



Gateway and Bond Spending Plan Options

An update
for the Board of Trustees
January 15, 2010

History of Gateway

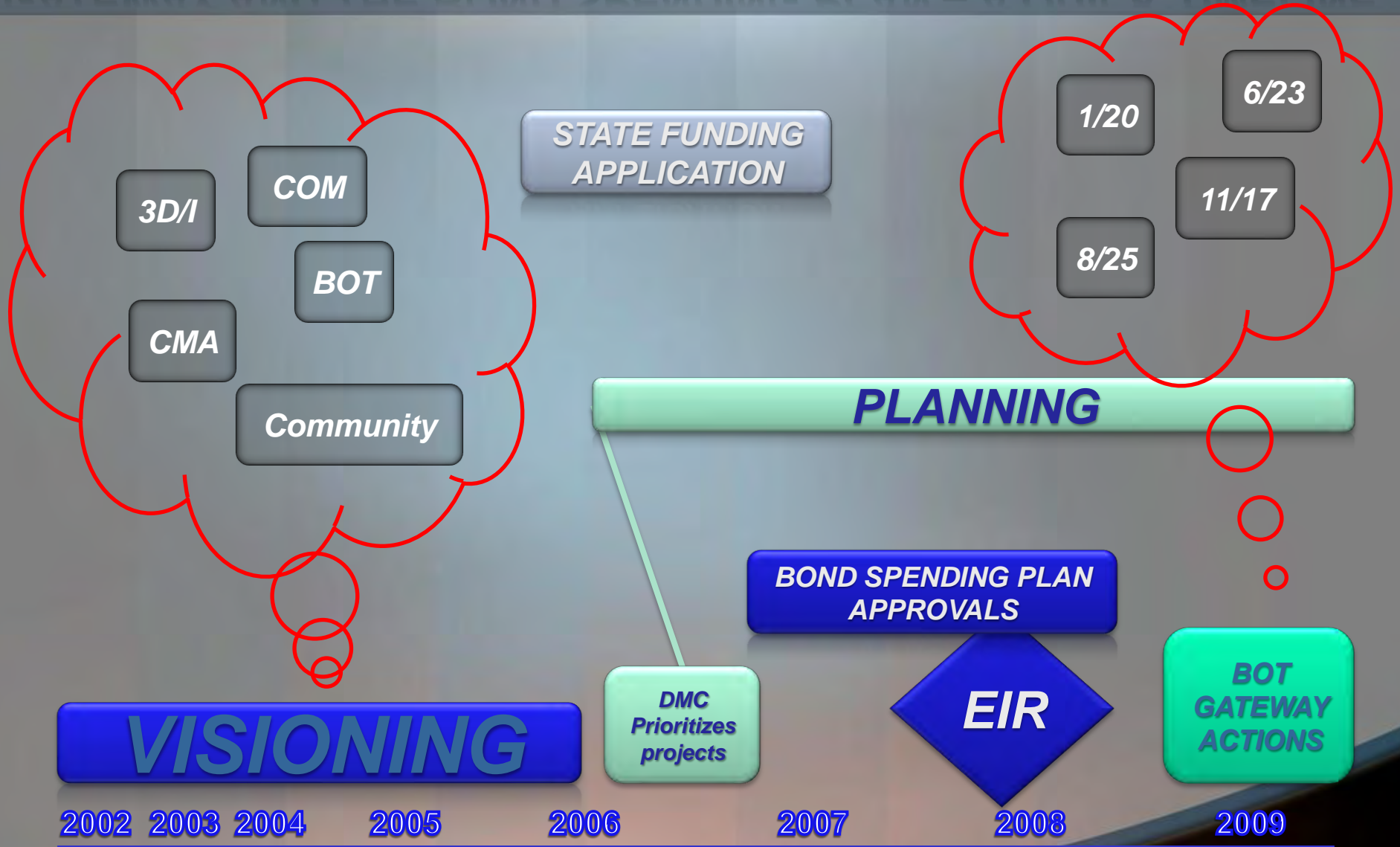
Gateway Scope

Options

What's Next?

