

Special Laney College Council on FMP

November 7, 2012

Laney Bistro / 2-3:30p.m.

MINUTES

Present

Elnora Webb, James Blake, Louis Quindlen, Brian Cervantes, Don Petrilli, Mark Rauzon, Indra Thadani, Mark Wilson, Rebecca Bailey, Suniya Malhotra (VBN Architects)

Absent

Steven Cohen, Inger Stark, Peter Crabtree, Dorothy Marie Wilson, Miriam Zamora-Kantor, Terrance Fisher, William Highsmith, Denise Richardson, Evelyn Lord, Terrance Green, Suzan Tiemroth-Zavala, Lilian Chow, David Raughton, Jessica Alvarez, Connie Willis, Amy Bohorquez, Karolyn Van Putten

Minutes: Maisha Jameson

- I. Presentation of the DRAFT Laney Facilities Master Plan (FMP) by Suniya Malhotra of VBN Architects**
 - VBN Architect's Suniya Malhotra provided a brief history as to how we came to the point of having a draft FMP.
 - The purpose of this meeting is for the draft FMP to be reviewed by College Council so that input can be provided and it can ultimately go to the District for approval
 - It was noted that Master Plans are never closed...They are always on-going.
 - In 2010 Laney identified four different scenarios in their FMP and the District hired VBN Architects to help research and analyze these scenarios in order to determine one final plan for the college to move forward with.
 - VBN took into account the neighboring redevelopment and construction plans. Also took sustainability into consideration.
 - VBN met multiple times with the Laney Facilities Planning Committee (FPC).
 - VBN consolidated the feedback and generated 3 master plan options that were based on identified criteria
 - There is a long-range plan of 30 years, and this vision informs the short term projects. The long range plan should reflect the potential of this campus and work to materialize that. There is also a mid-range plan. The long-range plan is structured to accommodate 20K students in a tight urban setting with not much land for expansion
 - The demand in the community exists for the plan.
 - There is a strong desire to relocate 7th street but this would require a lot of cooperation with the City of Oakland and is contingent upon many factors.

- In February, VBN provided a couple of community presentations and posted an online survey to solicit feedback. Lots of good feedback was received.
- VBN then combined everything that the community expressed that they liked into one plan. In general, people wanted more greenery, more seating, and wanted to improve the campus' overall aesthetics. Many felt that the current architecture has too much concrete and is too cold.
- The feedback included the following proposed features:
 - Desire to integrate arts and community within the campus
 - Connection to the sidewalks – eliminate the up and down at the Fallon entrance
 - New parking garage
 - New science building
 - New Sustainability (BEST) center
 - New Library and Learning Resource Center
 - New Wellness Center (in the long-range plan)
 - Tying the parcels of land together so the fluidity of the campus flows better
 - Library on the Eagle Village site with the old library becoming the Laney Commons
 - The bottom floors of the G and B buildings will remain the same, while the top is changed.
 - Proposing to add an in-fill space to connect to the Theatre to a Performing Arts Center
 - Design & Technology center on upper G building
 - F building will be a Center for Innovation – to include civic and public leadership... management supervision training, etc.
 - Laney car port with retail on 7th and Fallon street sides
 - E bldg. will be the Center for the Liberal Arts
 - Rebuilding of the Wellness Center allows for the demolition of the gym in order to open it up to the community. A lot of colleges have already been generating revenue by selling memberships to their wellness centers/gyms.
 - Lanterns added through-out the campus that show you where to go to get to what you need
 - Wellness Center put next to the Childcare Center
 - Equal restrooms on bottom floors as on the top floors
 - Casual lounge space for students to hang-out
 - The mid-range timeline depends on funding and how quickly we can move
 - The old Library (where it is now) will serve as swing-space
 - Using boulders as seating elements
 - Using LED lighting through-out the campus to add color
 - Amphitheatre going towards the estuary - long range plan
 - Integrating art, structure and plants through-out campus
 - Mesh color screen outside of Tower (see through)
 - Open-up the campus to the art museum to facilitate a better flow there
- Action – Suniya Malhotra to send to the presentation to Maisha Jameson to get out to the community

