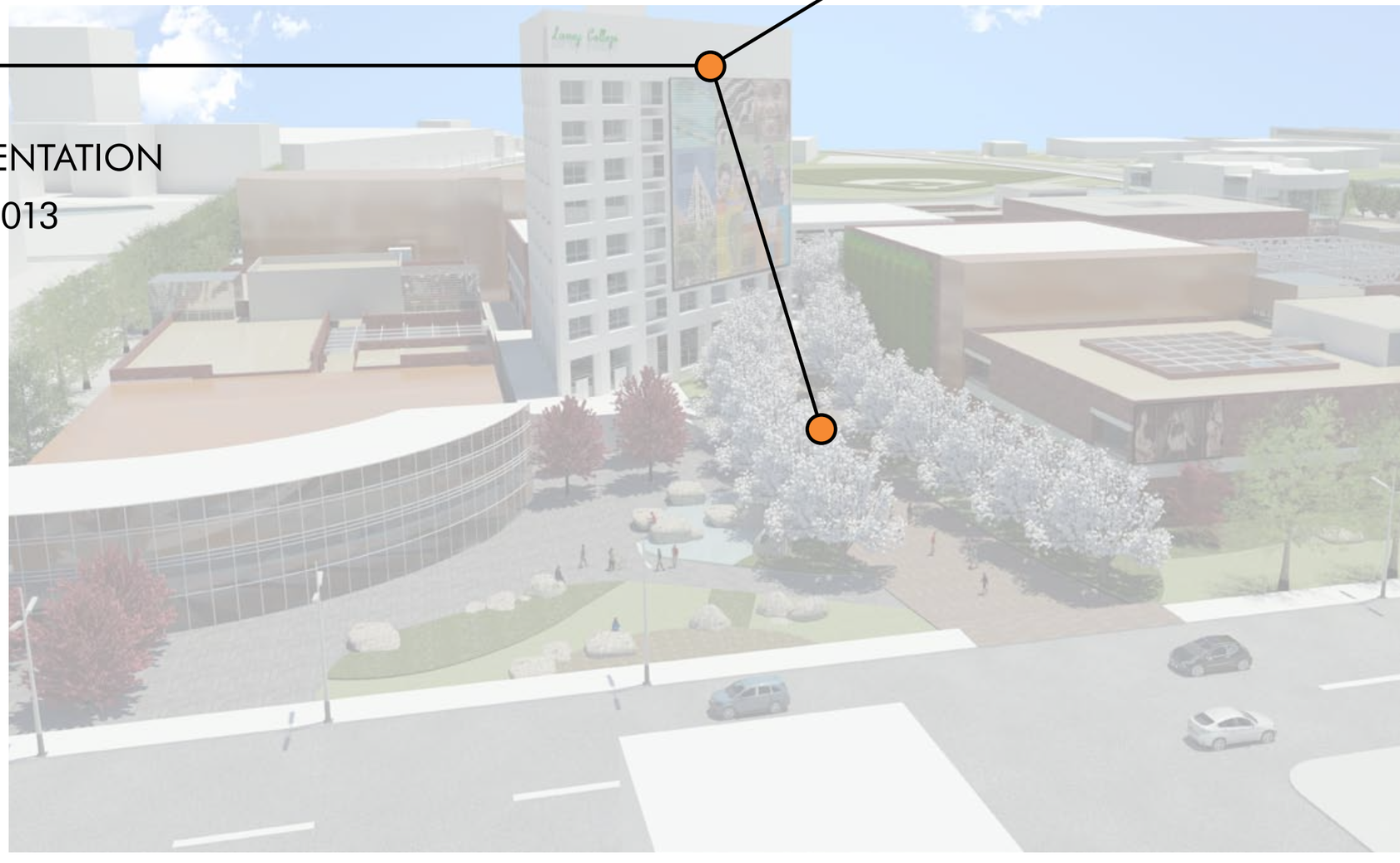
LANEY COLLEGE 2012
FACILITIES MASTER PLAN



BOARD PRESENTATION

MARCH 12, 2013

STV 100 Years | vbn

Peralta Community College District of General Services

TABLE OF CONTENTS

THIS PRSENTATION INLCUDES ONLY SOME PAGES FROM THE ENTIRE FACILITIES MASTER PLAN DOCUMENT DUE TO THE LIMITED TIME AVAILABLE FOR THE PRESENATION.

This document is organized to present the Master Plan, the associated Guidelines and the Implementation upfront in Part I.

For a summary of the planning work, process and feedback received during the process please see Part II.

Part III, the Appendix with meeting minutes, full reports etc is available upon request.

CHAPTER ONE
The Master Plan

PURPOSE OF THE MASTER PLAN

The purpose of the 2012 Long Range Facilities Master Plan is to create a roadmap for facilities development that addresses the educational program needs as identified in the *2010 Laney College Educational Master Plan*. The plan reflects the College's vision and goals on how best to address those needs, as well the contextual opportunities provided by proposed public and private developments in the vicinity of the college.

This 2012 Facilities Master Plan supercedes all previous Facilties Master Plans.

THE PROCESS

The 2012 Facilities Master Plan process was a shared governance process led by STV|vbn from September 2011 through December 2012. It was developed over a series of meetings with the Laney Facilities Planning Committee, with stakeholder participation and involvement throughout. Stakeholder input included faculty, staff, students and administration. For more detail on the process, please see Part 2 of the Master Plan Document.

VISION, GOALS & PRIORITIES

The first several meetings with the Laney Facilities Planning Commitee (FPC) were focused on identifying the vision, goals and priorities for the Facilities Master Plan:

MASTER PLAN VISION:

- A Great Place to be, a City Destination
- Reflects and Connects with the Community
- Outwardly Focused, Welcoming and Exciting
- A Modern Aesthetic that integrates Color and Softness

MASTER PLAN GOALS:

- Clean Energy & Sustainability
- Arts & Design
- Learning Communities
- Smart, Secure and Green
- Multiple Gateways
- An Open Living Lab
- Facilities that Support the Educational Master Plan
- Facilities that Meet Curricular, Programmatic, and Pedagogical needs, including Expandable Classrooms to Accommodate Contextualized and Accelerated Learning
- Alignment with Oakland's Economy

MASTER PLAN PROGRAM PRIORITIES:

- Library Learning Resource Center
- Theater Modernization
- One Stop
- New Science Building
- New Sustainability Training Center *(formerly known as Green Living Lab)*
- Design and Technology Building
- Expand Parking
- Child Development Center
- Health Services Center

MASTER PLAN CAMPUS WIDE PRIORITIES:

- Infrastructure Upgrades
- Improve Campus Entries and Walkways
- Breezeways Improved and Enhanced
- Re-forestation & Greening of the Campus
- Better Way-finding and Signage

MASTER PLAN CRITERIA

The following criteria was established by the College, with guidance by the District DGS, for the Facilities Master Plan:

- Final Master Plan should be based on the Vision, Goals and Priorities as identified by the College Community
- The Facilities should support the achievement of the 2010 Educational Master Plan goals through improvement of the learning environments and physical resources
- The Facilities should accommodate at least 20,000 students
- Final Master Plan is a Long-Range Plan which helps inform Short-Term Projects
- Short-Term Projects are based on College Priorities that can be tailored to available funding (Existing and Future)
- All existing programs will stay on the Campus
- For buildings to be demolished, affected programs will be re-located on Campus
- Departmental Programs should be organized to maximize collaboration between synergistic disciplines and to enhance clarity of way-finding
- Tower renovation and Student Center renovation are considered complete for this FMP (already funded and underway)
- All existing buildings to remain that were not modernized in the last 10 years will be modernized within this Plan

SPECIAL CONSIDERATIONS

7TH STREET

The College & District Priority is to get 7th Street re-routed to be parallel with Interstate I-880 to create a cohesive campus. However, given that at this time there is no agreement with the City to do so, the Long Range Master Plan is set up to accept both scenarios. To address the possiblity that the Street will not be re-routed to be parallel to I-880 as shown, the plan also shows a number of street enhancements to the existing 7th Street. These enhancements include drop off zones on both sides, amonument signage island, wider pedestrian crosswalks, traffic lights and traffic calming measures.

