

NEW ACADEMIC CENTER CORE GROUP MEETING NOTES



Summary

The objective of the meeting was to update the group on the budget issues related to the current design of the project, and on measures that are being taken by the design team and College to address those issues.

STATUS OF SCHEMATIC ESTIMATE AND BUDGET

Mark gave a brief history of the project going back to the original design competition budget and estimate of \$31 million, and the subsequent reduction of the budget in March 2011 to \$21.678 million. The recently completed schematic estimate came in at \$30.5 million; subsequently the College requested that the design team to prepare cost reduction options for review. Mark explained that two of the major reasons for the high cost are the site work, which at \$3.5 million includes demolition of 5 buildings and tree preservation; and the auditorium, which alone is estimated at \$4.4 million. The following options were explored:

1. Scheme 1A – Keeping the building design and program the same, but including cost reduction in the form of exterior finishes, mechanical systems, glazing systems and other components brought the estimated cost down to \$25.85 million.
2. Scheme 2A – Changing the building design to a compact, two-story mass all at the campus level brought the estimated cost down to \$22.6 million, but results in a building that is not attractive, does not provide adequate natural light, and requires removal of all the heritage trees.
3. Scheme 2B – A variation on 2A where the building is opened up to provide more daylighting and exterior courtyards, but still requires removal of the trees. Resultant cost would be \$25.2 million.
4. Scheme 1B – Keeping the general building design and program the same, with two moderate revisions, which results in an estimated cost of \$23.578 million:
 - a. Removal of the canopy structure/covered walkway that runs along the north perimeter of the courtyard.
 - b. Removal of the formal 200-seat auditorium, and replacement with a level floor 120 seat classroom (without fixed seats), which potentially could be opened up into two adjacent classrooms (via movable partitions) to provide up to 200 seats when needed.

The College has expressed a preference for Scheme 1B, and is planning on going to the Board of Trustees on November 15 to request approval. This will require a \$2 million increase in the project construction budget.

MEETING NOTES

DATE **11/03/2011** TIME **2:00 pm– 3:00 pm**

PROJECT
**College of Marin
New Academic Center**

PROJECT NUMBER
10010.00

LOCATION
**College of Marin
Swinerton Conference Room**

ISSUE DATE
11/04/2011

NOTES BY
Brian Wright

PARTICIPANTS
**Brian Wright (TLCD)
Mark Cavagnero (MCA)
John Fung (MCA)**

**Leigh Sata (SMC)
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**Laura McCarty (COM)
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**Len Pullan (Community Rep)
Anne Petersen (Community Rep)**

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COMMENTS/DISCUSSION

1. Laura indicated that the concept of the large classroom in lieu of the auditorium has been discussed with the academic representatives for the College, and they are in agreement that this will work for their delivery of classes.
2. Ken agreed that the large auditorium would probably be underutilized, and would not be a good use of the taxpayer's money. Venues for large community events are available elsewhere, such as the College's 600-seat performing arts center.
3. Anne agreed that Scheme 1B was the best approach, that there does not appear to be any other option for getting near the budget with a design that will work for the community and the College. The community would never accept a change in the design to a "big box" (Scheme 2A) concept. She emphasized the importance of the building maintaining a quality image on the College Avenue frontage.
4. Len would still like a "whimsical" element introduced to the project.
5. Ken and Laura do not like the idea of movable partitions, and think they are unnecessary. The direction was to assume permanent walls.

DATE

11/03/2011

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NOVEMBER BOARD OF TRUSTEES PRESENTATION

1. The design team will make a presentation of the revised concept to the Board of Trustees on November 15. This will be done in conjunction with the College's update of the Bond Spending Plan. The design team will not show images of all the schemes explored, but will describe the process and provide 3-dimensional images of Scheme 1B. The design team may also bring the cost estimating consultant to discuss the project construction budget, and trends currently seen in the construction market.

These meeting notes will be added to the official project record. Please forward comments or corrections to TLCD Architecture within one week of issue date.