TOPICS

GATEWAY AND THE BOND SPENDING PLAN – A QUICK TIMELINE



PUBLIC PARTICIPATION

Public participation:

- Environmental Impact Report comment period
- Community forums
- Neighborhood meetings
- User group meetings with architects/engineers
- Citizen's Oversight Committee
- Public Board meetings
- Architect selection panels
- E-mails and letters
- Design input

Current building conditions

Early Gateway concepts

Forward to the Environmental Impact Report

Funding options

HISTORY OF GATEWAY

Current building conditions

Facilities Condition Index

- Statewide initiative 2002 - 2004
- FCI is the **ratio** of repair cost vs. replacement value:
 - 0- 5% FCI = good
 - 6-10% FCI = fair
 - > 10% FCI = poor
- > 50-70%: consider replacement

Existing Building Conditions

- Administration/Children's Center 104% FCI
- Business/Management Center 44% FCI
- Harlan Center 18% FCI
- Olney Hall 33% FCI

From 3D/I Facilities Assessment

Early Gateway concepts

Before the bond election

- CMA Report 2002:
 - *“New building at main entrance”*
- 3D/I Facilities Master Plan 2004 (p. 29):
 - *“New entrance plaza at College Ave. and Sir Francis Drake Blvd.”*
 - *“New multi-purpose academic and support facility”*

Original bond project list 9/15/04

- “New Multi-Purpose Academic & Support Facility [to] replace Administration, Olney Hall and Business Management Building” (p. 2)

Board of Trustees Vision Session 9/20/05

- “Define corner of Sir Francis Drake Boulevard and College Avenue thru signage and/or signature/gateway building”
- “Consolidate Admin services to existing Harlan Center or new “Signature Building”

Kentfield community charettes March/April 2006

- “Campus needs a more formal sense of arrival”
- “Corner of SFD and College Ave should be entry focal point”
- “Buildings that should be demolished:
 - Admin
 - Olney
 - Business Center”

Board retreat, April 2006

- “KTD: Administration/Gateway Complex (new)”
 - one of top 10 projects (p. 27)

- “Recommendations for tear-down: (p. 28-29)”
 - Administrative Center
 - Business Center
 - Olney Hall”
 - [potential other] Harlan Center

State funding application, June 2006

- Initial Project Proposal submitted to State
 - Process to acquire State funding for capital projects
 - Two step process (IPP + FPP)
- IPP was approved by Board of Trustees as part of the annual 5 year capital plan.



Summer/Fall 2006

- \$249.5 million bond, \$370 million need
- Time to prioritize

District Modernization Committee

- Formed in May 2005
- Broad constituent participation, including:
 - Faculty (3)
 - Classified Staff (3)
 - Students (3)
 - Board members (2)
 - Administrators (3)
- 37 meetings through March 2008

Projects previously authorized by Board

- Diamond PE Center modernization
- Performing Arts modernization (reconsidered)
- New Main Building (IVC)
- Transportation Technology modernization (IVC)
- New Science/Math/Central Plant Complex



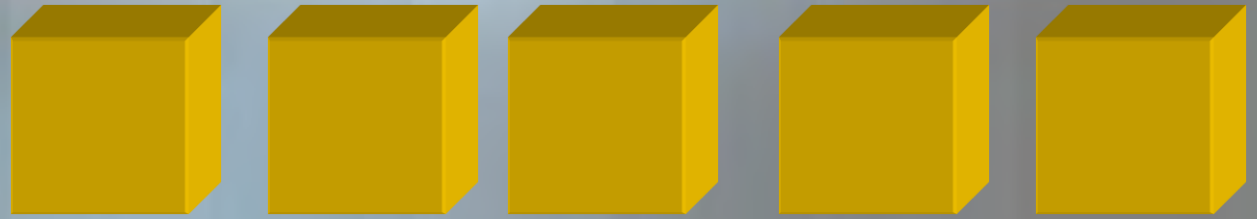
Projects under consideration

- Fine Arts Building (new)
- Gateway Complex (new)
- IVC Pool (modernization)
- Learning Resource Center (modernization)
- Performing Arts Building (modernization)
- Fusselman Hall complex (modernization)

Assumptions / Criteria

- Instructional needs are paramount
- No State funding available
- Interest and savings should be available
- Which approach to prioritizing?

