Measure C Bond Program

Board Update June 13, 2006
Purpose of Workshop

Refine perspective
Review campus concepts
Start putting the pieces together

Decisions in the Fall
What it’s not:

Priorities – Choices
Timing – Details

These are next
Program Terminology

- Facilities Master Plan (3D/I)
- Capital Improvement Program (CIP)
CIP Fund Sources

- Measure C bond funds ($249.5 m)
- Redevelopment funds
- State Chancellor’s Office
- Grants
- Donations
- Fees
- Miscellaneous
Program Terminology

- Facilities Master Plan (3D/I)
- Capital Improvement Program (CIP)
- Measure C Bond (Modernization) Program
CIP Campus Concepts

- Based on charettes and forums
- BASIC CONCEPTS ONLY
  - Building placements
  - Major site features
  - Campus organization
Agenda

Space Needs
CIP Goals and Principles
Campus Site Maps
Indian Valley
Kentfield
Next Steps
New Academic Building to be located as indicated in Scheme C-Alternate (East Parking)

Potential moth balling identified for Pomo Building 5

Required acknowledgement of possible midden adjacent to creek

Pomo Building 4 to be maintained for welding and metals labs

Pomo 188 space to be maintained as temporary facility for EMT and related coursework. Building to be "ghosted" as potential modernization and/or swing space.

Space in Pomo may become needed as success of new Academic Building is developed/understood.

Demolition of Administration Cluster

Demolition of Ohlone 18 and 19, Pomo 3, 6, and 7

Ohlone Buildings 21, 22 to be modernized

Ohlone site could serve as potential parking for access to Building #17, if maintained.

Maintain parking lots #7 and 8, adjacent to pool and fields

Housing is an opportunity to seek and attract Faculty, Staff, and Students to the College of Marin campuses in future projects.

Phasing discussion: Priority 1 is Buildings 1 and 2, Building 21 and Pool; Priority 2 is new Academic Building.
KTD

• Student Services Administration to be gateway at Sir Francis Drake and College Avenue
• Pursue consensus noted regarding a stepped, tiered, redwood-frame gateway with new Student Services and Administration Building.
• One-story Student Union Building as located in Scheme B (at existing Student Services location)
• Keep sciences in location as identified in Scheme C (along Southwest Creek edge)
• Place LRC/Skill Labs along creek at Southeast corner and along College Avenue
• As Administration will be located at Sir Francis Drake and College, Fusselman Hall could be utilized for other programs. More study required on costs of renovating Fusselman Hall.
• Second bridge to be added across the creek near Scheme C Sciences Building. Review potential of this bridge being pedestrian versus Pedestrian and Vehicular.
• Prominent Art gallery space desirable to be visible from Sir Francis Drake.
KTD

• Fine Arts to be located along Sir Francis Drake, and if feasible, along line of Circle Drive and located more to the center view of Mt. Tamalpais.
• Appreciation for plaza developed in Scheme C between Fusselman, new Behavioral Sciences Building, and Fine Arts.
• Keep PE Complex at current location and greater connection to main campus
• Attention to be paid to Connections and Orientations on campus
• Attention to be paid to entry to Sciences building and addressing it to the main campus quad.
• Housing is an opportunity to seek and attract Faculty, Staff, and Students to the College of Marin campuses in future projects.
• Maintenance and Operations, located as indicated in Scheme C (adjacent to Woodlands Market) is preferred location.
Space Needs
<table>
<thead>
<tr>
<th>SPACE NEED</th>
<th>LECTURE</th>
<th>LAB</th>
<th>OFFICE</th>
<th>LIBRARY</th>
<th>AV/TV</th>
<th>KSCH</th>
<th>TOTAL ASF</th>
<th>GS F</th>
</tr>
</thead>
<tbody>
<tr>
<td>KENTFIELD</td>
<td>16,533</td>
<td>63,749</td>
<td>23,283</td>
<td>22,060</td>
<td>10,720</td>
<td>19,394</td>
<td>30,522</td>
<td>57,715</td>
</tr>
<tr>
<td>INDIAN VALLEY</td>
<td>1,011</td>
<td>13,643</td>
<td>3,887</td>
<td>5,520</td>
<td>2,680</td>
<td>12,864</td>
<td>1,213</td>
<td>25,187</td>
</tr>
<tr>
<td>TOTAL EXISTING</td>
<td>403,100</td>
<td>176,800</td>
<td>5,79,900</td>
<td>176,800</td>
<td>403,100</td>
<td>176,800</td>
<td>403,100</td>
<td>176,800</td>
</tr>
</tbody>
</table>

