Bond Modernization Update
Board of Trustees Workshop

Tuesday, September 19, 2006

Presenters

- V-Anne Chernock  Director of Modernization
- Dave Kirn  Program Manager
- Jake Skaer  Construction Manager KTD
- Debra Roche-Mathau  Construction Manager IVC
- Elizabeth Tucker  Sr. Project Field Administrator
- Rob Barthelman  District Architect
- Amy Skewes-Cox  District CEQA Consultant
- Mark Kelley  District Legal Consultant
Kentfield Campus Projects

Larkspur Annex Demolition Project # 321A

Scope

- Remove buildings
- Grade and Pave area
- Install temporary restrooms
- Install permanent utilities to site

Status

- Buildings demolished and debris removed
- Site utility conduits and pipes installed
- Surface grading underway
- Electrical installation pending PGE transformer delivery
Larkspur Annex Demolition Project # 321A

- Issues
  - Restore screening plants along neighbor fence

- Future
  - Expected Completion Date
    10/27/06
Kentfield Campus Project

Modernization of the Diamond PE Center Project # 308B

- Schematic design in progress

District Wide Projects

Tree Removal Project # 317A & 414A

- Scope
  - Prune for overgrowth & general tree health
  - Vehicular & pedestrian clearance
  - Dead & diseased trees
  - Trees that negatively impact the health of adjacent specimen or heritage trees
District Wide Projects

Tree Removal Project # 317A & 414A

- **Scope - continued**
  - Selective thinning of crowded tree groves
  - Selective brush removal & general vegetation management

- **Status**
  - Work in progress at Kentfield

- **Issues**
  - Noise, Life Safety & Campus Operations

- **Future**
  - Schedule completion date 12/15/2006
Indian Valley Campus Projects

Storm Drain Repairs Project # 401A

Scope
- Repair failed sections of drain pipes
- Diversion of water to existing storm drain inlets
- Three main areas of work:
  - Central Glade and area to south between Miwok Cluster & creek
  - Corporation Yard drainage
  - Campus entrance at Ignacio Blvd. north side

Status
- Bids due 9/19/2006 at 2 PM

Issues
- Completion prior to rainy season

Future
- Schedule completion date 12/1/2006
Indian Valley Campus Projects

Ignacio Creek Erosion Mitigation Project # 419A

- **Scope**
  - Arrest erosion at bridge foundations
  - Mitigate creek bank erosion with infrastructure that slows peak water flow velocity

- **Status**
  - Design development phase

- **Issues**
  - Multiple agency permitting

- **Future**
  - Fall 2007 Construction
Gas Main Replacement Project # 410A

Scope
- Replacement of existing gas main line due to life safety issues

Status
- Construction 85% complete

Future
- Schedule completion date 10/6/2006
Indian Valley Campus Projects

Fire Mitigation Project # 418A

- **Scope**
  - Fire vehicular clearance on central campus and fire roads
  - Tree canopy pruning away from buildings and bridges
  - Brush to meadow conversion areas in open space
  - Removal of failed trees as required
  - Installation of fire gates and log barriers

- **Status**
  - Construction 98% complete

- **Future**
  - Schedule completion date 10/6/2006
Furniture, Fixtures & Equipment (FF&E) Disposal Program

- To date 1,023 surplus items have been approved by Board of Trustees for disposal

- Media Services has “cleaned house”
  - Disposed of approximately 200 items

- Chemistry Department
  - Disposed of approximately 100 items

Furniture, Fixtures & Equipment (FF&E) Disposal Program (cont’d)

- Paper files & record disposal
  - Advertising campaign to blanket both campuses
    - Paper recycling and trash cleanup
  - Maintenance staff has “cleaned house”
    - Identified & disposed of literally ‘tons’ of outdated equipment & related spare parts
    - Created space to re-organize
    - Many items recycled
E-Waste (electronic & computer items)
  - 675 items recycled = 11,421 pounds
  - Plastic parts shredded or pelletized for remanufacture
  - Metal parts separated & recycled
  - Electronic components sorted & harvested for precious metals & subcomponents to be sold for re-use &/or remanufacture
1. Recognize and accentuate Sense of Place
   a. Respect built, historic character, cultural assets, and regional context
   b. Preserve significant views into, within, and from campus
   c. Ensure new development is compatible with the scale and use of the surrounding area
   d. Accommodate multiple scales of spaces that foster distinctive experiences and a sense of security
Goals and Principles

2. Promote a cohesive campus image that fosters a unique collegiate environment
   a. Create Design Guidelines to define and promote desired collegiate environment (e.g., building height, massing, setbacks, materials)
   b. Facilitate different paces of travel along the same path (fast, slow, repose)
   c. Unify and beautify the periphery of the campus while capitalizing on the strengths of the existing landscape
   d. Design buildings to express interior functions and engage the surrounding environment

