



2025 Facilities Master Plan

Multistudio



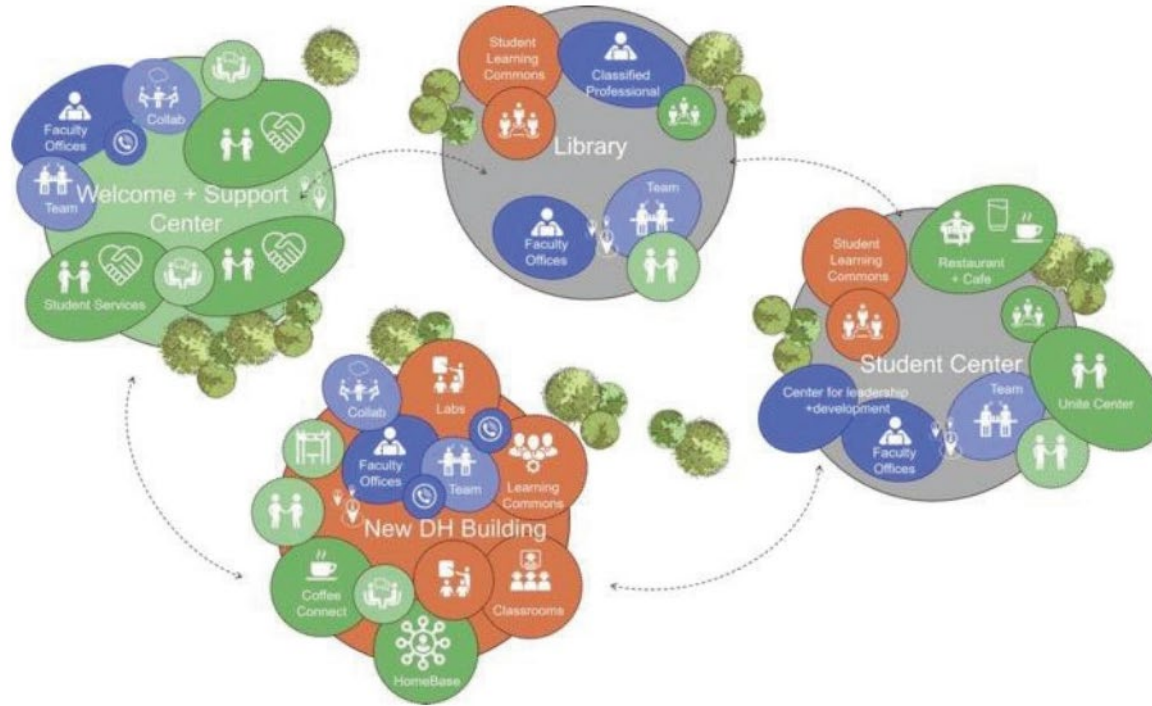
Qualitative Data Insights

Space Utilization Study (Steelcase AR+C)

- Explore how ARC Faculty and Classified Professionals work, model a range of hybrid solutions and determine the appropriate direction for the future workplace for each group
- Explore classroom usage patterns and the associated demand, model a range of scenarios and provide input into current classroom design options
- Utilize the results of this study to update and evolve the 2025 Facilities Master Plan



Zones



Target percentage
for a balanced project

Connection Zones 30-40%

Learning Zones 50-60%

Community Zones 5-10%

What We Heard

- Collect the existing data and documents
- Talk to the Faculty and Classified Professionals both individually and workshop in groups
- Analyze, synthesize and recommend

Campus Attributes

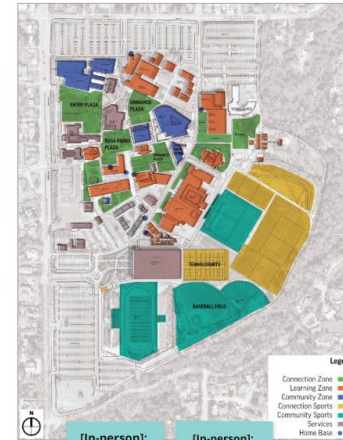
American River College Map

4700 College Oak Drive, Sacramento, CA 95841 | (916) 484-8011 | arcc.iosrios.edu



Connection, Learning, and Community

The concepts of spaces defined by the SUS document of **Connection, Learning and Community** can be applied at the campus level to the buildings, open spaces, and circulation areas as a driver for campus organization. The concept is expanded to further clarify the outdoor spaces as they relate to the public and students, faculty and classified professionals. Included in the support of **Community Sports** are the paid venues and stadiums. While the practice areas are a way for students, faculty, and classified professionals participate in **Connection Sports**. The mix of all across campus is vital to encouraging a diverse, active, and vibrant atmosphere.

