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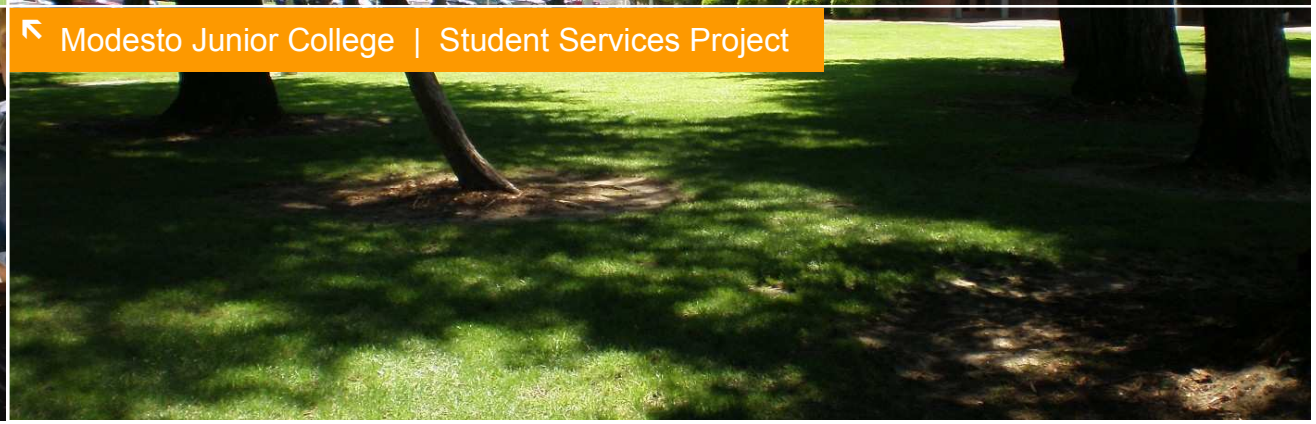
Ideas + buildings
that honor the broader
goals of society



Modesto Junior College | Student Services Project

Value Engineering Session – March 31, 2009

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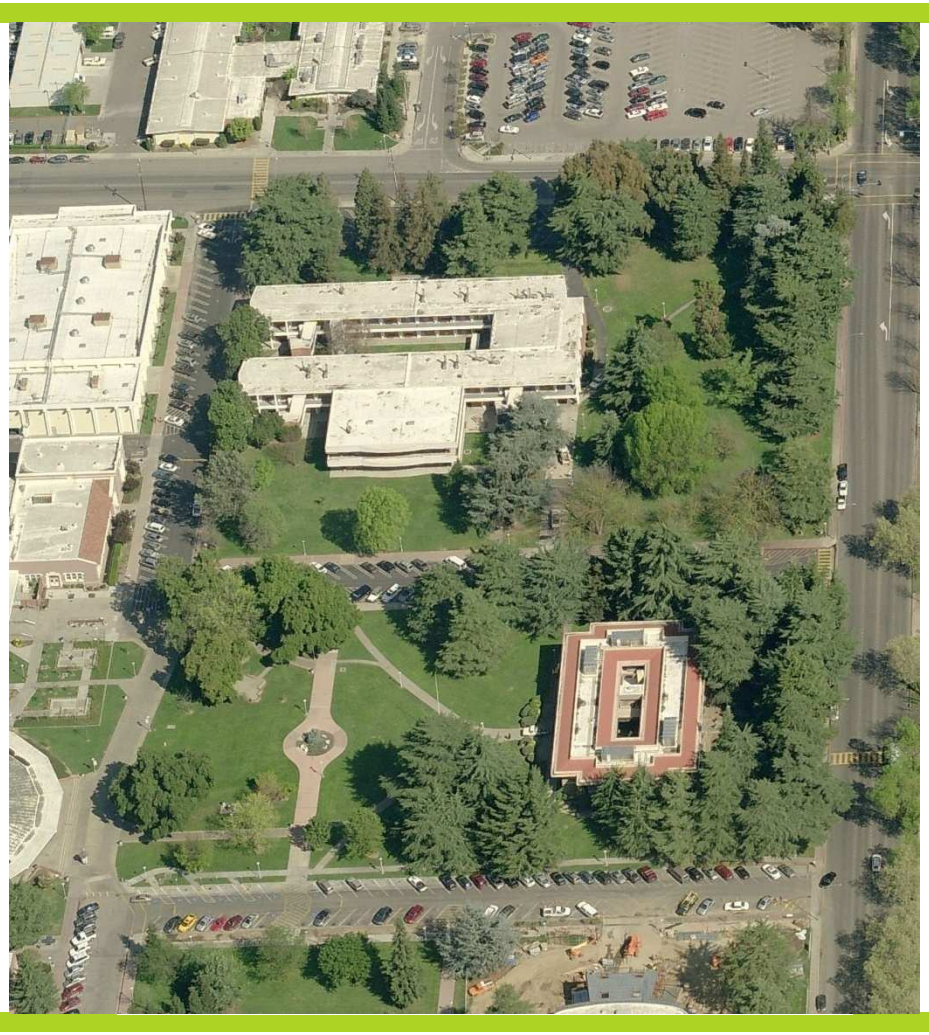
Design Development Summary



Morris Memorial Building Renovation

- 9,800 SF partial First Floor Interior Renovation
- Estimated Const Cost of $1.714 million
- Estimated Bid Date January 2010
- Program Components:
  - Health Services
  - Student Success / Trio / Tutoring
  - Facilities / Mailroom

New Building

- 22,280 SF 2-Story Type VB Sprinklered
- Estimated Const Cost of $10.892 million
- Estimated Bid Date May 2011
- Program Components:
  - Admissions / Records / Evaluation / Financial Aid
  - Welcome Center
  - Veterans
  - DSPS (Disabled Student Programs and Services)
  - EOPS (Extended Opportunities Programs and Services)
  - Counseling
  - Shared Assembly Spaces

Site Work

- Nestled between Existing Trees
- Estimated Const Cost of $1.368 million

1st Floor – Morris Building

LEGEND

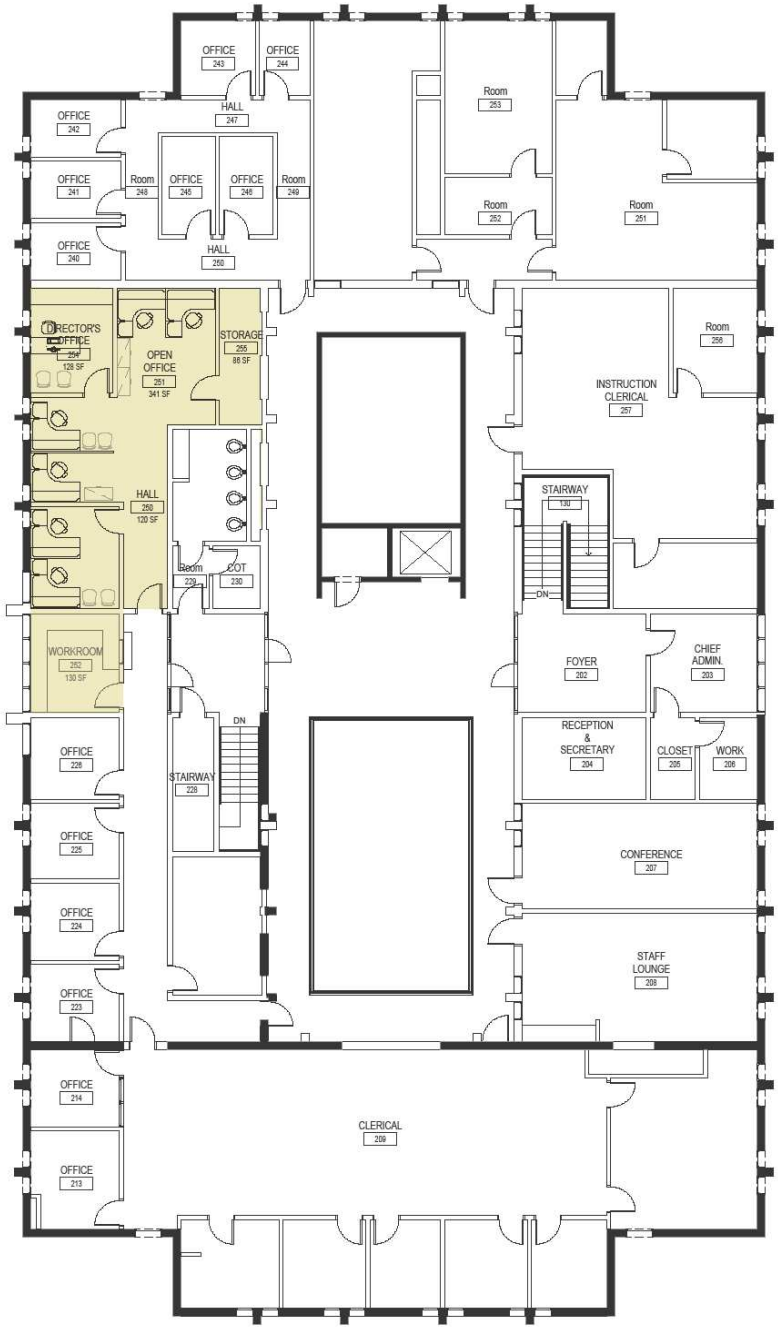
- SHARED PROGRAM
- STUDENT SUCCESS / SSS(TRIO) / SPECIAL PROJECTS / TUTORING
- HEALTH SERVICES
- MAILROOM / FACILITIES