Approach options considered by DMC



Build all a little bit



Build some all the way, defer others

Projects under consideration

- Fine Arts Building (new)
- Gateway Complex (new)
- IVC Pool (modernization)
- Learning Resource Center (modernization)
- Performing Arts Building (modernization)
- Fusselman Hall (modernization)

Forced choice pairing

- **Gateway Complex** 48 points
- LRC modernization 25
- Fine Arts 24
- Performing Arts 16
- Fusselman Hall 13

- IVC Pool 6

Development of Bond Spending Plan, 2007

- October 2006: Draft BSP
 - Approved:
 - Fine Arts Building
 - Performing Arts Building
 - Still under consideration:
 - Gateway
 - Learning Resource Center
 - Fusselman Hall

Development of Bond Spending Plan, 2007

- February 2007: Infrastructure adjustments
- *April 2007: Utility adjustments*
- *September 2007: TransTech adjustment*

State funding application

- Final Project Proposal submitted June 2007
 - Programming document by Steinberg Architects
 - Full participation by stakeholders
 - Basis for later design competition
- Approved by the Board of Trustees

Other bond activity, 2007/2008

- Infrastructure projects
- Building designs
- Stakeholder meetings:
 - Community Forums
 - District Modernization Committee
 - User Groups
 - Citizen's Oversight Committee
- Environmental Impact Report (2007)

**Forward to the
Environmental
Impact Report
Fall 2007**



Demolition (DEIR p. 3-7)

- “The main buildings proposed for demolition include the following:”
 - Harlan Center
 - Olney Hall
 - Business Center
 - Taqueria Restaurant
 - Administrative Center/Children’s Center

New Construction (DEIR p. 3-10)

- “New buildings and structures are proposed, including the following:
 - New Gateway 1 and 2 buildings and plaza that would be used for administration, general classrooms, and a 400-seat auditorium”

Alternative 4 (DEIR, pp. 5-4 and 5-10)

- *“With this alternative, the square footage for the Gateway buildings would be doubled to 48,000.
...
The modernization of Fusselman Hall and the Learning Resource Center would be deferred.”*
- *“This alternative would meet all project objectives....”*

Board Resolution 11/07/07 C.12.E.1

- “The Board of Trustees hereby approves, certifies, and adopts the Draft EIR and Final EIR.” (p. 2)
- “The Board of Trustees finds that the project alternatives would not achieve the primary objectives of the Project except Alternative 4.” (p. 3)
- The Board of Trustees hereby ... accepts Alternative 4 and finds that the project ... with the addition of Alternative 4 [meets] the project objectives.” (p. 3)

Funding options

Board retreat 9/17/08

- Available options absent State funding:
 - Continue current plan
 - Give up future State funding, launch immediately
 - Cancel Gateway, spend funds elsewhere
 - Re-conceive project:
 - Reduce scope
 - Reduce size
- No action taken

Application denied



What is a cap load ratio, anyway?

Board study session 11/11/08

- Without State funding:
 - Buildings could be re-designed
 - 35,700 square feet or less
 - Classrooms, offices, administration
 - Media center might stay in LRC
 - 200-seat auditorium
 - Start design January 2010 or earlier
 - Complete construction late 2012
- No action taken

Board actions 2009:

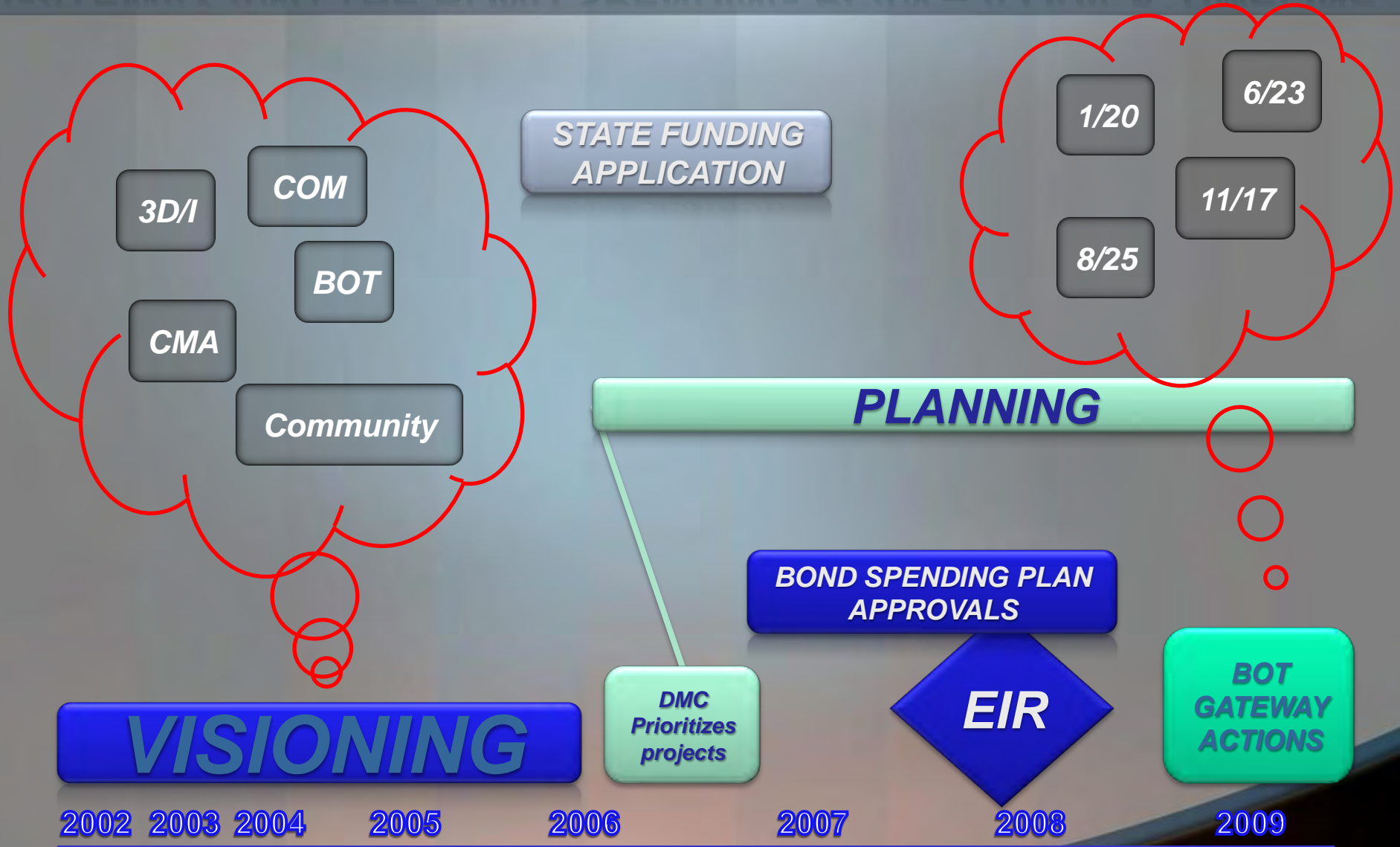
- **January 20:** authorized the District to proceed with the Gateway Complex project
 - **Select architect**
 - **Recommend funding sources**
- **June 23:** authorized the District to proceed with selecting an architect
- **August 25:** awarded design competition contracts to four architectural teams

Board actions 2009:

- **November 17:** saw presentations from two finalists
- **December 8:** saw proposed updated Bond Spending Plan



GATEWAY AND THE BOND SPENDING PLAN – A QUICK TIMELINE



2002 2003 2004 2005 2006 2007 2008 2009

PUBLIC PARTICIPATION

Process

Scope, size and cost

GATEWAY SCOPE

Process

User participation (FPP)

- Administrators
- Faculty and staff from Harlan Center
- Steinberg Architects participation
- CCS participation

- *Note: State funding application – concept only*

What the group considered

- Instructional programs *via* program review
- Sense of place, collegiality
- Wayfinding and access
- Site conditions
- Assignable square footage *via* State standards
- Adjacencies
- Size and placement of auditorium
- Best use of “other” spaces

Scope, size and cost

According to the EIR:

- “New Gateway buildings and plaza that would be used for administration, general classrooms, and a 400-seat auditorium”
- “Additional 24,000 square feet [to] consolidate staff and facilities that are now dispersed at other campus locations.”