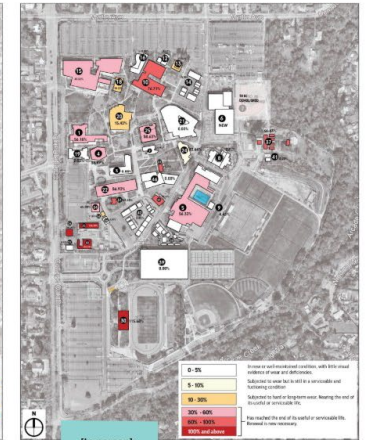


[In-person]: Book Store will eventually evolve to virtual

[In-person]: Ranch house should be preserved & used as archive

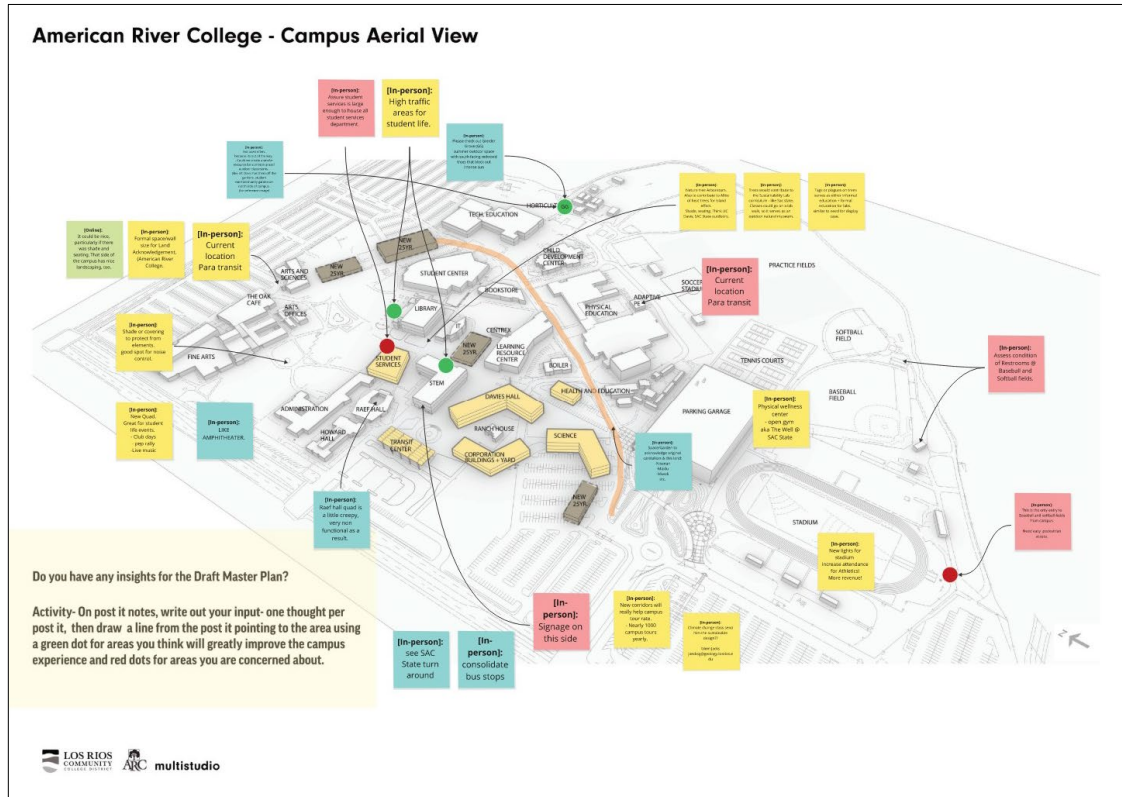
FUSION Data Base and Facility Condition Index

The Facility Condition Index (FCI) provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. The legend chart presents the industry standard ranges and cut-off points.