2nd Floor – Morris Building

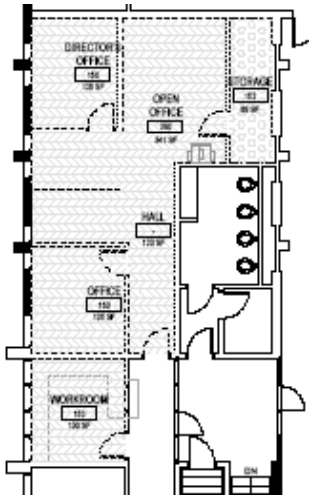
NOTE: Not in scope of construction budget.

LEGEND

PRE COLLEGE



Finishes – Morris Building



2nd Floor

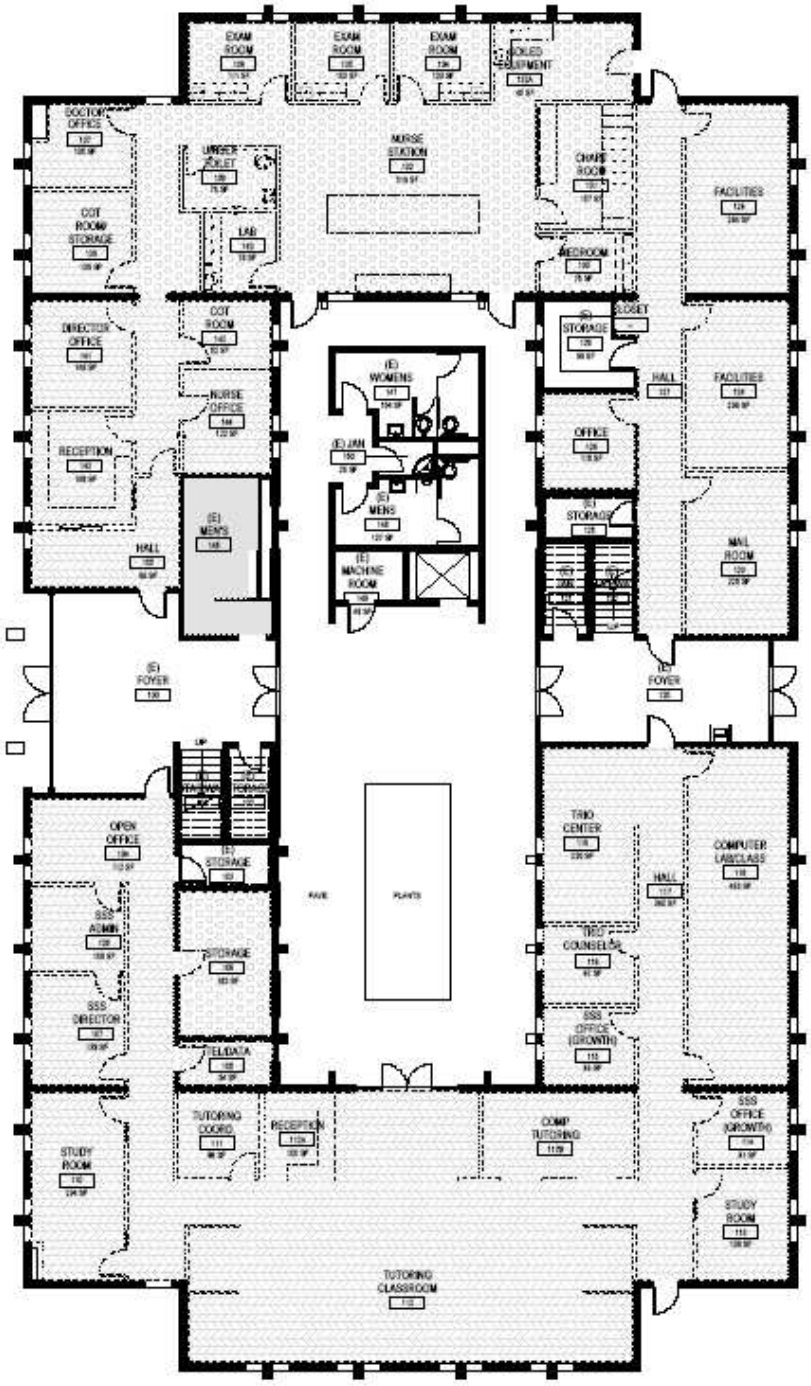
Legend

RF-1 LINOLEUM

CPT-1 CARPET

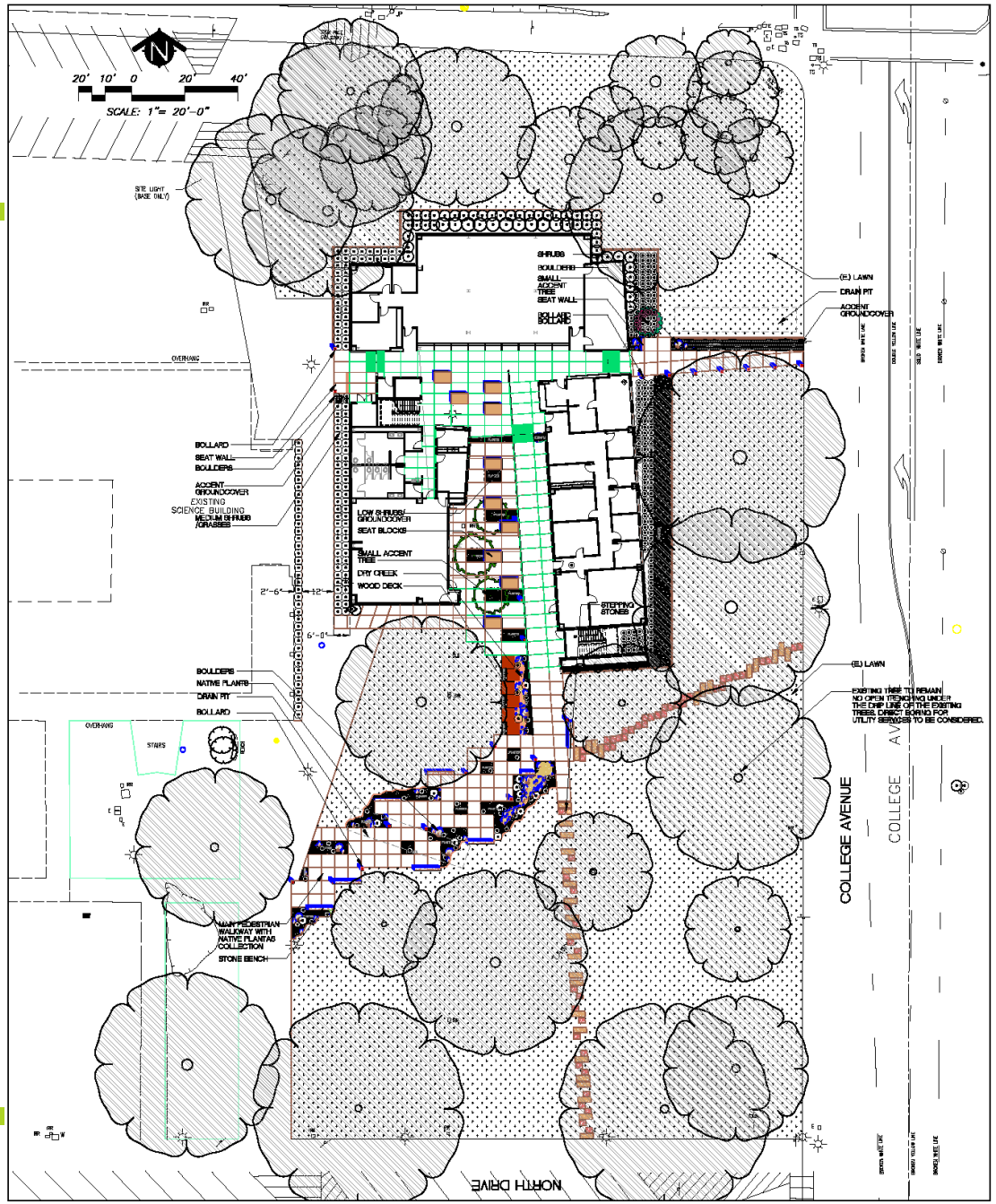
RF-4 COLORED CONCRETE

