

MENDOCINO-LAKE COMMUNITY COLLEGE DISTRICT

FACILITIES MASTER PLAN

2020-2025





APPROVED BY THE
MLCCD FACILITIES & SAFETY COMMITTEE

NOVEMBER 22, 2019

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LETTER FROM THE PRESIDENT

Since 1973 Mendocino-Lake Community College District has proudly served the many small communities which make up our large counties of Mendocino and Lake. Decades of sustained vision and leadership have evolved the District's presence from a few portable trailers at the Ukiah Fairgrounds to our current position of three permanent centers and our main campus in Ukiah.

In addition to degree and transfer opportunities, the College offers programs from a nationally recognized nursing program to professional-level theatre, a renowned Agriculture Department to an outstanding Child Development Program, our College continues to grow and excel. None of these achievements would have been possible without flexible, dedicated and participatory planning.

Through the collaborative efforts of the Educational Master Plan in conjunction with the Planning & Budgeting Committee and the Board of Trustees, we adjust our plans in accordance to the needs of not just our students, but of the state and our region. This fluidity enables us to provide our students the tools necessary to succeed in their personal, educational and professional goals. It is through the dedication and good work of many that we are able to provide access to exemplary higher education in our rural community.

The Facilities Master Plan is an extension of that work; it is the physical space that holds the vision. As the Facilities & Safety Committee were writing this document over the past three years, they were continually tasked to ask themselves: how can the Facilities best support the programs of today and prepare for the programs of tomorrow? To that end, the Committee engaged in countless studies, conversations and presentations. They sought feedback from stakeholders across our District and beyond. This document is the culmination of those efforts.

I am extremely pleased with the results of their work; I hope that you will be too. This Facilities Master Plan lays out the vision and the data necessary for Mendocino-Lake Community College District to best support our students and our community in the years to come. We look forward to what comes next.

Sincerely,

Eileen Cichocki

Interim President / CEO

December 1, 2019

EXECUTIVE SUMMARY

It has been nine years since the Facilities Master Plan was collectively reviewed. In 2011 the District was deep in Measure W Bond construction; building the new Library Learning Resource Center, the Lake Center and the North County Center. That Facilities Master Plan chronicled those bond projects which completed the build out of the original campus master plan from the early 1980's.



Today, the District is in a different place. These past years have been a period of change as the District has evolved to reflect the demographics of the current population. As referenced in the Educational Master Plan:

“In fall 2011, MLCCD reached Hispanic Serving Institution eligibility status with a self-identified student population of 25 percent. In fall 2018, 51 percent of the College’s students identified themselves as White, 37 percent Hispanic, three percent Asian/Pacific Islander, two percent African American, and five percent Native American.”

As these demographic changes have come into force, so have new requirements from the state in terms of Guided Pathways, AB 705 and the Vision for Success.

THESE PEDAGOGICAL CHANGES TRANSLATE INTO PHYSICAL CHANGES IN THE BUILT ENVIRONMENT

One such example of this is within the conversations around transforming MacMillan Hall into a dedicated, one-stop shop for student support and services.

Another significant development since 2011 are the mandates from the State and the California Community College Board of Governors in regards to climate change and sustainability. These policies and laws will dramatically affect how we must renovate and operate existing buildings in our District.

This Facilities Master Plan presents data that while our District has space for our current and projected student levels, this space needs transformation and modernization. The exception is the North County Center, which is underbuilt. Approximately \$75 million in modernization, ADA and North County Center completion projects needs are identified in the Plan. We expect an annual escalation rate between 5-7% on these construction cost estimates.

Lacking a \$75 million budget we acknowledge the opportunities for our Facilities; how do we manage space better? How do we create flexible zones that are adaptive to change? How can we make what we have run smoother? How can we have a lighter carbon footprint? How can we be more resilient in our operations?

This Facilities Master Plan is a living document. It is not intended to deliver specific blueprints or solutions; rather it is intended to serve as platform from which we can create those blueprints and find those solutions. It is intended to be flexible enough to adapt and evolve alongside the needs of our students and community and it should be reviewed and revised on a regular basis.



THE MENDOCINO-LAKE COMMUNITY COLLEGE DISTRICT - HISTORY & PRESENT

Mendocino-Lake Community College District (MLCCD) is a two-year community college committed to an open-door admission policy and a comprehensive curriculum offering two-year Associate of Arts and Associate of Science Degrees, career-technical Certificates of Achievement, Associate Degrees for Transfer, contract education, and community education. Over the past 45 years of service, the College has become a primary resource for surrounding rural Northern California communities and a leading force in regional higher education, economic development and community improvement.

The Mendocino Community College District was formed in September 1972 by vote of the citizens of the Anderson Valley, Laytonville, Potter Valley, Round Valley, Ukiah, and Willits Unified School Districts. Planning for the development of the initial offerings of the College occurred in the spring of 1973, with the first classes offered in July 1973. Expansion of the District to include the Lake County Unified School Districts of Upper Lake, Kelseyville, and Lakeport occurred by vote of the citizens on November 5, 1974. The new District boundaries, established in July 1975, encompass 3,200 square miles of service area. In 1981 the name of the District became Mendocino-Lake Community College District to better reflect the geographical area being served.

The 127-acre main campus is situated among the oaks on a country hillside that overlooks the Ukiah Valley. The District serves approximately 140,000 people and eight unified school

districts over more than 3,200 square miles. To serve this large territory the College operates three centers in addition to the main Ukiah campus: The North County Center in Willits and the Lake Center in Lakeport. In 2017, MLCCD took over the Coast Center and Fine Woodworking in the city of Fort Bragg from College of the Redwoods.

In fall 2018, the College had 4,000 students enrolled throughout the District. One-thousand of these students were full time; the average student is enrolled in 7.17 units. Women comprise 61 percent of the student body; the average age for all students is 30. Demographics have been shifting slowly away from an older homogeneous white population to one that is younger and more diverse.

In fall 2011, MLCCD reached Hispanic Serving Institution eligibility status with a self-identified student population of 25 percent. In fall 2018, 51 percent of the College's students identified themselves as White, 37 percent Hispanic, three percent Asian/Pacific Islander, two percent African American, and five percent Native American. These percentages mirror the District and K-12 ethnic make-up closely, although the College continues to look for ways to attract and support more Native American students.

The College plays an increasingly important role in the lives of area residents by providing diverse academic programs leading to certificates and associate degrees. Finally, the College provides a range of social, cultural and athletic activities which enrich the lives of students and members of the community.

In response to the changing demographics and job opportunities in the rural region Mendocino College serves, the College strives to maintain a breadth of choice in programs and courses. It also recognizes the importance of the ability to react quickly and effectively to immediate needs brought forward by the community.



As evidenced in the Educational Master Plan and this Facilities Master Plan, it is anticipated that continuing population changes will gradually re-shape the character of the region, providing opportunities to strengthen existing programs and to adapt and respond to new needs.

EDUCATIONAL MASTER PLAN & FACILITIES MASTER PLAN

As California Community Colleges share the responsibility of meeting a broad range of needs, often in the absence of adequate resources, it is even more critical for Mendocino College to establish a clearly articulated plan as part of an ongoing commitment to providing the communities it serves with a dynamic educational, social, and cultural environment dedicated to student success.

Mendocino College's pedagogical vision and roadmap through fall 2020 & beyond is addressed in the Educational Master Plan (EMP). This document represents the collaborative efforts of faculty, staff and student representatives. It is based on campus-wide discussions, research, the Program Review process, and the contributions of members of several institutional planning committees. The plan articulates the shared vision, mission, values, and goals that will continue moving the College toward excellence in classroom teaching and learning, work force preparation, online education, economic and community development, and services to students.

The Educational Master Plan reflects the College mission, vision and core values as it guides the campus in reaching its strategic goals and directions through the year 2020 & beyond. The EMP describes current College practices in order to create future plans. The EMP also meshes with and reinforces the Facilities and Technology Master Plans, to create a unified strategic plan for the College.





COLLEGE MISSION

Mendocino College partners with a dynamic community of diverse students to help them achieve their educational goals. Informed by research, reflection and dialogue, the College offers programs in Basic Skills, Transfer Preparation and Career and Technical Education as well as Workforce Improvement. The College demonstrates its commitment to student success and achievement through high-quality and innovative instruction, providing individual attention to student needs in an inclusive and accessible learning environment, and providing services to students at all stages of their educational and/or career path. Mendocino College embraces its role as an intellectual, economic and cultural anchor for the region.

(revised June 12, 2019)



COLLEGE VISION

Mendocino College faculty, staff and students inspire each other to engage in quality educational experiences to achieve student success.

Within this partnership, all members share a mutual accountability for student success. Faculty and staff serve as the catalyst for students actively engaged in the learning process; students accept their responsibility to define their goals and to work actively toward them.



COLLEGE CORE VALUES

STUDENT SUCCESS: Students come to us with rich experiences, goals and backgrounds. We create meaningful learning environments to support each student in developing and accomplishing their personal, educational and career goals and to prepare them for a lifetime of learning and achievement.

COLLABORATION: We promote collaboration among and across many groups: students, faculty, staff, and our community partners.

RESPECT: We recognize the inherent value of each individual. We work and communicate collegially, creating working and learning environments which are conducive to the open exchange of ideas.

INTEGRITY: We maintain public trust by being honest, fair transparent, and equitable. We honor our commitments to our students, staff and communities.

DIVERSITY: We value the creativity and insight that emerge from multiple perspectives and we recognize the importance of equity and diversity in achieving our goals. As an institution we are strengthened by our many communities, cultures, and traditions.

CONTINUOUS IMPROVEMENT: We are committed to inquiry, professional development, and reflection. We adjust our practices and embrace new tools and methods to provide equitable opportunities and outcomes.

SUSTAINABILITY: We are responsible stewards of fiscal, natural and human resources. *(revised February 6, 2018)*



Within our learner-centered partnership:

1. Support and enhance an equitable campus culture and environment to support a diverse student population through vibrant, relevant and inclusive campus and community experiences.
2. Support and create more professional development opportunities that will strengthen our inclusive, equitable and ethnically diverse college and community.
3. Foster ongoing student, faculty and staff learning communities where continued reflection, growth, and support promote campus diversity, equity and student success.
4. Develop classroom practices which value diverse student voices and experiences, create safe learning environments.
5. Assess the needs of students and employers to support and expand Career Technical Education programs.

(revised September 2016)

ABOUT THE EDUCATIONAL MASTER PLAN 2018-20 EXTENSION UPDATE PRIORITIES

This extension allows the College to rely on the existing Education Master Plan with updates to the priorities which acknowledge the shifts made over the past few years. This additional time allows for integration of both internal and external dynamics in redesigning the institution for student success.



The 2010-2018 Education Master Plan was updated by the Education Action Plan Committee (EAP) during the 2014-15 Academic Year with new priorities to guide District planning and budget allocation. Since that time, many statewide initiatives have required the development of new planning documents, including Student Equity Plans, the Integrated Plan, Guided Pathways Assessments and Implementation Plans, Online Education Initiative (OEI) plans,

and the Vision for Success Goals. Additionally, AB705 legislation required a rethinking of the math and English transfer pathways which are at the core of students' degree completion.

The new Education Master Plan will be developed in Education Action Plan Committee by reflecting on the important redesign accomplished over the past several years. It will summarize that work; identify important opportunities in those areas; and recommend goals for the next 5-10 years.

To guide educational planning, budget allocations, and other planning documents, the priorities defined below were developed in EAP based on the initiatives and frameworks described above. The priorities have been developed to guide planning for four years and will be cornerstones of the next Education Master Plan.

EDUCATION MASTER PLAN PRIORITIES 2018-2022

Equity: Continue equity planning and activities to ensure equitable outcomes for all student populations, including supporting staff and faculty in professional development. Professional development activities will include culturally inclusive pedagogy, cultural competency in student service delivery, and understanding equity in education, policy and practice.

Native American Outreach and Support: Increase access to and completion of educational programs at Mendocino College for Native American students. Increase Native American enrollment to reflect demographics in our region and school district. Identify retention, success, completion, access, and resource barriers that prohibit academic success for Native American students; and create culturally inclusive practices to mitigate gaps. Provide professional development to faculty and staff to promote effective outreach and support to our Native American population, both in and out of the classroom.

Cohort Model: Using Pomo Pathways as a model, implement at least one other program that provides education and support services to an underserved community. Key ingredients to be recreated from Pomo Pathways include free childcare, free breakfast, convenient location, predictable and thoughtful scheduling of essential, transfer-level curriculum, topnotch instructors, and cohort solidarity.



Guided Pathways: Maximize existing technology to provide clear and simple tools for students to access and chart the progress of their educational plans. Create clear pathways for students to complete certificates, degrees and transfer pathways. Integrate student services and instruction to support pathways and completion.

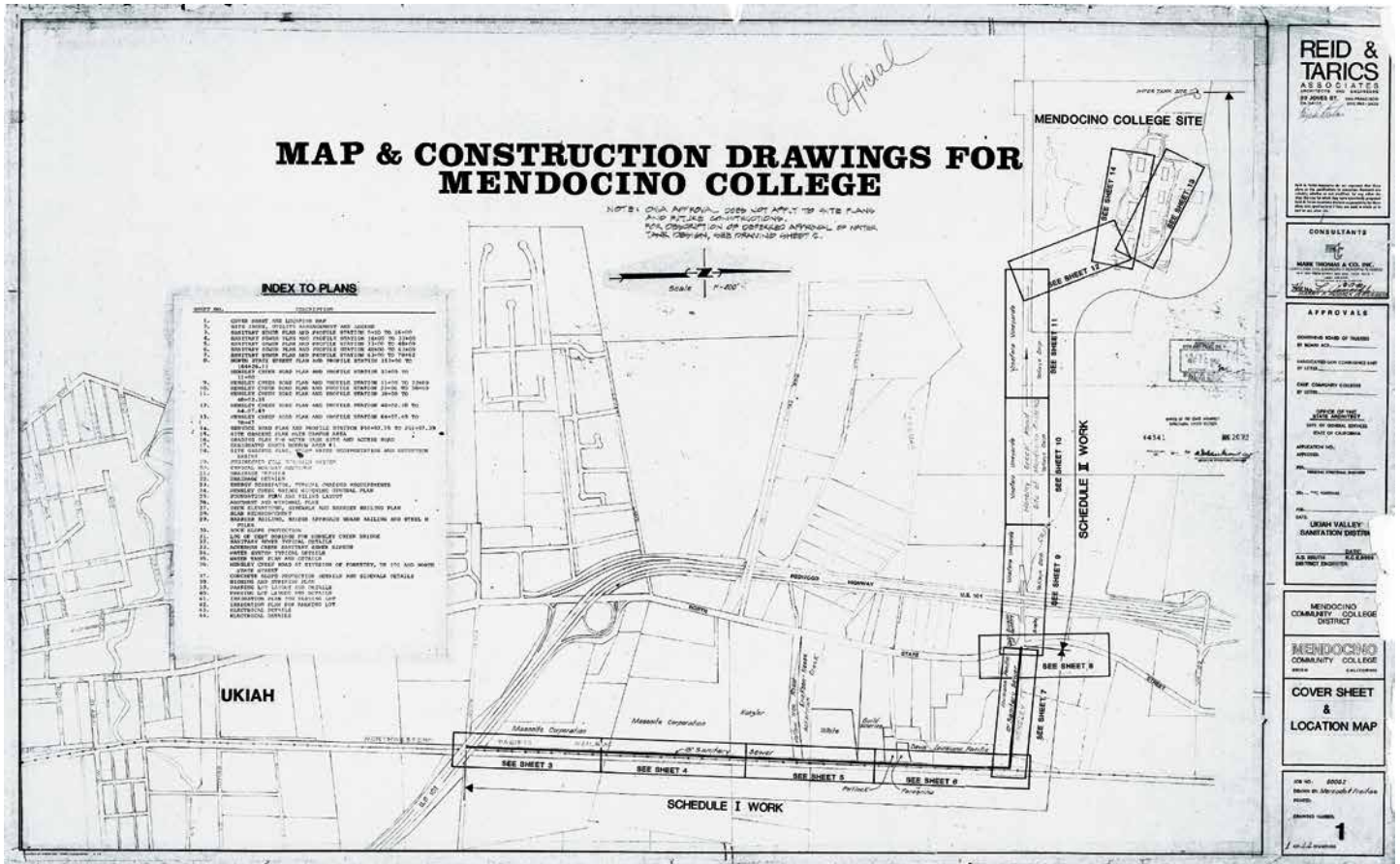
Implementation of AB705: Increase success to and through transfer level math and English by gathering and analyzing data and survey students; honing guided self-placement practices; and monitoring existing and adapting more robust learning support services. Provide professional development for faculty and staff which supports the increased success of students in this area.

