

Fine Arts Building Update



Measure C Bond Program

**Study Session for the Board of Trustees
October 18, 2011**

Agenda



1. **Building turnover process**
 - Building turnover status & processing of requests
2. **Completed items since last modernization report**
 - 2a. Last update & budget – 6/28 BOT meeting
 - 2b. Definitions
 - 2c. NOC for GC and other contracts
3. **Weatherization**
4. **Safety & Training**
5. **Questions and Process**

1. Building Turnover Status:



1. Building Turnover Status



- Maintenance & Operations have management of the building as of September 1st
- Temporary assignment of Lab Tech extended 30 days for transition
- Continue executing requests as prioritized by the Art department (to the extent project funding allows)
- Continue to explore solutions and pricing for currently un-funded items (such as weatherization).

2. Completed Items Since Last Modernization Report:



1. Slides from June board meeting
2. Definitions
3. NOC and other contracts

2a. From 6/28/11 BOT meeting:)

Supplemental funding requests to complete the FA building:

- Part 1 – Action item in this meeting to cover costs of changes, modifications, and added scope to be completed summer and fall 2011. (\$350,000)

- Part 2 – Future funding request to cover improvements that require a longer lead time due to design, user group involvement, and DSA approval.
 - Weatherization – all floors
 - Improved entrance to future arts “complex”
 - Architectural fees

2a. From 6/28/11 BOT meeting:)

Completion Status of the Fine Arts Building:

Room	Summer 2011 completion items	Fall 2011	Summer 2012
Sculpture	Exhaust noise (meets design criteria, adding additional insulation as requested by Faculty), Foundry/Kiln operation (complete)	Foundry roof extension (bid, fabrication in process) and membrane (complete), widen driveway (complete), roll up doors (troubleshooting)	
Ceramics	Plumbing modifications, dust collector exhaust modifications, battery backup kiln, minor electrical (complete)	Kiln roof extension and membrane, (bid, fabrication in process) roll up doors (troubleshooting)	
Art History	Lectern (complete) and AV equipment adjustments (additional training to be scheduled)		
Jewelry	Storage (complete), torch pressure & gas safety (booster pump installed, piping change underway, peer review of system underway)		
Painting/drawing	Storage, lighting (Storage complete, lighting near completion due to back-ordered parts)		
2D/3D & printmaking	Storage, lighting, minor plumbing and equipment modifications (complete)		
Architecture & graphic design	Lighting (complete)		
Site	Door hardware improvements (?), temporary benches (complete), trash receptacles (on order), roof hoist (on order), gas system safety review, (complete), slippery floors (interior) – epoxy coating (complete, mats ordered)	Permanent benches, mechanical room fixes (not teaching critical – deferred)	Weather protection – all levels, improve Circle Drive entrance



