

Solano Community College District  
Final Draft Campus Master Plans

**Priority Projects and Draft Implementation Planning**

December 18, 2012

Vallejo Center



Not To Scale

Vacaville Center



Not To Scale

Fairfield Campus



Not To Scale



FAIRFIELD CAMPUS  
FINAL DRAFT CAMPUS PLAN

FUTURE  
CONNECTION  
TO BUSINESS  
CENTER DRIVE

# VACAVILLE CENTER FINAL DRAFT CAMPUS PLAN





VALLEJO CENTER  
FINAL DRAFT CAMPUS PLAN

TOTAL PARKING STALLS=473

PARKING STALLS=270

PARKING STALLS=171

LOWES SHOPPING CENTER

COLUMBUS PARKWAY

PARKING STALLS=32

REV	DATE	DESCRIPTION

CONSULTANT

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DRAWN	RP
CHECKED	XX
IN CHARGE	RB
DATE	10/25/12

SOLANO COMMUNITY COLLEGE DISTRICT  
**SOLANO COMMUNITY COLLEGE- VALLEJO CENTER**  
 FACILITIES MASTER PLAN  
 SITE PLAN

JOB NUMBER  
**11023**  
 DRAWING NUMBER  
**SKA-2**

Solano Community College  
District-wide Facilities Master Plan

Draft Facilities Master Plans  
Sample Priority  
Project Implementation  
Presented to:  
Academic Senate, 11/5/12  
Shared Governance, 11/28/12  
FaBPAC, 12/5/12  
Shared Governance, 12/12/12

DESCRIPTION :

The attached documents are representative of the current planning around the implementation plan for the District Facilities Master Plan (FMP).

PAGE TWO:

Priority Projects, as defined through consultation during the FMP research and planning, are identified with probable costs (high-level \$/Square Foot analysis based on building type/scope of work). These probable costs also include a proportional amount of district-wide/campus-wide project costs associated with infrastructure, landscape, contingencies, design & engineering, and management costs that are related to undertaking projects of these types.

At the request of the District, the probable cost of priority projects are compared against the funds that could be available through the successful passage of Measure Q. As indicated on page one, the costs of these projects represent approximately 55% of the \$348M identified in Measure Q.

PAGE THREE:

Here, priority projects are identified with the additional projects that would be required to implement the priority projects, representing supportive infrastructure or interim housing. Interim housing accommodates the required space to relocate those programs and uses that are affected during the construction of the sequential projects. Again, the costs of this implementation is compared against the funds that could be available through the successful passage of Measure Q. The costs related to the implementation identified here, represents approximate 75% of the \$348M identified in Measure Q.

PAGE FOUR and PAGE SIX:

Each phase of implementation will be accompanied by a graphic representation of the programmatic/special moves. Two examples are provided on these pages.

PAGE FIVE and PAGE 7:

Each phase of implementation is studied both graphically and mathematically; Existing programmatic space is identified in the identified moves. Two examples are provided on these pages.

**SOLANO COMMUNITY COLLEGE DISTRICT**
**PRIORITY PROJECT LIST  
AND PROBABLE COSTS**

DRAFT Probable Costs, Priority Projects

**Facilities Master Plan, Solano Community College**

Drafted Nov. 1, 2012

1	Fairfield	NEW Library / Learning Resource Center	\$	33,914,497	
2	Fairfield	NEW Science and Math	\$	28,548,103	
3	Fairfield	NEW Student Forum	\$	3,663,584	
4	Fairfield	Building 1800A - Vocational Technologies	\$	10,718,000	
1	Vacaville	New Multi-Science and BioTech Building	\$	27,473,370	
2	Vacaville	Agriculture Building + M&O Facility	\$	15,262,983	
3	Vacaville	Existing Vacaville Center Building	\$	18,258,977	
4	Vacaville	New Fire Training Facilities - Drill Tower	\$	1,714,522	
5	Vacaville	New Fire Training Facilities - Strength & Conditioning Pavilion	\$	859,071	
6	Vacaville	New Fire Training Facilities - 343 Hall	\$	2,502,630	
1	Vallejo	New Multi-Disciplinary Classroom/Lab Building	\$	26,803,709	
2	Vallejo	Existing Vallejo Center Building Renovation/Retrofit	\$	20,252,430	
Total \$, Campus/Center Ten (10) Priorities			\$	<b>189,971,877</b>	54.6% of Meas Q
Total \$, Measure Q			\$	<b>348,000,000</b>	

