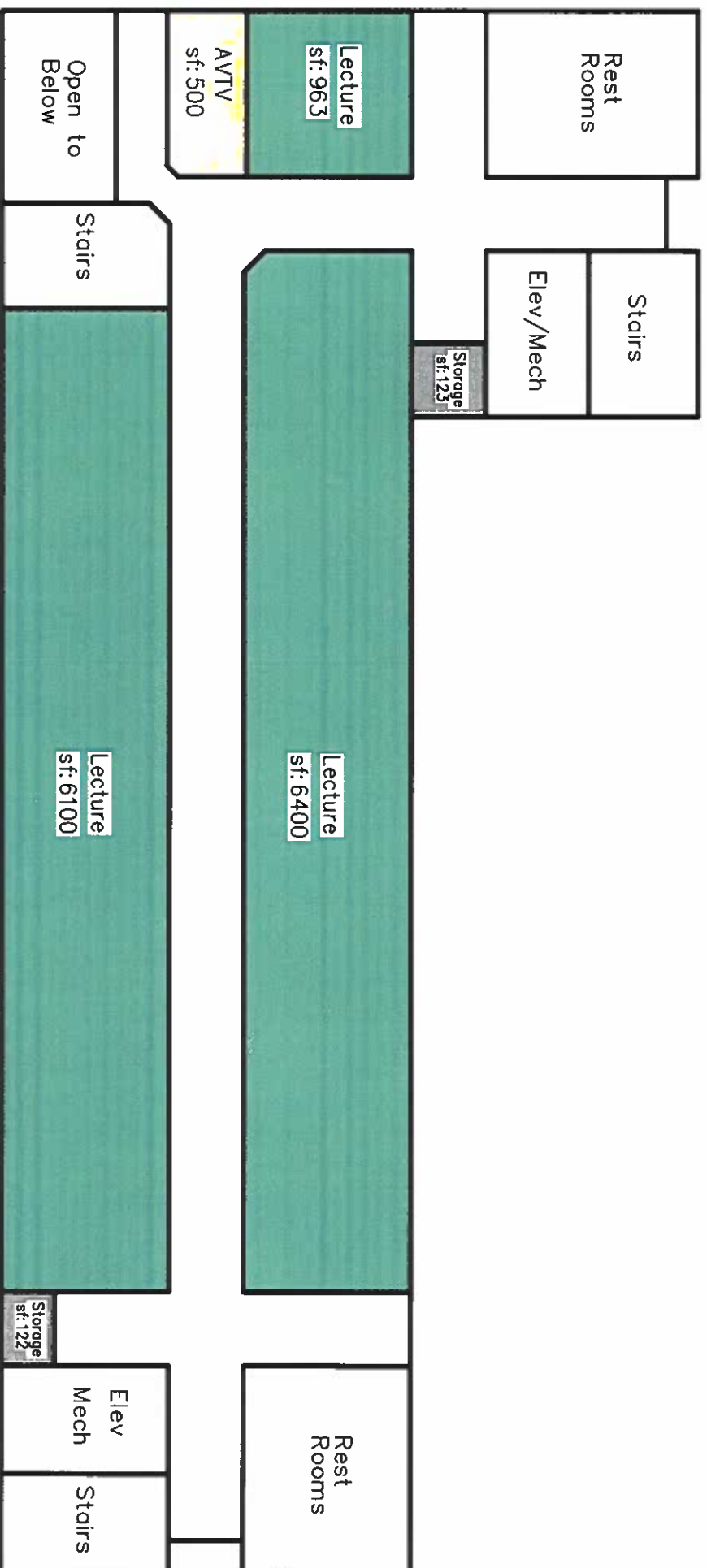
FIRST FLOOR

SCALE: 1"=30'