2a. Kiln and Foundry awnings

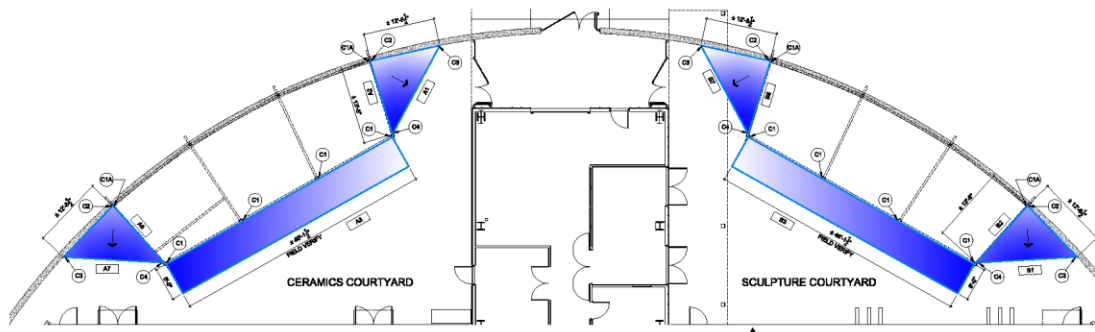
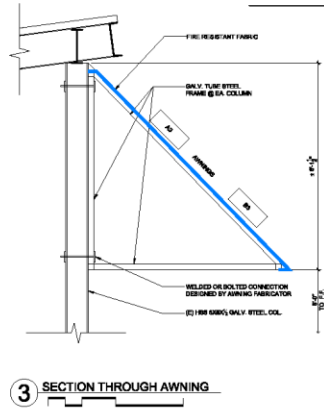
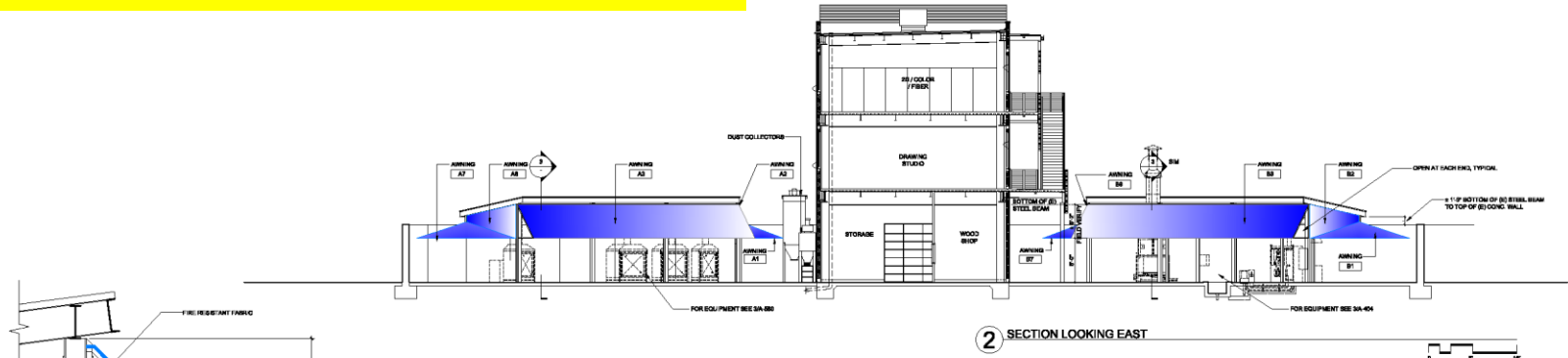
ALTERNATE #1

COLLEGE OF
MARIN
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AWNING INFORMATION FOR DESIGN / BUILD CONTRACTOR

DESIGN BUILD AWNING NOTES

- AWNING SYSTEM SHALL BE DESIGN BUILD (DB) INCLUDING ALL STRUCTURAL CONNECTIONS. SUBMIT DRAWINGS SHOWING THE PROPOSED CONSTRUCTION FOR DESIGN TEAM APPROVAL. REVISE AS REQUIRED TO OBTAIN APPROVAL.
- THE DB AWNING DESIGNER SHALL PROVIDE STAMPED SIGNED DETAILS FOR AWNING CONNECTIONS AND LOADS IMPOSED ON EXISTING STRUCTURE TO THE BUILDING STRUCTURAL ENGINEER FOR REVIEW. DB AWNING DESIGNER SHALL PROVIDE DETAILS AS REQUIRED TO ACHIEVE LOADING ON EXISTING STRUCTURE ACCEPTABLE TO THE BUILDING STRUCTURAL ENGINEER.
- THE DB AWNING DESIGNER SHALL PROVIDE FINAL STAMPED SIGNED DRAWINGS & CALCUS TO DBA FOR APPROVAL. WHICH SHALL BE STAMPED BY AN ENGINEER LICENSED IN CALIFORNIA.
- DESIGN PARAMETERS
 - REFERENCE CODES
 - 2010 CALIFORNIA BUILDING CODE
 - ASCE 7-05
 - WIND DESIGN LOAD
 - BASIC WIND SPEED = 80 MPH
 - EXPOSURE = C
 - SEISMIC DESIGN LOAD
 - SEISMIC CLASSIFICATION = D
 - SHORT PERIOD ACCELERATION, S_s = 1.0
 - LONG PERIOD ACCELERATION, S₁ = 0.8
 - WTC COEFFICIENTS
 - § FA = 1.0
 - § FV = 1.0
 - § I = 1.0
- AWNING MATERIAL SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND SHALL BE
 - FIRE RETARDANT - COMPLYING WITH NFPA 701 AND ASTM E84 CLASS A STANDARDS
 - DURABLE - HAVING MANUFACTURERS WARRANTED EXTENDED SERVICE LIFE OF 8 YEARS MINIMUM
 - COLOR - MEDIUM GRAY
- HARDWARE SHALL BE STAINLESS STEEL.