District Goals, Principles, and Design Guidelines

Goals and Principles

2. Foster creative human interaction at a variety of scales
   a. Promote interaction and collaboration with community with special consideration given to campus edges
   b. Provide welcoming building entries
   c. Promote activity nodes at campus crossroads and at social heart
   d. Provide a variety of learning and gathering spaces of various sizes that foster exchange and dialogue
   e. Design all campus spaces and buildings with sensitivity to human

District Goals, Principles, and Design Guidelines
Goals and Principles

4. Create an intuitive circulation network within the College and highlight connections to the Community
   a. Create a cohesive visual image through coordinated palette of plants, furnishings, and materials that will allow the built elements to be more dynamic
   b. Provide campus gateways at key access points
   c. Promote a walkable campus
   d. Create a network of routes that supports an ease of travel for all levels of mobility and the rich mix of students arriving at different times of day
   e. Provide clear, consistent, and concise signage at key orientation points
   f. Provide limited automobile parking/drop-off in areas within walking distance of central core and key buildings
   g. Enhance connections to bus stops and bicycle routes and provide secure bicycle parking, adjacent to buildings, to encourage alternatives to the automobile
   h. Promote public and mass transportation as an alternative to single occupant vehicles

District Goals, Principles, and Design Guidelines

Goals and Principles

5. Steward natural resources wisely and embody sustainability at all levels and processes
   a. Promote integration of natural systems with college facilities and operations
   b. Minimize resource consumption, maximize conservation
   c. Utilize local natural assets for construction and in support of District/ campus operations
   d. Encourage ecodiversity by way of creating facilities that implement environmentally-conscious practices
   e. Integrate sustainability into the function and aesthetics of the built and natural environment
   f. Accommodate new construction on infill sites rather than virgin sites
   g. Respect significant natural landscape and hydrological features
   h. Preserve and restore biodiversity in the campus ecosystems
   i. Respect existing geologic and soil conditions

District Goals, Principles, and Design Guidelines
District Goals, Principles, and Design Guidelines

Goals and Principles

6. Promote innovation and continuous improvement
   a. Design building and outdoor spaces that are durable, flexible, and adaptable over time
   b. Create systems for monitoring and reporting resource consumption so as to affect continuous improvement
   c. Use capital improvement projects to promote pedagogical opportunities
   d. Embody ecological design and innovation in all capital improvement projects as an example for the larger community

Design Guidelines
District Goals, Principles, and Design Guidelines

### Design Guidelines

#### Contents

- Site
- Building
- Building Interiors
- Sustainability focus

### Design Guidelines

#### Site

- Historic & Environmental Context
- Park-like Campus Landscape
- Recreational and Athletic Landscape
- Undeveloped and Open Space Landscape
- Ecology Setbacks
- Campus Edges
- Campus to Community Interface
- Streetscapes
- Campus Gateways
- Perimeter Setbacks
- Views and Vistas
- Public Plazas and Campus Crossroads
- Pedestrian Circulation
- Entry Forecourts & Terraces
- Building Entry
- Building Courtyards
- Transition Spaces
- Outdoor Rooms
- Security
- Parking Lots

- Bus Stops
- Service Areas
- Bridges
- Campus Art
- Site Furnishings & Materials
- Lighting
- Planting
- Water Systems

District Goals, Principles, and Design Guidelines
Design Guidelines

Buildings
- Life Cycle
- Orientation
- Build-to-datum
- Building Envelope and shading requirements
- Height / Scale
- Composition
- Rooftop Equipment
- Stacks
- Facades
- Arcades

- Architectural Materials
- Materials Specification
- Material Fabrication
- Mechanical Systems
- Electrical Systems
- Use of Natural Systems
- Building Art
- Color Palette
- Mock-ups

Design Guidelines

Building Interiors
- Building Programs
- Learning Spaces
- Material Selection
- Ground Floor Spaces
- Floor Heights
- Floor Configuration
- Transition / Opportunity Spaces
- Internal Partitions
- Vantage Points
- Water Systems
- Waste and Recycling
Design Guidelines

Sustainability

- Introduction to Sustainability
- The Green Campus
- Process Initiatives
- References

District Goals, Principles, and Design Guidelines

California Environmental Quality Act (CEQA)
Overview

- What’s already happened related to CEQA
  - Notice of Exemption (NOE)
- What CEQA steps are to come
  - Initial Study & Environmental Impact Report (EIR)
- BOT responsibilities related to CEQA
- Opportunities for public input
- Timeline

What’s Been Done to Date

Notices of Exemptions Filed for:
- Fire Mitigation Project (IVC) (2/06)
- Gas Line Replacement Project (IVC) (2/06)
- Tree Removal Project (IVC and KTD) (2/06)
- Larkspur Annex Demolition (KTD) (2/06)
- Storm Drain Repairs (IVC) (8/06)
- *Diamond PE Complex (KTD) (pending)*
Public Review of NOE’s

