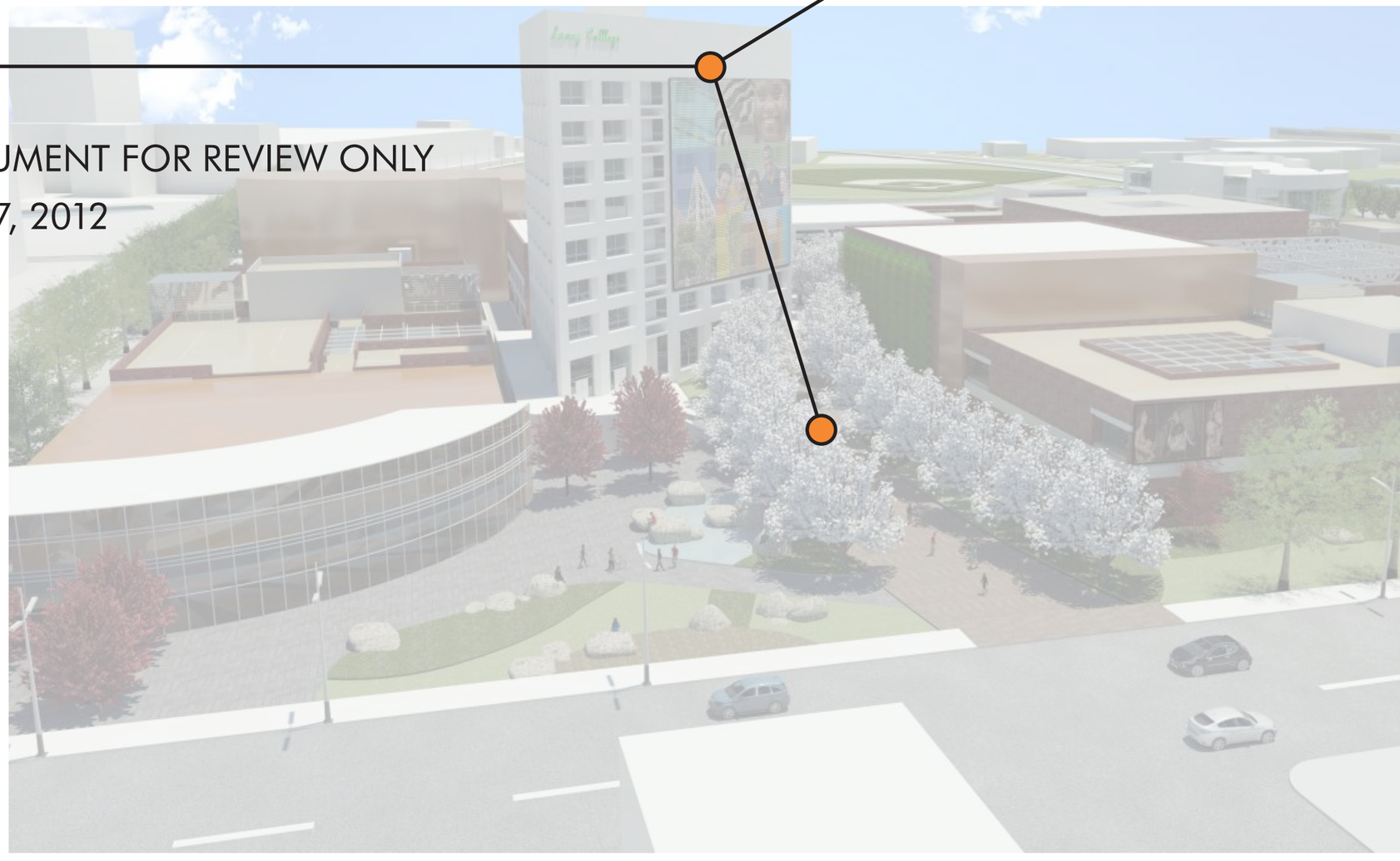
LANEY COLLEGE 2012
FACILITIES MASTER PLAN



DRAFT DOCUMENT FOR REVIEW ONLY

DECEMBER 17, 2012

STV 100 Years | vbn

Peralta Community College District of General Services

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This document is organized to present the Master Plan, the associated Guidelines and the Implementation upfront in Part I.

For a summary of the planning work, process and feedback received during the process please see Part II.

Part III, the Appendix with meeting minutes, full reports etc is available upon request.

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INTRODUCTION
2012 Laney Facilities Master Plan

LIST OF PARTICIPANTS

The following does not include the Community Workshops and Presentations Participants. A list of those participants is available upon request. Some Participants appear in more than one category.

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LETTER FROM PRESIDENT

Not included at this time

MISSION STATEMENT

Laney College, located in downtown Oakland, California, is a diverse, urban community college commited to student learning. Our learner-centered college provides quality transfer and career-technical education, foundation skills and support services. These educational opportunities respond to cultural, economic, social, and workforce needs of hte greater Bay Area and increase community partnerships and global awareness.

CHAPTER ONE
The Master Plan

PURPOSE OF THE MASTER PLAN

The purpose of the 2012 Long Range Facilities Master Plan is to create a roadmap for facilities development that addresses the educational program needs as identified in the *2010 Laney College Educational Master Plan*. The plan reflects the College's vision and goals on how best to address those needs, as well the contextual opportunities provided by proposed public and private developments in the vicinity of the college.

This 2012 Facilities Master Plan supercedes all previous Facilties Master Plans.

THE PROCESS

The 2012 Facilities Master Plan process was a shared governance process led by STV|vbn from September 2011 through December 2012. It was developed over a series of meetings with the Laney Facilities Planning Committee, with stakeholder participation and involvement throughout. Stakeholder input included faculty, staff, students and administration. For more detail on the process, please see Part 2 of the Master Plan Document.

VISION, GOALS & PRIORITIES

The first several meetings with the Laney Facilities Planning Commitee (FPC) were focused on identifying the vision, goals and priorities for the Facilities Master Plan:

MASTER PLAN VISION:

- A Great Place to be, a City Destination
- Reflects and Connects with the Community
- Outwardly Focused, Welcoming and Exciting
- A Modern Aesthetic that integrates Color and Softness

MASTER PLAN GOALS:

- Clean Energy & Sustainability
- Arts & Design
- Learning Communities
- Smart, Secure and Green
- Multiple Gateways
- An Open Living Lab
- Facilities that Support the Educational Master Plan
- Facilities that Meet Curricular, Programmatic, and Pedagogical needs, including Expandable Classrooms to Accommodate Contextualized and Accelerated Learning
- Alignment with Oakland's Economy

MASTER PLAN PROGRAM PRIORITIES:

- Library Learning Resource Center
- Theater Modernization
- One Stop
- New Science Building
- New Sustainability Training Center *(formerly known as Green Living Lab)*
- Design and Technology Building
- Expand Parking
- Child Development Center
- Health Services Center

MASTER PLAN CAMPUS WIDE PRIORITIES:

- Infrastructure Upgrades
- Improve Campus Entries and Walkways
- Breezeways Improved and Enhanced
- Re-forestation & Greening of the Campus
- Better Way-finding and Signage

MASTER PLAN CRITERIA

The following criteria was established by the College, with guidance by the District DGS, for the Facilities Master Plan:

- Final Master Plan should be based on the Vision, Goals and Priorities as identified by the College Community
- The Facilities should support the achievement of the 2010 Educational Master Plan goals through improvement of the learning environments and physical resources
- The Facilities should accommodate at least 20,000 students
- Final Master Plan is a Long-Range Plan which helps inform Short-Term Projects
- Short-Term Projects are based on College Priorities that can be tailored to available funding (Existing and Future)
- All existing programs will stay on the Campus
- For buildings to be demolished, affected programs will be re-located on Campus
- Departmental Programs should be organized to maximize collaboration between synergistic disciplines and to enhance clarity of way-finding
- Tower renovation and Student Center renovation are considered complete for this FMP (already funded and underway)
- All existing buildings to remain that were not modernized in the last 10 years will be modernized within this Plan

SPECIAL CONSIDERATIONS

7TH STREET

The College & District Priority is to get 7th Street re-routed to be parallel with Interstate I-880 to create a cohesive campus. However, given that at this time there is no agreement with the City to do so, the Long Range Master Plan is set up to accept both scenarios. To address the possiblity that the Street will not be re-routed to be parallel to I-880 as shown, the plan also shows a number of street enhancements to the existing 7th Street. These enhancements include drop off zones on both sides, amonument signage island, wider pedestrian crosswalks, traffic lights and traffic calming measures.

PARKING GARAGE AND RETAIL

The College and the District is exploring Partnership opportunities for the Parking Garage and Retail structure, including BART.

MASTER PLAN FUNDAMENTALS

CAMPUS AESTHETIC

The Facilities Master Plan includes **Design & Landscape Guidelines** applicable to all projects. These guidelines are based on the vision and goals identified by the college campus. The guidelines aim to create a more welcoming campus that reflects the values of the college and the community.

SUSTAINABILITY

All projects within the Facilities Master Plan need to maximize opportunities to be sustainable (people, water, energy, resources) within the project budget parameters. The Master Plan includes **Sustainability Guidelines** that outline numerous measures applicable to Existing Buildings, New Projects and the Campus as a whole. These Sustainablity Guidelines were developed in accordance with District Board Policies and Administrative Procedures.

INFRASTRUCTURE

The existing infrastructure supporting the campus is over 40 years old, as such it needs to be replaced and upgraded concurrently with each of the projects identified in the Facilities Master Plan. The proposed upgrades and replacements are based on the *2009 WLC-BPA Facilities Assessment* report (not included here) and the **Sustainability Guidelines** included in this Facilities Master Plan. The proposed replacements and upgrades aim to reduce maintenance needs and costs, while increasing the sustainbility of the campus.

SMART TECHNOLOGY

All projects within the Facilities Master Plan need to be equipped with the latest technology and need to build-in flexiblity for future technological changes. To support this the Campus Network needs to be replaced and upgraded to provide a secure, robust and state-of-the art campus.

LECTURE ROOMS & COMPUTER LABORATORIES

All building projects (new and modernization projects) will include at least one General Assignment Computer Lab and one General Assignment Lecture Room within each building. In addition there will be a suite of flexible General Assignment Lecture Rooms on the first floor of the New STEM Phase 1 Building. All teaching spaces will be equipped with SMART technology.

STUDENT STUDY SPACES

All building projects (new and modernization projects) will include Student Study Spaces within each building.

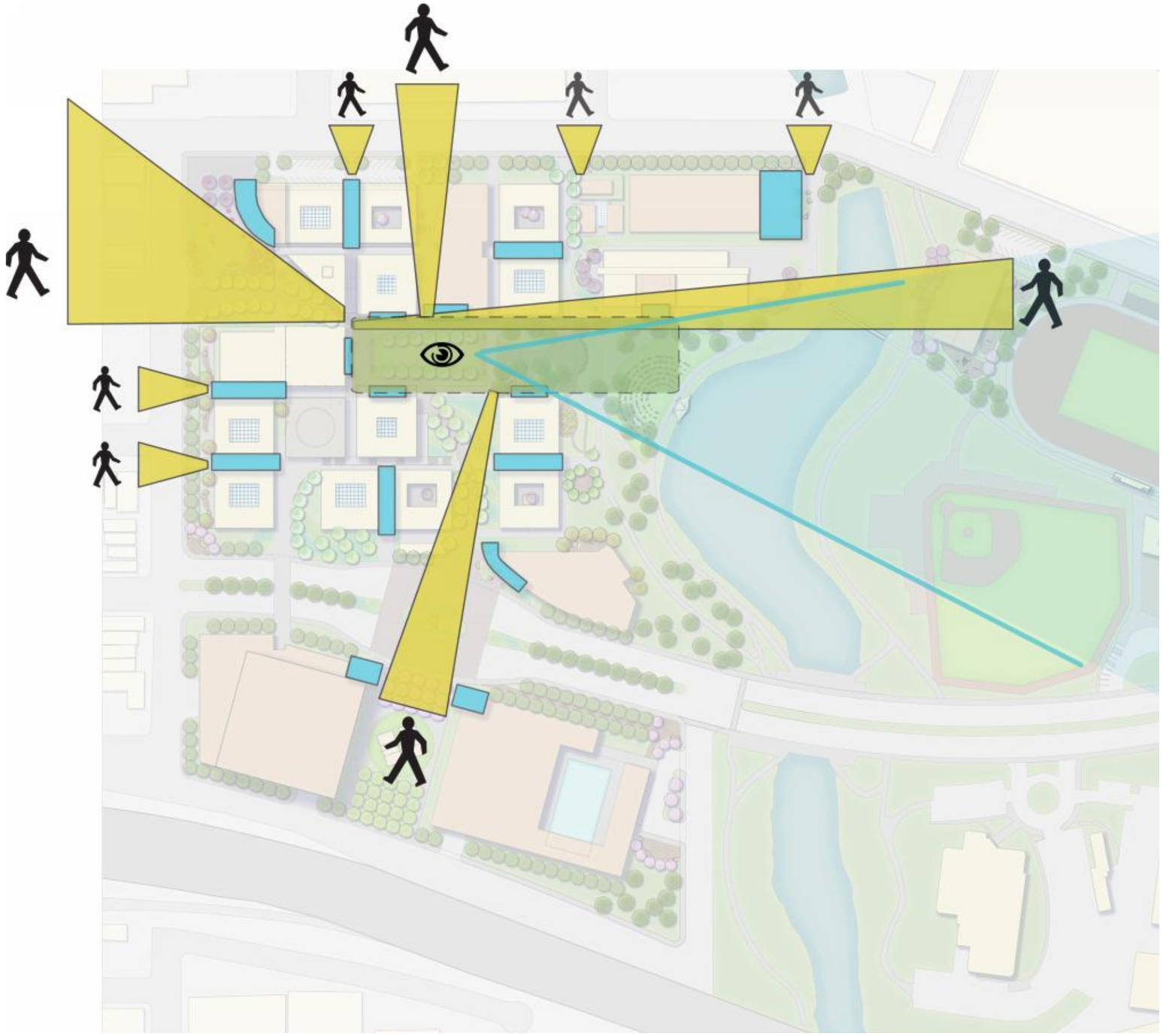
SECURED GALLERY SPACES

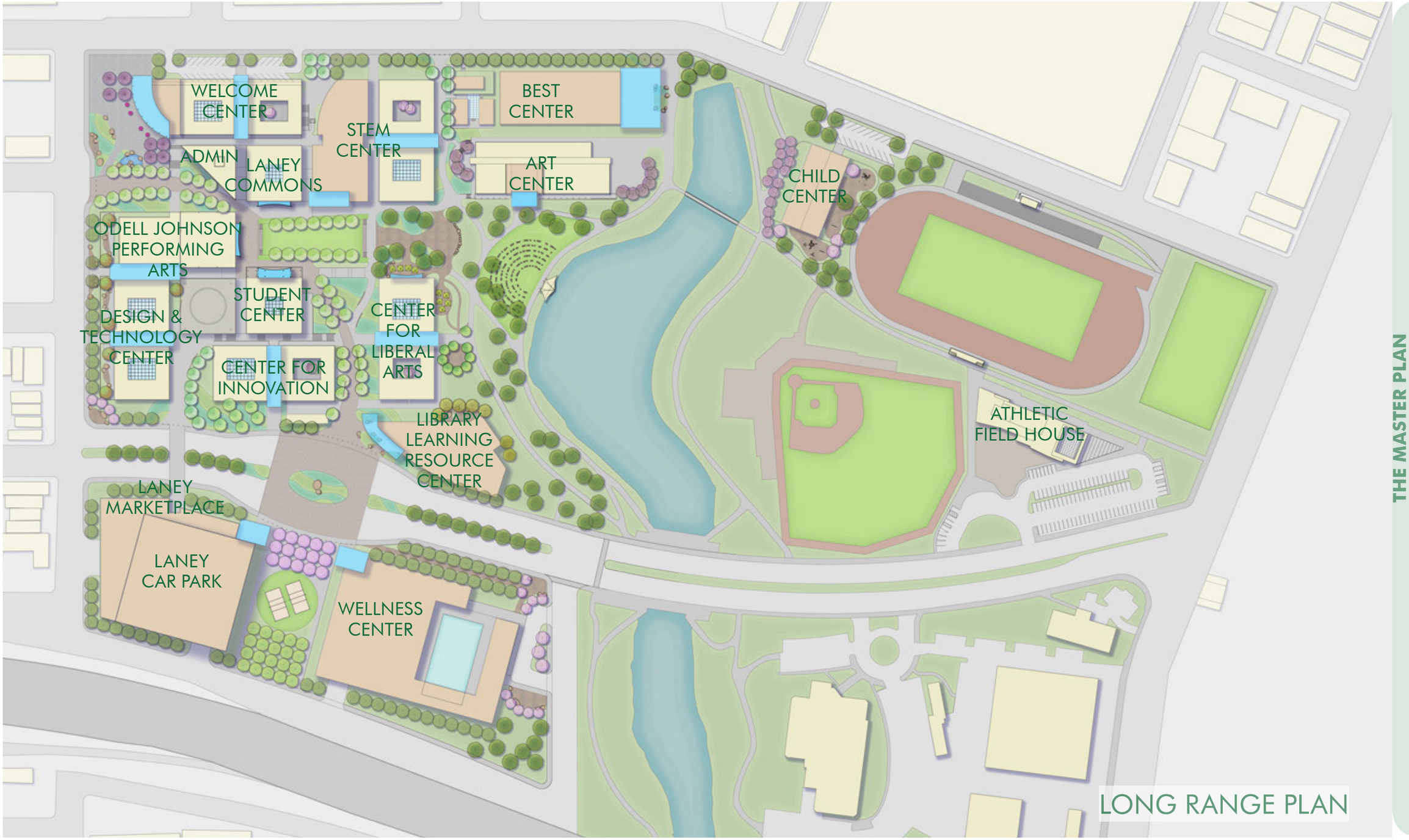
Where feasible building projects should include securable gallery spaces on the first floor level. At a bare minimum, the Welcome Center, the STEM Center and the Art Center should have a securable gallery space.

MASTER PLAN KEY CONCEPT

Transform the existing campus to reach out to the City and Community through Access, View and Amenity connections; Reflect Laney's focus on Learning Communities, Arts & Design and Sustainability.

- Multiple Gateways that flow into the campus at city grades (eliminating current down and then up access)
- West Entry opened up to Art Museum with an art garden
- Art, Sculpture, and Sustainable practices to be discovered along walkways and within gardens
- Enlarged Quad with direct views and connections to the Estuary and the Athletic side of the Campus
- Existing and New Buildings will have an enclosed "Lantern" Element that defines the front door into the building, unifies the floors within buildings, and enhances the overall security of the campus
- Main Entries onto campus are made more welcoming through re-design and placement of new buildings
- 7th Street proposed to be re-routed parallel to Interstate 880, to create a Cohesive Campus
- Departmental Programs are Organized to maximize collaboration between synergistic disciplines and to enhance clarity of way-finding





LONG RANGE PLAN

MID RANGE PLAN

MID RANGE PLAN INCLUDES:

- New Library Learning Resource Center
- 7th Street improvements
- 7th Street Entry
- New Parking Garage and Retail
- New BEST Center (Phase 1 & 2)
- STEM Center (phase 1 & 2)
- Odell Johnson Performing Arts
- West Fallon Entrance
- Design & Technology Center
- Welcome Center
- Center for Innovation
- Laney Commons

LONG RANGE PLAN INCLUDES:

- All Mid Range Plan Projects
- New Child Center
- New Wellness Center
- New Quad to Estuary
- Center for Liberal Arts
- Art Center Modernization

3D VIEW FROM FALLON ST

3D BIRD'S EYE VIEW

3D VIEW FROM 7TH ST

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CHAPTER TWO
Design Guidelines

DESIGN GUIDELINES

The following Design Guidelines work synergistically with the Landscape Guidelines (Chapter Three) and the Sustainability Guidelines (Chapter Four) and apply to all projects within this Facilities Master Plan.

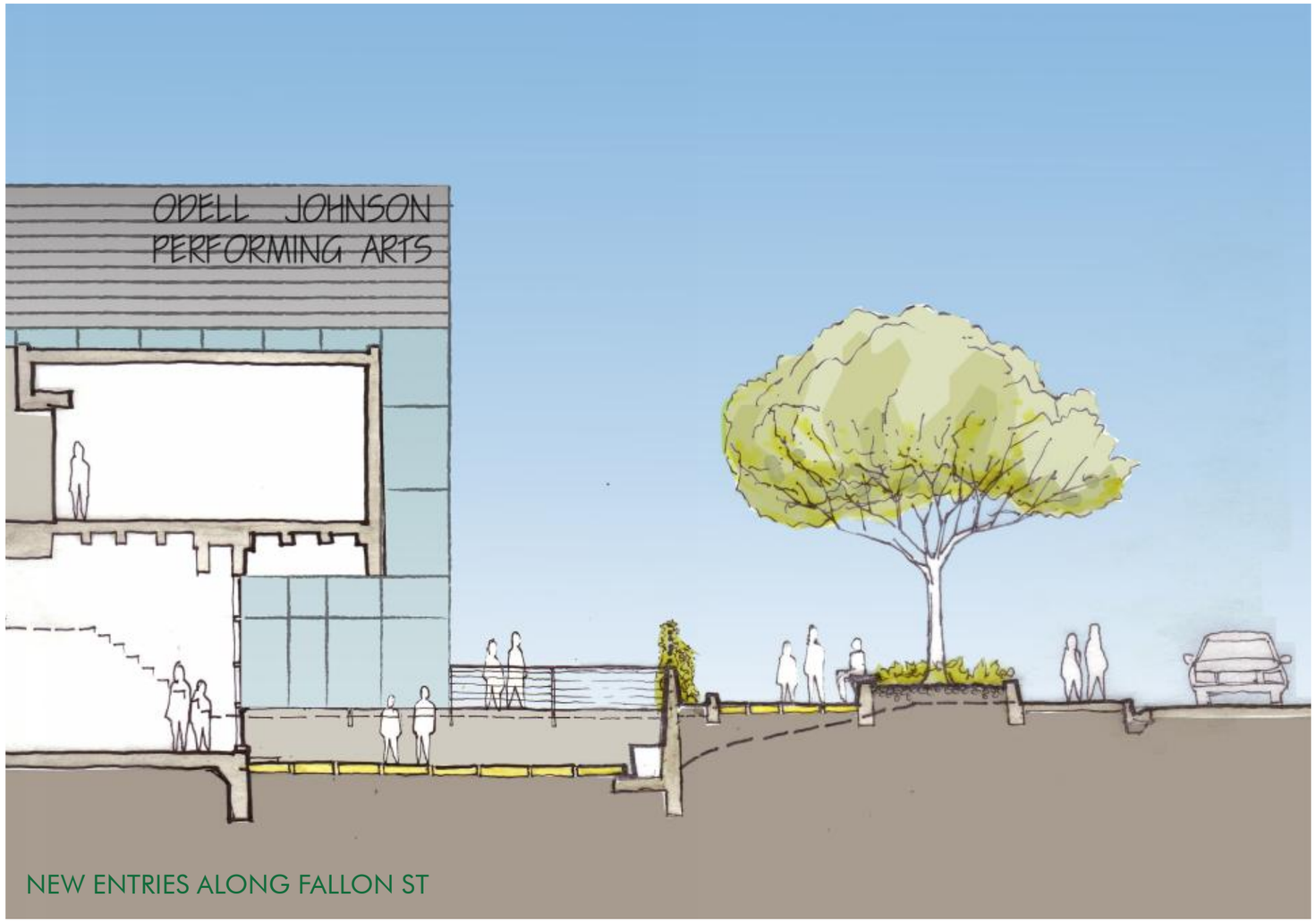
INVITING CAMPUS ENTRIES

The current entries are uninviting and the campus is inwardly focused, which contribute to the perception that the campus is disconnected from the city and its community. The Fallon Street entrance is particularly cumbersome to transverse, with stairs and switchback ramps. Other entries through Buildings A, F and G are walls of concrete steps, while entries near the B and E building are unceremonious and flanked by "underground" tunnels created by the second level walkways. There are design and landscape guidelines that apply to the campus entries that make the campus welcoming and interwoven with the city. Please see the landscape guidelines for landscape features which include accent paving, accent trees, boulders, green walls and water features. Here are the design guidelines for campus entries:

Fallon Street Entrance

The current entry grading goes down from the Fallon Street sidewalk to the G Building lower level then rises up rapidly via stairs and ramp switchbacks to the Quad level. Most people coming on campus want to proceed to the Quad level but are required to go down before going up. The

NEW APPROACH TO QUAD FROM FALLON ST



NEW ENTRIES ALONG FALLON ST

elimination of the Upper G walkway and the joining of the Theater and portion of G building behind it to form a more comprehensive Odell Johnson Performing Arts Center presents an opportunity to rectify this. It is now possible to begin rising up towards the Quad level directly from the Fallon Street sidewalk, and the rise is gentle enough to not require any stairs or ramps. The approach onto campus is now uncumbersome and more friendly for everybody.

Other Fallon Street Entrances

The other entries along Fallon Street are also proposed to be made more inviting. The sidewalk grading should be extended to the new Lantern entries, for the extent of the Lantern, thereby creating "bridges." These bridges will create exterior courtyards for the programs located on the lower level at either side of the bridge. Access to lower level programs will be through the Lantern. Please see the Lantern Design Guideline on page X for more detail on these.

10th Street Entrance

The Oakland Museum of California is directly opposite the 10th and Fallon Street corner of the Campus. This master plan opens up the corner by cutting back a portion of Building A and backfilling it only partially with a new end to Building A which becomes the Welcome Center. The open corner of campus will house art and sculpture exhibitions, provide a visible connection between the campus and the museum, and invite the community onto campus to discover the art and sustainability focused gardens on campus.

Other 10th Street Entrances

These occur at the STEM Center and the BEST Center. Both of these entrances will be pronounced by new buildings, which shall follow the design guidelines and the landscape guidelines. In addition the existing walkway at the Existing B Building is proposed to be demolished, thereby eliminating the "underground" feeling that is unwelcoming.

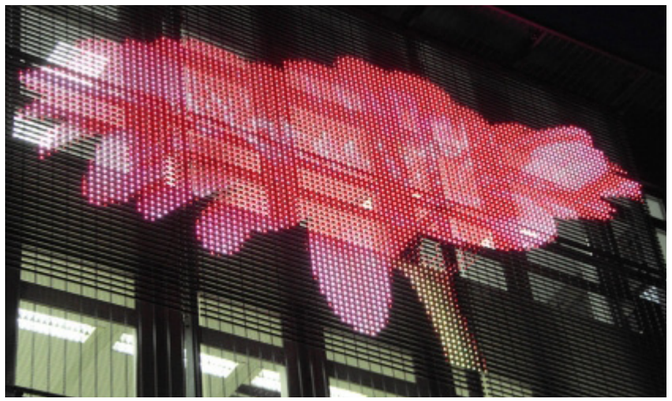
7th Street Entrance

The 7th Street entrance will also have a new building, the Library Learning Resource Center, anchoring it. In addition, several 7th Street improvements are proposed. These include a median island with large scale signage calling out Laney College, pull out lanes for drop off, accent paving that ties the south side of 7th Street with the main campus, and other traffic callming measures. In the immediate future the plan calls for adding green walls to the D and F building and planter/seating along the ramp leading up to the Quad. In the Long Range Plan this area is completely "re-forested" signifcantly.

Contemporary, dynamic Signage

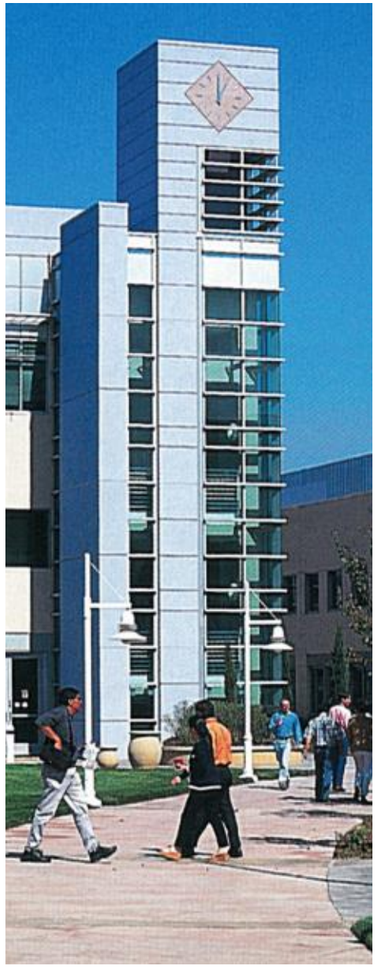
The main entrances at Fallon, 7th and 10th Street should be equipped with large LED screens that will dynamically communicate significant information and events happening on campus. In addition, a large mesh screen with LED projection is desired for the Tower Administration building to soften and contemporize its appearance. The projections on this screen should reflect the cultural diversity of Laney, and the mesh screen itself allows daylight and views for the offices behind.

LED SCREENS AT MAIN ENTRIES



LED PROJECTION ON TRANSPARENT MESH

MESH SCREEN ON TOWER ADMINISTRATION



LANTERN EXAMPLE

LANTERN FROM 3D VIEW

Vehicular versus Pedestrian Traffic

Currently the campus has "pockets" of parking on campus that creates conflict between vehicles and pedestrians at the major entries. Aside from safety implications, this adds yet another barrier to the free flow of pedestrians on campus. With the addition of a multi-level parking garage, this master plan proposes to eliminate parking on campus with the exception of short term/visitor parking for the Welcome Center off 10th Street. While this does not eliminate vehicles on campus (several buildings including the CTE programs, the Performing Arts Center, the Student Center and the Bistro for example still require service deliveries and trash pick up), it does limit them to service only.

LANTERNS

Existing and New Buildings should have an enclosed "Lantern" element that defines the front door into the building, unifies the floors within buildings, improves way-finding, and enhances the overall security of the campus. Currently, programs are accessed on a floor by floor basis and to get to programs on the second floor within the same building one has to go up exterior stairs, exterior elevators and exterior walkways. These walkways also make the lower level feel dark and uninviting and programs within one building are disconnected from one another, which hinders collaboration between programs.

For existing buildings, the exterior stairs bisecting a building should be demolished and replaced with a two story (plus penthouse) glassy "Lantern" that will have lockable doors on the lower level on both sides of the building, an internal stair, an internal elevator, and male and female restrooms on each floor. In addition there should be open student study spaces on the second floor and supersized building signage on the penthouse. The doors will remain open whenever the College is open, but can be closed when desired. This allows individual buildings to be secured, but keeps the Campus open as a community asset.

The lanterns will enhance way-finding by providing a recognizable front door to each building. Additional features for making it recognizable include either LED projections, silksreened glass or graphic screens on glass that depict the nature of the programs taught within. Colored walls and/or colored lighting can also help differentiate one lantern from each other. Both of these features enhance the integration of art within all aspects of the college, a key guiding principle established by the college.

New Buildings and some existing buildings like the former Theater entrance, Laney Commons (former Old Library entrance off the Quad) and the Student Center entrance off the Quad are proposed to have a similar Lantern except that these may act more like double-height lobbies with elevator/ stair access closeby.

The internalization of stairs and elevators within the lanterns allows for the demolition of most of the upper walkways, which in turn allows for daylight and a sense of connectedness at the lower level of the campus.

CONTEMPORARY DESIGN

The current campus aesthetic is outdated and unwelcoming. Modernization projects and new building projects should reflect current materials and technologies, especially green and sustainable ones, and should be culturally relevant. However, they should also appeal to a broad range of students and be enduring in their design.

HARMONIOUS INTEGRATION

The modernizations and new projects should integrate harmoniously with the current campus aesthetic of brick and concrete. While the amount of brick on the campus can seem overbearing, the actual material offers a richness in texture and scale when it is presented with variation in the facades (building exterior faces).

ARTICULATED FACADES

The current campus facades are rather monolithic per floor. In other words they have large expanses of flat and continuous materials which makes them uninteresting. Both modernizations and new building projects should articulate facades to provide interest and a variety of scales.

OUTWARD FOCUS

The current campus glazing and views into the buildings is limited and inwardly focused. Future projects should open up glazing and view opportunities to showcase the activities inside, and for sustainability (daylighting) reasons. This should be done with careful consideration for the glazing type, natural ventilation objectives, and other recommendations made in the Sustainability Guidelines.

HARMONIOUS INTEGRATION

OUTWARD FOCUS, VISIBLE COLOR WITHIN

ART GLASS

GRAPHICS ON GLASS

SILKSCREEN GLASS

COLOR & TEXTURE

The existing campus color and texture palette is rather limited, with a lot of concrete, brick and dark glass. The community context on the other hand is vibrant, colorful and multicultural. New building projects should expand the color on campus in the following ways: color on the exterior should be added via material choices as opposed to paint colors; painted/art walls within the building that are visible through glazing; use of silkscreens, colored lighting or LEDs within building lanterns. The material palette on campus should be expanded to include contemporary materials and technologies, with special attention to texture and scale.

SOFTNESS

Attention to the other design guidelines as well as the landscape guidelines will soften the cold/hard aesthetic of the existing campus. Additionally projects should consider the addition of green walls and green roofs, which will not only soften the buildings further, but will also help re-forest the campus, a desired campus goal.

ART & CULTURAL RELEVANCE

All projects within the master plan should maximize opportunities to integrate art & cultural relevance, and several suggestions have already been offered. Lanterns should have silkscreen, graphic screens or LED art on glazing; outdoor spaces should house art and whimsy that can be discovered accidentally throughout the campus; and building materials that lend themselves to artistic expression should be considered. In addition several buildings are planned to house securable galleries within the first level.

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CHAPTER THREE
Landscape Guidelines

LANDSCAPE GOALS

Currently, the campus is a series of modular concrete and brick buildings arranged on a grid with transitions between the first and second floors through a series of stairs, ramps and elevated walkways. This series of connections combined with the stark buildings has left little room for softscape and comfortable open spaces for students to gather and enjoy the outdoors. Most of the instructional space is inward looking and disconnected from the surrounding spaces. Hence, the goals of the Landscape Guidelines are:

- Improve the relationships between building and landscape throughout the campus
- Increase the amount of softscape
- Provide for multiple types of outdoor spaces for both small and large groups and the many varied users in order

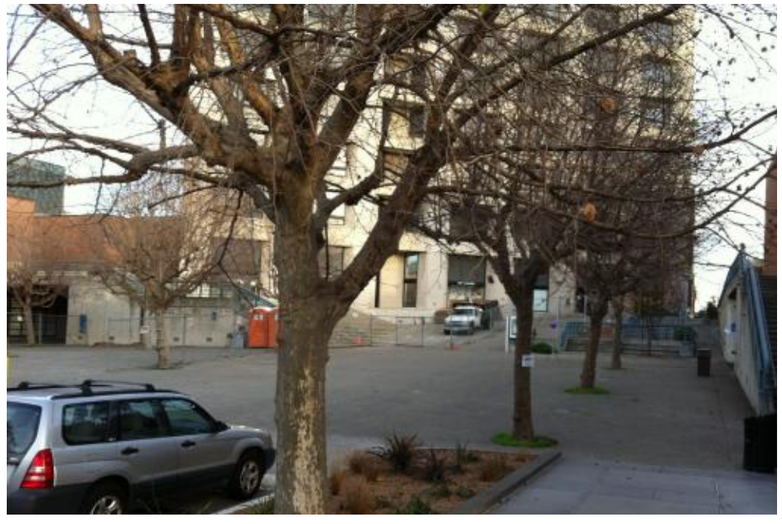
Specifically, the Landscape Guidelines along with the Design Guidelines (outlined in the previous chapter) aim to rectify the following existing conditions:

Entrances and Pathways:

- The main entrances to the campus are not welcoming, not comforting and are not scaled appropriately to the pedestrian. Many of these entrances have awkward ramps up to the second level or rapidly drop down to the first level of the buildings.
- Entrances to buildings have a lack of presence and are indistinguishable from the rest of the building as there is paving along the full side of most buildings and the facades are all flat and undefined.
- Pathways between buildings are dark and intimidating with very little ease of visibility around corners making for an uncomfortable experience.

Signage and Site Furnishings:

- Signage is not prominent and is jumbled with utilities and other street furnishings.
- Campus maps are inconsistent.
- Street furnishings are a jumble of many different styles and sizes.
- There is not enough bike parking.
- Old light standards have been removed or broken and the stanchion has not been removed.
- Tree grates have been boarded up to limit the tripping hazards caused by the deeply recessed planting.



Planting:

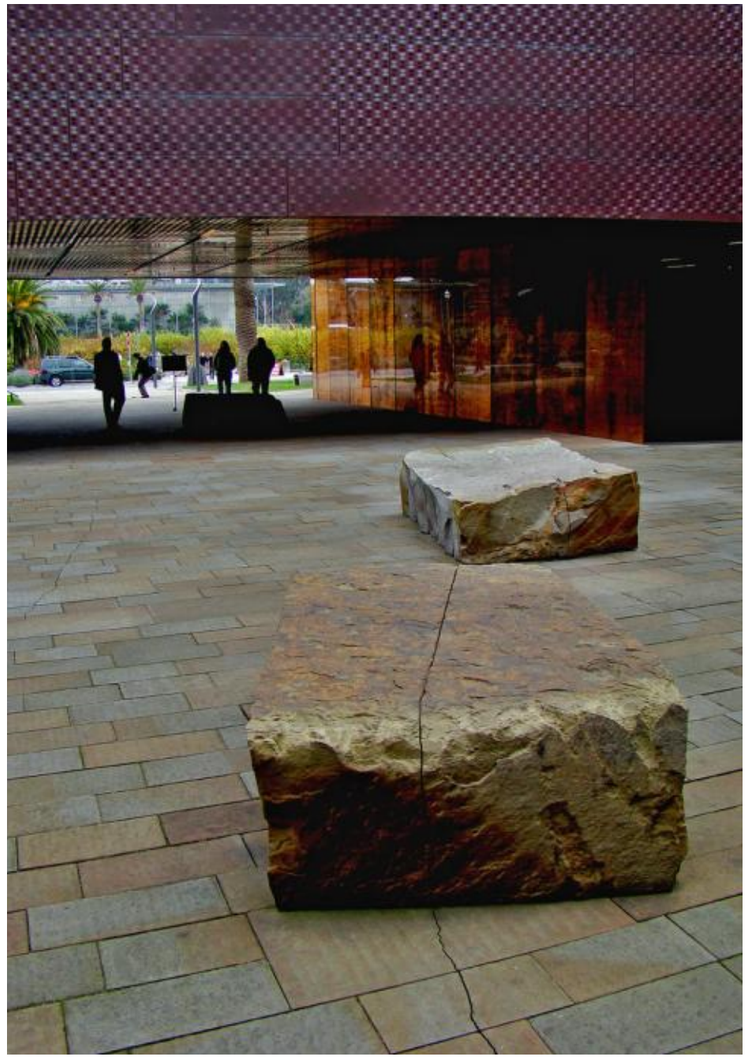
- Most planting is limited to the perimeter of the campus at the street edges.
- Due to the steep slopes of much of the perimeter planting, there is a lot of erosion.
- As people move from one point to another, they create many desire line pathways through planting areas, compact the soil and stress or destroy the planting.
- Elevated planters are covered up and abandoned or are being used for trash collection rather than planting.
- The street trees are predominately a species that suffers from the disease anthracnose and a majority of the trees are heavily infected at this time. Historically, the trees were pollarded causing increased stress and a higher likelihood of infection. Although the extreme pruning is no longer occurring, they are now severely deformed from the repeated infections.

LANDSCAPE GUIDELINES

In order to achieve the landscape goals outlined and to create a unified campus design, all projects should incorporate the features described in the following pages. The features included landscape and art elements, circulation patterns and trails, and proposed landscape ideas for specific areas on campus. Also included are the tree and planting list as well as the suggested site furnishings.

NATURAL SEATING AND BOULDERS

In an effort to soften the campus, selective seating areas, outdoor classrooms and entry points should specify natural granite seating. Boulders should also be used to accent planting areas and help define major pathways.

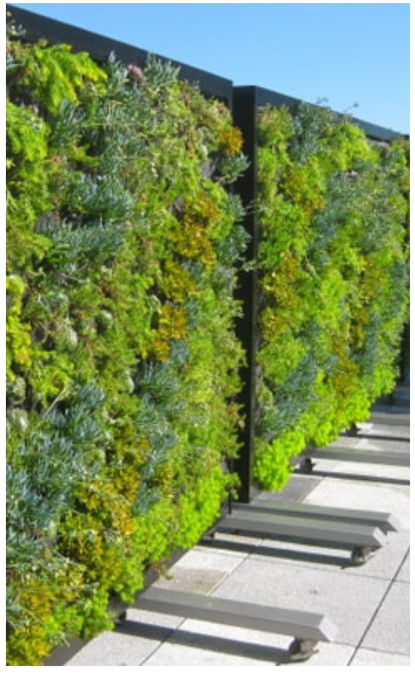


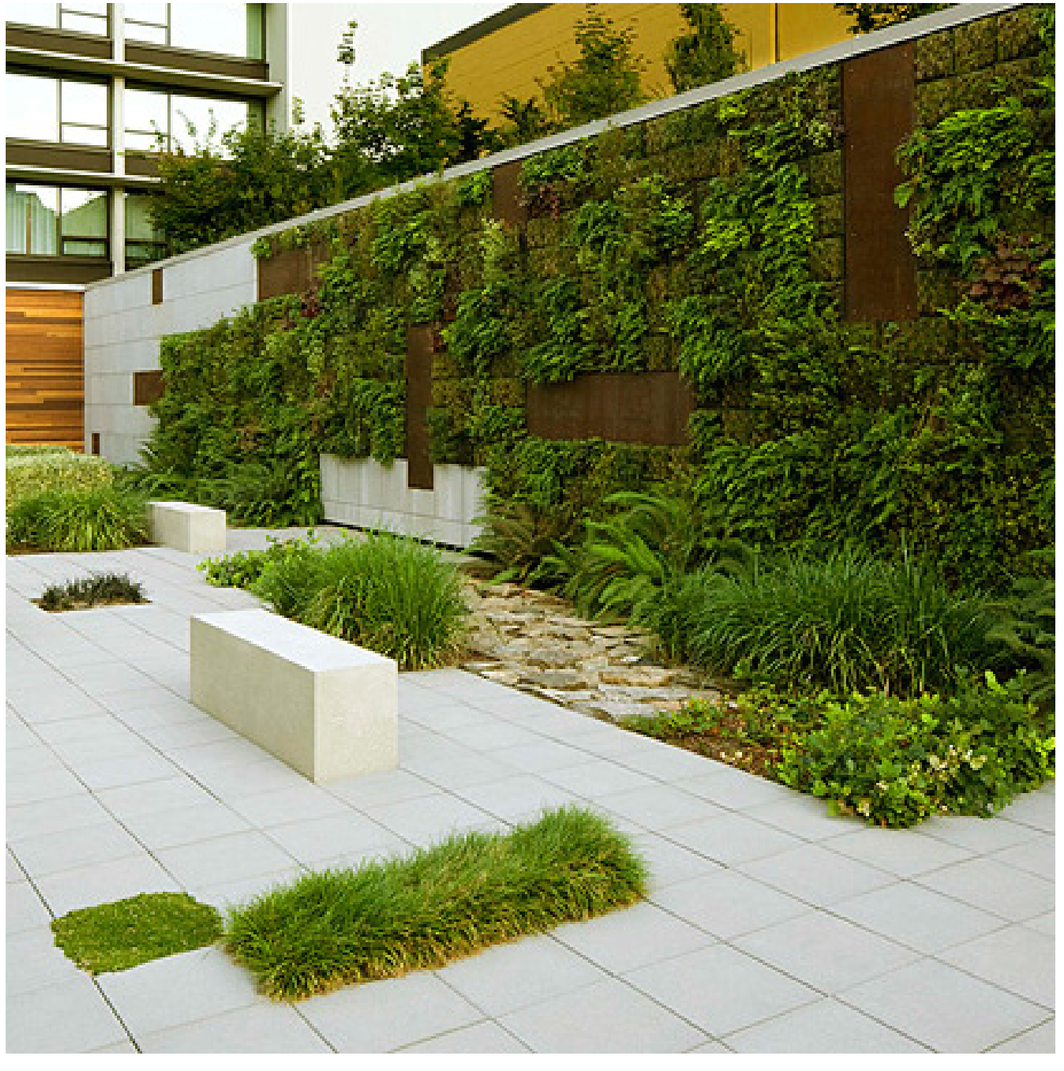
VEGETATED SWALES

As part of the C.3 Stormwater Guidelines and the Alameda Clean Water Program, directing stormwater into vegetated swales not only greens and softens the campus, but will also help reduce the stormwater quantity that goes into the storm drain system. These should be designed to meet the Alameda County Clean Water Program standards with a variety of plant species, blending into the overall planting scheme for the campus.

FOUNTAIN & WATER FEATURE

Located at the Main Campus Entry at Fallon Street, a water feature should enhance the experience of the natural on campus, bring an element of art and whimsy, and provide spaces for respite.





GREEN WALLS AND ROOFS

Greening of the campus can include metal framework for vines to grow along building walls, vertical green walls with a growing medium and irrigation for vertical plantings, and tray systems for a minimal green roof system.

INDOOR / OUTDOOR PLANTING

At the new Lanterns (see Design Guidelines), planting areas may cross over from outside to inside to help blend the transition between the plaza and the lobby. Recommended locations are at the Welcome Center, Library Learning Resource Center and the BEST Center.

CAMPUS ART

The City of Oakland and Laney College have a rich affiliation with the cultural arts. Laney's campus-wide plan includes the incorporation of art by local and student artists along campus walks. These pieces will become destination spots and should have site-specific accent lighting.

BUILDING COURTYARDS

Courtyards without skylights should have concrete pavers and a rectilinear raised planting area with an integrated seat wall (or cantilevered benches) provided asymmetrically in the space to maximize outdoor classroom space.

1 Fountain and boulders

6 Indoor / outdoor planting

5 Green walls

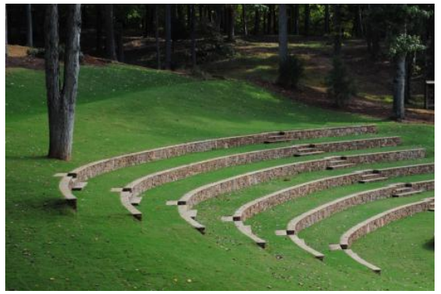
2 Natural granite seating

3 Vegetated swales

4 Boulders and boulder seating

FEATURES IN MID-TERM PLAN

7 Tree allee in lawn



10 Terraced Edible Garden and Outdoor Classroom

8 Amphitheater

9 Sculpture Plaza / Garden

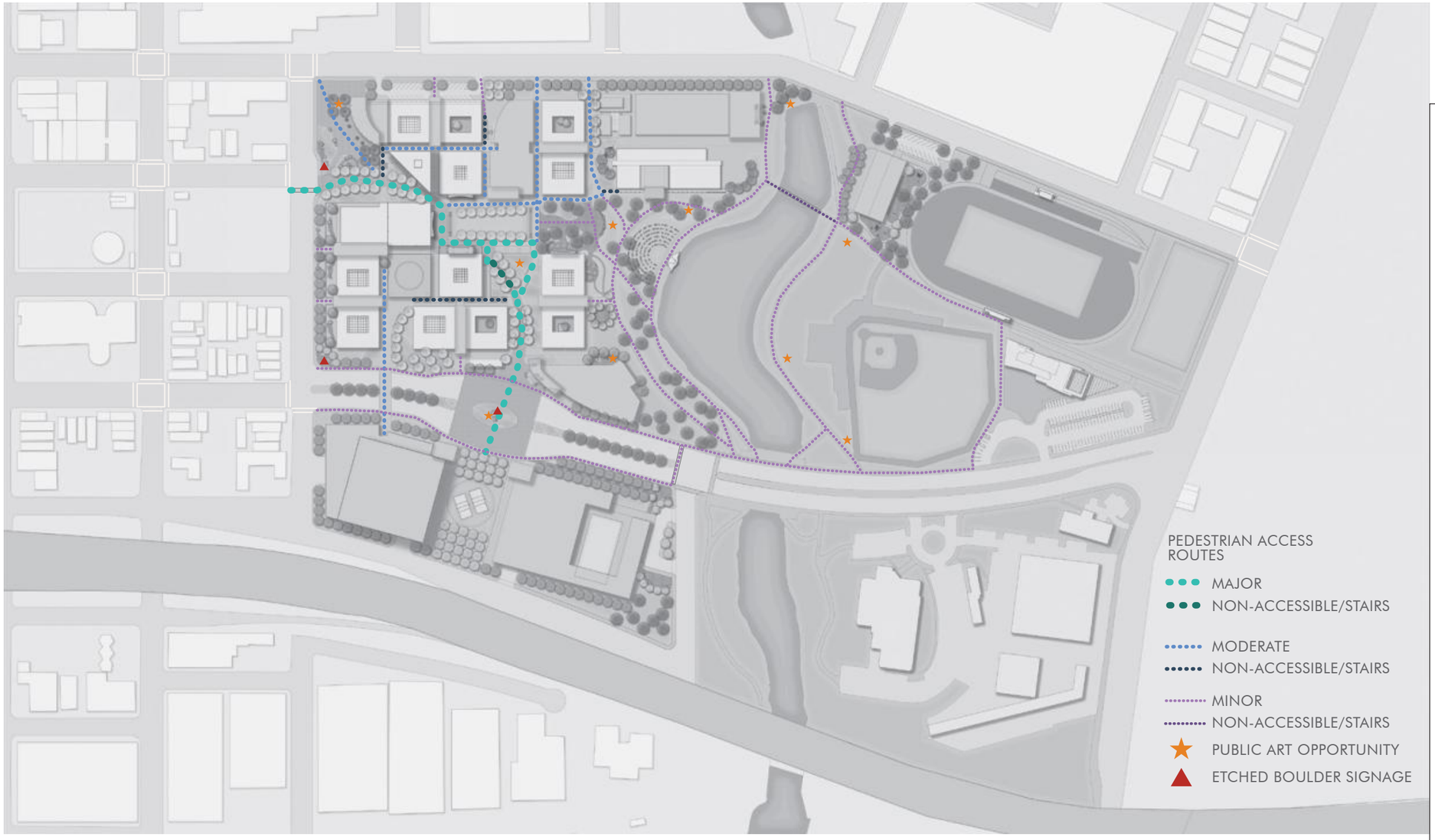
ADDITIONAL FEATURES IN LONG-TERM PLAN

CAMPUS MAP, CONTEXT AND CONNECTIONS

CAMPUS CIRCULATION

Community Connections: The campus is surrounded by the City of Oakland with City Center less than one mile away, Oakland Chinatown half a mile away, and the Oakland Museum, Kaiser Convention Center, and Lake Merritt in the immediate vicinity. Public transportation serves the Campus through the Lake Merritt BART Station and numerous Bus Stops along Fallon and East 10th Streets. For those users arriving by car, Highway 880 / Nimitz Freeway abuts the Southern edge of the campus.

