

OHLONE COMMUNITY COLLEGE DISTRICT
FACILITIES COMMITTEE
Fremont Campus Room 7101

Minutes of Facilities Committee
October 18, 2011

MEMBERS PRESENT: Gari Browning, President/Superintendent
Don Eichelberger, Stegeman & Kastner (Chair)
Jim Wright, V.P., Academic Affairs
Ron Travenick, V.P., Student Services
Scott Thomason, Interim Chief Business Officer
Leta Stagnaro, A.V.P., Newark Center
Joanne Schultz, Building 1: Floors 1 & 2
Walt Birkedahl, Building 2: Music/GE
Tim Roberts, Building 2: Music GE
Bruce Griffin, Building 4: Art/GE – IT Staff
Peter Lucido, Building 5
Rick Arellano, Hyman Hall: Floor 1, CS
Bob Bradshaw, Hyman Hall: Floor 2, English/ESL, Math, GE
Ann Burdett, Building 6
Ron Quinta, Building 8 and Hyman Hall Floor 1
Chris Warden, Building 9
Brian Adair, Building 10
Michael Martinez, Building 10
Phil Zimmerman, Building 10
Charlyn Gonda, ASOC
Manau Shah, ASOC
Kelly Abad, Administrative Services (minutes)

MEMBERS ABSENT: Darren Bardell, Building 3: GE
David Wood, Hyman Hall: Floor 2, English/ESL, Math, GE
Carmen Madden, Hyman Hall: Floor 2, English/ESL, Math, GE
Fred Alim, Smith Center: Theater/Dance, Broadcasting
Elva Duval, Building 1: Floors 1 & 2
Kathy Sparling, Building 1: Floors 3 & 4

GUESTS: Casey Michaelis, Gilbane (Measure G)
Chris Wilson, Gilbane (Measure G)
Nancy Le, Gilbane/EISPro
Cheryl Lentini, HMC
Charles Dilworth, HMC
Karen Chan, HMC
Arti Damani, Staff
Leslie Buehler, Staff

KG Greenstein
Steve Osawa, Staff
Jennifer Parker, Staff
Kevin Kirk, Staff

MEETING: Don Eichelberger opened the meeting at 10: 39 a.m.

SCHEDULED ITEM

1. Parking lot B

Steve Osawa updated the group about the parking lot B configuration. Changed configuration and added spaces for staff. 9 spaces is the last addition. There have been a few previous additions to count that included: 7, 26, and 4. Took out two spaces for a cross walk so that students will not have to walk between cars.

2. Solar Project

Project is starting to take place and move forward with surveying work, soil sampling. Need to establish project implementation group, which will give recommendations of design, aesthetic decisions, security, handling parking and phasing during construction. Need one member of facilities committee for this group. Chris warden showed interest and was chosen to represent.

3. District Facilities Master Plan – Discussion of Options

Cheryl Lentini opened the discussion by reviewing what the facilities committee group has discussed at previous meetings.

9/20/11 - Strategic review

10/18/11 - First options meeting (focus on the Fremont Campus)

11/8/11 – Second options meeting

11/29 – Solution development

12/12 – Wrap up meeting, but may possibly go out further

Gave an overview of the givens and variables. Givens are buildings that are staying. Variables are items that may or can be changed. Goals: Accessibility/functionality/sustainability/image & identity. Facilities committee had a consensus about the Science complex staying on the Fremont campus.

Cheryl showed a picture of the campus when it was built and it can be seen that the main area of campus was built all at the same time. Charles Dilworth discussed the challenges of the campus being built into a hill. Pictures were shown of the front door of the campus and the walk up to Building 1. How good of a building is it? Central access of campus rises up a very steep hill. Also went through existing people spaces. Main Street is well shaded, has a great program, café, and bookstore. There are components of Main Street that are less successful, such as building 1's access point to the quad.

