

SAN BERNARDINO COMMUNITY COLLEGE DISTRICT

VOLUME 04: SBCCD DISTRICT SUPPORT OPERATIONS FACILITIES MASTER PLAN (2025 – 2037)



SAN BERNARDINO
COMMUNITY COLLEGE
DISTRICT

 **DLR**GROUP

MESSAGE FROM THE CHANCELLOR

At the San Bernardino Community College District, we're making strategic upgrades to our classrooms, labs, and career training spaces to ensure everyone in our community has a real shot at a great education and a brighter future.

These upgrades mean safer, modern spaces where students can learn the skills they need for good-paying jobs that support their families and strengthen our local economy. Over the next decade, we're reimagining our campuses to meet the needs of today's students, workers, and families—and to prepare for the future.

In these new spaces, students will train for careers in construction, healthcare, manufacturing, utilities, public service, and more. This isn't just about new buildings. It's about investing in what matters most: our community's future. Here's how:

- **A Stronger Local Economy:** When we train workers for in-demand jobs, local businesses grow, and our community thrives.
- **Affordable Education:** Families save thousands when students start their first two years of college with us before transferring to a university.
- **Better Opportunities:** Whether it's veterans, working parents, or unemployed adults, our programs help people find good-paying, stable jobs.

When we invest in our community colleges, we invest in the people and opportunities that make the Inland Empire stronger. These new spaces will help our students, families, and workers succeed; and that success will make our communities safer, vibrant, and more prosperous.

We're excited to make this vision a reality. Together, we can build a stronger future for everyone, right here at home.

Diana Z. Rodriguez, Ed.D.
Chancellor
San Bernardino Community College District



Diana Z. Rodriguez, Ed.D., Chancellor



SAN BERNARDINO
COMMUNITY COLLEGE
DISTRICT



VOLUME 04 TABLE OF CONTENTS

4.1 PROJECT INTRODUCTION

4.2 DSO BASELINE

4.3 GUIDING PRINCIPLES AND PROGRAM NEEDS

4.4 DSO VISION PLAN

4.5 IMPLEMENTATION PLAN

4.6 APPENDIX



DSO1

PROJECT INTRODUCTION

550

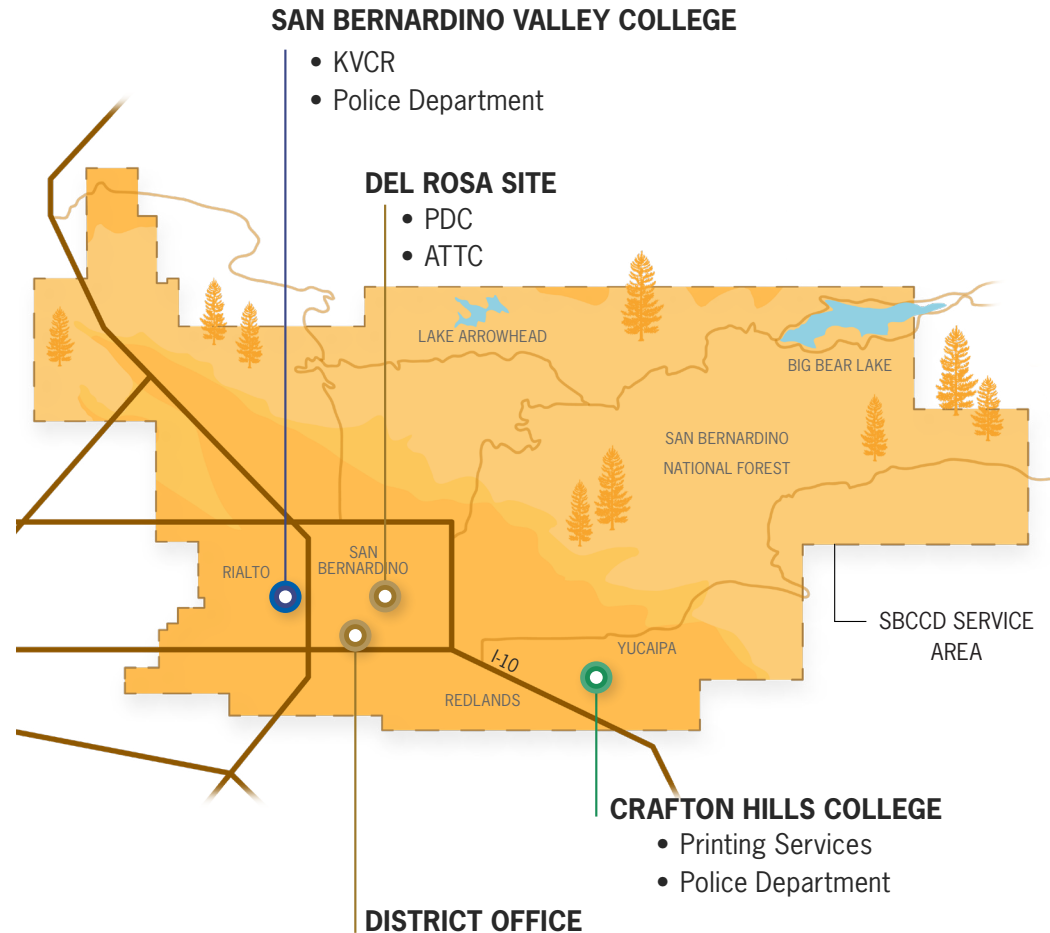


ABOUT SBCCD DISTRICT SUPPORT OPERATIONS

District Support Operations (DSO) oversees the entire San Bernardino Community College District, which includes: San Bernardino Valley College, Crafton Hills College, and KVCR 91.9 FM and TV Channel 24.

The Facilities Master Plan studied and planned for the following sites and buildings that support the functions and mission of District Support Operations:

- District Office (550 E Hospitality Lane)
- Del Rosa Site - parcels that house the Economic and Development Corporate Training Center (EDCT), including:
 - Professional Development Center (PDC - 114 S Del Rosa Dr)
 - Applied Technical Training Center - (ATTC - 124 S Del Rosa Dr)
- Valley College Radio - KVCR (701 South Mt. Vernon Ave)
- Printing Services (11711 Sand Canyon Rd, Building 14)
- Police Department Space (Integrated in CHC Building 10 and SBVC Campus Center)



SBCCD DSO AT A GLANCE

164 EMPLOYEES
42 TEMPORARY EMPLOYEES
23 OPEN POSITIONS

VISION

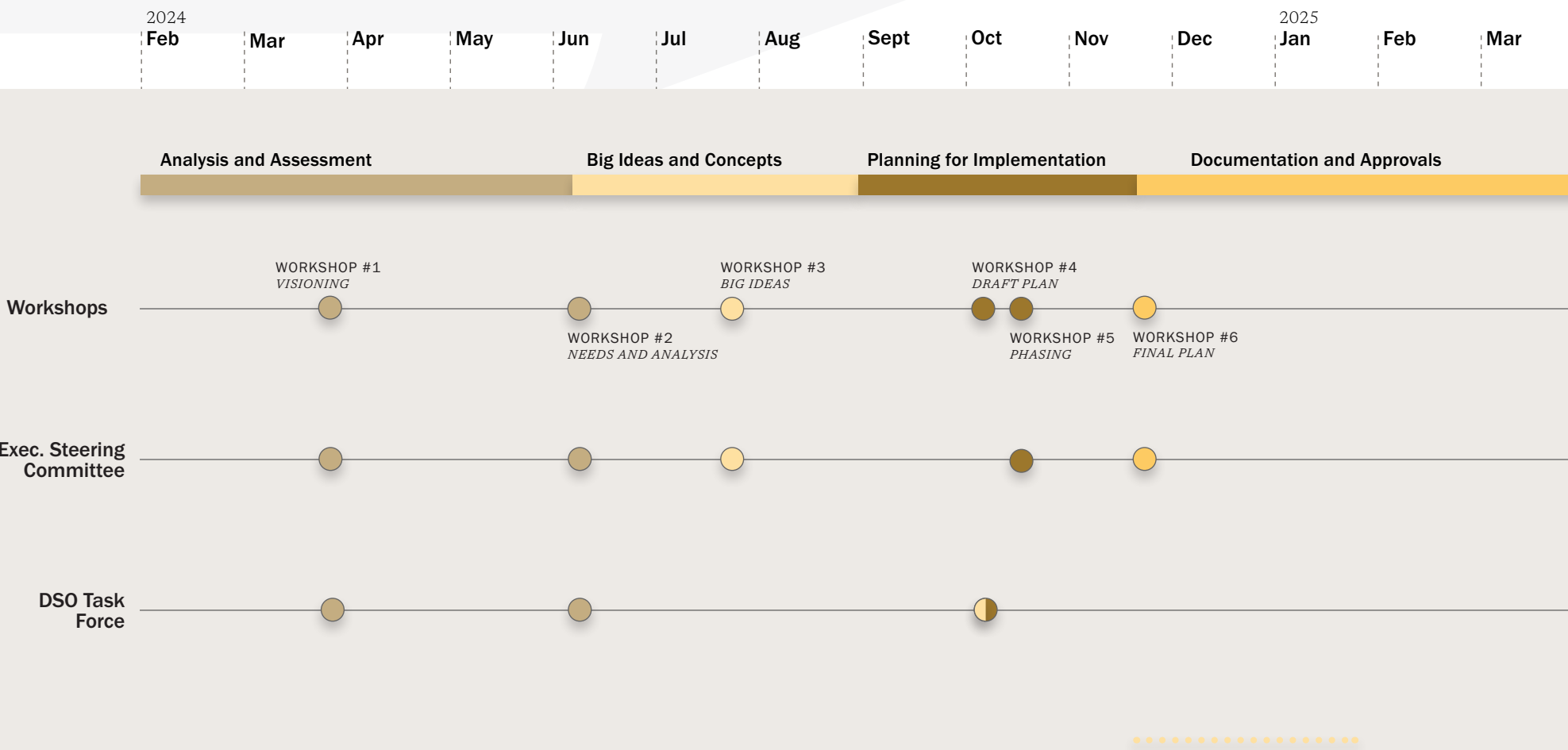
Inspiring possibilities for bright futures and a prosperous community.

VALUES

Accessibility, Inclusion, Integrity, Courage, Collaboration, and Excellence.

17,500 ASF IN DISTRICT OFFICE
22,000 ASF ON DEL ROSA SITE
13,500 ASF ON SBVC CAMPUS
5,800 ASF ON CHC CAMPUS

MASTER PLANNING SCHEDULE



● **01: Analysis and Assessment**

Goals, opportunities, and needs were identified through extensive data gathering, analysis, assessment, and engagement with stakeholders. Engagement led to quantitative and qualitative data which informed the physical planning at SBCCD DSO.

● **03: Planning for Implementation**

District Office improvements were prioritized according to return on investment, strategic value, and impact on staff.

● **02: Big Ideas and Concepts**

Additional engagement generated “Big Ideas”, created alternatives to district office development, and defined a development framework that allows for flexible implementation.

● **04: Documentation and Approvals**

The SBCCD DSO Master Plan was confirmed, documented, and delivered. The following document provides a summary of the planning process, existing conditions, and strategic recommendations to guide future development for SBCCD DSO.

PREVIOUS PLANS AND STUDIES

As a part of the Master Planning Process the team referenced past planning efforts completed by San Bernardino Community College District, including the 2022 SBCCD Strategic Plan and the 2023 Sustainability Master Plan.

2022 SBCCD STRATEGIC PLAN

In April 2022, the SBCCD Board of Trustees adopted the San Bernardino Community College District Strategic Plan 2022-2027. The Plan encompasses four broad goals to serve the residents, communities, and employers of the SBCCD region:

1. Eliminate Barriers to Student Access and Success
2. Be a Diverse, Equitable, Inclusive, and Anti-Racist Institution
3. Be a Leader and Partner in Addressing Regional Issues
4. Ensure Fiscal Accountability / Sustainability

2022 NEEDS ASSESSMENT REPORT

In 2022, 19six Architects prepared a District Needs Assessment for SBCCD, for five properties: KVCR/IMA, 114 Del Rosa, ATTC, Highland Avenue, and 8th Street.

This study determined future needs and growth opportunities for the programs within these properties and developed recommendations for building renovations and expansions. This study will be referenced in this Master Plan, specifically for the program needs identified for KVCR and EDCT.

