



Peralta Community College District
DEPARTMENT OF GENERAL SERVICES



DISTRICT ADMINISTRATIVE COMPLEX

FACILITIES MASTER PLAN



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INTRODUCTION





PURPOSE OF PLAN

Over the past two years, representatives of Peralta Community College District faculty, staff and administrators at the District Administrative Complex have undertaken a series of master planning activities. The results of these activities include the following planning documents:

- District Strategic Plan
- Integrated Educational and Facilities Master Plan for the District and the Colleges
- Facilities Master Plan for the District and the College

The purpose of the 2009 District Administrative Complex Facilities Master Plan is to integrate the results of the aforementioned planning documents into a visual and quantitative representation of facilities, needed to support the comprehensive planning efforts of the administrative offices through the year 2022. The Plan provides direction for improving the administrative office facilities and is a dynamic document, flexible enough to adjust to new space requirements and potential instructional needs, while at the same time, providing parameters for future development of the campus.



The 2009 District Administrative Complex Master Plan has its roots in both qualitative input and quantitative data. This data derives from a physical assessment and analysis of: the administrative facilities, existing utility infrastructure, sustainability goals, energy conservation goals and administrative operation needs.

As previously discussed, the Plan is also based on a series of planning efforts emanating from the faculty, staff and administrators at the Complex. The Plan is grounded in, and supports, the operations and support services provided by the Administration with the intent being that the proposed facilities will provide for a quality working environment for all segments of the Administrative Complex.

As part of the planning process, smaller stakeholder meetings were held with the Administration to gain additional insight regarding facilities from faculty, staff and neighborhood community groups; to ensure input from the user community.

During these meetings, information extracted from the smaller stakeholder, maintenance and financing meetings in the planning process, was shared with the stakeholders via the Town Hall meeting; with the intent being to validate how this information translates to facilities. Using this input, the Architects then developed a draft Master Facilities Plan for the campus along with appropriate quantification of space requirements and presented to all stakeholders for their review. The final Facilities Master Plan for the District Administrative Complex is the result of this process.





PLANNING CONTEXT



The District Administrative Complex is located at 333 East Eighth.; in the Oakland Hills district of Oakland, CA; adjacent to the Laney College campus. It is bound by Lake Merritt Estuary to the North, East Eighth Street to the East, Fith Ave. to the South and the 880 Freeway/ Railroad tracks to the West.

The site is adjacent to a warehouse and industrial strip, located to the South of the property. The property is still accessible to public transportation as the Bart Station is located North of the property immediately adjacent to Laney college.





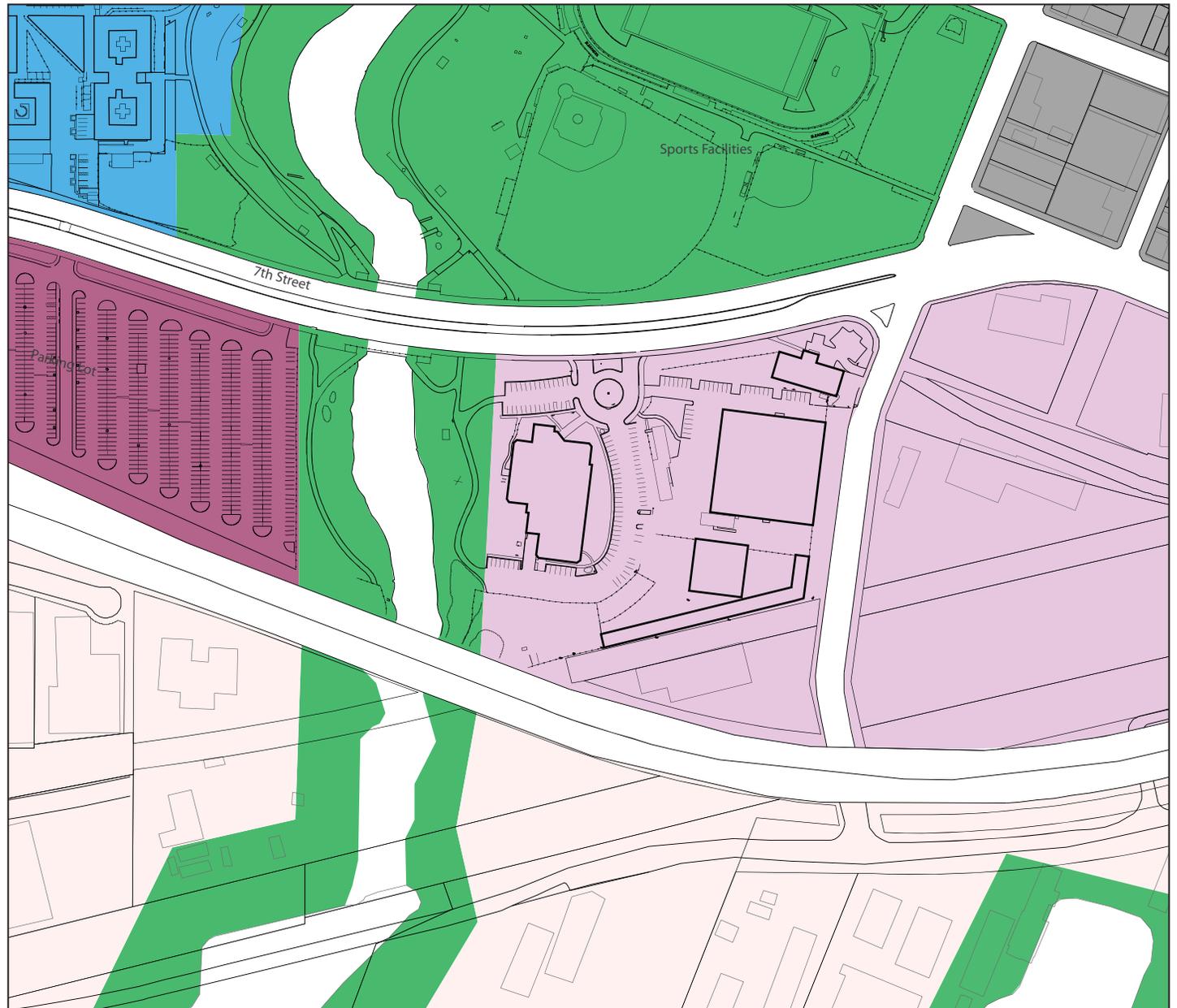
NEIGHBORHOOD ADJACENCIES



This site plan illustrates the Oakland City Planning designations of the surrounding area. The District Administrative Complex property is zoned as Business Mix. This is fortuitous, as the property shape and location may not be ideal for a central administrative complex; however, it has a very flexible zoning classification that makes it ideal for development by private business interest.

The urban open space provides the amenities that make the site valuable as well as beautiful. Its proximity to transportation arteries of the bay area increase the development potential.





LEGEND

- Institutional
- Urban Open Space
- Central Business District
- Business Mix
- Housing and Business Mix
- Estuary Plan Area

NEIGHBORHOOD ZONING PLAN



The campus is home to Five (5) permanent buildings and two (2) portable buildings for a gross square footage of 85,578 sq. ft., on 9.0 acres. Summary diagrams of the building and campus assessment conditions are included for your review.

the primary District Administrative Center is a wood framed modular building which was constructed in 1980. The building was constructed as an interim facility. The building has undergone several renovations, in an attempt to keep pace with changing administrative functions.

The Physical Plant building was constructed in 1929, is a combination of reinforced concrete perimeter walls and wood roof joists and framing. It has been seismically retrofitted in 1995.

The Admissions and Records building was constructed in 1950, is a combination of concrete masonry unit walls and wood roof joists and framing. It has been seismically retrofitted in 1995.

The prefabricated steel warehouse building was built in the 1940's.

The prefabricated steel shed warehouse was built in 1929 and in decrepit condition.





EXISTING CAMPUS BUILDINGS



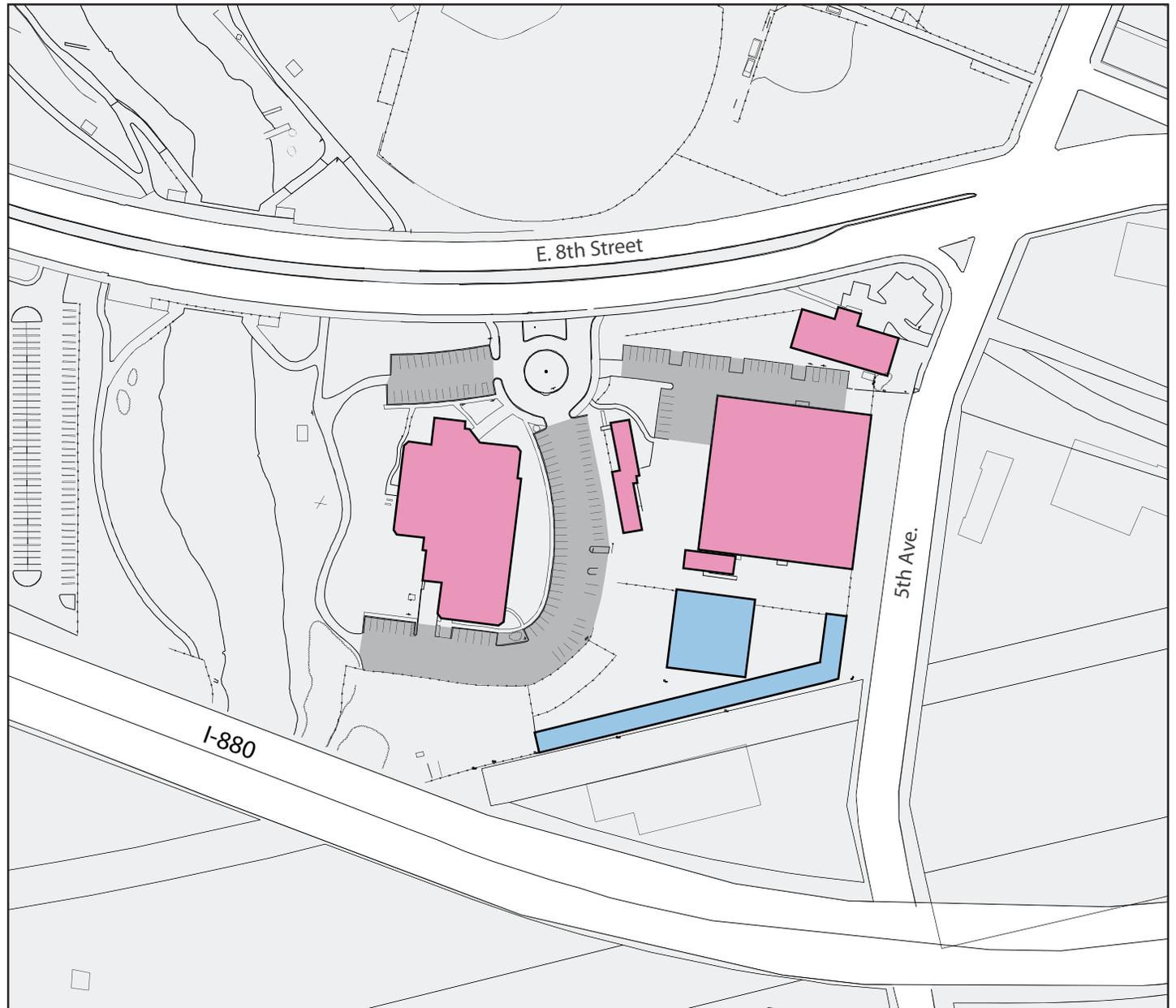
District Administrative Complex campus resists its urban setting with a wonderful estuary, embracing the main District administrative office building. However, the campus immediately transforms into a warehouse South of dedicated parking which circles the building. There isn't a continuity of building type as two of the buildings are concrete masonry block, some of the warehouses are steel "Butler" buildings and the main District office has cement plaster finish with stud walls.

The campus does have an organization, in that the main administration building is located to an area separate from the warehouse area. The admissions and records function is at the street corner for easy access by students and the general public.

The warehouse vehicles and truck have a separate vehicular entry and exit from the primary vehicular entries.

Due to its urban location, lack of identification and presence, safety and security, wayfinding, transportation accessibility by students and the general public; are concerns raised when navigating its campus environment.





LEGEND

- Administration
- Other
- Parking

0 50 200 feet



EXISTING CAMPUS USE AND FACILITIES



The analysis has identified the characteristics and issues of the buildings and campus components that must be addressed. Additionally, the District's Administrative Operations and Asset Management Vision from the Chancellor and Senior Management and Staff were critical factors; which quantify and create a revised priority ranking for each building. The design team listed possible opportunities for consideration that will be streamlined to one recommendation in the final master plan.

The revised building rankings reflect the level of construction each building requires when criteria such as District Standards, District Administrative Operation, Asset Management Visions are applied. A brief summary are as follows:

The Main District Administrative Complex and the Admissions and Records Building has a below average rating of (3): the renovation of the interior building space layout, replacement of building interior finishes upgrade of existing HVAC, electrical utilities and Information technology upgrades must undergo an extensive modernization. To meet the needs of the District Administrative Operation Goals, provide additional office space and correct the physical building deficiencies cannot be accommodated by the existing facilities and will require an addition or a new facility.

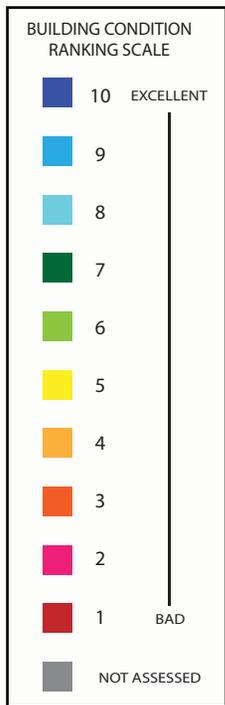
The Warehouse has a poor rating of (2): the existing warehouse has a limited amount of storage capacity due to space sharing with large equipment and vehicles. The existing building is antiquated and in need of repairs. The existing building can be modernized for additional longevity, however, the warehouse would need to be expanded to accommodate the need for additional storage space.

The Shed warehouse has a poor rating of (1): the existing building finishes is severely deteriorated. The existing structure would require seismic upgrades in addition to complete demolition of interiors and replacement. Although it is currently used as exterior storage it cannot be used to protect sensitive materials and equipment. To meet the District's storage needs the building would require extensive modernization or replacement.

The Physical Plant Building has a ranking of (6): the existing building has been recently modernized. To meet the needs of the District's Administrative Operations a renovation of the interior building space layout must be investigated, to provide additional space. Additional renovations, building additions or a new building must be considered.

Vehicular access is problematic and should be investigated. Parking layouts should be redesigned. The campus should take advantage of the Lake Merritt Estuary views and out door areas. The District Administrative Operations are distributed throughout the campus. Centralizing the administrative functions should be explored.





EXISTING BUILDING CONDITIONS



Pedestrian Circulation and Access

Pedestrian circulation routes are adequate around the Administration Building (333 E. 8th St.), however accessibility codes are not met in several locations due to missing handrails and excessive slopes. Furthermore, pavement that is in serious disrepair creates tripping hazards and violates accessibility requirements.

Pedestrian circulation routes around the Physical Plant building are not adequate. The building is surrounded by automobile-oriented paving, with no walkways for pedestrians. Accessibility code is violated because accessible routes are not defined and disabled people are required to travel behind motor vehicle parking areas, i.e., essentially through a parking lot, in order to access the building entrances.







Roundabout at 7th Street entrance

Vehicular Circulation

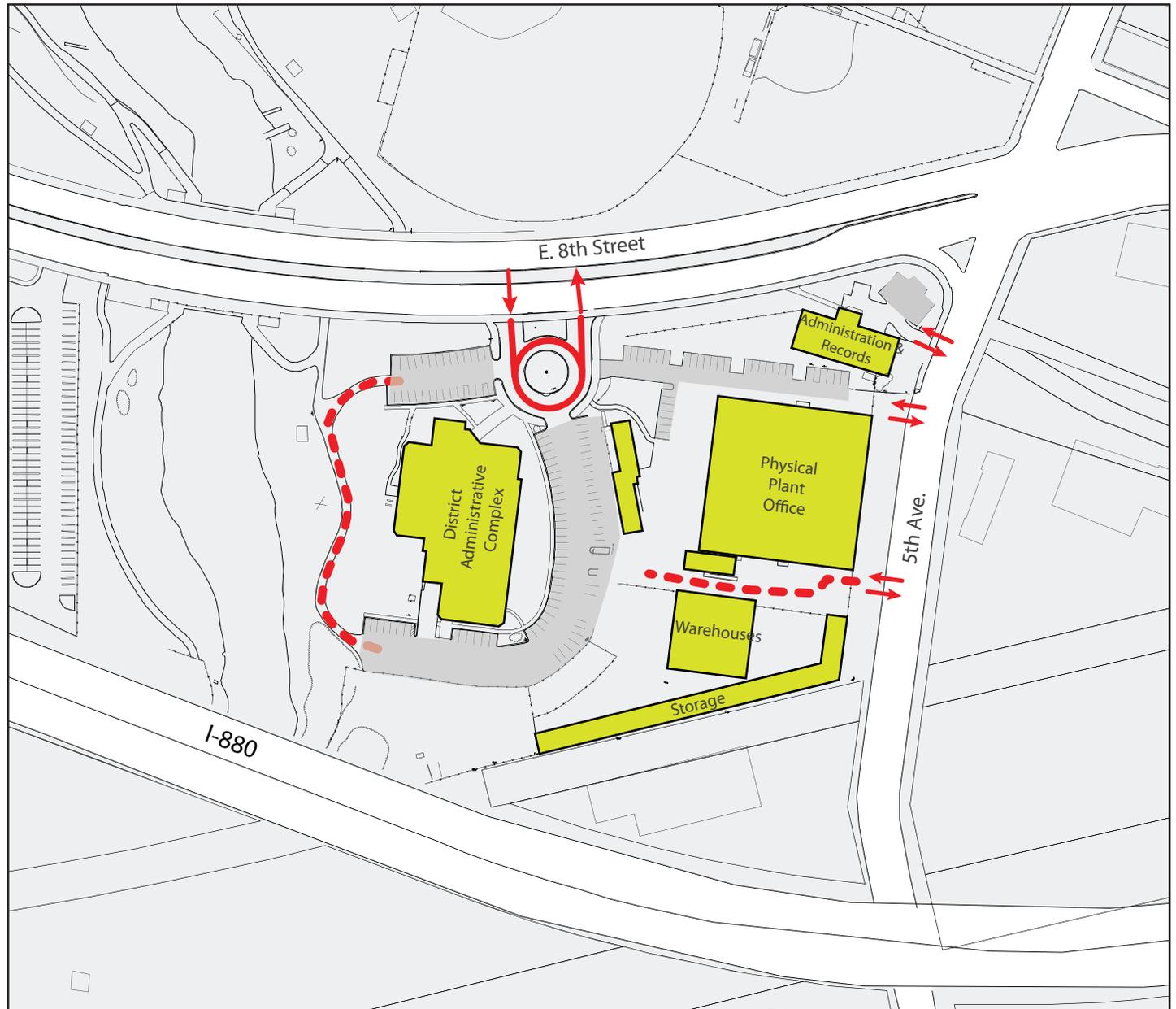
The parking and circulation at the District Administrative Complex consists of a single main driveway onto 7th Street that enters a large roundabout and several connected parking areas within the property, some of which are open to the public, and some of which are gated off for official use only. Secondary driveways onto Fifth Avenue are gated and not open to the public.

The pavement at the edges of the District Admin. building parking lot is severely buckled due to tree roots. There are surface drainage facilities that were designed but not constructed, resulting in areas of ponding. Parking stalls and ramps that were intended to be accessible are not in compliance with current Americans with Disability Act codes.



District Admin building parking lot





Landscape Charcter

The character of the western portion of the District Administrative Complex campus is defined as an extension of the estuary landscape. As such, the campus character is coherent, though the large areas of lawn are not sustainable . Some repair of planting is required around the Administration building. The eastern portion, including the Physical Plant building, International and Global Educational Center, and Admissions and Records building, is characterized by large unplanted areas and parking lots. This part of the complex has a temporary and ad-hoc feeling. In contrast, the east side of the Physical Plant building is striking in its sense of permanence and monumentality.



Estuary landscape



5th Avenue frontage





OPEN AREA AND RECREATION FACILITIES / CAMPUS CHARACTER





Outdoor seating space



Lighting at parking

Furnishings

Outdoor seating is limited. Furnishings are old and in disrepair, and are inconsistent, including seating, bicycle racks, trash receptacles, and fencing.

Lighting

Minimal lighting is provided for both vehicular and pedestrian areas.