Charles went through the Fremont schematic options. There are separate issues for the upper and lower ends of campus. Showed the following graphics:

- **Existing campus**
- **tBP Master Plan:**
Replacing building 8, adding buildings 3 & 4, addition of parking garage
- **Scheme 1:**
Renovate building 1 and add building 2 gateway. Building 2 would be an entrance.
- **Scheme 2:**
Replace building 1 with a pair of buildings at campus core. How well does building 1 function? District is spending considerable money on renovation, could we replace the building instead? The suggested pair of buildings could either be one building with a space in between or two separate buildings. Views would be open to all, not just from offices.
- **Scheme 3:**
Replace building 1 with a pair of gateway buildings. Introduce quad at upper level. This would create a more traditional campus quad at the upper level. Protection from the sun may be compromised.
- **Lower & upper campus zones:**
Separate set of ideas for the lower and upper ends of campus. Gives the opportunity to mix and match suggested ideas.
 - **1A:** Building 2 is the new front door. Retain building 1. Building 8 could stay or go. Lower campus has fields together south of Olive Way, north of Pine. Parking garages as originally shown.
 - **2B:** Replacement of building 1 with new building. Athletic fields distributed on both sides of Olive Way. Parking garages as shown.
 - **3C:** Combo of Scheme 1 & 2, combines all athletic fields, but moves Pine Street further down south opening up land south of Pine to the campus core.

Cheryl wants reactions and feedback from the group. Are there disadvantages/advantages of each of the options shown? The group needs to discuss programming because we can't go much further to size buildings without knowing what is in them. Need to zone campus to figure out how the campus should work. What should parking lot counts be?

A committee member mentioned liking the schematic that moves Pine Street. Some concerns about moving the road include that the road is really far from the fields and athletic teams would need to get to their equipment to the fields. The fields can be accessed from the Witherly side of campus.

Q: I like the idea of the athletic fields in a centralized hub. District needs a better way to control the fields, snacks, parking and security. All field options could work. Getting a new field is the most important thing. Are the fields lined up in the appropriate manner?

A: That hasn't been studied.

Q: Does it work to have a field house on the other side of Olive Way?

A: Potentially, yes.

Q: Should parking lots be closer to the center of campus? For students?

A: We will continue to concentrate as much parking as possible at the top of campus without dominating the landscape.

Q: Should Olive Lane be centered into the Palm Bosque?

A: Not sure why it is askew to the center of campus. The space between Olive Lane and Hyman Hall can be dealt with to make it more open and look more symmetrical.

Q: This is the first I've heard that building 1 may be torn down. The building does not function very well. Also, how bound are we to using Hyman Hall as it is?

A: We want to do some program investigation. The first floor of Hyman Hall is where all computer technology classes are located. First floor is very active. How are learning centers doing? Want to move math learning center back up the hill (program improvement objective). Students have lost efficiency by not going down to Hyman Hall.

Building 1 Comments:

- Dismantling building 1 came up last week. Everything through measure A/G/planning showed that building 1 is the center of campus. Reuse not removal. Idea of replacing will open up all kinds of options. Building 1 is a pretty sizeable building.
- Hyman Hall will come into play more if there was a removal of building 1. Parts of HH could be for administrative use, IT, HR, business office, foundation, public information, payroll, etc. District needs to rethink the programming concepts with the removal of building 1.
- Building 1 had previously had a lot of internal remodel without HVAC being touched. The idea of replacing the building into two is a good one.
- Would there be major change in the elevation of stairs, etc.?
- In one of the models where building 1 is moved down, does the space behind building 1 become level? Building 1 is four stories, ½ of it or a ¼ of it is under ground, with open space under Main Street. We would love to see a rendering of what it would look like if building 1 was removed and how would you build around it. Maybe if it is built further away, part of the building may not have to be built underground.
- A lot of building 1 is not usable even though it is sizeable. Need to identify the costs of renovation vs. rebuilding. The cost of building the Science Center is about \$24M and renovations for building 1 are about \$38M.
- Need to discuss the options if there is a chance that building 1 is not serving the District's purpose.
- Could we rebuild building 8 to include building 1 and keep the space where the Science building should go if there is a need for more building space in the future?
- Building 1 is now impacted by maintenance and we should be focused on how to develop a new plan that can be easily maintained to make it desirable.

