Marin Community College District
New Administrators Brief
Capital Improvements Program (CIP) Briefing

Wednesday, January 11, 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
  - 4,049 Student FTES
  - 340 Faculty and Staff
Program Management/Construction Management (PM/CM)

- Program Definition (Multi-year Road Map)
  - Scope
  - Schedule
  - Budget
- Construction Procurement (RFQ/RFP/Bidding)
- Design & Construction Standards
  - Furniture, Fixtures & Equipment
- Consultant Selection & Management
- Financial Controls / Budget Management
- Contractor Management
- Document Management
- Campus Logistics
  - Move Management
Consultant Services
The Process & The Timeline

- Advertisement & Marketing
- Pre-bid Briefing (Mandatory)
- Issue Request for Qualifications/Request for Proposal (RFQ/RFP)
- RFQ Due
- Paper Screen Statements & Development of Short List
- Selection Committee Interviews Short-Listed Firms
- Contract Award
- Contract Negotiation
- BOT Approves Contract
- Notice to Proceed
- Commencement of Services
Program Schedule

- Consultant Selection Process
  - PM/CM Selection – November 2004 to March 2005
  - District Consultants – January 2005 to July 2005
  - Project Specific Design Teams – begin January 2006

- District-Wide Assessments
  - Surveys & Studies - September 2005 to December 2005
  - Systems Analysis - September 2005 to December 2005

- Educational Master Plan (EMP)
  - Preliminary - November 2005
  - Final - April 2006
Program Schedule (cont.)

- Space Inventory – March 2005 to June 2005
- Master Planning/District Standards - October 2005 to April 2006
- Environmental Review - January 2006 to November 2006
- Program Definition Document - September 2005 to April 2006
- Kentfield Campus Initial Project Programming
  - December 2005 to March 2006
- Indian Valley Campus Initial Project Programming
  - December 2005 to March 2006
# 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 Barthelman, Tom Lawrence</td>
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<tr>
<td></td>
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<td></td>
<td><a href="mailto:tlawrence@steinbergarchitects.com">tlawrence@steinbergarchitects.com</a></td>
</tr>
<tr>
<td>CSW/Stuber-Stroeh</td>
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<td>(415) 892-4502</td>
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</tr>
<tr>
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<tr>
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<td><a href="mailto:jkushins@ninioandmoore.com">jkushins@ninioandmoore.com</a></td>
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<tr>
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<td>Aditya Advani, Nathan Lozier, Cory Hill</td>
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<td>(415) 383-1433</td>
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</tr>
<tr>
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<tr>
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<tr>
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<td>Bolinas Marine Lab Architect</td>
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</tr>
<tr>
<td>Transitions...</td>
<td>Furniture, Fixtures &amp; Equipment (FF&amp;E) Consultant</td>
<td>21550 Foothill Blvd, Suite 201, Hayward, CA 94541</td>
<td>Tammy Metzler, Sandra Davini</td>
<td>(510) 889-8415</td>
<td>(510) 247-1843</td>
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<td>(415) 777-5102</td>
<td><a href="mailto:ken.kerch@kwanhenmi.com">ken.kerch@kwanhenmi.com</a>, <a href="mailto:jeffrey.stahl@kwanhenmi.com">jeffrey.stahl@kwanhenmi.com</a></td>
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<tr>
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<td>Marcy Wong</td>
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<td>(510) 843-0949</td>
<td><a href="mailto:office@wonologan.com">office@wonologan.com</a></td>
</tr>
</tbody>
</table>
Major Events & Workshops

- **Campus Forums**
  - 5/10/05 (Kentfield Campus)
  - 10/25/05 (Indian Valley Campus)
  - 10/27/05 (Kentfield Campus)

- **Community Forums**
  - 11/1/05 (Indian Valley Campus)
  - 11/3/05 (Kentfield Campus)

- **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
## Preliminary Schedule (DRAFT)

