



SAGE HALL
SH

Sage Hall

ACADEMIC COMMONS BUILDING
ANTELOPE VALLEY COLLEGE



Executive Summary

At its heart, Antelope Valley College's Sage Hall is focused on student success and providing a welcoming place for students to sharpen skills needed to succeed both academically and professionally. AVC's Promise Program is a holistic strategy that serves students, fostering learning communities and helping create cohorts who through study, collaboration, and peer mentoring support one another's engagement and success.

Sage Hall and the Learning Center play a central role in this mission and provide a supportive, collaborative space where a diverse community of learners can discover, develop, and stay on track whether completing 2-year degrees or increasing matriculation rates to 4-year institutions.

A Gateway to Student Success

There is often a stigma attached to tutoring centers, a feeling that one goes there only when doing poorly. Working together with the Dean and faculty the design team re-envisioned the program as a center for success. It is a space where students receive individual help on various subjects, meet in small or large groups, attend workshops, or just have a place to study.

Students succeed when they remain on campus and become part of a learning community. Centrally located on campus near other student services, Sage Hall is visible and easily accessible, with a variety of seating and spaces to accommodate individual student needs addressing issues of scale, noise, levels of social interaction, and personalized learning styles. The result is a 30,000 SF, two-story

academic commons that provides students with a new Learning Center, classrooms, faculty offices, workshop rooms, a computer lab, and most importantly supportive and flexible social spaces where a diverse community of learners can discover, develop, and stay on track.

Building Area (SF): 34,295 GSF
Construction Cost: \$21.2 Million
Cost Per Square Foot: \$706/SF
Completion Date: October 2021



Scope of Work and Budget

Antelope Valley College plays a critical role in providing accessible educational opportunities for this part of the Mojave Desert in Northeast Los Angeles County. Located in the Mojave Desert, Antelope Valley College serves a region of 1,945 square miles and approximately 18,000 students annually.

/ **Lancaster, CA**

/ Approximately **160,000** people

/ Nearly **22%** living below the poverty line
(vs 11.8% for California)

/ **63rd** percentile for unemployment

/ **71st** percentile for poverty

School & Community

Describe the Community

Antelope Valley College plays a critical role in providing accessible educational opportunities for this part of the Mojave Desert in Northeast Los Angeles County. Located in the Mojave Desert, Antelope Valley College serves a region of 1,945 square miles and approximately 18,000 students annually.



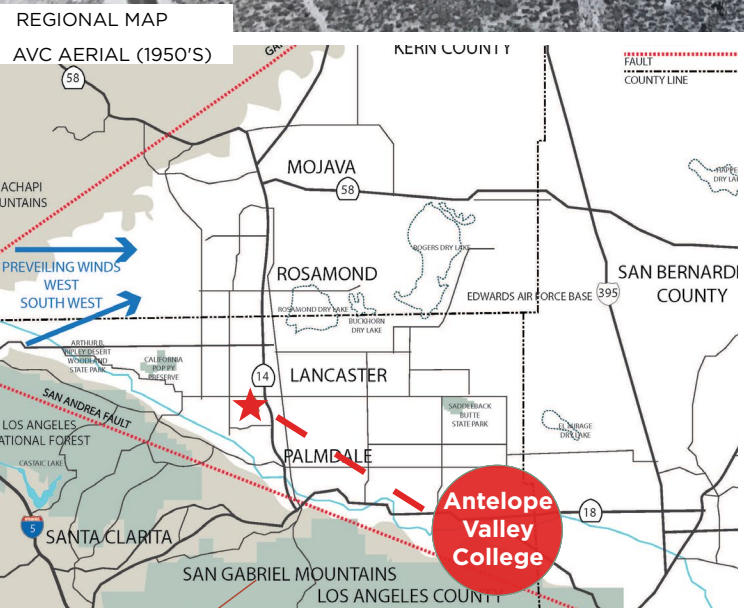
School & Community



Built in the 1950's, the original campus provides us a strong foundation to building. That original campus has matured, with large shade trees and consistent architectural character. AVC developed a strong master plan with a clear vision for reinvigorating that campus from its roots to a 21st century learning environment. It laid the ground work, establishing sensible guidelines about building locations, size, material, and architectural character.

The Masterplan created design standards establishing:

- Building materials and color guidelines
- Architectural massing and character
- Landscape and hardscape design
- Signage and wayfinding standards
- Design criteria to create consistency across campus
 - MEP
 - Room Type Requirements
 - Data and Technology



Campus Plan



Campus Circulation

- Vehicular Entry
- Bus Station
- Primary Circulation
- Main Streets
- Student Support and Services
- Sage Hall Learning Center

Building Names

- 1 ADMINISTRATION BUILDING
- 2 CLASSROOM BUILDING
- 3 STUDENT CENTER
- 4 FINE ARTS: ART & GALLERY
- 5 FINE ARTS
- 6 FINE ARTS: MUSIC & OFFICES
- 7 FINE ARTS: BLACK BOX
- 8 PERFORMING ARTS THEATRE
- 9 BUSINESS EDUCATION
- 10 COLLEGE LIBRARY
- 11 SAGE HALL LEARNING CENTER
- 12 STUDENT SERVICES
- 13 STUDENT COMMONS
- 14 COLLEGE GYMNASIUM
- 15 APPLIED ARTS, ALLIED HEALTH, AND OFFICES
- 16 HEALTH & SCIENCES
- 17 TECHNICAL EDUCATION: AUTOMOTIVE
- 18 CSUB-AV
- 19 TECHNICAL EDUCATION TECHNOLOGY
- 20 FUTURE SOAR HIGH SCHOOL BUILDING



PHYSICAL ATTRIBUTES OF THE ENVIRONMENT

Envisioned as a gateway to student success, the tutoring center is open, friendly, and welcoming. The goal was to make it easy and unintimidating for students to find help on campus.

