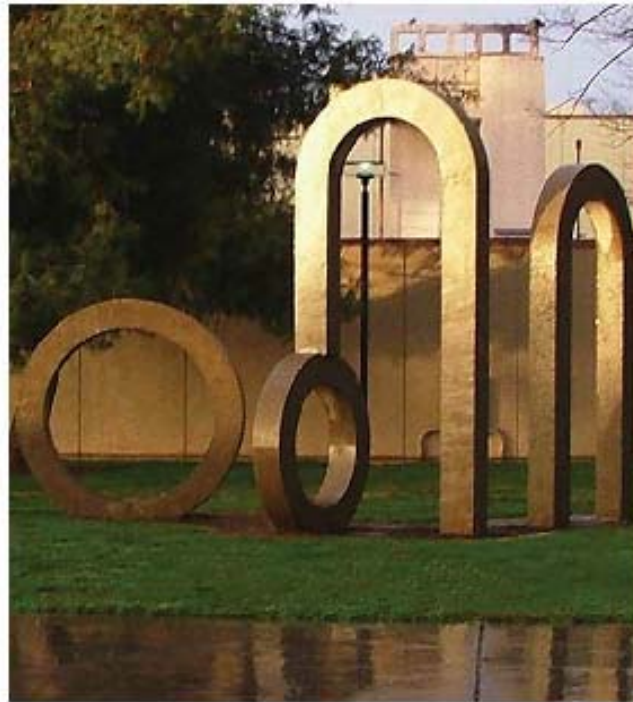


YUBA COMMUNITY COLLEGE DISTRICT



FACILITIES MASTER PLAN



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CHANCELLOR'S STATEMENT

Yuba Community College District Enters a New Era



Next year the Yuba Community College District (YCCD) will celebrate eighty years of service to California's north central valley region. Results from a recent survey of students, alumni, and community members indicated a very high satisfaction rate with the college's programs and services. Over the past five years the District's enrollment has been impacted by the state's fiscal crisis, and the legislature's increase in student enrollment fees. However, the District's over 4,000 square mile service region is one of the most rapidly developing areas of the state, projecting a population growth of over 200,000 in the next decade, and an ongoing pattern of enrollment growth is projected. With growth comes the need for expanded community college services, and YCCD is embracing this challenge with vision and foresight in both the design and planned expansion of its facilities across the district.

An Educational Master Plan has been developed to meet the needs of our growing region, and the Facilities Master Plan provides the infrastructure, facilities, and technologies necessary to support that Educational Master Plan, as YCCD enters this new era.

The Facilities Master Plan that follows is comprehensive in nature to provide access to postsecondary educational services across all geographic areas of the District. It addresses the infrastructure needs of existing facilities, many of which are the original buildings constructed in 1962, now forty-four years old. The Facilities Master Plan adds new educational facilities at all three campuses (Marysville, Woodland, and Clearlake), establishes a new educational facility in Sutter County, and provides a college-owned outreach facility in Colusa County, where only leased facilities have existed in the past.

Central to the Facilities Master Plan is its focus on students. The plan incorporates "Smart Classrooms" on all campuses, with contemporary teaching and learning technologies. Each campus's array of student services will be housed in a single location to provide a "One Stop Shop" on campus where students can register, seek financial aid, and receive advising assistance, among other services, all in one location. Additionally, access will be enhanced for those with travel limitations, or who live in remote areas of the District, through the establishment of facilities in both Sutter and Colusa Counties, and through further expansion of technologies for distributive (distance) education classes. Lastly, access to four-year university junior and senior coursework will be available at each campus to support those students whose goal is a bachelor's degree.

Yuba College's Marysville site, built in 1962, will require infrastructure repair (heating, ventilation, air conditioning, and electrical work) and renovation of its older classrooms and student services areas. Upgrades of the theater, library, and technology access are also planned, as well as repaving of the East parking lot. A new educational facility will be added to the campus to provide additional classroom space, and faculty and staff offices, to accommodate the growth in the Yuba-Sutter region. Services will continue on Beale Air Force Base as in the past.

Woodland Community College, in Yolo County, will experience renovation and modernization of existing older classroom and student services buildings, and a continuation of the build-out plan to accommodate the growth in Yolo County and support the transition to full college status, scheduled for Fall 2007. An educational facility for visual and performing arts, culinary arts, and a multi-purpose educational facility that includes physical education classes are planned for this next phase of expansion.

On the Clear Lake Campus of Yuba College, in Lake County, a permanent facility will be constructed to replace some portable buildings, to establish a large lecture classroom, and to allow the housing of student services in one location. The Food Services Management/Culinary Arts classroom facilities will also be expanded, and existing older facilities will undergo upgrades and modernization.

A new educational facility will be constructed in Sutter County, housing ten to twelve classrooms, and administrative offices for the District. Similar to the campuses in Marysville, Woodland, and Clearlake, the Sutter County facility will also provide for a four-year university presence for students seeking a bachelor's degree.

Improving access for Colusa County residents, who are remote from existing campuses, a District-owned outreach facility will be added in Colusa County. The facility will house classrooms, a student services area, and office space for faculty and staff. Classrooms will allow for pre-collegiate and degree-level coursework to be offered, as well as vocational training such as business and early childhood education. Small Business Development Center services and training seminars will also be accommodated in the facility.

In summary, this Facilities Master Plan is designed to protect, modernize, and expand the facilities' assets that District residents have so faithfully supported over these past eighty years. These facilities have housed the excellent educational programs and services that have highly satisfied our students, alumni, and community members over the years. Expanded facilities will enhance access, meet population growth needs, and allow for four-year university bachelor degree coursework to be available at each campus site. Modernized, contemporary classrooms to meet the needs of today's technologically competent students, faculty, and staff will maximize student success and ensure that graduates will continue to meet the needs of our community and the workplace.

Lastly, an economic impact study completed this year on the Yuba Community College District revealed three key facts: (1) for every dollar spent on YCCD, the taxpayers of our District receive a return on their investment of \$1.76; (2) for each year of coursework the average student takes at the college, that student will see an average salary increase of \$3,000 annually; and (3) YCCD provides approximately \$605,000,000 to the regional economy each year. The implementation of this Facilities Master Plan will continue this positive impact on our regional economy, contributing to its overall prosperity and vitality.



ACKNOWLEDGEMENTS

Acknowledgements

This document represents the culmination of a shared commitment to establish a vision and direction for the Yuba Community College District. Through program review, reorganization and strategic planning, particularly the development of the Educational Master Plan, the District created the framework for this comprehensive Facilities Master Plan. The Chancellor's Executive Team and the Facilities Infrastructure Project Team facilitated a District-wide planning effort to develop this planning document. The Board of Trustees, District administrators, faculty and classified staff contributed significantly to the creation of the plan.

The publication of this plan would not have been possible without the support, expertise and dedication of the Trustees of the District. They bring a community perspective to the effort and consistently represent the interests of District residents and students.

The Facilities Master Plan, a culmination of the efforts of many, provides for the future of the District and will benefit its students and communities served for years to come.

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EXECUTIVE SUMMARY

Executive Summary

Yuba College opened its doors in 1927 as one of the first community colleges to be established in the United States. With 4,192 square miles assigned to its service area, the Yuba Community College District spans one of the largest geographic areas, among all community colleges, in the state of California. The District has provided outstanding educational opportunities for area students for almost 80 years. This Facilities Master Plan presents a realistic summary of District facilities needs.

In December 2004, the Board of Trustees approved the Yuba Community College District's Education Master Plan (EMP). One of the plan's major goals was for the District to create a facilities master plan. An extensive needs analysis completed as part of the EMP highlighted the age of District facilities and the necessity to create a plan to address both age-related needs and the use of new technologies through modernizing facilities to better serve the District's students and service area.

In September 2005, the Community College Service (CCS) Group (Sacramento) was retained to develop the ground work and format for a comprehensive District-wide facilities master plan. The CCS group also reviewed and supported the findings of the Facilities Condition Assessment conducted by 3D/International in 2001 for all facilities in the District. The Facilities Infrastructure Project Team blended the information provided by the CCS Group with that from the EMP and District-wide input from administrators, faculty, staff and students. The plan is predicated on the continued inclusion and expansion of technology into the student learning process. The application and expansion of technology is clearly identified in key sections throughout this document. The approach to developing the Facilities Master Plan adopted by the Facilities Infrastructure Project Team involved a systematic process of District-wide data gathering, analysis, review and recommendations to supplement the CCS Group analysis. The data gathering phase was conducted by individual building staff committees that evaluated the condition of each building and compiled a detailed list of recommended renovations and improvements.

Specific recommendations for the District that emerged from the process include the following major projects: (1) extensive upgrades/renovations to existing facilities and constructing a new facility on the Yuba College Campus (Marysville), (2) constructing a new educational facility and administrative offices in Sutter County, (3) constructing a permanent classroom building on the Clear Lake Campus and renovating existing facilities, (4) constructing a performing arts center on the Woodland Community College Campus and renovating existing facilities and (5) constructing an outreach facility in Colusa County. Cost estimates for identified projects have been provided to enable the District to both prioritize projects and to summarize the total funding required to implement the Plan.

The Facilities Master Plan is a tool to manage future decision-making. It should be considered a dynamic, "living document" that will be updated to meet the constantly changing facility needs of the District. The Facilities Infrastructure Project Team recommends that the District perform reviews every two years to ensure that the direction of the plan remains consistent with the goals of the District.



INTRODUCTION

Introduction

Yuba Community College District (YCCD) Mission

To serve students' educational needs to the extent possible under the State's legal charge and available funding, providing the environment for students and faculty necessary for the pursuit, communication and interpretation of knowledge, wisdom and truth.

1. The primary mission of the Yuba Community College District is to provide rigorous, high quality curricula in:
 - Lower division arts and sciences
 - Vocational and Occupational fields
 - Business-focused training for economic development

2. An essential and important function of the District is to provide:
 - Remedial/Basic Skills instruction
 - English as a second language instruction
 - Postsecondary Student Support Services
 - Non-Credit Adult Instruction

3. An authorized function is to provide:
 - Community Education courses and programs
 - Institutional Research

Vision

The Yuba Community College District is an institution of higher education that prepares its students to meet the intellectual, occupational and technological challenges of a complex world.