<table>
<thead>
<tr>
<th>Project</th>
<th>Start Date</th>
<th>Finish Date</th>
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<tr>
<td><strong>General projects</strong></td>
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<tr>
<td>201x Technology Infrastructure</td>
<td>28-Jun-05</td>
<td>3-Jul-09</td>
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<td><strong>Kentfield</strong></td>
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<tr>
<td>306x K.6 Modernization of Fine Arts Center</td>
<td>16-Jan-06</td>
<td>10-Dec-08</td>
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<tr>
<td>308x K.8 Modernization of Diamond Physical Ed Center</td>
<td>16-Jan-06</td>
<td>10-Dec-08</td>
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<tr>
<td>307x K.7 Modernization of Student Center</td>
<td>1-Feb-06</td>
<td>2-Sep-08</td>
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<tr>
<td>319x K.19 New Multi-Use/Liberal Arts Bldg/Science Bld</td>
<td>3-Apr-06</td>
<td>6-May-08</td>
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<tr>
<td>302x K.2 Modernization of Learning Resource Center</td>
<td>1-Jun-06</td>
<td>2-Jan-09</td>
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<tr>
<td>303x K.3 Modernization of Harlan Center</td>
<td>1-Sep-06</td>
<td>31-Aug-09</td>
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<tr>
<td>301x K.1 Site Roadways Infrastructure Development</td>
<td>15-Jan-07</td>
<td>1-Jul-09</td>
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<td>305x K.5 Modernization or Conversion of Science Cntr</td>
<td>3-Sep-07</td>
<td>8-Mar-10</td>
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<td>304x K.4 Modernization of Fusselman Hall</td>
<td>15-Oct-07</td>
<td>13-Dec-09</td>
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<td>316x K.16 New Multi-Purpose Gateway CDC</td>
<td>2-Jan-08</td>
<td>10-Jan-11</td>
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<td>309x K.9 Accessibility Improvements</td>
<td>2-Jan-09</td>
<td>31-Dec-10</td>
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<td>311x K.11 New Way Finding System</td>
<td>2-Jan-09</td>
<td>31-Dec-10</td>
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<td>310x K.10 Fire Alarm Replacement</td>
<td>5-Jan-09</td>
<td>3-Jan-11</td>
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<tr>
<td>313x K.13 New Child Care Center</td>
<td>5-Jan-09</td>
<td>6-Jan-12</td>
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<td>315x K.15 New Facilities Maint</td>
<td>15-Jul-09</td>
<td>27-Dec-11</td>
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<tr>
<td>317x K.17 Campus Landscaping</td>
<td>1-Sep-09</td>
<td>25-Aug-11</td>
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<table>
<thead>
<tr>
<th>Project</th>
<th>Start Date</th>
<th>Finish Date</th>
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<tbody>
<tr>
<td><strong>Indian Valley Campus</strong></td>
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<tr>
<td>405x I.5 One Stop</td>
<td>1-Mar-05</td>
<td>9-Aug-06</td>
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<td>418x I.18 Wildfire Mitigation</td>
<td>1-Oct-05</td>
<td>27-Feb-06</td>
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<td>410x I.10 Gas Main Replacement</td>
<td>1-Nov-05</td>
<td>13-Jun-06</td>
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<td>402x I.2 Modernization of Pomo Cluster</td>
<td>2-Jan-06</td>
<td>2-May-08</td>
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<tr>
<td>406x I.6 Capital Pres-Library</td>
<td>2-Jan-06</td>
<td>30-Apr-07</td>
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<td>2-Jan-06</td>
<td>30-Apr-07</td>
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<td>404x I.4 Capital Pres-Miwok Cluster</td>
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<td>30-Apr-07</td>
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<td>400x I.X Admin Modernization</td>
<td>2-Jan-06</td>
<td>2-May-08</td>
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<td>407x I.7 Capital Renewal Central Plant</td>
<td>1-Feb-06</td>
<td>30-Apr-07</td>
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<td>419x I.19 Erosion Mitigation</td>
<td>27-Mar-06</td>
<td>4-Apr-07</td>
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<td>413x I.13 New Pedestrian Bridge</td>
<td>27-Mar-06</td>
<td>26-Dec-06</td>
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<td>409x I.9 Fire Safety System Report</td>
<td>27-Mar-06</td>
<td>4-Apr-07</td>
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<td>411x I.11 Accessibility Improvements</td>
<td>27-Mar-06</td>
<td>4-Apr-07</td>
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<td>412x I.12 ADA, Fire &amp; Personal Safety</td>
<td>27-Mar-06</td>
<td>4-Apr-07</td>
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<td>414x I.14 Enhanced Entryway</td>
<td>27-Mar-06</td>
<td>4-Apr-07</td>
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<td>416x I.16 New Commons/Quad</td>
<td>27-Mar-06</td>
<td>3-Apr-07</td>
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<td>401x I.1 Site Roadways Infrastructure Development</td>
<td>1-May-08</td>
<td>14-Sep-09</td>
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<td>417x I.17 New Building Pomo Cluster</td>
<td>17-Nov-08</td>
<td>8-Dec-11</td>
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<td><strong>Bolinas</strong></td>
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<tr>
<td>501x Modernization of Bolinas Marine Lab</td>
<td>28-Jun-05</td>
<td>8-Jan-08</td>
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</table>
Projects in Progress

- **Contract Awarded**
  - Kentfield
    - Roof Repairs – Harlan Center and LRC (Oct to Nov 2005)
  - Indian Valley
    - Wildfire Mitigation (Jan 2006 to Jul 2006)

- **Projects in Design**
  - Kentfield
    - Partial Roof Replacement – Physical Education Building (Apr to Jun 2006)
    - Tree Trimming and Removal (Dec 2005 to Feb 2006)
  - Indian Valley
    - Partial Gas Main Replacement (Nov to Feb 2006)
    - Tree Trimming and Removal (Jan to Mar 2006)
    - Stream Erosion Mitigation (May to Sep 2006)
# District Standards