PEDESTRIAN ACCESS



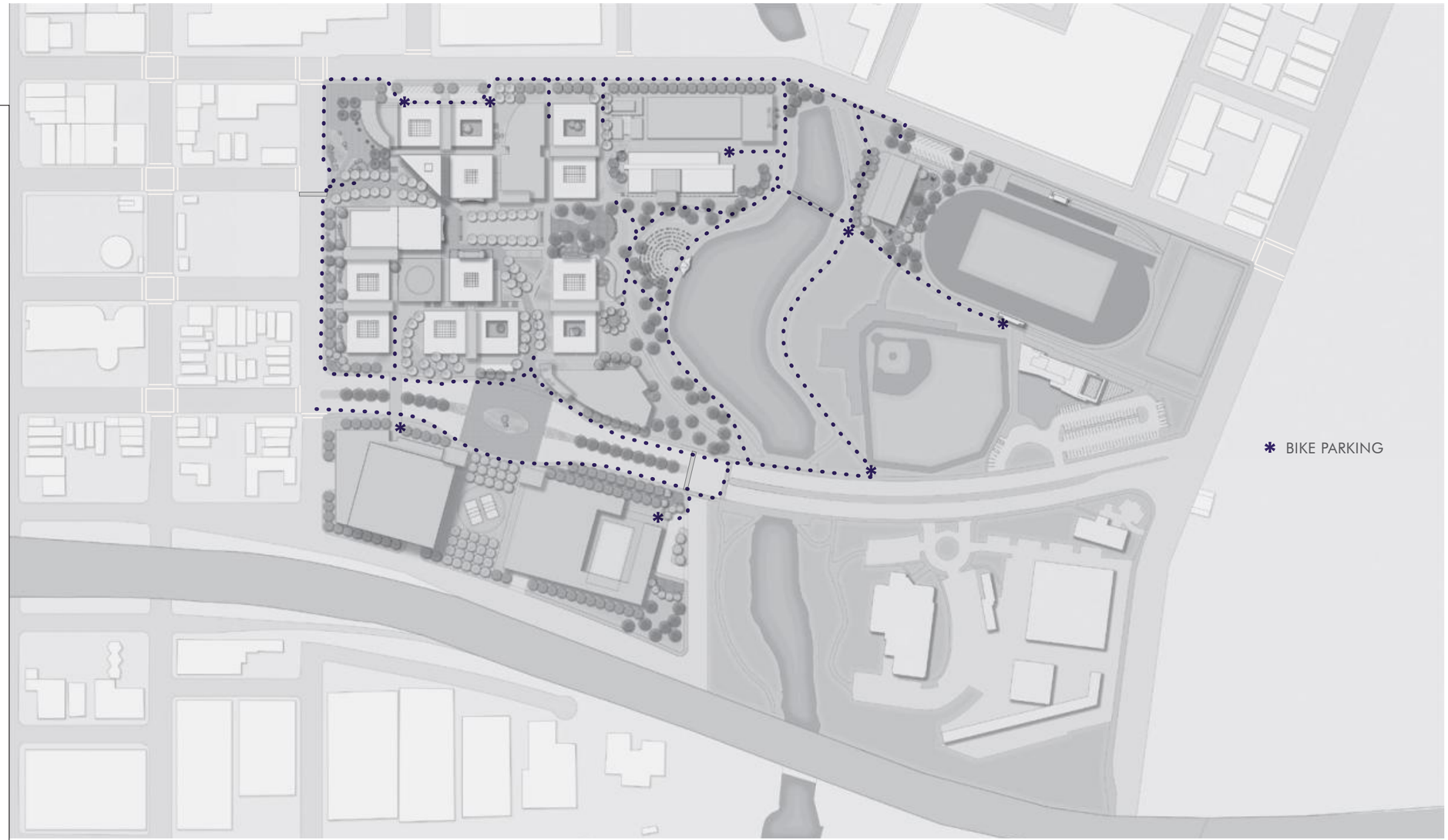
PEDESTRIANS

The central pathway connecting the Fallon Street entrance at the BART station to the 7th Street entrance at the Parking Garage is the main circulation route through the campus. This pathway will have special paving of permeable pavers. All other pathways will be the campus standard concrete. Outdoor classrooms and waiting areas will be paved with a natural aggregate resin pavement.

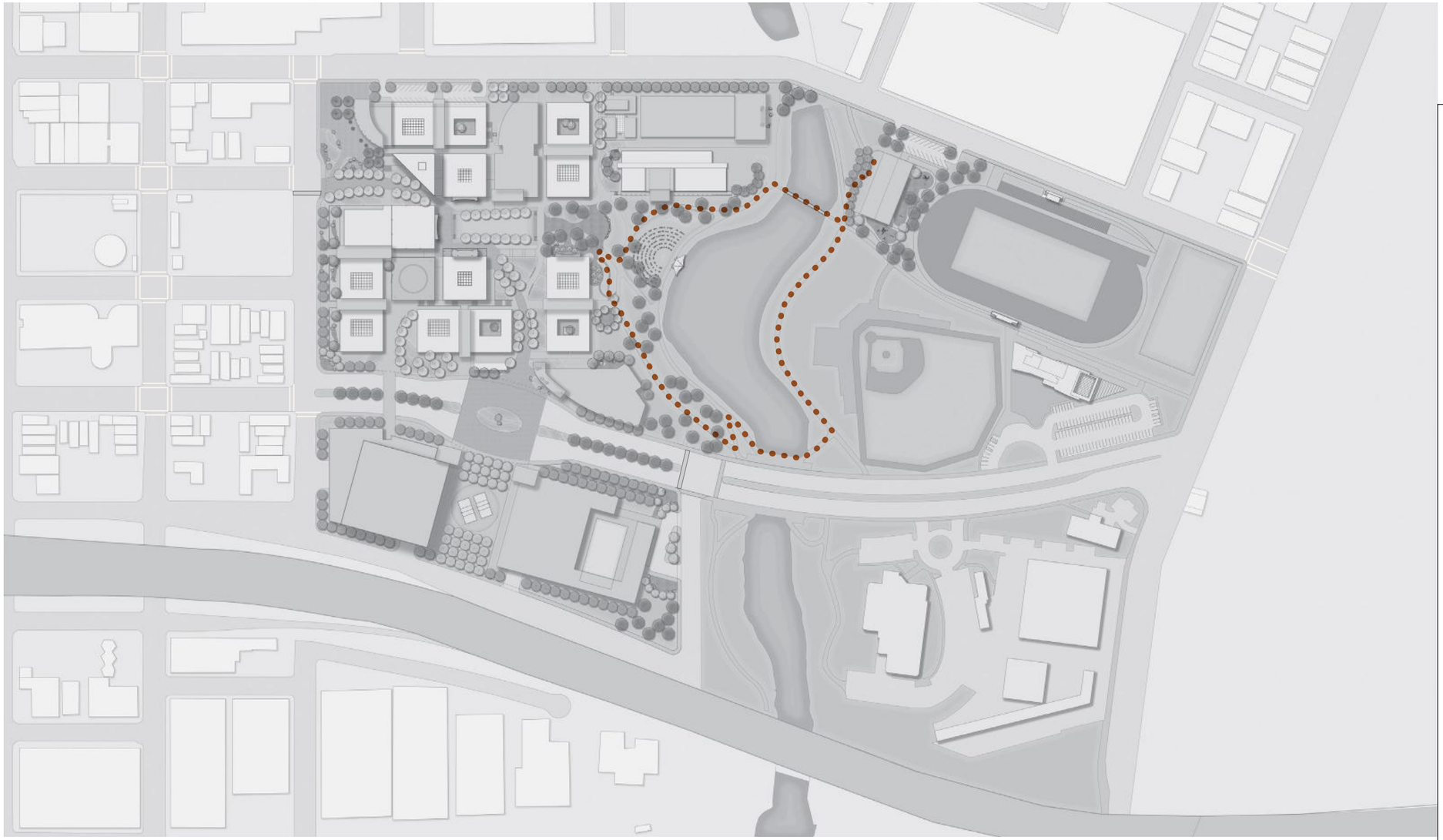
CAMPUS BIKE ROUTES

BICYCLES

The Laney College campus will be a bike free zone internally to prevent accidents between pedestrians and bicyclists; however, to make the campus accessible to bicyclists, the perimeter streets will have designated bike routes with bicycle lockers at each campus entry point. This will allow bicyclists to get close to their destination without having to traverse the campus. Bicycle routes will also be provided along the Lake Merritt Channel.



SENSORY TRAIL



SENSORY TRAIL

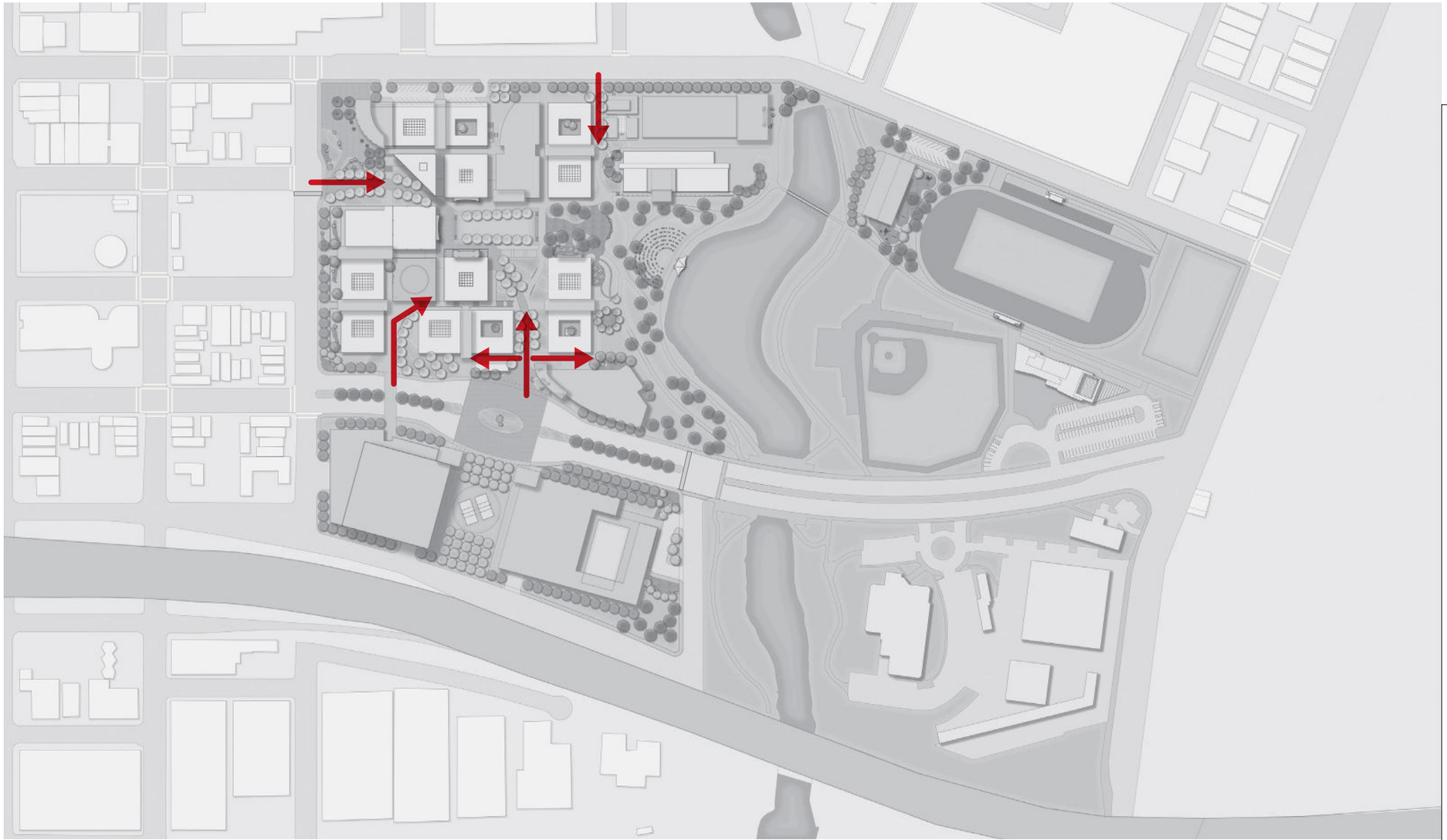
The sensory trail is a pathway loop connecting the Child Care Center nature garden and the Laney Bistro edible garden. The plantings along the trail are intended to be sensory plants and natural habitat for birds and butterflies.

JOGGING TRAIL

JOGGING TRAIL

The designated jogging trail is just under one mile in length and connects to the Baseball Field and Track for lap running and sprinting. It is recommended that the paving be natural aggregate resin pavement.

EMERGENCY ACCESS



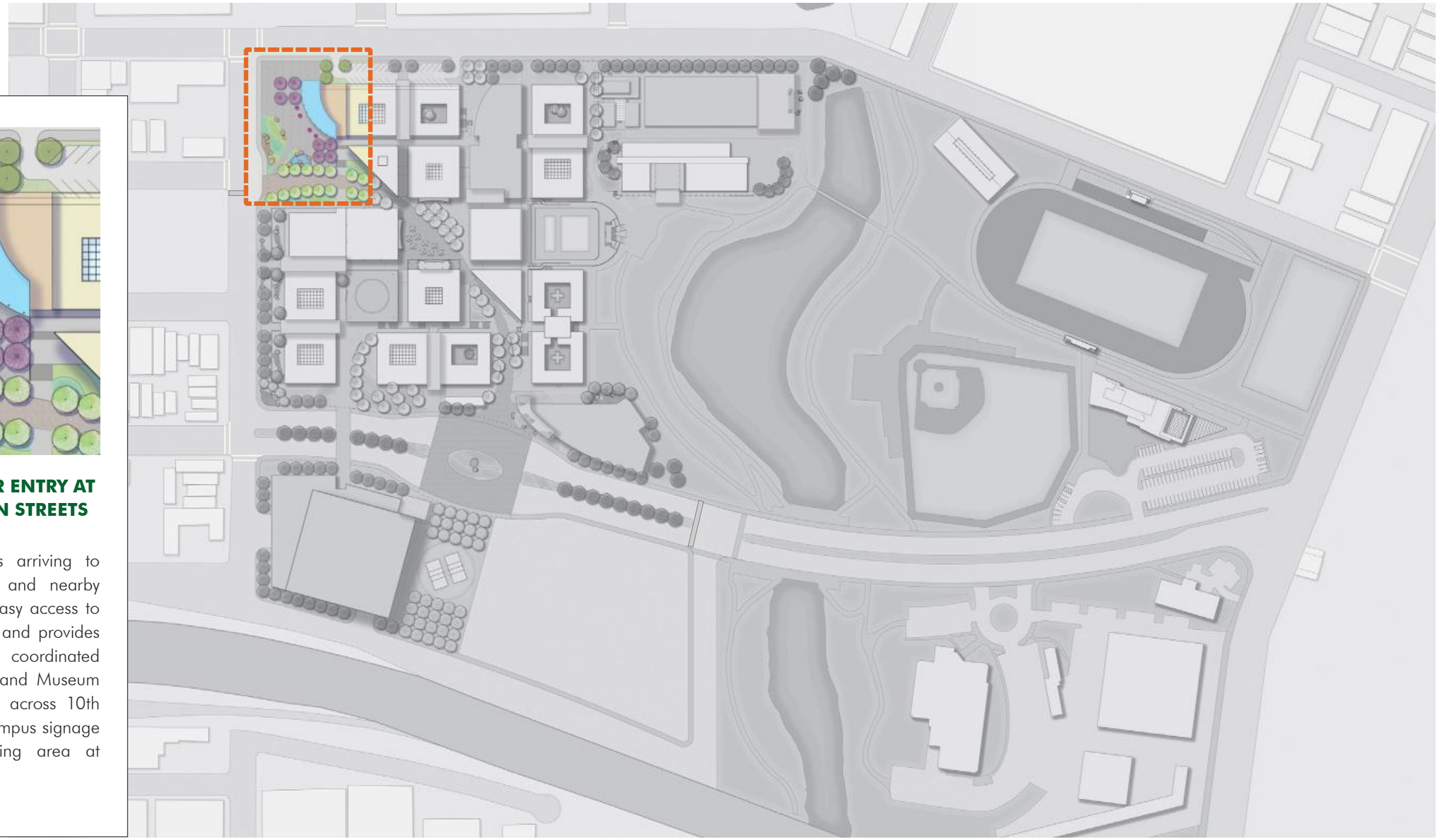
EMERGENCY AND DELIVERY VEHICLES

Emergency Fire Truck access is provided in four main locations around the campus. Bollards at these locations will be removable.

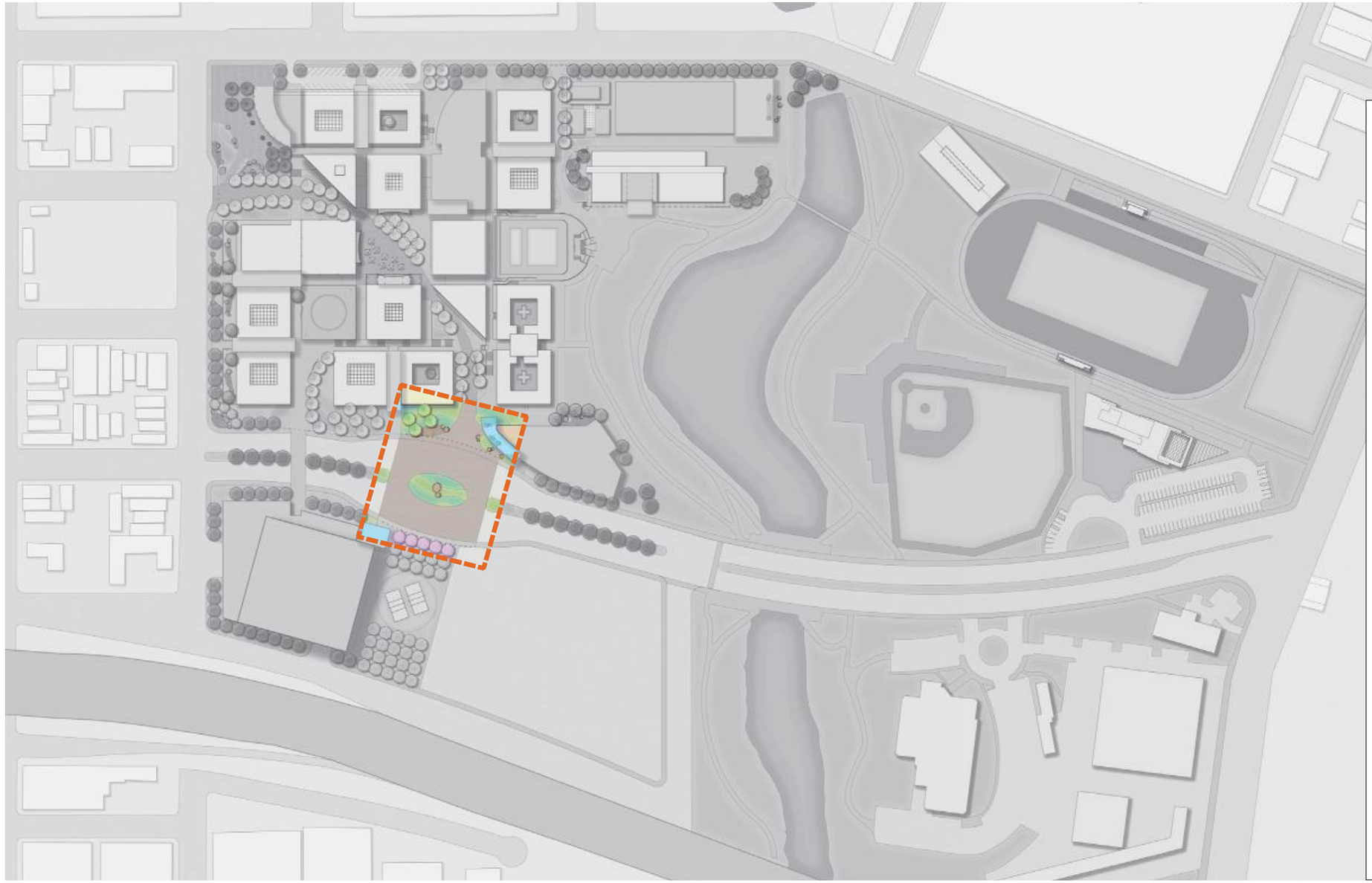
FALLON ENTRY & WELCOME CENTER

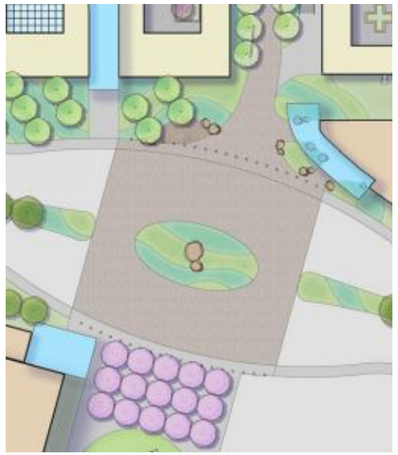
WELCOME CENTER ENTRY AT 10TH AND FALLON STREETS

Accommodates users arriving to campus from BART and nearby bus stops; provides easy access to the Welcome Center and provides a large plaza for coordinated events with the Oakland Museum of California located across 10th Street. Large scale campus signage is located in planting area at sidewalk.



7TH STREET ENTRY





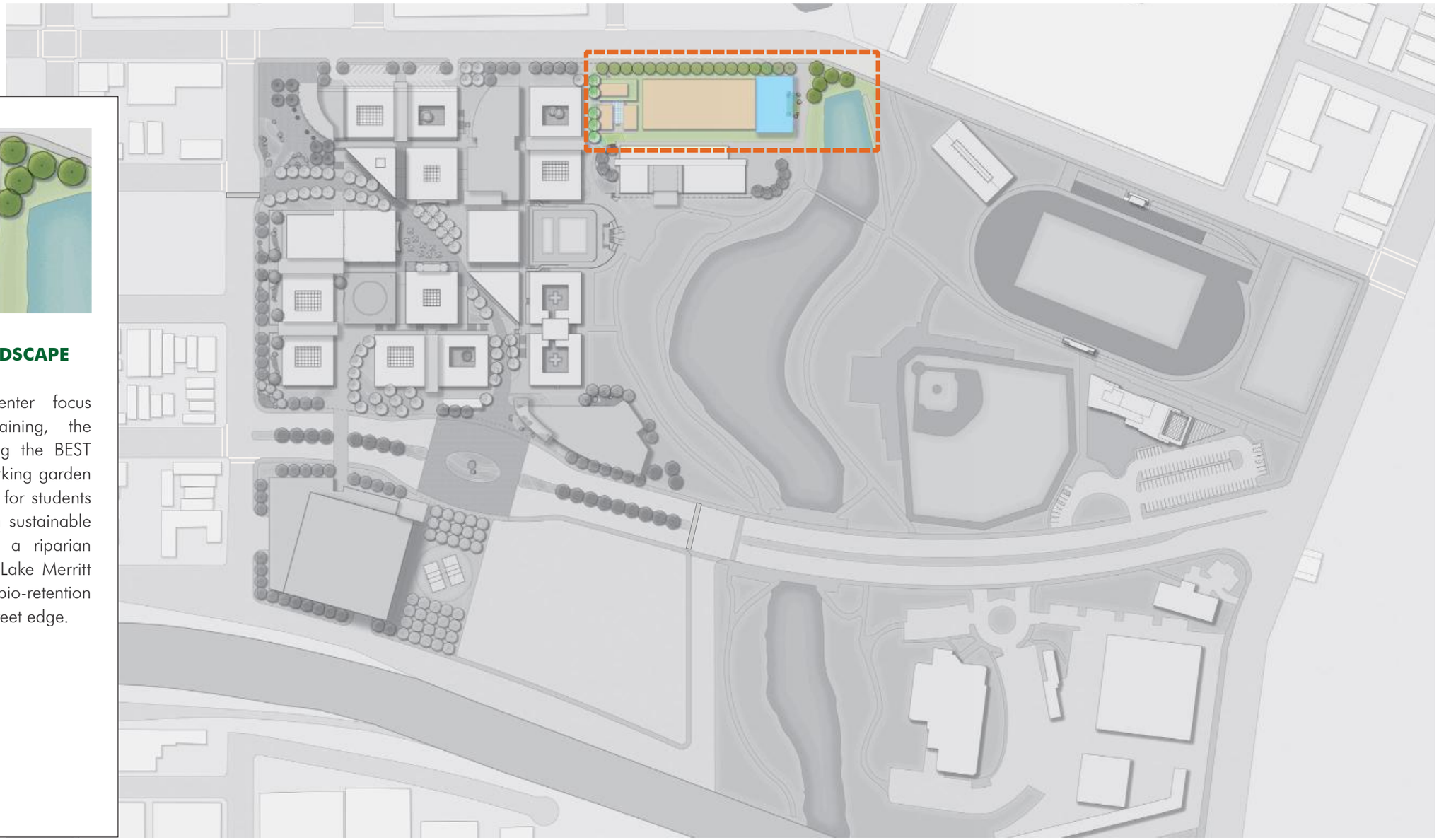
MAIN CAMPUS ENTRY AT 7TH STREET

Allows users arriving by car easy access to campus from the garage. Pull-out lane provides access for users to be picked up or dropped off safely without disrupting traffic. Large scale campus signage is located in the median island. The Main Library Learning Resource Center entrance is off the entry Plaza through the large lobby lantern.

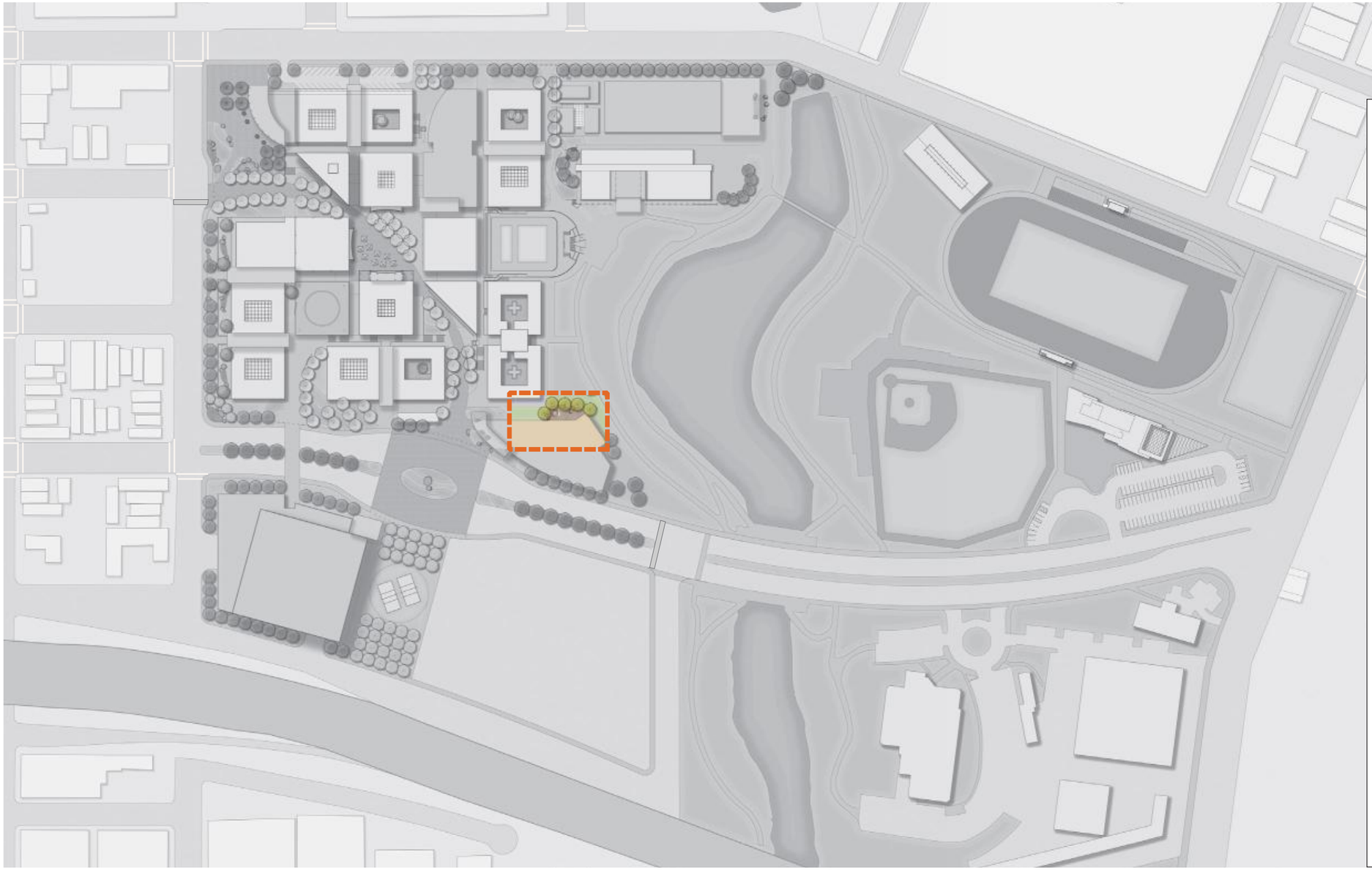
BEST CENTER DEVELOPMENT

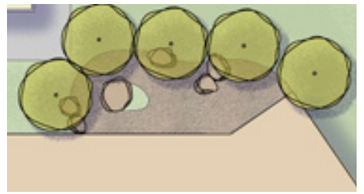
BEST CENTER LANDSCAPE

With the BEST Center focus on sustainability training, the landscape surrounding the BEST Center includes a working garden to the South allowing for students to actively engage in sustainable gardening measures, a riparian landscape along the Lake Merritt Channel, and bio-retention plantings along the street edge.



LIBRARY LEARNING RESOURCE CENTER GARDEN

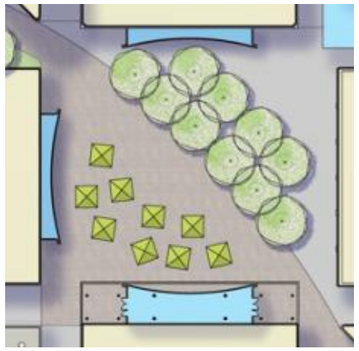




WRITER'S GARDEN AT THE LIBRARY

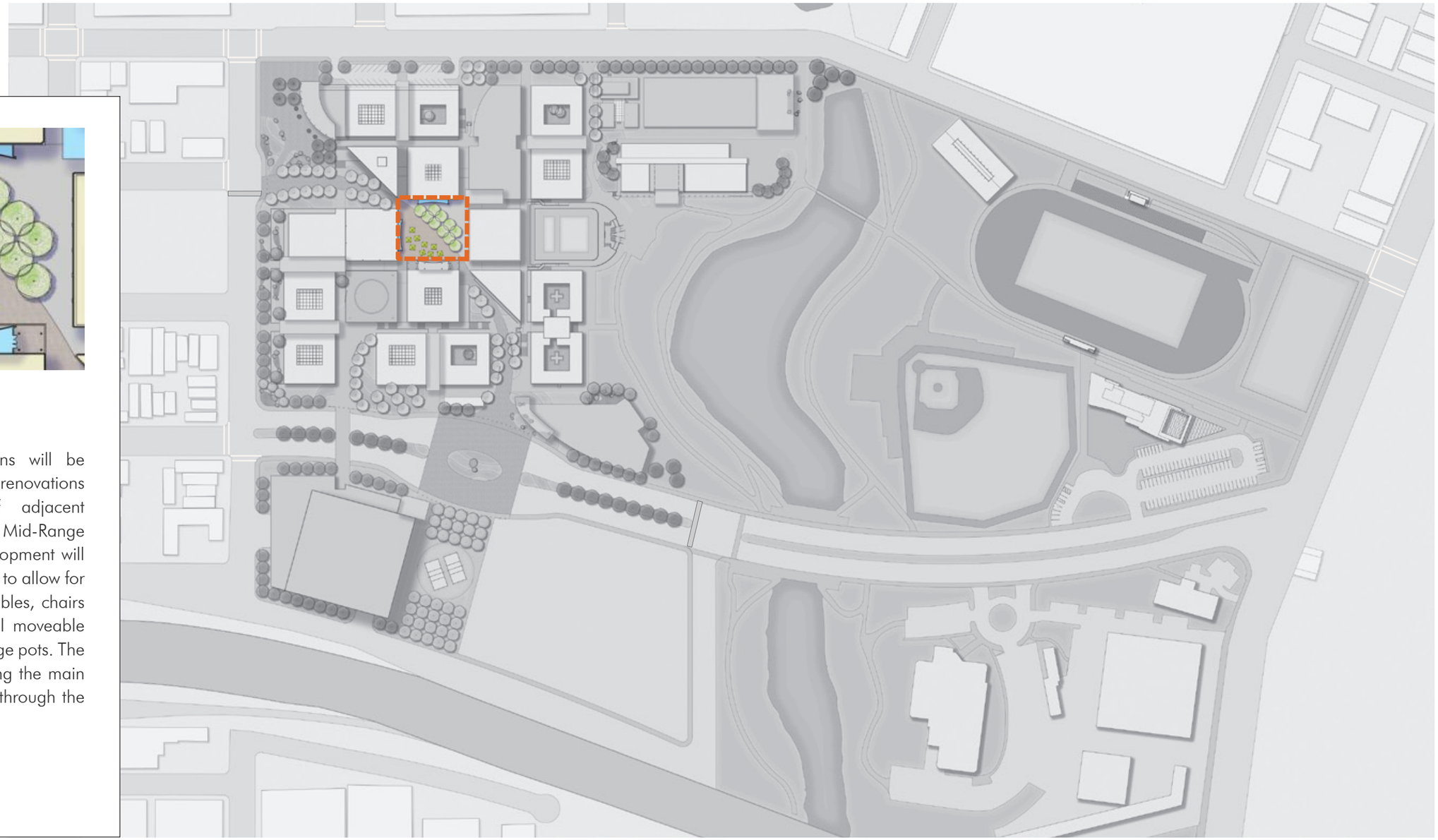
The Writer's Garden is a small courtyard provided specifically for Library Learning Resource Center users which provides small niches and seating areas for study groups and individual users.

CAMPUS QUAD, MID-RANGE PLAN

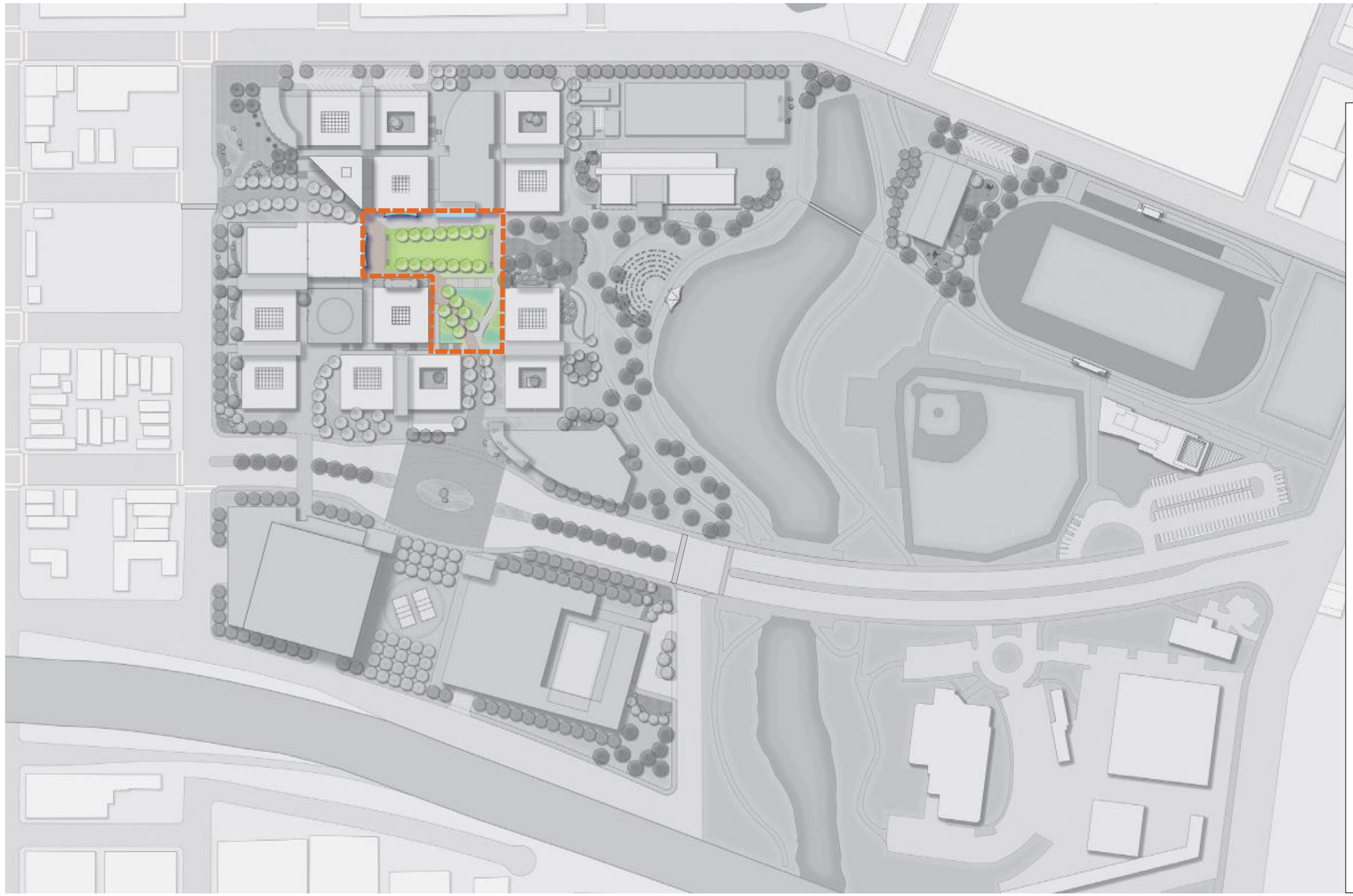


CAMPUS QUAD

The quad renovations will be phased over time as renovations and demolition of adjacent buildings occurs. In the Mid-Range Plan, the Quad development will be temporary in order to allow for future renovations. Tables, chairs and umbrellas are all moveable and trees will be in large pots. The special paving marking the main pedestrian path runs through the Quad.



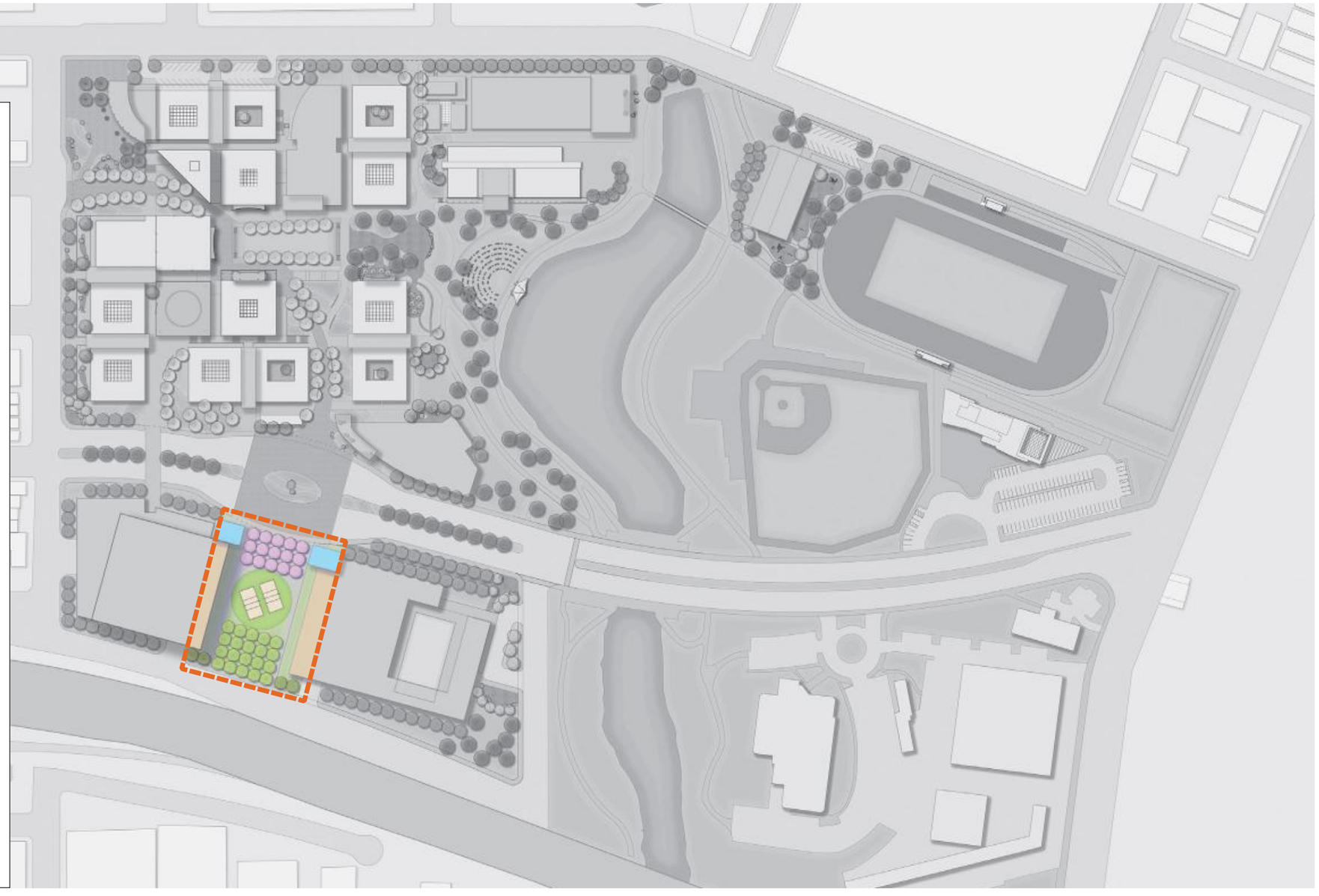
CAMPUS QUAD, LONG RANGE PLAN

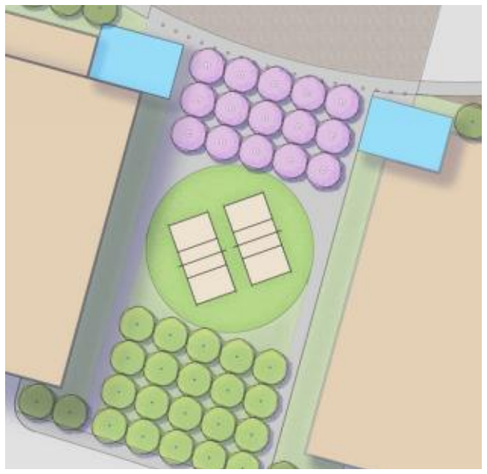


CAMPUS QUAD

For the Long Range Plan, the Gym, Pool and D Building will be demolished allowing for a larger area to be devoted to the Quad. The central feature is a gently sloping lawn with large, wide steps for gathering, flanked on either side with accent trees. The lawn can be used as a ceremonial space for large events. The adjacent pathways ramp down from the second story entrances for the Theater, Laney Commons and Student Center to the first story entrance of the Laney Bistro and campus entry at 7th Street.

WELLNESS CENTER PLAZA

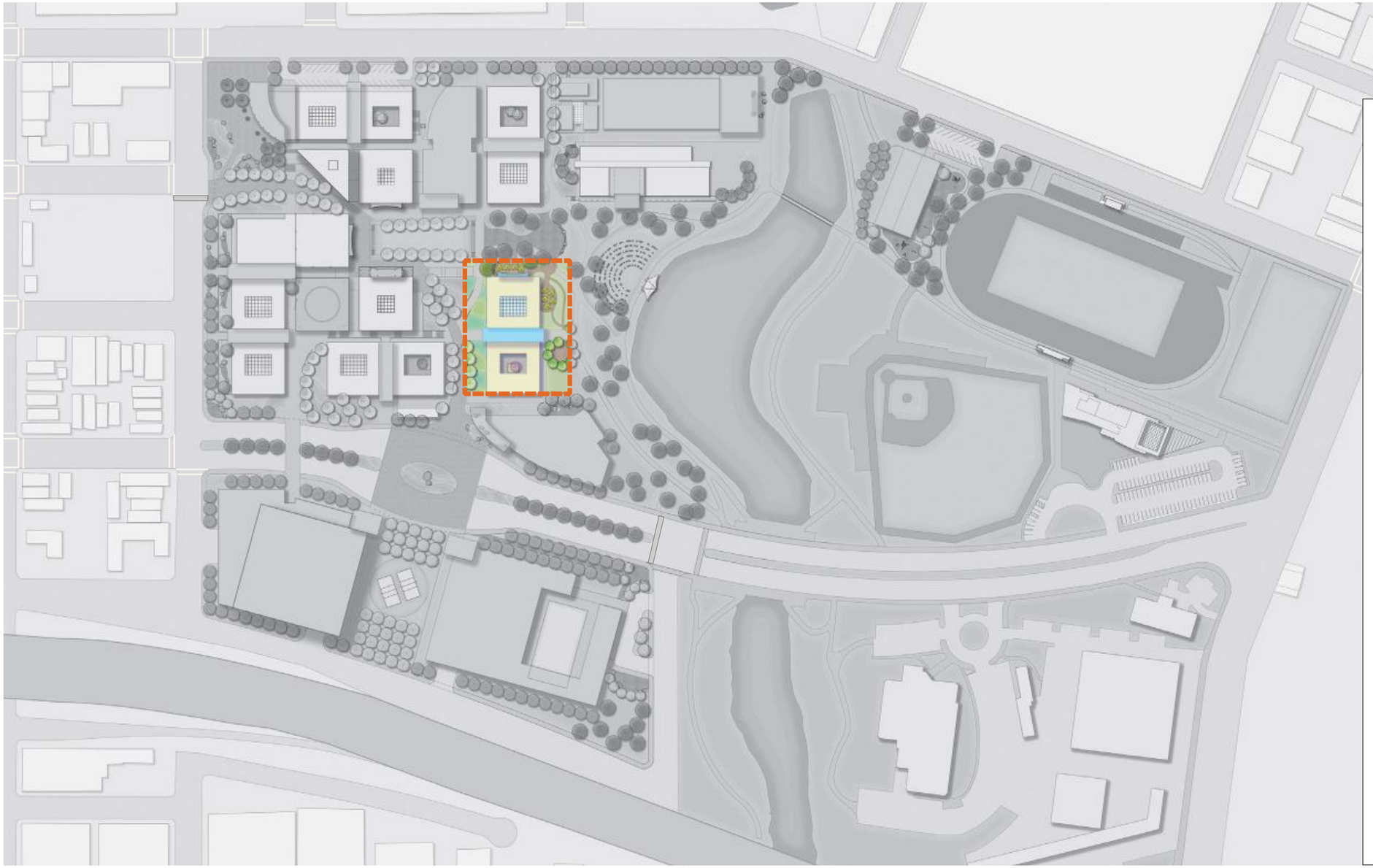




WELLNESS CENTER PLAZA

This plaza serves as the connection to the Main Campus Entry at 7th Street with the entrances to both the primary campus Garage and the Wellness Center. A bosque of flowering trees in paving greets users from the campus behind which is a circle of lawn and two volleyball courts. The lawn serves as informal observation areas to watch intramural volleyball games. The bosque of shade trees and planting to the south of the volleyball courts provides a buffer to the adjacent I-880 Nimitz Freeway.