- / The gateway concept is expressed as a spanning roof structure and serves multiple purposes
- / The gateway creates shade. To achieve the openness and visibility desired, deep protective overhangs were critical to protect from the desert sun, while each end of the gate blocks

the low east and west sun angles. In this way the building achieves expansive views in and out, with openings being sufficiently recessed and protected to prevent heat gain.

- / The materiality and horizontal/rectilinear form follow the intent of the masterplan while also feeling at harmony with the existing campus buildings
- / Custom color concrete blocks, integral color plaster, and weathering steel relate to the color, and texture of the high desert. Pops of color reminiscent of the desert sky and California poppies famous to the region grace the interior.

Physical Environment Design



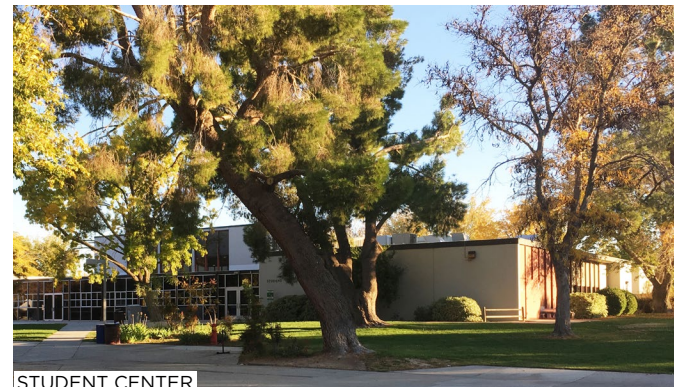
LIBRARY



GYMNASIUM



GYMNASIUM



STUDENT CENTER



SITE PLAN

Located at a highly visible crossroads across from the future Student Commons and the library, the gateway of Sage Hall blurs the transition between building and campus, creating an outdoor room and stepped seating area for students to gather. Inside and out, the building includes a diversity of seating and space configurations to accommodate student needs on an individual level addressing issues of scale, noise, levels of social interaction, and personalized learning styles.

Sage Hall sits on a previously developed part of the AVC campus:

- While the site was large enough to accommodate a single-story structure, the building footprint was minimized by going to two-stories, preserving more of the site for landscaping and student enjoyment. This also allowed the project to preserve the large existing shade trees on site
- Most importantly however was replacing the non-native landscaping and decorative turf grass typical of the 1961 original campus with a mix of California native and drought-tolerant landscaping, all installed by the college's own facilities staff
- The building was located to avoid demolishing the existing lecture hall on the west side, helping avoid the cost of temporary facilities to house those spaces in the interim
- The Lecture Hall will ultimately be replaced by a courtyard and the future SOAR Instructional building as shown in white

Physical Environment Design

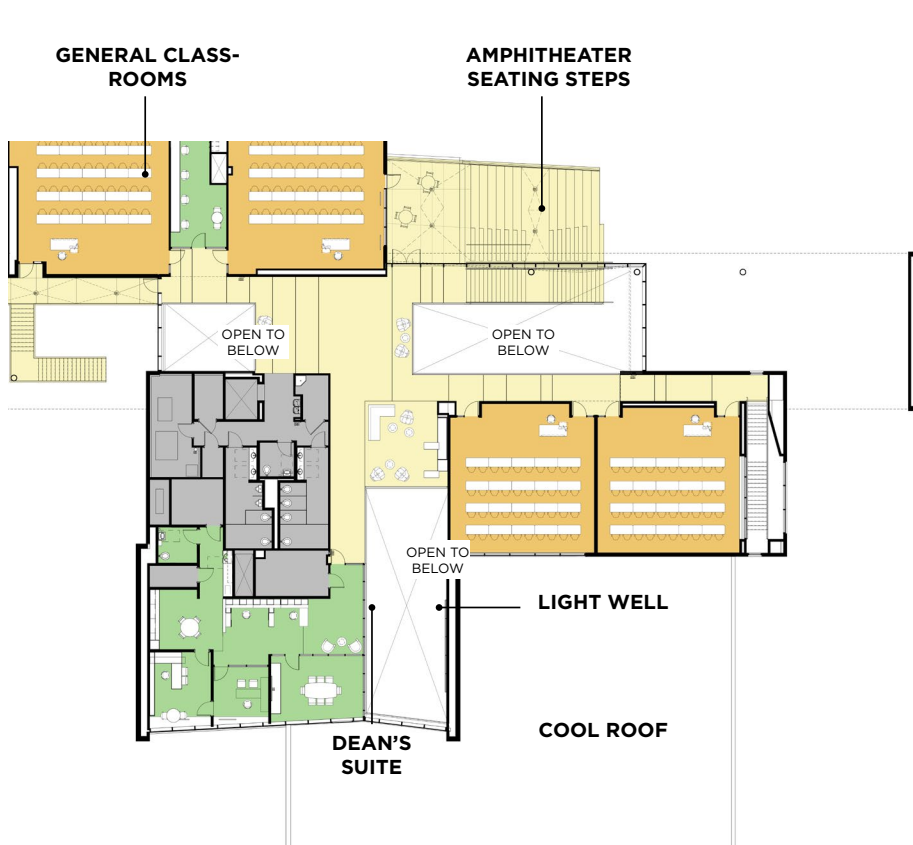
LEGEND

- LOBBY AND INFORMAL SEATING
- OFFICES AND SUPPORT
- CLASSROOMS AND WORKSHOP ROOMS
- LEARNING CENTER
- FACULTY OFFICES AND COLLABORATION ROOMS