Planting around Administration Building



Typical groundcover area

Planting

In general, the lawn areas around the Administration Building and along 5th Avenue are in good health. Most of the groundcover areas throughout the entire District Offices campus are in disrepair, with unhealthy or nonexistent plants and bare soil. Significant areas around the Physical Plant building and International and Global Education Center lack planting, though they have adequate mulch cover such that bare earth is not visible. Northeast of the Admissions and Records building, bare soil is eroding into the parking area.



Paving around the Administration Building

Paving

The paving around the Administration Building is in serious disrepair. The concrete pedestrian walkways have significant areas of differential settlement, causing tripping hazards and blocking accessibility. The asphalt paving in the parking areas has eroded in many areas. In some areas, there is significant root damage to the asphalt. Around the Physical Plant building, there is no paving change to distinguish pedestrian and vehicular areas.

Irrigation

A central controller has been installed. Laterals, mainlines and sprinklers are old. Sprinklers are placed too widely apart.



A result of the District's Administrative Master Plan coordination with the District's Strategic Plan and administrative goal introspection, was the development of the District's Potential Projects; they are as follows:

- Modernization of DAC Building
- New International Studies Department
- Expansion of IT Department & Purchasing Department.
- New Warehouse Storage Facilities
- Complex Landscapping and Walkway Improvements



There have been preliminary discussions with Bart, regarding a public private joint venture for a transit village and parking structure, immediately north of the estuary, in the parking lot across from Laney College.

The City of Oakland will be improving the estuary which will begin at Lake Merritt, proceed through Laney College campus and through the District Administrative Complex campus.



Peralta Community College Vision Statement:

The Peralta Community College District will be an exemplary system by being responsive to the educational needs of our community, by providing learner-centered educational experiences and by being committed to innovation and continuous improvement.

Peralta Community College Mission Statement:

The mission of the Peralta Community College District is to provide accessible, high quality adult learning opportunities to meet the educational needs of the multicultural East Bay community.



CAMPUS MASTER PLAN



WLC Architects is committed to integrated communication with all stakeholders of Peralta Community College District. The District has a shared governance mandate, that require the District's management operations and facility development planning considerations to have input from all college stakeholder groups.

We have conducted several meetings with the Chancellor, the Vice Chancellor of Business Services, Vice Chancellor of Educational Services, Director of Capital Projects and the Director of Maintenance. Those meetings were held to get the vision and goals from the administrative leadership. The objective was to have focused workshops to solicit their views and perspectives, on the development of facilities as it relates to the administrative delivery system and the image of the District offices. Similarly, we also met with administrative faculty and staff representatives to hear their concerns and vision for the future development of their District offices.

A critical component of stakeholder input was to learn from the users how they actually use the administrative facilities. We needed to know the facilities that worked as well as those that didn't work. We needed to assess what facilities and amenities were missing, needed support for administrative functions and future organizational trends (i.e.: video conferencing), without restricting the input of ideas due to operational and fiduciary concerns. Requests for suggestions and recommendations were not limited to buildings, it also included: campus grounds, transportation needs, community participation and potential future development.

It is important to note that all stakeholders were encouraged to submit ideas that were visionary and "outside the box"; to enhance things that worked well and ideas that are currently not part of the administrative lexicon. We also sent out a survey to all faculty and staff at the administrative offices, to get as much feedback as we could about the existing condition of the administrative facilities. The results of that survey is included in the Master plan.

We recorded the information from these groups, and extracted the concepts ("big ideas") to discuss in the larger Town Hall Forum; whereas faculty and staff who may not have attended committee meetings, could voice their concerns and ideas to improve the administrative offices. This process attempted to form a consensus on the administration's Master Plan goals and ideas.

Vice Chancellor Dr. Ikharo was our primary contact and was responsible for implementing the Chancellor's vision in this process as well as coordinating the information from the District's Maintenance and Operations Department.

As the Master Plan was being developed, the Chancellor offered his guidance in the process, by directing his Strategic Management Team to coordinate all District Administrative Departments and Maintenance Staff with WLC to ensure required decisions were given and pertinent information was disseminated to WLC.

WLC attended monthly meetings with the Board of Trustee's Facilities and Land Use Committee. This enabled WLC to keep pace with the District's ongoing Capital Project Plans for the administration and share our information from the Master Planning Process.

These meetings and information sharing, helped to ensure constant communication throughout the Master Planning Process.



BUILDING	FACULTY AREAS	CLASSROOM	OFFICES	RESTROOMS	CORRIDORS	COURTYARD/ PUBLIC SPACES	OTHER AREAS
Administrative Complex							
Ranking			2	4		2	
Comments							
Pros			View of Estuary	Staff: no problem			
Cons			HVAC not balanced; ceiling tiles stained; office layouts are poor.	Ladies restroom: door doesn't close properly.		Huge atrium appears to be a waste of space; need a large conference room.	
	Boardroom						
Ranking	4						
Comments							
Pros	Good lighting and AC						
Cons	TV control room crowded						
Chancellor's Office							
Ranking			4	4	2	3	
Comments							
Pros			Large with closing door.			Atrium large (but wasted space).	
Cons			Open office areas need reorganization; copy room and kitchen are the same room; board members need office(s); storage space limited, should be lockable; HVAC is poorly adjusted.	Automatic toilets flush twice, wasting water; drain covers missing in sinks.	Back corridor too small for staff of 6-7 in the Chancellor's office.	Need building identity signage; need a conference center with larger meeting rooms than the Boardroom for training, speakers, and meetings.	

The Table shown illustrate comments given by Faculty and Staff. These comments and rankings were collected from the actual survey comments and listed here for quick viewing. The ranking pattern was 10 = best and 1 = bad. The colors were added to quickly view an area and decipher its condition. The text list specific problems as noted by the survey participant.



The following ideas and recommendations were generated at the town hall meetings.

Site:

- Automobile circulation needs to be improved, circuitous route if parking lot is crowded.
- Need security for staff parking area, such as a card reader entry.
- Wayfinding for the general public or students is extremely confusing.
- Need signage to indicate where administrative functions are located.

Exterior Spaces:

- Need exterior seating area for staff.
- Control geese population to keep sidewalks clean and allow undisturbed access to offices.
- Pedestrian walkways not clearly defined.

Building:

- District Administrative Center is crowded.
- Not enough conference rooms for meetings.
- Smaller conference rooms needed for training.
- Short Term planning for DAC Campus to be Five Years.
- Warehouse needs additional space.
- Educational Services is over crowded and needs additional space.
- Board Room layout does not work for large attendance.
- Administrative staff must walk between buildings for simple administrative tasks, need to consolidate certain administrative functions together.
- Some administrative functions require a lot of access by the general public.

Future Development:

- Keep parking.
- One lane for automobile could cause congestion.



The following principles are used to develop the Facilities Master Plan Concepts contained herein, they are as follows:

District's Administrative Master Plan has three (3) main priorities that influence all operational goals and subsequently all facility analysis, they are as follows:

- Create a Welcoming and Inviting Campus Environment
- One Stop Service for the Students and General Public
- Efficient Distribution of Departments and Resources

The scenic features of the campus, should be off-set by further enhancing its proximity to the estuary by creating a signature gateway to the campus, for easy identification.

Providing efficient circulation for the general public and the students will promote excellence and pride by all stakeholders.

Provide new or modernize existing facilities that support the programs, which satisfy community needs and yield the work force for the community.

Consolidate administrative functions that have require frequent interaction and share resources.

Provide an entry that directs the public to their designations. General public designations to be located closer to the front of the campus; whereas business functions can be located toward the further inside of the property.



The analysis of the data, meetings with Faculty and Staff and the town hall consensus information, reveal the need for Two distinct Master Plan recommendations. Pursuant to the priorities of the Chancellor, the District Administrative Complex will resolve their immediate problems in a frugal and practical manner; this is to allow greater emphasis on development at the colleges. The short term proposal is targeted for the next Five years.

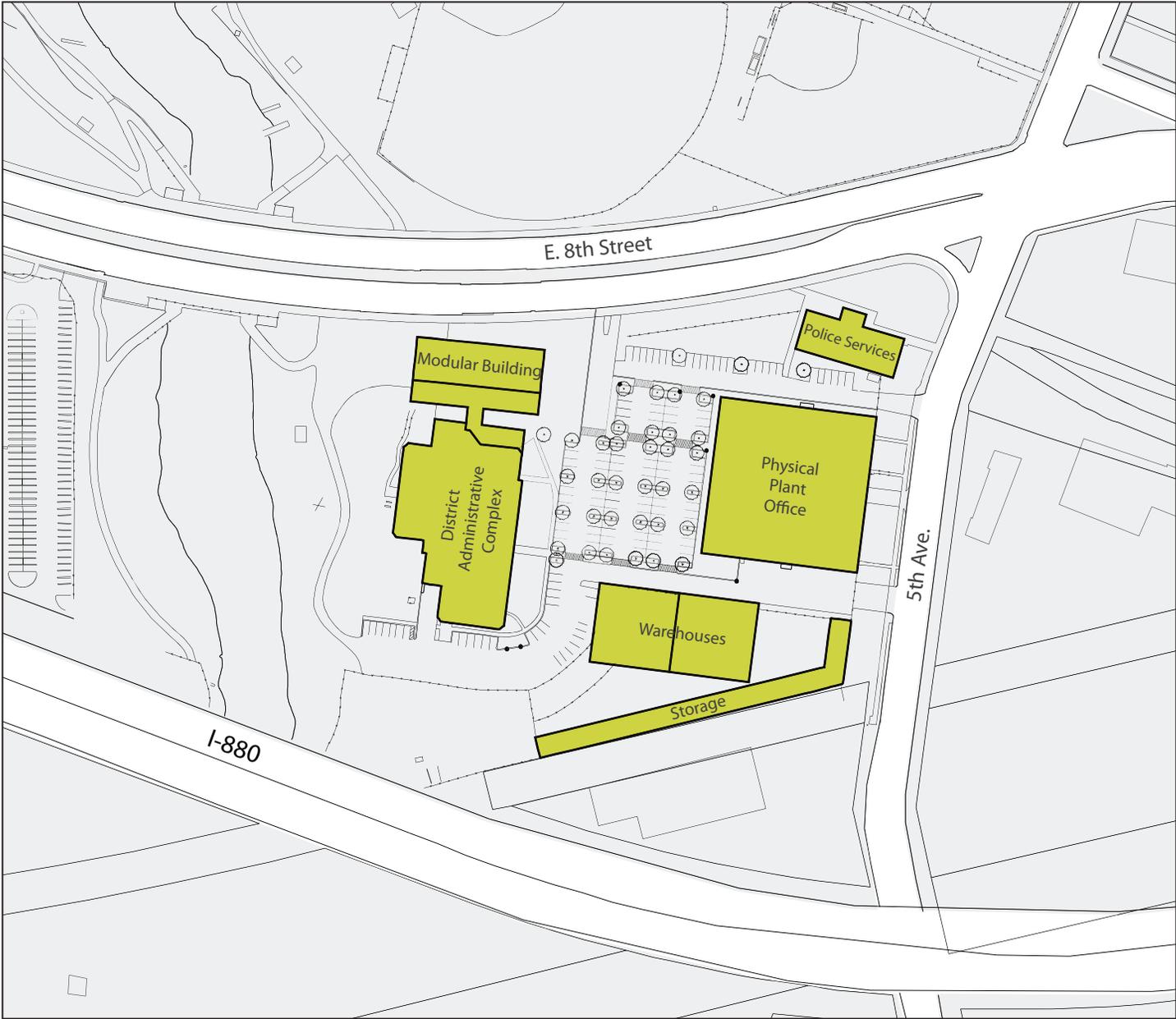
The site plan illustrates a new modular building and a new warehouse building. the Modular building will accommodate centralizing and relocation of administrative programs, such as Admissions and Records, International Studies and Educational Services.

The Second buiding is simply a steel prefabricated warehouse building to allow accommodate the need for additonal storage.

Modernization of the Admissions and Records building will allow for administrative functions to be relocated there, such as Police Services.

The Physical Plant and District Administrative Centers will also undergo minor renovations to accommodate relocated departments.





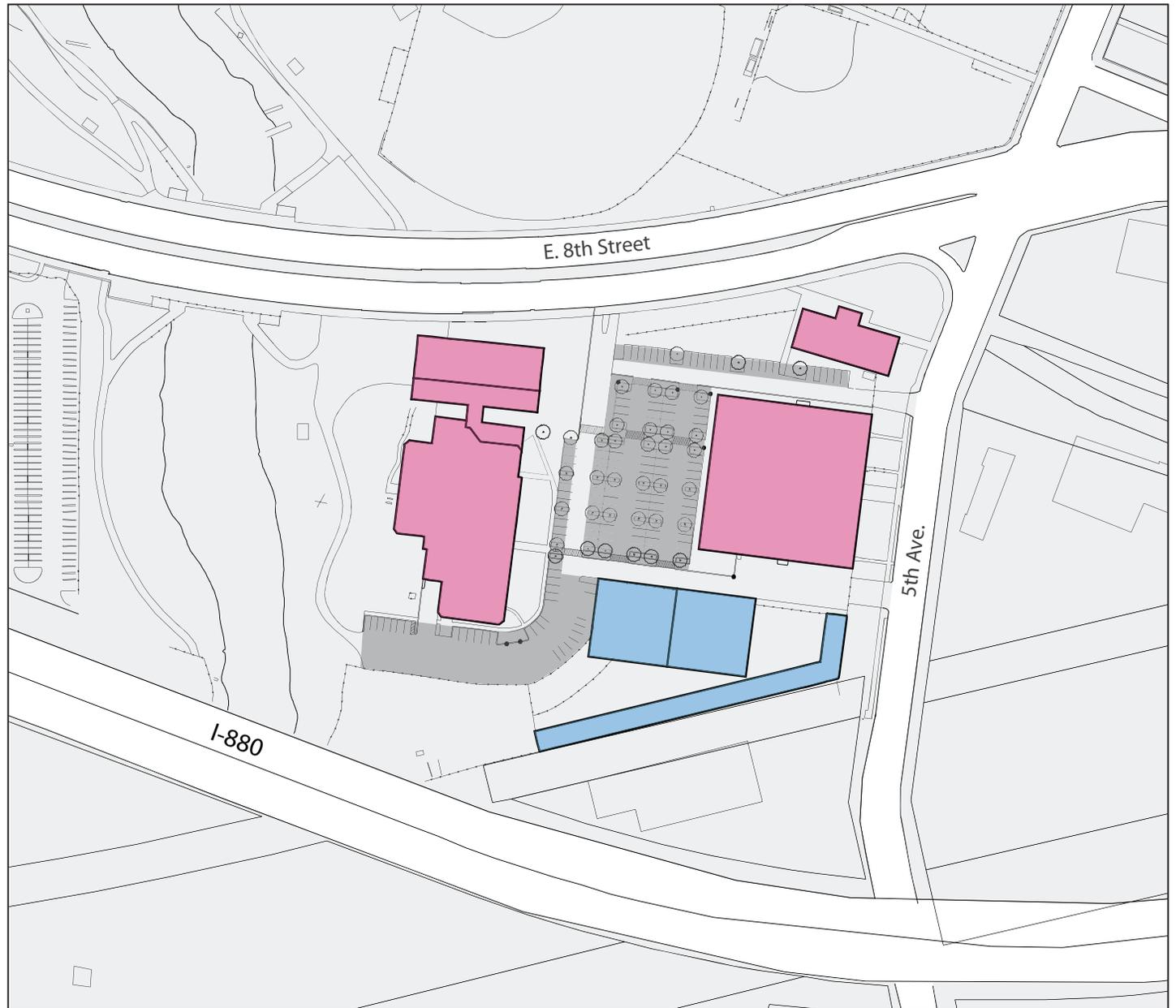
PROPOSED CAMPUS BUILDINGS



The use zones are similar to the existing site plan layout, except the administrative functions that were at the center of the property (International Studies Department) will be removed and relocated into the administrative buildings. This can now allow for a centralized parking area that can be controlled and secured.

All warehouse functions are now toward the back of the property and not comingled with administrative operations as in the existing property layout.





PROPOSED CAMPUS USE AND FACILITIES



The following LEED™ credits represent opportunities for sustainability:

Water Efficiency Credit 3: Water Use Reduction

This credit addresses maximizing water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems.

Energy and Atmosphere Credit 2: On-Site Renewable Energy

Encourage and recognize increasing levels of on-site renewable energy self-supply in order to reduce environmental and economic impacts associated with fossil fuel energy use.

Materials and Resources Prerequisite 1: Storage and Collection of Recyclables

Facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills.

Indoor Environmental Quality Credit 4: Low-Emitting Materials

Reduce the quality of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

Indoor Environmental Quality Credit 5: Indoor Chemical and Pollutant Source Control

This credit addresses minimizing exposure of building occupants to potentially hazardous particulates and chemical pollutants.

Indoor Environmental Quality Credit 6: Controllability of Systems

Provide a high level of lighting system control by individual occupants or multi-occupant spaces to promote productivity and comfort.

Indoor Environmental Quality Credit 7: Thermal Comfort

Provide a comfortable thermal environment that supports productivity and well being of building occupants.

Indoor Environmental Quality Credit 8: Daylight and Views

Provide a connection between indoor spaces and the outdoors through the introduction of daylight and views into regularly occupied areas.

When replacing interior room finishes every effort should be made to look for equivalent products that are made of recycled and/or natural material components. The sustainable product materials should be purchased from local manufacturers to reduced transportation emissions due to shipping. Innovative natural materials should be used to replace synthetic oil based products. An example of some finish materials are:

- Flooring
- Wood Casework
- Wallboard





LEGEND

- Existing Buildings
- New Sustainability and Energy Development

0 50 200 feet



Main Entry

The main entry to the District Administrative Complex remains in its existing location on 8th Street. The roundabout is removed to accommodate the proposed modular building, and a drop-off zone is located at the eastern end of the entry plaza.

Transit

The Lake Merritt BART station is an approximately 10-minute walk away and the nearest bus stop is at 10th Street and 5th Avenue. 8th Street is not served by public transit.

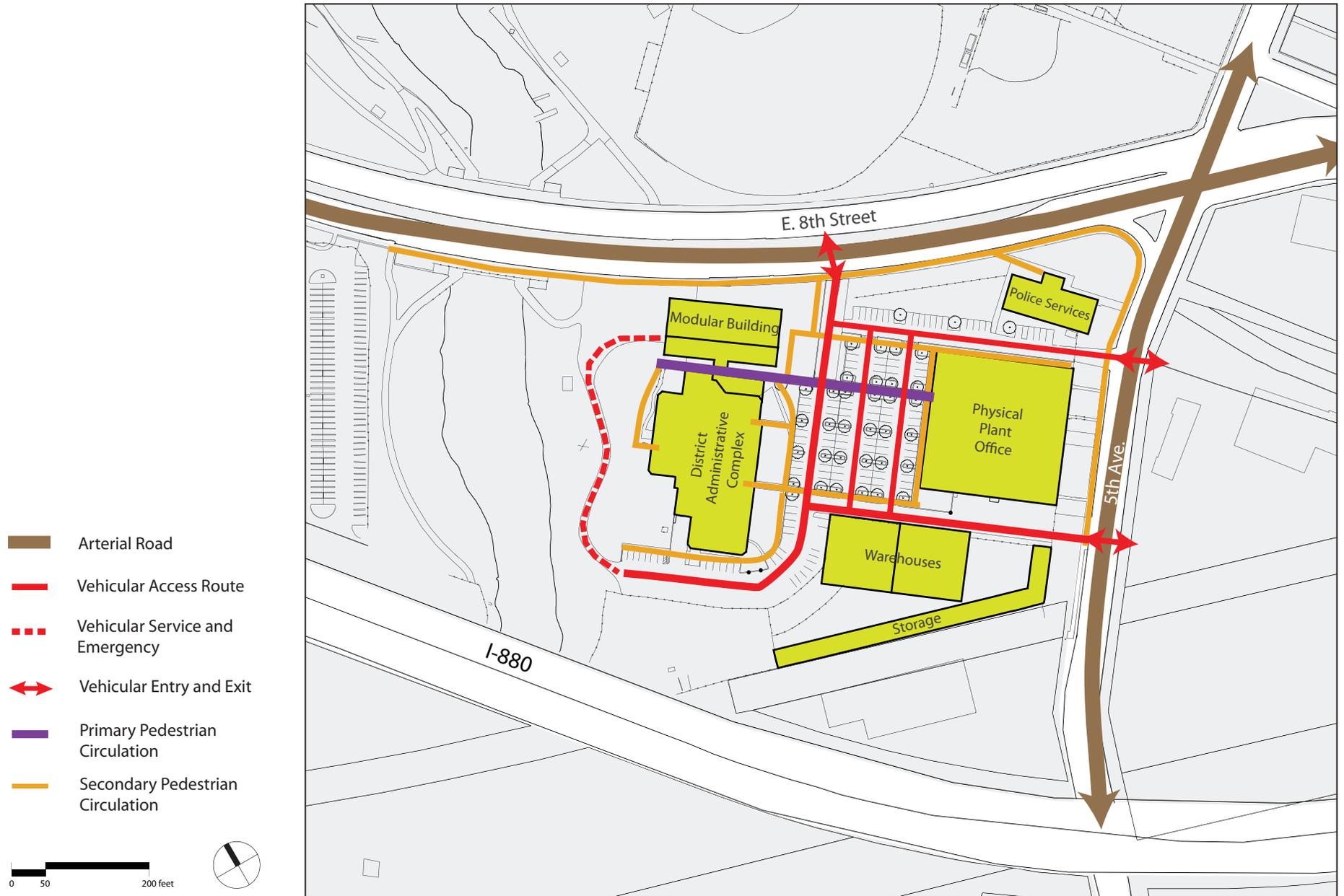
Pedestrian

Pedestrian circulation is clarified with the emphasis on the east-west axis between the entry plaza and the Physical Plant building. Secondary pedestrian circulation routes are upgraded to meet accessibility requirements. A sidewalk is provided around the Physical Plant building.