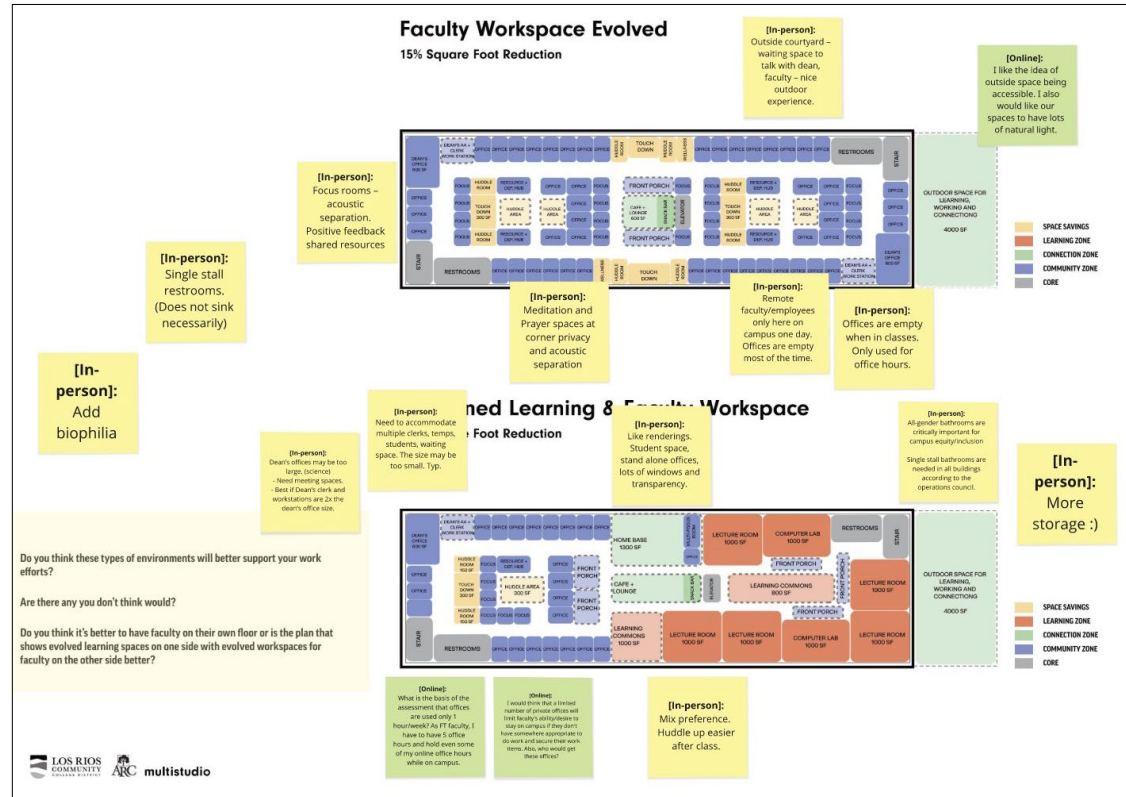


[In-person]: Stadium needs major revamp... starting w/ turf to host more events

Hybrid and On-Ground Workshops



Discussing recommendations down to the details

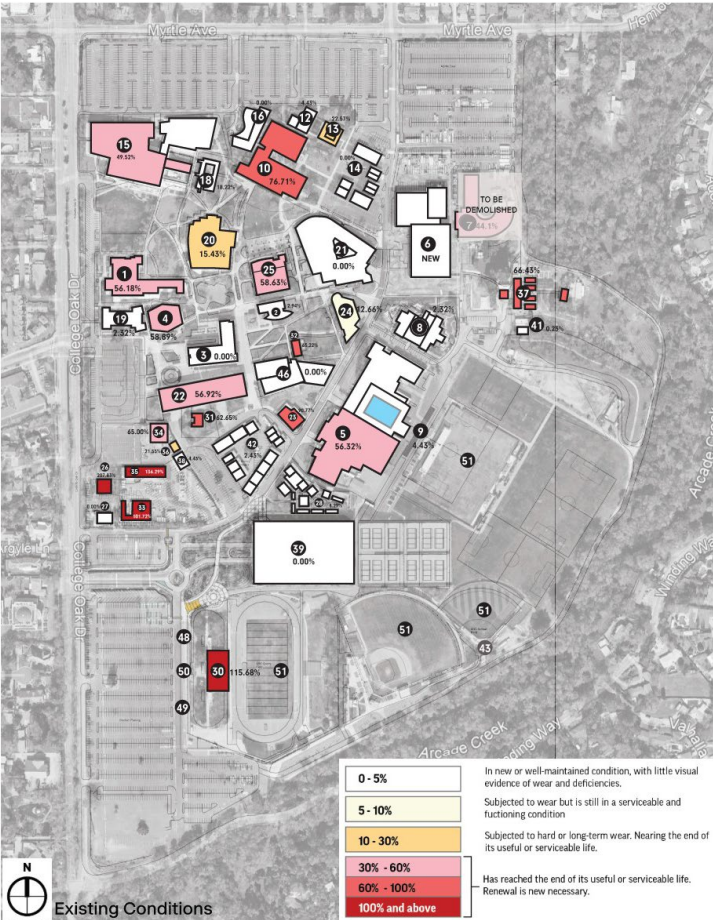


Quantitative Data Analysis

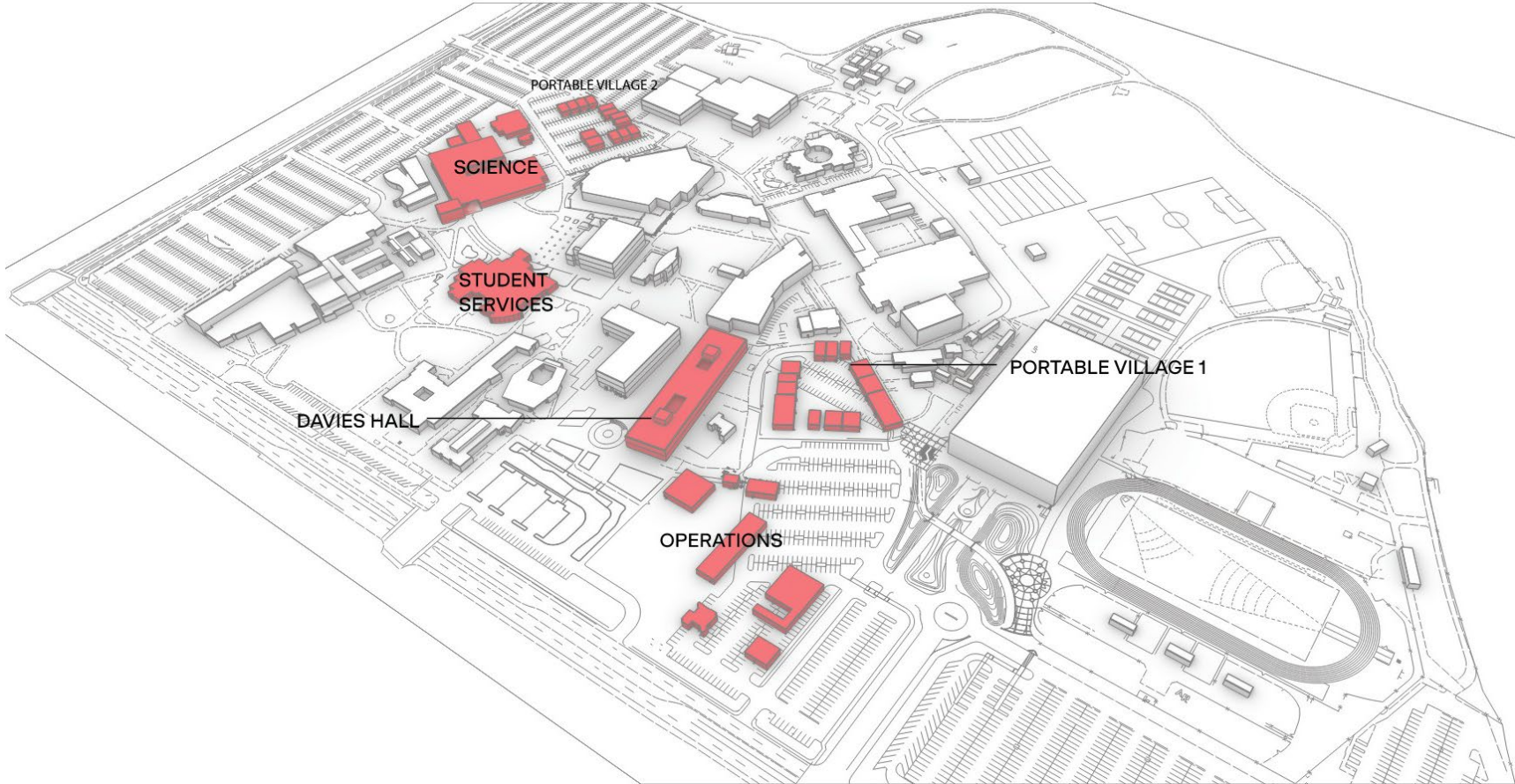
Facility Condition Index (FCI)

