Final Project Proposal

2028-29

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

Rodda Hall North Modernization
Proposal Name

Los Rios Community College District
Community College District

Sacramento City College
College or Center

July 1, 2026
Date

A _____ P ___x____ W___x____ C ___x____ E _____

2.1 Final Project Proposal Checklist

District: Los Rios Community College District

College: Sacramento City College

Project: Rodda Hall North Modernization

Prepared by: Suniya 360 Architects **Date:** July 1, 2026

Section	Description	Status	Date
1.1	Title Page	Complete	05/01/2026
2.1	Final Project Proposal Checklist	Complete	05/01/2026
3.1	Approval Page - Final Project Proposal (with original signatures)	Complete	06/30/2026
3.2	Project Terms and Conditions	Complete	05/01/2026
4.1	Analysis of Building Space Use and WSCH - JCAF 31	Complete	05/01/2026
5.1	Cost Estimate Summary - JCAF 32	Complete	05/01/2026
5.2	Quantities and Unit Costs supporting the JCAF 32	Complete	05/01/2026
6.1	Board of Governors Energy and Sustainability Policy	Complete	05/01/2026
7.1	Responses to Specific Requirements - State Administrative Manual	Complete	05/01/2026
8.1	California Environmental Quality Act	Complete	05/01/2026
9.1	Analysis of Future Costs	Complete	05/01/2026
10.1	Campus Plot Plan	Complete	05/01/2026
10.2	Site Plan	Complete	05/01/2026
10.3- 10.5	Floor Plans	Complete	05/01/2026
10.6	Elevations	Complete	05/01/2026
11.1	Guideline-Based Group II Equipment Cost Estimates - JCAF 33	Complete	05/01/2026
12.1	Justification of Additional Costs exceeding Guidelines	Complete	05/01/2026
13.1	Detailed Equipment List	N/A	_____
	Structural Report (as separate attachment)	Complete	05/01/2026

3.1 Approval Page

Final Project Proposal

Budget Year **2028-29**

District: Los Rios Community College District

Project Location: Sacramento City College
(College, campus, or center)

Project Name: Rodda Hall North Modernization

The district proposes funds for inclusion in the State capital outlay budget (check items):

preliminary plans [X] working drawings [X], construction [X], equipment [ ]

District Certification

Contact Person: Pablo Manzo **Telephone**: **(916) 856-3400**
(Facilities, Planning and Development)

E-Mail Address: manzop@losrios.edu **Fax**: **N/A**

Approved for submission: _____ **Date**: _____
(Chancellor/President/Superintendent Signature)

District Board of Trustees Certification

The Governing Board of the District 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 that substantiates approval of the application and promises to fulfill the Project Terms and Conditions.

Submit proposal to:
Facilities Planning and Utilization
Chancellor's Office
California Community Colleges
1102 Q Street, 4th Floor (Ste. 6549)
Sacramento, CA 95811-6549

Chancellor's Office Certification

Reviewed by _____

Date Completed _____

3.2 PROJECT TERMS AND CONDITIONS

District: Los Rios CCD **College**: Sacramento City College
Project: Rodda Hall North Modernization **Budget Year**: 2028-29

1. The applicant hereby requests state funds in the amount prescribed by law for the project named herein. All parts and exhibits contained 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, stadia, the improvement 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.

      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, Division of the State Architects.

   e. Pursuant to the provisions of Section 57011 of Title 5, upon completion of a project the governing board shall submit to the Chancellor's Office, within 30 days after the closure of the current fiscal year, a final report on all expenditures in connection with the sources of the funds expended. The district shall be subject to a state post-audit review of fund claims for all such projects.

   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 to 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.

Los Rios Community College District (230)

Sacramento City College (233)

Project: Rodda Hall North

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space
110	Classroom	0099	General Assignment	7,356	0	7,356
110	Classroom	0099	General Assignment	0	7,462	-7,462
115	Classroom Service	0099	General Assignment	0	212	-212
210	Class Lab	2202	Anthropology	212	0	212
250	Non-Class Lab	0934	Electronics and Electric Technology	0	265	-265
310	Office	0099	General Assignment	4,583	0	4,583
310	Office	0099	General Assignment	0	1,734	-1,734
310	Office	1700	Mathematics	0	2,971	-2,971
310	Office	6010	Academic Administration	0	1,408	-1,408
310	Office	6010	Academic Administration	842	0	842
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	0	88	-88
310	Office	6220	Student Records, Statistics and Publications	0	2,306	-2,306
310	Office	6310	Counseling Services	0	1,497	-1,497
310	Office	6310	Counseling Services	3,286	0	3,286
310	Office	6320	Placement Services	0	2,250	-2,250
310	Office	6430	Extended Opportunity Programs and Services (EOPS)	978	0	978
310	Office	6460	Financial Aid	0	664	-664
310	Office	6499	Other Student Services	2,018	0	2,018
310	Office	6610	Institutional Research	575	0	575
310	Office	6610	Institutional Research	0	473	-473
310	Office	6620	Management Planning Functions	667	0	667
310	Office	6620	Management Planning Functions	0	894	-894
310	Office	6710	Community Relations	0	539	-539
310	Office	6720	Fiscal Operations	514	0	514
310	Office	6720	Fiscal Operations	0	940	-940
310	Office	6750	Staff Development	0	83	-83
310	Office	6791	General Administration Services	0	1,628	-1,628
310	Office	6791	General Administration Services	506	0	506
315	Office Service	0099	General Assignment	700	0	700
315	Office Service	0099	General Assignment	0	323	-323
315	Office Service	6010	Academic Administration	313	0	313
315	Office Service	6010	Academic Administration	0	80	-80
315	Office Service	6220	Student Records, Statistics and Publications	0	264	-264
315	Office Service	6310	Counseling Services	1,840	0	1,840
315	Office Service	6310	Counseling Services	0	554	-554
315	Office Service	6430	Extended Opportunity Programs and Services (EOPS)	902	0	902
315	Office Service	6460	Financial Aid	0	382	-382
315	Office Service	6499	Other Student Services	1,012	0	1,012

315	Office Service	6620	Management Planning Functions	349	0	349
315	Office Service	6720	Fiscal Operations	511	0	511
315	Office Service	6720	Fiscal Operations	0	158	-158
315	Office Service	6750	Staff Development	0	123	-123
315	Office Service	6791	General Administration Services	436	0	436
350	Conference Room	0099	General Assignment	0	226	-226
350	Conference Room	6310	Counseling Services	0	225	-225
350	Conference Room	6620	Management Planning Functions	0	288	-288
410	Read/Study Room	1700	Mathematics	0	195	-195
410	Read/Study Room	6310	Counseling Services	0	3,170	-3,170
410	Read/Study Room	6310	Counseling Services	239	0	239
410	Read/Study Room	6499	Other Student Services	640	0	640
430	Library - Electronic Carrels	6460	Financial Aid	0	123	-123
535	A/V, Radio, TV Service	6770	Logistical Services	0	112	-112
540	Clinic St Care	1700	Mathematics	0	49	-49
540	Clinic St Care	6320	Placement Services	117	0	117
640	Lactation Room	0099	General Assignment	68	0	68
650	Lounge	0099	General Assignment	1,510	0	1,510
650	Lounge	6320	Placement Services	0	148	-148
650	Lounge	6750	Staff Development	0	403	-403
650	Lounge	6799	Other General Institutional Support Services	785	0	785
655	Lounge Service	6220	Student Records, Statistics and Publications	0	35	-35
680	Meeting Room	6750	Staff Development	0	861	-861
680	Meeting Room	6799	Other General Institutional Support Services	2,819	0	2,819
685	Meeting Room Service	6750	Staff Development	0	116	-116
685	Meeting Room Service	6799	Other General Institutional Support Services	88	0	88
730	Storage	0099	General Assignment	0	85	-85
730	Storage	6510	Building Maintenance and Operation Support	256	0	256
810	Patient Bedroom	6440	Health Services	0	195	-195
820	Patient Bath	6440	Health Services	0	86	-86
830	Nurse Station	6440	Health Services	0	339	-339
850	Treatment	6440	Health Services	0	109	-109
895	Health Care Service	6440	Health Services	0	59	-59
TOTAL	**-**	**-**		**34,122**	**34,122**	**0**

FUSION

JCAF32 Cost Estimate Summary

DISTRICT Los Rios Community College District | **CAMPUS** Sacramento City College

Project Name: Rodda Hall North | **Date Prepared:** 5/1/2026 | **Estimate CCI:** 10258 | **CFIS Ref. #:**

Prepared By: Suniya 360 | **Estimate EPI:** 5860 | **Budget Ref. #:**

	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
1. SITE ACQUISITION (CCI: 10258)	**$0**	**$0**	**$0**	**$0**
2. PRELIMINARY PLANS (CCI: 10258)	**$1,811,388**	**$764,530**	**$734,549**	**$312,310**
2 - A. Architectural Fees for Preliminary Plans	$1,214,413			$242,907
2 - B. Project Management for Preliminary Plans	$346,975			$69,402
2 - C. Division of the State Architect Plan Check Fee	$0			$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	$0			$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	$250,000			$0
3. WORKING DRAWINGS (CCI: 10258)	**$1,949,510**	**$811,550**	**$779,724**	**$358,236**
3 - A. Architectural Fees for Working Drawings	$1,387,901			$277,609
3 - B. Project Management for Working Drawings	$0			$0
3 - C. Division of the State Architect Plan Check Fee	$262,473			$60,798
3 - D. Community Colleges Plan Check Fee	$99,136			$19,829
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	$200,000			$0
(Total PW may not exceed 13% of construction)	$0			$0
4. CONSTRUCTION - HARD COSTS (CCI: 10258)	**$34,697,521**	**$14,476,530**	**$13,280,777**	**$6,940,214**
4 - A. Utility Service	$1,059,505			$0
4 - B. Site Development - Service	$1,266,312			$0
4 - C. Site Development - General	$0			$0
4 - D. Site Development - Other	$2,128,835			$0
4 - E. Reconstruction	$21,789,356			$0
4 - F. New Construction (Building) (w/Group 1 equip)	$0			$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	$653,681			$0
4 - H. Other	$7,799,833			$6,940,214
5. CONTINGENCY (CCI: 10258)	**$2,428,826**	**$990,936**	**$952,076**	**$485,815**
5. Contingency	$2,428,826			$485,815
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 10258)	**$867,438**	**$353,906**	**$340,027**	**$173,505**
6. Architectural and Engineering Oversight	$867,438			$173,505
7. TESTS AND INSPECTIONS (CCI: 10258)	**$806,335**	**$328,976**	**$316,075**	**$161,284**
A. Tests	$346,975			$0
B. DSA Inspections	$459,360			$0
8. CONSTRUCTION MANAGEMENT (CCI: 10258)	**$693,950**	**$283,125**	**$272,022**	**$138,804**
8. Construction Management	$693,950			$138,804
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 10258)	**$39,494,071**	**$16,433,473**	**$15,160,977**	**$7,899,622**
Total Construction Costs	$39,494,071			$7,899,622
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5860)	**$1,463,502**	**$0**	**$1,463,502**	**$0**
10 - A. Furniture and Group II Equipment	$1,463,502			$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	**$44,718,472**	**$18,009,553**	**$18,138,752**	**$8,570,167**

12. Project Data	Gross Square Feet	Assignable Square Feet	ASF:GSF Ratio	Unit Cost Per ASF	Unit Cost Per GSF
New Construction	0	0	0%	$0.00	$0.00
Reconstruction	61,894	34,122	55%	$638.57	$352.04

13. Anticipated Time Schedule

Start Preliminary Plans	8/1/2028	Advertise Bid for Construction	5/1/2030
Start Working Drawings	2/1/2029	Award Construction Contract	8/1/2030
Complete Working Drawings	8/1/2029	Advertise Bid for Equipment	5/1/2031
DSA Final Approval	4/1/2030	Complete Project and Notice of Completion	5/1/2032

14.	State Funded	District Funded		District Funded Total
		Supportable	Non Supportable	
Preliminary Plans	$764,530	$734,549	$312,310	$1,046,859
Working Drawings	$811,550	$779,724	$358,236	$1,137,960
Construction	$16,433,473	$15,160,977	$7,899,622	$23,060,599
Equipment	$0	$1,463,502	$0	$1,463,502
Total Costs	$18,009,553	$18,138,752	$8,570,167	$26,708,919
% of SS Costs	40.27%	59.73%	Project Total	$44,718,472
Points % Calc	48.90%	51.10%	SS Total	$36,148,305

Report Generated: 5/1/2026

FUSION **JCAF32 Cost Estimate Summary QUC**

DISTRICT Los Rios Community College District			CAMPUS Sacramento City College	
Project Name: Rodda Hall North	**Date Prepared: 5/1/2026**	**Estimate CCI:** 10258		**CFIS Ref. #:**
	Prepared By: Suniya 360	**Estimate EPI:** 5860		**Budget Ref. #:**

	Total Cost	State Funded	District Funded	
			Supportable	Non Supportable
1. SITE ACQUISITION (CCI: 10258)	**$0**	**$0**	**$0**	**$0**
2. PRELIMINARY PLANS (CCI: 10258)	**$1,811,388**	**$764,530**	**$734,549**	**$312,310**
2 - A. Architectural Fees for Preliminary Plans	$1,214,413			$242,907
1. Architect fee for Schematic and Preliminary plans - New Construction NewConst x 8.0% x 35.0%	$0			$0
2. Architect fee for Schematic and Preliminary plans - ReConstruction ReConst x 10.0% x 35.0%	$1,214,413			$0
2 - B. Project Management for Preliminary Plans	$346,975			$69,402
1. Project Administration/Management TotalConst * 1.0%	$346,975			$0
2 - C. Division of the State Architect Plan Check Fee	$0			$0
1. Structural Safety Fee	$0			$0
2. Fire, Life Safety Fee	$0			$0
3. Access Compliance Fee	$0			$0
2 - D. Preliminary Test (Soils Test, Geotech Report, Hazardous Material, Etc.)	$0			$0
2 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	$250,000			$0
Hazardous Materials Consultant	$50,000			$0
3rd Party Estimator	$40,000			$0
LEED Green Code Commissioning Consultant	$100,000			$0
Acoustical Consultant	$60,000			$0
3. WORKING DRAWINGS (CCI: 10258)	**$1,949,510**	**$811,550**	**$779,724**	**$358,236**
3 - A. Architectural Fees for Working Drawings	$1,387,901			$277,609
1. Architect fee for Schematic and Working Drawings- New Construction NewConst x 8.0% x 40.0%	$0			$0
2. Architect fee for Schematic and Working Drawings - ReConstruction ReConst x 10.0% x 40.0%	$1,387,901			$0
3 - B. Project Management for Working Drawings	$0			$0
1. Project Administration/Management TotalConst * 1.0%	$0			$0
3 - C. Division of the State Architect Plan Check Fee	$262,473			$60,798
1. Structural Safety Fee	$189,724			$0

2. Fire, Life Safety Fee	$35,859			$0
3. Access Compliance Fee	$37,024			$0
3 - D. Community Colleges Plan Check Fee	$99,136			$19,829
1. Community Colleges Plan Check Fee (2/7 of 1% of Construction Cost) 2/7 of 1% of Construction Cost	$99,136			$0
3 - E. Other Costs (Special Consultants, Printing, Legal, Etc.)	$200,000			$0
3rd Party Estimator	$50,000			$0
Printing, Advertising and Legal Services	$50,000			$0
LEED Green Code Commissioning Consultant	$100,000			$0
(Total PW may not exceed 13% of construction)	$0			$0
4. CONSTRUCTION - HARD COSTS (CCI: 10258)	**$34,697,521**	**$14,476,530**	**$13,280,777**	**$6,940,214**
4 - A. Utility Service	$1,059,505			$0
See FPP Estimate - Replace 200 TN Chiller and 1.5M BTU Boiler	$1,059,505			$0
4 - B. Site Development - Service	$1,266,312			$0
See FPP Estimate - Hazardous Materials Abatement	$1,266,312			$0
4 - C. Site Development - General	$0			$0
4 - D. Site Development - Other	$2,128,835			$0
See FPP Estimate - Install 351KW PVs and Battery per CA Code Requirements	$2,128,835			$0
4 - E. Reconstruction	$21,789,356			$0
Reconstruction from JCAF31 Reconstruction from JCAF31	$21,789,356			$0
4 - F. New Construction (Building) (w/Group 1 equip)	$0			$0
New Construction from JCAF31 New construction from JCAF31	$0			$0
4 - G. Board of Governor's Energy Policy Allowance (2% or 3%)	$653,681			$0
Energy Incentive (2% of New Building Costs) NewConstruction x 2.0%	$0			$0
Energy Incentive (3% of Renovated Building Costs) ReConstruction x2 .0%	$653,681			$0
4 - H. Other	$7,799,833			$6,940,214
Replace Exterior Glazing (Single Pane to Dual Pane) to meet CA Code Requirements	$4,119,351			$0
Cost Estimate Reconciliation Due to Sacramento Region Construction Market	$2,820,863			$0
Seismic Upgrades	$859,619			$0
5. CONTINGENCY (CCI: 10258)	**$2,428,826**	**$990,936**	**$952,076**	**$485,815**

5. Contingency	$2,428,826			$485,815
A. Contingency - New Construction TotalConst * 5.0%	$0			$0
B. Contingency - Reconstruction ReConst * 7.0%	$2,428,826			$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT (CCI: 10258)	**$867,438**	**$353,906**	**$340,027**	**$173,505**
6. Architectural and Engineering Oversight	$867,438			$173,505
A. New Construction TotalConst * 8.0% * 25.0%	$0			$0
B. Reconstruction ReConst * 10.0% * 25.0%	$867,438			$0
7. TESTS AND INSPECTIONS (CCI: 10258)	**$806,335**	**$328,976**	**$316,075**	**$161,284**
7. Tests and Inspections	$806,335			$161,284
A. Tests TotalConst * 1.0%	$346,975			$0
B. DSA Inspections ( )	$459,360			$0
8. CONSTRUCTION MANAGEMENT (CCI: 10258)	**$693,950**	**$283,125**	**$272,022**	**$138,804**
8. Construction Management	$693,950			$138,804
A. Construction Management TotalConst * 2.0%	$693,950			$0
9. TOTAL CONSTRUCTION (Items 4 through 8) (CCI: 10258)	**$39,494,071**	**$16,433,473**	**$15,160,977**	**$7,899,622**
Total Construction Costs	$39,494,071			$7,899,622
10. FURNITURE AND GROUP II EQUIPMENT (EPI: 5860)	**$1,463,502**	**$0**	**$1,463,502**	**$0**
10 - A. Furniture and Group II Equipment	$1,463,502			$0
11. Total Project Costs (Items 1, 2, 3, 9, and 10)	**$44,718,472**	**$18,009,553**	**$18,138,752**	**$8,570,167**

12. Project Data	**Gross Square Feet**	**Assignable Square Feet**	**ASF:GSF Ratio**	**Unit Cost Per ASF**	**Unit Cost Per GSF**
New Construction	0	0	0%	$0.00	$0.00
Reconstruction	61,894	34,122	55%	$638.57	$352.04

13. Anticipated Time Schedule

Start Preliminary Plans	8/1/2028	Advertise Bid for Construction	5/1/2030
Start Working Drawings	2/1/2029	Award Construction Contract	8/1/2030
Complete Working Drawings	8/1/2029	Advertise Bid for Equipment	5/1/2031
DSA Final Approval	4/1/2030	Complete Project and Notice of Completion	5/1/2032

14.	**State Funded**	**District Funded**		**District Funded Total**
		Supportable	**Non Supportable**	
Preliminary Plans	$764,530	$734,549	$312,310	$1,046,859
Working Drawings	$811,550	$779,724	$358,236	$1,137,960
Construction	$16,433,473	$15,160,977	$7,899,622	$23,060,599
Equipment	$0	$1,463,502	$0	$1,463,502
Total Costs	$18,009,553	$18,138,752	$8,570,167	$26,708,919
% of SS Costs	40.27%	59.73%	Project Total	$44,718,472
Points % Calc	48.90%	51.10%	SS Total	$36,148,305

Report Generated: 5/1/2026

6.1 Board of Governors Energy And Sustainability Policy

This project will be designed to exceed Title 24, Part 6 Energy Code by 15%, consistent with the Board of Governors Energy and Sustainability policy. The design should incorporate sustainable goals for site, energy efficiency, water use reduction, storm water management, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies will consider:

- Low E dual glazing will be 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.
- HVAC controls designed to maximize efficiency will be provided where applicable.
- Energy saving lighting will include automatic lighting controls and sensors.
- Interior materials may be low in volatile organic compounds, high in recycled content.
- Water efficient fixtures, faucets and devices may be incorporated.
- A strict recycling program may be required during construction.
- Requested participation in the local utility's energy incentive program, if available.
- Photovoltaic panels will be incorporated where appropriate.
- Durable systems and finishes with long life cycles that minimize maintenance and replacement.
- Optimization of indoor environmental quality for occupants with high efficiency industrial ventilation.
- Utilization of environmentally preferable products and processes, such as recycled content materials and recyclable materials.
- Procedures that monitor, trend and report operational performance as compared to the optimal design and operating parameters to the campus' central energy management system.
- Space may be provided throughout the building to support an active recycling program.

STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Fiscal Year	Business Unit	Department	Priority No.
2028-29	6870	Board of Governors, California Community Colleges	

Budget Request Name	Capital Outlay Program ID	Capital Outlay Project ID
6870-301-COBCP-2026-XX	5680	

Project Title
Los Rios Community College District, Sacramento City College, Rodda Hall North Modernization

Project Status and Type
Status: ☒ New ☐ Continuing Type: ☒Major ☐ Minor

Project Category *(Select one)*

☐CRI *(Critical Infrastructure)*	☐WSD *(Workload Space Deficiencies)*	☐ECP *(Enrollment Caseload Population)*	☐SM *(Seismic)*
☐FLS *(Fire Life Safety)*	☒FM *(Facility Modernization)*	☐PAR *(Public Access Recreation)*	☐RC *(Resource Conservation)*

Total Request (in thousands)	Phase(s) to be Funded	Total Project Cost (in thousands)
$18,010	PWC	$44,718

Budget Request Summary

The Los Rios Community College District, Sacramento City College, Rodda Hall North Modernization Project reconstructs the 61,894 Gross Square Feet existing facility to adequately reconfigure the instructional and office spaces used by the two largest instructional divisions on campus, as well as spaces that support multiple student services, learning communities, and campus administration. The modernization will create flexible learning environments designed for current teaching pedagogies, provide better acoustics throughout, and replace the aged and outdated data, technology, electrical, mechanical, and fire protection infrastructure that is required for the comfortable and safe delivery of instruction and support services. The total 34,122 Assignable Square Feet (ASF) to be modernized includes 7,356 ASF of Classroom space, 212 ASF of Class Lab space, 20,032 ASF of Office Space, 879 ASF of Library Space, and 5,643 ASF of Other space.

Requires Legislation	Code Section(s) to be Added/Amended/Repealed	CCCI
☐ Yes ☒ No		10258

Requires Provisional Language	Budget Package Status
☐ Yes ☒ No	☐ Needed ☒ Not Needed ☐ Existing

Impact on Support Budget

One-Time Costs	☐ Yes	☒ No	Swing Space Needed	☐ Yes	☒ No
Future Savings	☐ Yes	☒ No	Generate Surplus Property	☐ Yes	☒ No
Future Costs	☐ Yes	☒ No			

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By	Date	Reviewed By	Date

Department Director	Date	Agency Secretary	Date

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature

A. COBCP Abstract:

Los Rios Community College District (LRCCD), Sacramento City College, Rodda Hall North Modernization Project - $18,010,000 for the state share of preliminary plans, working drawings and construction. The project modernizes the three-story, 61,894 Gross Square Feet Rodda Hall North to appropriately configure instructional and support spaces, address acoustical issues, and replace aged and outdated infrastructure. The total project costs are estimated at $44,718,000 ($36,148,000 state supportable, $8,570,000 non-state supportable) including preliminary plans $1,811,000, working drawings $1,949,000, construction $39,494,000 and equipment $1,464,000. The construction amount includes $34,698,000 for construction contract, $2,429,000 for contingency, $867,000 for architectural and engineering services, $806,000 for tests and inspections, and $694,000 for construction management. The current project schedule estimates Preliminary Plans will begin in August 2028 and will be completed in January 2029. The Working Drawings are estimated to begin in February 2029 and will be completed in August 2029. Construction is scheduled to begin in August 2030 and will be completed in May 2032.

B. Purpose of the Project:

The California Community Colleges Board of Governors (BOG) has adopted priority funding categories and a scoring system to assist community college districts in their capital planning efforts so that capital outlay project proposals reflect the state's priorities. The BOG's priority funding categories give reference to projects that best meet the following priorities: life and safety, growth, and modernization. The proposed project successfully met the BOG's modernization priority and has received a high score.

Based on 2024-2025 data, Sacramento City College annually had 31,460 students enrolled in its instructional programs, 50 percent of whom are low income. In Fall 2025, Sacramento City College had 451 full-time equivalent campus employees providing administrative services, student services, and instruction. Los Rios Community College District and Sacramento City College are located in the greater Sacramento Region (CCD North region), which is not identified as a region of low-performance in the California Community College Vision for Success.

The Sacramento City College, Rodda Hall North Modernization Project reconstructs the existing facility to adequately reconfigure the instructional and office spaces to be used by the two largest divisions on campus: Behavioral & Social Sciences and Math, Statistics & Engineering; as well as spaces that will support multiple Student Services and Learning Communities: Counseling, Transfer Center, EOPS/CARE, Panther Den (which comprises First Year Experience, Outreach Camino De La Ciudad, Student Ambassadors, Peer Mentors), Re-emerging Scholars, Business Services, and Campus Administration. The 34,122 Assignable Square Feet (ASF) consists primarily of lecture, office, and other student study/gathering space. The existing building was constructed in 1975 with an interior wall system that limits the ability to reconfigure spaces and creates poor acoustics throughout the facility. The floor tracks for this wall system also create accessibility barriers, and the aged building systems do not provide the necessary infrastructure for the comfortable and safe delivery of instruction and support services.

The Rodda Hall North Modernization Project will address these issues by creating flexible teaching, learning, and support spaces, while also addressing the acoustical issues, and replacing the aged data, technology, electrical, mechanical, and fire protection infrastructure. The modernized building will enhance student learning and collaboration, all of which improve student success.

Programmatic Issues, Physical and Infrastructure Deficiencies

Rodda Hall North houses instructional spaces and offices used by the two largest divisions on campus: Behavioral & Social Sciences and Math, Statistics & Engineering, as well as multiple Student Services and Learning Communities: Counseling, Transfer Center, EOPS/CARE, Panther Den (which comprises First Year Experience, Outreach Camino De La Ciudad, Student Ambassadors, Peer Mentors), Re-emerging Scholars, Business Services, and Campus Administration. The majority of these programs need their existing spaces reconfigured to address a number of programmatic, acoustical, technology, and infrastructure-related issues.

Rodda Hall North was built in 1975 with a modular wall system consisting of floor and ceiling tracks that allow the wall panels to be moved into different locations for modifications if necessary. While the adaptability this system provides is conceptually a good idea, in practice, the walls have poor acoustics due to the wall panel materials, the connections of the wall panels at the tracks, and the connections between the panels, all of which leak sound from one space into the next, making it hard for students to hear instruction and hard for service providers to maintain student privacy. In addition, the wall panels are large and unwieldy to move, with some panels no longer movable due to lack of use. The wall system is also not repairable because the components are no longer available, and the manufacturing company no longer exists. As such, the existing wall system hinders the ability to reconfigure the spaces in Rodda Hall North to better suit the needs of the instructional and student support services housed within.

Other issues with the existing wall system include a lack of accessibility compliance in the path of travel because unoccupied locations of the wall system's recessed floor tracks have sizeable indents (to accommodate the wall panels if they were to be moved to that location), which are not permitted by current accessibility codes. The wall system was also designed before the proliferation of technology; it cannot support wall-mounted technology, and the level of technology required today by the instructional programs and student services housed within Rodda Hall North cannot easily be accommodated by this wall system. Addressing all these issues requires the removal of the entire wall system, including the floor and ceiling tracks.

In addition to poor acoustics and insufficient technological capacity, the instructional spaces are inadequately configured. In lieu of multiple smaller classrooms, these divisions need slightly fewer but larger classrooms that can accommodate flexible seating arrangements to suit modern teaching pedagogies that vary across disciplines and between instructors. Different student support and learning programs have also grown or contracted over time and require reconfigurations to adequately accommodate the staffing and specific needs of the students they serve.

Faculty from these divisions and student support programs are spread out across multiple buildings, which creates a challenge for student wayfinding, student support, and student retention. Students are often referred from one support program to another and get lost navigating to them, with many giving up on completing the referral process, which negatively impacts their retention and success. This lack of appropriate program adjacencies for student support and learning programs also creates inefficiencies for staff that support multiple programs and prevents the sharing of resources.

The existing mechanical, electrical, and fire protection systems were also not designed to handle the amount of computers and other electronic devices that are needed in this facility. When Rodda Hall North and its sister building Rodda Hall South were built in 1975 they each had a mechanical chiller and a cooling tower (a chiller plant) with the intention that one of the two chiller plants was a "redundant" chiller plant, in other words one building's chiller plant could serve both buildings and the operation of the chiller plants would alternate to increase the longevity of the equipment in each

building. However, with the proliferation of technology in both buildings over these last 50 years, each building's chiller plant serves its own building, and the existing equipment is approaching the end of its useful life. In addition to the increased technology loads, the existing building's glazing is single-paned and not energy efficient, which taxes the mechanical and electrical systems further. Current building users complain of inconsistency of thermal comfort between spaces on the same floor and fluctuating temperatures within rooms whilst teaching or serving students.

Degenkolb Engineers, a certified structural engineering firm, conducted an ASCE 41-23 Tier 1 Structural Evaluation of Rodda Hall North in April 2026. Based on the firm's evaluation, Rodda Hall North has only a few areas that are seismically deficient. The diaphragm is discontinuous in two locations: in one location the retrofit requires the addition of through-bolting to existing ledgers and in another tie-rods welded to anchor plates. In addition the concrete walls around the window openings along two exterior walls may need reinforcement with supplemental continuous steel plates anchored to the interior face of these concrete walls. The cost estimate for the seismic portion of the existing building renovation is $859,619 (CCCI 10258).

The Rodda Hall North Modernization project will remove the deficient wall system, reconfigure and improve instructional and support spaces to better meet the needs of faculty, staff, and students to teach, learn, study, collaborate, and provide support. The two largest instructional divisions on campus will be colocated to improve guided pathways, and multiple student support and student learning programs will benefit from spaces that accommodate the number of students they serve and create functional adjacencies between the programs to be able to share resources. The proposed project will also improve acoustics, accessibility, technology systems, and replace outdated infrastructure to make the building more comfortable, energy efficient, and sustainable.

Solution Criteria

To mitigate the current programmatic, physical, and infrastructure problems, the district seeks a permanent, least-cost solution that meets the following criteria:

- Cost - is the least cost solution that does not adversely impact the operational budget.
- Educational Impact 1 – provides appropriately configured instructional and student support spaces that are equipped with state-of-the-art data/technology capabilities for the successful delivery of instruction and support services.
- Educational Impact 2 – colocates Counseling, Transfer Center, EOPS, and other student learning programs in proximity to each other to improve student support and retention.
- Campus Integration – is consistent with the College's Educational, Strategic, and Facilities Master Plans goals and objectives, is included in the Facilities Master Plan, and preserves a building that the campus has deemed significant and iconic.
- Campus Safety/Security – increases campus security and provides a safe environment for students, faculty and staff.
- Energy Efficiency – improves campus energy efficiency and decreases maintenance and operational costs (total cost of ownership) over time.

C. Relationship to the Strategic Plan:

The Sacramento City College Rodda Hall North Modernization Project seeks to advance the goals of the California Community Colleges Vision for Success, an effort to improve student success, increase students' transfer to four-year institutions, and build robust career technical education programs. This project is the number one priority for Sacramento City College as identified in both the College's 2025 Facilities Master Plan and the District's 5-Year Capital Outlay Plan. Rodda Hall North, along with its

sister building Rodda Hall South have been deemed significant and iconic buildings by the campus and the district; as such, the College's 2025 Facilities Master Plan calls for these buildings to be modernized and not replaced.

Modernizing Rodda Hall North will help meet the key priorities outlined in the College's Fall 2023-2027 Strategic Master Plan, which seeks to optimize student access, progress, momentum, and success; provide exemplary teaching and learning opportunities; and promote a culture of environmental stewardship and sustainability at the college. By providing a modernized facility designed to accommodate flexible teaching and learning styles and equipped with the current technology, it provides exemplary teaching and learning opportunities. Colocating the two largest instructional divisions on campus, along with multiple student services and learning communities, helps to optimize student access, progress, momentum, retention, and success. And by replacing the glazing and the aged infrastructure, the facility will be more sustainable, energy and water efficient, which will lower overall maintenance and operational costs.

D. Alternatives:

Three alternatives were analyzed to address the problems discussed above:

- Alternative 1 - Modernize existing Rodda Hall North facility
- Alternative 2 - Build a New Rodda Hall North facility
- Alternative 3 - Lease Off-site Facilities

Alternative 1

This option modernizes the 34,122 Assignable Square Feet (ASF) / 61,894 Gross Square Feet existing facility, resulting in 7,356 ASF of Classroom space, 212 ASF of Class Lab space, 20,032 ASF of Office Space, 879 ASF of Library Space, and 5,643 ASF of Other space. This alternative meets all of the project criteria and is the least cost alternative.

The total estimated cost at CCI 10258 and EPI 5860 is $44,714,000.

Pros:

- Cost - is the least cost solution that does not adversely impact the operational budget.
- Educational Impact 1 – provides appropriately configured instructional and student support spaces that are equipped with state-of-the-art data/technology capabilities for the successful delivery of instruction and support services.
- Educational Impact 2 – colocates Counseling, Transfer Center, EOPS, and other student learning programs in proximity to each other to improve student support and retention.
- Campus Integration – is consistent with the College's Educational, Strategic, and Facilities Master Plans goals and objectives, is included in the Facilities Master Plan, and preserves a building that the campus has deemed significant and iconic.
- Campus Safety/Security – increases campus security and provides a safe environment for students, faculty and staff.
- Energy Efficiency – improves campus energy efficiency and decreases maintenance and operational costs (total cost of ownership) over time.

Cons:

- None.

Alternative 2

This option demolishes the existing Rodda Hall North facility and constructs a new Rodda Hall North facility on the same site. The new 34,122 Assignable Square Feet (ASF) / 61,894 Gross Square Feet facility would house 7,356 ASF of Classroom space, 212 ASF of Class Lab space, 20,032 ASF of Office Space, 879 ASF of Library Space, and 5,643 ASF of Other space.

The total estimated cost at CCI 10258 and EPI 5860 is $64,254,500.

Pros:

- Educational Impact 1 – provides appropriately configured instructional and student support spaces that are equipped with state-of-the-art data/technology capabilities for the successful delivery of instruction and support services.
- Educational Impact 2 – colocates Counseling, Transfer Center, EOPS, and other student learning programs in proximity to each other to improve student support and retention.
- Campus Safety/Security – increases campus security and provides a safe environment for students, faculty and staff.
- Energy Efficiency – improves campus energy efficiency and decreases maintenance and operational costs (total cost of ownership) over time.

Cons:

- Cost - is not the least cost solution that does not adversely impact the operational budget.
- Campus Integration – is not consistent with the College's Educational, Strategic, and Facilities Master Plans goals and objectives, is not included in the Facilities Master Plan, and it does not preserve a building that the campus has deemed significant and iconic.

Alternative 3

This option involves locating 61,894 Gross Square Feet of leased space close to the campus to house the instructional and student support spaces located in Rodda Hall North. Finding this space close to campus will be challenging and will create undue hardships for the students, as they will need to travel between the main campus and the leased site to avail themselves of the Rodda Hall North instructional and student support services that help them succeed. The leased space will house a total of 34,122 Assignable Square Feet (ASF) comprised of 7,356 ASF of Classroom space, 212 ASF of Class Lab space, 20,032 ASF of Office Space, 879 ASF of Library Space, and 5,643 ASF of Other space.

The total estimated cost at CCI 10258 and EPI 5860 is $131,440,900.

Pros:

- Educational Impact 1 – provides appropriately configured instructional and student support spaces that are equipped with state-of-the-art data/technology capabilities for the successful delivery of instruction and support services.

Cons:

- Cost - is not the least cost solution that does not adversely impact the operational budget.
- Educational Impact 2 – does not colocate Counseling, Transfer Center, EOPS, and other student learning programs in proximity to each other to improve student support and retention.

- Campus Integration – is not consistent with the College's Educational, Strategic, and Facilities Master Plans goals and objectives, is not included in the Facilities Master Plan, and it does not preserve a building that the campus has deemed significant and iconic.
- Campus Safety/Security – does not increase campus security, and although it may provide a safe environment for students, faculty, and staff within the leased facility, it increases security risks for students, faculty, and staff by being located away from campus resources.
- Energy Efficiency – does not improve campus energy efficiency and it will not decrease maintenance and operational costs (total cost of ownership) over time, in fact it increases campus operating costs significantly.

Solution Criteria Matrix

Solution Criteria	**Alt. 1 Renovate Existing**	**Alt. 2 Construct New Facility**	**Alt. 3 Lease Off-site Facilities**
Cost: is the least cost solution that does not adversely impact the operational budget	Yes	No	No
Educational Impact 1: provides appropriately configured instructional and student support spaces that are equipped with state-of-the-art data/technology capabilities for the successful delivery of instruction and support services	Yes	Yes	Yes
Educational Impact 2: colocates Counseling, Transfer Center, EOPS, and other student learning programs in proximity to each other to improve student support and retention.	Yes	Yes	No
Campus Integration: is consistent with the College's Educational, Strategic, and Facilities Master Plans goals and objectives, is included in the Facilities Master Plan, and preserves a building that the campus has deemed significant and iconic	Yes	No	No
Campus Safety/Security: increases campus security and provides a safe environment for students, faculty and staff	Yes	Yes	No
Energy Efficiency: improves campus energy efficiency and decreases maintenance and operational costs (total cost of ownership) over time	Yes	Yes	No

E. Recommended Solution:

- Which alternative and why?

  Alternative 1 - modernize Rodda Hall North is the chosen option because it is the only alternative that meets all of the solution criteria, and it is the least cost option. Alternative 1 addresses the programmatic, acoustical, and infrastructure issues, and is consistent with the College's Educational, Strategic, and Facilities Master Plans goals and objectives, it is included in the

Facilities Master Plan and preserves a building that the campus has deemed significant and iconic.

The total estimated cost at CCCI 9876 and EPI 5455 is $41,863,000.

- Detailed scope description.

The modernized 61,894 Gross Square Feet Rodda Hall North facility will provide 34,122 Assignable Square Feet (ASF) comprising 7,356 ASF of Classroom space, 212 ASF of Class Lab space, 20,032 ASF of Office Space, 879 ASF of Library Space, and 5,643 ASF of Other space. The modernization includes the replacement of existing single-pane glazing with dual-pane glazing and the replacement of aged and outdated data, technology, electrical, mechanical, and fire protection infrastructure. The total estimated cost at CCCI 9876 and EPI 5455 is $41,863,000.

Capacity-Load Ratios

Upon completion of the project, capacity-load ratios for lecture spaces decrease from 253% to 237%. Laboratory spaces decrease from 153% to 144%, Office spaces decrease from 111% to 110%, Library spaces decrease from 110% to 107%, and AV/TV spaces decrease from 44% to 43%.

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary	7,356	212	20,032	879	0	5,643	34,122
Secondary	- 7,674	-265	-20,098	-3,488	-112	-2,485	-34,122
Net	-318	-53	-66	-2,609	-112	3,158	0
Beg. Cap/Load Ratios (2021)	**253%**	**153%**	**111%**	**110%**	**44%**	**N/A**	**134%**
End. Cap/Load Ratios (2024)	**237%**	**144%**	**110%**	**107%**	**43%**	**N/A**	**128%**

- Basis for cost information.

Cost estimates were assembled by the architect for this project, using the cost guidelines provided by the State Chancellor's Office, district data, and professional cost estimating. Hard construction costs were developed by engineering and construction management professionals utilizing the FPP program, and conceptual drawings, and data from recently completed construction projects at Los Rios Community College District campuses and the Sacramento region. The estimate is based on local prevailing wage construction costs and raw materials costs and does not include escalation. Pricing assumes competitive bidding for all sub-trades.

Estimated hard construction costs for the Rodda Hall North Modernization Project exceed current state guidelines at CCCI 10258. The excess hard construction costs also trigger associated soft costs. The proposed project costs are estimated to exceed maximum state guidelines by $8,570,167, and these have been identified as non-state supportable throughout the FPP. The District is contributing 50% towards state-supportable project costs, as well as the additional $8,570,167 for the non-state supportable costs.

- Factors/benefits for recommended solution other than the least expensive alternative.

  In addition to being the least cost solution, and the solution that best meets the project criteria, this solution will improve the accessibility, water use, energy efficiency, and technology infrastructure of this major student support/instructional building on campus.

- Complete description of impact on support budget.

  There are no program costs associated with the Rodda Hall North Modernization Project because these programs and staff already exist.

- Identify and explain any project risks.

  No known risks have been identified for this project at this time.

- List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

  State Fire Marshal review for fire life safety, and Division of the State Architect for fire life safety, access compliance, structural reviews, and field reviews.

F. Consistency with Government Code Section 65041.1:

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

The California Community Colleges are exempt from the specific provisions of this Government Code Section.

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

The California Community Colleges are exempt from the specific provisions of this Government Code Section.

Does the 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.

The California Community Colleges are exempt from the specific provisions of this Government Code Section.