AWNING SCHEDULE		
NUMBER	DESCRIPTION	SHAPE
A1	HORIZONTAL TENSION AWNING	TRIANGULAR
A2	FIXED VERTICAL AWNING	TRAPEZOIDAL
A3	PROJECTED AWNING ON STEEL FRAME, CONTIGUOUS OVER 3 BAYS, OPEN ENDS	RECTANGULAR
A6	FIXED VERTICAL AWNING	TRAPEZOIDAL
A7	HORIZONTAL TENSION AWNING	TRIANGULAR
B1	HORIZONTAL TENSION AWNING	TRIANGULAR
B2	FIXED VERTICAL AWNING	TRAPEZOIDAL
B3	PROJECTED AWNING ON STEEL FRAME, CONTIGUOUS OVER 3 BAYS, OPEN ENDS	RECTANGULAR
B6	FIXED VERTICAL AWNING	TRAPEZOIDAL
B7	HORIZONTAL TENSION AWNING	TRIANGULAR

CONNECTION SCHEDULE	
NUMBER	DESCRIPTION
C1	WELDED OR BOLTED TO (E) HSS 8 x 8 x 1/2 GALVANIZED STEEL COLUMN - TOP AND BOTTOM OF AWNING
C1A	WELDED OR BOLTED TO (E) HSS 4 x 4 x 1/2 GALVANIZED STEEL COLUMN - TOP AND BOTTOM OF AWNING
C2	WELDED OR BOLTED TO (E) HSS 4 x 4 x 1/2 GALVANIZED STEEL COLUMN - TOP OF AWNING SHALL BE BELOW CONC. WALL
C3	ANCHOR TO (R) 12" THICK CONCRETE SITS WALL
C4	WELDED OR BOLTED TO (E) HSS 8 x 8 x 1/2 GALVANIZED STEEL COLUMN - TENS ON ASSEMBLY

DRAFT FOR REVIEW & PRICING PURPOSES

NEW
**FINE ARTS
BUILDING**
COLLEGE OF MARIN
KENTFIELD CAMPUS
S&A APPROVAL
Date: 08/01/11
All Project # 0001 date: 2/20/11
Scale: 1/8" = 1'-0"
PROPOSED AWNINGS
SK-02
PR-57

2b. Definitions



- **Punch list:**
 - Base scope items for which the General Contractor is responsible for completing (and/or correcting) to meet the terms of the bid documents
- **Warranty items:**
 - Items that were installed per specification but are malfunctioning and require correction by the General Contractor
- **Added scope (pending funding):**
 - Items that were not shown in the original plans, specifications, or FF&E list. These items require additional funding.

Punch List items required for NOC:



	Description	Status
	Roll-up doors in ceramics and sculpture	“Chain fall” solution will be tested on east door in sculpture. If not acceptable to District, tracks will be replaced with larger radius and top pane will be “frozen”

Warranty/Operational items:



Description

Light ballasts – repaired (burned out bulbs replaced, Room 201 wiring fixed)

Artwork vapor/BMS system operation – fresh air override switch operational and graphics installed explaining to users how to use it

Window handle broken off – in process

FA 312, HVAC Unit 3.02 inoperative – in process

FA 123, Jewelry gas booster repair – loaner in place

FA 118, Clean inoperative “Go Filter” unit, trips power breaker – in process

Jewelry room shear – repair or replacement being pursued with manufacturer

Oxy/acetylene system piping – complete (replacrd copper pipe with steel pipe)