*Probable Costs indicated above include Campus-wide Infrastructure, Landscape, Contingencies, Design, Management Costs (soft costs)*

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**SOLANO COMMUNITY COLLEGE DISTRICT**
**PRIORITY PROJECT IMPLEMENTATION  
AND RELATED COSTS**

DRAFT Probable Costs, Priority Projects

**Facilities Master Plan, Solano Community College**

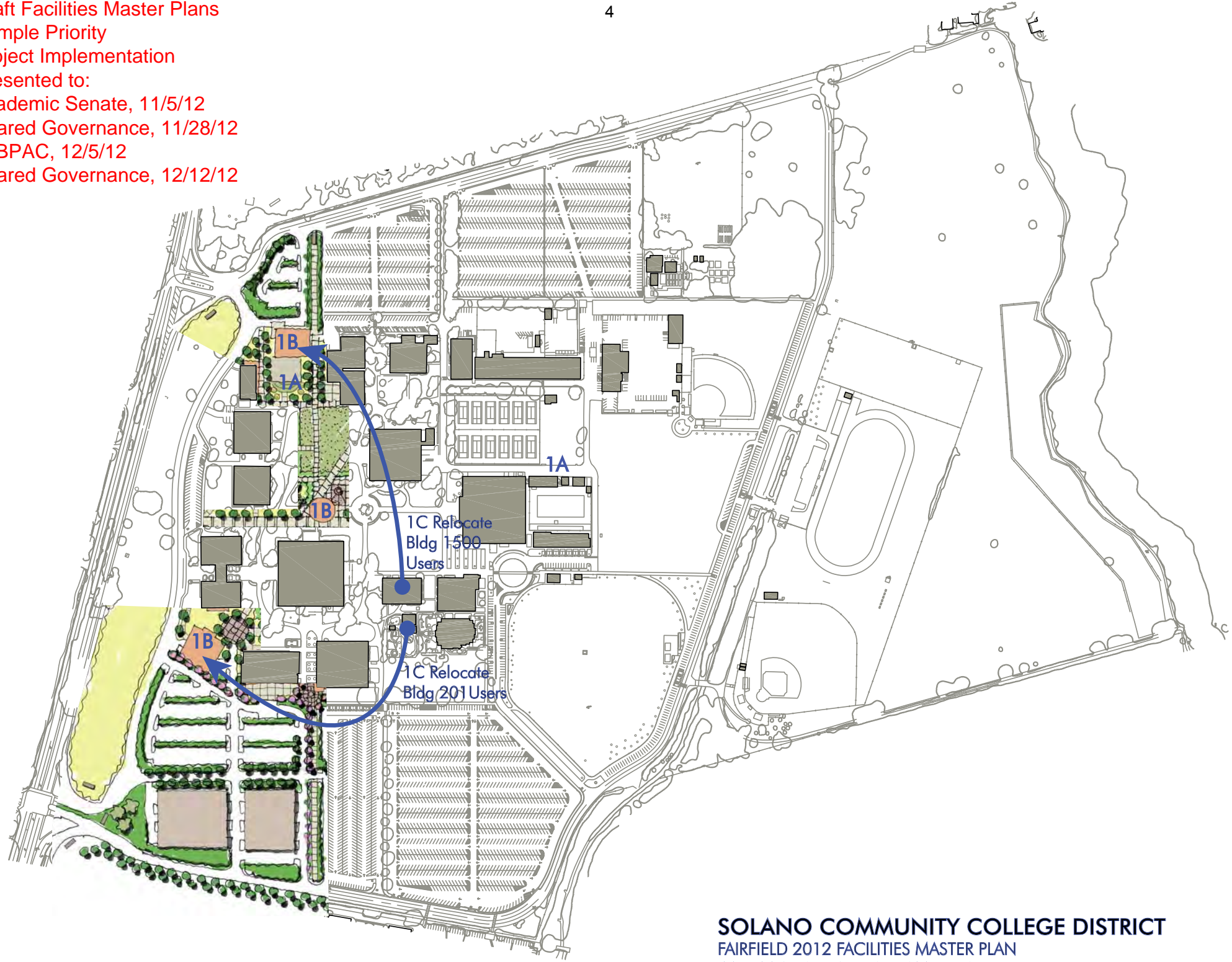
Drafted Nov. 1, 2012

	Central Plant Building	\$	4,462,177	<b>Draft Facilities Master Plans Sample Priority Project Implementation Presented to: Academic Senate, 11/5/12 Shared Governance, 11/28/12 FaBPAC, 12/5/12 Shared Governance, 12/12/12</b>
3 Fairfield	NEW Student Forum	\$	3,663,584	
	New Corporate Training Center	\$	6,565,070	
	NEW Classroom Building/Middle College	\$	6,734,007	
	Bldg 201 Child Development Center (ECE) #2 Demolition	\$	19,185	
	Building 1500 Demolition	\$	218,725	
1 Fairfield	NEW Library / Learning Resource Center	\$	33,914,497	
	Building 100 Demolition	\$	660,824	
	Building 700 - Health & Nursing	\$	9,658,599	
	Building 800 Demolition	\$	224,680	
2 Fairfield	NEW Science and Math	\$	28,548,103	
4 Fairfield	<i>Building 1800A - Vocational Technologies</i>	\$	10,718,000	
