

Capital Improvement Program NEWSLETTER



SAN MATEO COUNTY
COMMUNITY COLLEGE DISTRICT

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Renovation of Existing Buildings at CSM *By Linda da Silva*



The first phase of capital improvements at CSM included a seismic upgrade and modernization of Building 18 and parts of Buildings 9 and 19. In the second phase of capital improvements, Buildings 2, 4, 8, 12, 14, 16, 19 and 20 will be renovated. Additional minor upgrades are also anticipated in Buildings 3, 7 and 9. Significant planning efforts are currently underway to identify the scope, budgets and sequencing of these renovation projects. College administration and facilities planners have ascertained that Buildings 2, 14, 4 and 16 can be renovated first, since those buildings will be locally funded by Measure A general obligation bond proceeds and the sequence is not affected by the new buildings being planned under the CSM CIP2 Design-Build Project.

Architect Selection for Cañada Project *By Jennifer James*

Cañada College and the Construction Planning Department are working in partnership to kickoff the Canada College Gateway, Circulation and Parking Project. The intent of this \$9.3 M project is to develop a comprehensive design for Cañada College's landmark entries, roadways and parking lots. The treatment of these components will compliment and enhance this already exquisite setting of this campus and help create an educational experience that is not only intellectually satisfying but also esthetically grand. Selection of the architect for this project is one of the most critical choices to be made. The selection process to determine whose vision best understands the holistic scope and the campus philosophy entailed a meticulous statement of qualifications, identification of the "cream of this crop", issuance of a request for proposal to those selected firms, pre-interviews for the candidates which was their time to clarify the expectations for the project and a formal presentation before the selection committee with ample time for questions and answers so details could be discussed.

On January 11, 2007 three firms gave comprehensive presentations to a selection committee comprised of:

- Tom Mohr, President Cañada College
- Phyllis Lucas Woods, Vice President Student Services
- Marylyn McBride, Vice President Instruction,
- Bill Morales, Cañada College Art Faculty
- Denise Erickson, Canada College Art Faculty
- Barbara Christensen, Director of Community and Government Relations
- Linda Da Silva, Executive Director of Construction Planning Department.



After much discussion and deliberation a decision was made to award the contract to David Gates and Associates. Gates' presentation was bold and inspiring and captured the campus atmosphere that most matched the desired result. The design phase is scheduled to begin in March 2007 and watch for construction to begin in the summer of 2008.



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CIP and Access Controls *By Devitt Hartney*

As part of the Capital Improvement Programs the District is up-dating many of the systems used on the campuses. One of these systems is Access Control.

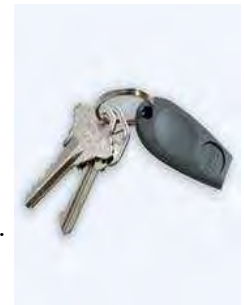
In 2004 a panel was formed that consisted of Campus Security, Facilities Maintenance, District Administration, Swinerton Management and Consulting, and Faculty representatives. With the help of TeeCom (an outside Consultant specializing in Access Controls) the Panel agreed that a new more robust system was called for. The approach decided on is a blending of a revamped physical key system and an electronically controlled system designed to maximize security and convenience.

The exterior doors, along with some interior doors, will automatically unlock and lock on a schedule based on the buildings operational hours. The majority of interior doors will operate with a physical key, but some interior door locks will be designed to operate using an electronic key also known as an e-key. During non-operational hours, these e-keys will allow individuals with authorized access to present their e-key at the card readers at building entrances to gain access.

As Buildings are touched by the Capital Improvement Programs, whether new construction or renovation, the new state of the art security system is being installed, and the new keys required, both physical and electronic, are being distributed. To request the needed access controls devices (both keys and e-keys), please submit a fully executed Key Request Form to the Facilities Department. The form is available on-line at: http://www.smccd.edu/accounts/facilities/maintoperation/Key_Request_Form_Districtwide.pdf

You will be contacted by the Facilities Department when your device(s) are ready for pick-up. Be sure to have all of the required signatures on the form prior to submittal to ensure a timely turnaround of your request.