Q: Have the fault lines been looked into?

A: A possible seismic zone may be going through building 20, but do not have definitive evidence. DSA restricts us from building on top of a fault line.

Outdoor Space:

- Favorite outdoor space?
 - Pond and Quad (Main Street)
- Least favorite outdoor space?
 - Palm Bosque – could add tables to this area.

In addition to the slope, we create barriers for people walking up. Need to do something about the fountains to either get rid of them or repurpose.

When there was money for maintenance, there was beautiful landscaping at the entrance. Now it looks desolate and uninviting.

Something to think about is that the hillside has gorgeous views.

Olive Way has much potential. Lights under lit would create a dramatic view.

Need to look at landscaping in a sustainable way. If plants needed a lot of maintenance, it could be very costly. We need equally beautiful things that can be done instead of beautiful costly maintenance.

Like the idea of making the quad larger with additional shading. People could hang out. What is going on in the quad would be more visible if the new buildings have a pathway. Would we lose the intimacy if we make it larger? If you could give places to sit on, people would still hang out. Adding seating, umbrellas, trees make it a pleasant area.

Like the pond area to get away from the studying and just relax and eat. The opening of the pond area from the quad will help open up the area.

Food service:

A factor that has not been on the table for discussion yet is that the current building 5 food service may want to get rethought and find the appropriate place for food service.

When people were considering frontage development, should not count on food service. Not necessarily a reliable source of any service. Campus should operate on its own.

What is food service now? Food trucks could be brought in to supplement. It affects fresh and natural.

Palm Bosque roadway:

Are we thinking about reinstating the roadway that goes between the Palm Bosque? There is a pedestrian walkway. It could be discussed again. We should discuss access between one side of the campus to the other. Figure out where the pedestrian pathways and vehicular pathways are located.

Parking structures/student traffic flow:

Q: How many levels do you think the parking garages will be?

A: We have to do a study and pin down the parking count that we need to achieve. We don't want to get rid of the view. We have looked into a lower campus parking garage. We don't want to encourage more and more structures because it absorbs bond money. Goal of the previous master plan was to get 50% of the parking up the hill.

Q: Something to think about is are there options of using escalators on campus vs. parking structures? Vernaculars? Shuttle bus?

Walking would not be such an issue if everything was concentrated near the main quad area. Once students are at the main quad area, they are on campus. Need to address accessibility to get to the main area though. Elevator transportation through or on the outside of the building is an option. HMC will trace accessible routes so that the group can see how someone could get through campus.

Students need a place at each different level to hang out near or where their classrooms are located. Need to understand social zoning and accommodate the right array of support for each level. Figure out what to put on each level to make them equally interesting.

Overview of options discussion:

- Moving in a direction that replaces building 1 seems like a good thing.
- Primary direction with athletic fields is to cluster. How do the fields need to be placed? What does the field house need to do for the program?
- Programming and zoning could mean Hyman Hall is more of an administrative space. Unified administrative center should not necessarily be in the center of campus. Removing this eliminates a big obstacle for students going up the hill. Academic Affairs to remain at the top of the campus.
- Need to verify parking count and get as much parking as possible to the top of campus.
- There was not a lot of communication about the movement of Pine. Moving the road is good to have out there, but costs could be a problem. Do not have enough information to know if it's a benefit or not.
- Need to take a look at the cross circulation of traffic.
- Need to establish student social zones. Where does food service go?
- Focus on resolving vertical rise.
- Talked about sacred spots. Favorite spaces were Main Street and the pond. Palm Bosque is not the most favorite but should have a pathway to go through the center.

→ Two zones of campus – East and West. Need to get with users of the Westside to understand how to program better.

4. Future meeting(s):

The next two meeting dates will be held as planned, but topics may change. Solution discussions may be pushed out. Recognized that vertical issues need to be resolved. Preparing to possibly go to the Board of Trustees in February. Committee would like to see project reports at the next meeting including the solar project. Need to talk about definitive dates for teams to get off the soccer field.

Meeting concluded at 12:28 p.m.