Dual Enrollment: Formalize process utilized to establish dual enrollment, CCAP and Middle College classes through, organization into specific educational pathways and, faculty orientations.

Distance Education: Provide adequate professional development in instructional design and accessibility to have 75% of our online course be aligned with the OEI Course Design Rubric in 5 yrs

CTE: Increase the skilled labor pool in high demand industries. With Strong Workforce Program and other funding, allocate more resources for human capital and economic development. Provide relevant learning and skill building opportunities throughout the employment lifecycle.

CONSTRUCTION HISTORY OF THE COLLEGE



The vast majority of Mendocino College’s buildings at Ukiah were built in two distinct periods:

PHASE 1 - Campus Establishment 1983-1994

This phase was the primary construction of campus from a sheep farm/ Vineyard to the main Mendocino College Campus. Grading, utility lines, roadways, parking lots and the following buildings were constructed:

- Lowery Building (originally the Library): 24,307 sqft, built 1985
- Macmillan Hall: 28,115 sqft, built 1986
- Vocation Technology: 18,040 sqft, built 1987
- Child Development Vocation (CDV): 4,185 sqft, built 1987
- Ag (formerly Maintenance): 4,000 sqft, built 1987
- Physical Education: 26,500 sqft, built 1990
- Gym: 15,500 sqft, built 1990
- Center for Visual and Performing Arts (CVPA): 40,300 sqft, built 1994

PHASE 2 - Growth & Bond Measure W 2003-2013

On November 7, 2006 under Proposition 39, voters in the Mendocino-Lake Community College District (MLCCD) passed Measure W, authorizing \$67.5 million in general obligation facility bond funds. Measure W encompassed 30 construction and renovation projects that included the Ukiah campus, Lake Center and the Willits/North County Center. The first bond issuance in the amount of \$30 million took place in March 2007, and the second bond issuance occurred in August 2011 in the amount of \$37.5 million. All bond funds were expended by December 2014. This phase was the “completion” of the original campus master plan:

- Science: 20,000 sqft, built 2003
- Maintenance & Operations: 12,647 sqft, built 2010
- Nursing: major renovations 2010
- Library Learning Center: 47,012 sqft, built 2012
- Lake Center: 15,500 sqft, built 2012
- North County Center (Willits): 6,768 sqft, built 2013

SPACE INVENTORY - ASSIGNABLE SQFT / WSCH / CAP-LOAD RATIOS

Mendocino College utilizes the Chancellor's Office FUSION System for tracking, reporting and organizing our facility portfolio. Each year the District prepares a number of reports which helps the state track, budget and allocate facility-related funds. The primary building block of the Fusion System's data is "space inventory (SI)."

Within the Space inventory section, each room in each building has a code, called a "top code". For example, each office in our district has the top code 310. We report each office and its square-footage in fusion and we then know that on our Ukiah campus, we have 26,087 sqft of office-specific space. Including conference (top code 350) and copy rooms (top code 315), Ukiah has 31,233 sqft of office-related space. That number, 31,233 sqft, is 14.3% of our campus's total built environment and the single largest specific dedication of space on our campus.

As technological advances continue to reduce the need for vast stores of paper files and mobile computers now fit in the palms of our hands, a thorough review of the District's office space is in order. Are there alternatives? Could that 31,233 sqft of specifically-dedicated office space have a higher and better use?

Each campus/site in the district has an "Efficiency Score" which is a computation of assignable sqft to gross sqft; meaning how efficiently are we utilizing our building stock? The higher the efficiency score, the better. Mendocino-Lake Community College district has 264,135 assignable sqft out of a total of 345,828 gross sqft, which is an efficiency score of 76.4%. To put that in education terms, our space efficiency score is about a "c."

These Top Codes and assignable sqft numbers then feed into the districts Weekly Student Contact Hours (WSCH), which gives the "Capacity/Load ratio." The Capacity/Load ratio is based off the number of sqft per student for each activity. Based on the Ukiah campus's numbers, we are currently at 193% lecture room space, projected to grow to 202% by 2024/25. This illustrates we have 93% more lecture space than student/course needs. Library Space at Ukiah is currently at 229%, or 129% more than our current needs. Office space at Ukiah is at 190%, or 90% more than our current needs. Each WSCH has approximately 272 sqft, well above the baseline of 47.2 ASF.

**THIS DATA ILLUSTRATES THAT WE HAVE
SIGNIFICANT OPPORTUNITIES TO RE-ENVISION
AND RE-ASSIGN SPACE WITHIN OUR DISTRICT.**

The North County Center, originally envisioned as a two-phase project, does have room for growth. The lecture, Labs and Office are all below 100%, with just 171 sqft for every WSCH. Lake County Center is more built than North County, with 218 sqft for every WSCH.

This data illustrates that we have significant opportunities to re-envision and re-assign space within our District.

FACILITY MASTER PLAN

A. GROWTH & MODERNIZATION

In recent years, Mendocino County's population has grown much slower in comparison to both Lake and Sonoma Counties, adding just 2,900 people in the past 17 years. Lake County added 6,600 residents and Sonoma County added 58,000 during the same period.

TABLE 1: Population Growth in Mendocino, Lake and Sonoma Counties
Growth 2000-2017

	2000	2010	2017	Number	Percentage
Mendocino County	86,265	87,841	89,134	2,869	3.3%
Ukiah	15,497	16,075	16,314	817	5.3%
Unincorporated Ukiah Valley*	13,463	13,709	13,911	448	3.3%
Total Ukiah Valley	28,960	29,784	30,225	1,265	4.4%
Ukiah Valley Share of County	33.6%	33.9%	33.9%	44.1%	
Lake County	58,309	64,665	64,945	6,636	11.4%
Lakeport	4,820	4,753	4,786	(34)	-0.7%
Sonoma County	446,997	514,453	505,120	58,123	13.0%
Cloverdale	6,831	8,618	8,931	2,100	30.7%
Healdsburg	10,722	11,254	11,800	1,078	10.1%

*Assumes Ukiah Valley growth rate maintains pace with Mendocino County

Source: California Department of Finance

From 2017 to 2030 the California Department of Finance estimates that the population of Mendocino County is projected to increase by about 4,500 people. Those same metrics project adding 2,800 to Lake and another 53,000 to Sonoma counties.

Of relevance to the District is the growth of the student-age population. Roughly 65% of Mendocino College's students come from the 18 to 34 age group, which is projected to grow by 3,700 by 2030 (see table 2).

TABLE 2: Forecast of Population Growth in the Region by Age Group

Growth 2017-2030

	2017	2020	2025	2030	Number	Percentage
Mendocino County	89,134	90,380	92,145	93,657	4,523	5.1%
Under 18	19,164	19,135	19,078	18,999	-166	
18 to 24	7,488	7,479	7,657	7,790	302	4.0%
25 to 34	10,443	10,527	11,069	11,197	753	7.2%
35 to 44	10,294	10,733	10,758	10,817	523	
45 to 55	11,529	11,244	11,383	11,859	330	
Older than 55	30,215	31,262	32,200	32,996	2,781	
Lake County	64,945	65,484	66,476	67,718	2,773	4.3%
Under 18	13,607	13,823	14,250	14,627	1,020	
18 to 24	5,504	5,281	5,315	5,629	125	2.3%
25 to 34	7,337	7,845	8,380	8,148	811	11.0%
35 to 44	6,327	6,641	7,166	8,159	1,832	
45 to 55	8,738	7,912	7,249	7,523	-1,215	
Older than 55	23,432	23,982	24,117	23,632	200	
Sonoma County	505,120	518,926	538,701	558,134	53,014	10.5%
Under 18	98,935	97,262	92,901	90,498	-8,438	
18 to 24	46,765	47,169	47,019	44,987	-1,777	-3.8%
25 to 34	60,575	59,482	62,314	64,100	3,525	5.8%
35 to 44	61,701	66,884	68,429	67,300	5,599	
45 to 55	71,910	68,170	68,739	75,313	3,403	
Older than 55	165,234	179,959	199,299	215,936	50,702	
Three County Total Forecast for Population Growth in the 18 to 34 Age Groups						
18 to 24	59,756	59,928	59,991	58,406	-1,350	-2.3%
25 to 34	78,356	77,854	81,762	83,444	5,089	6.5%
18 to 34	138,112	137,782	141,753	141,851	3,739	2.7%

Source: California Department of Finance

While these numbers are encouraging, they do not necessarily translate into a strong demand for new district construction or expansion. Future District facility needs are more likely to be achieved by renovating and modernizing existing building stock.

Examining the trends in employment growth offers one guide for future facility needs.

Table 3 shows that Education, transportation, Health and Hospitality sectors are experiencing the most growth in the region. Supporting programs at the College that prepare students for jobs in these growth areas is one example by which facilities may need to evolve in coming years.

TABLE 3: Employment Growth by Industry Sector in Mendocino County
Change 2010-16

	2010	2016	Number	Percent
Civilian Labor Force	41,600	39,870	-1,730	-4%
<u>Civilian Employment</u>	36,770	37,780	1,010	2%
<u>Civilian Unemployment</u>	4,830	2,080	-2,750	-113%
Civilian Unemployment Rate	11.6%	5.2%		
Total, All Industries	30,440	32,480	2,040	6%
Total Farm	1,600	1,380	-220	-9%
Total Nonfarm	28,840	31,090	2,250	7%
Total Private	21,550	23,860	2,310	10%
Goods Producing	3,370	3,940	570	8%
Mining, Logging and Const	1,190	1,370	180	8%
Mining and Logging	250	310	60	9%
Construction	940	1,060	120	8%
Manufacturing	2,190	2,580	390	8%
Service Providing	25,470	27,150	1,680	7%
Private Service Providing	18,170	19,920	1,750	10%
Trade, Transportation & Utilities	5,620	6,140	520	9%
Wholesale Trade	670	710	40	7%
Retail Trade	4,380	4,720	340	7%
Tran., Warehousing & Utilities	570	710	140	20%
Information	330	250	-80	-17%
Financial Activities	1,160	1,050	-110	-12%
Professional & Business Services	1,770	1,660	-110	-7%
Educational & Health Services	4,910	5,600	690	18%
Leisure & Hospitality	3,660	4,420	760	20%
Other Services	730	800	70	9%
Government	7,300	7,240	-60	-1%
<u>Federal Government</u>	330	280	-50	-15%
State & Local Government	6,970	6,960	-10	0%
State Government	520	570	50	10%
Local Government	6,450	6,400	-50	-1%

Source: California Employment Development Department

B. FUSION FACILITY CONDITION INDEX

Every three-to-four years, the FUSION system provides a complete Facility Condition Index (FCI) on all District buildings. Another term for this study is called a “Building Assessment.” Each door, window, wall, lock, fire alarm, roof, HVAC system and more, is evaluated for age, condition and replacement costs. The results of this assessment are compiled into a building-by-building report which gives the most complete financial view of our portfolio. These reports in turn inform our District planning priorities in terms of scheduled maintenance and repair.

MLCCD’s most recent FCI was conducted in 2017, illuminating \$39.8 million in necessary repairs across the three centers and our main campus in Ukiah. Complete building-by-building details are available for review at the Facilities Office.





C. SUSTAINABILITY

Broadly stated, sustainability in the built environment includes the smart use and conservation of following categories: water, waste and power.

The District has a long-held commitment to sustainability which has grown in both action and policy over recent years. In the Mission Statement, the District identifies seven Core Values integral to the Mission, one of which is Sustainability:

“We embrace sustainable practices and recognize our responsibility as global citizens.”

And the College Strategic Goals aim to maximize the...

“...efficient, sustainable and student-centered use of financial, human, physical and technological resources.”

In October of 2018, the Board of Trustees adopted Resolution 6505 on Sustainability:

“Sustainable practices maintain and enhance economic opportunity and community well-being for every segment of society while protecting and restoring the natural, social and educational environment upon which people and economies depend. As stewards of current resources and future development, the Board of Trustees resolves to utilize and manage land and facilities under the District’s control sustainably and responsibly. The Board delegates to the Superintendent/President or designee the authority to develop practices and procedures that ensure the sustainable use of resources in everyday operations and planning for the future of the District. These procedures shall include provisions for new construction, maintenance and operations of facilities, sustainable materials procurement, and resource use.”

Administrative Procedures 6505.1 lays out the path:

I. All new facilities planning and construction, including major renovations (greater than 25% of a building's square footage), shall be certified to the highest applicable version of standards within the Leadership in Energy and Environmental Design (LEED) framework. In addition, design criteria and materials selection shall be guided by the applicable version of standards within the Living Future Institute's Living Building Challenge.

II. Day-to-day operations of the District's facilities and grounds shall be guided through the District's Action Plan on Sustainability. The Action Plan on Sustainability shall be the culmination of the Energy, Waste, and Water Master Plans, which will be subsections of the Facilities Master Plan. These plans shall detail the pathways to achieve the following:

1. The District shall achieve a 25% reduction in water use (from a baseline year of 2018) by 2025.
2. The District shall achieve a 25% reduction in landfill waste (from a baseline year of 2018) by 2025.
3. The District shall be Net-Zero Energy by 2030 or sooner.

III. Faculty, students and staff shall be actively engaged in the creation and implementation of the Action Plan on Sustainability. As feasibility permits, and through the planning process, the Vice-President of Administrative Services shall make budget provisions and recommendations to facilitate the administration, funding, execution, and monitoring of the Action Plan on Sustainability.

IV. The district shall preferentially purchase recycled, compostable and/or sustainable materials whenever possible. The District shall require its contractors and consultants to use and specify recycled, compostable, and/or sustainable products in fulfilling contractual obligations whenever practicable. Specifications for these products and their suggested uses will be made available to all District departments by Facilities. The Superintendent/President (or designee) shall submit a "State of Sustainability" report to the Board periodically on the progress towards district-wide sustainability goals.



WATER SUMMARY



In February 2014, through a grant funded by Mendocino County Resource Conservation District (MCRCD), the Ukiah Campus undertook a comprehensive water audit of the landscaping with Applied Civil Engineering, Inc. This audit illuminated several areas of potential improvement: reducing irrigated landscape areas, installing drip irrigation wherever possible, adjusting and replacing spray heads, and standardizing irrigation schedules. These recommendations were enacted and a second audit was carried out in January 2016 to track results.

The 2016 audit commended, “Outdoor water use for the general landscape areas was reduced by 53% from 2013 to 2015.” However, “...there is still room to trim water use by an additional 20% during summer months which could save up to an additional 1.6 million gallons per year.” The main challenge to these savings was identified as antiquated, inefficient irrigation controllers.



