

COLLEGE OF
MARIN

INTEGRATED LEARNING RESOURCES CENTER + STUDENT SERVICES

COLLEGE COUNCIL – SEPTEMBER 10 2020



GROUP 4

HMC Architects

PRESENTERS



David Schnee
Principal-in-Charge
Group 4



Andrea Gifford
Director of Interiors
Group 4



Marko
Blagojevic
Principal
Project Architect
HMC



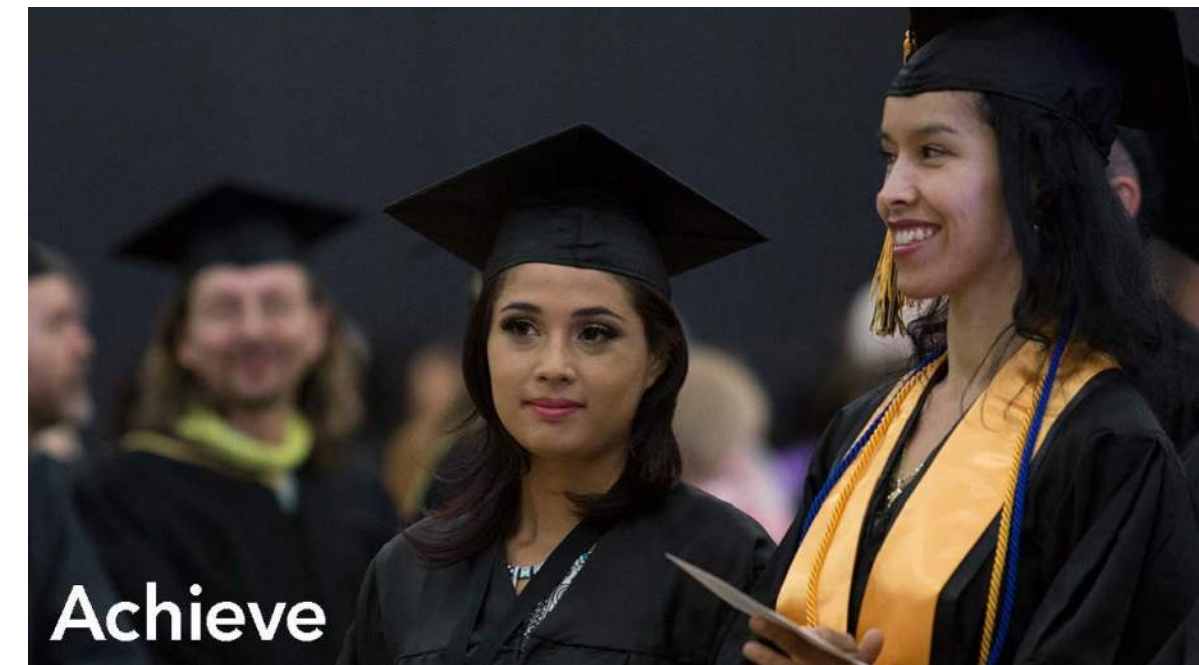
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COLLEGE OF MARIN – INTEGRATED LRC + STUDENT SERVICES

AGENDA

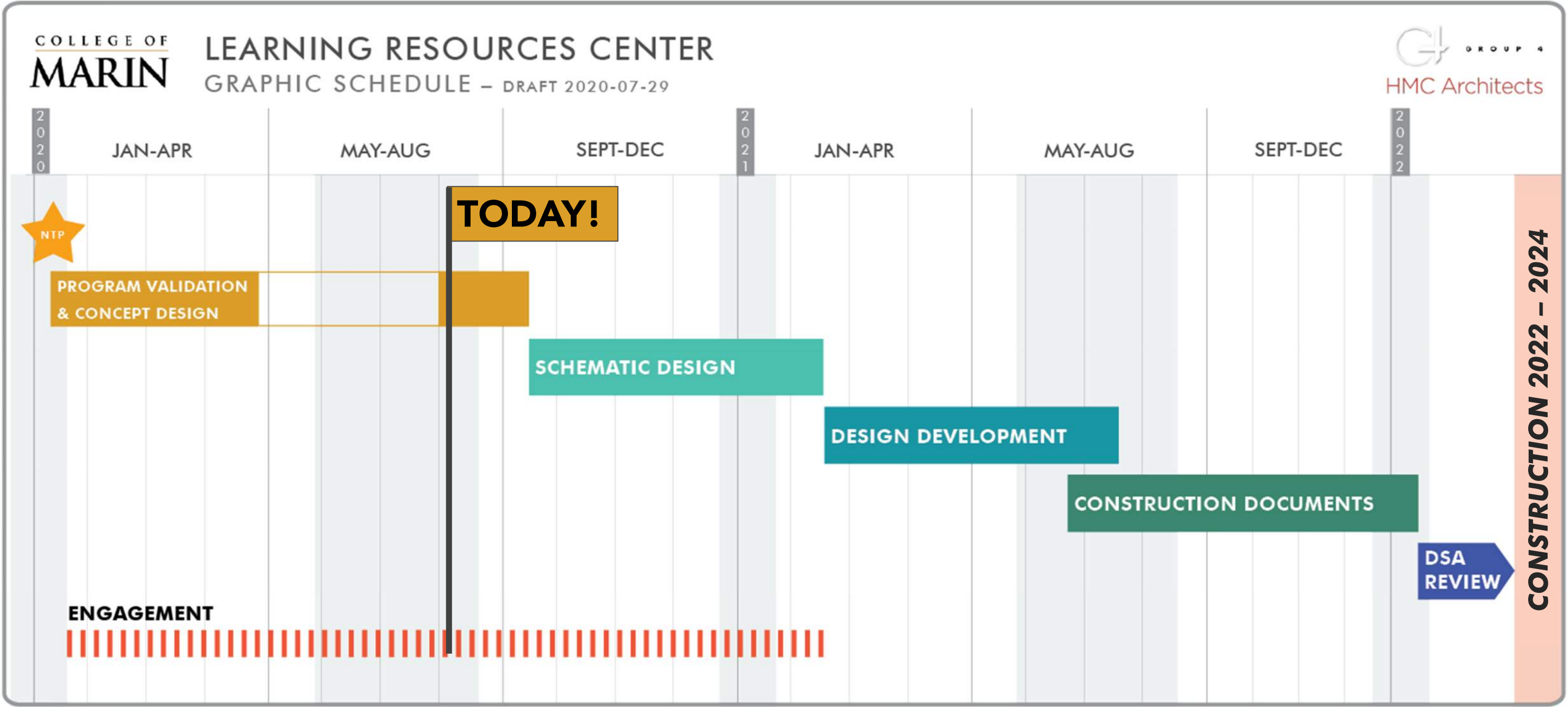
- Part 1: Project Overview + Budget
- Part 2: Program Validation
- Part 3: Conceptual Design
- Part 4: Next Steps



PROJECT SITE PLAN



PROJECT SCHEDULE



Dates subject to change due to COVID-19

Due to COVID-19 all dates are subject to change

BUDGET

- Building + Site Hard Costs \$82M
- Market Correction Possible
- Efficient Design Required
- Continued Use of Student Services Center (SSC) will be required to meet all Master Plan programmatic goals. Funds for modifications of SSC are not included