2023 SUSTAINABILITY MASTER PLAN

This Sustainability Plan serves as a strategic blueprint devised for the San Bernardino Community College District establishing a comprehensive and robust plan for sustainability efforts.

SBCCD's sustainability vision is woven around several sustainability focus areas, under which high-level goals have been defined for:

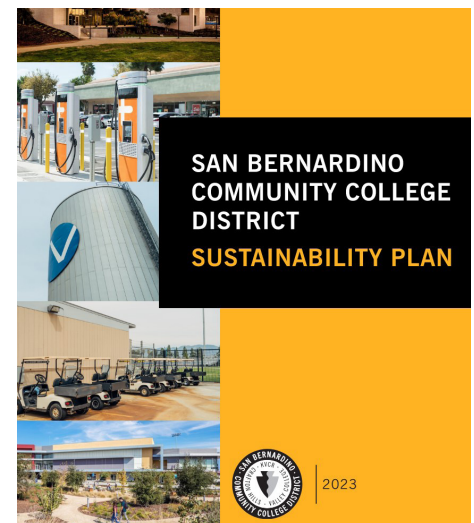
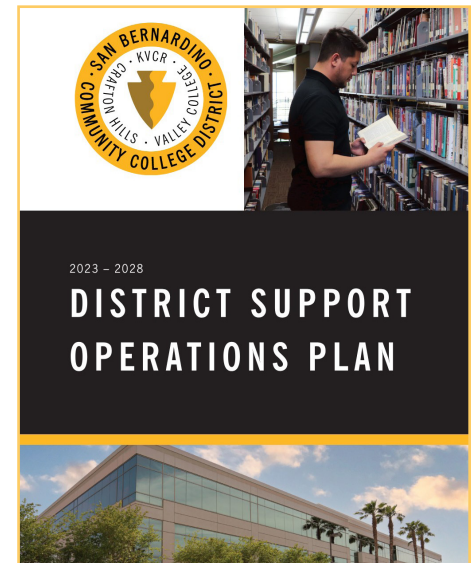
- Carbon Mitigation
- Materials
- Energy
- Ongoing Engagement and Transparency
- Water
- Education
- Transportation

2023 DISTRICT SUPPORT OPERATIONS PLAN

The five-month DSO Planning Project began in January 2023 and was completed in May 2023. The DSO Planning Project set four goals and 15 objectives to guide the District Support Operations (DSO), SBVC, and CHC in serving the region over the next five years, while also supporting the SBCCD Strategic Plan and each of the College's Educational Master Plans.

The DSO Planning Project identified the following four key elements:

1. Develop the five-year DSO Plan Strategic Directions and Supporting Actions
2. Align and refine the SBCCD Integrated Planning Model components
3. Confirm and revise the SBCCD Delineation of Functions Map
4. Continue building collaboration, respect, and a positive culture among DSO, SBVC and CHC colleagues



ENGAGEMENT WITH THE DISTRICT

San Bernardino Community College District understands the importance of user engagement in a successful planning process. The Facilities Master Plan demonstrates the integrated design process in bringing together a multitude of design elements, driven by stakeholder feedback. The planning efforts contained in this report were developed through a series of interactive workshops with District leadership and stakeholders.

Multiple workshops were held to solicit feedback, providing information on campus existing conditions, priorities, and experiences. Each workshop incorporated engagement exercises that provided a lens for the planning team to understand campus perspectives and establish planning principles, goals, and objectives to guide the Plan forward.

The timeline below outlines the frequency of engagement with the District Task Force and Executive Leadership:

Visioning

Big Ideas

Draft Plan

Document

March 21st, 2024 - DSO Executive Leadership

March 28th, 2024 - DSO Visioning Session

June 4th, 2024 - DSO Task Force - Needs and Analysis

June 6th, 2024 - DSO Executive Leadership

July 25th, 2024 - DSO Executive Leadership

August 20th, 2024 - Workforce Development Visioning

September 20th, 2024 - Workforce Development Meeting

October 2nd, 2024 - DSO Task Force

October 10th, 2024 - DSO Executive Leadership

November 14th, 2024 - DSO Executive Leadership





DSO2

DSO BASELINE

550



DISTRICT OFFICE

550 E HOSPITALITY LANE

A majority of the District Support Operations (DSO) support workspace is located on the second floor of the District Office, 550 E Hospitality Lane. Consisting of mostly workspace, including conference room space, a training room, and a board room, the District Office is approximately 17,500 ASF. The following departments currently have workspace at this location:

- Executive Vice Chancellor of FAM
 - Business Services
 - Facilities Planning, Construction, Sustainability & Local Outreach
 - Fiscal Services
- Government Relations & Strategic Communications*
- Human Resources & Payroll
- Office of the Chancellor
- Vice Chancellor of Ed. & SSS
 - Research, Planning, & Institutional Effectiveness
 - Technology and Educational Support Services (TESS)**

*Government Relations has employees at EDCT, additionally

**TESS has employees with physical office locations at the campuses: CHC (including printing services) and SBVC



Existing floor plan of the District Office color coded by department.

DEPARTMENTS:

- EXECUTIVE VICE CHANCELLOR OF FAM
- BUSINESS SERVICES
- FACILITIES PLANNING, CONSTRUCTION, SUSTAINABILITY & LOCAL OUTREACH
- FISCAL SERVICES
- GOVERNMENT RELATIONS & STRATEGIC COMMUNICATIONS
- HUMAN RESOURCES & PAYROLL
- OFFICE OF THE CHANCELLOR
- VICE CHANCELLOR OF ED. & SSS
- RESEARCH, PLANNING, & INSTITUTIONAL EFFECTIVENESS
- TECHNOLOGY & EDUCATIONAL SUPPORT SERVICES (TESS)

VALLEY COLLEGE RADIO (KVCR) & INSTITUTE OF MEDIA ARTS (IMA)

701 SOUTH MT. VERNON AVE.

KVCR is the only publicly-owned radio and TV operation serving the Inland Empire. The vision of KVCR is to “create a trusted destination facilitating conversation for an engaged citizenry, producing future leaders through media, and building a better future through community participation”. KVCR is a creative incubator, broadcasting platform, and collaborator with SBCCD’s Economic Development and Corporate Training (EDCT) and SBVC’s Institute of Media Arts (IMA).

Located at 701 South Mt. Vernon Ave, on the SBVC Campus, KVCR shares a building with IMA. IMA is affiliated with SBVC’s Film, TV, and Media program. The building is about 18,400 GSF/12,500 ASF; the West side of the building is mostly used by KVCR and the East side of the building is shared between KVCR and IMA.



Existing floor plan - KVCR vs. IMA space.

SPACE USE:

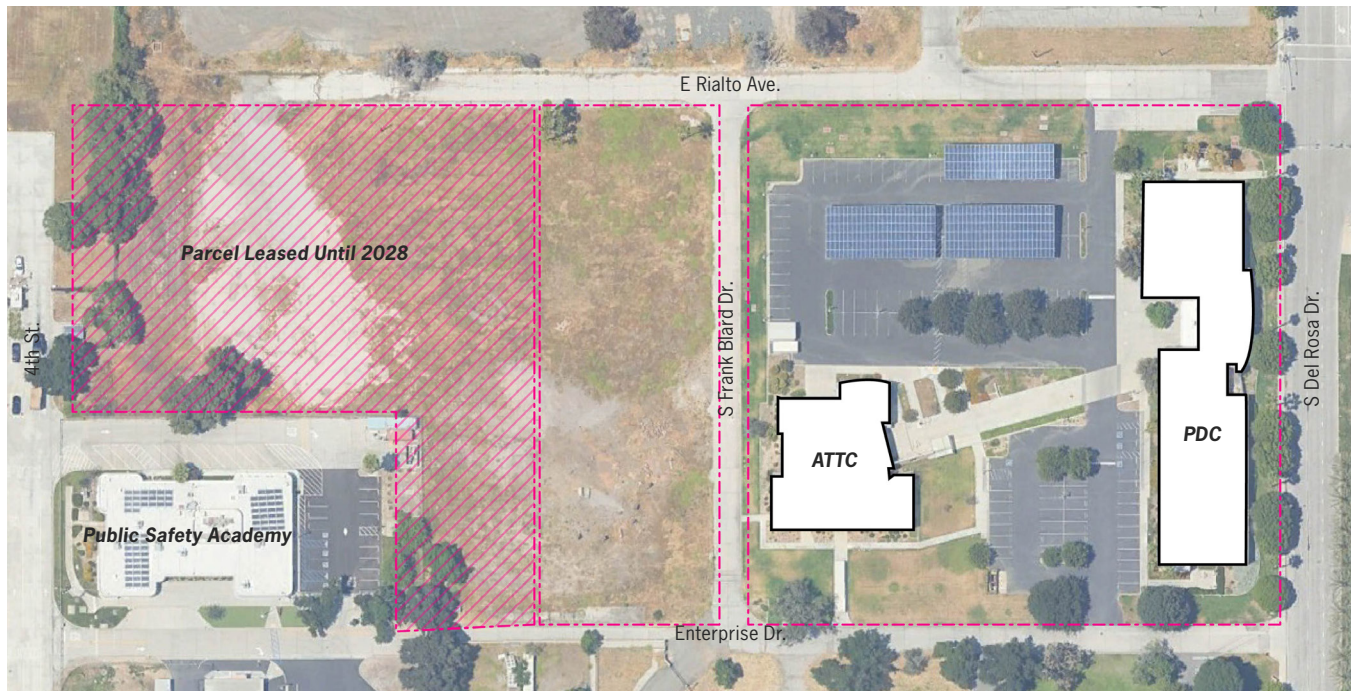
- DEDICATED OFFICE
- OFFICE SUPPORT/OPEN OFFICE
- DEDICATED CLASSROOM/INSTRUCTION
- CLASSROOM SUPPORT
- DEDICATED GENERAL USE
- OPEN GENERAL USE
- BUILDING SUPPORT

DEL ROSA SITE

The Professional Development Center (PDC) and Applied Technology Training Center (ATTC) currently sit on what is known as the Del Rosa site. The site is bordered by E Rialto Avenue, S Frank Blard Drive, Enterprise Drive, and S Del Rosa Drive. This is the existing hub for the Economic Development and Corporate Training Center (EDCT) at SBCCD.

This parcel is adjacent to another parcel SBCCD owns, bordered by S Frank Blard Drive, E Rialto Avenue, Enterprise Drive, 4th Street, and the

Public Safety Academy. A portion of this parcel is leased until 2028; a new field facility was just built on the leased portion. The other portion of the parcel is currently used as outdoor classroom space.



PROFESSIONAL DEVELOPMENT CENTER (PDC)

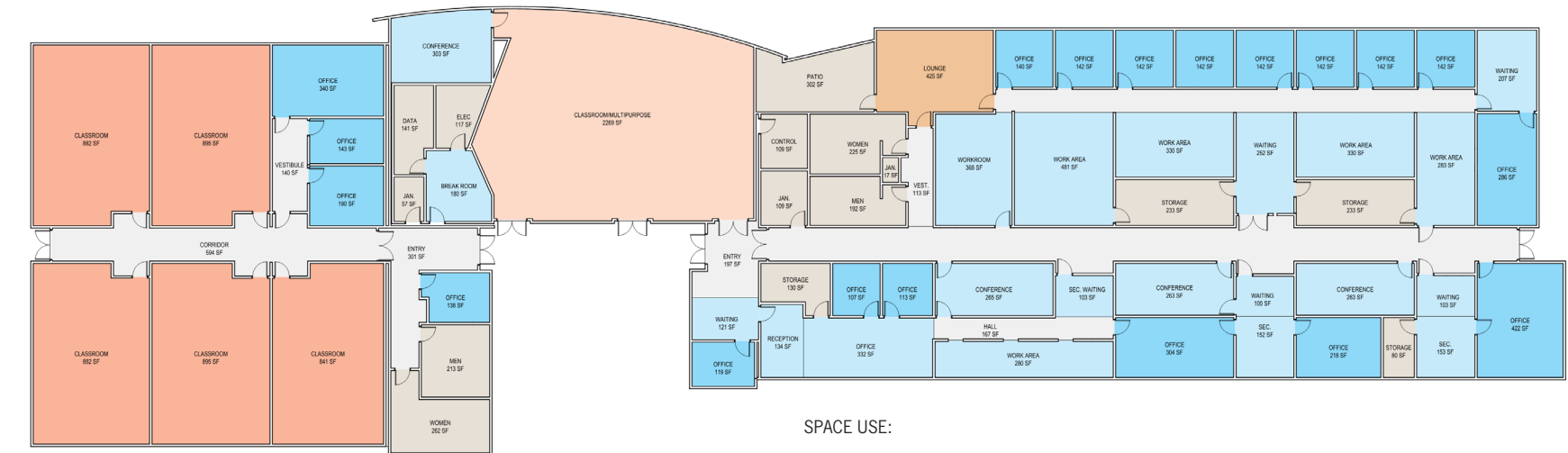
114 S DEL ROSA DR

The Professional Development Center (PDC) “transforms lives by connecting local, regional and statewide community colleges, industry, government, and community-based organizations to remove barriers and create economic opportunities for our most vulnerable populations”. The PDC provides technical and soft skills for Construction and Union Trades, Healthcare, Manufacturing, Office and Clerical, Public Sector, Tree Care and Forestry, Utilities, Warehouse and Logistics, and more.