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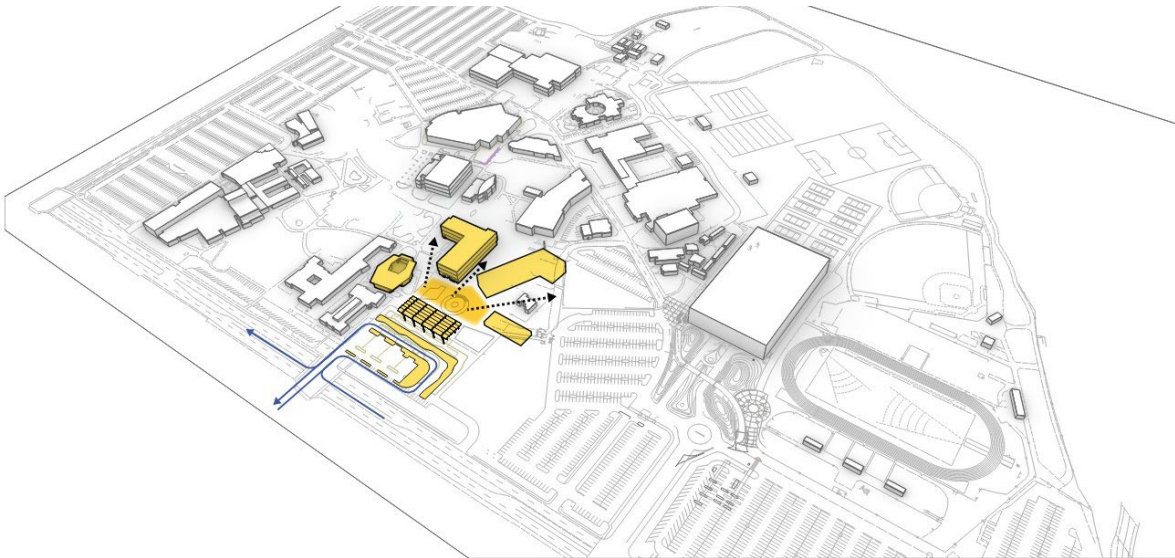
FUSION2 Assessment										Facility Condition Index Report by Campus			
Bldg #	Facility Name	Bldg #	Year Bldt	Renovated	Cost Model	Cost/Sq. Ft.	Repair Cost	Replacement Value/FCI%					
1	Administration	1	25,141	1979	CC Admin TswCP TW	\$477.00	\$6,747,729.96	\$12,010,950.13	56.18%				
2	Instructional Tech. Ctr.	2	6,543	2000	CC Lab TswCP SF	\$514.00	\$99,035.90	\$3,366,209.12	2.94%				
3	STEM	3	55,578	2020	CC Class MswCP P6B	\$436.00	\$0.00	\$24,270,303.18	0.00%				
4	Raft Hall	4	9,654	1963	CC Class TswCP TW	\$467.00	\$2,657,991.16	\$4,516,654.24	58.88%				
5	Physical Education	5	91,791	1958	CC Gym MswCP TW	\$614.00	\$31,577,644.14	\$56,382,078.81	56.32%				
6	Technical Education	6	108,890	2024	CC Class TswCP CF	\$486.00	\$23,385,272.23	\$53,017,083.35	44.11%				
8	Child Development Ctr.	8	16,617	2001	CC Class TswCP TW	\$467.00	\$180,402.43	\$7,769,151.91	2.32%				
9	Adaptive PE	9	2,078	2001	CC Modular WF	\$336.00	\$30,962.51	\$699,710.90	4.43%				
10	Science	10	39,213	1950	CC Class TswCP TW	\$467.00	\$14,061,103.77	\$18,333,739.77	76.71%				
12	Science Portables 12	12	5,533	2000	CC Modular WF	\$336.00	\$82,442.53	\$1,863,089.70	4.43%				
13	Science Offices	13	4,815	1992	CC Class TswCP TW	\$467.00	\$508,054.82	\$2,251,216.61	22.57%				
14	Computer/ Math Complex	14	16,586	2018	CC Modular MF	\$360.00	\$0.00	\$5,971,259.06	0.00%				
15	Free Arts	15	86,744	1950	CC Class TswCP TW	\$467.00	\$20,082,999.44	\$40,156,497.15	49.52%				
16	Life Science	16	12,706	2012	CC Class TswCP P6B	\$444.00	\$0.00	\$5,644,280.91	0.00%				
18	Free Arts Offices	18	5,451	1992	CC Admin TswCP TW	\$477.00	\$474,959.82	\$2,604,179.99	18.22%				
19	Howard Hall	19	11,793	2003	CC Class TswCP TW	\$467.00	\$128,000.68	\$5,513,727.42	2.32%				
20	Student Services	20	29,114	1992	CC SC TswCP TW	\$515.00	\$2,314,654.26	\$5,002,303.81	46.41%				
21	Student Center	21	50,172	2013	CC Class TswCP P6B	\$444.00	\$0.00	\$22,287,491.10	0.00%				
22	Davies Hall	22	85,556	1967	CC Class MswCP C-I-P	\$454.00	\$22,138,847.08	\$38,091,486.28	58.92%				
23	Boiler Building	23	5,330	1982	CC Block Electrical	\$310.00	\$14,130,102.91	\$16,457,487.28	80.77%				
24	Bookstore	24	11,925	1982	CC SC TswCP TW	\$515.00	\$778,110.29	\$6,144,895.04	12.66%				
25	Library	25	55,266	1972	CC Class TswCP CF	\$566.00	\$18,347,500.69	\$31,292,785.84	58.63%				
26	Operations	26	2,367	1976	CC Admin MswCP WF	\$496.00	\$2,048,195.13	\$385,489.27	207.83%				
27	Sign Shop	27	2,637	1976	CC Modular WF	\$0.00	\$418,726.62	\$0.00	0.00%				
28	Health and Education	28	13,716	2005	CC Lab TswCP SF	\$514.00	\$302,723.22	\$7,056,537.42	4.29%				
30	Stadium	30	4,129	1963	CC Stadium	\$234.00	\$112,276.17	\$970,295.31	11.56%				
31	Reach House	31	1,730	1936	CC House TswCP WF	\$388.00	\$431,976.81	\$689,516.76	62.65%				
32	Centrex	32	1,360	1967	CC Block Electrical	\$670.00	\$772,164.96	\$1,833,903.76	42.22%				
33	Warehouse 3	33	7,681	1976	CC Trade Shop	\$267.00	\$2,090,760.35	\$2,055,401.43	101.72%				
34	Warehouse 1	34	4,900	1981	CC M & O TW	\$388.00	\$1,269,851.74	\$1,953,102.90	65.00%				
35	Warehouse 2	35	6,646	1976	CC SHED SF	\$79.00	\$722,045.71	\$529,797.16	136.28%				
36	Shop 1	36	700	1985	CC Trade Shop	\$267.00	\$40,362.09	\$187,316.88	21.55%				
37	Environmental Res.	37	9,105	1979	CC Lab MswCP CF	\$531.00	\$3,177,072.12	\$4,842,495.13	66.43%				
38	Campus Police Bldg.	38	2,145	2001	CC Modular WF	\$336.00	\$31,960.82	\$722,271.35	4.43%				
39	Parking Structure	39	489,601	2013	CC Parking Structure	\$89.00	\$0.00	\$44,008,241.99	0.00%				
41	Grounds Shop	41	1,500	2000	CC Trade Shop	\$267.00	\$920.44	\$401,393.31	0.23%				
42	Swing Space Portables	42	23,544	2005	CC Modular WF	\$336.00	\$184,644.33	\$7,897,506.92	2.34%				
43	Somali Conc./SbRR	43	3,111	2005	CC Block Electrical	\$870.00	\$0.00	\$2,708,179.85	0.00%				
46	Learning Resource Center	46	29,436	2005	CC Lab MswCP SF	\$526.00	\$0.00	\$15,486,228.26	0.00%				
48	Concession Stand	48	192	2008	CC Trailer WF	\$281.00	\$1,762.35	\$54,084.40	3.30%				
49	Concession/Restroom	49	1,280	2016	CC Restroom Bldg.	\$510.00	\$0.00	\$654,475.22	0.00%				
50	Press Box/Ticket	50	243	2016	CC Metal Press Bldg.	\$78.00	\$0.00	\$18,975.66	0.00%				
51	Field Soccer/Football St.	51	1,919	2016	CC Metal Press Bldg.	\$0.00	\$0.00	\$0.00	0.00%				
60	Regional Public Safety C	60	33,849	1985	CC Class MswCP CF	\$500.00	\$3,372,525.99	\$16,936,353.76	19.31%				