Economic Analysis Matrix

Economic Analysis Matrix	**Alt. 1 Renovate Existing**	**Alt. 2 Construct New Facility**	**Alt. 3 Lease Off-site Facilities**
Site Acquisition	$0	$0	$0
Plans and Working Drawings	**$3,760,900**	**$4,580,200**	**Unknown**
Construction Costs			$0
Utility Service	$1,059,500	$2,200,000	
Site Development Service	$1,266,300	$4,500,000	
Site Development General		$3,000,000	
Site Development Other	$2,128,800	$2,838,400	
Reconstruction	$21,789,400		
New Construction		$29,052,500	
BOG Allowance	$653,700	$581,100	
Other	$7,799,800	$10,399,700	
Construction Soft Costs	$4,796,500	$5,639,100	$0
Total Construction Costs	**$39,494,000**	**$58,210,800**	**Tenant Improvements Costs unknown**
Equipment (Group II)	**$1,463,500**	**$1,463,500**	**$1,463,500**
Other (Lease/Tenant Improvements) - current lease rate at loopnet.com is $42 for campus area: $42 x 61,894 gsf x 50 years =			**$129,977,400**
Total Project Cost at CCI 10258 EPI 5860 in Today's $ in rounded numbers	**$44,718,400**	**$64,254,500**	**$131,440,900**

8.1 California Environmental Quality Act

(Reference: California Code of Regulations, Title 5 Section 57121)

The District will have CEQA review requirements completed prior to request for Preliminary Plans approval and/or request to proceed to bid.

9.1 Analysis of Future Costs

Provide an economic analysis of additional instructional, administrative, and maintenance cost resulting from the proposed project, including personnel years. Disclose all new courses or programs to be housed in the project that may need Chancellor's Office review.

Personnel Costs

Certificated:

No change to staffing is associated with this project.

Classified:

No change to staffing is associated with this project.

Depreciation, Maintenance, and Operation

There will be savings in maintenance and operations because the modernized building will be more energy and water efficient.

Program/Course/Service Approvals

List all new programs/courses/services to be housed in this project or its secondary effects and give the date of approval. If there are no new programs/courses/services for which approval is required, please so state. This is not required for equipment-only projects.

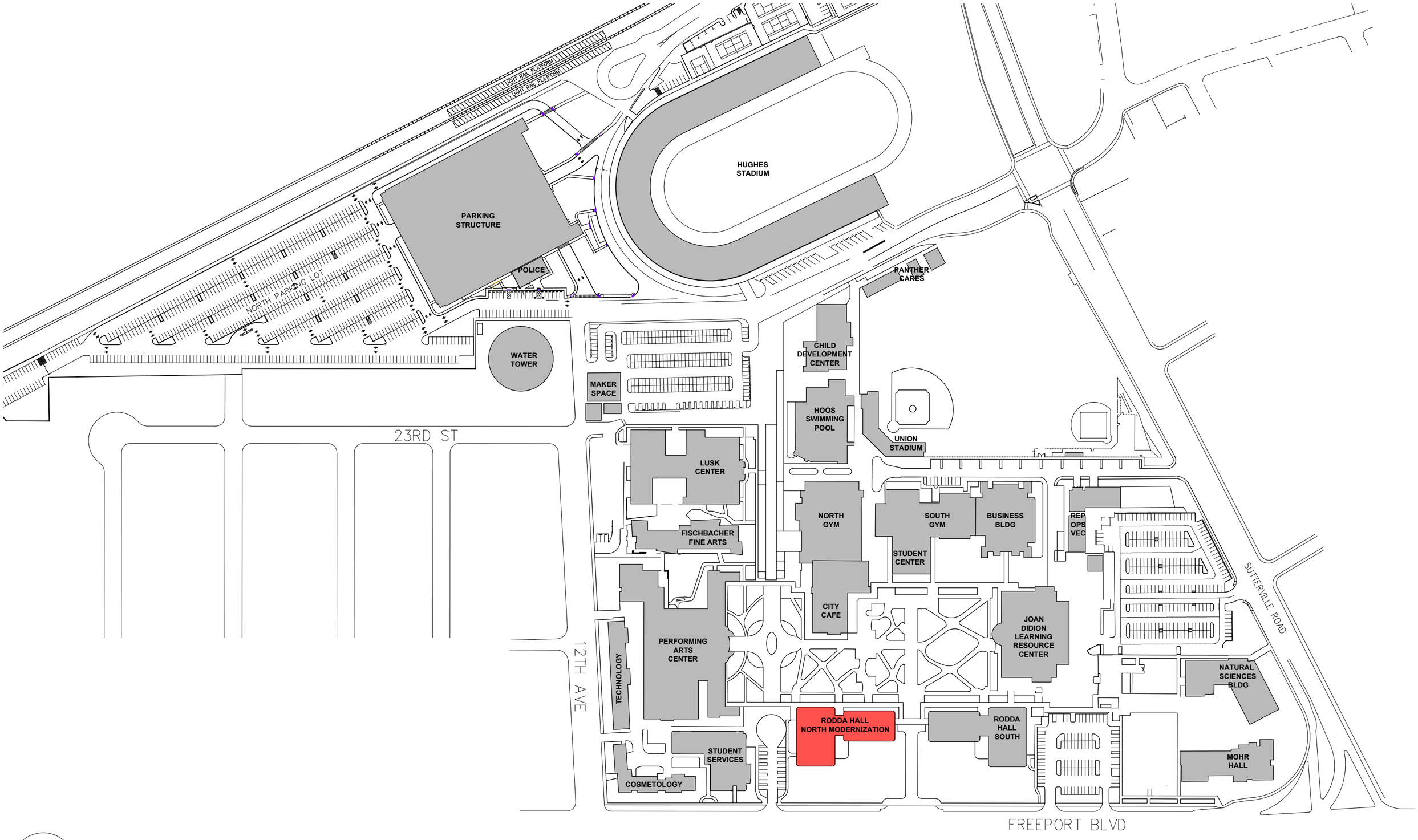
Name of New Program/Course/Service	Date of Approval
No New Programs, therefore Not Applicable.	

10. Diagrams of Campus, Project Site, Building Areas, and Elevations

Provide the following pre-schematics in lieu of this sheet: Campus Plot Plan, Site Plan, Floor Plans, and Exterior Elevations. If the project has unusual characteristics that require further explanation, please provide the following conceptual drawings as needed: Electrical Plans and Mechanical Plans.

See Attached Drawings:

10.1 Campus Plot Plan
10.2 Site Plan
10.3 First Floor Plan
10.4 Second Floor Plan
10.5 Third Floor Plan
10.6 Elevations



10.1

RODDA HALL NORTH MODERNIZATION FINAL PROJECT PROPOSAL CAMPUS PLAN

LOS RIOS COMMUNITY COLLEGE DISTRICT - SACRAMENTO CITY COLLEGE

1" = 200' - 0"

N

0 200' 400'

PERFORMING ARTS CENTER

CITY CAFE

CENTRAL QUAD

JOAN DIDION LEARNING RESOURCE CENTER

RODDA HALL NORTH MODERNIZATION

REPLACE EQUIPMENT IN MECHANICAL YARD

PROJECT LIMIT LINE

RODDA HALL SOUTH

STUDENT SERVICES

10.2

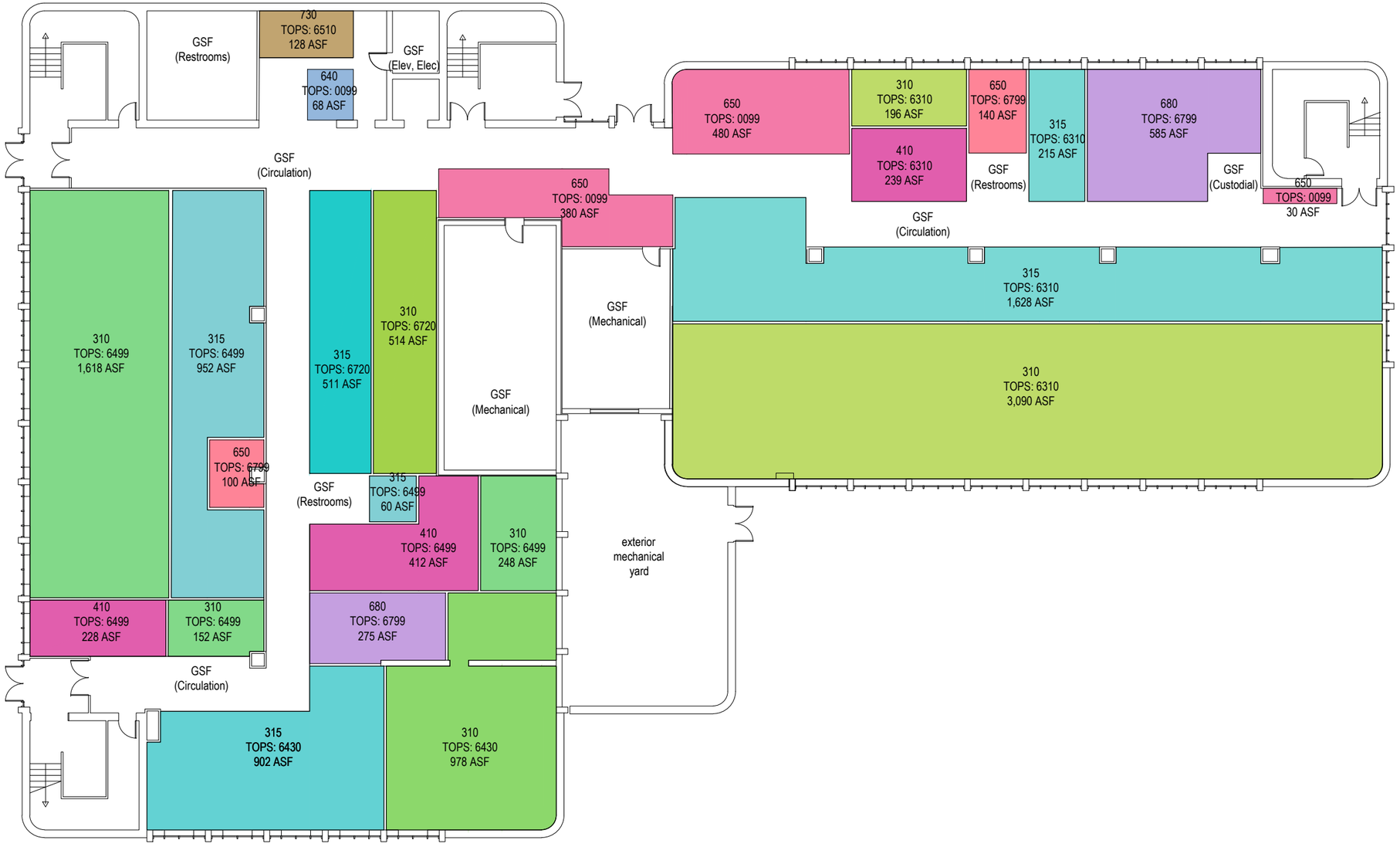
RODDA HALL NORTH MODERNIZATION FINAL PROJECT PROPOSAL SITE PLAN

LOS RIOS COMMUNITY COLLEGE DISTRICT - SACRAMENTO CITY COLLEGE

1" = 50' - 0"

N

0 50' 100'



ROOM TYPE	TOP	DESCRIPTION	LEVEL 1 ASF	LEVEL 2 ASF	LEVEL 3 ASF	TOTAL ASF
110	0099	GENERAL ASSIGNMENT		3,827	3,529	7,356
210	2202	ANTHROPOLOGY			212	212
310	0099	GENERAL ASSIGNMENT		2,263	2,320	4,583
310	6010	ACADEMIC ADMIN.		842		842
310	6310	COUNSELING SERVICES	3,286			3,286
310	6430	EOPS	978			978
310	6499	OTHER STUDENT SVCS	2,018			2,018
310	6610	INSTITUTIONAL RESEARCH		575		575
310	6620	MANAGEMENT PLANNING		667		667
310	6720	FISCAL OPERATIONS	514			514
310	6791	GENERAL ADMINISTRATIVE		506		506
315	0099	GENERAL ASSIGNMENT			700	700
315	6010	ACADEMIC ADMIN.		313		313
315	6310	COUNSELING SERVICES	1,840			1,840
315	6430	EOPS	902			902
315	6499	OTHER STUDENT SVCS	1,012			1,012
315	6620	MANAGEMENT PLANNING		349		349
315	6720	FISCAL OPERATIONS	511			511
315	6791	GENERAL ADMINISTRATIVE		436		436
410	6310	COUNSELING SERVICES	239			239
410	6499	OTHER STUDENT SVCS	640			640
540	6320	PLACEMENT SERVICES			117	117
640	0099	GENERAL ASSIGNMENT	68			68
650	0099	GENERAL ASSIGNMENT	890	425	195	1,510
650	6799	OTHER GENERAL INSTIT.	240	545		785
680	6799	OTHER GENERAL INSTIT.	860	1,733	226	2,819
685	6799	OTHER GENERAL INSTIT.		88		88
730	6510	BUILDING MAINTENANCE	128	128		256
		TOTALS	14,126 ASF	12,697 ASF	7,299 ASF	34,122 ASF 61,894 GSF

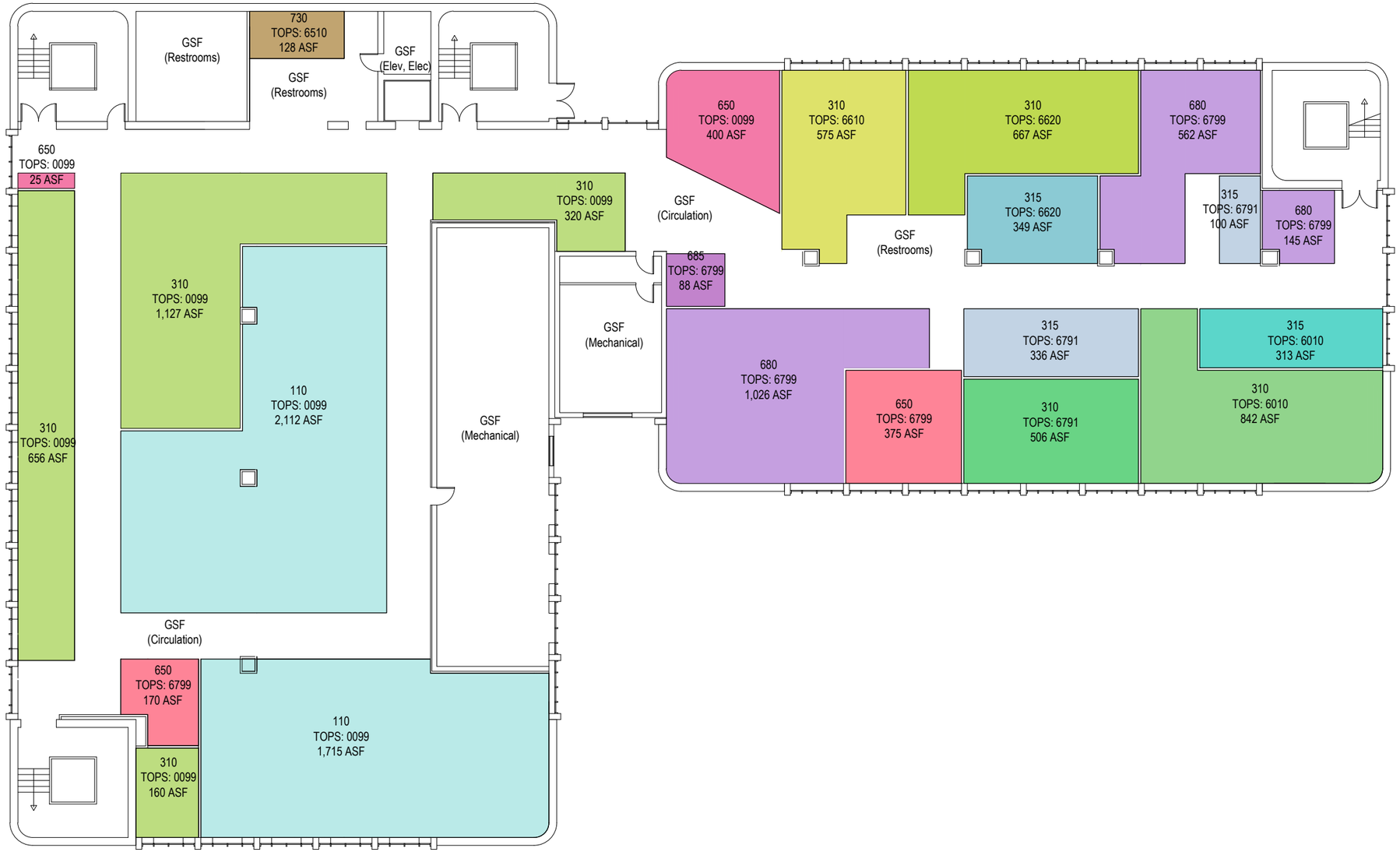
10.3 RODDA HALL NORTH MODERNIZATION FINAL PROJECT PROPOSAL FIRST FLOOR PLAN

LOS RIOS COMMUNITY COLLEGE DISTRICT - SACRAMENTO CITY COLLEGE

1" = 20' - 0"

N

0 20' 40'



	ROOM TYPE	TOP	DESCRIPTION	LEVEL 1 ASF	LEVEL 2 ASF	LEVEL 3 ASF	TOTAL ASF
	110	0099	GENERAL ASSIGNMENT		3,827	3,529	7,356
	210	2202	ANTHROPOLOGY			212	212
	310	0099	GENERAL ASSIGNMENT		2,263	2,320	4,583
	310	6010	ACADEMIC ADMIN.		842		842
	310	6310	COUNSELING SERVICES	3,286			3,286
	310	6430	EOPS	978			978
	310	6499	OTHER STUDENT SVCS	2,018			2,018
	310	6610	INSTITUTIONAL RESEARCH		575		575
	310	6620	MANAGEMENT PLANNING		667		667
	310	6720	FISCAL OPERATIONS	514			514
	310	6791	GENERAL ADMINISTRATIVE		506		506
	315	0099	GENERAL ASSIGNMENT			700	700
	315	6010	ACADEMIC ADMIN.		313		313
	315	6310	COUNSELING SERVICES	1,840			1,840
	315	6430	EOPS	902			902
	315	6499	OTHER STUDENT SVCS	1,012			1,012
	315	6620	MANAGEMENT PLANNING		349		349
	315	6720	FISCAL OPERATIONS	511			511
	315	6791	GENERAL ADMINISTRATIVE		436		436
	410	6310	COUNSELING SERVICES	239			239
	410	6499	OTHER STUDENT SVCS	640			640
	540	6320	PLACEMENT SERVICES			117	117
	640	0099	GENERAL ASSIGNMENT	68			68
	650	0099	GENERAL ASSIGNMENT	890	425	195	1,510
	650	6799	OTHER GENERAL INSTIT.	240	545		785
	680	6799	OTHER GENERAL INSTIT.	860	1,733	226	2,819
	685	6799	OTHER GENERAL INSTIT.		88		88
	730	6510	BUILDING MAINTENANCE	128	128		256
			TOTALS	14,126 ASF	12,697 ASF	7,299 ASF	34,122 ASF 61,894 GSF

10.4

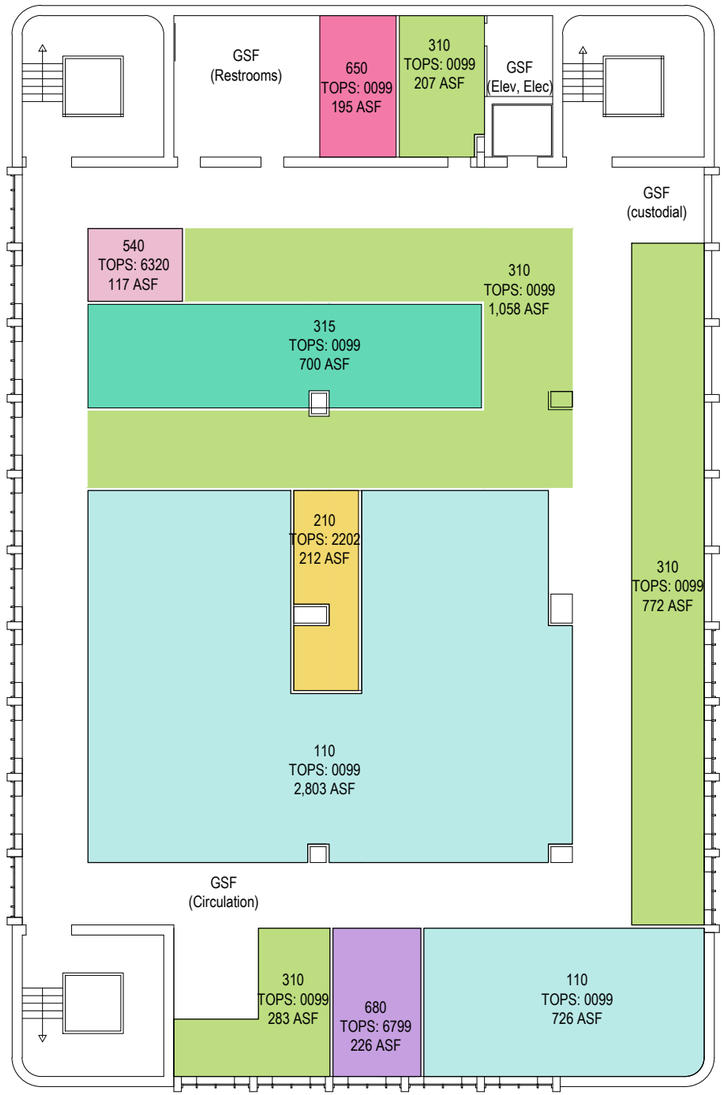
RODDA HALL NORTH MODERNIZATION FINAL PROJECT PROPOSAL SECOND FLOOR PLAN

LOS RIOS COMMUNITY COLLEGE DISTRICT - SACRAMENTO CITY COLLEGE

1" = 20' - 0"