The Yuba Community College District is a steward to its communities' educational and cultural well-being.

The Yuba Community College District values an education that encourages self-improvement and enables students to contribute to their families and the community.

The Yuba Community College District values all collegiate disciplines in relation to life, recognizing the importance of thinking clearly, creatively, critically and objectively.

The Yuba Community College District values intellectual and cultural diversity, open communication, collegiality, collaboration, mutual respect, personal integrity and responsible citizenship.

History of Facilities

Yuba College, located in Marysville in Yuba County, opened in 1927. Yuba College, a 160-acre campus located south of Marysville, opened with its first phase in 1962. Construction continued until 1966, by which time most components of today's campus had been completed. By 1975, YCCD service area had expanded to its present configuration that stretches across the central valley of California from the foothills of the Sierra Nevada to the Coastal Range. As one of the largest service areas in the California Community College System, YCCD's 4,192 square miles includes all or parts of eight counties in rural, north central California. The substantial distances between much of the District's population and the campus at Marysville made it necessary to supplement operations held at Yuba College by offering classes in local communities to serve the educational needs of this dispersed population. Outreach operations were established in Colusa in 1974 and in Woodland in 1976. At the same time, a similar outreach operation was being phased in at Clearlake. The sites in both Woodland and Clear Lake continued to grow and were approved as educational centers of the District. Leased facilities existed in both Colusa and Sutter counties until discontinued in 2003 during the states fiscal crises. Additionally, outreach operations are hosted on Beale Air Force Base.

District Planning

Overview

Institutional planning occurs at all levels in a periodic and cyclical pattern. Various managers, project teams and committees are responsible for the development and implementation of the District's institutional plans, such as the Educational Master Plan, Technology Plan, Human Resources Plan, Enrollment Management Plan, Marketing Plan, Annual Budget and the Facilities Master Plan. Each of these plans is unique relative to the processes and people involved in their creation, the level of specificity to which they are carried out, the span of time covered and their format. Two key planning elements that provide information necessary for the development of a facilities master plan are program review and the Educational Master Plan.

Program Review

The cornerstone for the District's planning/evaluation process is program review for all departments and programs. The program review process necessitates a self-analysis to identify strengths, weaknesses and growth opportunities of a program. The review allows evaluators to develop a plan of action to build upon identified growth opportunities and address perceived weaknesses. The action plan identifies specific resources, responsible parties and timelines necessary to implement the plans. A protocol for the assessment of the progress and success of the program evaluation is delineated in the plans.

Educational Master Plan

The Educational Master Plan provides direction on what the District's educational programs and student services should be while the Facilities Master Plan determines the where, when and how to best deliver the requisite instruction and services to support students. The Trustees and District staff realize that contemporary instructional and learning methods are inextricably intertwined with the latest technology.

The primary goal of the Educational Master Plan is to identify student and community needs and changing educational and economic development trends and then to develop related goals and timelines to ensure that these needs are met. It is the driving force to (1) modify and develop curriculum, (2) expand or reduce existing programs, (3) develop new programs, (4) increase/decrease staff levels, (5) purchase equipment and adopt new technologies, (6) provide/develop adequate facilities to meet growth priorities and new trends and (7) ensure that library, tutorial and other learning/support services are available to assist students. The Educational Master Plan should be thought of as a dynamic document that is fluid in that it will change as the District implements identified priorities and/or new needs are identified. It will also ensure an ongoing community outreach effort that will allow the District to establish future goals and priorities with an awareness of the needs of its constituencies.

In summary, the District's Educational Master Plan (1) establishes goals and criteria for the future development of programs, projects and initiatives and (2) provides the framework for the development of a comprehensive Facilities Master Plan. The recommendations and references included in this Facilities Master Plan clearly support the aforementioned goals and criteria defined in the Educational Master Plan.

Technology Plan

Higher education institutions are facing dramatic changes fueled by rapid advancements in information technology. These changes impact the institution's academic, student support and administrative services. Areas of impact include the following:

- Students – desiring greater access to academic and student support services and expansion of traditional service approaches.
- Faculty – desiring enhancements to support teaching and learning information on specific trends, greater research capabilities and collegial interfaces regarding best practices.
- Administrators – desiring faster and greater information regarding enrollment, performance and budgets in order to analyze efficiencies and effectiveness, as well as to respond to policy entities, such as boards and elected officials.
- Policymakers – desiring greater, faster and more reliable information for use in developing funding levels and realistic and feasible policies.

In another area, educational technology is quickly eroding traditional boundaries between institutions and YCCD is facing competition from “virtual” colleges and universities. Technology is enabling students to obtain an education at nontraditional times and locations. The current generation of students is the first for whom computers are as common as television. This has important implications for how and where teaching and learning take place. The primary goal of the Technology Plan is to support the goals and objectives of the District through the use of technology. The plan also provides a foundation for future technology efforts. In order to accomplish this, the plan is an integral part of both the Educational Master Plan and the Facilities Master Plan.

With a dramatic rise in Distributive Education and as an educational delivery system the opportunities for expanded growth in this area, educational technology needs to rise to the top as a priority. The District also currently lacks adequate educational technology in the traditional classrooms. Due to a lack of resources, modernization and upgrades to the District infrastructure to accommodate changing educational technology and the basic utility requirements for this technology have been slow and inadequate. The Facilities Master Plan has provisions to address these needs.

One of the key factors acknowledged in the Technology Plan is that in order to create the District's educational technology vision, adequate infrastructure must first be in place. The Technology Plan promotes the integration of a contemporary infrastructure as it relates to the construction of new facilities and/or modification of existing facilities.

The Technology Committee has created a plan that can be used to identify and address the needs of the District's students, staff and community. In doing so, the committee has made the following facilities recommendations:

- Upgrade electrical systems to meet the needs of the data network and install fiber optic cabling in those locations where it has not yet been provided.
- Provide adequate space to house electronics used for the technology infrastructure. This space will be shared with technology required for "smart classrooms" and network communications. Every building will be fiber-linked to establish the infrastructure backbone.
- Support growth and modification of the technology infrastructure and address such issues as the impact of wireless technology and other changing approaches to connectivity and growth on the number of users and in the number of applications.
- Include contemporary technology, including a copy center with networked high speed IP copiers, envelope sealers and sorters.
- Install self-service kiosks to allow students the opportunity to gain information and complete educational transactions outside the "lab" environment.
- Expand Information Technologies in the context of the growth of computer-based teaching and administrative functions, including space to support professional development initiatives.
- Upgrade existing Local Area Network (LAN) lines to the latest technology. This will not only move the District into the 21st century but will provide a solution to our current dilemma of "no more available lines" in some locations.
- Implement record storage strategies using technology.
- Install a wireless security monitoring system at all District locations to provide an increased level of visibility and to provide an additional level of comfort for our students and staff.

Expanding the use of educational and administrative technology will make the Yuba Community College District a recognized leader in the use of technology among California's community colleges.

Facilities Master Plan

A facilities master plan is, by definition, a comprehensive planning document. It sets forth District facilities needs and goals and a conceptual framework to accomplish stated objectives. Implementation plans, with appropriate timelines, are aligned with available resources.

The Facilities Master Plan (FMP) is a well-documented plan that serves as a guide for both short-term and long-term planning. This document should be regarded as a “living” plan that will be periodically reviewed to assess changing facilities conditions and to assess the impact of these changes on student learning. The details of the District’s Facilities Master Plan were developed by a subcommittee/work group of the Facilities Infrastructure Project Team comprised of (1) staff from the Community College Service Group (Sacramento), (2) the Vice Chancellor of Administrative Services, (3) the team leader of the Facilities Infrastructure Project Team, (4) the Public Information Director and (5) the Administrative Assistant to the Vice Chancellor Administrative Services. A licensed professional architect provided estimates for new building construction.

Inevitably, there is never enough capital, time or opportunities to meet every critical facilities need. The development of the FMP provides a fair, equitable and prudent process for the delivery of facilities to directly support learning opportunities for students and to provide a professional teaching and working environment for the District’s staff.

The learning needs of the students and communities served drive the planning for educational programs and support services. The development of educational programs and support services, in turn, drive facilities planning. To this end, a comprehensive community-wide needs assessment identified strong interest in (1) expanding the District’s partnership with four-year state institutions, (2) constructing District offices and an educational center in Sutter County, (3) expanding health care enrollment and curricula and (4) constructing an educational outreach facility in Colusa County.

The District will continue efforts to (1) pursue mutually beneficial educational partnerships, (2) expand partnerships with both public and private sector employers to expand economic development programs, (3) develop, modify and expand the curriculum and related student support services and (4) modify campus facilities. The facilities planning process is predicated on a thorough strategic assessment of the District’s strengths and weaknesses. The planners must consider all components of the District and thoroughly understand both the dynamics and the interrelationships that exist among the parts.

In realizing its goal of full implementation of the Facilities Master Plan, the District recognizes the need to build healthy, environmentally responsible and affordable educational facilities. The District strives through its design and construction practices to significantly reduce or eliminate the impact of buildings on the environment and occupants in six broad areas (1) sustainable site planning, (2) safeguarding water and water efficiency, (3) energy efficiency and the use of renewable energy, (4) conservation of materials and resources, (5) indoor environmental quality and (6) where economically justified, incorporating solar energy installations in future building construction projects.

