



COLLEGE OF  
**MARIN**

# Measure B Bond Learning Resources Center

Project Update

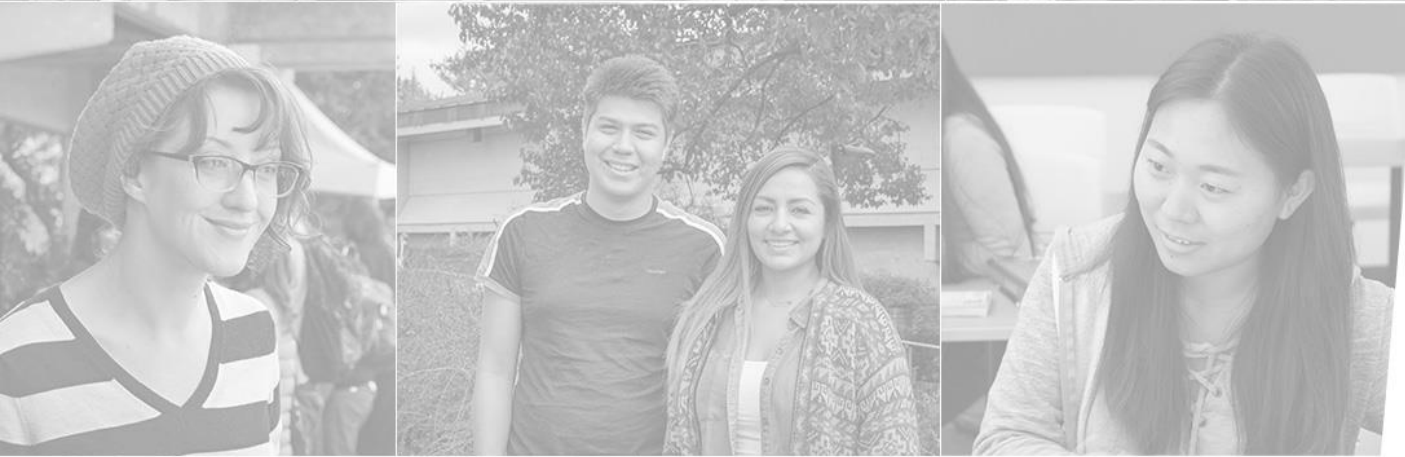




# Measure B Update: Learning Resources Center

- General Update
- Social Slope
- Construction Logistics





# General Update

# Learning Resources Center Update

## INCREMENT 1



Submitted  
April 26, 2022

Conditionally Approved  
January 1, 2023

## INCREMENT 2



Submitted  
July 26, 2022

Conditionally Approved  
July 1, 2023





# Learning Resources Center Update

## Make Ready Projects

- New Water Line & Valves Installation
- Realignment of geothermal line
- Fiber Relocation