CAMPUS BISTRO



LANEY BISTRO

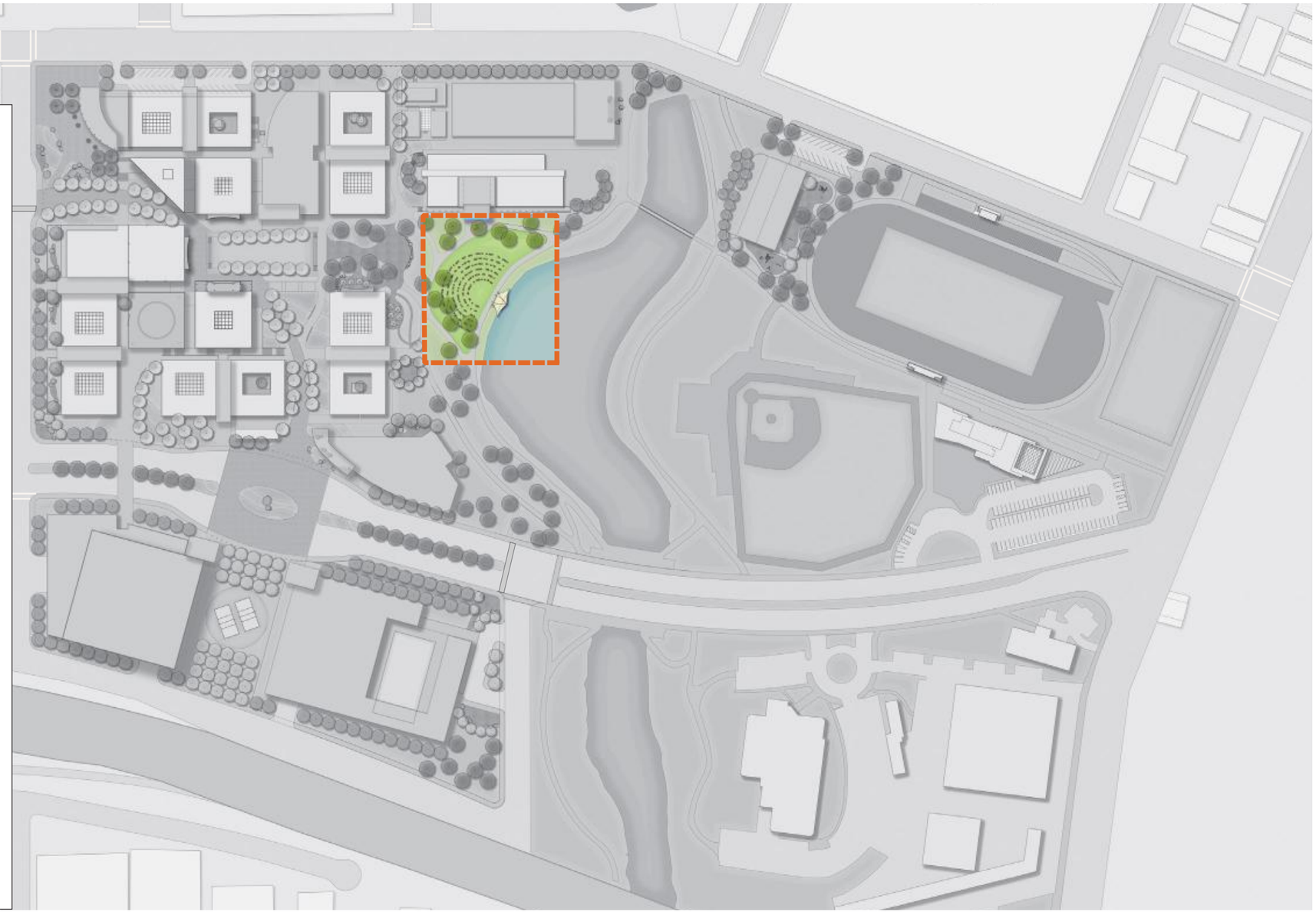
The Laney Bistro Café serves as an eatery as well as a teaching opportunity. As such, the Bistro area on campus provides outdoor eating areas, an edible garden and an outdoor classroom with composting. The bistro café will be updated in conjunction with the renovations to the building.

AMPHITHEATER

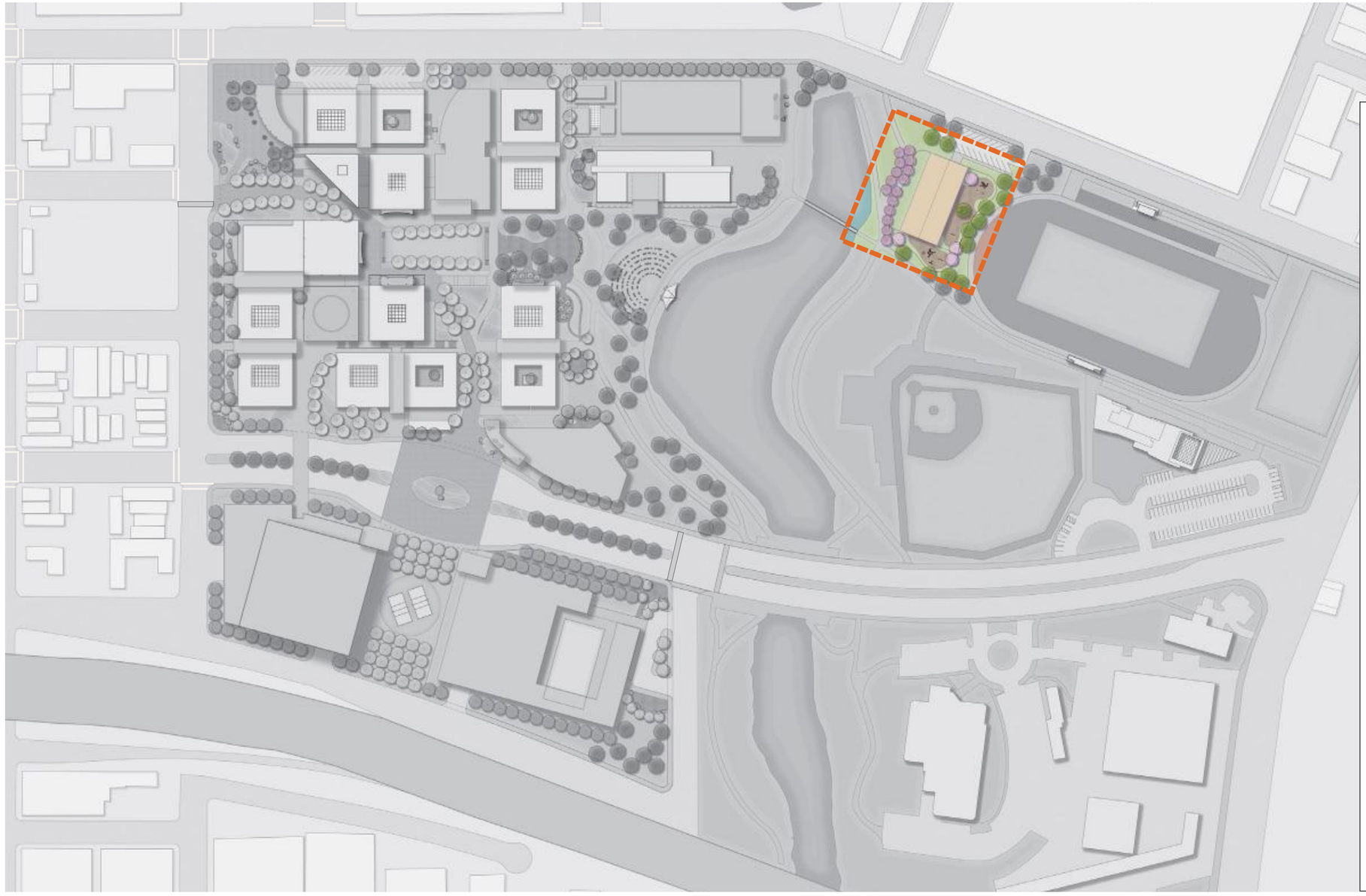
AMPHITHEATER

The amphitheater creates a strong connection between the Campus and the Lake Merritt Channel. This amphitheater serves both the users of Lake Merritt as well as the users of Laney College and can hold coordinated events between the City of Oakland and Laney College.

The amphitheater is a terraced slope with cut boulders and native grasses for seating. Large stature trees provide some shading. The shaded stage platform, located on the Channel side of the multi-use trail, should be designed as public art. Overlooking the amphitheater is a belvedere with a native stone wall and natural paving that provides a visual connection between the Campus Quad and the Lake Merritt Channel.



CHILD CARE CENTER



CHILD CARE CENTER

The New Child Care Center will have two play areas for the different ages of children as well as a garden area focusing on the exploration of nature and health. This area ties into the sensory trail outlined on page [XX]. The play areas contain a range of play elements that help children develop their large motor skills for running and climbing as well as their fine motor skills and imaginative play. The play areas should be fenced to control access through the main entry and selected gates.

PLANTING

All planting and irrigation plans need to meet the minimum requirements of AB 1881 to reduce the water usage in the landscape. As well, planting to a Bay Friendly Landscape standard is strongly encouraged to ensure minimal water usage, adapted and native plant species, and efficient irrigation systems.

No plants listed on the Cal-IPC (www.cal-ipc.org) for the Central West Region as highly or moderately invasive shall be used. Plants listed as limited invasive may be used, but should be reviewed to see if better alternatives exist.

TREES

- Acer palmatum
- Cercis canadensis 'Forest Pansy'
- Cornus nuttalli
- Ginkgo biloba
- Lagerstroemia cultivars
- Liriodendron tulipifera
- Malus 'Spring Snow'
- Olea europaea
- Pyrus calleryana 'Aristocrat'
- Quercus agrifolia

Liriodendron tulipifera
Street Tree

Quercus agrifolia
Channel Shade Tree and 7th Street Median Tree

Malus 'Spring Snow'
Major Campus Pedestrian Routes

Cercis canadensis 'Forest Pansy'
Accent Tree

Pyrus calleryana 'Aristocrat'
Campus Entrance Tree

Lagerstroemia cultivars
Campus Entrance Tree

Ginkgo biloba
Bosque Tree

Cornus nuttalli
Accent Tree

Acer palmatum
Courtyard Tree

Olea europaea
Writer's Garden Tree

SHRUBS & GROUNDCOVERS

- Arctostaphylos ssp.
- Ceanothus ssp.
- Cotinus coggyria
- Myoporum parvifolium

Ceanothus 'Dark Star'
California Wild Lilac

Arctostaphylos uva-ursi
Bearberry

Ceanothus 'Joyce Coulter'
CA Wild Lilac

Arctostaphylos 'Howard McMinn'
Manzanita

Cotinus coggygria
Smoke Bush

Myoporum parvifolium
Myoporum

GRASSES

- Calamagrostis ssp.
- Dechampsia ssp.
- Festuca idahoensis
- Festuca rubra
- Helictotrichon sempervirens
- Miscanthus ssp.
- Nassella tennuisima

Dechampsia caespitosa
Hairgrass

Calamagrostis ‘Karl Foerster’
Feather Reed Grass

Stipa tenuissima
Mexican Feather Grass

Festuca idahoensis
Idaho Fescue

Miscanthus sinensis
Japanese Maiden Grass

Helictotrichon sempervirens
Blue Oat Grass

VINES

Vines will cover trellises, provide shade, scent, and attract pollinators.

SENSORY PATH

The plants of the sensory path are intended to connect the users of the Laney Bistro edible garden and the children of the Child Care Center and other visitors to plants, gardens, and other aspects of nature to improve people's social, spiritual, physical and emotional well-being. These plant species should focus on species that have seasonal variety and provide habitat for birds, butterflies and other native species.

Hardenbergia comptonia
Lilac vine

Jasminium officinale
Fragrant Jasmine

Lonicera periclyminun
Honeysuckle

Lavandula ssp.
Lavender

Salvia 'Pozos Blue'
California Sage

Salvia spathacea
Hummingbird sage

Chondropetalum tectorum
Cape Rush

Juncus patens
California Gray Rush

Nassella pulchra
Purple Needlegrass

PLANTS FOR STORMWATER MEASURES

All plants for mitigating and controlling stormwater run-off shall be from Appendix B, Plant List and Planting Guidance for Landscape-Based Stormwater Measures of the C.3 Stormwater Technical Guidance Alameda Countywide Clean Water Program.

Shown at right are some of the recommended species that are best for the Laney College Campus.

COMPLETE CAMPUS PLANT LIST

BOTANICAL NAME	NATIVE	C3	DROUGHT TOLERANT	WATER NEEDS
Emergent species				
Juncus effusus	x	x		M
Juncus patens	x	x	x	L
Groundcover				
Fragaria chiloensis	x	x	x	L
Rhamnus c. 'Seaview improved'	x		x	L
Rubus pentalobus	x		x	L
Salvia melifera 'Terra Seca'	x		x	L
Salvia sonomensis	x		x	L
Salvia spathacea	x	x	x	L
Satureja douglasii	x	x	x	M
Thymus pseudolanuginosus			x	L
Thymus serphyllum			x	L
Grasses				
Aristidia purpurea	x	x	x	L
Bambusa multiplex			x	L-M
Calamagrostis 'Karl Foerster'			x	L-M
Carex divulsa		x		M
Carex pansa	x	x	x	M
Carex praegracilis		x	x	M
Chondropetalum tectorum		x	x	L
Dechampsia caespitosa	x	x	x	L
Elymus glaucus	x	x	x	L
Festuca californica	x	x	x	L
Festuca idahoensis		x	x	L
Festuca rubra 'Molate'	x	x	x	L
Festuca rubra	x	x	x	L
Muhlenbergia rigens	x	x	x	L
Nassella pulchra	x	x	x	L

BOTANICAL NAME	NATIVE	C3	DROUGHT TOLERANT	WATER NEEDS
Perennials and Shrubs				
Arbutus unedo 'Compacta'			x	L
Arctostaphylos 'Greenspire'	x		x	L
Arctostaphylos densiflorus 'Howard McMinn'	x	x	x	L
Arctostaphylos hookerii	x		x	L
Arctostaphylos uva-ursi spp.	x	x	x	L
Berberis darwinii			x	L
Ceanothus cultivars 'Julia Phelps' 'Dark Star' 'Snow Flurry'	x		x	L
Cercocarpus betuloides	x	x	x	L
Choisya ternate			x	L-M
Cistus spp.			x	L
Cornus sericea	x	x		M
Correa 'Carmine Bells'			x	L
Correa 'Dusky Bells'			x	L
Dietes bicolor			x	L
Garrya elliptica	x	x	x	L
Grevillea rosmarinifolia			x	L
Heteromeles arbutifolia	x	x	x	L
Lavatera spp.		x	x	L
Loropetalum chinense			x	M
Mahonia aquifolium	x	x	x	L
Mahonia pinnata	x		x	L
Mimulus aurantiacus	x	x	x	L
Nandina domestica			x	L
Osmanthus fortunei			x	M
Rhamnus californica	x	x	x	L
Rhus integrifolia	x	x	x	L
Ribes aureum	x	x	x	L

BOTANICAL NAME	NATIVE	C3	DROUGHT TOLERANT	WATER NEEDS
Perennials and Shrubs (continued)				
Ribes malvaceum	x	x	x	L
Ribes sanguineum	x	x	x	L
Rosa californica	x	x	x	L
Rosmarinus officinalis spp			x	L
Rubus spectabilis	x	x	x	L
Salvia clevelandii	x		x	L
Salvia leucophylla	x		x	L
Salvia melifera	x		x	L
Sambucus mexicana	x	x	x	L
Vaccinium ovatum	x	x		
Trees				
Acer circinatum	x	x		M
Acer macrophyllum	x	x		M
Aesculus californica	x	x	x	L
Alnus rubra	x	x		H
Celtis occidentalis		x	x	L
Cercis occidentalis	x	x	x	M
Lagerstroemia spp.		x	x	L
Lyanothamnus floribundus var. asplenifolius	x	x	x	L
Quercus agrifolia	x	x	x	L
Quercus kellogii	x	x	x	L
Quercus lobata	x	x	x	L
Quercus palustris	x	x	x	M
Sequoia sempervirens	x	x	x	L-M
Umbellularia californica	x	x	x	L

BOTANICAL NAME	NATIVE	C3	DROUGHT TOLERANT	WATER NEEDS
Vines				
Clematis spp.		x		M
Clytostoma callistegiodes		x	x	L-M
Hardenbergia spp.		x	x	L-M
Jasminum polyanthum		x		L-M
Lonicera spp.		x	x	L
Tecomara carpensis		x	x	L
Sensory Garden				
Coreopsis 'Moonbeam"		x	x	M
Cotinus coggygria			x	L-M
Echinacea spp.		x	x	L
Eriodictyon californicum		x		L
Hemerocallis spp.			x	L
Koelreuteria paniculata			x	L
Lavandula 'Hidecote'			x	L
Miscanthus 'Yaku Jima'			x	L
Monarda didyma			x	L
Nepeta faassinii			x	L
Nepeta mussini 'Blue Wonder'			x	L
Panicum 'Heavy Metal'	x		x	L
Perovskia atriplicifolia			x	L
Philadelphus spp.				M
Prunus laurocerasus 'Otto Luyken'			x	L
Lonicera spp.			x	L
Rudbeckia hirta			x	L
Stachys 'Helen von Stein'			x	L
Thymus spp.			x	L

LANDSCAPE SITE FURNISHINGS

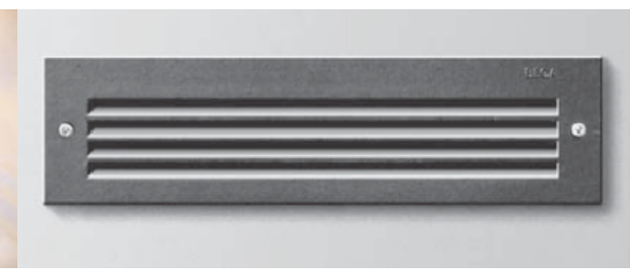
Landscape Forms, Inc.
Removable **Stop Bollard,**
standard and with low-voltage LED lighting.
Aluminum, with steel post.
Height: 34.17 inches

Landscape Forms, Inc.
Hi-glo Pedestrian Light
Structure: Cast aluminum; pole is aluminum extrusion.
12'-6" high.
Exceeds IESNA DG-5 lighting standards.

Landscape Forms, Inc.
Rest Bench, Extruded and cast aluminum, clear anodized and powder coated.
Depth: 26.5 inches
Overall Height: 33 inches
Length: 80 inches

Creative Pipe, Inc.
Duomo Combination Trash and Recycling Receptacle
Stainless steel; divided inserts for trash and recycling.
36 gal. capacity.

HYDREL
M4534 Border Light
Cast aluminum housing.
Incandescent: 60W Max
Fluorescent: 32W Max



BEGA
Recessed luminaire 2288
Die-cast aluminum faceplate, tempered glass.
9W, 600 lumen 9 1/2" x 2 5/8" x 4 1/4"

mmcité.com
Arbottura tree grate
Stainless steel; 540cm x1600cm or custom sizes available.

Bikeparking.com
Welle Circular Rack
Inground.
Stainless steel; 32" high x 36" dia.

Railings
custom design
Brushed stainless steel; embedded.
Dimensions per code requirements.

mmcité.com
Posterion information kiosk
Galvanized steel with powdercoat;
940cm w x 2530 cm h

durabikelocker.com
Pie locker
Solid or perforated galvanized steel, with finish options.
39" w x 48" h x 75" l; tapers to 9" apex.
Joins to other pie lockers to form circles, semicircles, or repeating pattern rows.

durabikelocker.com
Standard DL2 locker
Solid or perforated galvanized steel, with finish options.
39" w x 48" h x 75" l; internal divider for two bikes.
Can be stacked double height, in rows.

QUICK CRETE
Cascade Planter
Cast conrete planter with drain hole.
1/4" radius on all edges.
60" diameter, 30" high; other sizes available.

Tournesol
Planter irrigation
Pot liner, water reservoir.

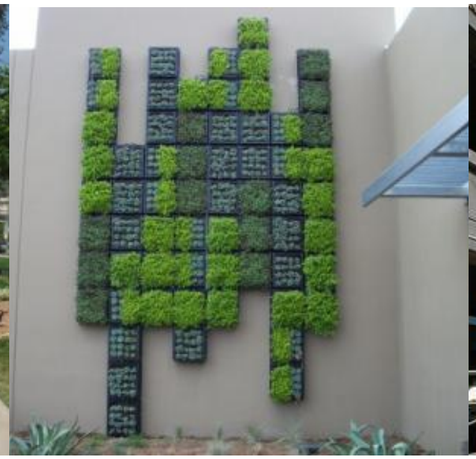
contractfurniture.com
10' Square Market Umbrella
100% Sunbrella® solution-dyed acrylic fabric canopy
Double layered rib pockets; hardware made form 100% heavy-duty brass; 1-1/2in pole.
70lb base,16" stem

Boulders for signage
custom design
Locally available rock, surface etched or chiseled.

Landscape Forms, Inc.
Charlie Table with Seating
Aluminum, steel.
Tabletop: 30"h x 38 3/8"w
Seating:18 1/4"h x 12 1/4" w

Kompan, Inc.
Elements & Moments
Play Structures
Play elements for children ages 2-5 years.

NaturalPave
NaturalPAVE Resin Paving
Stabilizing resin for aggregate material paths



Tournesol Siteworks
Modular Livingn Wall Units
Recycled plastic, stainless steel; wall mounted.

Greenscreen
Trellis screens
Galvanized steel, powder coated.

Pacific Interlock Pavingstone
Hydro-Flo Permeable Pavers
Paver color to have SRI of 29 or above.

Pacific Interlock Pavingstone
Etchable Donor Pavers
Holland Classic paver.
Paver color to have SRI of 29 or above.

General campus paving
Standard gray concrete, light broom finish
Concrete to contain minimum 15% slag, 15% fly ash to meet LEED standards.

FOR ALL PAVING: Aggregate sub-bases to be composed of recycled aggregate.

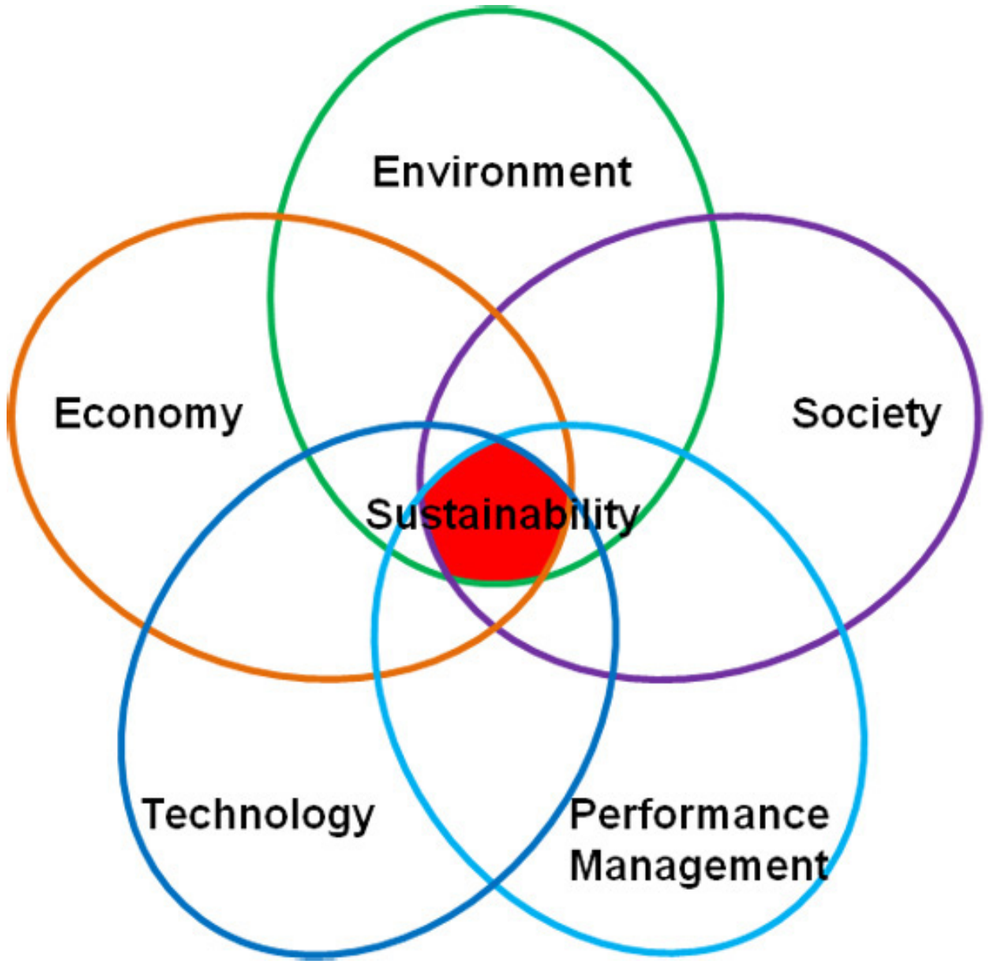
CHAPTER FOUR
SUSTAINABILITY GUIDELINES

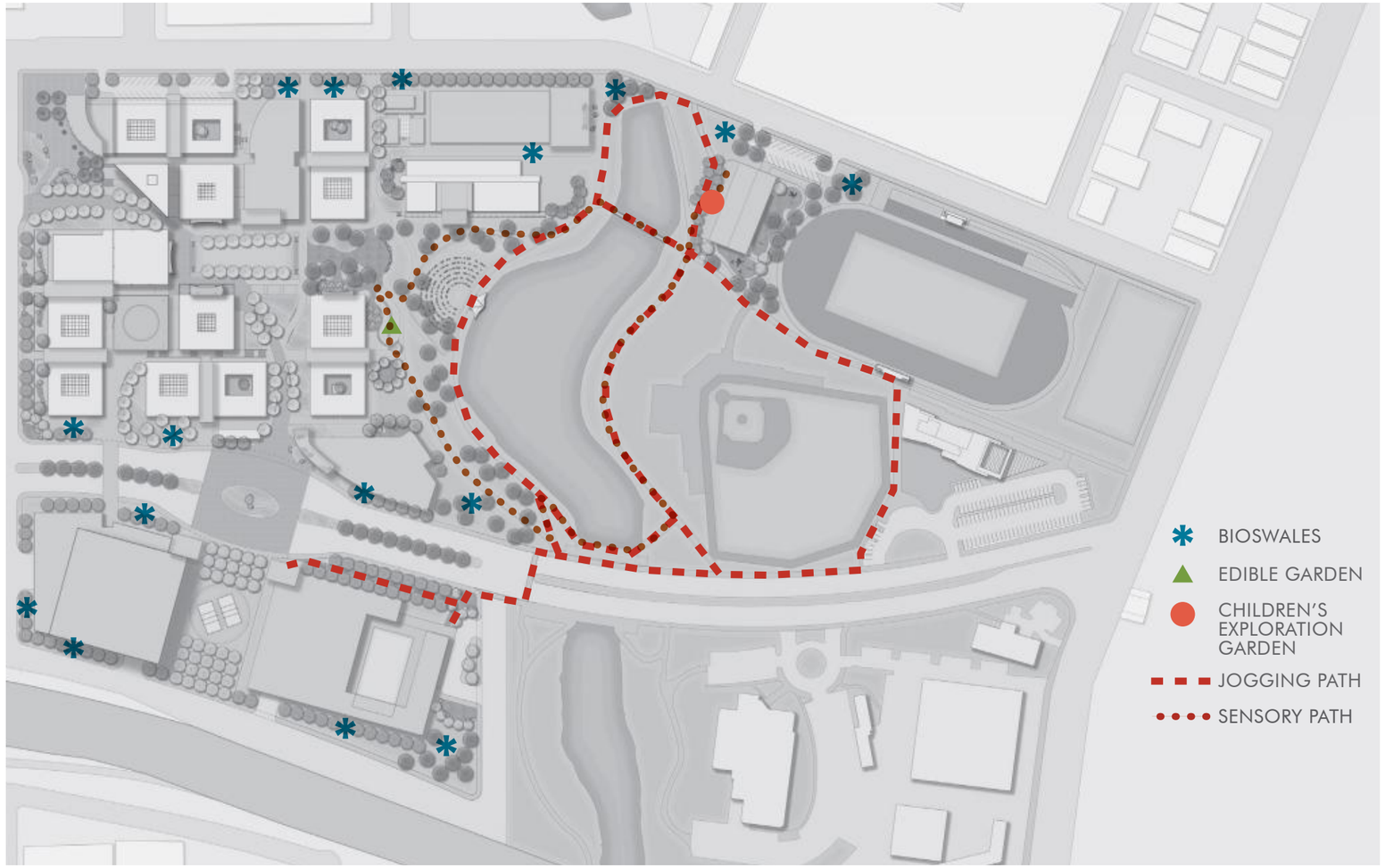
SUSTAINABILITY GUIDELINES

One of the core principles of the College is the integration of sustainability throughout all aspects of the College, from teaching curriculum, to physical infrastructure, to maintenance and operational practices. The Facilities Master Plan includes sustainability guidelines that aim to do the following:

- The creation of an entire campus that acts as a "living lab" inspiring and educating the students, faculty, staff and community at large about environmental stewardship.
- The modernization of existing buildings, the creation of new buildings, and the replacement of infrastructure that is aimed at reducing energy usage, reducing waste, conserving and reclaiming water, and lowering the campus carbon footprint.
- Improve energy efficiency of existing buildings first, then focus on energy production.
- The creation of healthy indoor environments that enhance teaching and learning.
- Landscape approaches that preserve natural habitats, while enhancing the educational opportunities associated with them, and the use of native, low water and low maintenance plants.
- The "re-forestation" of the campus through the conversion of asphalt/hard paved areas into planted areas.

These guidelines were developed through conversations with Laney Stakeholders and with the collaboration of sustainability, maintenance and operations staff at the District.





CAMPUS AS LIVING LAB

Transforming the campus into a living lab for environmental stewardship will be accomplished not only through the development of the BEST Center, and the high performance building modernizations & new construction, but also through the campus environment design.

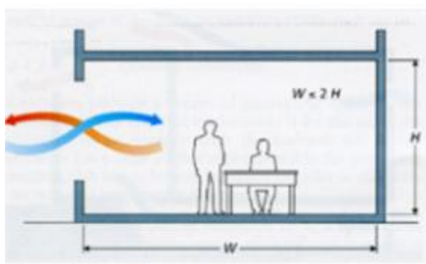
The diagram to the right summarizes some of key non-building sustainable features encompassed in this facilities master plan.

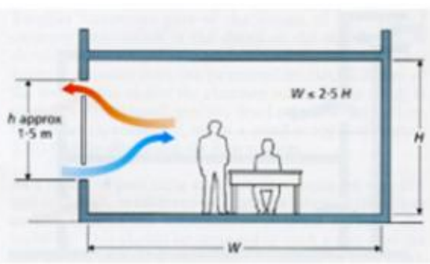
SUSTAINABLE BUILDINGS

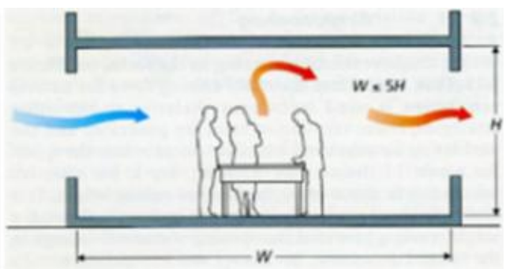
The following pages summarize the recommendations for the the modernization of existing buildings, construction of new buildings and replacement of infrastructure. The recommendations are described briefy, full descriptions can be found in the appendix.

In addition, the various recommendations in each category have been prioritized (in table format) according to what the College should consider pursing first, with high being something the College should do as soon as possible, and low being something that can wait.

The table also identifies recommendations that apply only to new buildings, all other recommendations apply to both existing and new buildings/infrastructure.







BUILDING INTEGRATED OPPORTUNITIES

Glazing

Addressing glazing on the existing buildings should be one of the first energy efficiency retrofits for any building modernization. Enhanced glazing can provide valuable energy, thermal, and lighting benefits with no added maintenance and can last for decades.

Thermal Insulation Systems

These prevent energy used to heat the buildings or to cool the buildings to escape the building envelope. Adding insulation where it is non-existent or minimal will enhance both the energy utilization of the building as well as the thermal comfort of the building.

Thermal Mass

Many of the buildings on the Laney College campus have an immense amount of thermal mass due to the construction out of concrete. During each modernization, the location of the thermal insulation systems should be evaluated to take advantage of the thermal mass as much as possible and to limit the negative aspects of thermal mass.

BUILDING INTEGRATED OPPORTUNITIES

Natural Ventilation

Projects should maximize opportunities for natural ventilation bycreating high and low window openings (typically approximately 5% of the floor area) to create the deepest penetration possible. If possible, consideration should be provided to ventilate through central areas to create not only cross ventilation (from both sides of the building), but also stack ventilation by creating high points of relief within the buildings.

Shading Devices

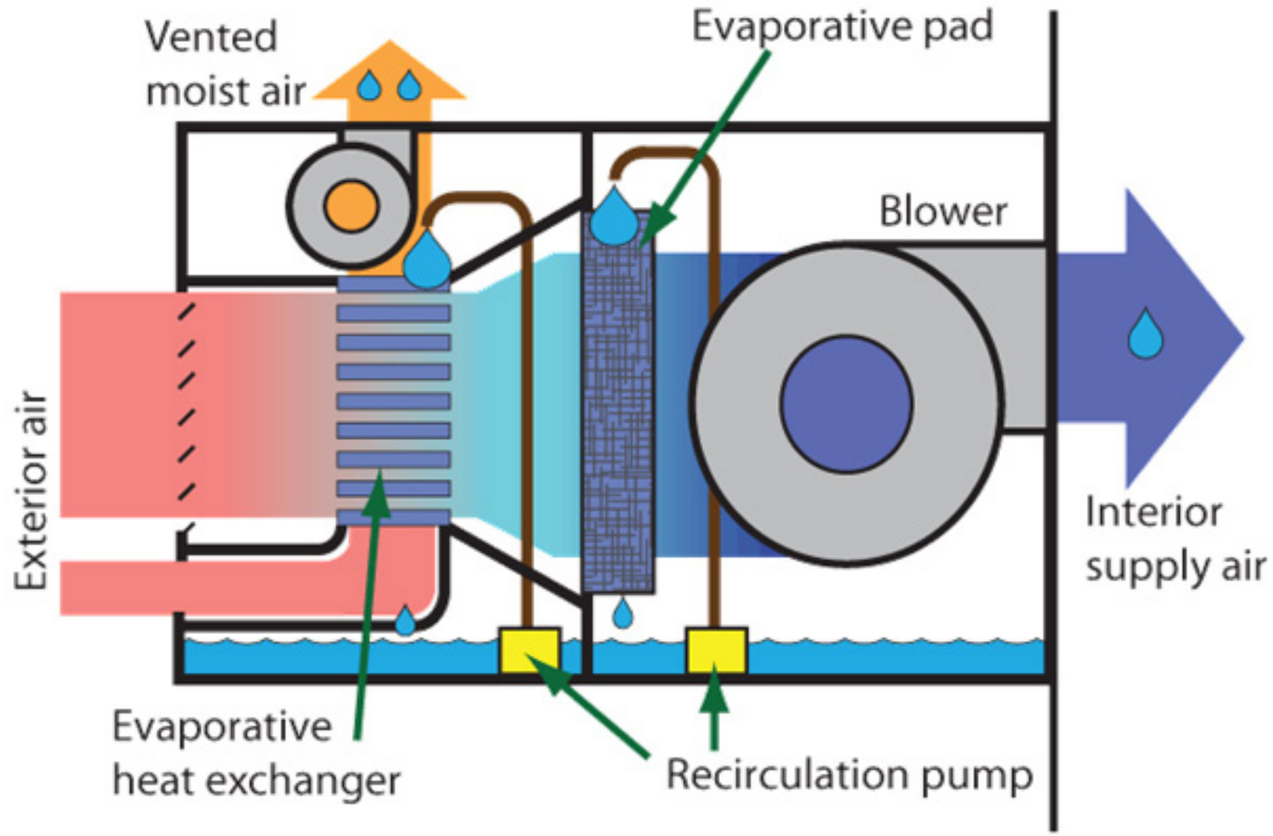
Projects should include shading devices within the building envelope. Choices include Horizontal External Shades, Vertical Fins, Electrochromatic Glazing and Interior Shading. Electrochromatic glazing is special glazing that "darkens" the glass at certain solar angles and temperatures which limits the amount of heat buildup in the building. Interior shading devices still allow the heat into the occupied spaces but can transition when the heat load actually affects the space. They also help to reduce glare.

Phase Change Materials

These materials "absorb" heat and release it at a later time when cooling is not at its' peak. This system can be especially beneficial in buildings without cooling where natural ventilation is desired to maximum space thermal comfort.

Table 1: Building Integrated Opportunities Priority Matrix

Measure Name	Priority Level	Only for New Building
Replace existing glazing on existing buildings	High	-
Integrate additional thermal insulation into existing buildings	Medium	-
External building shading devices or electrochromatic glazing	-	Yes
Phase Change Materials	Low	-
Internal shading	Low	-



MECHANICAL OPPORTUNITIES

Replacement of Aged Equipment/Systems

The 2008 Facilities Assessment Report detailed the assessment of existing HVAC equipment. All equipment that was beyond its service life was noted and recommended to be replaced, given that it is more expensive to operate than if it was replaced. The 2008 Facilities Assessment Report is still relevant and its recommendations should be implemented as part of this Facilities Master Plan.

Reduction in Fan Energy

Please see Appendix for more detail on how the following strategies will reduce fan energy needs:

- Retrofitting to Variable Volume Systems
- Utilization of Carbon Dioxide Sensing
- Fine Tuning Controls on (VAV) Terminal Boxes
- Incorporating Bypass Dampers

MECHANICAL OPPORTUNITIES

Control System Upgrades

Please see Appendix for more detail on how the following strategies will reduce energy needs:

- Replace all Pneumatic Systems
- Create System Optimized Start & Stop Schedules
- Create Trimming Sequences

Central Chiller Plant Upgrades

The Campus' preference is to create a loop system from two chiller plants (one close to the New Library and one close to 10th Street) to replace the existing chiller plant which only serves a small portion of the campus. To maximize efficiency the following should be considered: gas absorption chillers, thermal storage and standard variable speed driven water cooled chillers.

Maintenance Reduction

Please see Appendix for more detail on how the following strategies will reduce maintenance needs:

- Filters
- UV Lamps
- Direct Drive Fans

Table 2: HVAC Systems Priority Matrix

Measure Name	Priority Level	Only for New Building
Replacement of aged equipment	High	-
Retrofitting to VAV	High	-
Demand Based Ventilation Retrofits	High	-
VAV Fine Tuning	High	-
Direct Drive Fans	High if fans will be changed out anyway for maintenance replacement	-
Replace existing pneumatic controls	High	-
Create system optimized adaptive start and stop schedules	High	-
Create trimming sequences	High	-
New chiller plants	High	-

Table 2: HVAC Systems Priority Matrix

Measure Name	Priority Level	Only for New Building
New boiler plants	High	-
Indirect Evaporative Cooling	Medium	-
Bypass Dampers	Low	-
Replace dual filters with designed single filters	Low	-
UV Lamps	Low	-
Displacement Ventilation	-	Yes
Underfloor Air Distribution	-	Yes
Incorporate radiant/hydronic systems	-	Yes

MECHANICAL OPPORTUNITIES

Central Boiler Plant Upgrades

Replace Existing Boilers with new condensing type boilers with variable primary pumping. Boilers would be integrated into cogeneration opportunities as well as for domestic hot water heating.

Reduction in Mechanical Cooling

Stategies include (please see Appendix for more detail):

- Displacement Ventilation
- Underfloor Air Distribution
- Indirect Evaporative Cooling
- Increasing Economizer Hours

Incorporate Radiant/Hydronic Systems

If cooling is utilized in the buildings and a free cooling heat exchanger is employed in the mechanical central plant, radiant systems can save significant amounts of energy. As air is much harder to "push" than water, the systems require less fan energy. Examples of radiant or hydronic systems are radiant slabs, chilled beams and radiant ceiling panels.

PLUMBING OPPORTUNITIES

Replacement of Aged Equipment/Systems

The 2008 Facilities Assessment Report detailed the assessment of existing Plumbing equipment. All equipment that was beyond its service life was noted and recommended to be replaced, given that it is more expensive to operate than if it was replaced. The 2008 Facilities Assessment Report is still relevant and its recommendations should be implemented as part of this Facilities Master Plan.

Recover all Black Water

Living Machine systems are natural and designed to recover all the water used on the campus. When centrally installed, the system will take all waste in the sanitary sewer system and recover it to be used for grey water (toilets and urinals), make-up water (cooling towers, IDEC units, etc.), and irrigation.

Reduce Water Demand

Reduce Water Demand through low water use Water Closets, Lavatories and Urinals.

Integration of Domestic Hot Water into Boiler Plants

Since a boiler plant is already available and hot water is continuously circulating, instead of installing typical domestic hot water systems with complicated and expensive hot water circulation systems, it may be much more efficient and cost effective to install point of use, on-demand, domestic hot water heat exchangers.

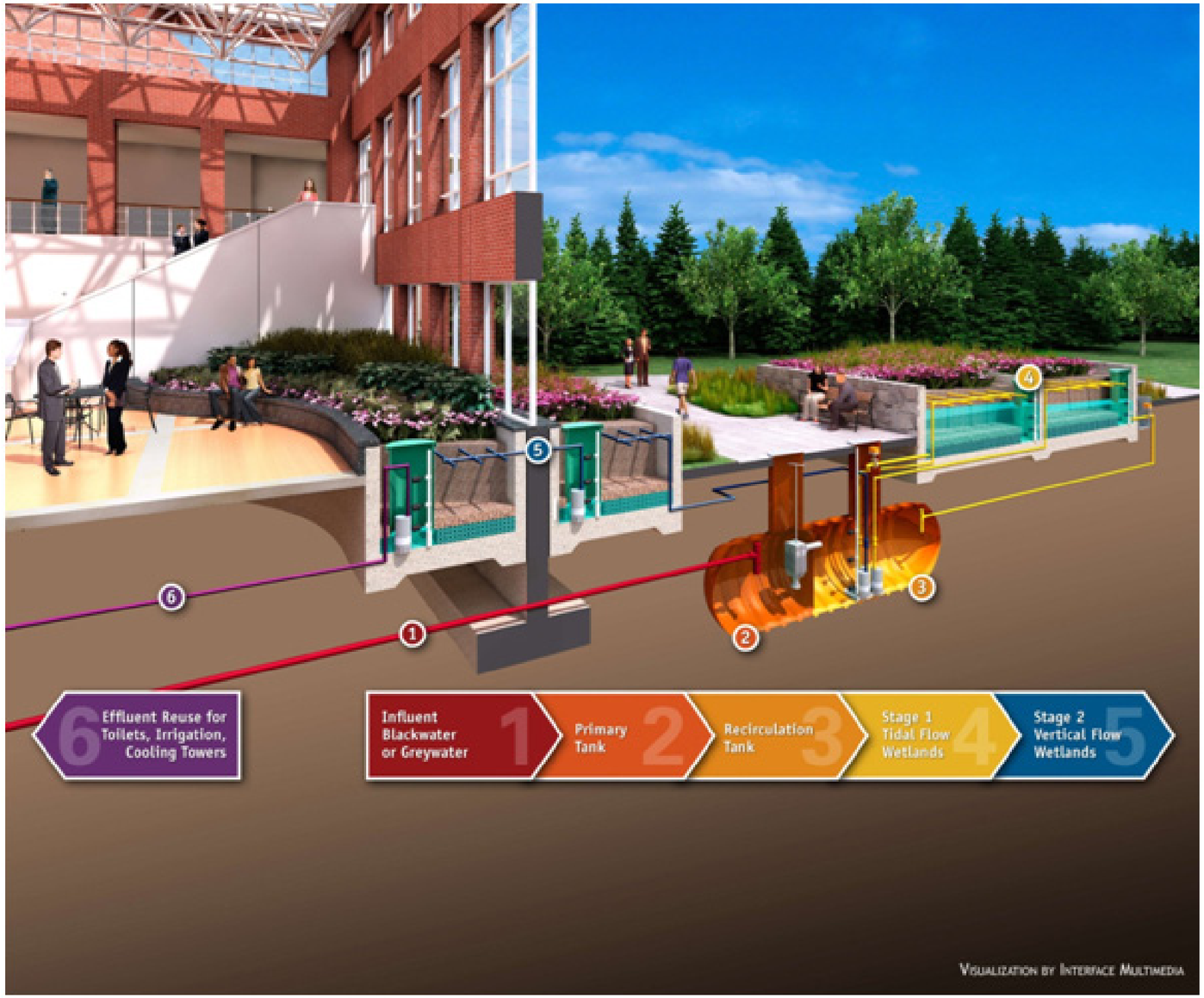
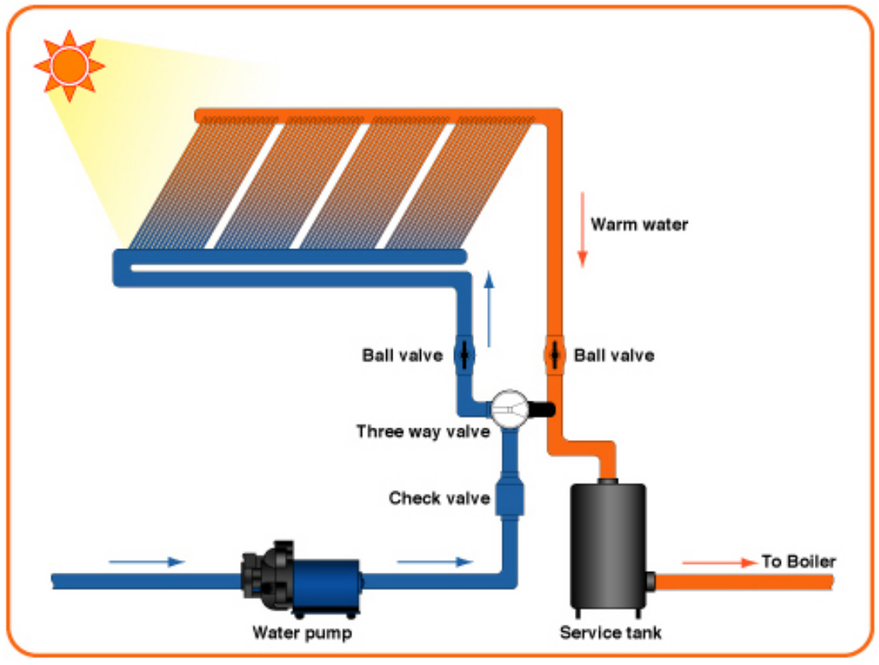


Table 3: Plumbing Systems Priority Matrix

Measure Name	Priority Level	Only for New Building
Replacement of aged equipment	High	-
Reduce water demand	High	-
Integration of domestic hot water into Boiler Plants	High	-
Solar thermal systems	Medium	-
Recover all black water	Low	-



PLUMBING OPPORTUNITIES

Use of Solar Powered Devices

Solar powered faucets allow the lighting in the restrooms to charge the faucets reducing demand on the battery, making the batteries last many years. Although they do cost more, they delete the need for electrical power to each faucet and reduce maintenance for the replacement of batteries. There are also technologies that use the flow of the water to charge the batteries having the same effect and benefits of the solar powered faucets.

Solar Thermal Systems

Currently the California Solar Initiative has the highest incentives for solar thermal heating. Due to the high levels of solar income in both summer and winter at the Laney College site, solar thermal can be utilized at existing building rooftops and new building rooftops to reduce both heating demand and domestic hot water demand.

ELECTRICAL OPPORTUNITIES

Replacement of Aged Equipment/Systems

The 2008 Facilities Assessment Report detailed the assessment of existing Electrical equipment. All equipment that was beyond its service life was noted and recommended to be replaced, given that it is more expensive to operate than if it was replaced. The 2008 Facilities Assessment Report is still relevant and its recommendations should be implemented as part of this Facilities Master Plan.

Lighting Design

Please see Appendix for more detail on how the following strategies will reduce energy needs:

- Efficient Lighting Fixtures
- LED Lighting Fixtures where appropriate
- Occupancy Sensors
- Daylighting Controls

Table 4: Electrical Systems Priority Matrix

Measure Name	Priority Level	Only for New Building
Replacement of aged equipment	High	-
Cogeneration Systems	Medium/High dependent on timing of boiler and pool heating plants	-
Lighting retrofits	High	-
Photovoltaics	Low (program for installation is already under way)	-

ELECTRICAL OPPORTUNITIES

Renewable Energy Systems

The most commercially available renewable energy systems are photovoltaic panels (PV systems). Unfortunately rebates have diminished considerably for PV systems scaling back the installation of such systems. A first line of attack in renewable energy should be the solar thermal systems noted previously. However to offset electrical energy, rooftops should be conserved where available for installation of PV systems. Where PV systems cannot be installed due to budgetary concerns, the building should be designed to be PV ready with conduit infrastructure. Another option for installation of PV systems is to integrate them into the building façade systems, thereby having two uses: shading devices and energy generation devices.

Cogeneration Systems

Cogeneration systems create hot water as a byproduct of creating energy. Due to the high amount of hot water used on the campus, a properly sized system can have a fast payback, provide energy more efficiently than the grid, and can provide the campus with a portion of its hot water.

LANDSCAPE OPPORTUNITIES

The following are landscape sustainable opportunities. They have been organized based on the LEED Green Building Rating System.

LEED SSc4: Alternative Transportation

Encourage alternative transportation with increased and more easily accessible bike racks, strong linkages to the bus system, minimizing parking and prioritizing alternative fuel vehicles.

LEED SSc5: Site Development – Protect or Restore Habitat and Maximize Open Space

Maximize the amount of open space on site to increase planting areas and help soften the campus. Encourage the conservation of existing natural areas and restoration of damaged areas to provide habitat and promote biodiversity.

LEED SSc6: Stormwater Design

Develop a sustainable stormwater system including bioswales, bio-retention areas and flow-through planters to increase the water quality and to reduce the water quantity entering the storm drain system. Limit the use of impermeable paving where possible by maximizing planting areas and minimizing paving to only those area necessary and using permeable pavers as appropriate.

LEED SSc7: Heat Island Effect

To reduce the increased heat caused by paving emitting heat back into the atmosphere, use light colored paving with a Solar Reflective Index above 29 and shade open paved areas with large canopy trees to achieve an average of 50% shade coverage.

LEED SSc8: Light Pollution Reduction

Minimize light trespass from buildings and site lighting to meet dark sky standards. Site lighting shall be minimized to major pathways, egress pathways and designated meeting points.

LEED WEc1: Water Efficient Landscaping

Encourage drought-tolerant plant species and the use of an efficient irrigation system with a weather-based irrigation controller. 100% use of captured rainwater and recycled wastewater (grey water and black water) for irrigation is preferable to eliminate the need for potable water for irrigation on campus.

BAY FRIENDLY LANDSCAPING

The Bay Friendly Landscape Guidelines are a whole systems approach to design, construction and maintenance of the landscape to support the integrity of the site and the larger San Francisco Bay watershed area. As such it is critical that the campus employs Bay Friendly landscape methods throughout the design, construction and maintenance processes over time.

Bay Friendly Landscaping has seven Best Practices which guide the design, construction and maintenance processes. If followed, Bay Friendly certification can be achieved with each project. Model specification sections for Construction and Demolition Waste Management, Bay Friendly Landscaping, Plants, and Landscape Maintenance are available on the StopWaste (www.stopwaste.org) website.

The following is a partial list of the practices employed for a Bay Friendly Landscape, based on the seven Best Practices. A complete list and the Bay Friendly Scorecard are available on the StopWaste website: bayfriendly.org.