N

0 20' 40'



	ROOM TYPE	TOP	DESCRIPTION	LEVEL 1 ASF	LEVEL 2 ASF	LEVEL 3 ASF	TOTAL ASF
	110	0099	GENERAL ASSIGNMENT		3,827	3,529	7,356
	210	2202	ANTHROPOLOGY			212	212
	310	0099	GENERAL ASSIGNMENT		2,263	2,320	4,583
	310	6010	ACADEMIC ADMIN.		842		842
	310	6310	COUNSELING SERVICES	3,286			3,286
	310	6430	EOPS	978			978
	310	6499	OTHER STUDENT SVCS	2,018			2,018
	310	6610	INSTITUTIONAL RESEARCH		575		575
	310	6620	MANAGEMENT PLANNING		667		667
	310	6720	FISCAL OPERATIONS	514			514
	310	6791	GENERAL ADMINISTRATIVE		506		506
	315	0099	GENERAL ASSIGNMENT			700	700
	315	6010	ACADEMIC ADMIN.		313		313
	315	6310	COUNSELING SERVICES	1,840			1,840
	315	6430	EOPS	902			902
	315	6499	OTHER STUDENT SVCS	1,012			1,012
	315	6620	MANAGEMENT PLANNING		349		349
	315	6720	FISCAL OPERATIONS	511			511
	315	6791	GENERAL ADMINISTRATIVE		436		436
	410	6310	COUNSELING SERVICES	239			239
	410	6499	OTHER STUDENT SVCS	640			640
	540	6320	PLACEMENT SERVICES			117	117
	640	0099	GENERAL ASSIGNMENT	68			68
	650	0099	GENERAL ASSIGNMENT	890	425	195	1,510
	650	6799	OTHER GENERAL INSTIT.	240	545		785
	680	6799	OTHER GENERAL INSTIT.	860	1,733	226	2,819
	685	6799	OTHER GENERAL INSTIT.		88		88
	730	6510	BUILDING MAINTENANCE	128	128		256
			TOTALS	14,126 ASF	12,697 ASF	7,299 ASF	34,122 ASF 61,894 GSF

10.5

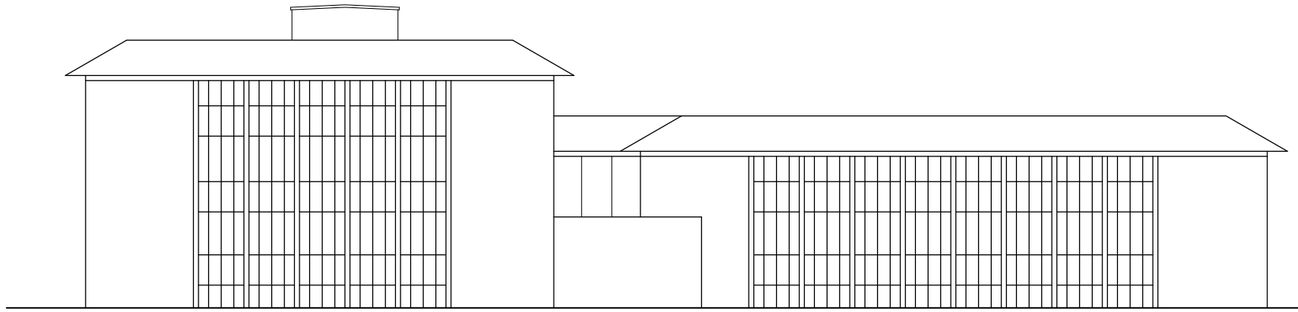
RODDA HALL NORTH MODERNIZATION FINAL PROJECT PROPOSAL THIRD FLOOR PLAN

LOS RIOS COMMUNITY COLLEGE DISTRICT - SACRAMENTO CITY COLLEGE

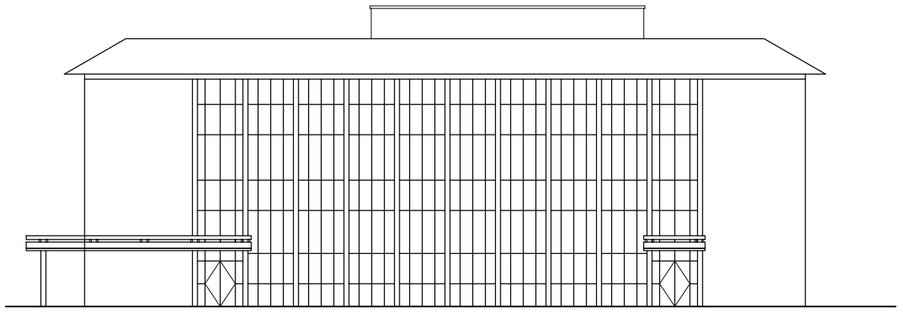
1" = 20' - 0"

N

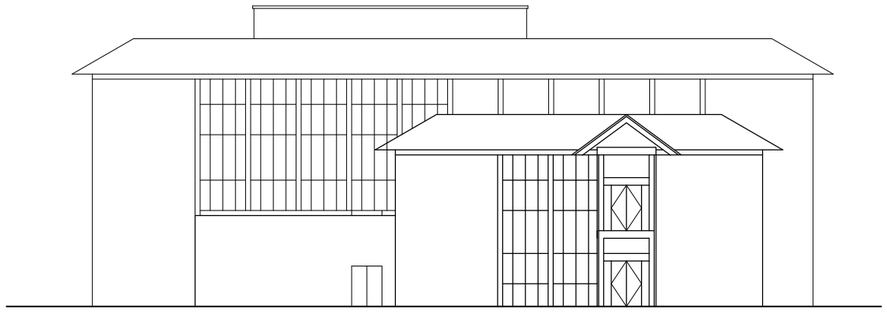
0 20' 40'



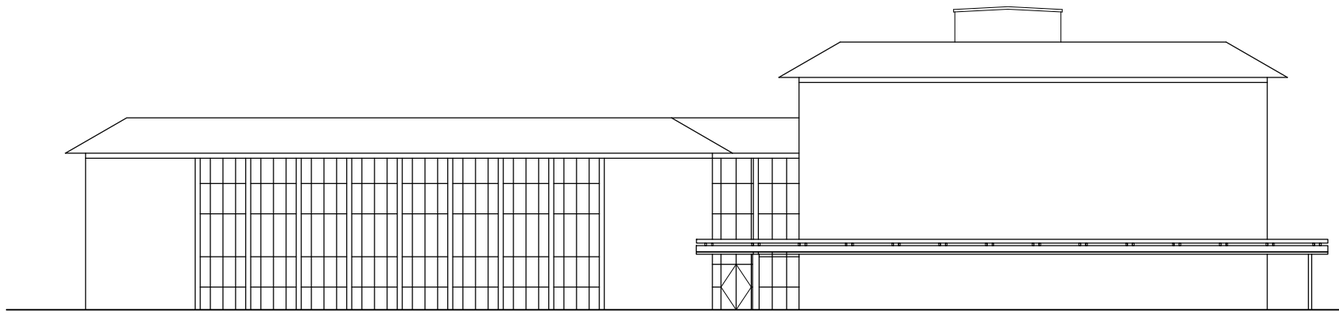
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

10.6

RODDA HALL NORTH MODERNIZATION FINAL PROJECT PROPOSAL ELEVATIONS

LOS RIOS COMMUNITY COLLEGE DISTRICT - SACRAMENTO CITY COLLEGE

1" = 30' - 0"

0 30' 60'

Los Rios Community College District (230)

Sacramento City College (233)

Project: Rodda Hall North – **EPI :** 5860

Rm Type	Description	TOP Code	Department	ASF	Sec. ASF	Increase In Space	Equip. Cost/ASF	Total Allowable Cost
110	Classroom	0099	General Assignment	7,356	0	7,356	$27.4	$201,554
110	Classroom	0099	General Assignment	0	7,462	-7,462	$27.4	$0
115	Classroom Service	0099	General Assignment	0	212	-212	$27.4	$0
210	Class Lab	2202	Anthropology	212	0	212	$52.21	$11,069
250	Non-Class Lab	0934	Electronics and Electric Technology	0	265	-265	$170.1	$0
310	Office	0099	General Assignment	4,583	0	4,583	$42.84	$196,336
310	Office	0099	General Assignment	0	1,734	-1,734	$42.84	$0
310	Office	1700	Mathematics	0	2,971	-2,971	$42.84	$0
310	Office	6010	Academic Administration	0	1,408	-1,408	$48.88	$0
310	Office	6010	Academic Administration	842	0	842	$48.88	$41,157
310	Office	6210	Registrations, Transfers, Transcripts, Certificati	0	88	-88	$48.88	$0
310	Office	6220	Student Records, Statistics and Publications	0	2,306	-2,306	$48.88	$0
310	Office	6310	Counseling Services	0	1,497	-1,497	$48.88	$0
310	Office	6310	Counseling Services	3,286	0	3,286	$48.88	$160,620
310	Office	6320	Placement Services	0	2,250	-2,250	$48.88	$0
310	Office	6430	Extended Opportunity Programs and Services (EOPS)	978	0	978	$48.88	$47,805
310	Office	6460	Financial Aid	0	664	-664	$48.88	$0
310	Office	6499	Other Student Services	2,018	0	2,018	$48.88	$98,640
310	Office	6610	Institutional Research	575	0	575	$48.88	$28,106
310	Office	6610	Institutional Research	0	473	-473	$48.88	$0
310	Office	6620	Management Planning Functions	667	0	667	$48.88	$32,603
310	Office	6620	Management Planning Functions	0	894	-894	$48.88	$0
310	Office	6710	Community Relations	0	539	-539	$48.88	$0
310	Office	6720	Fiscal Operations	514	0	514	$48.88	$25,124
310	Office	6720	Fiscal Operations	0	940	-940	$48.88	$0
310	Office	6750	Staff Development	0	83	-83	$48.88	$0
310	Office	6791	General Administration Services	0	1,628	-1,628	$48.88	$0
310	Office	6791	General Administration Services	506	0	506	$48.88	$24,733
315	Office Service	0099	General Assignment	700	0	700	$42.84	$29,988
315	Office Service	0099	General Assignment	0	323	-323	$42.84	$0

315	Office Service	6010	Academic Administration	313	0	313	$48.88	$15,299
315	Office Service	6010	Academic Administration	0	80	-80	$48.88	$0
315	Office Service	6220	Student Records, Statistics and Publications	0	264	-264	$48.88	$0
315	Office Service	6310	Counseling Services	1,840	0	1,840	$48.88	$89,939
315	Office Service	6310	Counseling Services	0	554	-554	$48.88	$0
315	Office Service	6430	Extended Opportunity Programs and Services (EOPS)	902	0	902	$48.88	$44,090
315	Office Service	6460	Financial Aid	0	382	-382	$48.88	$0
315	Office Service	6499	Other Student Services	1,012	0	1,012	$48.88	$49,467
315	Office Service	6620	Management Planning Functions	349	0	349	$48.88	$17,059
315	Office Service	6720	Fiscal Operations	511	0	511	$48.88	$24,978
315	Office Service	6720	Fiscal Operations	0	158	-158	$48.88	$0
315	Office Service	6750	Staff Development	0	123	-123	$48.88	$0
315	Office Service	6791	General Administration Services	436	0	436	$48.88	$21,312
350	Conference Room	0099	General Assignment	0	226	-226	$42.84	$0
350	Conference Room	6310	Counseling Services	0	225	-225	$48.88	$0
350	Conference Room	6620	Management Planning Functions	0	288	-288	$48.88	$0
410	Read/Study Room	1700	Mathematics	0	195	-195	$0	$0
410	Read/Study Room	6310	Counseling Services	0	3,170	-3,170	$0	$0
410	Read/Study Room	6310	Counseling Services	239	0	239	$64.3	$15,368
410	Read/Study Room	6499	Other Student Services	640	0	640	$64.3	$41,152
430	Library - Electronic Carrels	6460	Financial Aid	0	123	-123	$0	$0
535	A/V, Radio, TV Service	6770	Logistical Services	0	112	-112	$0	$0
540	Clinic St Care	1700	Mathematics	0	49	-49	$0	$0
540	Clinic St Care	6320	Placement Services	117	0	117	$59.9	$7,008
640	Lactation Room	0099	General Assignment	68	0	68	$87.28	$5,935
650	Lounge	0099	General Assignment	1,510	0	1,510	$44.4	$67,044
650	Lounge	6320	Placement Services	0	148	-148	$44.4	$0
650	Lounge	6750	Staff Development	0	403	-403	$44.4	$0
650	Lounge	6799	Other General Institutional Support Services	785	0	785	$44.4	$34,854
655	Lounge Service	6220	Student Records, Statistics and Publications	0	35	-35	$44.4	$0
680	Meeting Room	6750	Staff Development	0	861	-861	$44.4	$0
680	Meeting Room	6799	Other General Institutional Support Services	2,819	0	2,819	$44.4	$125,164
685	Meeting Room Service	6750	Staff Development	0	116	-116	$44.4	$0
685	Meeting Room Service	6799	Other General Institutional Support Services	88	0	88	$44.4	$3,907

730	Storage	0099	General Assignment	0	85	-85	$2.14	$0
730	Storage	6510	Building Maintenance and Operation Support	256	0	256	$12.47	$3,192
810	Patient Bedroom	6440	Health Services	0	195	-195	$87.28	$0
820	Patient Bath	6440	Health Services	0	86	-86	$87.28	$0
830	Nurse Station	6440	Health Services	0	339	-339	$87.28	$0
850	Treatment	6440	Health Services	0	109	-109	$87.28	$0
895	Health Care Service	6440	Health Services	0	59	-59	$87.28	$0
TOTAL		-	-	34,122	34,122	0	-	$1,463,502

12.1 Justification for Additional Costs Exceeding Guidelines

[X] Construction (including Group I equipment), [ ] Equipment (Group II and Furniture)

District: Los Rios CCD **College**: Sacramento City College

Project: Rodda Hall North Modernization

Please use this and additional pages or diagrams to explain and justify items of cost not easily explained on other forms. Examples of items needing justification: site improvements, unusual or high-cost construction methods, or items of equipment that exceed ASF cost guidelines. This form, when completed, supplements both the "Quantities and Unit Costs Supporting the JCAF 32" and the "Guidelines-based Group II Equipment Cost Estimate" forms.

The District has added additional funds as non-state supportable to cover costs over the JCAF 32 cost guidelines. These costs are the differential between a professionally commissioned construction cost estimate and the state-generated cost estimate. The construction cost differential also triggers some non-state supportable soft costs, which are also covered by the District. The total non-state supportable amount (including soft costs) covered by the District is $8,570,167. Below, we explain the basis for the additional costs exceeding guidelines.

Cost estimates were assembled by the architect for this project, using the cost guidelines provided by the State Chancellor's Office, district data, and professional cost estimating. Hard construction costs were developed by engineering and construction management professionals utilizing the FPP program, and conceptual drawings, and data from recently completed construction projects at Los Rios Community College District campuses and the Sacramento region. The estimate is based on local prevailing wage construction costs and raw materials costs and does not include escalation. Pricing assumes competitive bidding for all sub-trades.

Estimated hard construction costs for the Rodda Hall North Modernization project exceed current state guidelines at CCCI 10258. Although all proposed scope of work is state supportable the proposed project is estimated to exceed maximum state guidelines for hard construction by $6,940,214. State guidelines at CCI 10258 put the construction costs at $27,757,308 in today's dollars. According to the District's professional estimator the building-related construction cost is $34,697,523 in today's dollars. The difference between these two estimates is $6,940,214. Part of the difference ($4,119,351) is for the replacement of the exterior single-pane glazing with dual-pane energy efficient glazing necessary to meet baseline California code requirements, and State guidelines do not include costs to upgrade glazing. The balance of the additional costs is related to the realities of the Sacramento construction market, reflecting the following:

- Sacramento is the 4th highest city in the USA for unionization, which makes local labor more expensive.[1]

- California is experiencing " *one of the most severe construction labor shortages in the country. While it has a strong housing market and high demand for infrastructure projects, finding skilled workers remains a significant hurdle. California's stringent building codes, environmental regulations, and high costs for labor make it a challenging state for construction firms."*[2]

[1] See:https://constructioncoverage.com/research/most-unionized-cities-in-america
[2] See: https://www.linkedin.com/pulse/worst-states-construction-industry-going-2026-colt-kierstead-rtruc

- The 2025 Los Angeles Fire has made both labor and materials more expensive as these resources are diverted to rebuilding efforts in the fire areas.

- Labor shortages were exacerbated in 2026 due to immigration enforcement and intense competition for labor needed to build artificial intelligence data center hubs.

Accounting for the hard construction cost estimate difference (and associated soft costs) above State guidelines as non-state supportable results in the State paying for 40% of the project costs and the District paying 60% of those costs.

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Los Rios CCD
Rodda Hall Seismic Evaluation and Conceptual Retrofit Study
Sacramento, CA

Seismic Evaluation and Conceptual Retrofit Report

April 30, 2026
Degenkolb Job Number C6892002.00

REGISTERED STRUCTURAL ENGINEER
DAVID J. MILLER
No. 6562
STATE OF CALIFORNIA
04/30/2026

David Miller, SE

Contents

Appendices

List of Figures

Executive Summary

This report summarizes the seismic evaluation of the Rodda North Building located on the campus of Sacramento City College in Sacramento, California. It includes a Tier 1 analysis of the full structure in accordance with the 2025 California Existing Building Code (CEBC).

The Tier 1 evaluation noted potential deficiencies at the following locations:

- The diaphragm is not positively attached to itself on opposite sides of the masonry wall on Line N.
- Trim reinforcement around the window openings in concrete walls is not continuous at the precast pilasters.
- Collector reinforcement is not continuous between masonry and concrete walls at stairwells.

The following items require mitigation in order for the building to meet the performance levels outlined in the code:

- Localized strengthening of the diaphragm connections along Gridline N in Building A.
- Local reinforcement around concrete wall openings on Gridlines 1, 10 in Building A.
- Localized addition of collector connections between concrete and masonry walls at stairwells.

Schematic descriptions of the required retrofit details are included at the end of this report.

1.0 General

1.1 Introduction

This report provides a summary of the seismic evaluation of the Rodda North Building on the campus of the Sacramento City College in Sacramento, CA and provides an overview of the following:

1. The 2025 CEBC requirements for seismic safety.
2. A description of the existing structure.
3. A summary of the ASCE 41-23 Tier 1 evaluation performed.
4. A schematic description of proposed retrofit details.

1.2 Summary of CA Building Code Requirement

This evaluation is being performed to be included in the Final Project Proposal report prepared for the proposed modernization of Rodda Hall North. Per Section 4-309(c) of the California Administrative Code (CAC), for all projects over $100,000, if the total cost of an alteration or addition exceeds 50% of the replacement value of an existing building, the existing building must be evaluated and retrofitted in accordance with the current building code. The total cost of the building renovations is expected to exceed 50% of the replacement value of the existing building, thereby triggering the evaluation and retrofit.

The seismic evaluation and retrofit design are based on ASCE 41-23 in accordance with Section 317 of the California Existing Building Code (CEBC). ASCE 41 utilizes a 3-tiered framework for building evaluation. A Tier 1 evaluation is intended to be a high-level evaluation to identify structural characteristics that have performed poorly or collapsed in previous earthquakes. This evaluation process relies on quick calculations and structural detailing checklists and does not include comprehensive building analysis.

Once a structure has been identified as having the characteristics of a potentially poor performing structure during a large earthquake, a more detailed evaluation is required. These detailed evaluations are typically completed per ASCE 41-23, Tier 2 or Tier 3:

- Tier 2: This evaluation procedure is a deficiency-only linear analysis that provides a method for the engineer to only evaluate in detail the specific potential structural deficiencies identified during the Tier 1 evaluation. Only select structures are eligible for such an evaluation. For eligible structures, a Tier 2 retrofit will then only address the select deficiencies evaluated during the Tier 2 evaluation. This approach allows “minor” deficiencies that will not overly impact the seismic performance of the structure to potentially remain.

- Tier 3: This evaluation procedure can be used to evaluate any structure. A full building analysis is required such that each individual component is evaluated for two earthquake hazard levels and related seismic performance objectives. Different types of evaluation methods are also available with differing degrees of complexity. The engineer determines which procedure is applicable for a given structure based on the specific features of a given structure. Methodologies range from more simplistic linear analysis using equivalent lateral force procedures or a dynamic modal analysis to estimate component demands to complex nonlinear response history analysis where component post-yield response to earthquake ground motions are explicitly simulated and analyzed.

Section 317.5 of the CEBC requires a Tier 3 analysis based on two levels of performance. Table 317.5 lists Level 1 and Level 2 performance criteria, and the building must meet both performance levels. A more detailed description of the performance criteria is included later in this report.