PARKING GARAGE AND RETAIL

The College and the District is exploring Partnership opportunities for the Parking Garage and Retail structure, including BART.

MASTER PLAN FUNDAMENTALS

CAMPUS AESTHETIC

The Facilities Master Plan includes **Design & Landscape Guidelines** applicable to all projects. These guidelines are based on the vision and goals identified by the college campus. The guidelines aim to create a more welcoming campus that reflects the values of the college and the community.

SUSTAINABILITY

All projects within the Facilities Master Plan need to maximize opportunities to be sustainable (people, water, energy, resources) within the project budget parameters. The Master Plan includes **Sustainability Guidelines** that outline numerous measures applicable to Existing Buildings, New Projects and the Campus as a whole. These Sustainablity Guidelines were developed in accordance with District Board Policies and Administrative Procedures.

INFRASTRUCTURE

The existing infrastructure supporting the campus is over 40 years old, as such it needs to be replaced and upgraded concurrently with each of the projects identified in the Facilities Master Plan. The proposed upgrades and replacements are based on the *2009 WLC-BPA Facilities Assessment* report (not included here) and the **Sustainability Guidelines** included in this Facilities Master Plan. The proposed replacements and upgrades aim to reduce maintenance needs and costs, while increasing the sustainbility of the campus.

SMART TECHNOLOGY

All projects within the Facilities Master Plan need to be equipped with the latest technology and need to build-in flexiblity for future technological changes. To support this the Campus Network needs to be replaced and upgraded to provide a secure, robust and state-of-the art campus.

LECTURE ROOMS & COMPUTER LABORATORIES

All building projects (new and modernization projects) will include at least one General Assignment Computer Lab and one General Assignment Lecture Room within each building. In addition there will be a suite of flexible General Assignment Lecture Rooms on the first floor of the New STEM Phase 1 Building. All teaching spaces will be equipped with SMART technology.

STUDENT STUDY SPACES

All building projects (new and modernization projects) will include Student Study Spaces within each building.