Added scope requests, pending funding:

Larger AV screens for sculpture and ceramics

Further improvements to ambient noise level in sculpture

Permanent benches

Storage & table refinishing for architecture room

2c. NOC and other contracts



- **NOC issued to General Contractor when:**
 - Base scope is complete
 - Starts 35 day period before District obligated to release retention or pay interest on “held” amount
 - Implies that the District has “accepted” the building
- **All design and construction projects require multiple contracts:**
 - Main contracts are Architecture and General Contracting, however:
 - EIR, testing and inspection, hazardous materials, small contractors, FFE procurement and various other design and construction contracts are required to complete a project
 - Total of 227 contracts for Fine Arts

3. Weatherization:



1. **Ground floor: Challenges & possible solutions**
2. **2nd and 3rd floors: Challenges & possible solutions**
3. **Stairway: Challenges & possible solutions**

Ground floor- west elevation



- **Challenges:**

- Without a continuous walkway cover, the only dry place is in front of the Art Office
- The Lockers get wet
- During the worst conditions, wind driven rain can blow into the classrooms
- The central staircase is slippery

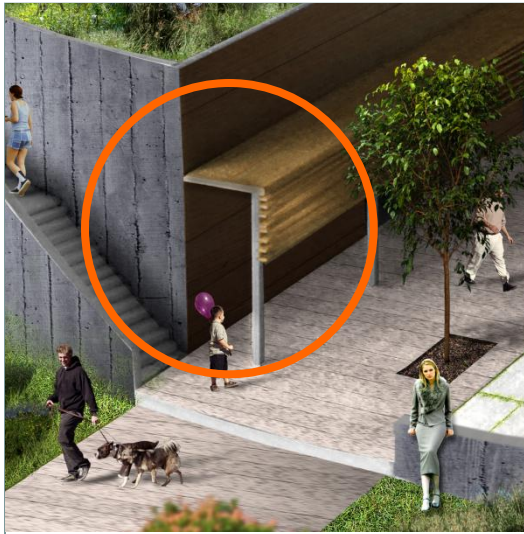
Ground floor – west elevation



- **Possible Solutions:**

- Without a continuous walkway cover, the only dry place is in front of the Art Office – *add a continuous fabric canopy to the west elevation*
- The Lockers get wet – *fabric canopy will prevent most rain from hitting the lockers*
- During the worst conditions, wind driven rain can blow into the classrooms – *fabric canopy will prevent most rain from hitting the doors*
- The central staircase is slippery – *adding non-slip treads (ongoing)*
- *NOTE: Fabric solution has an 8 year lifespan (similar to kiln/foundry cover) and will require replacement by M & O*