For the purposes of this report, a “Tier 1-plus” evaluation was performed. Our office performed all of the checks per the Tier 1 procedure along with additional analysis of the diaphragms based on engineering judgement and experience. Our goal was to provide the District with a conceptual retrofit scheme to assist with future construction cost planning. A full Tier 3 analysis will be performed during the project design phase.

1.3 Description of Existing Structure

Rodda Hall was constructed in 1973 and is comprised of two seismically separated wings, noted as Buildings A & B on the original construction documents. The facility houses offices and instructional spaces. Building A is a three-story structure with approximately 37,800 square-feet of floor space. Building B is a two-story structure occupying approximately 16,800 square-feet. The structural systems for both wings A and B are similar. Roof and floor diaphragms consist of concrete over metal deck supported by wide-flange steel beams spanning between steel girders and concrete and masonry bearing walls. The steel girders are supported by wide-flange steel columns bearing on concrete spread footings. The lateral force resisting system (LFRS) consists of concrete diaphragms spanning to reinforced concrete and reinforced masonry shear walls, bearing on concrete line footings. The buildings were likely designed under the 1970 Uniform Building Code.

Our office reviewed the original architectural plans by Stafford King and Associates and structural plans by J.B. Barrish, dated July 9, 1973, and approved by DSA on Oct 18, 1973. We also conducted an on-site condition assessment on April 10, 2026, to visually observe the existing building conditions.

Figure 1 – Rodda Hall Buildings A and B

1.4 Condition Assessment of Existing Structure

The building appears to be in general conformance with the construction documents and building practices of the time, and generally in good physical condition.

2.0 Codes, Standards, and Reference Documents

2.1 Governing Code

ASCE 41-23 is the referenced standard under the 2025 California Building Code for seismic evaluation and rehabilitation of existing buildings.

2.2 Reference Documents

The following reference documents were used for this evaluation:

- [2025 CAC] *California Administrative Code*, 2025, California Building Standards Commission, Sacramento, California
- [2025 CBC] *California Building Code*, 2025, California Building Standards Commission, Sacramento, California
- [2025 CEBC] *California Existing Building Code*, 2025, California Building Standards Commission, Sacramento, California
- [ASCE 41-23] *Seismic Evaluation and Retrofit of Existing Buildings*, 2023, American Society of Civil Engineers, Reston, Virginia
- [ASCE 7-22] *Minimum Design Loads and Associated Criteria for Buildings and Other Structures*, American Society of Civil Engineers, Reston, Virginia
- [ACI 318-19] *Building Code Requirements for Structural Concrete,* 2019, American Concrete Institute, Farmington Hills, Michigan
- [ASIC 360-22] *Specification for Structural Steel Buildings*, 2022, American Institute of Steel Construction, Chicago, Illinois
- *Classroom-Administration Replacement Building – Sacramento City College - Record Drawings*, 1973, Stafford, King & Associates Architects, and J.S. Barrish, SE, Structural Engineer

3.0 Seismic Evaluation of the Existing Structure

3.1 Seismic Hazard and Acceptance Criteria

The intent of the ASCE 41 Tier 1 evaluation completed under this study is to determine if the existing Rodda North building complies with the current governing building code. To be compliant, it must be demonstrated that the expected seismic performance of the structure satisfies the CBC Part 10 Chapter 3 requirements for Risk Category III buildings. CEBC table 317.5 requires Life Safety performance at the BSE-1E hazard level earthquake, defined as the 20% in 50-year earthquake event, and Collapse Prevention performance at the BSE-2N hazard level, defined as the risk-targeted maximum considered earthquake per Section 11.4 of ASCE 7. The building components evaluated in this Tier 1 analysis were verified at both seismic hazards (BSE-1E and BSE-2N) with acceptance criteria per their respective performance objectives (life safety and collapse prevention). See the following excerpt from the CEBC below in Figure 2 along with a graphical description of building performance levels in Figure 3. Note that for our analysis, we conservatively assumed this building is classified as DSA-SS/CC – Risk Category III.

TABLE 317.5—SEISMIC PERFORMANCE REQUIREMENTS[2, 3] BY BUILDING REGULATORY AUTHORITY AND RISK CATEGORY

BUILDING REGULATORY AUTHORITY	RISK CATEGORY	PERFORMANCE CRITERIA[1]	
		Level 1	Level 2
State-Owned [BSC]	I, II, III	BSE-R, S-3, N-C	BSE-C, S-5, N-D
State-Owned [BSC]	IV	BSE-R, S-1, N-B	BSE-C, S-3, N-D
Division of the State Architect - [DSA-SS]	I	BSE-1N, S-3, N-B	BSE-2N, S-5, N-D
Division of the State Architect - [DSA-SS]	II, III	BSE-1N, S-2, N-B	BSE-2N, S-4, N-D
Division of the State Architect - [DSA-SS][4]	IV	BSE-1N, S-1, N-A	BSE-2N, S-3, N-D
Division of the State Architect - [DSA-SS/CC]	I, II	BSE-1E, S-3, N-C	BSE-2N, S-5, N-D
Division of the State Architect - [DSA-SS/CC]	III	BSE-1E, S-3, N-B	BSE-2N, S-5, N-D
Division of the State Architect - [DSA-SS/CC]	IV	BSE-1E, S-1, N-B	BSE-2N, S-3, N-D

1. ASCE 41 provides acceptance criteria (e.g., m-factor, rotation) for Immediate Occupancy (S1), Life Safety (S3) and Collapse Prevention (S5), and specifies in Table 2-1 the method to interpolate values for S-2 and S-4. When evaluating for the Hazards Reduced Nonstructural Performance Level, the requirements need not be greater than what would be required by ASCE 7 nonstructural provisions for new construction.
2. Buildings evaluated and retrofitted to meet the structural and nonstructural requirements for a new building as given in the California Building Code as adopted by DSA or BSC, as applicable, are deemed to meet the seismic performance requirements of this section.
3. Buildings complying with the requirements of the exception in Section 319.1 are deemed to meet the seismic performance requirements of this section.
4. State-owned and state-leased essential services buildings are subject to the regulatory authority of DSA-SS per Section 1.9.2.1.

Figure 2 – CEBC Table 317.5 - Seismic Performance Requirements

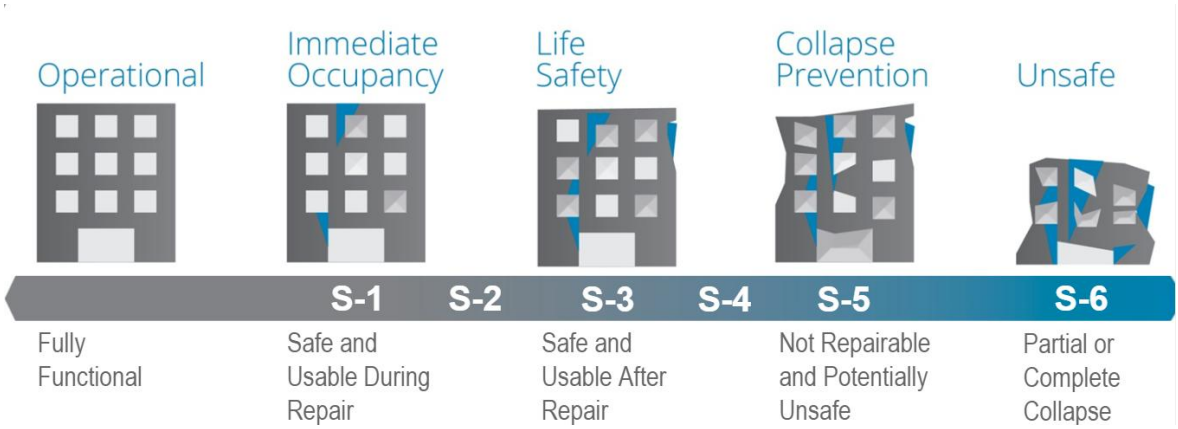


Figure 3 – Building Performance Level Diagram

3.2 Site Seismicity

For the linear static analysis procedure, horizontal response spectra were generated to characterize the BSE-1E and BSE-2N seismic hazard levels in accordance with ASCE 41-23 Section 2.3.2.2 and ASCE 7-22 Section 11.4.5. Response spectrum for the BSE-1E and BSE-2N hazards are plotted below in Figure 4.

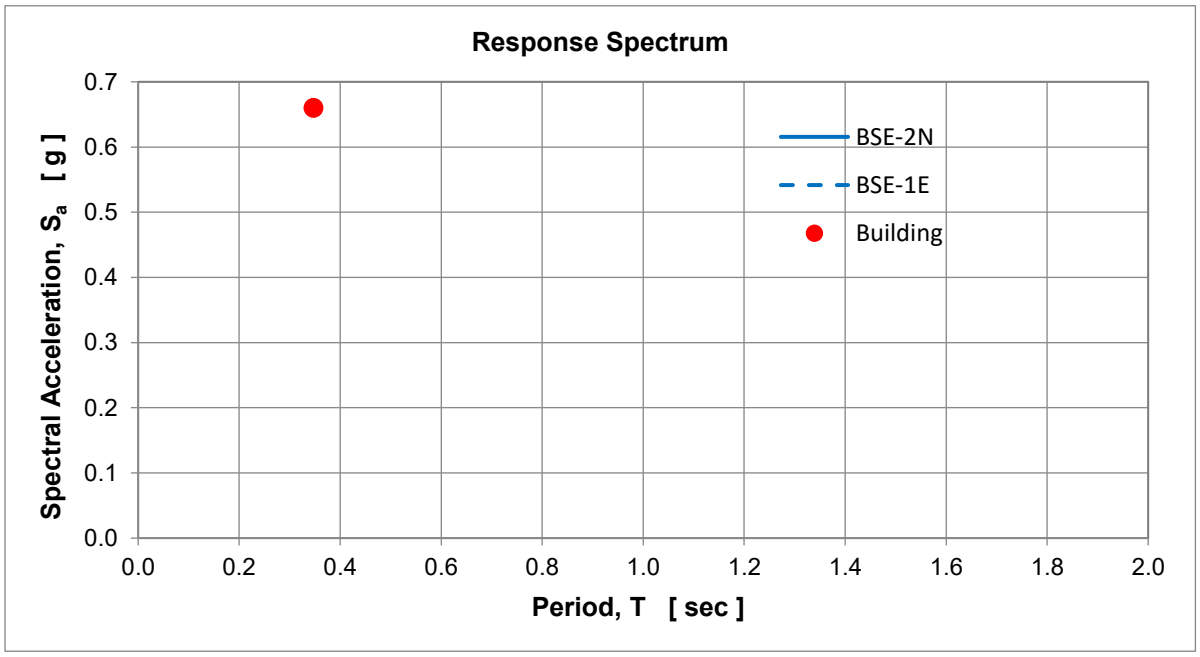


Figure 4 – Seismic Response Spectra for BSE-1E and BSE-2N Hazards

3.3 Summary of ASCE 41-23 Tier 1 Evaluation

Rodda Hall was evaluated per ASCE 41-23 Tier 1 procedures. The full checklists can be found in Appendix B of this report. In general, structural elements were found to comply with Tier 1 requirements. Wall stresses determined using Tier 1 "Quick Check" procedures following ASCE 41-23 resulted in acceptable stresses under seismic loading. However, an assessment of the load path of the lateral force resisting elements revealed the following deficiencies:

- Diaphragm Continuity Across Walls – Generally, diaphragms are doweled into concrete and masonry walls. However, in Building B the masonry structural wall on Gridline N intersects the diaphragm and no continuous dowels are provided to ensure continuity of the diaphragm across the wall.
- Reinforcement of Concrete Wall Openings– The exterior walls on gridlines 1 and 10 of Building A consist of pre-cast pilasters infilled by cast-in-place concrete shear walls. Reinforcing in shear wall is not continuous across pilaster elements. Thus, trim reinforcement at window openings is not developed to transfer shear forces where openings occur.
- Collector Connection at Stairwells Reinforcement of opening in concrete walls – At the locations of the stairwells, the diaphragm which serves continuity of collector forces is discontinued. Additionally, the precast pilasters cause there to be no continuous reinforcement at these locations connecting the masonry walls of the stairwells to the main concrete walls.

4.0 Schematic Description of Proposed Retrofit

The following section provides a schematic description of the work that is required to retrofit the building to address the load path deficiencies identified by the Tier 1 evaluation. See Appendix A for plans and details.

- Address diaphragm discontinuity by providing through-bolting to existing steel diaphragm ledgers along Gridline N in Building A. See detail 13/S15.
- Reinforce concrete wall openings by providing supplemental continuous steel plates anchored to the interior face of the concrete walls on Gridlines 1, 10 in Building A. See elevations on S6 and detail D2/S12.
- Provide a positive collector connection between concrete and masonry walls using tie-rods welded to anchor plates where the diaphragm is discontinued at stairwells. See plan sheets and details E/S12, and 7/S16

4.1 Possible Revisions in Retrofit Scope

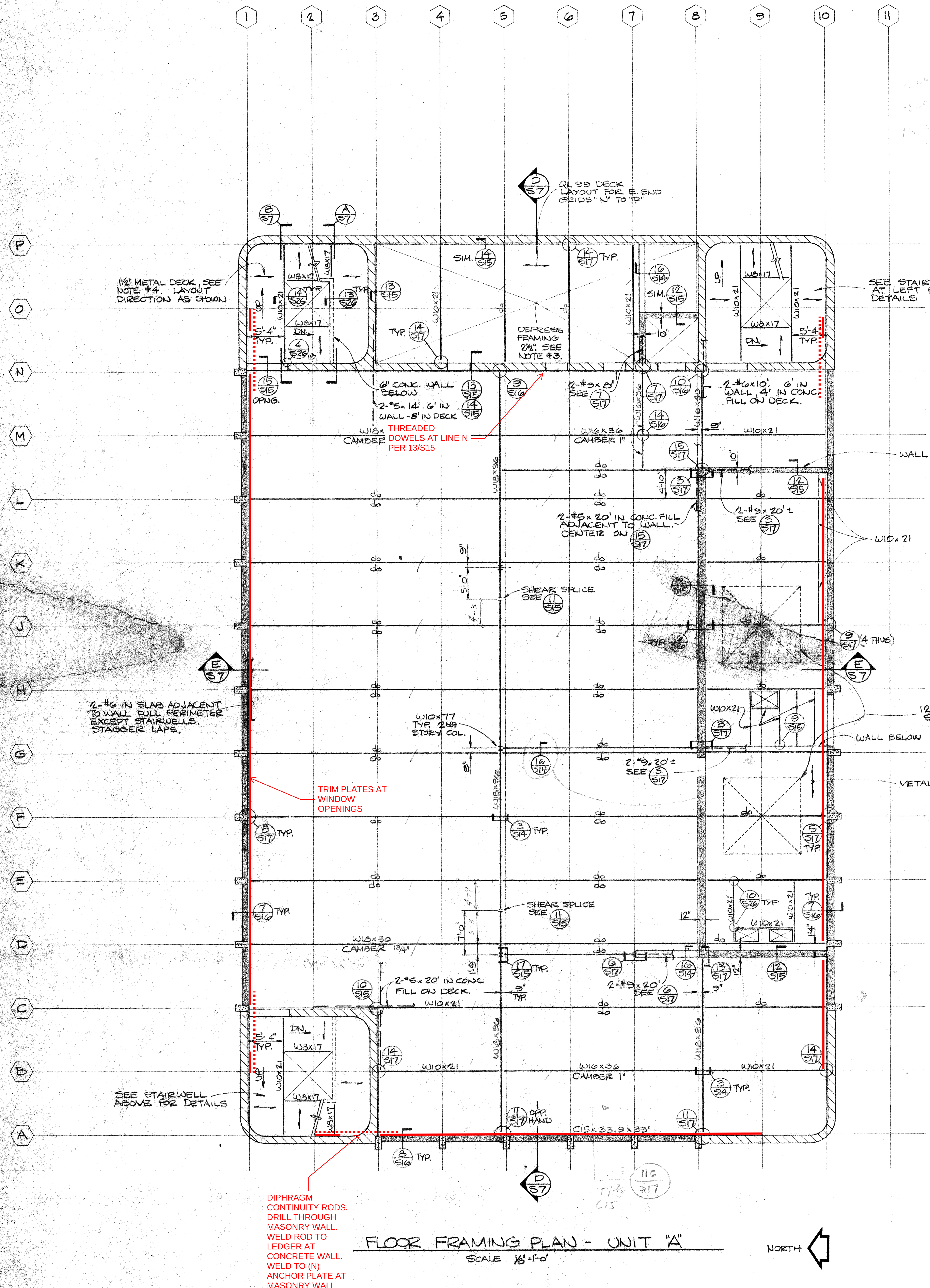
A tier 1 analysis provides a qualitative assessment and limited quantitative analysis of seismic forces within a structure. Evaluation using Tier 1 procedures is intentionally conservative. Consequently, elements identified as deficiencies under a Tier 1 evaluation, may be shown to have adequate capacity to resist seismic forces by a more refined analysis. In particular, the need for supplemental reinforcement at concrete wall openings may be shown to be unnecessary following a Tier 2 evaluation.

However, it is also possible that additional retrofit scope may be added as a result of the detailed analysis and DSA review. With this in mind, the District should consider planning for an additional allowance for retrofit costs.

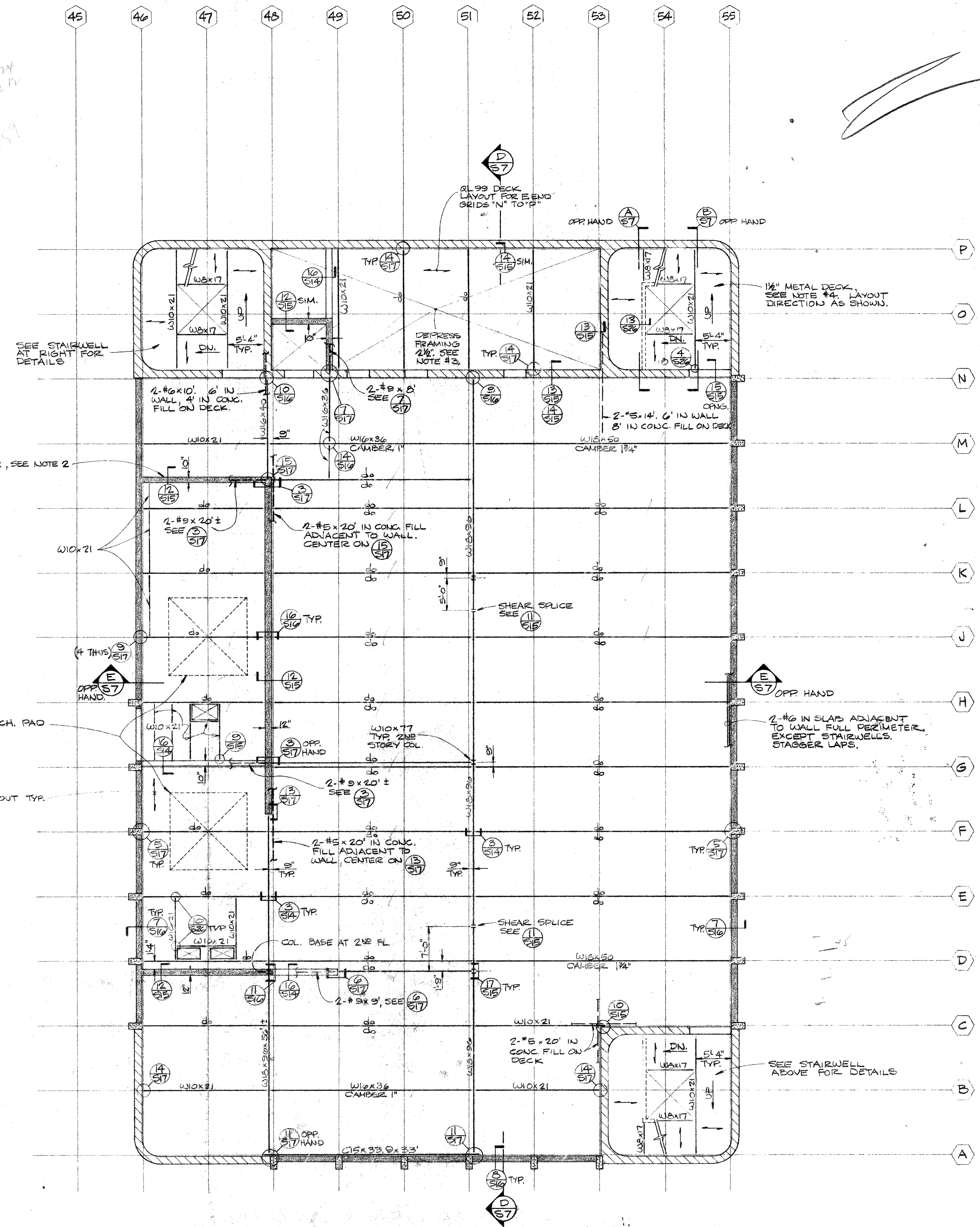
5.0 Conclusions

The ASCE 41-23 Tier 1 evaluation of Rodda Hall identified limited deficiencies in the seismic load path in order to meet a target performance of Life-Safety at the BSE-1E hazard level and Collapse-Prevention at the BSE-2N hazard level. A strengthening scheme was proposed to address these deficiencies. A detailed analysis may justify reducing the scope of the proposed retrofit if it can be shown that existing conditions are able to adequately transfer seismic forces.