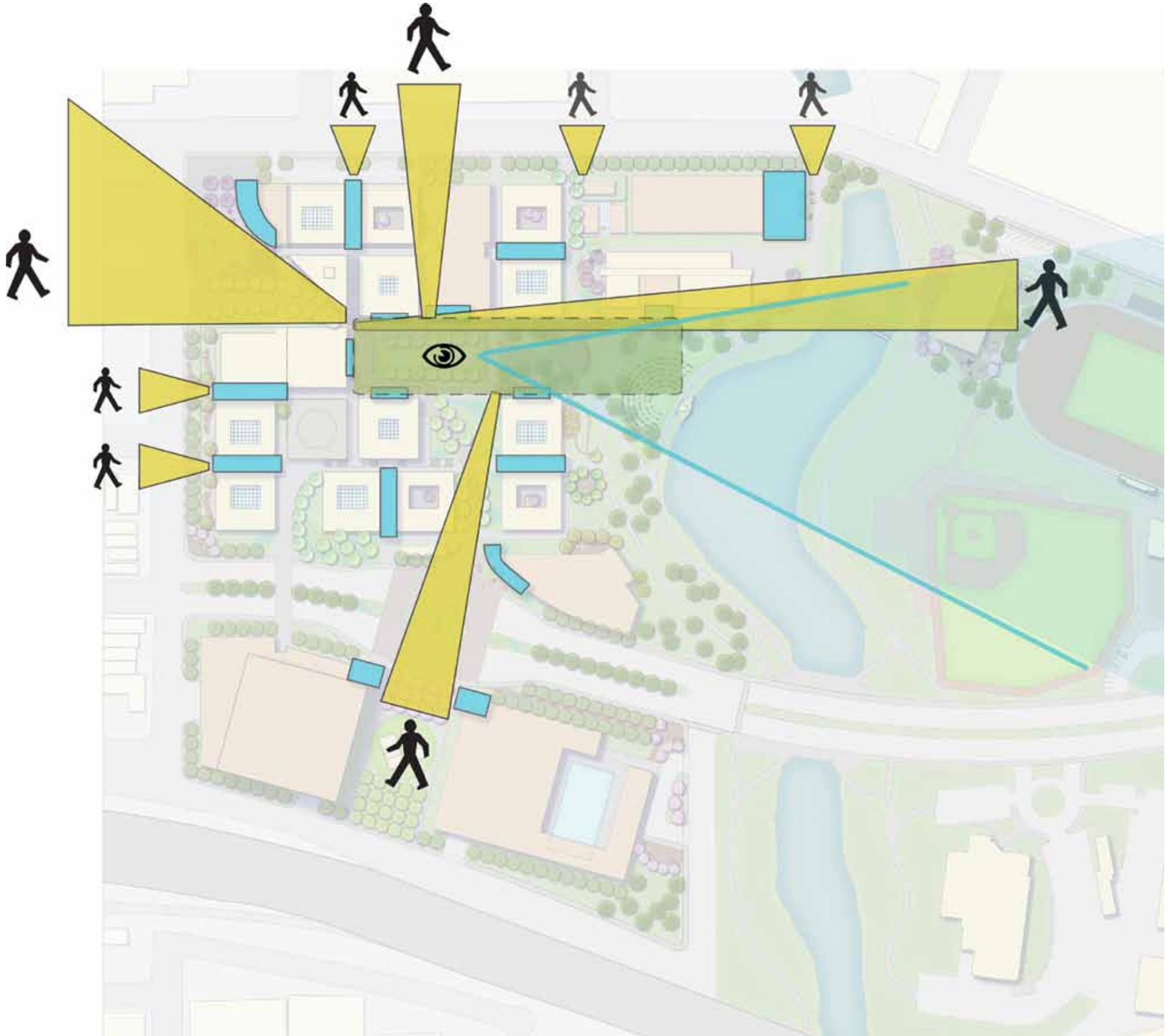
SECURED GALLERY SPACES

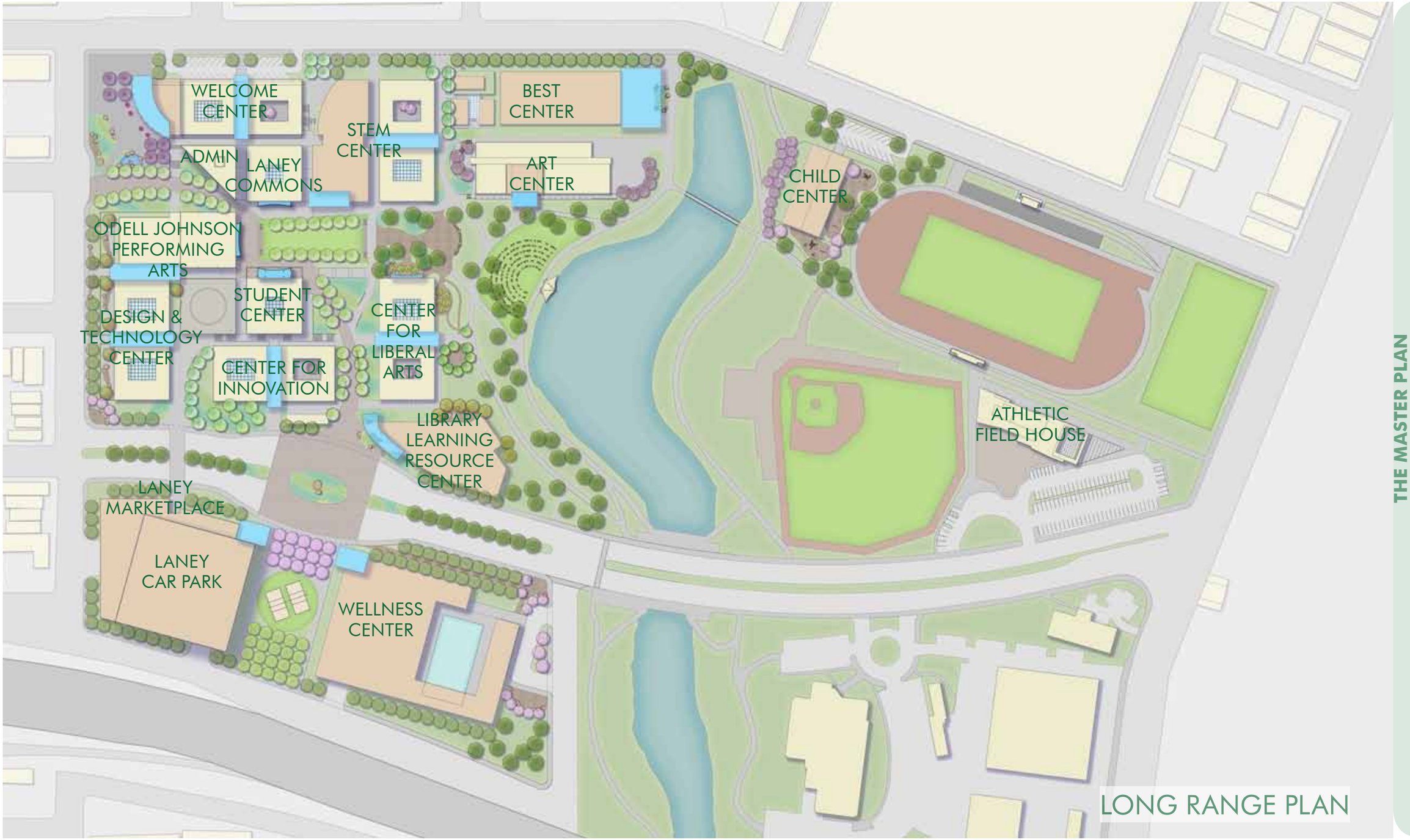
Where feasible building projects should include securable gallery spaces on the first floor level. At a bare minimum, the Welcome Center, the STEM Center and the Art Center should have a securable gallery space.

MASTER PLAN KEY CONCEPT

Transform the existing campus to reach out to the City and Community through Access, View and Amenity connections; Reflect Laney's focus on Learning Communities, Arts & Design and Sustainability.

- Multiple Gateways that flow into the campus at city grades (eliminating current down and then up access)
- West Entry opened up to Art Museum with an art garden
- Art, Sculpture, and Sustainable practices to be discovered along walkways and within gardens
- Enlarged Quad with direct views and connections to the Estuary and the Athletic side of the Campus
- Existing and New Buildings will have an enclosed "Lantern" Element that defines the front door into the building, unifies the floors within buildings, and enhances the overall security of the campus
- Main Entries onto campus are made more welcoming through re-design and placement of new buildings
- 7th Street proposed to be re-routed parallel to Interstate 880, to create a Cohesive Campus
- Departmental Programs are Organized to maximize collaboration between synergistic disciplines and to enhance clarity of way-finding





LONG RANGE PLAN

MID RANGE PLAN

MID RANGE PLAN INCLUDES:

- New Library Learning Resource Center
- 7th Street improvements
- 7th Street Entry
- New Parking Garage and Retail
- New BEST Center (Phase 1 & 2)
- STEM Center (phase 1 & 2)
- Odell Johnson Performing Arts
- West Fallon Entrance
- Design & Technology Center
- Welcome Center
- Center for Innovation
- Laney Commons

LONG RANGE PLAN INCLUDES:

- All Mid Range Plan Projects
- New Child Center
- New Wellness Center
- New Quad to Estuary
- Center for Liberal Arts
- Art Center Modernization

3D VIEW FROM FALLON ST

3D VIEW FROM 7TH ST

CHAPTER TWO
Design Guidelines

DESIGN GUIDELINES

The following Design Guidelines work synergistically with the Landscape Guidelines (Chapter Three) and the Sustainability Guidelines (Chapter Four) and apply to all projects within this Facilities Master Plan.

INVITING CAMPUS ENTRIES

The current entries are uninviting and the campus is inwardly focused, which contribute to the perception that the campus is disconnected from the city and its community. The Fallon Street entrance is particularly cumbersome to transverse, with stairs and switchback ramps. Other entries through Buildings A, F and G are walls of concrete steps, while entries near the B and E building are unceremonious and flanked by "underground" tunnels created by the second level walkways. There are design and landscape guidelines that apply to the campus entries that make the campus welcoming and interwoven with the city. Please see the landscape guidelines for landscape features which include accent paving, accent trees, boulders, green walls and water features. Here are the design guidelines for campus entries:

Fallon Street Entrance

The current entry grading goes down from the Fallon Street sidewalk to the G Building lower level then rises up rapidly via stairs and ramp switchbacks to the Quad level. Most people coming on campus want to proceed to the Quad level but are required to go down before going up. The

NEW APPROACH TO QUAD FROM FALLON ST

LANTERN EXAMPLE

LANTERN FROM 3D VIEW

Vehicular versus Pedestrian Traffic

Currently the campus has "pockets" of parking on campus that creates conflict between vehicles and pedestrians at the major entries. Aside from safety implications, this adds yet another barrier to the free flow of pedestrians on campus. With the addition of a multi-level parking garage, this master plan proposes to eliminate parking on campus with the exception of short term/visitor parking for the Welcome Center off 10th Street. While this does not eliminate vehicles on campus (several buildings including the CTE programs, the Performing Arts Center, the Student Center and the Bistro for example still require service deliveries and trash pick up), it does limit them to service only.

LANTERNS

Existing and New Buildings should have an enclosed "Lantern" element that defines the front door into the building, unifies the floors within buildings, improves way-finding, and enhances the overall security of the campus. Currently, programs are accessed on a floor by floor basis and to get to programs on the second floor within the same building one has to go up exterior stairs, exterior elevators and exterior walkways. These walkways also make the lower level feel dark and uninviting and programs within one building are disconnected from one another, which hinders collaboration between programs.

For existing buildings, the exterior stairs bisecting a building should be demolished and replaced with a two story (plus penthouse) glassy "Lantern" that will have lockable doors on the lower level on both sides of the building, an internal stair, an internal elevator, and male and female restrooms on each floor. In addition there should be open student study spaces on the second floor and supersized building signage on the penthouse. The doors will remain open whenever the College is open, but can be closed when desired. This allows individual buildings to be secured, but keeps the Campus open as a community asset.

The lanterns will enhance way-finding by providing a recognizable front door to each building. Additional features for making it recognizable include either LED projections, silksreened glass or graphic screens on glass that depict the nature of the programs taught within. Colored walls and/or colored lighting can also help differentiate one lantern from each other. Both of these features enhance the integration of art within all aspects of the college, a key guiding principle established by the college.