1: Landscape Locally

- Evaluate the site, test the soil and drainage and use local and natural plant communities as design models

2: Landscape for Less to the Landfill

- Select site appropriate plants, space them according to their natural size
- Do not plant invasive species as per Cal-IPC (www.cal-ipc.org)
- Keep plant debris on site through grasscycling, mulching and chipping woody clippings, and composting
- Limit pruning and do not shear or severely prune any plantings;
- Reduce and recycle debris
- Separate all plant debris and green waste for clean green discounts

3: Nurture the Soil

- Protect soil from compaction by not working in the soil when it is wet
- Amend the soil with compost
- Mulch regularly
- Feed soils maturally and avoid synthetic and quick release fertilizers and chemical pesticides.

4: Conserve Water

- Plant drought-resistant California native or Mediterranean plants;
- Minimize lawns
- Implement hydrozoning
- Design for on-site rainwater collection, recycled water and / or grey water use
- Design and install high efficiency irrigation systems

5: Conserve Energy

- Shade buildings to moderate temperatures using large stature shade trees as well as mechanical methods
- Reduce the heat island effect by selecting materials with an SRI of 29 or higher
- Design lighting carefully

6: Protect Water and Air Quality

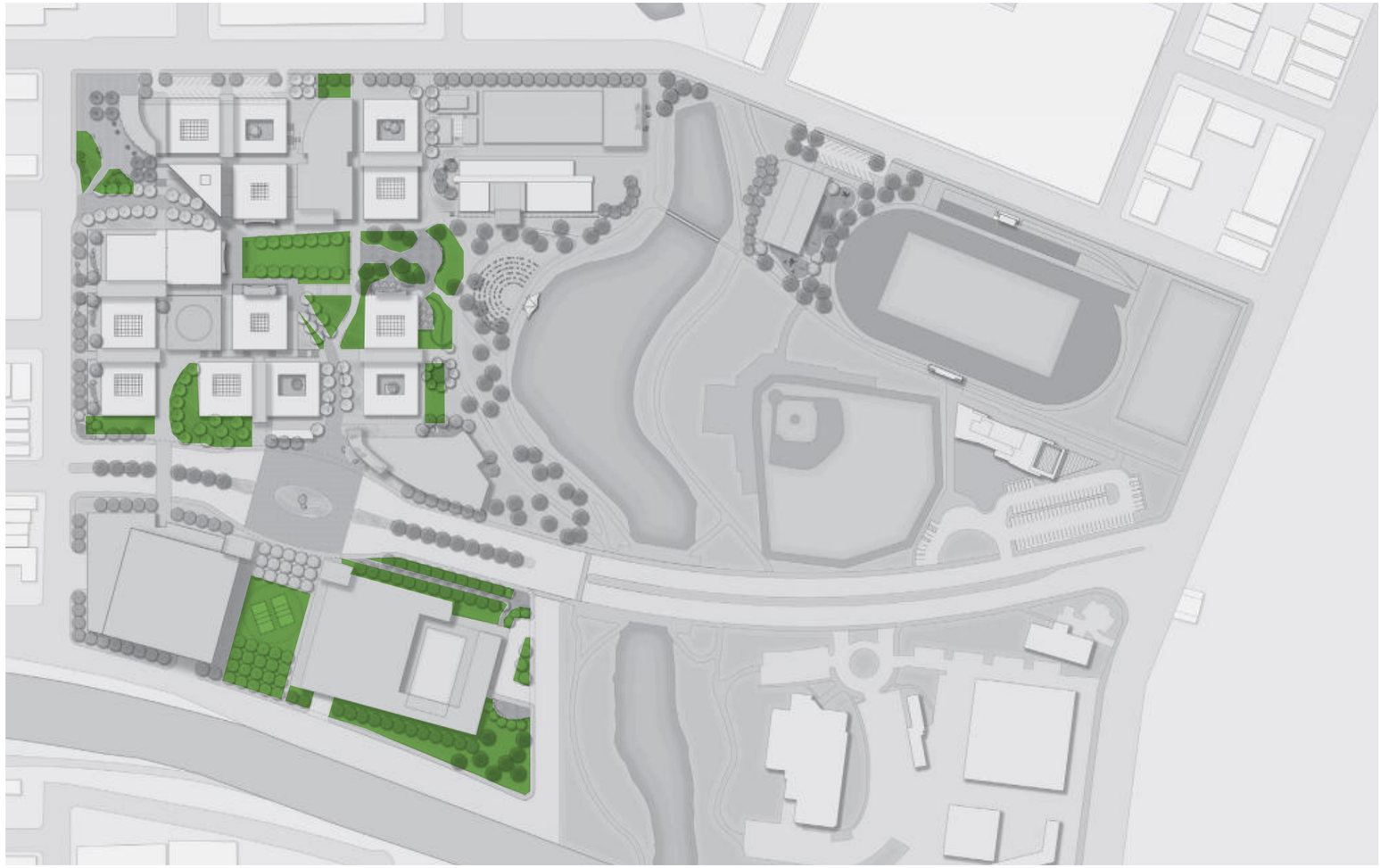
- Use Integrated Pest Management by monitoring pest and beneficial populations and controlling with physical and mechanical methods
- Minimize impervious surfaces
- Plant and protect existing trees

7: Create and Protect Wildlife Habitat

- Diversify the plant palette
- Choose California natives first
- Use organic pest management limiting the chemical pesticides and fertilizers to those approved by the Organic Materials Review Institute (OMRI)
- Conserve or restore natural areas and wildlife corridors

RE-FORESTATION

With the consolidation of the programs into denser buildings and the building of an adequately sized parking garage with pedestrian friendly connections to campus, there is an opportunity to add trees and plantings on former hardscape sites on campus. The diagram to the right shows these areas that will be "re-forested."



CHAPTER FIVE
Implementation of Facilities Master Plan

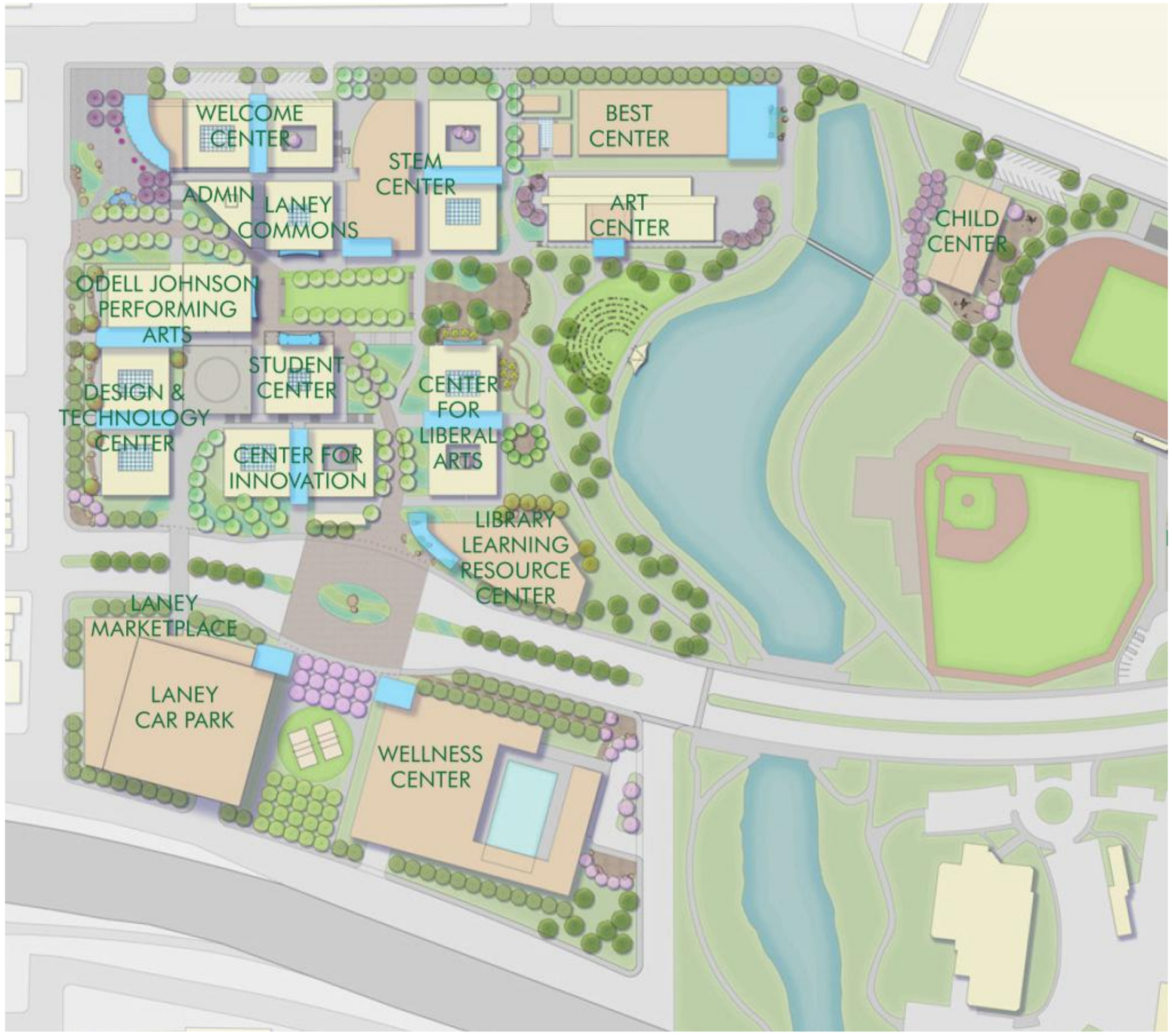
IMPLEMENTATION OF THE MASTER PLAN

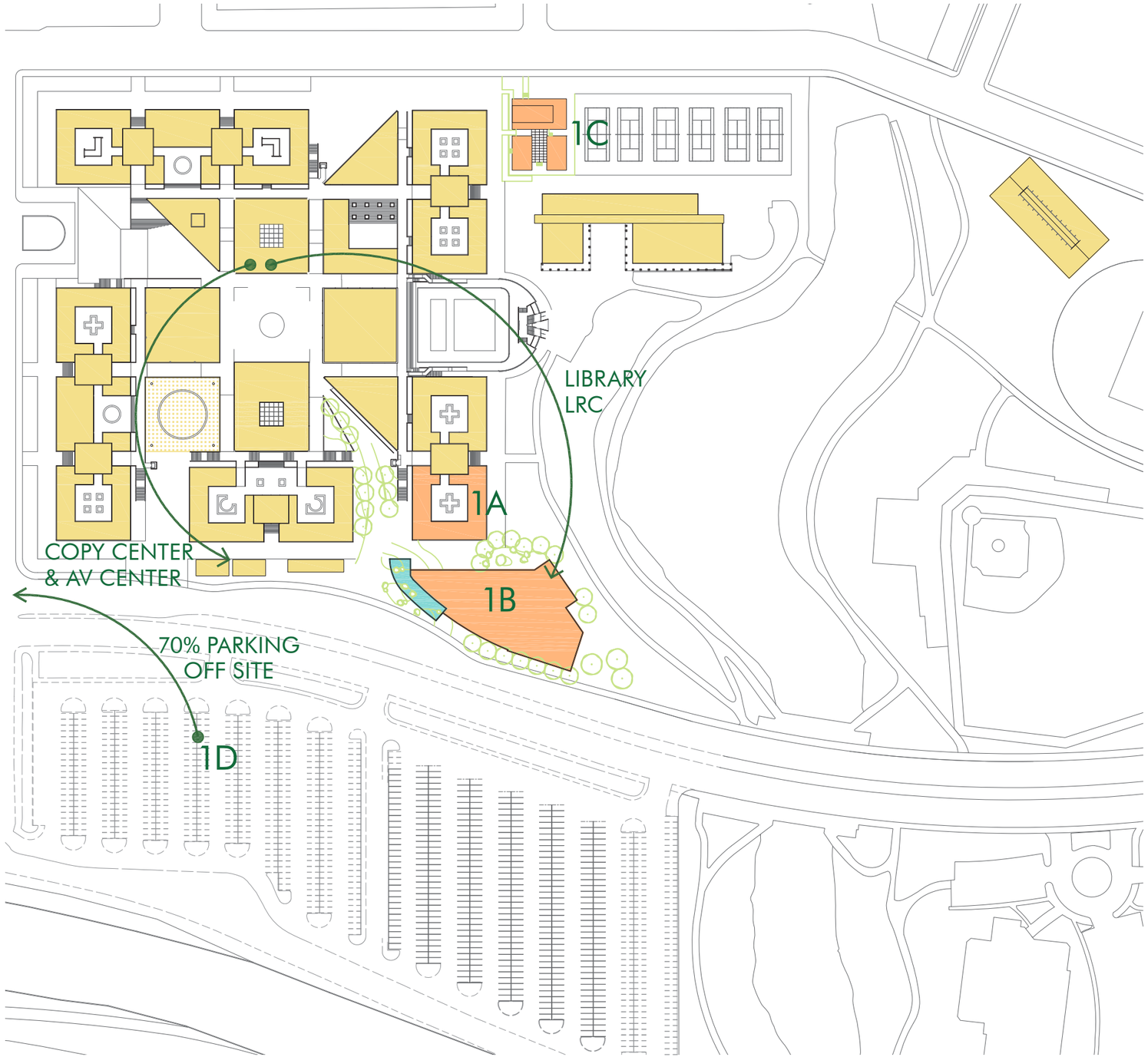
What follows are the suggested implementation steps to accomplish the Long Range Facilities Master Plan. These steps are based on the following:

- The project and campus priorities established by the College
- The swing space needs for the project
- The desire to consolidate areas under construction

The Old Library becomes the main swing space for most of the projects. If additional swing space is made available, the number of steps can be reduced by building more than one project at a time.

The New Laney Marketplace & Car Park, and the BEST Center projects can occur at any given time since they do not rely on swing space.





PHASING STEP ONE

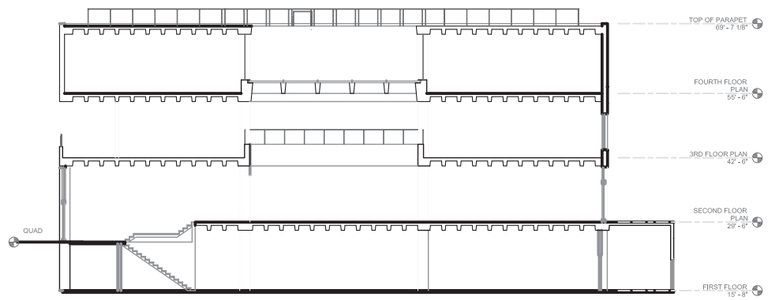
1A. MODERNIZE CENTRAL PLANT
- Replace Main Plant Equipment and Infrastructure
- IT Replacement and Upgrades

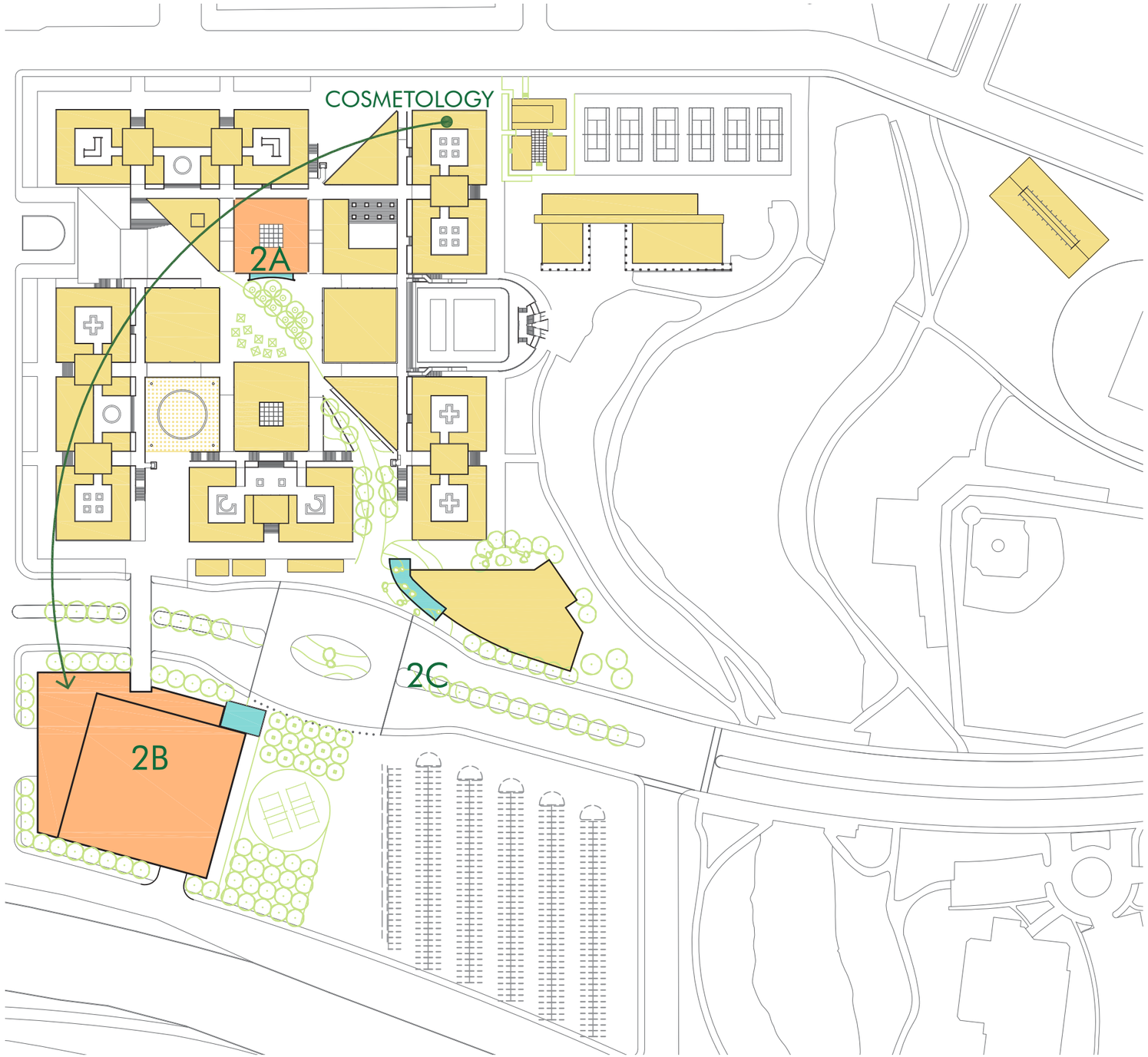
1B. NEW LIBRARY LRC
- Build New Library Learning Resource Center
- Build New Chiller Plant in Basement (to be confirmed)
- Build New Writer's Garden & Landscaping
- Build New 7th Street Drop Off
- 7th Street Entry Landscape Improvements
- Infrastructure Upgrades around this Area
- Re-locate Library and LRC into New Builiding
- Re-locate Copy Center & AV Center to Modulars

1C. NEW BEST CENTER PHASE 1*
- Build New BEST Phase 1
- Landscaping Improvements near Building
- Infrastructure Upgrades around this Area

1D. PREP FOR NEW ROAD/GARAGE*
- Prep for 7th Street Improvements and Parking Garage by re-locating 70% Parking off site

** Note these projects can occur at any time given private funding/partnership opportunities*





PHASING STEP TWO

2A. MODERNIZE OLD LIBRARY FOR LANEY COMMONS

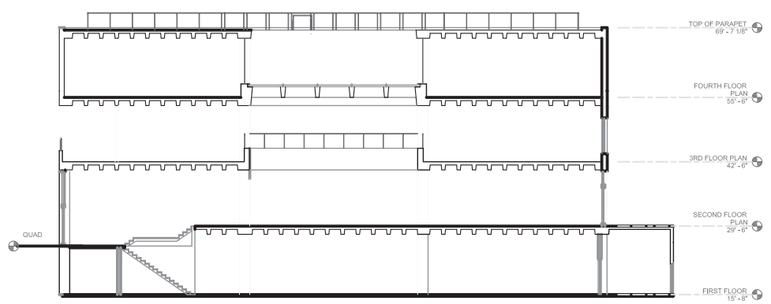
- Modernize Old Library
- Build New Lantern on Quad
- Build New Chiller Plant on Level 1 (to be confirmed)
- Infrastructure Upgrades around this Area (prep for Forum & C Building Demolition)
- Improve Existing Quad Lanscaping

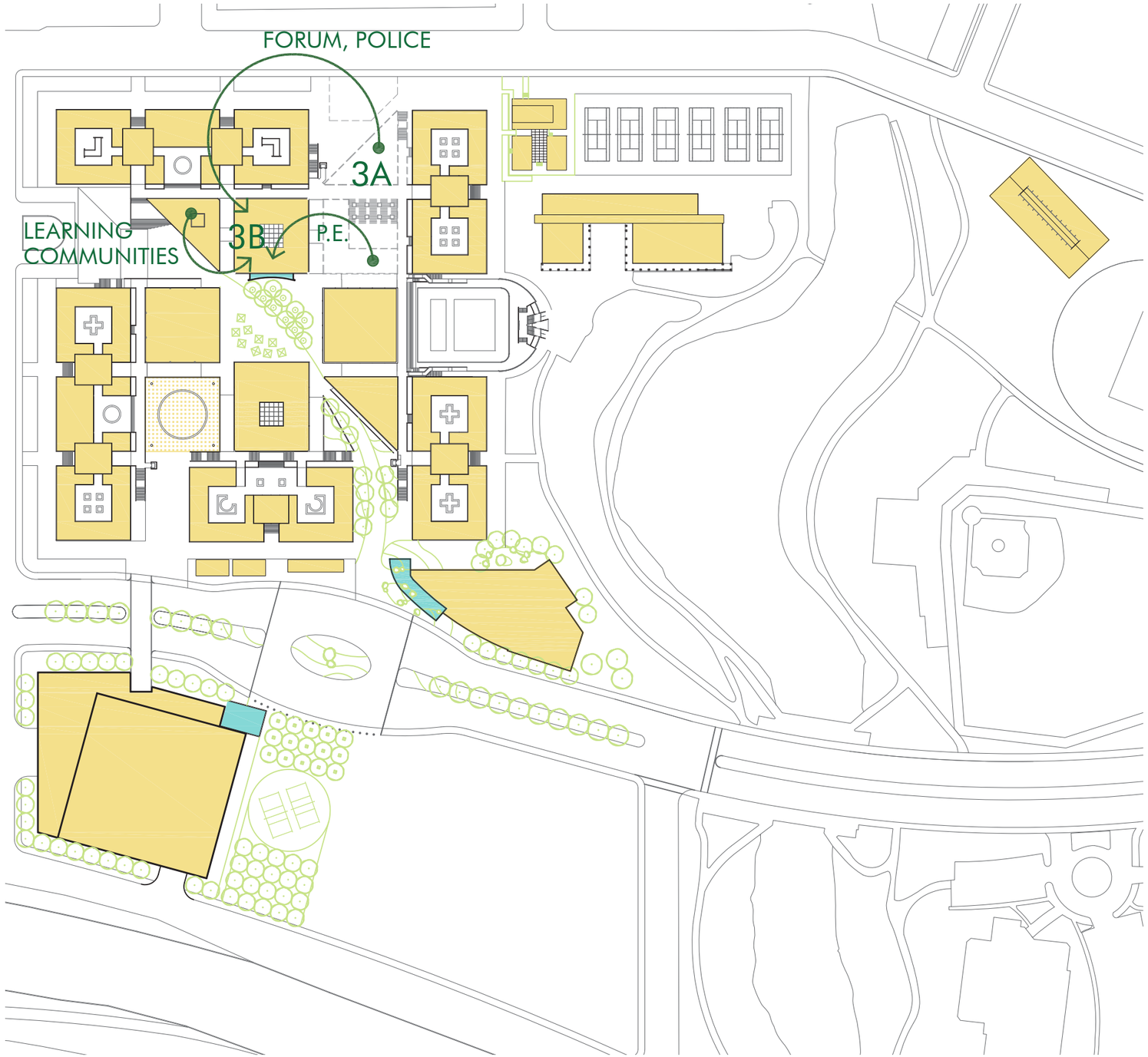
2B. NEW LANEY MARKETPLACE / CAR PARK

- Build New Parking Garage
- Build New Retail with New Parking Garage
- Garage to include Bike Lockers & Showers
- Infrastructure Upgrades around this Area
- Move Cosmetology into Garage Retail

2C. 7TH ST IMPROVEMENTS/ NEW ROAD

- Build New Monument Island and Medians
- Build New Drop Off on Parking Garage side
- Build Traffic Calming Features in (E) 7th Street
- Build New Loop Road along I-880 & Estuary
- Infrastructure Upgrades around this Area





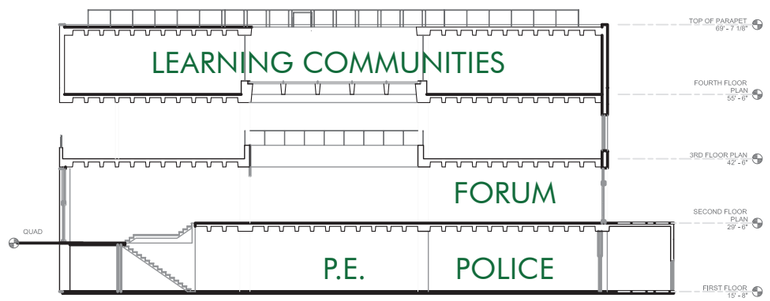
PHASING STEP THREE

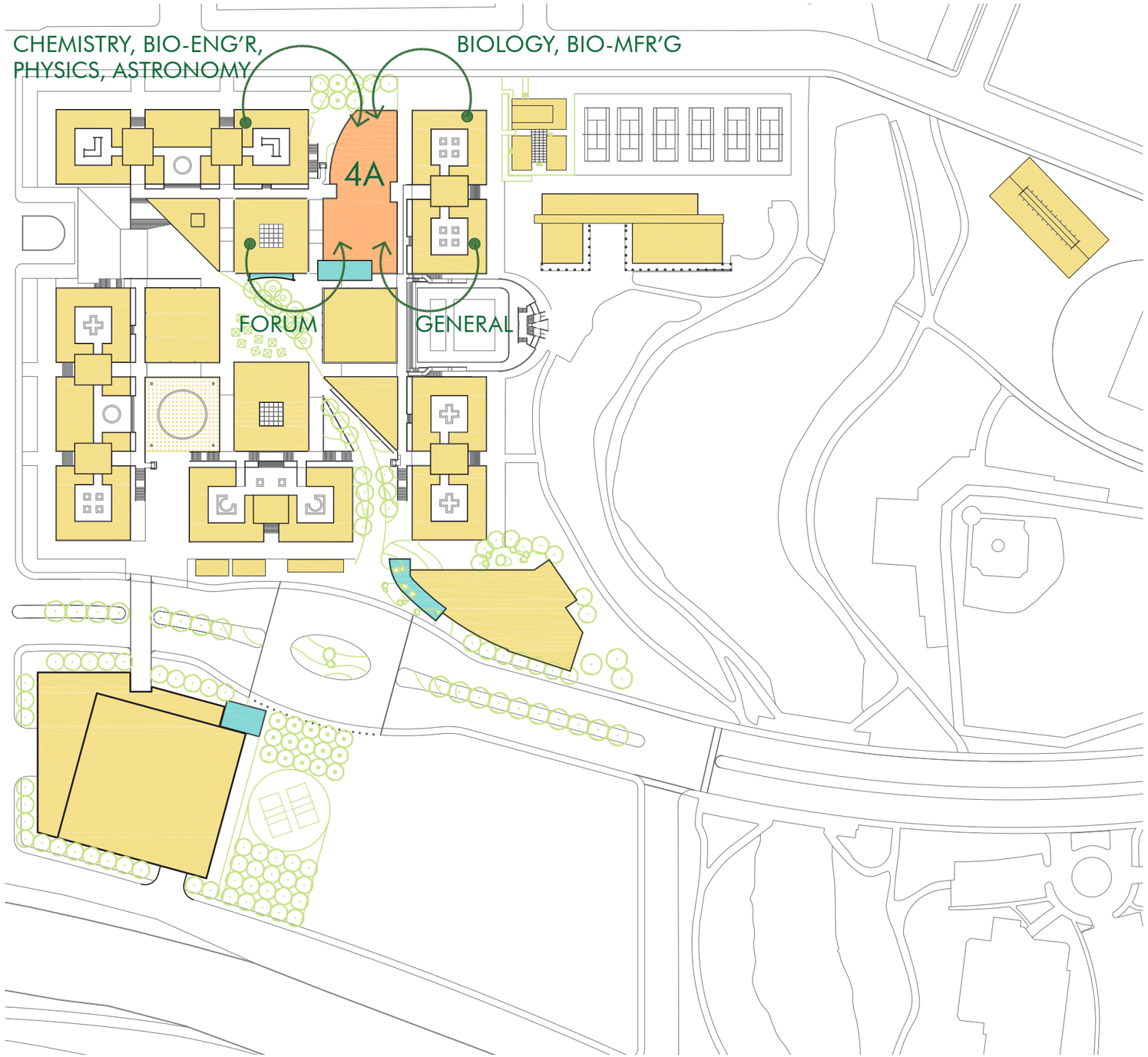
3A. PREP FOR NEW STEM PHASE 1 (FORMERLY SCIENCE CENTER)

- Re-locate Forum, Police, and C Building P.E. programs into Modernized Library
- Demolish Forum and C Building

3B. LANEY COMMONS PHASE 1

- Re-locate Learning Communities to Modernized Library
- Renovate vacated space in Administration Tower for Part-time Faculty

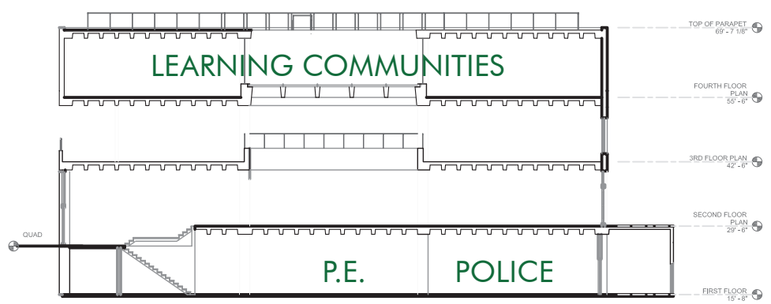


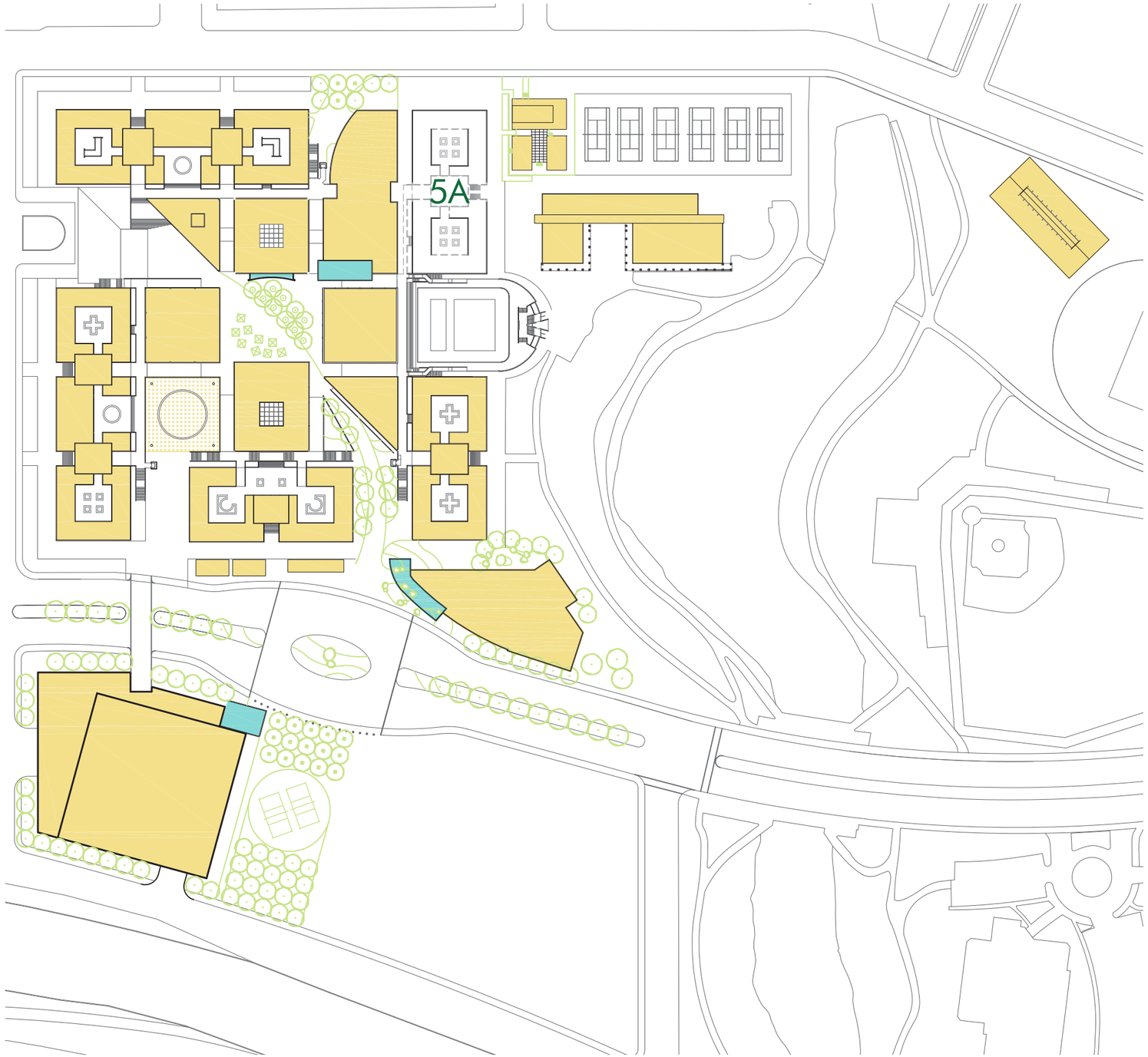


PHASING STEP FOUR

4A. NEW STEM PHASE 1 (FORMERLY SCIENCE CENTER)

- Build New Science Education Center
- Infrastructure Upgrades around this Area
- Landscape Improvements at 10th Street
- Building to include Forum Replacement and Suite of General Assignment Lecture Rooms that are flexible on 1st floor
- Building to include General Assigment Computer Labs (Typical all New and Renovated Buildings)
- Building to include Science Related Learning Resource Center (Typical all New and Renovated Buildings)
- Re-locate Biology, Bio-Manufacturing, Chemistry, Bio-Engineering, Physics and Astronomy into New Building



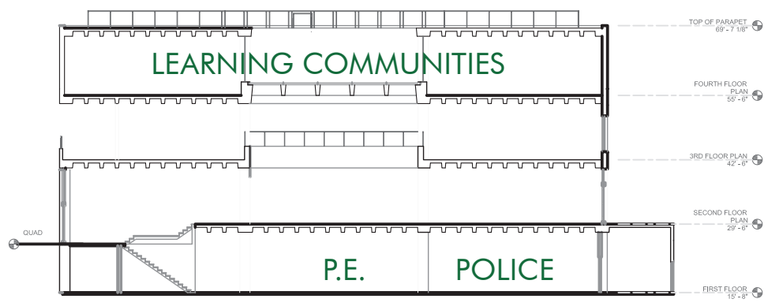


PHASING STEP FIVE

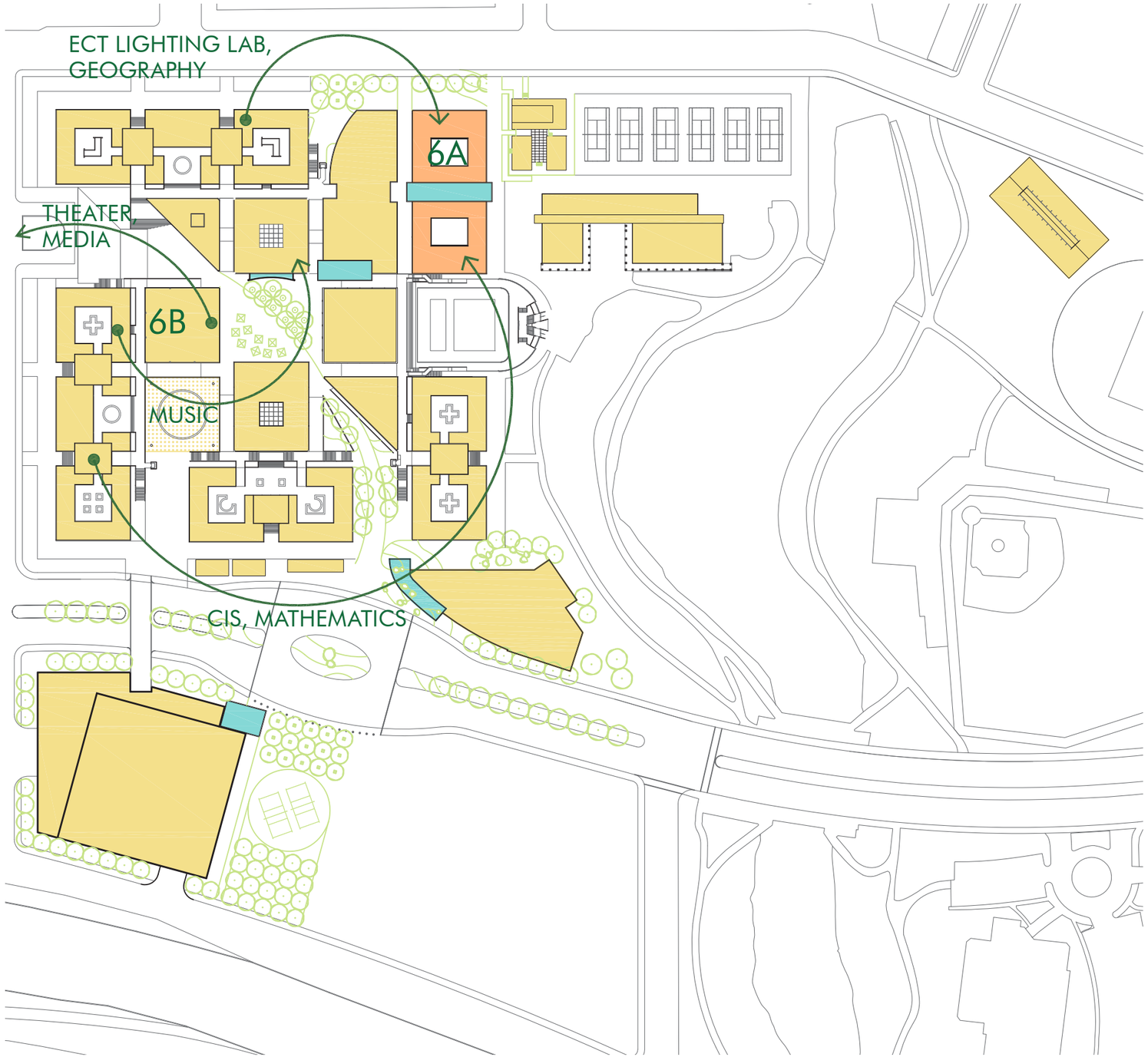
5A. MODERNIZE B BUILDING FOR STEM CENTER PHASE 2*

- Modernize B Building
- Build New Lantern
- Infrastructure Upgrades around this Area

** Note that EET and ECT Labs will need to remain in place during modernizations*



LANEY COLLEGE 2012 FACILITIES MASTER PLAN



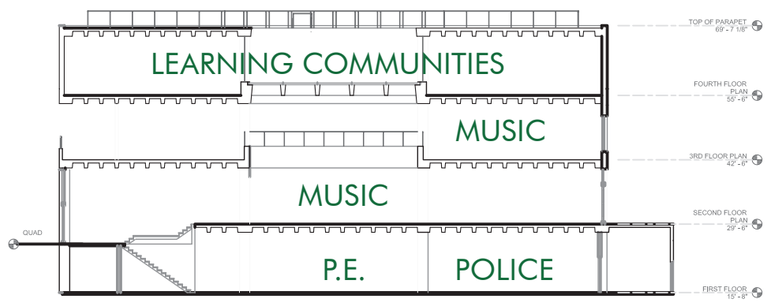
PHASING STEP SIX

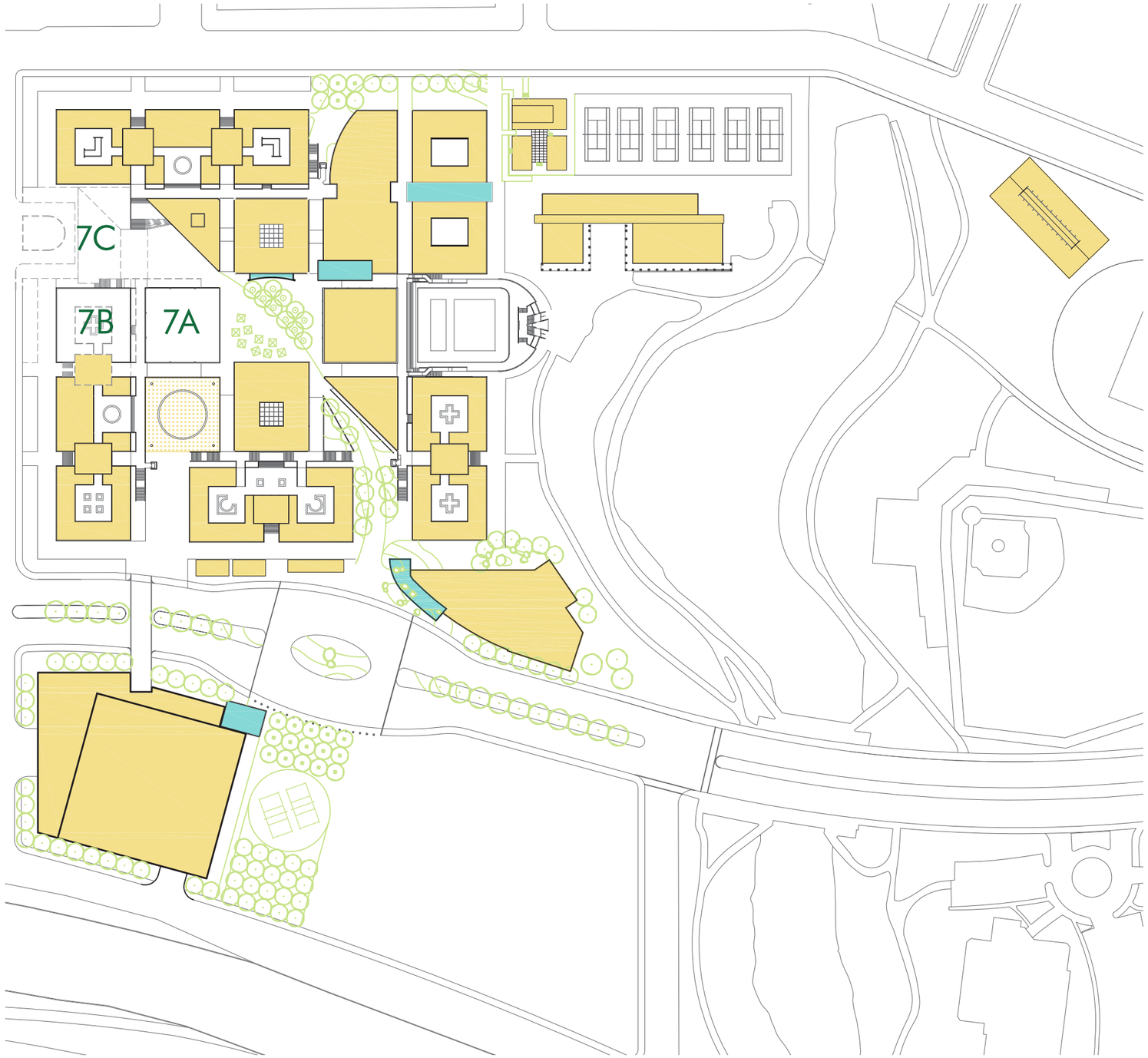
6A. STEM CENTER COMPLETE

- Re-locate Geography, Physical Sciences into Upper B
- Re-locate CIS and Mathematics into Upper B
- Re-locate ECT Lighting Lab int Lower B

6B. PREP FOR PERFORMING ARTS

- Re-locate Theater Arts & Media off-site
- Re-locate Music to Modernized Library



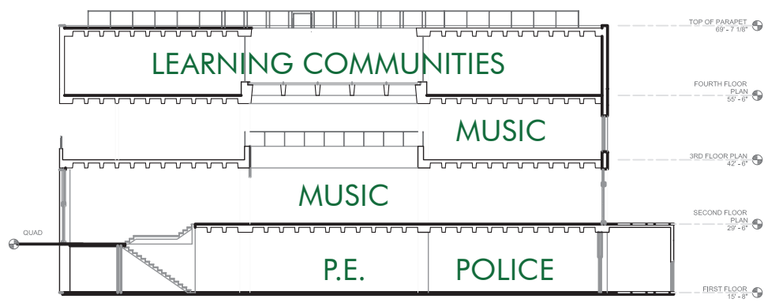


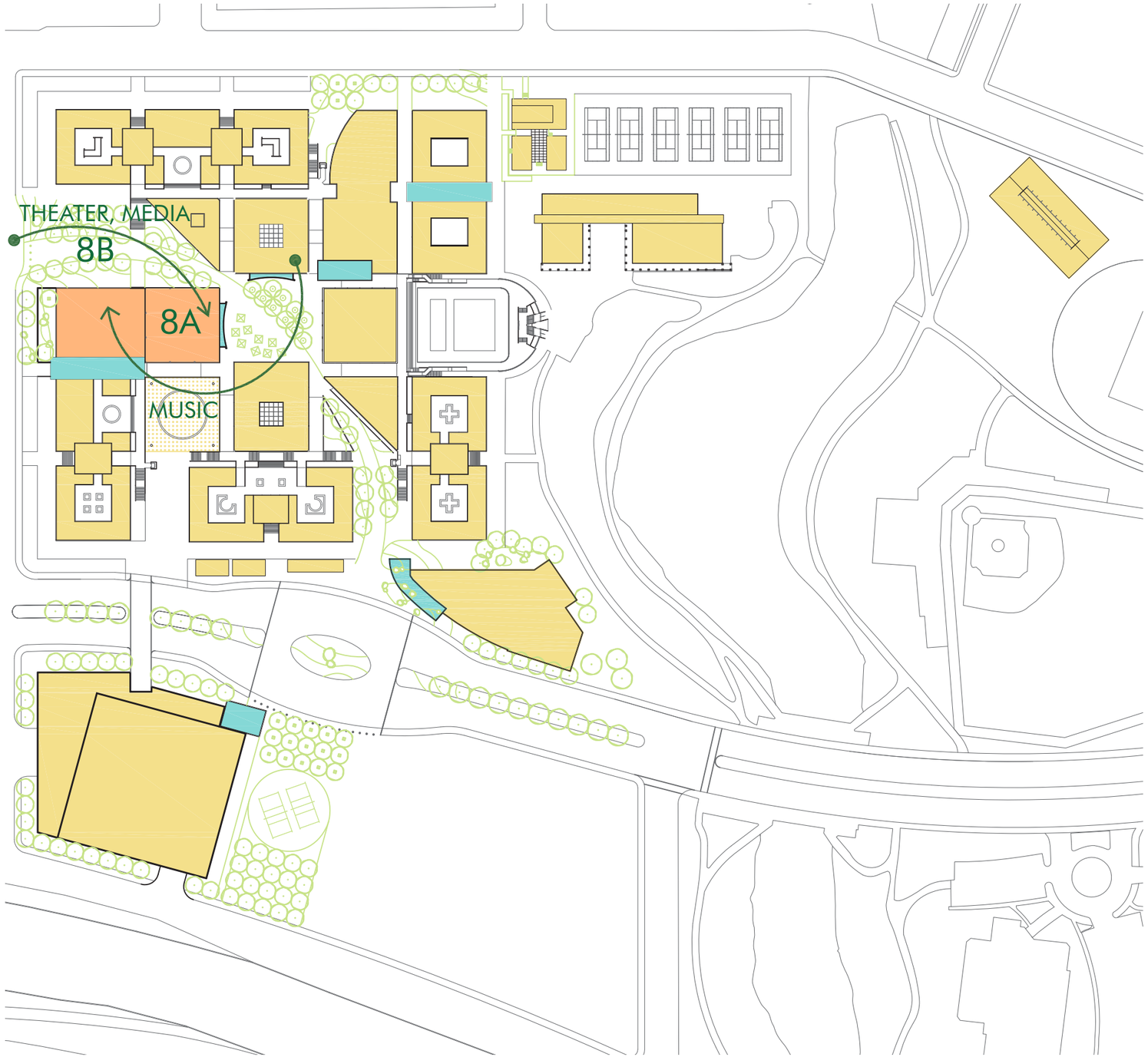
PHASING STEP SEVEN

7A. MODERNIZE THEATER
- Modernize Theater
- Build New Lantern on Quad
- Infrastructure Upgrades around this Area

7B. MODERNIZE PORTION OF G BUILDING
- Modernize Portion of G Building
- Build New Connector to Theater
- Build New Lantern on Fallon Street for Performing Arts Center
- Build New “Bridge” from Sidewalk to New Performing Arts Entrance
- Partial Fallon Street Landscaping
- Infrastructure Upgrades around this Area

7C. NEW FALLON ENTRANCE
- Demolish Stairs, Ramps, etc.
- Build New Fallon Entrance & Landscaping
- Infrastructure Upgrades around this Area