	<i>NEW Horticulture Building</i>	\$	11,172,917	
	<i>Building 1000 Demolition</i>	\$	52,986	
	<i>Building 1600 Retrofit/Child Development Center</i>	\$	7,751,888	
	<i>Building 1200 Theater, Music Drama</i>	\$	15,200,677	
	<i>NEW Maintenance &amp; Operations Complex &amp; Storage</i>	\$	13,115,219	
1 Vacaville	New Multi-Science and BioTech Building	\$	27,473,370	
2 Vacaville	Agriculture Building + M&O Facility	\$	15,262,983	
3 Vacaville	Existing Vacaville Center Building	\$	18,258,977	
4 Vacaville	New Fire Training Facilities - Drill Tower	\$	1,714,522	
5 Vacaville	New Fire Training Facilities - Strength & Conditioning Pavilion	\$	859,071	
6 Vacaville	New Fire Training Facilities - 343 Hall	\$	2,502,630	
1 Vallejo	New Multi-Disciplinary Classroom/Lab Building	\$	26,803,709	
2 Vallejo	Existing Vallejo Center Building Renovation/Retrofit	\$	20,252,430	
	Total \$, Campus/Center Ten (10) Priorities	\$	<b>265,808,832</b>	76.4% of Meas Q
	Total \$, Measure Q	\$	<b>348,000,000</b>	

*Probable Costs indicated above include Campus-wide Infrastructure,  
Landscape, Contingencies, Design, Management Costs (soft costs)*



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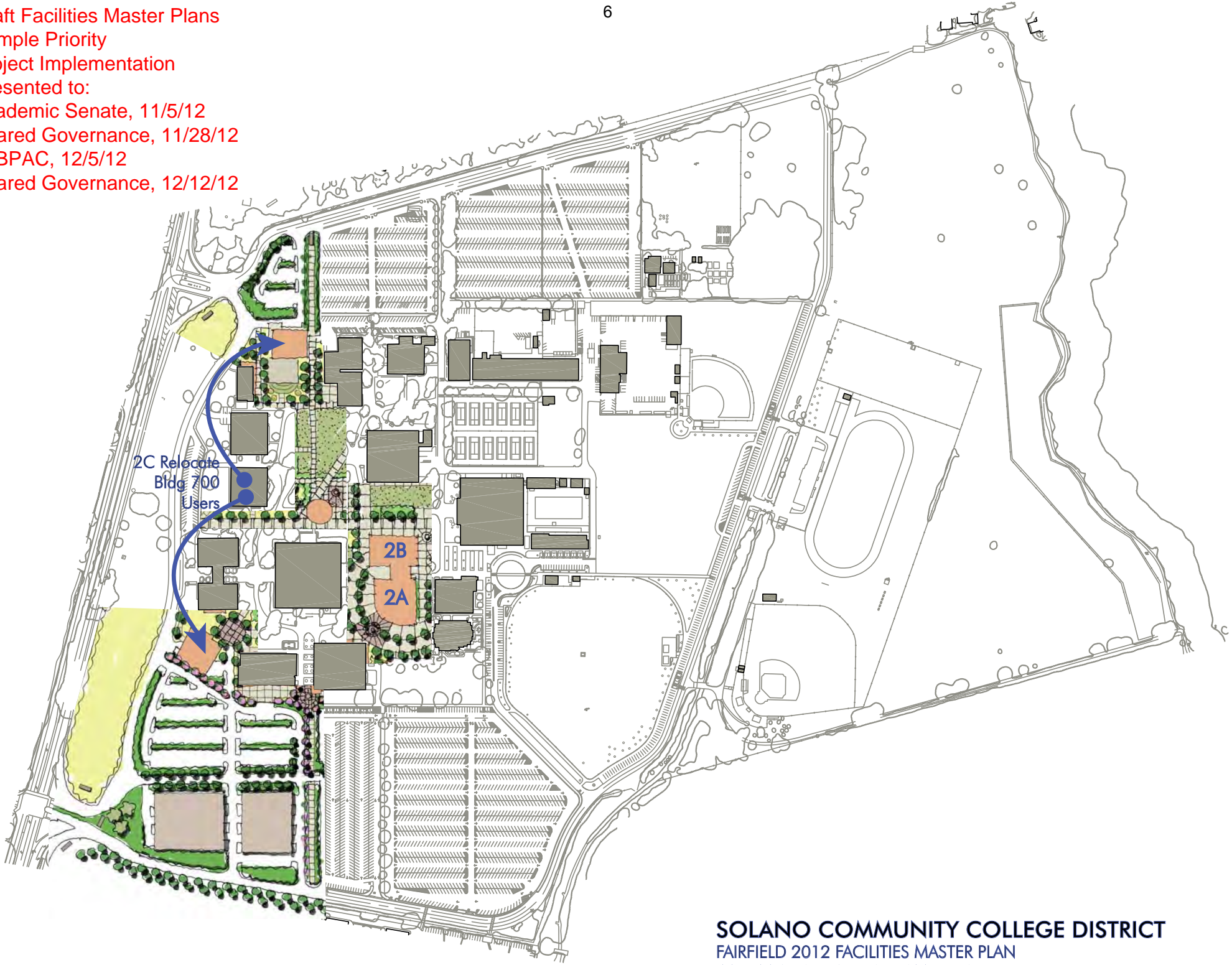