CT-1 CERAMIC TILE

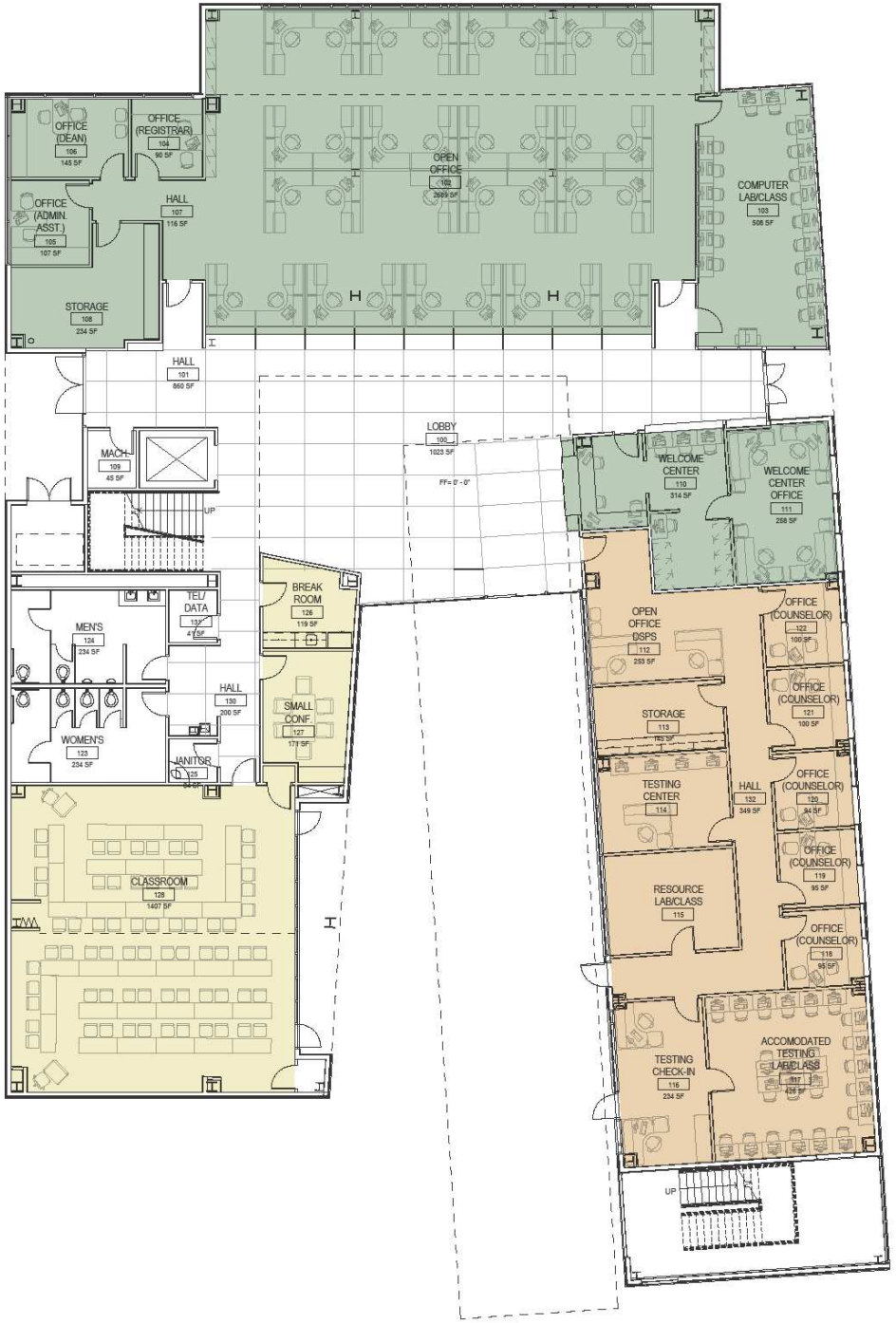


1st Floor

Site Plan


SCALE: 1"= 20'-0"
COLLEGE AVENUE
NORTH DRIVE
SCIENCE BUILDING
BOLLARD
SEAT WALL
BOULDERS
ACCENT GROUNDCOVER
LOW SHRUBS/ GROUNDCOVER
SEAT BLOCKS
SMALL ACCENT TREE
DRY CREEK
WOOD DECK
STEPPING STONES
NATIVE PLANTS
DRAIN PIT
STAIRS
STONE BENCH
(E) LAWN