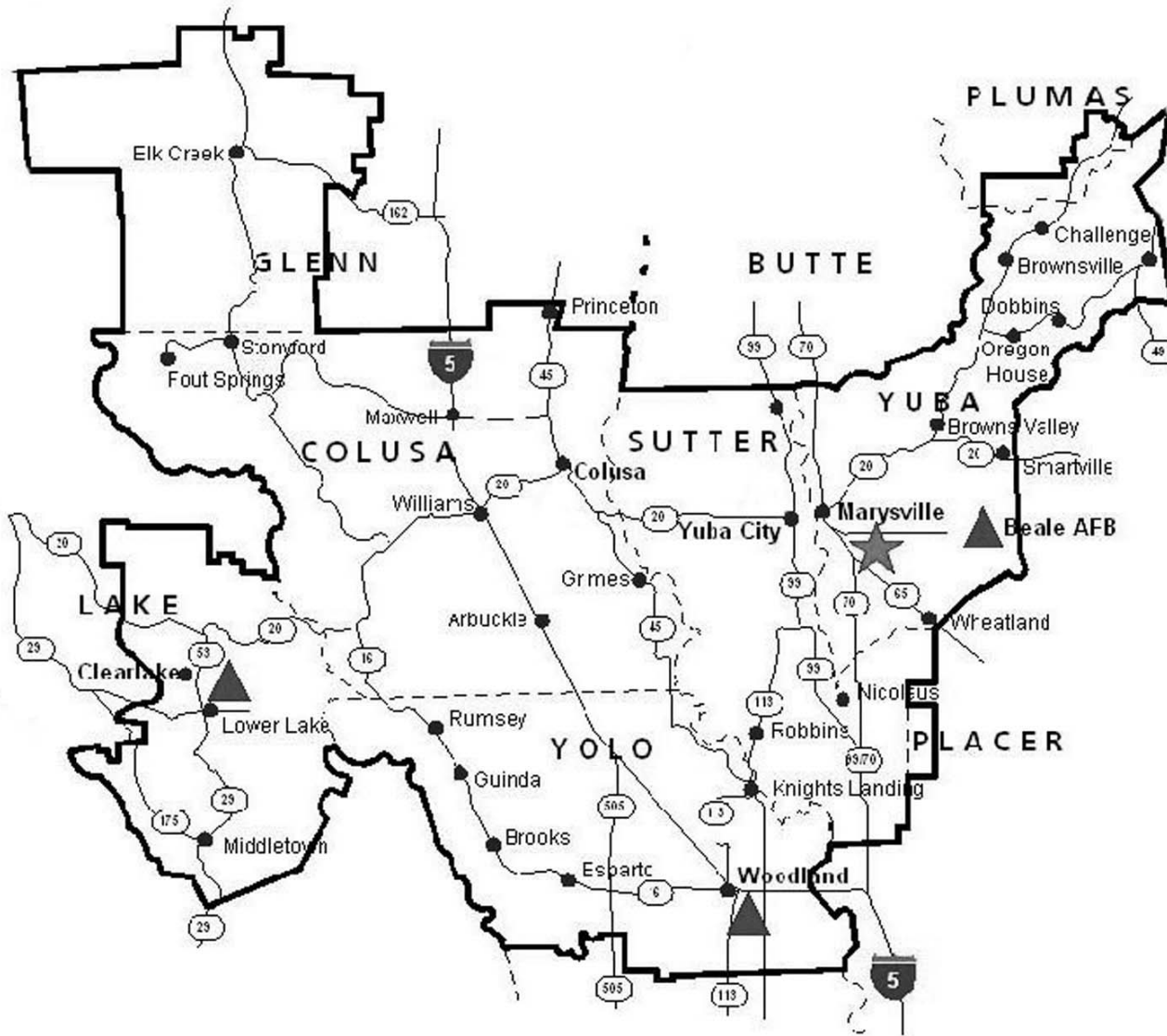
Plan Background

The Yuba Community College District offers classes at two colleges, Yuba College and Woodland Community College. In addition, Yuba College has an established educational center in Clearlake and an outreach operation at Beale Air Force Base. Woodland Community College has an outreach operation in Colusa County. Both colleges offer classes at scattered locations throughout their service areas (see YCCD map on next page.)

A review of demographics of the District service area indicates that there will be general growth in both the total population and in the number of students to be served. Such growth supports the need for additional facilities within the District.

According to the 2005-06 Space Inventory submitted to the California Community College Chancellor's Office, the District has 39 buildings, 26 permanent and 13 modular, with approximately 341,438 square-feet of educational building space. An independent District-wide assessment of existing facilities, conducted by the Community College Service Group, indicates a strong need for modernization to (1) restore buildings to a condition to support educational programs, (2) improve facilities to respond to changes in programs and (3) enhanced compliance with Title 24, Executive Order 504, Americans with Disabilities Act (ADA). The study also states that several buildings on the Clear Lake Campus are beyond their useful life and demolition should be considered. The study also recommends that new facilities be developed to address the needs of geographically scattered constituents and to meet the need for additional space at current District sites.

YUBA COMMUNITY COLLEGE DISTRICT MAP



Overview of District Facilities, Condition and Needs

Yuba College

Yuba College is located three miles south of Marysville in a rural setting in Yuba County. The campus consists of 22 buildings housing nearly 90 classrooms and laboratories, a maintenance facility, two major parking lots, an Olympic standard track and baseball, softball, football and other athletic fields. The College has recently completed the construction of an Adaptive Physical Education building and a major renovation of the Science/Math facility. The current Yuba College Campus in Marysville was opened in 1962 and most of the buildings have been in place for over forty years. With the exception of the Science and Math buildings and the new Adaptive Physical Education building, the current facilities have severely deteriorated over the last forty plus years resulting in high maintenance costs. Because of budget constraints, the Olympic standard swimming and diving pools, as well as the tennis courts, have fallen into disrepair and are currently not in use. There is a need to renovate and upgrade existing campus facilities to improve student access, enhance inter-office communications and address both ADA and ergonomic concerns. The campus also needs additional classrooms to meet the growing demand for health occupation programs and computer related courses. Furthermore, during the high student demand hours, all mathematics classrooms are fully utilized.

Sutter County Facility

The Yuba Community College District recognizes that Sutter County is the largest populated county in its service area. A recent statistical survey of county residents clearly indicated that they strongly desire and will support a Yuba College educational center in the county.

The Yuba Community College District office is presently located on the Yuba College Campus in Marysville. In 2005, reorganization into two colleges, Yuba College and Woodland Community College, led the Board to look for a separate site to relocate the District office. There is interest in securing a minimum 15-acre site in Sutter County (specific location to be determined) to construct a 30,000 square-foot facility to house District offices, 10 to 12 classrooms and direct access to a four-year college/university. The classrooms will be assigned to Yuba College.

Clear Lake Campus

The Clear Lake Campus is assigned to Yuba College and has been located at the present Lake County site since 1978. The center is situated on an 11-acre site immediately adjacent to property owned by the Konocti Unified School District (K-12). The facilities consist of an administration/student services building, a business building, a vocational training building, classrooms, library, small bookstore, student lounge, faculty offices and storage facilities. All but two small buildings are portable modular units. A portable childcare building was added

in late 1998. During the spring and summer of 1999, a Career Development Center construction project added 13 modular classroom buildings, a restroom building and a 78-space parking area and made other ancillary site improvements. The campus has recently expanded both its library and its bookstore to accommodate escalating student needs. Yuba College operates all of the buildings and leases unused (surplus) space to third parties through annual renewable one-stop partnership agreements. The College plans to remove three of the existing buildings that have exceeded their useful lives and construct a two-story 30,000 square-foot structure that would become the campus hub.

Beale Air Force Base (AFB) Outreach Operation

The Beale AFB Outreach Operation has been housed at the Library/Learning Center on Beale Air Force Base, in Marysville. This hosted site provides office space (including furnishings) and the exclusive use of nine classrooms, which includes all classroom furniture, media equipment and utilities.

Woodland Community College

Woodland Community College, located on the outskirts of Woodland in Yolo County, opened in the fall of 1990 at the current site, with four permanent buildings and two portable buildings. An additional portable building for child development was added in spring 1999. A new permanent science building opened in the fall of 2004, replacing one portable building. Construction has started on a new Learning Resources Center, which is scheduled to open early 2007.

The campus is centered in one of the major population growth areas in the District. In order to provide resources required by an increasing student enrollment and to support the transitions to a future comprehensive college, the existing facilities require expansion and renovation.

A detailed Campus Master Plan was developed in 2001. This plan includes the construction of a visual and performing arts center to support both curriculum expansion and community interest activities. In addition, there are plans to construct a multipurpose facility to allow students to fulfill the state mandated physical education requirement.

Colusa County Facility

Woodland Community College provides oversight for the portion of the District located in Colusa County. The Facilities Master Plan calls for the construction of a District-owned facility housing classrooms, offices and meeting rooms to provide educational services for the residents of Colusa County.



ADEQUACY AND CONDITION OF FACILITIES

Adequacy and Condition of Facilities

Yuba Community College District facilities were evaluated using the Facility Condition Index (FCI). The FCI represents the relative physical condition of facilities. The FCI measures the estimated cost of the recommended improvements and compares that to the replacement cost of the facility. The total cost of repairs divided by the facility replacement cost is the FCI. A higher FCI indicates a facility in worse shape than one with a lesser rating. For example, if a building has a replacement value of \$1,000,000 and has \$100,000 of existing deficiencies, the FCI is \$100,000/\$1,000,000 or 0.10. The generally accepted rule of thumb in building condition assessments is:

Building Condition Rating

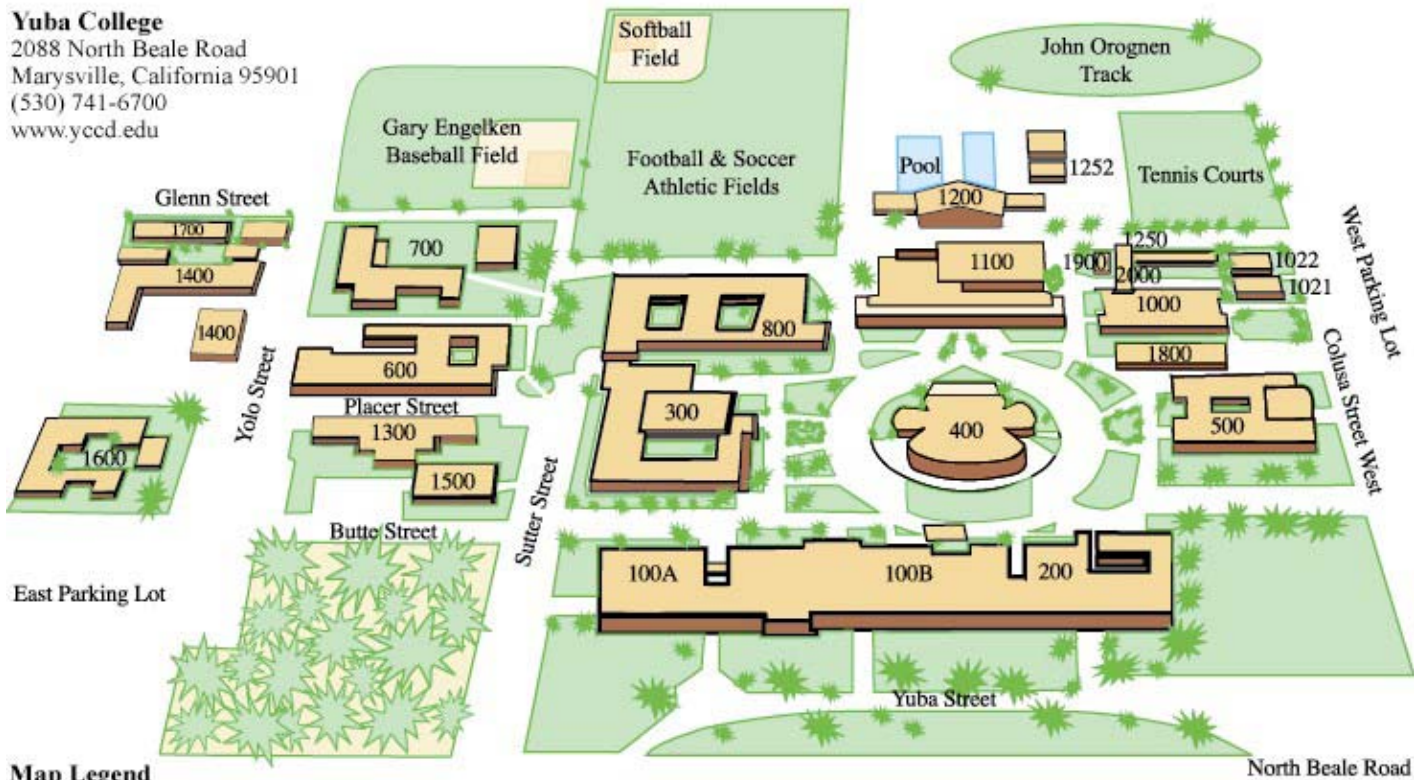
FCI Rating	Condition
0 to 5%	Good
6 to 10%	Fair
10% and above	Poor

Based on an independent assessment by the 3D/International and Community College Service (CCS) Group, the overall FCI of the facilities in the Yuba Community College District is 26.33%. This is typical of what is found for facilities of similar age, type and function across the nation. While this is a “poor” FCI, the facilities are generally well maintained.

The majority of the deferred maintenance requirements are of the type that can be repaired or refurbished without demolition of facilities (e.g., mechanical and electrical systems, wall and floor finishes and exterior doors and windows). Not all facilities should be renovated. As a case in point, it is recommended that Yuba College, Marysville, demolish Osuna Hall, Building 1500.

In addition to the 3D/International and CCS Group assessment of the useable life remaining for the various campus buildings, the college campus staff also evaluated the conditions and adequacy of all facilities, including leased spaces. The following descriptions supported by photographs, report the adequacy of the facilities for effectively delivering academic and student services, providing technology/learning resources and supporting administrative programs.

Yuba College
 2088 North Beale Road
 Marysville, California 95901
 (530) 741-6700
 www.yccd.edu



Map Legend

- | | | | |
|------|---|------|--|
| 100A | Administration, Business Services, Personnel | 1100 | (LRC) Learning Resources Center, Library, |
| 100B | Student Support Services, Financial Aid, Upward Bound, E.O.P.&S., WIA | 1200 | Athletics and Gymnasium |
| 200 | Music | 1250 | Classroom |
| 300 | VP Student Services, VP Instructional Services, A.S. Dining, A.S. Bookstore | 1300 | Collins Hall, Foundation |
| 400 | Theatre and Box Office | 1400 | Maintenance, Print Shop |
| 500 | Business and Social Science | 1500 | Osuna Hall |
| 600 | Applied Arts, Science & Technology | 1600 | Warren Hall: Child Care Ctr, Police Dept, Community Ed |
| 700 | Math, Engineering & Science, MESA | 1700 | Automotive Body and Public Safety |
| 800 | Life Sciences, Nursing & Physical Sciences | 1800 | Disabled Students Programs |
| 1000 | Liberal Arts and Consumer Education | 1900 | Distributive Education Center, ITV 1 Classroom |
| 1021 | Classroom | 2000 | Adaptive Physical Education |
| 1022 | Classroom | | |

YUBA COLLEGE

Building 100A – Administration



Facility Description: The Administration building is located on the north side of the campus. The one-story, 7,413 square-foot building houses the offices of the Chancellor, the Vice Chancellor of Administrative Services, the Vice Chancellor of Educational Planning and Services, Human Resources, Matriculation, Articulation, Tech Prep, Institutional Effectiveness and the District's boardroom. The building is a permanent facility. Originally constructed in 1973, there have been no additions or renovations to the building.

Conditions: The building has a number of physical deficiencies. The composition roof is in poor condition and needs replacement. The ceiling tiles are in need of replacement in most areas. The floors, which are primarily carpeted, are stained and worn and in need of replacement in some areas of the building. Toilet separation compartments in the restrooms are metal and need to be replaced. The electrical panel boards, wires and receptacles are original and need to be replaced. The building also lacks an emergency generator and a fire sprinkler system.

Conclusion: The building has an FCI rating of 20.33%.

Building 100B – Student Services



Facility Description: The Student Services building is located on the north side of the campus. The one-story, 22,522 square-foot building houses Admissions and Records, California Student Opportunity and Access Program (Cal-SOAP), California Work Opportunity and Responsibility to Kids (CalWORKs), Counseling, Dean of Students, Extended Opportunity Programs and Services (EOP&S), Financial Aid, Job Placement, Mail Room, Testing Center, Transfer Center, TRIO, Upward Bound and Workforce Investment Act (WIA). The building is a permanent facility. Originally constructed in 1962, there was an addition to the building constructed in 1976.

Conditions: The composition roof is in poor condition and needs to be replaced. The ceiling tiles are in need of replacement in most areas. The floors, which are primarily carpeted, are stained and worn. Toilet separation compartments in the restrooms have deteriorated and are in need of replacement. The electrical panel boards, wires and receptacles are original and need to be replaced. The building also lacks an emergency generator and fire sprinkler system. Exterior signage needs to be improved.

Conclusion: The building has an FCI rating of 25.13%.

Building 200 – Music



Facility Description: The Music building is located on the west side of the campus. The one-story, 7,514 square-foot building contains class labs, study labs and offices. The building is a permanent facility. Originally constructed in 1962, there have been no additions or renovations to the building.

Conditions: The composition roof is in poor condition and needs replacement. The glue-on ceiling tiles are in need of replacement in some areas. The 9 x 9 inch floor tile should be replaced in the building as they contain asbestos. Emergency lights are not present. In addition, the electrical panel boards, wires and receptacles are original equipment and need to be replaced. The building does not have an emergency generator. The building only has a fire sprinkler system in storage areas and in restrooms.

Conclusion: The building has an FCI rating of 20.78%.

Building 300 – Campus Center



Facility Description: The Campus Center is located in the center of the campus. The one-story building with a partial second floor is 25,880 square-foot and houses the Food Services Management program, Associated Student Dining, Cafeteria, Associated Student Bookstore, President of Yuba College and Vice President of Academic and Student Services. The building is a permanent facility. Originally constructed in 1962, there were modifications made in 1966. Since then, there have been no additions or renovations made to the building.

Conditions: The roof is wood framed with a wood decking, built-up composition roof system. The composition roof is in poor condition and needs replacement. The storefront glass doors are beyond their useful life and need replacement. The ceiling tiles are glue-on and in need of replacement in some areas. The carpet is stained and worn and in need of replacement in many areas throughout the building. The kitchen areas for both the Food Service Management program and the Cafeteria need to be renovated, with additional electrical outlets added. The Food Service Management program floor tiles need to be replaced. A shared dishwashing station needs to be added as well as a sound-proof wall between Flavors Restaurant and the Multipurpose Room. The Cafeteria needs to be renovated to improve traffic flow by removing the center island, serving and cash register stations. Restroom toilet compartments are metal and need to be replaced. Plumbing fixtures are in fair condition and the copper piping is original. Panel boards, wires and receptacles are original and need to be replaced. The building does not have an emergency generator.

Conclusion: The building has an FCI rating of 28.69%.

Building 400 – College Theatre



Facility Description: The College Theatre is located in the center of the campus. The one-story, 14,091 square-foot building has a seating capacity of 360 and includes a lighting control room, storage and shop areas, dressing rooms and offices for faculty and operations staff. The building is a permanent facility. Originally constructed in 1963, there have been no additions or renovations to the building.

Conditions: The structure is in fair condition. The heavy use of this facility has taken its toll. The roof is wood framed with a wood decking built-up composition roof system. The composition roof is in poor condition and needs replacement. The glue-on ceiling tile is in need of replacement in some areas. The 9 x 9 inch floor tile is beyond its useful life and needs replacement as it contains asbestos. The carpet is stained and worn and in need of replacement. The lighting dimmer board is over thirty years old and needs to be replaced. Restroom toilet compartments are metal that are in need of replacement.

Plumbing fixtures are typically in fair condition and copper piping is original.

Conclusion: The building has an FCI rating of 20.52%.

Building 500 – Business/Social Science



Facility Description: Business/Social Science is located on the west side of the campus. The one-story, 15,623 square-foot building contains Business and Social Science classrooms, labs and offices. The building is a permanent facility. Originally constructed in 1962, there were modifications made in 1965.

Conditions: The composition roof is in poor condition and needs replacement. The glue-on ceiling tile is in need of replacement in some areas. Floors are primarily tile and carpet. The 9 x 9 inch floor tile is beyond its useful life and needs replacement as it contains asbestos. The carpet is stained and worn and in need of replacement in the building. Plumbing fixtures are in poor condition; toilet compartments are metal and are in need of replacement. Electrical panel boards, wires and receptacles are original and need to be replaced. Emergency lights and emergency exit signs are not present. In addition, the building lacks both an emergency generator and a fire sprinkler system.

Conclusion: The building has an FCI rating of 20.7%.

Building 600 – Applied Arts/Sciences



Facility Description: The Applied Arts/Sciences building is located on the east side of the campus. The one-story, 24,062 square-foot building contains meeting rooms, labs, classrooms and offices. The building is a permanent facility. The building was constructed in 1962 with modifications in 1995.