First Floor
Diagram

April 2019

A2



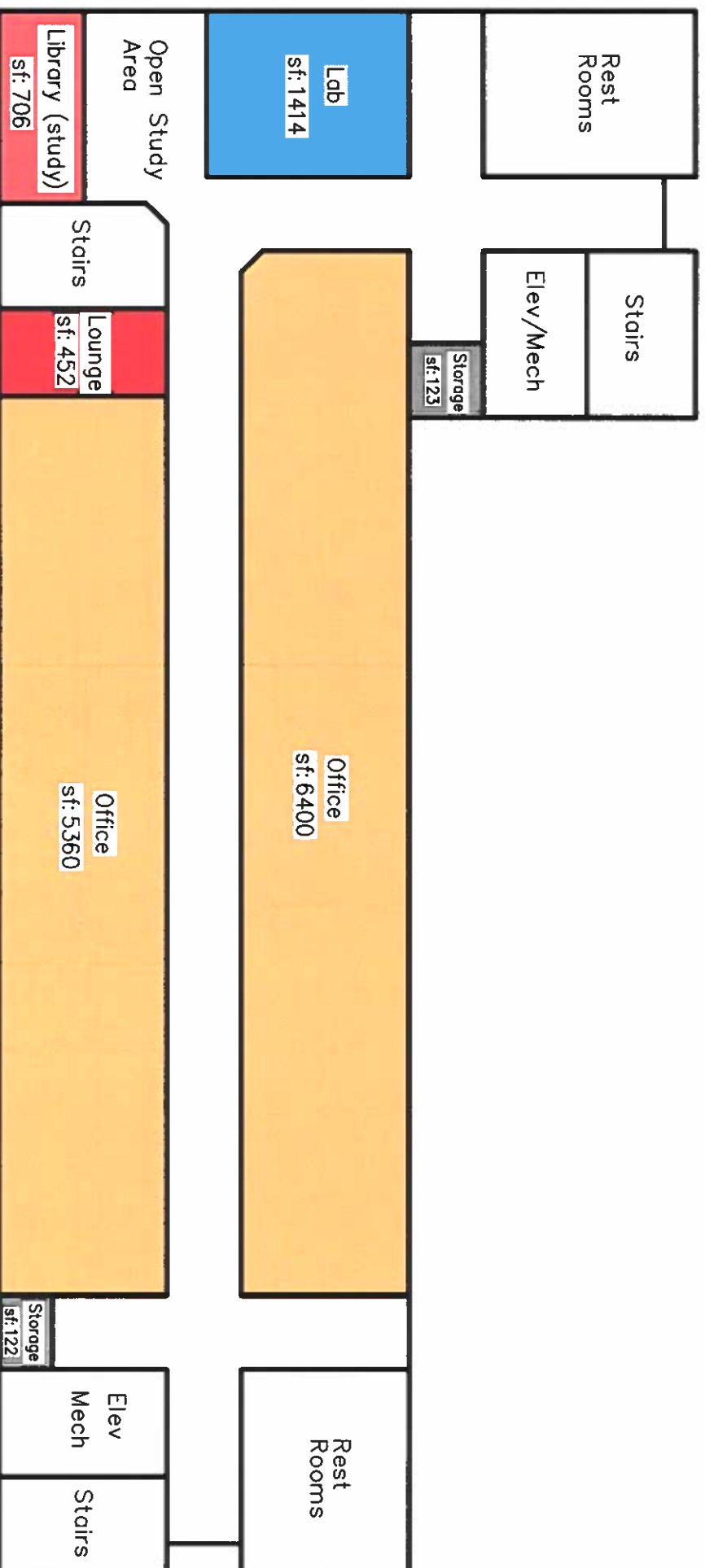
- Lecture space = 13,463 ASF
- AVTV space = 500 ASF
- Storage = 245 ASF