What is the current Gateway?

- One or more buildings
- Corner of Sir Francis Drake and College Ave.
- Replaces Harlan Center, Bus. Mgmt., Olney Hall, Admin Bldg, Taqueria



What is the Gateway program?

- Academic “smart” classrooms
- Computer labs
- “Gathering” spaces for students and faculty
- Auditorium (new “Olney Hall”)
- Faculty offices
- Administrative offices

What are Gateway's features?

- Student focused
- Visible from corner of SFD and College
- Entrances on SFD and College
- Saves the redwood and oak groves
- Auditorium in center of campus
- Fully accessible
- Highly sustainable

How big is the (full) Gateway?

- Four existing buildings: 47,000 gsf
- October 2006: 69,000 gsf

- EIR base project: 24,000 gsf
- EIR Alternate 4: * 2
- Final EIR: 48,000 gsf

- Design competition (from FPP): 55,500 gsf
- Actual building size: 48,000 gsf

How much will the full project cost?

- **From competition entries:** **\$36 million**
(data provided by architects)
- Current available budget: \$17.5 million
- Requested: \$16.1 million
(*max available now*)
- New budget: \$33.6 million
(reflects reduction in scope from 55,500 gsf to 48,000 gsf)

- A. Cancel Gateway, reallocate funds to other projects
- B. Smaller Gateway, modernize Harlan
- C. Continue with Gateway plan

POSSIBLE OPTIONS

ASSUMPTIONS

- Many options available, bracket conversation
- Harlan is in “best” shape (per FCI)
- Administration Bldg is in worst shape (FCI)
- DMC recommended:
 - New image for campus possible at corner of SFD and College.
 - “Build some, not all.”
 - LEED buildings yield *potential* long term M & O savings.

**A. Cancel Gateway,
reallocate funds**

Cancel Gateway, reallocate funds

- Pros
 - Funds available for other projects
- Cons
 - Does not meet aspirations of instructional program
 - Does not address Gateway vision
 - *May* require substantial revision to the EIR
 - Cost and Schedule inefficiency (possible extension to program schedule/"sunk" costs are lost).
 - How to re-prioritize the project list? (Recommend reforming DMC)

How much might it cost?

- Estimated cost: \$28.9 million
(modernize four exist. Bldgs.)
- Current available budget: \$17.5 million
- Additional funding needs: \$11.4 million
- **BSP budget (ROM estimates): \$28.9 million**

Modernize 4 buildings (partial list)

- Admin/Children's Center \$ 2.4 m
- Business Management Center \$ 3.4 m
- Olney Hall \$ 7.6 m
- Harlan Center \$15.5 m

- Total 4 buildings \$28.9 million

B. Smaller Gateway, modernize Harlan

Smaller Gateway, modernize Harlan

- Pros
 - Less construction cost per square foot
 - Less potential impact on EIR
- Cons
 - Partially addresses instructional program
 - Partially addresses Gateway vision
 - Harlan requires substantial modernization
 - Architectural selection process will change

According to the EIR (revised):

- “New Gateway buildings and plaza that would be used for administration, general classrooms, and a 400-seat auditorium”
- BOT action to revise alternative 4 required:
~~“Additional 24,000 square feet [to] consolidate staff and facilities that are now dispersed at other campus locations.”~~

How big is the smaller Gateway?

- Three existing buildings: 21,000 gsf
- EIR base project: 24,000 gsf
- ~~EIR Alt. 4: _____ * _____ 2~~
- ~~Final EIR: _____ 48,000 gsf~~
- ~~Final Project Proposal: _____ 55,500 gsf~~
- ~~Design competition: _____ 55,500 gsf~~

How much will it cost?