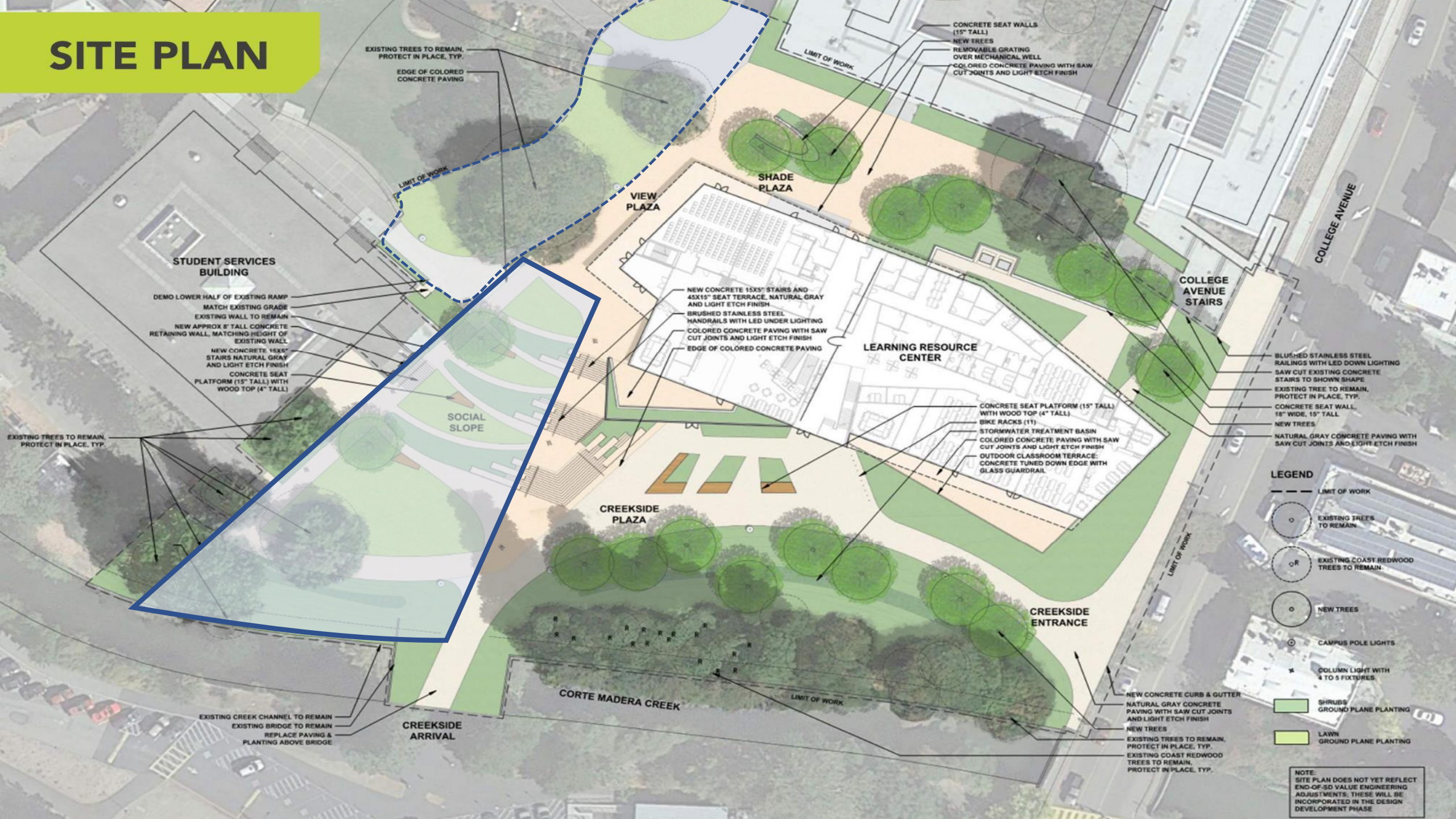




# Social Slope

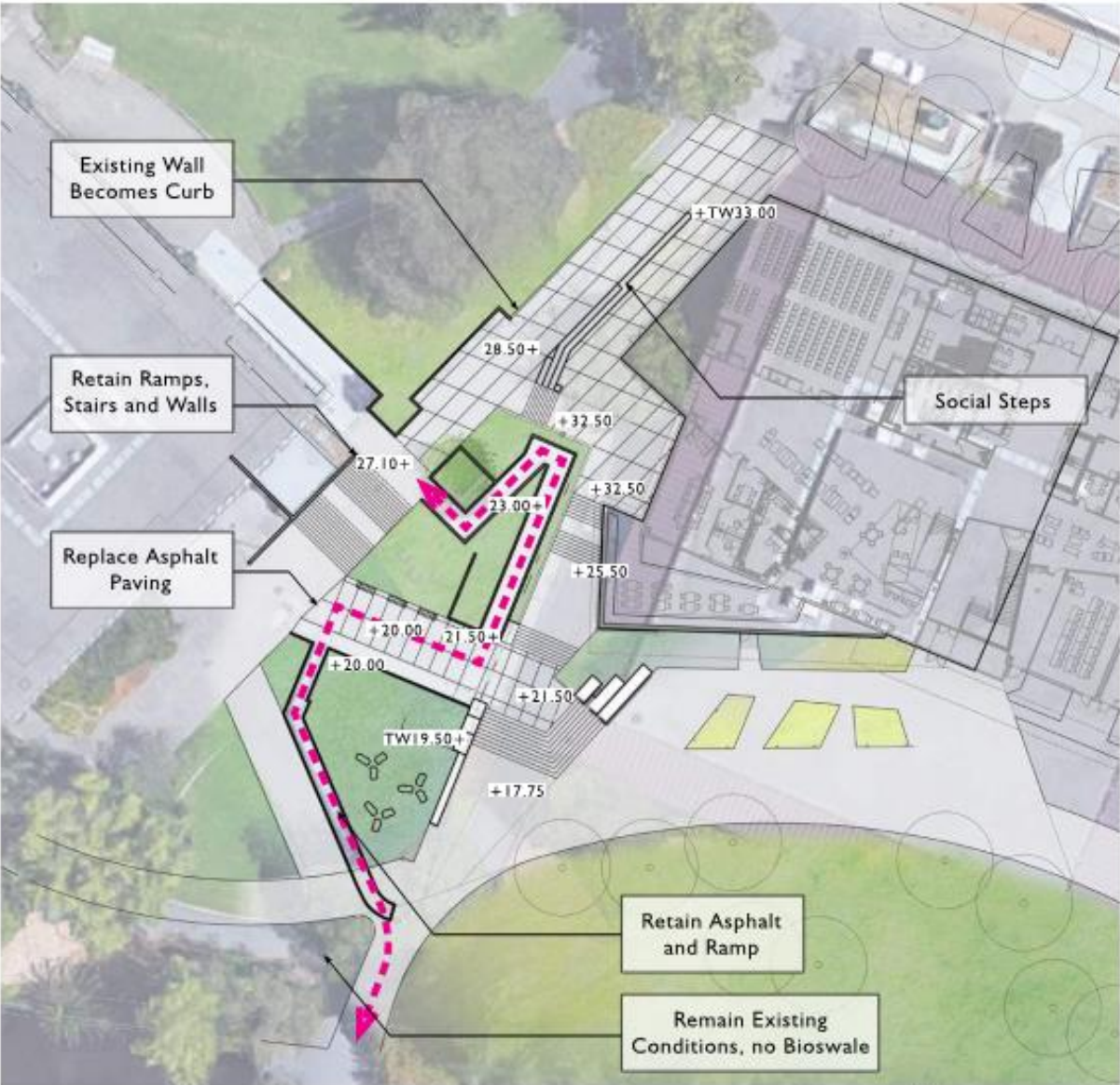


# SITE PLAN



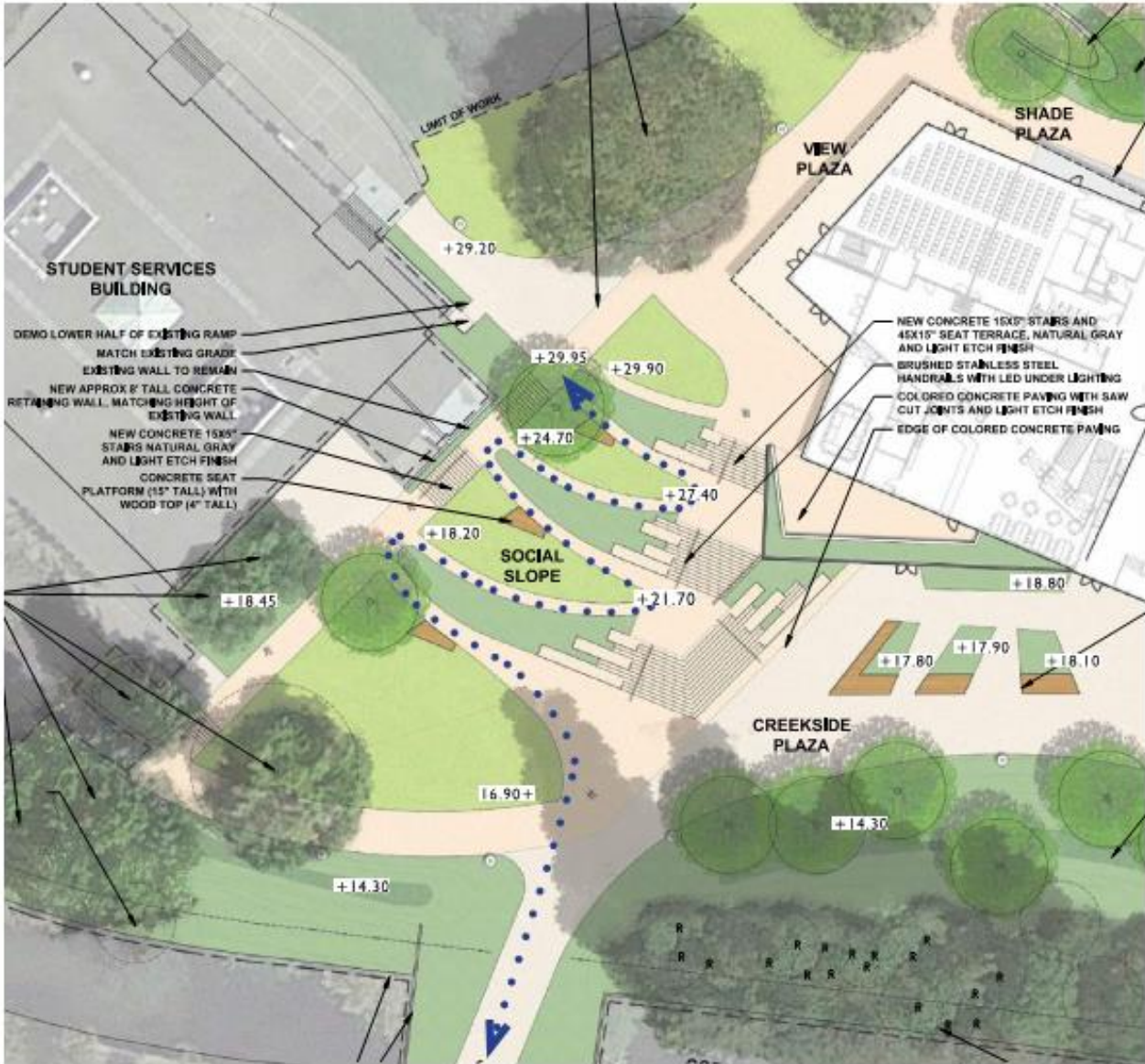


PROPOSED DESIGN



ADA Access Route A  
(Total length: 315 ft)

CURRENT CONTRACT DOCUMENT DESIGN



ADA Access Route B  
(Total length: 495 ft)