Vehicle and Parking

The majority of the parking that is removed for the proposed modular building is replaced in the center of the campus. Vehicles entering from 8th Street would exit by driving eastward to 5th Avenue. Service vehicles will have access from 5th Avenue. The relocation of the police department to the corner of 8th Street and 5th Avenue will simplify police vehicle movements into and out of the site.





CIRCULATION AND ACCESS



Open Space Goals

The landscape plan was developed to achieve four broad goals. These goals were developed based on an inventory and analysis of existing conditions, meetings with District administration and staff, and the “Town Hall Meetings.” The main goals and the ways they are achieved are as follows,

1. Improve circulation and wayfinding clarity.

- Orient buildings around central space to create a quad-like environment.
- Create better connections between buildings.
- Improve wayfinding through landscape form, i.e., clear circulation routes, alleys of trees, entry plaza.
- Replace damaged sidewalks.
- Create accessible routes into buildings.
- Create a separate pedestrian zone around the Physical Plant building.
- Replaced damaged asphalt paving.
- Bring accessible parking spaces to code.

2. Create an attractive public face.

- Create an identifiable and attractive public face along 8th Street.
- Create a clear entry plaza as a “starting point” for visitors.
- Improve and add planting in bare areas.

3. Provide functional and valuable open spaces.

- Create an outdoor conference room.
- Create an outdoor lunch space.
- Orient outdoor use spaces toward the estuary.
- Enhance the estuary landscape to create a distinctive character.

4. Contribute to the campus’s sustainability through landscape improvements and features.

- Create a sustainable stormwater management system to handle runoff from all of the paved surfaces and roofs.
- Replace lawn with drought-tolerant species.
- Shade parking lots.
- Increase biodiversity and habitat value along the estuary.





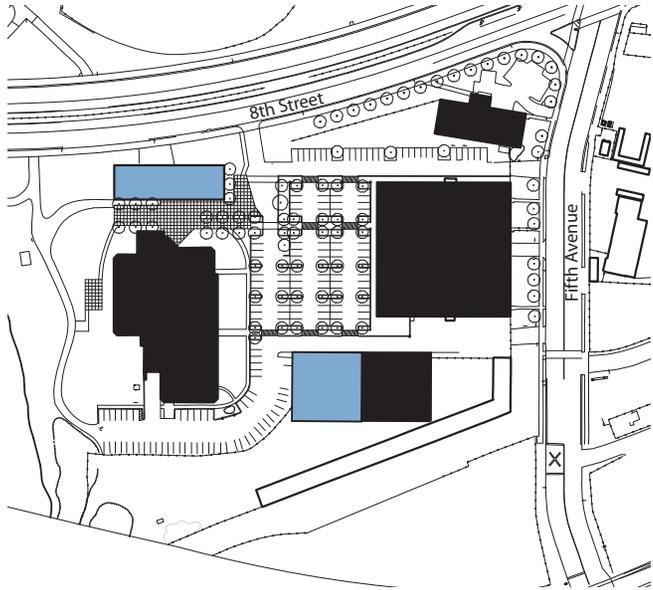
Existing Administration Building

Campus Framework

The proposed reorganization of the District Office campus increases wayfinding clarity by organizing the buildings around a central open space. While this central open space serves functionally as a parking lot, it also serves to orient the facility's users and visitors by creating clear sight lines and direct pedestrian axes between the buildings. As the more public-serving functions are located at 8th Street and in the northern portion of the existing Administration building, the "front door" to the facility is unified. An entry plaza is the clear starting point for visitors to orient themselves. The estuary edge is emphasized as part of the estuary park network, while the street frontages are distinguished as the campus perimeter landscape.

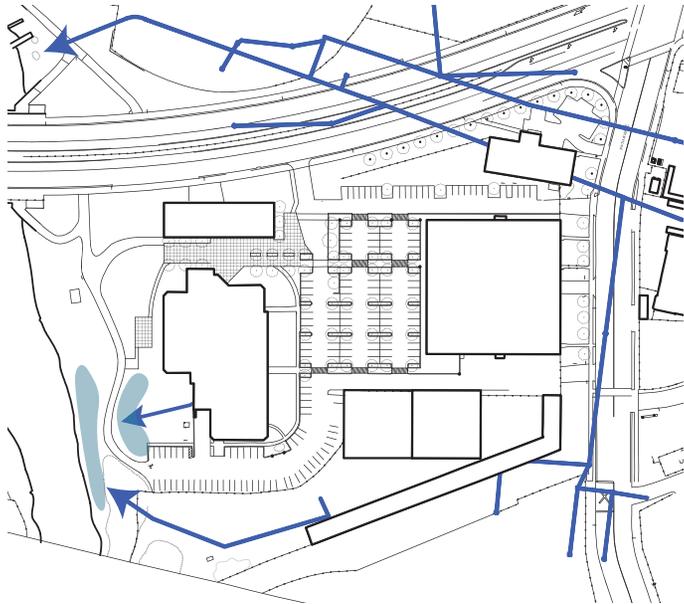


OPEN SPACE ELEMENT



- Existing Building Footprint
- Proposed Building Footprint

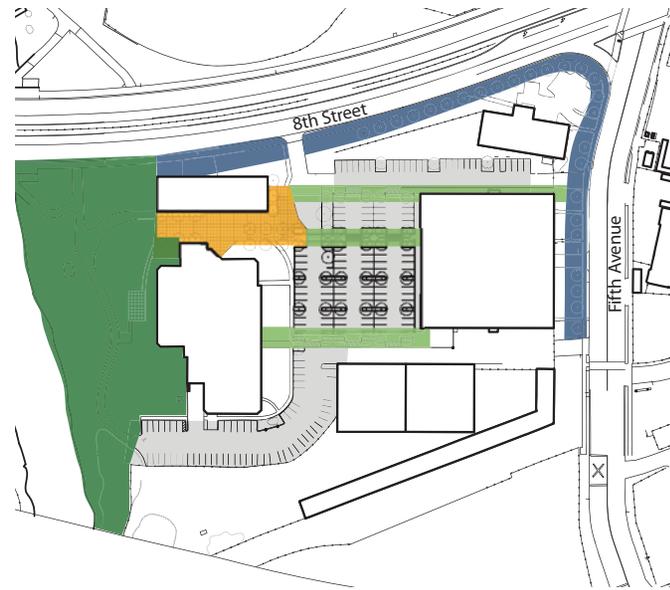
Built Form



- Existing Storm Drain
- New Storm Drain Termination
- Bioswale or Detention/Retention Basin

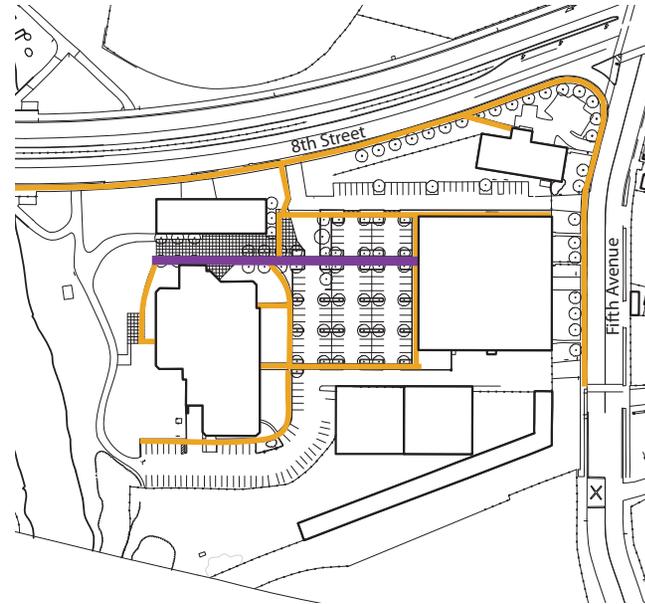
Stormwater Management

LANDSCAPE PLAN



- Campus Perimeter
- Pedestrian Axis
- Entry Plaza
- Parking
- Parkland

Open Space



- Primary Pedestrian Circulation
- Secondary Pedestrian Circulation

Pedestrian Circulation

FRAMEWORK DIAGRAMS





Stormwater management - Precedent



Stormwater management - Precedent



Photovoltaic panels at parking lot - Precedent

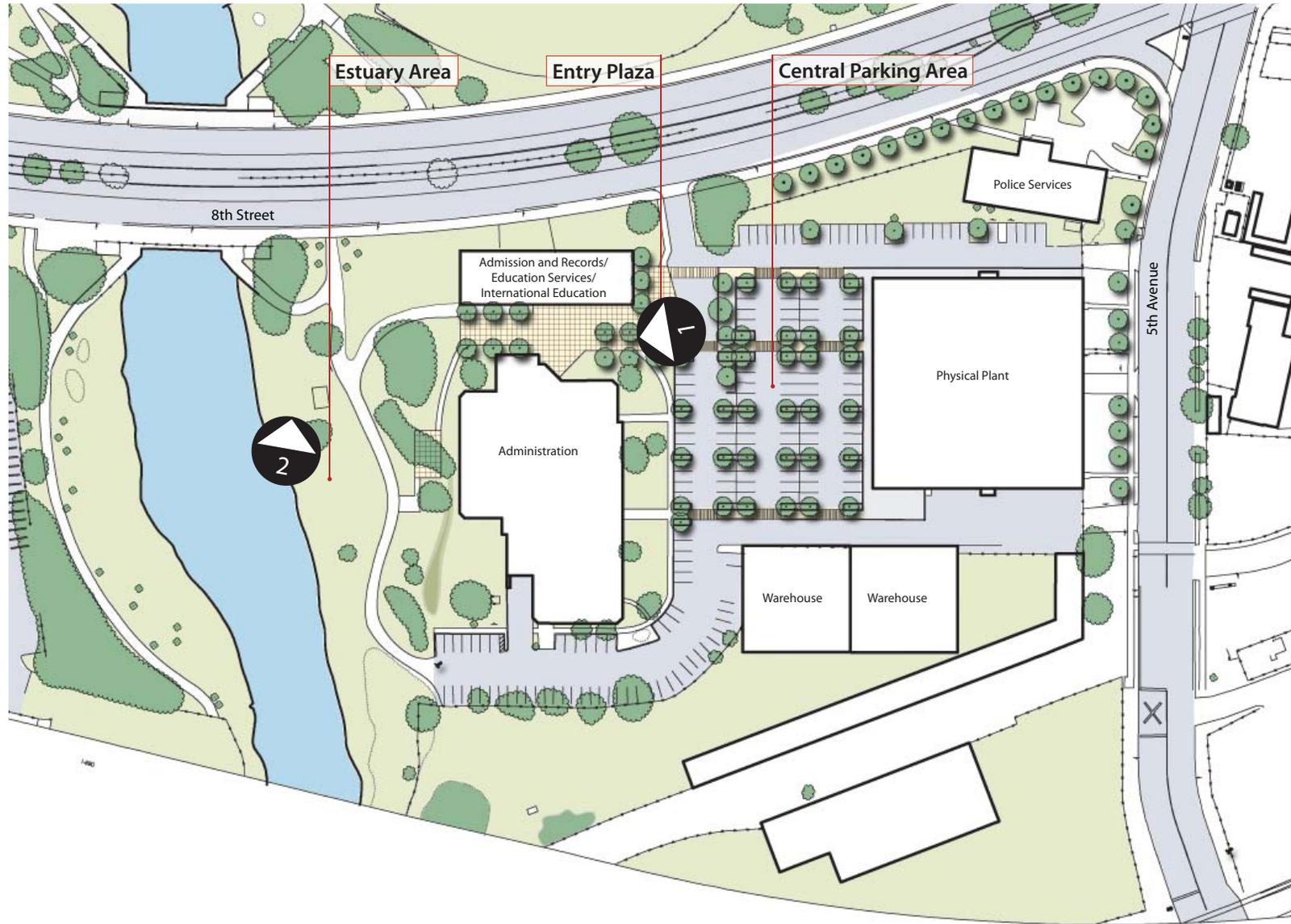


Bioswale at parking lot - Precedent

Sustainability

The main environmental impacts of the District Offices campus open spaces are due to the parking lots. The parking lots contribute to the urban heat island effect and produce polluted and increased stormwater runoff. The following sustainable design initiatives should be implemented:

- Stormwater best management practices (BMP's) such as bioswales, permeable paving, and retention/detention basins should be installed in all of the parking lots to handle the stormwater runoff from the parking lots. A bioswale and retention/detention basin should be incorporated into the estuary landscape area.
- The parking lots should be shaded with trees to reduce the urban heat-island effect..
- Habitat value should be increased along the estuary.
- Ample bicycle parking should be provided.
- High-albedo (light-colored) paving should be installed to reduce the urban heat-island effect.
- Recycled materials should be used in all aspects of landscape construction.
- Drought-tolerant species should be used throughout the campus, especially replacing lawn areas.



LANDSCAPE CONCEPT PLAN



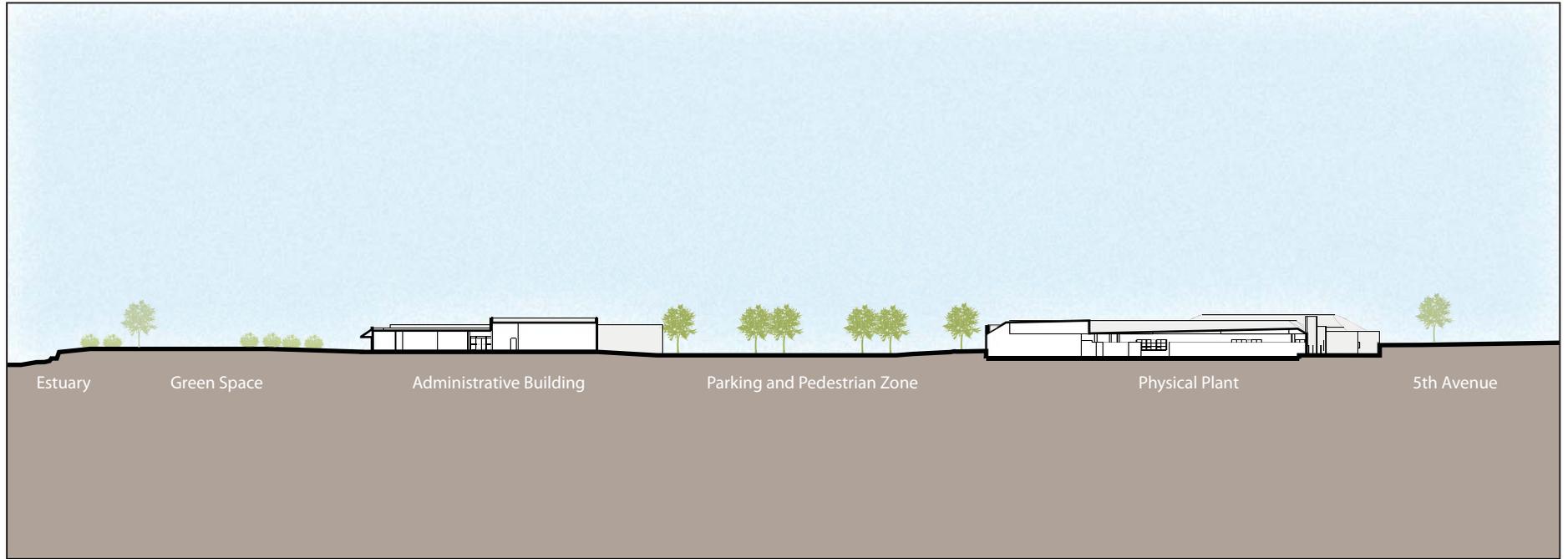


1. District Office Entry Area

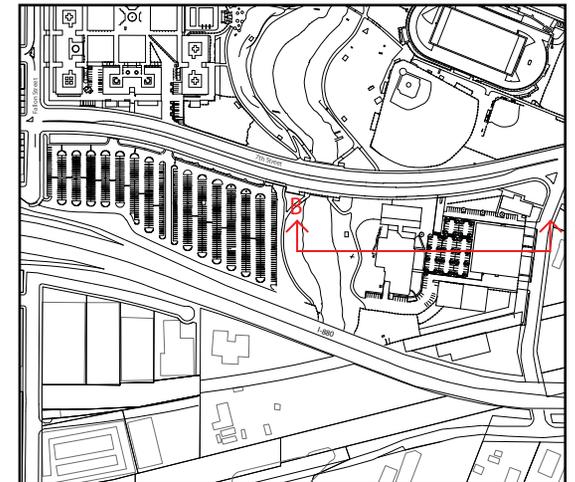


2. Estuary Area





PROPOSED SECTION A



Landscape Concept Plan

Central Parking Area

Pedestrian circulation routes and shade are maximized through the central parking area. Trees emphasize the east-west axes, and the major east-west pedestrian route is defined by an alley that extends into the entry plaza.

Entry Plaza

The entry plaza between the new building and the existing Administration building is distinguished with enhanced paving such as colored concrete or unit pavers, seating and a small bosque of trees. The plaza extends under the canopy between the two buildings and connects with the estuary landscape area.

The vehicular entrance is reconfigured to create space for the new building and entry plaza. There is a drop-off zone in front of the entry plaza.

Estuary Area

The estuary area's existing seating area is increased in size to create an outdoor conference area and lunch space. The seating area is separated from the building so that it is more integrated into the estuary landscape.

A bioswale and detention/retention basin manage stormwater runoff from the parking areas. This would be planted as a wetland habitat zone.

Physical Plant Building

A sidewalk is added around the Physical Plant building.

Administration Building

All sidewalks and building approach walkways are replaced to eliminate tripping hazards and create accessible routes to all building entrances. All turf-grass around the building should be replaced with drought-tolerant shrubs and groundcovers.

Campus Perimeter Landscape

Unplanted landscape areas are planted with drought-tolerant trees, shrubs and groundcovers. A simple plant palette is recommended to create an identifiable and unifying theme.



Drought tolerant plants - Precedent



Estuary / Wetland habitat zone - Precedent





Accessible path to bldg - Precedent



Unify plant palette - Precedent

Landscape and Site Design Guidelines

Furnishings

All of the site furnishings throughout the District Office campus should be replaced. Standards should be developed for all site furnishings, including:

- Benches
- Outdoor tables with chairs
- Trash and recycling containers
- Bicycle racks
- Bollards

Lighting

Additional lighting should be provided throughout the District Office campus, especially in pedestrian areas. The new parking lot configuration should be lit to the minimum safe level with full-cutoff fixtures to minimize light pollution.

Paving

Virtually all of the paving throughout the campus is in need of replacement or resurfacing due to differential settlement, poor drainage and erosion. The entry plaza should be distinguished with enhanced paving such as colored or exposed-aggregate concrete or unit pavers. The east-west walkways should also be distinguished with unique paving. Pedestrian walkways throughout the campus should be of a different material than the asphalt vehicular zones.

Planting

Overall, a restrained plant palette is recommended, to create a unified landscape character.

Non-planted and under-planted landscape areas should be planted. These areas should undergo soil amendment prior to planting.

Lawn areas should be replaced with drought-tolerant groundcovers and shrubs.