Conditions: The composition roof is in poor condition. The roll-up doors to the class lab areas are beyond useful life and need replacement. The 9 x 9 inch vinyl tile needs replacement as it contains asbestos. The carpet and concrete floors are stained and need refinishing. The restroom toilet compartments are metal and need to be replaced. Ceiling-mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are in poor condition and copper piping is original. Electrical panel boards, wires and receptacles are original and need to be replaced. In addition, the building does not have an emergency generator and only has a fire sprinkler system in storage areas and restrooms. Additional classroom space to accommodate larger lectures would enhance the instructional programs.

Conclusion: The building has an FCI rating of 12.66%.

Building 700 – Mathematics/Engineering/Science



Facility Description: The Mathematics/Engineering/ Science building is located on the southeast portion of the campus and was originally constructed in 1971. The one-story, 14,090 square-foot building contains classrooms, class labs, offices and a storage area. In 1999, a detached portable was placed adjacent to Building 700. The detached portable, rooms 725 and 726, houses the Administration of Justice program. Also two classrooms, 716 and 724, are currently assigned to the Social Science Division.

Conditions: Building 700 demonstrates clear evidence of deterioration. The conditions of the rooms are generally poor and renovations are clearly needed including access to the area occupied by the Administration of Justice program. Many rooms and restrooms lack adequate heating and ventilation (HVAC). The restrooms lack running hot water and have plumbing issues. Other deficiencies include glue-on and drop-in ceiling tiles that are in need of replacement throughout the building and concrete floors that are stained and need refinishing. The vinyl composition tile (VCT) is worn and damaged throughout the building and needs replacement. The original electrical panel boards, wires and receptacles need to be replaced. The building lacks emergency exit signs, an emergency generator and a fire sprinkler system. The Math, Engineering, Science Achievement Program (MESA) and Hard Math Café (tutoring/study center) are in need of additional space and is an important element for the continued success and expansion of the programs. The Engineering lab needs to be renovated and faculty offices should be enlarged. The building is in need of fully equipped classrooms, a conference room and labs that are well equipped and properly designed.

Conclusion: The building has an FCI rating of 19.45%.

Building 800 – Life and Physical Sciences



Facility Description: The Life and Physical Sciences building is located in the center of the campus. The one-story, 31,393 square-foot building contains classrooms, a majority of the campus laboratories, animal quarters, special service rooms and offices. The building is a permanent facility. Originally built in 1962, there was an addition constructed in 1982.

Conditions: A complete renovation of this building currently is underway with a scheduled completion date of August 2006.

Conclusion: Modernization will support current and future technology.

Building 1000 – Liberal Arts Center



Facility Description: The Liberal Arts Center is located on the southeast corner of the campus. The one-story, 16,903 square-foot building contains about 8,500 square-feet of class lecture space, 4,921 square-feet of laboratory space and 266 square-feet of offices. This building was originally constructed in 1962. There have been no additions or renovations to the building.

Conditions: The ceilings are composed of glue-on ceiling tile and drop-in tile in metal grids with 2 x 4 foot ceiling tiles. The glue-on ceiling tiles are dated and in need of replacement in most areas. The 9 x 9 inch floor tile is stained and worn and is in need of replacement throughout the building as it contains asbestos. Restroom toilet compartments are metal that are in need of replacement. Ceiling-mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are typically in poor condition and copper piping is original. The heating, ventilation, air conditioning unit (HVAC) is in need of replacement. Emergency signs are not present. Panel boards, wires and receptacles are original and need to be replaced. The building does not have an emergency generator.

Conclusion: The building has an FCI rating of 28.29%.

Building 1100 – Learning Resources Center



Facility Description: The Learning Resources/Media Services/Distributive Education/Student Success Center is located in the center of the campus. It is a two story, 41,748 square-foot building that contains reading and study rooms, stack areas, meeting rooms, offices and a large portion of the campus Distributive Education facilities. The building is a permanent facility. Building 1100 was originally constructed in 1962 with an addition built in 1975. Interactive Television (ITV 2) and the Videoconferencing rooms are currently housed in the Media Center

Conditions: There are a number of deficiencies that are associated with this building. The composition roof is in poor condition and needs to be replaced. The exterior walls have aluminum storefront doors that are beyond useful life and need replacement. The service doors are flat-faced steel in steel frames that need replacement. The glue-on ceiling tile needs replacement in most areas. The floors are primarily carpet that is stained and worn and is in need of replacement throughout the building. The toilet compartments are in need of replacement. Ceiling-mounted exhaust fans installed in restrooms provide inadequate ventilation. The electrical panel boards, wires and receptacles are original and need to be replaced. In addition, the building, which is heavily used, does not have a fire sprinkler system.

Conclusion: The building has an FCI rating of 23.67%.

Building 1200 – Gymnasium



Facility Description: The Gymnasium is located on the south side of the campus. The one-story, 49,720 square-foot four building complex houses the gymnasium, which seats approximately 1,200 spectators, as well as student and faculty/staff locker rooms, a weight room, training room, a classroom and several staff offices. The buildings are permanent facilities. Building 1200 was originally constructed in 1962, with additions completed in 1991.

Conditions: The roofs are wood framed with a wood decking built-up composition roof system. The composition roofs are in poor condition and need to be replaced. Walls throughout the building are in need of painting and lighting needs to be replaced. The exterior walls have aluminum storefront doors that need replacement. Service doors are flat-faced steel-in-steel frames that are damaged and beyond useful life and need to be replaced. Walls throughout the building are in need of painting. Glue-on ceiling tiles are in need of replacement in some areas. Concrete floors are stained and in need of refinishing throughout the building. The 9 x 9 inch floor tile is outdated and in need of replacement as it contains asbestos. Hardwood flooring is worn and in need of refinishing. Restroom toilet compartments are metal that are in need of replacement. Ceiling-mounted exhaust fans are installed in restrooms and ventilation is inadequate. Plumbing fixtures are in fair condition and copper piping is original. Panel boards, wires and receptacles are original and need to be replaced. The building does not have an emergency generator. The soccer and football fields as well as the track need to be renovated. The pool and tennis courts are unusable.

Conclusion: The building has an FCI rating of 43.1%.

Building 1300 – Collins Hall



Facility Description: Collins Hall is located on the east side of the campus. The two-story, 13,886 square-foot building contains photo and art laboratories, offices and central plant space. The building is a permanent facility. Originally constructed in 1964, there was a partial renovation done in 2001-02 to create a photo lab and administrative offices for several categorical programs.

Conditions: The roof structure is a wood framed with wood decking and built-up composition roof system. The structure is in fair condition as is the roofing system. Exterior doors and aluminum windows are dated and show signs of air infiltration and require replacement. Electrical panels are outdated and in need of replacement. Current overhead lighting is inadequate. The building does not have an emergency generator, emergency exit signs or a fire sprinkler system. Several places in the building are not adequate for proper instruction or office locations. ADA accessibility is nonexistent on the second floor.

Conclusion: The building has an FCI rating of 14.22%.

Building 1400 – Maintenance



Facility Description: The Maintenance building is located on the east side of the campus and consists of two, one-story buildings that total 10,674 square-feet. This complex contains shops and storage areas for the campus. The building is a permanent facility. It was originally constructed in 1962, with modifications completed in 1978. The size of the warehouse area is adequate for shipping and receiving of equipment and supplies and for housing warehouse stores.

Conditions: This building has a number of physical deficiencies such as the roof system that requires replacement, the single-pane windows that are dated and need replacement, the concrete floors that need refinishing, the ceiling-mounted exhaust fans in the restrooms that are inadequate, the plumbing fixtures that are in poor condition and the electrical panel boards, wires and receptacles that are original and need to be replaced. The interior wall finishes are gypsum board that are generally in fair condition. The building also lacks an emergency generator, emergency lights, emergency exit signs and a fire sprinkler system.

Conclusion: The building has an FCI rating of 55.04%.

Building 1500 – Osuna Hall



Facility Description: Osuna Hall is located on the east side of the campus. The two story, 11,224 square-foot building contains a large portion of inactive space and some offices. The building is a permanent facility. It was originally constructed in 1963 as a dormitory, and there have been no additions or renovations to the building. Effective June 2005, Osuna Hall is no longer used as a dormitory.

Conditions: The structure is in fair condition. Some of the physical deficiencies noted include the roof system that is in poor condition and needs replacement, the exterior doors and aluminum windows that show signs of air infiltration and require replacement and the carpet and flooring that is dated and needs to be replaced. In addition, approximately half of the dormitory rooms have the building's original gas-fired wall heaters and window air conditioner units. These older heaters and AC units are failing and need to be replaced with heat pump units. Other deficiencies include the ceiling-mounted exhaust fans that are installed in restrooms and provide poor ventilation. The plumbing fixtures are in poor condition and the copper piping is original. The building also lacks emergency exit signs, an emergency generator and a fire sprinkler system.

Conclusion: The building has an FCI rating of 30.78%. This building should be removed from the campus. It would be extremely costly to convert to any other use.

Building 1600 – Warren Hall



Facility Description: Warren Hall is located on the east side of the campus. The five building, one-story, 13,026 square-foot building complex houses class lecture space, laboratory space, offices and child development space. The buildings are permanent facilities. They were originally constructed in 1966 as dormitories. There have been no additions or renovations to the buildings.

Conditions: Some of the deficiencies found throughout this building include the interior walls that need repainting, the outdated floor tile that needs replacement as it also contains asbestos and electrical panel boards, wires and receptacles that need to be replaced. Carpet needs to be installed in the Radiologic Technology classroom to help with acoustical issues. Exterior doors and aluminum windows are dated and show signs of air infiltration. The aluminum windows for the building need replacement. The heating, ventilation, air conditioning unit (HVAC) needs to be replaced. Plumbing fixtures are in poor condition and copper piping is original. The building also lacks emergency exit signs and an emergency generator.

Conclusion: The building has an FCI rating of 26.13%.

Building 1700 –

AJ/Fire Tech/Auto Center



Facility Description: The Administration of Justice (AJ), Fire Technology and the Auto Center buildings are located on the southeast corner of the campus. The five building, one-story, 16,473 square-foot complex contains classrooms, offices, laboratories and storage areas. The buildings are permanent facilities. Originally constructed in 1971, there were modifications made in 1999.

