

OHLONE COMMUNITY COLLEGE DISTRICT  
FACILITIES COMMITTEE  
Fremont Campus Room 7101

Minutes of Facilities Committee  
November 8, 2011

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**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  
Kathy Sparling, Building 1: Floors 3 & 4  
Walt Birkedahl, Building 2: Music/GE  
Tim Roberts, Building 2: Music GE  
Bruce Griffin, Building 4: Art/GE – IT Staff  
Peter Lucido, Building 5  
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  
Phil Zimmerman, Building 10  
Charlyn Gonda, ASOC  
Kelly Abad, Administrative Services (minutes)

**MEMBERS ABSENT:** Elva Duval, Building 1: Floors 1 & 2  
Darren Bardell, Building 3: GE  
Rick Arellano, Hyman Hall: Floor 1, CS  
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  
Michael Martinez, Building 10

**GUESTS:** Casey Michaelis, Gilbane (Measure G)  
Chris Wilson, Gilbane (Measure G)  
Deborah Shepley, HMC  
Cheryl Lentini, HMC  
Karen Chan, HMC  
Frederick Hormann, HMC  
Sarah Daniels, Staff  
Arti Damani, Staff  
David Schurtz, Staff  
Jennifer Parker, Staff

Kevin Kirk, Staff  
K.G. Greenstein, Staff  
Leslie Buehler, Staff  
Patrice Birkedahl, Staff / PIO  
Steve Osawa, Staff  
Nancy Le, Gilbane/EISPro (Measure G)  
Leticia Cuellar, Gilbane (Measure G)

**MEETING:** Don Eichelberger opened the meeting at 10:35 a.m.

## **SCHEDULED ITEM**

### **1. District Facilities Master Plan – Discussion of Options**

#### **a. Process / timeline**

- 9/20 meeting
  - Reviewed planning process
  - Reviewed master plan recommendations
    - Fremont (2010 Master Plan)
    - Newark (2003 Master Plan)
  - Review new information to consider (Bridge Document)
  - Review timeline for key decisions
  - Define the “givens” and the “variables”
  - Develop DFMP goals
    - Accessibility & safety
    - Functionality & infrastructure
    - Sustainability
    - Image & identity
  - Science Center options
    - Demolish building 8 at Fremont and rebuild
    - Build at Newark Campus
    - Build at alternate Fremont location – A decision was made to go with this option.
- 10/18 Meeting
  - Review and evaluate preliminary options
- 11/8 Meeting (today)
  - Confirm direction for facilities and resource planning

#### **b. Previous discussions**

HMC discussed previous discussions, which included origins of campus, pictures, planning precedents, and schemes for lower campus and upper campus.

**c. Framework**

Need to develop framework to know different options. Showed buildings that are going to stay and go; givens and variables. Showed how much of the campus will be reshaped. Planning needs to be based on information:

→ Educational Master Plan / Facilities Master Plan

Showed enrollment forecast from 2010 Facilities Master Plan based on fall semester. 2008 showed an actual 9,712 headcount. 2018's projected headcount is 11,271. 2023's projected headcount is 12,143.

→ 2010 Space inventory Report

The State Chancellors Office looks at and decides if we have the right amount, too much or too little of each space. We'll look at the six categories.

- Lecture – classrooms & support spaces
- Lab – labs & support spaces
- Office – offices & support spaces; all offices, including administrative and student services
- Library – library, study and tutorial & support spaces
- Instructional media – AV/TV; Technology & support spaces
- Other – PE, assembly, food service, lounge, bookstore, meeting rooms, data processing, physical plant, health service.

The District has 386,129 assignable square feet. Assignable square feet are rooms that are in use. The lobby is not considered assignable square feet. Grossing factor is used to get to a building size. Fremont has 79% of the district's total ASF and Newark has 21%. Fremont's total ASF is 306,746.

Buildings that have been identified to be removed (1, 2, 3, 4, 8, 14, 15, 16, and 18) equal 106,140 ASF. The total GSF = 187,342 which equates to an average efficiency of 57%. The Fremont Campus has very inefficient buildings.

Following the removal of these buildings from the existing inventory, the adjusted inventory for the Fremont campus will be 200,606 ASF. According to the 2010 Fremont Facilities Master Plan, the campus will need 284,175 ASF in 2023. The space needed to get to the 2023 master plan projected space needs is 116,805 ASF of capacity/load categories. This does not include the "other" space.

Q: Could the "other" space be used for lecture or labs in the future?

A: Other space can be repurposed to serve as instructional space if the space need is justified.

Q: Since instructional media is an old concept, how do we categorize what type of space we need for that?

A: You can use this for media support spaces. You don't need to build the entire projected need.

Q: Does this indicate that we have enough meeting space on campus? In reality, we do not have enough.

A: Meeting space is just one part of the “other” space listed. A further analysis will need to be done to answer that question.

Q: If we exceed the growth identified in the facilities master plan, how can we accommodate for space?

A: It is always recommended that you pick a point in time of how big the District will be. For planning purposes we’ll use that number for adding space. If a future building is needed, we will identify space for it.

Comment: HMC showed how big of a building 179,700 GSF equals on the campus map.

A: Sizes of buildings were shown for 2, 3, and 4 stories.

Some concepts that are described in the 2010 Master Plan include:

- Encourage collaboration by clustering similar campus uses into concentrated cores.
- Create a new Science Complex to cluster science programs.
- Create a Fine and Performing Arts District
- Use the design of the Newark Center as a planning framework.

**d. Group Activity**

HMC encouraged the committee to form groups and discuss how the campus should be laid out. The groups were to answer the questions below by arranging different pieces of colored paper on a poster. The six different areas included: instructional, administration, faculty offices, library/study, support services and social.

- What types of campus experiences would you like to create for your students, faculty and staff?
- What types of patterns, flows and collisions should be considered in planning for the future?

As you walk on campus, who would you want to bump into? Where would you want to hang out before class? Where to study? Meet faculty? How do you create the experience of students, faculty and staff? How do you interact like a human society on the Fremont Campus? Groups need to brainstorm on paper from the dialogue and discussion. Groups should let go of anything that exists.

After the discussions were over, each group reported out their graphics of how the campus should look. These reports will help HMC guide the team to bring back preliminary options to the group on November 29<sup>th</sup>.

**REPORTING OUT COMMENTS:**

One common theme is that the library is in the middle of campus. Study rooms in the library are essential. It is important to have more satellite study areas available.

On almost everyone's graphic, social and study were paired together and at shown at the heart or the center of the spaces. Not one put all the student social area in just one area. It is scattered. Need study spaces throughout the campus. Students should be able to get together and meet outside of classrooms. Add on to that, tables and chairs should be placed all around campus. Food should be close. Students around each other while eating and studying is important.

Are there entrances to the college or just one? Most show multiple entrances?

Administrative Services should be together because the department interacts with the college. Top administration is shown together. Do not need to decide right now about where the President's Office is located.

**e. Next steps**

**i. Campus development options**

The HMC team will digest all of the diagrams and develop options for the meeting on November 29<sup>th</sup> to show the group how this can translate to the campus of the future. HMC will incorporate the campus plan, building locations, preferences, and right sized buildings with planning data. A few options will be shown, but not sure how many.

The next meeting is scheduled for November 15<sup>th</sup>, but the committee will be informed if it will be cancelled.

Meeting concluded at 12:23 p.m.

*Schedule upcoming meetings:*

*November 15, 2011*

*November 29, 2011*

*December 13, 2011*