



2025 Facilities Master Plan

HGA



Board Presentation



Outline

1. Qualitative Data Insights

- What We Heard
- Space Utilization Summary

2. Quantitative Data Analysis

- Replacement Structures
- Facilities Condition Index

3. Recommendations

- Site & Space Planning
- Prioritized Projects
- Updates from Previous Plan
- Facilities Condition Index

What We Heard

Master Plan Vision

The **Folsom Lake College Master Plan** will **create a physical space network that inspires**—embracing **knowledge, experience, and equity** by planning environments that encourage **intentional interactions**. It will facilitate **cross-disciplinary connections** and foster **student engagement** and **community building**, while supporting **evolving learning modalities** and celebrating the **rich history and diversity** of Folsom Lake College.

Workshops

- Evaluate previous plan
- Desired outcomes / critical success factors
 - i. Address changing modalities
 - ii. Campus as destination
 - iii. Intentional interactions
 - iv. Celebrate diversity
- 'Keep, Chuck, Change'
- Existing areas of learning, reflecting, relaxing, socializing
- Data synthesis and review

What We Heard

Faculty Forum

- Great Lawn improvements +
- New outdoor classroom +
- New feature building +
- More student spaces +
- Increase/improve shared outdoor space +
- Optimize space use +
- Accommodate discipline specific needs +
- Parking accessibility -

Student Forum

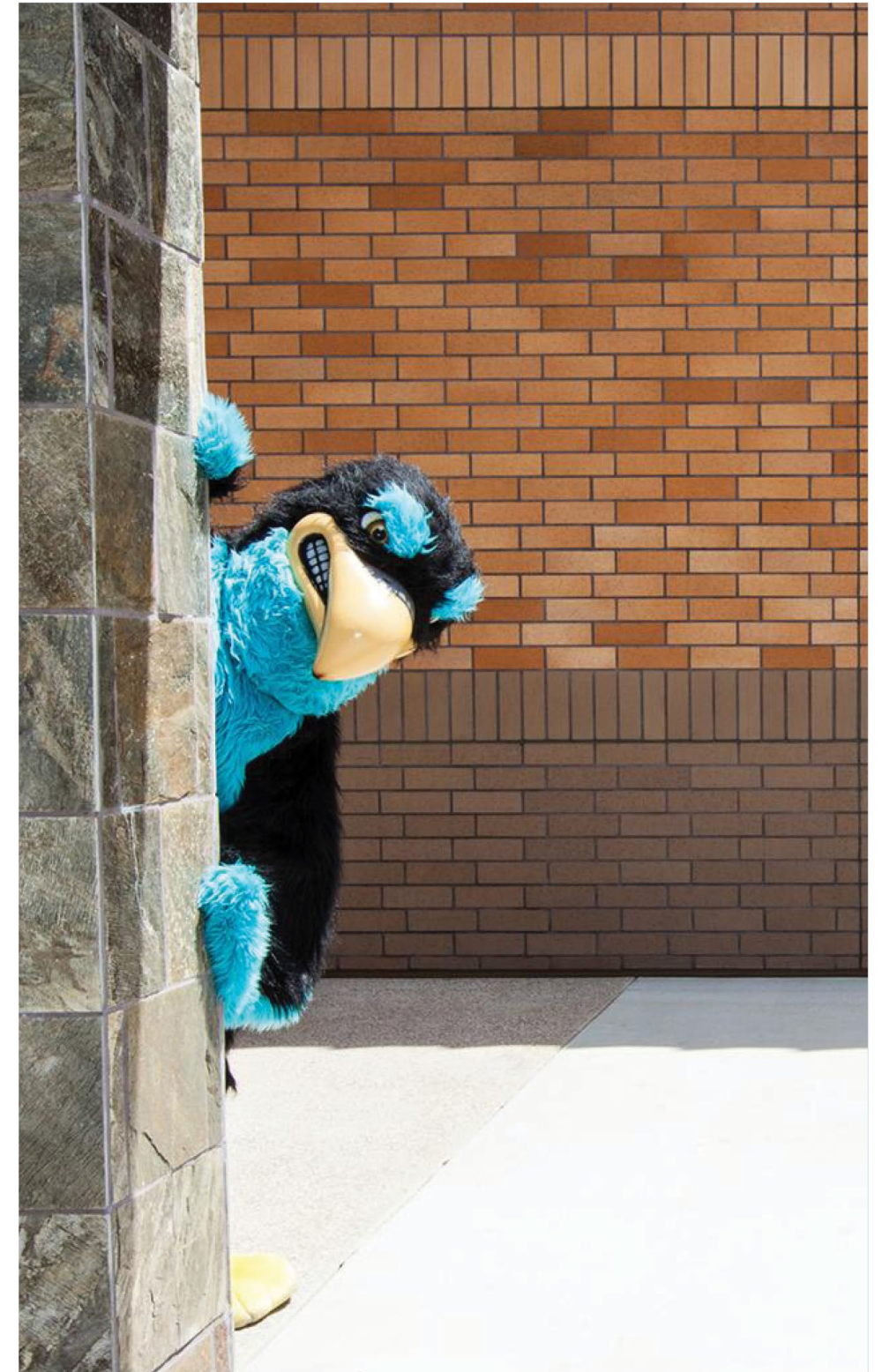
- Great Lawn improvements +
- New Dance Arbor +
- New outdoor classroom +
- More native planting +
- More shaded outdoor areas +
- Modular/customizable spaces +
- Improved pedestrian safety +
- Outdoor spaces feel too formal -
- Parking -