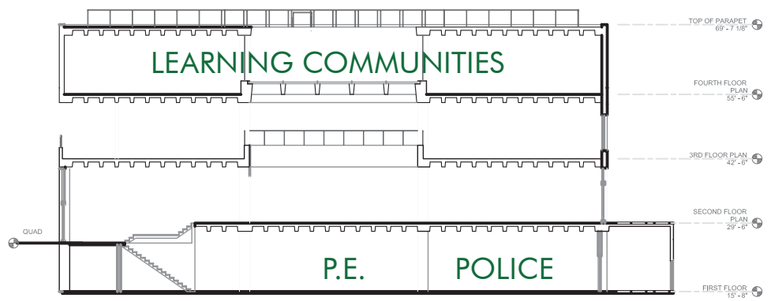


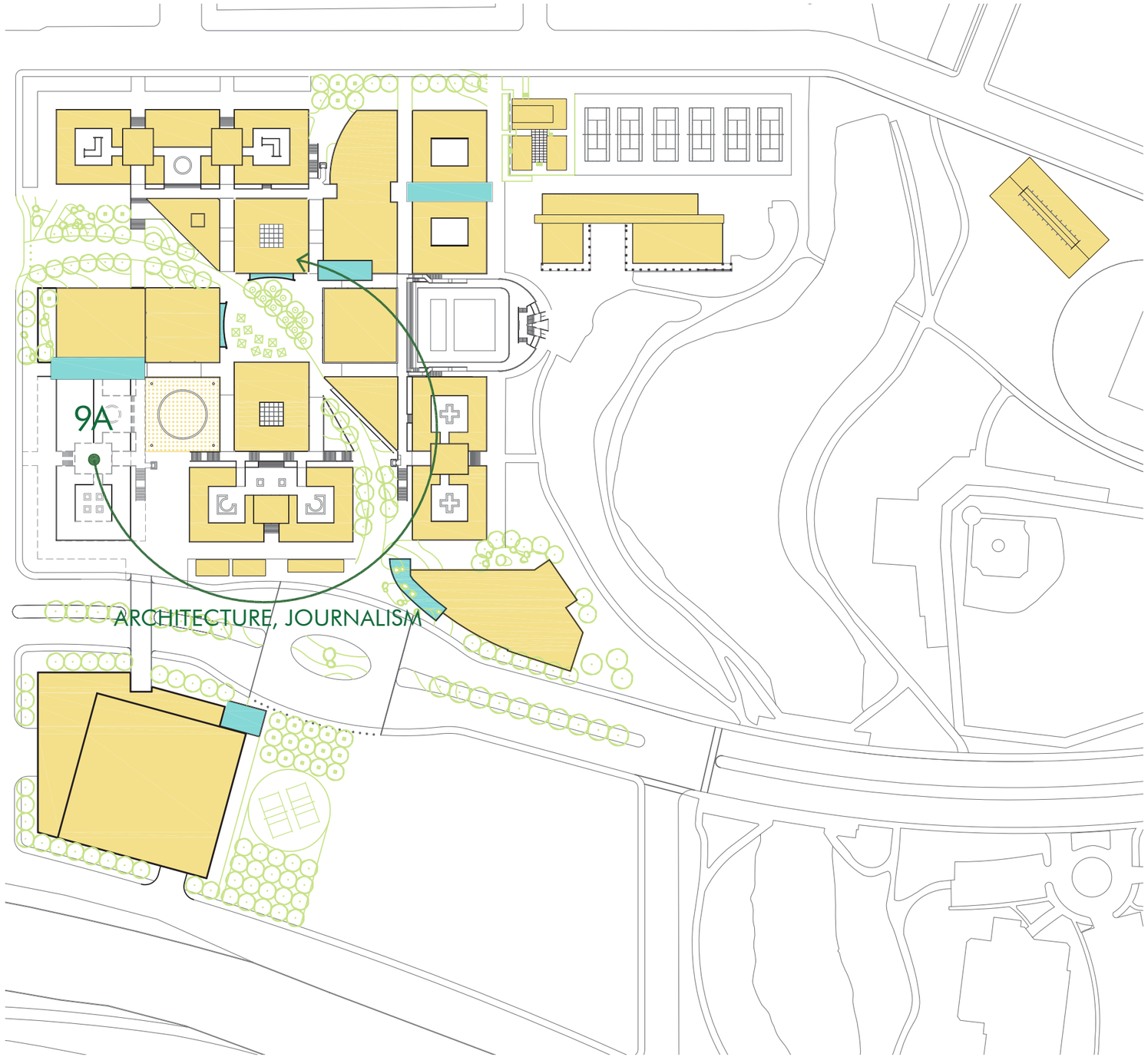
PHASING STEP EIGHT

8A. ODELL JOHNSON PERFORMING ARTS COMPLETE

- Re-locate Theater & Media back to Theater
- Re-locate Music to portion of Lower and Upper G

8B. NEW FALLON ENTRANCE COMPLETE



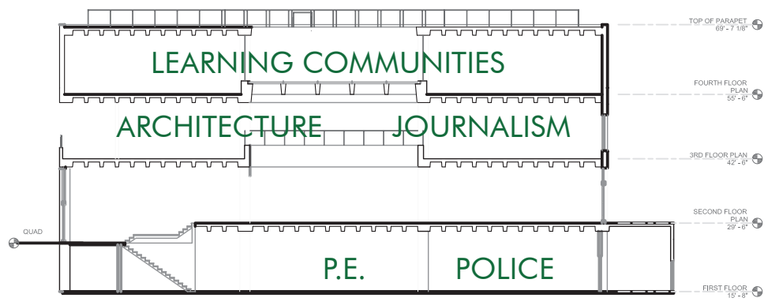


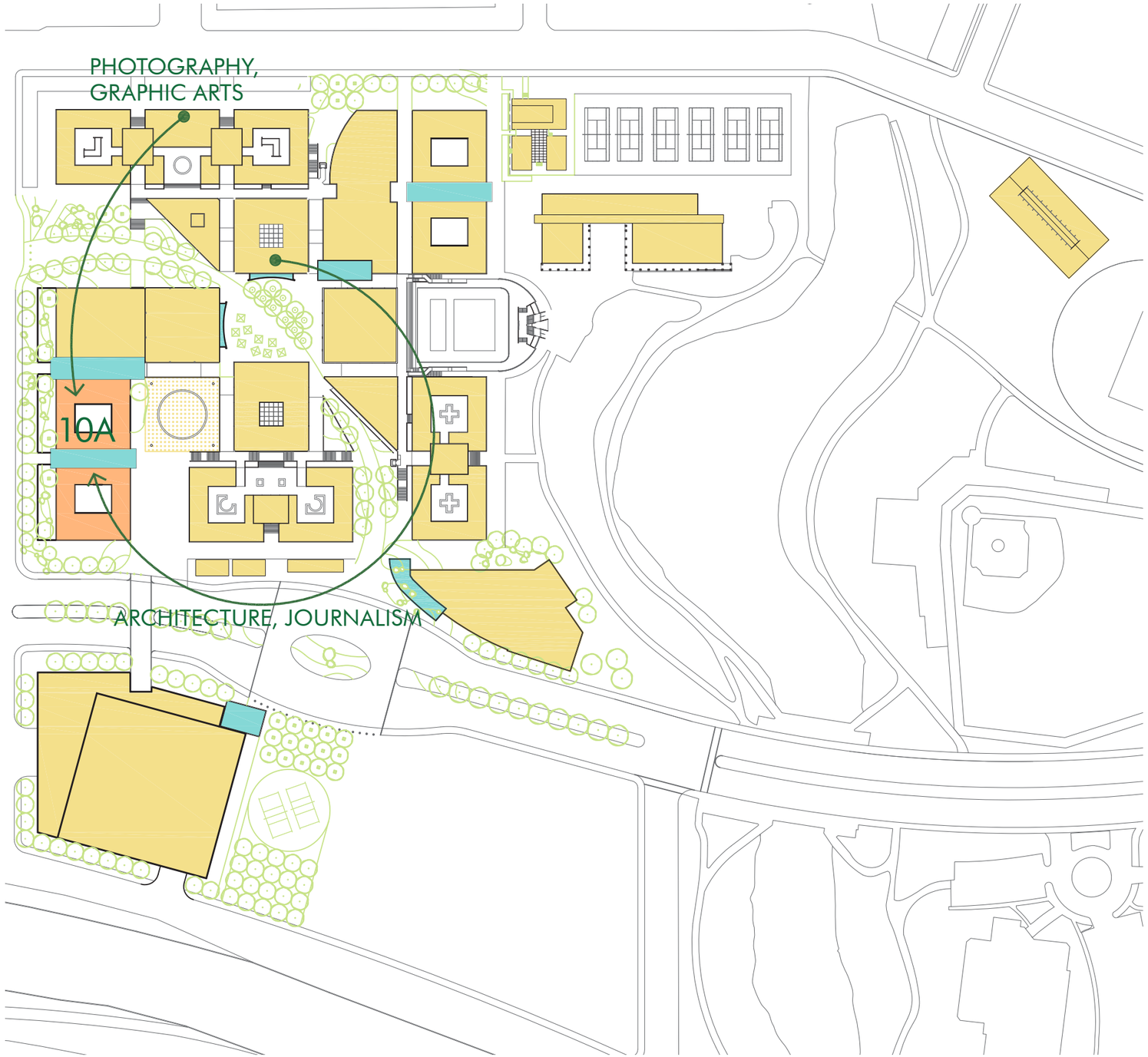
PHASING STEP NINE

9A. MODERNIZE G BUILDING FOR DESIGN & TECHNOLOGY CENTER*

- Re-locate Architecture & Journalism to Modernized Library
- Modernize Balance of G Building
- Build New Lantern for Design & Technology
- Build New Courtyard Infill with taller ceilings (+18' AFF) and clerestory windows
- Build New "Bridge" from Sidewalk to New Design & Technology Entrance
- Complete Fallon Street Landscaping
- Infrastructure Upgrades around this Area

** Note that Wood Technology & Machine Technology will need to remain in place during modernizations*

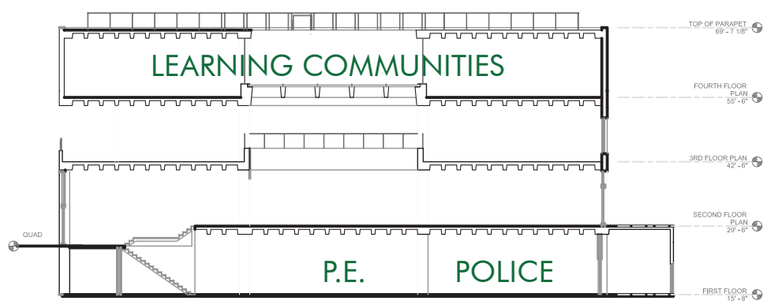


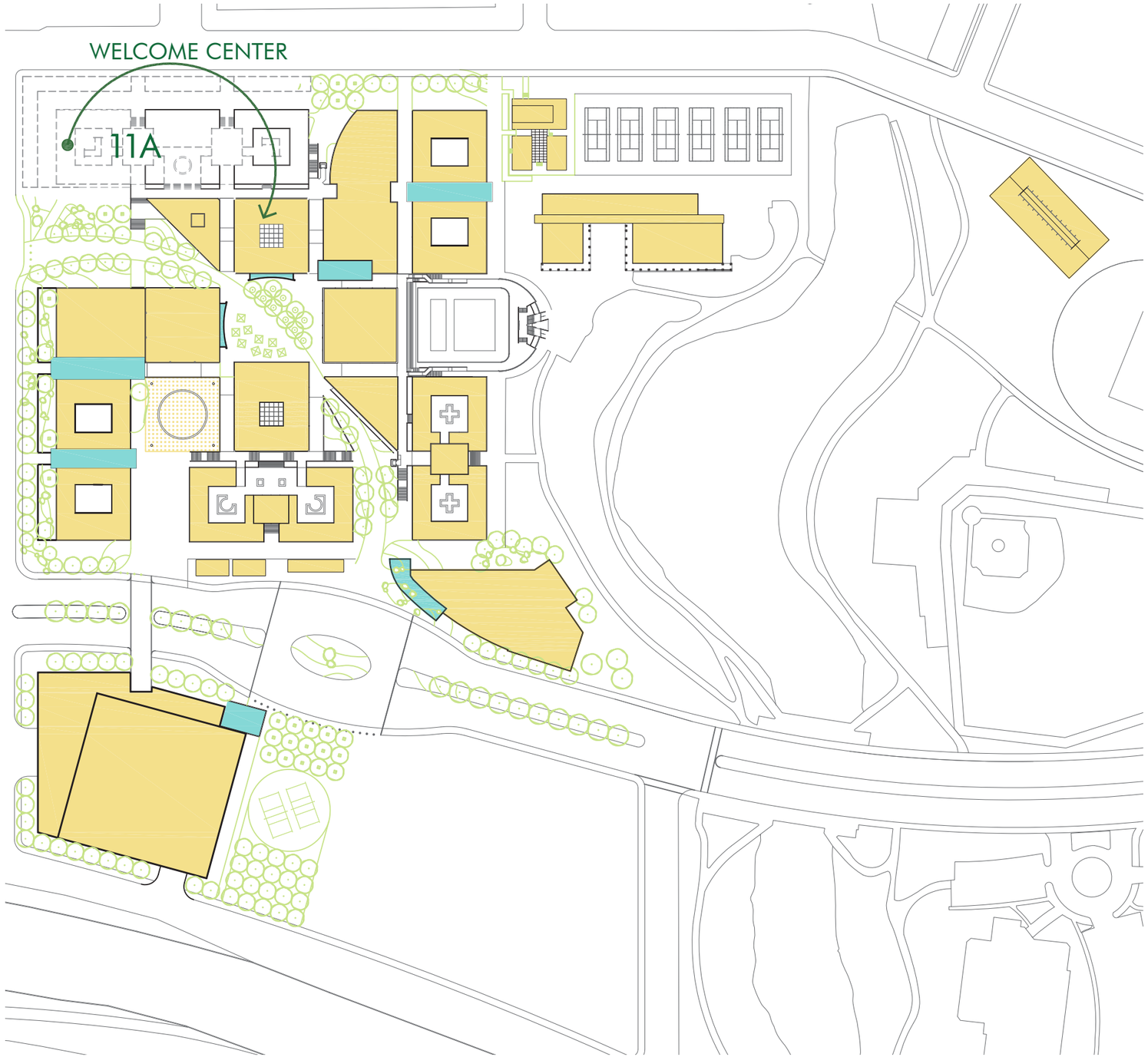


PHASING STEP TEN

10A. DESIGN & TECHNOLOGY CENTER COMPLETE

- Re-locate Architecture, Journalism to Upper G
- Re-locate Photography & Graphic Arts to Upper G

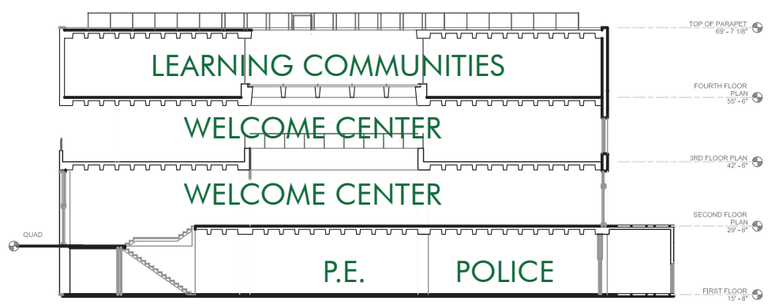


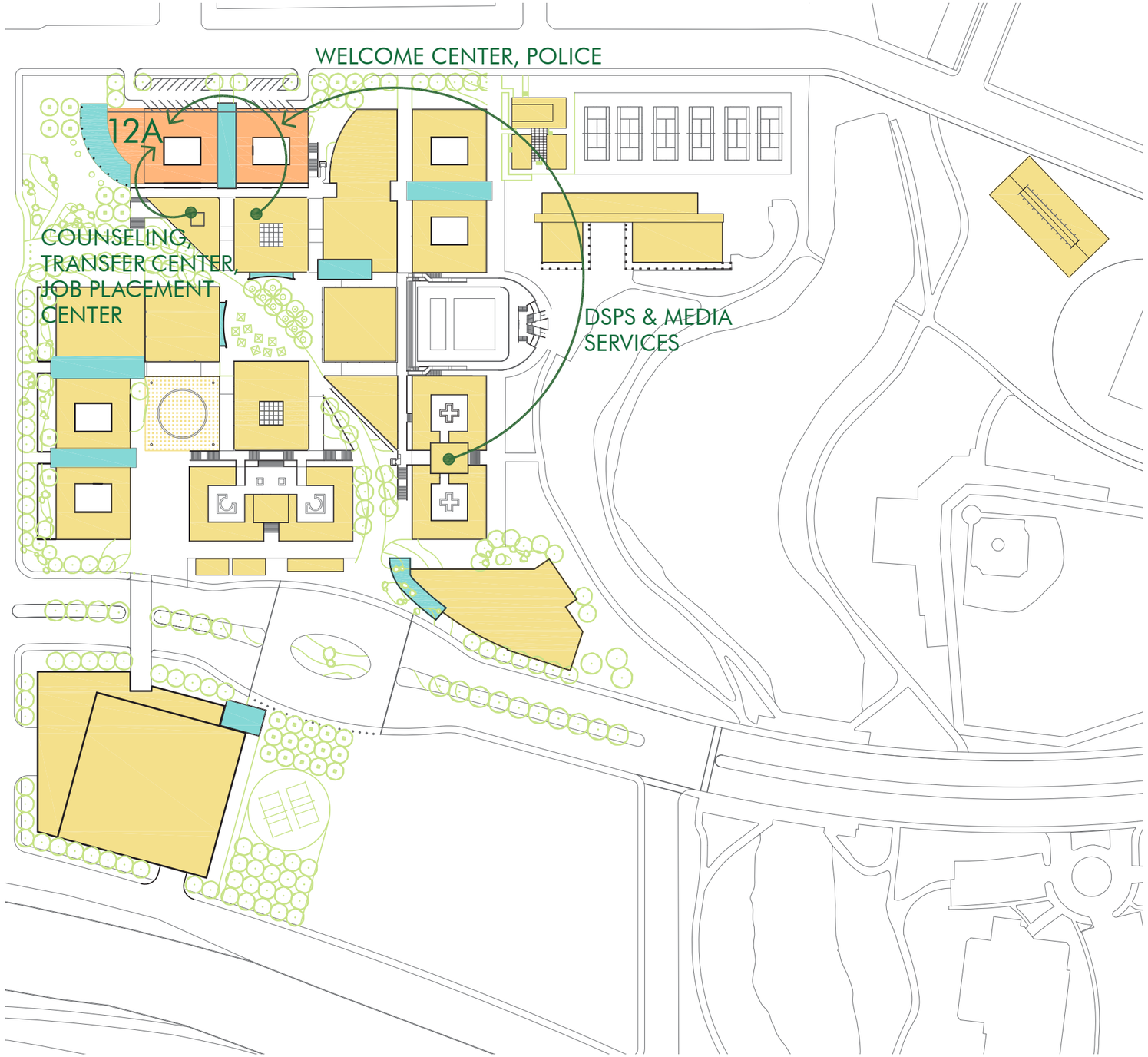


PHASING STEP ELEVEN

11A. MODERNIZE A BUILDING FOR WELCOME CENTER

- Re-locate Welcome Center to Modernized Library
- Demolish one-third of Building A at Fallon End
- Modernize Balance of Building A
- Build New Lantern on Fallon side for Welcome Center
- Build New Lantern for One Stop
- Infrastructure Upgrades around this Area
- Complete Landscaping Improvements on Fallon and 10th Street including New Short-Term Visitor Parking for Welcome Center
- Building to include Faculty Commons, Meditation Center and secure Art Gallery
- Building to include additional Bike Lockers (other lockers and shower facilities in New Parking Garage)

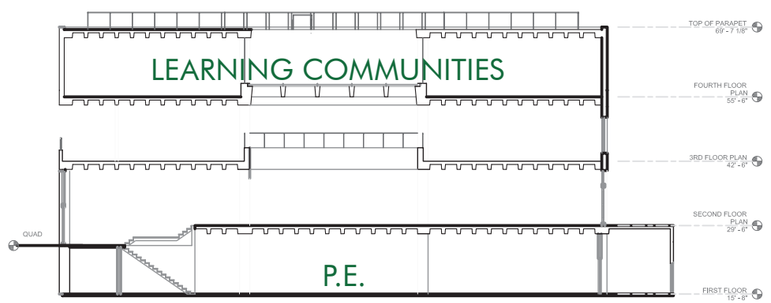


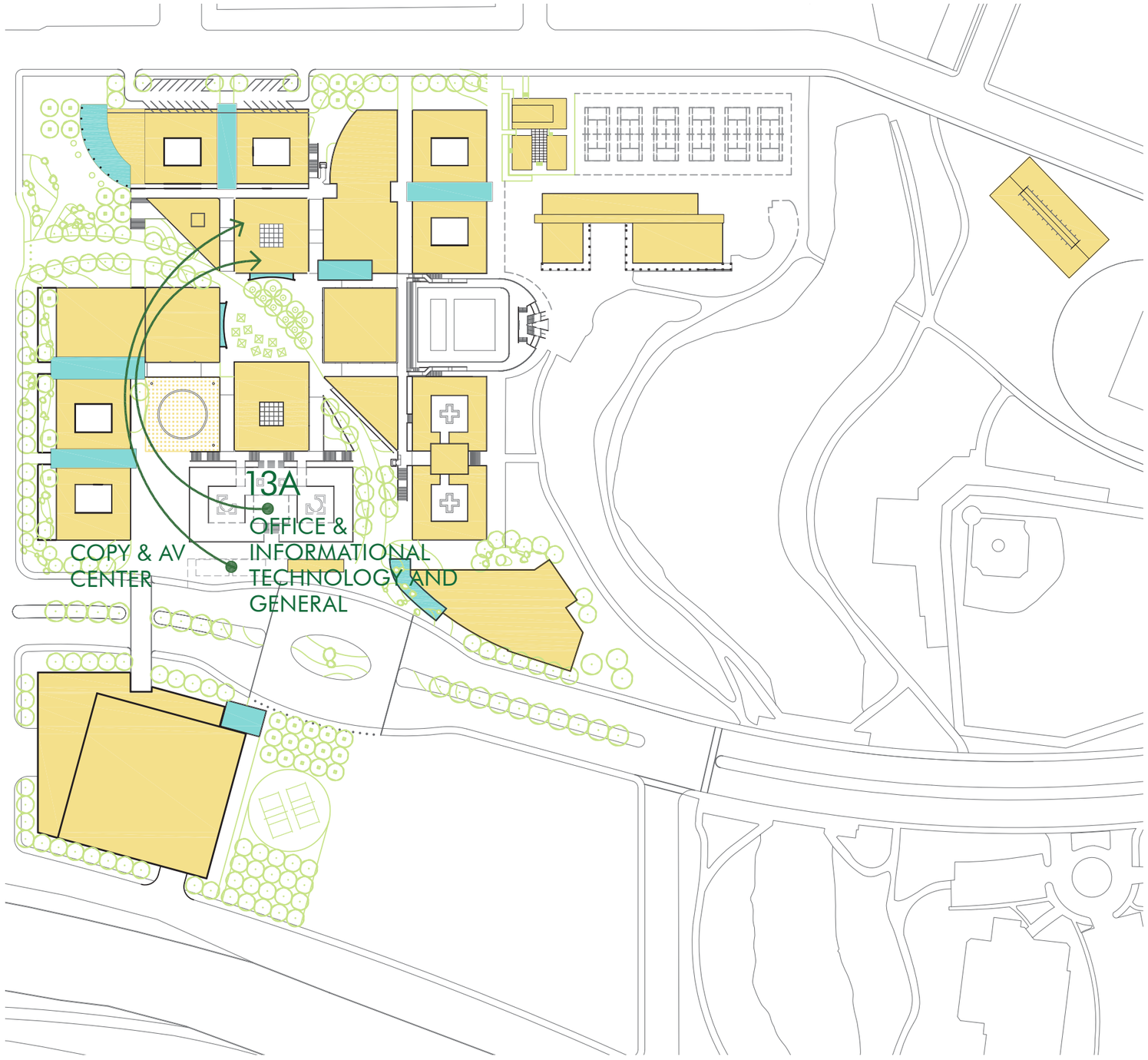


PHASING STEP TWELVE

12A. WELCOME CENTER COMPLETE

- Re-locate Welcome Center to Fallon End
- Re-locate DSPS & Police to Lower Level
- Re-locate Media Services to Upper Level
- Re-locate Counseling, Transfer Center and Career Development/Job Placement Center to Welcome Center



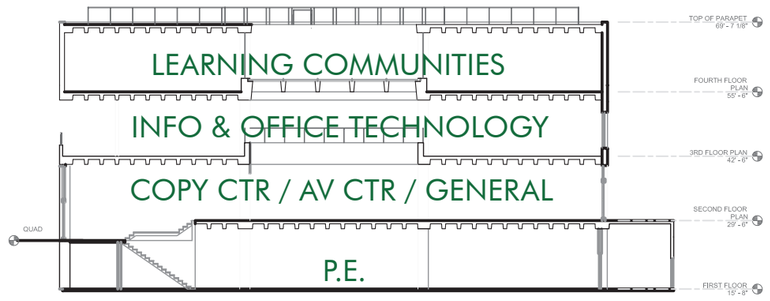


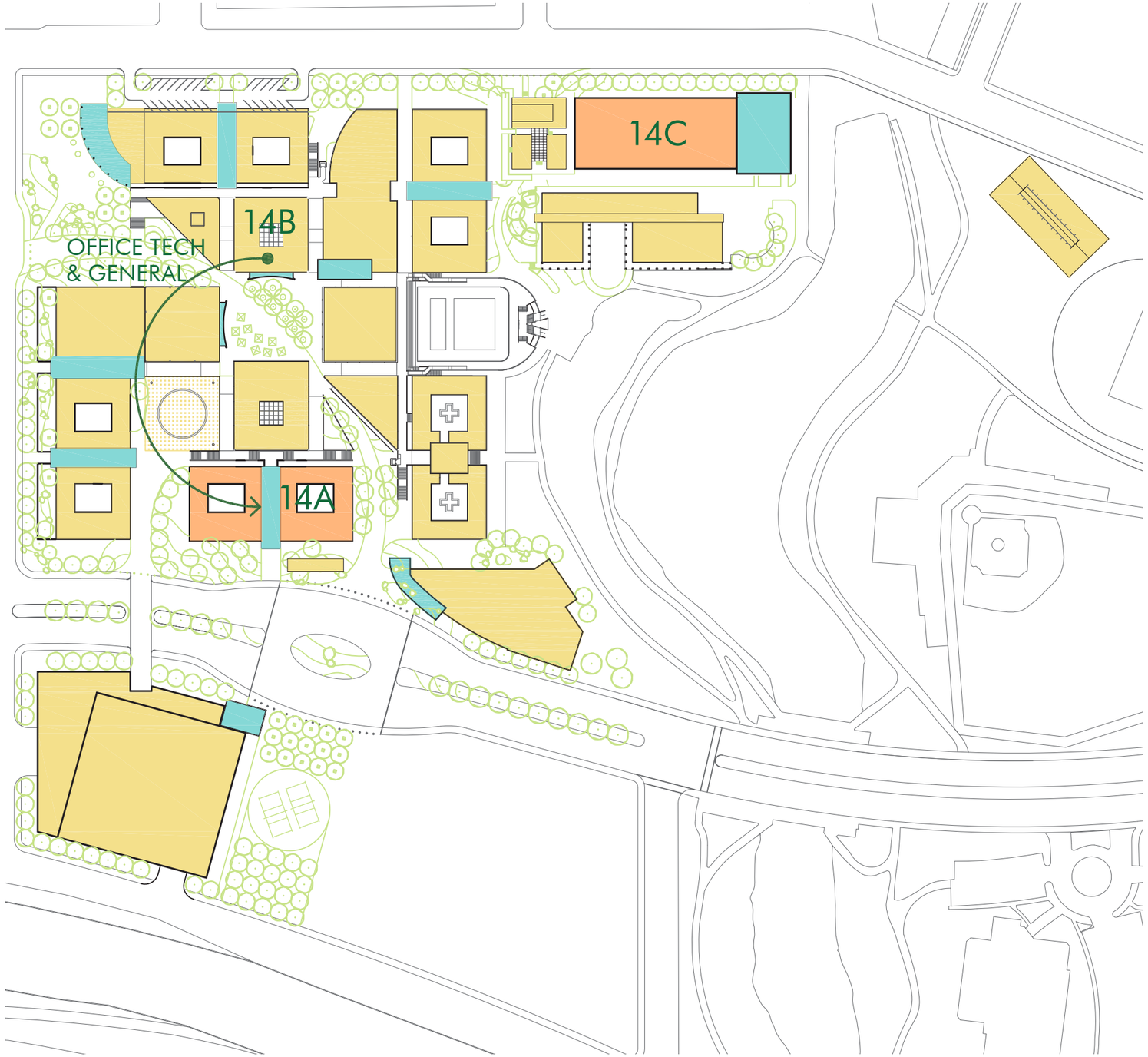
PHASING STEP THIRTEEN

13A. MODERNIZE F BUILDING FOR CENTER FOR INNOVATION*

- Re-locate Copy Center and AV Center to Laney Commons
- Remove Modulars
- Re-locate Informational Technology, Office Technology & General Assignment to Modernized Library
- Modernize F Building
- Build New Lantern
- Infrastructure Upgrades around this Area
- Complete Landscaping Improvements on 7th Street

** Note that Welding will need to remain in place during modernizations*



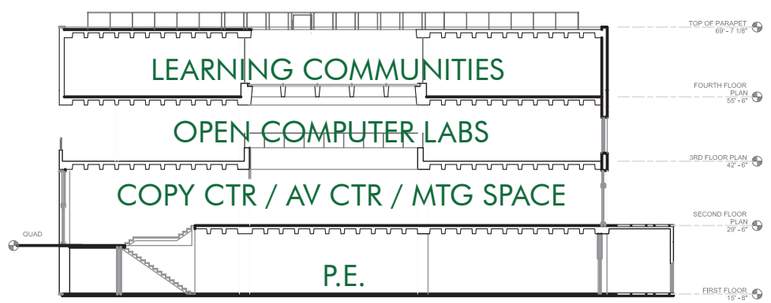


PHASING STEP FOURTEEN

14A. CENTER FOR INNOVATION COMPLETE
- Re-locate Office Technology & Social Sciences General Assignment to Innovation Center

14B. LANEY COMMONS COMPLETE
- Convert Level 2 of Modernized Library to Open Computer Labs and Level 1 former General Space to Student Meeting Space to complete Laney Commons

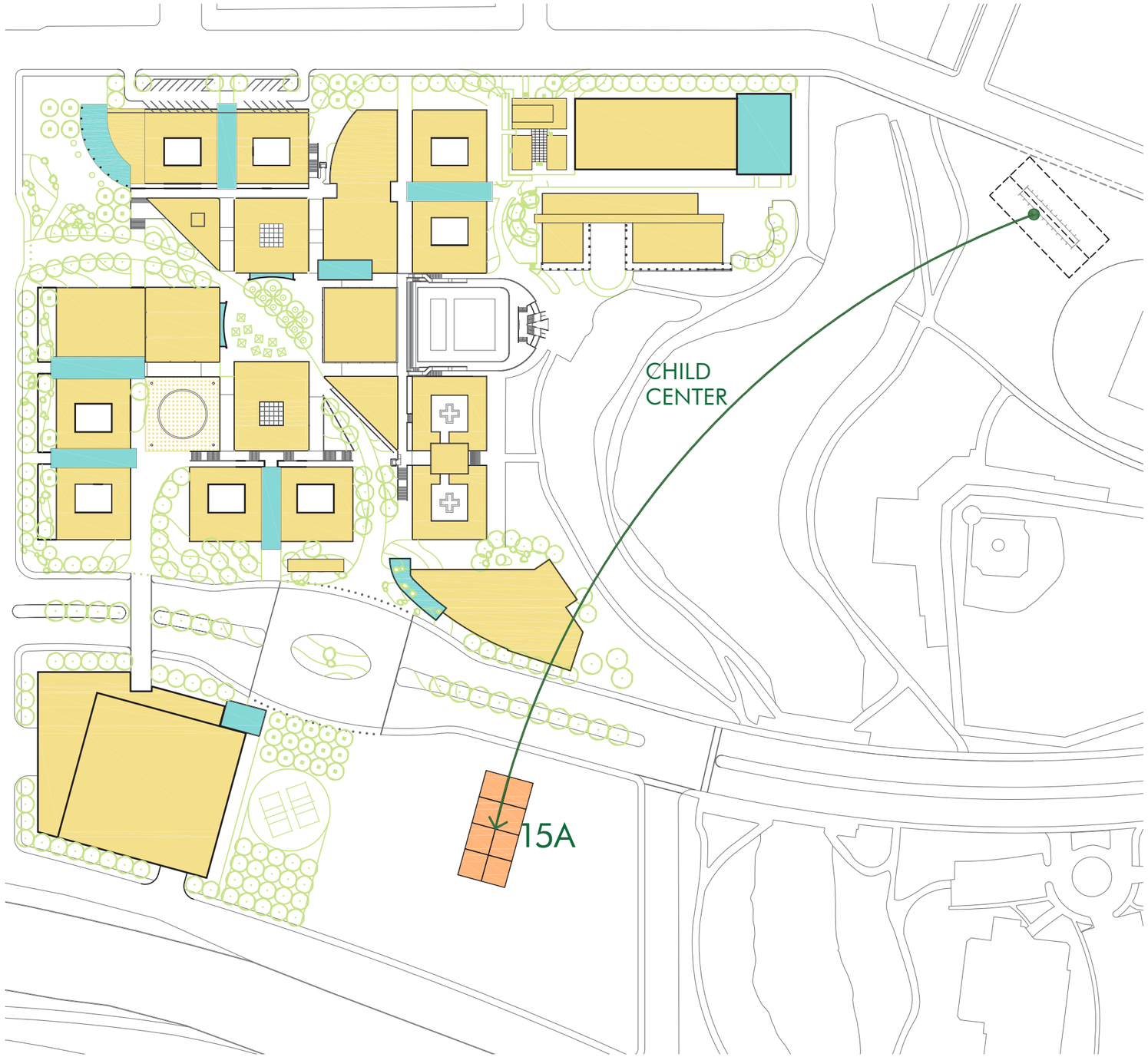
14C. NEW BEST CENTER PHASE 2
- Build BEST Center Phase 2
- Infrastructure Upgrades around this Area
- Complete Landscaping Improvements on 10th Street

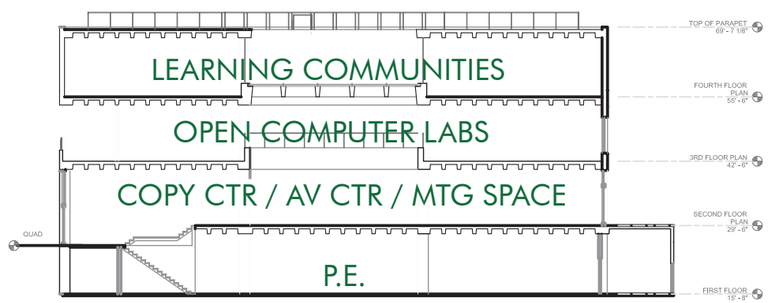


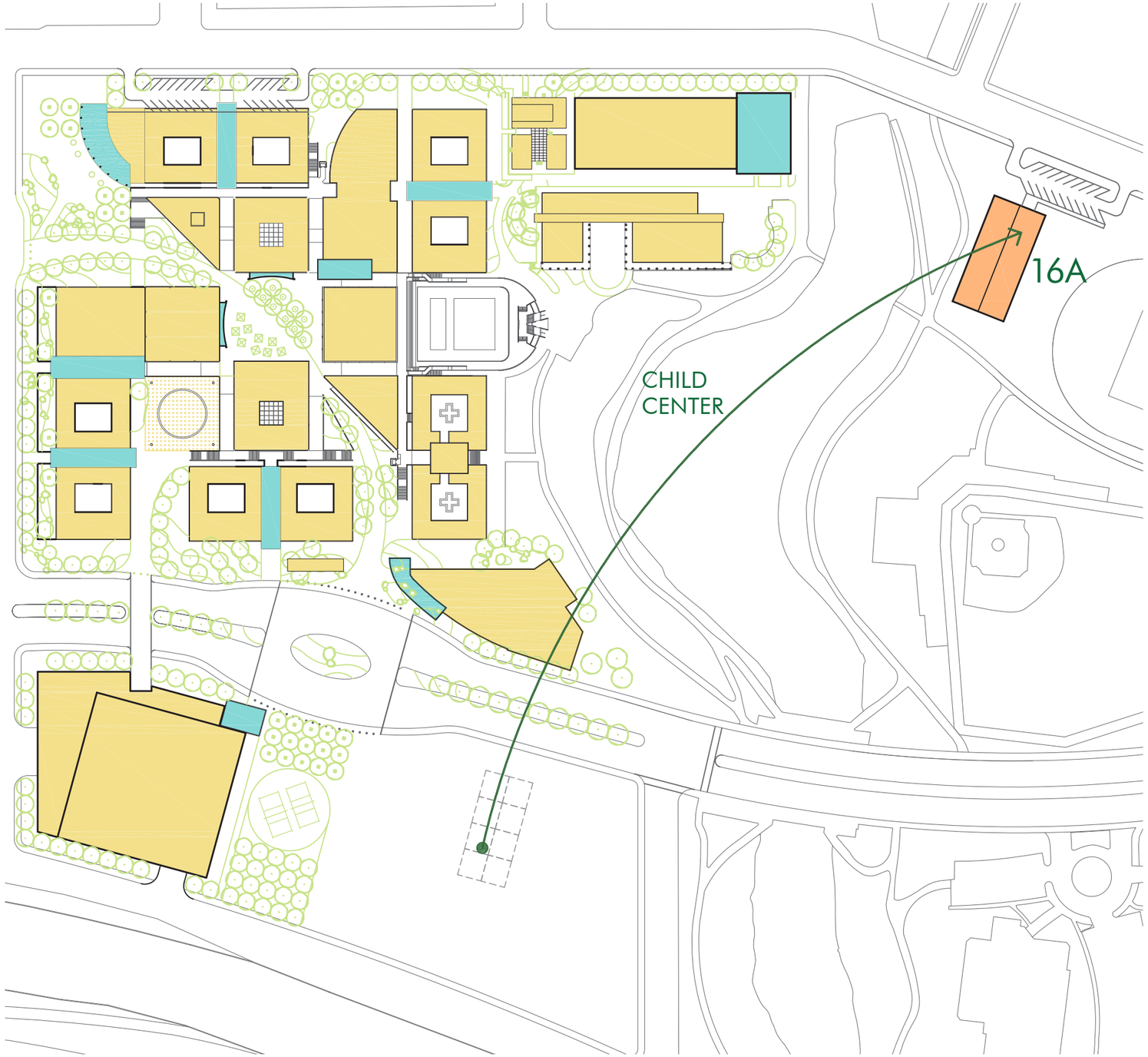
PHASING STEP FIFTEEN

15A. TEMPORARY CHILD CENTER

- Install Modulars & Build Temporary Playground
- Re-locate Child Center to Modulars



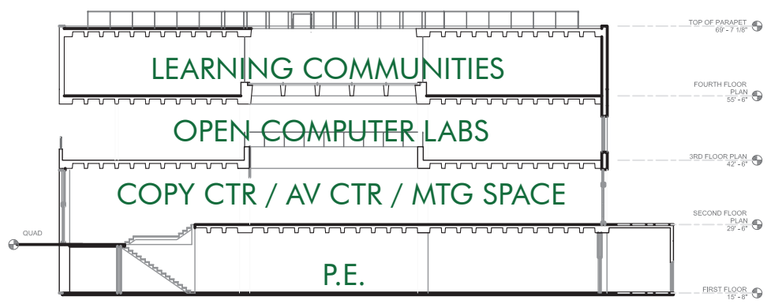


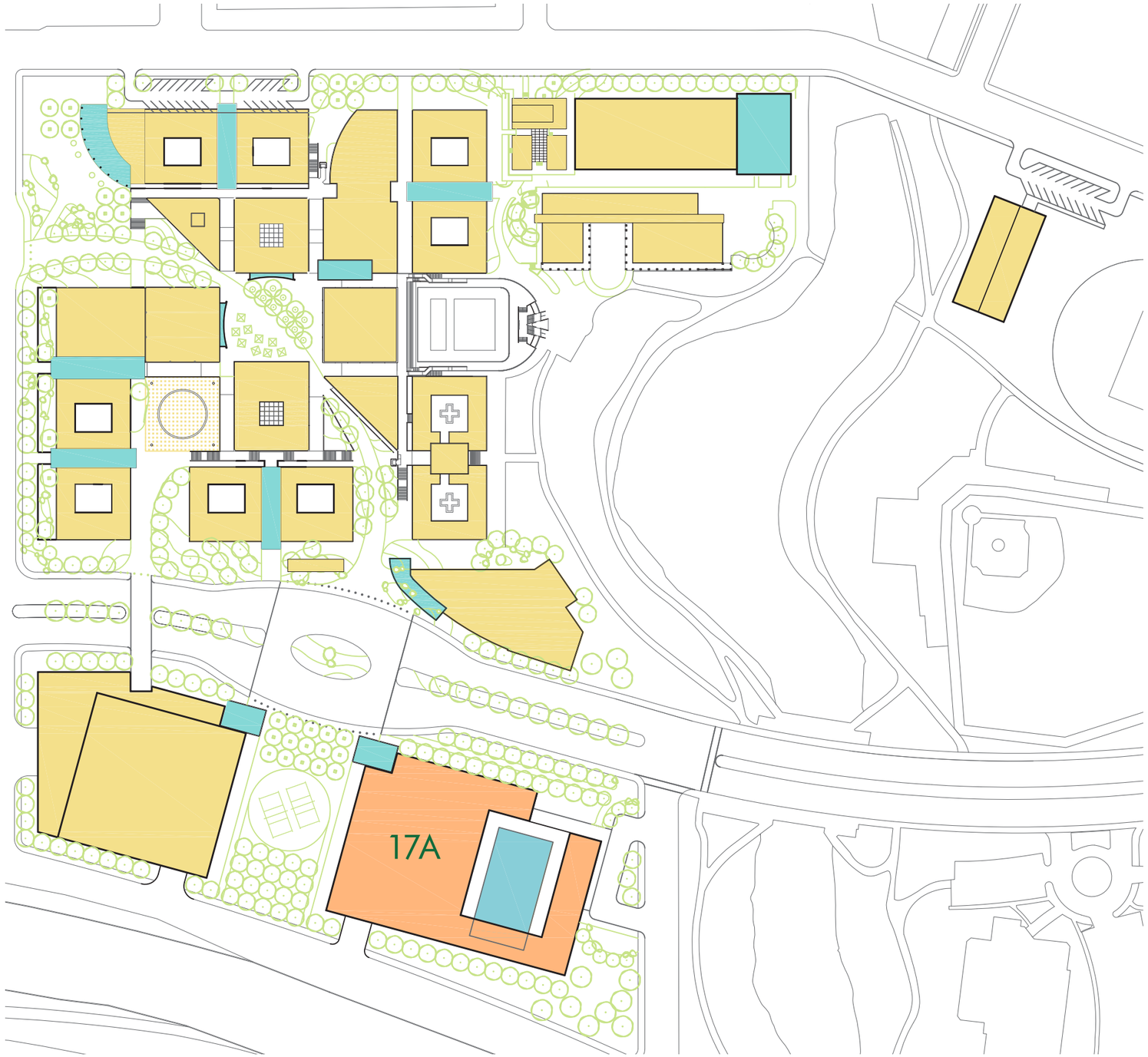


PHASING STEP SIXTEEN

16A. NEW CHILD CENTER

- Build New Child Center & Playground
- Build New Drop-Off and Parking off 10th Street
- Infrastructure Upgrades around this Area
- Complete Landscaping Improvements on 10th Street
- Re-locate Child Center to New Child Center

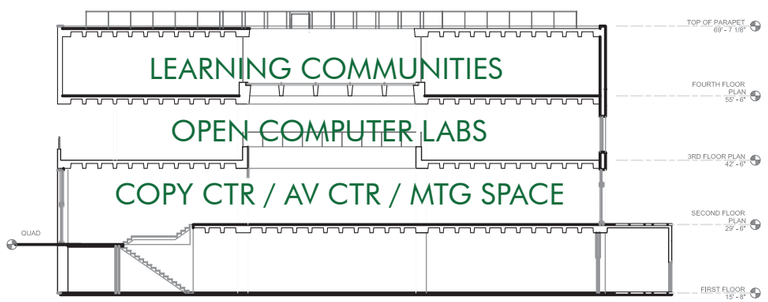


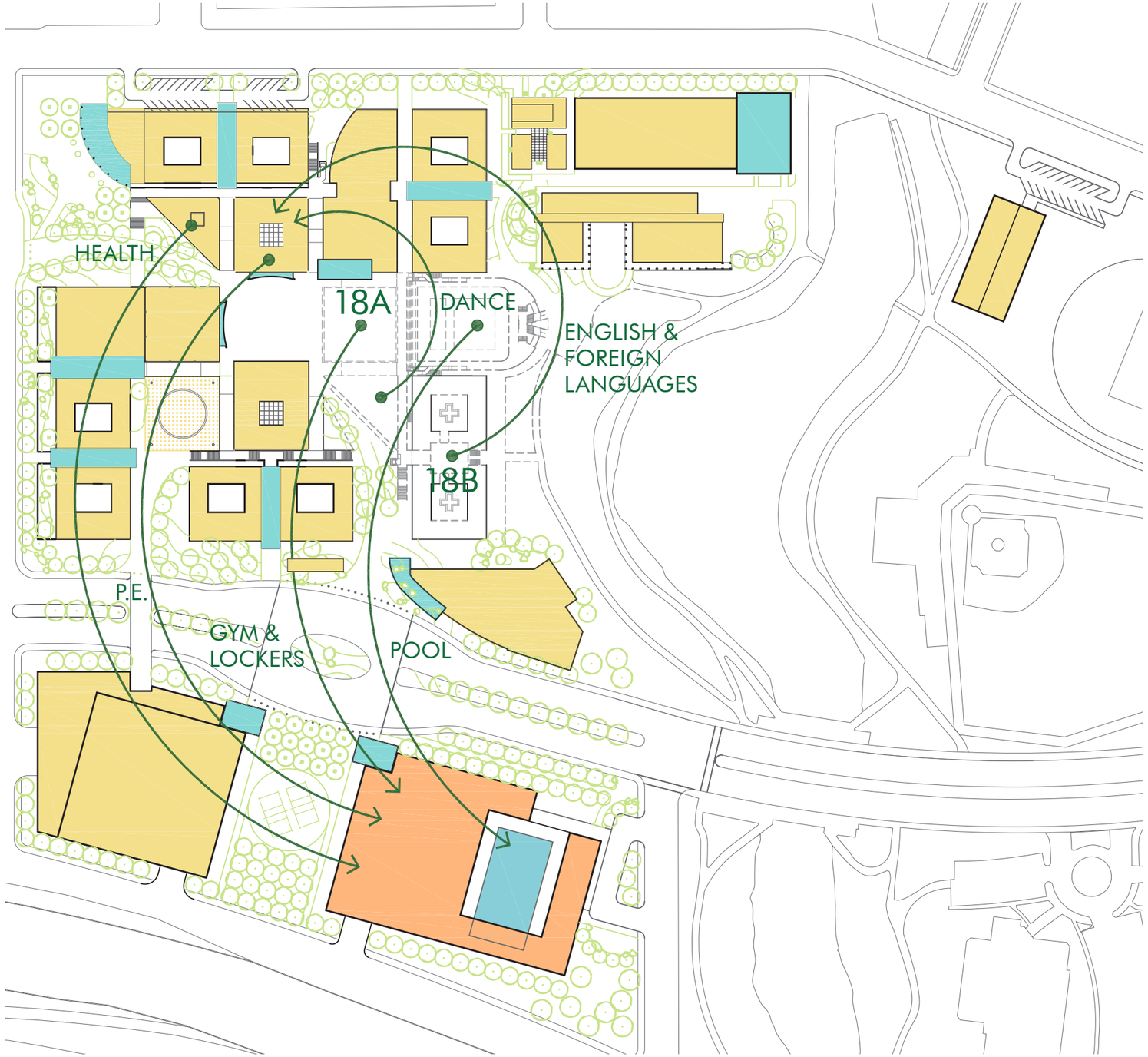


PHASING STEP SEVENTEEN

17A. NEW WELLNESS CENTER

- Build New Wellness Center including Olympic Pool
- Build New Tennis Courts on Roof
- Build New Running Trail to Athletic Fields
- Infrastructure Upgrades around this Area
- Complete Landscaping Improvements