## District Modernization Committee

<table>
<thead>
<tr>
<th>Organization</th>
<th>Systems</th>
<th>Exteriors &amp; Site</th>
<th>Interior Finishes</th>
<th>Furniture, Fixtures &amp; Equipment (FF&amp;E)</th>
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</thead>
<tbody>
<tr>
<td>Marin Community College District</td>
<td>Don Flowers*</td>
<td>Yulian Ligioso*</td>
<td>Gene Clements*</td>
<td>Elise Schneider*</td>
</tr>
<tr>
<td>Swinerton Management &amp; Consulting, Inc.</td>
<td>Dave Kinn</td>
<td>Debra Mathau</td>
<td>Steve Barnes</td>
<td>Jake Skaer</td>
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<tr>
<td>Steinberg Architects</td>
<td>Jeff Berg</td>
<td>Rob Barthelman</td>
<td>Jeff Berg</td>
<td>Jeff Berg</td>
</tr>
<tr>
<td>ACADEMIC-Primary</td>
<td>John Hinds</td>
<td>Peggy Dodge</td>
<td>Paul da Silva</td>
<td>George Hritz</td>
</tr>
<tr>
<td>ACADEMIC-Alternate</td>
<td>Eriek Dunmire</td>
<td>Katrina Wagner</td>
<td>No volunteer</td>
<td>Katrina Wagner</td>
</tr>
<tr>
<td>CLASSIFIED-Primary</td>
<td>Darryl Kescker</td>
<td>Kathy Joyner</td>
<td>Barbara St John</td>
<td>Dave Ferguson</td>
</tr>
<tr>
<td>CLASSIFIED-Alternate</td>
<td>No volunteer</td>
<td>Xenia Zarrehparvar</td>
<td>Andy Haber</td>
<td>Joan Rinaldi</td>
</tr>
<tr>
<td>STUDENT-Primary</td>
<td>Pam Scoggins</td>
<td>No volunteer</td>
<td>Sandra Revele</td>
<td>Alfredo Darena</td>
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<tr>
<td>STUDENT-Alternate</td>
<td>No volunteer</td>
<td>No volunteer</td>
<td>Tori Mozaffari</td>
<td>Pam Scoggins</td>
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<tr>
<td>EMERITUS-Primary</td>
<td>Paul Tandler</td>
<td>Len Pullan</td>
<td>N/A</td>
<td>Iris Tandler</td>
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<tr>
<td>EMERITUS-Alternate</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Maintenance &amp; Operations / Facilities</td>
<td>Dave Mitchell</td>
<td>Haiile Yohannes</td>
<td>Juan Obregozo</td>
<td>Juan Obregozo</td>
</tr>
<tr>
<td>Maintenance &amp; Operations / Facilities</td>
<td>Paul Fanta</td>
<td>Cynthia Johnson</td>
<td>Pru Lorenzi</td>
<td>N/A</td>
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<tr>
<td>Maintenance &amp; Operations / Facilities</td>
<td>Marc Kunge</td>
<td>N/A</td>
<td>John Rodriguez</td>
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<td>Ergonomics / Safety</td>
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<td>Mair Vidal</td>
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<td>Information Technology</td>
<td>Chris Edmondson</td>
<td>Chris Edmondson</td>
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<td>Chris Edmondson</td>
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<td>District Landscape Architect</td>
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<tr>
<td>District Civil Engineer</td>
<td>CSW/Stuber-Stroeh</td>
<td>CSW/Stuber-Stroeh</td>
<td>N/A</td>
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<tr>
<td>District Mechanical, Electrical &amp; Plumbing (MEP) Engineer</td>
<td>Alfa Tech</td>
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<td>District Security Consultant</td>
<td>N/A</td>
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<tr>
<td>Grounds &amp; Landscape Maintenance</td>
<td>Tom Burke</td>
<td>Tom Burke</td>
<td>N/A</td>
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</tr>
</tbody>
</table>

* indicates Chair of Committee
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
Existing Campus
Space Utilization by Division
Space Utilization by Division
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
Demolition
17 Separate Project Programs
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
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
Transformation of Image
Creating a Campus Gateway
Welcome to Harbor College
Guideline Implementation

San Mateo County Community College District
Crafton Hills College

Similar to Indian Valley
Implementation Planning

1. Overall Phasing Plans
2. Detailed Implementation
3. Cost / Budget
4. Schedule
2012 Department Locations
2012 Department Locations
2012 Department Locations
Indian Valley Campus
Indian Valley Campus
Indian Valley Campus
Kentfield Campus
Transformations

Before

After
Transformations

Before

After
Transformations & New Equipment

Before

After

Before

After
Transformations

Before

After
Transformations
Serra Medical Center
Transformations
South San Francisco Community Center
View across river
Amphitheater
Student Center exterior
Student Center interior
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
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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http://www.marin.cc.ca.us/MeasureC/bond_general.htm