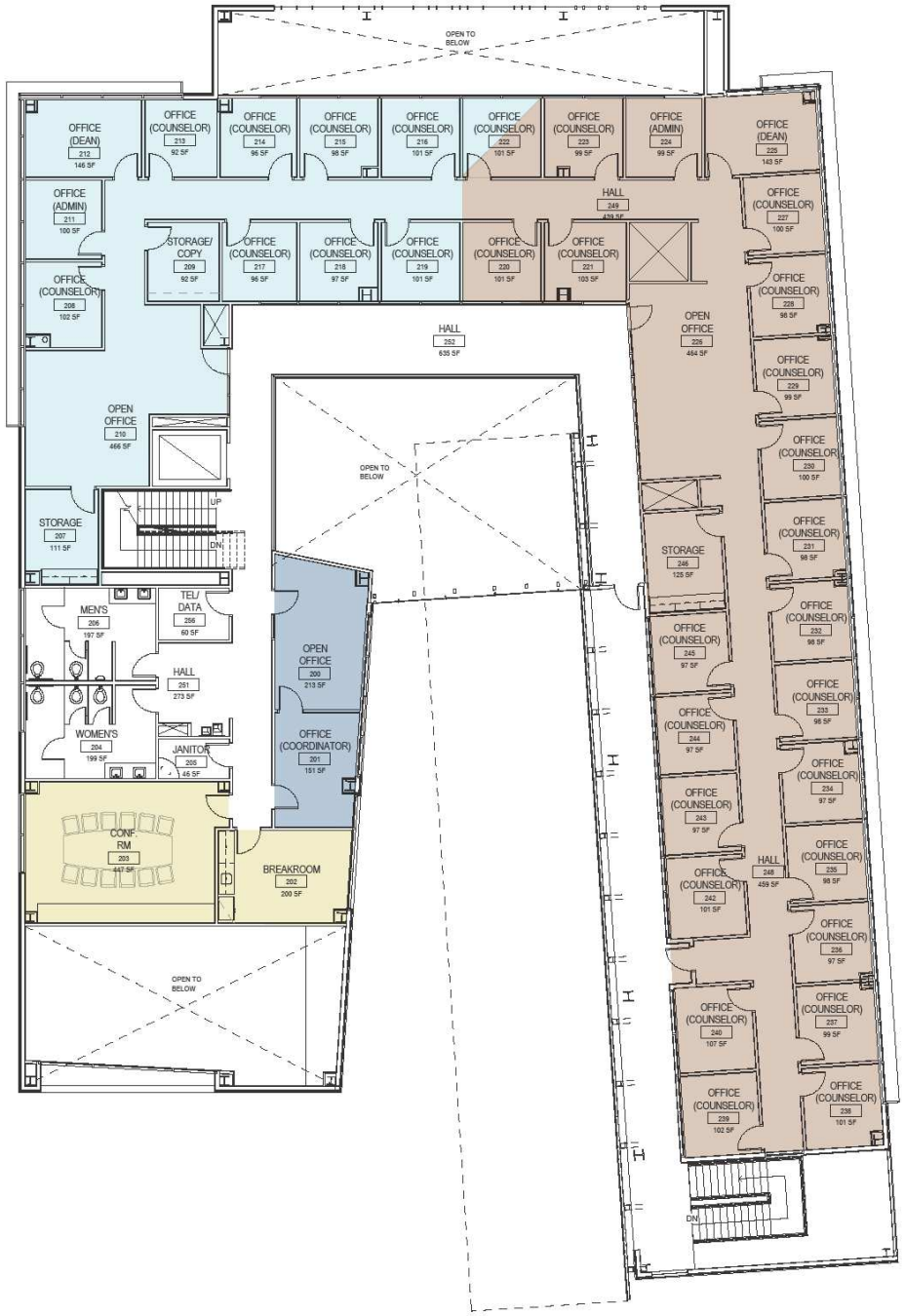
1st Floor – New Building



LEGEND

- ADMISSIONS/RECORDS/EVALUATION/ FINANCIAL AID/WELCOME CENTER
- SHARED PROGRAM
- DSPS

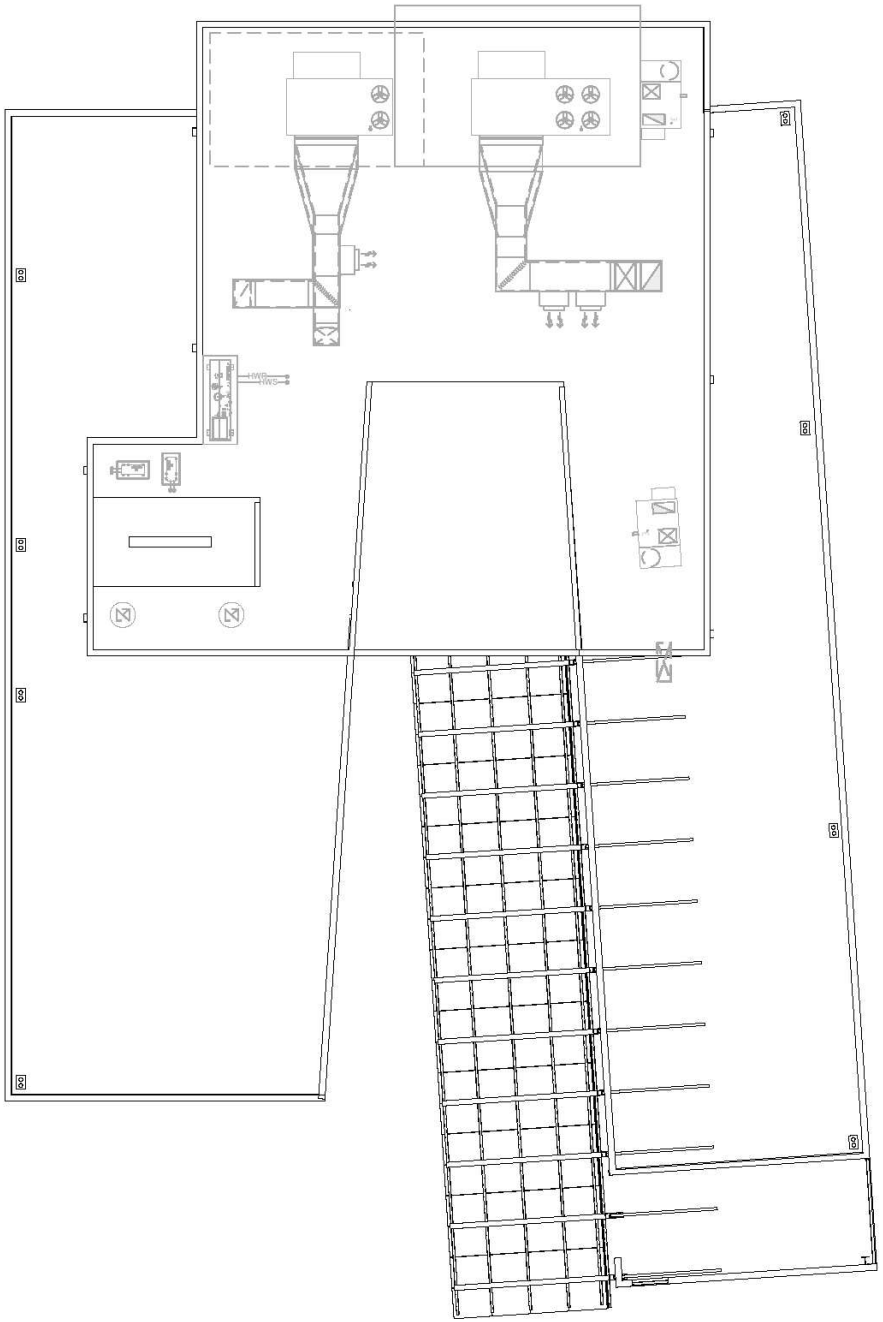
2nd Floor – New Building



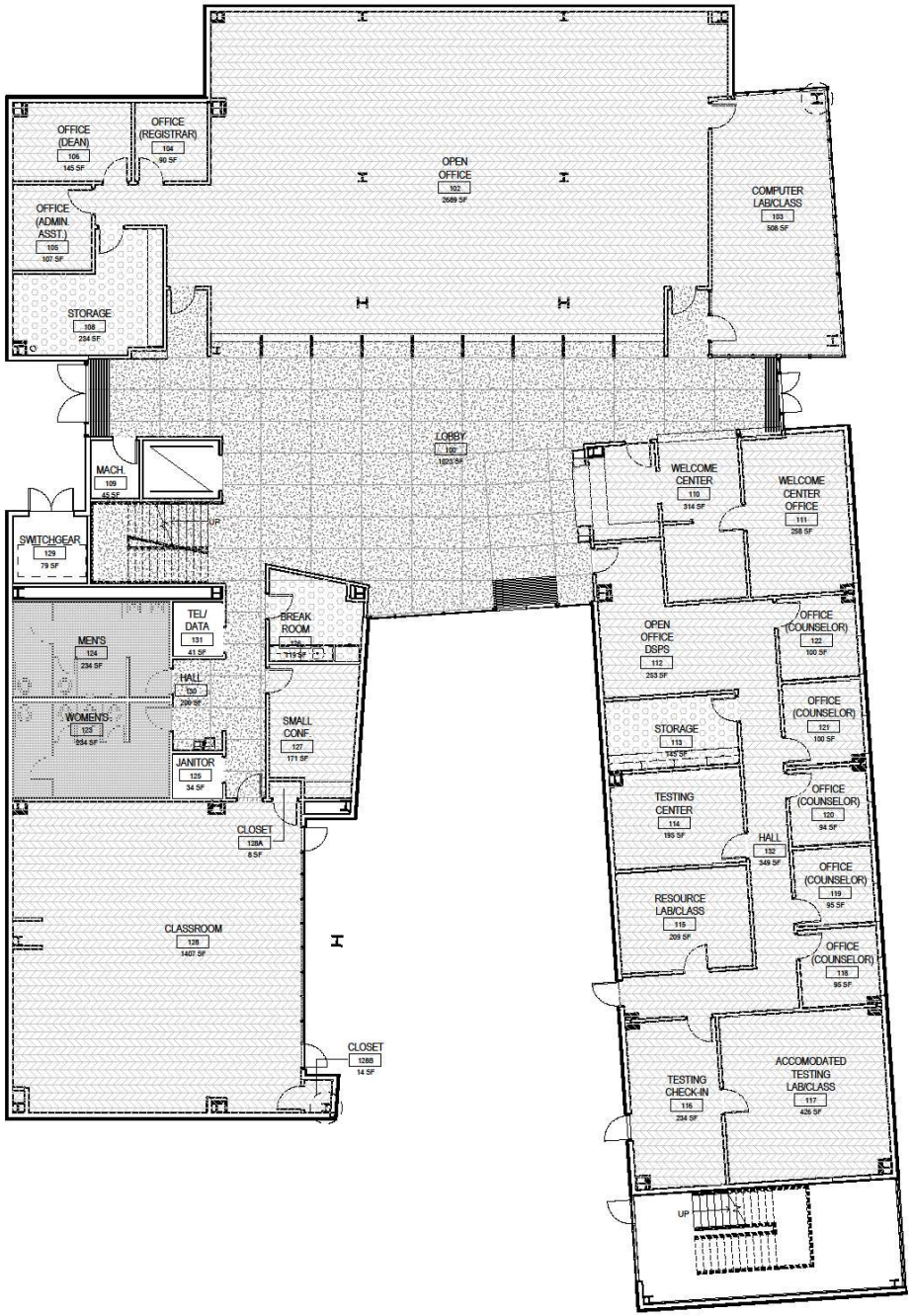
LEGEND

- SHARED PROGRAM
- EOPS
- COUNSELING
- VETERANS

Roof Plan – New Building



Finishes – New Building



Legend

RF-1 LINOLEUM