Located at 114 S Del Rosa Dr, the previous District Office, PDC is a 26,800 GSF / 15,200 ASF building that consists of a large multi-purpose room in the center, with five classrooms utilized for skills training on the north side, and office space on the south side.

Economic Development and Corporate Training (EDCT) and Government Relations and Strategic Communications* are the DSO departments that currently have workspace at this location.

**Government Relations also has employees at the District Office*



Existing floor plan of PDC.



SPACE USE:

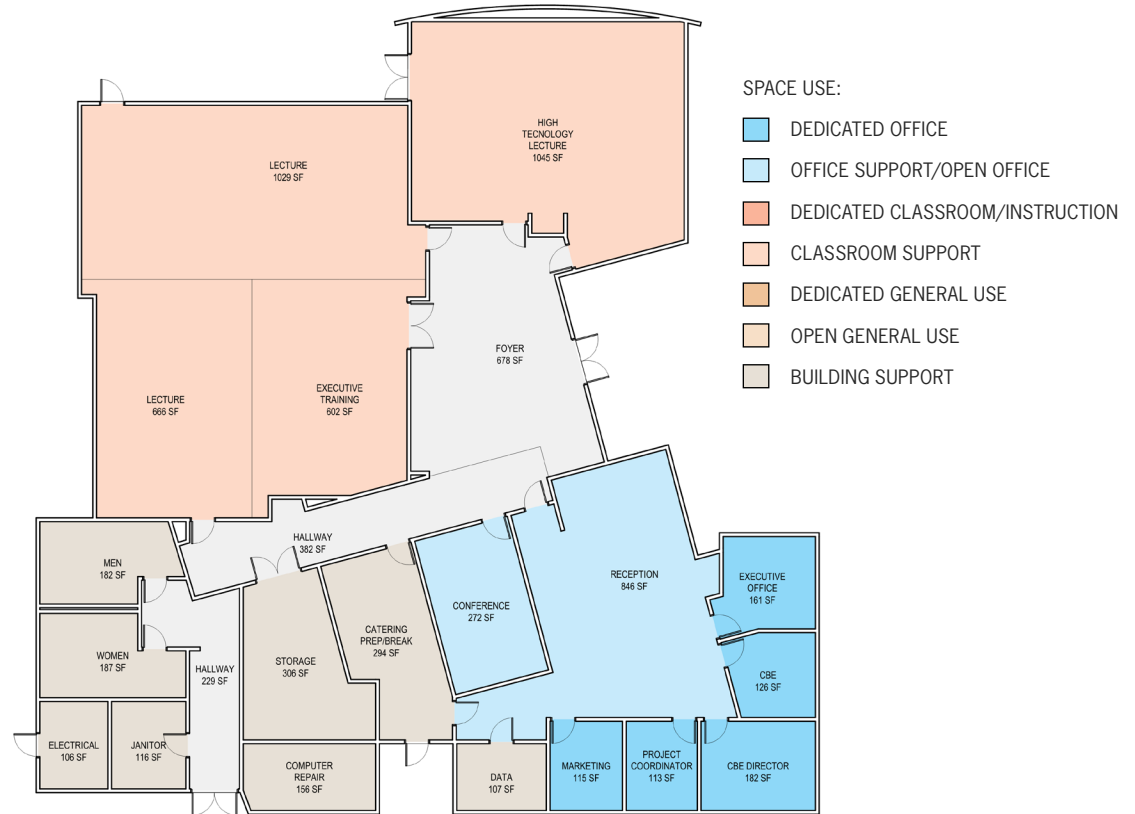
- | | |
|---|---|
| ■ DEDICATED OFFICE | ■ DEDICATED GENERAL USE |
| ■ OFFICE SUPPORT/OPEN OFFICE | ■ OPEN GENERAL USE |
| ■ DEDICATED CLASSROOM/INSTRUCTION | ■ BUILDING SUPPORT |
| ■ CLASSROOM SUPPORT | |

APPLIED TECHNOLOGY TRAINING CENTER (ATTC)

124 S DEL ROSA DR

The Applied Technology Training Center (ATTC) is located on the same site as PDC, supporting the Economic Development and Corporate Training (EDCT) Center. The building is about 9,700 GSF / 6,800 ASF and consists of a large multi-purpose room, high-tech room, offices and workplace, and storage.

EDCT and Vice Chancellor Ed. & SSS are the DSO departments that currently have workspace at this location.



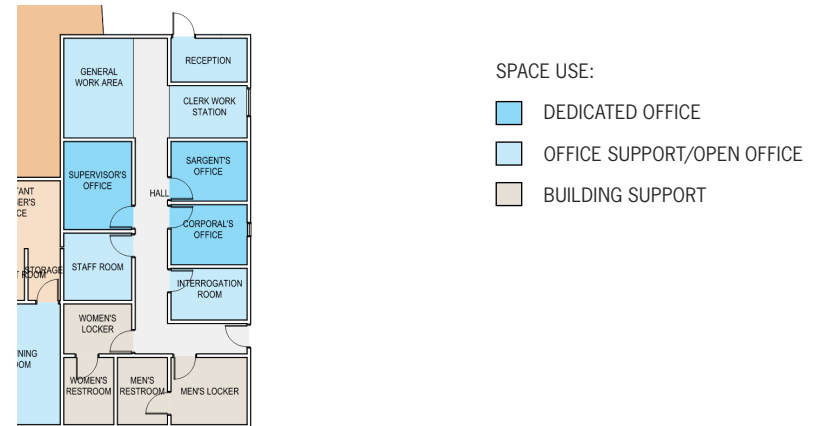
Existing floor plan of ATTC.

POLICE DEPARTMENT - SBVC CAMPUS CENTER & CHC BUILDING 10

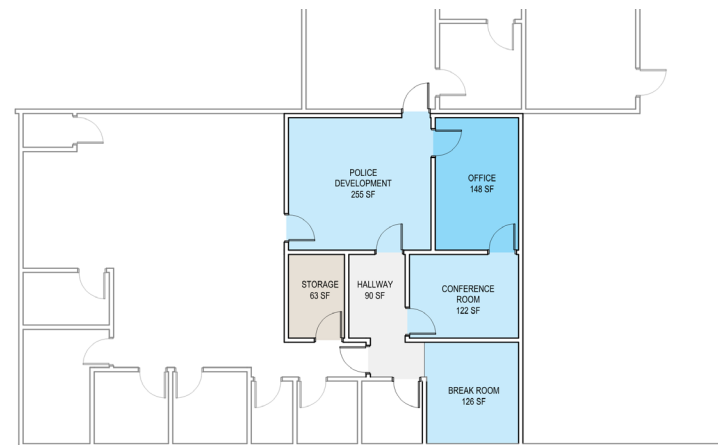
The Police Department and Campus Safety are critical in providing a “safe and secure learning and working environment for all students and employees”. The Police Department is currently located in two buildings, one at CHC and one at SBVC.

At SBVC, the Police Department occupies about 1,000 ASF in the Campus Center building. The space consists of office space, an armory, locker rooms, break area, and a small lobby.

At CHC, the Police Department occupies about 750 ASF of the Central Complex 1 (Building 10). The space consists of office space, a conference room, and a break room.



Existing floor plan of Police Department at SBVC - Campus Center.



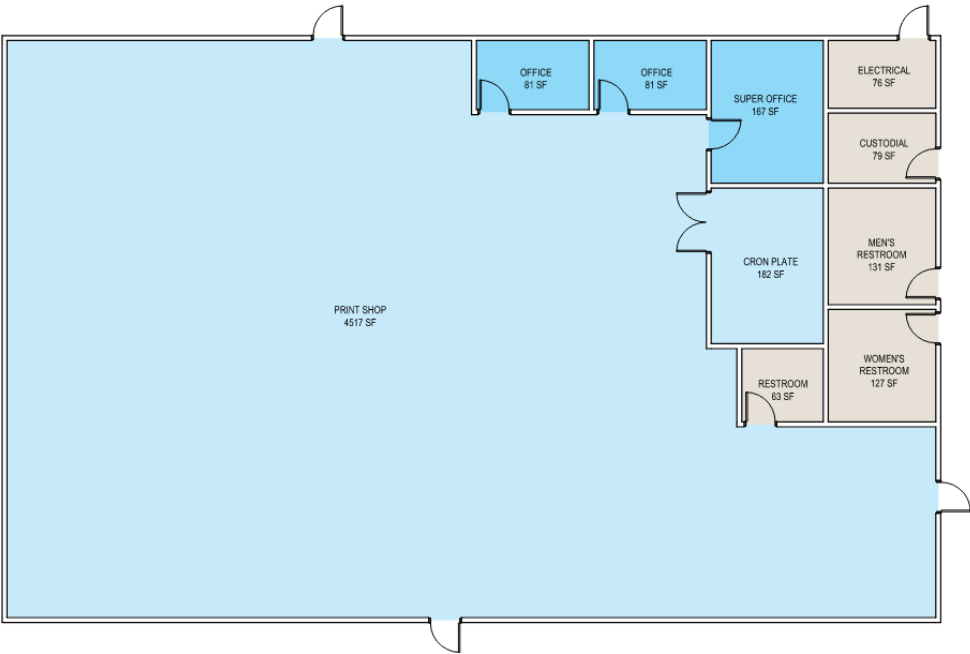
Existing floor plan of Police Department at CHC - Building 10.

SBCCD PRINTING SERVICES

11711 SAND CANYON ROAD, BUILDING 14

Graphics and Printing Services offer a variety of services from graphic design and layout, low and high volume printing, banner creation, laminating, brochures, envelopes, letterheads, business cards, district forms, and more. Printing Services serves all departments in SBCCD.

Printing Services is located in the East Complex 1 building on the Crafton Hills College Campus; the building is approximately 5,700 GSF / 5,000 ASF. The building includes a print shop with supporting office space.



Existing floor plan of Printing Services.

- SPACE USE:
- DEDICATED OFFICE
 - OFFICE SUPPORT/PRINT SHOP
 - BUILDING SUPPORT



FACILITIES CONDITION

The District Support Operations (DSO) buildings for San Bernardino Community College District were all constructed in the early 2000's, except for One Parkside, constructed in 1992.

The overall condition of each campus facility is key information for a long-term planning effort, signaling when building infrastructure and maintenance upgrades will be needed. This is a piece of the holistic picture that informs renovations and replacements of facilities within a larger plan.

FACILITIES CONDITIONS ASSESSMENT

A Facilities Condition Assessment (FCA) was completed as a part of the Facilities Master Planning Process. The full findings of the 2024 Facilities Conditions Assessment can be found in the Appendix. A major goal of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility.

The adjacent chart presents the industry standard ranges. As the Master Planning process examines and assumes the future of the campus environment in 10 years, the table on the facing page outlines the anticipated conditions of each of the facilities at the end of defined periods (if

FCI Ranges and Description	
Good: 0 - 5 %	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
Fair: 5 - 10%	Subject to wear but is still in a serviceable and functioning condition.
Poor: 10 - 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
Critical: 30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

no action was taken). This provides an illustration of when specific buildings will need focused investment.