- **Estimated cost:** **\$33.0 million**
(incl. modernization of Harlan)
- **Current available budget:** **\$17.5 million**
- **Additional funding needs:** **\$15.5 million**
- **BSP budget:** **\$33.0 million**

C. Continue with Gateway plan

Continue with Gateway Plan

- Pros
 - Meets aspirations of Instructional needs
 - Fully addresses Gateway vision
 - EIR process started (no revision required)
 - Time and cost-efficient (no “sunk” costs or additional program time extension)
 - “State-of-art” learning environment
 - Possible long term maintenance savings
- Cons
 - Less money available for other projects

How much will the full Gateway cost?

- **Estimated cost:** **\$33.6 million**
(per competition estimates)
- **Current available budget:** **\$17.5 million**
- **Additional funding needs:** **\$16.1 million**
- **BSP budget:** **\$33.6 million**
(trim program to meet est. cost)

Unallocated funds remaining in BSP

- From reserves and possible future savings:
 - No Gateway or modernization: \$43.3 m
 - Modernization of 4 (e) bldgs: \$14.4 m
 - With smaller Gateway: \$10.3 m
 - With full Gateway: \$ 9.7 m

- If no action is taken on Austin Science Center:
 - \$ 0.9 m

Project lists

Possible Board actions

WHAT'S NEXT?

Project lists

On the current bond project list:

• Children's Center (KTD) (if needed)	\$ 5 m
• ADA upgrades (KTD) (required)	\$ 6 m +
• ADA upgrades (IVC) (required)	TBD
• New Maintenance Building (KTD)	\$ 8 m
• Modernize Learning Resource Center (KTD)	\$35 m
• Modernize Fusselman Hall (KTD)	\$ 9 m
• Preserve or modernize remaining Pomo (IVC)	\$13 m
• Preserve or modernize other clusters (IVC)	\$19 m
• Modernize Power Plant 1 (IVC)	\$ 1 m
• Modernize Student Services Building (KTD)	<u>\$17 m</u>
TOTAL OF PROJECTS ABOVE:	\$113.0 m
POTENTIAL AVAILABLE: \$9.7 m - \$43.3 m	

Not on the current project list:

- Athletic Field renovation
- Austin Science renovation (demo only, included)
- Parking (long term solution)
- Addition to Student Center (KTD)
- Retail/other commercial project
- Campanile
- Community Center (IVC)
- Planetarium / observatory
- Amphitheater(s)
- General maintenance work (not legally allowed)

Can the project list be reprioritized?

- Yes, and
 - Re-form the District Modernization Committee
 - Approve recommendation from DMC
- But...
 - Potential time impact and loss of buying power
 - Potential time extension to program
 - Potential questions from Citizens Oversight Committee
 - EIR *may* need substantial revision

Possible Board actions

Option A: cancel Gateway

- Re-convene District Modernization Committee
 - Reconsider approach (“some” or “all?”)
 - Re-prioritize what’s next on the list
 - Bring new recommendations to the Board
- Update Bond Spending Plan
- Convene community groups
- Extend program management services
- Re-visit administration’s location at IVC

Option A: cancel Gateway (cont'd)

- Re-visit EIR
 - Hire CEQA consultant
 - Conduct studies
 - Secure public comment
 - Board approval of possible revised EIR and new project list

Then,

- Hire new architects/engineers as needed
- Design and construct new projects

Option B: smaller Gateway + Harlan

- Re-convene architectural selection panel
 - Reconsider architects in light of reduced scope
 - Bring new recommendation to the Board
- Re-visit EIR as needed
- Convene user and community groups
- Approve updated Bond Spending Plan
- Re-visit administration's location at IVC
- Re-visit program and decide where to “trim”

Option C: “Full” Gateway

- Approve Updated Bond Spending Plan
- Award design contract to one of two finalists
- Convene user and community groups and start design process

Schedule for *either* Gateway project

- 2010 Design project
- 2011 DSA approval
- 2012 – 2014 Construction

Schedule for alternate approach

- Feb 2010–May 2010 District Mod. Committee
- May 2010–May 2011 Env. Impact Report
- May 2011–July 2011 Hire designers
- Aug 2011–Aug 2012 Design project(s)
- Aug 2012–June 2013 DSA approval
- June 2013–June 2015 Construction

President's recommendation

Discussion