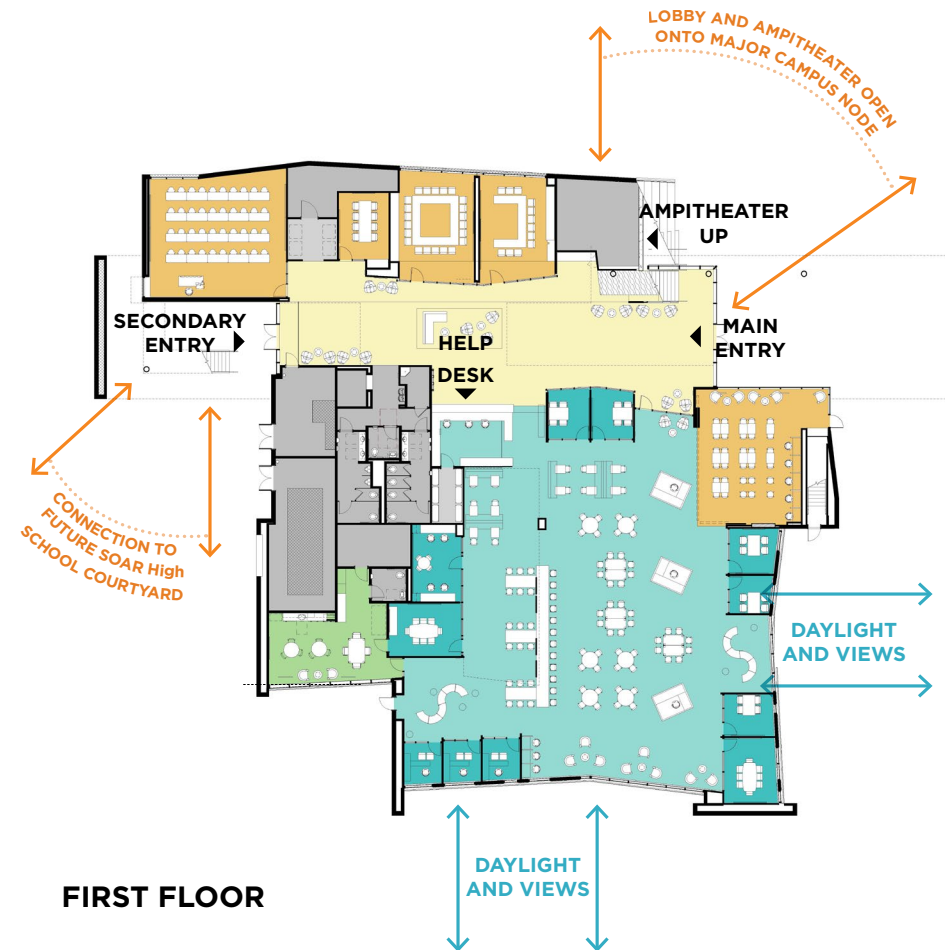
Adaptability and Flexibility

Sage Hall prioritizes flexibility in design to accommodate the diverse needs of present-day students while remaining adaptable to changing teaching methods in the future. The Learning Center exemplifies this approach with its open floor plan and movable walls featuring writable surfaces that enable the Reading Lab to open to the larger space.

Additionally, a raised access floor facilitates the easy alteration of power and data distribution as needs evolve, while high ceilings and floor-to-floor heights make for convenient MEP modifications down the line. Although Sage Hall itself lacks photovoltaics, solar canopies installed over campus parking lots ensure overall resiliency.



SECOND FLOOR



FIRST FLOOR

Educational Environment Design

NORTH



0 8 16 32

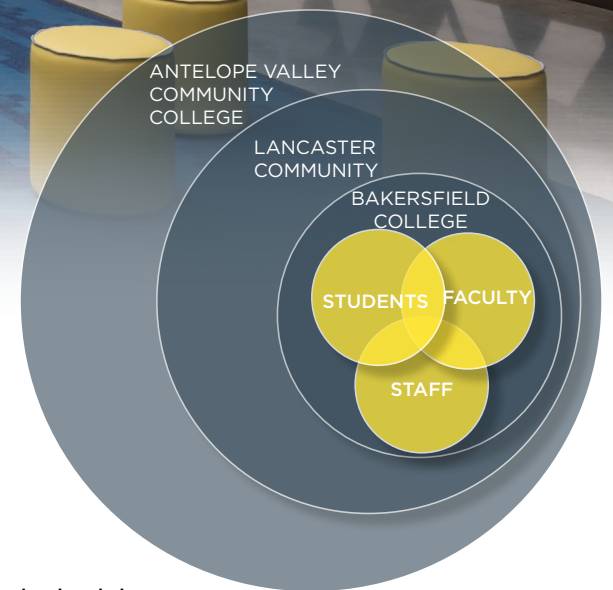
School & Community



Identify Stakeholders

AVC serves 18,000 students annually, across a vast region spanning 1,945 square miles, the college is a critical resource for those seeking to broaden their horizons. The design team engaged project stakeholders in a series of workshops, from the broad strokes of understanding their vision to focused meetings on furniture and a virtual reality walk-through. The Dean, faculty, and staff who

advocated for the college's vision of an open and welcoming Learning Center focused on improving outcomes. The planning and facilities department was an equally supportive partner, fully embracing the vision for the center, helping liberate the users to see new possibilities.



Stakeholders

Value to Community at Large

Sage Hall provides a welcoming and supportive environment for a diverse community of learners. It is centered around helping students develop the necessary tools and skills to succeed academically, including completing two-year degrees and increasing matriculation rates to four-year institutions.