Conditions: The physical deficiencies include plumbing fixtures that are in poor condition and electrical, panel boards, wires and receptacles that are original and need to be replaced. The interior wall finishes are gypsum board that are generally in fair condition. The concrete floors are stained and need refinishing. The building also lacks plumbing, emergency lights, an emergency generator and a fire sprinkler system and covered parking for the emergency vehicles.

Conclusion: The building has an FCI rating of 20.44%.

Building 1800 -

Disabled Student Services Center



Facility Description: The Disabled Student Services Center is located on the southwest side of the campus. Originally constructed in 1993, the facility contains the Disabled Student Services/Veterans Services Programs. The one-story, 4,332 square-foot building contains classrooms and offices for ancillary services.

Conditions: The building lacks emergency generators and a fire life safety system. The composition roof is in fair condition with some signs of water intrusion. Ceiling tiles are stained and in need of replacement. Restrooms are in poor condition and in need of significant repairs.

Conclusion: While not currently listed in the Facility Utilization Space Inventory Option Net (FUSION), the facility is in fair condition and in need of repairs.

Building 1900 - Distributive Education



Facility Description: The Distributive Education building is located on the southwest corner of the campus. The one-story, 2,040 square-foot modular building contains offices and AV/TV assignable space. The building was built in 1980.

Conditions: The wall covering is damaged and needs replacement. Ceilings are suspended drop-in 2 x 4 foot tiles in metal grids that are damaged in some areas. Flooring is vinyl composition tile (VCT) that is dated and needs replacement. The building also lacks plumbing, emergency lights, emergency exit signs, an emergency generator and a fire/life safety system.

Conclusion: The building has an FCI rating of 6.48%.

Building 2000 – Adaptive Physical Therapy



Facility Description: The Adaptive Physical Therapy building is located on the southwest corner of the campus. The building contains 2,100 square-feet for Adaptive PE, 109 square-feet of office space and 680 square-feet of other space, totaling 4,056 square-feet. The building was built in 2004.

Conditions: Being relatively new, this building has few deficiencies. However, the building is in need of signage and a shower in the spa room.

Conclusion: This building is in good condition. No FCI rating has been assigned.

Yuba College Building Size and Age Profile

Building No.	Building Name	Outside Sq. Ft.	Year Built	Last Addition
100A	Administration Center	7,413	1973	
100B	Student Services	22,522	1962	1976
200	Music	7,514	1962	
300	Campus Center	25,880	1962	1966
400	College Theatre	14,091	1963	
500	Business/Social Science	15,623	1962	1965
600	Applied Arts/Sciences	24,062	1962	1995
700	Science/Technology	14,090	1971	1999
800	Engr/Math/Science	31,393	1962	2006
1000	Liberal Arts Center	16,903	1962	
1100	Learning Resources Center	41,748	1962	1975
1200	Gymnasium	49,720	1962	1991
1300	Collins Hall	13,886	1964	2001
1400	Maintenance	10,674	1962	1978
1500	Osuna Hall	11,224	1963	
1600	Warren Hall	13,026	1966	
1700	AJ, Fire Tech, Auto Center	16,473	1971	1999
1800	Disabled Student Center	4,332	1993	
1900	Distributive Education	2,040	1980	
2000	Adaptive Phys. Therapy	4,056	2004	
	Leased Facilities	2,371		
Total Outside Square Feet:		349,041		




Clear Lake Campus
 15880 Dam Road Extension
 Clearlake, CA (707) 995-7900

100-A	Student Bookstore & Cultural Arts
-B	Student Lounge
-F/G	Restrooms
200-	Library, Quiet Study Area, Transfer Center, Career Center Testing Center
300-A	Science Lab
-B	Learning Center, GED Program
-C-F	Offices of Professors Alexander, Lyons, & Strik DSPS Services
400-A	Business /Computer Lab
-B	Office of Professor Morgan
-C	Office
-D	Office of Professor Hanson
401-A	Food Service Classroom
-B	Aromas Restaurant
-C	Offices of Professors Schoenherr & Papin
402	Student Services Center: College Administration, Financial Aid, EOP & S, CARE, Counseling
403-	Restrooms
500-A	Applied Arts Classrooms
-D	Photo Lab
601-605	Lake County Resource Center (601- Business Services)
701-702	Classroom, Meeting Room
800-A/B	Yuba College Distance Learning
801-	Child Care Center
901-908	Classrooms
Areas 'S'	Smoking Areas
Areas 'R'	Recycling Receptacles

YUBA COLLEGE -CLEAR LAKE CAMPUS

Building 100 – Student Center



Facility Description: The Student Center is located in the center of the campus. The one-story, 2,032 square-foot modular building contains the student lounge, a small bookstore, restrooms and vending machines. The building is a modular facility. Originally erected at the location in 1975, there have been no additions or renovations.

Conditions: The overall building structure and exterior components are in fair condition. The exterior doors and aluminum-framed windows are dated and show signs of air infiltration. The windows are single-pane glass set in aluminum frames. The ceiling-mounted exhaust fans installed in the restrooms provide inadequate ventilation. There are no emergency lights, emergency generator or lighted emergency exit signs. The fire alarm system installed consists of audible and strobe annunciators in offices and other common spaces but does not have a fire sprinkler system.

Conclusion: The building has an FCI rating of 107.54% and is beyond its useful life.

Building 200 – Library



Facility Description: The Library is located in the central part of the campus. The one-story, 1,482 square-foot modular building contains reading/study rooms and an office. The building is a modular facility. Originally erected at the location in 1975, there have been no additions or renovations.

Conditions: The overall building structure and exterior components are in fair condition. The building does not have plumbing. It does not have emergency lights, lighted emergency exit signs, an emergency generator or a fire sprinkler system. The floor is bowed in the center and the carpet is more than 15 years old. The library is not equipped to utilize the latest technologies. Development of a plan to address the space constraints in the present Library and to ensure ADA compliance needs to be completed.

Conclusion: The building has an FCI rating of 107.33% and is beyond its useful life.

Building 300 – Science/Learning Disabled



Facility Description: The Science/Learning Disabled building is located on the south part of the campus. The one-story, 2,000 square-foot modular building contains DSP&S and LRC services, a class lab, classroom space and offices. Originally erected at the location in 1978, there have been no additions or renovations to the building.

Conditions: The overall building structure and exterior components are in fair condition. Exterior doors and aluminum-framed windows are dated and show signs of air infiltration. The building has emergency lights, but does not have emergency exit signs, an emergency generator or a fire sprinkler system. The building is small and cramped for the many services and programs housed there making ADA compliance an issue and challenge. A science laboratory is needed.

Conclusion: The building has an FCI rating of 35.20% and is beyond its useful life.

Buildings 400-401-402

Business Laboratory - 400 - Culinary Arts – 401 - Student Services/Administration – 402



Facility Description: The Business Lab, Building 400, is a permanent building located on the north side of the campus. The one-story, 5,500 square-foot modular building contains class labs and small faculty offices. It was originally erected in 1980. Building 401 houses the Food Service Management program. It was built as a standard classroom but currently has an industrial-type kitchen and a dining area/classroom in addition to faculty offices. Building 402 houses the campus administrative and student service functions. A modular restroom facility was added in 1999. Buildings 401 and 402 are modular facilities originally purchased from the Lake County Office of Education in 1996.

Conditions: The overall building structure and exterior components are in fair condition. Exterior doors and aluminum-framed windows are dated and show signs of air infiltration. Ceilings in building 400 are suspended drop-in 2 x 4 foot ceiling tile in metal grid that are damaged and need to be replaced. The building does not have emergency lights, emergency generator or a fire sprinkler system. Building 401 has plumbing and electrical issues as well as floor load issues associated with the weight of equipment necessary for the operation of the Food Service Management program. An ice machine is in storage because the facility cannot accommodate its use. Building 402 lacks room to expand administrative and student support functions. For improved security, possible installation of counter windows in the Student Services area needs to be addressed.

Conclusion: The building has an FCI rating of 1.11%.

Building 500 – Vocational Training



Facility Description: The Vocational Training building is located on the northwest corner of the campus. The building is a permanent facility. It is a one-story, 2,700 square-foot building that contains class labs and offices and a photography lab. Original construction was in 1985 and there have been no additions or renovations.

Conditions: The interior wall finishes are gypsum board that are generally in fair condition. Ceiling-mounted exhaust fans are installed in the restrooms, but ventilation is inadequate. Plumbing fixtures are in fair condition and copper piping is original. Not present are emergency lights at all exit locations, an emergency generator and a fire sprinkler system. The ARC welding screens need to be replaced and an exhaust system installed. Additionally, relocating the photo lab considered.

Conclusion: The building has an FCI rating of 10%.

Building 600 – 605 Partnership Offices



Facility Description: The Partnership Offices are located on the southeast side of the campus. This is a cluster of six, one-story buildings that total 6,200 square-feet. The modular buildings contain reception areas, classrooms and offices. Originally erected at the location in 1999, there have been non-certified additions or renovations to the buildings.

Conditions: The exterior doors and aluminum-framed windows are dated and show signs of air infiltration. The building also lacks emergency lights or signs, an emergency generator and a fire sprinkler system. Building 601 is non-Division of the State Architect (DSA) compliant. There is structural damage (roof center beam). It is not currently useable as a classroom. Buildings 602-605 need to be renovated for college use. Each has DSA non-compliance issues which need to be corrected and they lack adequate equipment and technology infrastructure. Electrical, plumbing and other upgrades necessary to convert one of the buildings into an appropriate science lab are needed.

Conclusion: The building has an FCI rating of 2.7%.

Building 701-702

Partnership Meeting Rooms



Facility Description: The Partnership Meeting buildings are located in the center of the campus. This complex consists of two, one-story, 2,100 square-foot modular buildings that serve as classrooms. Originally erected at the location in 1999, there have been no additions or renovations.

Conditions: The exterior doors and aluminum-framed windows are dated and show signs of air infiltration. The complex does not have any plumbing. Emergency lights or exit signs are not present. The complex also does not have a fire sprinkler system to complement the fire alarm in place. The rooms lack adequate equipment and technology infrastructure.