# Considerations

1. Budget
2. Campus Impact
3. Community Impact
4. Sustainability



# Considerations - Budget

COM LRC									
SOCIAL SLOPE COMPARISON									
		ALT		BASE		DELTA		\$/UNIT	COST
1	Demolition								
	A. Hardscape	6,239	SF	16,508	SF	-10,269	SF	6.50	(66,749)
	B. Ramps/Walls	0	LF	492	LF	-492	LF	155.00	(76,260)
	C. Clear/Grub	8,912	SF	22,699	SF	-13,787	SF	1.50	(20,681)
2	Grading								
	A. Grading	15,151	SF	39,207	SF	-24,056	SF	17.00	(408,952)
	B. Fine Grade/Base Rock	8,044	SF	12,471	SF	-4,427	SF	11.00	(48,697)
3	Concrete								
	A. Pedestrian Paving	8,044	SF	10,663	SF	-2,619	SF	17.00	(44,523)
	B. Vehicular Paving	0	SF	1,808	SF	-1,808	SF	21.00	(37,968)
	C. Stairs	857	LF	1,148	LF	-291	LF	60.00	(17,460)
	D. Retaining Wall	92	LF	48	LF	44	LF	475.00	20,900
	E. Low Wall	0	LF	17	LF	-17	LF	125.00	(2,125)
	F. Seat Platforms	0	SF	183	SF	-183	SF	500.00	(91,500)
	G. Social Steps	203	LF	0	LF	203	LF	90.00	18,270
	H. Seat Terraces	312	SF	720	SF	-408	SF	90.00	(36,720)
4	Landscaping								
	A. Planting Areas	4,065	SF	19,886	SF	-15,821	SF	12.00	(189,852)
	B. Bio-Retention Complete	0	SF	1,230	SF	-1,230	SF	95.00	(116,850)
5	Handrails								
	A. Stair Rails	117	LF	212	LF	-95	LF	300.00	(28,500)
	Hand Rails @ (E)								
	B. Stairs/Ramps	316	LF	0	LF	316	LF	300.00	94,800
									(1,052,866)