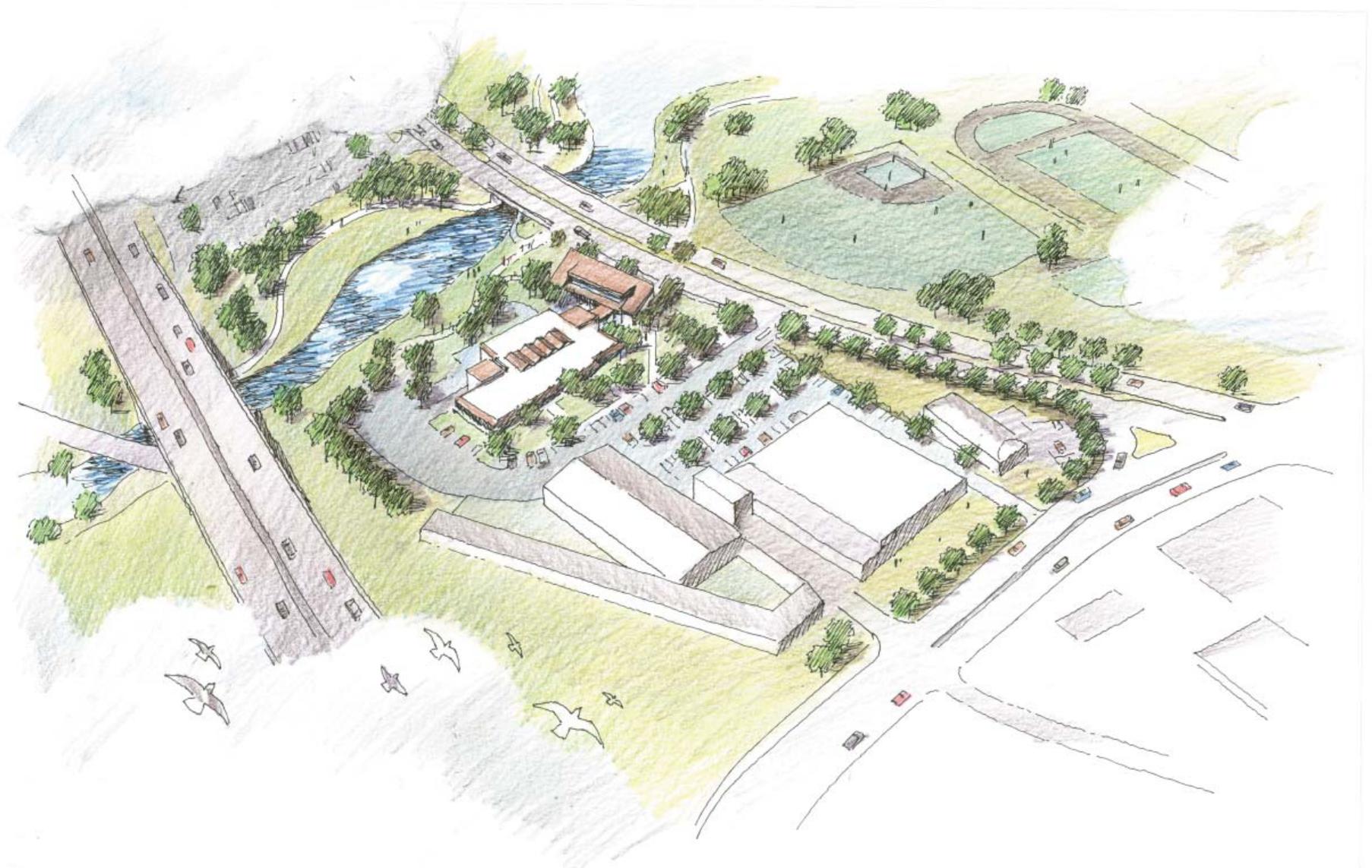
The Master Plan Perspective is an illustration of what the campus could look like with the recommendations applied that you have already been discussed. The pedestrian axis for circulation has been embellished. The center of the campus has a parking area that is the starting point, when exiting an automobile to any building on the campus.

The new buildings clearly reinforce a new identity for the campus. Well designed exterior facades, integrate glazing and operable shading devices, and allow outdoor views that provide connection with the campus sites, as well as adjacent sites, thus creating a more integrated campus and neighborhood.

Community connection is a primary concern for the campus. A strong community connection is not just pedestrian pathways, it is also reflected by ease of access to the site, such as the entry to the new modular building. The Administrative Complex attempts to provide a better campus image by "tucking" its warehousing to the back, or South-West end of campus. A new warehouse building is proposed in the warehouse area. This allows for more storage space for the maintenance operations.

Pursuant to the Chancellor's directive, every campus of the Peralta Community College District must identify a portion of the campus that could be used in a public - private partnership. This can be revenue generating or joint use agreement projects. The analysis of data and discussions with the Administration, determined a long term proposal whereas this existing parcel is demolished and the Administrative Complex moved is a viable option that should be further researched. Those discussions are featured further in this report.





2014 PROPOSED AERIAL PERSPECTIVE



Water

Existing Conditions

East Bay Municipal Utilities District (EBMUD) supplies domestic water to the District Administrative Complex through three separate meters. One 2-inch meter in East 8th Street feeds the main office building on the west side of the property. 2-inch and a 5/8-inch meters are located on 5th Avenue and serve the Physical Plant/Warehouse Building and the Administration and Records Office respectively.

The District Administrative Complex has two (2) separate dedicated fire lines. The first is connected to the public main on East 8th Street through a backflow preventer and serves the District Office building and two (2) hydrants with 6-inch lines. The fire department connection and post indicator valves for the building are near the East 8th Street sidewalk. The Warehouse/Physical Plant building has a dedicated fire line on its eastern face that is fed from a public main in 5th Avenue. The Admissions and Records Office building does not appear to have a dedicated fire line.

There are two (2) hydrants on the property that are fed by the dedicated fire line.

Short Term Master Plan Recommendations

The Master Plan indicates a potential new building north of the District Office that will require domestic and fire water connections. These connections can likely be tied into the existing 4-inch domestic and 6-inch fire lines, but a hydraulic analysis would be required to verify that the capacity exists to accommodate the additional uses. With respect to the fire line, it may be appropriate to loop the line back to 5th Street through a new backflow preventer.

It may be necessary to relocate the fire hydrant north of the existing District Office building, as well as the line that feeds it, in the event that the proposed building footprint conflicts with the line. Additionally a new hydrant may be needed to provide the new building with adequate coverage. A new fire connection to the Admissions and Records Office building on the corner of 7th Street and 5th Avenue would be required if a sprinkler system were added to that building.

Gas

Existing Conditions

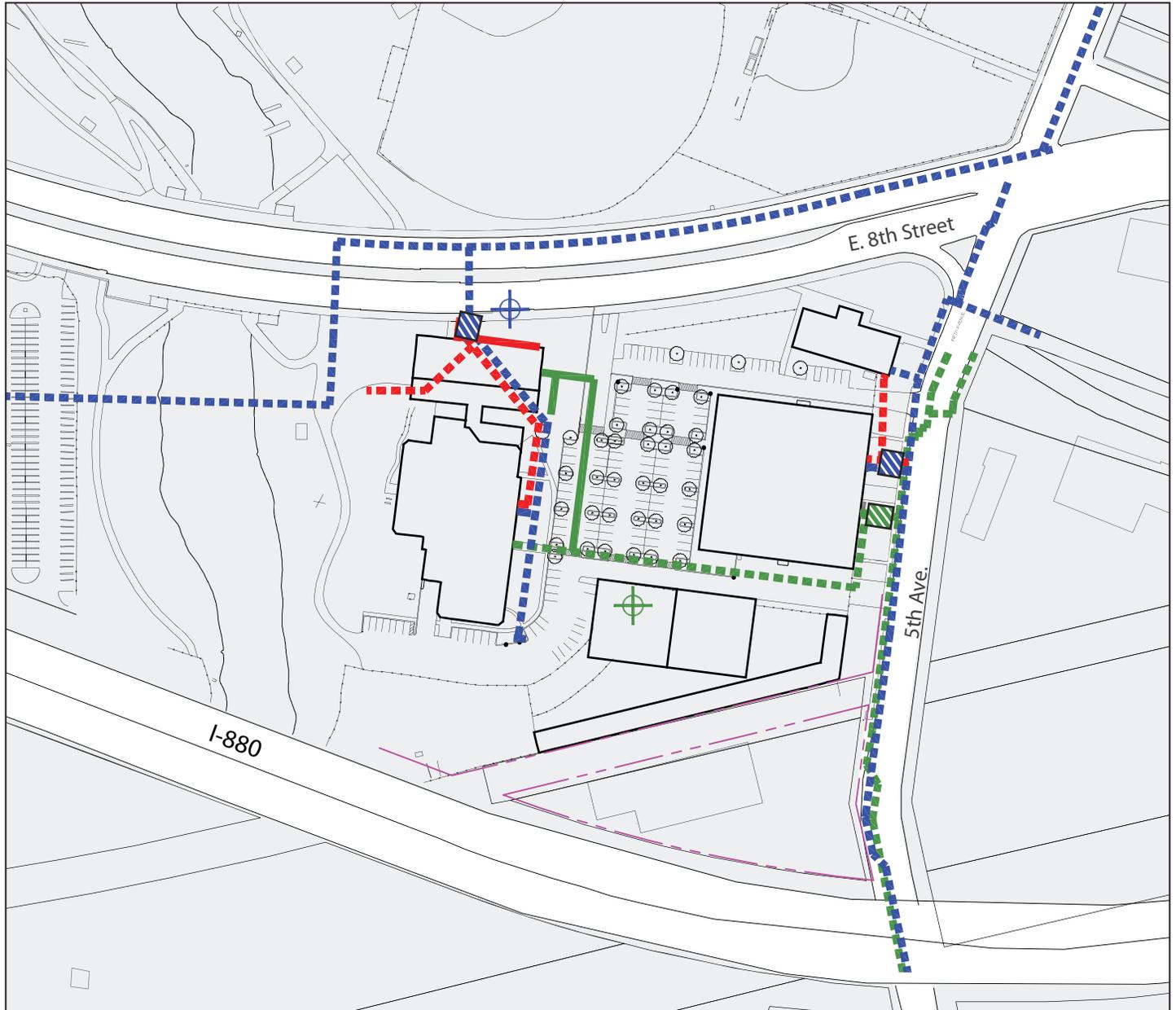
The District Offices are serviced through two gas meters along 5th Avenue. One meter serves the Admissions and Records Office. The other is near the loading dock of the Physical Plant Building facing 5th Avenue and serves the rest of the campus. A 1 ¼" line runs around the Physical Plant Building to serve the District Office Building.

Short Term Master Plan Recommendations

The Master Plan new building north of the District Office Building could potentially both be served by the 1.25" gas line that runs between 5th Avenue and the District Office Building. A hydraulic analysis would be required to determine whether the line would have to be upsized.



-  New Domestic Water Line
-  Existing Domestic Water Line
-  New Fire Water Line
-  Existing Fire Water Line
-  New Gas Line
-  Existing Gas Line
-  Property Line
-  Existing Water Meter
-  Existing Gas Meter
-  Potential Pipe Upsize
-  Potential Pipe Upsize



FIRE WATER AND GAS SYSTEM



Storm Drainage

Existing Conditions

The Peralta District Administrative Complex stormwater system discharges into both the City of Oakland public storm drain system and directly to the Merritt Channel, which is adjacent to the complex on the west. Based on record information and field observations, it appears that most of the onsite systems were constructed with the original construction in the 1960's. In general the major portion of the system appears to have been designed to handle the 10 year storm event. Based on FEMA FIRM Maps the Lake Merritt Channel is within the area of the 100 year flood. The District Administrative Complex itself is defined as "an area of minimal flooding."

The majority of the Main Office Parking Lot's southern portion was intended to drain overland into the Merritt Channel or through the fence to the south into the storage area that is surfaced in old, weathered asphalt concrete. A 24-inch line at the south end of the storage area discharges to the Merritt Channel. This entire area appears to become inundated during heavy rainfall (well below the capacity for a 2-year storm event). Additionally, the surface of the storage area does not adequately direct flows to the inlets to the 24-inch line, so standing water tends to be an ongoing problem. The Main Office area west of the main driveway drains through an 8-inch pipe that runs back under the building toward the Merritt Channel.

The northwestern portion of the parking lot was intended to drain to a fire access road/swale that was to convey run-off around the building to the south towards the southern parking lot. Based on field observation and record information, these improvements were not constructed, and this area has experienced settlement such that water ponds in the northeast corner.

The northeast portion of the Physical Plant and International Education Center parking areas are drained through a small system of 12-inch pipes that connect to a City of Oakland public main in East 8th Street. The Admissions and Records Office parking lot and the Physical Plant Building south maintenance area drain in separate systems to a City of Oakland public main in 5th Avenue.

Short Term Master Plan Recommendations

The short term Master Plan will require that the existing parking lot north of the main District Administrative Office Building will be removed and a new building constructed in its location.

A new lateral should be installed to serve rainwater leaders from the new building. This lateral can connect to the existing 12-inch line that exits the campus to the north, into the City of Oakland system in 7th Street.

To mitigate the frequent inundation and ponding in the southern portion of the campus, fill materials should be imported to raise the elevations to at least 6-inches above the expected 10-year storm event water level and sloped to drain to inlets that would tie into the existing 24-inch line at the south end of the property. The existing outfall of this 24-inch line should be utilized in the final plan so as not to require a new outfall permit and environmental review of the channel.

Storm drainage from all new surfaces should be treated to comply with Section C.3 of the City of Oakland's National Pollution Discharge Elimination System (NPDES) Permit with the State Water Board before outfalling to the channel. Surface bioswales, bioretention areas, or in sub-surface filtration structures are some established approaches that comply with these requirements.

Sanitary Sewer

Existing Conditions

The property is served by a 48-inch public main that runs north to south across 7th Street, through the District Administrative Complex property (in a 10-foot easement) and then to an 84-inch interceptor main on the other side of the freeway and railroad tracks in Embarcadero Way. The Physical Plant/Warehouse Building and District Offices buildings both tie directly into this 48-inch line.

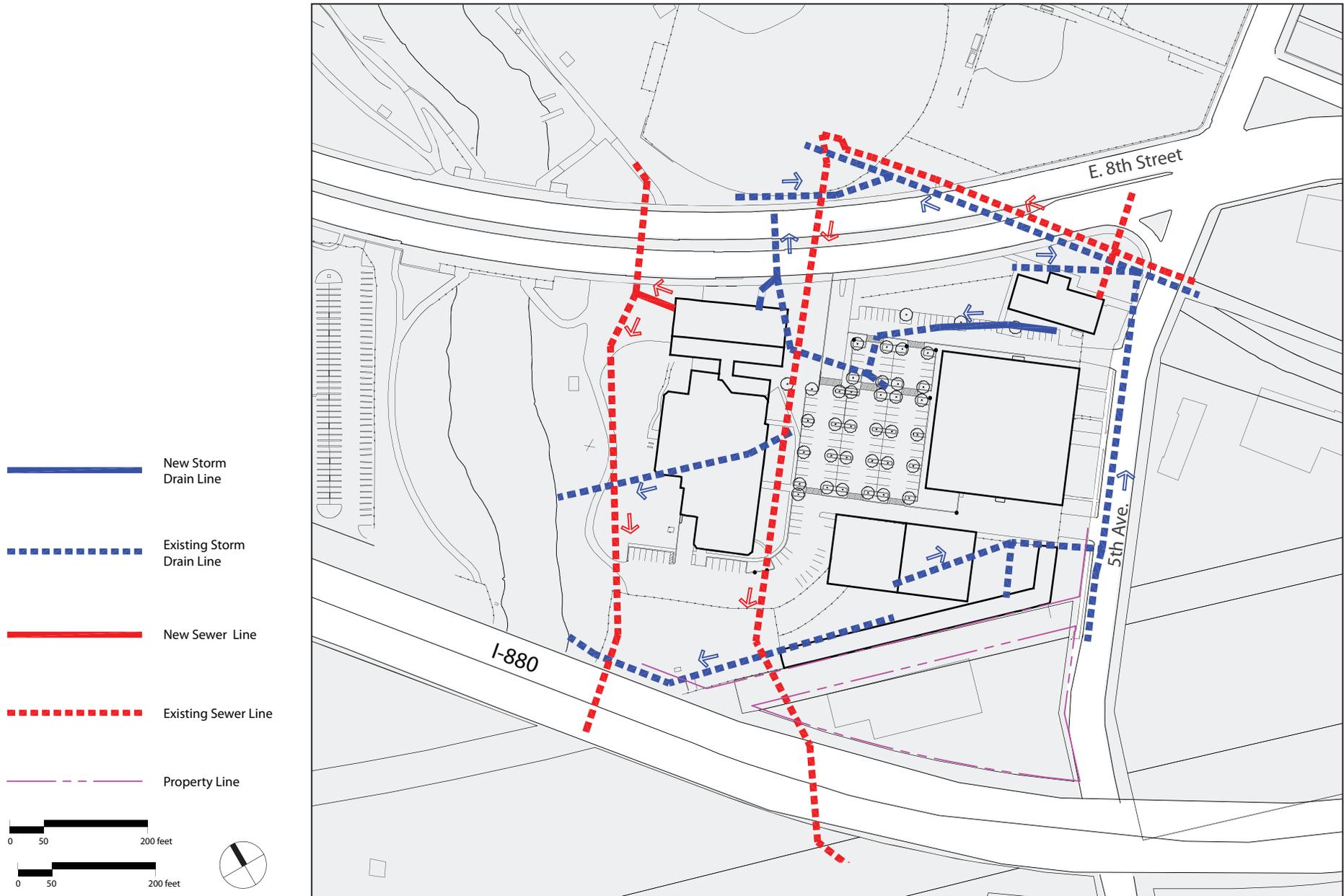
The Admissions and Records Office sewers out the north face of the building to a public main that cuts across the corner of East 8th Street and 5th Avenue.

Short Term Master Plan Recommendations

No major modifications to the sanitary sewer system are required to accommodate the Master Plan if the changes do not add significant additional flow. The new building north of the District Office building should be able to tie into either the 66-inch public main or the 48-inch public main.

Placement of the new building north of the District Office must comply with the easement that exists over the 66-inch line. It may be possible to place a modular building within the easement, provided the modular building does not induce excessive loads on the pipe and it avoids the two existing manholes in the area.





STORM DRAIN AND SANITARY SEWER SYSTEM



Overview

Interface Engineering conducted a surface-based site investigation of the District Administrative Complex Campus for the purpose of assessing the Mechanical, Plumbing, Electrical and Technology Systems. The assessment of the campus led to an analysis of the existing conditions and recommendations on how to improve the state of each system.

The following pages outline the Masterplan of the Mechanical, Plumbing, Electrical and Technology systems based on the analysis of the existing conditions, programming changes, energy conservation measures, service life of equipment and code related issues. A graphical representation of the site is provided, showing the MEP infrastructure for new systems as well as a written description of recommendations for each individual building.



Mechanical/Plumbing Infrastructure

This site does not have a Central Plant to provide mechanical and plumbing utilities to service the existing District Office, Warehouse, Physical Plant and Admissions & Records buildings. Each building is equipped with unitary systems that provide heating and cooling. As part of the Masterplan, it is recommended to:

Phase 1

1. Perform service on existing mechanical equipment to bring it to optimal working conditions that have exceeded their service life.
2. If the existing mechanical equipment is beyond repair, replace with high efficiency unit.

Electrical Infrastructure

The site is served by two secondary services; one for the District Administrative Office Building and one for the Physical Plant Building. As part of the Masterplan, it is recommended to:

Phase 1

1. Intercept and extend power from existing portables to location of new Modular Building.
2. Extend power from existing Warehouse to new Warehouse.
3. Perform load readings on the existing distribution system to determine available capacity to accommodate new loads .



Technology Infrastructure

The Peralta Community College District offices consists of five buildings; Physical Plant building, Police and Administration building, Warehouse building, and DAC (District Administration Center). The DAC and the Physical Plant buildings are hub locations for all Peralta colleges. Information is shared between the district office and all colleges via local carrier purchased T1 lines. Laney Community College has a direct hard fiber optic connection because of its close proximity to the district offices. Local phone service and data circuits are delivered to the DAC building where the main MiTel voice switch is located. From their data circuits are sent over to the Physical Plant building where the district Data Center is located. The data center is a raised floor environment with conditioning units in adjacent rooms. Each college has their own independent security, emergency evacuation systems that are monitored by the district offices.

