

Yuba College

2018 Facilities Renewal Plan

Planning and Budget Committee

Introduction:

Over the last 90 years, the local community has strongly supported the Yuba College (YC) students, faculty, staff, and campus. In 2006, local voters approved Measure Q, which funded essential facility improvements to the Yuba Community College District (YCCD) campuses. On the Marysville campus, many of YC's facilities are over 50 years old, so facility repairs and infrastructure upgrades are necessary to provide up-to-date instructional, facilities, infrastructure, and technology critical for preparing students for their impending careers or as transfer students to a four-year institution. In 2012, the Sutter County Center (Sutter Center) building was completed, however, upgrades on the Marysville campus are still required.

The California Community College Chancellor's Office facilities data indicates that YC's instructional facilities exceed standard instructional space requirements by over 50L in comparison to the required instructional spaces for the College's assigned workload. Thus, the College is encouraged to reduce its assigned instructional spaces. Furthermore, due to the excess instructional spaces on inventory, the College will engage in updating its aging facilities rather than constructing new facilities. Thus, the plan to update its existing facilities to house its program and services is titled the Facilities Renewal Plan (FRP).

The comprehensive FRP provided the framework used in the prioritization and sequencing process regarding facilities and infrastructure renovations. The FRP was a bridge between the YCCD Facilities Master Plan (FMP) to help guide the decision-making at YC, as well as the standard to help meet the capital outlay plan due by June 2018 deadline. The FRP utilized the shared governance process, including the Educational Master Plan (EMP) and the existing Facilities Condition Fusion Report (FCFR) to determine which building remodeling and infrastructure projects are to be completed (see Appendix A). The FCFR provides an overview of YC's facilities and their condition. The FRP explains how YC plans to utilize its facilities and infrastructure to meet the needs of the students, faculty, staff, and community in the most effective and efficient manner possible.

An exhaustive analysis regarding building capacity and space utilization on the Marysville campus and the Sutter Center is provided beginning on page 167 of [the EMP](#). The comprehensive analysis of projected space needs, by discipline, can be found in Appendix Z of the EMP. In sum, at both locations, YC is not using its instructional space to the capacity expected by the State. As an example, at the Marysville campus, laboratory space is underutilized. Through the remodeling process, it is possible to better utilize the laboratory space on the YC campus. In contrast, at the Sutter Center, the laboratory space is over utilized and additional laboratory instructional space is warranted.



The remainder of the FRP intends to explain the planning and process, what buildings and infrastructure will be remodeled and upgraded, why, and the planned phased construction process. The FRP scrutinized the YC and Sutter Center campus remodel and upgrade proposals using the utilitarian approach assigning monies to projects that provide the greatest impact to students and the whole student-learning environment. The FRP will also help to determine which buildings are appropriate for the statewide Final Project Proposal.

Process:

YC values, and is committed to, participatory governance as the core of its decision-making processes. The shared decision-making process should always put the needs of the students first, regardless of the direct, indirect, or perceived impact to a faculty member or staff person's specific unit. As a complex and dynamic institution of higher education, shared decisions at YC that may appear to only impact one unit often have far-reaching consequences, so it is imperative to weigh the available data and listen to different stakeholders (please see the [Yuba College Council Handbook](#) for a more thorough discussion of shared governance).

As campus experts, YCCD Facilities personnel created the original list to select and rank building remodels and infrastructure upgrades, which was informed by the YCCD FMP. That list was later approved by the YC Administration through the President's Cabinet (PC). The PC approved list of remodels and infrastructure upgrades was then modified by Planning and Budget Committee (PBC) using the FRP criteria explained on pages 3 and 4 of this document. After PBC made its recommendations, the Yuba College Council (YC Council) approved the final list, which was approved by the President. The list of YC recommended renovations and upgrades was then sent to the YCCD for approval and implantation. The following list represents how shared governance drove the FRP and how each group engaged in the process:

1. PBC:
 - a. The PBC is the participatory governance committee responsible for recommending budget processes and priorities to the YC Council.
2. YC Council:
 - a. The YC Council is a representative body of the college and the primary (lead) committee for developing recommendations on issues that may have a college-wide. YC Council conducts its work under the auspices of the College President and within YCCD policies and procedures.
3. Students:
 - a. There are two Associated Student Yuba College (AYSC) representatives on the PBC. Additionally, there are ASYC representatives on many other important shared governance committees at YC, including the YC Council.
4. YC Administration:
 - a. The YC administration is committed to updating technologies that enhance the educational experience. The administration is equally committed to providing students with a healthy and safe learning environment by constantly improving conditions.

5. YCCD Administration:
 - a. The YCCD administration sets the policies and procedures for YC. All decision-making on the YC campus must conform to the mission, goals, and values established by the YCCD administration.
6. External consultants:
 - a. During and/or after the campus remodel and upgrades, external consultants will be hired to help facilitate the shared governance process to maximize efficiency in the building residency process (which academic units will go where and why?).

Remodeling and upgrades:

On a campus where many buildings are over 50 years old, there are multiple opportunities for remodeling and infrastructure upgrades. It is also critically important to minimize negative impacts to students, the learning environment, and student services during construction. Since there is no immediate funding to rebuild all of the outdated buildings on the YC campus, only a select number of projects can be completed. The PBC used following criteria, holistically, to set the remodel and upgrade recommendations:

1. The FCFR:
 - a. The FCFR provides an in-depth and comprehensive analysis into the outstanding building maintenance and infrastructure upgrade needs. The PBC examined the FCFR to appropriately plan, sequence, and capitalize on economies of scale for the most efficient, cost effective, and impactful enhancements on campus.
2. Programmatic need:
 - a. In consultation with the deans, the PBC used following metrics to holistically prioritize the campus remodel and upgrade projects, including, but not limited to (in random order):
 - i. The number of students served
 - ii. Program review
 - iii. Program growth
 - iv. Program completion rate
 - v. Multi-use academic and service spaces dedicated to educating the whole student or improving the student experience while on campus
 - vi. FTES generation
 - vii. Cost per FTES
 - viii. Class fill rate
 - ix. Predictions for job growth
 - b. Additionally, physical proximity, or the lack thereof, between instructional, non-instructional, and administrative units was also considered.
3. YCCD priorities:
 - a. In 2017, the Board of Trustees established five facilities priorities:
 - i. Health, safety, and regulatory compliance

- ii. Enhance and complete work already in progress
 - iii. Strategically align remodeling to protect current building and infrastructure assets
 - iv. Program alignment and functional capacity
 - v. Productivity, efficiency, operational capacity, and cost reduction
 - b. All building and infrastructure projects must meet at least one of the YCCD facilities priorities.
- 4. Facilities expertise:
 - a. As the local building and infrastructure experts on campus, YCCD Facilities personnel will be actively consulted about the best way to maximize the budget and increase economies of scale in the following areas:
 - i. Facility conditions
 - ii. Project sequencing
 - iii. Swing space (where will displaced academic and service units be housed during facility renovations?)
 - b. Facilities prioritization and recommendations were informed by the YCCD FMP

Summary:

The FRP is a broad scope and holistic decision-making document used to prioritize and recommend facilities renovations and infrastructure upgrades based in part on the YCCD FMP, Facilities/M&O expertise, and the YC shared governance process all to benefit the YC students and community. The FRP may be reviewed annually and updated as needed.

Appendix A

To be added