Measure C Bond Program

FOR THE BOARD OF TRUSTEES
OCTOBER 16, 2012
1. **Academic Center - EIR**
   - Process & timeline
   - Project alternatives
   - Public comments
   - Tree program highlights

2. **Austin Center Alterations – Design update**
   - Review of recent BOT direction
   - Building Assessment report
     - Phase 1 – Swing space project update
     - Phase 2 – Voluntary structural upgrade project update
   - Timeline & next steps

3. **Science, Math & Nursing – Construction update**
   - Project update
   - Building occupancy planning and schedule
Overview of EIR Process

1. Overall milestone schedule
2. Project alternatives
3. Comment letters to Initial Study
4. Tree program highlights
EIR Process and Timeline (approximate)

- BOT meeting on NAC CEQA process  
  Oct 16, 2012

- Preparation & publication of Draft EIR  
  Oct 1 to Dec 7, 2012

- Public/Agency review of DEIR (45 days)  
  Dec 7, 2012 to Jan 21, 2013

- Response to public/agency comments on DEIR and preparation of Administrative Final EIR  
  Jan 21 to Feb 11, 2013

- Publication of Final EIR for Board Approval  
  Feb 11 to 21st, 2013
Project Alternatives

- Quick review of Program EIR 2007
  - Alternative of the 48,000 sf NAC was selected (included demolition of Austin)

- 2012 EIR - Final alternatives yet to be developed:
  - Outline of Alternatives we will be potentially considering:
    1. No Project
    2. Different site on campus
    3. Minor changes to address visual impacts
    4. Smaller foot print
## Comment letters to Initial Study

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<tr>
<th>Date</th>
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| 9/19/12  | Kentfield Planning Advisory Board – Anne Peterson                      | • Displaced and new tree locations  
            |                                                                        | • Planting ratio of large trees  
            |                                                                        | • Traffic pathways, safety & lighting                                     |
| 9/21/12  | Friends of Corte Madera Creek Watershed – Sandra Guldman               | • Mitigation for the removal of native trees                                    |
| 9/26/12  | Wesley Huss                                                            | • The preservation of architecturally distinguished or historically significant features |
| 10/1/12  | Department of Transportation                                           | • Traffic Analysis: Proposed project’s impacts on State transportation facilities |
Tree Program highlights

- No Redwoods will be removed
- 46 trees will be removed
  - 6 trees > 23” trunk diameter
    - 2 Valley Oaks
    - 1 Coast Live Oak
    - 1 Cork Oak
  - 20 trees in the range of 12” – 23”
  - 20 trees in the range of 6” – 12”
  - 3 trees < 6”
- 21+ new trees will be planted (average box size = 24”)
- The details of the Tree Program will be presented at a future study session
Austin Center

LAURA MCCARTY
DIRECTOR OF MODERNIZATION

AND

MERIDETH MARSCHAK
NOLL & TAM ARCHITECTS & PLANNERS

AND

HOLLY RAZZANO
DEGENKOLB ENGINEERS
1. Review of recent BOT direction (since March 2011)

2. Assessment report (by Noll & Tam architects, May 29, 2012)
   - Phase 1 – Swing space project update
   - Phase 2 – Voluntary structural upgrade project update

3. Next steps
Phase 1 - Swing Space:

- Scope includes minimal improvements (instructional, safety & asset preservation, emergency lighting & phasing costs)

- Construction value: ~$915K including premium time & phasing

- Bid: November 2012

- Construction: January through April 2013
Phase 2 – Voluntary Seismic upgrade

- Overview of voluntary seismic upgrade
- Current concept design options refined the 2006 evaluation in order to minimize impact upon the building and to design within the budget.
- Proposed design affords safe egress during seismic event
- The spectrum of earthquake damage is highly variable and therefore it may not be economically feasible to repair the building after a rare/major seismic event.
Next steps

- Phase 1 - Approve Swing space bidding this meeting

- Phase 2 - Design on hold per Board direction
  - Decisional timeframe to determine project scope for Phase 2: Fall 2013
SMN on budget & on schedule for January 2013 occupancy

Schedule impacts
- Exterior waterproofing
- Site work

District mitigation measures
- Negotiated agreement with contractor to accelerate specific schedule milestones and agreed to resolve several outstanding Change Orders
- Augmented state inspection services
- Conduct three weekly progress monitoring and issue resolution meetings
- Monitor very detailed schedule for integration of building commissioning with building occupancy tasks (staff training, IT tasks, FF&E testing, relocation)
Science, Math & Nursing

Science Math Nursing Building Occupancy Schedule

- Move Champs doing an outstanding job!
- Critical milestones:
  - 3rd floor FF&E installation: Monday, October 8 (Complete)
  - 2nd floor FF&E installation: Saturday, October 27
  - 1st floor FF&E installation: Monday, October 29
  - Substantial Completion: Saturday, December 1
  - Final Completion: Monday, December 31
  - Relocation from Austin Center to Science Math Nursing: December 19 to January 9
QUESTIONS & COMMENTS