"OTHER" 60% OF TOTAL ASF:

| KENTFIELD    | 31,801  | 96,760 | 3,240 | 56,240  | 53,360 | 47,077 |
| INDIAN VALLEY| 28,246  | 75,324 |       |         |         |        |

TOTAL SF FOR CAMPUS:

| KENTFIELD    | 218,136 | 258,047 | 396,988 |
| INDIAN VALLEY| 41,185  | 43,361  | 75,324  |

TOTAL EXISTING: 403,100 GSF
TOTAL EXISTING: 176,800 GSF

TOTAL EXISTING: 579,900 GSF
<table>
<thead>
<tr>
<th>BUILDING No.</th>
<th>NAME OF BLDG.</th>
<th># OF FLOORS</th>
<th>BLDG. GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td># 1</td>
<td>NEW ACADEMIC BLDG.</td>
<td>2</td>
<td>35,987</td>
</tr>
<tr>
<td># 2</td>
<td>POMO 1</td>
<td>EXISTING</td>
<td>9,378</td>
</tr>
<tr>
<td># 3</td>
<td>POMO 2</td>
<td>EXISTING</td>
<td>9,506</td>
</tr>
<tr>
<td># 4</td>
<td>POMO 4</td>
<td>EXISTING</td>
<td>5,300</td>
</tr>
<tr>
<td># 5</td>
<td>OHLONE 21</td>
<td>EXISTING</td>
<td>9,882</td>
</tr>
<tr>
<td>#18</td>
<td>CORP YARD</td>
<td>EXISTING</td>
<td>5,271</td>
</tr>
</tbody>
</table>

**TOTAL CAMPUS GSF** 75,324
<table>
<thead>
<tr>
<th>BUILDING No.</th>
<th>NAME OF BLDG.</th>
<th># OF FLOORS</th>
<th>BLDG. GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td># 1</td>
<td>ADMIN/SS</td>
<td>2</td>
<td>34,358</td>
</tr>
<tr>
<td># 2</td>
<td>LRC 1</td>
<td>2+1/2 (3 stories)</td>
<td>40,705</td>
</tr>
<tr>
<td># 3</td>
<td>LRC 2</td>
<td>2+1/2 (3 stories)</td>
<td>32,571</td>
</tr>
<tr>
<td># 4</td>
<td>LRC 3</td>
<td>2</td>
<td>22,996</td>
</tr>
<tr>
<td># 5</td>
<td>HUMANITIES</td>
<td>2+1/2 (3 stories)</td>
<td>35,154</td>
</tr>
<tr>
<td># 6</td>
<td>FINE ARTS</td>
<td>2</td>
<td>25,516</td>
</tr>
<tr>
<td># 6a</td>
<td>EXHIBITION SPACE</td>
<td>1</td>
<td>3,887</td>
</tr>
<tr>
<td># 7</td>
<td>PERFORMING ARTS</td>
<td>(E) 2 STORIES</td>
<td>47,888</td>
</tr>
<tr>
<td># 8</td>
<td>SOCIAL &amp; BEH. SCIENCES</td>
<td>2</td>
<td>9,586</td>
</tr>
<tr>
<td># 9</td>
<td>SCIENCE CENTER &amp; CP</td>
<td>3 &amp; 1</td>
<td>64,381</td>
</tr>
<tr>
<td># 10</td>
<td>FUSSELMAN</td>
<td>(E) 2 STORIES</td>
<td>8,709</td>
</tr>
<tr>
<td># 11</td>
<td>STUDENT UNION</td>
<td>1</td>
<td>8,555</td>
</tr>
<tr>
<td># 12</td>
<td>STAGE/AMPHITHEATRE (outdoors)</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td># 13</td>
<td>SURFACE PARKING</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td># 14</td>
<td>M &amp; O</td>
<td>1 + 1/2 (2 stories)</td>
<td>10,535</td>
</tr>
<tr>
<td># 15</td>
<td>PE</td>
<td>1</td>
<td>46,371</td>
</tr>
<tr>
<td># 16</td>
<td>CHILD CARE</td>
<td>1</td>
<td>1,540</td>
</tr>
<tr>
<td># 17</td>
<td>MS 4 (Landscape Shed)</td>
<td></td>
<td>3,529</td>
</tr>
<tr>
<td># 18</td>
<td>PRESS BOX</td>
<td></td>
<td>715</td>
</tr>
</tbody>
</table>