CPT-1 CARPET

RF-4 COLORED CONCRETE

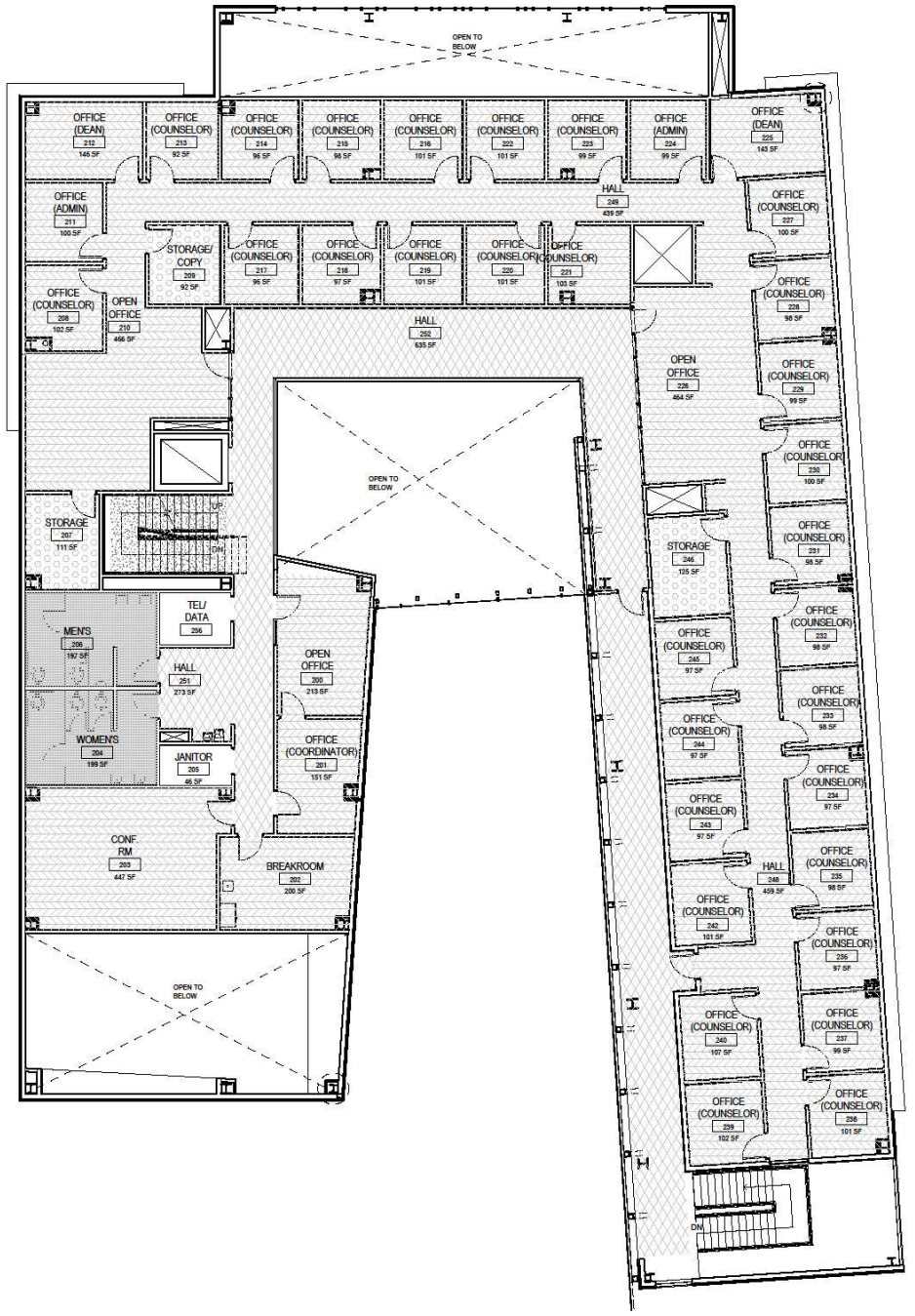
CT-1 CERAMIC TILE

1st Floor

Finishes – New Building

Legend

RF-1 LINOLEUM	CPT-1 CARPET
RF-4 COLORED CONCRETE	CT-1 CERAMIC TILE



2nd Floor

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New Building – Courtyard Welcome

PERKINS
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New Building – Coldwell Beacon