CURRENT (2024)

As of 2024, all the assessed buildings receive an FCI rating of less than 5% and a classification of 'Good'.

2027

Projecting three years out, to 2027, four of the assessed buildings still hold a classification of 'Good', with the Applied Technology Training Center receiving a classification of 'Fair'.

2029

Projecting five years out, to 2029, the Applied Technology Center receives a classification of 'Poor'. One Parkside, North River Place and Two

Parkside all receive classifications of 'Fair' and the Economic Development and Corporate Training Center maintains a classification of 'Good'.

2034

Projecting 10 years out, to 2034, four assessed buildings receive 'Poor' classifications, and the first 'Critical' classification emerges for the One Parkside building.

Although campus buildings are generally in good condition today, investment in maintenance will need to continue over the next ten years to ensure they remain operational.

Building Number	Building Name	Total SF	Replacement Value	Current	3 - Year (2027)	5 - Year (2029)	10 - Year (2034)
DNOONPS	One Parkside (560 E. Hospitality Lane)	71,106	\$60,440,100	Good	Good	Fair	Critical
DNOONRP	North River Place (658 E. Brier Drive)	71,834	\$61,058,900	Good	Good	Fair	Poor
DNOOTPS	Two Parkside (550 E. Hospitality Lane)	82,699	\$70,294,150	Good	Good	Fair	Poor
DSO - 02	Economic Development and Corporate Training (114 S. Del Rosa Drive)	26,800	\$22,780,000	Good	Good	Good	Poor
DSO - 46	Applied Technology Training Center (124 S. Del Rosa Drive)	9,731	\$8,271,350	Good	Fair	Poor	Poor



114 S. Del Rosa Drive



550 E. Hospitality Lane



124 S. Del Rosa Drive



DSO3

GUIDING PRINCIPLES & PROGRAM NEEDS

550



INTRODUCTION

Planning principles and program needs for DSO facilities were derived through stakeholder engagement, analysis and tours, previous studies, best practices, and workplace trends.

Overarching Master Plan Themes, established for the entire SBCCD Facilities Master Plan, and DSO specific Planning Principles serve as a framework and guide for all future physical investments in DSO facilities and infrastructure.

Program needs serve as a key driver for this Plan. Each DSO department provided feedback on additional space needs or modifications to space based upon existing and future staffing. The plan addresses these program needs under the umbrella of the guiding principles.

As a majority of the space is classified as workspace, best practices around workspace are outlined in this document. These best practices are suggested to be implemented where feasible in future projects, but are not assumed to be implemented globally.



FACILITIES MASTER PLAN DISTRICT-WIDE THEMES

MODERNIZE FACILITIES:

Modernize existing facilities to propel excellence and community prosperity.

RIGHT-SIZE & MAXIMIZE EFFICIENCY:

Right-size and equitably redistribute space and services to maximize efficiency and respond to trends in higher education.

FOSTER A SUSTAINABLE FUTURE:

Ensure development addresses each of the goals within the Sustainability Plan, prioritizing resource conservation and the well-being of people and the planet.

DESIGN FOR SAFETY & INCLUSIVITY:

Design a built environment that fosters a safe and welcoming setting for students, faculty, and staff.

BUILD COMMUNITY & FOSTER COLLABORATION:

Create spaces for events and daily gatherings to build community and foster collaboration.

IMPROVE BRANDING, WAYFINDING, ART:

Improve branding, wayfinding, and public art to strengthen SBCCD's identity.

CREATE FLEXIBLE CLASSROOMS & SUPPORT ACTIVE LEARNING:

Design classrooms for flexibility and active learning to facilitate a collaborative learning environment.

DSO SPECIFIC PRINCIPLES



Right-size and relocate space based upon DSO needs and workplace trends.



Create event space in alignment with the District's desire to host community.



Re-imagine underutilized spaces.



Incorporate spaces for departmental and interdepartmental collaboration.



Ensure SBCCD branding is present at all sites.

WORKSPACE STANDARDS & TRENDS

As a large portion of District Support Operations space is workspace, standards and trends should be referenced when completing renovation and new construction projects. The following outlines workspace configurations and alternatives that should be studied as projects move into more detailed design. Future workspace construction and renovation should reference the most current District Design Standards for office space sizing.

Variations in workspace can adapt to serve different working modalities. Before any major design project that involves workspace, it is recommended that users are engaged to understand working styles to inform layout and design.

The key components of workspace are the individual workstations, collaboration spaces, and support spaces (such as storage and break areas). Variations in two key areas create different types of workspaces:

- The ratio of private office space to collaborative/open office space
- Type of touchdown environment - ranging from larger private office, to open workspace, to hoteling stations.

The images on the right depict three different types of workspace with the same total square footage, but vary in the types of workstations and the amount of collaboration space. The Traditional Workspace has the most private office space,

Traditional Workspace

- Larger Private Offices
- Conference Space
- Minimal Communal Space



Collaborative Lite Workspace

- Mix of Smaller Private Offices and Open Offices
- Conference Space
- Medium Open Community Space
- Moderate Amount of Small Meeting Rooms
- Touchdown Space



Collaborative Focused Workspace

- All Open Office Space
- Conference Space
- Large Open Community Space
- Large Amount of Smaller Meeting Rooms



least amount of total seats, and the least amount of collaborative space. The Collaborative Lite Workspace has a mix of smaller private offices and open space, with a moderate amount of collaboration space, more seats than traditional, and more meeting rooms. The Collaborative Focused Workplace is all open office space with a large amount of collaboration/communal space, and the most amount of seats and meeting rooms.

“Types of Touchdown Space” depicts the range of individual workstations that can compose an office space and a recommended size - ranging from a large private office, the largest ASF per touchdown seat, to a hoteling station, the smallest ASF per touchdown seat. When redesigning or designing new office space, it is recommended to consider the types and quantities of workstations needed. Open office space and hoteling space should be paired with phone booths or focus rooms (smaller rooms for quiet and privacy).

Types of Touchdown Space

MOST ASF PER TOUCHDOWN SPACE



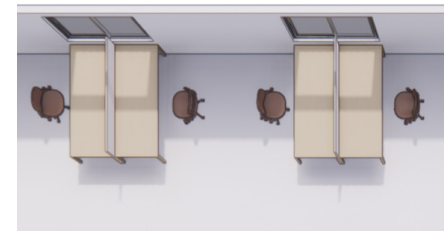
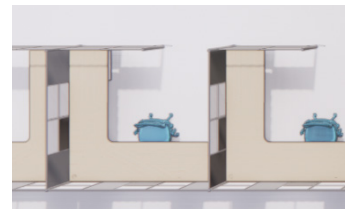
Large Private Office



Small Private Office



Open Office Space



Hoteling Space



LEAST ASF PER TOUCHDOWN SPACE

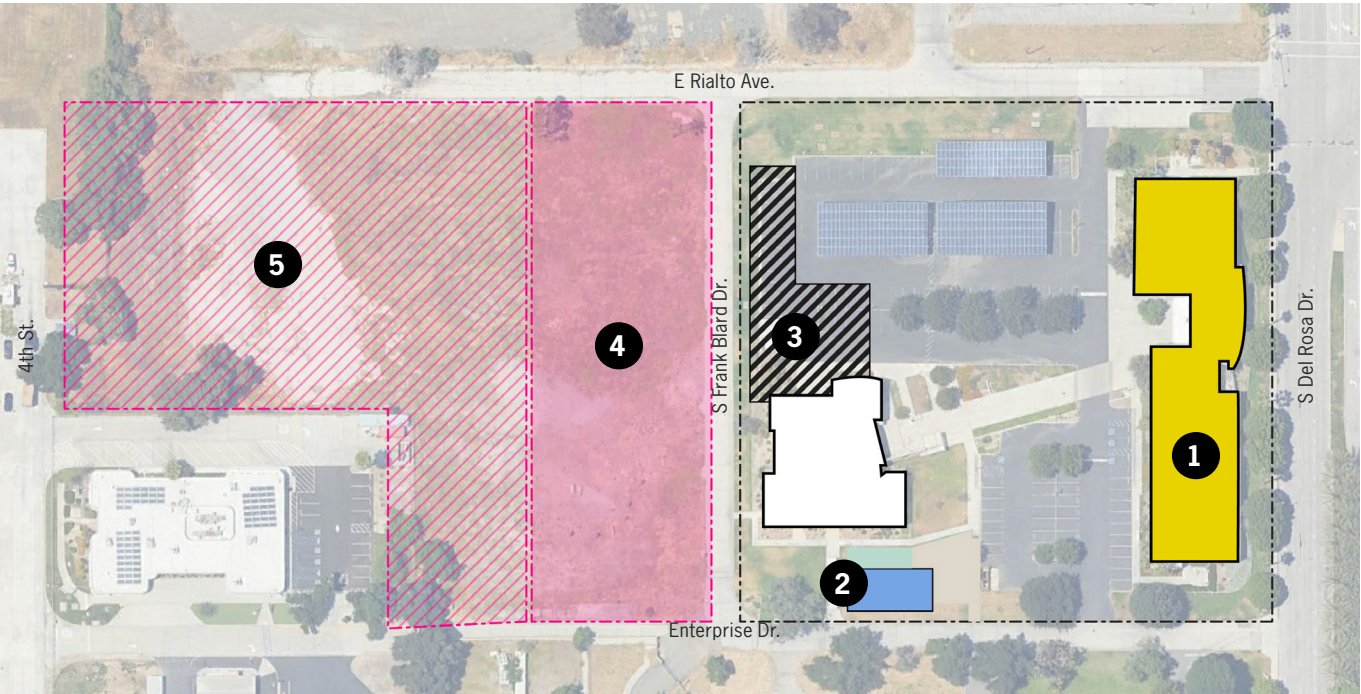
DEL ROSA SITE OPPORTUNITY

There is an opportunity to build upon and grow the existing Economic Development and Corporate Training (EDCT) Center at Del Rosa, and expand on to the adjacent parcel to develop a full campus for a Regional Training Facility, focusing on workforce and economic development. The adjacent parcel is owned by SBCCD, with a portion of the land leased until 2028.

The campus can expand and grow existing programs offered by EDCT, as well as provide

space for new programs to support the entire region. There is a desire to create a more campus-like feel that considers connectivity, placemaking, open space, and gateways.

A Needs Assessment, completed in September 2022 by SBCCD and 19six Architects, also outlined existing site needs for EDCT. Needs included interior renovation of PDC, a new Multi-Purpose Building with an outdoor yard, and a new fenced area for equipment storage.



- | | |
|---|--|
| 1 | PDC Interior Renovation |
| 2 | Multi-Purpose Building With Outdoor Yard |
| 3 | Fenced Area for Equipment Storage |
| 4 | Future Parcel Development - Regional Training Facility |
| 5 | Future Parcel Development - Regional Training Facility (Currently Leased Until 2028) |

Existing Buildings and Future Parcel Opportunities

PROFESSIONAL DEVELOPMENT CENTER (PDC) NEEDS

The plan for PDC builds upon the recent EDA grant application plan (shown on the below diagram). The EDA plan aims to add more classroom space to support growing programs within EDCT. The EDA grant plan adds 4 classrooms, refurbishes existing classrooms, addresses technology upgrades, and reconfigures office space, creating more open office.