PHASING STEP EIGHTEEN

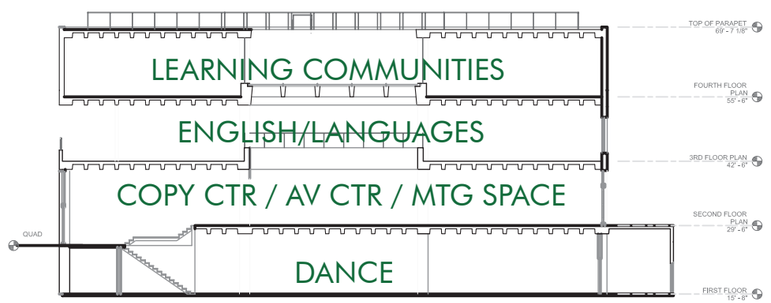
18A. NEW QUAD

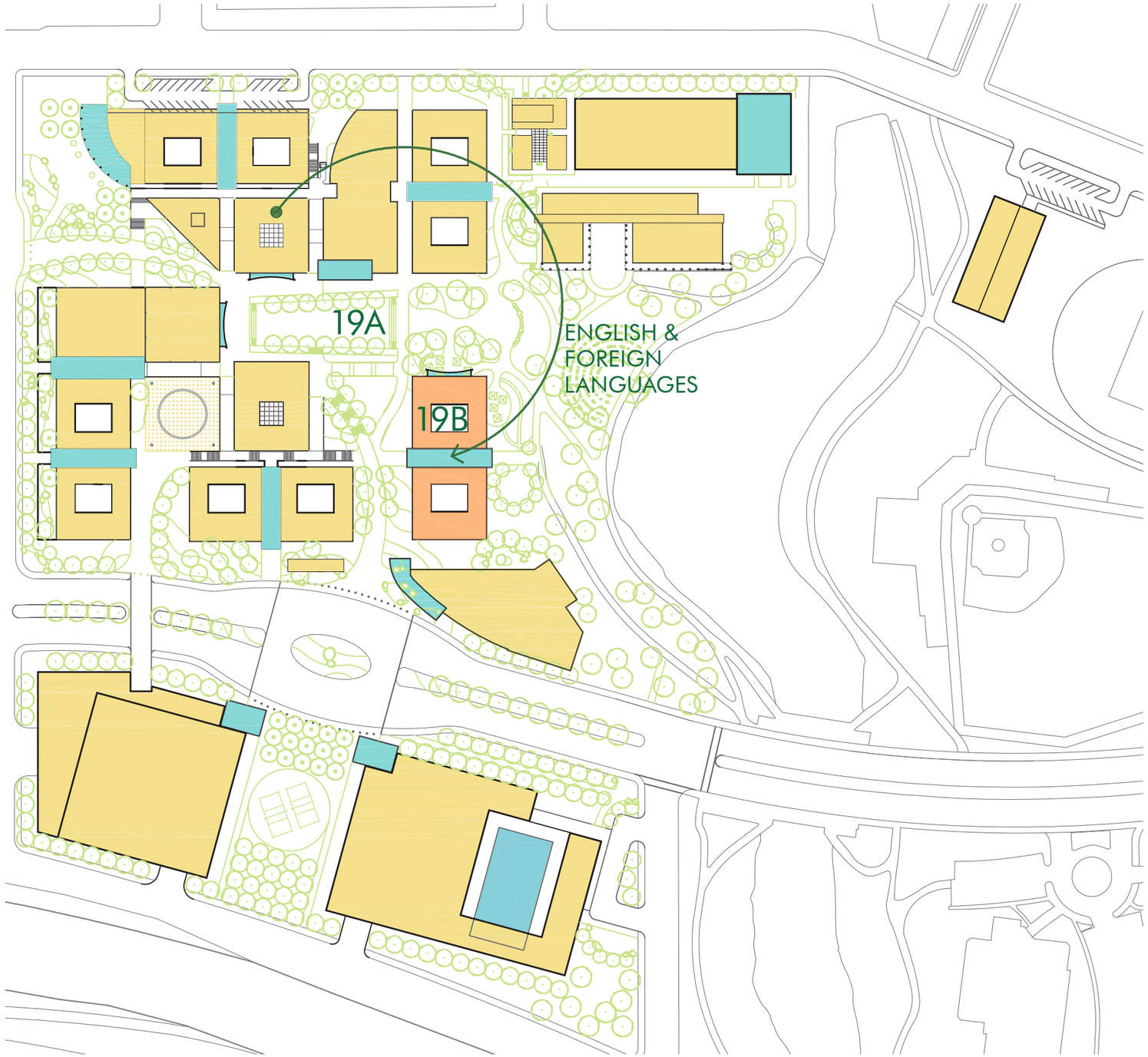
- Re-locate Lockers, Gym, P.E. Fitness & Pool to New Wellness Center
- Re-locate Health Clinic to Wellness Center
- Re-locate Dance to Level 1 of Modernized Library
- Demolish (Partial) Lockers, Gym, Pool and D Building
- Infrastructure Upgrades around this Area
- Renovate Partial Lockers for Campus Support
- Build New Quad, Amphitheater and associated Landscaping
- Build New 7th Street Entry Landscaping Connection to New Quad

18B. MODERNIZE E BUILDING FOR CENTER OF LIBERAL ARTS*

- Re-locate English & Foreign Languages to Modernized Library
- Modernize E Building
- Build New Lantern
- Build New Bistro Lantern
- Infrastructure Upgrades around this Area
- Expand Edible Garden and Other Landscaping Improvements at Estuary

** Note that Central Plant and Culinary Arts will need to remain in place during modernizations*



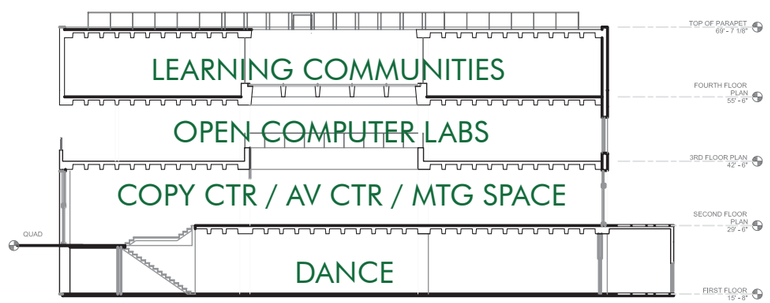


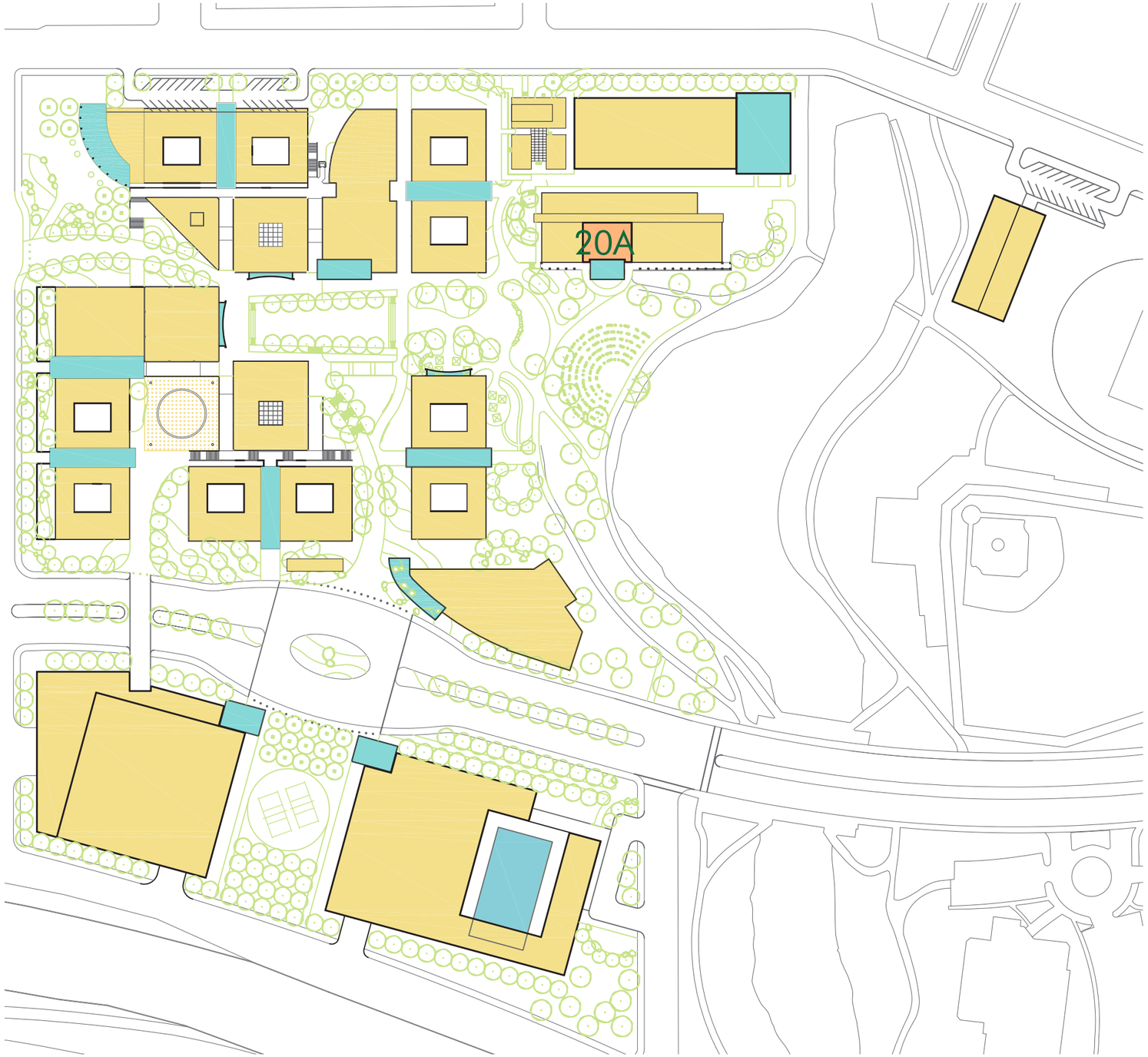
PHASING STEP NINETEEN

19A.NEW QUAD COMPLETE

19B. CENTER FOR LIBERAL ARTS COMPLETE

- Re-locate English & Foreign Languages to Upper Level
- Renovate Culinary Arts to face Bistro on Quad & Estuary
- Building includes Humanities General Assignment



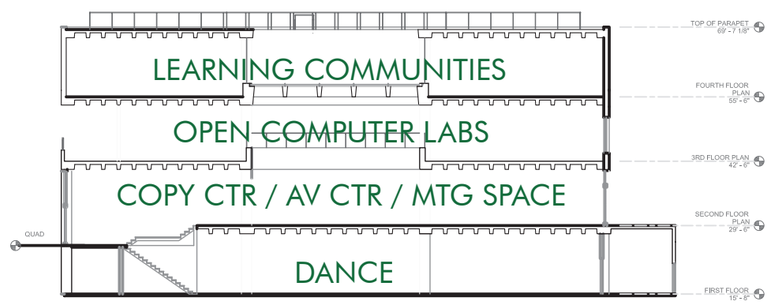


PHASING STEP TWENTY

20A. MODERNIZE ART CENTER*

- Modernize Art Center
- Build New Lantern on New Quad
- Build New Addition to include Sculpture Studio, Large Classroom and Secure Art Gallery
- Infrastructure Upgrades around this Area

** Note that Art Studios will need to remain in place during modernizations*



CHAPTER SIX
How The Master Plan Was Developed

SUMMARY OF PROCESS

The 2012 Facilities Master Plan process was a shared governance process led by STV|vbn from Fall 2011 through Fall 2012. It was developed over a series of meetings with the Laney Facilities Planning Committee, with stakeholder participation and involvement throughout. Stakeholder input included faculty, staff, students and administration. The process included:

- Research and Analysis of Relevant Documents, Existing Campus, Oakland & Economic Context and Opportunities
- Attendance at BART Emerging Plan Meetings
- Meeting with Laney Facilities Planning Committee on a regular basis
- Meeting with Deans, Chairs and some Faculty/Staff of Most Programs, Laney IT Department, Facilities Maintenance and Sustainability Staff
- Conducted Visioning Session with Laney FPC
- Validated Facilities Goals & Confirmed Priorities List with Laney FPC
- Generated (3) DRAFT Master Plan Options based on all of the above
- Solicited Feedback on Options from Laney Facilities Planning Committee; Laney Community through (2) Workshops and an Online Survey (responses collected over five weeks); and the President of Laney College
- Validated Feedback received on Options with Laney FPC and the President
- Developed a Draft Facilities Master Plan (FMP) based on the validated feedback
- Solicited Feedback on Draft FMP from Laney Facilities Planning Committee; Laney Community through (2) Workshops; College Council, Academic Senate and the President of Laney College
- Refined Draft FMP based on Feedback received leading to this Final Master Plan
- Will add Board Approval when it occurs....

VISION, GOALS & PRIORITIES

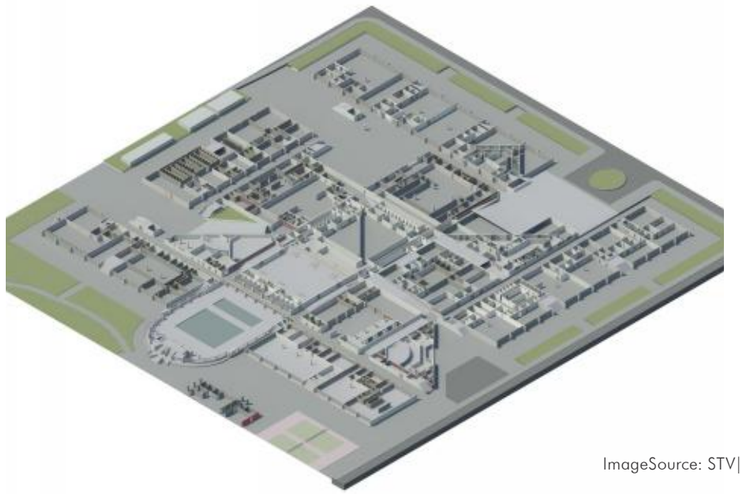
The first several meetings with the Laney Facilities Planning Commitee (FPC) were focused on identifying the vision, goals and priorities for the Facilities Master Plan. These have been summarized on page 7 in Chapter One: The Master Plan.

MASTER PLAN CRITERIA

The Master Plan Criteria, as outlined on Page 8 in Chapter One: The Master Plan, was developed by the Laney FPC in conjunction with the College Leadership.

SPECIAL CONSIDERATIONS

The Special Considerations, as outlined on Page 8 in Chapter One: The Master Plan, was developed by the College Leadership in partnership with the District.



ImageSource: STV|vbn

CHAPTER SEVEN
Research and Analysis

RESEARCH AND EXPLORATION

While meeting with the Laney FPC to determine their vision, goals and priorities, STV|vbn conducted research and analysis on the following:

- Reviewed previous 2009 Facilities & Integrated Master Plan for Laney College, including Space Needs
- Reviewed Laney's 2010 Educational Master Plan
- Reviewed 2009 Facilities Assessment Report
- Reviewed Other Documents listed to the left
- Analysed the Existing Overall Campus Conditions (please see next chapter for summary of findings)
- Interviewed 5 out of 6 Deans, 23 out of 40 Chairs and 12 other Faculty/Staff from most of the College programs (please see Appendix for meeting minutes)
- Interviewed Laney IT, District Energy & Environmental Sustainability Manager, District Director of Facilities & Operations, Distict and College Maintenance & Operations Staff, and District Vice Chancellor of Academic Affairs (please see Appendix for meeting minutes)
- Examined the Oakland Economic & Physical Context for Alignment and Opportunities (please see Chapter Eight for summary of findings)
- Examined proposed Oakland Developments Projects (such as BART emerging plan, Measure DD and Oak to 9th) for College Impacts and Opportunities (please see Chapter Eight for summary of findings)

LANEY COLLEGE MASTERPLAN RELATED DOCUMENTS WE REVIEWED	2011

Facilities Master Plans & Assessments

1) SOM Original Master Plan and Schematic Design, May 16, 1996
2) WLC/BPA Laney College Facilities Master Plan, March, 6, 2009
3) WLC Laney College Facilities Analysis
4) WLC Laney College Facilities Assessments

Integrated Educational & Facilities Master Plans

5) MAAS Integrated Educational and Facilities Master Plan, February 17, 2009

Educational Master Plans

6) Laney College Educational Master Plan, 2010
   Plus Updated Resource Tables for Spring 2010-2011 and Dr. Webb's Resource Request Table
7) Peralta's District-Wide Plan for Educational Excellence, 2008

Energy/Sustainability Plans

8) Chevron Energy and Sustainability Master Plan, January 22, 2009
9) USGBC Roadmap to a Green Campus,, 2010
10) Chevron Energy Final Scoping Report, Undated

Geotechnical Reports

11) Geotechnical Report for Art Building, March, 2005
12) Geotechnical Report for Laney Athletic Fields, August 28, 2009

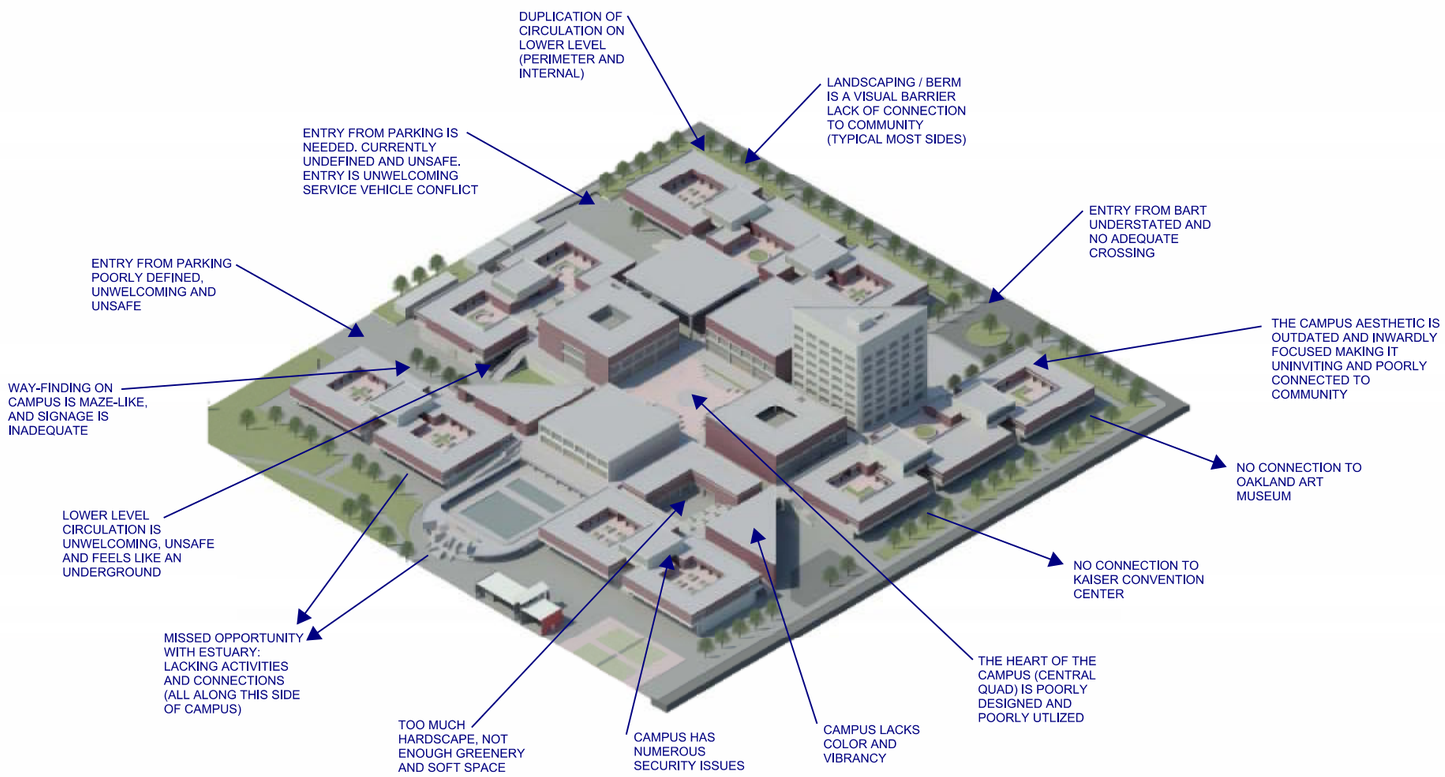
Standards

13) PCCD Building Design and Construction Standards, March, 2009

Kaiser Convention Center Feasibility Studies

14) Marco Menendez' proposal for the Management of the Kaiser Convention Center, undated

ImageSource: STV|vbn



ImageSource: STV|vbn

CAMPUS ANALYSIS

EXISTING CAMPUS FRAMEWORK

STV|vbn looked at the existing campus from a number of perspectives: architectural, landscape, circulation and missed opportunities. The landscape and circulation analysis can be found within Chapter 3: The Landscape Guidelines and the 2009 Facilities Master Plan. The key architectural and missed opportunities are summarized in the diagram to the left and on the next page.

STV|vbn also met with several Deans, Chairs and their staff to discuss programmatic needs specific to their disciplines, as well as their desires for campus wide improvements. Part of the conversation was focused on innovation and collaboration opportunities that are currently limited due to the physcial aspects of their spaces and the campsus. Meeting minutes documenting these conversations are provided in the Appendix.

SPACE NEEDS

Peralta Community College District Vice-Chancellor of Academic Affairs provided the Facilities Master Plan (FMP) Team with the institutional research data (number of students enrolled, FTES - full time equivalent Students, etc.) utilized in preparing the FMP space justification analysis. This data suggested that prior to the 2008 economic downturn, Laney College enrollment had been growing at a 2 - 2.5% per year when it saw a spike in enrollment during the Fall 2008-Spring 2009 year. Unfortunately, due to State Budget pressures,

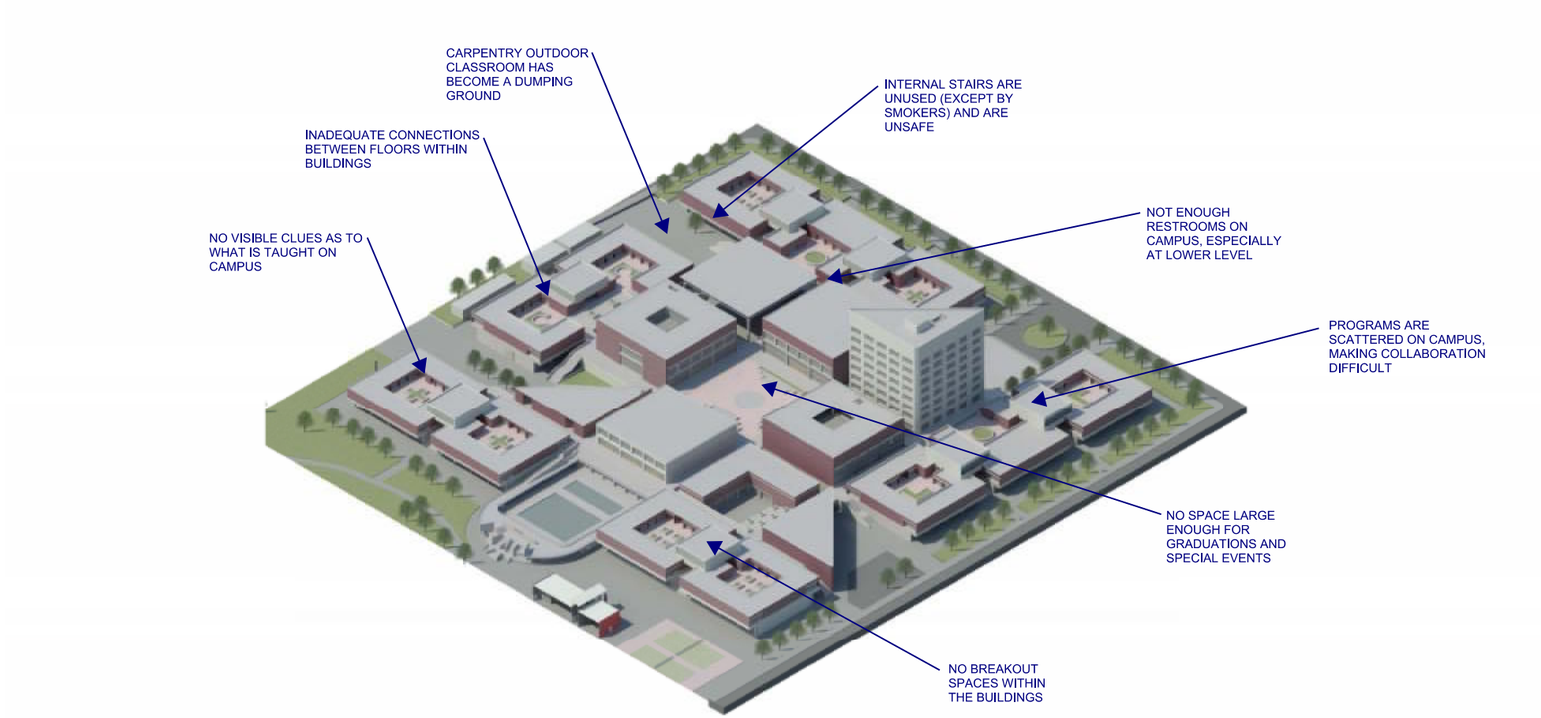
Community Colleges have not been able to accommodate the growth in demand and have had to limit enrollment to align with the reduced funding.

The FMP team met with College Leadership to define the basis for establishing the space needs on campus. While Oakland has been one of the slowest Bay Area cities to recover from the economic recession, there was consensus that the growth exhibited in 2008-2009 still exists within the community. The College's mission is to serve its community and to that effect the College Leadership directed STV|vbn to develop a Facilities Master Plan that did the following:

- Accommodates at least 20,000 enrolled students
- Maximizes opportunities for partnership (in an effort to bring funding/revenue to the College so it can fulfill its mission to the community)
- Leverages its physical assets for the best possible use

CONTEXTUAL OPPORTUNITIES

Please see the next chapter for STV|vbn's analysis of the Contextual Opportunities that include educational, economic and physical opportunities provided by Oakland and the larger Bay Area.



ImageSource: STV|vbn

CHAPTER EIGHT
Contextual Opportunities

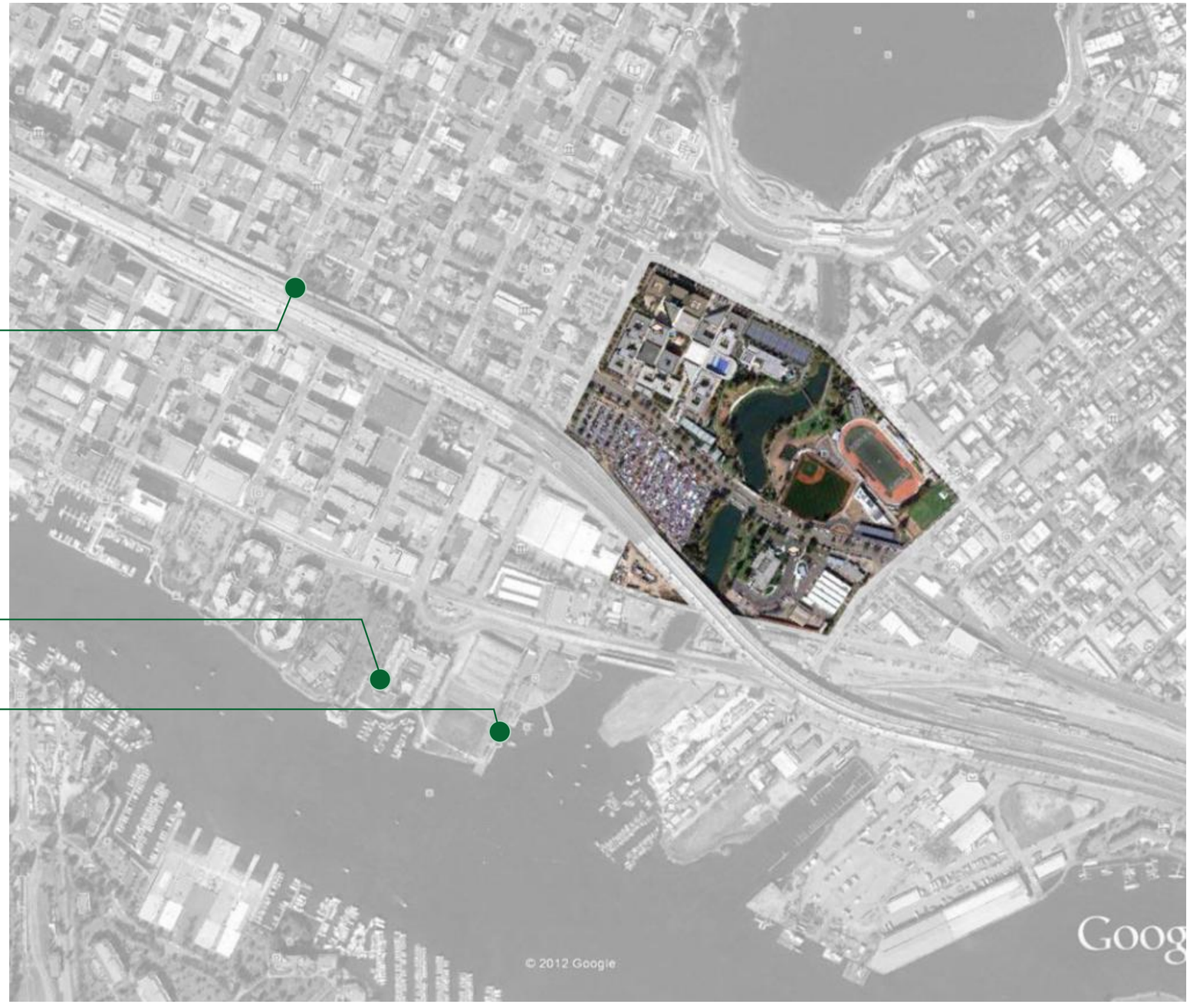
DIGITAL INTEGRATION
Page 110

OAKLAND ECONOMY
Page 112

ECONOMIC WORKFORCE DEVELOPMENT CALIFORNIA COMMUNITY COLLEGES CENTERS OF EXCELLENCE
Page 114

JACK LONDON SQUARE
Page 115

OAK TO 9TH
Page 116



KAISER CONVENTION CENTER
Page 124

LAKE MERRITT STATION AREA PLAN
Page 122

MEASURE DD
Page 120

1-880 & 5TH AVENUE SEISMIC RETROFIT
Page 119

VICTORY COURT
Page 118

DIGITAL INTEGRATION

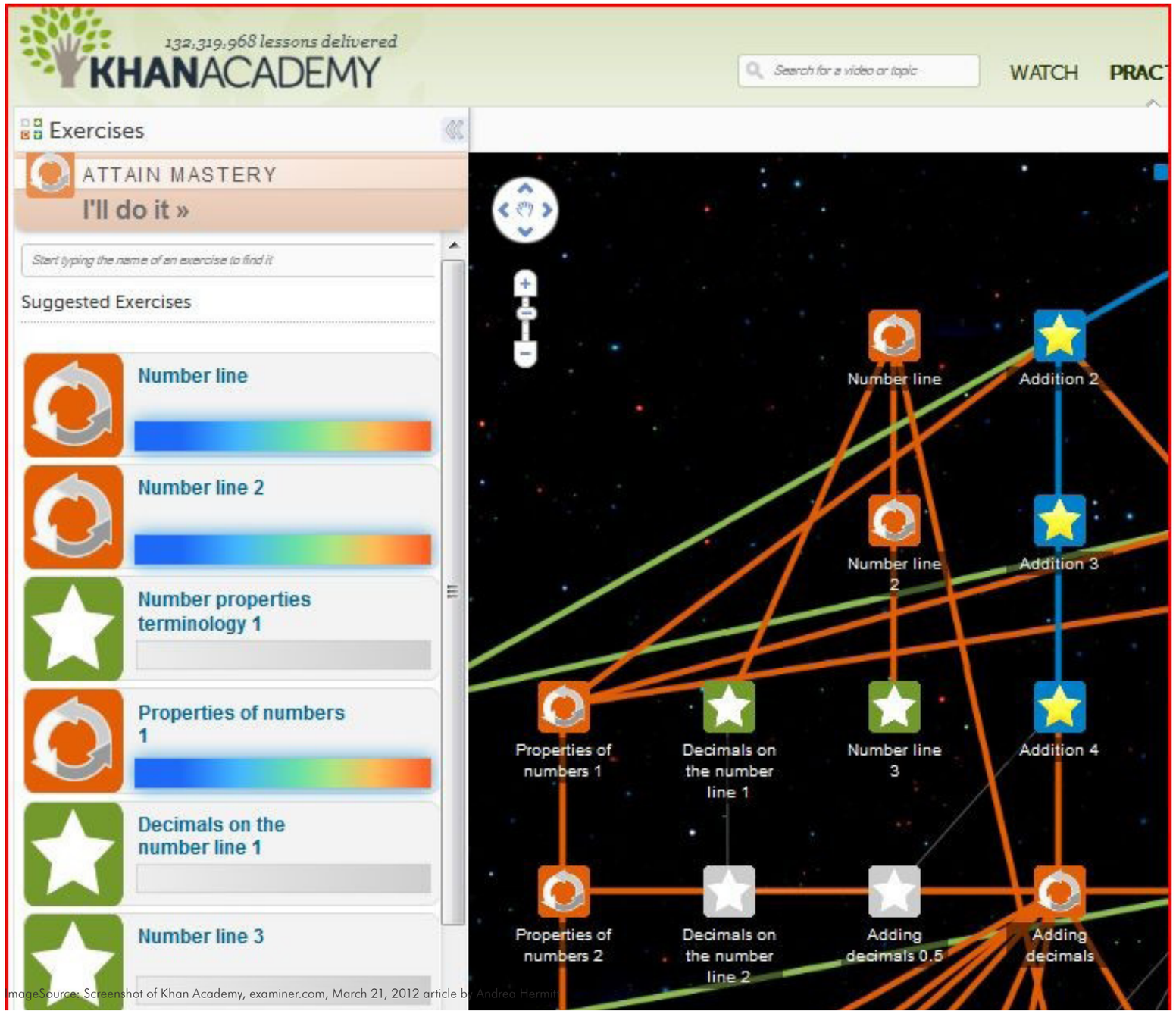
Teaching pedagogies are constantly evolving and the latest trend sees a rise in the integration of digital materials as tools for enriching the existing curriculum, assessing student knowlege and evaluating learning needs. There are multiple non-profit organizations that offer a variety of tools to do this, such as Khan Academy and Udacity, and a number of Universities that offer OpenCourseWare.

Using Khan Academy as just one example, it calls for teachers to consider **flipping the traditional classroom format** by getting students to watch video lectures at home (or prior to class) and doing the exercises ("homework") in the classroom with the teacher available to help. **Progress tracking features in the interactive exercises allows the teacher to monitor students progress and target assistance where needed in an effective and meaningful way.**

There are multiple advantages to the Khan Academy digital lessons and simple exercises. First, it appeals to students because the tutorials are not textbook focused and are set up to feel like the lecturer is sitting next to you, walking through the problem with you. Secondly, by breaking down the topics into discreet concepts, students can learn at their own pace, AND the teacher can ascertain which concepts are being mastered and which are causing a struggle for each student.

Thirdly, by providing the lecture content in digital format, the teacher's class time is freed up to assist students on an individual basis in the areas that they specifically need help in. If a number of students are getting stuck at the same concept, the teacher can provide a tailored workshop for those students, while other students proceed onto the next concepts, **thereby all students remain engaged in the class.**

ImageSource: Screensjhot from www.cccewd.net



ImageSource: Screenshot of Khan Academy, examiner.com, March 21, 2012 article by Andrea Hermitt

DIGITAL INTEGRATION CONTINUED

The Los Altos School District is piloting the use of the Khan Academy as a hybrid-learning model in a few math classes across the district. LASD says "piloting Khan Academy provides us a unique opportunity to explore 21st Century learning with our students by **leveraging technology to differentiate instruction to meet the individualized learning needs of all students."** The results of this pilot program are being reviewed constantly.

RECOMMENDATIONS

Given the wide range of skill levels in Community College Students, we see a huge potential in utilizing the digital tools in boosting student success and retention at Laney College. **We recommend that Laney College be the first Community College to partner with Khan Academy in piloting a program for hybrid-learning of Basic Skills Math and English and Community College Social Sciences subjects.**

Secondly, even though digital integration is being expanded from computer/laptops to tablets and cellphones, the reality is that a significant number of Community College Students do not have access to these devices or associated data plans. This means that as the Long Range Plan gets implemented, more teaching classrooms will need to be set up as "computer laboratories" even though faculty will teach both lecture and laboratories within the same session.

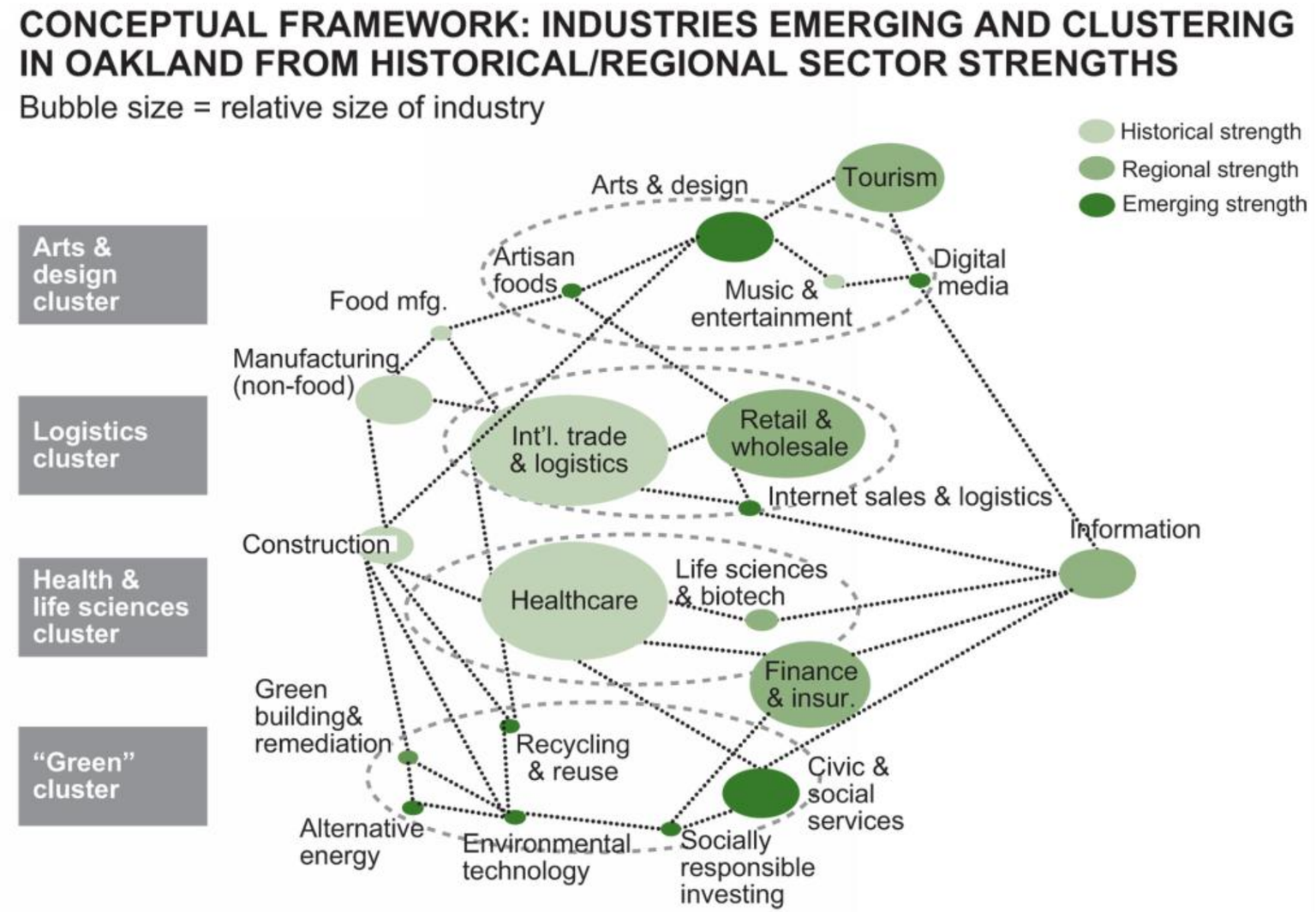
OAKLAND ECONOMY

Although the Bay Area Economy is still struggling to recover from the protracted recession created by the 2008 collapse, there are signs of a recovery in place. Based on a July 2010 report issued by the EDD, California is expected to generate a total of approximately 5.6 million job openings for the period 2008-2018.

Laney College has already aligned itself with the Oakland Economy based on the 2007 Oakland Metropolitan Chamber of Commerce Report "Taking Stock of Oakland's Economy." In particular, it has already embarked on creating a **Biotechnology program,** bolstering its **Green Industry programs** and strengthening its **Arts, Design & Digital Design (including Music and Recording)** focus. Further development of these programs rely in great part on having appropriate physical facilities to teach and grow these programs effectively.

RECOMMENDATIONS

Another emerging industry identified in the Taking Stock of Oakland's Economy report is **Specialty Food Manufacturing.** Laney has a flourishing Culinary Arts Program with renowned instructors and we recommend that **Laney explore the development of short, fee-based programs centered around creating small businesses in the Specialty Food sector,** along the lines of the Food Craft Institute. These classes could be offered during off-peak hours and revenue generated could help fund program needs not met by state budgets. Additional opportunities for Laney are based on the EDD's September 2010 Fastest Growing Occupations Report,



ImageSource: Oakland Metropolitan Chamber of Commerce "Taking Stock of Oakland's Economy" dated April 2007

OAKLAND ECONOMY CONTINUED

shown on the left. Green-shaded rows are programs that either Laney is already providing, or are programs that Laney should consider to align itself further with the Oakland Economy.

Fitness Trainers and Dietetic Technicians: both of these programs are currently offered at Merritt College. However given the Athletic Facilities at Laney we would recommend that Laney consider offering Fitness & Nutrition/Wellness programs and certifications geared towards educating and training students in providing these services for an aging population.

Network Systems & Data Communications Analysts: both Laney and Berkeley offer programs and Laney should look at ways of building its program to match expected demand.

Biochemists and Biophysicists: Laney's ability to meet this growth is hampered by its current physical facilities. A new science building that houses state of the art teaching spaces would provide the opportunity to further develop hybrid and cross-collaboration courses.

Medical Secretaries and Medical Records and Health Information Technicians: Laney (in partnership with Merritt College) should look at creating certification programs that would serve this growing need.

2008-2018 Fastest Growing Occupations
Oakland-Fremont-Hayward Metropolitan Division
(Alameda and Contra Costa Counties)

SOC Code	Occupational Title	Annual Average Employment 2008	Annual Average Employment 2018	Percent Change	2010-1st Quarter Wages Median Hourly [1]	2010-1st Quarter Wages Median Annual [1]	Education and Training Levels [3]
31-1011	Home Health Aides	4,450	6,700	50.6	$9.78	$20,344	11
29-1071	Physician Assistants	740	1,050	41.9	$49.17	$102,266	5
39-9031	**Fitness Trainers and Aerobics Instructors**	**2,750**	**3,850**	**40.0**	**$19.98**	**$41,559**	**7**
15-1081	**Network Systems and Data Communications Analysts**	**3,760**	**5,140**	**36.7**	**$39.02**	**$81,150**	**5**
19-1042	Medical Scientists, Except Epidemiologists	1,610	2,190	36.0	$40.95	$85,185	2
19-1021	**Biochemists and Biophysicists**	**560**	**760**	**35.7**	**$42.71**	**$88,835**	**2**
29-1122	Occupational Therapists	690	920	33.3	$42.07	$87,517	3
29-1123	Physical Therapists	880	1,170	33.0	$41.84	$87,039	3
31-9092	Medical Assistants	4,410	5,850	32.7	$16.41	$34,140	10
31-9091	Dental Assistants	2,660	3,490	31.2	$21.68	$45,088	10
29-2021	Dental Hygienists	2,350	3,080	31.1	$49.06	$102,055	6
13-1041	Compliance Officers, Exc. Agri., Constr., Health & Safety, Transportation	2,200	2,880	30.9	$28.07	$58,380	9
29-1065	Pediatricians, General	530	690	30.2	$77.52	$161,233	1
29-2055	Surgical Technologists	540	700	29.6	$24.86	$51,711	7
29-1063	Internists, General	720	930	29.2	N/A	N/A	1
29-1126	Respiratory Therapists	790	1,010	27.8	$33.80	$70,302	6
29-2052	Pharmacy Technicians	1,870	2,390	27.8	$19.51	$40,596	10
25-3021	Self-Enrichment Education Teachers	1,780	2,270	27.5	$23.25	$48,350	8
13-2052	Personal Financial Advisors	1,580	2,010	27.2	$33.49	$69,655	5
43-6013	**Medical Secretaries**	**6,030**	**7,670**	**27.2**	**$18.51**	**$38,495**	**7**
31-1012	Nursing Aides, Orderlies, and Attendants	8,980	11,350	26.4	$14.64	$30,466	11
29-1111	Registered Nurses	18,060	22,590	25.1	$48.06	$99,961	6
27-2022	Coaches and Scouts	3,000	3,730	24.3	[2]	$35,935	9
29-2071	**Medical Records and Health Information Technicians**	**1,160**	**1,430**	**23.3**	**$19.01**	**$39,547**	**6**
43-4081	Hotel, Motel, and Resort Desk Clerks	1,170	1,440	23.1	$10.53	$21,906	11
29-2061	Licensed Practical and Licensed Vocational Nurses	4,800	5,900	22.9	$28.24	$58,735	7
39-3031	Ushers, Lobby Attendants, and Ticket Takers	730	890	21.9	$10.64	$22,136	11
11-9111	Medical and Health Services Managers	2,250	2,740	21.8	$50.22	$104,461	4
29-2051	**Dietetic Technicians**	**600**	**730**	**21.7**	**$14.96**	**$31,117**	**10**
25-9031	Instructional Coordinators	1,300	1,580	21.5	$35.29	$73,409	3
39-3091	Amusement and Recreation Attendants	2,510	3,030	20.7	$9.50	$19,756	11
53-3041	Taxi Drivers and Chauffeurs	730	880	20.5	$11.98	$24,906	11
29-2056	Veterinary Technologists and Technicians	890	1,070	20.2	$17.93	$37,301	6
13-1072	Compensation, Benefits, and Job Analysis Specialists	1,140	1,370	20.2	$30.91	$64,282	5
29-2034	Radiologic Technologists and Technicians	1,290	1,550	20.2	$36.01	$74,896	6
27-4011	Audio and Video Equipment Technicians	460	550	19.6	$19.92	$41,417	9
21-1014	Mental Health Counselors	1,180	1,410	19.5	$20.99	$43,646	3
13-1071	Employment, Recruitment, and Placement Specialists	1,040	1,240	19.2	$28.07	$58,372	5
13-2041	Credit Analysts	530	630	18.9	$36.34	$75,582	5
27-3031	Public Relations Specialists	1,920	2,280	18.8	$30.21	$62,841	5
21-1022	Medical and Public Health Social Workers	1,070	1,270	18.7	$29.43	$61,226	5
29-1062	Family and General Practitioners	1,190	1,410	18.5	$67.27	$139,904	1
23-2011	Paralegals and Legal Assistants	2,010	2,380	18.4	$29.10	$60,520	6
43-4111	Interviewers, Except Eligibility and Loan	1,630	1,930	18.4	$20.70	$43,068	11
27-3091	Interpreters and Translators	440	520	18.2	$25.09	$52,197	9
53-7081	Refuse and Recyclable Material Collectors	1,800	2,120	17.8	$22.27	$46,328	11
41-3021	Insurance Sales Agents	2,870	3,380	17.8	$35.99	$74,865	6
21-1092	Probation Officers and Correctional Treatment Specialists	960	1,130	17.7	$38.23	$79,520	5
13-1073	Training and Development Specialists	1,320	1,550	17.4	$34.97	$72,731	5
21-1023	Mental Health and Substance Abuse Social Workers	750	880	17.3	$25.29	$52,606	3

ImageSource: California Employment Development Department "Fastest Growing Occupations Report" dated September 2010

CENTER OF EXCELLENCE

The Centers of Excellence mission is to inform, connect and advance workforce development in California through the Community Colleges. In addition there are a number of Centers related to specific industries, for example Advanced Transportation Technology & Energy (ATTE), Biotechnology, Health Care etc. Each Region has a designated Center of Excellence, and a designated ATTE, and for the San Francisco Bay Region it is City College of San Francisco for both.

Specifically the ATTE was created to **RESPOND to California's Environmental Challenges, CREATE Transportation and Energy Training and Curriculum and TRANSFORM through innovations in New Technologies,** with the ultimate goal of transforming the California workforce into a technologically superior green workforce.

RECOMMENDATIONS

Given Laney's broader array of green programs (the ATTE Center description is limiting in that it only addresses automotive and energy related green jobs, and not the larger gamut that Laney embraces) we recommend that **Laney become the first Center of Excellence for Green Industry.** With plans for a new Sustainable Building Center at Laney, the national recognition of its ECT and EET programs, its emphasis on green construction industry training, and the campus' on-going commitment to sustainability it makes sense that Laney should position itself as a Center of Excellence for Green Industry.

ImageSource: Screensjhot from www.cccewd.net

Weekly Dish: Food Craft Institute Opening in Oakland

New craft food institute coming to Jack London Square; opening updates for Corners Tavern in Walnut Creek, BJ's in Dublin, and Comal in Berkeley; New Orleans-style restaurant planned for Pleasanton; Barrel Tasting Weekend tix contest; and more in this week's Dish!

BY ETHAN FLETCHER

Courtesy of Andrews McMeel Publishing/Sara Remington

So, if you're into food crafting, you know there's been a lot of energy in the Bay Area, and across the country really, devoted to reviving what had essentially been a lost art. And that's particularly true in the East Bay, where respected start-up jammers such as Inna, Blue Chair, and June Taylor are based, and in Jack London Square, home to several food manufacturers as well as the incredibly popular Eat Real Festival, which has devoted a lot of attention to the area of food craft in the last couple years.

So Jack London Square seemed like the natural home **for the Food Craft Institute (FCI), the new school co-founded by Eat Real guru Anya Fernald which will offer intensive 12-week courses in such areas as jamming, pickling, and coffee-brewing geared to entrepreneurs** who want to start up small- or medium-sized food craft businesses. And sure, it's a little goofy to hear people discuss "jam and pickle curriculums," but what the heck: providing honest, high-quality, often locally-sourced food seems like a pretty important thing. Plus, courses also offer a significant business component to help make these foodie start-ups more practical and less pie-in-the-sky (so to speak).

ImageSource: Screenshot from Diablo Magazine's "Weekly Dish" by Ethan Fletcher dated March 2012

JACK LONDON SQUARE

Oakland's redevelopment plans for Jack London Square are aimed at making it a regional culinary and entertainment destination. The plan calls for a two-level (62,000 gross square feet) Public Market in the Jack London Market Building and 15 new restaurants. After a series of delays, restaurateurs have begun to open up restaurants, office tenants are signing leases and the Food Craft Institute is due to open April 2012.

The neighborhood's orientation to food-oriented businesses and the plans for a Jack London Square Market offer synergistic opportunities for Laney's Culinary Program. A **"satellite" presence in the Public Market could offer training opportunities for Laney Culinary students, attract students to the Laney program, and create opportunities for revenue generating courses** that could augment the Culinary Arts program on Campus.