**TOTAL CAMPUS GSF** 396,998
CIP Goals and Principles
# CIP Planning Goals

<table>
<thead>
<tr>
<th>Planning Goal</th>
<th>Planning Goal (example):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principle</td>
<td>Great Learning Environments</td>
</tr>
<tr>
<td>Guidelines</td>
<td>Principle (example):</td>
</tr>
<tr>
<td></td>
<td>Daylight in classrooms</td>
</tr>
<tr>
<td>Guidelines</td>
<td>Guidelines (example):</td>
</tr>
<tr>
<td></td>
<td>East-West oriented buildings</td>
</tr>
<tr>
<td></td>
<td>Narrow Building depth</td>
</tr>
<tr>
<td>Guidelines</td>
<td>Light shelves at windows</td>
</tr>
<tr>
<td></td>
<td>Large glazed areas</td>
</tr>
<tr>
<td>Guidelines</td>
<td>Skylights</td>
</tr>
</tbody>
</table>

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Planning Goals and Principles
1. Recognize and accentuate sense of place
2. Promote a campus that fosters a unique collegiate environment
3. Strengthen connections between college and community
4. Embody sustainability at all levels and processes
5. Promote innovation and continuous improvement
<table>
<thead>
<tr>
<th>Planning Goal</th>
<th>Principles</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Recognize and accentuate sense of place</td>
<td>1. Respect historic character and regional context</td>
</tr>
<tr>
<td></td>
<td>2. Preserve significant views into, within, and from campus</td>
</tr>
<tr>
<td></td>
<td>3. Ensure new development is compatible with the scale and use of the surrounding area</td>
</tr>
<tr>
<td></td>
<td>4. Design all spaces and places at human scale.</td>
</tr>
<tr>
<td></td>
<td>5. Create a consistent landscape matrix that allows the built elements to be more dynamic</td>
</tr>
<tr>
<td></td>
<td>6. Accommodate multiple scales of spaces; provide sense of place and sense of security.</td>
</tr>
</tbody>
</table>
## Planning Goals and Principles

<table>
<thead>
<tr>
<th>Planning Goal</th>
<th>Principles</th>
</tr>
</thead>
</table>
| 2. Promote a campus that fosters unique collegiate environment | 1. Provide a variety of learning and gathering spaces of various sizes (small, medium and large) that foster exchange and dialogue.  
2. Create transition zones/spaces that foster human interaction.  
3. Facilitate different paces of travel along the same path (fast, slow, repose). |
1. Promote interaction and collaboration with community with special consideration given to campus edges.
2. Promote ease of transportation to and from the college, including mass transit, bicycles, and drop off nodes.
3. Provide clear, consistent, and concise wayfinding at key orientation points.
4. Support ease of travel for all levels of mobility and the rich mix of students arriving at different times of day.
5. Provide welcoming indication of all interior building functions.