- Notices of Exemption (NOE) filed at Office of the County Clerk
- Filing begins 35-day statute of limitations period on legal challenges to agency’s decision that project exempt under CEQA
- No challenges filed
- NOE for Storm Drain Repairs at IVC still within 35-day period

Next Steps

- Prepare Project Descriptions for both campuses
- Separate EIRs to be prepared for each campus
  - Each is geographically separate; separate neighborhoods
  - Timing of IVC is slightly ahead of KTD
  - Challenges to one project won’t hold up other
CEQA Steps

- Completion of full project description
- Initial Study Checklist and Notice of Preparation
- Public Scoping Sessions (optional)
- EIR preparation
  - "Setting" section largely done for "Assessments" for IVC and KTD
  - Impacts and mitigation measures to be focus

EIR Process

- Administrative Draft EIR
- Public Draft EIR and Notice of Completion
- Public Comment Period
- Public Hearing (optional)
- Responses to Comments and Final EIR
- Certification of Final EIR (FEIR)
Post Final EIR Steps

- Adoption of Mitigation Monitoring Program
- Notice of Determination (after Board approves carrying out project or phase of project); begins 30-day statute of limitations on court challenges

BOT CEQA Responsibilities

- Certify Final EIR as meeting all CEQA requirements
- Adopt Mitigation Monitoring Program (prior to approval of Facilities Development Plan)
- Adopt findings
- Approve project
Opportunities for Public Input

- Public and agencies can comment after filing of Initial Study and Notice of Preparation (NOP) (30-day comment period)
- Scoping session early in DEIR stage (optional)
- Public hearing after DEIR (optional)
- Written comments on DEIR (respond to comments as part of Final EIR) (45-day comment period for DEIR)

Approximate CEQA Timeline for Each Campus EIR

<table>
<thead>
<tr>
<th>TASK</th>
<th>MONTH (Half Months)</th>
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<tr>
<td>1. Prepare Project Description</td>
<td>1a 1b 2a 2b 3a 3b 4a 4b 5a 5b 6a 6b 7a 7b 8a 8b 9a 9b 10a 10b 11a 11b 12a</td>
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<td>2. Prepare Initial Study (includes internal review and(s))</td>
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<td>3. File Notice of Preparation (NOP)</td>
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<td>4. Public Review (30 Days)</td>
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<td>Public Scoping (Optional)</td>
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<td>5. Draft EIR Preparation</td>
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<td>Administrative Draft Edit</td>
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<td>Staff Review</td>
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<td>Revisions to ADEIR</td>
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<td>Screening Review</td>
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<td>Publication of DEIR</td>
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<td>6. Public Review Period (45 Days)</td>
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<td>Public Hearing (Optional)</td>
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<tr>
<td>7. Final EIR/Responses to Comments</td>
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<td>Staff Review</td>
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<td>Public Review Final</td>
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<td>8. EIR Certification</td>
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<td>9. Adoption of Mitigation Monitoring Program and Findings</td>
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<td>10. Approval of Project</td>
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<td>11. Notice of Determination</td>
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<tr>
<td>12. Challenge Period (30 Days)</td>
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Legend: Yellow = Staff Action  Blue = CEQA Team  Green = Public Review  * = Event Milestones
Group 4 Project Options

Marin Community College District
District Modernization Committee Meeting
September 11, 2006
Already Authorized

- Kentfield
  - PE Complex
  - Performing Arts Building
  - Science/Math/Central Plant
- Indian Valley
  - Main Building Complex
  - Transportation Technology Complex
- Non-discretionary, demo, infrastructure
Some Questions Answered

- Why are numbers still changing?
  - *Scope assumptions are changing*
  - *Formulas are being refined*

- Why were KTD PE and KTD Arts chosen early?
  - *Scopes determined to be most stable*
  - *Both buildings to be modernized*

- What does infrastructure involve?
  - *See handout*
Criteria for Prioritizing

- Space needs
  - *Not considered in this exercise*
- Technical needs
  - *Assume equal for this exercise*
- Cost
  - $56 million available
- **Instructional needs**
Approach Options

Build all a little bit
Approach Options

Build some all the way, don’t touch others
Preliminary Preferences

- LRC (4) or Gateway Complex (15)
- LRC (9) or Performing Arts (9)
- LRC (12) or Fine Arts (7)
- Gateway Complex (19) or Performing Arts (1)
- Gateway Complex (14) or Fine Arts (4)
- Performing Arts (6) or Fine Arts (13)
- IVC Pool Complex (6) or KTD Student Union (13)
## Marin Community College District
### Measure C Bond Program Options
*Prepared by V-Anne Chernock, Director of Modernization*
*Update August 30, 2006*