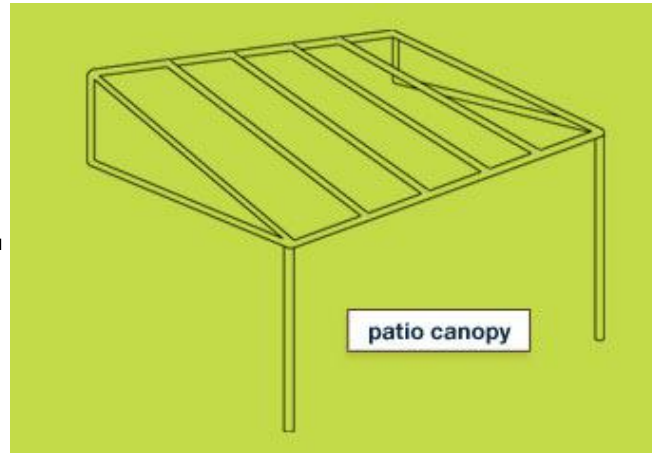
Ground floor walkway



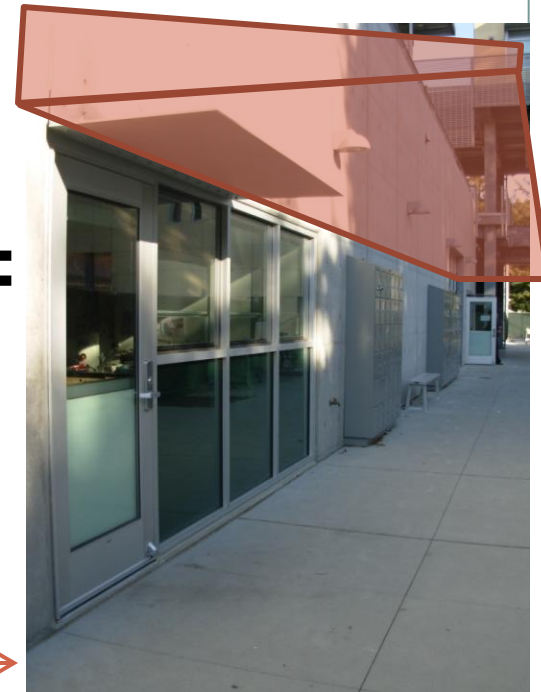
Original concept



Current condition



Possible solution



2nd and 3rd floors - south elevation



- **Challenges:**

- The height of the overhang gives insufficient cover in wind driven rain
- The metal screens collect rain and wind gusts splash it on users
- During the worst conditions, wind driven rain can blow into the classrooms
- The central staircase is not covered

2nd and 3rd floors - south elevation



- **Possible Solutions:**

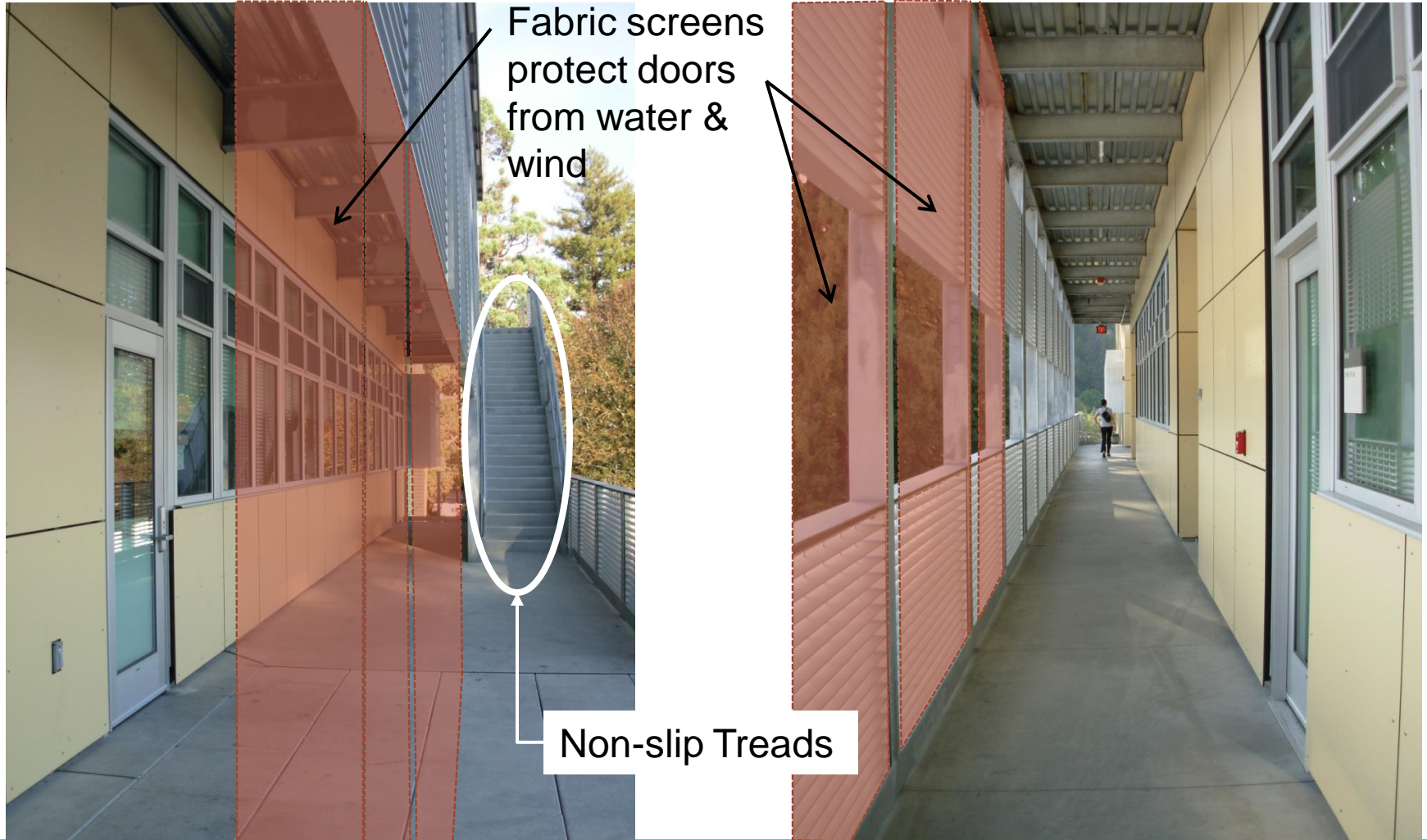
- The height of the overhang gives insufficient cover in wind driven rain – *the existing corridor height cannot be changed, however...*
- The metal screens collect rain and wind gusts splash it on users – *fabric screens can be added to the inside face, preventing wind driven rain from being blown into the corridor*
- During the worst conditions, wind driven rain can blow into the classrooms – *fabric screens, thoughtfully placed, will prevent the rain from entering classrooms*
- The central staircase is not covered – *add a fabric cover*