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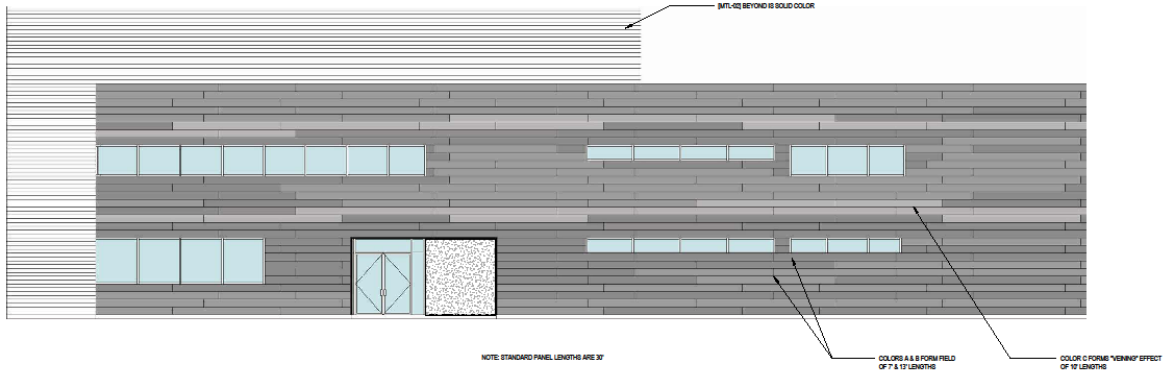
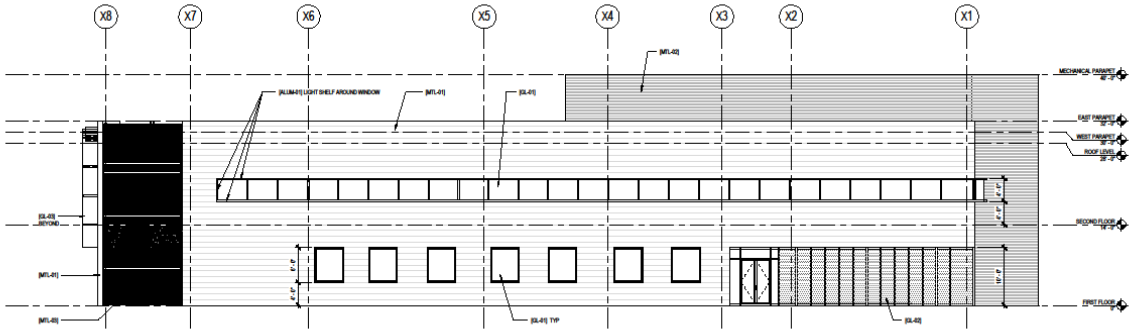
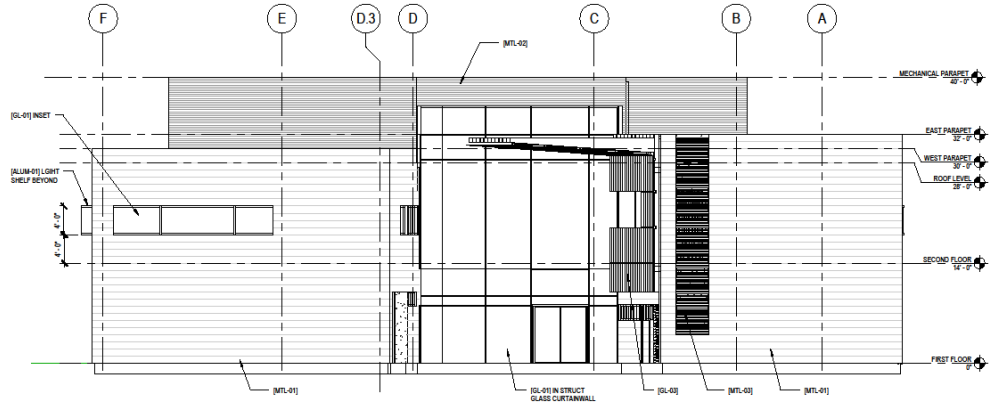
Finishes – Exterior Elevations

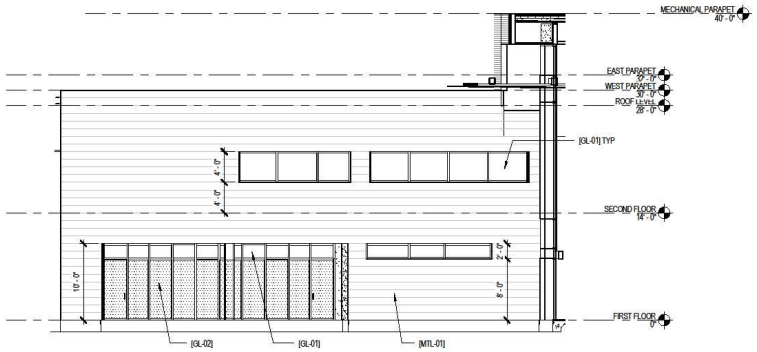




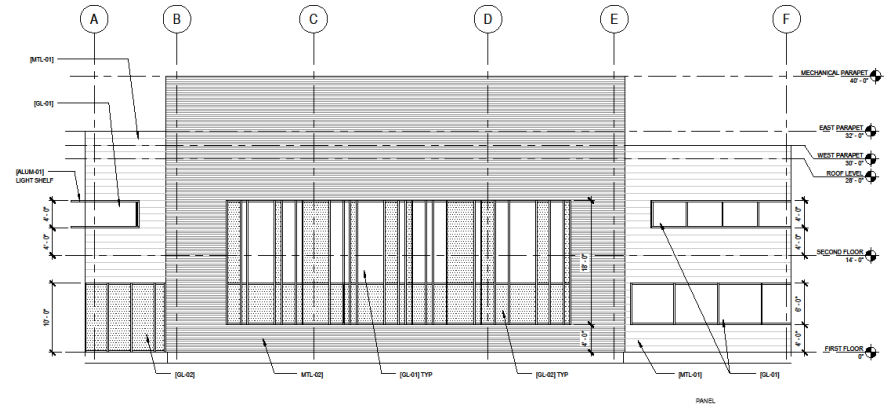
Finishes – Exterior Elevations



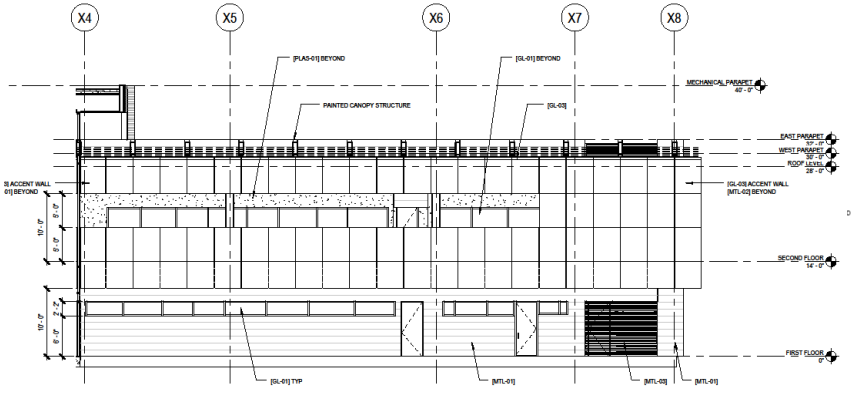
SOUTH ELEVATION



PARTIAL EAST ELEVATION



NORTH ELEVATION



PARTIAL WEST ELEVATION

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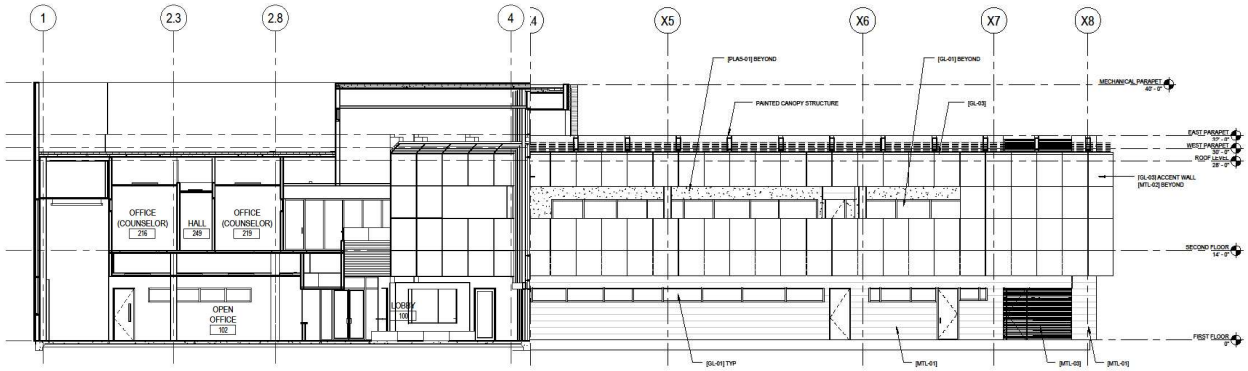
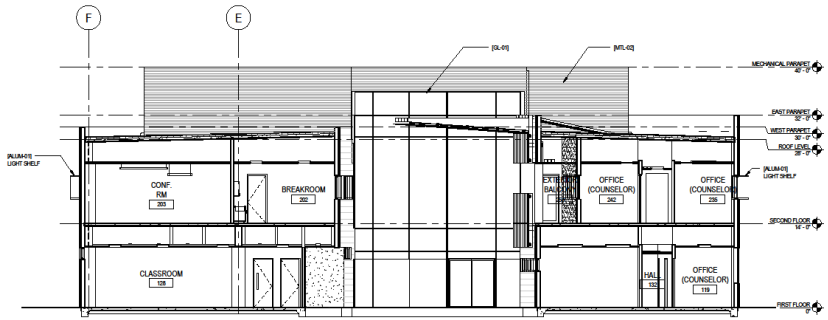
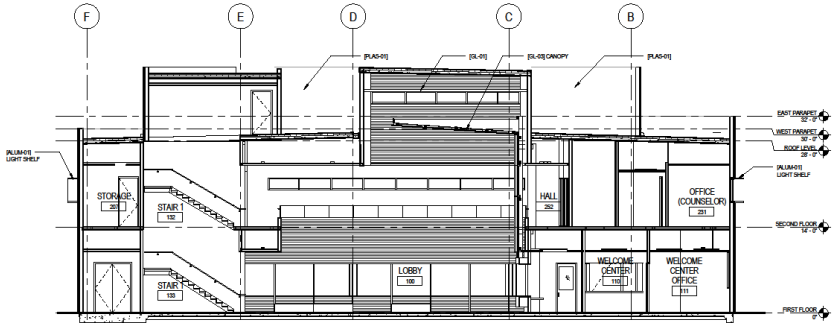
Finishes – Building Sections