To learn everything you ever wanted to know about keys at SMCCCD, please go to: <http://www.smccd.edu/accounts/facilities/maintoperation/KeyFAQs.htm>.

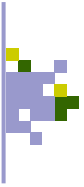


Dramatic Improvements to Cañada College Campus *By Linda da Silva*

Students, faculty, staff and visitors to Cañada College over the last year have been witnessing the transformation of the campus from two projects: the new Building 9 Library and Student Resource Center, and the renovation of the central quadrangle. While other renovation projects have significantly improved classrooms, infrastructure, energy efficiency, athletic facilities and offices, these two projects have had a significant effect on pedestrian circulation and access to student services and support programs. The new Library and Student Resource Center is a three story structure of approximately 70,000 square feet, with the Library on the top floor, the Learning Center on the middle floor and Student Services on the first floor. This flagship project will result in facilities for these programs that will be not only fully accessible for disabled patrons, but also place the services at the "gateway" building to the campus.

The central quadrangle is being renovated to improve accessibility as well as function and aesthetics. With Cañada's glorious environment and mild weather, the renovated quad will support outdoor activities very nicely.

The quad renovation project is scheduled for completion in Spring 2007. Occupancy of the new Building 9 Library and Student Resource Center is scheduled to begin in Summer 2007.



Status of Design Build Projects *By Mark Smolley*

The Planning portion of the College of San Mateo (CSM) and Skyline College Design Build (DB) Projects, (part of the Capital Improvement Program II), is nearing completion. The CSM project will include the construction of a new Student Services Center, a new building for faculty offices, a Wellness & Workforce Center, a new Instructional Building, landscaping and gateways. The Skyline project will include the construction of a new Wellness Center, a new Multicultural & Administration building, a new Automotive Transmission facility, landscaping, and gateways. During November and December 2006, teams of architects interviewed numerous future building users to determine what programs these buildings will house, how they will function, and the resulting space and equipment needs.

The Construction Planning Department held Pre-Qualification conferences in December to inform the construction community about these Design Build projects. Interested contractors were requested to form teams (consisting of general contractors, architects, engineers, and various subcontractors) and submit their qualifications to the District in January. Selected teams will be interviewed and subsequently, three Design Build teams for each campus will be requested to submit their proposals describing how they might construct the new facilities. After the proposals are reviewed and interviews are conducted, teams will be awarded contracts to design and construct these new facilities.



CSM Entry Columns



Skyline College campus

Architectural, Engineering and Construction Professional Pre-Qualification *By Kanjana Srisupatpongsa*

Every year, the SMCCCD invites Architects, Engineers and Construction Professionals to become pre-qualified to do construction-related work for the District. Limiting bidders to a pre-qualified “pool” shortens the time necessary to request bids for individual projects later in the year. SMCCCD published a Notice to Architects, Engineers and Professional Construction Consultants asking design and construction industry consultants to submit a Statement of Qualifications (SOQ). This was due on October 26th, 2006. You can view the notice at http://www.smccd.edu/accounts/facilities/planconstruct/DW_NTC.html. It's in the section called “Notice to Architects, Engineers and Professional Construction Consultants”. Eighty-six firms submitted SOQs. The list of construction consultants who have been qualified to provide professional services to SMCCCD are listed at <http://www.smccd.edu/accounts/facilities/planconstruct/ArchitecturalServices.html>



Construction consultants Pre-Qualification is an on going process. Firms who wish to provide professional services to SMCCCD may submit an SOQ to Construction Planning Department to demonstrate that they meet the minimum criteria for qualification.



“Bite off more than you can chew, then chew it. Plan more than you can do, then do it.” *Anonymous*

Using Information to Succeed *By: Alan Miller*

All successful organizations share one thing in common: the ability to get information quickly. The Greeks depended upon couriers, running from battlefield to headquarters and back to share information. The Romans used horseback, providing information even more quickly. The ability to share information helped them to rule the known world.