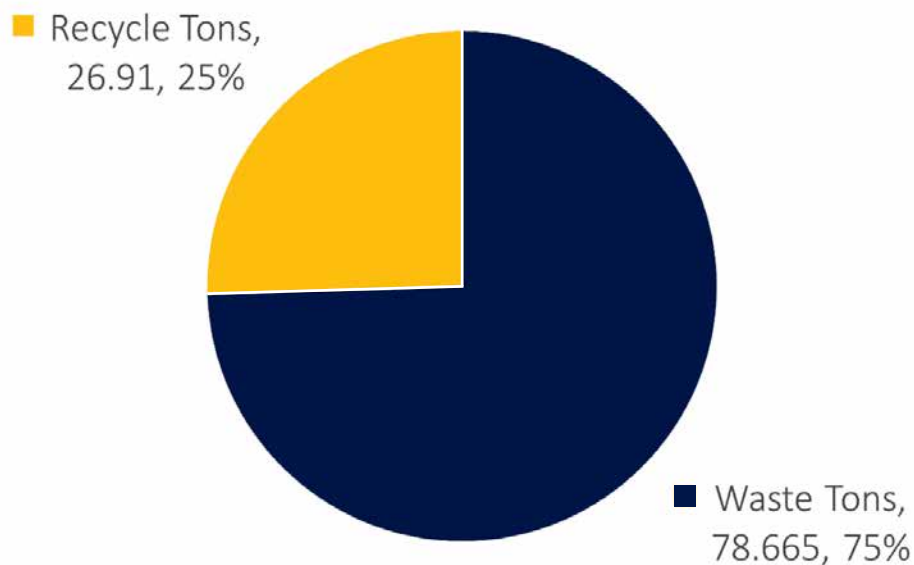
In 2017, MCRCD awarded the District \$50,000 to purchase and install uniform, satellite-based irrigation controllers. The last of these controllers were installed in June 2019 and we aim to have data available by June 2020. There is still room to improve our exterior water savings by further refining irrigation, fertilization, and aeration schedules.

WASTE SUMMARY

The College is making strides in waste reduction & diversion starting with a trash & recycle survey in 2018-19. The results of this survey showed a gross imbalance of trash to recycle bin ratio and no composting program. We removed over twenty “surplus” trash cans, instituted a District-wide composting program and Associated Students of Mendocino College purchased a half-dozen new trash/recycle/compost bins for the main campus and centers. While the formal data is still outstanding, we are confident that these measures have dramatically improved our efforts at waste reduction and diversion.

One potential area of possibility that has been identified has been an onsite college composting facility. While details are not fully fleshed out, initial thoughts have included a collaboration between the Agriculture, Sustainable Technology and Facilities Departments in a “living laboratory” format. While the state has pledged some grant funds for projects such as this, the first step for the District would be to initiate a feasibility study for such a plant.

Mendocino College 2017 Waste Diversion

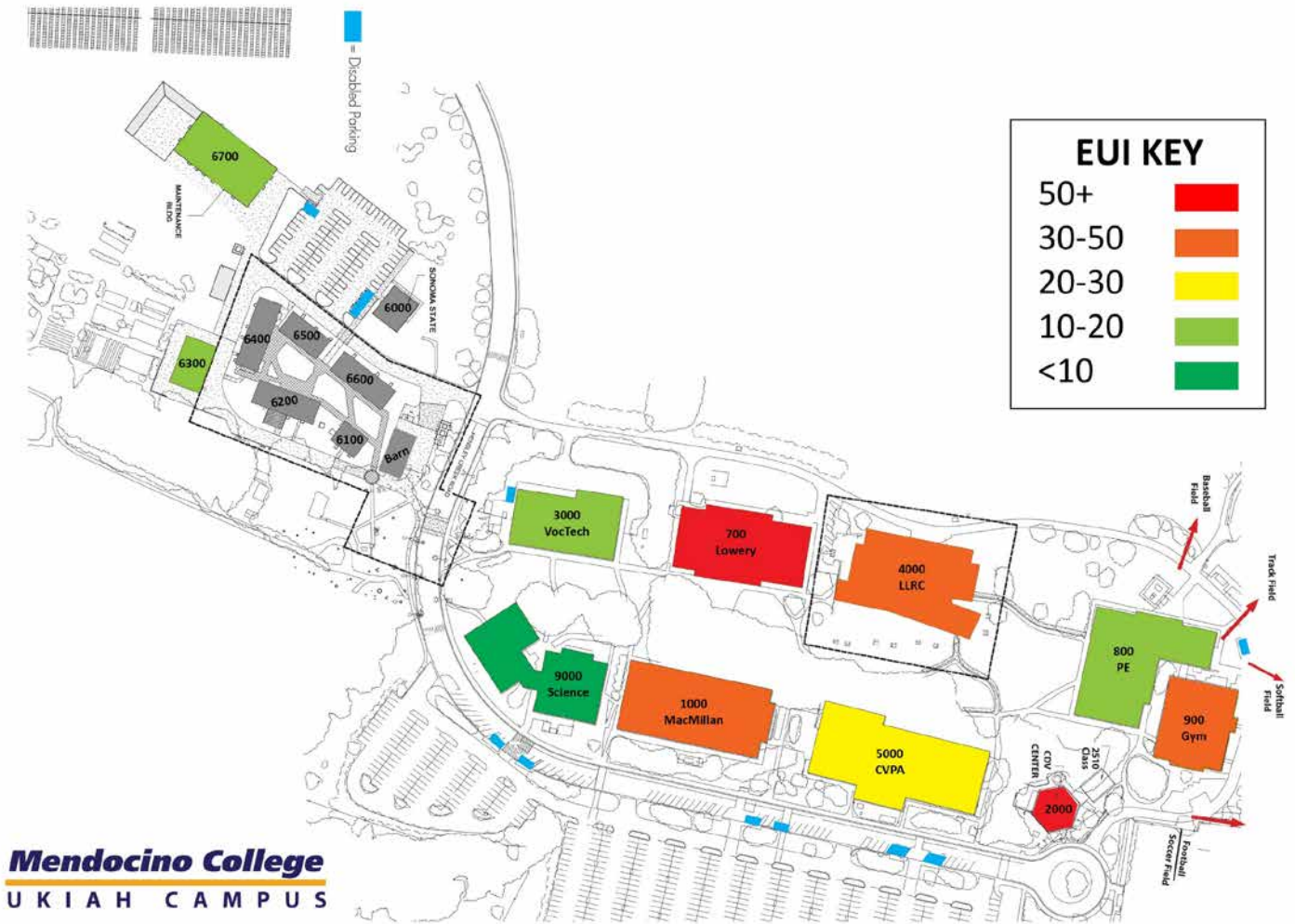


ELECTRIC SUMMARY

The California Community College Board of Governors Climate Change and Sustainability Policy, adopted May 20, 2019, lays out an ambitious path over the next ten years, outlined in the key Climate Strategy Pillars:

- Increase renewable electricity production to 50 percent
- Reduce petroleum use by 50 percent in vehicles
- Double energy efficiency savings at existing buildings
- Reduce greenhouse gas emissions from natural and working lands
- Reduce short-lived climate pollutants
- Safeguard California

As the District’s policy and goals are in alignment with the bulk of these targets, most of the work falls within our electricity strategy. While approximately 50% of the Districts’ power comes from natural gas, the majority of our efficiency work has been accomplished through electricity. More research and study is necessary is better evaluate and evolve our natural gas use in coming years.





The most successful example of the College's commitment so far to sustainability is the 930 kW solar photovoltaic system, completed in 2009 at the Ukiah Campus. On any given day, this system produces about 49% of our electrical use and saves an average of about \$160,000 per year in electrical costs. Since 2009, this system has produced 16.07 gigawatt hours, or enough electricity to power over 1,300 homes for one year. The system has reduced CO₂ by 8,524 tons in that same time period.

Concurrently, the District took advantage of the State's Proposition 39 funds (which expired in 2018) for energy efficiency projects. Over the course of five years, Mendocino College utilized \$462,536 for 12 different projects from occupancy sensors in the classrooms, LED lighting retrofits, to new high-efficiency chillers and boilers. Cumulatively, these projects reduced our annual energy consumption by approximately 10% from baseline year of 2013.

Solar Carports - Power Purchase Agreement (PPA)

In 2018, the District entered in lengthy discussions and study with Forefront Power exploring the possibility of power purchase agreements at our main campus and centers. Ft Bragg and Wil-lits were eliminated due to small electrical loads and/or projected solar output, leaving the Lake Center and Ukiah as the primary candidates for a PPA.

Battery storage backup plans were examined at both locations but at the time it was suggested that the District wait until the efficiency of commercial batteries improved. However, based upon the likelihood of continuously reoccurring Public Safety Power Shutoff (PSPS) events from PG&E, the District's investigation and implementation of battery backup systems is of growing importance in the near future.



NOTE: DESKTOP ANALYSIS OF TOPOGRAPHY AND TREE HEIGHTS WERE ASSUMED FOR THE DESIGNS. FINAL SYSTEM SIZE AND LOCATION WILL VARY BASED ON FURTHER DILIGENCE

ASSUMING THE EXISTING UTILITY TRANSFORMER IS BIG ENOUGH TO ACCEPT THIS PV SYSTEM SIZE

SYSTEM DESCRIPTION	
MODULE TYPE	LONGI LR6_72PH_355M
QUANTITY	432
INVERTERS	(1) PVI 60TL (2) PVI 36TL
SYSTEM SIZE (DC)	153.36 kW
SYSTEM SIZE (AC)	156.00 kW
LAT/LONG	39.0195; -122.9181
AZIMUTH ANGLE	270°
TILT ANGLE	7°
SNOWLOAD	Site Specific Study Needed
WINDSPEED	110 MPH
SEISMIC DESIGN CAT.	E
LIGHTPOLES/TREES	5/0
ADA/COVERED	7/5

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100 MONTGOMERY STREET #1400
SAN FRANCISCO, CA 94104
(855) 204-5083
www.ForefrontPower.com

STAMP:

NOT FOR CONSTRUCTION

Mendocino Lake CCD Lakeport Center Canopy
2565 Parallel Dr, Lakeport, CA 95453

PROJECT NUMBER: CA-18-0072

SHEET TITLE: CONCEPTUAL LAYOUT

SHEET SIZE: TABLOID 11" X 17"

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NO.	REVISION	DATE	INIT.

DATE: 04.05.2018
DRAWN BY: RP
ENGINEER: RP
APPROVED BY:

PROJECT PHASE: PRELIMINARY DESIGN
SCALE: 1" = 60'
SHEET NO: **CL-1**



NOTE: DESKTOP ANALYSIS OF TOPOGRAPHY AND TREE HEIGHTS WERE ASSUMED FOR THE DESIGNS. FINAL SYSTEM SIZE AND LOCATION WILL VARY BASED ON FURTHER DILIGENCE

NOTE: RESTRIPIING OF PARKING LOT NEEDED

SYSTEM DESCRIPTION	
MODULE TYPE	TRINA TSM-355-DE14A
QUANTITY	2232
INVERTERS	(10)PVI 60TL (4)PVI 36TL
SYSTEM SIZE (DC)	792.36 kW
SYSTEM SIZE (AC)	744.00 kW
LAT/LONG	39.1890; -123.2287
AZIMUTH ANGLE	192°
TILT ANGLE	7°
SNOWLOAD	Ground Specific Study needed
WINDSPEED	110 MPH
SEISMIC CATEGORY	E
NO. OF TREES/LIGHTP	0/8

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STAMP:

NOT FOR CONSTRUCTION

Mendocino Lake CCD Mendocino College
1000 Hensley Creek Rd, Ukiah, CA 95482

PROJECT NUMBER: CA-17-0254

SHEET TITLE: CONCEPTUAL LAYOUT

SHEET SIZE: TABLOID 11" X 17"

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NO.	REVISION	DATE	INIT.

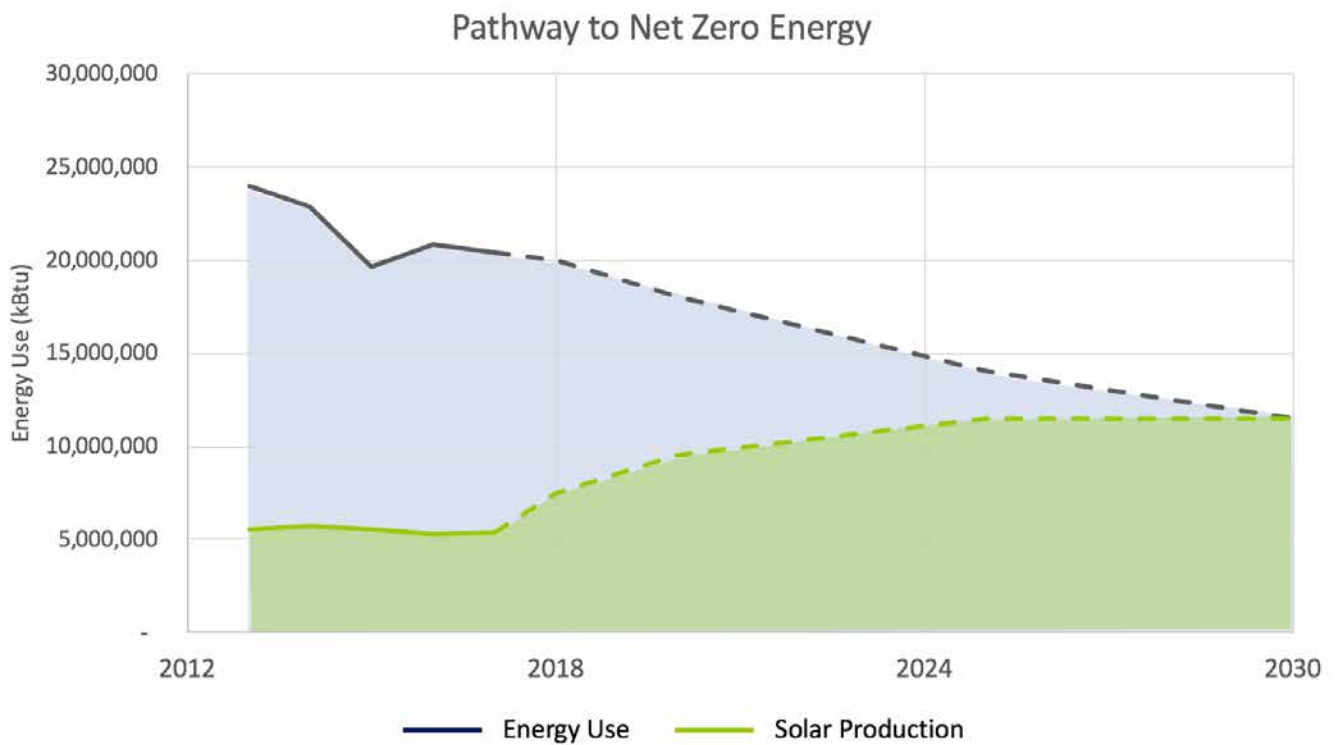
DATE: 02/06/2018
DRAWN BY: RP
ENGINEER: RP
APPROVED BY:

PROJECT PHASE: PRELIMINARY DESIGN
SCALE: 1" = 100'
SHEET NO: **CL-1**

FMP - ELECTRIC SUMMARY CONTINUED

In the scenarios we explored, Forefront would design, construct and own the photovoltaic systems and then charge the District a fixed rate for electricity produced over the next twenty years. The Lake Center was modeled for a 156 kW carport canopy system, producing approximately 80% of the Center’s annual electricity. At Ukiah, a 792 kW carport canopy system, producing approximately 68% of the campus’s annual electricity.

Unfortunately due to complications involving PG&E and the California Public Utilities Commission concerning time-of-use billing discrepancies, the Board of Trustees decided to postpone the PPA project until more information became available.



D. TECHNOLOGY

Measure W construction and Prop 39 Energy Projects introduced a significant amount of modern technology to the District's facilities operations. All of the District's HVAC systems are remotely controlled by computer programs. Most of the exterior lighting is also controlled through computer programs. With proper personnel training and regular software and hardware upgrades, the programming of these systems have the potential to save significant energy.