Master Plan

~91,476 GSF

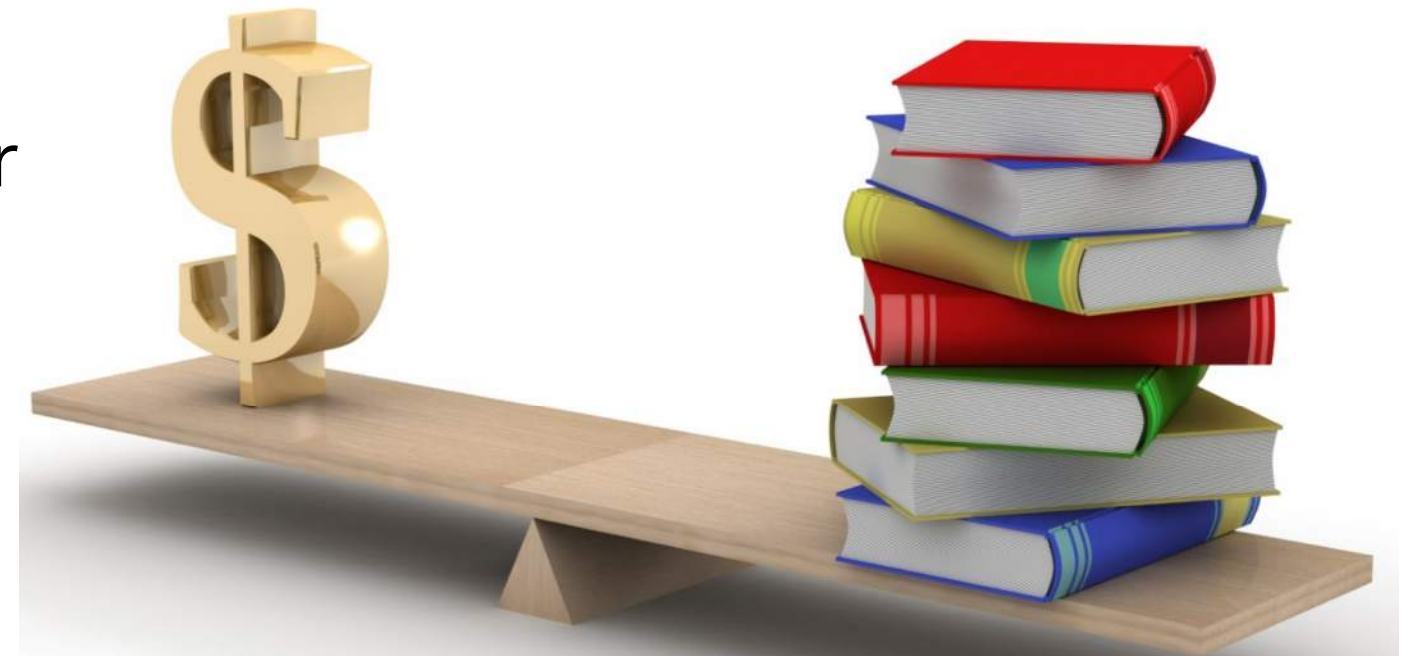
~67,760 NASF

Proposed*

~85,000 GSF

~59,500 NASF

* 30% Net to Gross



LLB Contractor will collaborate with Design Team + District to track market trends during this time of unprecedented uncertainty. Updates and impacts will be brought forward at future project milestones.

PROJECT ENGAGEMENT

Round 1:
OVER 300+ PARTICIPANTS

Round 2:
OVER 150+ PARTICIPANTS



INTERCEPT KIOSKS



CAMPUS + COMMUNITY TOWN HALL



STUDENT UX WORKSHOP



STAFF UX WORKSHOP



FACULTY UX WORKSHOP

ENGAGEMENT TO DATE

JANUARY 2020

- » Working Group Visioning Workshop
- » Student User Experience Workshop
- » Faculty User Experience Workshop
- » Staff User Experience Workshop
- » Town Hall Meeting
- » 2 Sets of Intercept Interviews, 2 locations
- » 11 Interviews with 15+ Students and Faculty

FEBRUARY 2020

- » Working Group Program Scenario Evaluation
- » Library Deep Dive: Part I
- » College Council
- » Academic Senate
- » Board of Trustees

MARCH 2020

- » Working Group Room-by-Room Review
- » Library Deep Dive: Part II
- » 10 Departmental Interviews
- » Virtual Town Hall Meeting

APRIL 2020

- » Working Group Final Program Validation Presentation

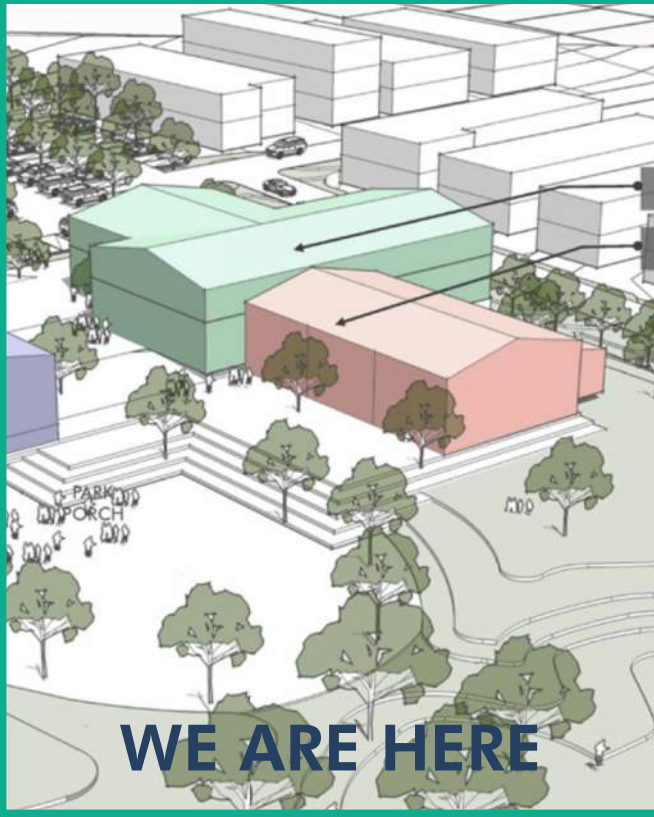
March – July 2020

- » Internal + External Community Online Survey

ENGAGEMENT PLAN

PROGRAM VALIDATION

CONCEPTUAL
DESIGN



ROUND 1
DESIGN
VALUES

SCHEMATIC
DESIGN



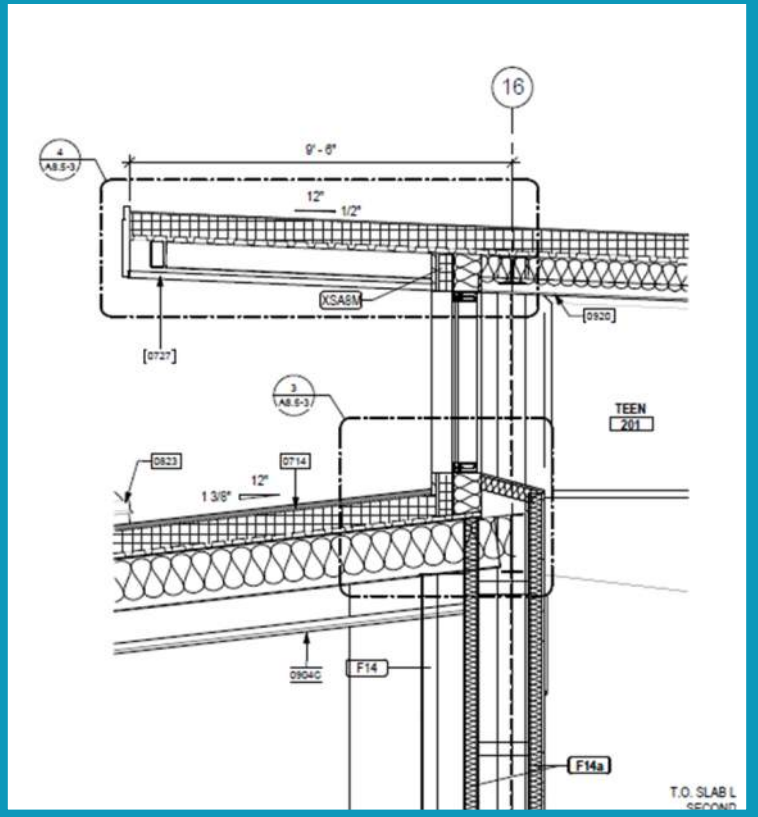
ROUND 2
EMERGING
DESIGN

DESIGN

DESIGN
DEVELOPMENT



CONSTRUCTION
DOCUMENTS



BIDDING & GMP
CONSTRUCTION

THEMES ACROSS STUDENTS, FACULTY + STAFF

STUDENTS

- » student diversity displayed
- » variety of spaces, including family and pet-friendly
- » clear and obvious wayfinding
- » light, airy, beautiful space
- » “Living room” safe space to socialize and recharge

FACULTY

- » celebrate student success
- » increased hours in LRC
- » low barrier for getting help
- » flexible, inclusive spaces with strategic technology
- » Playful features

STAFF

- » methods for ongoing input
- » healthier/better food choices
- » physical starting point
- » indoor/outdoor connection to nature
- » Spaces for informal mixing



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QUALITYMETRICS

COLLEGE OF MARIN – INTEGRATED LRC + STUDENT SERVICES

COMMUNITY INPUT

Top Concerns from the Community

- » Safety + good lighting
- » Architecture matching the neighborhood context + existing noise levels
- » Keeping a low height profile and celebrating views and scenery
- » Engaging the creek + environment
- » Better library access for community
- » Accessibility + inclusion
- » Ongoing methods for community members to give input



VISION FOR THE INTEGRATED LRC

The newly integrated Learning Resources Center is *devoted to student learning and success*. In the new LRC, students build the personal relationships they need to reach their goals. They are confident about finding the help they need. They are *connected to the surrounding nature and this place*.

Each student truly belongs.

The new LRC is intuitive, functional, and beautiful, with a balance of owned and shared spaces. It *engages and welcomes in Marin County's broader community*. It is a place that *provokes joy, inspiration, and new connections*.



