Existing Building Analysis

Existing Buildings

Major buildings are four-story structures with partial basements. Total building floor area is approximately 800,000 GSF.

Rooms are arranged around central courts connected by exterior balconies. Balconies connect to enclosed stair exit ways providing egress to the exterior side of the campus core. The courts often have a water feature and an open main stair connecting first and second stories. Elevators and toilet rooms are usually located off the central courts.

The 2'-2" site module is applied to building column bay spacing, wall and story heights, e.g. 13' story height (6 modules) or alternating 13' and 26' column spacing. With a 6:12 roof pitch, wall heights also are modular in dimension from roof low point to ridge.

Column spacing combined with low story height limits effective classroom size. Often larger lecture rooms are on upper floors to make use of higher volume under sloping roofs. Rooms larger than approximately 1,000 ASF and without structural columns within the space are either too long in aspect or have an atypical structural frame accommodation.

A detailed facility condition assessment was performed by 3D/International for their 2003 Bond Master Plan. Their assessment was that the overall campus facility condition index (FCI or the ratio of cost to repair versus replacement cost) was 14% suggesting that the Stockton campus was on the declining side of its life cycle. Three recently constructed buildings had FCI's less than 10% indicating good condition but most facilities were in the range of 12-24% and could be near the point of considering replacement.

Given the pervasive use of asbestos-containing building materials in the original buildings, any re-construction projects need to be treated as potentially hazardous with appropriate mitigation measures taken to contain those materials. The cost of selective demolition during re-construction projects is high enough that it needs to be weighed against building functionality and replacement cost.

Cunningham Center is not suitable for new science laboratories. The original Bond Master Plan had laboratories in an addition separate from lecture classrooms. Classrooms separate from laboratories isn't ideal for instruction. Cunningham’s utility infrastructure would need replacement. The cost to renovate was close to the cost to replace and a renovated Cunningham would not have the functionality of a new facility planned specifically for science instruction.

The Atherton Auditorium, on the other hand, is costly to replace but well suited to its programs and very functional. Renovation work would be more to upgrade than remediate and further investment is more justifiable. The Budd Center gymnasia are similar and also very functional facilities with good prospects for the future.

Forum Hall may be the wrong building in the wrong location from a master plan perspective. It is a unique facility on campus having large lecture classrooms. The classrooms, however, are not used consistently for the seat capacities for which they were designed. Both Forum and Administration create a layer of exterior pathway complexity that make them significant contributors to way finding difficulties on campus. The smaller buildings obscure entrances to major facilities such as Locke and Cunningham and increase the sense of crowdedness in the central open space.

Other facilities are less clear and need to be assessed on a project basis weighing future functionality versus cost to renovate or replace. Floor plans of existing buildings taken from campus archives appear in Appendix C of this report.
Stockton Campus Master Plan  San Joaquin Delta Community College

Existing Building Analysis

Plan Analysis of Existing Buildings
Five major buildings, Budd, Cunningham, Holt, Locke and Shima were analyzed for expansion opportunities and potential to increase laboratory or lecture space. Entrances, travel paths within buildings and relationships to surrounding buildings were considered. The location of known underground utilities surrounding the buildings was a significant factor.

Budd Center
Budd consists of two separate structures. The main building has PE facilities and the second consists of shops and campus support. Circulation through the main building has to take into account that there are separate facilities for men and women and there is public traffic attending athletic events. The building can be expanded to the west toward the athletic fields and to the north toward Danner. There are opportunities on the upper floors to add general classrooms or labs as new PE facilities are developed elsewhere.

Cunningham Center
Cunningham can expand to the north or east. A main campus pathway borders the south and Shima is immediately to the east. As Science & Math vacates space, laboratory and classrooms become available for either swing space or general instruction.

Holt Center
Holt has expansion capability to the south only. It has a main campus pathway to the northeast and is otherwise surrounded by buildings. As Admissions and Information Services are relocated, space is available on the ground floor for other uses.

Locke Center
Locke has no expansion capability as it’s bounded on all sides by buildings. The theaters are barriers to re-planning floors. If the Nursing program is moved space will become available for other uses.

Shima Center
Shima has expansion capability to the west and had potential to the north prior to locating the new Science & Math Building. There are Diesel Technology shops that are planned to be vacated where other classroom space could be constructed. Relocation of the Art Gallery, Day Care or Student Activities could also provide space for other uses.

Floor plans illustrating these analyses can be found in the Appendices.