The evolution of the intersection of facilities and Information Technology (IT), commonly called the Internet of Things (IoT), is an ongoing process which the District embraces. The College encourages a strong relationship between Facilities and IT, with the IT Director sitting on the Facilities & Safety Committee, and both departments continually collaborating on projects.

In 2017, the District created the Facilities position of "Energy Controls Specialist." This position is responsible for managing the HVAC and lighting programs, as well as managing fire alarms and campus

security's surveillance cameras. This position has been critical in actualizing the aims of IoT, creating real savings and efficiency in the District's energy use.

There are some significant opportunities ahead for Facilities in relation to IT:

- Upgrade all Energy Management System Software & Hardware
- Upgrade District-wide fire alarms
- Upgrade District-wide surveillance cameras
- Keyless lock systems on all exterior doors

E. AMERICANS WITH DISABILITY ACT (ADA) COMPLIANCE / BARRIER REMOVAL

Fortunately, much of the College was built after the enactment of the Americans with Disabilities Act in 1990 and the buildings that were built prior to 1990 were largely retrofitted for compliance through Measure W funds. However, ADA law continues to be amended and updated and what was code in 1990 is not necessarily compliant in 2020:

“The Department of Justice’s revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 (ADA) were published in the Federal Register on September 15, 2010. These regulations adopted revised, enforceable accessibility standards called the 2010 ADA Standards for Accessible Design, “2010 Standards.” On March 15, 2012, compliance with the 2010 Standards was required for new construction and alterations under Titles II and III. March 15, 2012, is also the compliance date for using the 2010 Standards for program accessibility and barrier removal.

The 1991 ADA Standards for Accessible Design, printed as Appendix A of the title III regulation in the Code of Federal Regulations, July 1, 1994 could be used for new construction and alterations under Titles II and III until March 14, 2012.” (www.ada.gov/2010ADASTandards_index.htm)

ADA Transition Study



In 2017-18, the District hired Disability Access Consultants (DAC) to conduct a comprehensive study of the Districts ADA compliance and develop a transition plan for each site. The results of this study identified approximately \$4.9 million in improvements necessary to come into current compliance. A full copy of this study is available at the Facilities Office.

While \$4.9 million is currently unavailable, the District has developed a measured, annual ADA Transition plan towards compliance.

F. SECURITY & SAFETY

In 2017, the Facilities & Safety Committee invited Keenan & Associates to assess our District's Safety & Security Operations through a Threat and Physical Security (TaPS) Assessment. The scope of this TaPS Assessment covered:

- Alarm systems
- Organized security
- Landscaping
- Area lighting
- Perimeter fence and gates
- Parking lot security
- Key control
- Doors and windows
- Public address capability
- Mechanical surveillance
- Utilities security
- Natural visibility
- Access control
- Signage
- Housekeeping
- Visible identification
- Cash handling
- Emergency communications

The overall results of the report confirmed what the District's Clery reports have been substantiating for years; Mendocino-Lake Community College has had the good fortune to be one of the safest community college districts in the state of California. However, this in no way means that the District has lessened any standards in terms of safety & security. In the past two years, the District has hired more Campus Security staff and upgraded Emergency Communication Systems. In addition, the District has adopted many of the study's findings and has made future budgetary provisions for implementation.

District Clery Reports can be found on Mendocino College's webpage and the full Safety & Security is available for review in the Facilities Office.



Redwood/Potter Complex Fire 2017 • image by Peter Armstrong Photography

Fires

In 2017 the Redwood Complex Fire destroyed some 400 local homes and over 5,000 homes in nearby Santa Rosa. Mendocino College was an emergency Red Cross Shelter for two weeks and then a community resource center for months afterward.

In 2018, the Mendocino Complex Fire, the largest in the state's history, again caused mass evacuations and damage to our local communities. Again, Mendocino College served as an emergency shelter and resource center.

In 2019, Pacific Gas & Energy's Public Safety Power Shutoff (PSPS) completely cut power to all of Mendocino County for a period of five days. All Mendocino College locations were closed during this time due to a lack of electricity. During this time period, the Kincaid Fire in Sonoma County erupted and the College was again called upon to open its doors for a shelter. Fortunately, the fire was contained in time to head off necessitating a shelter in Ukiah.

These fires force a paradigm shift in our region. Not only are fire seasons longer, but fire conditions are significantly more severe and damage is more widespread. As local, state and federal agencies look again and again to Mendocino College as an emergency resource, the District needs to explore and facilitate resources and relationships to ensure we have the tools necessary to be this regional resource.

Aside from catastrophic fires, if the PSPS events are to be "the new normal" as PG&E claims, the District needs to explore the feasibility of closing our sites for multiple days, multiple times per year. What impact do these shutdowns have on student success?

The District needs to investigate battery backup systems for our critical buildings at all sites. We need generators, secondary access roads as well as a myriad of emergency equipment and trainings. All future District planning must include emergency preparedness and resiliency as central themes.



MENDOCINO COLLEGE

UKIAH CAMPUS



I. MACMILLAN HALL



MacMillan Hall, built in 1987 as the main administration building, has been significantly modified through the years. Most classrooms and offices have been reconfigured over the past three decades with the most recent conversions of the Board Room and the FYI space. Many of these renovations were in reaction to time (and/or grant) specific needs, resulting in a building that serves many disparate purposes from lecture classrooms to computer labs to mailrooms, the Board Room and administrative offices.

A common theme that has come through the Facilities & Safety Committee in recent years has been a desire to “open” MacMillan Hall and consolidate Student Services. There has been some movement in that direction with the locating of First Year Experience Center, the Veterans Center, the Career Hub in the building alongside Financial Aid and Admissions.

MacMillan’s greatest challenges include an antiquated electrical and technological infrastructure, inefficient windows and doors, “interior” offices with no natural light or views and a heating and cooling system that has not been rebalanced to accommodate the various remodels through the years. MacMillan was identified through the FCI study as being the District’s top candidate for renovation, with over \$6 million in necessary repairs & replacement.

With the abundance of existing classroom space elsewhere on campus, consideration should be given to the conversion of the few remaining MacMillan classrooms into a more open concept, student-service and administration space.

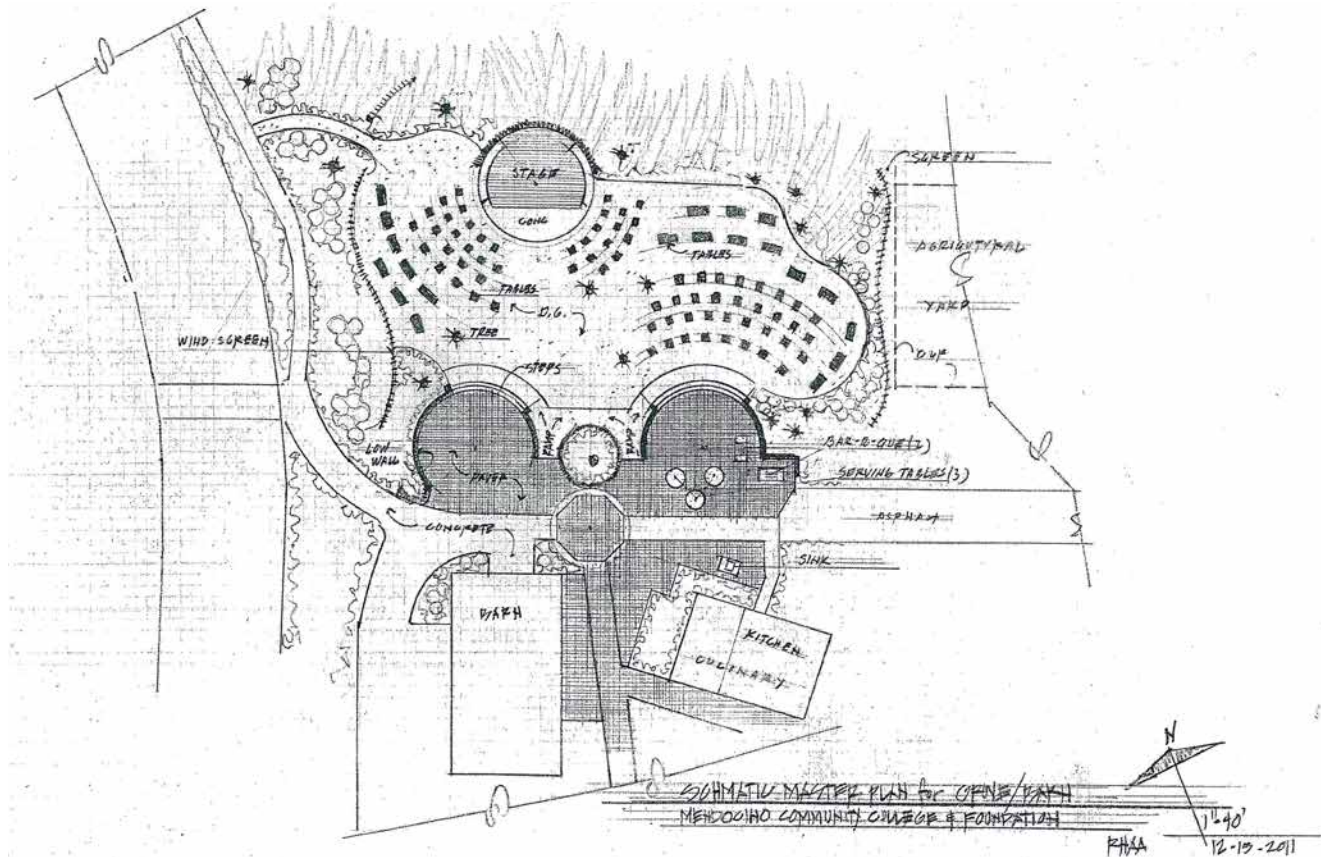
II. GROVE

The Grove, on the Eastern side of Campus, is contained by the College's iconic Red Barn (built circa 1920) and the Agricultural Program. This area has the most opportunity for evolution and is prime space for any future campus development. Within these boundaries are the College's original portable classrooms from the Ukiah Fairgrounds. These classrooms have been renovated over the years and now house the Nursing and Culinary Arts programs and Sonoma State's classroom. In addition, the Grove also provides space for Ukiah Unified School District's Middle College program, the Native American Resource Center and a commercial-grade kitchen which is open for community rental.

The Middle College program, which launched in 2018-19, currently contains 36 high school students, and is projected to grow up to 75 students within the next two years. The Nursing Program has become one of the most successful programs on campus, with more applicants than open seats. Both of these programs have potential to grow beyond the physical space they inhabit. One prime possibility is for the Nursing Program to relocate to Willits in the event of a newly constructed building. See the North County Center section for further details.

Another discussion that has come up through the years has been the campus's Red Barn and the hope of one day refurbishing this structure. Through the years the Barn has served many purposes, from its initial incarnation as the sheep barn to housing the Maintenance Department to its current use as overflow surplus storage.

Many possibilities have been considered, from an event-rental space in conjunction with Culinary to a Mendocino College Foundation office space. While the "bones" of this building are still solid, substantial renovation will be required to make this building usable by the public.



III. CAMPUS ENTRY & CIRCULATION



The long-term vision is to enhance the entry sequence from the main campus gate, through the parking lots and into the campus. The first phase of this vision is the south terminus of the north-south circulation spine, which is the Library and Learning Resource Center (LLRC) Plaza. This plaza in effect is the literal and figurative center of campus.

In 2018, the Mendocino College Board of Trustees approved the renaming of the LLRC plaza to “Pomo Plaza”. The primary intent of this significant change was to recognize the longstanding presence of native people on local land and highlight the many contributions of the Pomo tribes. The college commemorated this important step by placing a prominent stone monument within Pomo Plaza, which lists many of the local Pomo Native American tribes by name. The monument reflects both the college’s deep respect for Native Americans, their cultures, experiences,



and knowledge, and the desire to develop mutually beneficial relationships with local Native American communities. With this monument, Mendocino College hopes to acknowledge the Pomo’s concerted resistance, bravery, and survival against exploitation and hostility toward their traditional culture and to respectfully honor the resilience of the Native people, their language, land, culture, and sovereignty.



The second and future phase of the vision is to modify the pedestrian route from Hensley Creek Road into the campus between the McMillan Administration Building and the Fine Arts Building. Currently the pathway is narrow, obstructed by planted areas, and generally does not give the impression of a ceremonial campus entrance. The first goal of this development would be to create a visible cue from the parking lot and Hensley Creek Road to both vehicular and pedestrian traffic that this is the main entrance. The second goal would be to provide adequate width walkways to accommodate the volume of pedestrian traffic; provide multiple opportunities for seating; enhance the entry sequence to the Administration and Fine Arts Buildings; and to provide a clear view into the campus to the Pomo Plaza and hills to the south.



Main Entry Concept

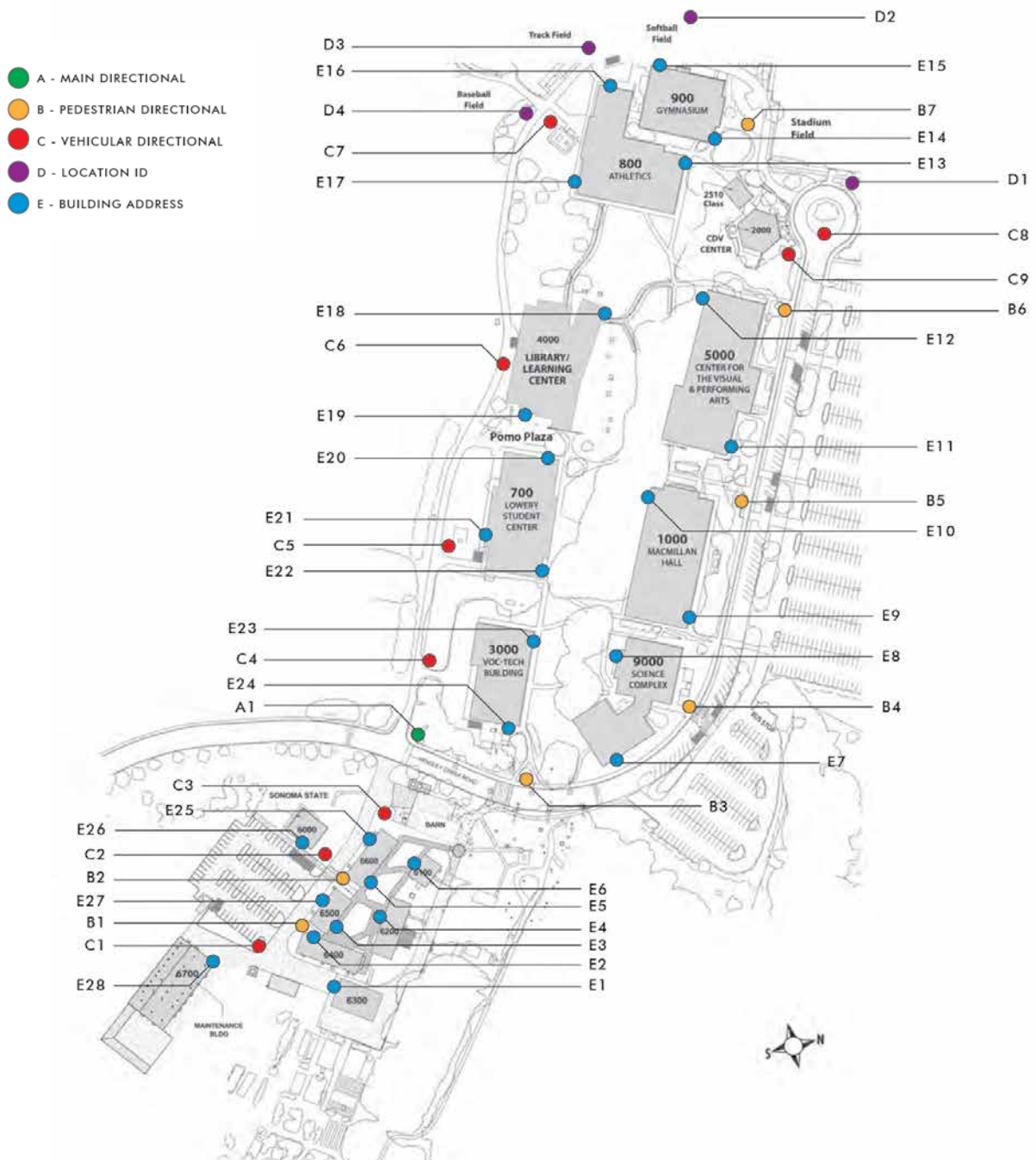
Mendocino College Campus Master Plan
Mendocino/Lake Community College District, Ukiah, CA
July 9, 2009
QUADRIGA