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QUALITYMETRICS

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PROGRAM IDENTITY – *Yesterday*



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PROGRAM IDENTITY - *Integrated*



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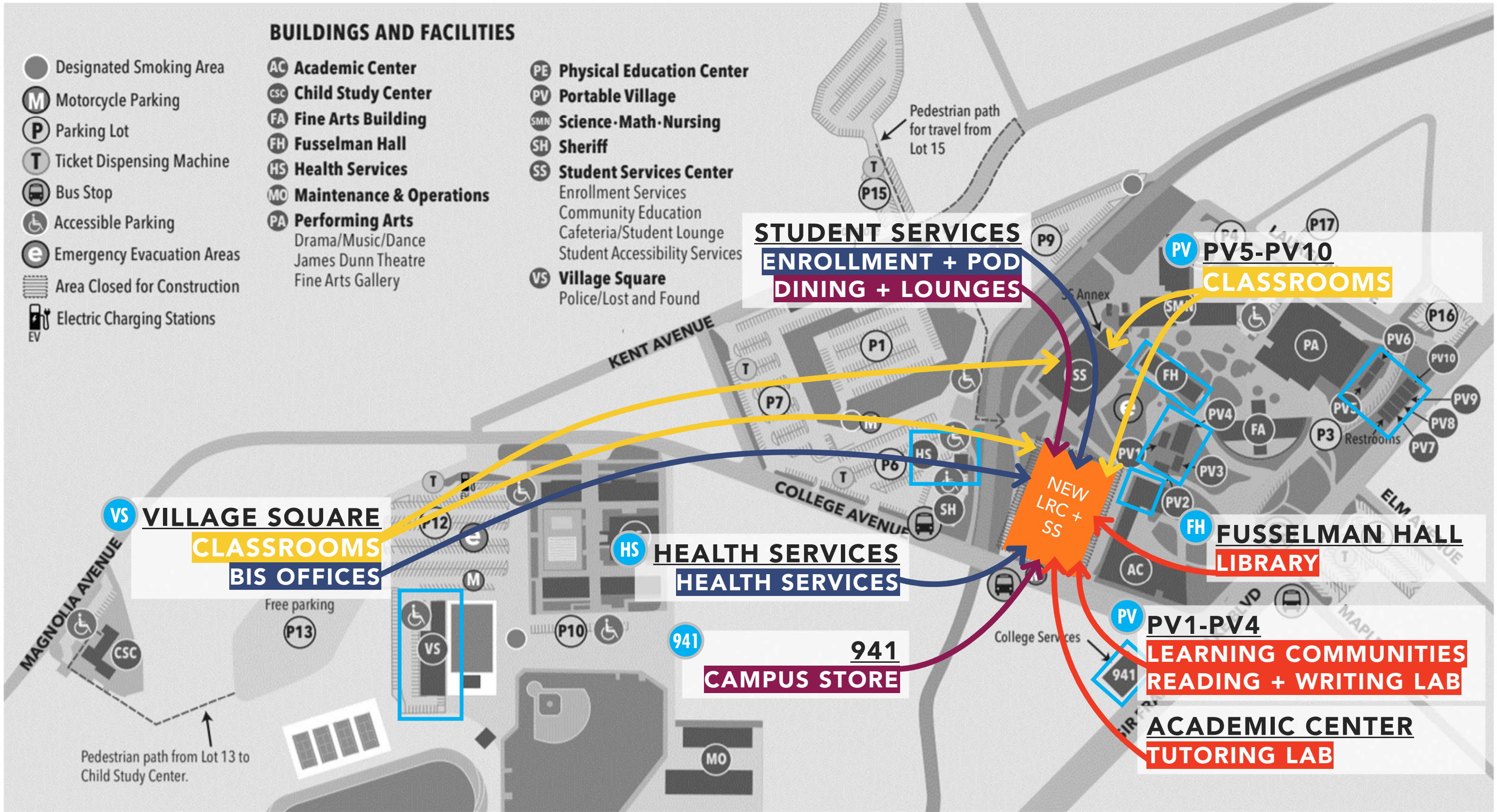
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WHAT IS THE LRC+ ?

- » Library
 - » Café/Food Service
 - » Campus Store + Bookstore
 - » Learning Spaces
 - » Meeting Spaces
 - » Lounges
 - » Computer Lab
 - » Event Space
 - » Tutoring, Reading + Writing Lab
 - » Learning Communities
 - » Wellness (Health + Psych Services)
 - » Transfer + Career Center
 - » Counseling
 - » Enrollment Services + Cashiers
 - » ESCOM + Community Ed
 - » ASCOM
 - » Student Activities + Advocacy
 - » Student Accessibility Services
 - » EOPS/CARE & CalWORKS
- + And More!