Through engagement, additional needs were outlined based upon the EDA grant plan. The following outlines key needs the Plan aims to address by building upon the EDA grant plan:

- Provide more office space where possible as the increase in classrooms has led to loss of workspace
- Enclose the front area of PDC for a larger lobby
- Expand the Career Closet
- Consolidate Basic Needs
- Make the multi-purpose room more flexible for events and add windows for natural light
- Add hoteling, phone booths, and meeting spaces for flexible work styles



EDA Grant Plan

LEGEND:

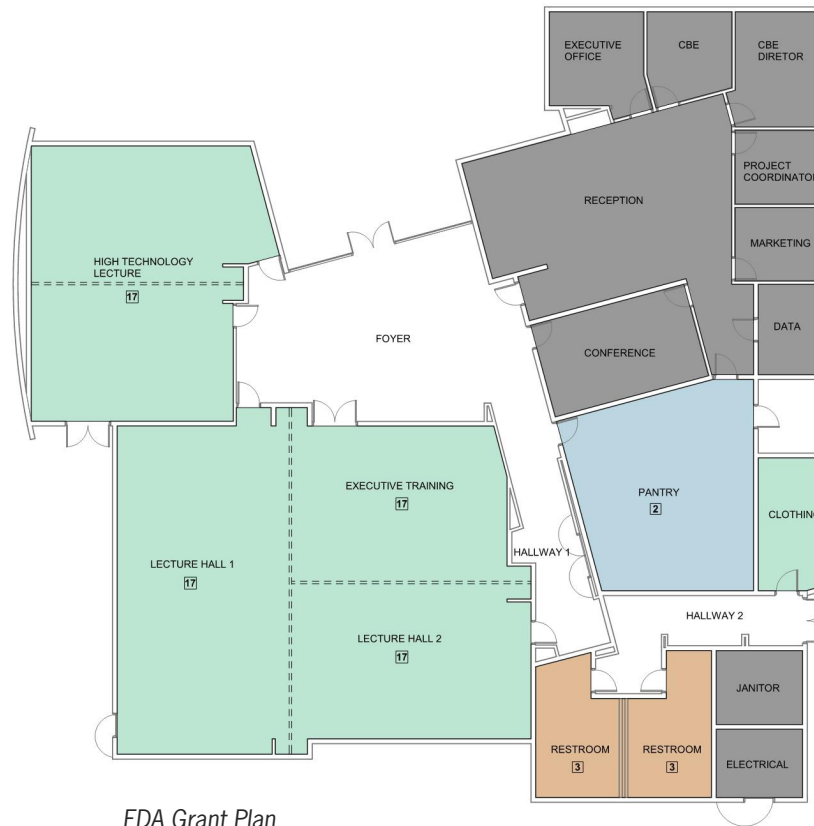
- | | |
|--|--|
| SPACE TO BE RENOVATED | OPEN OFFICE |
| NEW ALL GENDER RESTROOM | EXISTING AREA TO REMAIN |
| FULL RENOVATION | EXISTING STRUCTURAL WALL |
| SPACE TO BE UPGRADED | |

APPLIED TECHNOLOGY TRAINING CENTER (ATTC) NEEDS

The plan for ATTC also builds upon the recent EDA grant application plan (shown on the adjacent diagram). The EDA plan aims to upgrade the technology in existing instructional spaces, and renovate/upgrade the pantry and clothing closet.

Through engagement, additional needs were outlined with the EDA grant plan serving as the baseline. The following outlines key needs the Plan aims to address by building upon the EDA grant plan:

- Provide more office space where possible as the increase in classrooms (at PDC) has led to loss of workspace
- Utilize the lobby for programming, creating a more active and well utilized space
- Consolidate Basic Needs
- Add hoteling, phone booths, and meeting spaces for flexible work styles



EDA Grant Plan

LEGEND:

- SPACE TO BE RENOVATED
- FULL RENOVATION
- SPACE TO BE UPGRADED
- OPEN OFFICE
- EXISTING AREA TO REMAIN

DISTRICT OFFICE NEEDS

The District Office's primary need is to increase and optimize workspace to meet current and future needs. The goal of this plan is to address workspace deficiencies and inefficiencies across all departments.

The existing offices and walls within the District Office are assumed to remain in place, therefore there are two key strategies in locating more workspace for departments:

- Training Room: re-imagine the Training Room and adjacent Testing Room with workstations and alternate work points; this is the largest area to repurpose
- Hoteling: introduce and increase hoteling stations; as the smallest workstation type, this maximizes efficiency of space. Hoteling will not replace any existing office or workstation space, but will provide additional space for growth, hybrid employees, or temporary employees

Additionally, HR expressed a need for more private and enclosed areas for sensitive work. Enclosing the entire HR department, furniture configurations, and dedicated phone rooms are solutions that can aid in creating more privacy.



Existing District Office Floorplan

- OFFICE SPACE - TO REMAIN AS IS
- OPEN OFFICE
- COLLABORATION/MEETING (INCLUDES TRAINING AND TESTING ROOM)
- BOARD ROOM - TO REMAIN AS IS

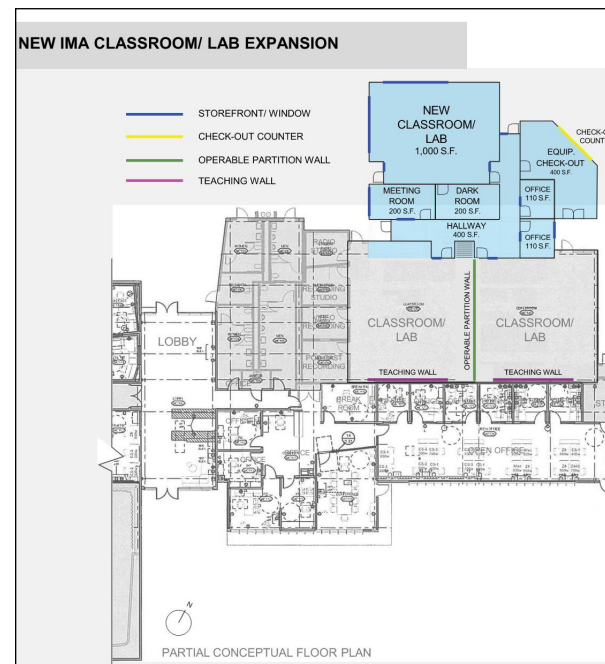
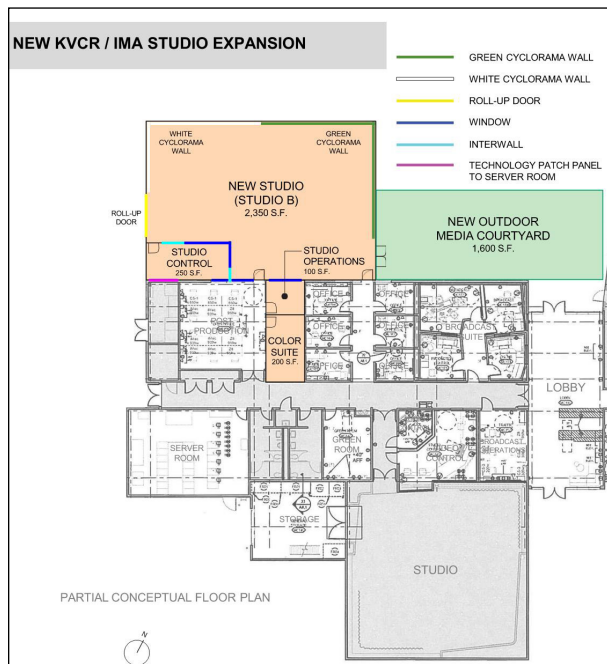
KVCR NEEDS

A Needs Assessment was completed in September 2022 by SBCCD and 19six Architects. The following program requirements were determined through this study, and are assumed to be implemented in this planning effort:

- New Studio (2,600 SF) for creative space shared with IMA students
- New Outdoor Space (1,600 SF) next to the new studio for event space and outdoor work area

- New Color Correction Suite for studio work as well as learning space for IMA students (2,000 SF)
- Shared storage between KVCR and IMA

Additional needs identified through engagement include the opportunity to rethink workspace and introduce more hoteling spaces, increase staff lounge/communal space, increase meeting space, and re-imagine the lobby space to become more versatile.



Plans from Previous Needs Assessment by 19six Architects

POLICE DEPARTMENT AND PRINTING SERVICES NEEDS

POLICE DEPARTMENT

Through engagement with the Police Department, three primary needs emerged:

- Additional space, as compared to what exists today
- A main location to centralize functions
- Secure parking, about 30 spaces

A desired program was established with the Police Department to determine an ideal amount of space for a centralized location. The program requires about 3,100 ASF | 5,000 GSF. Program elements include

SPACE DESCRIPTION	ASF
Workstations:	
6 Personal Offices	
4 Open Workstations	1,100
6 Hoteling Stations	
1 Phone Booth	
Collaboration Space:	
1 Huddle Room	500
1 Large Conference Room/Training Room	
Break Room & Print/Copy Space	300
Storage:	
Evidence/Property/Equipment	350
Lockers	175
Armory:	
Weapons Cleaning & Storage	150
Front Lobby	400
Bathroom with Shower/Eyewash Station	100
TOTAL	~3,100

Key aspects of locating the Police Department are the need to have a presence on campus, but simultaneously ensure security and privacy, specifically in accessing the building and storage of evidence, property, equipment, and vehicles.

PRINTING SERVICES

Printing Services has the opportunity to re-evaluate its existing location and consider the benefits of relocating elsewhere. Through visioning of a potential move, the following needs and priorities emerged:

- The existing amount of space works for the Print Shop (approximately 5,000 ASF)
- Future space should include 1 personal office and 3 open workstations
- The Print Shop supports the whole District, but SBVC is the biggest customer. There are benefits to being close to Valley.
- The Print Shop should consider synergies with programs on SBVC's campus such as the Graphics Department



DSO4

DSO VISION PLAN

550



VISION PLAN

The Facilities Master Plan Vision for SBCCD District Support Operations (DSO) supports and sustains the strategic direction of the District. The Plan includes several projects focused on expanding workforce and economic development programs, growing a welcoming and efficient working environment for departments that support the entire District, enhancing the identity of SBCCD, and supporting the evolution of public media for the region.

The proposed recommendations are organized by location and the following section walks through each of these recommendations in further detail. Altogether, the Plan is designed with flexibility and resiliency in mind, to achieve the goals and mission of San Bernardino Community College District.

DEL ROSA CAMPUS

1	New Development	48,000 - 123,000 GSF
2	Del Rosa Multi-Purpose Building	2,500 GSF
3	Secure/Gate Parking Lot	905 LF
4	Outdoor Classrooms	23,700 - 37,400 SF
5	Wayfinding, Art, and Placemaking	
6	PDC Interior Expansion Renovation	1,450 GSF 6,200 ASF
7	ATTC Interior Renovation	2,300 ASF

DISTRICT OFFICE

	Interior Renovation	5,585 ASF
--	---------------------	-----------

KVCR

	Studio Expansion	5,200 GSF
	Classroom/Lab Expansion	2,000 GSF
	Outdoor Media Courtyard	1,600 SF
	Shared Storage	600 GSF
	Interior Renovation	1,025 ASF

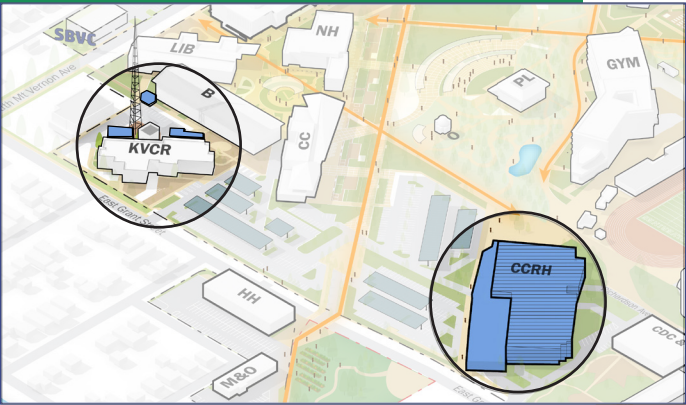
CAMPUS AND COMMUNITY RESOURCE HUB

	Police Department	3,100 ASF
	Printing Services	5,000 ASF

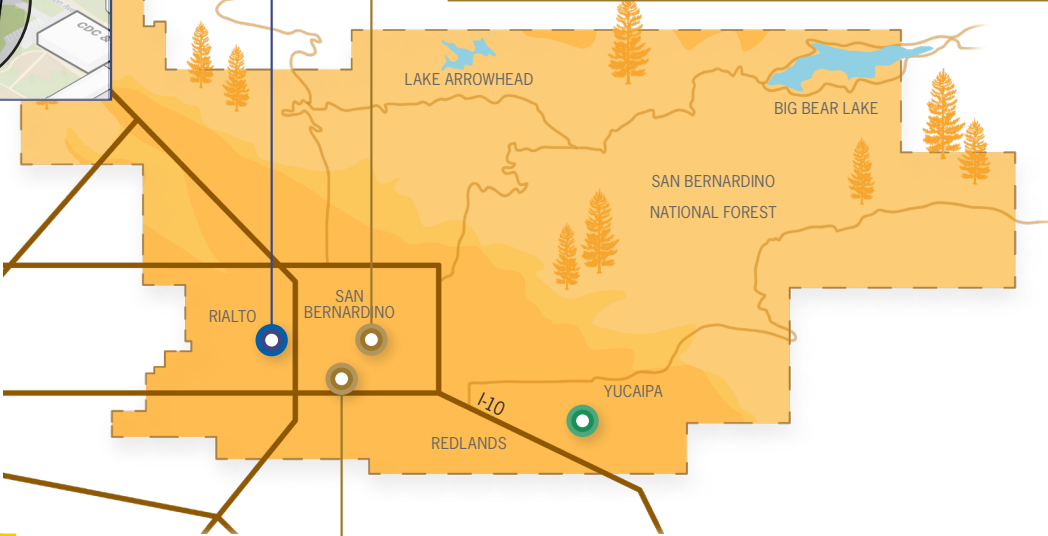
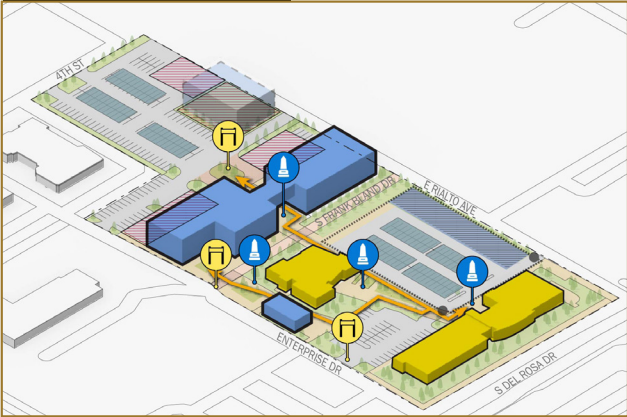
SAN BERNARDINO VALLEY COLLEGE