New Buildings and some existing buildings like the former Theater entrance, Laney Commons (former Old Library entrance off the Quad) and the Student Center entrance off the Quad are proposed to have a similar Lantern except that these may act more like double-height lobbies with elevator/ stair access closeby.

The internalization of stairs and elevators within the lanterns allows for the demolition of most of the upper walkways, which in turn allows for daylight and a sense of connectedness at the lower level of the campus.

CHAPTER THREE
Landscape Guidelines

(1) Fountain and boulders

(6) Indoor / outdoor planting

(5) Green walls

(2) Natural granite seating

(3) Vegetated swales

(4) Boulders and boulder seating

FEATURES IN MID-TERM PLAN

(7) Tree allee in lawn

(10) Terraced Edible Garden and Outdoor Classroom

(8) Amphitheater

(9) Sculpture Plaza / Garden

ADDITIONAL FEATURES IN LONG-TERM PLAN

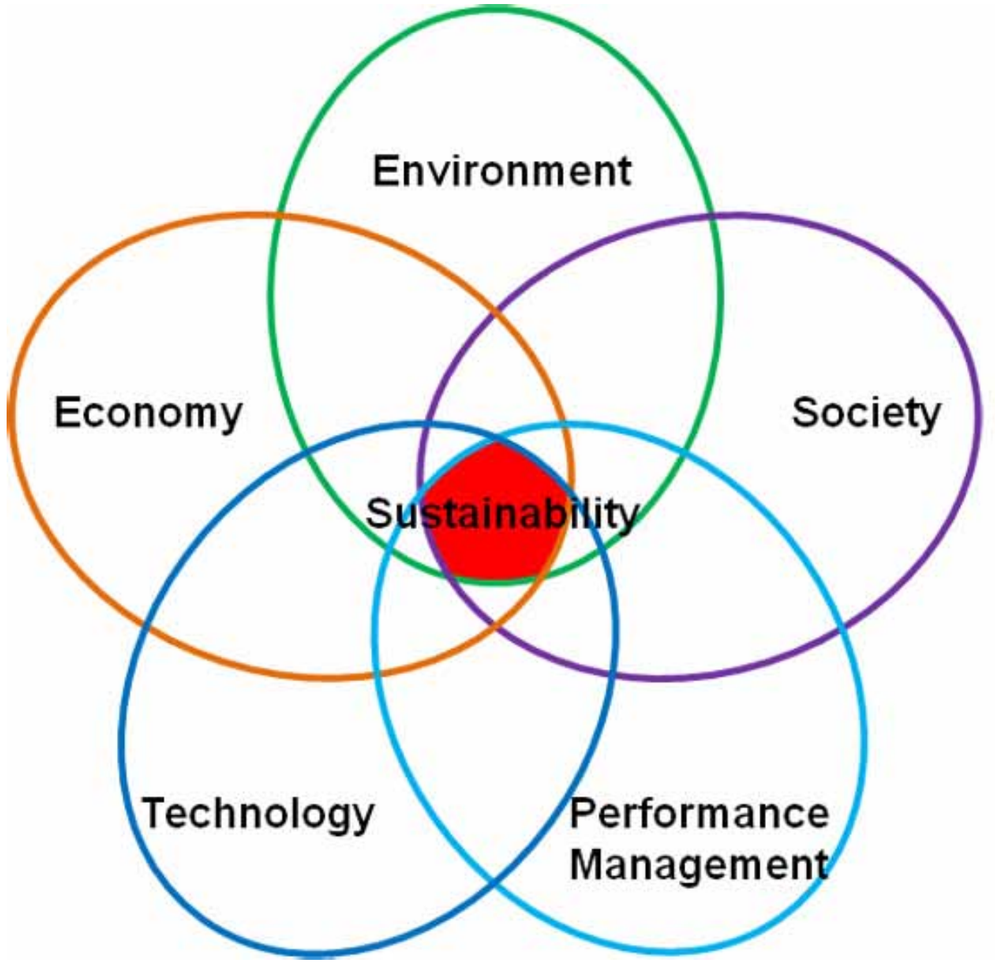
CHAPTER FOUR
SUSTAINABILITY GUIDELINES

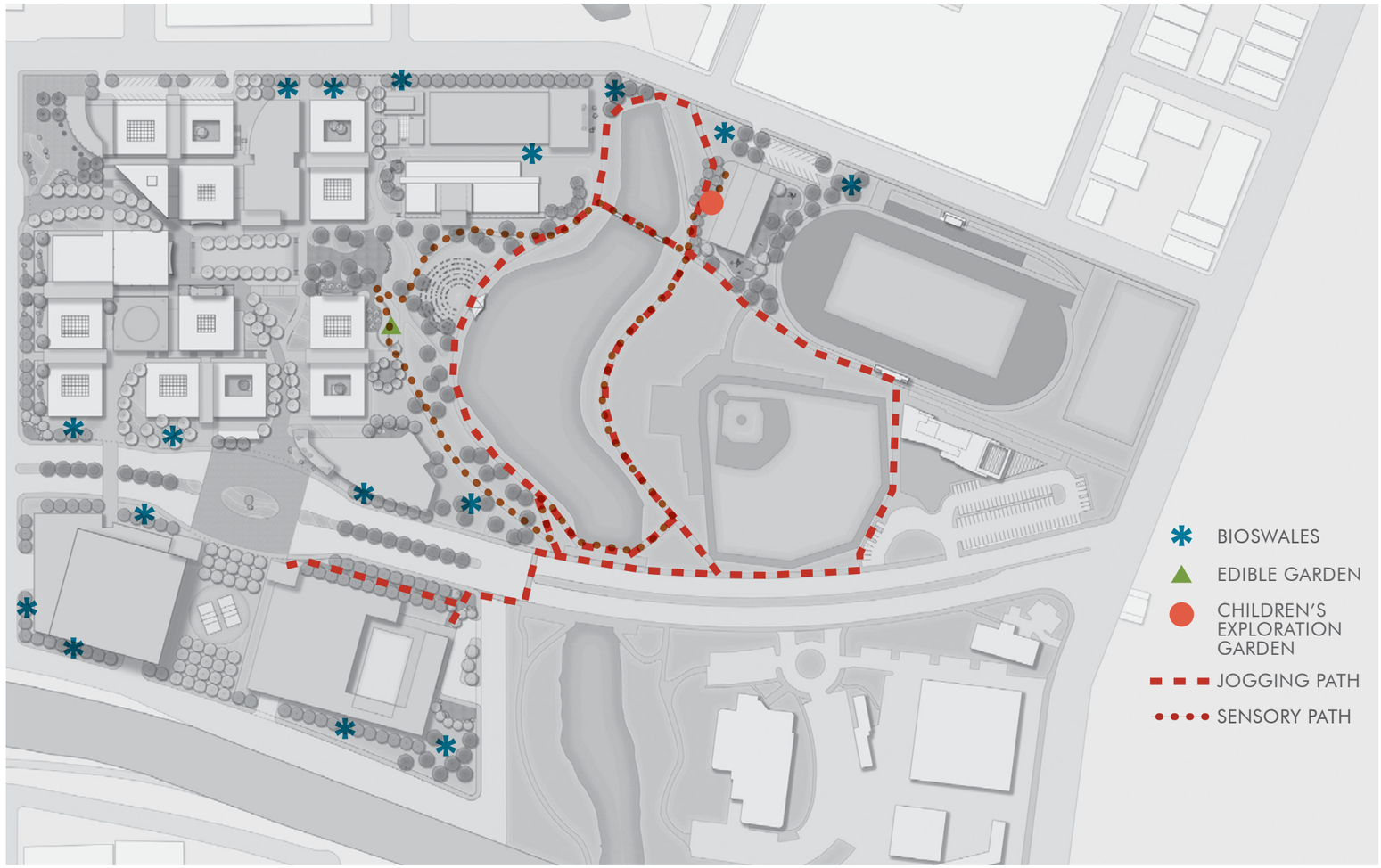
SUSTAINABILITY GUIDELINES

One of the core principles of the College is the integration of sustainability throughout all aspects of the College, from teaching curriculum, to physical infrastructure, to maintenance and operational practices. The Facilities Master Plan includes sustainability guidelines that aim to do the following:

- The creation of an entire campus that acts as a "living lab" inspiring and educating the students, faculty, staff and community at large about environmental stewardship.
- The modernization of existing buildings, the creation of new buildings, and the replacement of infrastructure that is aimed at reducing energy usage, reducing waste, conserving and reclaiming water, and lowering the campus carbon footprint.
- Improve energy efficiency of existing buildings first, then focus on energy production.
- The creation of healthy indoor environments that enhance teaching and learning.
- Landscape approaches that preserve natural habitats, while enhancing the educational opportunities associated with them, and the use of native, low water and low maintenance plants.
- The "re-forestation" of the campus through the conversion of asphalt/hard paved areas into planted areas.

These guidelines were developed through conversations with Laney Stakeholders and with the collaboration of sustainability, maintenance and operations staff at the District.





CAMPUS AS LIVING LAB

Transforming the campus into a living lab for environmental stewardship will be accomplished not only through the development of the BEST Center, and the high performance building modernizations & new construction, but also through the campus environment design.

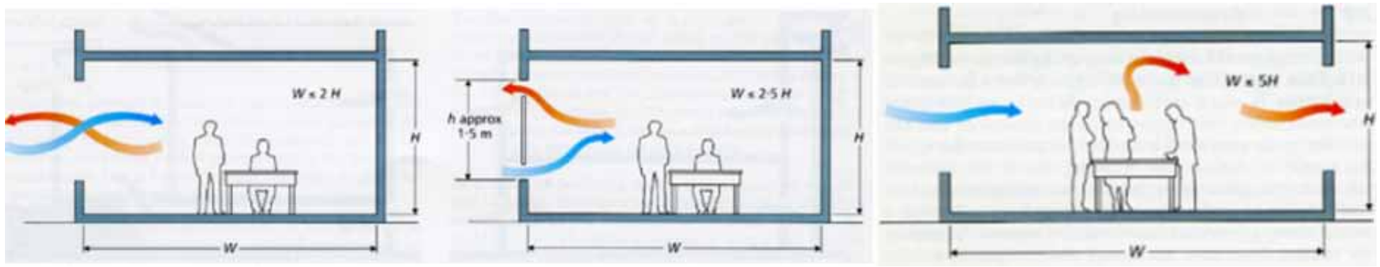
The diagram to the right summarizes some of key non-building sustainable features encompassed in this facilities master plan.

SUSTAINABLE BUILDINGS

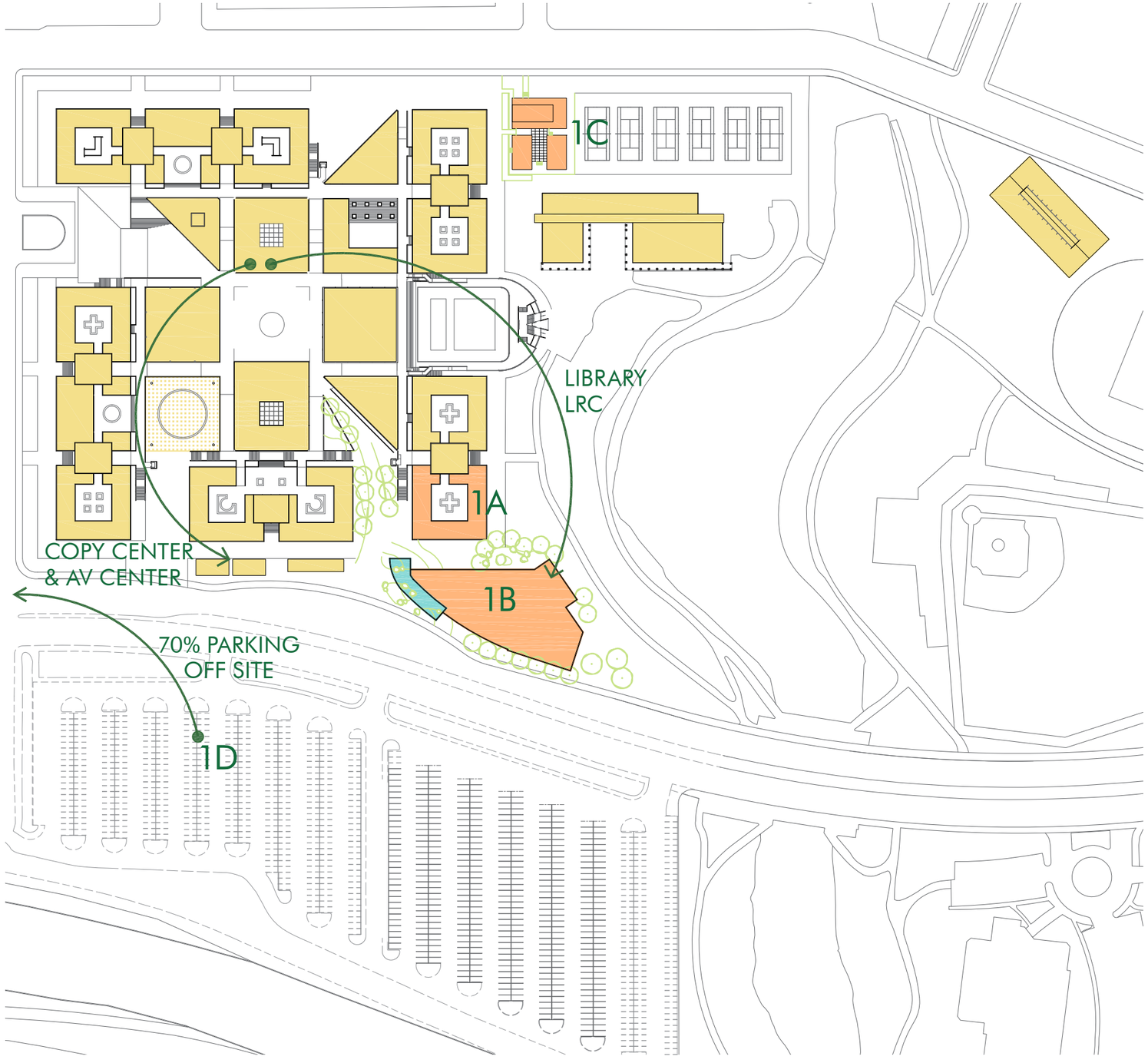
The following pages summarize the recommendations for the the modernization of existing buildings, construction of new buildings and replacement of infrastructure. The recommendations are described briefy, full descriptions can be found in the appendix.

In addition, the various recommendations in each category have been prioritized (in table format) according to what the College should consider pursing first, with high being something the College should do as soon as possible, and low being something that can wait.

The table also identifies recommendations that apply only to new buildings, all other recommendations apply to both existing and new buildings/infrastructure.