Space Utilization Summary

Space Utilization Study

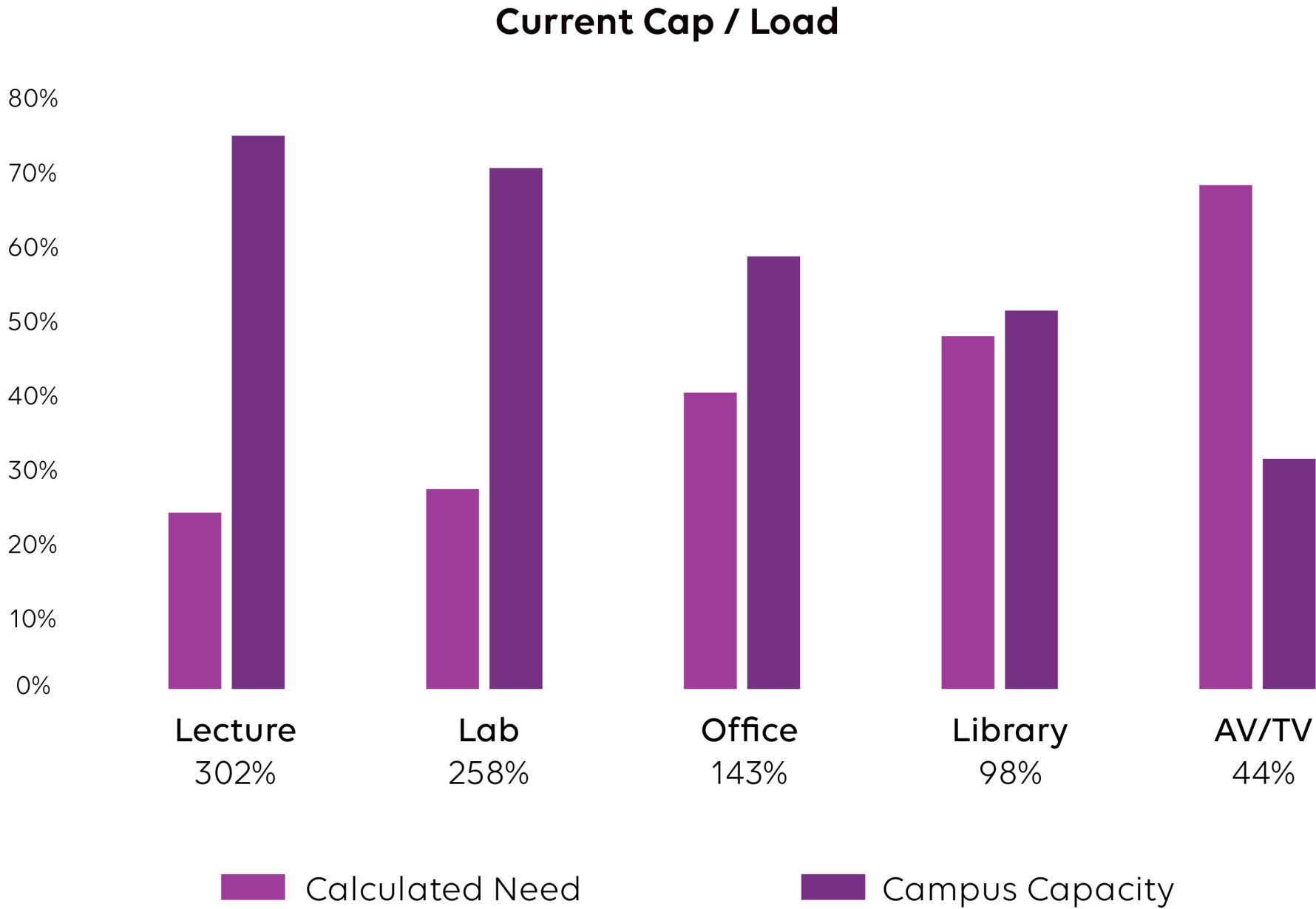
- **Completed December 2024**
- **Situational scan, survey, intent**
- **Explore space use, workplace solutions, classroom usage**
- **Key Insights:**
 - Build community
 - Enrich student experience
 - Drive positively toward future
 - Believing space matters
- **Guidelines:**
 - Encourage community
 - Foster continuous learning
 - Create inspiring experiences
 - Enable choice + control
 - Integrate digital + physical