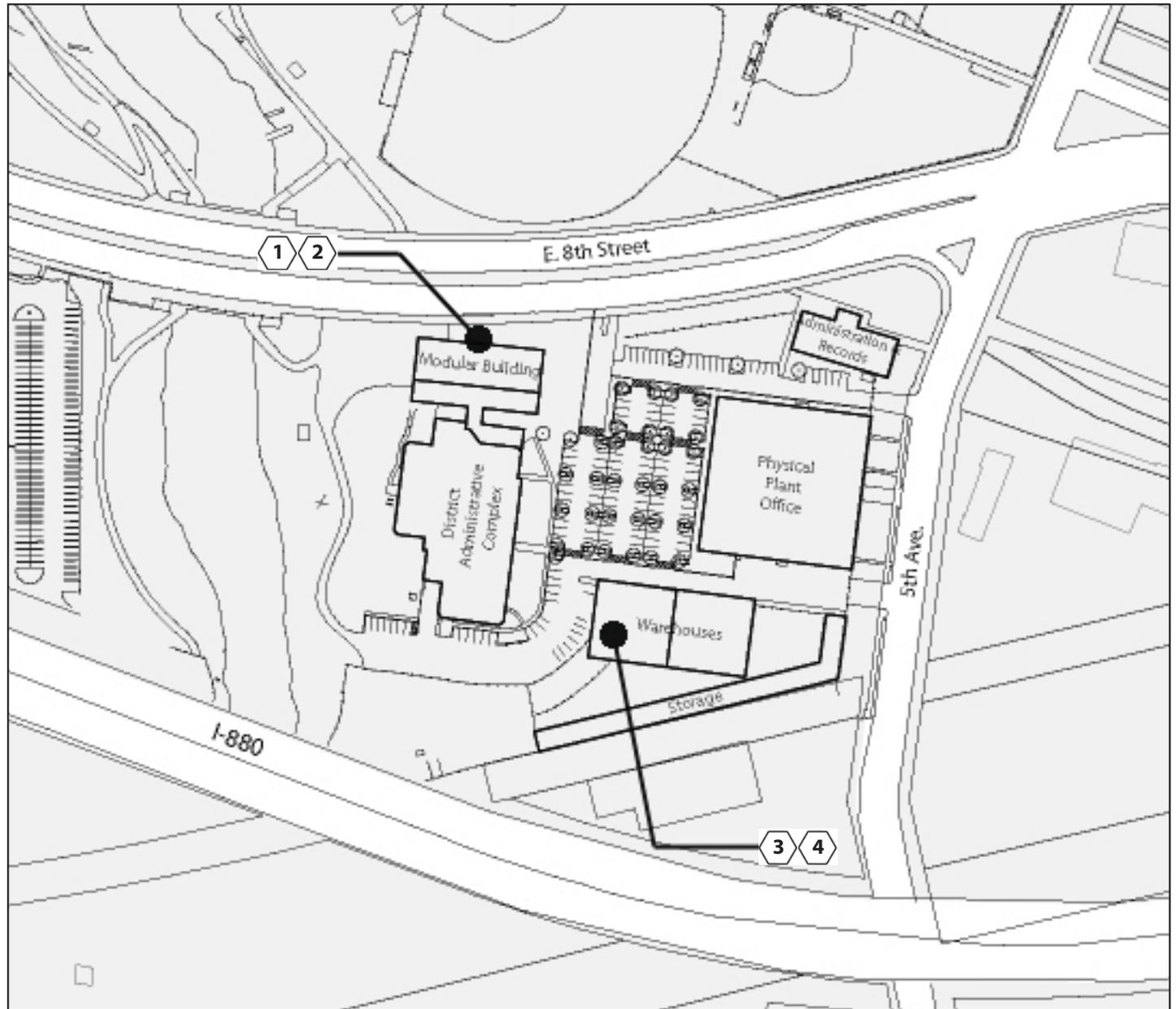
The existing Technology Infrastructure is in good condition; as part of the Masterplan, it is recommended to:

1. Provide seismic bracing for equipment cabinets in district data center.
2. Address hot spots between rows of cabinets in District data center.
3. Separate power cables and network cabling by providing a cable tray system above cabinets.
4. Provide proper grounding and bonding to all data center cabinets.



KEYNOTES

- 1 Provide new stand alone HVAC system.
- 2 Intercept and extend power from existing Portables to new Modular Building.
- 3 Provide new exhaust system for each warehouse.
- 4 Intercept and extend power from existing Warehouse to new Warehouse.



PROPOSED (PHASE 1) BUILDING INFRASTRUCTURE PLAN



Phase 1 Electrical Recommendations

District Administrative Complex

- Replace antiquated 1000A, 120/208V, 3 phase, 4 wire Switchboard and downstream electrical equipment with new equipment.
- Upgrade installation of electrical equipment to conform to current Code requirements.
- Replace existing incandescent lighting with new energy efficient luminaires using T8 or T5 lamps and integral emergency ballasts where generator power is unavailable.
- Evaluate egress lighting system and upgrade system as required to meet minimum one footcandle illumination at floor level.
- Provide lighting controls mounted in conformance with ADA requirements throughout.
- Provide low voltage lighting control panels for control of exterior lighting, public spaces, and large open areas.
- Provide occupancy sensors in private offices, classrooms, storage rooms, and other small enclosed areas for energy conservation.

Physical Plant/Information Technology

- The electrical equipment appears to be in good working condition and does not need replacement.
- Existing lighting consists mostly of energy efficient luminaires using T5 lamps and integral emergency ballasts. Lighting does not need replacement.
- Evaluate egress lighting system and upgrade system as required to meet minimum one footcandle illumination at floor level.
- Provide occupancy sensors in restrooms.

Warehouse

- Replace antiquated electrical equipment with new equipment.
- Provide additional electrical panelboards as required to accommodate all loads with spare capacity.
- Upgrade installation of electrical equipment to conform to current Code requirements.
- Upgrade size of feeder and panelboard for existing warehouse to accommodate loads for new warehouse to be located adjacent to the existing. Perform detailed load calculations to verify size of feeder and panelboard.
- Provide lighting with new energy efficient luminaires using T8 or T5 lamps and integral emergency ballasts.
- Provide egress lighting system to meet minimum one footcandle illumination at floor level.
- Provide lighting controls mounted in conformance with ADA requirements.

Admissions & Records Building

- Replace antiquated electrical distribution equipment with new equipment.
- Provide additional electrical distribution equipment to accommodate remodel and new programming spaces.
- Upgrade installation of electrical equipment to conform to current Code requirements.
- Verify if the existing 225A, 120/208V, 3 phase, 4 wire panelboard is sufficient to provide power for the new programming spaces.
- Perform load readings on existing distribution system to determine available capacity to accommodate new loads.
- Provide lighting, where required, with energy efficient luminaires using T5 lamps and integral emergency ballasts.



- Provide egress lighting system to meet minimum one footcandle illumination at floor level.
- Provide lighting controls mounted in conformance with ADA requirements.
- Provide low voltage lighting control panels for control of exterior lighting, public spaces, and large open areas.
- Provide occupancy sensors in private offices, classrooms, storage rooms, and other small enclosed areas for energy conservation.
- Provide automatic dimming of luminaires in daylit zones for energy conservation.

Phase 1 Mechanical And Plumbing Recommendations

Physical Plant / Information Technology

- Replace existing packaged rooftop units (RTUs) serving the administrative spaces and provide new RTUs of similar capacity with better efficiencies and integral economizer.
- Replace existing packaged rooftop units (RTUs) serving the Information Technology Area and provide new RTUs of similar or greater capacities with better efficiencies and integral economizers.
- Remove and replace existing computer room AC units (CRAC) with higher capacities to accommodate the ever increasing IT equipment heat loads.
- Provide new underflow air distribution system and implement “Hot Aisle” and “Cold Aisle” strategies.
- Replace existing electric water heaters type with gas powered type, complete with circulating pumps.
- Replace all existing plumbing fixtures with new low flow, low water consumption per District Standards and LEED requirements.

Admissions & Records Building

- Replace existing package rooftop units (RTUs) new high efficiency RTUs with gas heating and electric cooling.
- Provide DDC control system.
- Upgrade general exhaust systems fans for all public restrooms.
- Provide general exhaust system fans for the existing storage area.
- Provide gas powered domestic water heaters with circulating pumps.
- Provide low flow/low water consumption plumbing fixtures per District Standards and LEED requirements.



District Administrative Complex

- Replace existing heat pumps with new of equal capacity and better efficiencies.
- Replace existing heat pump system in its entirety and serve the office space with high efficiency packaged rooftop units with gas heating and electric cooling.
- Replace existing roof mounted heat pumps and with new or completely replace with packaged rooftop units.
- Remove existing roof mounted cooling tower/boiler unit.
- Provide DDC control system.
- Replace general exhaust systems fans for all public restrooms with new.
- Replace existing electric water heaters type with gas powered type, complete with circulating pumps.
- Provide low flow/low water consumption plumbing fixtures per District Standards and LEED requirements.

Warehouse

- The existing HVAC system, including packaged rooftop units and VAV boxes, are still in very good condition. Perform routine maintenance to the units operating at a high, efficient level.
- Thoroughly clean and perform routine maintenance on all existing unit heaters serving the warehouse
- Upgrade general exhaust systems fans for all public restrooms.
- Provide gas powered domestic water heaters with circulating pumps.
- Provide low flow/low water consumption plumbing fixtures per District Standards and LEED requirements.

Phase 1 Technology Recommendations

District Administrative Complex

- Provide equipment for emergency announcement system
- Provide closed circuit television cameras (CCTV) where appropriate
- Relocate Demarcation point and voice switch to Data Center
- Provide IDF closets:
 - Equipment racks to be seismically braced to zone 4 standards
 - Provide wire management at equipment racks
 - Dedicated cooling 24/7
- Provide access control system for IDF room
- Provide new tele/data devices to accommodate remodeled and new programming

Physical Plant/Information Technology

- Provide head-end equipment for emergency announcement system
- Provide closed circuit television cameras (CCTV) where appropriate
- Provide new overhead cable management system in main server room
- Equipment racks to be seismically braced to zone 4 standards
- Provide wire management at equipment racks
- Provide under floor cable management system
- Provide separation of electrical and low network cabling
- Dedicated cooling 24/7 to address hot aisle cold aisle issues
- Provide access control system for Data Center / Server Room
- Provide new tele/data devices to accommodate remodeled and new programming



Warehouse

- Provide emergency announcement system
- Provide closed circuit television cameras (CCTV) where appropriate
- Provide IDF closets:
 - Equipment racks to be seismically braced to zone 4 standards
 - Provide wire management at equipment racks
 - Dedicated cooling 24/7
- Provide access control system for MDF room

Admissions & Records Building

- Provide emergency announcement system
- Provide closed circuit television cameras (CCTV) where appropriate
- Provide IDF closets:
 - Equipment racks to be seismically braced to zone 4 standards
 - Provide wire management at equipment racks
 - Dedicated cooling 24/7
- Provide access control system for IDF room
- Provide new tele/data devices to accommodate remodeled and new programming

Modular Building

- Provide emergency announcement system
- Provide closed circuit television cameras (CCTV) where appropriate
- Provide new backbone conduits to support this building
- Provide IDF closets:
 - Equipment racks to be seismically braced to zone 4 standards
 - Provide wire management at equipment racks
 - Dedicated cooling 24/7
- Provide access control system for IDF room

New Warehouse

- Provide emergency announcement system
- Provide closed circuit television cameras (CCTV) where appropriate
- Provide new backbone conduits to support this building
- Provide IDF closets:
 - Equipment racks to be seismically braced to zone 4 standards
 - Provide wire management at equipment racks
 - Dedicated cooling 24/7
- Provide access control system for IDF room





An effective signage program is intended to provide visitors, faculty, and staff with the information needed to find and arrive at their destinations timely and with ease. It is intended to convey a level of professionalism at all levels of application and enhance the visitor's, and staff/faculty's experience while visiting the District's Complex. Sign planning and implementation is based on a strategy that allows adaptability to the various site conditions and architectural environments as well as establishing a consistent and visible identity and image that combines the PCCD values.

The Peralta Community College District has produced signage standards which may be found in the *Peralta Community College District Signage Standards Manual*.



Identity: Existing

Throughout the complex, it is apparent that the signage evolved on an as-needed basis rather than having been designed with the whole complex in mind. The current signage has a negative visual impact.



Above are examples of existing identity entrance signage. The signs are graphically inconsistent, hard to read and is not strong or appealing.

Identity: Strong

Strong identity represents professionalism and portrays a sense of cohesiveness. Identification signage helps create a sense of cohesiveness. Consistent and cohesive use of materials, colors, and type contribute greatly to a strong identity and sense of place. Standards are to be established to assist the District Complex with their signage identity. (See PCCD Signage Standards Manual 2008).



Examples of existing identity entrance signage. The signs are graphically appealing and depicts a strong sense of identity.



Wayfinding

A comprehensive wayfinding system is to be developed. The system is comprised of the following components - maps, directional signs and building identification - these components work together as a series of signs to assist with navigation throughout the complex.

Campus Maps

Location maps are to be located strategically at entry points and gathering places.

Directional Signage

Directional signage provides assistance in finding key destinations that are off the main path of travel. They should be located at key intersections.

Night

Key signs should be illuminated, especially at entries, throughout the complex to provide effective signage for evening staff, faculty and visitors.

Above are examples of existing wayfinding signage. The signs appear to be *home made*, therefore, not portraying a professional image. Direction is general in nature.



Examples of wayfinding signage that provides direction and identifies the complex's buildings locations. The signage is also graphically appealing and easy to read.



BUILDING IDENTIFICATION



Above are examples of existing building signage. It lacks cohesiveness.

GRAPHICS AND SIGNAGE

Building Identification

Building identification is another component of wayfinding and works with both location maps and directional signage.

All buildings should be clearly identified starting with *primary building identification* (main building exterior) and *secondary building identification* (building entrances and doors).

Additionally, a set of acceptable fonts, sizes, and materials should be established and enforced. (See the PCCD Signage Standards Manual 2008)



Effective and graphically informative.

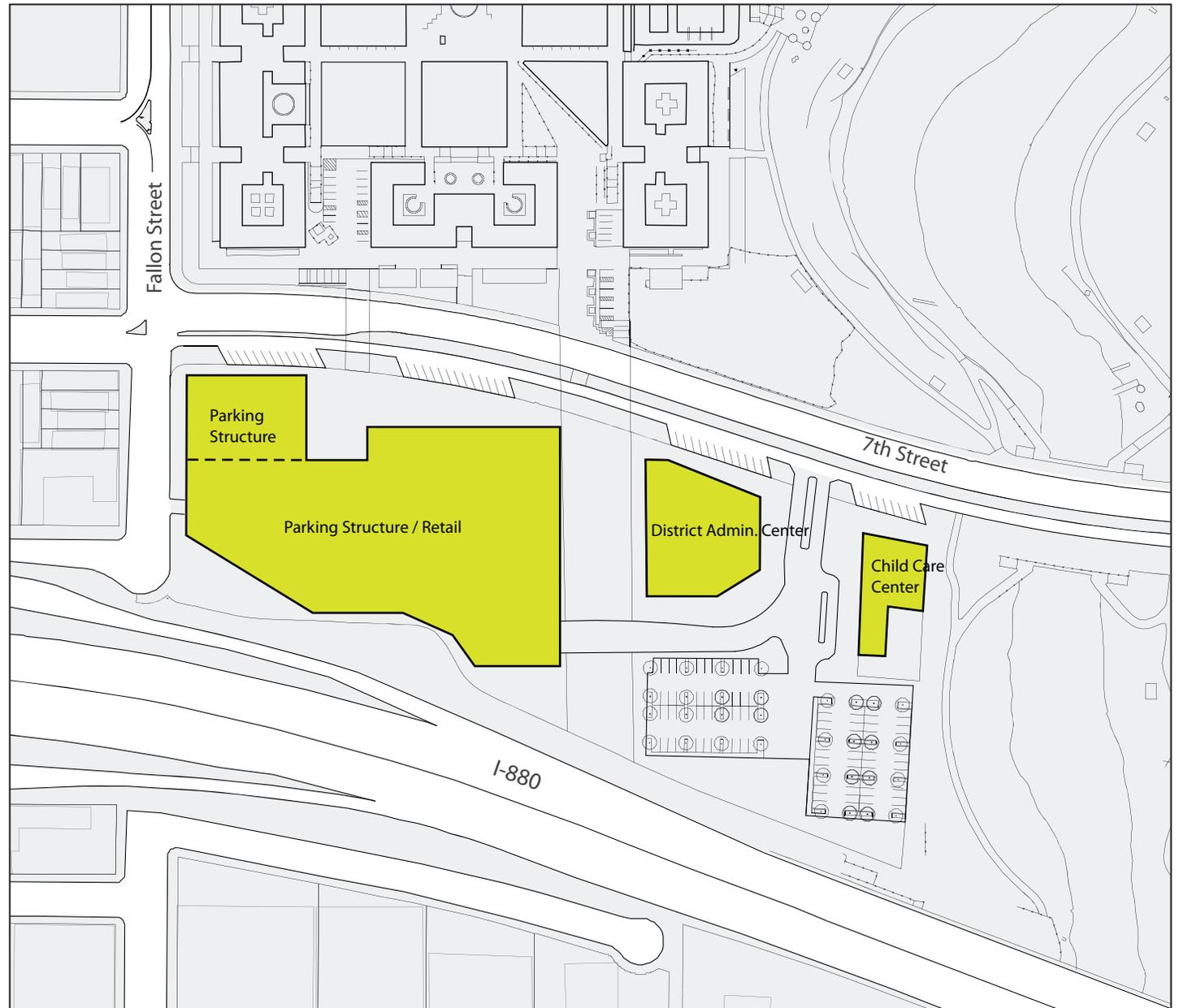
If the District is able to find a partner to work with them to develop the second phase of this proposal, then they may want to consider proceeding to the third phase.

In this phase, the District could relocate all of its administrative functions to a new location on the west side of the estuary, as shown on the map on the adjacent page. This new location could be either a new freestanding multistory building or the District offices could be incorporated into a new building that is designed as part of the parking garage.

The rebuilding of the Childcare Center, which is detailed in the Laney College Master Plan, also identifies this area as one of the possible locations if it were to be relocated.

If desired, the narrowing of 8th Street could continue to the estuary bridge. The balance of the parking lot would be modernized and the landscaping along the street and in the garage plaza would be completed.





LONG-TERM PROPOSED CAMPUS BUILDINGS



Open Space Goals

The open space component of the redevelopment of the parking lot south of Laney College should achieve the following main goals:

Create a strong connection to the Laney campus.

The north-south axes should be aligned with the Laney College entry plazas along 7th Street. The buildings and open spaces should reflect the grid of the Laney campus. The gateway plaza landscapes should be carried across 7th Street with wide crosswalks, and into the new development with similar hardscape and planting materials.

Create a “gateway” experience that integrates the two sides of 7th Street.

The gateway landscape south of the new Science Building should be reflected on the south side of 7th Street. Views of the new Library from the west should be emphasized, and views of the new development from the east should be emphasized. A consistent streetscape design, including paving, furnishings, lighting and street trees, should be implemented on both sides of 7th Street.





LONG-TERM PROPOSED LANDSCAPE CONCEPT PLAN



Activate 7th Street as a pedestrian-friendly corridor.

Wide sidewalks, street trees, bulb-outs, pedestrian-scale lighting, and street furnishings should contribute to the pedestrian environment. It is proposed that 7th Street be narrowed to a 2-lane street with parking and bicycle lanes. As discussed elsewhere, ground-floor spaces should house activity-generating uses, such as retail or student services. These uses should be located to capture the pedestrian traffic between the parking structure and the campus.

Take advantage of and enhance the estuary landscape.

Uses such as the childcare center and office space should be located along the estuary, with views and easy access to the estuary. The estuary landscape should be improved with pathways, lighting and furnishings. Stormwater management bioswales and/or retention/detention basins should be constructed along the estuary to slow and treat stormwater from the new development and provide wildlife habitat and landscape character consistent with the rest of the estuary landscape. Public access and public amenities should be maintained along the estuary as part of Oakland's park network.