Appendix A – Seismic Retrofit Details



FLOOR FRAMING PLAN - UNIT "A"
SCALE 1/8"=1'-0"
NORTH



2ND FLOOR FRAMING PLAN - UNIT "D"
SCALE 1/8"=1'-0"
NORTH

SECOND FLOOR FRAMING NOTES

1. FINISH FLOOR ELEVATION + 15'-0".
2. WALLS SHOWN ARE WALLS SUPPORTING 2ND FLOOR FRAMING. SEE 3RD FLOOR FRAMING PLAN FOR WHICH WALLS CONTINUE ABOVE 2ND FLOOR.
3. DEPRESSED FRAMING AREA AT EAST END. (SEE PLAN.) HOLD STRUCT. CONC. DOWN 2½" FOR TILE IN TOILETS, SEE ARCH. EXTRA STRUCT. CONC. IN NON-TILE AREAS.
4. METAL DECK IN STAIRWELLS (STAIRS & LANDING) TO BE SECTION QL-3-18 (1½" DEEP) w/ 2½" CONC. OVER TOP OF FLUTES.
5. REMAINDER OF METAL DECK TO BE QL-99-20. DECK TO HAVE 2½" CONC. OVER TOP OF FLUTES EXCEPT AT DEPRESSED SECTION IN NOTE #3. LAYOUT TO START AT BOTH EXTERIOR E-W WALLS.
7. REINFORCING IN CONCRETE OVER ALL METAL DECK TO BE 6x6-10/10 W.W.F. FOR ADDITIONAL REINF., DOWELS ETC., SEE DETAILS.
8. ANGLE LEDGERS FOR METAL DECK SUPPORT. LENGTHS OPTIONAL WITH NO CONNECTION AT JOINTS. WELDED STUD 6" FROM ENDS. LEDGERS TO MATCH CURVATURE AT ROUNDED MASONRY WALLS.
9. FOR SHEAR CONNECTOR SCHEDULE, SEE A/S-9.
10. FRAMING MEMBERS TO BE "NO CAMBER" UNLESS NOTED ON PLAN.
11. SIMPLE SPANS PERMITTED IN METAL DECK.

LEGEND

- BRICK WALL
- CONCRETE WALL
- P.C. PILASTER

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2ND FLOOR FRAMING PLANS - UNITS "A" & "D"
CLASSROOM-ADMINISTRATION REPLACEMENT BUILDING
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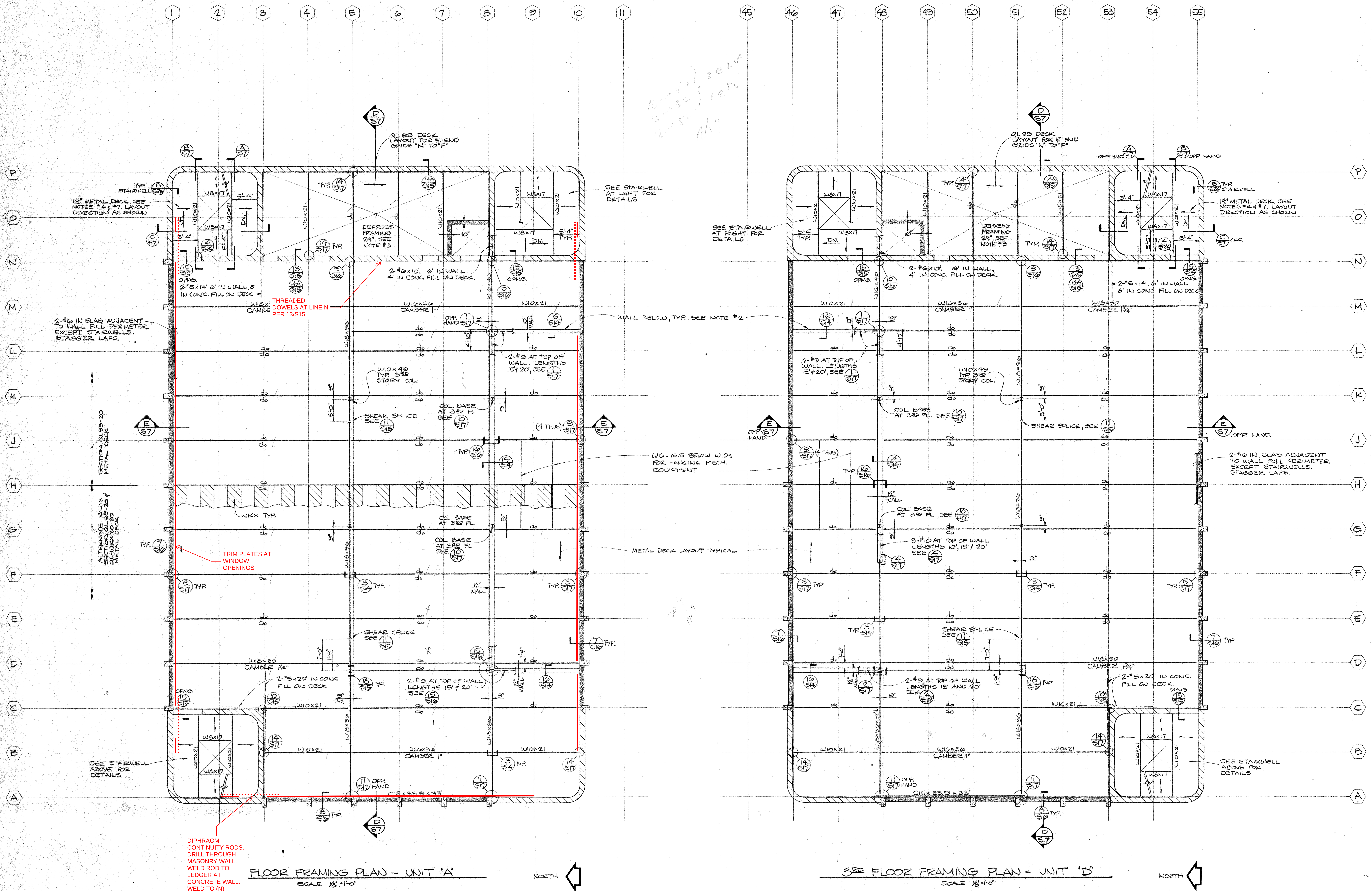
UNIT | NO. OF SHEETS 163 | SHEET S·3



THIRD FLOOR FRAMING NOTES

1. FINISH FLOOR ELEVATION +30'-0".
2. WALLS SHOWN ARE WALLS SUPPORTING 3RD FLOOR FRAMING. SEE ROOF FRAMING PLAN FOR WHICH WALLS CONTINUE TO ROOF.
3. DEPRESSED FRAMING AREA AT EAST END. (SEE PLAN.) HOLD STRUCT. CONC. DOWN 2½" FOR TILE IN TOILETS, SEE ARCH. EXTRA STRUCTURAL CONCRETE IN NON-TILE AREAS.
4. METAL DECK IN STAIRWELLS (STAIRS & LANDINGS) TO BE SECTION QL-3-18 (1½" DEEP) W/ 2½" CONCRETE OVER TOP OF FLUTES.
5. METAL DECK WEST OF GRID "H" FOR UNIT "A" TO BE ALTERNATE ROWS OF QL99-20 AND QL-WKX 20/20 W/ 2½" CONCRETE OVER TOP OF FLUTES.
6. REMAINDER OF METAL DECK TO BE QL99-20 WITH 2½" CONCRETE OVER TOP OF FLUTES, EXCEPT AT DEPRESSED SECTION IN NOTE #3. LAYOUT TO START AT BOTH EXTERIOR E-W WALLS.
7. REINFORCING IN CONCRETE OVER ALL METAL DECK TO BE 6x6-10/10 W.W.F. FOR ADDITIONAL REINF., DOWELS ETC., SEE DETAILS.
8. ANGLE LEDGERS FOR METAL DECK SUPPORT. LENGTHS OPTIONAL WITH NO CONNECTION AT JOINTS. WELDED STUD 6" FROM ENDS. LEDGERS TO MATCH CURVATURE AT ROUNDED MASONRY WALLS.
9. FOR SHEAR CONNECTOR SCHEDULE, SEE A/S·9.
10. FRAMING MEMBERS TO BE "NO CAMBER" UNLESS NOTED ON PLAN.

LEGEND

(hatch)	BRICK WALL
(hatch)	CONCRETE WALL
(symbol)	P.C. PILASTER

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3RD FLOOR FRAMING PLANS - UNITS "A" & "D"

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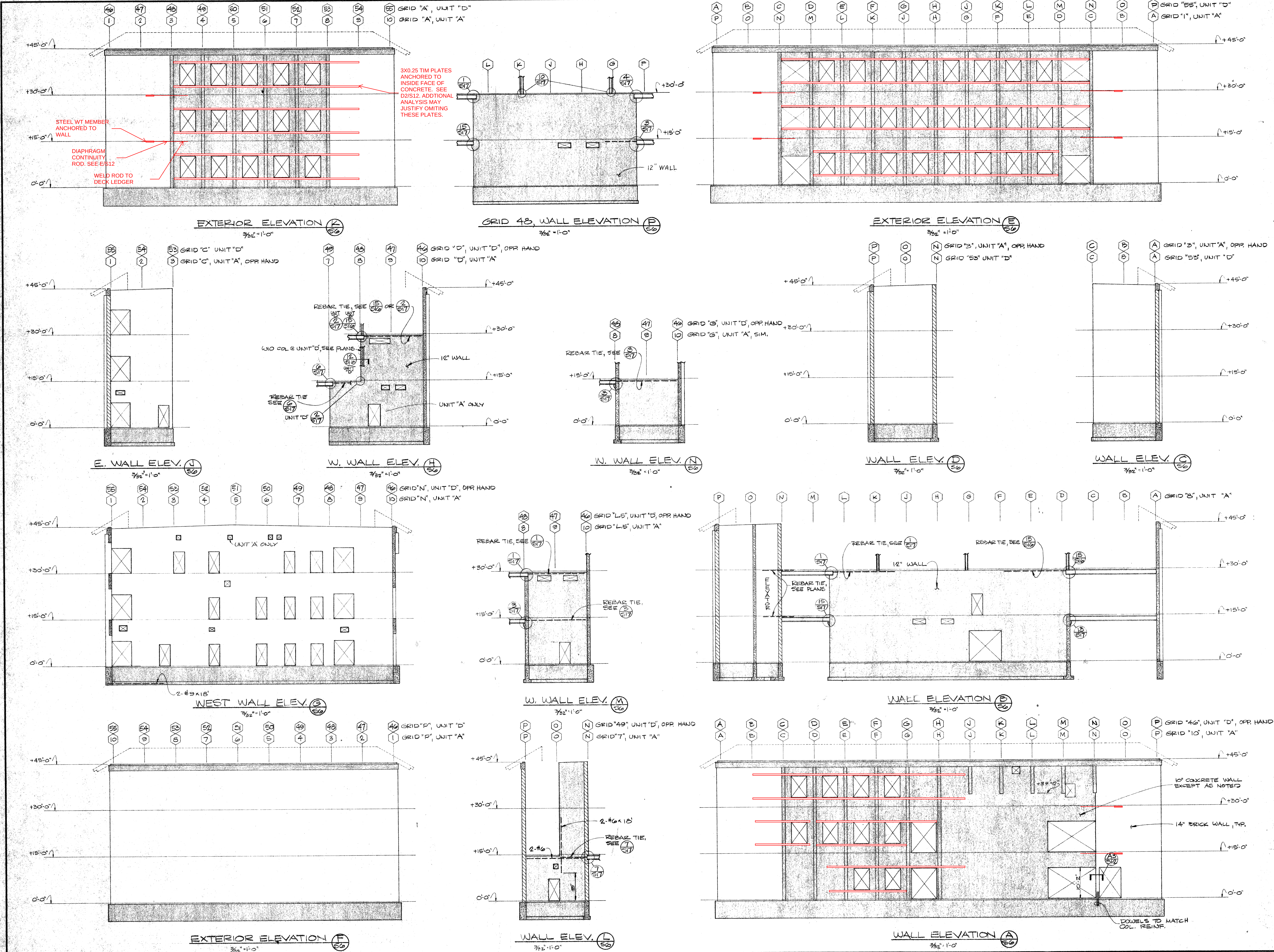

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WALL ELEVATIONS – UNITS A & D

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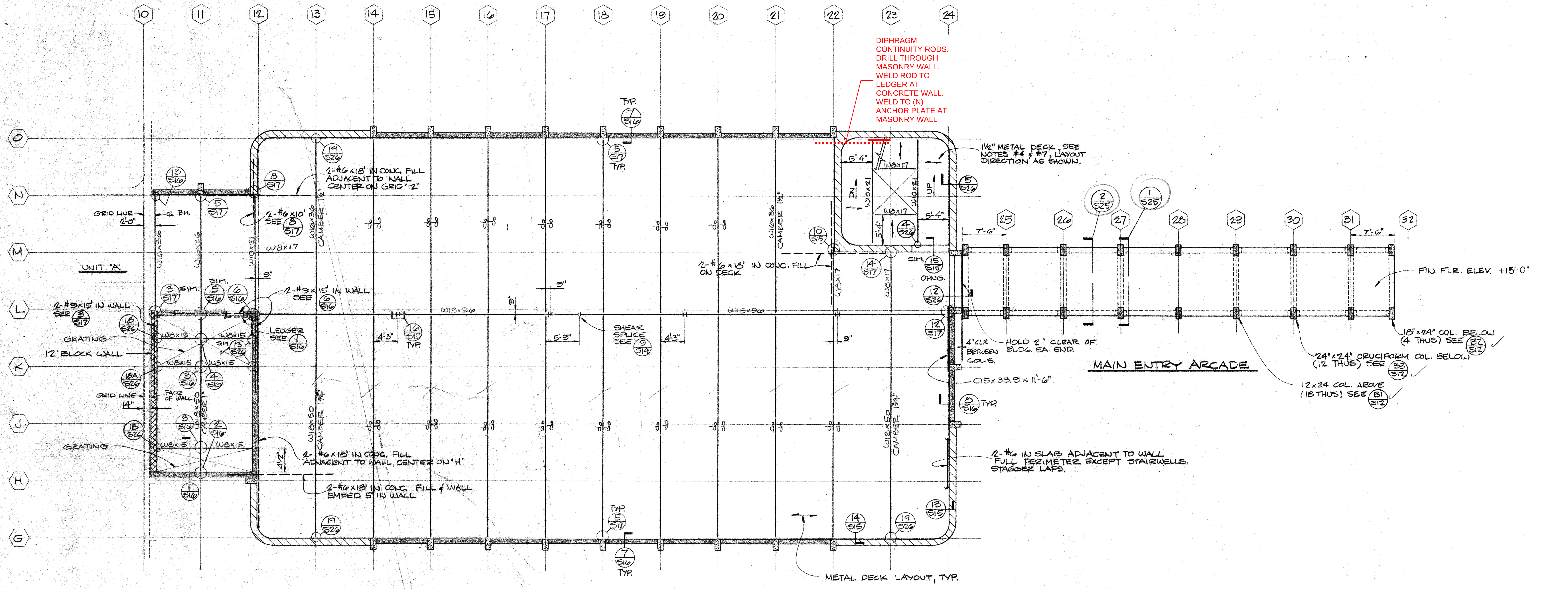
SHEET S-6



2ND FLOOR FRAMING PLAN - UNIT "B"

SCALE 1/8"=1'-0"

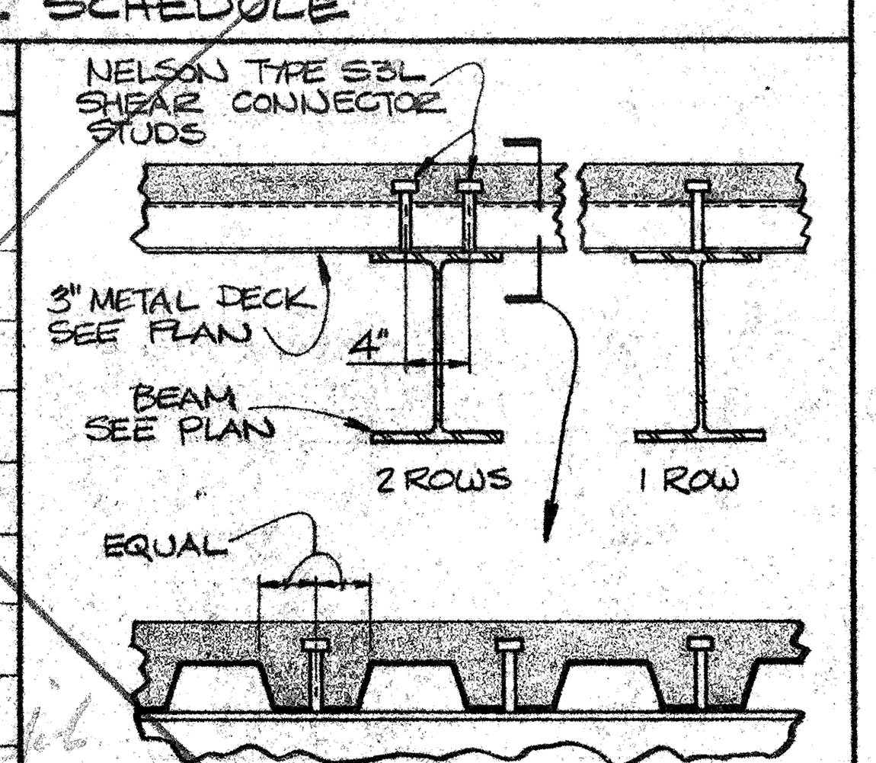
SECOND FLOOR FRAMING NOTES

1. FINISH FLOOR ELEVATION +15'-0".
2. METAL DECK STAIRWELLS (STAIRS & LANDINGS) TO BE SECTION QL 3-18 (1½" DEEP) WITH 2½" CONCRETE OVER TOP OF FLUTES.
3. METAL DECK FOR MAIN FLOOR AREA TO BE QL 99-20 (3" DEEP) WITH 2½" CONCRETE OVER TOP OF FLUTES. LAYOUT TO START AT BOTH EXTERIOR N-S WALLS. REINF. IN CONCRETE OVER ALL METAL DECK TO BE 6x6-10/10 W.W.F. FOR ADDITIONAL REINF. DOWELS, ETC., SEE PLANS & DETAILS.
4. ANGLE LEDGERS FOR METAL DECK SUPPORT — LENGTHS OPTIONAL WITH NO CONNECTION AT JOINTS. WELDED STUD 6" FROM ENDS. LEDGERS TO MATCH CURVATURE AT ROUNDED MASONRY WALLS.
5. FOR SHEAR CONNECTOR SCHEDULE, SEE A/S-9.
6. FRAMING MEMBERS TO BE "NO CAMBER" UNLESS NOTED ON PLAN.

SHEAR CONNECTOR SCHEDULE

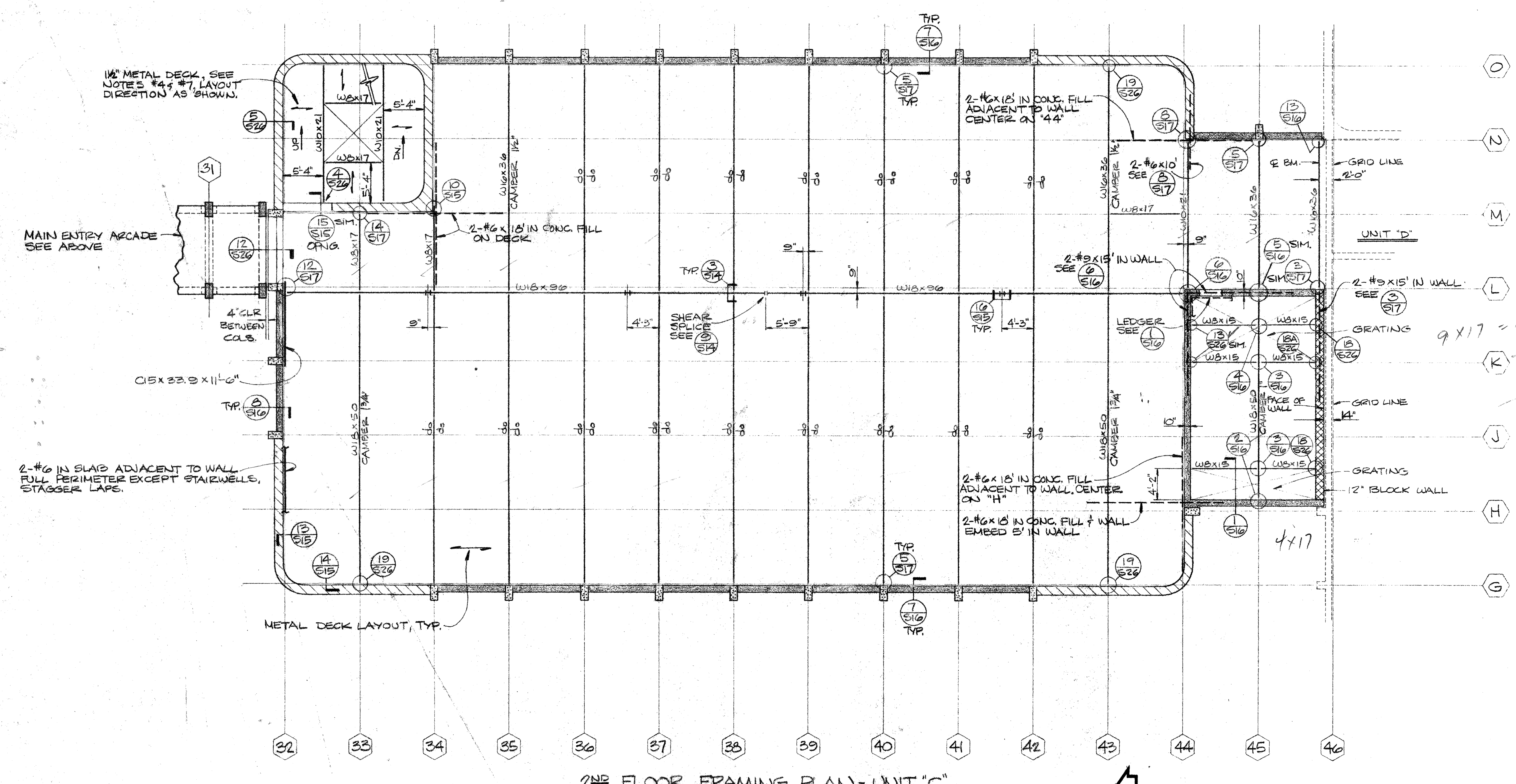
BEAM	CONN. SIZE	LONGITUDINAL SPACING
W16x36	3/4"φ x 4½"	2 ROWS @ 24" O.C. PLUS 1 ROW @ 24" O.C. AT ALTERNATE FLUTES.
W18x50	↓	↓
W16x40	↓	↓
W10x21	↓	↓
W18x60	↓	2 ROWS @ 12" O.C.
W8x24	↓	1 ROW @ 12" O.C.
W21x62	↓	2 ROWS @ 12" O.C.

