Marin Community College District
Capital Improvements Program (CIP) Briefing

Kent Woodlands Property Owners Association (KWPOA)
Thursday, April 27, 2006
COMING SOON!

Planning Underway Now!  Construction Beginning 2006

PROJECT LIST
New Construction
Modernization
Capital Preservation and Improvement
Site Development

FOR MORE INFORMATION: 415.884.3139  or  www.marin.cc.ca.us/MeasureC/bond_const.htm
Bond Measure Facts

- Measure C Bond passed November 2004
- Total Bond $249.5 million
  - Bond sales incremental
- Proposition 39 (55% pass criteria)
- Citizen’s Oversight Committee (required by law)
- Expected Program Duration (7 years)
- All three campuses included in Bond Measure
- Bond expenditures for Capital Planning & Construction only
Demographics

- **Kentfield Campus (KTD) - Kentfield**
  - Built – Original Buildings Date Back to 1926
  - Acreage – 87 Acres / 373,806 sf / 18 Buildings
  - Parking – 1,774

- **Indian Valley Campus (IVC) – Novato**
  - Built – 1975
  - Acreage – 333 Acres / 171,549 sf / 22 Buildings
  - Parking - 900

- **Bolinas Marine Biology Center**
  - Partial Modernization – 1964
  - Acreage - .5 Acres / 4,178 sf / 3 Buildings & a Dock

- **District-wide**
  - 6,943 Students
  - 4,483 Student FTES
  - 287 Faculty and Staff
Program Management/Construction Management (PM/CM)

- Program Definition (Multi-year Road Map)
- Project Delivery Strategies
- Design & Construction Standards
- Consultant Selection & Management
- Financial Controls / Budget Management
- Contractor Management
- Campus Logistics
- Document Management
- District Wide Communication / Web Page
Consultant Selection Process
- District Consultants (6 months)
- Project Specific Design Teams – begin January 2006

District-Wide Assessments (4 months)

Educational Master Plan (EMP)
- Preliminary - November 2005 / Final - April 2006

Space Inventory (3 months)

Master Planning/District Standards (10 months)

Environmental Review (begins when Master Plan is complete)

Program Definition Document (completes one month after Master Plan finalized)

Kentfield & Indian Valley Campuses Initial Project Programming (5 months)
# District Design Team

<table>
<thead>
<tr>
<th>FIRM NAME</th>
<th>DISCIPLINE</th>
<th>ADDRESS</th>
<th>CONTACT</th>
<th>PHONE</th>
<th>FAX</th>
<th>EMAIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steinberg Architects</td>
<td>District Architect</td>
<td>60 Pierce Ave, San Jose, CA 95110</td>
<td>Rob Barthelaman, Tom Lawrence</td>
<td>(408) 817-3276</td>
<td>(408) 817-3174</td>
<td><a href="mailto:robbarthelaman@steinbergarchitects.com">robbarthelaman@steinbergarchitects.com</a>, <a href="mailto:tlawrence@steinbergarchitects.com">tlawrence@steinbergarchitects.com</a></td>
</tr>
<tr>
<td></td>
<td>CSW/Stuber-Stroeh</td>
<td>790 De Long Ave, Novato, CA 94945</td>
<td>James Grossi, Jr, Al Cornwell</td>
<td>(415) 882-4763</td>
<td>(415) 892-4763</td>
<td><a href="mailto:jimC@cswst.com">jimC@cswst.com</a>, <a href="mailto:ACornwell@cswst.com">ACornwell@cswst.com</a></td>
</tr>
<tr>
<td>Alfa Tech</td>
<td>District MEP</td>
<td>120 Montgomery St, Ste 715, San Francisco, CA 94104</td>
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<td>(415) 788-6000</td>
<td>(415) 788-6040</td>
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</tr>
<tr>
<td>Fugro West, Inc.</td>
<td>District Geotechnical</td>
<td>1000 Broadway, # 200, Oakland, CA 94607</td>
<td>Corey Dare, Mark Caruso</td>
<td>(510) 267-4449</td>
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</tr>
<tr>
<td>Ninyo &amp; Moore</td>
<td>District Industrial Hygienist</td>
<td>1958 Webster St, # 400, Oakland, CA 94612</td>
<td>Joel Kushins, Bill Larkin</td>
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</tr>
<tr>
<td>Royston, Hanamoto, Alley &amp; Abey</td>
<td>District Landscape Architect</td>
<td>225 Miller Ave, Mill Valley, CA 94941</td>
<td>Aditya Advani, Nathan Lozier, Cordy Hill</td>
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<td>(415) 383-1433</td>
<td><a href="mailto:aditya@rhaa.com">aditya@rhaa.com</a>, <a href="mailto:nathan@rhaa.com">nathan@rhaa.com</a>, <a href="mailto:cordy@rhaa.com">cordy@rhaa.com</a></td>
</tr>
<tr>
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</tr>
<tr>
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<td>District CEQA Consultant</td>
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<td>Amy Skewes-Cox</td>
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<td>(415) 454-5624</td>
<td><a href="mailto:amyisc@irtasc.com">amyisc@irtasc.com</a></td>
</tr>
<tr>
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<tr>
<td>Transitions...</td>
<td>Furniture, Fixtures &amp; Equipment</td>
<td>21550 Foothill Blvd, Suite 201, Hayward, CA 94541</td>
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<tr>
<td></td>
<td>(FF&amp;E) Consultant</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
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<td>Diamond PE Complex Architect</td>
<td>1 Beach Street # 103, San Francisco, CA 94133</td>
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</tr>
</tbody>
</table>
Major Events & Workshops