KVCR

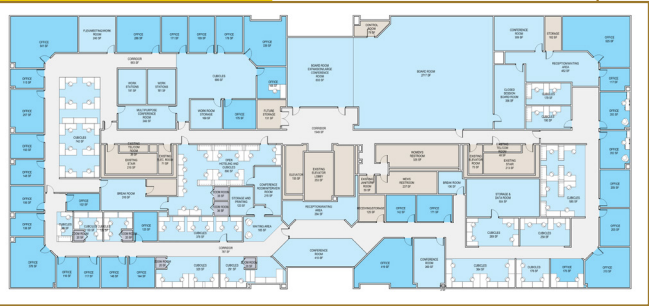
CAMPUS AND COMMUNITY RESOURCE HUB



DEL ROSA CAMPUS



DISTRICT OFFICE



DEL ROSA CAMPUS

Size:

~8.4 Acre Campus

Up to 125,500 GSF of Additional Development

Potential Building Programs:

- Regional Training Facility (Workforce Development)
- EDCT growth and expansion space
- State-of-the-art class laboratories
- Workspace
- Event space

The Del Rosa campus can expand upon its existing footprint at PDC and ATTC to become a Regional Training Facility for economic and workforce development. This enables SBCCD to expand and grow offerings on this campus to serve the entire region.

The Plan shows phased development on the adjacent parcel to add new buildings (2-3 stories) that align with program strategy and growth. Buildings can accommodate state-of-the-art class laboratories spaces that support flexibility, transparency, and interdisciplinary collaboration. Office spaces on the upper floors support the growing need for more workspace. Long-term, with more development, a community event space could be added. New development should be

balanced with the addition of outdoor classroom space, depending on program needs and growth.

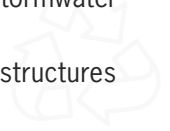
Building off the previous needs study, the Del Rosa Campus Plan proposes a new multi-purpose building adjacent to ATTC to accommodate a workshop, lab space, and an outdoor yard. Additionally, to respond to a need for secure, large-equipment and vehicle storage, the existing parking lot is proposed to be gated with secure access points. A portion of the lot would be dedicated to equipment storage.

Together, the two parcels that comprise of the Del Rosa Campus would create a more campus-like feel than what exists today. This includes gateways and entry signage, public art, open spaces, and enhanced pedestrian pathways, connecting campus together. There is an opportunity to transform S. Frank Bland Dr into a campus-like street with paving, landscaping, and lighting improvements.

The following project spreads will outline the renovation of PDC and ATTC.

SUSTAINABILITY PLAN ALIGNMENT

- Fosters social sustainability (human health and well-being)
- New construction project designed for LEED/ZNE, and to meet indoor water efficiency goals
- Site improvements that implement native landscaping and stormwater strategies
- Implements solar shade structures



GUIDING PRINCIPLES ALIGNMENT



Expansion of the Del Rosa Campus will help right-size spaces for EDCT and expand workforce development and economic development for the region.



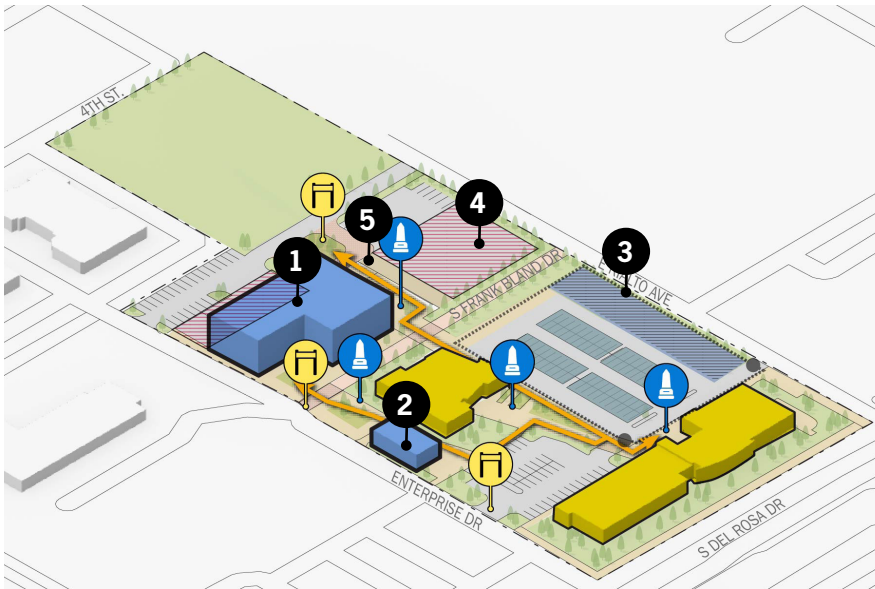
New development can provide spaces that bring the community in.



Buildings will foster shared spaces for interdisciplinary collaboration.



The campus will be branded with art and wayfinding elements.

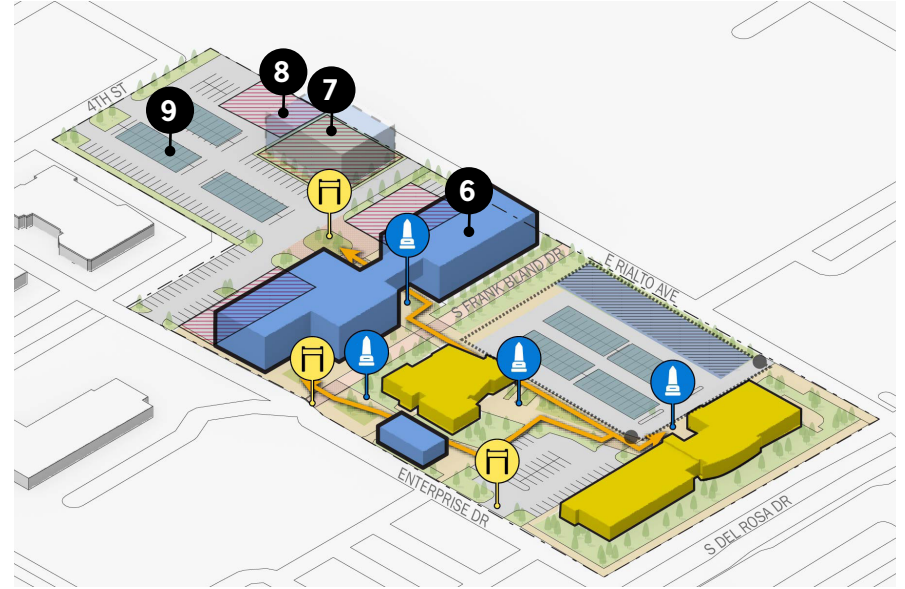


Conceptual Phase 1

- | | |
|---|--|
| 1 | Building A: 32,000 - 48,000 GSF |
| 2 | Multi-Purpose Building (2,500 GSF) |
| 3 | Secured/Gated Parking Lot with Equipment Storage |
| 4 | Outdoor Classroom Spaces |
| 5 | Wayfinding, Art, and Placemaking |

LEGEND:

- NEW CONSTRUCTION
- RENOVATION
- OUTDOOR WORKING SPACE
- P GATEWAY
- P PUBLIC ART



Conceptual Phase 2 - Full Build-Out

- | | |
|---|---|
| | See Conceptual Phase 1
(Additional Projects Below) |
| 6 | Building B: 30,000 - 45,000 GSF |
| 7 | Possible Expansion Building C: 20,000 - 30,000 GSF* |
| 8 | Additional Outdoor Classrooms |
| 9 | Parking Lot |

PROFESSIONAL DEVELOPMENT CENTER (PDC)

Size:

Expansion: 1,450 GSF

Renovation: 6,200 ASF

Building Programs:

- Classroom/instructional space
- Workspace
- Basic Needs Center - “One Stop Shop”
- Career Closet

The proposed plan for PDC builds upon the EDA grant plan, further augmenting and supporting EDCT programs. The following additions and changes are proposed to continue to evolve the EDA plan:

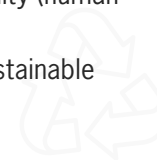
- Add windows to the multi-purpose room to make it more usable and habitable
- Enclose a front portion of the building to create a larger lobby space with a front desk and programmable space, and a Basic Needs Center
 - The Basic Needs Center can support the food pantry, which is currently at ATTC
 - The lobby area should serve as front door that includes branding elements and wayfinding elements
- Expand the Career Closet

- Consider reconfigurations to add more office space back. With an increase in instructional space, workspace is lost. A couple reconfigurations could provide more workspace
 - Reconfigure the 4 new classroom spaces, to allow for more offices to remain in the footprint
 - Consider creating an office suite in one of the existing instructional spaces - an alternate layout is shown

Long-term as the Del Rosa Campus develops, PDC can serve as a hub for classroom space, Basic Needs, and Career Closet, providing important services and uses that are shared by students. Non-student facing workspace can eventually move to future buildings on the Del Rosa Campus, allowing PDC to be true student-facing building.

SUSTAINABILITY PLAN ALIGNMENT

- Fosters social sustainability (human health and well-being)
- Renovation to include sustainable materials



GUIDING PRINCIPLES ALIGNMENT



Re-locates and right-sizes spaces based upon EDCT needs.



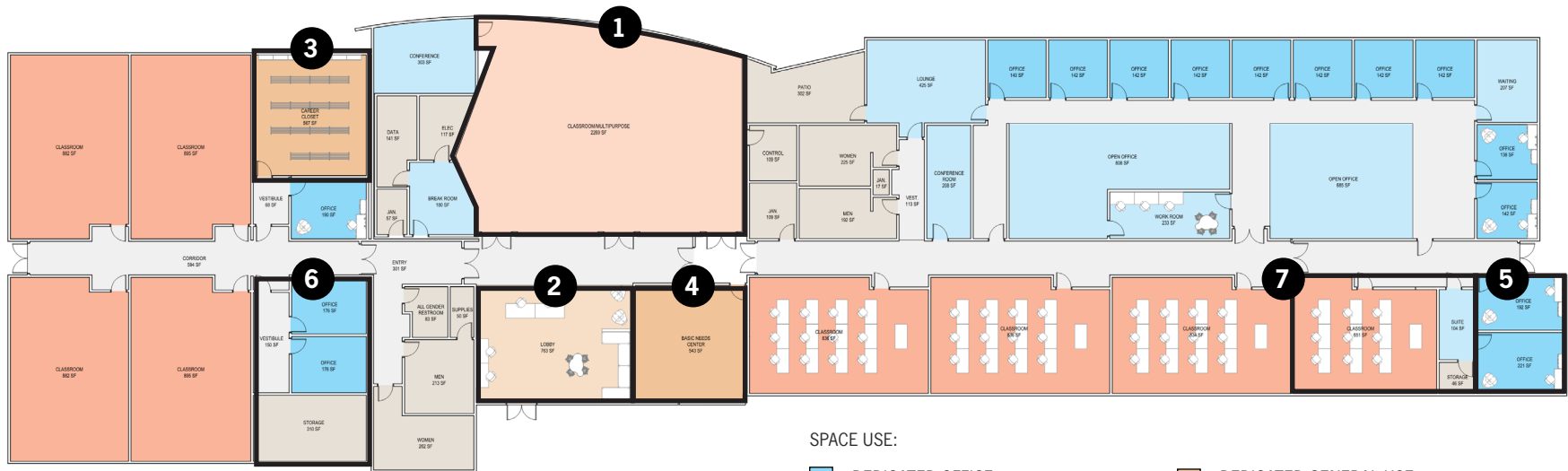
Supports the multi-purpose room as a key event space.