1. View from Seventh Street Plaza





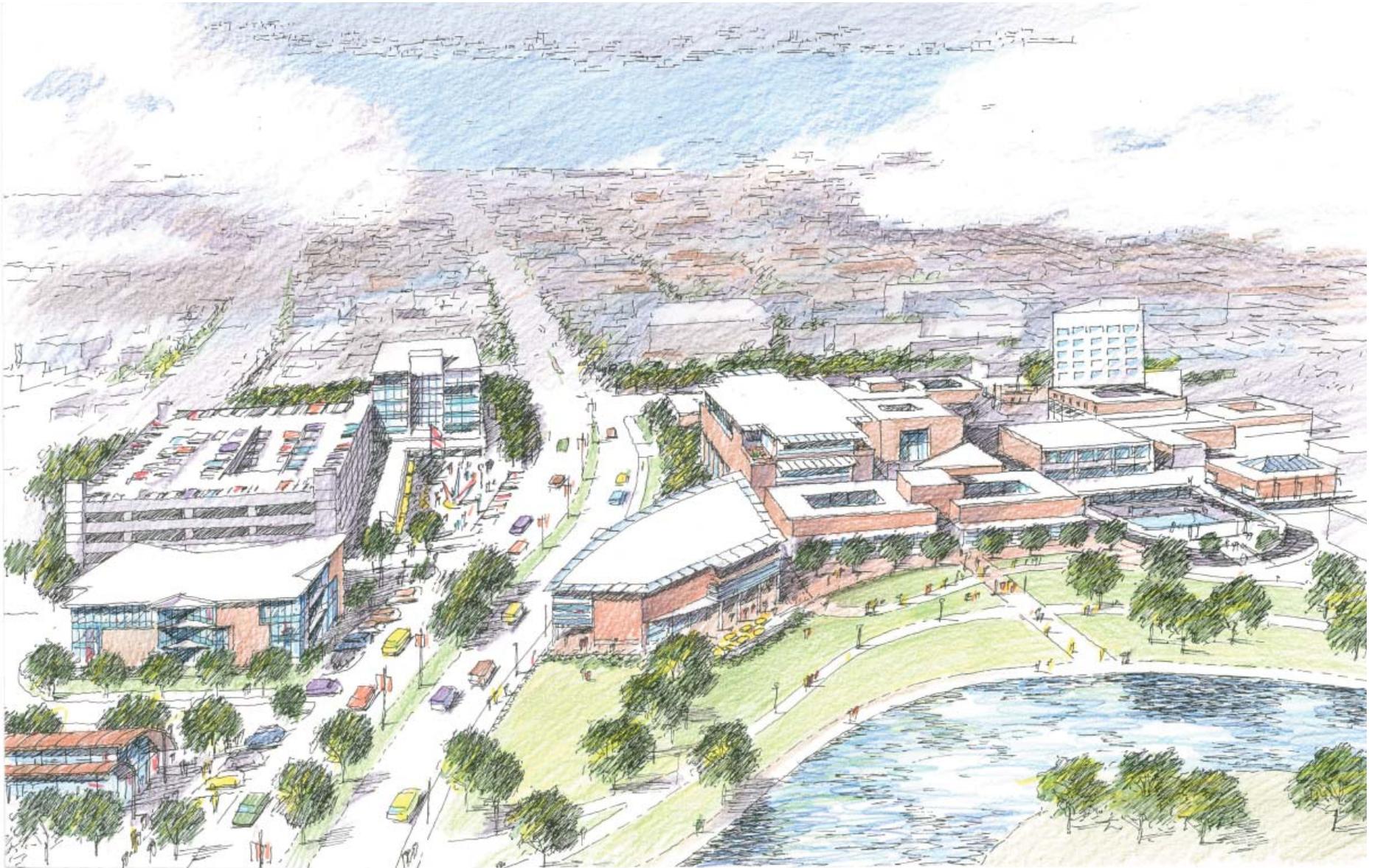
2. View of new proposed office building from plaza



3. View of child care center

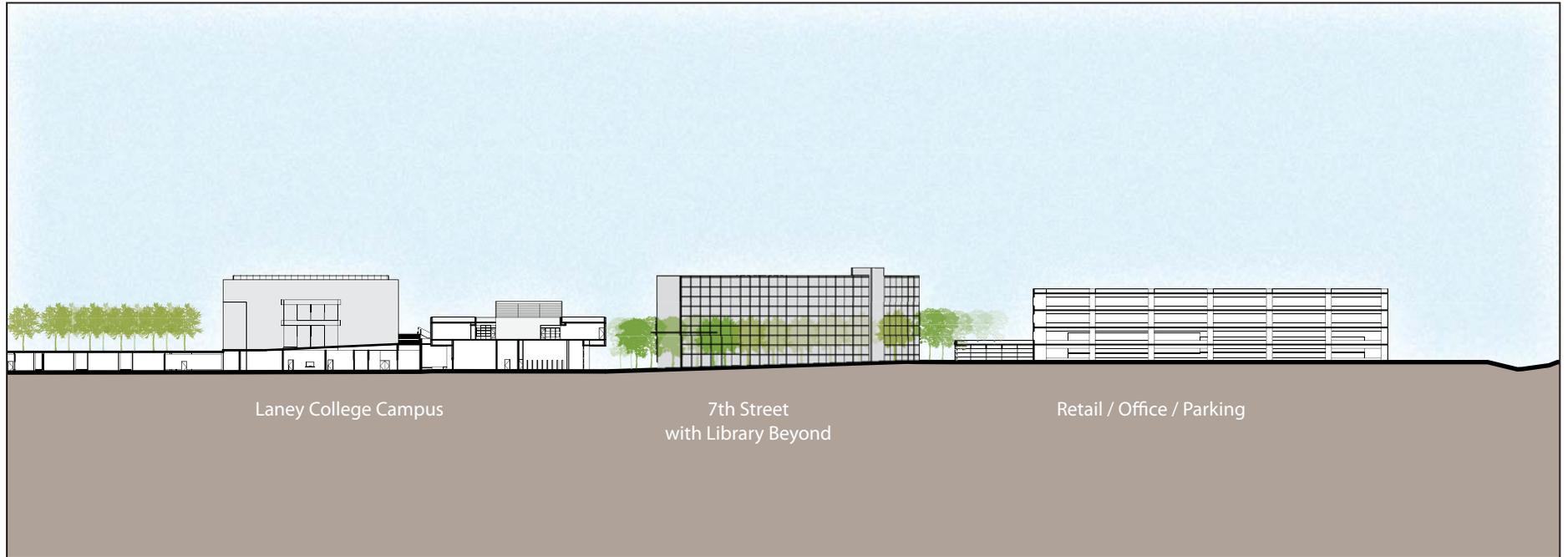


4. View of District Administrative Office

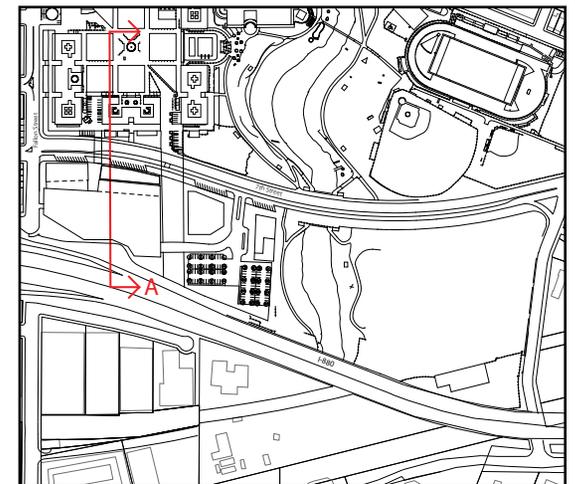


LONG-TERM PROPOSED AERIAL PERSPECTIVE





LONG-TERM PROPOSED SECTION A



Water

Existing Conditions

East Bay Municipal Utilities District (EBMUD) supplies domestic water to the District Administrative Complex through three separate meters. One 2-inch meter in East 8th Street feeds the main office building on the west side of the property. 2-inch and a 5/8-inch meters are located on 5th Avenue and serve the Physical Plant/Warehouse Building and the Administration and Records Office respectively.

The District Administrative Complex has two (2) separate dedicated fire lines. The first is connected to the public main on East 8th Street through a backflow preventer and serves the District Office building and two (2) hydrants with 6-inch lines. The fire department connection and post indicator valves for the building are near the East 8th Street sidewalk. The Warehouse/Physical Plant building has a dedicated fire line on its eastern face that is fed from a public main in 5th Avenue. The Admissions and Records Office building does not appear to have a dedicated fire line.

There are two (2) hydrants on the property that are fed by the dedicated fire line.

Long Term Master Plan Recommendations

There are 8-inch and 36-inch public mains in 7th Street and there are 8-inch and 20-inch public mains in Fallon Street along the frontages of the existing Laney Parking lot. A new domestic meter would be required to serve the Master Plan new buildings. We anticipate that this meter would be located along 7th Street, south of the main building and that domestic services would extend from that single meter to all buildings and spaces within the property.

Fire services with new reduced pressure backflow preventers can be placed at the north and south ends of 7th Street with dedicated fire lines to serve new buildings and hydrants. It is recommended that two fire connections be installed and that they be looped, either around or through one of the buildings, to increase pressure and redundancy.

Additional items noted and contained in the domestic and fire water existing conditions assessment report should be remediated with the master plan implementation.

Gas

Existing Conditions

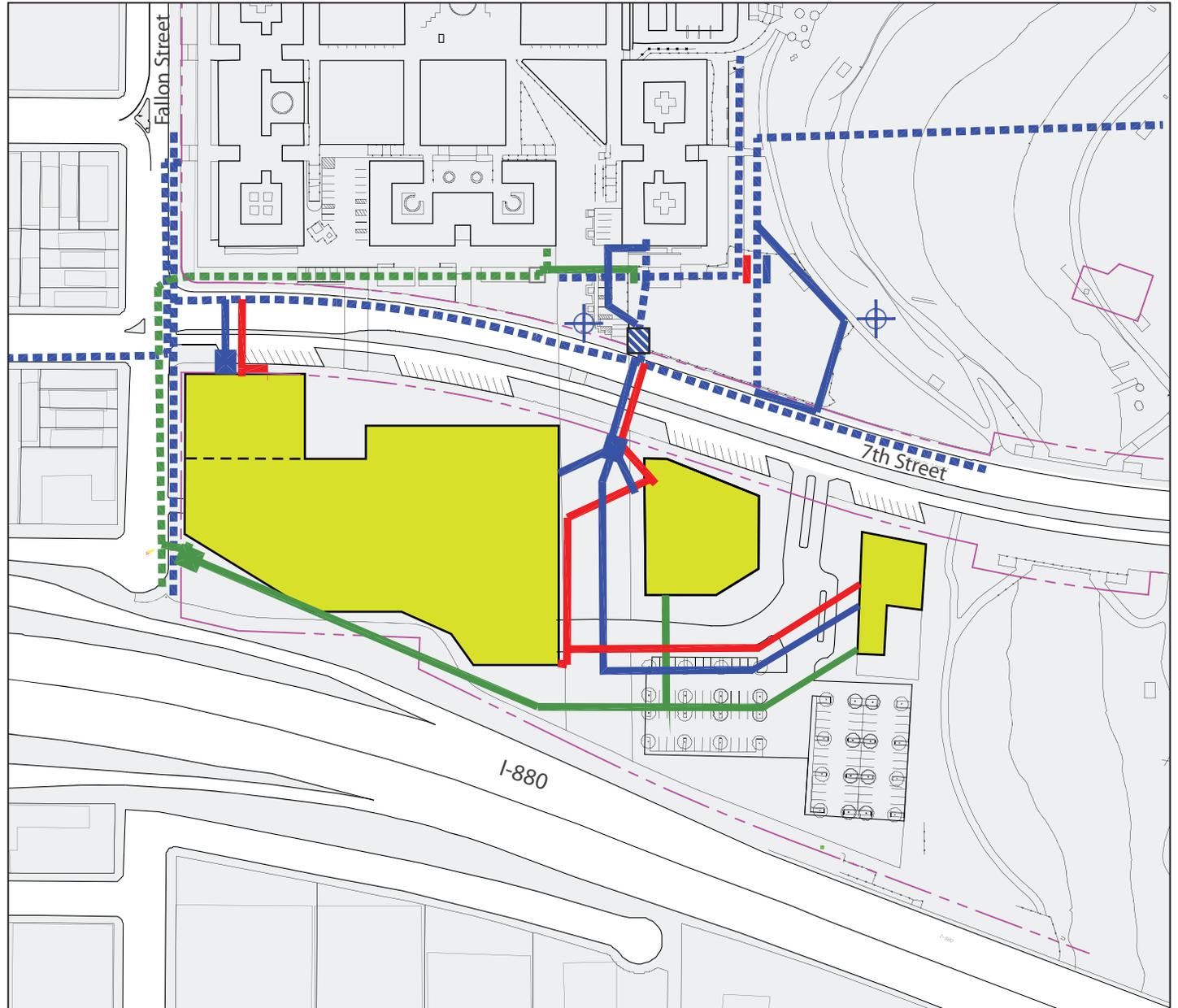
The District Offices are serviced through two gas meters along 5th Avenue. One meter serves the Admissions and Records Office. The other is near the loading dock of the Physical Plant Building facing 5th Avenue and serves the rest of the campus. A 1 ¼" line runs around the Physical Plant Building to serve the District Office Building.

Long Term Master Plan Recommendations

A connection can be made to a PG&E gas main in Fallon Street to serve the proposed Master Plan improvements. A meter could be installed in the northwest corner of the property and a dedicated, private gas lines would be needed from that point to serve the proposed buildings.



-  New Domestic Water Line
 -  Existing Domestic Water Line
 -  New Fire Water Line
 -  New Gas Line
 -  Existing Gas Line
 -  Property Line
 -  New Water Meter
 -  Existing Water Meter
 -  Existing Gas Meter
 -  Reroute Pipe Around Building
-  0 50 200 feet
- 



LONG-TERM PROPOSED FIRE WATER AND GAS SYSTEM



Storm Drainage

Existing Conditions

The Peralta District Administrative Complex stormwater system discharges into both the City of Oakland public storm drain system and directly to the Merritt Channel, which is adjacent to the complex on the west. Based on record information and field observations, it appears that most of the onsite systems were constructed with the original construction in the 1960's. In general the major portion of the system appears to have been designed to handle the 10 year storm event. Based on FEMA FIRM Maps the Lake Merritt Channel is within the area of the 100 year flood. The District Administrative Complex itself is defined as "an area of minimal flooding."

The Main Office area west of the main driveway drains through an 8-inch pipe that runs back under the building toward the Merritt Channel.

The majority of the Main Office Parking Lot's southern portion was intended to drain overland into the Merritt Channel or through the fence to the south into the storage area that is surfaced in old, weathered asphalt concrete. A 24-inch line at the south end of the storage area discharges to the Merritt Channel. This entire area appears to become inundated during heavy rainfall (well below the capacity for a 2-year storm event). Additionally, the surface of the storage area does not adequately direct flows to the inlets to the 24-inch line, so standing water tends to be an ongoing problem.

The northwestern portion of the parking lot was intended to drain to a fire access road/swale that was to convey run-off around the building to the south towards the southern parking lot. Based on field observation and record information, these improvements were not constructed, and this area has experienced settlement such that water ponds in the northeast corner.

The northeast portion of the Physical Plant and International Education Center parking areas are drained through a small system of 12-inch pipes that connect to a City of Oakland public main in East 8th Street. The Admissions and Records Office parking lot and the Physical Plant Building south maintenance area drain in separate systems to a City of Oakland public main in 5th Avenue.

Long Term Master Plan Recommendations

The long term Master Plan anticipates the District Administrative Complex relocation to the existing Laney Parking Lot across the Merritt Channel.

Future development within the Administrative Complex should connect to the storm drain line along the south side of the property that discharges into the Merritt Channel unless a new outfall to the Channel is permitted. This line currently increases size in stages from 12-inches near Fallon Street to 30-inches before it reaches the outfall. The sizes and slopes of all of these line sections should be analyzed to determine whether they are adequate to serve the new development.

As with the Short Term Master Plan, storm drainage from all new surfaces should be treated either in surface bioswales, bioretention areas, and/or in sub-surface filtration structures before entering the existing system to comply with Section C.3 of the City of Oakland's NPDES Permit with the State Water Board.

Sanitary Sewer

Existing Conditions

The property is served by a 48-inch public main that runs north to south across 7th Street, through the District Administrative Complex property (in a 10-foot easement) and then to an 84-inch interceptor main on the other side of the freeway and railroad tracks in Embarcadero Way. The Physical Plant/Warehouse Building and District Offices buildings both tie directly into this 48-inch line.

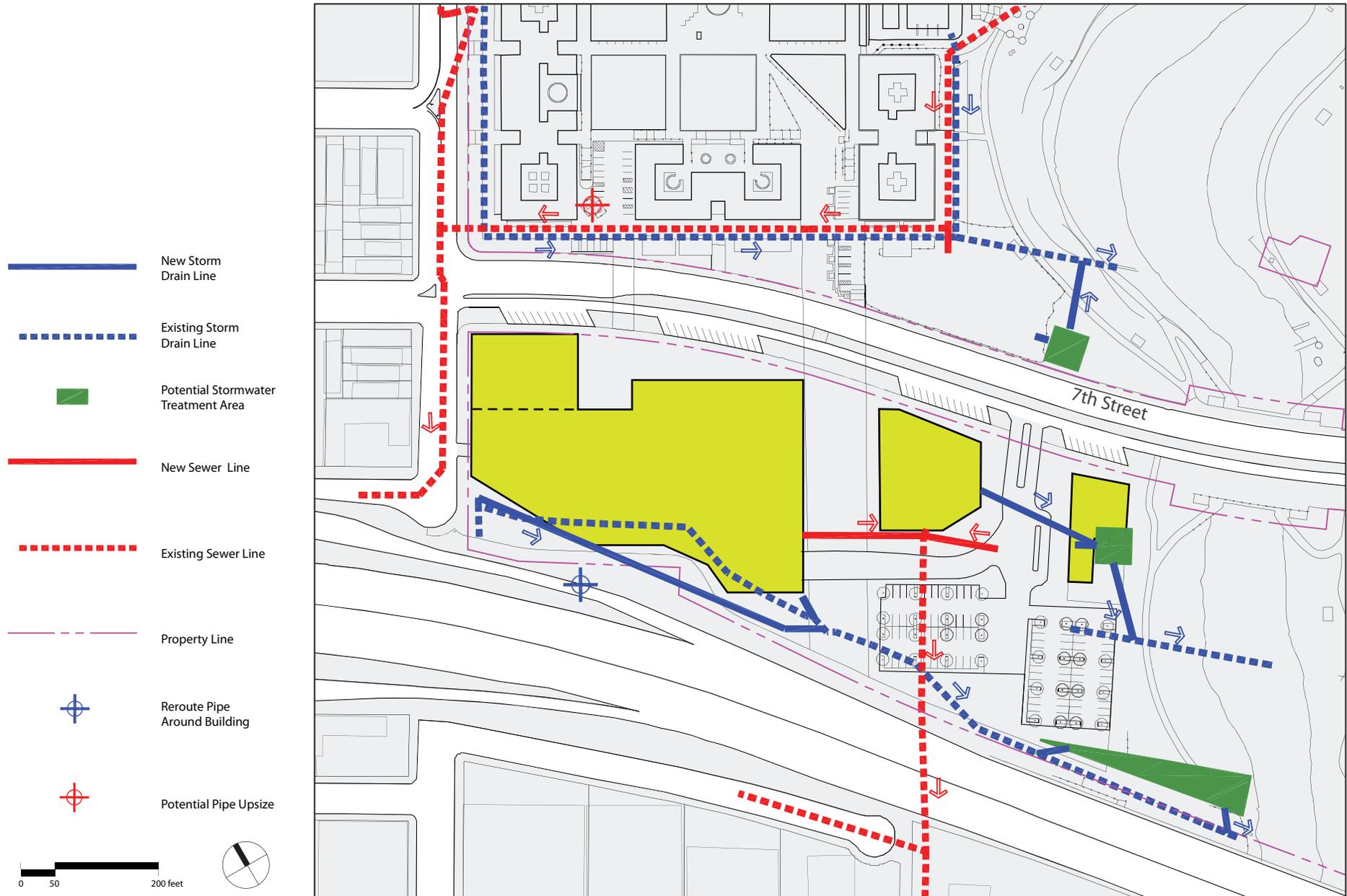
The Admissions and Records Office sewers out the north face of the building to a public main that cuts across the corner of East 8th Street and 5th Avenue.

Long Term Master Plan Recommendations

An existing 10-inch sanitary sewer main (or a replacement line in a similar alignment) that runs through the existing Laney Parking lot and part of the City's old street grid could potentially be utilized to serve the Master Plan development in the area. The line does not appear to be currently in use and a portion of it would likely be demolished or filled with slurry and abandoned in place, as it extends under the proposed new building footprint. A conditions assessment report would need to consider the condition (via video-taping), capacity (via detailed survey and flow determination), and long term useability. Any abandonment, demolition, or replacement would likely need to be approved by the City.

The existing 12-inch public main that runs from the northeast to the southwest in Fallon Street can serve the northern planned buildings, upon verification by the City that there is capacity in the line for additional development. Potentially, this line could serve the entire campus.