- **Campus & Community Forums**
  - Kentfield Campus Forms – 5/10/05, 10/27/05 & 2/28/06
  - Kentfield Community Forum – 11/3/05 & 3/2/06

- **Workshops**
  - Modernization Process Review – 7/19/05
  - Green Summit on Sustainability – 9/9/05
  - Goals & Visioning Workshop - 9/20/05
  - Facilities Workshop on Sustainability & Environmental Stewardship – 9/30/05
  - Program Controls Program Systems & Processes – 10/11/05
  - Board of Trustees Retreat & Briefing – 1/24/06
  - Board of Trustees Retreat & Briefing – 3/21/06
  - Planning Charettes – 3/24/06 & 3/25/06 & 4/6/06 & 4/7/05
  - Charettes Reports – 4/19/06 & 4/20/06
  - Board of Trustees Retreat – 4/25/06
Major Events & Workshops (Upcoming)

- Kentfield Campus Forum
  - Tuesday, 5/2/06 - Olney Hall, Room 96 / 12:00 Noon

- Kentfield Community Forum
  - Thursday, 5/4/06 – Olney Hall, Room 96 / 7:00 PM
  - Thursday, 6/1/06 – Olney Hall, Room 96 / 7:00 PM

- Board of Trustees Retreat
  - Tuesday, 5/23/06 – Kentfield Campus / 12:00 Noon / Presentation of 1 Facilities Master Plan Concept
  - Tuesday, 6/27/06 – Kentfield Campus / 6:30 PM (regular Board Meeting) Facilities Master Plan Approval
Charette Attendance

Thursday, April 6, 2006 (33 total attendees)
- 4 - Faculty
- 4 - Staff
- 1 - Board of Trustees Member
- 3 - Community Members
- 4 - Students
- 5 – Administrators
- 9 - Other (Resources – includes 4 volunteer Architects)
- 3 – College of Marin Foundation

Friday, April 7, 2006 (27 total attendees)
- 4 - Faculty
- 4 - Staff
- 2 - Board of Trustees Members
- 1 – Community Members
- 4 – Students
- 4 - Administrators
- 7 – Other (Resources – includes 3 volunteer Architects)
- 1 – College of Marin Foundation
Charettes Reports Attendance

- **Wednesday, April 19, 2006** (51 total attendees)
  - 8 - Faculty
  - 6 - Staff
  - 1 - Board of Trustees Member
  - 9 - Community Members
  - 11 - Students
  - 5 – Administrators
  - 8 - Other (Resources, newspaper reporters, visitors))
  - 3 – College of Marin Foundation

- **Thursday, April 20, 2006** (26 total attendees)
  - 3 - Faculty
  - 4 - Staff
  - 0 - Board of Trustees Members
  - 9 – Community Members
  - 2 – Students
  - 4 - Administrators
  - 4 – Other (Resources & visitors)
  - 0 – College of Marin Foundation
## Preliminary Schedule (DRAFT)

### District Wide
- 201: Technology Infrastructure: 9,774,034
- 201: District Office Space & FF&E: 215,500
- 223: Misc Items: 6,773