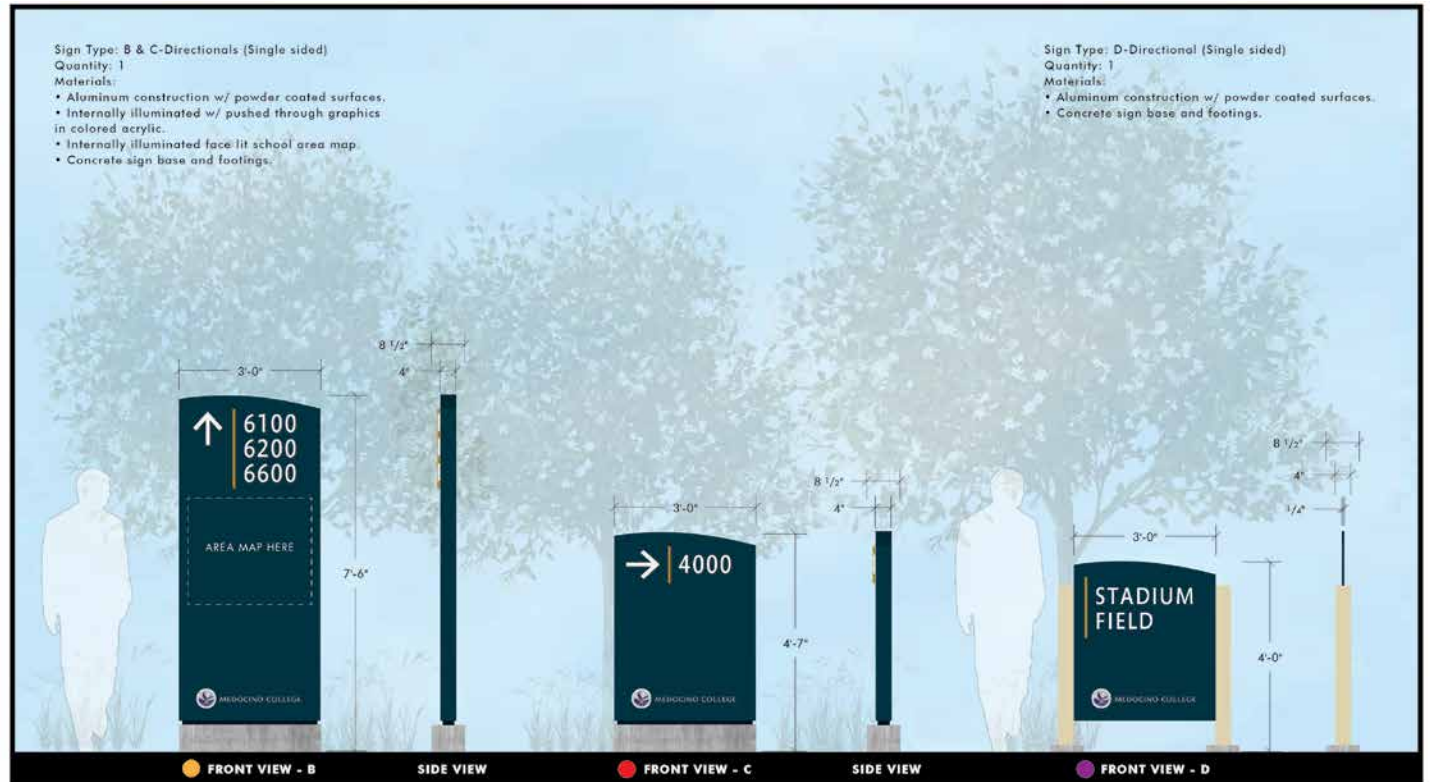
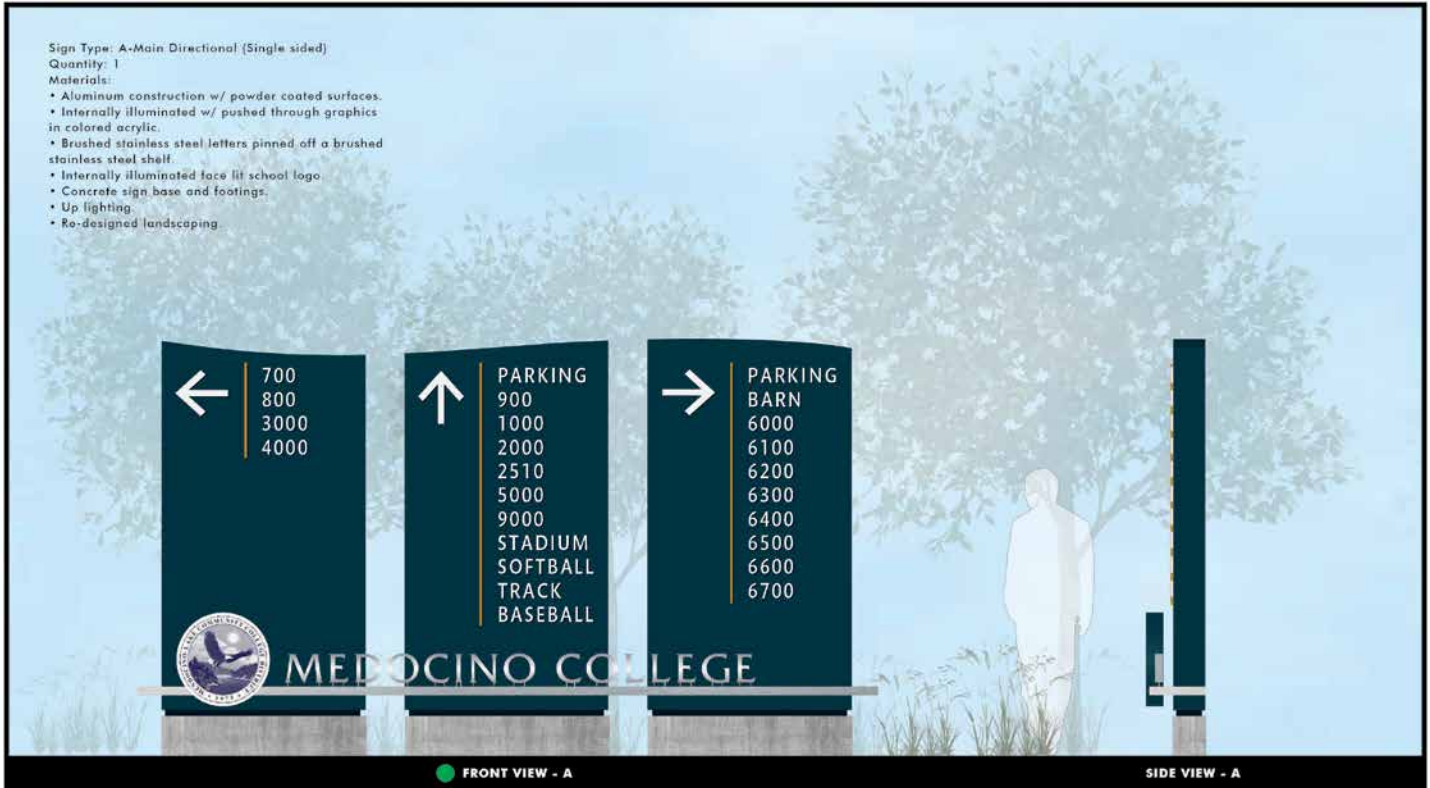
Although the bus stop location has been modified since this sketch/concept was first proposed, the vision for the main corridor plan remains. Special care and focus should be dedicated to making the current bus stop location more accessible and central to pedestrian circulation.

IV. WAYFINDING

In 2018, the College undertook a comprehensive study of Campus Wayfinding. Discussions were held with local First Responders, including representatives from Cal Fire and the Mendocino County Sheriff's Office. These discussions continued within the Facility & Safety Committee about how to best identify and direct students, staff, visitors and, most importantly, first responders on and around campus.

Paramount Sign Contractors were hired to actualize the plan and the first phase, clearly and numerically labeling each building, began in late 2019. The College hopes to continue further efforts and phases of this project as budget permits.



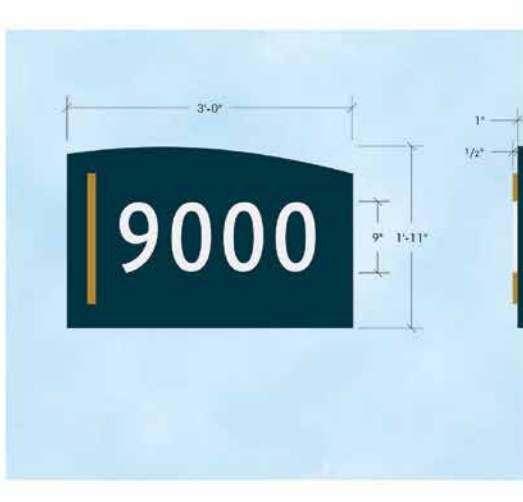


Sign Type: E-Building Address (Single sided)

Quantity: 1

Materials:

- Aluminum construction w/ powder coated surfaces.
- Internally illuminated w/ pushed through graphics in colored acrylic.



3/16"=1'-0"

● FRONT VIEW - E

SIDE VIEW

V. HOUSING

In 2017 the Mendocino-Lake Community College Board of Trustees requested an investigation into student housing. Derivi Castellanos Architects were hired to first conduct a housing feasibility study to evaluate the demand for on-campus student housing. This survey was conducted to better understand Mendocino College students' current housing situation, and what kind of student housing and related programs and amenities were optimally desired by the student body.

The survey was sent out to the entire student population on December 6, 2017, and ran for two weeks. Formstack, an online survey tool, was used to collect and tabulate the survey responses. A total of 348 completed survey responses, or 5% of the student population, were returned. With a student population of 6,868, Derivi Castellanos felt this response represented a confidence level of 95 percent and a margin of error of +/-five percent to conclude:

“Our student survey confirms that there is demand for student housing from a significant portion of the student body. This demand is, predictably, more pronounced among lower age cohorts; but those cohorts also represent a majority of the students enrolled at Mendocino College.”

According to Derivi Castellanos, the Ukiah Valley needed to have built 400 to 420 units over the 2010 to 2016 period to keep pace with job growth. However, according to building permit information, Ukiah added only 92 units over this period. The largest residential development completed during this period was a 42-unit senior housing project completed in 2016.

Derivi Castellanos further concluded that with this mounting housing shortage, the rental market in the Ukiah Valley was extremely tight. As indicated by responses to their student survey, over 12 percent of students at Mendocino College have no housing. The 2017, 2018 and 2019 fires further compounded the issue. Since the fires, local realtors have reported a wave of homebuyers and renters coming north from Sonoma County. These people are competing for rental housing and driving up rents, making it even more difficult for Mendocino College students to find or afford rental housing.

Then Mendocino College President Arturo Reyes recommended to the Board that all of the above and other analyses strongly supported Mendocino College moving to provide a substantial block of student housing. Derivi Castellanos Architects were then hired for another round of studies to develop pro-forma estimates and site identifications for potential dormitories.

Four potential sites were identified (see following schematics) and a budget pro forma was developed that estimated the cost of a 201 bed dormitory at \$15.3 million. Derivi Castellanos developed numbers that stated the rents on these dorms would pay for the construction and ongoing operating costs. However, numerous concerns and questions were raised by students, staff, faculty and community members around the validity of these assumptions. Actual construction costs, infrastructure issues involving water and sewer entitlements, updated Environmental

Impact studies as well as additional staffing and student resource requirements were identified as significant unaccounted challenges to the projects feasibility.

As of late 2019, the Board of Trustees has appointed a special working group to further investigate the answers to these questions.

FIVE OPTIONS IDENTIFIED FOR CONSIDERATION:

- Option 1 : Campus Hilltop
- Option 2 : Near Student Center / Baseball
- Option 3 : Near Solar Field / Entry Road
- Option 4 : Near Athletic Fields
- Option 5 : Near grass area by Volleyball Courts

General site characteristics considered:

- Topography and site preparation
- Orientation regarding ventilation and solar
- Site views from housing and other venues
- Proximity to primary student life / activity zones
- Prevailing winds
- Proximity to utilities and storm water
- Pedestrian circulation
- Potential site expansion
- Vehicular access

Footnotes:

- site characteristics above are in no order of importance
- rendering displayed for massing purposes only, not intended to convey specific design or exact placement



TWO OPTIONS ELIMINATED ON INITIAL REVIEW:

OPTION 4: NEAR ATHLETIC FIELDS

- *Heritage Oak Trees may be an issue with regard to clearing for the building site*
- *No room for potential future growth*
- *Site constrained with choke points*

OPTION 5: NEAR GRASS AREA BY VOLLEYBALL COURTS

- *Footprint is not sufficient for the building*
- *Too close to academic core*
- *Eliminates an important outdoor space for students*
- *No room for potential future growth*

THREE OPTIONS CONTINUED FOR FURTHER STUDY:

OPTION 1: CAMPUS HILLTOP

OPTION 2: NEAR STUDENT CENTER/BASEBALL

OPTION 3: NEAR SOLAR FIELD/ENTRY ROAD

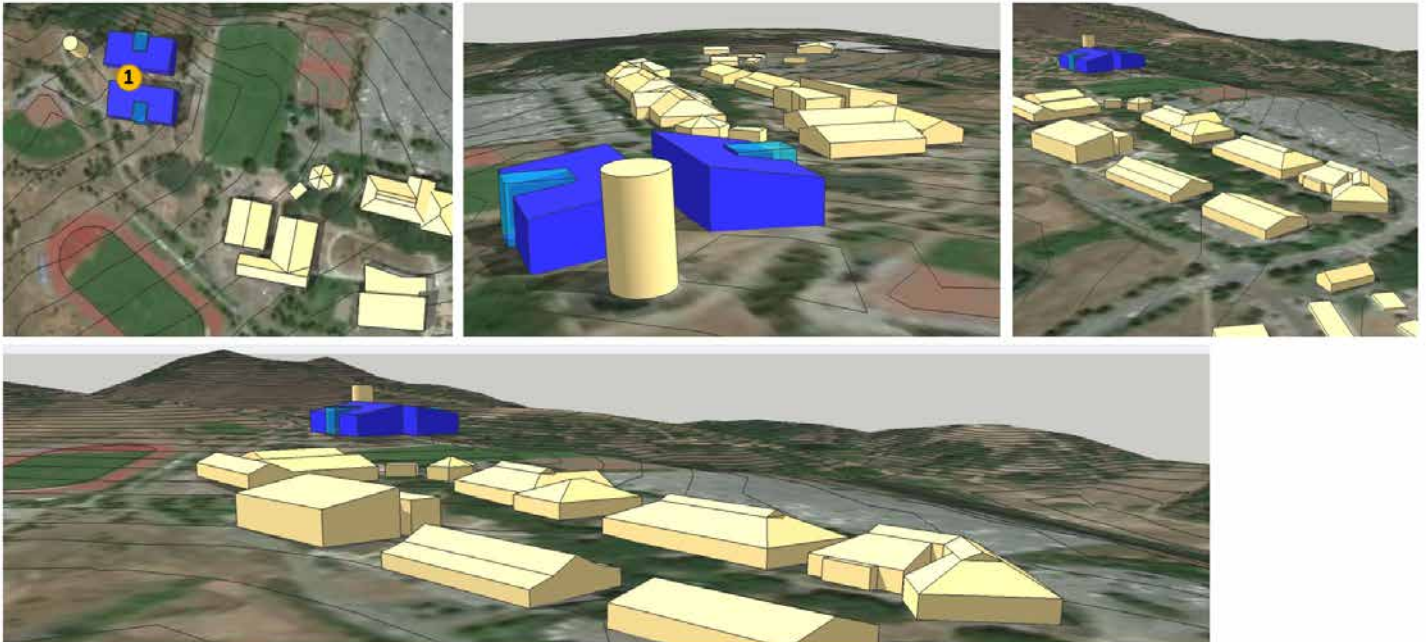


OPTION 1 CAMPUS HILLTOP:

CONSIDERATIONS/OBSERVATIONS:

- PRIME LOCATION WITH 360 DEGREE VIEW OF SURROUNDINGS, CAMPUS, AND SPORTS FIELDS
- RETREAT FROM ACADEMIC BUILDINGS
- HIGH AND STEEP TERRAIN REQUIRES EARTHWORK
- ACCESS TO UTILITIES NOT AS GOOD AS OTHERS
- ACCESSIBLY TO PRIMARY STUDENT LIFE/ACTIVITY
- LIMITED SITE EXPANSION POTENTIAL
- VEHICULAR ACCESS NEEDS IMPROVEMENT

OPTION 1 CAMPUS HILLTOP

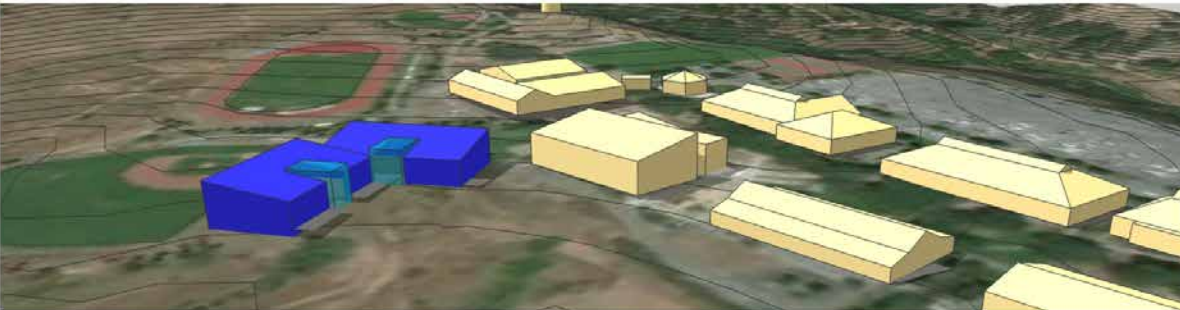
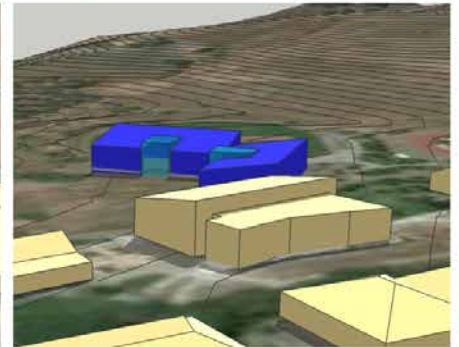
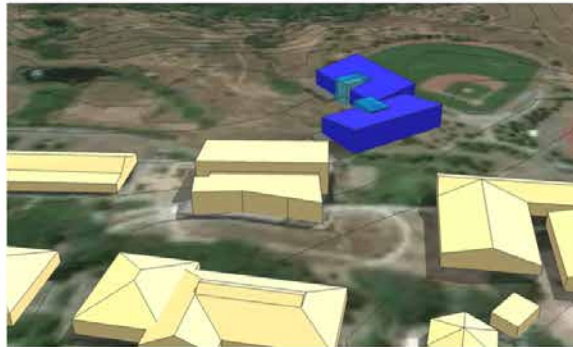


OPTION 2 NEAR STUDENT CTR/BASEBALL

CONSIDERATIONS/OBSERVATIONS:

- HEART OF CAMPUS AND STUDENT LIFE/ACTIVITY
- VIEWS OF SURROUNDINGS
- PEDESTRIAN CIRCULATION AND VEHICULAR ACCESS
- UTILITIES IN PROXIMITY TO SITE
- TERRAIN DROPS OFF, EARTHWORK REQUIRED TO BUILD
- LIMITED ORIENTATION OF BUILDINGS FOR SOLAR
- POTENTIAL EXPANSION LIMITED
- ADDITIONAL INFRASTRUCTURE COST OF \$500,000 OVER OPTION 1.

OPTION 2 NEAR STUDENT CTR/BASEBALL



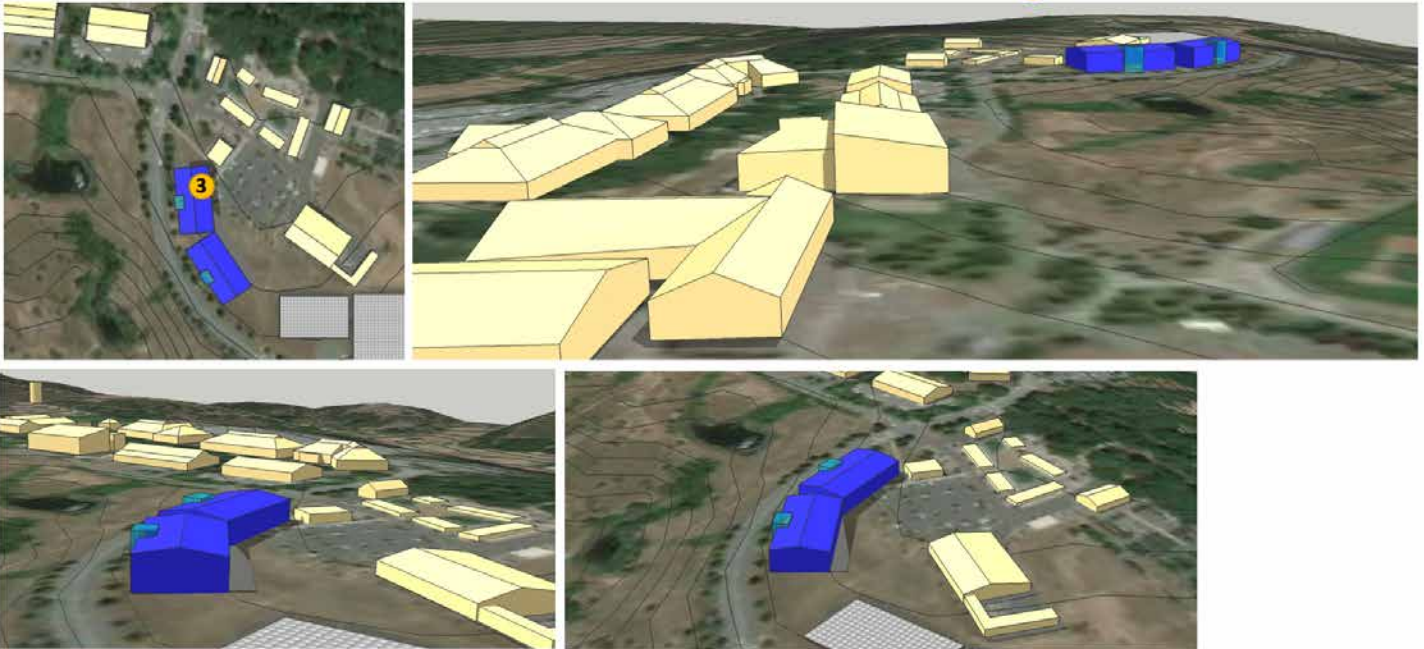


OPTION 3 NEAR SOLAR FIELD/ENTRY ROAD

CONSIDERATIONS/OBSERVATIONS:

- SITE TERRAIN LEVEL AND PREPPED
- SITE UTILITIES, STORMWATER TREATMENT READILY ACCESSIBLE
- EXISTING PARKING LOT ADJACENT
- VIEW TO SURROUNDINGS
- FLEXIBLE ORIENTATION FOR SOLAR
- ADJACENT TO VEHICULAR ACCESS ROAD
- NO ADDITIONAL INFRASTRUCTURE COST OVER BASELINE
- REMOVES OPPORTUNITY FOR FUTURE USE
- FIRST BUILDINGS TO ENTRY SEQUENCE ONTO CAMPUS
- AWAY FROM HEART OF STUDENT LIFE
- INFRASTRUCTURE COSTS \$700,000 LESS THAN OPTION 1
- ADJACENT TO SOLAR FIELD
- PEDESTRIAN CIRCULATION

OPTION 3 NEAR SOLAR FIELD/ENTRY ROAD



Mendocino College Student Housing Program				
Pro-Forma Financial Projections - Construction Costs - January 2019				
Building Design/Space Mixture and Square Footage Estimates				
Project Mix and Type of Spaces	Design Mix - Market Rental Rates			
	Units	Beds	Unit SF	SF Total
Employee - 1 bedroom apartment	10	10	500	5,000
Employee - studio apartment	5	5	270	1,350
Student Apartments - 4 students, 2 bedroom	5	20	800	4,000
Student - double bedroom	70	140	200	14,000
Student - single bedroom	25	25	120	3,000
Residence Hall Supervisor apartment	1	1	600	600
Office Space (includes security)	1	0	400	400
Laundry Facilities	1	0	300	300
Lounges	2	0	600	1,200
Bathrooms & Shower Unit	12	0	400	4,800
Total ASF of Specific and Common Spaces				34,650
Total ASF grossed up to GSF 15%				39,848
Total number of beds/occupants				201
Pro-Forma for Capital Construction Costs				
	Cost/SF	Total Cost		
Direct Construction Cost	\$ 275	\$ 10,958,063		
Furniture Fixtures & Equipment	\$ 15	\$ 519,750		
Indirect Construction Cost % (soft costs)	20%	\$ 2,191,613		
Site Development (at site 1)		\$ 1,700,000		
Escalation (current figures are January 2019)		note 1		
Total Cost of Project		\$ 15,369,425		

Mendocino College Student Housing Program				
Pro-Forma Financial Projections - Annual Operations - January 2019				
Annual Operating Revenues	Below Market Rental Rates		At Market Rental Rates	
	Monthly	Total	Monthly	Total
Employee - 1 bd apartment for 12 month	\$ 1,200	\$ 158,400	\$ 1,350	\$ 178,200
Employee - studio apartment for 12 month	\$ 800	\$ 48,000	\$ 950	\$ 57,000
Student - Apartment Income for 2 semesters	\$ 750	\$ 142,500	\$ 850	\$ 161,500
Student - Double Beds Income for 2 semesters	\$ 650	\$ 864,500	\$ 750	\$ 997,500
Student - Single Bedrooms income for 2 semesters	\$ 850	\$ 201,875	\$ 950	\$ 201,875
Lost Income due to vacancy		\$ (43,225)		\$ (49,875)
Student - rental income over summer		\$ 30,210		\$ 34,770
Athletic/Arts summer camps & Conference		\$ 10,000		\$ 10,000
Total Annual Income		\$ 1,412,260		\$ 1,590,970
Annual Operating Expenses				
Residence Hall Supervisor - In House		\$ 100,000		\$ 100,000
Resident Assistant rental discount		\$ 15,000		\$ 15,000
Resident Director rental discount		\$ 14,400		\$ 16,200
Maintenance & Utilities		\$ 378,551		\$ 378,551
Miscellaneous expenses		\$ 30,000		\$ 30,000
Debt Service		\$ 790,467		\$ 790,467
Security Services - cost share		\$ 80,000		\$ 80,000
Total Annual Expense		\$ 1,408,419		\$ 1,410,219
Annual Net Income (loss)		\$ 3,841		\$ 180,751
Net Income (loss) over term of 30 year bond		\$ 115,244		\$ 5,422,544

Footnotes regarding the above figures:

- 1. The above figures do not provide for escalation of construction cost to the date upon which construction will occur*
- 2. The above figures also do not provide for rental rate increases that will occur over the years after construction due to inflation.*



MENDOCINO COLLEGE

NORTH COUNTY CENTER WILLITS





PHASE 1 - COMPLETE

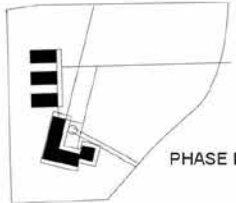
In 2011, through Measure W, the College purchased five acres of land at 372 E. Commercial Street in Willits and built Phase One of the North County Center. Phase One is 6,700 sqft, including lecture classroom and office space serving the Northern communities of Willits, Laytonville, Round Valley and Beyond. However, due to limited existing space, the District still rents out classrooms in the Willits Museum. There are no lab spaces at the Center, nor any Audio-Visual space.

**MENDOCINO LAKE
COMMUNITY COLLEGE DISTRICT**

LEGEND

- | | |
|--------------------------------|--------------------------|
| A. CAMPUS BUILDINGS | H. CITY MAINTENANCE YARD |
| B. CENTRAL PLAZA w/ TREE ALLY | ACCESS ROAD |
| C. SEATING AREA FROM BOOKSTORE | I. PARKING AREA |
| D. OPEN LAWN AREA | approx. 159 spaces ttl. |
| E. LANDSCAPE BERMS | J. SERVICE ROAD |
| F. WALK | |
| G. ROAD CROSSING NODE | |

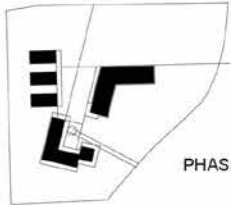
PHASING DIAGRAM



PHASE I

- i. - 5,000 PERMANENT
- ii. - 5,400 SF MODULARS

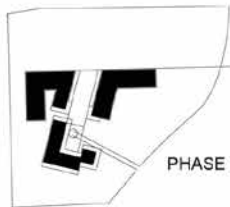
10,400 SF TOTAL



PHASE II

- i. - 5,000 PERMANENT
- ii. - 5,400 SF MODULARS
- iii. - 8,400 SF PERMANENT

18,800 SF TOTAL

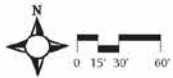


PHASE III

- i. - 5,000 PERMANENT
- ii. - 5,400 SF MODS REMOVED
- iii. - 8,400 SF PERMANENT
- iv. - 17,400 SF PERMANENT (2 STORY)

30,800 SF TOTAL

**WILLITS CENTER SITE
CONCEPTUAL MASTER PLAN**



PHASE 2

This Phase conceptually envisions an additional 7,000 assignable square feet as a stand-alone building. Very rough thoughts designate 2,000-3,000 sqft lab space, 1,000 sqft lecture, 1,000 sqft of AV/TV, 1,000 sqft office and another 1,000 sqft Study/tutorial.

Thought has been given to consolidating and moving the District's health-care related programs, including Nursing and Physical Therapy to this facility with its close proximity to Howard Memorial Hospital. This in turn would free up space at the Grove in Ukiah for possible expansion of the Middle College and/or Sustainable Technologies programs.

The District has submitted an Initial Project Proposal to the Chancellor's Office and this proposal did receive favorable feedback. The IPP lays out a initial proposal of a \$7.5M build, with the state paying for half these costs.

FUSION2

FACILITIES UTILIZATION
SPACE INVENTORY OPTIONS NET

Willits Center Phase II

Initial Project Proposal (IPP)

District: Mendocino-Lake Community College District
College / Center: Willits Center
Project Name: Willits Center Phase II
Project Type: New Construction

Project Funding

	State	Non-state	
Land Aquisition:	\$0	\$0	Budget Year: 2021
Prelim. Plans:	\$159,492	\$130,493	Const. Cost Index: 6373
Working Draw:	\$153,644	\$125,708	5 yr. Plan Priority: 1
Construction:	\$3,495,542	\$3,167,307	Net ASF: 7,000
Equipment:	\$0	\$344,580	Total GSF: 10,000
	\$3,808,678	\$3,768,088	
Total Cost:	\$7,576,766		

Project Description: This project proposes to construct an instructional building to accommodate the academic growth at the Willits Center. The campus currently has a lecture capacity load ratio of 57% and a lab capacity load ratio of 23% which means it is short on lecture and lab space.