Identify Structures in Need of Replacement



Entry Plaza



Lycée Français Louis Massignon, Bouskoura, Morocco
(Source: Studio Erick Salliet)



University of Toronto Mississauga Campus, Mississauga, Canada
(Source: Riley Snelling)

Central Plaza

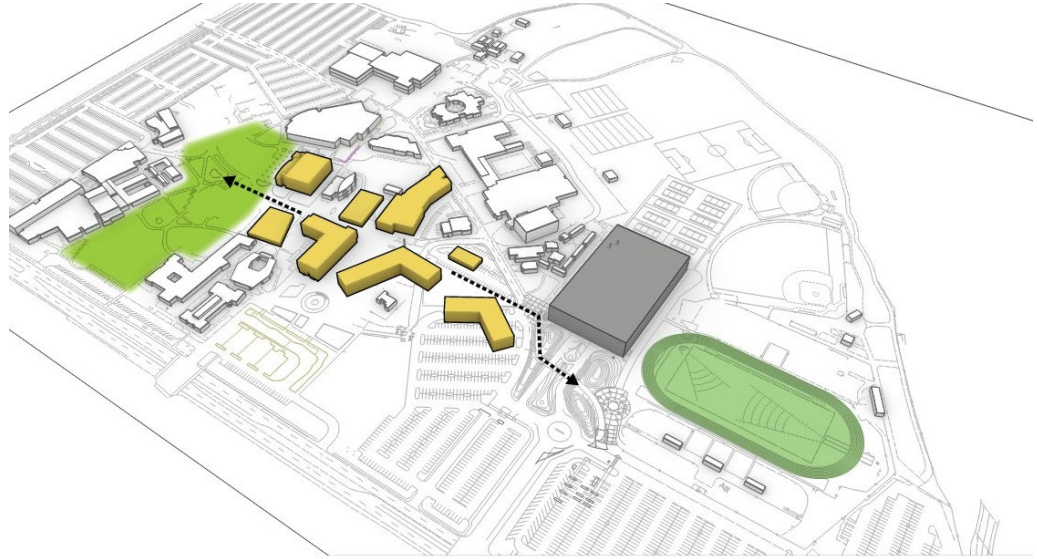


Medallia Offices, San Mateo, California
(Source: Hines)



Sacred Heart University Campus, Fairfield, Connecticut
(Source: Jane Messinger, Robert Benson, Anton Grassl/ESTO)

Pedestrian Spine



The Goods Line, Haymarket, Sydney, Australia
(Source: Florian Groehn)



CSU Long Beach Peterson Hall, Long Beach, California, United States
(Source: SWA)

Quad



Apus Center, Stanford, California
(VA)



Sacred Heart University Campus, Fairfield, Connecticut
(Source: Jane Messinger, Robert Benson, Anton Grassl/ESTO)

Secondary Open Space Network



View of the Career Technical Education (CTE) building and Tech. Plaza



View of the Health & Ed (HeEd) 710-716 buildings' courtyard



North Campus Corporate Campus, Dallas, Texas
(Source: SWA)

Facilities Condition Index (FCI)