**Total for District Wide projects:** 9,996,307

### Kentfield Campus
- 301: Site Roadways Infrastructure Development: 461,555
- 302: Modernize Learning Resource Center: 21,369,530
- 303: Modernize Harlan Center: 4,442,972
- 304: Modernize Fusselman Hall: 6,725,559
- 305: New Math & Science Building: 15,219,348
- 306: Modernize Fine Arts Center: 23,434,400
- 307: Modernize Student Services Center: 7,134,742
- 308: Modernize Diamond Physical Ed Center: 14,696,550
- 309: Accessibility Improvements: 1,007,025
- 310: Fire Alarm Replacement: 1,510,538
- 311: New Way Finding System: 1,007,025
- 315: New Facilities Management Center: 8,056,199
- 316: New Multi-purpose Lecture Building: 23,025,202
- 317: Campus Landscaping: 1,984,450

**Total for Kentfield Campus projects:** 130,759,295
### Indian Valley Campus

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>401: Site Roadways, Infrastructure</td>
<td>$276,931</td>
</tr>
<tr>
<td>402: Modernize Pomo Center</td>
<td>$22,481,674</td>
</tr>
<tr>
<td>403: Capital Pres-Ohlone Cluster</td>
<td>$5,155,184</td>
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<tr>
<td>405: Modernize Admin Center, Children’s Center</td>
<td>$3,222,778</td>
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<tr>
<td>406: Capital Pres-Library</td>
<td>$1,333,536</td>
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<tr>
<td>407: Capital Renewal Central Plant</td>
<td>$1,292,349</td>
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<tr>
<td>409: Fire Safety System Project</td>
<td>$2,677,008</td>
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<tr>
<td>410: Gas Main Replacement</td>
<td>$1,384,659</td>
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<tr>
<td>411: Accessibility Improvements</td>
<td>$1,007,025</td>
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<tr>
<td>412: ADA, Fire &amp; Personal Safety</td>
<td>$923,106</td>
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<tr>
<td>413: New Pedestrian Bridges</td>
<td>$553,863</td>
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<td>414: Tree Removal IVC</td>
<td>$655,400</td>
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<tr>
<td>416: New Commons/Quad</td>
<td>$461,554</td>
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<td>417: New Building Pomo Center</td>
<td>$15,444,781</td>
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<tr>
<td>418: Wildfire Mitigation</td>
<td>$1,251,684</td>
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<tr>
<td>419: Ignacio Creek Erosion Mitigation</td>
<td>$1,587,500</td>
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</tbody>
</table>

**Total for Indian Valley Campus projects:** $59,709,033
## Preliminary Schedule (DRAFT)

**Other Campus**
- 501: Modernize Bolinas Marine Lab
  - Total for Other Campus projects
  - 509,794

**Program Wide**
- 800: ADA Survey
- 900: Program Contingency
  - Total for Program Wide projects
  - 12,600,571
  - 35,925,000
  - 48,525,570

**Measure C funded Projects Total**: 249,500,000
Projects in Progress

- **Contracts Awarded**
  - Kentfield
    - Roof Repairs – Harlan Center & LRC (Feb 2006)
    - Asbestos Abatement – PE Complex & Fine Arts (Mar 2006)
      - (pipe insulation asbestos removal / replacement)

- **Projects in Design**
  - Kentfield
    - Tree Removal (May 2006)
    - Demolition of Larkspur Annex (Apr 2006)
Sustainability & Green Building Goals

- Resolution of the Board of Trustees of the Marin Community College District Promoting Environmental Stewardship & Sustainable Facilities Construction & Operating Practices 2004-7-20-12b.

- LEED Certification for all New Construction & Modernization
  - LEED Certification points – minimum of 26 points to obtain LEED Certification
(LEED)-NC: New commercial construction and major renovation projects

- Sustainable Sites (14 possible points)
- Water Efficiency (5 possible points)
- Energy & Atmosphere (17 possible points)
- Materials and Resources (13 possible points)
- Indoor Environmental Quality (15 possible points)
- Innovation & Design Process (5 possible points)
Meet All Requirements of California Environmental Quality Act (CEQA)

Encourage Public Participation
- Build-In Public Considerations
- Reduce disruption of program

Product
- Initial Study
- Environmental Impact Report (EIR)
California Environmental Quality Act (CEQA)

Topics

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils and Seismicity
- Hazards and Hazardous Material
- Hydrology and Water Quality
- Land use Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities
Environmental Process

- CEQA (California Environmental Quality Act)
- Amy Skewes-Cox contact info
  - Email address amysc@rtasc.com
  - Telephone Contact, Swinerton Management & Consulting, Inc.
    - (415) 884-3139
- CEQA Website www.ceres.ca.gov/ceqa
  - The California Environmental Resources Evaluation System
College of Marin

Master Planning Process
Design Guidelines / Standards
Implementation Planning
Building Transformations
Potential Campus Options