Creates lobby space and instructional spaces that support all departments.



Entry and lobby incorporate wayfinding and branding elements.



Proposed floor plan of PDC.

- 1 Flexible Multi-Purpose Room with Windows
- 2 Enclosed Area to Increase Lobby Space
- 3 Expansion of Career Closet
- 4 Basic Needs - "One Stop Shop"
- 5 Split Large Offices
- 6 Additional Offices and Storage (Alternate Layout)
- 7 Reconfigured Classroom Space

SPACE USE:

- | | |
|--|--|
| ■ DEDICATED OFFICE | ■ DEDICATED GENERAL USE |
| ■ OFFICE SUPPORT/OPEN OFFICE | ■ OPEN GENERAL USE |
| ■ DEDICATED CLASSROOM/INSTRUCTION | ■ BUILDING SUPPORT |
- CLASSROOM SUPPORT

APPLIED TECHNOLOGY TRAINING CENTER (ATTC)

Size:

Renovation: 2,300 ASF

Building Programs:

- Classroom/instructional space
- Workspace
- Lobby

The proposed plan for ATTC builds upon the EDA grant plan, further augmenting and supporting EDCT programs. The following additions and changes are proposed to continue to evolve the EDA plan:

- Move the food pantry to PDC's Basic Needs Center and optimize the break room space at ATTC
- Provide flexible working arrangements, including hoteling within the workspace
- Create additional office space within the footprint, in response to the loss of workspace in PDC
- Program the lobby with soft seating, flexible furniture and computer stations to support multi-use of space

Long-term as the Del Rosa Campus develops, ATTC can retain its lecture and workspace. Growth and expansion can occur in newly developed buildings on the campus.

SUSTAINABILITY PLAN ALIGNMENT

- Fosters social sustainability (human health and well-being)
- Renovation to include sustainable materials



GUIDING PRINCIPLES ALIGNMENT



Re-locates and right-sizes spaces based upon EDCT needs.

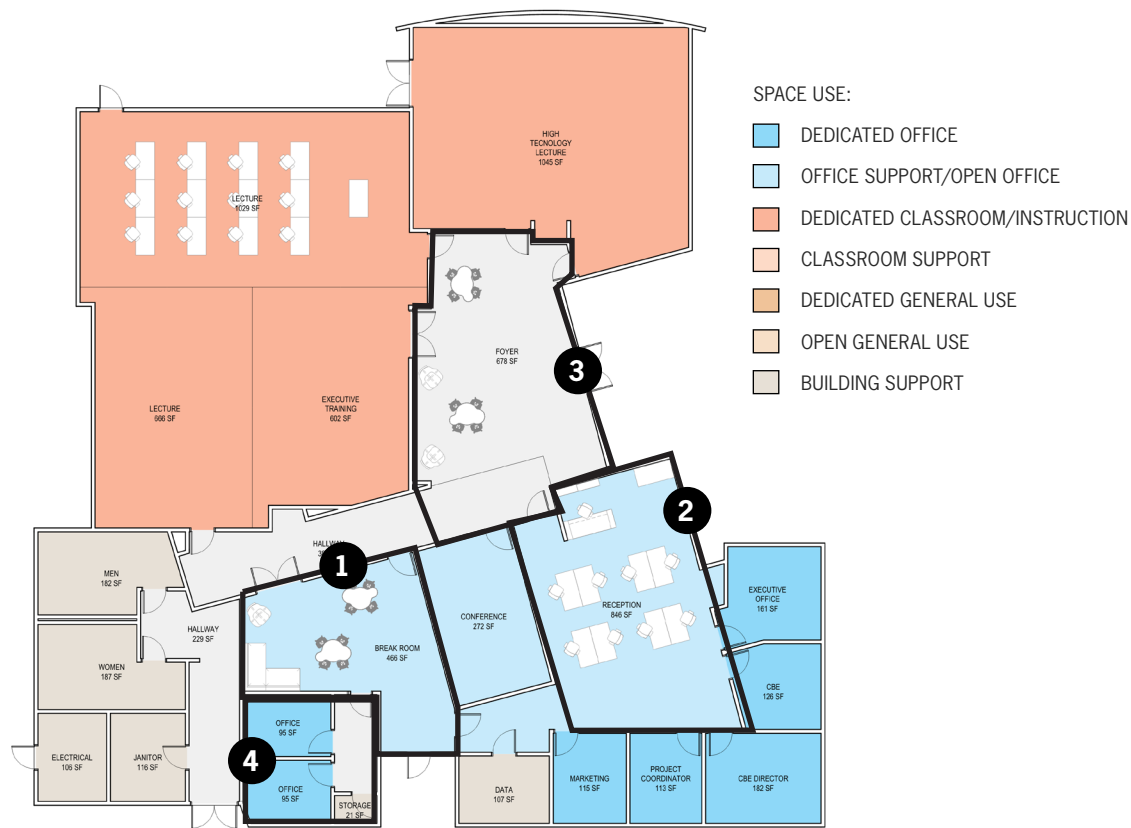


Re-imagines lobby for more multi-purpose use.



Entry and lobby incorporate wayfinding and branding elements.





Proposed floor plan of ATTC.

- 1 Optimize Break Room (Pantry Move to PDC)
- 2 Flexible Working Styles
- 3 Lobby Program
- 4 Additional Offices and Storage

DISTRICT OFFICE

Size:

Renovation: 5,585 ASF

Building Programs:

- Workspace

The proposed plan for the District Office increases the number of workstations within the floorplate by transforming the existing Training Room and Testing Room. Additionally, the Plan focuses on enclosing Human Resources into a consolidated area for privacy and security.

The Training Room transformation creates more space for a dynamic work area, consisting of open work stations, hoteling, and zoom rooms. This provides more room for overall growth, Technology and Educational Support Services (TESS), and Government Relations.

The enclosing of HR requires Payroll to move and a portion of the Testing Room and Training Room to be reconfigured. This allows for HR to be completely walled in, requiring key card access to enter the space. The renovation also moves the conference room for optimal configuration and divides one large office into two offices. Overall, 3 additional offices and 2 cubicles are

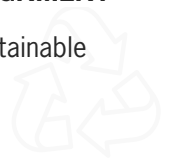
added to the HR space with the renovation. Additionally, zoom rooms and hoteling stations are supplemented into the open work areas. These hoteling stations and zoom rooms are additive, providing additional touchdown stations for future growth and hybrid employees.

With Payroll moving and the HR area reconfigured, there will be two cubicles open near the Fiscal Department. Additionally, an office near the Fiscal and Business Departments is proposed to transform into a flexible meeting/work room. This will provide a small meeting space that can also flex back for workstations if needed.

Hoteling stations are proposed within TESS open work area to provide alternate work points for hybrid staff.

SUSTAINABILITY PLAN ALIGNMENT

- Renovation to include sustainable materials



GUIDING PRINCIPLES ALIGNMENT



Re-locates and right-sizes spaces based upon DSO needs.

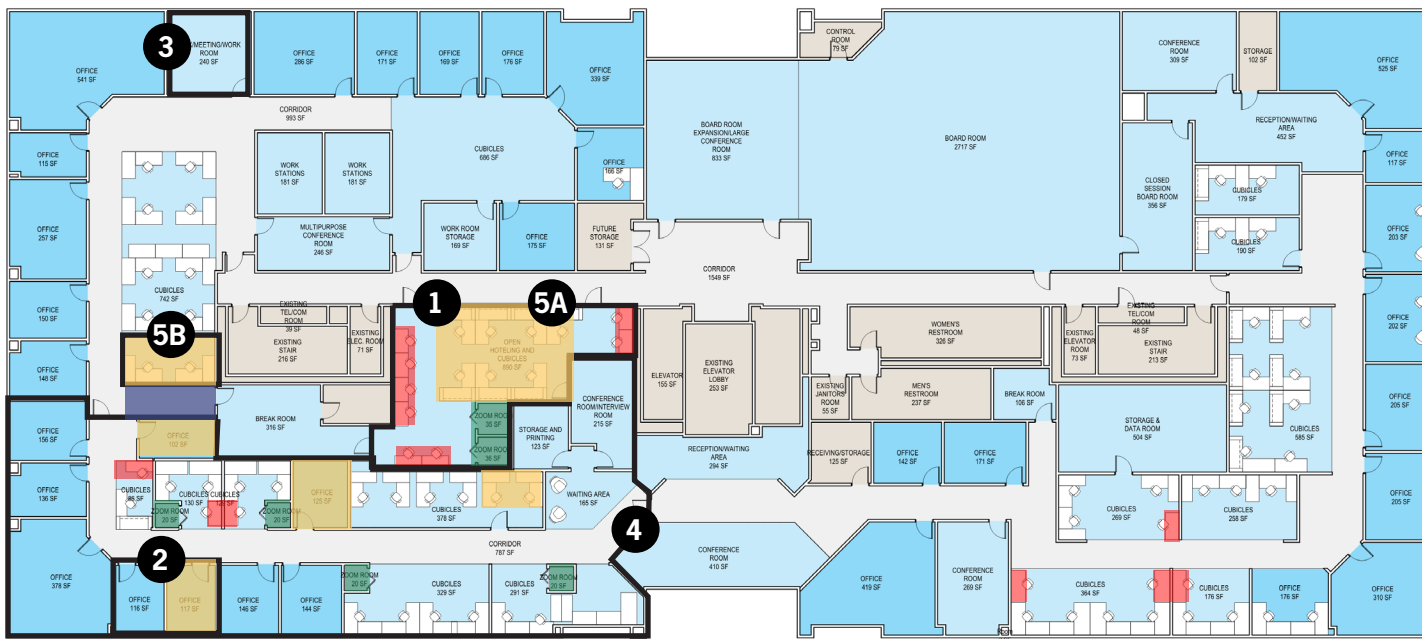


Re-imagines the Training Room for more efficient use of space.



Training Room creates an interdepartmental space.





- ADDED WORKSTATIONS OR OFFICES
(+3 OFFICES, +11 CUBICLES)
- NEW HOTELING (+15)
- ZOOM ROOMS (+6)
- LOSS OF WORKSTATIONS (-2)

Proposed floor plan of District Office.

- 1** Reconfigure Training Room
- 2** Reconfigure Single Office into Two Offices
- 3** Transform Office into Flexible Meeting/
Work Room
- 4** Enclose and Group HR Together
- 5** Move Departments as Needed
 - A.** Training Room Provides Space for Gov. Relations, TESS, and/or Growth
 - B.** Convert Area for Growth
 - C.** First Floor Storage For Payroll Could Be Converted to TESS Storage

KVCR ADDITIONS

Size:

Expansion: 7,800 GSF

Renovation: 1,025 ASF

Building Programs:

- New studio expansion
- New classroom/lab expansion
- Shared storage

Additions to KVCR will expand on the existing building to create space for a new studio, classroom and lab space, conference room, a media courtyard, and storage. These spaces will support the continued collaboration between KVCR and the Institute of Media Arts.

The studio addition will be two-story, with the second story providing space for growth and further expansion. The second story space in the near-term can provide much needed room for other spaces such as communal space, and conference room space.