<table>
<thead>
<tr>
<th>Group 1 - non-discretionary items</th>
<th>GSF</th>
<th>Budget</th>
<th>Cumulative Subtotals</th>
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<td>Program costs (5% of total program)</td>
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<td>ERP (technology program)</td>
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<td>Reserves (7% of total program)</td>
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<td>KTD PE Complex full modernization</td>
<td>45,000</td>
<td>$21,700,000</td>
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<tr>
<td>KTD Arts Complex - PA Building full modernization</td>
<td>50,000</td>
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<td><strong>Group 2 subtotal</strong></td>
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<td>IVC Main Complex</td>
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<td>IVC Transportation Complex</td>
<td>10,000</td>
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<tr>
<td>KTD Science/Math/CP Complex</td>
<td>60,000</td>
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<td><strong>Group 3 subtotal</strong></td>
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<td><strong>$158,500,000</strong></td>
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<th>Sub-projects - ancillary to all groups</th>
<th>GSF</th>
<th>Budget</th>
<th>Cumulative Subtotals</th>
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<tbody>
<tr>
<td>IVC infrastructure</td>
<td>n/a</td>
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<td>KTD infrastructure (incl. science swing space)</td>
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<td>IVC demolition</td>
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<td>IVC Pool Complex</td>
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<td>KTD Maintenance Complex</td>
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<td>KTD Fusselman Hall</td>
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<td>KTD LRC/SU Complex</td>
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<td>KTD Arts Complex - Fine Arts Building*</td>
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<td>KTD Gateway Complex (Admin, Humanities, CC)</td>
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<td><strong>Total GSF</strong></td>
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<tr>
<th>Project</th>
<th>Full</th>
<th>Minimum</th>
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<tr>
<td>Student Union in Fusselman</td>
<td>$8,600,000</td>
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<td>IVC Pool Complex</td>
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<td>KTD LRC Complex (incl. first floor garage)</td>
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<td>KTD Gateway Complex</td>
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<td>KTD Performing Arts scope reduction</td>
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<td>IVC Infrastructure scope reduction (no new bridge)</td>
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<td>KTD Infrastructure scope reduction (no new bridge)</td>
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<td><strong>Subtotals</strong></td>
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<td><strong>$12,000,000</strong></td>
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*Fine Arts Building discussion is continuing per request of the department to allow enough time to consider all options.

**Does not include interest income or potential State funding. Interest income is currently at $3 million and is projected to reach $15 million. State funding could reach $19 million or more.
KTD Fine Arts Building

Replacement - $18.3 million
• New building (smaller than existing Annex) to house all current functions; two stories

Modernization - $7.9 million
• New roof
• ADA upgrades
• Minor utility replacement
• Minor patch, paint, repair
• Reconfigure some space for other functions to balance square footage

KTD Performing Arts Building

Major Modernization – $21.7 million
• Minor structural upgrades
• New roof
• Some reconfiguration
• ADA upgrades
• Some utility replacement (HVAC, plumbing, electrical, IT)
• Patch, paint, repair

Minor Modernization - $5.1 million
• New roof
• ADA upgrades
• Minor utility replacement
• Minor patch, paint, repair
**KTD LRC Complex**

Replacement - $54 million
- New building: two stories at street level; one story at campus level
- All current functions to remain in building
- Street-level parking garage with possible retail space on College Avenue

Modernization - $13.2 million
- Upgrades to existing building
- Minor utility replacement (HVAC, plumbing, electrical, IT)
- New roof
- Patch, paint, repair
- ADA upgrades
- Possibly some reconfiguration

**KTD Gateway Complex**

Replacement – $50.6 million
- Demolish Harlan, Admin, Olney, Business Management
- New buildings to house all current functions; two or three stories

Modernization - $7.9 million
- Harlan / Admin / Child Care Center
  - New roof
  - Minor patch, paint, repair
  - ADA upgrades
  - Minor utility replacement
- Olney Hall / Business Management
  - No work in modernization scope
Marin Community College District
Measure C Bond Modernization Program

**KTD Infrastructure**

**Recommended - $20 million**
- Site work
  - ADA upgrades
  - Sidewalks and roads
  - Signage (wayfinding)
  - Lighting
  - Softscape (plantings)
  - Site furniture, fixtures, equipment
  - Tree removal/trimming
  - Parking lots
- Main joint trench to central plant
- Joint trench off site (to PE Complex)
- Sewer line repairs / manholes
- New bridge from new science building to back parking lot
- Repairs to old science building for swing space

**Reduced Scope - $17.7 million**
- Eliminate parking lots, reduce site work by $2.3 million
<table>
<thead>
<tr>
<th>Option</th>
<th>Build</th>
<th>Modernize</th>
<th>Reduce</th>
<th>Don’t Touch</th>
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<tr>
<td>Option 1</td>
<td>IVC Pool*</td>
<td>Student Union</td>
<td>nothing</td>
<td>LRC</td>
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<tr>
<td>Option 1b</td>
<td>Student Union</td>
<td>Fine Arts Bldg</td>
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<td>Option 1c</td>
<td>IVC Pool*</td>
<td>Gateway Complex</td>
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<td>Option 2</td>
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*Build IVC Pool = full modernization