Conclusion: The building has an FCI rating of 1.56%.

Buildings 800 – 801

Distributive Education/Childcare



Facility Description: The Distributive Education and Childcare buildings are located on the south side of the campus. This complex contains two, one-story modular buildings that total 2,600 square-feet. This complex contains both demonstration and audiovisual rooms used for Distributive Education (Building 800) and a Child Development Center (Building 801). Originally erected at the location in 1996, in 1999 these buildings were renovated.

Conditions: The exterior doors and aluminum-framed windows are dated and show signs of air infiltration. Also noted is the lack of emergency lights and emergency exit signs. In addition, the complex does not have a fire sprinkler system to complement the fire alarm. In Building 800, there are no sound barriers between ITV rooms 1 and 2. As such, competing broadcasts create volume interference. Additional soundproofing is needed between the areas. An improved technical infrastructure that would allow programming to be generated from the Clear Lake Campus and that allows greater interactivity between broadcasts and reception sites is needed. The Childcare Center playground needs improvements. The dryer ventilation needs to be upgraded and the outside accessibility to water is a concern.

Conclusion: The building has an FCI rating of 6.73%.

Building 901 – 908 Classroom Center



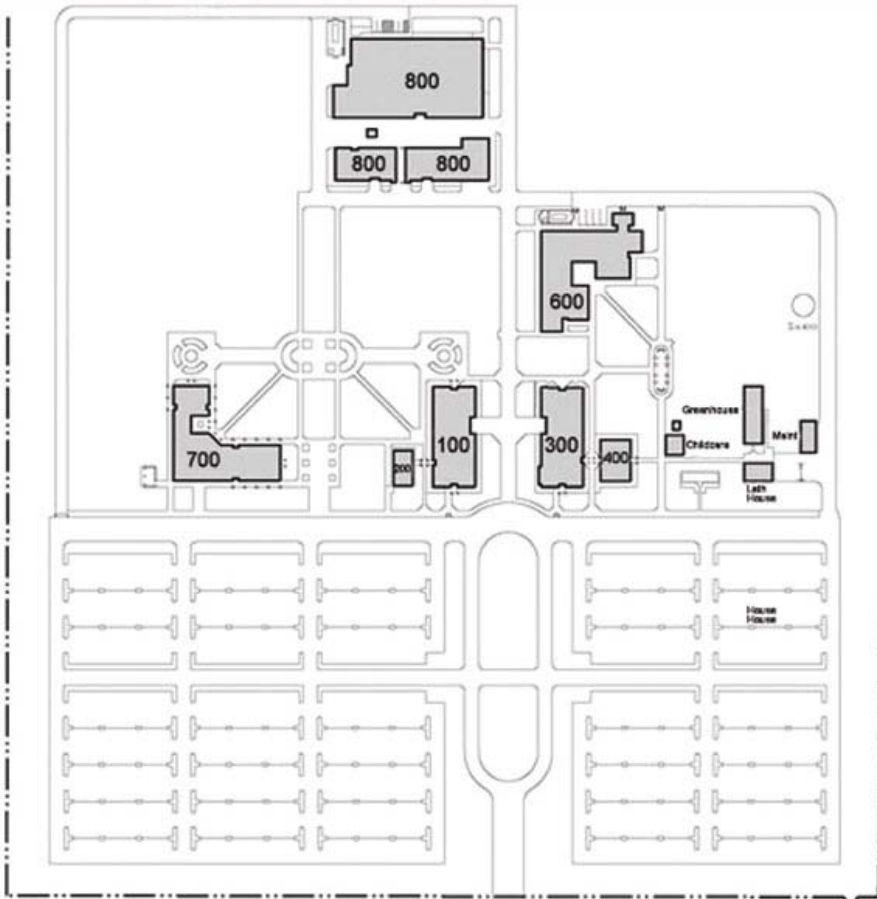
Facility Description: The Classroom Center is located on the east side of the campus. This complex contains eight, one-story modular buildings that total 8,000 square-feet. It contains classrooms and laboratories. Originally erected at the location in 1999, there have been no additions or renovations.

Conditions: The exterior doors and aluminum-framed windows are dated and show signs of air infiltration. Also noted is the lack of emergency lights and emergency exit signs. In addition, the complex does not have a fire sprinkler system to complement the fire alarm. Digital cabling and quieter HVAC units are needed in each classroom. Current HVAC units are loud and interfere with the delivery of classroom lectures. In order to rectify this problem, bringing improved utilities, such as natural gas, to the campus will be necessary to allow for more efficient and quieter HVAC systems to be utilized.

Conclusion: The building has an FCI rating of 6.6%.

Yuba College Clear Lake Campus Building Size and Age Profile

Building No.	Building Name	Outside Sq. Ft.	Year Built	Last Addition
100	Student Center	2,032	1975	
200	Library	1,482	1975	
300	Science/Learning Disabled	2,000	1978	
400	Business Lab/Culinary Arts/Student Services/Admin.	5,500	1980	1996
500	Vocational Training	2,700	1985	
600	Partnership Offices	6,200	1999	
700	Partnership Meeting Rooms	2,100	1999	
800	Distributive Education/Childcare Center	2,600	1996	1999
900	Classroom Center	8,000	1999	
Total Outside Square Feet		32,614		



GIBSON ROAD

WOODLAND CAMPUS



WOODLAND COMMUNITY COLLEGE

2300 E. Gibson Road Woodland, CA 95776

LEGEND

<u>BLDG.</u>		<u>ROOM</u>
100	President of the College	112
	Admissions & Records	113
	ASWCC	119
	Campus Police	127
	Classrooms	
	Conference Room	114
	Mailroom/Copy Center	113B
	Student Lounge	102
	Tutoring Center	104
200	Follett's Bookstore	201
	Cooperative Work Experience	205
300	Classrooms	
	Business Computer Labs	301/305
	Nursing Lab	314
400	Ag-Plant Science/Art Labs	401/402
	Classrooms	
600	Dean of Instruction	614
	Biology Labs	626/629
	Chemistry Labs	601/604
	Classrooms	
	Computer Lab	623
	Conference Room	621
	Information Systems	620
Physics/Earth Science Lab	625	
700	Dean of Student Services	711
	CalWORKS	740
	CARE	743
	Counseling	749
	Distributive Learning	732
	DSP&S	755
	English/Math Computer Lab	701
	EOP&S	743
	Library	732
	Media Services	726
	Peer Counselors	743
	Transfer Center	749
	University Representatives	742
	Veterans Outreach	745
800	Learning Resource Center	
	Construction in progress.	
	Completion Spring 2007	

WOODLAND COMMUNITY COLLEGE

Building 100 – Administration



Facility Description: The Administration building is located in the center of the campus. The building is a permanent facility. It is a one-story, 10,920 square-foot building that contains Food Vending Services, the Student Lounge, classrooms and offices. Originally constructed in 1990, there have been no additions or renovations to the building.

Conditions: The building's foundation is a reinforced concrete slab on grade with deepened perimeter footings that shows some signs of settlement or damage. The roof's structure is wood-framed with a mission clay tile roof system that is failing, leaks and needs replacement. Walls in most areas of the building are in need of painting and the ceiling tiles in some areas are dated and in need of replacement. The carpet is worn, stained and in need of replacement. The heating/cooling distribution system is a 2-pipe system using 10 fan coil units. The 2-pipe system is damaged and needs to be replaced. Plumbing fixtures are in poor condition and copper piping is original with upgrades needed in the restrooms. The building does not have an emergency generator.

Conclusion: The building has an FCI rating of 24.92%.

Building 200 – Bookstore



Facility Description: The Bookstore is located in the center of the campus. The one-story, 1,782 square-foot modular building contains the Bookstore, offices and storage. Originally erected at the location in 1982, there have been no additions or renovations to the building.

Conditions: Ceilings are damaged in some areas and need to be replaced. Flooring is carpet that is soiled and needs replacement. The building does not have plumbing, emergency exit signs, an emergency generator or a fire sprinkler system.

Conclusion: The building has an FCI rating of 11.53%.

Building 300 – Laboratory/Classroom



Facility Description: The Lab/Classroom building is located on the west side of the campus. The building is a permanent facility. The one-story, 11,222 square-foot building contains classrooms, class labs and offices. Originally constructed in 1990, there have been no additions or renovations.

Conditions: The building's foundation is a reinforced concrete slab on grade with deepened perimeter footings that show some signs of settlement or damage. Most interior walls in all areas of the building are in need of painting and the ceiling tiles in some areas are dated and in need of replacement. The carpet is worn, stained and should be replaced. Roof drains and gutters are also in need of replacement. The building heating/cooling distribution system is damaged and needs to be replaced. Plumbing fixtures are in poor condition and the copper piping is original. There is no emergency generator.

Conclusion: The building has an FCI rating of 28.56%.

Building 400 – Laboratory/Agriculture



Facility Description: The Lab/Agriculture building is located on the west side of the campus. The one-story, 3,412 square-foot building contains class labs and offices. It was originally constructed in 1990 with no additions or renovations to this permanent facility.

Conditions: The building's foundation is a reinforced concrete slab on grade with deepened perimeter footings that shows some signs of settlement or damage. The roof system leaks and is in need of replacement. It is also noted that the roof has been repaired twice and continues to have problems. Roof drains also are in need of replacement. Interior walls in some areas of the building are in need of painting. The ceiling tiles in some areas are dated and need to be replaced. In some areas the carpet is worn, stained and should be replaced. The heating/cooling distribution system is a 2-pipe system using 9 fan coil units that is damaged and needs to be replaced. The Agriculture greenhouse is in need of a maintenance upgrade. The lab sinks that are found within this building are in poor condition and the copper piping is original. The building does not have an emergency generator.

Conclusion: The building has an FCI rating of 26.28%.

Building 600 – Sciences



Facility Description: The Science building is located on the southwest corner of the campus. Built in 2004, it is a permanent facility that totals 20,866 square-feet. This building contains 2,300 square-feet of classrooms, 2,400 square-feet of office space, some media space and nearly 7,000 square-feet of laboratories.

Conditions: Being relatively new, this building has few deficiencies. Laboratories require some ventilation modification.

Conclusion: This building is in good condition. No FCI rating has been assigned.