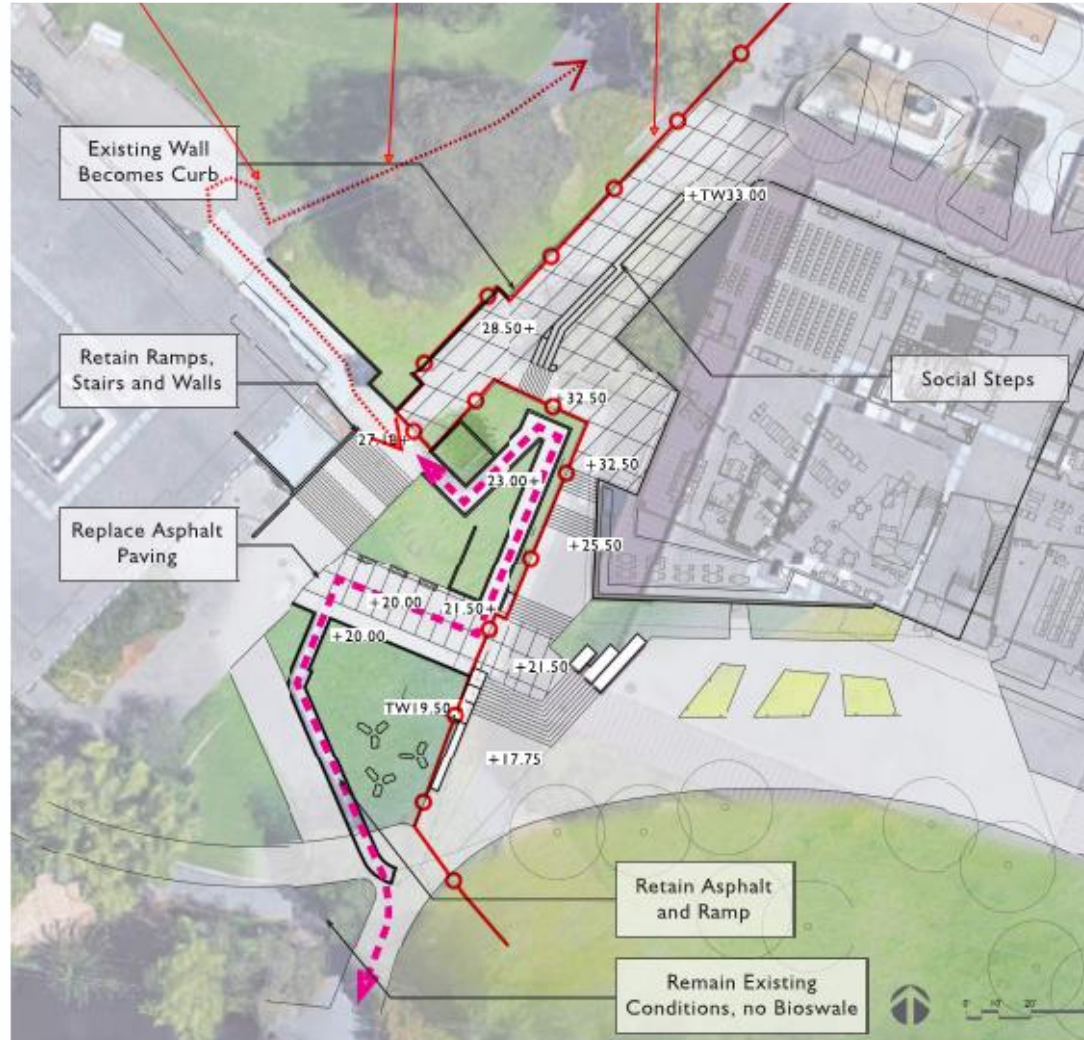


# Considerations - Budget

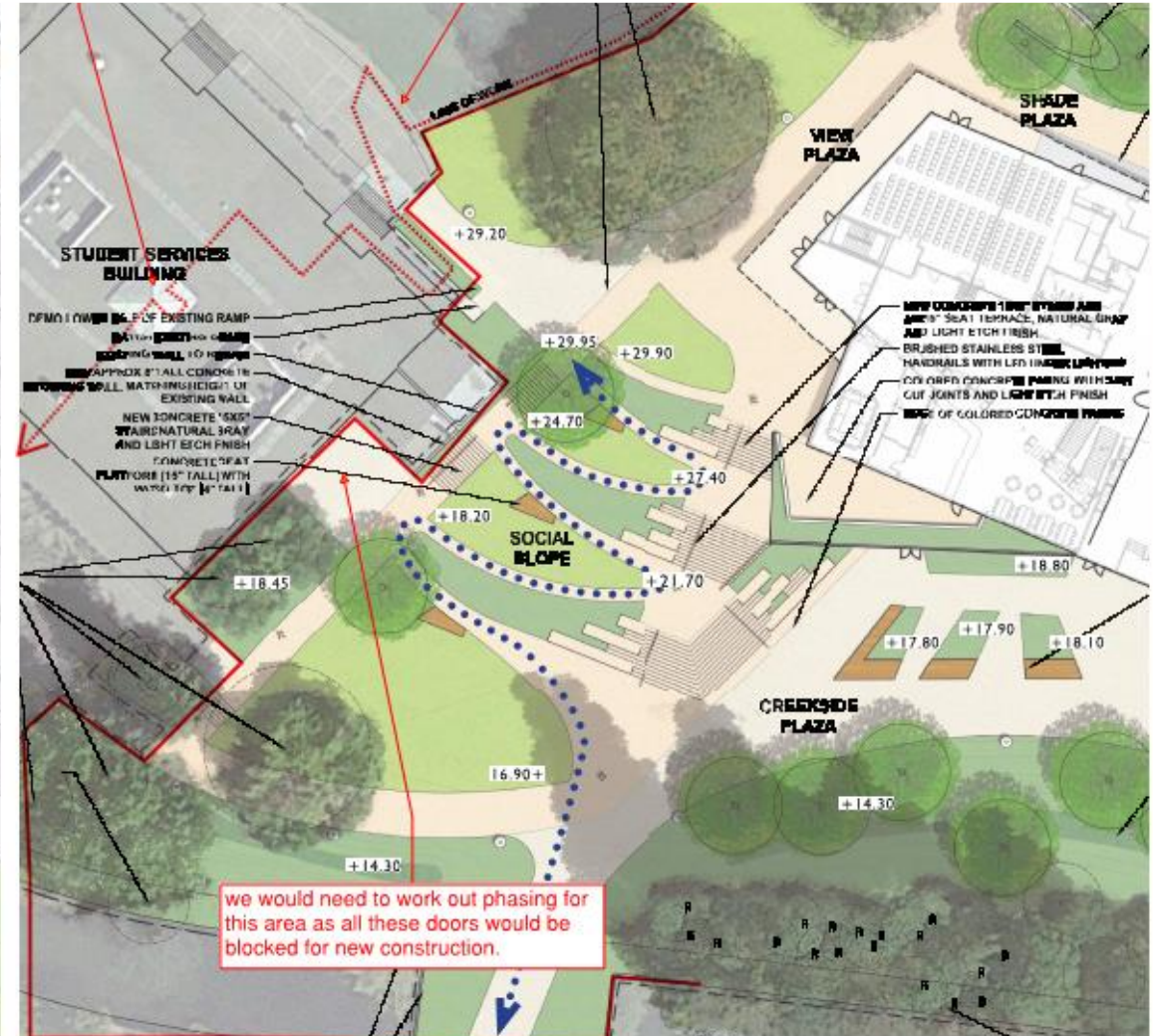
- Reduction in length of ADA path of travel = 180FT
- Reduction in area to be graded = 55%
- Reduction in concrete scope = 38%
- Reduction in landscape scope = 81%
- Reduction in number of stairs = 291 ft
- Removal of bioswale scope
- Reduction in contingency being held for archeological items



# Considerations – Campus Impacts




◀---▶ ADA Access Route A  
(Total length: 315 ft)



◀---▶ ADA Access Route B  
(Total length: 495 ft)

we would need to work out phasing for this area as all these doors would be blocked for new construction.



# Considerations – Campus Impacts

- ADA access through Student Services during construction
- East entrance of SS inaccessible at various times





# Considerations – Community Impacts

- Minimize the risk of disturbing culturally sensitive areas
- Continued use of ADA ramp for duration of construction



# Considerations –Sustainability Impacts

- Current ramps built 2017
- Reduce carbon impact of construction
- Sustainable with zero cost to project















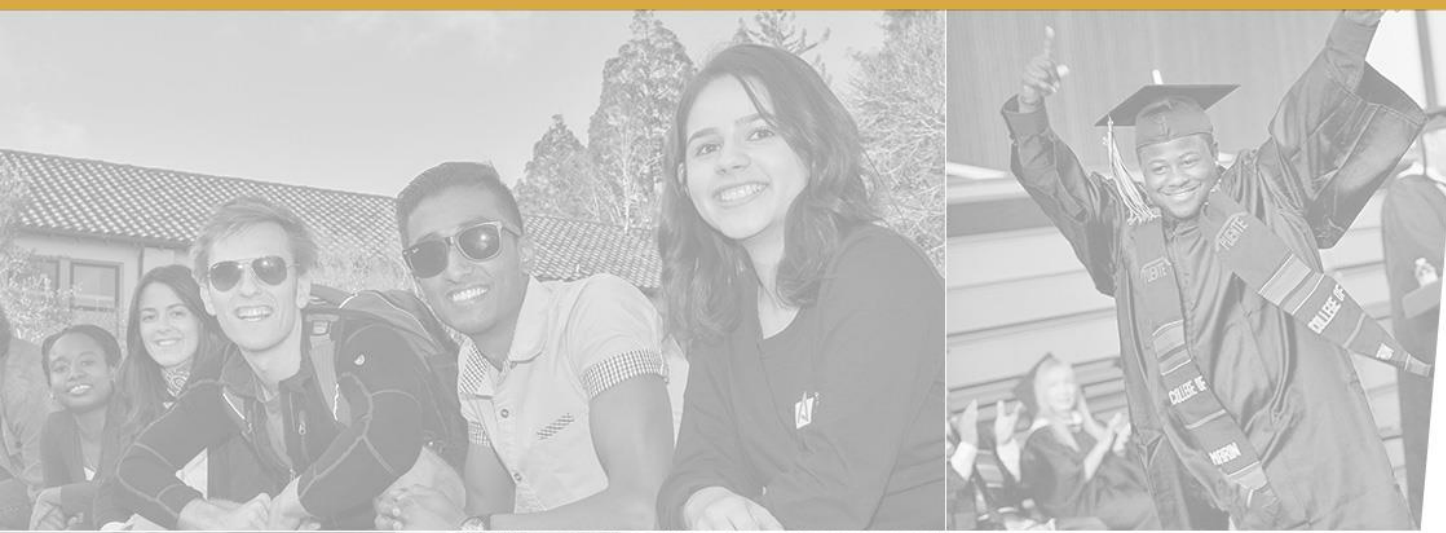






# Reimagining the existing

- Remove and modify existing handrails
- Resurface existing walls to match new
- Create new “living room” spaces at existing landscaped areas
- Pay homage to cultural roots of area