CHAPTER FIVE
Implementation of Facilities Master Plan



PHASING STEP ONE

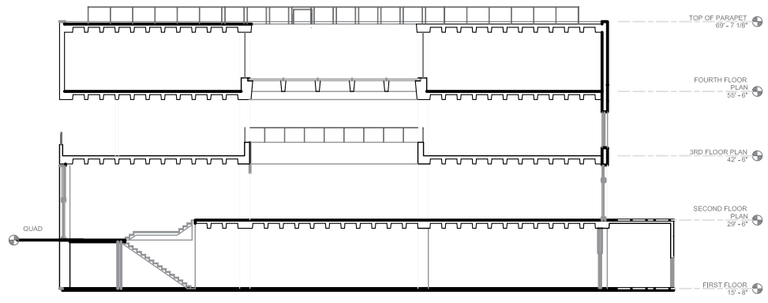
1A. MODERNIZE CENTRAL PLANT
- Replace Main Plant Equipment and Infrastructure
- IT Replacement and Upgrades

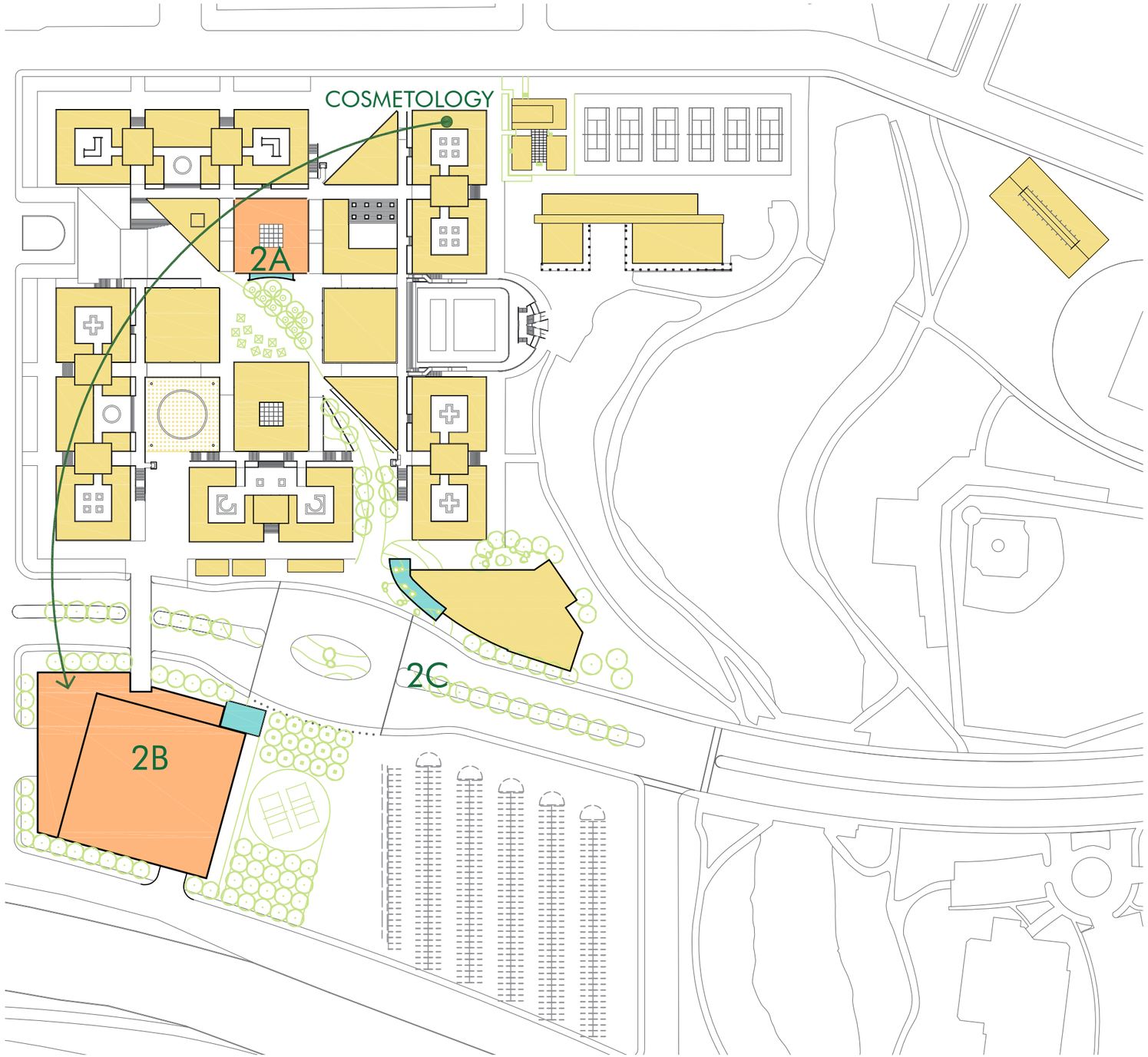
1B. NEW LIBRARY LRC
- Build New Library Learning Resource Center
- Build New Chiller Plant in Basement (to be confirmed)
- Build New Writer's Garden & Landscaping
- Build New 7th Street Drop Off
- 7th Street Entry Landscape Improvements
- Infrastructure Upgrades around this Area
- Re-locate Library and LRC into New Builiding
- Re-locate Copy Center & AV Center to Modulars

1C. NEW BEST CENTER PHASE 1*
- Build New BEST Phase 1
- Landscaping Improvements near Building
- Infrastructure Upgrades around this Area

1D. PREP FOR NEW ROAD/GARAGE*
- Prep for 7th Street Improvements and Parking Garage by re-locating 70% Parking off site

** Note these projects can occur at any time given private funding/partnership opportunities*





PHASING STEP TWO

2A. MODERNIZE OLD LIBRARY FOR LANEY COMMONS

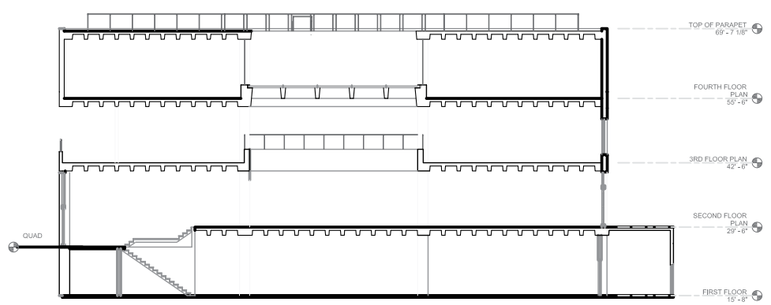
- Modernize Old Library
- Build New Lantern on Quad
- Build New Chiller Plant on Level 1 (to be confirmed)
- Infrastructure Upgrades around this Area (prep for Forum & C Building Demolition)
- Improve Existing Quad Lanscaping