With the expansion, KVCR can support live events (screenings), new production, television content creation, live television, social media content creation, photography, film production, music video production, commercial production, and XR content creation.

The studio will include programming such as a chroma green cyclorama wall, pure white cyclorama wall, a black curtain, mobile studio control, and a green room.

Additionally, a renovation to the lobby will make a more efficient use of the space. The lobby will include more program such as soft seating and tables for collaboration and computer stations.

SUSTAINABILITY PLAN ALIGNMENT

- Renovation and new construction to include sustainable materials and site improvements

GUIDING PRINCIPLES ALIGNMENT



Increases space to right-size for KVCR needs.



Creates spaces for IMA and KVCR collaboration.



CAMPUS AND COMMUNITY RESOURCE HUB (POLICE DEPARTMENT AND PRINTING SERVICES)

Size:

65,000 GSF Mixed-Use Liner (2-3 stories)

Police Department - 3,100 ASF

Printing Services - 5,000 ASF

~690 parking stalls (4 stories/5 levels)

Building Programs:

- *Police Department*
- *Police Academy*
- *Printing Services*
- *Warehouse*
- *Program and workspace expansion space*

The project will construct a new multi-purpose facility that accommodates district service functions, expanding academic programs, and provides additional parking spaces.

Key district services include Campus Police, currently housed in the Lois Carson Campus Center. With current space undersized, this relocation helps better serve the growing needs of the campus community. The new facility will offer dedicated parking for the police fleet on the first floor of the parking structure. The Police Department space will accommodate about

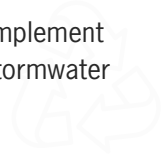
3,100 ASF and will include the types of spaces outlined in the “Guiding Principles and Program Needs” section. These uses include right-sized workspace, collaboration space, a break room and print/copy room, storage, lockers, an armory, a front lobby, and a bathroom with a shower.

The College also plans to expand its Police Academy. With its proximity to Campus Police and the opportunity to customize the space to the program’s specific needs, the new facility will serve as an ideal location for Academy space.

Printing Services, presently located at Crafton Hills Campus, will be relocated on Valley College’s campus (the primary user of the service), reducing transit time between the service and campus. The future space will contain space uses and sizes similar to the existing configuration today.

SUSTAINABILITY PLAN ALIGNMENT

- New construction project designed for LEED/ZNE, and to meet indoor water efficiency goals
- Site improvements that implement native landscaping and stormwater strategies



GUIDING PRINCIPLES ALIGNMENT



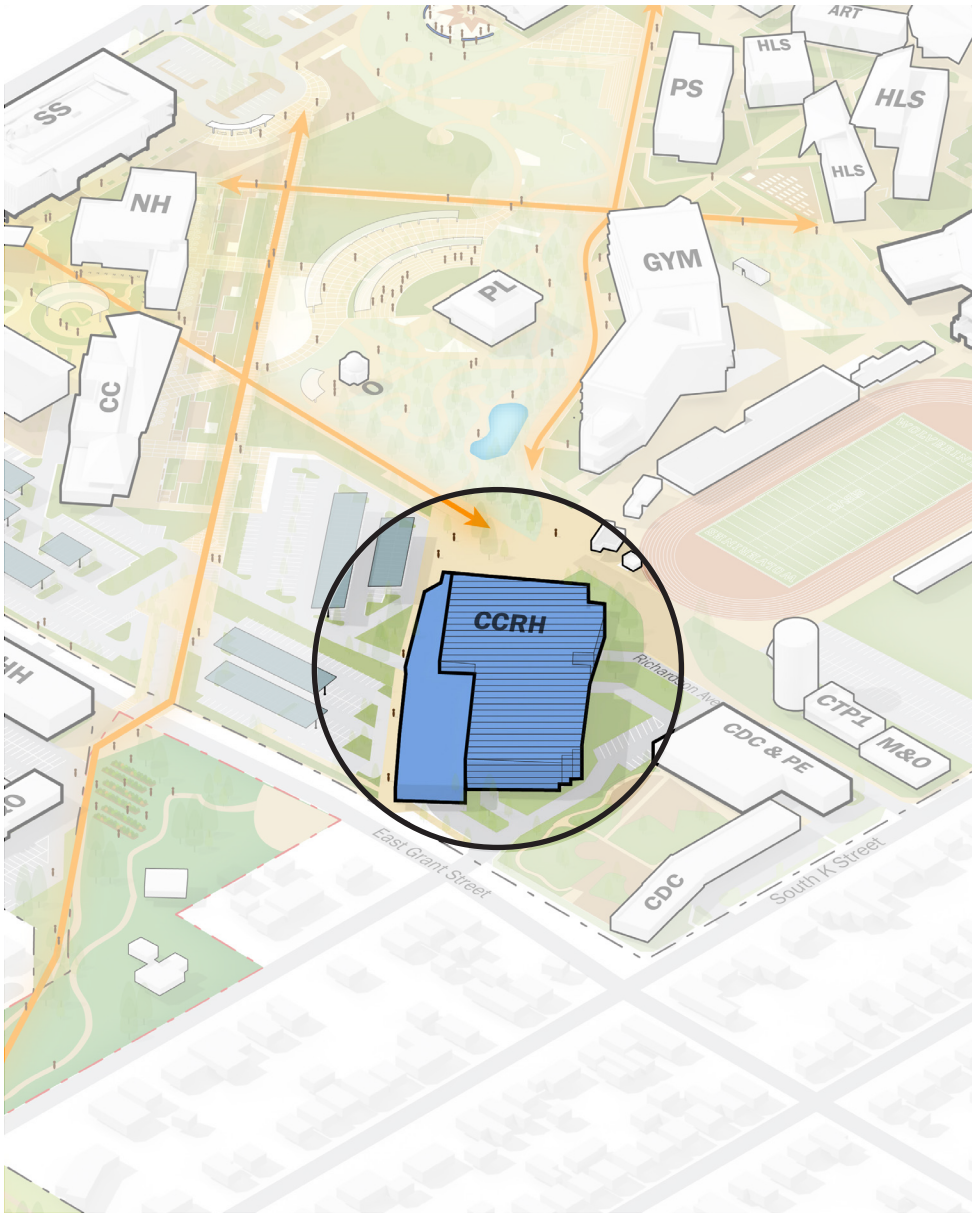
Relocates and right-sizes Police Department and Printing Services



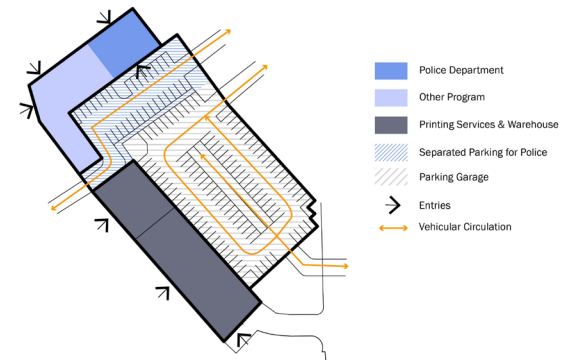
Creates an accessible hub on Valley’s campus with DSO resources.



Incorporates wayfinding and branding elements as a front door to campus.



Campus and Community Resource Hub on Valley's Campus



Conceptual Ground Floor Layout



DSO5

IMPLEMENTATION PLAN

550



VISION PROJECTS (2024 - 2034)

PROJECTS ONGOING FOR NEXT 10 YEARS

The following projects are bundled projects, meaning they should be sequenced together due to various factors such as swing space requirements, demolition needs, adjacencies, and construction impacts (projects are bundled by color). These projects are listed by planned priority. Although projects below have a denoted planned priority, timing and schedule will vary depending on funding sources and construction schedules.

Planned Priority		Project	Project Type	Size	Unit	Notes
High	A	CAMPUS AND COMMUNITY RESOURCE HUB - (LINER GARAGE)	NEW CONSTRUCTION	65,000 212,000	GSF	
	B	PV ON ROOF OF GARAGE STRUCTURE	NEW CONSTRUCTION	53,000	GSF	
High	C	TECHNOLOGY INFRASTRUCTURE REFRESH (KVCR, PDC, ATTC, AND DISTRICT OFFICE)	INFRASTRUCTURE	94,510	GSF	(e.g. network equipment refresh - UPS, network switches, wireless access points, access control, fire alarm system, servers)
Medium-High	D	EDCT/PDC EXPANSION	NEW CONSTRUCTION	1,450	GSF	Enclose lobby space in existing building.
	E	EDCT/PDC INTERIOR RENOVATIONS	RENOVATION	6,200	ASF	Classroom and workspace renovations.
	F	ATTC INTERIOR RENOVATIONS	RENOVATION	2,300	ASF	Break room/workspace renovations.
Medium	G	DISTRICT OFFICE INTERIOR RENOVATIONS	RENOVATION	5,585	ASF	
Low-Medium	H	DEL ROSA SITE - BUILDING 1	NEW CONSTRUCTION	48,000	GSF	
	I	DEL ROSA SITE - BUILDING 2	NEW CONSTRUCTION	45,000	GSF	
	J	*OPTIONAL DEL ROSA SITE - BUILDING 3 OR OUTDOOR CLASSROOM SPACE	NEW CONSTRUCTION	30,000	GSF	
	K	DEL ROSA SITE - MULTI-PURPOSE BUILDING	NEW CONSTRUCTION	2,500	GSF	
	L	DEL ROSA SITE - SECURE/GATED PARKING LOT	EXTERIOR ENVIRONMENT	905	LF	Gate entire parking lot with aesthetically pleasing gate. Two access control points.
	M	DEL ROSA SITE - EQUIPMENT STORAGE	EXTERIOR ENVIRONMENT	450	LF	12,720 SF area of parking lot dedicated to large equipment storage.
	N	OUTDOOR CLASSROOM SPACE(S) - PHASE 01	EXTERIOR ENVIRONMENT	27,900	GSF	
	O	OUTDOOR CLASSROOM SPACE(S) - PHASE 02	EXTERIOR ENVIRONMENT	28,800	GSF	
	P	PLACEMAKING - GATEWAYS, PUBLIC ART, OPEN SPACE	EXTERIOR ENVIRONMENT	4	EA	Gateway signage with landscaping and streetscape improvements. 2-3 public art installations.
	Q	CAMPUS STREET	EXTERIOR ENVIRONMENT	400	LF	Paving, landscaping, lighting, and signage improvements.
Low	R	EV CHARGING	INFRASTRUCTURE		Spaces/Stations	
	S	KVCR ADDITIONS - NEW STUDIO EXPANSION	NEW CONSTRUCTION	5,200	GSF	Studio expansion includes additional conference room.
	T	KVCR ADDITIONS - NEW CLASSROOM/LAB EXPANSION	NEW CONSTRUCTION	2,000	GSF	
	U	KVCR ADDITIONS - STORAGE SPACE	NEW CONSTRUCTION	600	GSF	
	V	KVCR ADDITIONS - OUTDOOR MEDIA COURTYARD	NEW CONSTRUCTION	1,600	GSF	
		10-YEAR DEFERRED MAINTENANCE *	Any project on an existing building should reference the Facilities Condition Assessment (in Appendix) to couple projects with building maintenance needs.			



PROJECT PRIORITIZATION

PHASE 01

High Priority

- Technology Infrastructure Refresh

High-Medium/Medium Priority

- EDCT/PDC Renovation
- ATTC Renovation
- District Office Renovation

Low-Medium/Low Priority

- Del Rosa Campus Development
- KVCR Renovation / Additions

ROM COST ESTIMATES

TOTAL: \$182,934,204

PHASE 01

High Priority

- Technology Infrastructure Refresh



\$7,537,173

High-Medium/Medium Priority

- EDCT/PDC Renovation
- ATTC Renovation
- District Office Renovation



\$11,555,920

Low-Medium/Low Priority

- Del Rosa Campus Development
- KVCR Renovation / Additions



\$163,841,111

NOTES ON COST ESTIMATING:

- Estimates are in 2025 dollars (not escalated)
- Estimates are Total Project Costs (inclusive of soft costs)
- Estimates are based on high-level or rough order of magnitude – please note that estimates may change as details of specific project work are studied further

DSO6

APPENDIX

550





APPENDIX TABLE OF CONTENTS

A.1 FACILITIES CONDITION ASSESSMENT

A.2 COST ESTIMATES