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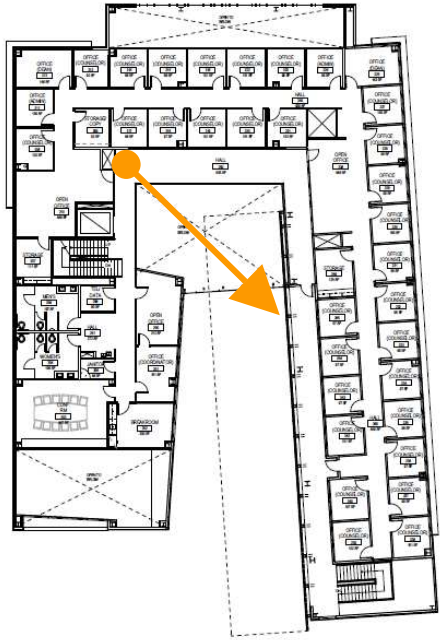
Bullpen Considerations



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Bullpen Considerations – Feedback

Key Functions
- Central Location
- Provide Direction
- Distribute Information
- Waiting & Queuing for Services
- Providing Services

Key Issues
- Visibility of Welcome Center
- Demarcation of Bullpen & Administrative Area
- Security of Spaces adjacent to Bullpen After Hours
- Waiting, Queuing & Wayfinding
- Relative Privacy of Student-Advisor Interactions
- Acoustics: Noise Level, Privacy & Reverberation

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Bullpen – Vertical Circulation & Seating

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Bullpen – Welcome Center

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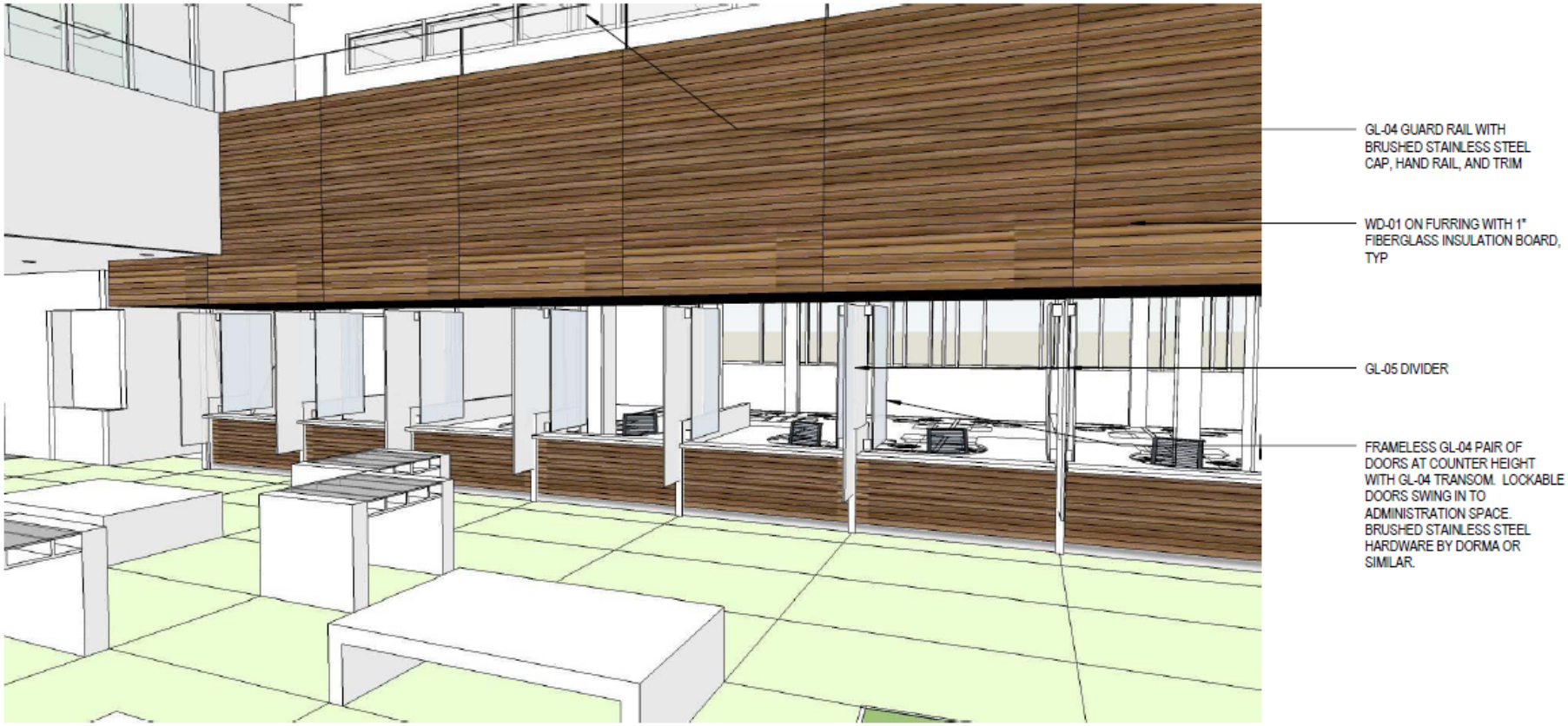
Bullpen – Admissions Service Stations



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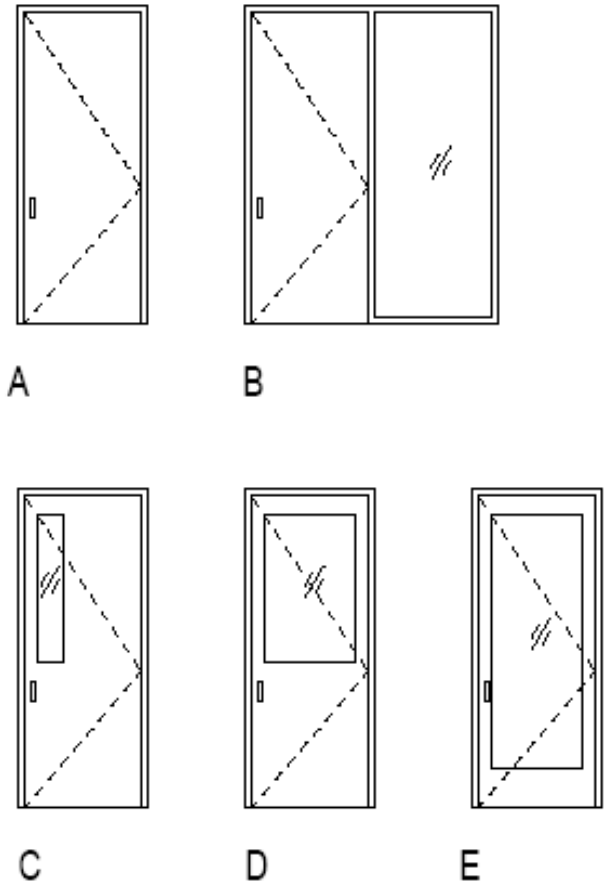
Other Interior Considerations