Options 2 9/13/2006
Project Specific Architect Selection
George Hritz – Transportation Technology Complex (IVC)
Don Flowers – Main Building Complex (IVC)
Erik Dunmire – Science/Math/Central Plant Complex (KTD)
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2. Process
3. Campus Stakeholder Groups
4. Executive Summary
5. Kentfield Campus
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7. Project Delivery Method
8. Swing Space Strategy
9. Agency Interaction Plan
10. Building Standards Plan
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*General overview of the scheduling process*  
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Marin Community College District Capital Improvement Program  
Measure C Bond Program—September 2006

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<th>Description</th>
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| 4.5     | Program Management Activities 4.0-5  
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<th>Description</th>
</tr>
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<th>Section</th>
<th>Description</th>
</tr>
</thead>
</table>
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<th>Description</th>
</tr>
</thead>
</table>
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   General overview of review to date
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<th>Section</th>
<th>Title</th>
<th>Page</th>
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<td>Project Labor Agreements (PLA)</td>
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<td>General overview of PLA’s and Status at COM</td>
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<td>12.0-2</td>
</tr>
<tr>
<td></td>
<td>General overview of OCIP’s and Status at COM</td>
<td></td>
</tr>
<tr>
<td>12.3</td>
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<td>12.0-3</td>
</tr>
<tr>
<td></td>
<td>General overview of risk Management</td>
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</tbody>
</table>

### 13.0 Communications

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
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<tbody>
<tr>
<td>13.1</td>
<td>Campus Community</td>
<td>13.0-1</td>
</tr>
<tr>
<td></td>
<td>General overview of communications plans on campus</td>
<td></td>
</tr>
<tr>
<td>13.2</td>
<td>Larger Community</td>
<td>13.0-2</td>
</tr>
<tr>
<td></td>
<td>General overview of communications plans off campus</td>
<td></td>
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<tr>
<td>13.3</td>
<td>Construction Mitigation</td>
<td>13.0-3</td>
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<td></td>
<td>General overview of potential construction issue mitigation</td>
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### 14.0 Appendix

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<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
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<tbody>
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<td>14.1</td>
<td>Organization Chart</td>
<td>14.0-1</td>
</tr>
<tr>
<td></td>
<td>COM, SMC, Project organization Chart</td>
<td></td>
</tr>
<tr>
<td>14.2</td>
<td>Historical information</td>
<td>14.0-2</td>
</tr>
<tr>
<td></td>
<td>From 3DI to bond to current</td>
<td></td>
</tr>
<tr>
<td>14.3</td>
<td>Facility Assessment Database</td>
<td>14.0-3</td>
</tr>
</tbody>
</table>

---

Swinerton Management & Consulting
Program Managers
Current Financials
## Contract Awards / Encumbrances

### Status Report September 2006

**Total Bond** $249,500,000

<table>
<thead>
<tr>
<th>Encumbered by Size of Project</th>
<th>Encumbered</th>
<th>% of Bond</th>
</tr>
</thead>
<tbody>
<tr>
<td>$26,300,000</td>
<td>11%</td>
<td></td>
</tr>
</tbody>
</table>

- 3 consulting contracts > $1,000,000
- 3 construction contracts > $100,000
- 9 contracts $50,000 - $99,999
- 53 contracts $1,000 - $49,999
- 27 contracts < $1,000

### Encumbered by Type of Project

- **Program Management**
  - Swinerton
  - $13,500,000 51%
- **Technology**
  - ERP, bond program technology
  - $4,400,000 17%
- **Construction & Inspection**
  - e.g., fire mitigation, PE complex
  - $1,900,000 7%
- **Architects / Engineers**
  - e.g., geotechnical engineer, master architect
  - $5,300,000 20%
- **Operating Costs**
  - e.g., advertising, office setup, legal
  - $1,200,000 4.6%

### Encumbered by "Site"

- **200 - District-wide (ERP, FF&E, misc)**
  - $10,900,000 41%
- **300 - Kentfield**
  - $3,000,000 11%
- **400 - Indian Valley**
  - $1,800,000 7%
- **500 - Bolinas**
  - incl. in KTD
- **800 - Program (Planning, operations)**
  - $10,600,000 40%
This report describes professional services contracts exceeding $100,000 awarded (encumbered) under the Measure C bond program, sorted by type, rounded to the nearest thousand dollars. This report does not indicate expenditures against these contracts except as noted.