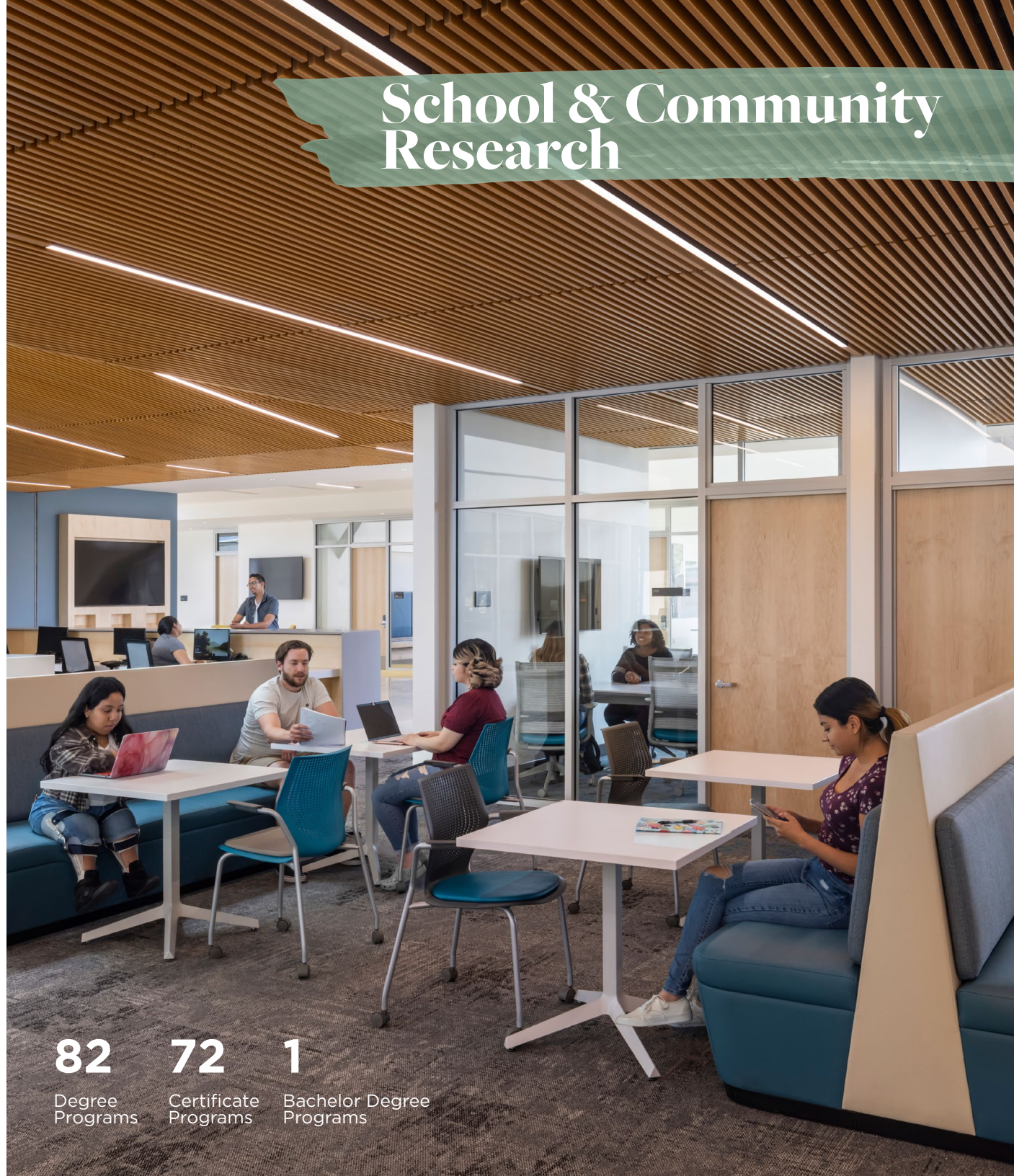
The value of the project to the community is significant. By engaging project stakeholders, including staff, faculty, and the planning and facilities department, the design team ensured that the vision of an open and welcoming Learning Center focused on engaging students and improving outcomes was realized. This collaborative approach fostered **justice, equity, diversity, and inclusion** by giving voice to diverse perspectives and allowing for the exploration of new possibilities. The result is a space that accommodates different learning styles, encourages collaboration, and supports students of all backgrounds in their academic journey.

Sage Hall serves as a critical resource for the community, reducing failure and drop-out rates while providing a nurturing environment for student success. Through its design and engagement process, the project provides the college's diverse community of learners opportunities to thrive and achieve their educational goals.

ANTELOPE VALLEY COLLEGE AT A GLANCE

- Over **18,000** students
(overall enrollment)
- **82% Minority Enrollment**
(compared to 74% statewide average)

School & Community Research



82

Degree
Programs

72

Certificate
Programs

1

Bachelor Degree
Programs

Support Curriculum

Sage Hall embodies Antelope Valley College's dedication to student success and creates a nurturing environment that cultivates the skills necessary for achievement. AVC's Promise Program is a holistic strategy that serves students, fostering learning communities and helping create cohorts who through study, collaboration, and peer mentoring support one another's engagement and success.

Sage Hall and the Learning Center are central to this mission and support the college's curriculum in the following ways:



Learning Center: Sage Hall houses the Learning Center, which serves as a centralized resource and support hub for students. The Learning Center provides access to educational materials, technology, and personalized assistance from faculty, staff, and peer tutors. It supports student learning, academic success, and the development of essential skills required by the curriculum.