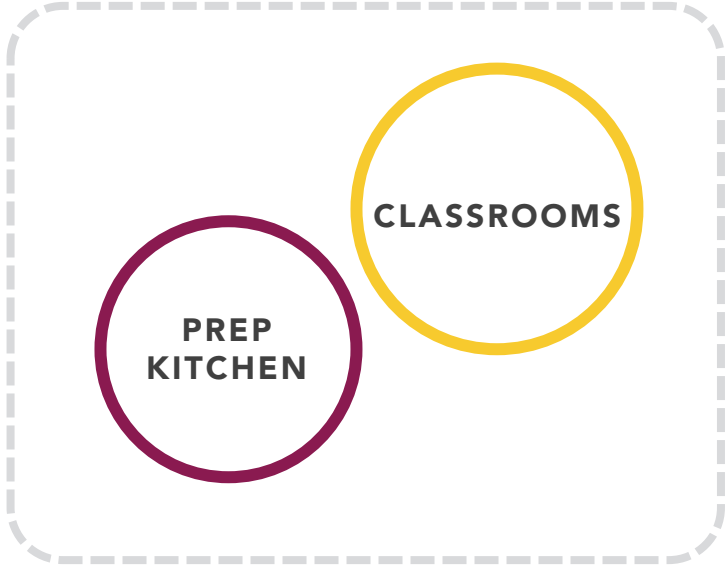
CAMPUS MAP



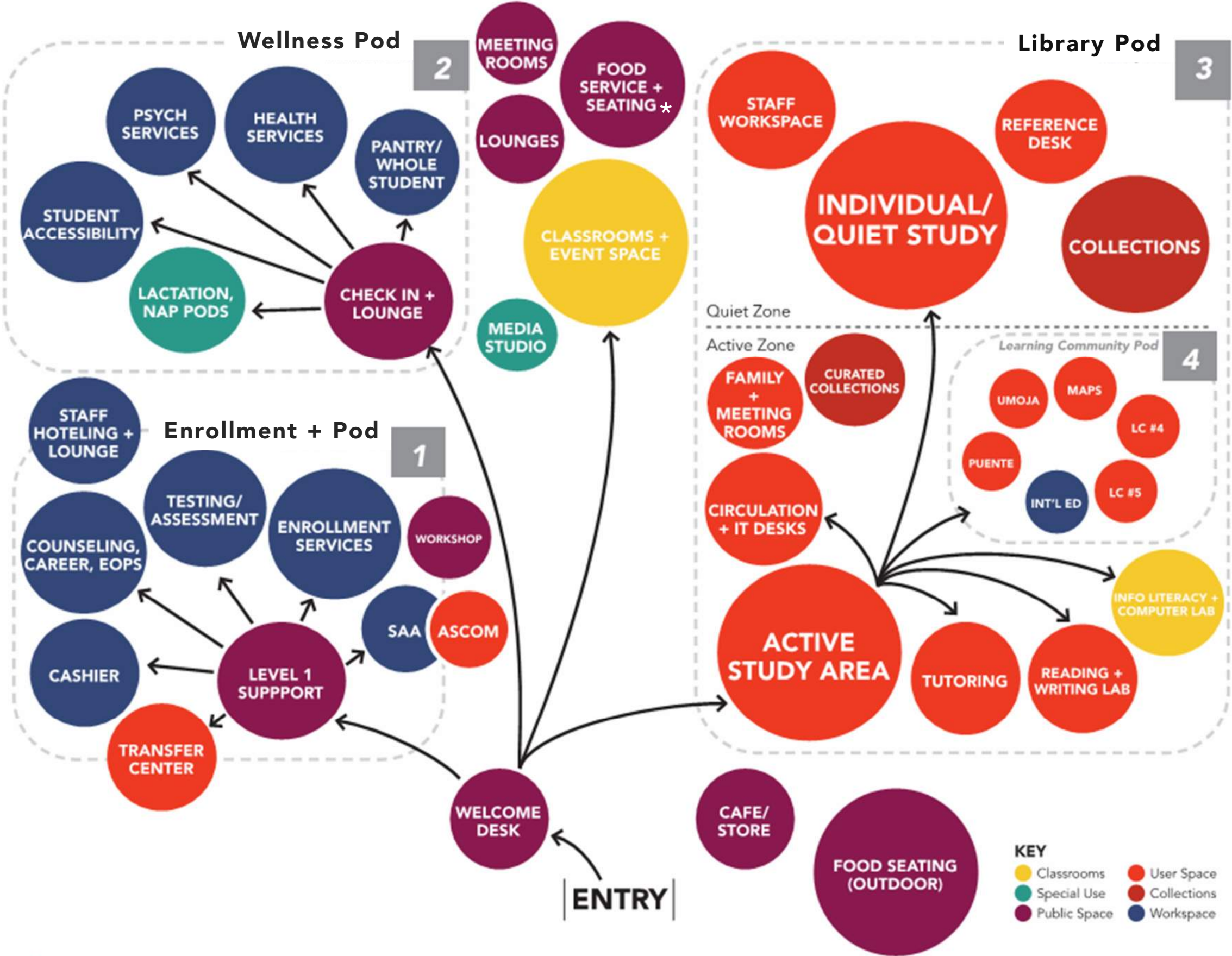
LRC FLOW DIAGRAM

- » High level view of LRC flow and adjacencies
- » Program clustered into 4 Pods to support navigation

POTENTIAL FUTURE USE OF STUDENT SERVICES



* PREP KITCHEN TO BE IN STUDENT SERVICES BUILDING OR VENDOR OFF-SITE



FACULTY FOCUS GROUP – TEACHING SPACES

Themes from Meeting on 3/11

- Teaching spaces to feature flexible furniture to enable a variety of teaching styles, and accommodate use for events and other programming
- Operable partitions that are simple to operate (planned in event space + large classroom)
- Technology to support hybrid live + remote classes
- Power and data access throughout teaching spaces
- Daylit spaces without glare



University Minnesota Active Classroom with Partition Panels



Georgetown University

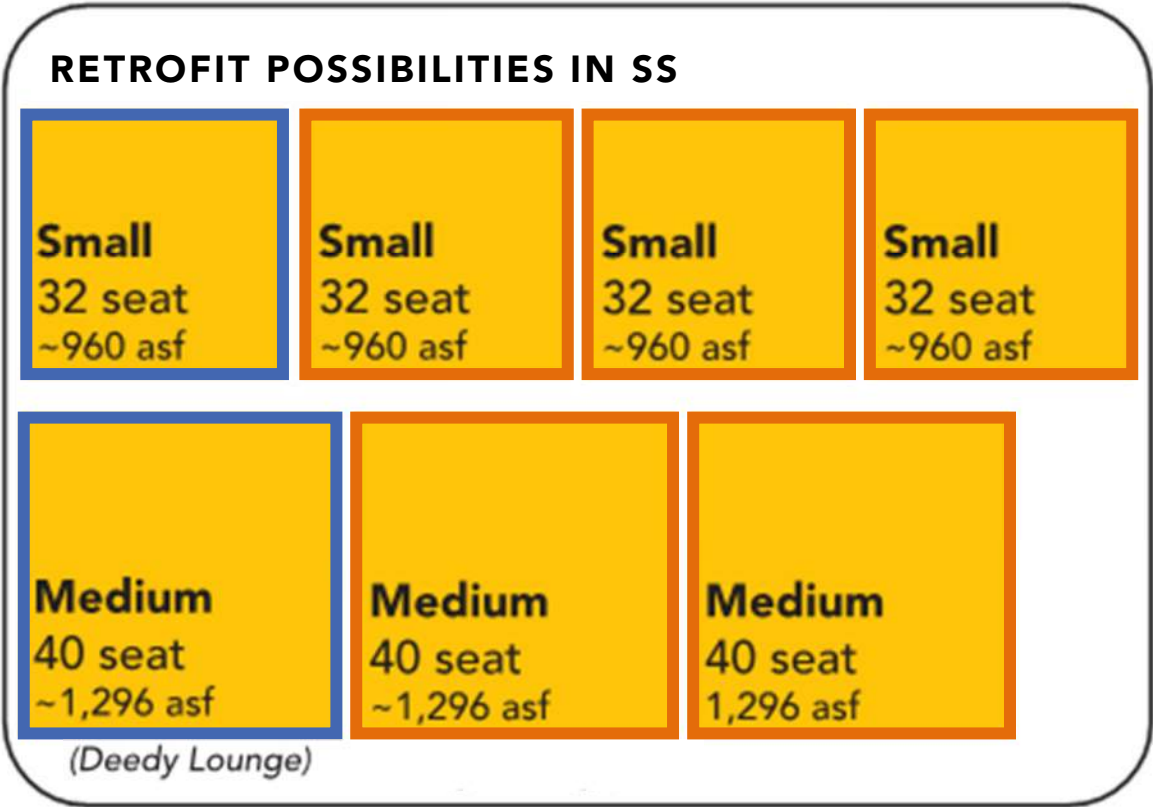
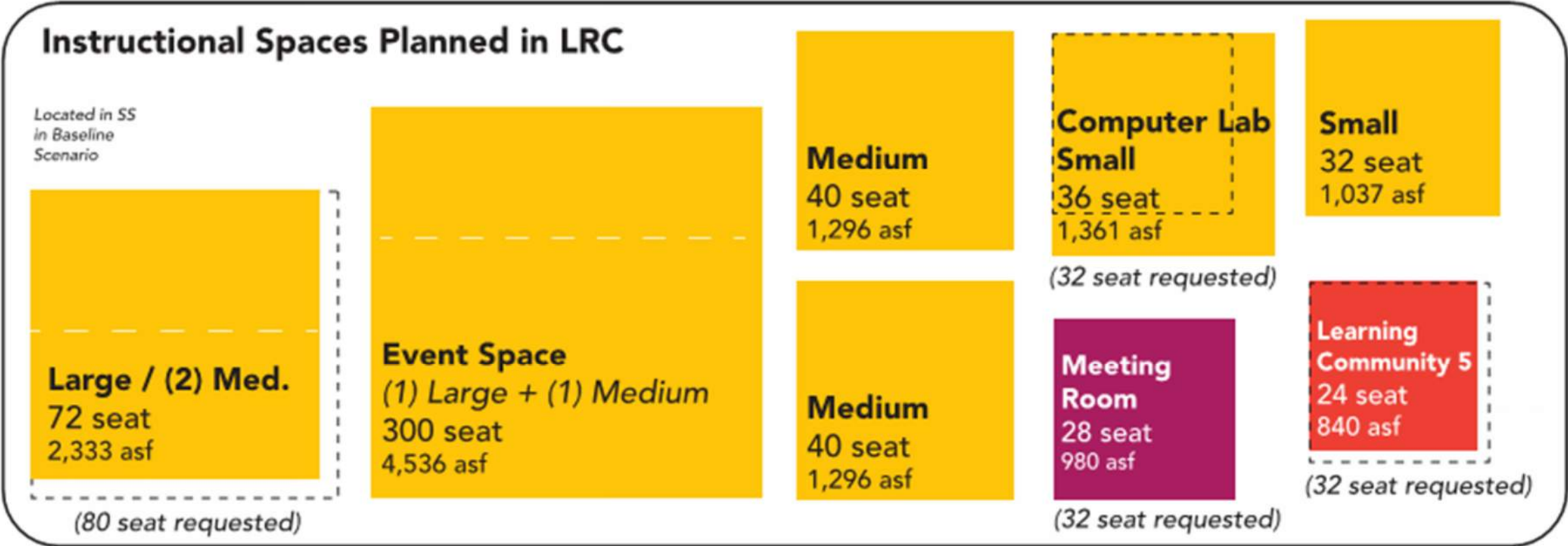