South elevation – 2nd and 3rd floors



2nd floor walkway

3rd floor walkway



Fabric screens protect doors from water & wind

Non-slip Treads

Central Stairway



- **Challenges:**

- Without a roof over the stair, rain water runs down the stair, making the treads slippery
- The metal treads meet code, but with the additional water, the edge of the tread can become slippery

Central Stairway



- **Possible Solutions:**

- Without a roof over the stair, rain water runs down the stair, making the treads slippery – *add a canvas cover over the stair. This reduce (though not eliminate) some of the water.*
- The metal treads meet code, but with the additional water, the edge of the tread can become slippery – *add non-slip tread covers (pricing ongoing)*

Central Staircase



Rendering



Proposed solution

4. Safety and Training:



Safety & Training



- Training on specialized equipment (power tools etc) is being administered and lab technicians are comfortable operating the equipment
- What is needed and is being developed is a “Train the Trainer” program where appropriate staff will be trained and certified to instruct others how to use the equipment.
- A Safety consultant has been identified to perform this training.

5. Questions and Next Steps:



Miscellaneous Questions:

	Question	Answer:
1.	Why are there cracks in the concrete?	Shrinkage cracks in concrete are a natural occurrence as concrete hydrates. The size and length of the cracks are within normal tolerances.
2.	What is the status of stairway “evacuation chairs?”	These are not required by code or by the local fire department. M&O installed chairs in the old facility and a determination will be made whether they can be installed in this facility.
3.	Is there outdoor lighting control?	The outdoor lights have emergency battery backup that lasts approximately 2 hours. They are operated by the building management system which automatically turns them on and off.
4.	What is the status of the art gallery design modifications?	The art gallery is part of the Performing Arts project. Recent requests are being documented for the Dean, and will be considered pending budget development and weighed against other priorities.
5.	Does the floor drain (outside ground level rest room) function properly?	The drain functions properly and the walk area around the drain is sloped to meet code (to prevent slips and falls). After a hard storm this area can have standing water up to approx. 1/8” which evaporates in a matter of hours after the rain stops.

Next Steps:



- **Solutions include:**
 - Peer review by safety consultant to confirm issues of concern. Address immediately, if necessary
 - A thorough “Train the Trainer” process is underway (by the College)
 - Continue to address warranty items promptly (by M & O)
 - Additional scope or equipment requests are reviewed by the Dean and VP and if budget allows, are implemented
- **Possible weatherization solutions will be presented for the Board’s consideration**