Implementation

- There are 20 steps of implementation to this project.
- Time Range = Medium-range is about 20 years AND Long-range is about 30 years
- Some of the action items:
 - Modernize Library Resource Center and old Library
 - Preparing for next step – relocate parking offsite
 - Move Cosmetology to the new retail section (that could also be rented out for revenue)
 - Street improvements to improve traffic flow on 7th street... Ex. Building a road next to the Freeway as a re-routing of 7th street
 - Prepping for the new Science Center → demolishing the C Building and the Forum
 - The Laney Commons is to provide a space to promote interaction amongst students and faculty
 - Need to modernize the B Building for the Stem Center
 - EET & ECT to stay in place during this time.
 - Structural upgrades to buildings
 - There is an energy efficient and sustainability aspect to this plan
 - Modernize the Theatre and portion of G building
 - Complete the Odell Johnson Performing Arts Center
 - New entry from Fallon street
 - Modernize the G building for the new Design and Technology Center
 - Preparing for the new Welcome Center
 - Modernize the F building
 - Computer labs to be included in each of the buildings
 - Copy Center (IMC) and the Media Center to stay in Library
 - To lose the outdoor tennis courts – to be in the new Wellness Center
 - Rebuild the Childcare Center
 - Build the new Wellness Center
 - Demolish the D building, gym and locker rooms
 - Center for Liberal Arts build-out
 - Brand new Quad that opens to the estuary
 - Finalize the Art Center
 - The CTE areas are to be modernized and remodeled as well. To be reconfigured to allow for movement from upstairs and downstairs.
 - Will be doing some cleaning out of the Carpentry area to deter dumping.

QUESTIONS

- Q: How many floors will the new parking structure be? A: 11 floors high
- Q: Is the Athletic Center included in this plan? A: No. It was just built and updated.
- Q: What is the result of the Henry J Kaiser option? A: The feasibility study on this site indicated that it cannot be seismically updated for the use of community colleges

(higher safety standards)...Also, it is a historic landmark and so limited with what you can do to there. Not feasible.

- Q: Are there any estimates in terms of what each project would cost? A: VBN is in the process of putting together a quote.
- Concern expressed: This newly built campus looks like a very costly center to maintain, and we can't currently afford to maintain the concrete buildings we have right now...Looks like we would need to triple or quadruple the current grounds crew.
- Q: What about the solar panels on the 9 roofs of the buildings that are to be removed given the FMP? A: Would propose that these would be reused for other buildings
- Concern expressed: Doesn't seem practical to have this type of landscape and these types of buildings in an urban setting
- Q: What's the funding? A: Some Measure A. Some State funding. Other TBD. The plan is based on 20K students. Assumption is that we would be funded accordingly and hence would be able to hire staff to maintain it.
- Q: Looks like we demolish the buildings with our large lecture halls. Will we have any? A: They will be moved into the science building.
- Q: What are "lanterns"? A: Glass enclosed areas through-out campus that have stairs, elevators and restrooms.
- Concern expressed: There will be traffic and delays getting into the 11 story parking lot – especially if it includes parking for Bart.
- Concerns: Are there standards for all buildings? – ex. sustainability & technology standards?
- Q: Is it possible to combine the STEM/BEST building and the science building – making it one building inclusive of everything. A: VBN indicated that this was feasible.
- Concern expressed about the college being a revenue center (retail space)...Our business is in education and managing this business of subletting the retail space would take away from our energy focused on education. Response – Managing the retail space would be left to contractors.
- Concern expressed about us being over-built. Our square footage would be more than what we have now at mid-range...and at long-range it would be a lot more. The regulation surrounding lecture vs. lab square-footage limitations is currently mandated by the state and will be a challenge. Response: The old model of funding is not what is going to make this thing happen. We are advocating for a change to this regulation.
- Design and Technology Center – concern expressed. De void people out of the equation and looking at the curriculum and content, there is certainly more association between Media with Graphics and Photography, than with the Theatre. Need to look for a way for Dance to be in the Theatre and Media to be somewhere else. Media can likely be in joining space between the Theatre and the G building.
- We should try to coordinate with the other neighboring plans – i.e. Bart & Chinatown redevelopment, Oak to 9th, Measure D, City of Oakland freeway/ramps construction work.
- Short-term facility plan = Library....How do we get it done? How do we get the D building addressed sooner, rather than later (given its' condition)?

- Concern expressed: Hard to fathom all of this, when we can't even handle our immediate needs. Pres. Webb responded that we need to do both. We need to take care of the immediate needs as well as plan our future.
- Action – Add to the December College Council meeting agenda -> Immediate facilities demands and plan of action to handle things.
- Pres. Webb owes report to the FPC.

Meeting Adjourned 3:30pm

DRAFT