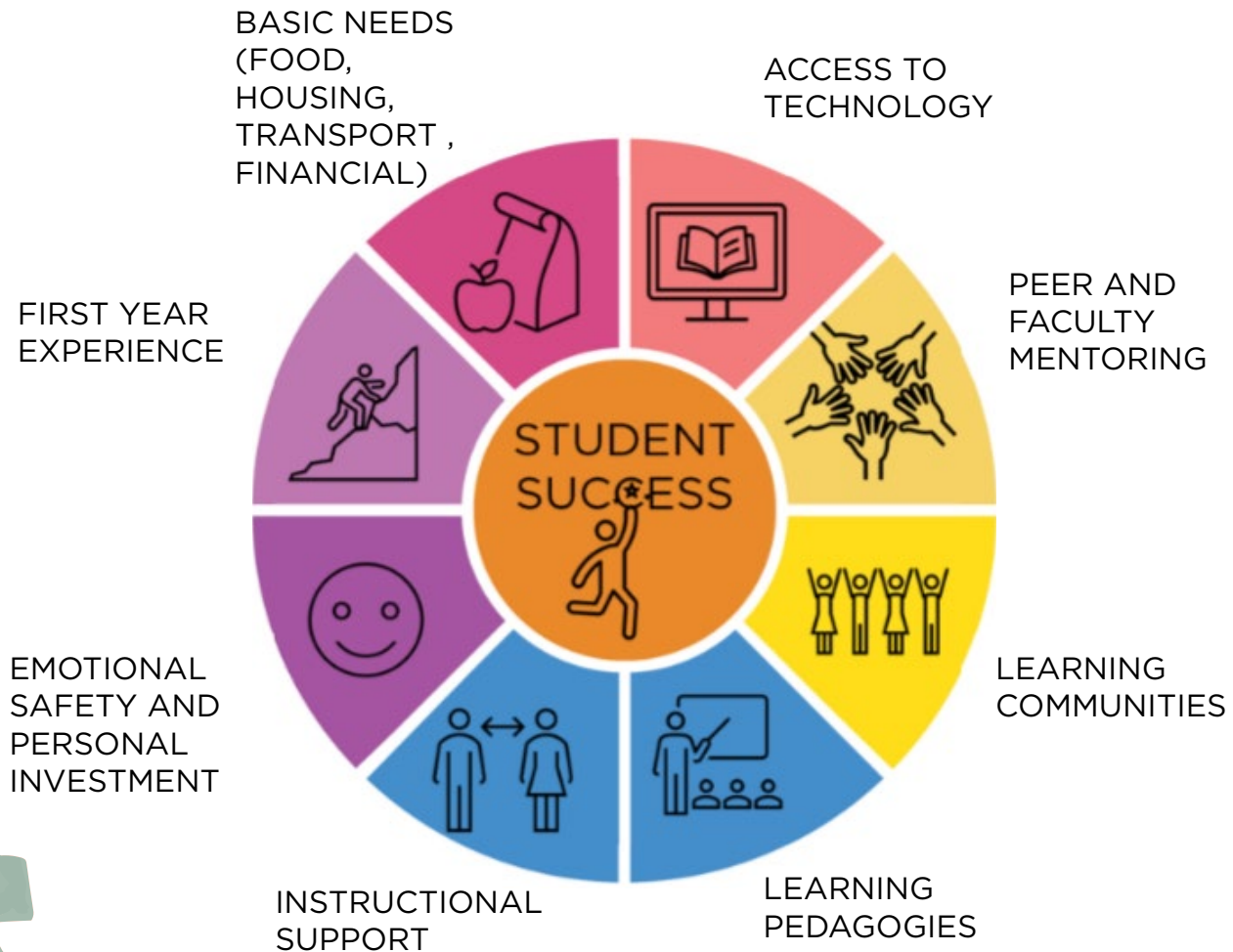


Classroom Facilities: Sage Hall offers well-designed classrooms and a computer lab equipped with modern technology and resources. These classrooms provide an optimal learning environment for students to engage in their coursework, participate in discussions, and collaborate with their peers. The facilities in Sage Hall support the effective delivery of the curriculum and promote active student engagement.



Study Spaces: Student success and engagement is supported by developing learning cohorts. To foster this, Sage Hall provides a variety of study spaces, including group study rooms, computer labs, and informal study areas. These spaces are designed to facilitate individual and collaborative studying, enabling students to work together, access educational resources, and enhance their understanding of the curriculum.

ELEMENTS OF STUDENT SUCCESS



Educational Environment Design

Educational Environment Design



Educational Vision and Goals of School

The college's educational vision revolves around three goals:



Articulation – completion of a degree or certification or transferring to complete a 4-year degree



Retention – helping students persist, continuing with their studies semester to semester



Performance – C or better grades in transferable courses

Enhanced Articulation: Sage Hall's strategic location and proximity to key campus facilities facilitate seamless transitions for students pursuing degree completion or transferring to a 4-year institution. Its central position promotes easy access to resources, services, and academic departments, supporting the articulation process.

Improved Retention: Sage Hall's design prioritizes the creation of collaborative and supportive learning environments. The availability of various interior spaces, such as classrooms, study rooms, and workshops, encourages student engagement, peer interaction, and active participation. These conducive learning spaces contribute to improved retention rates by fostering a sense of belonging, connection, and academic support.

Academic Performance: The Learning Center within Sage Hall plays a vital role in enhancing students' academic performance. Faculty, staff, and peer tutors work collaboratively to provide personalized educational experiences and resources. Through one-on-one assistance, guidance, and access to educational materials, students can develop their skills, confidence, and independence, resulting in better grades and performance in transferable courses.

Educational Environment Design

Support Variety of Learning & Teaching Styles

To maximize the program's outreach, it was important that students find a comfortable welcoming space, starting with a diversity of seating and space configurations to accommodate individual students' needs addressing issues of scale, noise, levels of social interaction, and learning styles. Easy wayfinding helps students connect with faculty, staff, and their peers. Students benefit from the central atrium skylight, bright daylit spaces, and expansive views of nature from the interior. The main stairs double as a hang-out space with stepped seating. Other features include bottle-filling stations, low-VOC finishes, and walk-off mats.

VARIETY OF SEATING ARRANGEMENTS



CLASSROOMS AND COMPUTER LABS



COMPUTER LAB

GROUP TUTORING AND COLLABORATION



Educational Goals and Objectives

Sage Hall has played a significant role in improving student success at Antelope Valley College. The Dean of Student Equity, Language, and Communication Arts expressed his satisfaction with Sage Hall's impact on student success and its alignment with the college's mission to transform lives through education. The building was designed hand-in-hand with the college to capture the vision of a Learning Center that serves the campus community.



By providing an open and welcoming environment, Sage Hall creates a space where students can thrive academically.



The building's strategic location, convenient access to key campus facilities, and a variety of interior spaces such as classrooms, computer labs, workshop areas, group study rooms, and informal "sticky spaces" all contribute to enhancing the student learning experience.



The Learning Center, in particular, stands as a central hub where faculty, staff, and peer tutors collaborate to offer personalized educational experiences and resources to help students build confidence, resilience, and independence.