CMU Graduate Studio with garage door style Partition



Bloch School of Management

CLASSROOM DETAIL



RENOVATION TYPE



MODEST RENOVATION



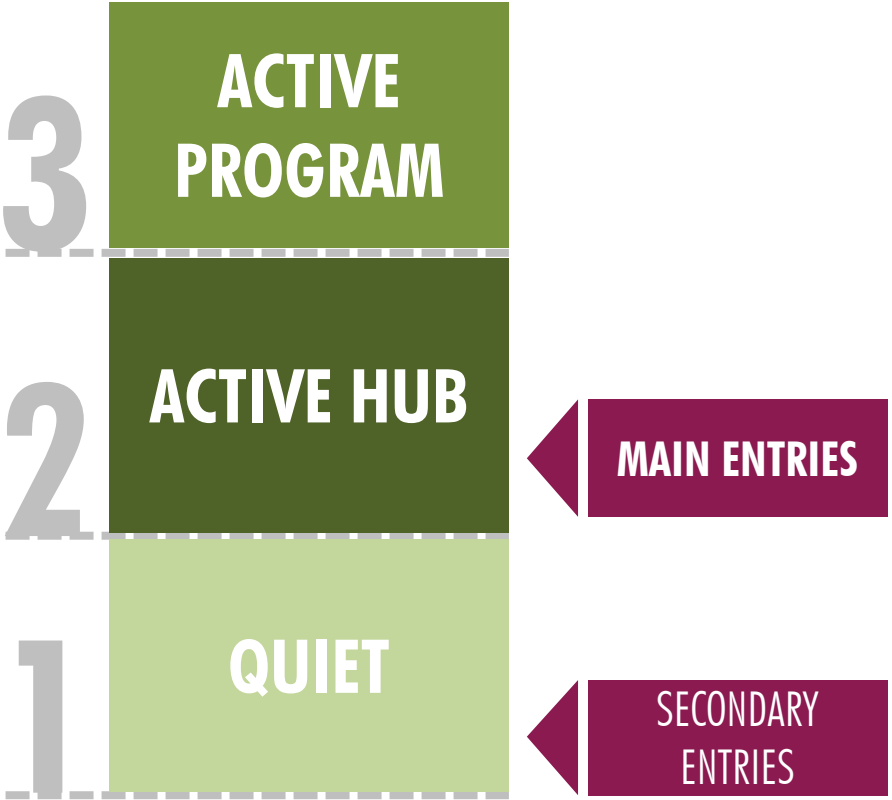
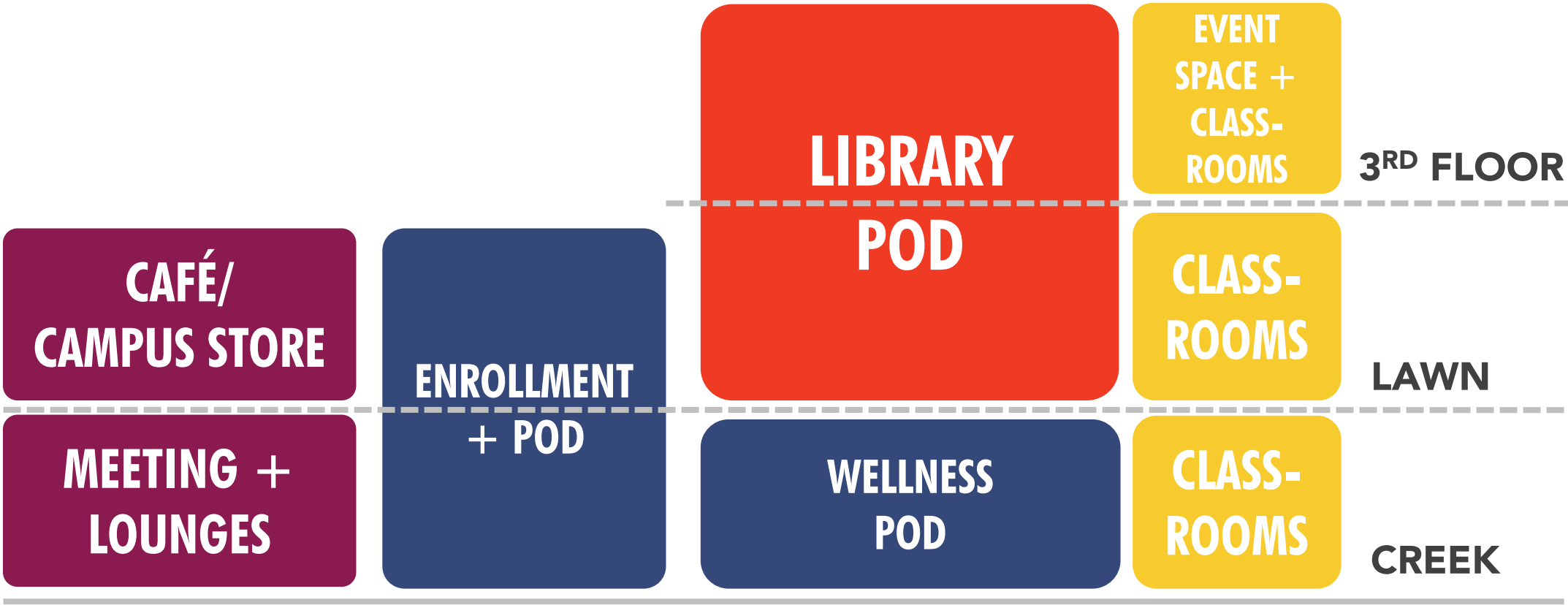
SIGNIFICANT RENOVATION

Key:

- Requested classroom size
- - - Flexible Room Usage

STACKING STUDIES

Preliminary stacking studies in progress – to be developed and reviewed further at beginning of Schematic Design



Stacking Study



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COLLEGE AVE FRONTAGE

CREEKSIDE



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SOCIAL SLOPE

GLADE



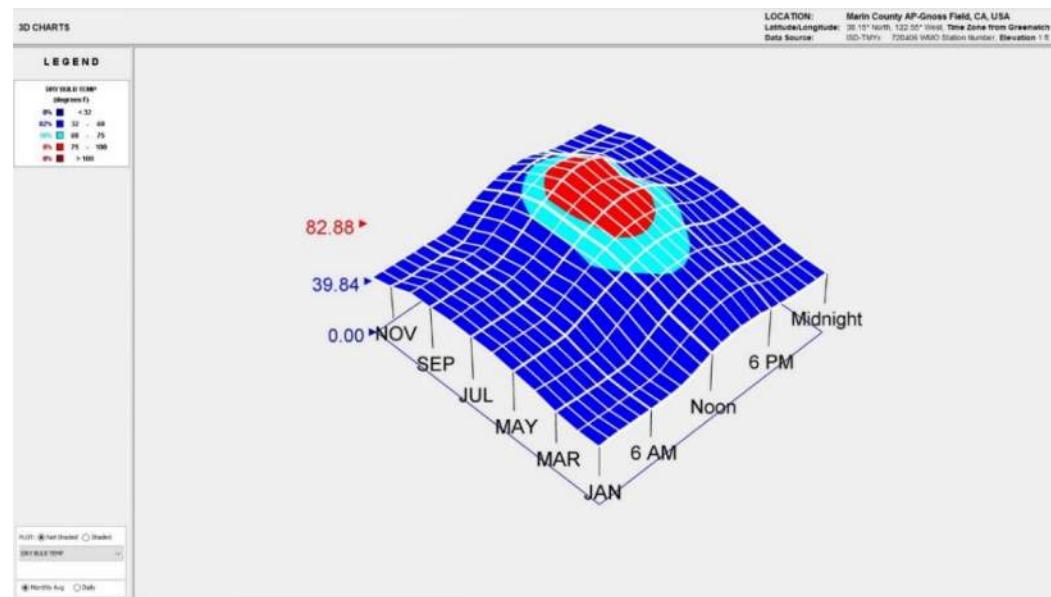
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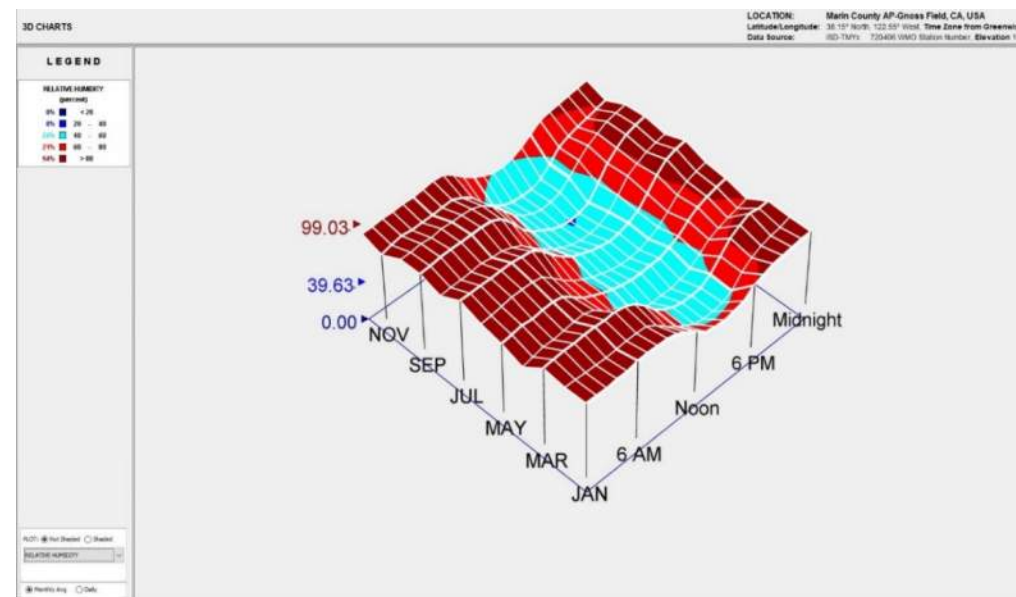
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ENVIRONMENTAL ANALYSIS + SUSTAINABLE DESIGN OPPORTUNITIES