0-50%

50-100%

100-150%

150% & ABOVE

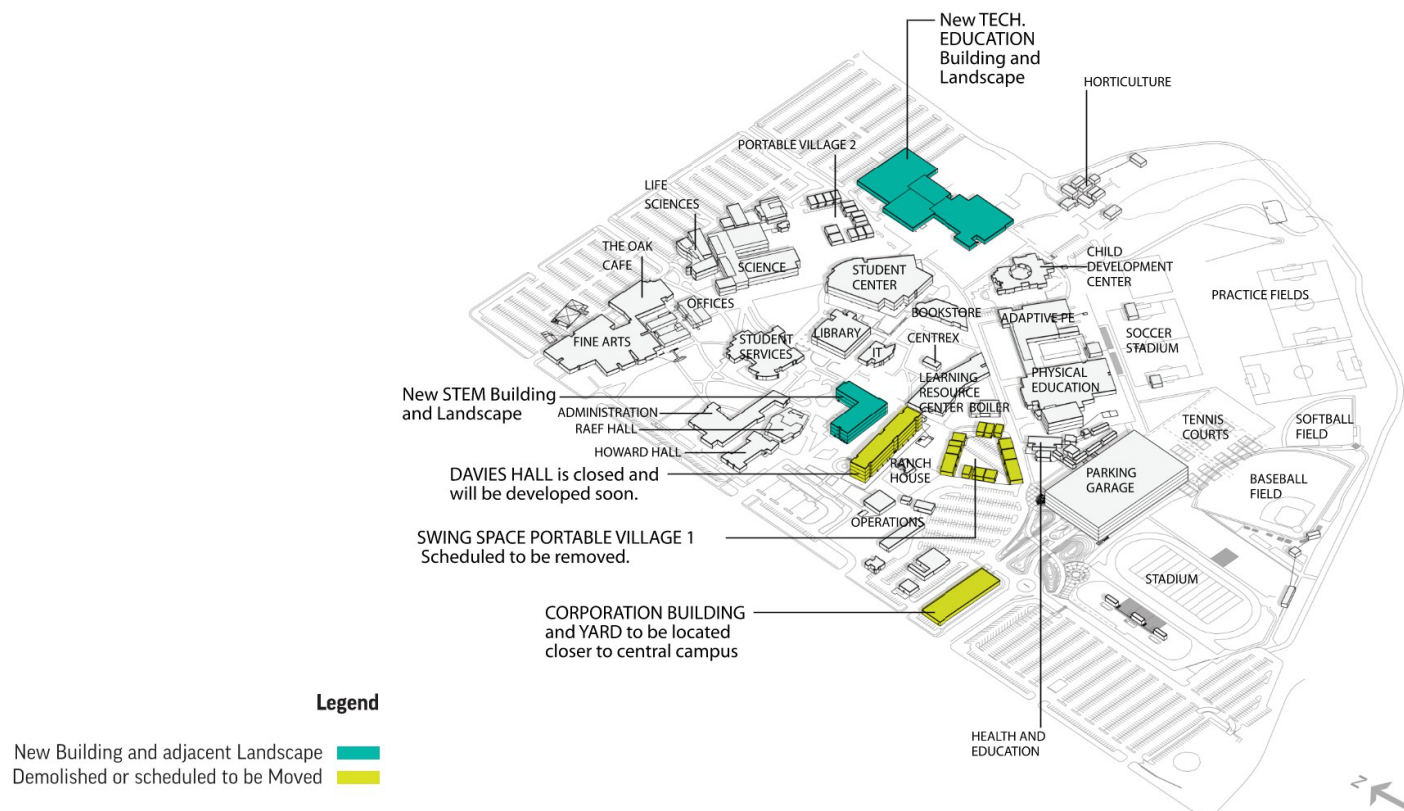
FUSION2 Assessment

Facility Condition Index Report by Campus

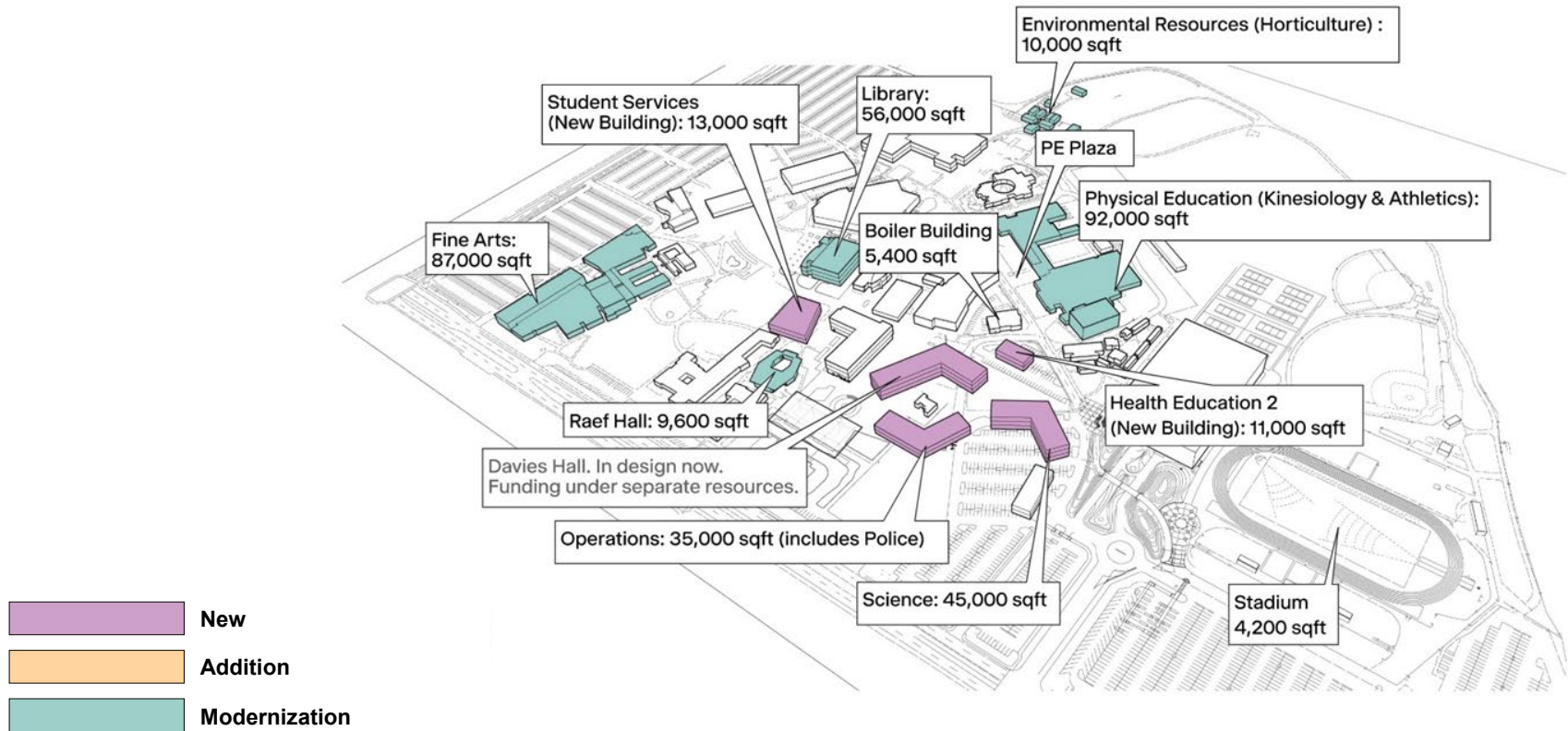
Bldg #	Facility Name	Gross Area (Sq. Ft.)	Year Built	Renovated	Cost Model	Cost/Sq. Ft	Repair Cost	Replacement Value	FCI%
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03	STEM	55,578	2020		CC Class MSwCP P&B	\$436.00	\$0.00	\$24,270,303.18	0.00%
04	Raef Hall	9,854	1963		CC Class 1SwCP TW	\$467.00	\$2,657,991.16	\$4,513,854.24	58.89%
05	Physical Education	91,791	1958	2007	CC Gym MSnCP TW	\$614.00	\$31,757,164.14	\$56,382,078.81	56.32%
06	Technical Education	108,890	2024		CC Class 1SwCP CF	\$486.00	\$23,385,272.23	\$53,017,083.35	44.11%
08	Child Development Ctr.	16,617	2001		CC Class 1SwCP TW	\$467.00	\$180,402.43	\$7,769,151.91	2.32%
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15	Fine Arts	86,744	1958	2014	CC Class 1SwCP TW	\$467.00	\$20,082,999.44	\$40,556,497.15	49.52%