SOLANO COMMUNITY COLLEGE DISTRICT 2012 FACILITIES MASTERPLAN: PHASING

Sub Phase	Fairfield Phase 1	Lecture ASF	Lab ASF	Office ASF	Library ASF	AV/TV ASF	P.E. ASF	Assembly ASF	Inactive ASF	All Other ASF	Total ASF ASF	Total Build Out Long Range FMP Total Building GSF
	Main Campus EXISTING ASF	46,329	79,865	51,668	21,944	3,608	43,929	21,029	7,560	72,683	348,615	438,453
1A	DEMO PORTABLES A THROUGH E	-1643		-3771	-2325					-174	-7913	-8,643
1A	RENOVATE Central Plant / Chemical Storage									5396	5,396	5,660
1B	NEW Student Forum									3750	3,750	5,000
1B	NEW Corporate Training Center	7424		184						1477	9,085	12,200
1C	6920 Child Development ECE			98						1252		
1C	1305 Child Development ECE			86								
1C	0099 General Assignment	2424								225		
1C	Unoccupied	5000										
1B	NEW Lecture Classroom & Middle College	4406	2950	4207						225	11,788	16,000
1C	Bldg 1500 Temp (Math)	3083	2150	977						225		
1C	Unoccupied	1323	800	3230								
	<b>NET CHANGE</b>	<b>10,187</b>	<b>2,950</b>	<b>620</b>	<b>-2,325</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,674</b>	<b>22,106</b>	<b>30,217</b>
1C	RELOCATE Building 201 Childcare #2 Users			98						1252	1,350	1,440
1C	6920 Child Development ECE			-98						-1252		
1C	RELOCATE Building 1500 Mathematics Users	5507	2150	891						225	8,773	11,616
1C	1701 Mathematics	-3083	-2150	-977								
1C	0099 General Assignment	-2424								-225		
1C	1305 Child Development ECE			-86								
	Building 100 Library Complex	639	5294	6397	17798	3483			5003	5385	43,999	49,600
	Building 200 Childcare Center			769						7068	7,837	9,280
	Building 300 Science	2067	14465	1276							17,808	24,240
	Building 400 Student Services	4892		12281	1293					3829	22,295	39,621
	Building 500 Business	914	6219	1491							8,624	11,616
	Building 600 Administration	1732		6275						1909	9,916	13,056
	Building 700 Humanities	8711	800	2207						70	11,788	16,864
	Building 800 Multi Discipline	9594	3272	739						175	13,780	17,856
	Building 900 Faculty Office			3443						326	3,769	5,300
	Building 1000 Horticulture		1665	280						1611	3,556	3,977
	Building 1200 Music Drama		5197	1096				10769		2946	20,008	25,231
	Bulding 1300 Fine Arts	835	7206	1297		85				885	10,308	12,400
	Building 1400 Student Center			979	528					21941	23,448	33,032
	Building 1600 Vocational Arts	4637	4801	1569						436	11,443	14,336
	Building 1700 PE			2184			38798			2569	43,551	55,881
	Building 1800 Vocational Complex	4380	22315	2622		40			2557	426	32,340	35,150
	Building 1900 Warehouse			1096						9265	10,361	10,730
	Pool Mechanical (2100)						720			636	1,356	1,707
	Stadium (2500)						4411			6021	10,432	10,754
	Nut Tree Hanger	778	6481	520							7,779	8,100
	Harbor Theater			387				10,260		138	10,785	12,363
	<b>TOTAL</b>	<b>56,516</b>	<b>82,815</b>	<b>52,288</b>	<b>19,619</b>	<b>3,608</b>	<b>43,929</b>	<b>21,029</b>	<b>7,560</b>	<b>77,961</b>	<b>365,325</b>	<b>463,010</b>