The success and positive impact of Sage Hall on student success have been so significant that the college has chosen to collaborate with the same design team for another instructional building, reflecting the strong working relationship and the shared vision for student achievement.



Every day, from the first minute we opened the building, I have seen students, staff, and faculty use it just as we had imagined in our earliest planning sessions. It's AVC's mission to transform lives through education, and Sage Hall gives us an ideal place to provide a supportive, collaborative space where our diverse community of learners can discover and develop their potential for academic success."

RILEY DWYER

DEAN OF RHETORIC AND LITERACY, AVC



Results of the Process & Project

School District Goals

Sage Hall supports the district goals in the following ways:

Learning Environment: Sage Hall's design and layout are specifically geared towards creating a conducive learning environment that supports student success and student-centered learning. The building includes classrooms, study areas, and gathering spaces that encourage student interaction, collaboration, and engagement. It incorporates modern technology and resources to enhance the learning experience. Additionally, Sage Hall foster student success by providing a dedicated space for student services and support programs, offering a comprehensive system of programs and educational opportunities.

Community, Team-Driven Environment:

Sage Hall serves as a hub for faculty, staff, and administrators, promoting collaboration, teamwork, and professional development. It provides meeting rooms, and common areas that facilitate effective communication, interdisciplinary collaboration, and a sense of community among the college's academic community. Furthermore, Sage supports professional and personal development by providing spaces for workshops, events, and resources.

By offering a dedicated space for these services and resources, Sage Hall plays a crucial role in supporting the district's goals of student success, innovative programs, professional development, and creating a conducive learning environment.







Results of the Process & Project

Community Goals

Sage Hall supports community goals by focusing on student success and equipping students with the necessary tools and skills to thrive academically and professionally.

 The building plays a vital role in **keeping students on track, reducing failure and dropout rates, and increasing matriculation to 4-year institutions.**

 It serves as a critical resource for individuals in the Antelope Valley seeking **opportunities for personal and educational growth**, whether they are young adults or returning adult students.



As part of Antelope Valley College's commitment to meeting the needs of a diverse student population, Sage Hall provides easily accessible support and **fosters connections among students.**



It **empowers students** from different backgrounds, including first-generation and returning students, and **helps address economic inequality and promote social mobility.**

By supporting students' educational journey and fostering a diverse workforce, Sage Hall contributes to the overall betterment of the community.

Results of the Process & Project



Unintended Results & Achievements

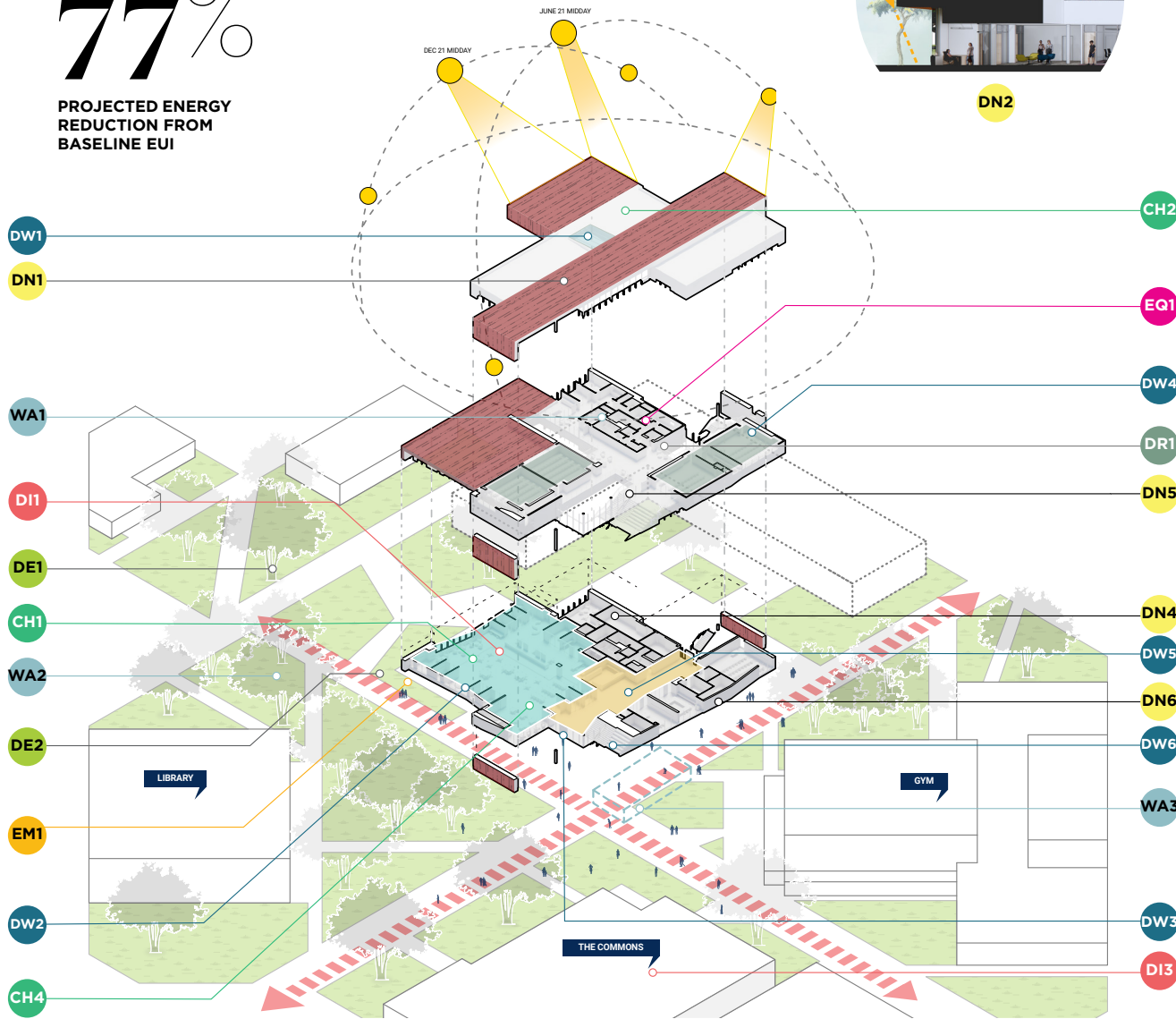
A post-occupancy evaluation was completed after 12 months to assess how the building was performing. According to the Dean, from the moment Sage Hall opened, students, staff, and faculty were using the building as envisioned with students hanging out and congregating on the amphitheater seating. The large open Learning Center has become a popular space for monthly college-wide Administration Council Meetings due to its size and versatility. Overall, it was noted that there are no other spaces like Sage Hall on campus, and the building has become a highly sought-after space.