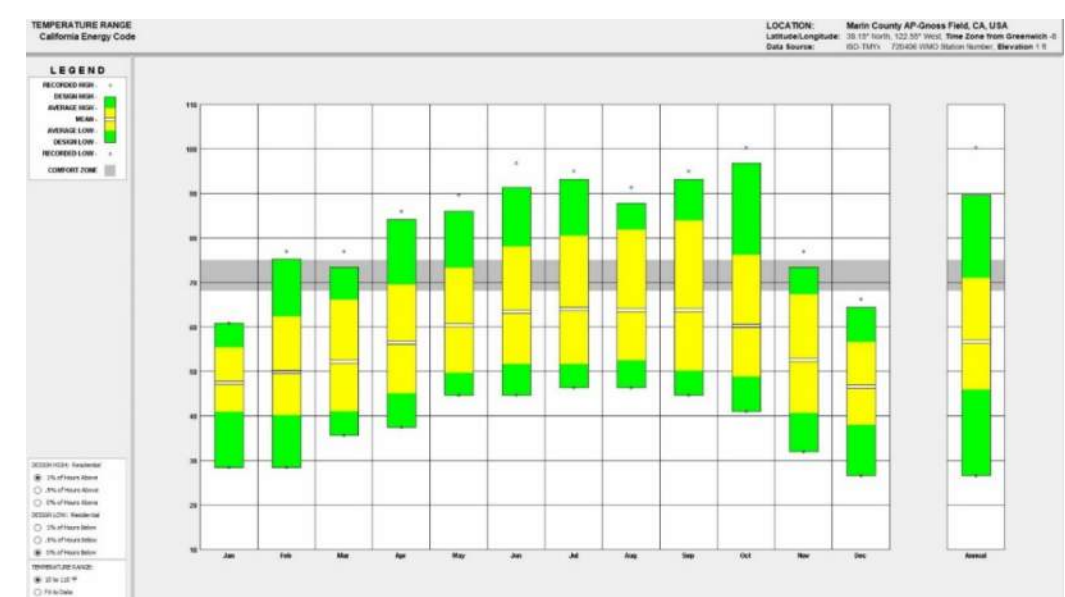
DRY BULB TEMPERATURE



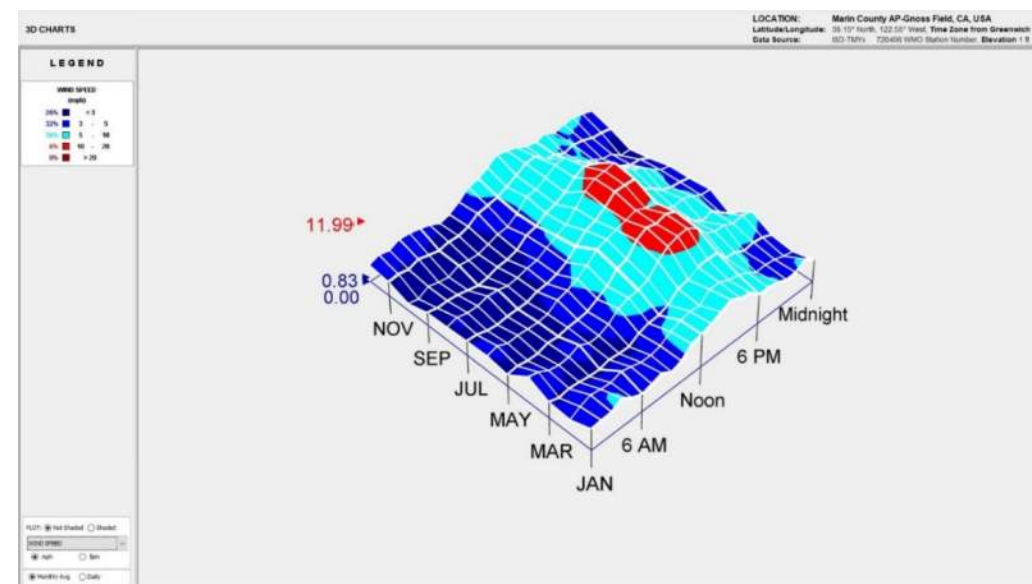
RELATIVE HUMIDITY



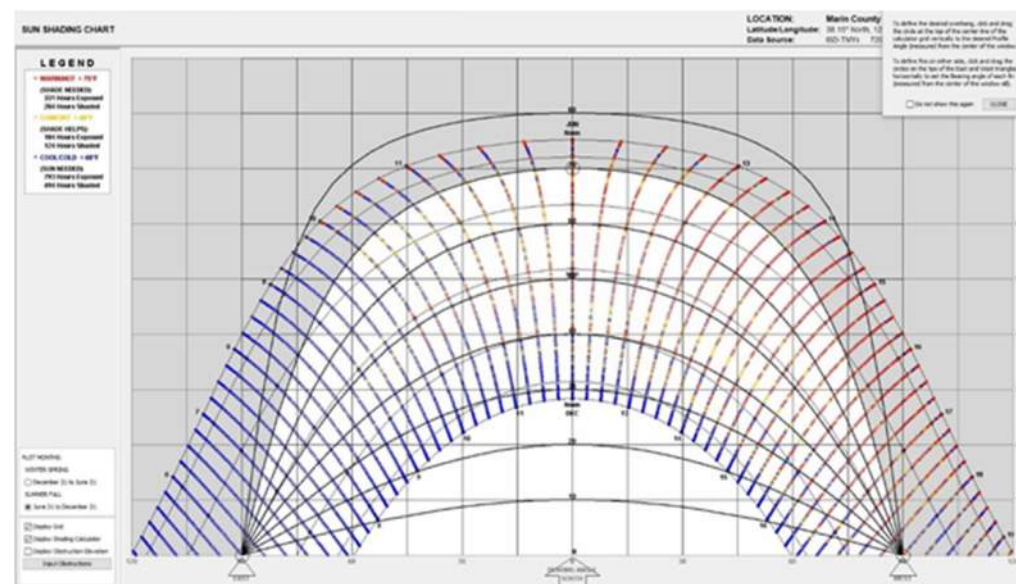
TEMPERATURE RANGE



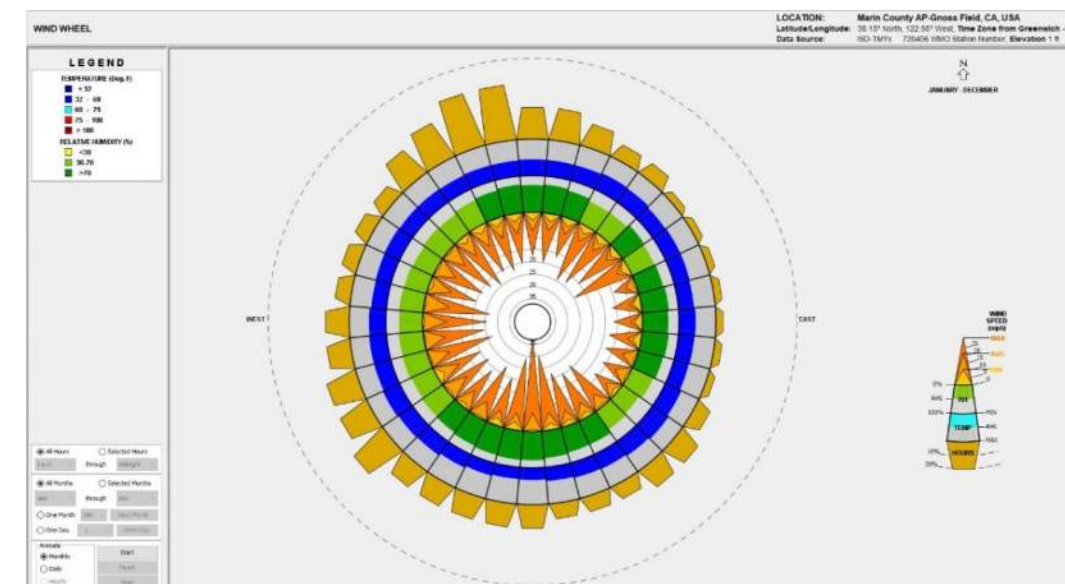
WIND SPEED – ALL YEAR



SOUTH FAÇADE – WINTER EXPOSURE



WIND ROSE – ALL YEAR



ENVIRONMENTAL DESIGN OPPORTUNITIES

High Performance CALGreen Building

BUILDING SITING + ORIENTATION

- Long narrow building floorplan for cross ventilation and passive solar heat gain
- Low pitched roof with wide overhangs