- **Interior Vision Lights**
  - Natural Light
  - Privacy
  - Supervision
- **Acoustical Conditions**
  - Counseling Offices
  - Computer/Testing Labs
- **Furnishings**
  - Built-in Cabinetry
  - FF&E
- **Special Wall Coverings**
  - Acoustical absorption
  - Tack boards
  - White/Marker boards
- **Special Lighting**
  - Overhead vs. Task/Desk Fixtures

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LEED Considerations – NC v2.2

Yes	?	No	Sustainable Sites	14 Points
Y			Prereq 1 **Construction Activity Pollution Prevention**	Required Civil
1			Credit 1 **Site Selection**	1 Arch/Own
		1	Credit 2 **Development Density & Community Connectivity**	1 Arch/Own
		1	Credit 3 **Brownfield Redevelopment**	1 Arch/Own
1			Credit 4.1 **Alternative Transportation**, Public Transportation Access	1 Arch/Own
	1		Credit 4.2 **Alternative Transportation**, Bicycle Storage & Changing Rooms	1 Arch/Own
		1	Credit 4.3 **Alternative Transportation**, Low-Emitting & Fuel-Efficient Vehicles	1 Owner
	1		Credit 4.4 **Alternative Transportation**, Parking Capacity	1 Arch/Own
	1		Credit 5.1 **Site Development**, Protect or Restore Habitat	1 Land
1			Credit 5.2 **Site Development**, Maximize Open Space	1 Land
1			Credit 6.1 **Stormwater Design**, Quantity Control	1 Civil
1			Credit 6.2 **Stormwater Design**, Quality Control	1 Civil
1			Credit 7.1 **Heat Island Effect**, Non-Roof	1 Civil/Land
1			Credit 7.2 **Heat Island Effect**, Roof	1 Arch
1			Credit 8 **Light Pollution Reduction**	1 Elect

Yes	?	No	Water Efficiency	5 Points
1			Credit 1.1 **Water Efficient Landscaping**, Reduce by 50%	1 Land
		1	Credit 1.2 **Water Efficient Landscaping**, No Potable Use or No Irrigation	1 Land
	1		Credit 2 **Innovative Wastewater Technologies**	1 Civil/Plumb
1			Credit 3.1 **Water Use Reduction**, 20% Reduction	1 Plumb
	1		Credit 3.2 **Water Use Reduction**, 30% Reduction	1 Plumb

Yes	?	No	Energy & Atmosphere	17 Points
Y			Prereq 1 **Fundamental Commissioning of the Building Energy Systems**	Required Mech
Y			Prereq 2 **Minimum Energy Performance**	Required Mech
Y			Prereq 3 **Fundamental Refrigerant Management**	Required Mech

*Note for EAc1. All LEED for New Construction projects registered after June 26th, 2007 are required to achieve at least two (2) points under EAc1.

4	2	5	Credit 1 **Optimize Energy Performance**	1 to 10 Mech
			10.5% New Buildings or 3.5% Existing Building Renovations	1
			14% New Buildings or 7% Existing Building Renovations	2
			17.5% New Buildings or 10.5% Existing Building Renovations	3
		4	21% New Buildings or 14% Existing Building Renovations	4
			24.5% New Buildings or 17.5% Existing Building Renovations	5
			28% New Buildings or 21% Existing Building Renovations	6
			31.5% New Buildings or 24.5% Existing Building Renovations	7
			35% New Buildings or 28% Existing Building Renovations	8
			38.5% New Buildings or 31.5% Existing Building Renovations	9
			42% New Buildings or 35% Existing Building Renovations	10
		3	Credit 2 **On-Site Renewable Energy**	1 to 3 Arch/Own
			2.5% Renewable Energy	1
			7.5% Renewable Energy	2
			12.5% Renewable Energy	3
		1	Credit 3 **Enhanced Commissioning**	1 Owner
	1		Credit 4 **Enhanced Refrigerant Management**	1 Mech
		1	Credit 5 **Measurement & Verification**	1 Mech
	1		Credit 6 **Green Power**	1 Owner

Yes	?	No	Materials & Resources	13 Points
Y			Prereq 1 **Storage & Collection of Recyclables**	Required Arch
		1	Credit 1.1 **Building Reuse**, Maintain 75% of Existing Walls, Floors & Roof	1 Arch
		1	Credit 1.2 **Building Reuse**, Maintain 100% of Existing Walls, Floors & Roof	1 Arch
		1	Credit 1.3 **Building Reuse**, Maintain 50% of Interior Non-Structural Elements	1 Arch
1			Credit 2.1 **Construction Waste Management**, Divert 50% from Disposal	1 Arch
1			Credit 2.2 **Construction Waste Management**, Divert 75% from Disposal	1 Arch
		1	Credit 3.1 **Materials Reuse**, 5%	1 Arch
		1	Credit 3.2 **Materials Reuse**,10%	1 Arch
1			Credit 4.1 **Recycled Content**, 10% (post-consumer + ½ pre-consumer)	1 Arch
	1		Credit 4.2 **Recycled Content**, 20% (post-consumer + ½ pre-consumer)	1 Arch
1			Credit 5.1 **Regional Materials**, 10% Extracted, Processed & Manufactured Regional	1 Arch
	1		Credit 5.2 **Regional Materials**, 20% Extracted, Processed & Manufactured Regional	1 Arch
		1	Credit 6 **Rapidly Renewable Materials**	1 Arch
1			Credit 7 **Certified Wood**	1 Arch

Yes	?	No	Indoor Environmental Quality	15 Points
Y			Prereq 1 **Minimum IAQ Performance**	Required Mech
Y			Prereq 2 **Environmental Tobacco Smoke** (ETS) **Control**	Required Owner
1			Credit 1 **Outdoor Air Delivery Monitoring**	1 Mech
		1	Credit 2 **Increased Ventilation**	1 Mech
1			Credit 3.1 **Construction IAQ Management Plan**, During Construction	1 Mech
1			Credit 3.2 **Construction IAQ Management Plan**, Before Occupancy	1 Mech
1			Credit 4.1 **Low-Emitting Materials**, Adhesives & Sealants	1 Arch
1			Credit 4.2 **Low-Emitting Materials**, Paints & Coatings	1 Arch
1			Credit 4.3 **Low-Emitting Materials**, Carpet Systems	1 Arch
1			Credit 4.4 **Low-Emitting Materials**, Composite Wood & Agrifiber Products	1 Arch
1			Credit 5 **Indoor Chemical & Pollutant Source Control**	1 Arch/Mech
1			Credit 6.1 **Controllability of Systems**, Lighting	1 Elect
		1	Credit 6.2 **Controllability of Systems**, Thermal Comfort	1 Mech
	1		Credit 7.1 **Thermal Comfort**, Design	1 Mech
	1		Credit 7.2 **Thermal Comfort**, Verification	1 Mech/Owner
1			Credit 8.1 **Daylight & Views**, Daylight 75% of Spaces	1 Arch
1			Credit 8.2 **Daylight & Views**, Views for 90% of Spaces	1 Arch

Yes	?	No	Innovation & Design Process	5 Points
1			Credit 1.1 **Innovation in Design**: Green Education	1
1			Credit 1.2 **Innovation in Design**: Provide Specific Title	1
1			Credit 1.3 **Innovation in Design**: Provide Specific Title	1
	1		Credit 1.4 **Innovation in Design**: Provide Specific Title	1
1			Credit 2 **LEED® Accredited Professional**	1 Arch

Yes	?	No	Project Totals (pre-certification estimates)	69 Points
34	14	22		

Certified: 26-32 points, Silver: 33-38 points, Gold: 39-51 points, Platinum: 52-69 points

***New Building tracking LEED Silver**

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New Building – Courtyard Welcome

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Canopy Options – Panels

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Canopy Options – Slats