Building 700 – Library/Learning Resources/ Student Services



Facility Description: The Library/Learning Resources/Student Services building is located on the east side of the campus. This 15,306 square-foot, one-story permanent building houses the library, media support, Distributive Education (Interactive Television), a computer lab, classrooms and offices, as well as Student Services. It was originally constructed in 1990 with no subsequent additions or renovations. Many of the functions in this building will be moved to the new Learning Resources Center to be completed in 2007.

Conditions: The building foundation is a reinforced concrete slab on grade with deepened perimeter footings that shows some signs of settlement or damage. The roof structure is made of a wood frame with a mission clay tile roof which leaks and needs immediate replacement. Walls need to be repaired. Ceiling tiles are in need of repair and replacement in most areas. Some window frames leak during heavy rain, and water damage is evident throughout the northwest wing. The floors are smooth concrete, which are stained and in need of refinishing. The heating/cooling distribution system is a 2-pipe system, which is damaged and needs to be replaced.

Conclusion: Although this building has an FCI rating of 4.62%, it is in need of a roof replacement. The facility also needs other renovations to accommodate new programs.

Bldg 800 – Learning Resource Center (LRC)



Facility Description: The Learning Resource Center is 52,511 assigned square feet (ASF). The building is the technology hub of the campus and houses the library, AV/Media, Distance Education classrooms, a broadcast studio with editing rooms, lecture rooms, computer labs, the Tutoring Center, offices, small group study rooms, and a large Community Room.

Conditions: Construction of the building began in August, 2005, with a projected completion date of Spring 2007.

Conclusion: The FCI for Bldg 800 has not been assessed because the facility is new. It assumed the building is in excellent condition and should require only routine maintenance for the near future.

Building 1000 – Childcare



Facility Description: The Childcare Center is located on the southwest corner of the campus. This is a one-story, 1,440 square-foot modular building that contains a demonstration room for the childcare program. The building was originally constructed in 1999 and there have been no additions or renovations to the building.

Conditions: The flooring is damaged and needs replacement. In addition, the building does not have an emergency generator or a fire sprinkler system. Wiring for internet access is being installed.

Conclusion: The building has an FCI rating of 5.74%.

Building 2000 – Grounds

Facility Description: The Grounds building is located on the west side of the campus. It is a one-story; 4,800 square-foot building that contains shops and offices. The building is a permanent facility. Originally constructed in 1991, there have been no additions or renovations to the building.

Conditions: The windows are single-pane in aluminum frames that are dated and need replacement. Also noted is the lack of plumbing, emergency lights, emergency exit signs, an emergency generator and a fire/life safety system.

Conclusion: The building has an FCI rating of 2.93%.

Woodland Community College Building Size and Age Profile

Building No.	Building Name	Outside Sq. Ft.	Year Built	Last Addition
100	Administration	10,920	1990	
200	Bookstore	1,782	1982	
300	Lab/Classroom	11,222	1990	
400	Lab/Agriculture	3,412	1990	
600	Sciences	20,866	2004	
700	Library/LRC/ Student Services	15,306	1990	
800	Learning Resources	70,536	Spring 2007	
1000	Childcare Center	1,440	1999	
2000	Grounds	4,800	1991	
Total Outside Square Feet:		140,284		



INVENTORIES

Yuba Community College District Facilities Inventory

Description/Location	Acres	Total Buildings Gross Sq. Ft.
Yuba College 2088 North Beale Road Marysville, CA 95901	162	349,041
Woodland Community College 2300 E. Gibson Road Woodland, CA 95776	120	140,284
Clear Lake Campus 15880 Dam Road Extension Clearlake, CA 95422	10	32,614
Total: All Sites	292	521,939

**Yuba Community College District
Facility/Space Inventory**

Yuba College

Assigned Square Feet Total

Lecture	Lab	Office	Library	AV/TV	Support Areas	Total Square Feet
34,588	62,041	41,180	24,267	8,646	91,861	262,583

Clear Lake Campus

Lecture	Lab	Office	Library	AV/TV	Support Areas	Total Square Feet
4,800	7,059	6,726	2,008	1,516	6,805	28,914

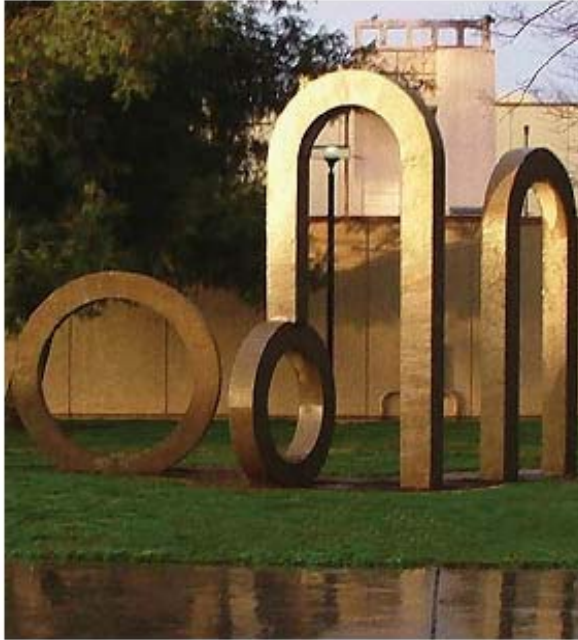
Woodland Community College

Lecture	Lab	Office	Library	AV/TV	Support Areas	Total Square Feet
15,326	27,329	15,980	22,635	3,985	16,645	101,900

District Totals:

Lecture	Lab	Office	Library	AV/TV	Support Areas	Total Square Feet
54,714	96,429	63,886	48,910	14,147	115,311	*393,397

*Total assignable square feet is based on the completion of the Woodland Community College Learning Resources/Emerging Technology Center in Spring 2007.



PROPOSED CONSTRUCTION AND RENOVATION PROJECTS

Proposed Construction and Renovation Projects

Introduction

As part of the shared decision-making process, Yuba College faculty/staff were asked to submit detailed plans to renovate/upgrade every building on campus. Each campus building developed a unique process of involving building staff and, in some cases students, in the renovation/planning phase. The requested upgrades include the following: (1) extensive technology upgrades conversions to classrooms and laboratories, (2) the renovation/relocation of faculty and staff offices to better serve students (3) the use of a building design team, comprised of faculty and staff who work in the building, to accompany technicians and specialists as each building is remodeled and renovated.

Yuba College

Renovations/Upgrades

Age and prolonged use has caused deterioration in the Yuba College utilities infrastructure. The underground heating and cooling distribution systems need major repairs and, in many cases, complete replacement. Many campus buildings need additional electrical installations to meet the power demands to support technology and classroom instruction. All underground utility systems have reached the end of their useful life and will need extensive repair or replacement within the next five years.

New Construction

The College plans to construct a 60,000 square foot classroom facility to relocate and expand health occupation programs. This new building also will allow the college to expand science and math offerings. The College also plans to partner with four-year colleges to provide access to higher education on the campus.

Yuba College - Sutter County

New Construction

The District plans to construct a 50,000 square foot classroom/District administrative office facility on a site to be determined on the Highway 99 corridor in Sutter County. This will be the District's first permanent facility in Sutter County. The facility will house District offices and approximately 10 to 12 contemporary classrooms. In addition to offering the Yuba Community College District curriculum at this site, the District plans to partner with several four-year colleges to create the opportunity through offering junior and senior level courses for students to continue their pursuit of higher education at this Yuba College outreach facility.

Yuba College – Clear Lake Campus

Renovations/Upgrades

The college will also renovate/upgrade all current structures to include new science/laboratory facilities and expanded facilities for Culinary Arts and instructional programs. There are plans to expand and update the technology infrastructure. The campus will also upgrade access to public utilities for easier access and cost efficiency.

New Construction

The college plans to demolish three portable structures that have reached the end of their useful life and replace them with a 30,000 square-foot building with large classrooms, a library, bookstore and a multitude of Student Service activity space. This will be the first permanent building on this campus and will provide the space for the College to expand current partnerships with four-year colleges for offering junior and senior level courses.

Woodland Community College

Renovations/Upgrades

After a thorough review of existing facilities, the faculty and staff have identified a list of repair and remodeling needs. Woodland Community College plans to replace the roof on Building 700 and renovate existing facilities to expand and co-locate all Student Services functions into an integrated Student Services Center. In addition, the plan calls for existing classrooms to be converted into “Smart” classrooms, and for other general repairs and upgrades to take place.

New Construction

On the Woodland Campus, the District plans to construct a new Visual and Performing Arts Center that will enable expansion of the Art, Theatre Arts and Music curriculum in response to community needs. There also are plans to provide a food service operations space with capacity for over 200 people, including a commercial kitchen suitable for a future culinary arts instructional program. Woodland Community College also plans to partner with four-year colleges to provide access junior and senior level courses.

Woodland Community College – Colusa Outreach Operations

Addressing the projected growth in Colusa County and its remote location with respect to existing District campuses, a District-owned facility for outreach educational services is planned for the county.

The plan is to provide a building with contemporary classrooms, offices and meeting space. The building infrastructure will support both Student Services and Instructional programs. In addition to the general curriculum, the College plans to partner with four-year colleges to expand access to higher education within Colusa County. This facility will also increase access to the Small Business Development Center (SBDC) services.



FINANCIAL SUMMARY

**Facilities Master Plan
Financial Summary
New Construction, Renovations and Upgrades**

Yuba College

Woodland Community College

Facilities Master Plan 2006-2012	Year of Implementation	Yuba College			Woodland Community College	
		Marysville Campus	Sutter County Outreach Facility	Clear Lake Campus	Woodland CC Campus	Colusa County Outreach Facility
New Construction	2008 - 2010	\$29,500,000		\$ 9,000,000	\$37,000,000	\$3,400,000
Educational Facility and Administrative Offices	2009		\$31,000,000			
Renovations/Upgrades	2008 - 2012	\$56,370,000		\$ 4,680,000	\$10,600,000	
Payoff Borrowings	2008	\$ 2,900,000		\$ 3,600,000	\$ 1,800,000	
TOTAL		\$88,770,000	\$31,000,000	\$17,280,000	\$49,400,000	\$3,400,000

District Total:

\$189,850,000