Space Utilization Summary

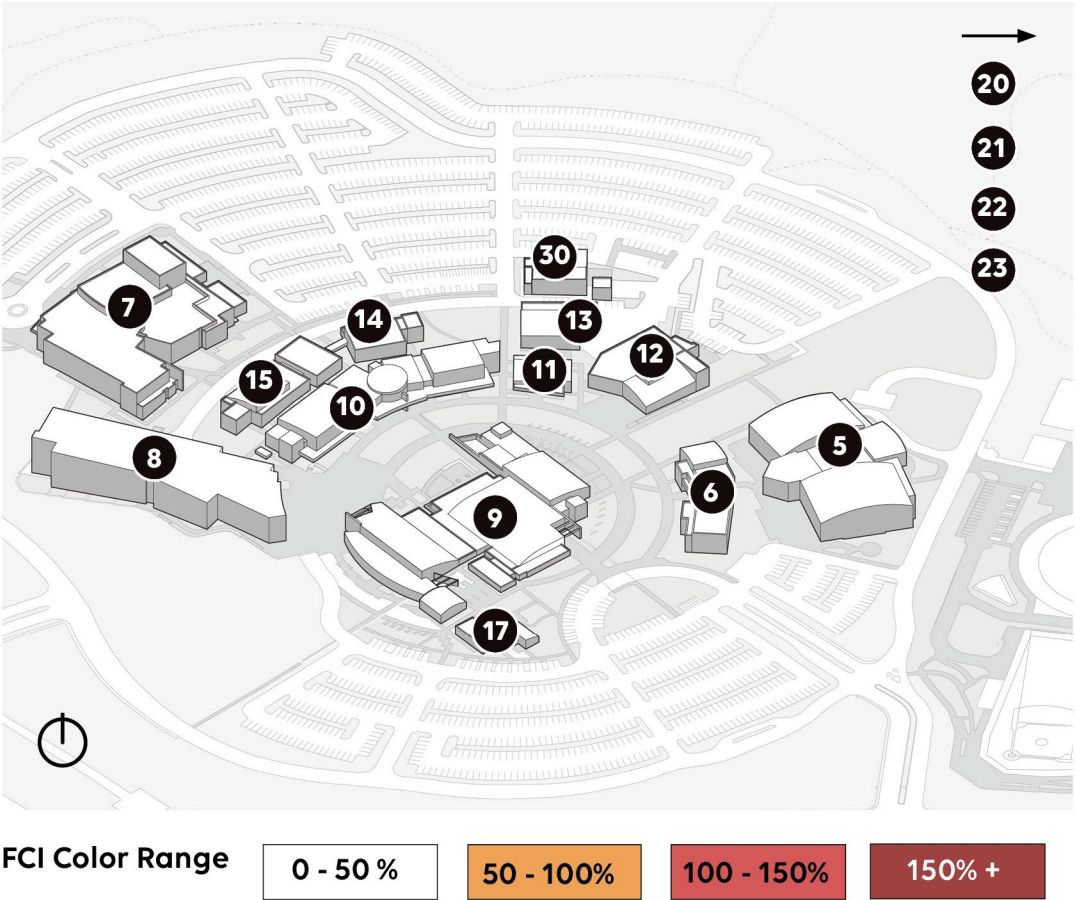
Space Use

- Opportunities for re-purposing underutilized space
- Timely access to popular and specialized spaces
- Improve existing classroom and lab use
- Updated furniture, IT/AV, equipment
- Student centered environments +
 - Collaborative study
 - Lounge
 - Affinity spaces
 - Quiet spaces
 - Food service
 - Advising, counseling, testing



STRATEGIC RENOVATIONS

Quantitative Data Analysis



Facility Condition Index (FCI)

- All facilities 0-50% FCI
- New or well-maintained
- Little visual evidence of wear and deficiencies

FUSION2 Assessment

Facility Name	Bldg #	Gross Area (Sq. Ft.)	Year Built	Renovated	Cost Model	Cost/Sq. Ft	Repair Cost	Replacement Value
Los Rios Community College District							\$893,473,471.52	\$1,653,648,179.58
Folsom Lake College							\$435,686.70	\$246,687,372.48
Aspen Hall-FL1	9	72,417	2001	2005	CC Class MSwCP P&B	\$436.00	\$57,772.04	\$31,623,709.84
Athletic Storage	23	3,334	2012		CC Block Electrical	\$870.00	\$0.00	\$2,902,305.24
Baseball Press Box	20	144	2012		CC Metal Press Box	\$78.00	\$0.00	\$11,244.83
Buckeye Hall-FL3	11	5,834	2005		CC Class 1SwCP P&B	\$444.00	\$0.00	\$2,591,589.39
Campus Services-FL11	13	12,908	2006		CC Admin MSwCP P&B	\$416.00	\$0.00	\$5,374,135.76