### Bond Planning Consultants

*Bond planning consultants were selected by discipline to assist the District in developing the facilities development plan for the Measure C bond program.*

<table>
<thead>
<tr>
<th>Consultant</th>
<th>Discipline</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alfa Tech</td>
<td>Mechanical / electrical / plumbing</td>
<td>$700,000</td>
</tr>
<tr>
<td>Amy Skewes/Cox</td>
<td>Environmental concerns / CEQA compliance</td>
<td>$261,000</td>
</tr>
<tr>
<td>CCS Group</td>
<td>Classroom efficiency analysis / State funding applications</td>
<td>$115,000</td>
</tr>
<tr>
<td>CSW/Stuber-Stroeh</td>
<td>Civil engineering</td>
<td>$650,000</td>
</tr>
<tr>
<td>Degenkolb Engineers</td>
<td>Structural engineering</td>
<td>$304,000</td>
</tr>
<tr>
<td>Fugro West, Inc.</td>
<td>Geotechnical engineering</td>
<td>$164,000</td>
</tr>
<tr>
<td>Ninyo &amp; Moore</td>
<td>Industrial hygiene / hazardous materials</td>
<td>$306,000</td>
</tr>
<tr>
<td>Royston, Hanamoto, Alley &amp; Abbey</td>
<td>Landscape architecture</td>
<td>$566,000</td>
</tr>
<tr>
<td>Sandis Humber Jones</td>
<td>Land surveying</td>
<td>$139,000</td>
</tr>
<tr>
<td>Steinberg Architects</td>
<td>Master architect</td>
<td>$1,547,000</td>
</tr>
</tbody>
</table>

* Indicates closed or completed contract; amount shown is final actual expenditure.
Management / Special Services

*This category covers contracts for management, legal counsel, and other special services*

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Jose Nunez, Interim Director of Modernization</td>
<td>$174,000</td>
</tr>
<tr>
<td>Miller Brown &amp; Dannis, Measure C legal counsel</td>
<td>$158,000</td>
</tr>
<tr>
<td>Swinerton Management &amp; Consulting, Program, project and construction management</td>
<td>$13,500,000</td>
</tr>
<tr>
<td>Transitions, Furniture, fixtures and equipment disposal and acquisition</td>
<td>$354,000</td>
</tr>
</tbody>
</table>

Software Licensing Agreements & Support

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>SunGard, Banner</td>
<td>$4,117,000</td>
</tr>
<tr>
<td>Vianovus, Paragon</td>
<td>$141,000</td>
</tr>
</tbody>
</table>

* Indicates closed or completed contract; amount shown is final actual expenditure
## Large Contracts (> $100k) Status Report September 2006