Draft Facilities Master Plans  
Sample Priority Project Implementation

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SOLANO COMMUNITY COLLEGE DISTRICT 2012 FACILITIES MASTERPLAN: PHASING

Sub Phase	Fairfield Phase 2	Lecture ASF	Lab ASF	Office ASF	Library ASF	AV/TV ASF	P.E. ASF	Assembly ASF	Inactive ASF	All Other ASF	Total ASF ASF	Total Build Out Long Range FMP Total Building GSF
	Main Campus EXISTING ASF	56,516	82,815	52,288	19,619	3,608	43,929	21,029	7,560	77,961	365,325	463,010
2A	DEMO Building 201 Childcare #2			-98						-1252	-1350	-1440
2A	DEMO Building 1500 Mathematics	-5507	-2150	-891						-225	-8773	-11616
2B	NEW Library & Success Center		1520	4038	32639	2678		1610		1954	44,439	59200
	NET CHANGE	-5507	-630	3049	32639	2678	0	1610	0	477	34316	46144
2C	RE-LOCATE Building 700 Humanities Users	8711	800	2207						70	11,788	16864
2C	0099 General Assignment	-8711										
2C	1501 English		-800	-3230								
2C	2201 Social Sciences			-1023								
1A	NEW Corporate Training Center	8711		1121						1252	11,084	12200
1C	Bldg 201 Temp (Child Development)			98						1252		
2C	Partial Bldg 700 Temp (Gen/Soc. Sci.)	8711		1023								
1B	NEW Lecture Classroom & Middle College	3083	2950	4207						225	10,465	16000
1B	Bldg 1500 Temp (Math)	3083	2150	977						225		
2C	Partial Bldg 700 Temp (English)		800	3230								
1B	NEW Student Forum									3750	3,750	5000
1A	Renovated Central Plant / Chemical Storage									5396	5,396	5,660
	Building 100 Library Complex	639	5294	6397	17798	3483			5003	5385	43,999	49600
	Building 200 Childcare Center			769						7068	7,837	9280
	Building 300 Science	2067	14465	1276							17,808	24240
	Building 400 Student Services	4892		12281	1293					3829	22,295	39621
	Building 500 Business	914	6219	1491							8,624	11616
	Building 600 Administration	1732		6275						1909	9,916	13056
	Building 800 Multi Discipline	9594	3272	739						175	13,780	17856
	Building 900 Faculty Office			3443						326	3,769	5300
	Building 1000 Horticulture		1665	280						1611	3,556	3977
	Building 1200 Music Drama		5197	1096				10769		2946	20,008	25231
	Bulding 1300 Fine Arts	835	7206	1297		85				885	10,308	12400
	Building 1400 Student Center			979	528					21941	23,448	33032
	Building 1600 Vocational Arts	4637	4801	1569						436	11,443	14336
	Building 1700 PE			2184			38798			2569	43,551	55881
	Building 1800 Vocational Complex	4380	22315	2622		40			2557	426	32,340	35150
	Building 1900 Warehouse			1096						9265	10,361	10730
	Pool Mechanical (2100)						720			636	1,356	1,707
	Stadium (2500)						4411			6021	10,432	10,754
	Nut Tree Hanger	778	6481	520							7,779	8,100
	Harbor Theater			387				10,260		138	10,785	12,363
	<b>TOTAL</b>	<b>56,480</b>	<b>84,335</b>	<b>57,165</b>	<b>52,258</b>	<b>6,286</b>	<b>82,727</b>	<b>35,018</b>	<b>10,117</b>	<b>119,565</b>	<b>434,633</b>	<b>555,298</b>

Draft Facilities Master Plans  
Sample Priority Project Implementation