The Construction Planning Department is a new entity. As such, we have a great opportunity to organize and track information so we are able to convert raw data into insight. Our first goal was to take the existing filing system and extract the methodologies that worked and to discard those that did not. A second goal is to move to a true document control system, which will permit us to quickly find and share critical data. But information is nothing without understanding and the ability to use it.

In 1996 Professor Norman Longworth described the Information Ladder. This demonstrated the stages in human learning. This paradigm is used by the Ladder of Business Intelligence, which describes how information may be used efficiently. There are seven layers of information:

Facts – the lowest-level and least useful of the information consists of disorganized data, both in digital and physical form. Facts can be a box-full of binders or Word and Excel files on an individual computer. All of it may be useful information, but none of it can be used to used to make decisions.

Data – the “ones and zeros” of all of the files held by an organization. Data is retrievable and organized, but it’s difficult for non-technical people to use. It is stored in different forms and can’t easily be compared to other data.

Information – This can be viewed by non-technical people to be used for operational purposes, but it is targeted to specific roles (i.e. a Project Manager or the CPD), not the organization as a whole.

Knowledge – This can be used by the entire group. This is reusable information. Once a view of the data is created, it may be used by anyone in the organization, not specific individuals. Not all information needs to be organized at this level, just the information that has to be obtained quickly and has the greatest impact upon the desired outcome of the organization.

Understanding – At this level, process models (“what if” scenarios) can be created with the information that will permit the organization to quickly make decisions. It simplifies brainstorming because anybody can see and understand the information without detailed technical knowledge of how to get to it. It enables strategic collaboration because management can easily see and interpret the information.

Insight – This level of information provided the ability to engage in break-through, visionary thinking. It permits “ah ha!” moments, the ability to see things you couldn’t see before.

By moving information up the information ladder, CPD will be able to use the information it gathers to successfully prepare the colleges for twenty-first century education and beyond.

Skyline Center of Campus Enhancement *By Mark Smolley*

Construction of a new Center of Campus at Skyline College is slated to occur in 2007. Preliminary views of this area, which include a water feature, pathways, and a mini-amphitheater, were presented at an All College Forum in November 2006. Since that time the design of this Center of Campus area has been refined as presented below. It is anticipated that final Design Drawings will be presented to the Department of the State Architect in February 2007; construction will begin in March, and with an anticipated completion by the end of the summer, 2007.





Questions from the Hallways *By: Rick Bennett*

- 1) What are the major steps involved with CSM, Skyline and Cañada campus construction and renovation?
 - The short answer for all construction including new and renovations:
 - Planning, Design, Documentation, Bidding, Award, Construction, Transition. Timeline for the entire CIP2 construction is today – sometime in 2013.
- 2) Where are we in this process?
 - We are only in the beginning of the planning stages of planning and design for campus construction at all three campuses.
- 3) What is the next major step for new campus construction?
 - At both Skyline and CSM the next major step for new construction will be the release of the Design Build RFP (anticipated April 2007) Building user group meetings are ongoing to help the design team better understand faculty and staff requirements and to ensure that the program is the right program for each campus.
 - For Cañada College, the next major step will be the Design phase of the Gateways, Circulation and Parking Project. Programming meetings are being scheduled now.
- 4) What are the next major steps for renovations?
 - At CSM, the next major step for renovation projects -- planning and design for both the theater complex, (buildings 2, 3, 4, 4A) and buildings 14 & 16 will begin in the spring of 2007. Look for programming meetings in the very near future.
 - At Skyline, B7, Allied Health will go out to bid in May, 2007. B2, temporary Student Services' expansion is underway and the T-com lab relocation will happen in the fall of 2007. The bid for the Skyline Facilities Maintenance Center will go out in the spring of 2007.
 - At Cañada, the next major step for renovation step will be the renovation of the bookstore—contract award was Feb 28, 2007 to John Plane Construction and to Cupertino Electric. Construction will begin in March 2007. The building 16/17/18 project will go out to bid in May, 2007. Design for B8 first floor remodel will begin in the spring of 2007. The bid for the Cañada Facilities Maintenance Center will go out in late summer 2007.