| Firm Name                  | Scope            | BOT Date   | Original $ | # of Chngs | Changes To Date | Changes
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CONSTRUCTION CONTRACTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Atlas Tree Surgery</td>
<td>Tree Removal</td>
<td>9/19/2006</td>
<td>0 $</td>
<td>0 $</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Ghilotti Brothers</td>
<td>Larkspur Annex</td>
<td>8/29/2006</td>
<td>687,654 $</td>
<td>1 $</td>
<td>29,081 $</td>
<td>4.2%</td>
</tr>
<tr>
<td>Maggiola &amp; Ghilotti</td>
<td>Gas Main</td>
<td>8/29/2006</td>
<td>398,765 $</td>
<td>0 $</td>
<td>-</td>
<td>0.0%</td>
</tr>
<tr>
<td>Treemasters</td>
<td>Fire Mitigation</td>
<td>8/29/2006</td>
<td>505,042 $</td>
<td>6 $</td>
<td>129,867 $</td>
<td>24.9%</td>
</tr>
<tr>
<td><strong>CONSULTING CONTRACTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alfa Tech</td>
<td>MEP</td>
<td>8/29/2006</td>
<td>487,035 $</td>
<td>3 $</td>
<td>271,690 $</td>
<td>55.8%</td>
</tr>
<tr>
<td>Amy Skewes-Cox</td>
<td>CEQA</td>
<td>6/13/2006</td>
<td>175,466 $</td>
<td>2 $</td>
<td>85,000 $</td>
<td>48.4%</td>
</tr>
<tr>
<td>CSW/Stuber-Stroeh</td>
<td>Civil</td>
<td>9/19/2006</td>
<td>436,067 $</td>
<td>3 $</td>
<td>297,325 $</td>
<td>68.2%</td>
</tr>
<tr>
<td>Degenkolb Engineers</td>
<td>Structural</td>
<td>4/25/2006</td>
<td>228,850 $</td>
<td>1 $</td>
<td>75,000 $</td>
<td>32.8%</td>
</tr>
<tr>
<td>Fugro West</td>
<td>Geotechnical</td>
<td>6/13/2006</td>
<td>130,300 $</td>
<td>2 $</td>
<td>24,775 $</td>
<td>17.8%</td>
</tr>
<tr>
<td>Jose Nunez</td>
<td>Interim Director</td>
<td>6/28/2005</td>
<td>5,000 $</td>
<td>2 $</td>
<td>190,000 $</td>
<td>3800.0%</td>
</tr>
<tr>
<td>Kwan Henmi</td>
<td>PE Complex</td>
<td>8/29/2006</td>
<td>50,000 $</td>
<td>1 $</td>
<td>50,000 $</td>
<td>100.0%</td>
</tr>
<tr>
<td>Miller Brown &amp; Dannis</td>
<td>Legal Counsel</td>
<td>6/27/2006</td>
<td>16,000 $</td>
<td>2 $</td>
<td>141,509 $</td>
<td>884.4%</td>
</tr>
<tr>
<td>Ninyo &amp; Moore</td>
<td>HazMat</td>
<td>12/13/2005</td>
<td>261,700 $</td>
<td>1 $</td>
<td>50,000 $</td>
<td>19.1%</td>
</tr>
<tr>
<td>Royston, Hanamoto, Alley &amp; Abbey</td>
<td>Landscape</td>
<td>5/16/2006</td>
<td>451,875 $</td>
<td>2 $</td>
<td>113,395 $</td>
<td>25.1%</td>
</tr>
<tr>
<td>Sandis Humber Jones</td>
<td>Surveying</td>
<td>5/16/2006</td>
<td>148,365 $</td>
<td>2 $</td>
<td>(9,570) $</td>
<td>-6.5%</td>
</tr>
<tr>
<td>Steinberg Architects</td>
<td>Master A/E</td>
<td>8/8/2006</td>
<td>956,396 $</td>
<td>3 $</td>
<td>764,278 $</td>
<td>79.9%</td>
</tr>
<tr>
<td>Sungard Software</td>
<td></td>
<td>3/21/2006</td>
<td>4,116,741 $</td>
<td>$</td>
<td>- $</td>
<td>0.0%</td>
</tr>
<tr>
<td>Swinerton Mgmnt &amp; Consulting</td>
<td>PM/CM</td>
<td>7/16/2005</td>
<td>13,500,000 $</td>
<td>0 $</td>
<td>- $</td>
<td>0.0%</td>
</tr>
<tr>
<td>Transitions</td>
<td>FF&amp;E</td>
<td>6/13/2006</td>
<td>353,854 $</td>
<td>0 $</td>
<td>- $</td>
<td>0.0%</td>
</tr>
<tr>
<td>Vianovus</td>
<td>Paragon</td>
<td>8/8/2006</td>
<td>62,557 $</td>
<td>3 $</td>
<td>77,992 $</td>
<td>124.7%</td>
</tr>
</tbody>
</table>

Planned Bond Program
Marin Community College District  
Measure C Bond Program  
How Budgets are Developed  
*Prepared by V-Anne Chernock, Director of Modernization*

**Using a 22,000 square foot building as an example:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Percentage</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASF</td>
<td>22,000</td>
<td>Based on WSCH requirements, 12/04</td>
<td></td>
</tr>
<tr>
<td>GSF</td>
<td>35,200</td>
<td>GSF = ~ASF + 60% of ASF</td>
<td></td>
</tr>
<tr>
<td>Dollars per GSF</td>
<td>$367</td>
<td></td>
<td>Typical cost for a new standard classroom building</td>
</tr>
<tr>
<td>Estimated construction (2006 $)</td>
<td>$12,918,000</td>
<td>GSF * $/GSF</td>
<td>Includes 3% LEED cost</td>
</tr>
<tr>
<td>Allowance for bonds / insurance</td>
<td>$495,000</td>
<td>% of 2006 constr.</td>
<td>3.83%</td>
</tr>
<tr>
<td>Estimated escalation to mid-point</td>
<td>$2,067,000</td>
<td>% of constr + bonds</td>
<td>8% for 2 years</td>
</tr>
<tr>
<td>Change order contingency</td>
<td>$1,548,000</td>
<td>% of escalated total</td>
<td>10%</td>
</tr>
<tr>
<td><strong>Subtotal Construction Cost</strong></td>
<td>$17,028,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Support costs (JCAF)</td>
<td></td>
<td>% of total construction:</td>
<td></td>
</tr>
<tr>
<td>A/E design cost</td>
<td>$1,873,000</td>
<td>11.00%</td>
<td>Industry standard 10-12% of construction cost</td>
</tr>
<tr>
<td>Plan check</td>
<td>$255,000</td>
<td>1.50%</td>
<td>Industry standard 1-2% of construction cost</td>
</tr>
<tr>
<td>Other</td>
<td>$85,000</td>
<td>0.50%</td>
<td>Advertising, peer reviews; based on past experience</td>
</tr>
<tr>
<td>Testing</td>
<td>$298,000</td>
<td>1.75%</td>
<td>Industry standard 1-2% of construction cost</td>
</tr>
<tr>
<td>IOR</td>
<td>$270,000</td>
<td>2.09%</td>
<td>Varies from project to project, based on project duration</td>
</tr>
<tr>
<td>Construction management</td>
<td>$715,000</td>
<td>4.2%</td>
<td>Industry standard 4 - 8% of construction cost</td>
</tr>
<tr>
<td>A/E construction oversight</td>
<td>$341,000</td>
<td>2.00%</td>
<td>Industry standard 1-3% of construction cost</td>
</tr>
<tr>
<td><strong>Subtotal Support Cost</strong></td>
<td>$3,837,000</td>
<td>% of total:</td>
<td>22.53%</td>
</tr>
<tr>
<td><strong>FF&amp;E</strong></td>
<td>$969,000</td>
<td>% of 2006 constr.</td>
<td>7.50%</td>
</tr>
<tr>
<td><strong>Identified Project Cost</strong></td>
<td>$21,900,000</td>
<td></td>
<td>Rounded up to nearest $100k</td>
</tr>
</tbody>
</table>