SEASONALLY RESPONSIVE DESIGN

- Passive solar direct heat gain in winter with low thermal mass
- Sun shading on windows
- Shade with window overhangs and/or vegetation to prevent overheating in summer
- Open to breeze in summer

FAÇADE SPECIFIC GLAZING

- For passive solar heat gain, locate most windows on south to maximize winter heat gain
- Double pane thermal glass on west, north and east façades, clear glass on south façade for maximum passive solar gain

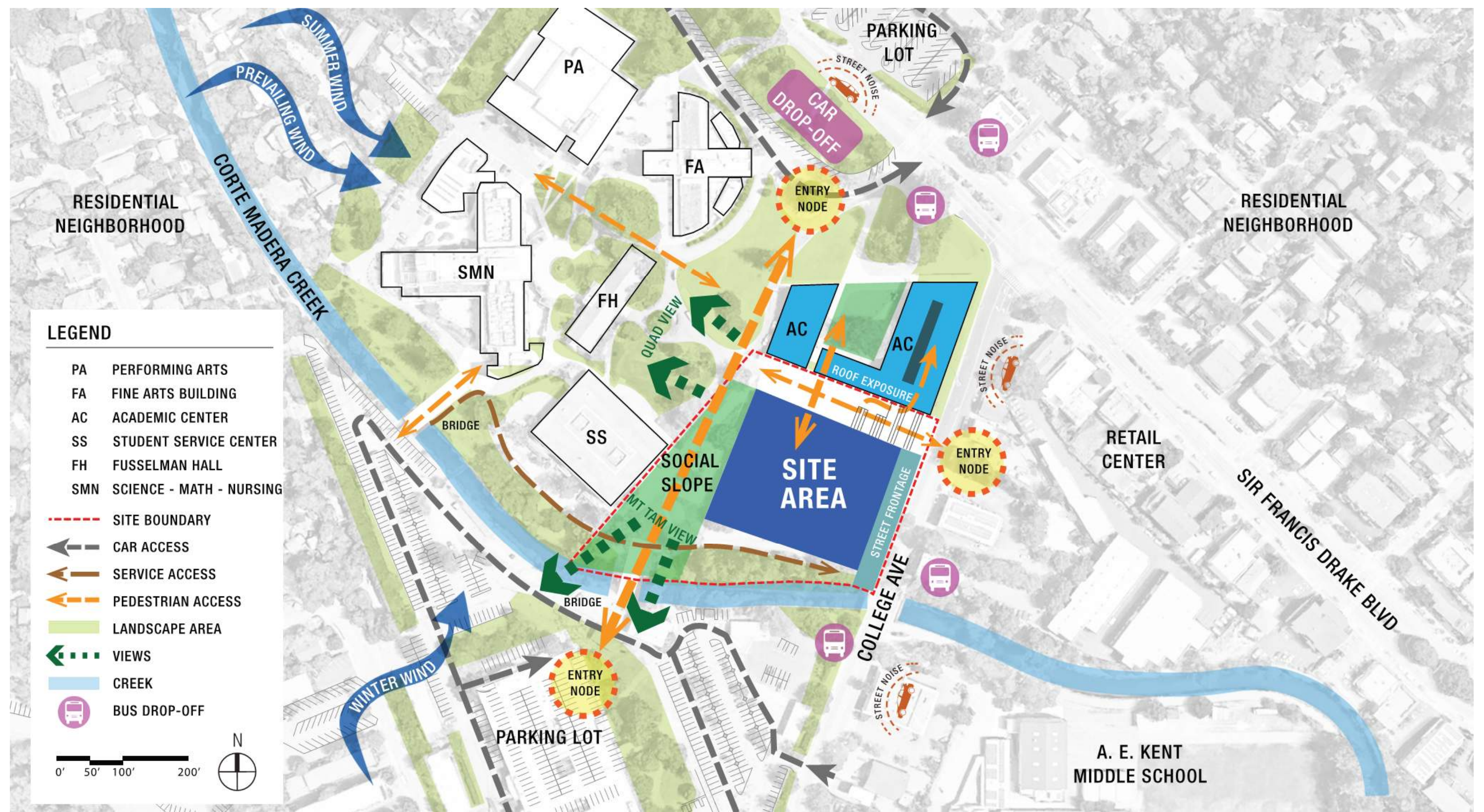


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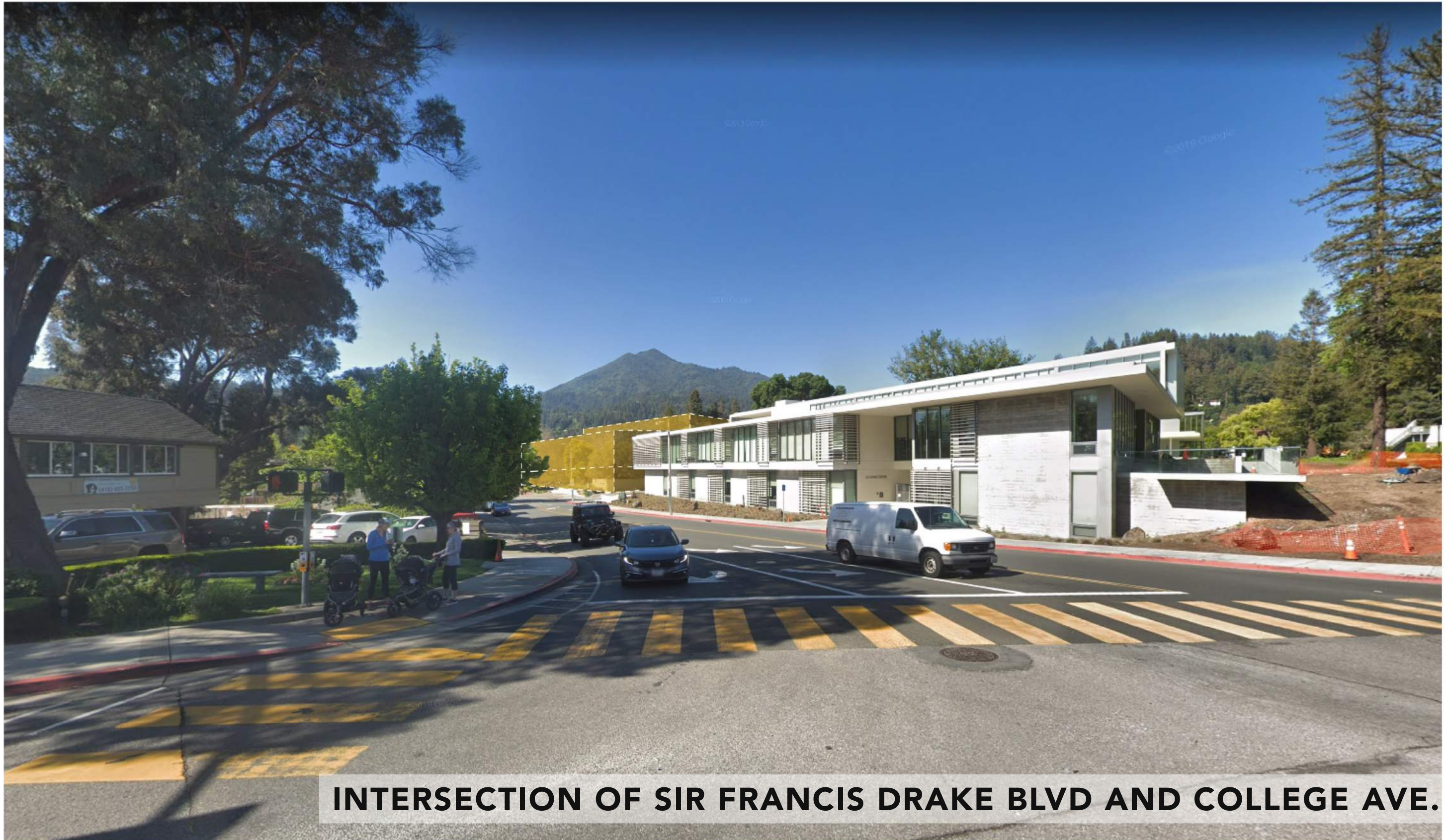
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DIAGRAMMATIC SITE ANALYSIS



POTENTIAL BUILDING ENVELOPE



INTERSECTION OF SIR FRANCIS DRAKE BLVD AND COLLEGE AVE.