# Construction Logistics



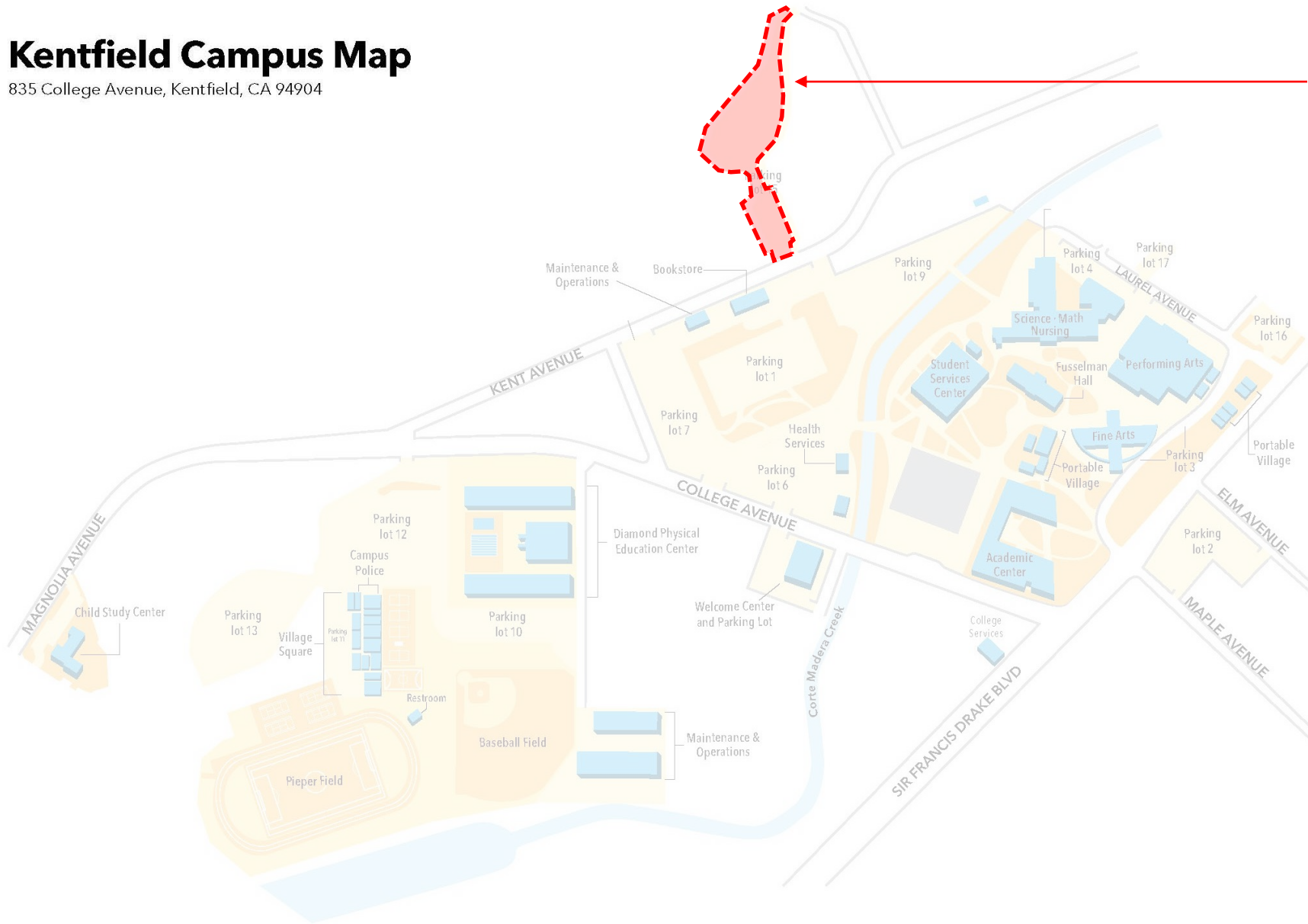


# Construction Logistics Steps

1. Staging Area
2. Contractor Access Path
3. College Avenue Traffic Pattern
4. ADA Pathway Access
5. Onsite Storage Locations
6. Construction Fencing & Construction Trailers

# Kentfield Campus Map

835 College Avenue, Kentfield, CA 94904



## Staging Area Identified:

Parking Lot 15

### Reason for Selection:

- Area can be secured and is large enough to store material planned to be ordered early
- Close proximity to construction site
- Alternate location (Parking Lot 13-Free Lot) would be farther and would result in loss for free parking

### Potential Impacts:

- Limits Parking on Campus
- Potential for Neighborhood Noise Complaints

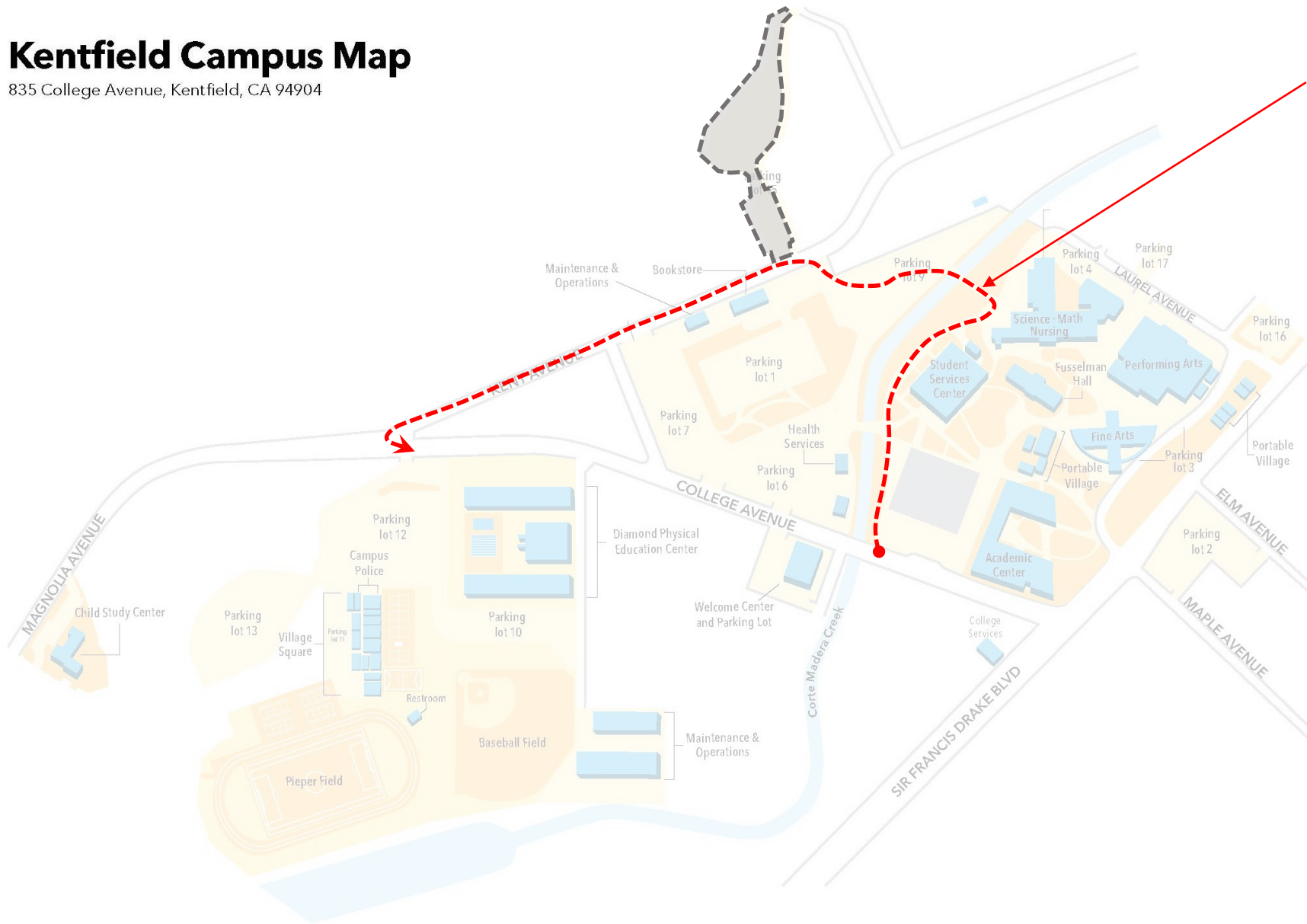
### Mitigation Measures:

- Contractor will comply with County Sound Ordinance



# Kentfield Campus Map

835 College Avenue, Kentfield, CA 94904



## Construction Access Path:

Access Through Campus

### Reason for Selection:

- One way traffic will be easier to manage and control onsite
- Prevents entrance and exiting at same point on College Avenue

### Potential Impacts:

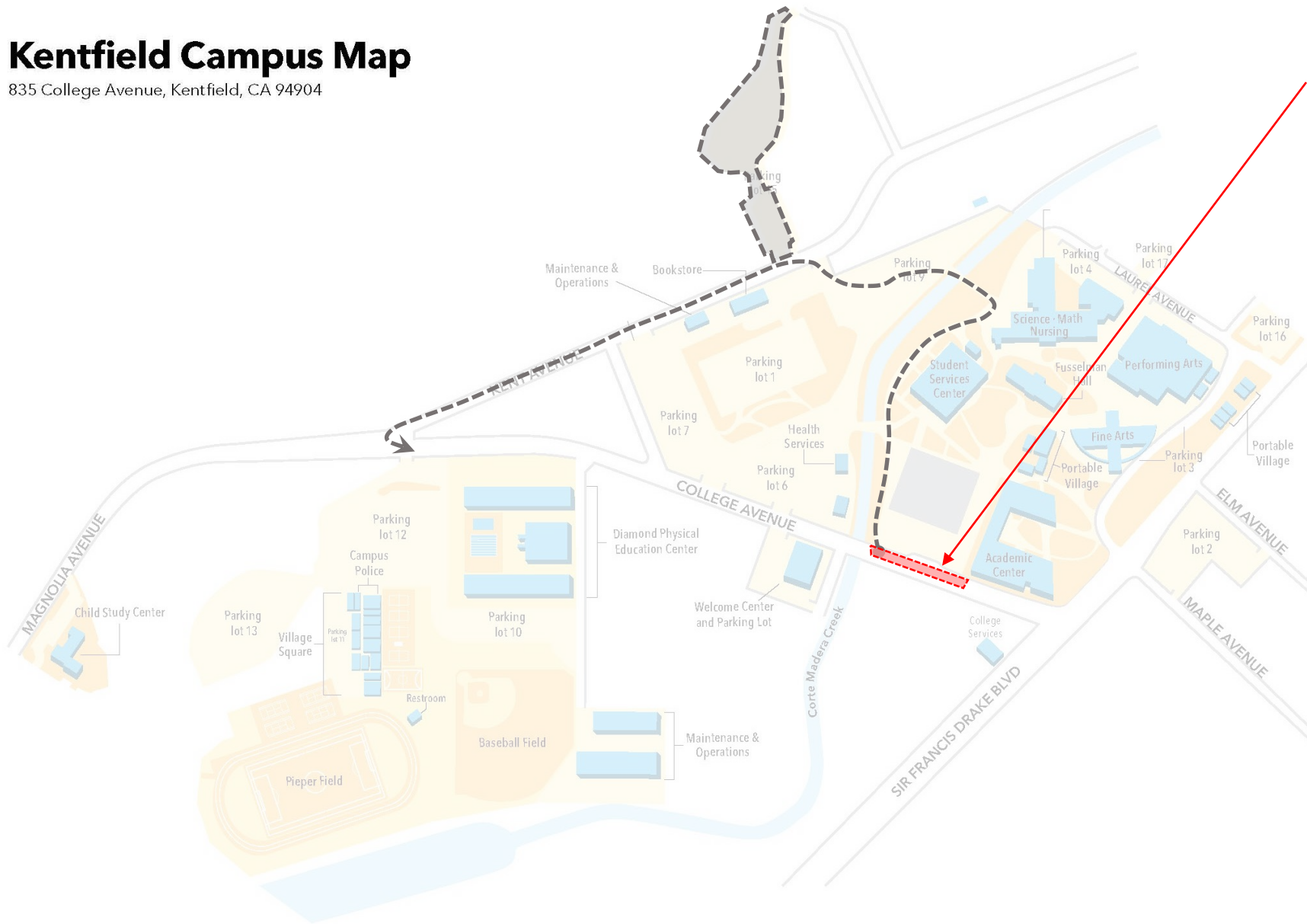
- Temporary pathway closures and limiting pedestrian traffic in certain areas when construction vehicles are present.

### Mitigation Measures:

- Contractor to implement traffic control & safety measures when traversing through campus

# Kentfield Campus Map

835 College Avenue, Kentfield, CA 94904



## College Ave Traffic Pattern

### Temporary Lane Closure

#### Reason for Selection:

- Closing one Lane of Traffic during peak construction will allow delivery trucks to queue up on College Avenue and avoid more extensive traffic backups.

#### Potential Impacts:

- Will create traffic backups when major deliveries are scheduled (concrete deliveries, etc)

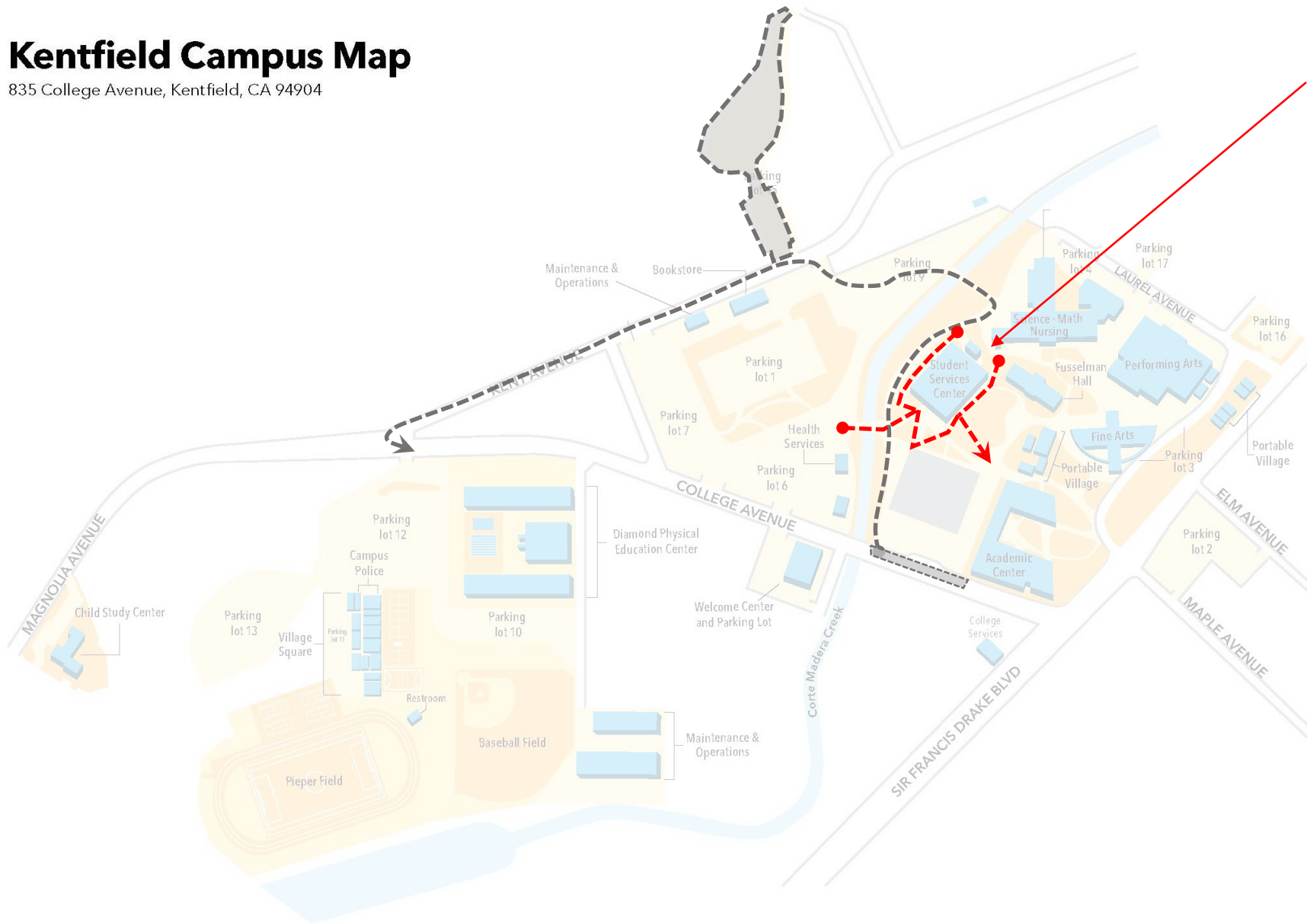
#### Mitigation Measures:

- The District will review with the County and submit for road closure permit with CHP
- District will schedule major deliveries during least impactful traffic times



# Kentfield Campus Map

835 College Avenue, Kentfield, CA 94904



## ADA Pathway Access

Access from Lower Campus to Upper Campus

### Reason for Selection:

- ADA Access will be maintained through the site
- Alternate pathway will go through the Student Services Building

### Potential Impacts:

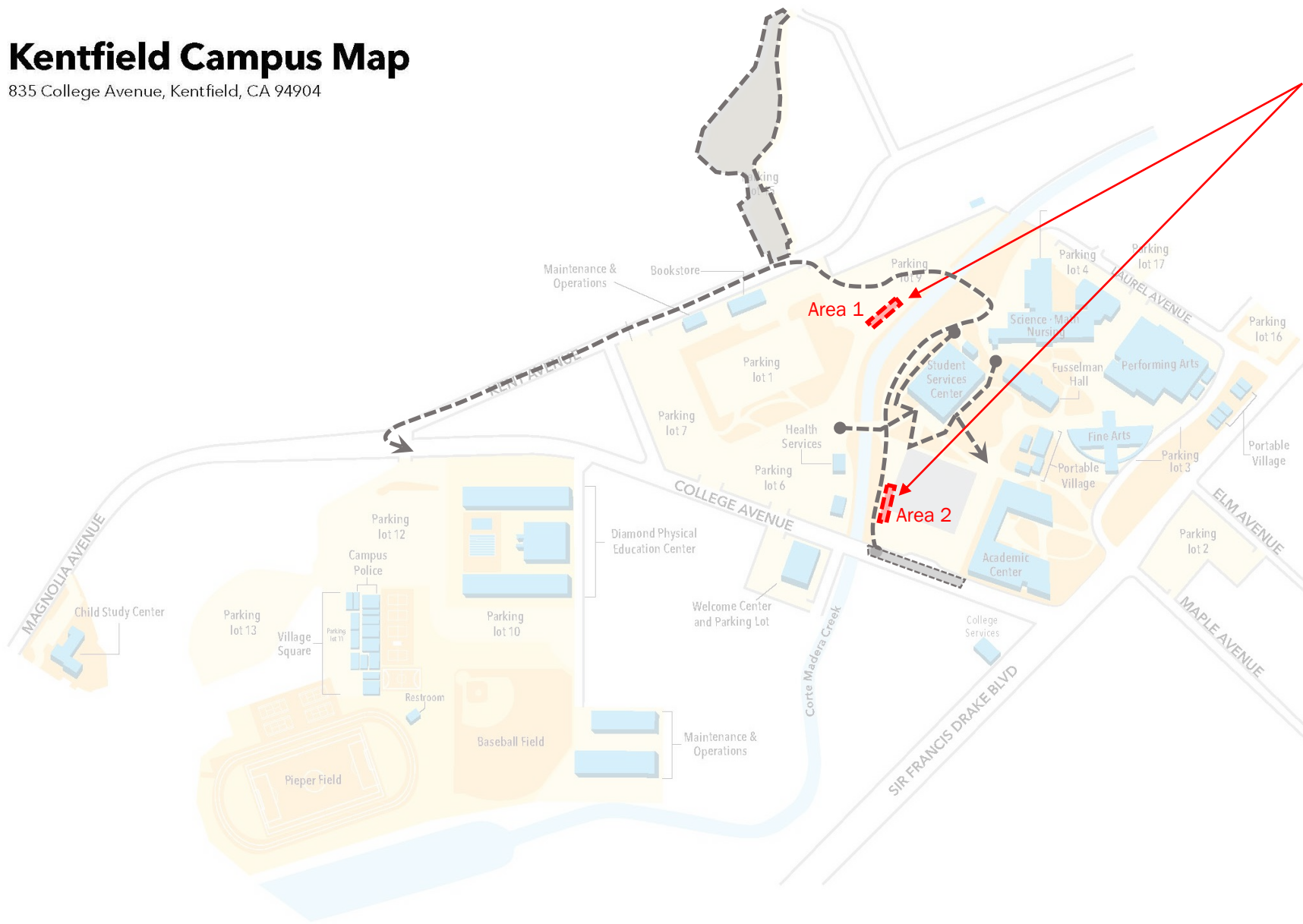
- Keeping existing ADA access path will minimize impacts

### Mitigation Measures:

- Repair of concrete slabs adjacent to the Student Services Building will ensure safe accessible surfaces for pedestrian and non-ambulatory people.

# Kentfield Campus Map

835 College Avenue, Kentfield, CA 94904



## Onsite Storage Locations

Two Designated Storage Locations

### Reason for Selection:

- Areas selected for storage are located at campus locations that are currently not used and easily accessible to contractors