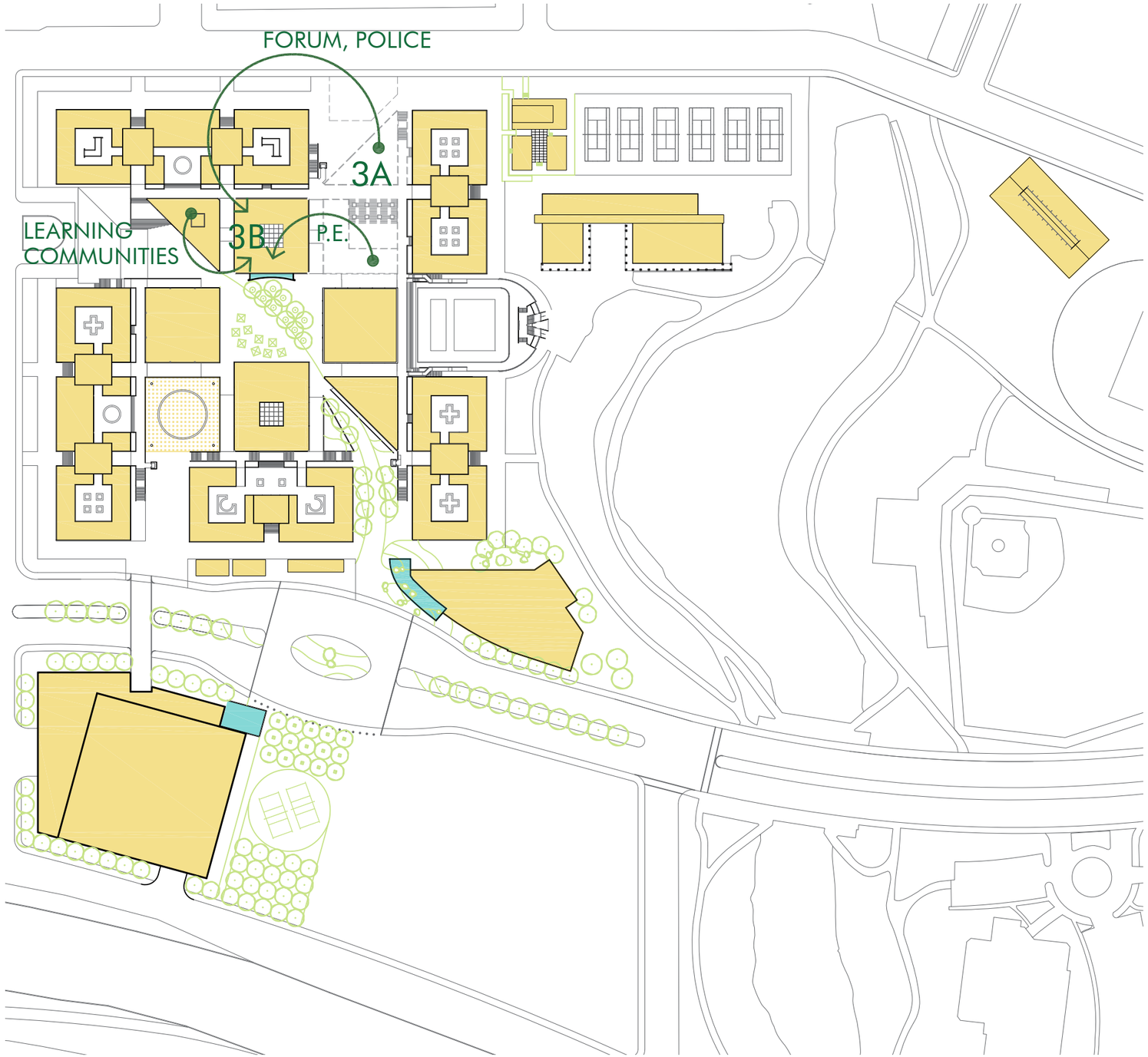
2B. NEW LANEY MARKETPLACE / CAR PARK

- Build New Parking Garage
- Build New Retail with New Parking Garage
- Garage to include Bike Lockers & Showers
- Infrastructure Upgrades around this Area
- Move Cosmetology into Garage Retail

2C. 7TH ST IMPROVEMENTS/ NEW ROAD

- Build New Monument Island and Medians
- Build New Drop Off on Parking Garage side
- Build Traffic Calming Features in (E) 7th Street
- Build New Loop Road along I-880 & Estuary
- Infrastructure Upgrades around this Area





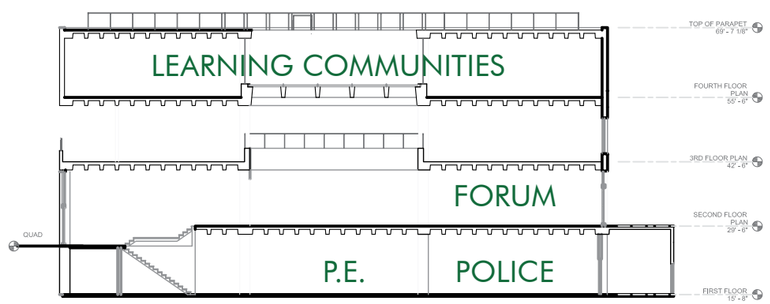
PHASING STEP THREE

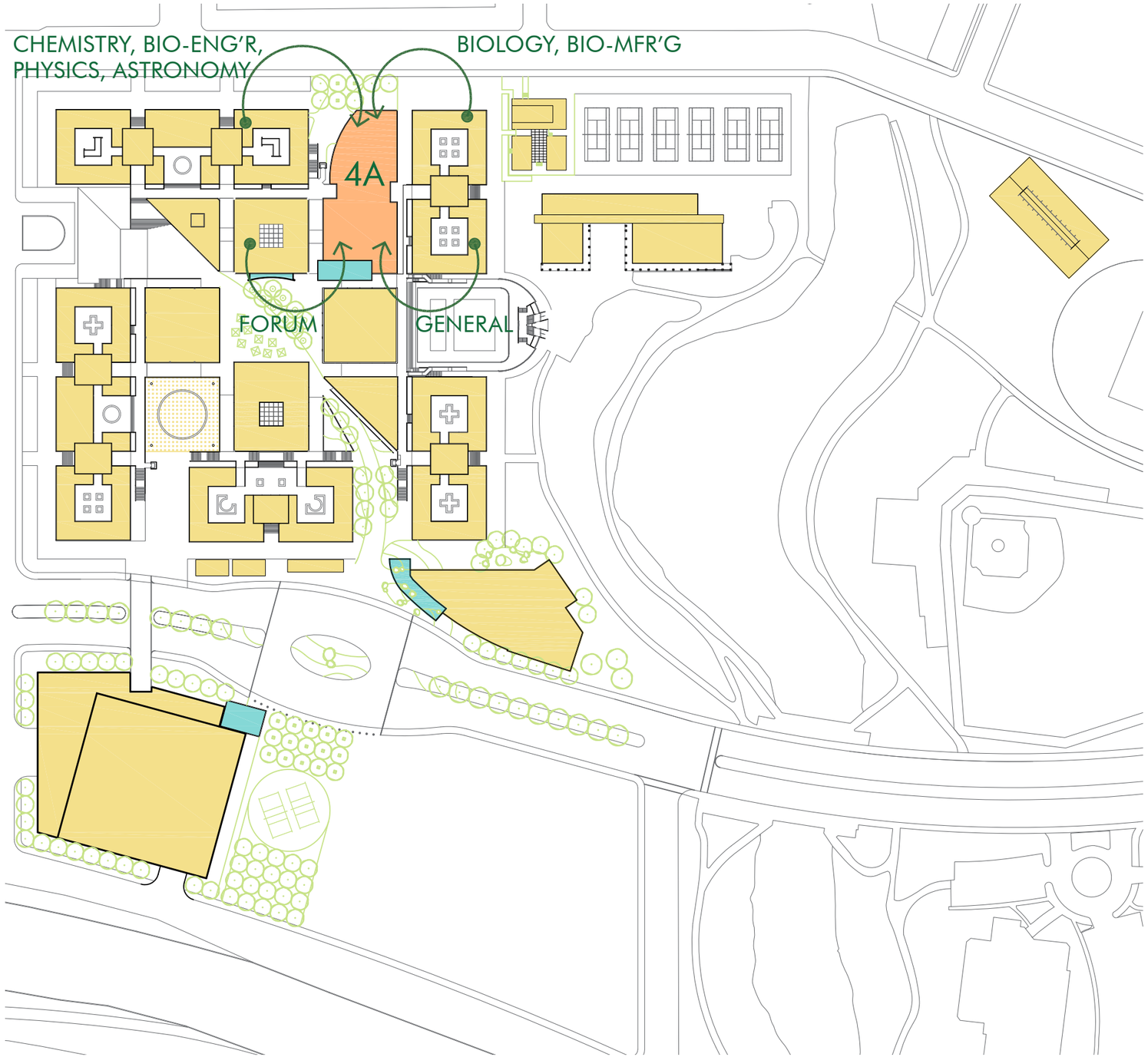
3A. PREP FOR NEW STEM PHASE 1 (FORMERLY SCIENCE CENTER)