LONG-TERM PROPOSED STORM DRAIN AND SANITARY SEWER SYSTEM



Overview

Interface Engineering conducted a surface-based site investigation of the District Administrative Complex Campus for the purpose of assessing the Mechanical, Plumbing, Electrical and Technology Systems. The assessment of the campus led to an analysis of the existing conditions and recommendations on how to improve the state of each system.

The following pages outline the Masterplan of the Mechanical, Plumbing, Electrical and Technology systems based on the analysis of the existing conditions, programming changes, energy conservation measures, service life of equipment and code related issues. A graphical representation of the site is provided, showing the MEP infrastructure for new systems as well as a written description of recommendations for each individual building.



Mechanical/Plumbing Infrastructure

This site does not have a Central Plant to provide mechanical and plumbing utilities to service the existing District Office, Warehouse, Physical Plant and Admissions & Records buildings. Each building is equipped with unitary systems that provide heating and cooling. As part of the Masterplan, it is recommended to:

Phase 2

1. The proposed Parking Structure Bldg, District Admin, and other building should not be served by the Central Utility Plant located at the Laney College Campus.
2. Provide new high efficiency packaged rooftop units with gas heating and electronic cooling to new Retail, District Admin Complex and Childcare Center buildings. Each system will be provided with Direct Digital Controls (DDC).

Implement preventative maintenance program to keep mechanical equipment running at optimal conditions.
Install mechanical ventilation and exhaust system to serve the Parking Structure.
Provide new plumbing systems.

Electrical Infrastructure

The site is served by two secondary services; one for the District Administrative Office Building and one for the Physical Plant Building. As part of the Masterplan, it is recommended to:

Phase 2

1. Provide new secondary service to serve Parking Structure, Multi-use Building, and Retail Spaces. Coordinate point of connection for new service with PG&E.
2. Provide new secondary service to serve District Administrative Complex and Child Care Center. Coordinate point of connection for new service with PG&E.

Technology Infrastructure

Refer to Utilities and Infrastructure section



Phase 2 & 3 Electrical Recommendations*Parking Structure/Multi-Use Building/Retail*

- Provide 2000A, 277/480V, 3 phase, 4 wire service to service Parking Structure, Multi-use Building, and Retail Spaces. Coordinate point of connection for new service with PG&E. Perform detailed load calculations to verify service size and provide electrical distribution equipment to accommodate all loads.
- Provide a Photovoltaic System to supplement or fully serve the total building load.
- Implement a system to accurately monitor energy use and system performance.
- Provide lighting with energy efficient luminaires using T5 lamps and integral emergency ballasts where generator power is unavailable.
- Provide egress lighting system to meet minimum one footcandle illumination at floor level.
- Provide lighting controls mounted in conformance with ADA requirements.
- Provide low voltage lighting control panels for control of exterior lighting, parking structure, public spaces, and large open areas.
- Provide occupancy sensors in private offices, storage rooms, and other small enclosed areas for energy conservation.
- Provide automatic dimming of luminaires in daylit zones for energy conservation.

District Administrative Complex/Child Care Center

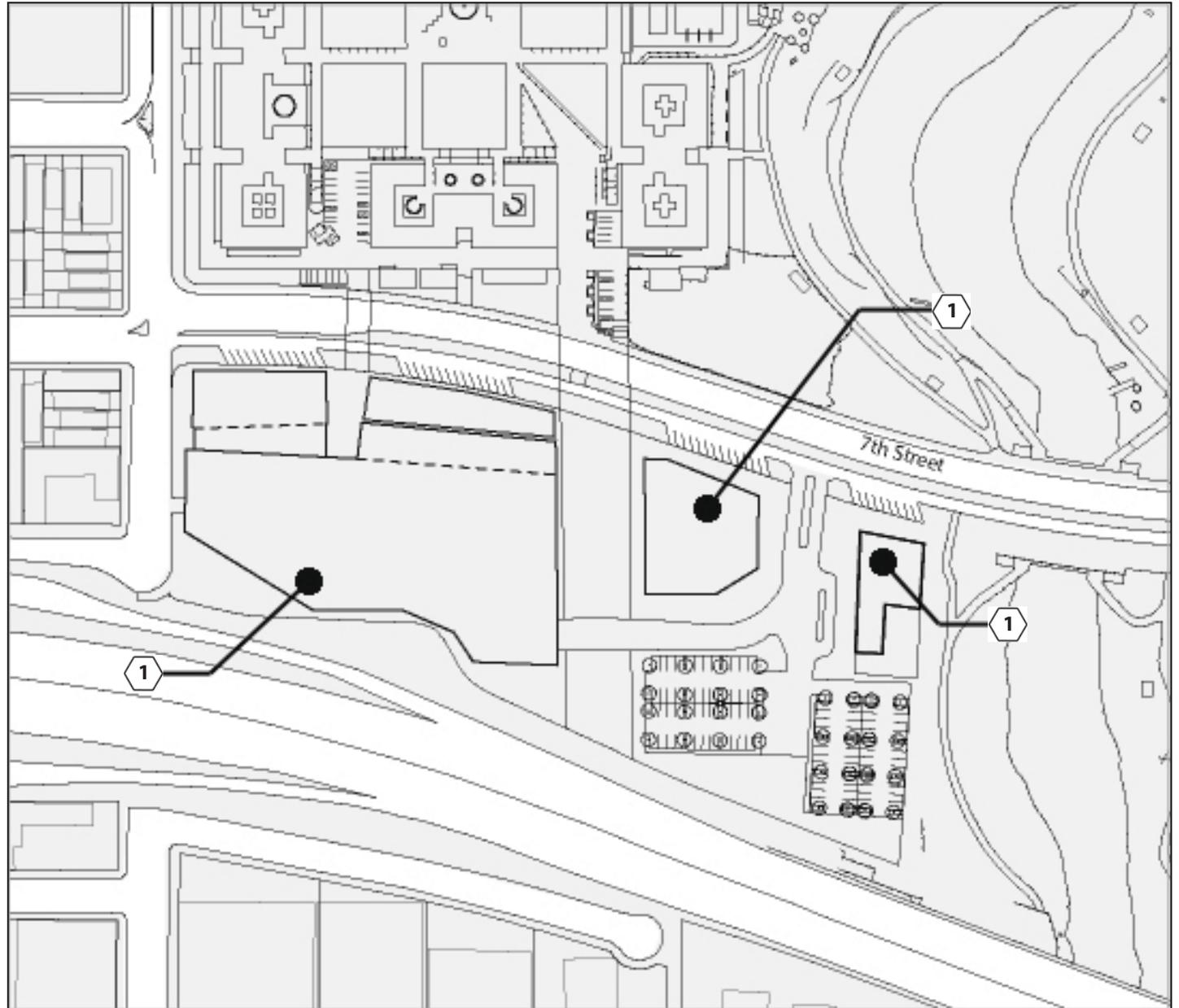
- Provide 1600A, 277/480V, 3 phase, 4 wire service to serve District Administrative Complex and Child Care Center. Coordinate point of connection for new service with PG&E. Perform detailed load calculations to verify service size and provide electrical distribution equipment to accommodate all loads.

- Provide a Photovoltaic System to supplement or fully serve the total building load.
- Implement a system to accurately monitor energy use and system performance.
- Provide lighting with energy efficient luminaires using T5 lamps and integral emergency ballasts where generator power is unavailable.
- Provide egress lighting system to meet minimum one footcandle illumination at floor level.
- Provide lighting controls mounted in conformance with ADA requirements.
- Provide low voltage lighting control panels for control of exterior lighting, parking structure, public spaces, and large open areas.
- Provide occupancy sensors in private offices, storage rooms, and other small enclosed areas for energy conservation.
- Provide automatic dimming of luminaires in daylit zones for energy conservation.



KEYNOTES

- 1 Provide new stand alone utilities.



LONG TERM (PHASE II AND III)



Phase 2 & 3 Mechanical And Plumbing Recommendations*Multi-Use Building/Retail*

- Provide high efficiency packaged rooftop units (RTUs) with gas heating and electric cooling.
- Provide DDC control system.
- Provide general exhaust systems fans for all public restrooms.
- Provide exhaust systems for food preparation services.
- Provide gas powered domestic water heaters with circulating pumps.
- Provide low flow/low water consumption plumbing fixtures per District Standards and LEED requirements.

District Administrative Complex

- New air handling units (AHUs) equipped with heating and cooling coils, integral economizer and Variable Frequency Drive (VFD) fan motors.
- Install new VAV boxes with DDC control and reheat coils for all perimeter zones.
- Install airflow monitoring systems.
- Implement LEED design for Commercial Buildings.
- Provide new gas powered domestic water heaters with circulating pumps.
- Replace all existing plumbing fixtures with new low flow, low water consumption per District Standards and LEED requirements.

Child Care Center

- Provide high efficiency packaged rooftop units (RTUs) with gas heating and electric cooling.
- Provide DDC control system.
- Provide general exhaust systems fans for all public restrooms.
- Provide exhaust systems for food preparation services.
- Provide gas powered domestic water heaters with circulating pumps.
- Provide low flow/low water consumption plumbing fixtures per District Standards and LEED requirements.



Phase 2 & 3 Technology Recommendations

Parking Structure

- Provide emergency announcement system
- Provide closed circuit television cameras (CCTV) where appropriate
- Provide new backbone conduits to support this building
- Provide IDF closets:
 - Equipment racks to be seismically braced to zone 4 standards
 - Provide wire management at equipment racks
 - Dedicated cooling 24/7
- Provide access control system for IDF room

Multi-Use Building/Retail

- Provide emergency announcement system
- Provide closed circuit television cameras (CCTV) where appropriate
- Provide new backbone conduits to support this building
- Provide IDF closets:
 - Equipment racks to be seismically braced to zone 4 standards
 - Provide wire management at equipment racks
 - Dedicated cooling 24/7
- Provide access control system for IDF room

District Administrative Complex

- Provide emergency announcement system
- Provide closed circuit television cameras (CCTV) where appropriate
- Provide new backbone conduits to support this building
- Provide IDF closets:
 - Equipment racks to be seismically braced to zone 4 standards
 - Provide wire management at equipment racks
 - Dedicated cooling 24/7
- Provide access control system for IDF room

Child Care Center

- Provide emergency announcement system
- Provide closed circuit television cameras (CCTV) where appropriate
- Provide new backbone conduits to support this building
- Provide IDF closets:
 - Equipment racks to be seismically braced to zone 4 standards
 - Provide wire management at equipment racks
 - Dedicated cooling 24/7
- Provide access control system for IDF room



The short term and long term goals of the Facilities Master Plan for the District Administration Complex center around providing adequate space for the administrative functions of the District and efficiently locating those spaces in ways that work for the staff and the public.

Our recommendations seek to consolidate departments like Educational Services that are located in different buildings throughout the complex and across the street at the Laney College campus. Placing departments and related office uses adjacent to one another reduces the amount of required space for each user and makes for more efficient use of the space.

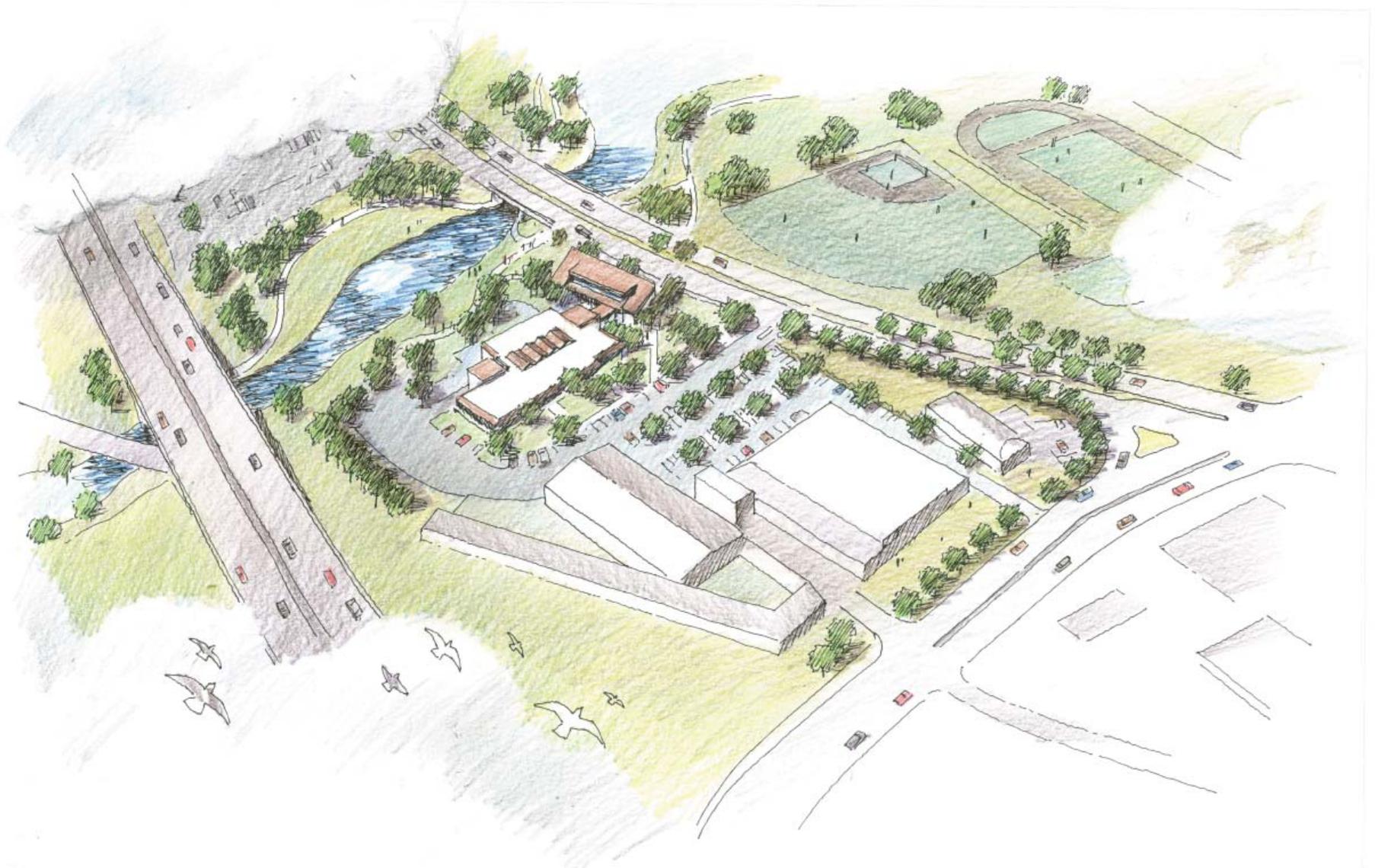
As shown in the Master Plan goals and principles, the need to reduce over crowding, co-locate departments, provide additional conference rooms and training space, were some of the drivers of the plan recommendations.

The inefficiencies that exist in the existing layout of the Main Administration will be addressed with the reconfiguration of the existing departments and the provision of new spaces. Currently students and visitors to the site have no way of knowing where they should go once they enter the parking lot.

The Admissions & Records Office is remotely located and not easily accessible from the main building. The existing signage and other wayfinding cues are inadequate.

Additionally, the primary areas for public interface are spread out in four different buildings throughout the complex. The plan will reorganize and consolidate these functions for ease of access and better functionality. This reorganization will also provide for an increase in and better use of space within those departments that are not relocated.





2014 PROPOSED AERIAL PERSPECTIVE



Phase I

The first phase of our recommendations will address the primary needs of the various departments located at the District Administrative Complex. This will include the consolidation of all the Educational Services functions into a new two story building directly north of the existing administration building. This new building will take over the parking lot between the Administration Building and 8th Street. It will be connected to the existing building by a covered walkway and will be the center for the majority of public interface for the District. This location is in a more readily accessible and highly visible location and will serve as a new front door for the District.

The new building will house Admissions and Records, International Students, and all of the other educational services departments.

The former Admissions and Records building would then be renovated to house Police Services. This location gives them a prominent location and immediate access to 8th Street and 5th Avenue.

To address the immediate Warehouse needs of the District, a new Prefabricated Warehouse Building would be installed adjacent to the existing freestanding storage building. The existing storage shed would also have to be upgraded as part of the Warehouse improvements.

The construction of these new buildings will provide additional space in the Physical Plant Building and Administration Building. Both of these buildings would then be modernized to provide for expansion of IT Services in the physical plant and the reconfiguration of spaces in the Administration Building.

The Administration Building would also be modernized to provide additional meeting rooms and a large training room.

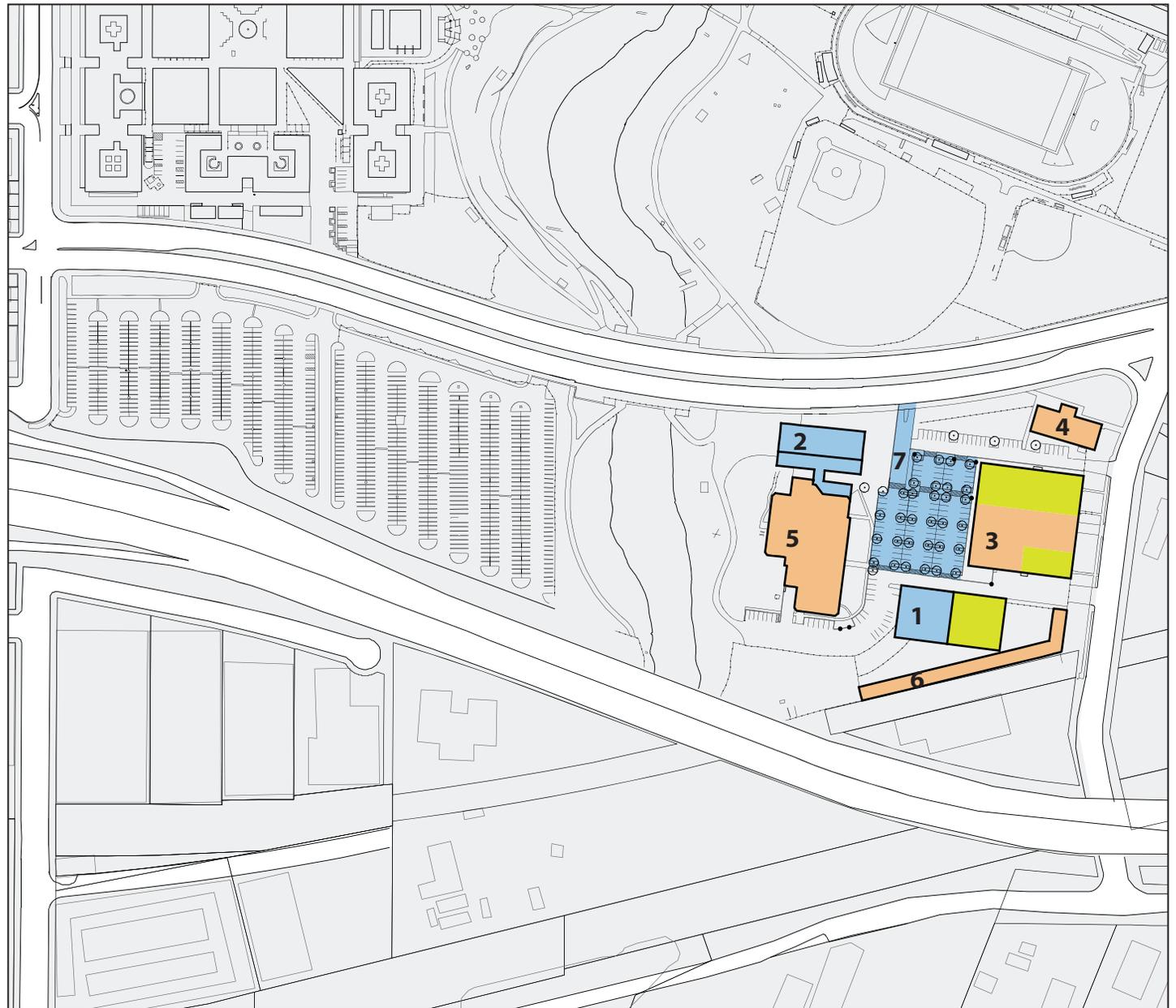
The Atrium would also be addressed as a part of the modernization.

To complete the work in Phase I, the portables in the middle of the parking lot would be removed and the parking lot redesigned to serve the Administration Building and the Physical Plant Office.

Phase I 2009 - 2014:

1. One story Prefabricated Steel Warehouse 10,000 sq. ft.
2. Two story prefabricated building 18,00 sq. ft.
3. Modernize Physical Plant Building 3,500 sq. ft.
4. Modernize Conroy Building 5,451 sq. ft.
5. Modernize DAC Building 18,936 sq. ft.
6. Modernize Rear Shed Structure 3,047 sq. ft.
7. Provide new parking layout and landscaping.