### Potential Impacts:

- No potential impacts identified at this time

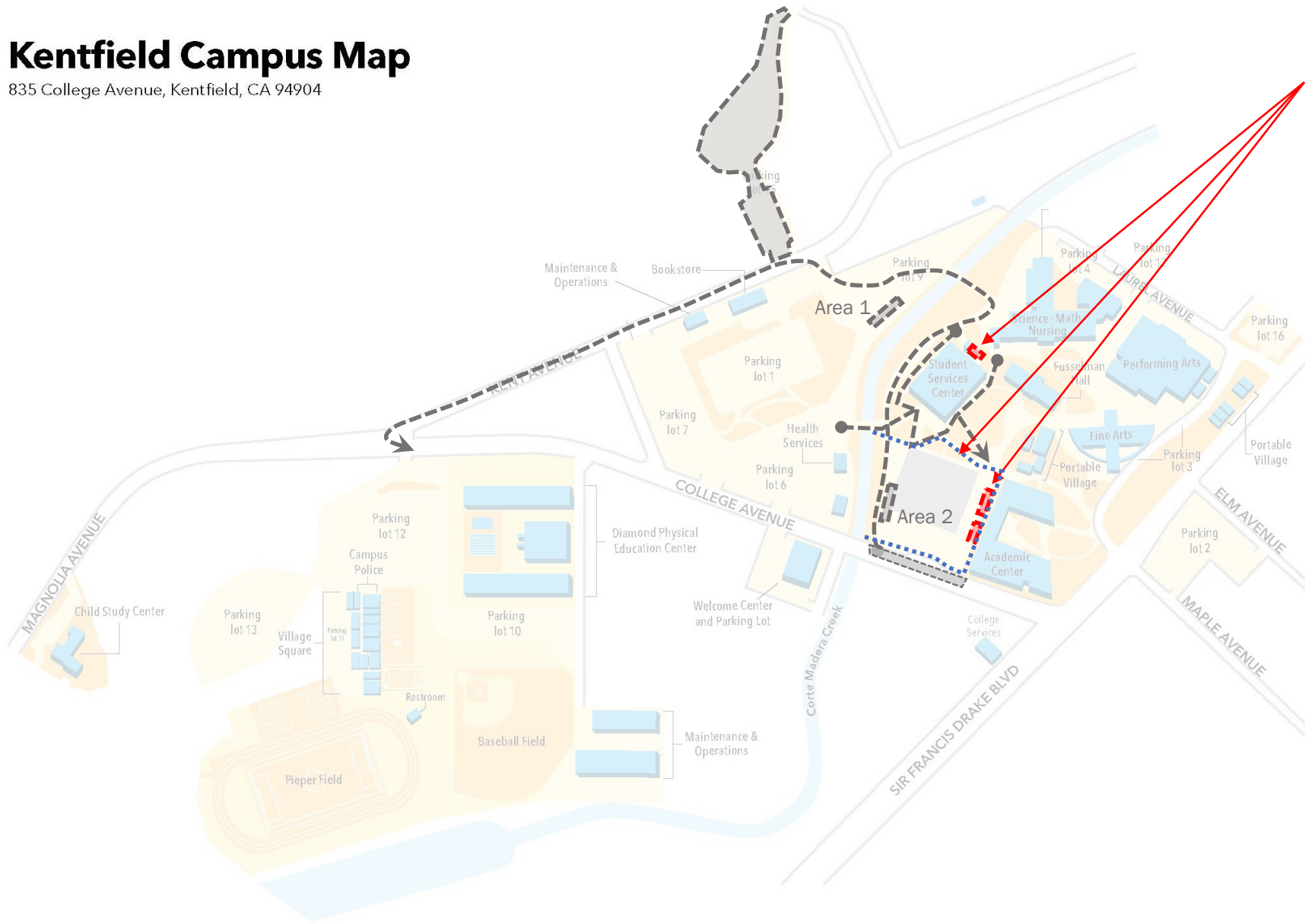
### Mitigation Measures:

- Area 1 will be fenced off and non accessible to the public
- Area 2 is located within the project site.



# Kentfield Campus Map

835 College Avenue, Kentfield, CA 94904



## Construction Fencing & Construction Trailers

### Reason for Selection:

- Fencing surrounds the site to ensure site is only accessed by authorized personnel
- 1 construction trailer was repurposed (behind SSB) & 2 new ones are needed near the construction site

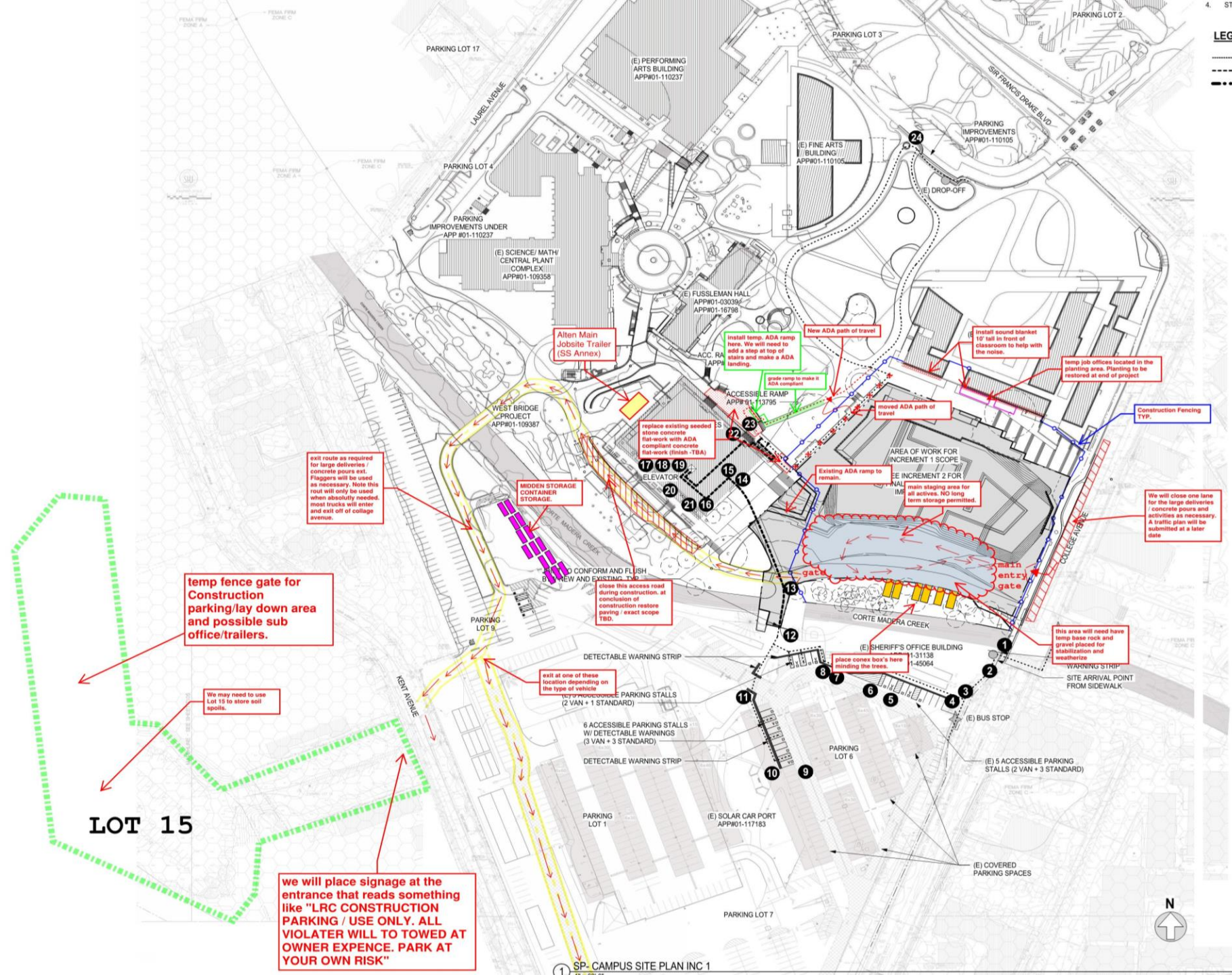
### Potential Impacts:

- Limits pedestrian traffic along the stairs at the AC Building
- Noise from construction activities affect the AC Classrooms

### Mitigation Measures:




- Accessible paths are maintained to the AC Building
- Sound blankets will be installed at classrooms facing the construction site





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# Legend

-  Truck route
-  Construction Fencing
-  Lay down area





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# Measure B Bond Learning Resources Center

Project Update