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POTENTIAL BUILDING ENVELOPE



VIEW ALONG COLLEGE AVE. LOOKING SOUTH



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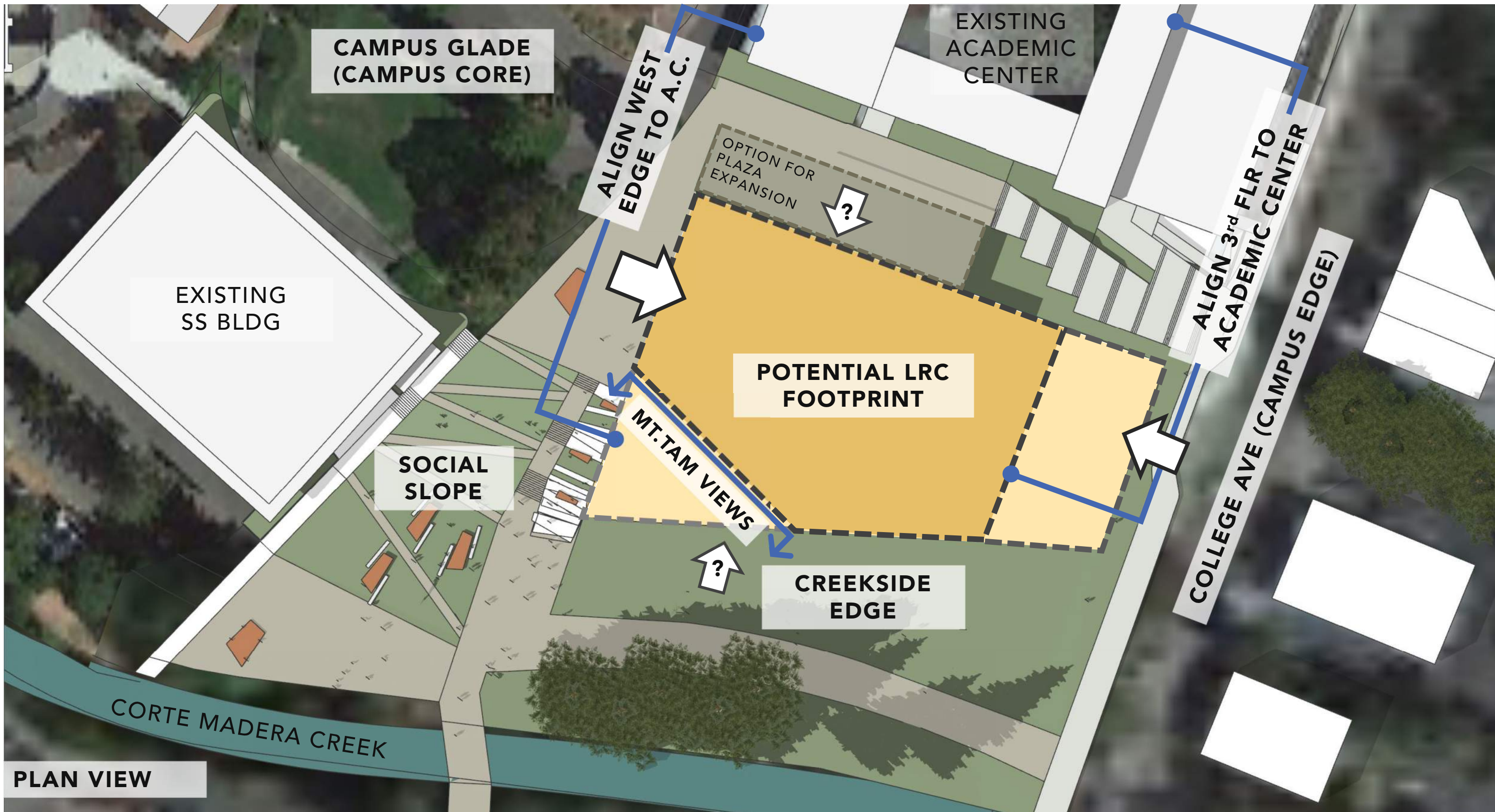
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POTENTIAL BUILDING ENVELOPE



VIEW FROM SIR FRANCIS DRAKE BLVD

CONCEPTUAL STRATEGIES

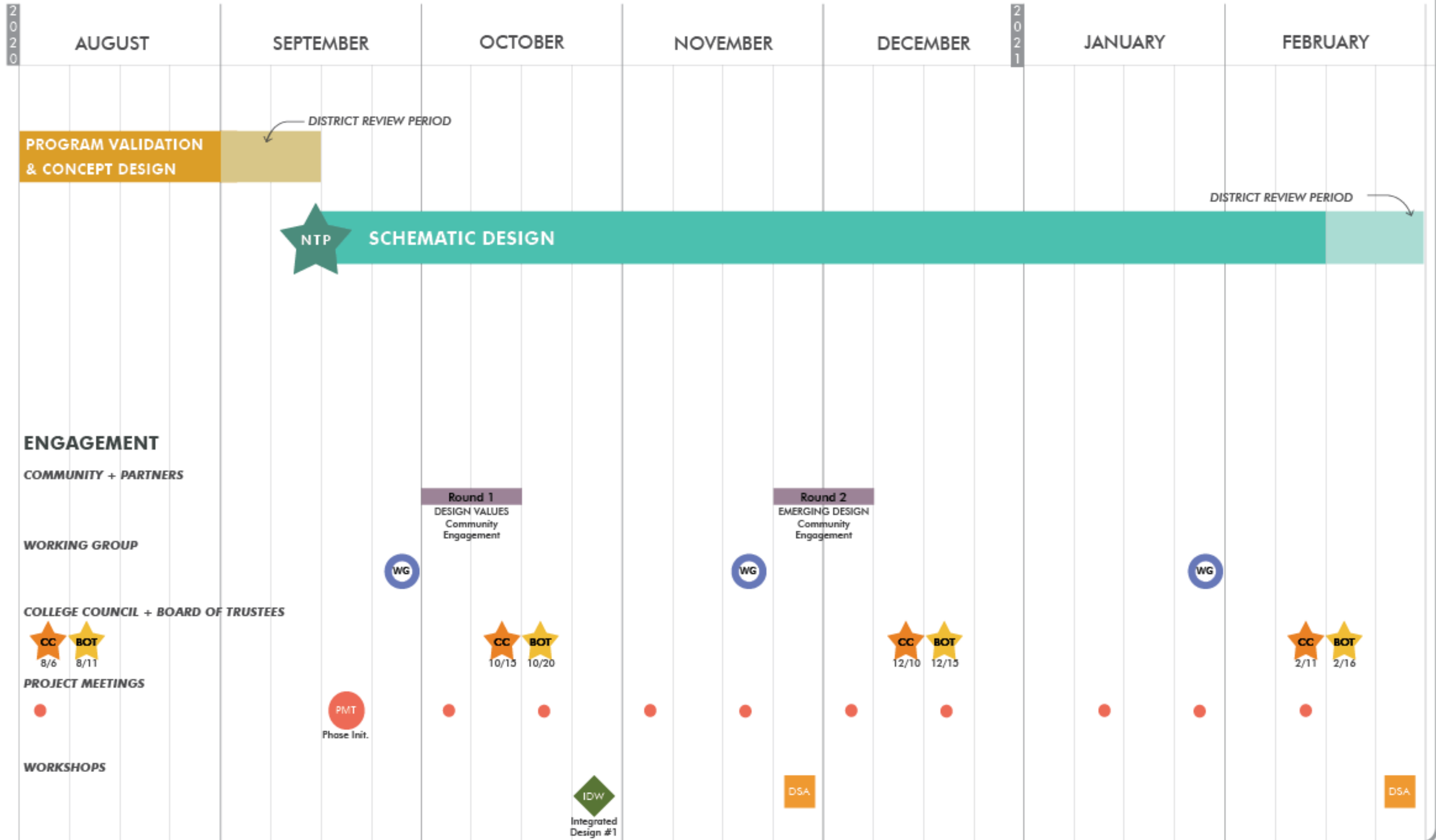


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NEXT STEPS



NEXT STEPS

Program Validation + Conceptual Design

- 8/28 – 9/15 District Report Review

Schematic Design

- NTP Mid-September
- **October 2020 – Round 1 Engagement: DESIGN VALUES**
 - Working Group
 - Internal + External Community Engagement
 - College Council
 - Board of Trustees
- **November – December 2020 – Round 2 Engagement: EMERGING DESIGN**
 - Working Group
 - Internal + External Community Engagement
 - College Council
 - Board of Trustees
- **February 2021 – FINAL SCHEMATIC DESIGN PRESENTATION**
 - Working Group
 - College Council
 - Board of Trustees



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