- Re-locate Forum, Police, and C Building P.E. programs into Modernized Library
- Demolish Forum and C Building

3B. LANEY COMMONS PHASE 1

- Re-locate Learning Communities to Modernized Library
- Renovate vacated space in Administration Tower for Part-time Faculty

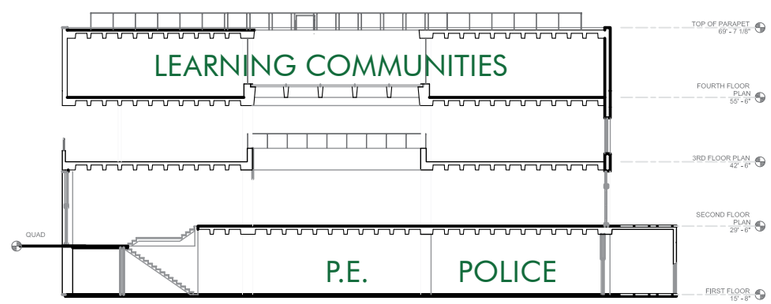


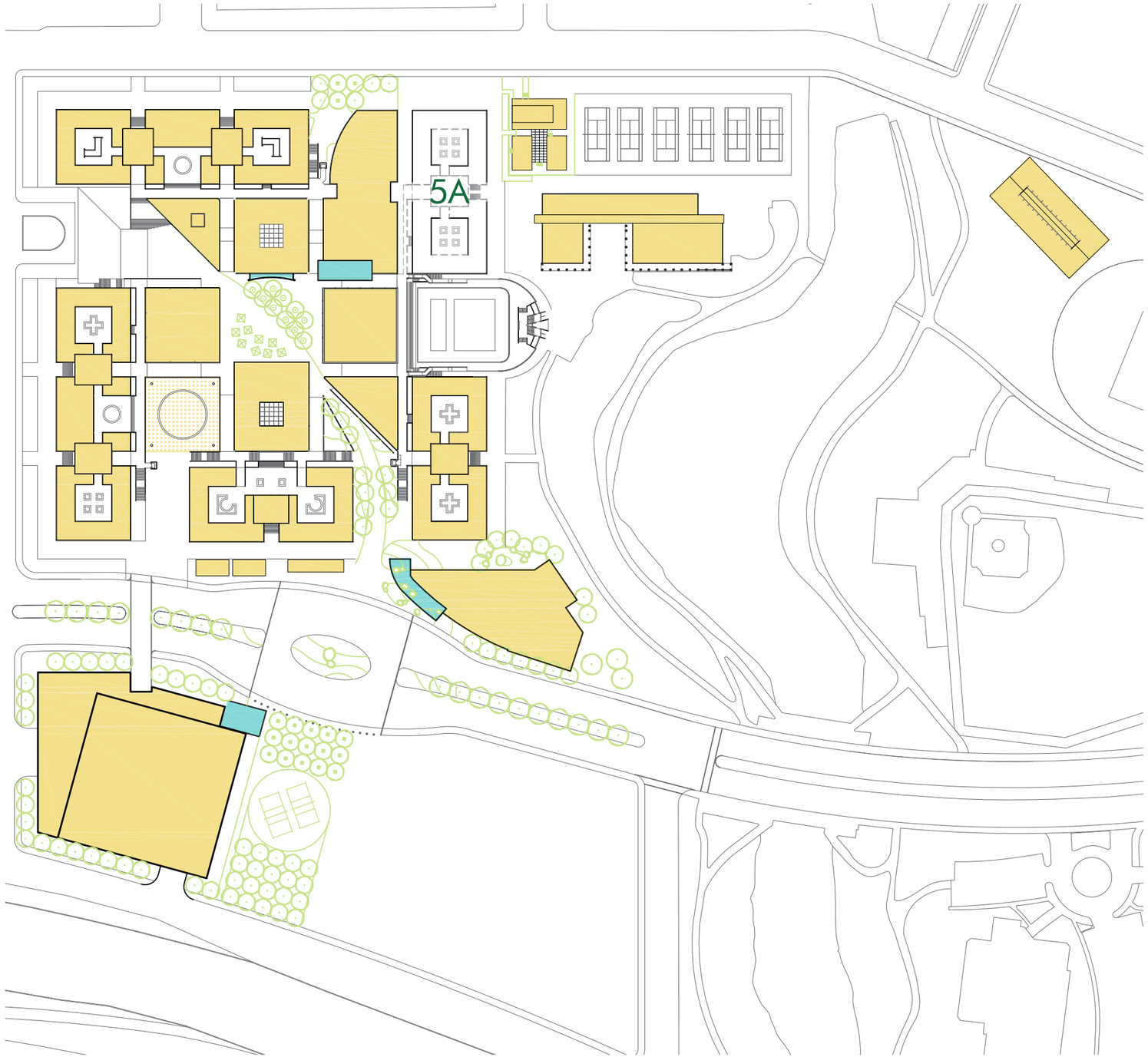


PHASING STEP FOUR

4A. NEW STEM PHASE 1 (FORMERLY SCIENCE CENTER)

- Build New Science Education Center
- Infrastructure Upgrades around this Area
- Landscape Improvements at 10th Street
- Building to include Forum Replacement and Suite of General Assignment Lecture Rooms that are flexible on 1st floor
- Building to include General Assigment Computer Labs (Typical all New and Renovated Buildings)
- Building to include Science Related Learning Resource Center (Typical all New and Renovated Buildings)
- Re-locate Biology, Bio-Manufacturing, Chemistry, Bio-Engineering, Physics and Astronomy into New Building



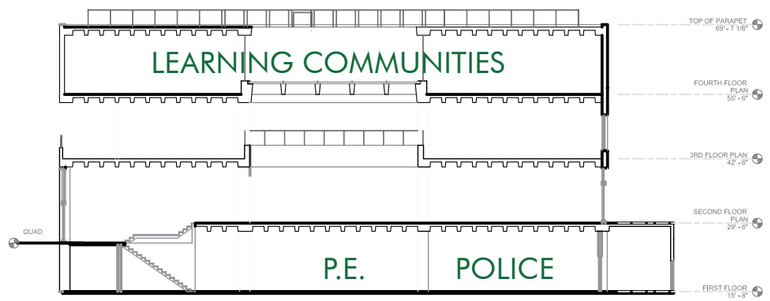


PHASING STEP FIVE

5A. MODERNIZE B BUILDING FOR STEM CENTER PHASE 2*

- Modernize B Building
- Build New Lantern
- Infrastructure Upgrades around this Area

** Note that EET and ECT Labs will need to remain in place during modernizations*



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