This building will address the need for behavioral science labs, lecture and office space by constructing 1,000 asf in Lecture, 2,000 asf in Lab, 1,000 asf in Office, 1,000 asf in Study/Tutorial space, 1,000 asf in AV/TV and 1,000 asf of Other space.

Master Plan Comments: The current Mendocino College Strategic Plan calls for offering academic programs, transfer preparation, career and technical training, lifelong learning opportunities and student support programs that can best serve the community.

The Willits Center Phase II project will address these components by expanding the Willits Center to provide more services then the current limited space can provide.

CEQA Status:

	Project Under Review	Hearing Underway	Approved District/Filed Clearinghouse	Not Required
Notice of Exemption	No	No	No	Yes
Initial Study	No	No	No	Yes
Negative Declaration	Yes	No	No	No
Draft EIR	No	No	No	Yes
Final EIR	No	No	No	Yes

Type of Project and Qualifying Information:

- No **Life Safety Project** - Required Supporting report is attached and establish imminent danger
- Yes **Project Design** - Construction and equipment design conform with State design and cost guidelines
- No **Infrastructure**
Type of project: N/A
- No **Loss Imminent** - Loss or failure of infrastructure is imminent
- No **Master Planning or Project Planning** - District's general fund's ending balance is less than 5% of the total general fund
- Yes **Instructional Space**
Type of space: New Construction
Major ASF: Teaching Lab



MENDOCINO COLLEGE

LAKE CENTER



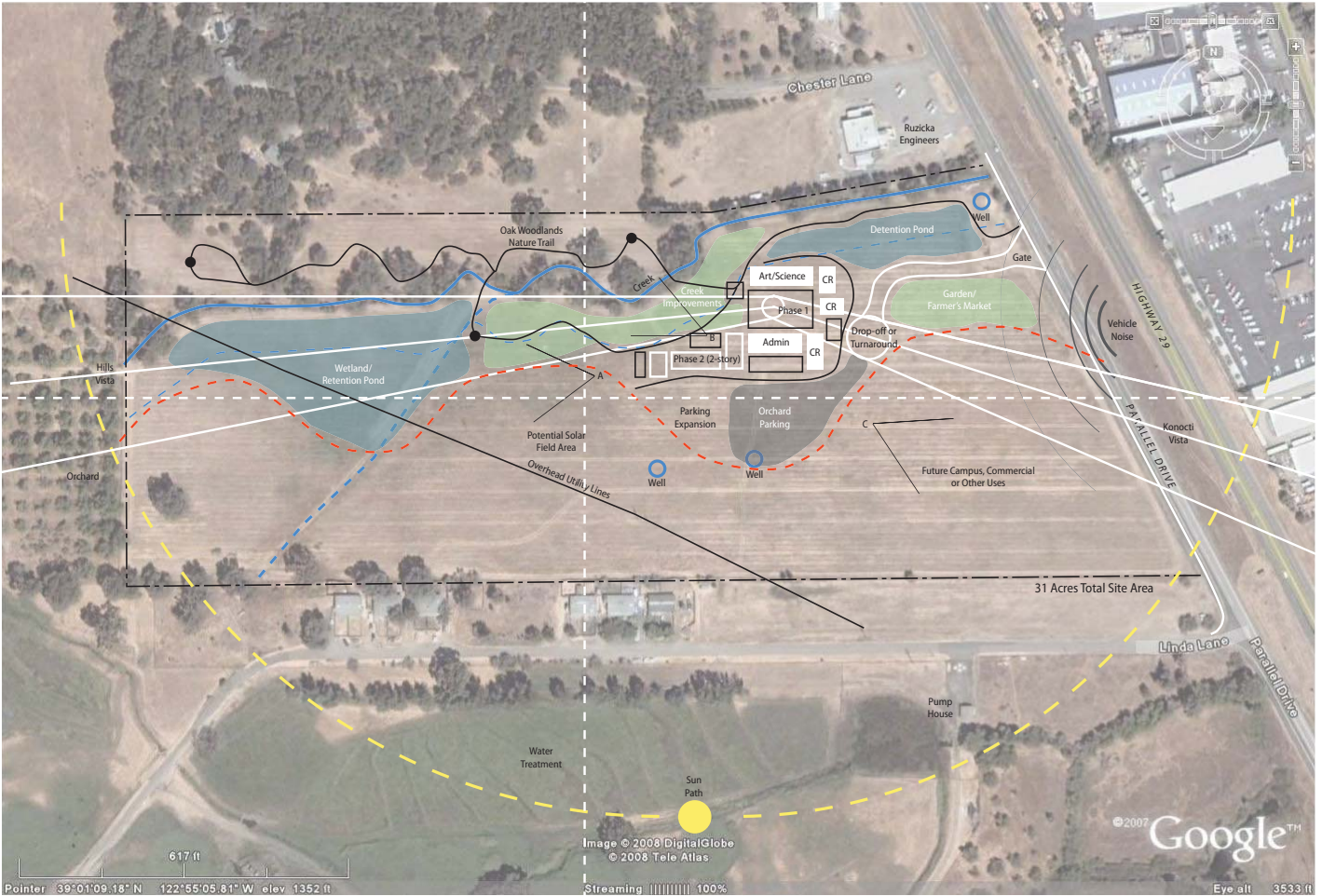


PHASE 1

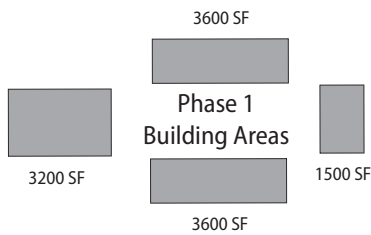
In 2009, the District purchased 30 acres of land in Lakeport and built Phase 1 of the Lake Center at 2565 Parallel Drive. This build out consisted of approximately 15,000 sqft, including lab, lecture art, meeting and office space to serve the communities within Lake County. The Lake Center offers Fall, Spring and Summer classes, admissions and registration assistance, academic counseling, financial aid, EOPS, CalWORKs and other support services.

The 2011 Facilities Master Plan noted that this site “also includes street frontage that is zoned for commercial use, this portion of the site could at some point be utilized by the College for commercial/retail development.”

MENDOCINO COMMUNITY COLLEGE
LAKEPORT CENTER CAMPUS



TLCDARCHITECTURE



Preliminary Areas

Phase 1	
Permanent Construction	1,500 SF
Permanent Construction	3,200 SF
Modular Construction	7,200 SF
Phase 1 Subtotal	11,900 SF
Phase 2	
Modular Removal	(7,200 SF)
Permanent Construction	3,200 SF
Permanent Construction	18,600 SF
Phase 2 Subtotal	14,600 SF
Total Area	26,500 SF

PHASE 2

This Phase is less defined than the Lake Center, but many options have been discussed. Some of these possibilities include a dedicated ceramics classroom, fire safety and solar technology to name a few. Program needs and population will drive Phase 2.



MENDOCINO COLLEGE

COASTAL FIELD STATION



MENDOCINO COLLEGE COASTAL FIELD STATION

The Mendocino College Coastal Field Station (formerly known as the Point Arena Field Station) is located on the Mendocino County coast between the city of Point Arena (to the south) and the Point Arena lighthouse (to the north). The facility includes a classroom/laboratory complex, four houses, a generator building, a pump house building and 15 acres of coastal terrace and tidal study areas. The facility was originally owned and operated by the U.S. Coast Guard as a Loran tracking station.

The Field Station is occasionally utilized by some Mendocino College natural science programs. Mendocino College students enrolled in selected science courses have the opportunity to stay at the field station in order to conduct a variety of scientific research and educational projects. Student projects and research activities in marine biology, oceanography, environmental chemistry, marine ecology and coastal geology are conducted each year. In recent years, most of the Field Station use has been by outside groups, such as researchers from Humboldt State University and California Native Plant Society.



Due to the creation of the Stornetta National monument, in early 2014 the BLM offered to purchase the Field Station from the College. This caused considerable debate with the local community, ultimately leading the District to reject the offer and instead, to consider a conservation easement in coordination with the Trust for Public Lands. Such easement was never finalized.

With the Field Station's FCI repair estimate at over \$8.5 million, the District is fiscally unable to prioritize these costs and repairs over the needs at the Ukiah Campus and designated centers. To this end, the District still retains owner-

ship of the Field Station, but all maintenance and repair has been handled by the Friends of the Mendocino College Coastal Field Station. It is the District's hope that in coming years the Field Station is utilized by a broader and greater number of Mendocino College Students.



MENDOCINO COLLEGE

COAST CENTER & FINE WOOD WORKING



COAST CENTER/FINE WOOD WORKING - OVERVIEW

Although geographically closer to MLCCD and located in the same county, the Mendocino Coast was allocated to Redwoods Community College District (RCCD) during the 1972 vote which formed the current MLCCD. In 2014, MLCCD was approached by RCCD to absorb all instructional and operational obligations at the RCCD Mendocino Coast Education Center. Additionally, Fort Bragg community and city council members had a formal meeting with MLCCD administration about the feasibility of MLCCD having a permanent presence on the coast. Following this meeting and after MLCCD Planning and Budgeting Committee (PBC) discussions and Board of Trustee (BOT) direction, RCCD and MLCCD signed a Memorandum of Understanding (MOU) for a temporary transition of class offerings from RCCD to MLCCD and consideration of a more permanent presence by MLCCD. On July 1, 2017, MLCCD took official ownership of the Coast Center and Fine Working in Ft Bragg. As of Fall 2019, there are just over 200 combined Full-Time Equivalent students enrolled at the Coast Center and Fine Wood Working.

The Coast Center, located at 1211 Del mar Drive, is comprised of four separate buildings on an 11 acre campus, was built by the College of the Redwoods in 1987 with a second build out in 1996 for the 300 buildings. The College currently rents out the 2,000 sqft 300 Buildings to a charter school. Total square footage of the center is approximately 25,000 sqft. The floorplans of these buildings are an interesting labyrinth of offices within classrooms with many “cul-d-sac” classroom wings. In 2017, MLCCD renovated the existing library, removing many fixed shelves and furniture in order to more open the space and invite student collaboration. Future renovations at the site should explore further remedies to open these rooms, improve circulation and interaction.

The coastal climate is tough on the buildings and maintenance is an ongoing challenge. The FCI repair cost estimate of the Coast Center is \$1.5 million.

Fine Wood Working, located at 440 Alger Street and miles away from the Coast Center, was built in 1982, and is approximately 4,700 sqft. This building has many challenges, with the FCI repair cost estimating approximately \$500,000, including new roof, doors, windows and HVAC systems. The deferred maintenance and geographic isolation of this building presents an opportunity for the District.

FINE WOOD WORKING AT THE COAST CENTER

In recent years there has been considerable support for the idea of moving Fine Wood Working to the Coast Center. As noted earlier, the 2,000 sqft of the 300 Buildings are currently rented to a charter school. In addition, there is another adjacent 1,000 sqft of unused shop space that formerly housed Maintenance Operations. The District could sell off the property at Alger Street and use those proceeds to renovate the 300 Buildings and Maintenance Shop for Fine Wood Working's needs. Some additional space would need to be identified beyond those spaces to equate square footage to square footage.

CAMPUS DESIGN STANDARDS

Updated 11/2019

The following is a list of products and finishes that the District developed during the Measure W bond build out that is intended to serve as a basis of product section for future modernization and construction. The list should be reviewed on a continual basis to comply with evolving codes, regulations and needs.

07 0000 - THERMAL & MOISTURE PROTECTION

METAL SIDING

CSI Division #: 07 4213

Product Type: Metal Siding & Soffit Panels

● CURRENT STANDARD

Manufacturer: Fabral or AEP-Span

Model #: Fabral = Posi-Lok; AEP-Span = Prestige

Finish: Fabral "Ash Gray"

NOTES / Acceptable Substitutes

District Standard

ROOFING

CSI Division #: 07 5000

Product Type: Low Slope

● Example Product

Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes

New and replacement roofs must comply with 2005 changes to the California Building Energy Efficiency Standards, Title 24, Parts 1 & 6 CCR and the requirements for Cool Roofs contained therein.

METAL ROOF PANELS

CSI Division #: 08 4113

Product Type: Standing Seam Metal

● CURRENT STANDARD

Manufacturer: AEP-Span

Model #: Span Seam

Finish: Cool Weathered Copper

NOTES / Acceptable Substitutes

New and replacement roofs

08 0000 - OPENINGS

STOREFRONT ENTRANCE DOORS

CSI Division #: 08 4113

Product Type:

● CURRENT STANDARD

Manufacturer: Kawneer

Model #: Tuffline

Finish:

NOTES / Acceptable Substitutes

Continuous hinges at high-use doors

FinishHardware - BUTT HINGE

CSI Division #: 08 7100

Product Type: Butt Hinge

● Example Product

Manufacturer: Ives

Model #:

Finish:

NOTES / Acceptable Substitutes

NRP

FinishHardware - ELECTRONIC DOOR COMPONENTS

CSI Division #: 9 7100

Product Type: Electronic Door Components

● Sole Source

Manufacturer: Schlage Electronics

Model #:

Finish: US26D

NOTES / Acceptable Substitutes

FinishHardware - LOCK SET

CSI Division #: 08 7100

Product Type: Lock Set

● Sole Source

Manufacturer: Schlage

Model #: ND Series

Finish: US26D

NOTES / Acceptable Substitutes

Cylindrical Locksets
Sparta Design
Primus Core

OPENINGS cont'd

FinishHardware - EXIT DEVICES*CSI Division #:* 08 7100*Product Type:* Exit Devices

● Sole Source

Manufacturer: Von Duprin*Model #:* 98*Finish:* US26D*NOTES / Acceptable Substitutes*

Panic Hardware

FinishHardware - COORDINATOR*CSI Division #:* 08 7100*Product Type:* Coordinator

● Example Product

Manufacturer: Ives*Model #:**Finish:* US26D*NOTES / Acceptable Substitutes***FinishHardware - FLUSH BOLTS***CSI Division #:* 08 7100*Product Type:* Flush Bolts

● Example Product

Manufacturer: Ives*Model #:**Finish:* US26D*NOTES / Acceptable Substitutes***FinishHardware - CLOSER***CSI Division #:* 08 7100*Product Type:* Closer

● Sole Source

Manufacturer: LCN*Model #:**Finish:**NOTES / Acceptable Substitutes*

OPENINGS cont'd

FinishHardware - DUST PROOF STRIKES*CSI Division #:* 9 7100*Product Type:* Dust Proof Strikes*NOTES / Acceptable Substitutes*

● Example Product

Manufacturer: Ives*Model #:**Finish:* US26D**FinishHardware - DOOR STOPS***CSI Division #:* 08 7100*Product Type:* Door Stops*NOTES / Acceptable Substitutes*

● Example Product

Manufacturer: Ives*Model #:**Finish:* US26D**FinishHardware - OVERHEAD STOPS***CSI Division #:* 08 7100*Product Type:* Overhead Stops*NOTES / Acceptable Substitutes*

● Example Product

Manufacturer: Ives*Model #:**Finish:* US26D**FinishHardware - PUSH PULL & PROTECTION PLATES***CSI Division #:* 08 7100*Product Type:* Push Pull & Protection Plates*NOTES / Acceptable Substitutes*

● Example Product

Manufacturer: LCN*Model #:**Finish:*

OPENINGS cont'd

FinishHardware - THRESHOLD**CSI Division #:** 08 7100**Product Type:** Threshold

● Example Product

Manufacturer: National Guard**Model #:** 98**Finish:** US26D**NOTES / Acceptable Substitutes**