Central Plant	30	10,087	2005		CC Block Elect/Mech	\$3,087.00	\$328,853.43	\$31,145,717.44
College Admin-FL9	17	6,177	2006		CC Admin 1SwCP P&B	\$440.00	\$12,842.32	\$2,718,157.17
Cypress Hall-FL2	10	59,973	2005		CC Class MSwCP P&B	\$436.00	\$0.00	\$26,189,551.49
Dogwood Hall-FL4	15	25,793	2006		CC Class MSwCP P&B	\$436.00	\$11,835.46	\$11,263,520.28
Falcon's Roost-FL6	12	35,605	2005	2010	CC SC MSwCP SF	\$570.00	\$22,814.38	\$20,311,156.57
Gymnasium Building-FL8	5	46,640	2014		CC Gym MSwCP SF	\$596.00	\$0.00	\$27,811,822.71
Harris Cntr Arts-FL10	7	91,025	2010		CC Aud MSwCP SF	\$526.00	\$1,569.07	\$47,911,156.27
Lilac Hall-FL5	14	26,087	2006		CC Class MSnCP P&B	\$482.00	\$0.00	\$12,586,055.47
Oak Hall	8	75,200	2025			\$0.00	\$0.00	\$0.00
PE Storage/Restroom	22	1,549	2012		CC Block Elect/Mech	\$3,087.00	\$0.00	\$4,782,860.74
Physical Education-FL7	6	30,313	2008		CC Gym MSnCP SF	\$641.00	\$0.00	\$19,453,144.44
Softball Press Box	21	144	2012		CC Metal Press Box	\$78.00	\$0.00	\$11,244.83

Facility Condition Index Report by

Replacement Structures

- Facilities age - 2001-2025
- No structures in need of replacement

Recommendations

Site and Space Guidelines - Key Areas of Improvement



Enhanced Pedestrian Safety

Initiatives to ensure the well-being of pedestrians throughout the campus.