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23	Boiler Building	5,330	1982		CC Block Elect/Mech	\$3,087.00	\$14,938,302.91	\$16,457,487.26	90.77%
24	Bookstore	11,925	1982	1995	CC SC 1SwCP TW	\$515.00	\$778,110.29	\$6,144,895.04	12.66%
25	Library	55,266	1972	2010	CC Lib MSnCP CF	\$566.00	\$18,347,500.89	\$31,292,785.84	58.63%
26	Operations	2,367	1976	2000	CC Admin MSwCP WF	\$416.00	\$2,048,105.13	\$985,480.27	207.83%
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30	Stadium	4,129	1963		CC Stadium	\$234.00	\$1,122,376.17	\$970,205.31	115.68%
31	Ranch House	1,730	1936		CC House 1SnCP WF	\$398.00	\$431,976.81	\$689,516.78	62.65%
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42	Swing Space Portables	23,454	2005		CC Modular WF	\$336.00	\$184,644.33	\$7,897,506.92	2.34%
43	Softball Conc./SB/RR	3,111	2005		CC Block Electrical	\$870.00	\$0.00	\$2,708,179.85	0.00%
46	Learning Resource Center	29,436	2005	2005	CC Lib MSwCP SF	\$526.00	\$0.00	\$15,486,228.26	0.00%
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Recommendations