3. Strengthen connections between college and community
Planning Goals and Principles

<table>
<thead>
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<th>Principles</th>
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</thead>
<tbody>
<tr>
<td>4. Embody sustainability at all levels and processes</td>
<td>1. Promote integration of natural systems with college facilities and operations.</td>
</tr>
<tr>
<td></td>
<td>2. Minimize resource consumption; maximize conservation, utilize local, natural assets</td>
</tr>
<tr>
<td></td>
<td>3. Enhance health of campus ecosystem; encourage sustainable learning and productivity.</td>
</tr>
<tr>
<td></td>
<td>4. Integrate Sustainability with function and aesthetics</td>
</tr>
<tr>
<td></td>
<td>5. Encourage planning for alternate-transportation.</td>
</tr>
<tr>
<td>Planning Goal</td>
<td>Principles</td>
</tr>
<tr>
<td>---------------</td>
<td>------------</td>
</tr>
<tr>
<td>1. Establish flexible framework for the built environment that is durable and adaptable over time.</td>
<td></td>
</tr>
<tr>
<td>2. Create systems for monitoring and reporting resource consumption so as to promote continuous improvement.</td>
<td></td>
</tr>
<tr>
<td>3. Use the Measure C modernization program as an education opportunity.</td>
<td></td>
</tr>
<tr>
<td>4. Promote innovation and continuous improvement</td>
<td></td>
</tr>
</tbody>
</table>

Planning Goals and Principles
CIP Planning Goals

Architectural Planning Goals

Principles

Guidelines

Landscape Planning Goals

Principles

Guidelines

1. Recognize and accentuate sense of place
2. Promote a campus that fosters a unique collegiate environment
3. Strengthen connections between college and community
4. Embody sustainability at all levels and processes
5. Promote innovation and continuous improvement
Indian Valley Campus – Aerial / Orientation
Indian Valley Campus - Composite
Indian Valley – Site Map

- OHLONE 21
- NEW ACADEMIC BUILDING
- POMO 1
- POMO 2
- POMO 4
Discussion

Indian Valley
Master Site Map
Campus Site Maps

Kentfield
Kentfield – Constraints and Opportunities
Agenda

Space Needs

CIP Goals and Principles

Campus Site Maps

Indian Valley

Kentfield

Next Steps
Facilities Condition Assessment

- Prepared by Bond Program Team
- Detailed assessment of need
- Major replacements indicated
Standards and Guidelines

- Based on subcommittee work
- Systems, site/exterior, interior, FF&E
- Other subcommittees as needed
Program Definition Document

- Project Scopes
- Program / Project **Budgets**
- Program / Project Schedules
- Priorities / Phasing Logic
Budget Comparison

- Original 3D/I Budget
  - 28% support costs
  - 580,000 square feet
  - $350 / sf
  - $70 m support cost
  - $180 m construction
  - $249.5 m total

- Needed for CIP
  - 28% support costs
  - 473,000 square feet
  - $577 / sf*
  - $106 m support cost
  - $273 m construction
  - $379 m total

*Includes demolition, infrastructure, utilities, parking, etc.
Final Budget

- Needed for CIP
  - 28% support costs
  - 473,000 square feet
  - $577 / sf*
  - $106 m support cost
  - $273 m construction
  - $379 m total

- New Bond Budget
  - 28% support costs
  - ___ square feet
  - $___ / sf
  - $ 70 m support cost
  - $180 m construction
  - $249.5 m total

*Includes demolition, infrastructure, utilities, parking, etc.
Schedule

- Facilities Assessments – by June 30
- CIP Campus Concepts – June 13
- Board approves Campus Concepts – Aug 8
- *Environmental Impact Report (EIR)*
  – start late Summer 06
Schedule (cont’d)

- Standards and Guidelines
  - June through September 06

- Program Definition Document
  - First draft August
  - Participatory reviews – September/October
  - Board review November
  - Board approval December
Final Questions / Comments