Increased Use of Outdoor Spaces

Encouraging greater engagement with outdoor areas to enrich the campus environment.



Crafting a Welcoming Entrance

Designing an intentional sense of arrival that defines the campus experience from the moment of entry.



Optimized Space Utilization

Implementing targeted renovations to maximize the efficiency and functionality of existing spaces.

Recommendations

Priority Projects

Iterative process with stakeholders identified top four priority projects:

1. Proposed Instructional Building

Support academic programs and provide specialized teaching labs and additional student support.

2. Aspen Hall (FL-1) Renovation

Provide additional student services and support space as well as formal and informal student collaboration.

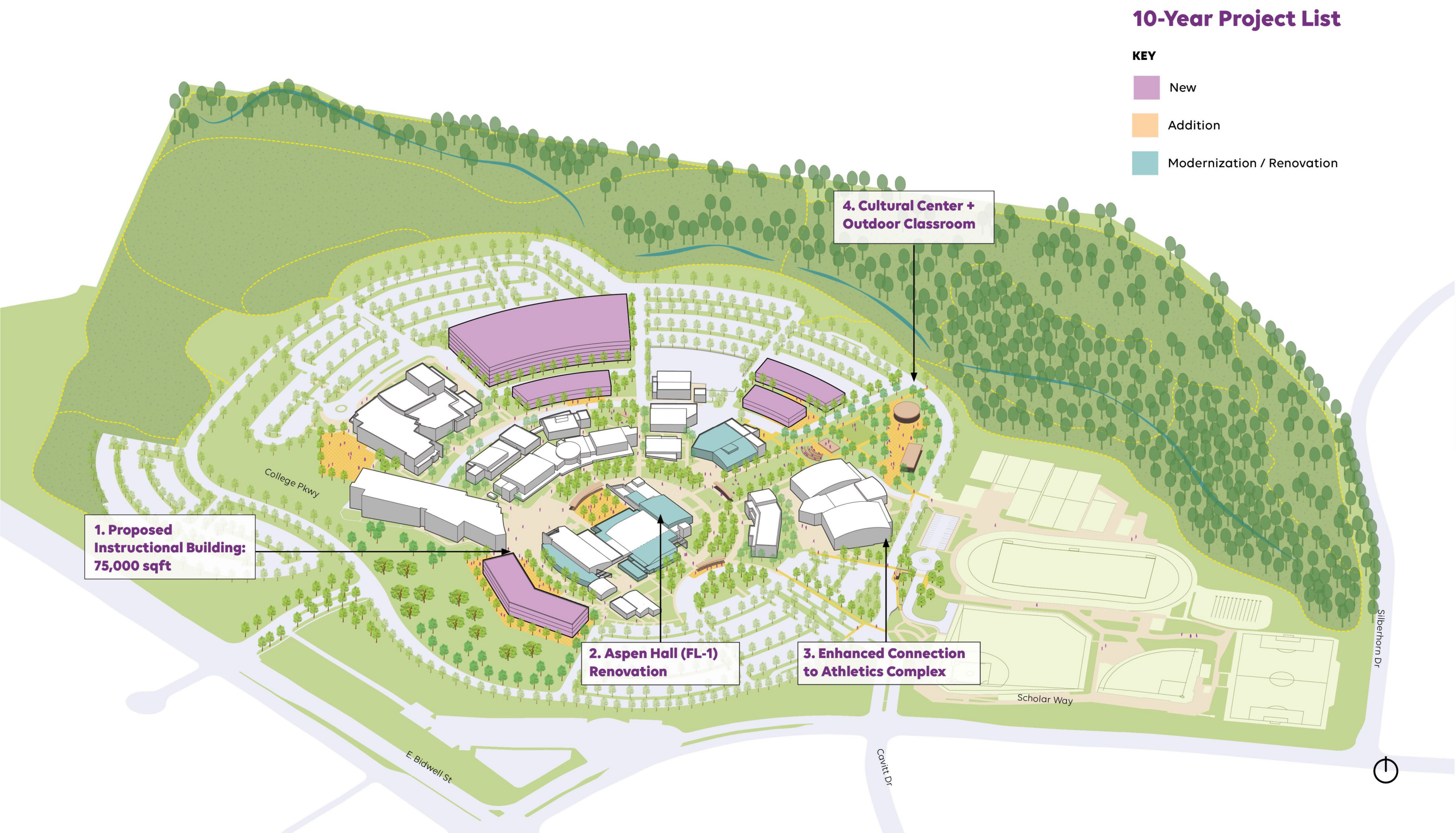
3. Enhanced Connection to Athletics Complex