RECOMMENDATIONS

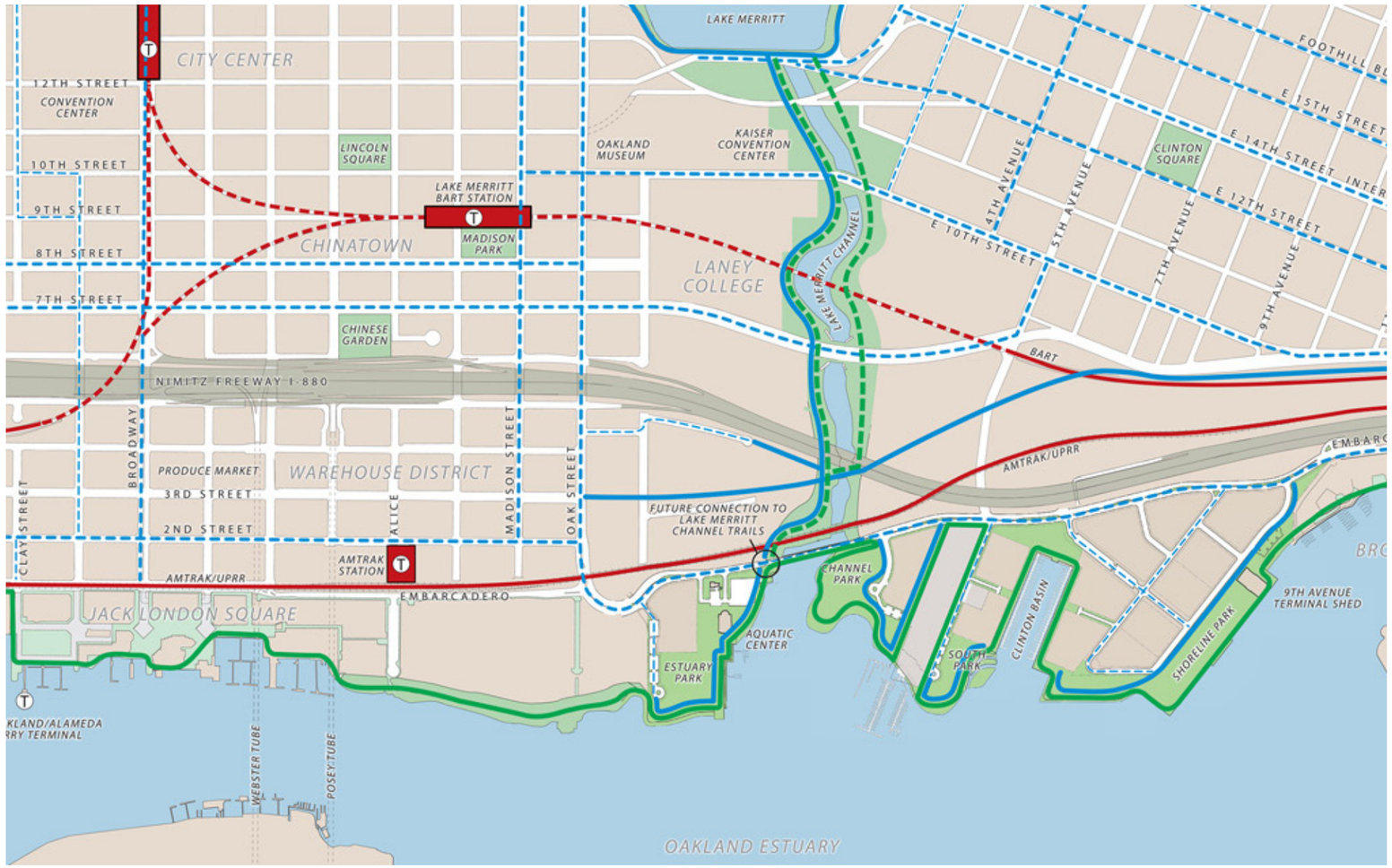
We recommend **that the Laney Culinary Program explore the opportunities that a satellite presence or partnership opportunities in the Jack London Square Market could offer.**

OAK TO 9TH

After years of battle, the Oak to 9th Land Development Project got a final seal of approval on September 15, 2010, and the latest news is that the Port Commission extended the deadline for the close of escrow by another year, to January 31, 2013. With the Project originally split into 4 phases over 17 years, the earliest we can expect the 64 acres of waterfront development completed is around 2030.

The project once complete, **will offer access to a cleaned up waterfront, 32 acres of parkland, and the restoration of wetlands.** The Laney Community will be able to access these directly via the pathways adjoining the Merritt Channel (assuming the City will complete the pathway connections once funding is available). The project also includes 3,100 residential units and 200,000 square feet of commercial space, all within the Laney College service area. This **should have a positive effect on enrollment and job placement for Laney College.** The opening up of the waterfront and wetland restoration will also **provide Laney Students with an expansion of the natural habitat area available for their coursework studies.**

ImageSource: Illustrative Plan by ROMA Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers



ImageSource: Context & Linkages by ROMA Group in association with MVE Architects, Moffatt & Nichol and BKF Eng.

OAK TO 9TH

RECOMMENDATIONS

We recommend that **the College and the District reinforce the ability to create pedestrian and bike trail linkages along Merritt Channel to Estuary Park,** and Oak to 9th Development area, in the planning of its Land and Facilities.

In addition, **the District should encourage the City to create a separate running trail, with appropriate surfacing and fitness/ stretching bulb-outs, along the Eastern side of the Channel.** The running trail would be a great asset for the Laney College PE programs, and the Laney Community at large.

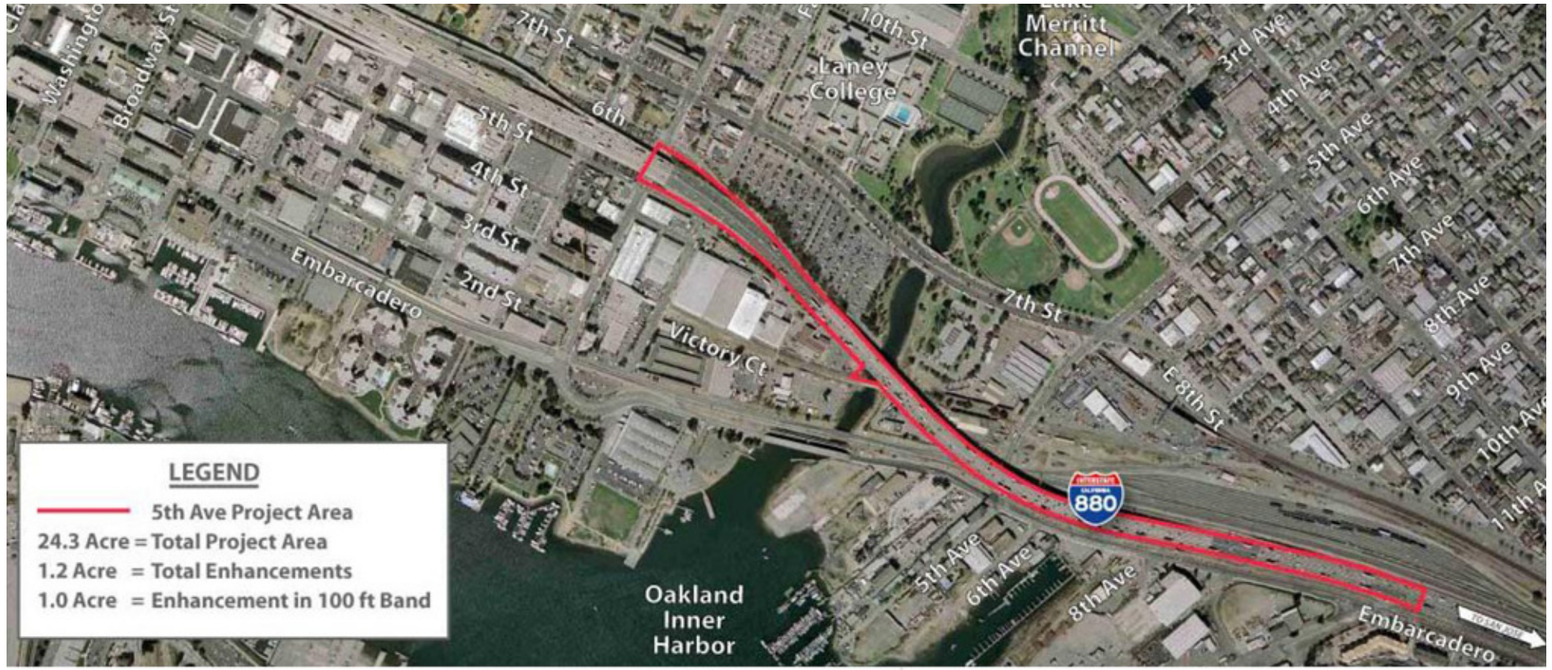
The current state of the Economy and the scale of this project means that it will be many years before any of the benefits of the Oak to 9th Development for Laney College will come to fruition. Also, since the entities that will develop this area are privately held companies, the ability to influence the final commercial tenants is minimal. Nonetheless, **once the project gets momentum we advise the District to explore partnership opportunities that could be beneficial to Laney College and the District.**

VICTORY COURT

The City of Oakland proposed Victory Court as a potential location for a new Baseball Stadium for the Oakland A's. The proposal area included part of the Peralta Community College District / Laney property south of the I-880.

This proposal now appears to be scratched, by the City, in favor of alternatives such as Coliseum City and 980 Park.

ImageSource: newballpark.blogspot.com/2009/04/oakland-fd-training-site.hmtl



ImageSource: Caltrans "5th Ave detailed design 9-15-10" report

I-880 5TH AVE RETROFIT

Caltrans is currently replacing the old 5th Avenue Bridge with a new wider bridge, to be completed by Spring 2014. It is unclear what spatial impacts the 6th Street off-ramp from the I-880 Northbound direction will have on the Laney Parking. However, in all likelihood **the wider bridge will "overlap" the Property more than the original bridge,** and the new bridge is at a higher elevation than the original one. We would expect that Caltrans has certain restrictions on the development of the land below the bridge extents, but presumably roadways and parking (which is what is currently there) are acceptable uses for this area.

The construction of the bridge at a higher elevation and the removal of the old bridge and supports **will provide the College and the District the ability to make better physical and visual connections between the parcel of land south of I-880 and the parcel north of I-880.** This opens up development opportunity for this once secluded part of the property.

RECOMMENDATIONS

Unless the District has already done so, they should get clarity from Caltrans on the following:

- The extents of the new bridge/roadway and off-ramp with respect to their property;
- Any restrictions on the development of their property in the shadow of the bridge;
- The expected support placements and height clearances of the new bridge and roadway relevant to the their property.

MEASURE DD

The City of Oakland has been working on the planned improvements at the Lake Merritt Channel, funded by Measure DD, in phases. The following information is based on our latest call to the City placed on February 14, 2012.

The 10th Street Bridge is expected to go out to bid by May. Because the City intends to keep 10th Street open during construction, this project will take close to two years. Once the 10th Street project is complete, the City will embark on the improvements to the Channel between 10th and 7th Street, the area immediately adjacent to the Laney Campus.

Due to funding shortages, the City has revised its scope for the improvements to this area. The City intends to re-institute the tidal marsh to protect the shoreline that has been eroding. They plan to protect the shoreline by planting native plants, and the exact extents of the shoreline will not be known until the 10th Street Bridge is complete. The project also includes new pathways and new lighting, but excludes any repairs or replacement of the pedestrian bridge between the athletic fields and the main campus.

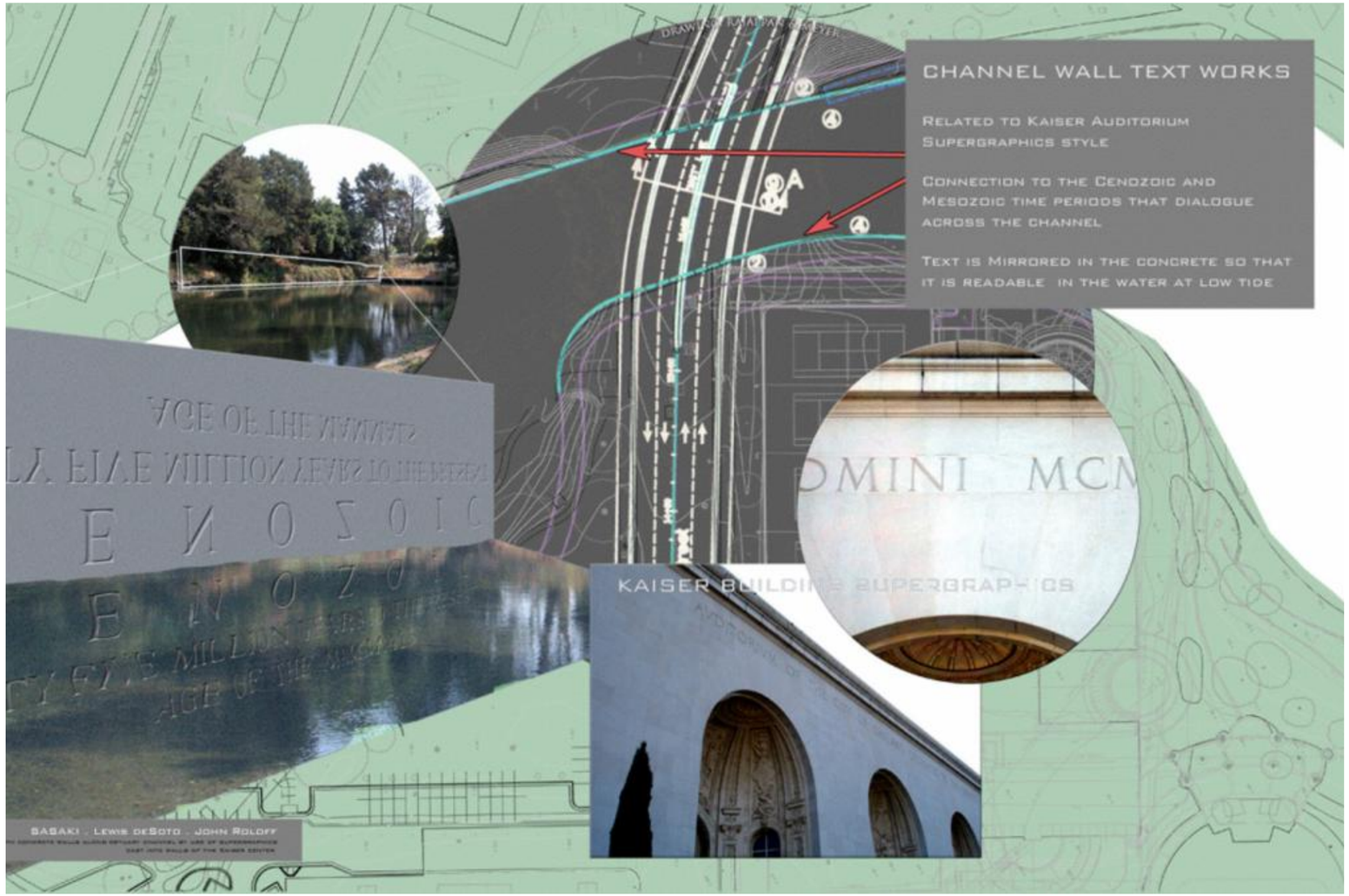
We assume the City will follow through on its Public Art Program to integrate public art within this area. This Program presents **a unique opportunity for Laney College given its thriving Art program, the location of the Art Building, and the presence of the Oakland Art Museum in the vicinity.**

RECOMMENDATIONS

With respect to the City of Oakland's Public Art Program for the project, we recommend that the College develop a number of proposals to present to the City for consideration. The **Laney Art Department can develop these ideas and proposals.** Some of the ideas we would suggest:

(a) **Art installations created by Laney Art Students, Staff and Faculty;**

ImageSource: Lake Merritt Channel Projects "Open Space Concept - Progress Review" dated February 6, 2007 by Sasaki Associates, Inc.



ImageSource: Lake Merritt Channel Projects "Preliminary Art Concepts" dated 2006 by Sasaki, Lewis Desoto and John Roloff

MEASURE DD

(b) The creation of permanent "exhibit backdrops/ walls" made by Non-Laney Public Artists **which could provide locations for temporary exhibits of art work by Laney Students, Staff and Faculty;**

c) Rotating exhibits of artwork owned by the Oakland Art Museum that **Laney Art Students would curate as part of gallery management coursework.**

Given the possibility that the pathways and shoreline extents of the Channel might change, we recommend that **the College and the District engage the City early and continually to discuss its vision and needs for the area.** The College has a Culinary and Biology growing garden in the area that should be coordinated with any new pathways that the City is proposing.

The College and the District should also **explore the possibility of making the pathways (and some areas along the pathways) conducive for running and fitness training,** so that the Laney PE department, and the Laney community at large can take advantage of this resource.

We recommend that the District review the City's proposed lighting to make sure it is aesthetically compatible with the lighting proposed for Laney College. If possible, **District should encourage the City to use the Laney Lighting Standard** for this area so it is consistent with the rest of the campus.

Lastly, the **District should work with the City on a cleaning and maintenance agreement for this area.** Based on feedback from Laney users the City does not maintain or clean this part of the Channel on a regular basis and it is often Laney Students, Staff and Faculty that end up cleaning it.

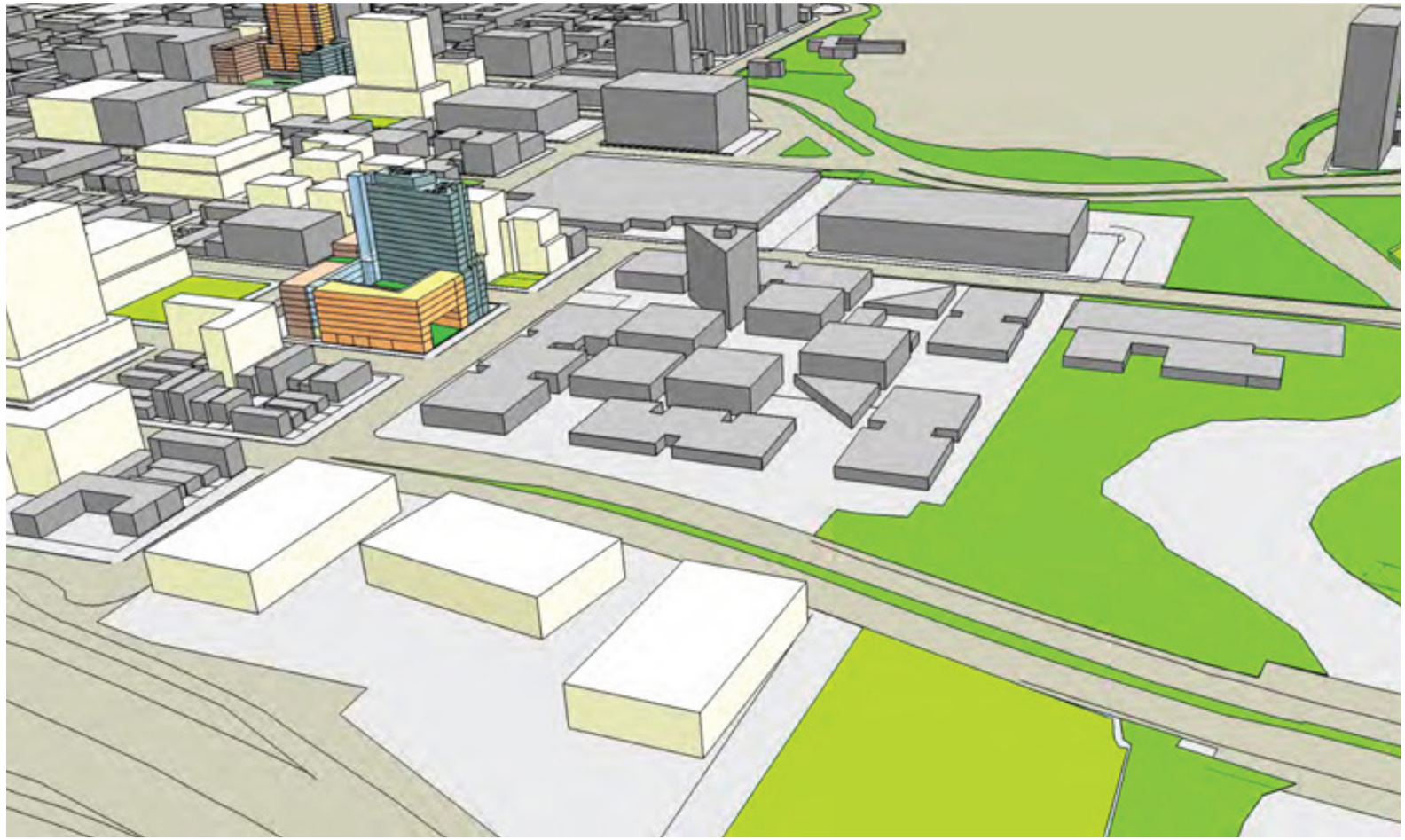
LAKE MERRITT STATION AREA PLAN

The City of Oakland, community members, BART and the Peralta Community College District, have worked together over the past year to prepare a Preferred Station Area Plan for the area around the Lake Merritt BART Station. The Plan considers land use, buildings, design, circulation, BART improvements, streetscape improvements, parks and public spaces. It identifies actions the City and the other public agencies should take to improve the area, and it establishes regulations for development projects on private property. It is a 25-year plan, looking to add between 3,700-5,600 new housing units, up to 5,755 new jobs and up to 412,000 square feet of additional retail, as well as near-term improvements related to public safety and lighting.

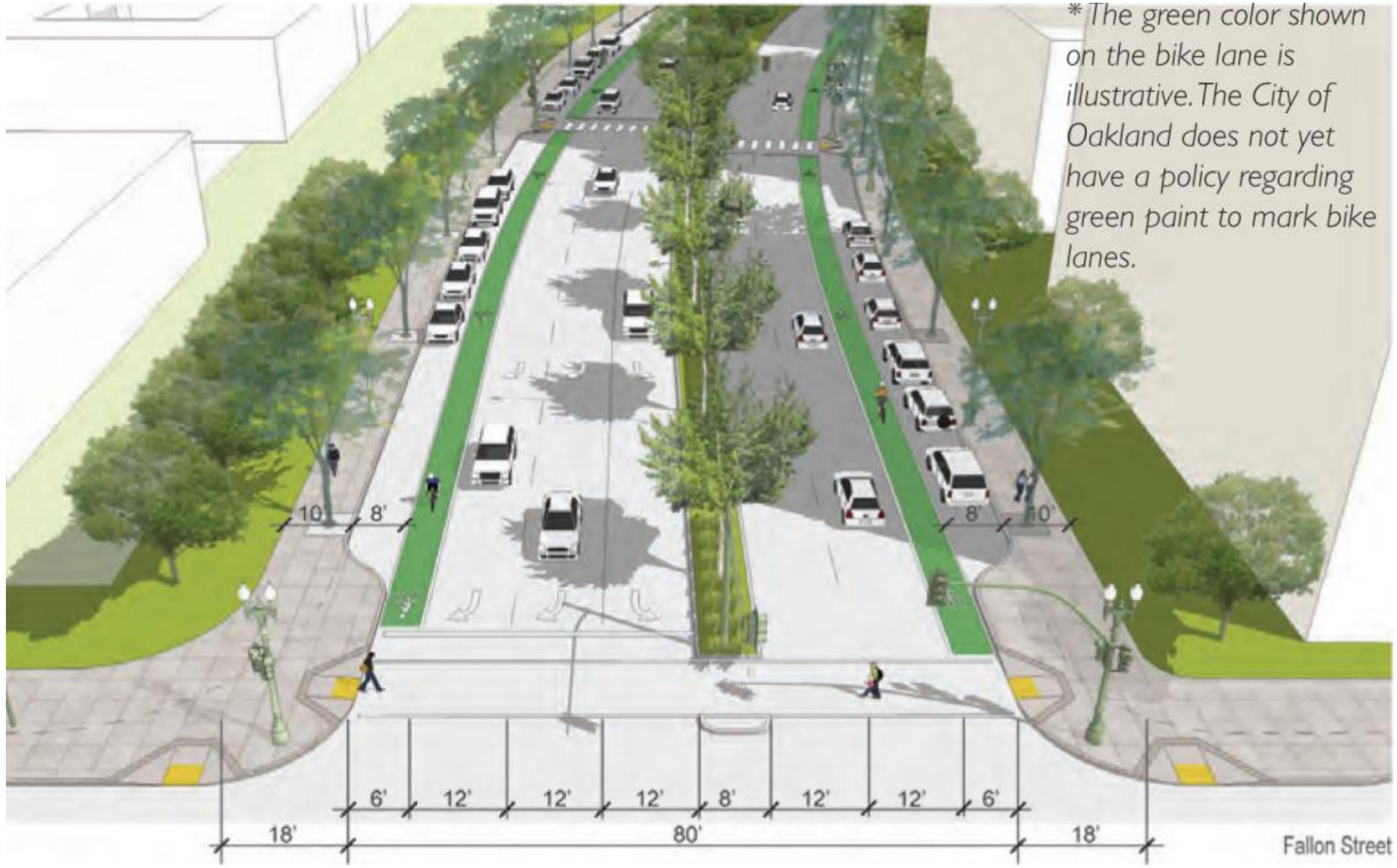
While the execution of any part of the plan has the potential of providing multiple benefits for the College, be it job placement opportunities, increased enrollment, or amenities for Laney students, staff and faculty there are certain provisions in the Plan that are more specific to Laney College.

First, the Plan identifies potential development sites including the Laney Parking Site and a number of other sites in close proximity to Laney College. **It suggests developing the Laney Parking Site to accommodate a parking structure that would house community uses, classrooms as well as parking.**

Secondly, the plan seeks to enhance connections between Laney College to the BART station with retail, cultural assets and entertainment. It aims to do so through the redevelopment of the BART blocks (and possibly MTC/ABAG block) into a neighborhood hub, housing offices, residential, retail and entertainment uses, community services and other amenities throughout. There may be an at-grade public open space and/or rooftop gardens that activate the area too.



ImageSource: Lake Merritt Station Area Plan, Draft Preferred Plan dated November 2011, Figure 3.4, Dyett & Bhatia and Team



ImageSource: Lake Merritt Station Area Plan, Draft Preferred Plan dated November 2011, Figure 6.3, Dyett & Bhatia and Team

LAKE MERRIT STATION AREA PLAN

Thirdly, it suggests establishing **Fallon Street as a "Festival Street"** designed to accommodate all modes of travel in order to better connect the Lake Merritt BART station to the Laney College Campus, and **includes a decorative surface that functions as a plaza during periodic closures of the street for community events.**

Fourthly, it seeks to promote movement through the campus, connecting the myriad neighborhoods within reach, to the educational, cultural and open space assets. It suggests adding signage and improving streets and intersections to be more pedestrian friendly. Street improvements will focus on enhancing east-west connections provided by 7th and 10th Streets.

Note, the College and District have been requesting that 7th Street be re-routed to south of the Laney College Boundary (parallel to I-880), and continue to work with the City on this request.

RECOMMENDATIONS

The District and College have already been engaged in the Plan's process and are part of the selection committee for the Developer team. Both District and College should remain engaged and **look to advance and strengthen their partnership with BART.**

District might want to consider moving the District Offices (all except warehouse) within the "neighborhood hub' development of the BART Blocks in exchange for shared use of a future parking garage structure.

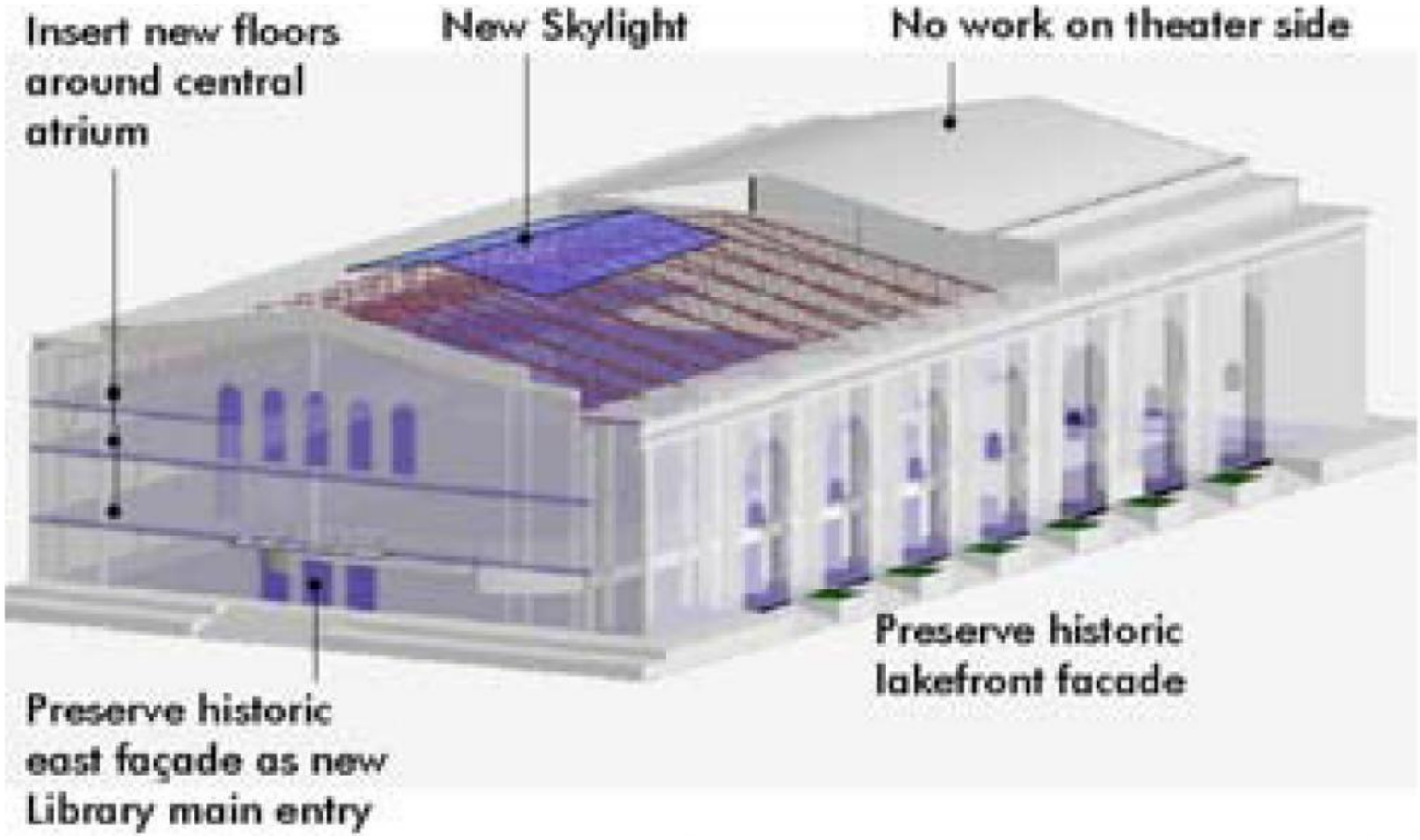
KAISER CONVENTION CENTER

As of January 2012, the Henry J. Kaiser Convention Center remains unoccupied. On June 28, 2011 the City of Oakland sold this property to the Oakland Redevelopment Agency at a purchase price of $28.3 million. A local internet article dated June 28, 2011 quoted upgrades (including seismic work) costing between $5-$9 million. The source of this information is unclear. The same article quotes CEDA Deputy Director Gregory Hunter stating that the agency did not have funds to rehabilitate or operate the center and that they would most likely hire a specialized real estate firm that would do a full assessment of the center. We do not know whether CEDA completed this assessment prior to their dissolution on February 1, 2012. As of that date the property is back with the City of Oakland.

Although we were not able to obtain the District's nor the City of Oakland's feasibility study for the Center, we were able to find the draft feasibility report for the adaptive reuse of the Kaiser Arena as a new main library, dated June 2006. While there are huge differences between what Laney was proposing to do with this building, the new library draft report does offer some insight that might be useful in the evaluation of this building for any Laney proposed use.

First, **the Kaiser Center is a Designated City of Oakland Historic Landmark and is also listed on the California Register of Historic Resources.**
As such it is subject to specific review procedures, including meeting the Secretary of the Interior's Standards. It is also likely to come under scrutiny by Oakland's preservation community, by organizations like Oakland Heritage Alliance and Oakland's Landmark's Board. If State Funds are involved, the project would also come under review by the State Historic Preservation Office.
While the Historic Status of the Building may grant certain exemptions and alternate means of compliance for meeting certain code requirements (for example accessibility code compliance), **the seismic requirements for Community College Facilities is typically more stringent than for other Buildings.**
According to the new main library draft report the building was renovated in the 1980s, however the 1982 seismic renovation efforts did not bring the building in compliance with the seismic codes in effect at the time nor subsequent codes. **It appears that the Calvin Simmons Theater side of the building was not seismically renovated at all, due to cost concerns.**

ImageSource: seatadvisor.com



ImageSource: Feasibility Study of Adaptive Reuse of Kaiser Arena as New Main Library by Group 4 and OPL

KAISER CONVENTION CENTER

The new library proposal addressed seismic issues by proposing to not use the Calvin Simmons Theater and by proposing to build a new library structure within the volume of the arena, connecting this new structure to the existing roof level, but isolating it from the existing building between the ground and roof level on all four sides. **It was essentially inserting a code compliant library building within the shell of the existing arena.**

If Laney College is interested in using the Kaiser Convention Center for program instruction, they would most likely have to do something very similar. This would be subject to negotiations with DSA for using the Alternate Building Code for Community Colleges, adopted by DSA on January 1, 2011.

"Inserting" a building into the Arena side of the center would also remedy the settlement issues that are evident in the building. According to the report, the eastern side of the building has settled more than 15-inches, causing significant damage to the walls at the east end and causing some roof instability that has been mitigated by the provision of cables.

RECOMMENDATIONS

There are a number of opportunities for this facility that would be beneficial to the College, however these are difficult to assess in the absence of the District and City of Oakland's feasibility reports.

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CHAPTER NINE
Draft Options for the Master Plan

OPTIONS DEVELOPMENT

STV|vbn developed three Master Plan Options for Laney College based on the Vision, Goals, Priorities and Criteria identified by the College Community and College Leadership, as well as the research, analysis and input received.

The Options were presented as a "Menu" of Choices captured in three Options, with the idea that the Final Master Plan would capture as many of the favored menu items that were compatible with one another.

These Options were presented to the Laney FPC, College President and District via meetings. The Options were also presented to the Laney Community via two Workshops hosted on two separate days (one during lunch and one in the evening) on February 8 - 9, 2012. Feedback was also solicted via an Online Survey that was posted on the College website for (5) weeks. The feedback received from the Laney Community is summarized in the next

KEY POINTS FOR ALL OPTIONS:

- All existing programs will stay on the Campus
- For buildings to be demolished, affected programs will be re-located on Campus
- Comprehensive program re-locations and phasing will be developed once preferred menu items are folded in a Draft Master Plan
- All Options include renovation of existing buildings to remain either concurrent to or once top program priorities are addressed
- All Options show a new Parking Garage with retail-like functions on the first floor
- Existing or proposed new Laney programs that could benefit from interacting with other businesses or have a retail/storefront aspect could be considered for re-location to the first floor of the Garage
- The District is exploring partnership opportunities for the Parking Garage, including BART

Option One: The Garden Scheme

KEY CONCEPT

The Garden Scheme is about Learning Gardens and Pathways that highlight the College's Focus on Arts & Design and Green Living:

- Each Garden will highlight different Sustainable Practices and Sensory Experiences
- Art, Sculpture and Green Learning Walls will be discovered along Walkways and within Gardens
- New Buildings anchor Two Main Entry Gardens
- West Entry opened up to Art Museum with Art Garden
- 10th Street is reinforced as a City destination for Art and Design, including Performing Arts.

KEY ASPECTS

- "Gentle" Re-Routing of 7th Street West of 7th Street Bridge
- Library Renovated in Place with New Expansion LRC Adjacent
- Theater & Quad Renovated
- Combined Science and Design in New Building Defining 10th Street Entry
- One Stop in Modified Building "A" with New Art Garden at Corner and Renovated Fallon Street Entry
- New Green Living Lab Defining 7th Street Entry
- New Parking Garage and Child Center

LONG RANGE PLAN

RENOVATE LIBRARY & NEW LRC

- Demolish Forum and “C” Building
- Build New LRC, Large Lecture hall and Surge Space
- Renovate Existing Library
- Replace Main Plant Equipment and Infrastructure
- IT Replacement and Upgrades
- New Learning Garden (10th Street side)

RENOVATE LIBRARY & NEW LRC

THEATER

- Renovate Existing Theater
- Include some work to Music in “G” Building
- Infrastructure Upgrades around this Area

QUAD/LOCKERS

- Reconfigure Lockers & Partial Lower Level Gym Spaces
- Renovate Quad
- Infrastructure Upgrades around this Area

NEW SCIENCE & DESIGN

- Build New Science and Design Building
- Build New Science Garden/Entry
- Infrastructure Upgrades around this Area
- Reforestation/Landscaping at 10th Street and areas adjacent to Building

RENOVATE LIBRARY & NEW LRC

THEATER

QUAD/LOCKERS

ONE STOP & FALLON STREET ENTRY

- Demolish Fallon End of “A” Building
- Renovate balance of “A” Building as One Stop
- Infrastructure Upgrades in Building “A” and around Area
- Build New Art Garden and Fallon Street Entry
- Re-forestation/Landscaping at 10th and Fallon Street

NEW SCIENCE & DESIGN

RENOVATE LIBRARY & NEW LRC

THEATER

QUAD/LOCKERS

ONE STOP & FALLON STREET ENTRY

NEW SCIENCE & DESIGN

RENOVATE LIBRARY & NEW LRC

THEATER

QUAD/LOCKERS

RE-ROUTE 7TH STREET

- Re-route 7th Street
- Infrastructure Upgrades around this Area

ONE STOP & FALLON STREET ENTRY

NEW SCIENCE & DESIGN

RENOVATE LIBRARY & NEW LRC

THEATER

QUAD/LOCKERS

NEW PARKING GARAGE

- Build New Parking Garage
- Retail at Street Level
- Tennis Courts on Roof
- Re-forestation/Landscaping at New Parking Garage

NEW GREEN LIVING LAB

- Build New Green Living Lab
- Infrastructure Upgrades around this Area
- Green Garden at Estuary Side
- Reforestation/Landscaping at 7th Street, Estuary and areas adjacent to Building

RE-ROUTE 7TH STREET

NEW CHILD CENTER

ONE STOP & FALLON STREET ENTRY

NEW SCIENCE & DESIGN

RENOVATE LIBRARY & NEW LRC

THEATER

QUAD/LOCKERS

NEW 7TH STREET ENTRY

NEW PARKING GARAGE

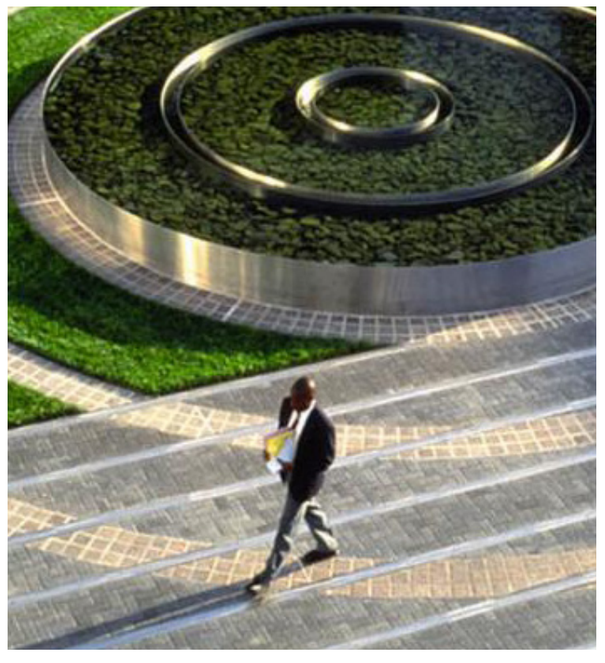
NEW GREEN LIVING LAB

RE-ROUTE 7TH STREET

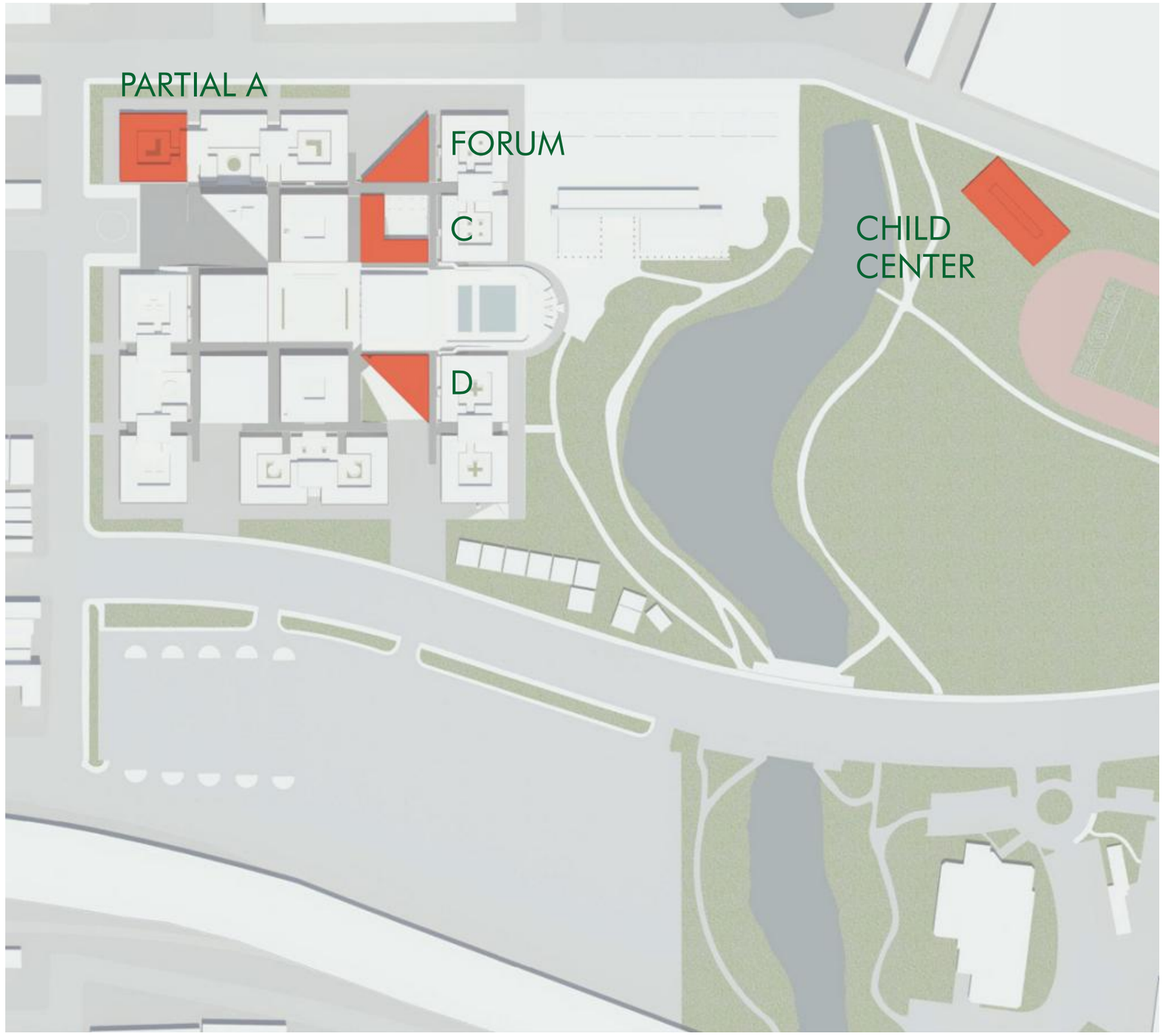
LONG RANGE PLAN

3D VIEW

MATERIALITY/LANDSCAPE



BUILDINGS TO BE DEMOLISHED



NEW AND FUTURE BUILDINGS

Option 2: The Lantern Scheme

KEY CONCEPT

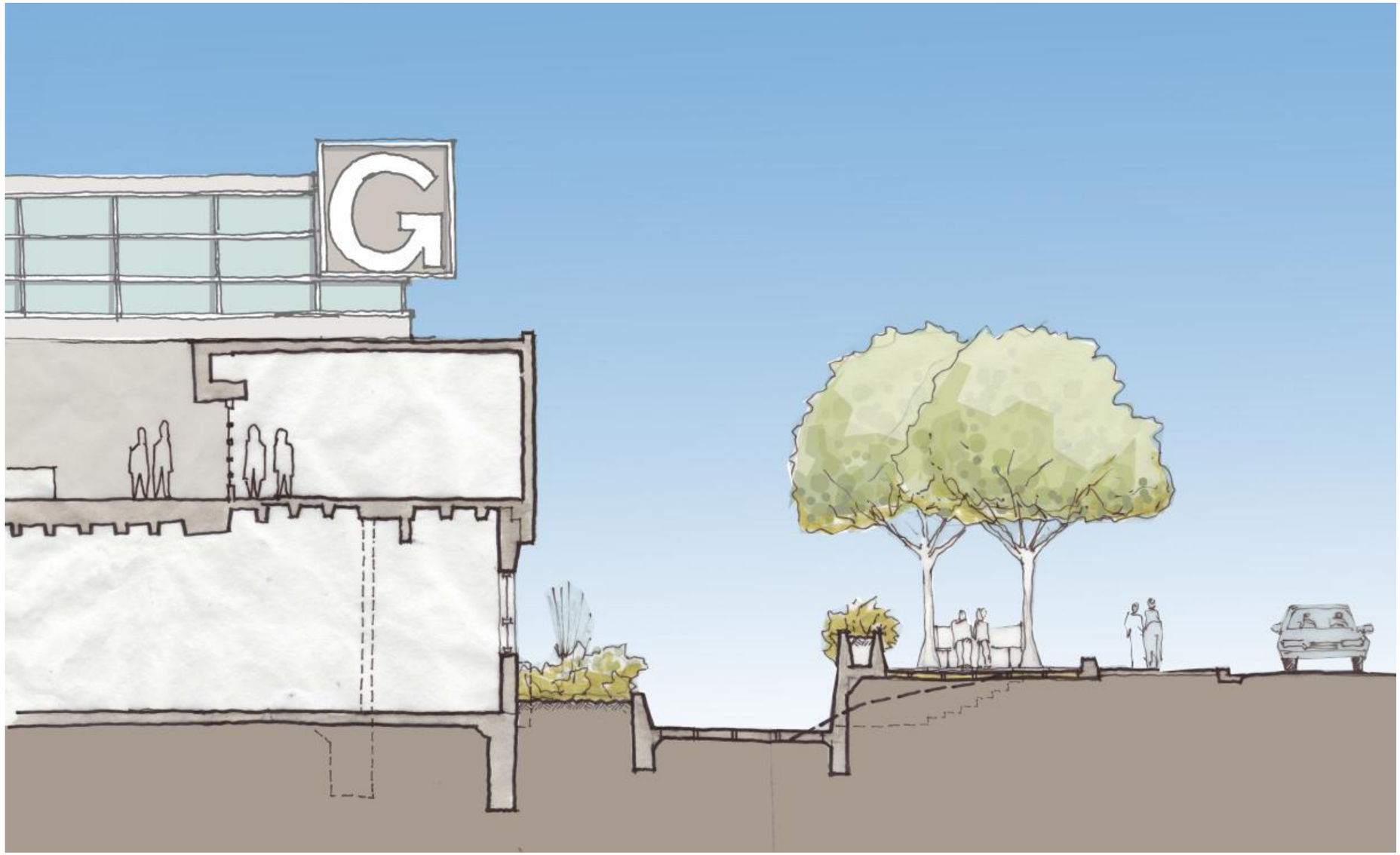
The Lantern Scheme is about using “Lantern” Building Elements to both invite the Community onto Laney and to help them find themselves around Campus:

- Two Main Entries into Campus, Third Entry into Green Living Lab, All Other Entries into Campus from Streets are Closed Off (but left open on Estuary side)
- A New Building with a Large “Lantern” Anchors each Entry
- The Quad is Lowered to Breezeway Level and Enlarged creating a New Heart to the Campus
- Buildings on the Quad have 2-story “Lantern” Elements that Define Front Doors into Buildings
- All Other Buildings on Campus are demarcated by a Vertical “Lantern” that is the Building Front Door (Stairs/Restrooms and Access to Upper Level is internal to Lantern)
- Pedestrian Bridge ties New Parking Garage with 2nd Level of Campus providing a Safe Route into the Campus

KEY ASPECTS

- 7th Street is made One Way going East
- New Library LRC with Frontage on New Enlarged Quad
- Theater Renovated & Quad Lowered and Enlarged
- New/Renovated One Stop Defining Fallon Entry
- New Science Building Defining 7th Street Entry
- New Parking Garage with Bridge to 2nd Level across 7th
- New Green Living Lab Defining 10th Street Entry
- Design in Renovated Building “A”

SECTION



LONG RANGE PLAN

NEW LIBRARY LRC

- Demolish Forum and “C” Building
- Build New Library LRC, Large Lecture hall, Surge Space, and Library Lantern
- Replace Main Plant Equipment and Infrastructure
- IT Replacement and Upgrades

THEATER

- Renovate Existing Theater, including Theater Lantern
- Connect Music in “G” Building with Music Lantern
- Infrastructure Upgrades around this Area

NEW QUAD

- Demolish Old Library, Lockers and Quad
- Build New Enlarged Quad at Breezeway Level
- Re-Build Fallon Street Entry
- Re-Build 7th Street Entry & Connection near Building “D”

NEW LIBRARY LRC

ONE STOP

- Re-Use Structure and Build New Lantern/One Stop Building at Fallon End of Building "A"
- Infrastructure Upgrades around this Area
- Re-forestation/Landscaping at 10th Street and Fallon Street

THEATER

NEW QUAD

NEW LIBRARY LRC

ONE STOP

THEATER

NEW QUAD

NEW LIBRARY LRC

7TH STREET ONE-WAY

- Make 7th Street One Way and Add Traffic Calming
- Infrastructure Upgrades around this Area

NEW SCIENCE BUILDING

- Build New Science Building, including Large Lantern for 7th Street Entry
- Infrastructure Upgrades around this Area
- Reforestation/Landscaping at 7th Street and areas adjacent to Building