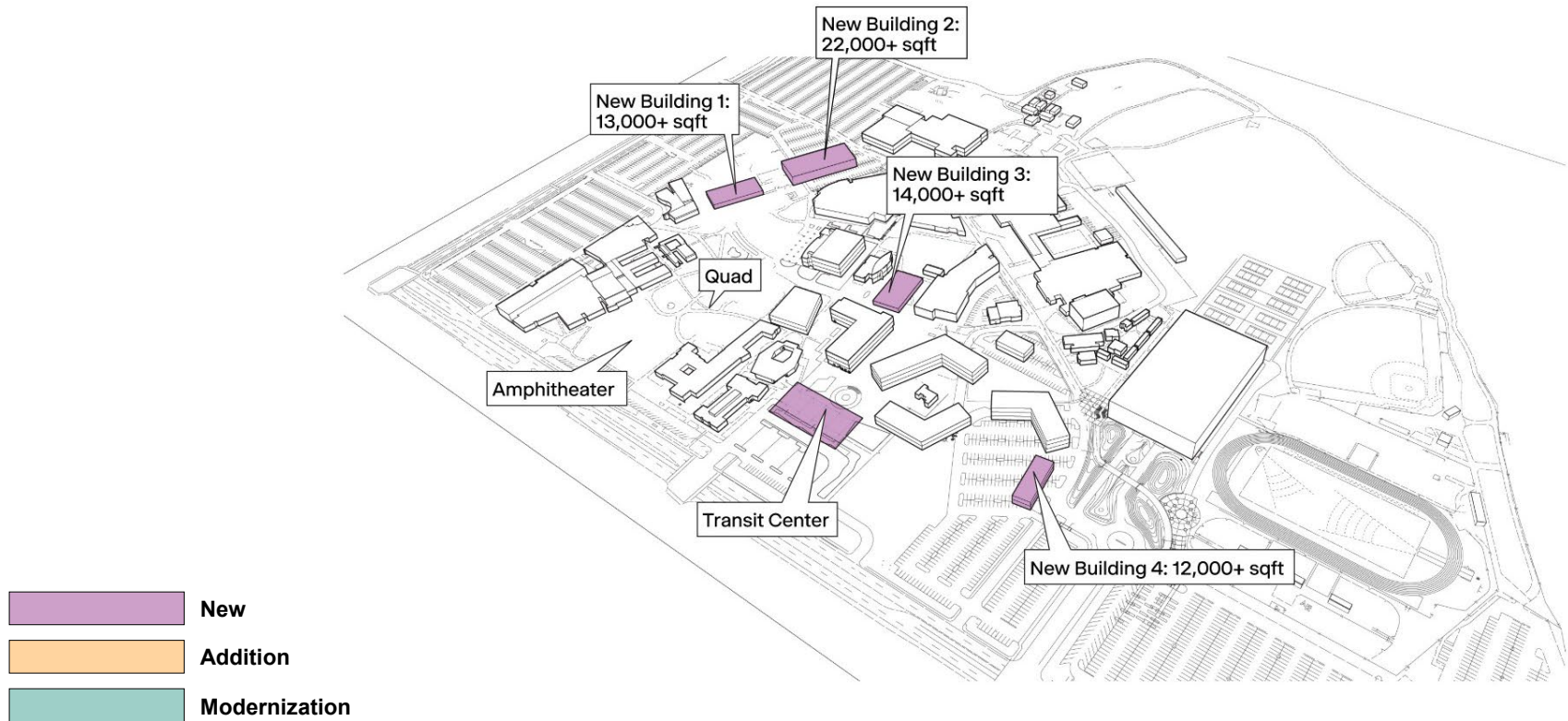
Updates on Campus from 2019 to Present



10 Year Outlook

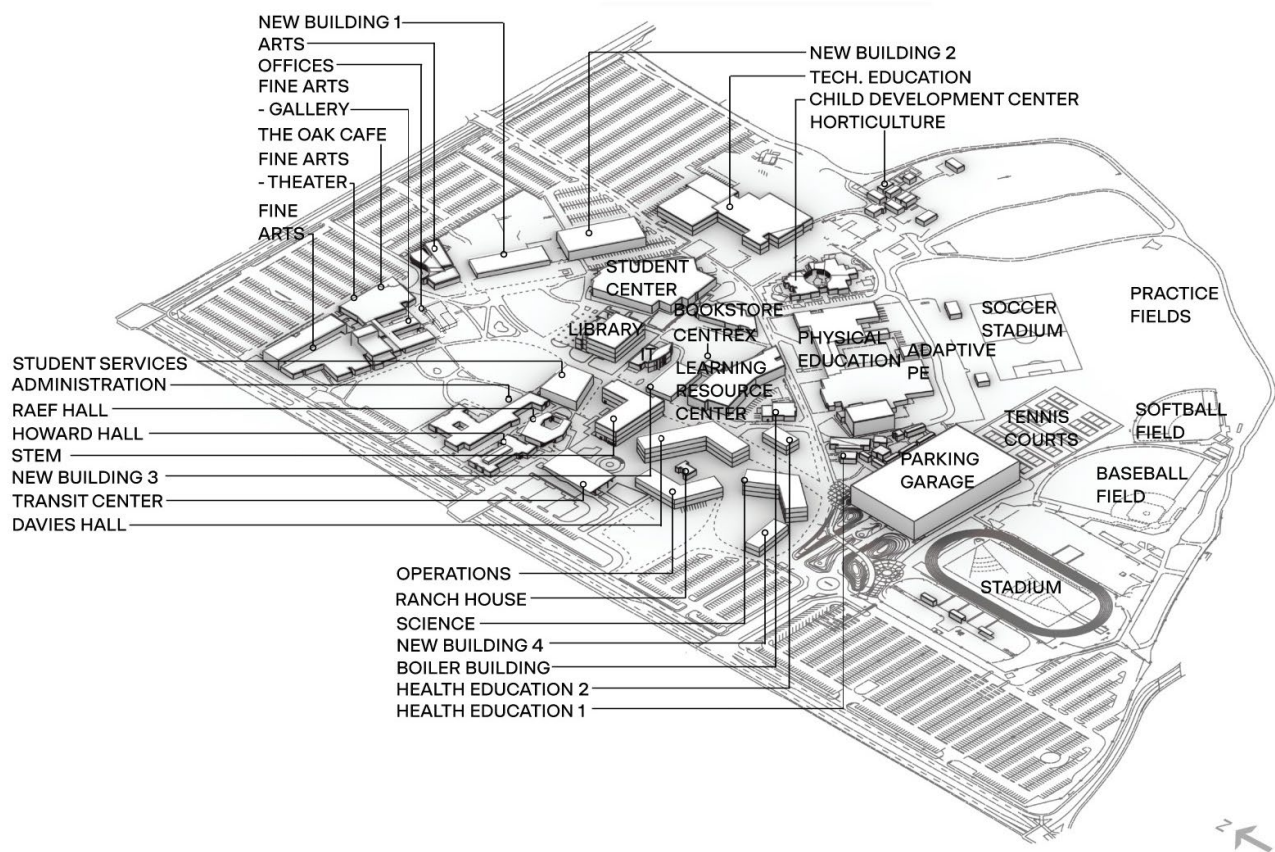


25 Year Outlook



American River College Campus

25 year build out plan



Prioritized Projects

PROGRAM SUPPORT PRIORITY LIST	BUILDING SQ.FT	FCI%
01 Science (+ Offices, Ranch House)	45,668 SF	76.71%
02 Operations Bldg (+ Police, Shop, WH 1,2,3)	26,376 SF	207.8%
03 Environmental Resources (Horticulture)	9,105 SF	66.43%
04 Physical Education (Kinesiology & Athletics)	91,791 SF	56.32%
05 Boiler Building*	5,330 SF	90.77%
06 Stadium*	4,129 SF	115.68%
07 Transit Center*	Outdoor Space	New Project
08 Health Education 2 (New Building)	11,000 SF	New Project
09 Raef Hall	9,654 SF	58.89%
10 PE Plaza (+Connectors)*	Outdoor Space	New Project
11 Fine Arts Building	86,744 SF	49.52%
12 Amphitheater*	Outdoor Space	New Project
13 Quad*	Outdoor space	New Project
14 Library	55,266 SF	58.63%
15 Student Services	29,114 SF	15.43%
New Buildings 1, 2, 3, 4 (Part of the 25 year plan)		

**Primarily Campus and Local Funding Sources*

THANK YOU