Improve pedestrian wayfinding and safety while maintaining traffic flow at the perimeter of campus.

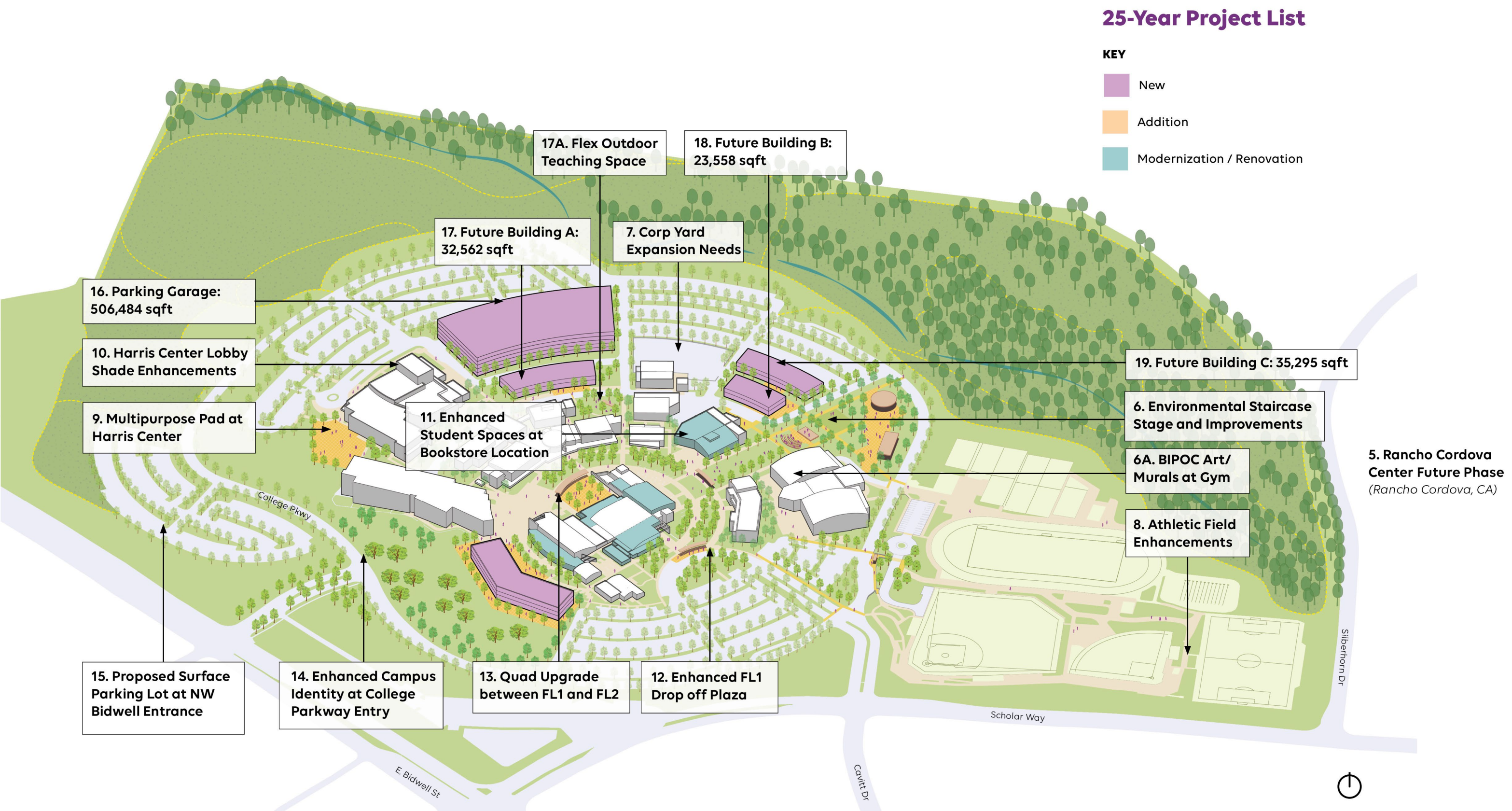
4. Cultural Center + Outdoor Classroom

Anchor the Environmental Stair and connect to the wetlands; provide student affinity space and opportunities of experiential teaching.