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*Fiscal/august spreadsheet 9/13/2006*
Marin Community College District
Measure C Bond Program
Option Details

Goal: budget no more than $55,800,000

<table>
<thead>
<tr>
<th>Project</th>
<th>Replace</th>
<th>Modernize</th>
<th>Option 1</th>
<th>Option 1B</th>
<th>Option 1C</th>
</tr>
</thead>
<tbody>
<tr>
<td>IVC Pool Complex (full mod vs. partial mod)</td>
<td>$7,200,000</td>
<td>$4,600,000</td>
<td>$7,200,000</td>
<td></td>
<td>$7,200,000</td>
</tr>
<tr>
<td>KTD Student Union in Fusselman</td>
<td>$8,600,000</td>
<td>$</td>
<td>$8,600,000</td>
<td>$8,600,000</td>
<td></td>
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<tr>
<td>KTD LRC Complex</td>
<td>$54,000,000</td>
<td>$13,200,000</td>
<td>$54,000,000</td>
<td>$13,200,000</td>
<td>$13,200,000</td>
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<tr>
<td>KTD Fine Arts Building</td>
<td>$18,300,000</td>
<td>$7,100,000</td>
<td>$18,300,000</td>
<td>$18,300,000</td>
<td>$18,300,000</td>
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<tr>
<td>KTD Gateway Complex</td>
<td>$50,600,000</td>
<td>$7,900,000</td>
<td>$50,600,000</td>
<td>$50,600,000</td>
<td>$50,600,000</td>
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<tr>
<td>KTD Performing Arts scope reduction</td>
<td>$16,600,000</td>
<td></td>
<td>$16,600,000</td>
<td>$16,600,000</td>
<td>$16,600,000</td>
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<tr>
<td>IVC Infrastructure scope reduction</td>
<td>$2,300,000</td>
<td></td>
<td>$2,300,000</td>
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<td>$2,300,000</td>
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<tr>
<td>KTD Infrastructure scope reduction</td>
<td>$1,900,000</td>
<td></td>
<td>$1,900,000</td>
<td>$1,900,000</td>
<td>$1,900,000</td>
</tr>
<tr>
<td>Subtotals</td>
<td>$138,700,000</td>
<td>$12,000,000</td>
<td>$84,700,000</td>
<td>$90,700,000</td>
<td>$89,300,000</td>
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<tr>
<td>State funding</td>
<td>$19,000,000</td>
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<td>$19,000,000</td>
<td>$19,000,000</td>
<td>$19,000,000</td>
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<tr>
<td>Interest</td>
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fiscal/options 9/13/2006
## Marin Community College District
### Measure C Bond Program
#### Option Details

**Goal:** budget no more than $55,800,000

<table>
<thead>
<tr>
<th>Project</th>
<th>Replace</th>
<th>Modernize</th>
<th>Option 2A</th>
<th>Option 2B</th>
<th>Option 3</th>
<th>Option 4</th>
<th>Option 5</th>
<th>Option 6</th>
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<tr>
<td>IVC Pool Complex (full mod vs. partial mod)</td>
<td>$7,200,000</td>
<td>$4,600,000</td>
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<tr>
<td>KTD Student Union in Fuseliman</td>
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**fiscal/options 10/24/2006**
V-Anne Chernock
Director of Modernization
(415) 485-9343
V-Anne.Chernock@marin.edu

Debra Roche-Mathau
Construction Manager - IVC
(415) 884-3195
Debra.Mathau@marin.edu

Dave Kirn
Program Manager
(415) 884-3192
Dave.Kirn@marin.edu

Elizabeth Tucker
Sr. Project Field Administrator
(415) 884-3139
Elizabeth.Tucker@marin.edu

Jake Skaer
Construction Manager - KTD
(415) 884-3194
Jake.Skaer@marin.edu