NEW GREEN LIVING LAB

- Build New Green Living Lab, including Large Lantern for 10th Street Entry

RENOVATE “B” BUILDING

- Renovate “B” Building, including Lantern for Building “B”
- Infrastructure Upgrades in Building “B” and around Area
- Reforestation/Landscaping at 10th Street and areas adjacent to Green Living Lab and “B” Building

ONE STOP

THEATER

NEW QUAD

NEW LIBRARY LRC

7TH STREET ONE-WAY

NEW SCIENCE BUILDING

NEW GREEN LIVING LAB

RENOVATE “B” BUILDING

ONE STOP

THEATER

NEW QUAD

NEW LIBRARY LRC

7TH STREET ONE-WAY

NEW SCIENCE BUILDING

NEW PARKING GARAGE

- Build New Parking Garage
- Retail at Street Level
- Tennis Courts on Roof
- Re-forestation/Landscaping at New Parking Garage

NEW GREEN LIVING LAB

RENOVATE “B” BUILDING

DESIGN BUILDING

- Renovate balance of Building “A” as Design, including 2-story Lantern on Quad side
- Infrastructure Upgrades around this Area
- Reforestation/Landscaping along 10th at “A” Building

ONE STOP

THEATER

NEW QUAD

NEW LIBRARY LRC

7TH STREET ONE-WAY

NEW SCIENCE BUILDING

NEW PARKING GARAGE

NEW GREEN LIVING LAB

RENOVATE “B” BUILDING

DESIGN BUILDING

ONE STOP

THEATER

NEW QUAD

NEW LIBRARY LRC

7TH STREET ONE-WAY

NEW SCIENCE BUILDING

NEW PARKING GARAGE

NEW CHILD CENTER

LONG RANGE PLAN

3D VIEW

MATERIALITY/LANDSCAPE

BUILDINGS TO BE DEMOLISHED

NEW AND FUTURE BUILDINGS

Option 3: The Bridge Scheme

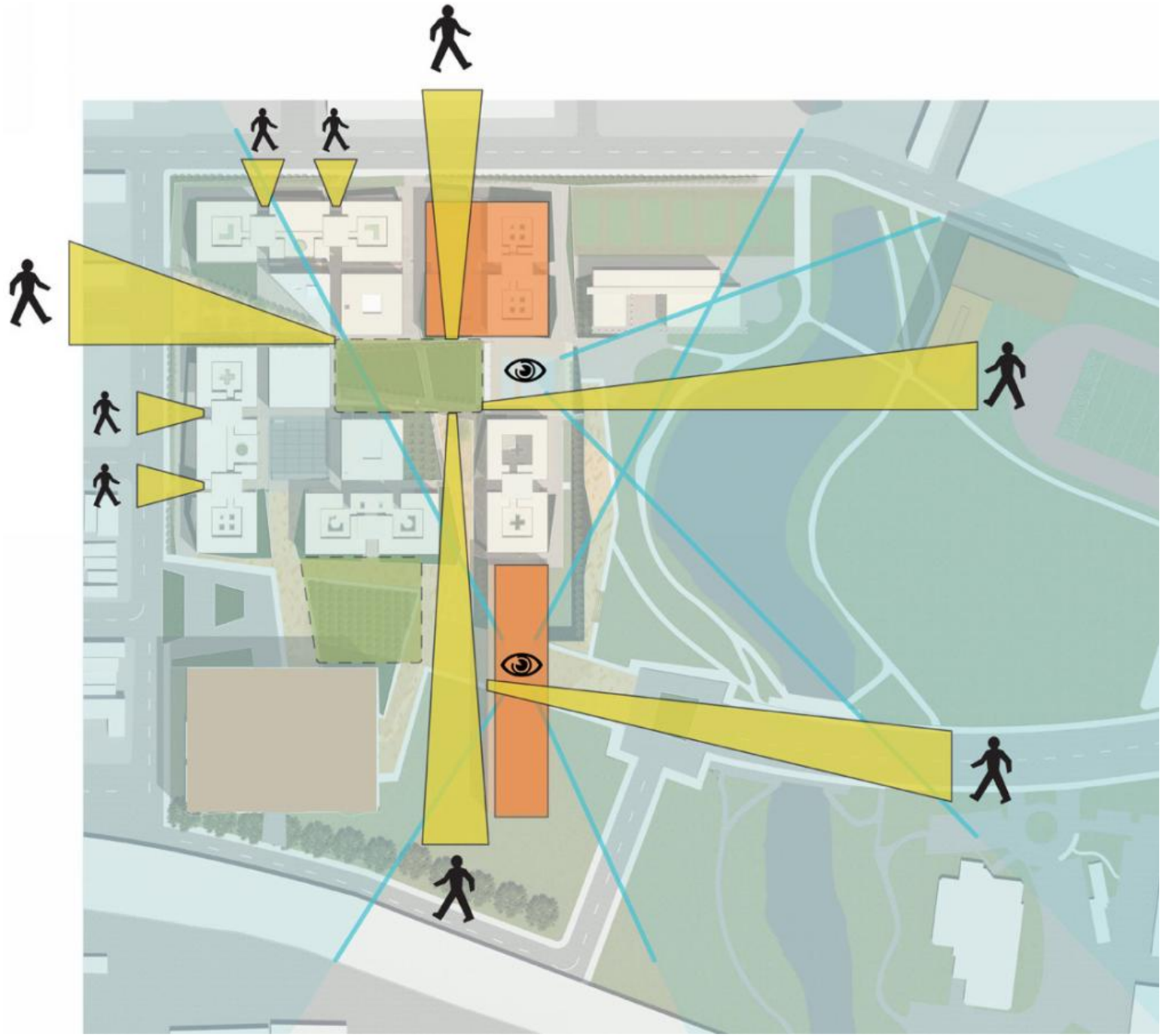
KEY CONCEPT

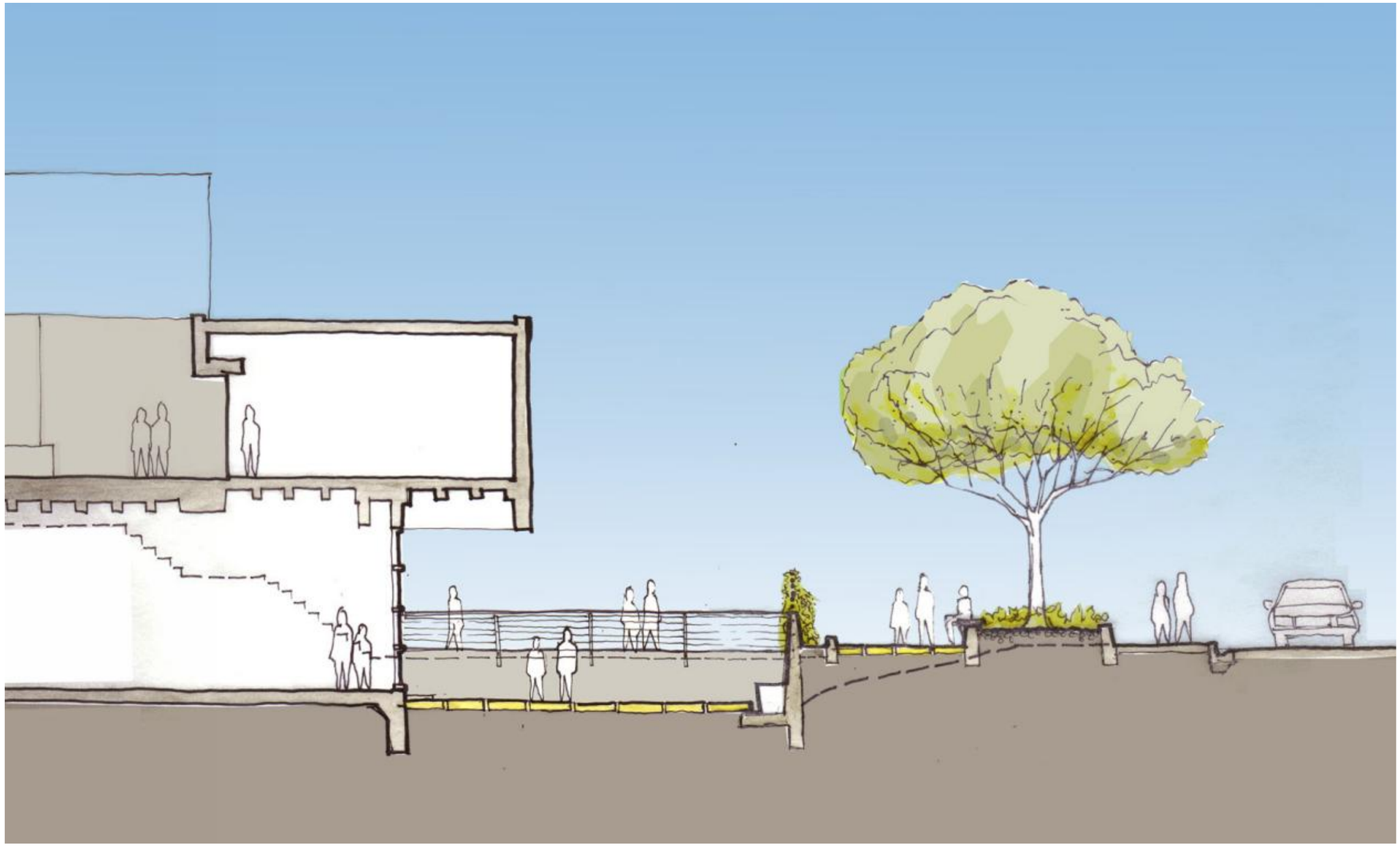
The Bridge Scheme is about reaching out to the City and Community through Access, View and Amenity Connections:

- Multiple Gateways that flow into the campus at City Grades (eliminating current down and then up access)
- Library LRC and the Green Living Science Building as Bridges drawing the Community on to the Campus
- Library placement maximizes views of the Estuary and the Cityscape
- Enlarged Quad with direct views to the Estuary and a new Bridge to Athletic side of the Campus
- 7th Street moved parallel to I-880, creating a Cohesive Campus
- Green Park and Pedestrian Connections to Estuary and rest of Campus

KEY ASPECTS

- 7th Street moved Parallel to I-880
- New Library Building spanning 7th Street at 7th Street Entry
- Theater Renovated
- One Stop in Old Library
- Science and Green Living Combined as part New, part Renovation of Building "B"
- Design and Technology as Renovation of Building "A"
- New Parking Garage
- New Wellness Center to include Child Center & Health Services





SECTION

LONG RANGE PLAN

NEW LIBRARY LRC

- Re-configure Surface Parking Lot as required
- Building New Library LRC to include Large Lecture Hall
- Replace Main Plant Equipment and Infrastructure
- IT Replacement and Upgrades
- New 7th Street Entry (up to "D" Building)
- Infrastructure Upgrades around this Area

THEATER

- Renovate Existing Theater
- Include some work to Music in “G” Building
- Infrastructure Upgrades around this Area

ONE-STOP

- Renovate Old Library as One Stop
- Include Lecture Space and Campus Surge Space
- Infrastructure Upgrades around this Area

NEW LIBRARY LRC

NEW GREEN LIVING LAB AND SCIENCE COMPLEX

- Demolish Forum and "C" Building
- Build New Green Living Lab and Science Building
- Renovate "B" Building
- Infrastructure Upgrades in Building "B" and around Area
- Reforestation/Landscaping at 10th Street and areas adjacent to Building

THEATER

ONE-STOP

NEW LIBRARY LRC

NEW GREEN LIVING LAB AND SCIENCE COMPLEX

DESIGN & TECHNOLOGY

- Renovate “A” Building as Design and Technology
- Infrastructure Upgrades in Building “A” and around Area
- Re-forestation/Landscaping at 10th Street and Fallon St adjacent to Building

THEATER

ONE-STOP

NEW LIBRARY LRC

NEW GREEN LIVING LAB AND SCIENCE COMPLEX

DESIGN & TECHNOLOGY

THEATER

ONE-STOP

NEW LIBRARY LRC

NEW PARKING GARAGE

- Build New Parking Garage
- Retail at Street Level
- Re-forestation/Landscaping areas adjacent to Building
- Optional Tennis Courts on Roof

NEW GREEN LIVING LAB AND SCIENCE COMPLEX

DESIGN & TECHNOLOGY

THEATER

ONE-STOP

NEW LIBRARY LRC

NEW PARKING GARAGE

NEW WELLNESS AND CHILD CENTER

- Demolish Child Center
- Build New Wellness Center and Child Center
- Re-forestation/Landscaping adjacent to Building

NEW GREEN LIVING LAB AND SCIENCE COMPLEX

DESIGN & TECHNOLOGY

THEATER

ONE-STOP

NEW ENLARGED QUAD

- Demolish Gym and “D” Building
- Demolish and Re-configure Pool Enclosure/Bleachers
- Enlarge and Renovate Quad to Overlook Estuary

NEW LIBRARY LRC

NEW PARKING GARAGE

NEW WELLNESS AND CHILD CENTER

NEW GREEN LIVING LAB AND SCIENCE COMPLEX

DESIGN & TECHNOLOGY

FALLON CONNECTIONS

- Renovation / Infrastructure Upgrades for “G” Building
- Re-grading at Fallon St. to create “Bridge” connections

THEATER

ONE-STOP

NEW ENLARGED QUAD

NEW LIBRARY LRC

NEW PARKING GARAGE

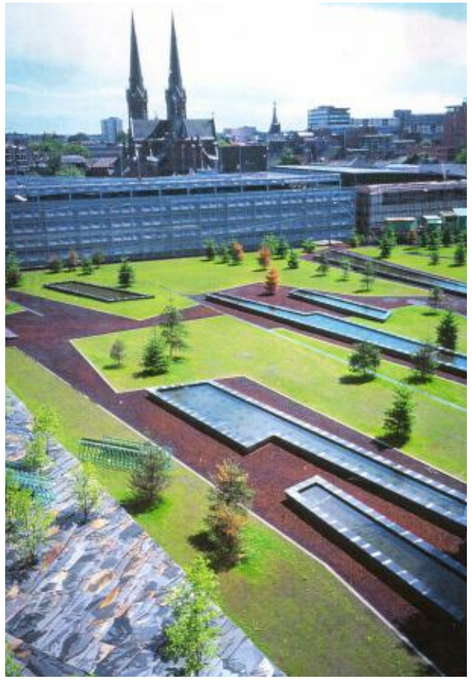
NEW WELLNESS AND CHILD CENTER

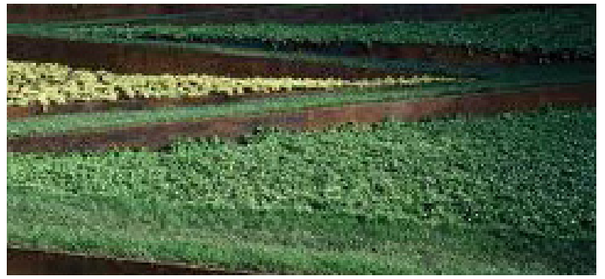
7TH STREET RE-ROUTED

- 7th Street Re-Routed parallel to I-880 (West of 7th Street Bridge)

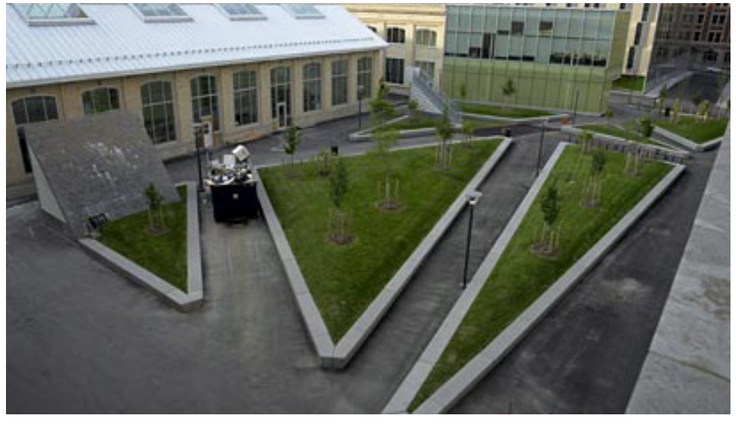
LONG RANGE PLAN


3D VIEW

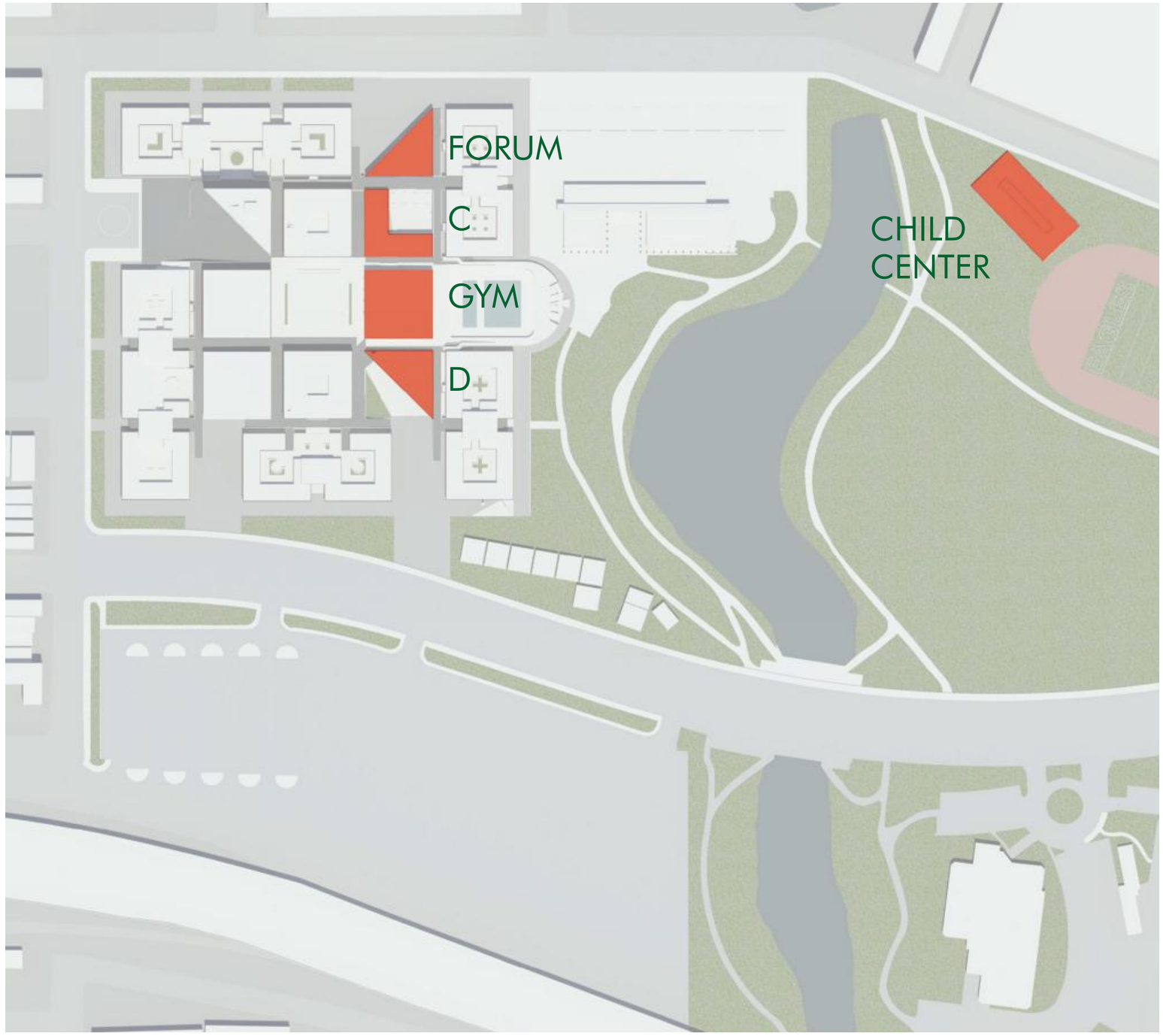




MATERIALITY/LANDSCAPE



BUILDINGS TO BE DEMOLISHED



NEW AND FUTURE BUILDINGS

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CHAPTER TEN
Community Feedback On Draft Options

HOW FEEDBACK WAS COLLECTED

Between January to May 2012 Feedback on the three Master Plan Options was solicted in the following ways:

- Presentations to the Laney Facility Planning Committee
- Two Community Workshops held on February 8 & 9, 2012
- An Online Survey where responses were collected over two months (Mid February through Mid April 2012)
- Presentations to the President of the College and other Laney Administrators.
- Presented to the Vice Chancellor of General Services and District Facility Staff
- Presentation to the Chancellor of Peralta Community College District & the Vice Chancellor of Educational Services

Laney College Facilities Master Plan Options

SurveyMonkey

1. I am a/an

		Response Percent	Response Count
Student		**64.9%**	**48**
Faculty		31.1%	23
Staff		5.4%	4
Administrator		1.4%	1
Community		0.0%	0
	Other (please specify)		0
	answered question		**74**

2. Did you attend either of the campus workshops on February 8 or February 9?

	Response Percent	Response Count
Yes	25.7%	19
No	**74.3%**	**55**
answered question		**74**

WHO PROVIDED FEEDBACK

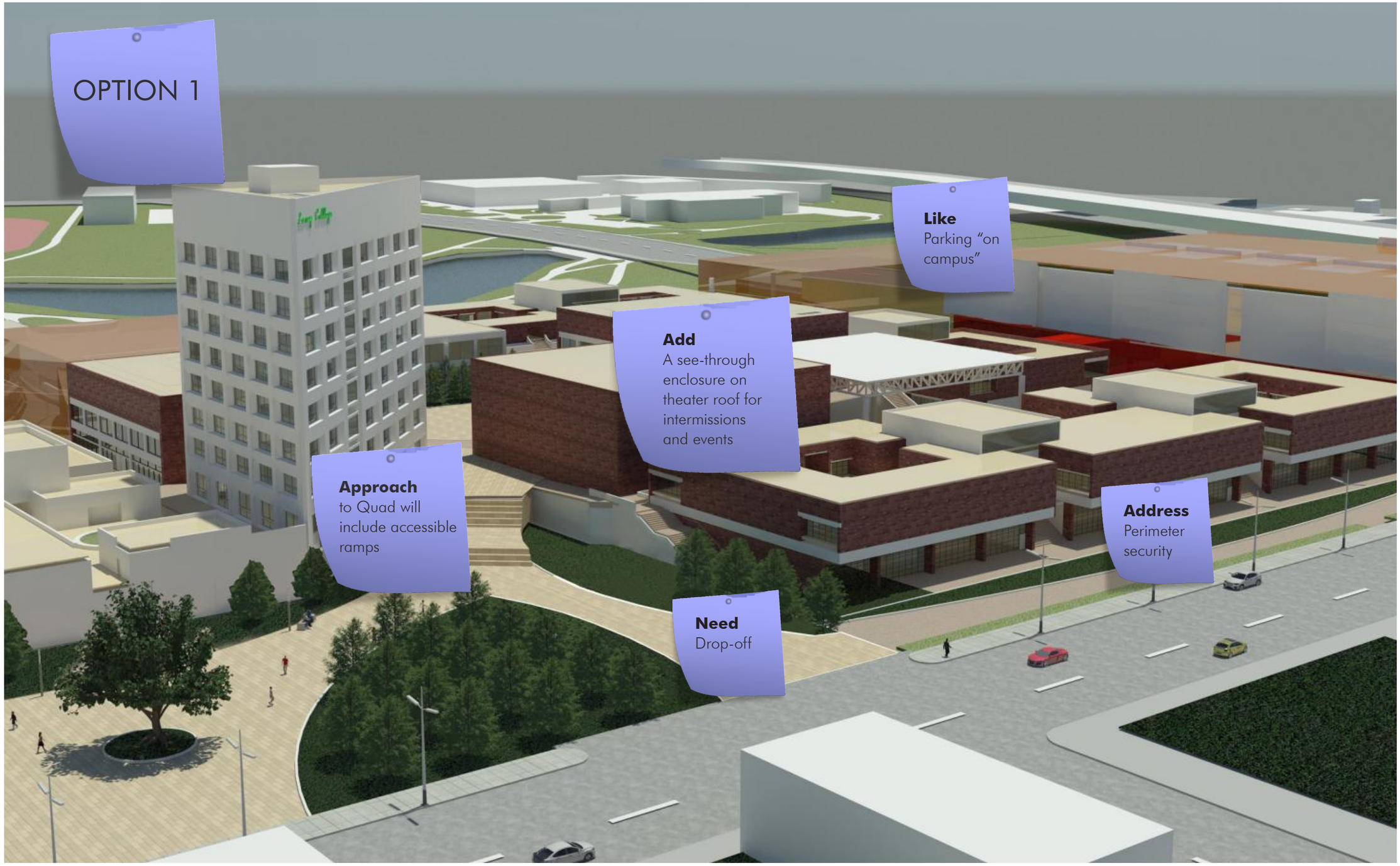
About 80 Laney Stakeholders signed the Workshop Attendance Lists. However, at the second workshop held on February 9, 2012, all 120 seats were filled with additional people standing, so we believe the actual number to be closer to 140-150 stakeholders. The majority of Workshop attendees were Students (61 of those who signed the sign-in sheets), with good representation from Faculty, Staff and the Community as well.

We received 74 responses to the Online Survey, with only 19 of those from people who also attended the Workshops, hence 55 additional Laney Stakeholder feedback. Again the majority (65%) of respondees were Students.

Through the Laney Facilities Planning Committee meetings and meetings with the President, we reached another 16 Laney Stakeholders, the majority of them Faculty, Staff and Administrators.

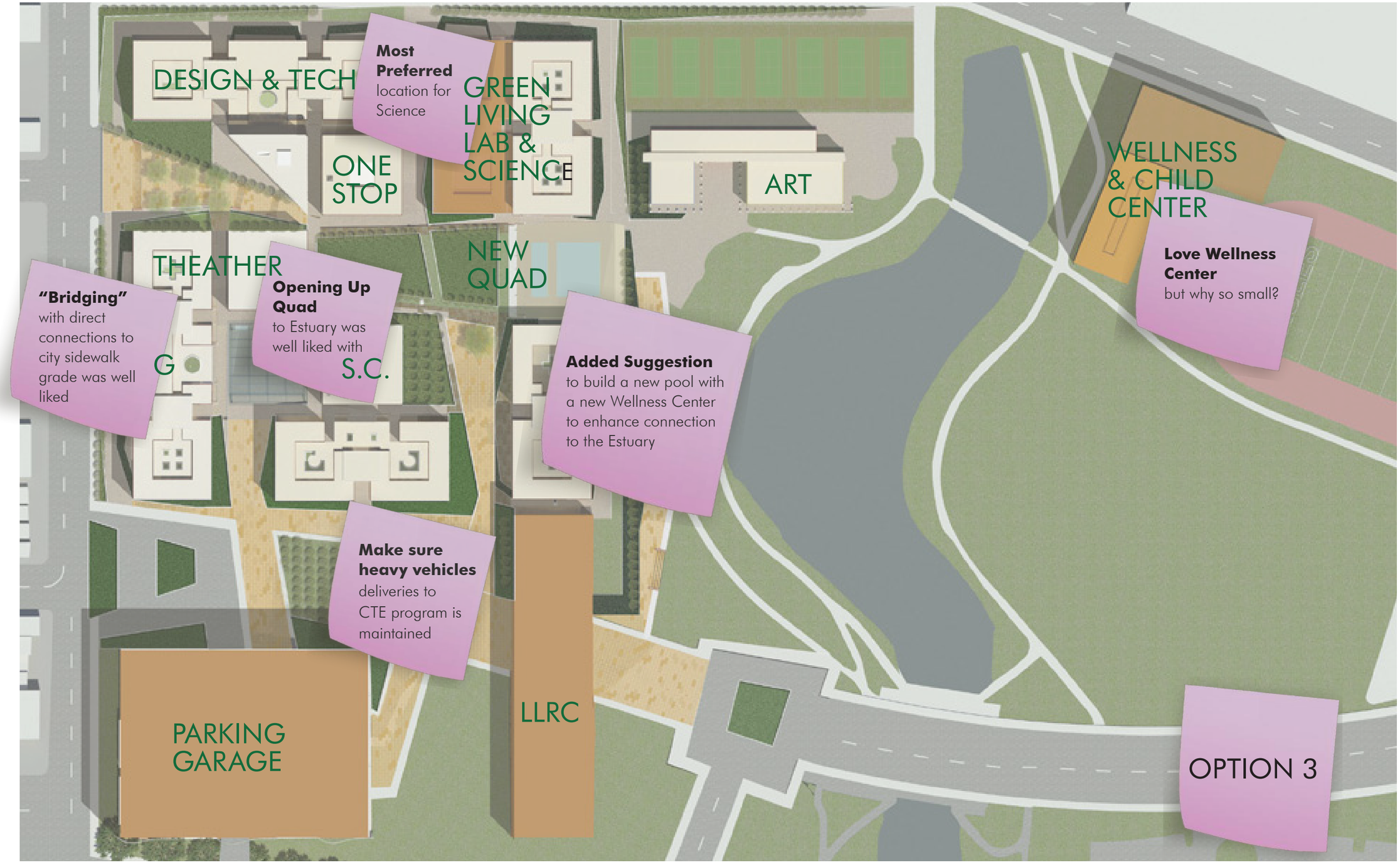
The feedback received is summarized in the following pages.

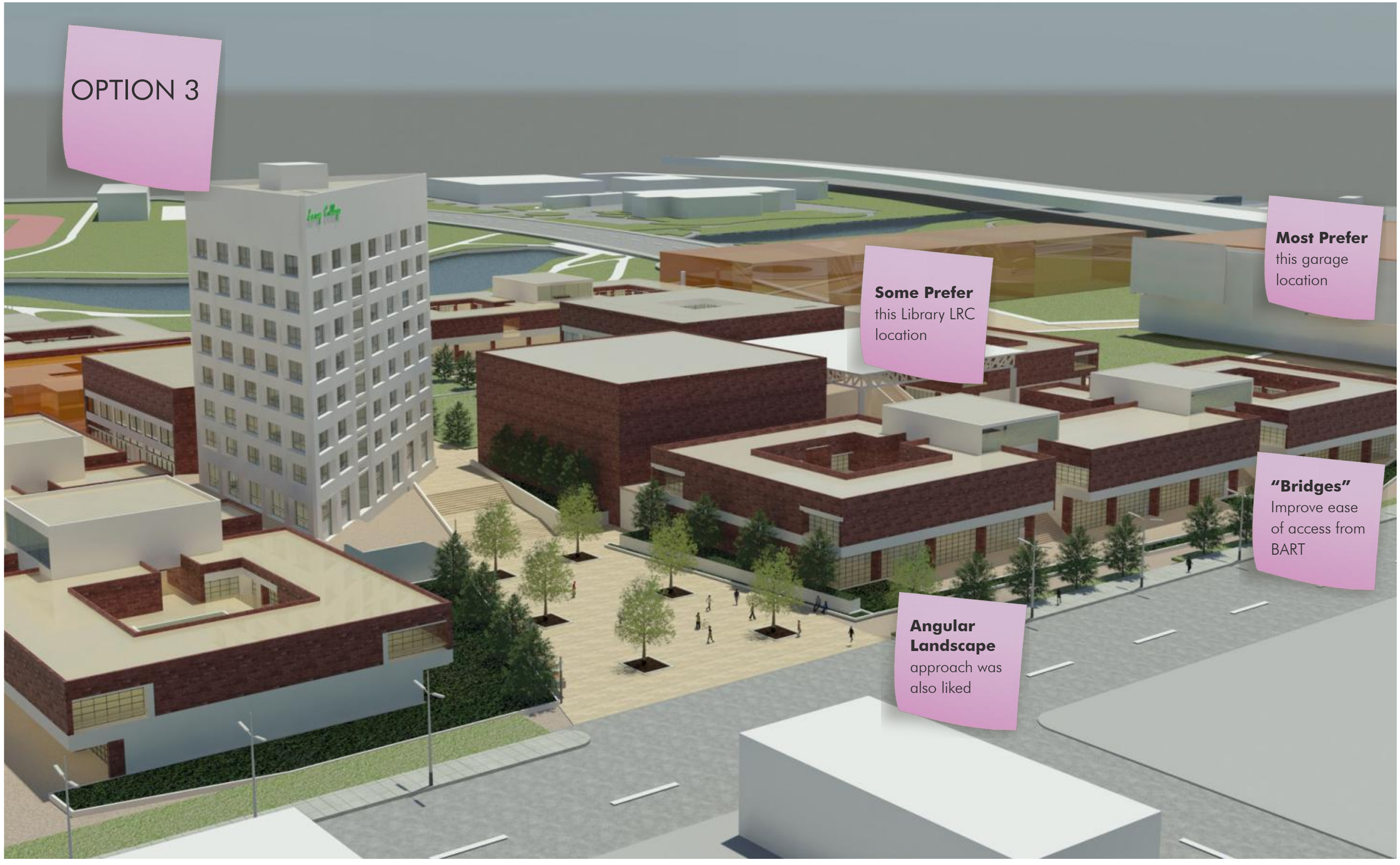

Highly Favored
Open corner to the art museum
ONE STOP
Some Prefer
this location for the Library
LLRC
SCIENCE & DESIGN
ART
CHILD CENTER
THEATER
GYM
S.C.
G.
E.
Strengthen
Connection to Estuary
Most Favored
Landscape Approach: Specifically art and sustainability themed gardens, curves & softness....
...But
Add more greenery: Replace paving, with greenery, green roofs, green walls, native plants, etc.
PARKING GARAGE
GREEN LIVING LAB
OPTION 1


OPTION 1
Like
Parking "on campus"
Add
A see-through enclosure on theater roof for intermissions and events
Approach
to Quad will include accessible ramps
Address
Perimeter security
Need
Drop-off


ONE STOP
DESIGN
NEW QUAD
LLRC
GREEN LIVING LAB
ART
CHILD CENTER
EAGLES
THEATER
GYM
E.
G.
S.C.
F.
SCIENCE
PARKING GARAGE
OPTION 2
Although Option Enhances Security
most did not like idea of limiting ways onto campus
Removal
of some upper walkways was well liked
Lowering the Quad
with improvements to lower breezeways was well appreciated, but, there were concerns on where lockers & P.E. functions in Building C woud be relocated


OPTION 2
Lanterns Connecting
floors were well liked
...But
needed more information on what the Lanterns could look like
Identity for Theater
was apprciated but would like it on Fallon Street
Least Preferred
landscape approach
Suggestion
to add Lantern on Theater roof


DESIGN & TECH
Most Preferred location for Science
GREEN LIVING LAB & SCIENCE
ONE STOP
ART
WELLNESS & CHILD CENTER
Love Wellness Center but why so small?
THEATHER
NEW QUAD
"Bridging" with direct connections to city sidewalk grade was well liked
Opening Up Quad to Estuary was well liked with
G
S.C.
Added Suggestion to build a new pool with a new Wellness Center to enhance connection to the Estuary
Make sure heavy vehicles deliveries to CTE program is maintained
PARKING GARAGE
LLRC
OPTION 3


OPTION 3
Most Prefer this garage location
Some Prefer this Library LRC location
"Bridges" Improve ease of access from BART
Angular Landscape approach was also liked

SUMMARY OF COMMENTS

GENERAL COMMENTS

- Options were appreciated, but no option showed *enough* greenery, food and flowering gardens
- Pay attention to maintenance needs regarding landscaping proposed
- Improve connections to Estuary
- Need more seating spaces throughout the design
- Improve Campus Aesthetic, currently too much concrete, too cold, square buildings etc.
- Add Rooftop Solar Panels
- Add Green Roofs
- Add a glass enclosure at top of Theater
- Add a large Student Lounge space
- Consider long lines at Welcome Center when combining all functions into One Stop
- Have multiple exits out of garage
- Add food options on campus
- Would like to see Arts, Music and Design considered as allied disciplines
- Can anything be done to improve Tower Aesthetic
- Renovate Theater and clarify difference between "renovation" and "modernization"
- Provide adequate drop off area at entries
- Re-routing 7th street and connecting main campus with parking was well appreciated

KEY COMMENTS PER OPTION

Option 1

- Greenery, landscape approach well liked
- Open corner at Fallon & 10th Street well liked

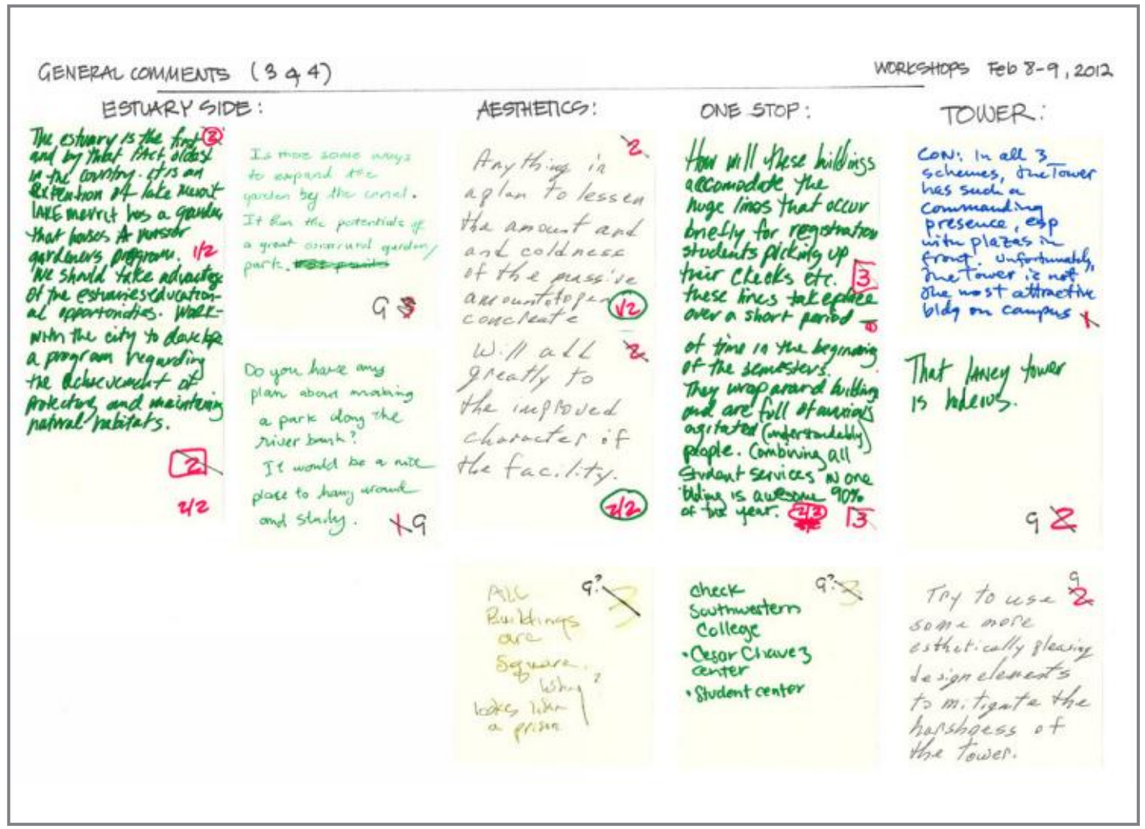
Option 2

- Connecting floors through Lanterns well liked
- Removing some upper walkways and lowering quad was also well liked

Option 3

- Connections to sidewalk, estuary, south of campus were well liked
- This Option Placement for new Parking Garage, new Science, new Green Living Lab & new Library LRC most liked
- This Option's suggestion of a Wellness Center was well liked

See the Appendix for full comments from Online Survey and Workshops.



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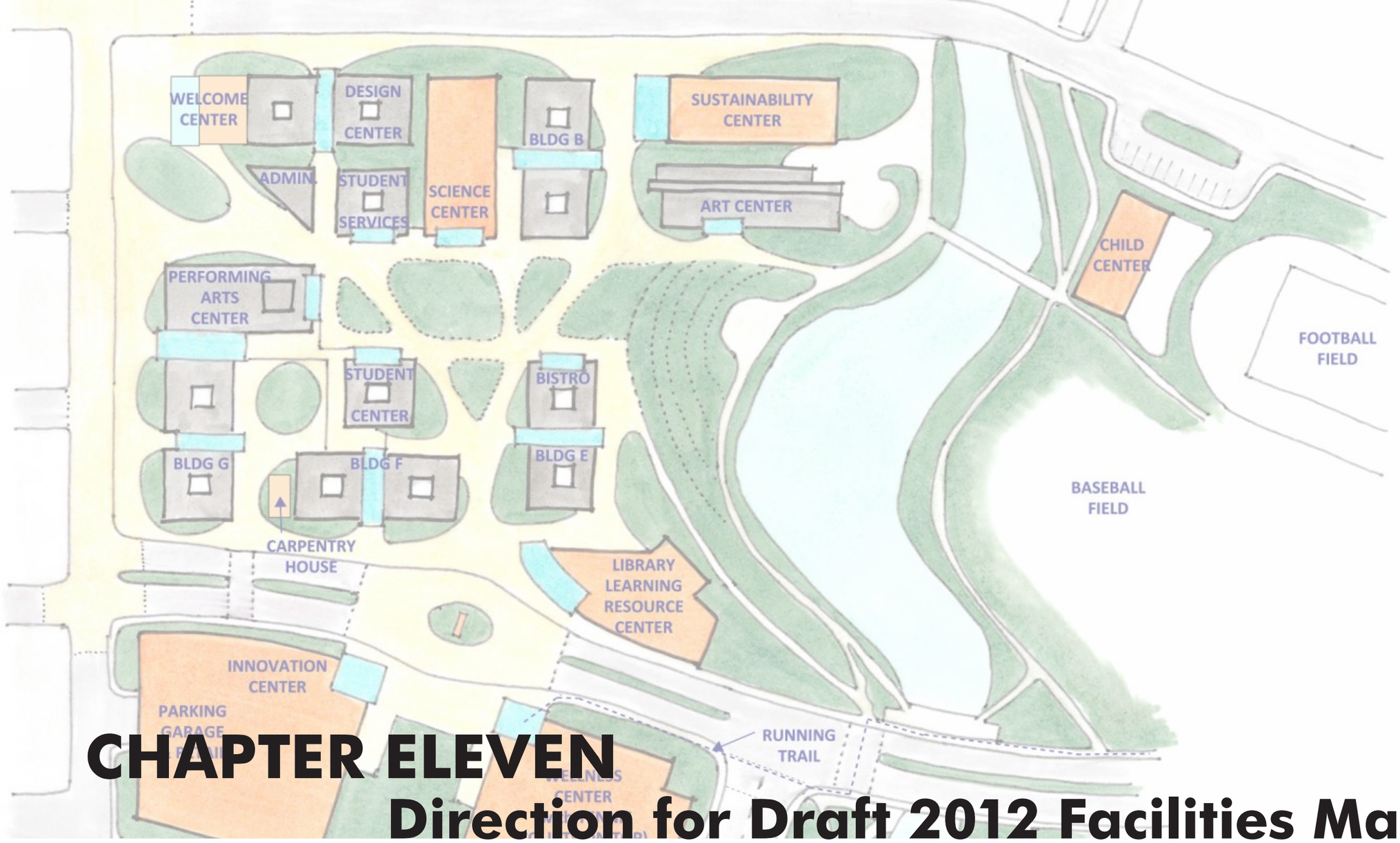


CHAPTER ELEVEN
Direction for Draft 2012 Facilities Master Plan

DIRECTION FOR DRAFT 2012 FACILITIES MASTER PLAN

After the Community feedback was collected and analysed, vbn met with the President of the College, Dr. Elnora Webb, to review the feedback and get confirmation on the direction for the 2012 Facilities Master Plan.

Dr. Webb concurred with the community feedback, noting that the direction given by the Laney Community was in complete alignment with the college-wide priorities. She emphasized that the college's mission is about putting students first, which weighed heavily into the decisions regarding building/program placements. Below are her comments on the Options:

OPTION 1

- Likes the Greening of the Campus and embedding Arts and Sustainability within it
- Likes the softness of the curves/lines
- Likes the open corner at Fallon & 10th Street
- Needs even more green, including green roofs and green walls
- Yet this option does not have any real organization, no connectedness

OPTION 2

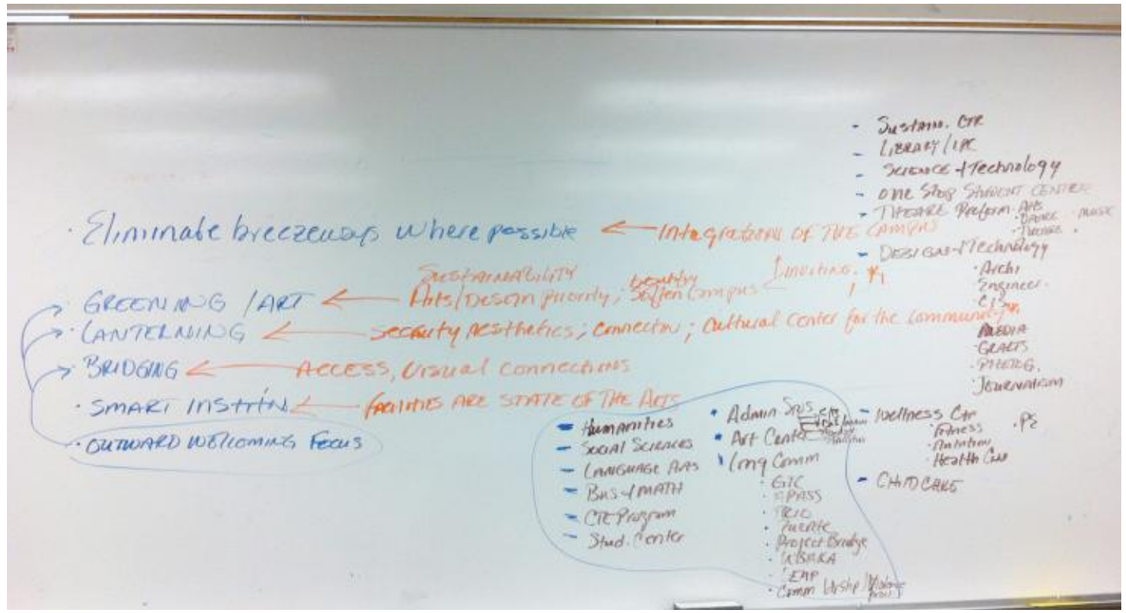
- Creates more security but it is also more constraining: something about the current openness of campus engenders openness in the college community
- Likes interconnectedness of floors
- Likes idea of colored lanterns, with graphic screens, LED
- Likes how Option 2 deals with the breezeways (by lowering quad and letting light into the lower level): eliminating or minimizing the breezeways/ upper walkways allows for a better integration of the campus
- Again needs to see an organization to the campus and both parcels (main and parking) need to be developed equally

OPTION 3

- Likes bridges from sidewalks
- Likes the connections in this scheme
- Agrees with community feedback on adding a new Wellness Center to end of the program priorities list
- Agrees with including a pool in new Wellness Center to connect quad with estuary resource

By combining the favored elements from each option (as identified by the Community feedback), the College's Vision and Goals are achieved as follows:

- **Greening/Arts:** addresses Arts & Design and Sustainability priorities and makes campus inviting.
- **Lanterns:** addresses connections, way-finding, illumination, security and aesthetics (linked to art work).
- **Bridging:** addresses connections both physical and visual.
- Need to leverage the Lanterns and the Green/ Art for cultural relevance to the community.
- All of the above combined make an outwardly focused and welcoming campus.
- **SMART/State of the Art:** as a standard for everything from the smallest element to the campus as a whole.



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DRAFT BUILDING LOCATION PLAN

The draft location of the buildings/programs was determined by the following criteria: desired adjacencies to related programs or existing program space; desired location for campus way-finding; community feedback on preferred location; funding, site staging and phasing factors.

Library Learning Resource Center

- Build new Library LRC on Eagle village site, per community preferred location. The site has good proximity to Estuary and Bistro. Also, with the addition of a new Parking Garage (with retail) and a new Wellness Center across the street in the future, this area will be active, illuminated and safer for LLRC users. This location also avoids jeopardizing the possiblity of State matching funds.

Science Center (later renamed STEM Center)

- Demolish Forum and C building for a New Science Center. New building will permit re-location of Physical Sciences in Upper B, thereby creating good adjacencies between science programs. Also community preferred location.

Sustainability Training Center (formerly Green Living Lab)

- Build on part of the tennis courts due to required proximity to ECT and EET labs. Project may also qualify for private funding which might expedite its construction.

Theater/Performing Arts Center

- Renovate Theater and Music to create a Performing Arts Center at existing location, but connect them to allow for flow between them.

One Stop (later renamed Welcome Center)

- Split the funtions: renovate Old Library for Student Groups & Services, and build New Welcome Center at corner of 10th. Student Groups/Services presence on Quad is desirable, while the Welcome Center requires visibility from BART and parking proximity. Community feedback liked both sites for One Stop.

Design & Technology Center

- Renovate two thirds of Building A for Design Center. Co-locate Graphic Arts, Photography, Jounalism, Media Communications, Architecture, Engineering and CIS. This location is desirable to reinforce 10th Street as an Arts & Sciences Corridor, and proximity to Oakland Art Museum. This was also the community preferred location.

Parking Garage, Innovation Center & Retail

- Build new parking garage on community preferred location (Fallon & 7th). Garage to include retail and an Innovation Center (to provide resources for Business, Enterpreneurship, Community Engagement, Professional/Technical Training, Incubator space etc.). Retail could house Laney retail related programs like Cosmetology and also leased to outside retailers to address unmet needs and to generate revenue for College.

Wellness Center

- Build new Wellness Center on balance of existing parking site to co-locate P.E. programs including those housed in existing lockers, existing Gym, Building C and an Oylmpic size Pool. Include Health Clinic and Tennis Courts on top of Wellness Center. Provide a running trail from Athletic Field house to Wellness Center, and green space between it and parking garage.

7th Street

- Plan should include re-routing of 7th street but show option should it not be re-routed as desired due to City resistance.

Child Center

- Re-build Child Center at its current location with connections to OUSD and College. Re-building of Child Center needs to address drop off (entry/exit) and parking inadequacies.

Carpentry House

- Deliveries to Student Center and Theater, along with trash compactor, create congestion at the existing Carpentry House location, consider moving it to the 7th street side to relieve area and make it more welcoming.

ImageSource: STV|vbn