Sustainability & Wellness

Energy-Efficiency Within the Solution

77%

PROJECTED ENERGY
REDUCTION FROM
BASELINE EUI



DESIGN FOR INTEGRATION

DI1. Collaborative spaces and a diversity of seating accommodate individual needs addressing noise, levels of social interaction, and learning styles.

DI2. Learning center focuses on student engagement and success.

DI3. Colocated with other student services on campus makes easier for students

DESIGN FOR EQUITABLE COMMUNITIES

EQ1. Gender neutral restrooms

EQ2. Bike parking

EQ3. AVC and Sage Hall serve region of 1945 square miles and over 18000 students annually

DESIGN FOR ECOSYSTEMS

DE1. Building placement preserves large existing shade trees

DE2. Replacing decorative turf of previously developed site with native and drought - tolerant landscaping

DESIGN FOR WATER

WA1. Low - flow plumbing fixtures

WA2. Point - source drip Irrigation

WA3. Detention infiltration systems manages stormwater onsite

DESIGN FOR ECONOMY

EM1. Landscape and irrigation installed by college to reduce costs

DESIGN FOR ENERGY

DN1. Cool roof

DN2. "Gateway" form blocks the west sun

DN3. Solar shading devices and deep overhangs

DN4. HVAC System with high performance controls and high efficiency filters

DN5. Led lighting throughout with lighting occupancy sensors

DN6. Enhanced thermal envelope and continuous insulation

DESIGN FOR WELL-BEING

WE1. Skylight and Daylight

WE2. Daylight and expansive views of nature

WE3. Walk - off entry mats

WE4. Low - voc finishes

WE5. Comfortable welcoming spaces

WE6. Stairs double as communal hang-out space

WE7. Help is easy to find with straightforward way-finding and access to faculty and staff

DESIGN FOR RESOURCES

DR1. Concrete floor slabs polished and sealed minimizing additional finishes

DESIGN FOR CHANGE

CH1. Moveable walls and an open floor plan

CH2. High ceilings easier for future retrofit

CH3. Campus photovoltaics over parking provide power

CH4. Raised access floor for power and data makes

DESIGN FOR DISCOVERY

DD1. Project lessons learned applied to subsequent bond

DD2. Stakeholder post - occupancy survey program projects



Sustainability & Wellness

Durable and Green Materials

On the exterior, Sage Hall uses a palette of three durable materials inspired by the desert: cement plaster, CMU, and weathering steel. On the interior, concrete floors are polished and exposed and efficient BRB steel brace frames are exposed to reduce interior framing and finishes.



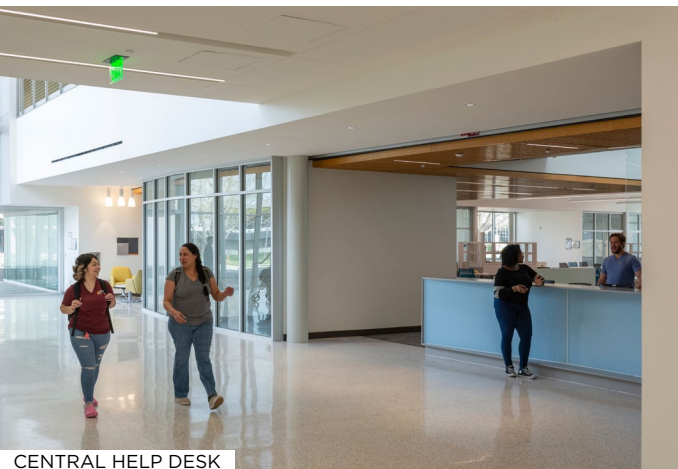
Through phase-by-phase estimates and value engineering, the project was completed within the defined budget and below the estimated construction cost with less than 1% change orders. Avoiding cost overruns was important for AVC to meet other campus needs. To achieve this, the building uses a palette of three durable materials inspired by the desert: cement plaster, CMU, and weathering steel. The college installed the landscape and irrigation to lower construction costs and minimize on-going maintenance costs. On the interior, concrete floors are polished and exposed and efficient BRB steel brace frames are exposed to reduce interior framing and finishes.



GROUP WORKSHOP ROOMS



VIEWS



CENTRAL HELP DESK



OPEN COLLABORATIVE SPACES



STUDENT WORK SPACES

Healthy Environmental Aspects

The project focuses on students' mental wellbeing. To maximize the program's outreach, it was important that students find a comfortable welcoming space, starting with a diversity of seating and space configurations to accommodate individual students' needs addressing issues of scale, noise, levels of social interaction, and learning styles. Easy wayfinding helps students connect with faculty, staff, and their peers. Students benefit from the central atrium skylight, bright daylit spaces, and expansive views of nature from the interior. The main stairs double as a hang-out space with stepped seating. Other features include bottle-filling stations, low-VOC finishes, and walk-off mats.