? no longer this size [illegible]



1. BEAMS IN STAIRWELLS ARE NON-COMPOSITE. NO STUDS.
2. ALL BEAMS & GIRDERS IN ROOFS AND FLOOR NOT NOTED ABOVE OR MARKED "NON-COMPOSITE" ON PLAN SHALL HAVE ONE ROW OF STUDS @ 12" O.C.
3. FOR SHEAR CONNECTORS APPLIED TO WT SECTIONS, SEE 14 THRU 17/S-14 (AND OTHERS AS OCCURRING.)

SHEAR CONNECTOR SCHEDULE (A/S9)



2ND FLOOR FRAMING PLAN - UNIT "C"

SCALE 1/8"=1'-0"

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2ND FLOOR FRAMING PLANS - UNITS "B" & "C"

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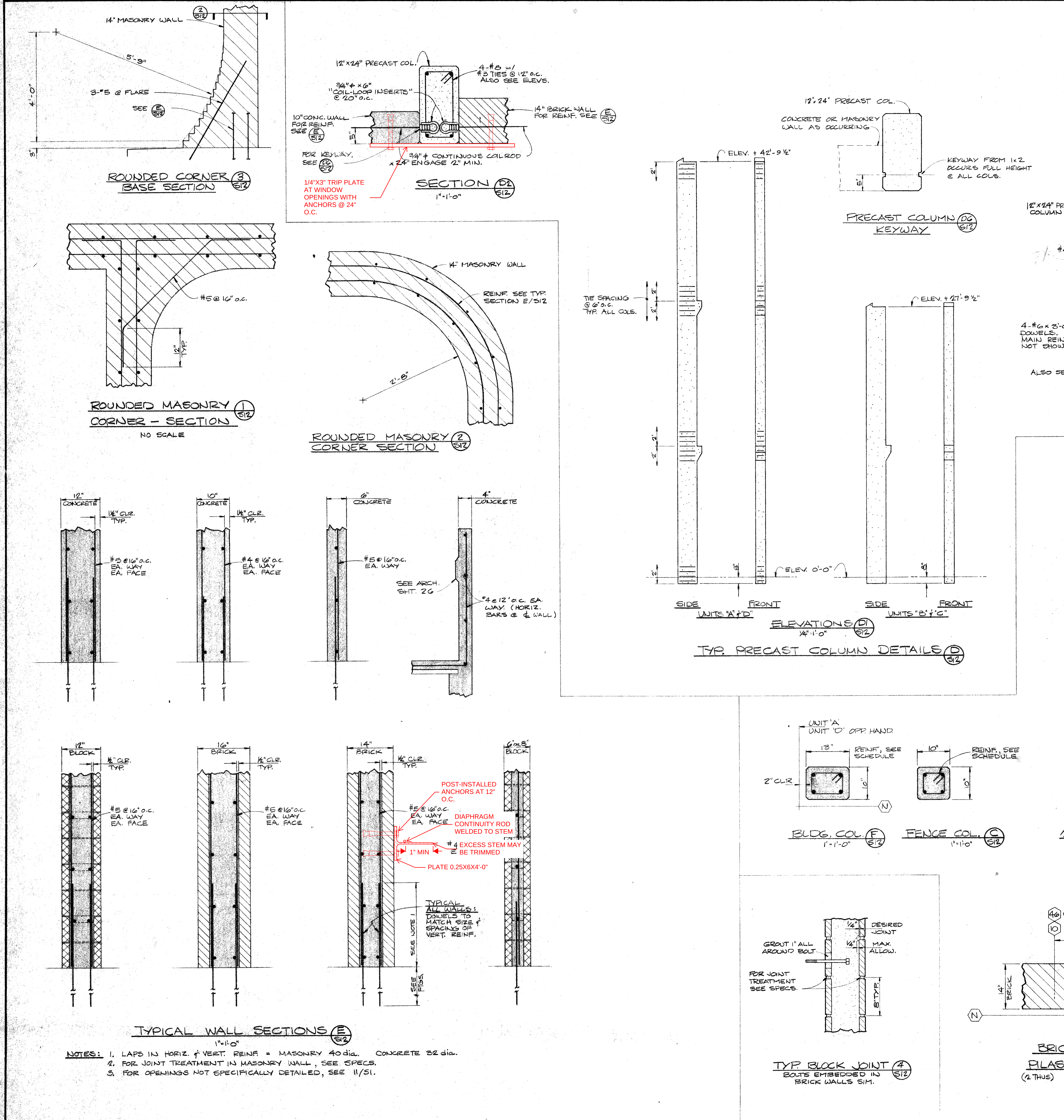
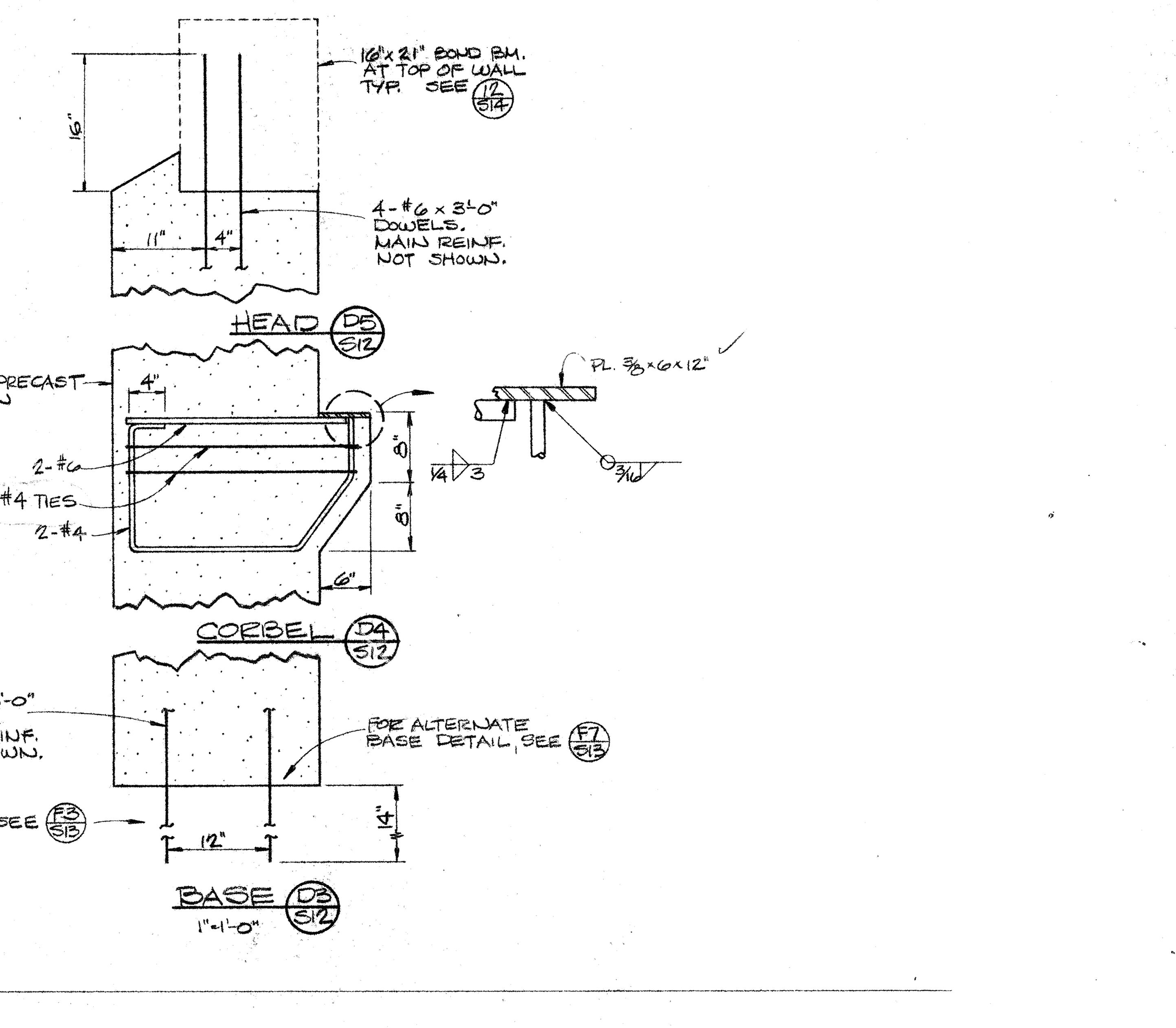
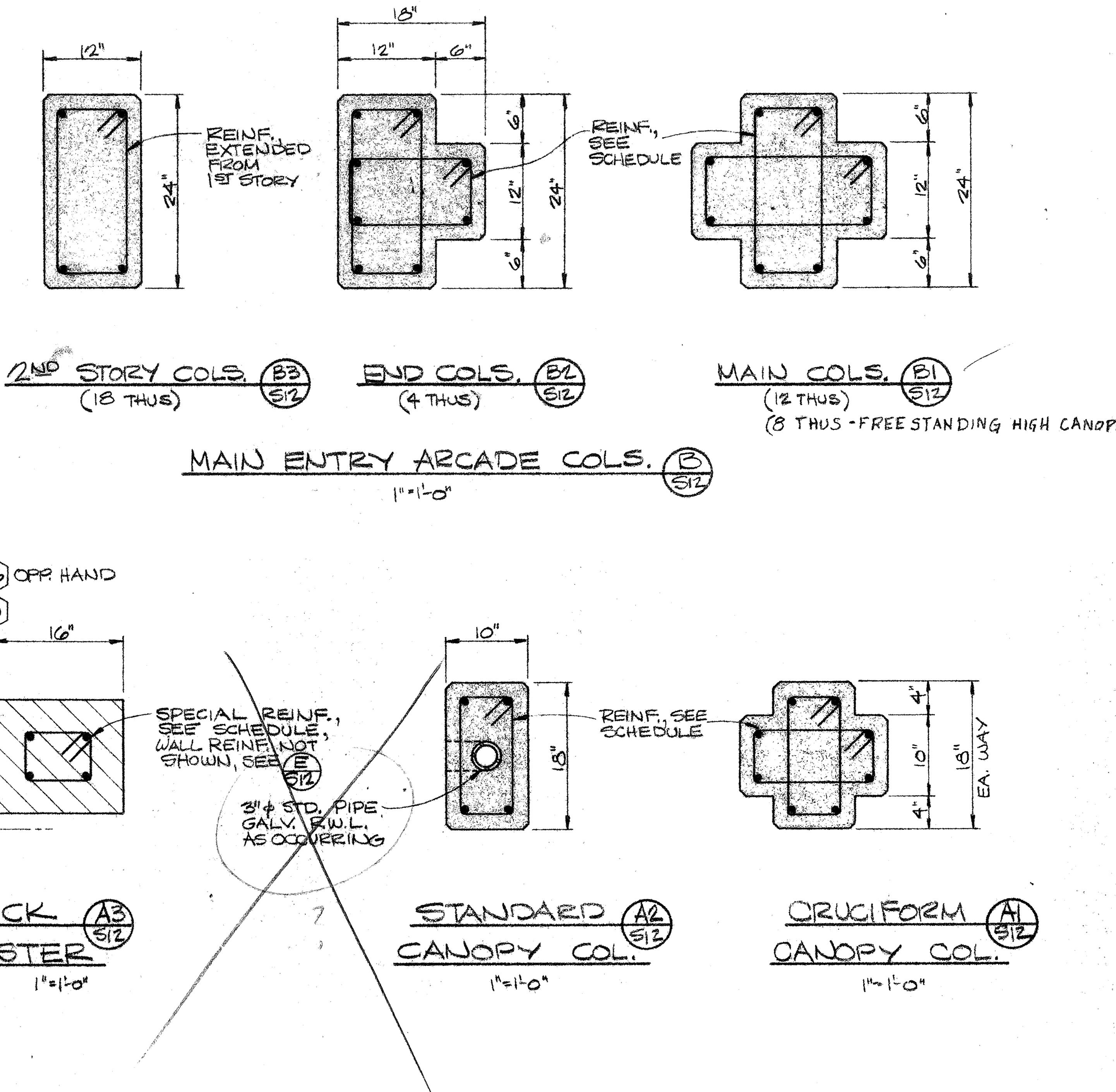


NOTES:
1. LAPS IN HORIZ. & VERT. REINF. = MASONRY 40 dia. CONCRETE 32 dia.
2. FOR JOINT TREATMENT IN MASONRY WALL, SEE SPECS.
3. FOR OPENINGS NOT SPECIFICALLY DETAILED, SEE 11/S1.



PILASTER & COLUMN SCHEDULE						
LOCATION	SIZE	MAIN BARS	TIE BARS	TIE SPACING: WITHIN 2' OF SUPPORT	TIE SPACING: ELSEWHERE	REMARKS
MAIN BLDGS. COLS (PRECAST)	12"x24"	4-#8	#4	4" o.c.	6" o.c.	SEE D/S12
MAIN ENTRY ARCADE	24"x24" CRUCIFORM	8-#8	#4	4" o.c.	6" o.c.	SEE B1/S12
MAIN ENTRY ARCADE	18"x24" TEE	8-#8	#4	4" o.c.	12" o.c.	SEE B2 & B3/S12
TYPICAL CANOPY	10"x18"	4-#6	#3	5" o.c.	10" o.c.	SEE A2/S12
TYPICAL CANOPY	18"x18" CRUCIFORM	8-#6		5" o.c.	10" o.c.	SEE A1/S12
BRICK PILASTER	14"x16" BRICK	4-#6		6" o.c.	10" o.c.	SEE A3/S12, EXTEND REINF. TO 2ND FLOOR
FENCE	10"x10"	4-#5		5" o.c.	10" o.c.	SEE C/S12
UNITS B&C, GRID N-ADJ. TO SEPARATION JT. (2 THUS)	10"x13"	4-#6		5" o.c.	10" o.c.	SEE F/S12
FREE-STANDING HIGH CANOPY (8 THUS)	24"x24" CRUCIFORM	8-#8	#4	4" o.c.	6" o.c.	AS PER B1/S-12



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TYPICAL WALL & COLUMN DETAILS

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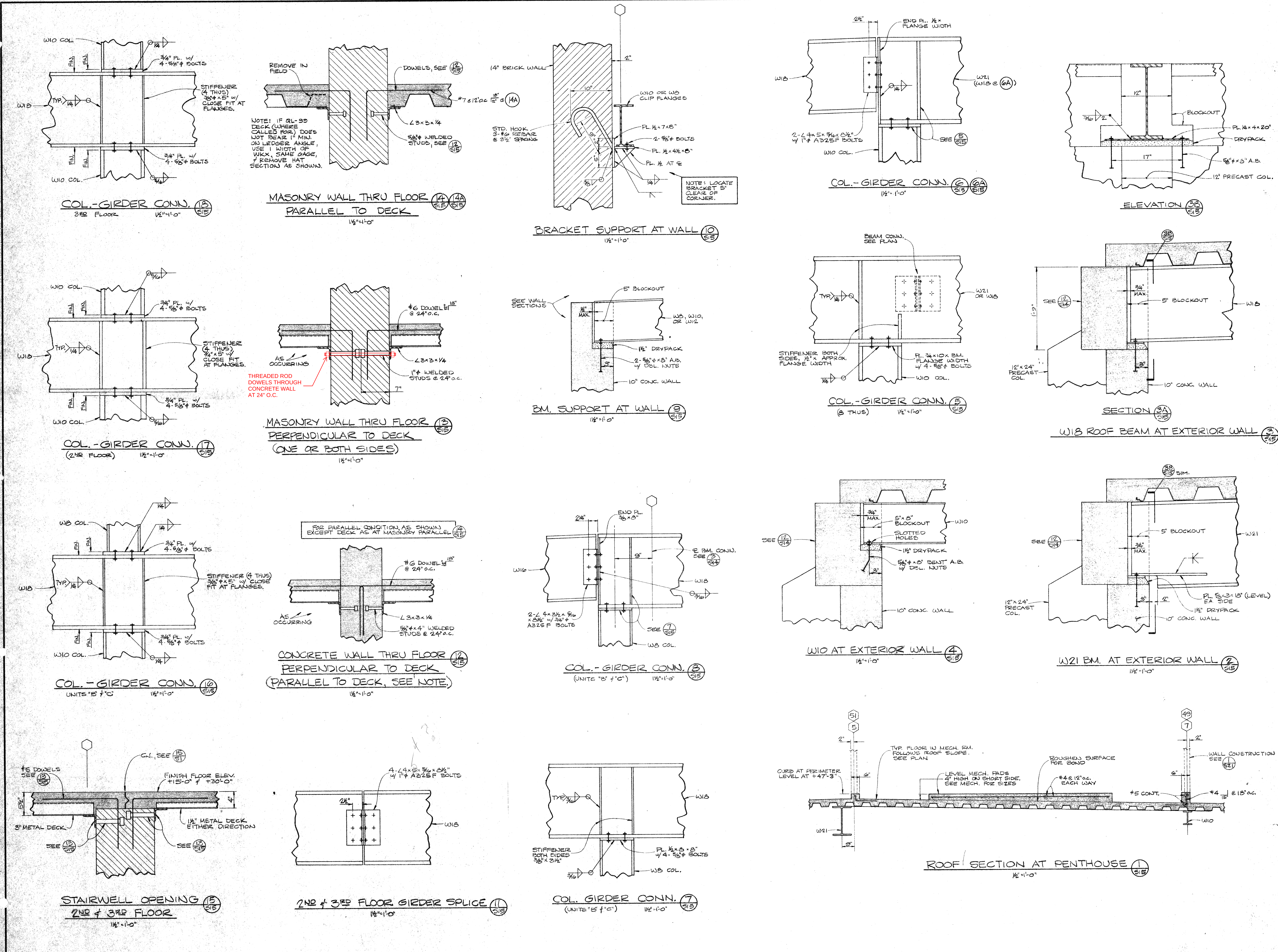
COL.-GIRDER CONN. 13/S15
3RD FLOOR 1½"=1'-0"
W10 COL.
3/4" PL. w/ 4-5/8"φ BOLTS
STIFFENER (4 THUS) 3/8"x5" w/ CLOSE FIT AT FLANGES.
W18
MASONRY WALL THRU FLOOR PARALLEL TO DECK 14/S15 14A/S15
1½"=1'-0"
REMOVE IN FIELD
DOWELS, SEE 12/S15
#7 @ 12" o.c. 18"/12" @ 14A
∠3x3x1/4
5/8"φ WELDED STUDS, SEE 12/S15
NOTE: IF QL-99 DECK (WHERE CALLED FOR) DOES NOT BEAR 1" MIN. ON LEDGER ANGLE, USE 1 WIDTH OF WKX, SAME GAGE, & REMOVE HAT SECTION AS SHOWN.
BRACKET SUPPORT AT WALL 10/S15
1½"=1'-0"
14" BRICK WALL
W10 OR W8 CLIP FLANGES
STD. HOOK 3-#6 REBAR @ 3½" SPACING
PL. ½x7x8"
2-5/8"φ BOLTS
PL. ½x4½x8"
PL. ½ AT ℄
NOTE: LOCATE BRACKET 5' CLEAR OF CORNER.
COL.-GIRDER CONN. 6/S15 6A/S15
1½"=1'-0"
END PL. ½x FLANGE WIDTH
W18
W21 (W18 @ 6A)
2-∠4x5x5/16x8½" w/ 1"φ A325F BOLTS
W10 COL.
SEE 5/S15
ELEVATION 3B/S15
BLOCKOUT
PL. ¼x4x20"
DRYPACK
5/8"φx8" A.B.
12" PRECAST COL.
COL.-GIRDER CONN. 17/S15
(2ND FLOOR) 1½"=1'-0"
STIFFENER (4 THUS) 3/8"x5" w/ CLOSE FIT AT FLANGES.
3/4" PL. w/ 4-5/8"φ BOLTS
MASONRY WALL THRU FLOOR PERPENDICULAR TO DECK (ONE OR BOTH SIDES) 13/S15
1½"=1'-0"
#6 DOWEL 18" @ 24" O.C.
AS OCCURRING
∠3x3x1/4
1"φ WELDED STUDS @ 24" o.c.
THREADED ROD DOWELS THROUGH CONCRETE WALL AT 24" O.C.
BM. SUPPORT AT WALL 9/S15
1½"=1'-0"
SEE WALL SECTIONS
5" BLOCKOUT
W8, W10, OR W12
1½" DRYPACK
2-5/8"φx8" A.B. w/ DBL. NUTS
10" CONC. WALL
COL.-GIRDER CONN. 5/S15
(3 THUS) 1½"=1'-0"
BEAM CONN. SEE PLAN
W21 OR W18
STIFFENER BOTH SIDES, ½"x APPROX. FLANGE WIDTH
PL. ¾x10x BM. FLANGE WIDTH w/ 4-5/8"φ BOLTS
W10 COL.
SECTION 3A/S15
W18 ROOF BEAM AT EXTERIOR WALL 3/S15
5" BLOCKOUT
12"x24" PRECAST COL.
10" CONC. WALL
COL.-GIRDER CONN. 16/S15
UNITS "B" & "C" 1½"=1'-0"
W8 COL.
STIFFENER (4 THUS) 3/8"x5" w/ CLOSE FIT AT FLANGES.
CONCRETE WALL THRU FLOOR PERPENDICULAR TO DECK 12/S15
(PARALLEL TO DECK, SEE NOTE)
1½"=1'-0"
FOR PARALLEL CONDITION AS SHOWN EXCEPT DECK AS AT MASONRY PARALLEL 14/S15
#6 DOWEL 18" @ 24" o.c.
∠3x3x1/4
5/8"φx4" WELDED STUDS @ 24" o.c.
COL.-GIRDER CONN. 8/S15
(UNITS "B" & "C") 1½"=1'-0"
END PL. 3/8x8"
W16
W18
2-∠4x3½x5/16x8½" w/ 3/4"φ A325F BOLTS
W8 COL.
W10 AT EXTERIOR WALL 4/S15
1½"=1'-0"
5"x8" BLOCKOUT
SLOTTED HOLES
1½" DRYPACK
5/8"φx8" BENT A.B. w/ DBL. NUTS
10" CONC. WALL
W21 BM. AT EXTERIOR WALL 2/S15
1½"=1'-0"
5" BLOCKOUT
PL. 5x3x18" (LEVEL) EA SIDE
1½" DRYPACK
10" CONC. WALL
12"x24" PRECAST COL.
STAIRWELL OPENING 15/S15
2ND & 3RD FLOOR
1½"=1'-0"
#5 DOWELS SEE 13/S15
C.J., SEE 15/S1
FINISH FLOOR ELEV. +15'-0" & +30'-0"
3" METAL DECK
1½" METAL DECK EITHER DIRECTION
2ND & 3RD FLOOR GIRDER SPLICE 11/S15
1½"=1'-0"
4-∠4x5x5/16x8½" BOLTS w/ 1"φ A325F BOLTS
W18
COL. GIRDER CONN. 7/S15
(UNITS "B" & "C") 1½"=1'-0"
STIFFENER BOTH SIDES 3/8"x3½"
PL. ½x8x8" w/ 4-5/8"φ BOLTS
W8 COL.
ROOF SECTION AT PENTHOUSE 1/S15
½"=1'-0"
CURB AT PERIMETER LEVEL AT +47'-3"
TYP. FLOOR IN MECH. RM. FOLLOWS ROOF SLOPE. SEE PLAN
LEVEL MECH. PADS 4" HIGH ON SHORT SIDE. SEE MECH. FOR SIZES
ROUGHEN SURFACE FOR BOND
#4 @ 12" o.c. EACH WAY
#5 CONT.
#4 @ 18" o.c.
WALL CONSTRUCTION SEE 5/S21
W21
W10