LEGEND

- Modernizations
- New Buildings / Development
- Existing Buildings

0 100 300 feet



PHASE I PLAN 2009-2014



Phase II

The second phase of the development plan for the District Administrative Complex (DAC) is completely dependent on the District's ability to find a public agency or private investor to partner with PCCD on the development of the Laney College parking lot on 8th Street.

The first project would be the construction of a multi-story parking garage. The garage would serve the needs of the Laney students, staff and faculty, BART commuters, local residents and local retailers.

Incorporated into the development of the garage would be the potential to include ground level retail such as , coffee shops, restaurants and stores along with a multi-story office building at the corner of 8th Street and Fallon.

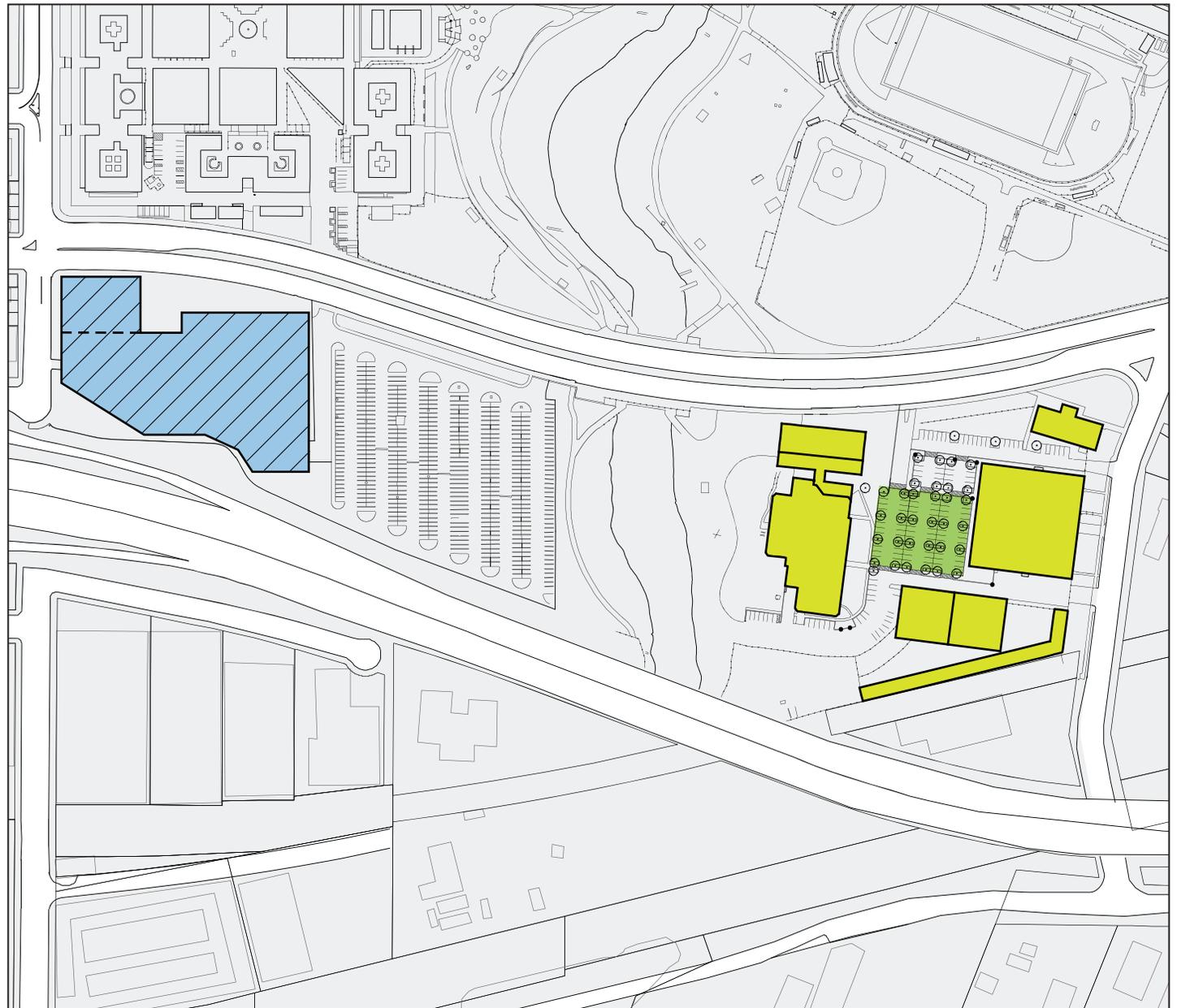
The upper level garage would be designed to accommodate photovoltaic canopies to reduce the energy use at the site.

We also recommend narrowing 8th Street to provide on street angled parking and the removal of the chain link fencing in the median on 8th Street. Narrowing the street also allows for the provision of a well defined pedestrian crossing routes from the garage to Laney College and for a more pedestrian friendly street scape as outlined in our landscape plan.

Phase II 2014 - 2018:

1. Parking Structure 425,260 sq. ft. approximately: 1,600 parking spaces.
2. Six Story Multi-Use Building, 80,000 sq. ft.
3. Exterior Plaza & Landscaping.





LEGEND

- New Buildings / Development
- Existing Buildings
- Public / Private Joint-Use
- New Sustainability and Energy Development

0 100 300 feet



PHASE II PLAN 2014-2018



Phase III

If the District is able to find a partner to work with them to develop the second phase of this proposal, then they may want to consider proceeding to the third phase.

In this phase, the District could relocate all of its administrative functions to a new location on the west side of the estuary, as shown on the map on the adjacent page. This new location could be either a new freestanding multistory building or the District offices could be incorporated into a new building that is designed as part of the parking garage.

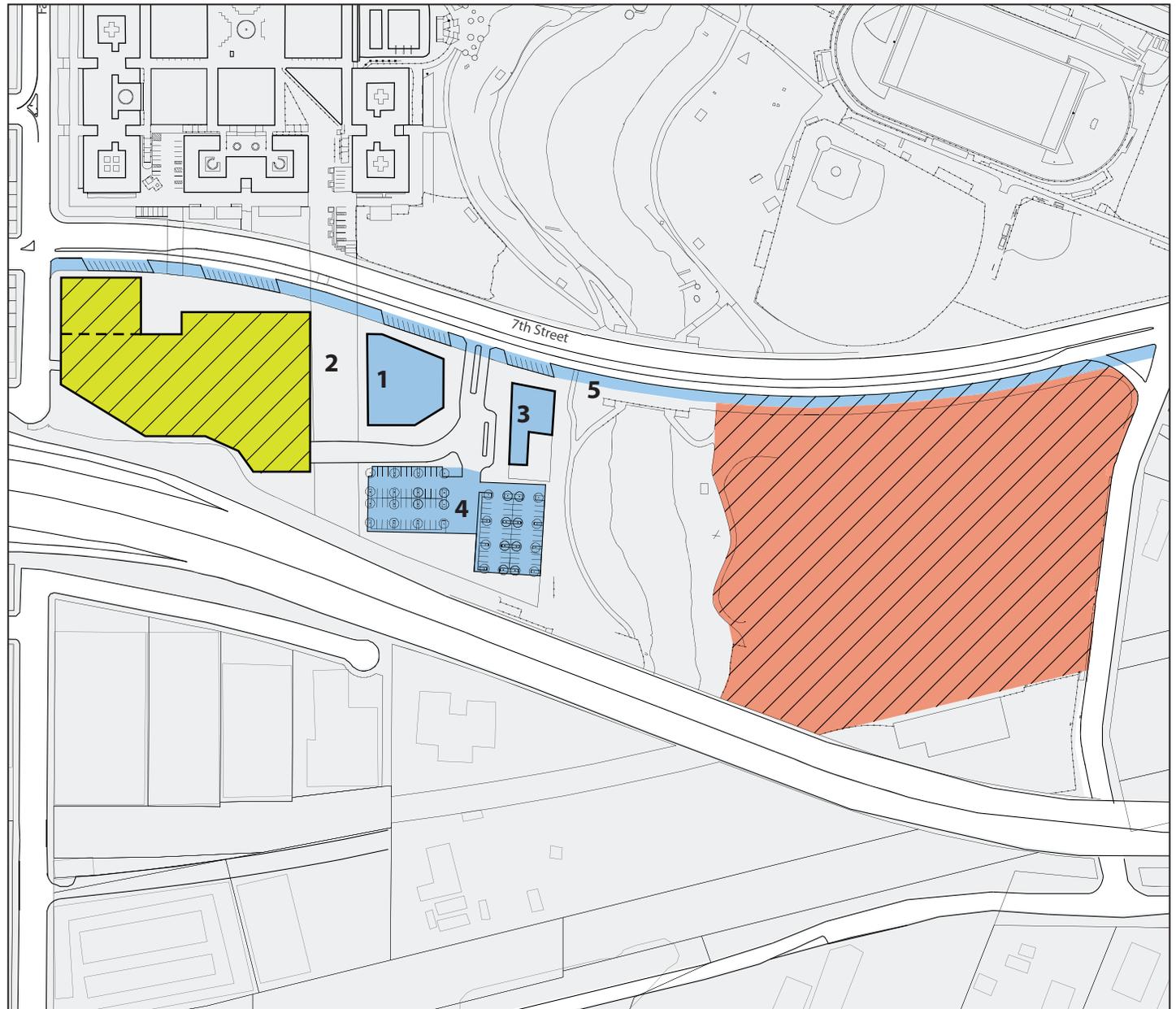
The rebuilding of the Childcare Center, which is detailed in the Laney College Master Plan, also identifies this area as one of the possible locations if it were to be relocated.

If desired, the narrowing of 8th Street could continue to the estuary bridge. The balance of the parking lot would be modernized and the landscaping along the street and in the garage plaza would be completed.

Phase III 2018 - 2022:

1. Three story DAC Building approximately: 60,000 sq. ft.
2. Complete Plaza & Landscaping.
3. New One story Child Care Center 8,661 sq. ft..
4. Modernize parking area.
5. Joint venture with City of Oakland to narrow street.





LEGEND

-  New Buildings / Development
-  Future Development
-  Existing Buildings
-  Public / Private Joint-Use



PHASE III PLAN 2018-2022



PROJECT IMPLEMENTATION

The following costs are based on current cost projections. At the time that each of the projects are developed the price will need to be escalated to meet the prevailing costs at that time.

PHASE 1: 2009 - 2014				
Phase	Description	ASF	GSF	Total Project Cost
1A	New Two Story Building	18,000	23,400	\$ 8,190,000
1B	One Story Prefabricated Warehouse	10,000	13,000	\$ 1,950,000
1C	Modernize Physical Plant Building (Vacated areas)	3,500	4,550	\$ 1,820,000
1D	Modernize Admissions & Records Building (Conroy)	5,451	7,086	\$ 2,834,000
1E	Infrastructure Projects: Parking Lot, Driveway, Landscaping, Sitework & Utilities		160,000	\$ 1,844,640
1F	Remove Portable Buildings			\$ 325,000
1G	Modernize District Office Building	18,936	24,616	\$ 7,384,800
1H	Modernize Rear Storage Shed		3,047	\$ 457,050
TOTAL PHASE 1 PROJECT COST:				\$ 24,800,000

PHASE 2: 2014 - 2018				
Phase	Description	ASF	GSF	Total Project Cost
2A**	New Parking Structure on Laney College Parking Lot - 1600 spaces			\$ 24,000,000
2B**	Retail Shops		15,000	\$ 3,750,000
2C**	Six Story Office Building		80,000	\$ 28,000,000
2D**	Exterior Plaza, Landscape, Hardscape			\$ 3,490,000
TOTAL PHASE 2 PROJECT COST:				\$ 59,200,000

All of these projects are contingent upon the District having public or private partners to participate in the

PROJECT BUDGETING

PHASE 3: 2018 - 2022

Phase	Description	ASF	GSF (Building or Site)	Total Project Cost
3A	Complete Infrastructure Projects: hardscape & landscape			\$ 2,300,000
3B	New Three Story District Office Building	60,000	78,000	\$ 27,300,000
3C	New Child Care Center	8,661	11,259	\$ 3,940,650
3D	Modernize parking Area			\$ 1,960,000
3E	Joint Venture with the City of Oakland to narrow 7th/8th Street (allowance)			\$ 6,800,000
				\$ -
TOTAL PHASE 3 PROJECT COST:				\$ 42,300,000

Note:

Projects in Phase 3 are dependent on the District having a public or private partner to participate in the development of each project.

PHASE 1: 2009 - 2014	\$ 24,800,000
PHASE 2: 2014 - 2018	\$ 59,200,000
PHASE 3: 2018 - 2022	\$ 42,300,000
TOTAL	\$ 126,300,000



APPENDIX



ABBREVIATIONS

AC Transit	Alameda County Transit (regional bus system)
ADA	Americans with Disabilities Act
AHU	Air Handling Unit
ASF	Assignable Square Feet
BART	Bay Area Regional Transit
FTES	Full-time Equivalent Students
LEED	Leadership in Energy and Environmental Design
NPDES	National Pollutant Discharge Elimination System
OGSF	Overall Gross Square Feet
TOP Code	Taxonomy of Programs Code: numerical code used at the state level to collect and report information on programs and courses at different colleges throughout the state.
WSCH	Weekly Student Contact Hours



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[View 08-09 SI Codes] [TOP Code Groups] [Room Use Groups]

Default CCI: 5065 Default EPI: 2894

Room Codes	TOP #s	Description	Cost / ASF	Equip. Cost / ASF	Cost / GSF	% Efficiency
1 110-115	0 0099-4999	Classroom	\$419.00	\$13.53	\$272.00	65%
4 210-255	1 0100-0199	Agr. and Nat. Res. (on campus)	\$646.00	\$68.79	\$420.00	65%
4 210-255	1 0100-0199	Agr. and Nat. Res. (on site)	\$279.00	\$16.03	\$237.00	85%
4 210-255	2 0200-0299	Architecture and Related Technologies	\$482.00	\$84.00	\$313.00	65%
4 210-255	71 0300-0399	Environmental Science and Technologies	\$622.00	\$68.78	\$386.00	62%
4 210-255	4 0400-0499	Biological Sciences	\$646.00	\$68.79	\$401.00	62%
4 210-255	5 0500-0599	Business and Management	\$432.00	\$24.67	\$281.00	65%
4 210-255	6 0600-0699	Media and Communications	\$431.00	\$23.73	\$280.00	65%
4 210-255	7 0700-0799	Information Technology	\$675.00	\$196.73	\$439.00	65%
4 210-255	8 0800-0899	Education	\$465.00	\$23.73	\$302.00	65%
4 210-255	9 0901,0924,0934,0935	Engineering Technology	\$479.00	\$84.00	\$359.00	75%
4 210-255	10 0936,0943,0945	Industrial Technology	\$415.00	\$63.77	\$311.00	75%
4 210-255	9 0946	Engineering Technology	\$479.00	\$84.00	\$359.00	75%
4 210-255	10 0947,0948,0949	Industrial Technology	\$415.00	\$63.77	\$311.00	75%
4 210-255	9 0950	Engineering Technology	\$479.00	\$84.00	\$359.00	75%
4 210-255	10 0952,0953	Industrial Technology	\$415.00	\$63.77	\$311.00	75%
4 210-255	9 0954,0955	Engineering Technology	\$479.00	\$84.00	\$359.00	75%
4 210-255	10 0956,0957,0958	Industrial Technology	\$415.00	\$63.77	\$311.00	75%
4 210-255	9 0959,0961	Engineering Technology	\$479.00	\$84.00	\$359.00	75%
4 210-255	10 0962	Industrial Technology	\$415.00	\$63.77	\$311.00	75%
4 210-255	9 0999	Engineering Technology	\$479.00	\$84.00	\$359.00	75%
4 210-255	3 1001,1002	Fine and Applied Arts	\$431.00	\$33.13	\$280.00	65%
4 210-255	25 1004,1005	Music	\$527.00	\$53.23	\$316.00	60%
4 210-255	3 1009,1011,1012,1013,1030,1099	Fine and Applied Arts	\$431.00	\$33.13	\$280.00	65%
4 210-255	11 1100-1199	Foreign Language	\$482.00	\$49.52	\$313.00	65%
4 210-255	12 1200-1299	Health	\$497.00	\$42.66	\$298.00	60%
4 210-255	13 1300-1399	Family and Consumer Sciences	\$475.00	\$25.01	\$309.00	65%
4 210-255	14 1400-1499	Law	\$419.00	\$25.79	\$272.00	65%



COST GUIDELINES

APPENDIX

4	210-255	15	1500-1599	Humanities (Letters)	\$419.00	\$24.55	\$272.00	65%
4	210-255	16	1600-1699	Library Science	\$419.00	\$25.79	\$272.00	65%
4	210-255	17	1700-1799	Mathematics-computer lab	\$436.00	\$196.73	\$283.00	65%
4	210-255	17	1700-1799	Mathematics-traditional	\$419.00	\$25.79	\$272.00	65%
4	210-255	18	1800-1899	Military Studies	\$419.00	\$25.79	\$272.00	65%
4	210-255	19	1900-1999	Physical Sciences	\$652.00	\$68.78	\$404.00	62%
4	210-255	20	2000-2099	Psychology	\$571.00	\$53.53	\$354.00	62%
4	210-255	21	2100-2199	Public and Protective Services	\$419.00	\$68.79	\$272.00	65%
4	210-255	22	2200-2299	Social Science	\$425.00	\$25.79	\$276.00	65%
4	210-255	30	3000-3099	Commercial Services	\$498.00	\$63.77	\$324.00	65%
4	210-255	49	4900-4999	Interdisciplinary Studies-computer terminals	\$436.00	\$196.73	\$283.00	65%
4	210-255	49	4900-4999	Interdisciplinary Studies-traditional	\$419.00	\$25.79	\$272.00	65%
3	230-235	25	1004	Music Practice Rooms	\$563.00	\$45.79	\$366.00	65%
3	230-235	25	1004	Recording Arts	\$680.00	\$196.73	\$442.00	65%
3	230-235	25	1005	Music Practice Rooms	\$563.00	\$45.79	\$366.00	65%
3	230-235	25	1005	Recording Arts	\$680.00	\$196.73	\$442.00	65%
3	230-235	26	1006,1007,1008	Theater Arts	\$502.00	\$32.74	\$351.00	70%
5	300-355	-1	0099-4999	Faculty Offices	\$442.00	\$21.16	\$265.00	60%
5	300-355	60	6000-9600	Administration	\$425.00	\$24.14	\$276.00	65%
6	410-420	61	6110,6120	Library - Reading and Stack Space	\$325.00	\$31.76	\$228.00	70%
7	430-440	61	6110,6120	Library- Electronic Carrels and Processing Room	\$573.00	\$196.73	\$401.00	70%
8	520-525	23	0835,0837	Physical Education	\$331.00	\$12.74	\$248.00	75%
9	530-535	62	6130	Audio Visual Arts	\$675.00	\$94.45	\$452.00	67%
10	540-545	63	6230,6320,6400	Clinic (non-health)	\$421.00	\$29.59	\$274.00	65%
11	550-555	67	6920	Demonstration (Child Care)	\$350.00	\$33.73	\$245.00	70%
12	560-580	27	0100,6500	Field Buildings	\$279.00	\$16.03	\$237.00	85%
13	610-615	26	1006,1007,1008	Theater Arts	\$502.00	\$67.94	\$351.00	70%
14	620-625	66	6140,6800,6960	Exhibition Areas	\$465.00	\$36.30	\$326.00	70%
15	630-635	68	6940	Cafeteria	\$348.00	\$28.61	\$261.00	75%
23	650-655	70	0000-9600	Staff Lounge	\$417.00	\$21.93	\$271.00	65%
16	670-675	69	6960	Recreation Areas	\$492.00	\$91.51	\$320.00	65%



17 680-685	70 0000-9600	Meeting Rooms	\$417.00	\$21.93	\$271.00	65%
18 690	24 0835,1006,1007,1008	Locker Rooms	\$471.00	\$9.23	\$306.00	65%
19 710-715	70 0000-9600	Data Processing/Computer Lab	\$436.00	\$196.73	\$283.00	65%
20 720-725	65 6500-6599	Maintenance & Shop Facility	\$171.00	\$62.02	\$130.00	76%
21 730-735	65 6500-6599	Warehouse	\$119.00	\$6.15	\$113.00	95%
22 800-895	64 6440	Health Care	\$494.00	\$43.10	\$321.00	65%