May 24, 2005
Master Programming

1. Campus-wide Space Utilization
2. Space Needs by Department
3. Proposed Department Locations
Master Planning

1. Facility Assessments
2. Infrastructure Assessments
3. Landscape Assessment
4. Site Access, Circulation, Parking and Traffic
5. Building and Site Configuration Options
6. Master Plan
Detailed Facility Assessment

M-5. Mezzanine Indoor Air Handler Unit, AHU-3. Refrigeration (DX) Piping with Evidence of Water Damage

M-6. (E) Mezzanine Built-Up Multi-Zone Indoor Air Handling Unit, AHU-3

M-7. Dirty Condenser Coil, CU-3

M-8. Damaged Refrigeration (DX) Piping Insulation
Kentfield Campus 100 Year Flood Plain
Kentfield Campus Noise Sensitive Areas
Kentfield Campus Significant Historic Quality
Kentfield Campus Structural Assessment

Tier 1 Evaluation
Not Life safe

Tier 2 Evaluation
Life Safe
Further Investigation.
Not Life Safe per Tier 2 Evaluation
Kentfield Campus  HVAC Assessment

1- Complete replacement
2- Majority of System Needs to be Replaced
3- Majority of Equipment Needs to be Replaced
4- Majority of System Remains
5- All Portions of the System Should Remain
Design Guidelines

1. Space Standards
2. Architectural Guidelines
3. Landscape Guidelines
4. Design Standards
Level 1 – Basic Environment

**Acoustics**
- Sound Isolation
- Air Conditioning

**Visibility**
- Lighting – Basic Switching
- Natural Light – Minimize Glare
- Marker Board
- Room Proportions

**Seating**
- Table and Chair Seating – Adult
- 42 Stations Minimum

**Technology**
- Tech-Ready
- Projection Screen

**Storage**
- Shared Storage Room

**Adaptability**
- High Adaptability
Level 2 – Integrated Tech Environment

Acoustics
- Sound Isolation
- Reinforced Sound System
- Air Conditioning

Visibility
- Lighting – Front/Back Switching
- Natural Light – Minimize Glare
- Multiple Marker Board

Seating
- Table and Chair Seating – Adult
- 42 – 60 Station Capacity

Technology
- Built-in Video Projection
- Multimedia-Ready Integration
- Future Power/Data to Desktop
- Smart Podium

Storage
- In-Room Resource Storage

Adaptability
- Medium Adaptability
Level 3 – High Tech Environment

Acoustics
- Sound Isolation
- Reinforced Sound System
- Room Acoustics

Visibility
- Lighting – Front/Back Dimming
- Optimum Sight Lines
- Natural Light - Blackout Shades

Seating
- Tiered Seating – Theater Style with Tablet Arm or Table/Chair

Technology
- Multi Projection Sources
- Integrated AV/Room Controls
- Recording – Audio/Video
- Power/Data to Every Station

Storage
- Dedicated Resource Room Adjacent

Adaptability
- Low Adaptability
1080 SF Classroom

LEVEL II - LECTURE
(60 STUDENT STATIONS AT 18SF/STATION)

LEVEL II - LECTURE
(40 STUDENT STATIONS AT 27SF/STATION)

LEVEL II - SPECIAL LECTURE
(40 STUDENT STATIONS AT 27SF/STATION)

Legend:
1. LOCKABLE STORAGE CABINET
2. SHADES AT EXTERNAL WINDOWS
3. BULLETIN BOARD
4. CEILING MOUNTED VIDEO/DATA PROJECTOR W/ NETWORK CONNECTIVITY (BUILT-IN READY TO UTILIZE)
5. AUDIO VISUAL EQUIPMENT RACK
6. MOTORIZED PROJECTION SCREEN 4'-6" X 8'-0"
7. WHITEBOARD
8. FLUSH MOUNT AV / DATA FLOOR BOX FOR LECTERN CONNECTIVITY
NOTE: ZONED LIGHTING WITH FRONT/BACK SWITCHING

STEINBERG ARCHITECTS
Office Standards

60 SF
OPEN WORKSTATION

80 SF
TYPE 1 OFFICE

100 SF
TYPE 2 OFFICE:
FACULTY,
DEPT. HEAD

160 SF
DEAN'S OFFICE,
DIVISION CHAIRS,
DIRECTOR'S OFFICE

200 SF
TYP. VICE PRESIDENT'S OFFICE

240 SF
VP ACADEMIC AFFAIRS OFFICE

300 SF
PRESIDENT'S OFFICE
Kentfield Campus
A Community focused on a Common Goal
6th April at Kentfield Campus

Kentfield Campus

Overview of Tables A, B, C, D
Kentfield Campus
A Community focused on a Common Goal
## Kentfield Campus