North

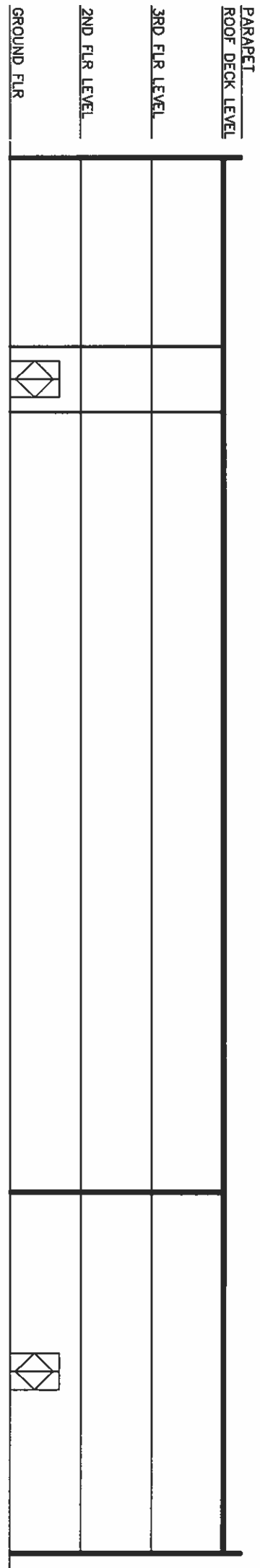
SECOND FLOOR

SCALE: 1"=30'



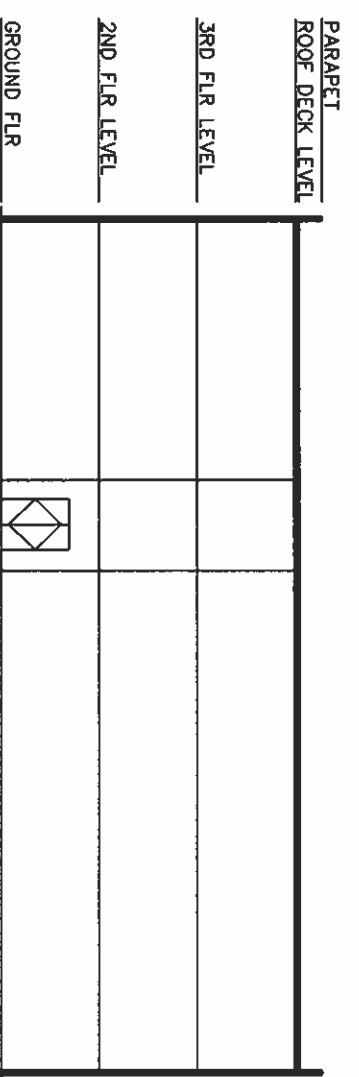
- Office space = 11,760 ASF
- Library space = 706 ASF
- Lab space (1500) = 1414 ASF
- Lounge = 452 ASF
- Storage = 245 ASF

**American River
College**
**Los Rios
Community
College District**



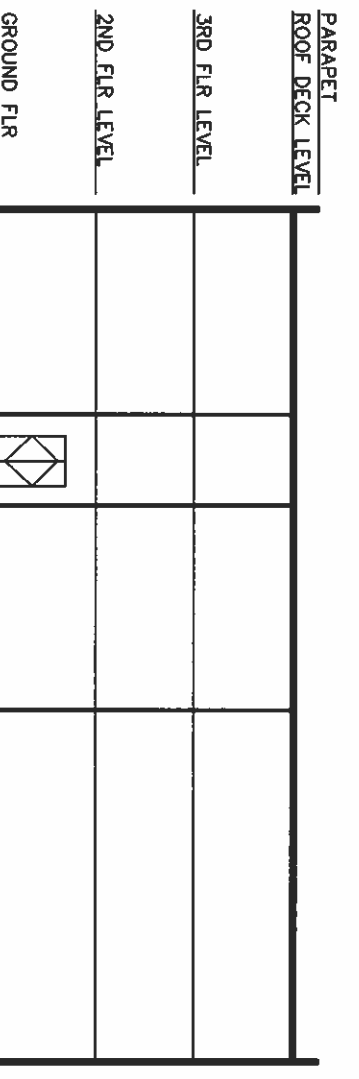
NORTH SIDE DIAGRAM
SCALE: 1"=30'

**Davies Hall
Modernization
Final Project
Proposal**



EAST SIDE DIAGRAM
SCALE: 1"=30'

**FPP
Pre-Schematic
Plans**



WEST SIDE DIAGRAM
SCALE: 1"=30'