Sustainability & Wellness



CALIFORNIA POPPY



MOJAVE DESERT



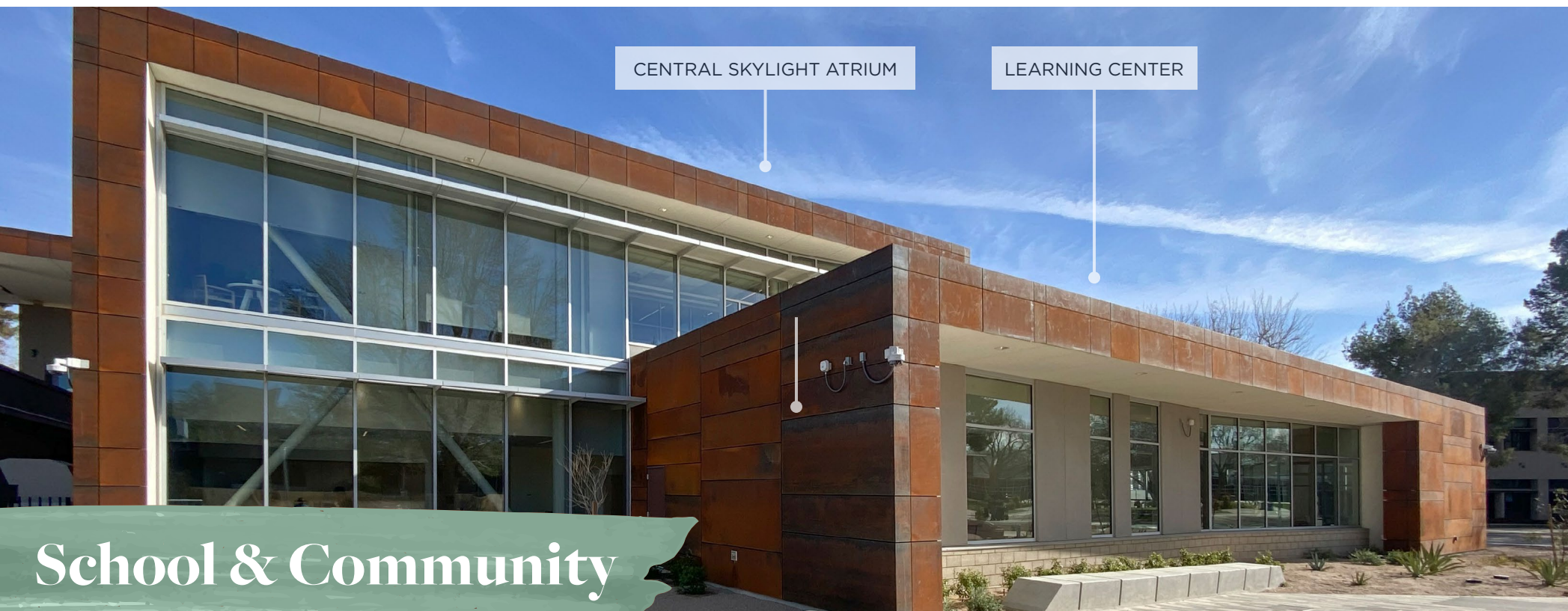
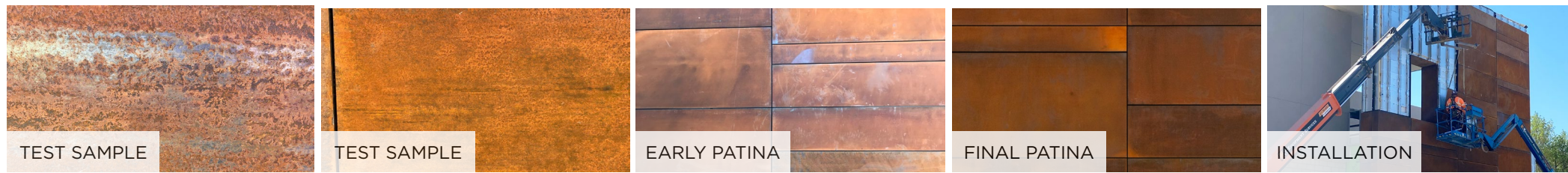
LANCASTER

Deep protective overhangs protect from the harsh desert sun while allowing for openness and visibility while the colors and textures of the high desert inspired the materiality.



Physical Environment Design




Larger Context of the Community



School & Community

Name Challenges


Despite the challenges imposed by the COVID-19 pandemic, Sage Hall was completed with

-  **A final construction cost below the design estimates**
-  **Only 0.86 percent change orders**
-  **No time extension request**

The close partnership between the owner, design team, and construction management team was key to achieving this. As a CM Multiple Prime job with no general contractor, communication was essential for success not just during construction but also during the design phases. The design

team and the CM continually revisited the estimate to control costs and look for design approaches that gave the college the best value.

The material selection, inspired by the High Desert setting and tied to the campus palette was one of the most challenging aspects. The “gateway” forms, clad in weathering steel, posed a scheduling challenge due to the time frame involved in achieving the desired stabilized color and patina per the college’s Master Plan. To accommodate this and other unforeseen site conditions, deferred approvals, and DSA review times, the CM team updated the schedule frequently and re-sequenced the work to preserve the critical path with the involvement of the owner and design team to quickly address issues as they arose.



“This building represents the vision of the learning center. It will give students a place to learn and study in an open and welcoming environment for decades to come.”

RILEY DWYER
DEAN OF RHETORIC AND LITERACY, AVC

Physical Environment Design

Inspires and Motivates

Sage Hall at Antelope Valley College has inspired and motivated students, faculty, and the community. The building's design team brought the college's Learning Center vision to life, creating an open and welcoming environment where students come to succeed. The strategic location of Sage Hall on campus ensures easy access for students, and its interior spaces, including classrooms, study rooms, and a well-lit Learning Center, foster collaborative learning and personalized support. Since its opening the building has been utilized as envisioned, reflecting the college's mission to transform lives through education.

“ There are so many moments and details
that make this building special.”

RILEY DWYER
DEAN OF RHETORIC AND LITERACY, AVC