Panic Hardware

FinishHardware - SEALS & BOTTOMS**CSI Division #:** 08 7100**Product Type:** Seals & Bottoms

● Example Product

Manufacturer: National Guard**Model #:****Finish:** US26D**NOTES / Acceptable Substitutes****FinishHardware - POWER DOOR OPERATOR****CSI Division #:** 08 7100**Product Type:** Flush Bolts

● CURRENT STANDARD

Manufacturer: LCN**Model #:****Finish:** US26D**NOTES / Acceptable Substitutes**

09 0000 - FINISHES

SUSPENDED ACOUSTIC CEILING

CSI Division #: 09 5113

Product Type: Suspended Acoustic Ceiling

● Example Product

Manufacturer: Ecophon CertainTeed Gedina E /15"

Model #:

Finish:

NOTES / Acceptable Substitutes

Basis of Design - Tegular
Narrow Reveal Square Edge
24"x24"

WATER VAPOR CONTROL FOR FLOORING

CSI Division #: 09 6105

Product Type: Water Vapor Control for Flooring

● Example Product

Manufacturer: Koester American Corporation

Model #: VAP I 2000

Finish:

NOTES / Acceptable Substitutes

Reduce moisture emissions
from 25# to less than 3.0#
/1,000 s.f. per 24 hours- ASTM
F 1869-98; 0.10 maximum
perm rating per ASTM E96

LINOLEUM FLOORING

CSI Division #: 09 6516

Product Type: Sheet flooring

● Example Product

Manufacturer: Forbo Linoleum

Model #:

Finish:

NOTES / Acceptable Substitutes

TILE CARPETING

CSI Division #: 09 6813

Product Type: Carpet

● Example Product

Manufacturer: Lees Destination Modular,
Lees Horsepower Modular

Model #:

Finish:

NOTES / Acceptable Substitutes

10 0000 - SPECIALTIES

MARKER BOARDS*CSI Division #:* 10 1100*Product Type:* Visual Display Surfaces

● Example Product

*Manufacturer:**Model #:**Finish:**NOTES / Acceptable Substitutes*Porcelain Enamel,
3/8"backing sheet**TACKBOARDS***CSI Division #:* 10 1100*Product Type:* Visual Display Surfaces

● Example Product

*Manufacturer:**Model #:**Finish:**NOTES / Acceptable Substitutes*

Natural Cork w/ aluminum trim

TOILET PARTITIONS*CSI Division #:* 10 2113*Product Type:* Toilet Compartments

● Example Product

*Manufacturer:**Model #:**Finish:* SS No 4*NOTES / Acceptable Substitutes*

Stainless Steel

FIRE EXTINGUISHER CABINETS*CSI Division #:* 10 4413*Product Type:* FE Cabinets

● Example Product

*Manufacturer:**Model #:**Finish:**NOTES / Acceptable Substitutes*

Semi-Recessed Cabinets

TOILET TISSUE DISPENSER

CSI Division #: 10 2800

Product Type: Toilet Accessories

● Example Product

Manufacturer: BOBRICK

Model #: B-3888

Finish:

NOTES / Acceptable Substitutes

Provided by District and installed by Contractor

Recessed mounting, required at accessible water closets

TOILET SEAT COVER DISPENSER

CSI Division #: 10 2800

Product Type: Toilet Accessories

● Example Product

Manufacturer: BOBRICK

Model #: B-221

Finish:

NOTES / Acceptable Substitutes

AUTOMATIC SOAP DISPENSER

CSI Division #: 10 2800

Product Type: Toilet Accessories

● Example Product

Manufacturer: BOBRICK

Model #: B-286

Finish:

NOTES / Acceptable Substitutes

SOAP DISPENSER

CSI Division #: 10 2800

Product Type: Toilet Accessories

● Example Product

Manufacturer: BOBRICK

Model #: B-2014

Finish:

NOTES / Acceptable Substitutes

FEMININE NAPKIN DISPENSER

CSI Division #: 10 2800

Product Type: Toilet Accessories

● Example Product

Manufacturer: BOBRICK

Model #: B-352

Finish:

NOTES / Acceptable Substitutes

Confirm coinage with College

FEMININE NAPKIN DISPOSAL

CSI Division #: 10 2800

Product Type: Toilet Accessories

● Example Product

Manufacturer: BOBRICK

Model #: B-254

Finish:

NOTES / Acceptable Substitutes

FEMININE NAPKIN DISPOSAL

CSI Division #: 10 2800

Product Type: Toilet Accessories

● Example Product

Manufacturer: BOBRICK

Model #: B-4353

Finish:

NOTES / Acceptable Substitutes

Recessed mounting, required at accessible water closets

WASTE RECEPTACLE

CSI Division #: 10 2800

Product Type: Toilet Accessories

● Example Product

Manufacturer: BOBRICK - Classic Series

Model #:

Finish:

NOTES / Acceptable Substitutes

PAPER TOWEL DISPENSER

CSI Division #: 10 2800

Product Type: Toilet Accessories

● Example Product

Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes

Provided by District and installed by Contractor

MIRRORS

CSI Division #: 10 2800

Product Type: Toilet Accessories

● Example Product

Manufacturer: BOBRICK

Model #: B-165

Finish:

NOTES / Acceptable Substitutes

AUTOMATIC SOAP DISPENSER

CSI Division #: 10 2800

Product Type: Toilet Accessories

● Example Product

Manufacturer: BOBRICK

Model #: B-286

Finish:

NOTES / Acceptable Substitutes

GRAB BARS

CSI Division #: 10 2800

Product Type: Toilet Accessories

● Example Product

Manufacturer: BOBRICK

Model #: B-6806 series

Finish:

NOTES / Acceptable Substitutes

Stainless Steel

DIAPER CHANGING STATION

CSI Division #: 10 2800

Product Type: Toilet Accessories

● Example Product

Manufacturer: Koala Kare

Model #: KB110-SSRE

Finish:

NOTES / Acceptable Substitutes

11 0000 - EQUIPMENT

PROJECTION SCREENS / AV BRACKETS

CSI Division #:

Product Type:

● Example Product

Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes

12 0000 - FURNISHINGS

WALK-OFF MATS

CSI Division #: 12 4813

Product Type: Entrance Mat & Frames

● Example Product

Manufacturer: Lees Step Up Modular Carpet Tiles

Model #:

Finish:

NOTES / Acceptable Substitutes

Recessed aluminum frame

ROLLER SHADES - REGULAR

CSI Division #: 12 2413

Product Type: Roller Shades

● Example Product

Manufacturer: Mecho Shade

Model #:

Finish:

NOTES / Acceptable Substitutes

PVC Free

ROLLER SHADES - ROOM DARKENING

CSI Division #: 12 2413

Product Type: Roller Shades

● Example Product

Manufacturer: Mecho Shade

Model #:

Finish:

NOTES / Acceptable Substitutes

PVC Free

TRASH RECEPTACLES

CSI Division #: 12 9300

Product Type: Site Furnishings

● CURRENT STANDARD

Manufacturer: Landscape Forms

Model #: Presidio Side Opening Style

Finish:

NOTES / Acceptable Substitutes

30 gallon, tube steel frame, surface mount

FURNISHINGS cont'd

RECYCLING RECEPTACLES

CSI Division #: 12 9300

Product Type: Site Furnishings

● CURRENT STANDARD

Manufacturer: Landscape Forms

Model #: Presidio Side Opening Style

Finish:

NOTES / Acceptable Substitutes

31 gallon, tube steel frame, surface mount

BENCHES

CSI Division #: 12 9300

Product Type: Site Furnishings

● CURRENT STANDARD

Manufacturer: Landscape Forms

Model #: Bancal

Finish:

NOTES / Acceptable Substitutes

Ipe wood seats, powdercoat embedded base

BIKE RACKS

CSI Division #: 12 9300

Product Type: Site Furnishings

● CURRENT STANDARD

Manufacturer: Landscape Forms

Model #: BOLA

Finish: Stainless Steel

NOTES / Acceptable Substitutes

Embedded

DRINKING FOUNTAIN

CSI Division #: 12 9300

Product Type: Site Furnishings

● CURRENT STANDARD

Manufacturer: Haws

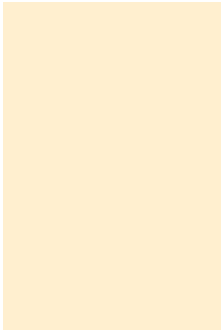
Model #: Model 3500 Street Smart

Finish: Bronze

NOTES / Acceptable Substitutes

Bi-Level Powder Coat Bronze

FURNISHINGS cont'd



OUTDOOR TABLES

CSI Division #: 12 9300

Product Type: Site Furnishings

● CURRENT STANDARD

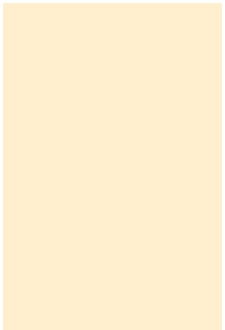
Manufacturer: Landscape Forms

Model #: Catena Base

Finish: Bronze

NOTES / Acceptable Substitutes

42" Solid Surface Round Top with surface mount base



CHAIRS

CSI Division #: 12 9300

Product Type: Site Furnishings

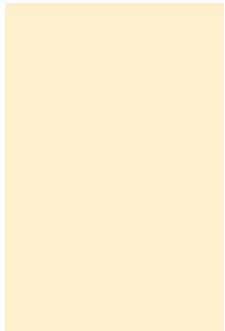
● CURRENT STANDARD

Manufacturer: Landscape Forms

Model #: Verona

Finish: Bronze

NOTES / Acceptable Substitutes



SKATEBOARD DETERRENT

CSI Division #: 12 9300

Product Type: Site Furnishings

● CURRENT STANDARD

Manufacturer: Intelliccept

Model #: Skatestoppers

Finish: Aluminum

NOTES / Acceptable Substitutes

Mount with SS "smart pins"

22 0000 - PLUMBING

LAVATORIES - WALL HUNG*CSI Division #:* 22 4213*Product Type:* Plumbing Fixtures

● CURRENT STANDARD

Manufacturer: American Standard - AFWall*Model #:* 3351.128*Finish:* White*NOTES / Acceptable Substitutes*

Enlongated

LAVATORIES - FLOOR MOUNT*CSI Division #:* 22 4213*Product Type:* Plumbing Fixtures

● CURRENT STANDARD

Manufacturer: American Standard - Madera Flo Wise*Model #:* 3451.128*Finish:* White*NOTES / Acceptable Substitutes*

Enlongated

WASH-BASIN*CSI Division #:* 22 4213*Product Type:* Plumbing Fixtures

● CURRENT STANDARD

Manufacturer: Bradley*Model #:* "Express" MG-2/IR*Finish:**NOTES / Acceptable Substitutes*

2 station wall-hung with infra-red sensor faucets

TOILET SEATS*CSI Division #:* 12 4213*Product Type:* Plumbing Fixtures

● Example Product

Manufacturer: American Standard*Model #:* 5901.100*Finish:* White*NOTES / Acceptable Substitutes*

Enlongated

PLUMBING cont'd

URINALS*CSI Division #:* 22 4213*Product Type:* Plumbing Fixtures

● CURRENT STANDARD

Manufacturer: American Standard- Allbrook Flo Wise*Model #:* 6550.005*Finish:* White*NOTES / Acceptable Substitutes***FLUSH VALVES (WC)***CSI Division #:* 22 4213*Product Type:* Plumbing Fixtures

● Sole Source

Manufacturer: Toto Ecopower Series*Model #:* TET1LN32 #CP*Finish:**NOTES / Acceptable Substitutes***FLUSH VALVES (UR)***CSI Division #:* 22 4213*Product Type:* Plumbing Fixtures

● Sole Source

Manufacturer: Toto Ecopower Series*Model #:* TEU1LN12 #CP*Finish:**NOTES / Acceptable Substitutes*

Mount with SS "smart pins"

SENSOR FAUCETS*CSI Division #:* 22 4216*Product Type:* Plumbing Fixtures

● Sole Source

Manufacturer: Toto Ecopower Series*Model #:* TEL5LSC-10*Finish:**NOTES / Acceptable Substitutes*

Mount with SS "smart pins"

PLUMBING cont'd

LAVATORIES*CSI Division #:* 22 4216*Product Type:* Plumbing Fixtures

● CURRENT STANDARD

Manufacturer: American Standard- Ovalyn Series*Model #:* 9842.00*Finish:**NOTES / Acceptable Substitutes*Undercounter Mounted
Vitreous China**LAVATORIES***CSI Division #:* 22 4216*Product Type:* Plumbing Fixtures

● CURRENT STANDARD

Manufacturer: American Standard- Lucerene Series*Model #:* 356.421*Finish:**NOTES / Acceptable Substitutes*Undercounter Mounted
Vitreous China**SERVICE BASIN***CSI Division #:* 22 4216*Product Type:* Plumbing Fixtures

● CURRENT STANDARD

Manufacturer: Just Stylist Group SL Series*Model #:**Finish:**NOTES / Acceptable Substitutes*

Fiberglass

SINK FACUET*CSI Division #:* 22 4216*Product Type:* SPlumbing Fixtures

● Sole Source

Manufacturer: Chicago Faucets*Model #:* 897-CP*Finish:**NOTES / Acceptable Substitutes*

Bi-Level Powder Coat Bronze

PLUMBING cont'd



DRINKING FOUNTAIN

CSI Division #: 22 4216

Product Type: Plumbing Fixtures

● CURRENT STANDARD

Manufacturer: Halsey Taylor - Contour

Model #: HRFSEBP

Finish:

NOTES / Acceptable Substitutes

Surface Mount Interior

26 0000 - ELECTRICAL



STANDARD FIXTURES

CSI Division #:

Product Type: Interior Lighting

●

Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes



STANDARD LAMPS

CSI Division #:

Product Type: Interior Lighting

●

Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes

ELECTRICAL cont'd



STANDARD LAMPS

CSI Division #:

Product Type: Exterior Lighting

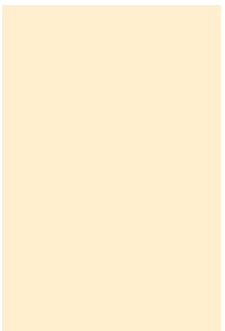


Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes



POLE FIXTURES

CSI Division #:

Product Type: Exterior Lighting



Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes



BOLLARDS

CSI Division #:

Product Type: Exterior Lighting



Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes



WALL MOUNT FIXTURES

CSI Division #:

Product Type: Exterior Lighting



Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes

ELECTRICAL cont'd



BREAKER BOXES

CSI Division #:

Product Type:

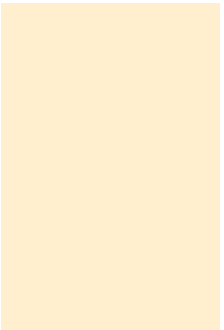


Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes



FIRE ALARM

CSI Division #:

Product Type:



Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes



CLOCK

CSI Division #:

Product Type:



Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes



DATA SYSTEMS

CSI Division #:

Product Type:



Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes

ELECTRICAL cont'd

MOTOERS

CSI Division #:

Product Type:



Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes

PUMPS

CSI Division #:

Product Type:



Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes

EMS CONTROLS

CSI Division #:

Product Type:



Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes

VALVES

CSI Division #:

Product Type:



Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes

RECEPTICLE / SWITCH PLATES

CSI Division #:

Product Type:



Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes

32 0000 - EXTERIOR IMPROVEMENTS

SPRINKLER TYPES

CSI Division #: 32 8000

Product Type: Irrigation Systems



Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes

CONROLLERS

CSI Division #: 32 8000

Product Type: Irrigation Systems



Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes

VALVES

CSI Division #: 32 8000

Product Type: Irrigation Systems



Manufacturer:

Model #:

Finish:

NOTES / Acceptable Substitutes



QUESTIONS?

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