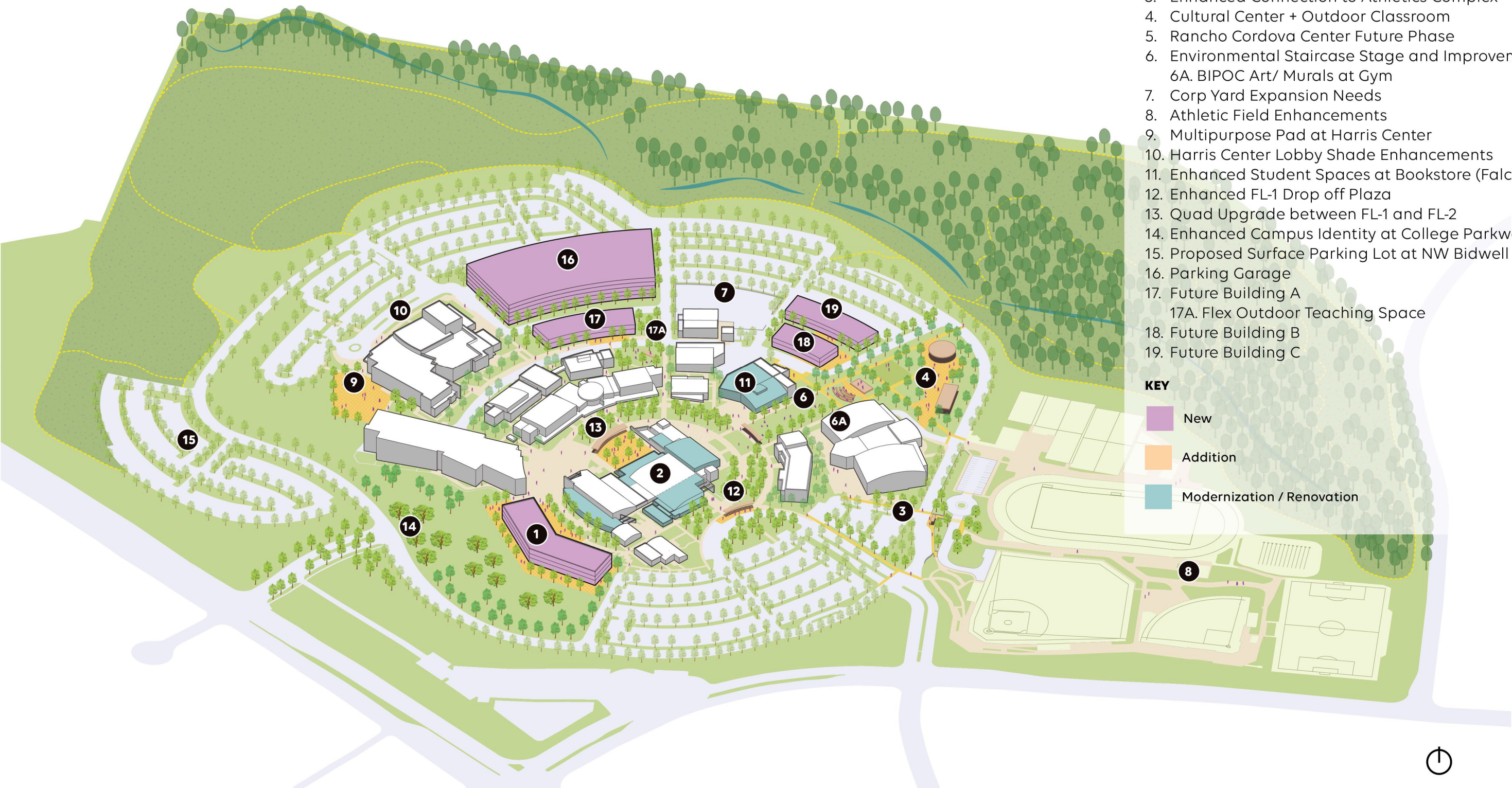
Prioritized Projects



Prioritized Projects



Consolidated Master Plan



Identified Projects

- 1. Proposed Instructional Building
- 2. Aspen Hall (FL-1) Renovation
- 3. Enhanced Connection to Athletics Complex
- 4. Cultural Center + Outdoor Classroom
- 5. Rancho Cordova Center Future Phase
- 6. Environmental Staircase Stage and Improvements
- 6A. BIPOC Art/ Murals at Gym
- 7. Corp Yard Expansion Needs
- 8. Athletic Field Enhancements
- 9. Multipurpose Pad at Harris Center
- 10. Harris Center Lobby Shade Enhancements
- 11. Enhanced Student Spaces at Bookstore (Falcon's Roost -FR)
- 12. Enhanced FL-1 Drop off Plaza
- 13. Quad Upgrade between FL-1 and FL-2
- 14. Enhanced Campus Identity at College Parkway Entry
- 15. Proposed Surface Parking Lot at NW Bidwell Entrance
- 16. Parking Garage
- 17. Future Building A
- 17A. Flex Outdoor Teaching Space
- 18. Future Building B
- 19. Future Building C

KEY

- New
- Addition
- Modernization / Renovation

Project List / Existing FCI

	SQFT	FCI %
1. Proposed Instructional Building *	75,000	New Building
2. Aspen Hall (FL-1) Renovation *	N/A	0.18%