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J. S. BARRISH Structural Engineer

FRAMING DETAILS

CLASSROOM - ADMINISTRATION REPLACEMENT BUILDING

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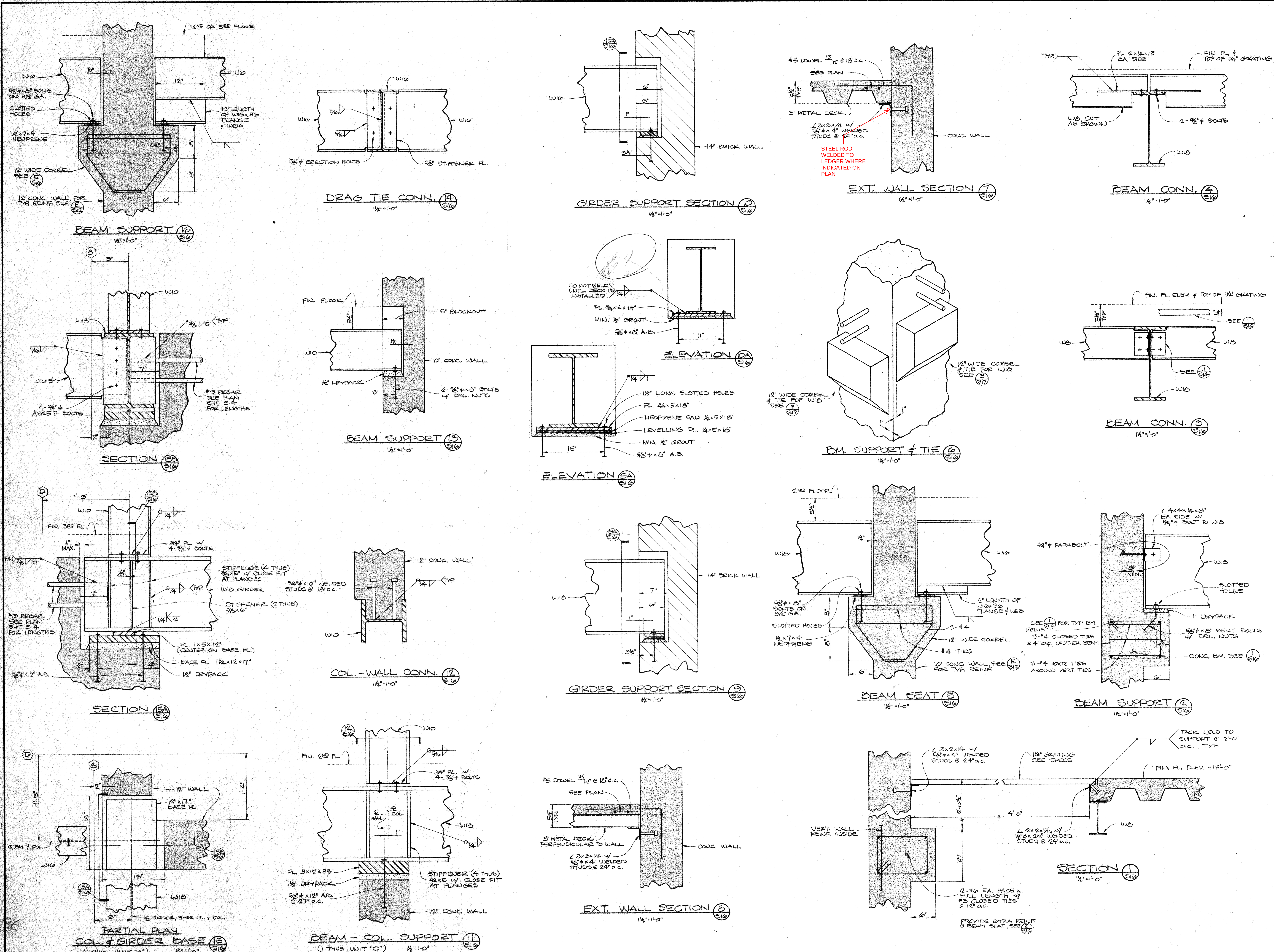

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FRAMING DETAILS

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SACRAMENTO CITY COLLEGE
LOS RIOS COMMUNITY COLLEGE DISTRICT
SACRAMENTO · SACRAMENTO COUNTY · CALIFORNIA

UNIT
NO. OF SHEETS 163
SHEET S·16

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Appendix B – ASCE41-23 Tier 1 Evaluation Checklists

Degenkolb

Subject:	BASIC CONFIGURATION CHECKLIST	**Job Number:**	C6892002.00	**Date:**	04/30/26
Job:	Rodda Hall Seismic Evaluation	**By:**	DJM	**Section:**	
		Checked By:		**Page:**	

BASIC CONFIGURATION CHECKLIST

ASCE 41-23 SEISMIC EVALUATION AND RETROFIT OF EXISTING BUILDINGS

LIFE SAFETY PERFORMANCE LEVEL

BSE-1N SEISMIC HAZARD

EVALUATION CATEGORY	STATUS				EVALUATION STATEMENT	TIER 2 REFERENCE	COMMENTARY REFERENCE	ASCE 41-23 TABLE	COMMENTS
	C	NC	NA	U					
Building System: General	C				LOAD PATH: The structure contains a complete, well-defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation.	5.4.1.1	A.2.1.1	17-2	
	C				ADJACENT BUILDINGS: The clear distance between the building being evaluated and any adjacent building is greater than 0.25% of the height of the shorter building in low seismicity, 0.5% in moderate seismicity, and 1.5% in high seismicity.	5.4.1.2	A.2.1.2	17-2	
			NA		MEZZANINES: Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure.	5.4.1.3	A.2.1.3	17-2	
Building System: Building Configuration	C				WEAK STORY: The sum of the shear strengths of the seismic-force-resisting system in any story in each direction is not less than 80% of the strength in the adjacent story above.	5.4.2.1	A.2.2.2	17-2	
	C				SOFT STORY: The stiffness of the seismic-force-resisting system in any story is not less than 70% of the seismic-force-resisting system stiffness in an adjacent story above or less than 80% of the average seismic-force-resisting system stiffness of the three stories above.	5.4.2.2	A.2.2.3	17-2	
	C				VERTICAL IRREGULARITIES: All vertical elements in the seismic-force-resisting system are continuous to the foundation.	5.4.2.3	A.2.2.4	17-2	
	C				GEOMETRY: There are no changes in the net horizontal dimension of the seismic-force-resisting system of more than 30% in a story relative to adjacent stories, excluding one-story penthouses and mezzanines.	5.4.2.4	A.2.2.5	17-2	
	C				MASS: There is no change in effective mass of more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered.	5.4.2.5	A.2.2.6	17-2	
	C				TORSION: The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension. This statement does not apply to buildings with flexible diaphragms.	5.4.2.6	A.2.2.7	17-2	

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BASIC CONFIGURATION CHECKLIST

ASCE 41-23 SEISMIC EVALUATION AND RETROFIT OF EXISTING BUILDINGS

LIFE SAFETY PERFORMANCE LEVEL

BSE-1N SEISMIC HAZARD

EVALUATION CATEGORY	STATUS				EVALUATION STATEMENT	TIER 2 REFERENCE	COMMENTARY REFERENCE	ASCE 41-23 TABLE	COMMENTS
	C	NC	NA	U					
Geological Site Hazards				U	LIQUEFACTION: Liquefaction susceptible, saturated, loose granular soils that could jeopardize the building's seismic performance do not exist in the foundation soils at depths within 50 ft (15.2 m) under the building.	5.4.3.1	A.6.1.1	17-2	
	C				SLOPE FAILURE: The building site is located away from potential earthquake-induced slope failures or rockfalls so that it is unaffected by such failures or is capable of accommodating any predicted movements without failure.	5.4.3.1	A.6.1.2	17-2	
	C				SURFACE FAULT RUPTURE: Surface fault rupture and surface displacement at the building site are not anticipated.	5.4.3.1	A.6.1.3	17-2	
Foundation Configuration	C				TIES BETWEEN FOUNDATION ELEMENTS: For buildings supported on soils classified as Site Class D, DE, E, or F, the individual pile caps, piles, and piers are restrained by concrete beams or slabs adequate to resist seismic forces. For buildings supported on soils classified as Site Class E or F, individual spread footings are restrained by concrete beams or slabs adequate to resist seismic forces.	5.4.3.4	A.6.2.2	17-2	

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STRUCTURAL CHECKLIST

ASCE 41-23 SEISMIC EVALUATION AND RETROFIT OF EXISTING BUILDINGS
LIFE SAFETY PERFORMANCE LEVEL
BSE-1N SEISMIC HAZARD
CONCRETE SHEAR WALLS WITH STIFF DIAPHRAGMS (C2) & FLEXIBLE DIAPHRAGMS (C2A)

EVALUATION CATEGORY	STATUS				EVALUATION STATEMENT	TIER 2 REFERENCE	COMMENTARY REFERENCE	ASCE 41-23 TABLE	COMMENTS
	C	NC	NA	U					
Seismic Force Resisting System	C				CONCRETE BEARING WALLS: Floor and roof girders and trusses are not supported at the ends of concrete walls that are less than 10 in. thick. This statement only applies to framing supports located less than two times the wall thickness away from the wall end.	5.5.2.5.1	A.3.1.6.1	17-24	Walls all at least 10" thick
	C				REDUNDANCY: The number of lines of shear walls in each principal direction is greater than or equal to 2.	5.5.1.1	A.3.2.1.1	17-24	By Inspection
	C				SHEAR STRESS CHECK: The shear stress in the concrete shear walls, calculated using the Quick Check procedure of Section 4.4.3.3, is less than the greater of 100 lb/in^2 or 2 $\sqrt{f'_c}$	5.5.3.1.1	A.3.2.2.1	17-24	See calculations
	C				REINFORCING STEEL: The ratio of reinforcing steel area to gross concrete area is not less than 0.0012 in the vertical direction and 0.0020 in the horizontal direction.	5.5.3.1.3	A.3.2.2.2	17-24	See calculations
	C				DEFLECTION COMPATIBILITY: Secondary components have the shear capacity to develop the flexural strength of the components.	5.5.2.5.2	A.3.1.6.2	17-24	Secondary steel framing compliant by inspection.
			NA		FLAT SLABS: Flat slabs or plates not part of the seismic-force-resisting system have continuous bottom steel through the column joints.	5.5.2.5.3	A.3.1.6.3	17-24	No flat slabs present
	C				COUPLING BEAMS: Coupling beams have stirrups spaced at or less than d/2, and each wall or wall segment connected to the coupling beam is supported such that it can resist shear and overturning forces in the absence of the coupling beam. This statement only applies to coupling beams with span-to-depth ratios exceeding 2-to-1.	5.5.3.2.1	A.3.2.2.3	17-24	Coupling beams do not exceed 2-to-1 span to depth ratio.
Connections			NA		WALL ANCHORAGE AT FLEXIBLE DIAPHRAGMS: Exterior concrete or masonry walls that are dependent on flexible diaphragms for lateral support are anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections have strength to resist the connection force calculated in the Quick Check procedure of Section 4.4.3.7.	5.7.1.1	A.5.1.1	17-24	Flexible diaphragms not present.
	C				TRANSFER TO SHEAR WALLS: Diaphragms are connected for transfer of seismic forces to the shear walls.	5.7.2	A.5.2.1	17-24	
	C				FOUNDATION DOWELS: Wall reinforcement is doweled into the foundation with vertical bars equal in size and spacing to the vertical wall reinforcing directly above the foundation.	5.7.3.4	A.5.3.5	17-24	By Inspection
			NA		UPLIFT AT PILE CAPS: Pile caps have top reinforcement, and piles are anchored to the pile caps.	5.7.3.5	A.5.3.8	17-24	Pile caps not present

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ASCE 41-23 SEISMIC EVALUATION AND RETROFIT OF EXISTING BUILDINGS
LIFE SAFETY PERFORMANCE LEVEL
BSE-1N SEISMIC HAZARD
CONCRETE SHEAR WALLS WITH STIFF DIAPHRAGMS (C2) & FLEXIBLE DIAPHRAGMS (C2A)

EVALUATION CATEGORY	STATUS				EVALUATION STATEMENT	TIER 2 REFERENCE	COMMENTARY REFERENCE	ASCE 41-23 TABLE	COMMENTS
	C	NC	NA	U					
Diaphragms (Stiff or Flexible)	C				DIAPHRAGM CONTINUITY: Floor and roof diaphragms do not have expansion joints or vertical offsets, such as split levels, sawtooth, or clerestory configurations.	5.6.1.1	A.4.1.1	17-24	By Inspection
	C				ROOF CHORD CONTINUITY: All chord elements are continuous, regardless of changes in roof elevation.	5.6.1.1	A.4.1.3	17-24	By Inspection
	C				OPENINGS AT SHEAR WALLS: Diaphragm openings immediately adjacent to the shear walls are less than 25% of the wall length.	5.6.1.3	A.4.1.4	17-24	By Inspection
Flexible Diaphragms			NA		CROSSTIES: There are continuous crossties between diaphragm chords.	5.6.1.2	A.4.1.2	17-24	
			NA		STRAIGHT SHEATHING: All straight-sheathed diaphragms have horizontal spans less than 24 ft and aspect ratios less than 2-to-1 in the direction being considered.	5.6.2	A.4.2.1	17-24	
			NA		DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 ft and aspect ratios less than or equal to 4-to-1.	5.6.2	A.4.2.2	17-24	
			NA		BLOCKED DIAPHRAGMS: All blocked wood structural panel diaphragms have horizontal spans less than 120 ft and have aspect ratios less than or equal to 4-to-1.	5.6.2	A.4.2.3	17-24	
			NA		CANTILEVERED WOOD DIAPHRAGMS: All cantilevered wood diaphragms that provide lateral support for concrete or masonry walls consist of wood structural panels and have a maximum cantilever length of 20 ft if unblocked or 35 ft if blocked, and a maximum ratio of cantilever length to diaphragm width of 1:2 if unblocked and 1:1 if blocked. In addition, the cantilevered diaphragm has a back-span length equal to or greater than the cantilevered portion.	5.6.2	A.4.2.4	17-24	
			NA		NON-CONCRETE-FILLED DIAPHRAGMS: Bare steel deck diaphragms or steel deck diaphragms with fill other than reinforced structural concrete consist of horizontal spans of less than 120 ft and have aspect ratios less than 4-to-1.	5.6.3	A.4.3.1	17-24	
			NA		OTHER DIAPHRAGMS: Diaphragms do not consist of a system other than wood, steel deck, concrete, or horizontal bracing.	5.6.5	A.4.7.1	17-24	

Appendix C – Photographs

Photo C1 – Rodda Hall North Elevation

Photo C2 – Rodda Hall Typical Hallway with Window Openings on Right

Photo C3 – Rodda Hall Typical Corridor on Line N

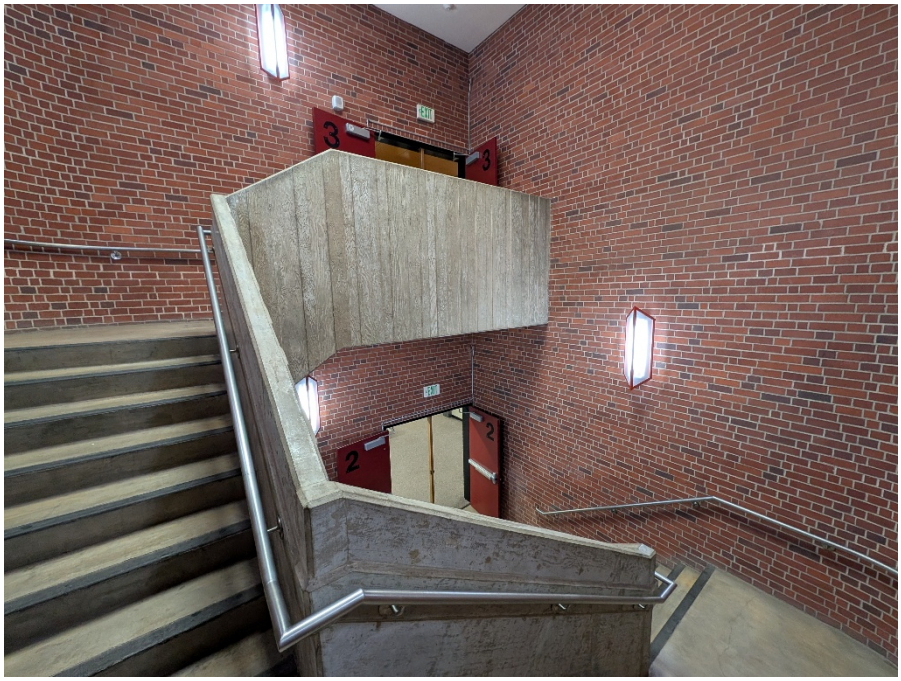

Photo C4 – Rodda Hall Typical Stairwell