Common Themes

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<thead>
<tr>
<th>No.</th>
<th>Common Themes:</th>
</tr>
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<tbody>
<tr>
<td></td>
<td><strong>Natural elements/sustainability themes</strong></td>
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<tr>
<td>1)</td>
<td>Preserve view of Mt. Tam</td>
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<tr>
<td>2)</td>
<td>Kentfield should have a community garden/arboretum</td>
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<tr>
<td>3)</td>
<td>Green/open space is a very important campus theme</td>
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<tr>
<td>4)</td>
<td>Un-channel/naturalize creek</td>
</tr>
<tr>
<td>5)</td>
<td>Save redwoods/exceptional trees</td>
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<tr>
<td>6)</td>
<td>Buildings on campus should be sustainable</td>
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</table>
## Kentfield Campus
### Common Themes

<table>
<thead>
<tr>
<th>No.</th>
<th>Common Themes:</th>
<th>out of 4 total</th>
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<tbody>
<tr>
<td></td>
<td>Building elements/components on campus</td>
<td></td>
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<tr>
<td>10)</td>
<td>Multi-story parking</td>
<td>1</td>
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<tr>
<td>11)</td>
<td>Subterranean parking (esp. under science center site)</td>
<td>2</td>
</tr>
<tr>
<td>12)</td>
<td>Buildings should be clustered into similar disciplines</td>
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<tr>
<td>13)</td>
<td>There should be a central student/community open space for gathering</td>
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<tr>
<td>14)</td>
<td>Campus needs a formal sense of arrival</td>
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<tr>
<td>16)</td>
<td>There should be a community center building on campus</td>
<td>2</td>
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<tr>
<td>17)</td>
<td>Corner of Sir Francis Drake and College Ave. should be entry focal point</td>
<td>2</td>
</tr>
<tr>
<td>21)</td>
<td>Outdoor social amphitheater</td>
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</tr>
</tbody>
</table>

|     | Buildings that should be saved:                     |                |
|     | Fusselman                                           | 2              |
| 27) | Dickson                                             | 1              |
Table A - KTD

Presence on College Ave. with main academic bldg with "fingers" in E-W orientation
Parking under buildings

Provide a variety of gathering spaces and a pond
Presence on Sir Francis Drake with a view to Mt. Tam
Table B - KTD

Incorporate tree lined alley along College Ave.
Provide a pond

Dense student housing on existing residential lots
Amphitheater for graduation, classes, and student gathering
Table C - KTD

Create a large building that incorporates cafes, art gallery, library, computer center, museum, presentation hall, and media center on College Ave. with parking provided underneath.

Keep quad clear of buildings, leave a large central open space

Housing on lot 15 and off of Kent Ave.

Second floor of Student Union removed, add grass roof, renovate interiors to meeting rooms opening to creek area.
Table D - KTD

Design the experience - visitors to feel a sense of space when they enter campus.

All systems should be made visible to everyone that walks around so they are educated on the "process" of sustainability.

![Diagram of campus layout]

Elements of COM: composting, dining services, energy, environmental literacy, habitat restoration, mgt. systems, purchasing, transportation, waste production, water.
KENTFIELD – THE QUAD
KENTFIELD – THE CREEK
KENTFIELD – THE VIEW
KTD Master Plan Schemes

Your comments and feedback, please
Communications

With Whom?

- State of California
  - Chancellor’s Office
  - Department of Finance
- Campus Community
  - Faculty
  - Students
  - Staff
  - General Public & Community Users
- Construction Community
  - Builders / Trades
- Local Community Outreach
  - County
  - City (Fire / Utilities / Government)
  - Neighborhoods

How?

- Construction Mitigation
- Open Forums
- Signage / Wayfinding
- Newsletter / email
- Website [www.marin.cc.ca.us](http://www.marin.cc.ca.us)
Construction Impacts

- Parking (Campus & Contractors)
- Road & Pedestrian Path Closures / Detours
- Traffic (Campus & Construction)
- Dirt & Dust
- Noise (mitigations)
- Interruptions in Heat, Power, Water, Data
  - Scheduled & unscheduled
- General Inconvenience
- Safety
Questions & Answers

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Program Manager  
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Elizabeth Tucker  
Senior Project Field Administrator  
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Elizabeth.Tucker@marin.cc.ca.us

STEINBERG ARCHITECTS

http://www.marin.cc.ca.us Measure C Construction Updates