3. Enhanced Connection to Athletics Complex	N/A	N/A
4. Cultural Center + Outdoor Classroom	N/A	N/A
5. Rancho Cordova Center Future Phase	N/A	N/A
6. Environmental Staircase Stage and Improvements	N/A	N/A
A. BIPOC Art/ Murals at Gym	N/A	N/A
7. Corp Yard Expansion Needs	N/A	N/A
8. Athletic Field Enhancements	N/A	N/A
9. Multipurpose Pad at Harris Center	N/A	N/A
10. Harris Center Lobby Shade Enhancements	N/A	N/A
11. Enhanced Student Spaces at Bookstore Location (Falcon's Roost -FR)	N/A	0.11%
12. Enhanced FL-1 Drop off Plaza	N/A	N/A
13. Quad Upgrade between FL-1 and FL-2	N/A	N/A
14. Enhanced Campus Identity at College Parkway Entry	N/A	N/A
15. Proposed Surface Parking Lot at NW Bidwell Entrance	N/A	N/A
16. Parking Garage	506,484 sqft	New Building
17. Future Building A	32,562 sqft	New Building
18. A. Flex Outdoor Teaching Space	N/A	N/A
19. Future Building B	23,558 sqft	New Building
20. Future Building C	35,295 sqft	New Building

NOTE: All facilities fall within the 0-50% FCI range, indicating new or well-maintained conditions with minimal visible deficiencies. As a result, all items are highlighted in white.

* Identified State Funded Project