

Facilities Improvement Projects Update

April 28, 2008

A number of projects are moving forward on campus, falling into the categories of construction and moves, updates on longer-term projects, and a recap on energy conservation projects and residence hall improvements. Following is a summary of the latest information on these projects.

1. Construction and moves

- A. Jerome West Hall First and Second Floors – The conversion of the Board Room and Zocchi Lounge into a new Visitor Center, with associated relocation of offices for Admissions and Financial Aid, is scheduled to occur in phases. Phase I, which is limited to the first floor of Jerome West Hall, will begin in May 2008 with completion in August 2008. Phase II will include the renovation of Jerome West second floor and the entry lobby. It will begin in December 2008 with completion in March 2009. The construction gap (September 2008 to December 2008) between Phase I and Phase II exists because the occupants on the second floor of Jerome West Hall will remain in place while their new space on the second floor of Filippi Hall is being renovated. The Filippi Hall renovation begins in September 2008 with completion scheduled for December 2008.
- B. Filippi Hall Second Floor – The conversion of office space for the relocation of the President, General Counsel, Vice President for Advancement, Vice President for Mission, and Cummins Institute from the second floor of Jerome West Hall is scheduled to begin in September 2008 with completion in December 2008.
- C. School of Education Building – This building, which has been vacant, will accommodate office relocations related to other facility improvement projects through the fall 2008 semester. Part of the space will be used by the Career Development Center. The remaining space will be used for portions of Computer and Technology Services (CaTS), and for interim occupants (New Student Programs and Office of College Communications) from Brother Jerome West Hall until they move to their permanent locations. The renovated spaces in SOE should become available in November 2008 and spring 2009.
- D. Sichel Hall – Portions of this building were recently vacated with the opening of Filippi Academic Hall. The vacant space will be used for the relocation of the Communication Department in summer 2008.
- E. Augustine Hall Ground Floor – In Phase I, former residence hall rooms are being converted to office space for the Counseling Center, New Student Programs and Tutorial and Academic Skills Center (TASC). Work is scheduled for completion in June 2008. This project also includes foundation drainage improvements and seismic strengthening of the building, and relocation of a

laundry room scheduled for completion in April 2008. In Phase II, the renovation of the existing Health Center space will begin in June 2008 and is targeted for completion by October 2008. The Health Center will have to be relocated for the fall 2008 semester, likely to a modular building temporarily located in a parking lot near the residence halls.

- F. Assumption Hall North – The conversion of the former offices of Graduate Business into offices for Public Safety and Computing and Technology Services (CaTS) is underway and scheduled for completion in April 2008.
- G. Oliver Hall – Interim improvements to the servery were completed in January 2008 and include new serving stations, salad bars, lighting, signage, and paint colors. These interim improvements have been very well received by all members of the campus community, especially students.

Further improvements to Oliver Hall are in the final design phases with construction to take place in phases and scheduled to begin in June 2008 with completion in August 2009. The further improvements include the demolition of the faculty and staff dining room and food service offices, the conversion of the current kitchen into a new servery, and the construction of a new kitchen, food service offices, and a faculty and staff dining room and lounge. The further improvements will also include the relocation of the dining room/kitchen for the SMC Community of Christian Brothers and the relocation of two offices Associated with the Hearst Art Gallery. Finally, Roncalli Dining Hall, the Faculty Staff Lounge and the Founders Dining Room will not be available for use starting in June 2008.

- H. De La Salle Hall First Floor – The conversion of office space back into student oriented spaces (i.e. Game Room and Residence Life) will commence in June 2008 and is scheduled for completion in December 2008.
- I. New Modular Buildings – These new modular buildings will be located at the rear of the upper athletic practice field near Madigan Gymnasium and will house offices for the Physical Plant and Department of Architecture. Plans are currently in the design phase with installation and occupation scheduled for summer 2008. The relocation of these offices will provide space in St. Joseph Hall and on the main floor of the Power Plant.
- J. St. Joseph Hall – This space is being programmed for the relocation of the Kinesiology Department scheduled for summer 2008. The relocation of the Kinesiology Department will provide needed space to the Athletics Department located in McKeon Pavilion.
- K. Power Plant Main Floor – This space is being programmed for the relocation of CILSA offices scheduled for summer 2008. The relocation of CILSA offices will facilitate the creation of the Welcome Center in Brother Jerome West Hall.

- L. Rheem Campus – The exterior improvements to the Rheem Campus were approved by the Moraga Design Review Board (DRB) in January 2008. The improvements include an entry arbor, signage walls, signage, hardscape, and landscaping at the front of the building. Construction is expected to begin in May 2008.

Internal improvements to the entryway and reception area in the building are also being programmed as are plans for the expansion of Graduate Business and Advancement space upon the closure of SEED offices in summer 2008. The acoustic consultant is currently designing a plan for the installation of acoustic panels on the concrete surface walls.

- M. Assumption Hall South – Portions of this space were recently vacated with the opening of the Filippi Academic Hall and additional portions, including an Anthropology Lab, will be vacated in summer 2008. Programming efforts are underway to turn these vacated spaces back into residence hall rooms and lounges.
- N. Ferroggiaro Hall – Portions of the second floor of this building will be vacated when the Career Development Center will relocate to the School of Education Building in spring 2009. Programming of the vacated space will be coordinated with the Vice Provost for Student Life.

Longer-Term Projects

- O. St. Albert Hall Library – The architectural firm of Noll and Tam Architects has presented a proposal, including timelines, for the programming and design of the phased upgrade and expansion of St. Albert Hall Library. Library consultant Will Baty has also joined the team to assist in the programming and design of the new facility. To include the SMC community in the development of the facility two “visioning” sessions have been held to get input and comments from faculty, students, staff and brothers. Chris Noll of Noll and Tam Architects was part of the team that formulated plans for a completely new library building earlier this decade.
- P. Relocation of Louis Guisto Baseball Field – Efforts are about to get underway to develop a submittal package with the Town of Moraga and other agencies. These efforts are expected to take three months to complete and entail various technical studies of the site prepared with the assistance of outside consultants. Community outreach efforts about the relocation effort are also being planned.

It should be noted that there are open space ballot initiatives under consideration by citizen groups in the Town of Moraga that could negatively impact the College’s ability to relocate the baseball field and/or further develop parts of the campus.

College staff has been working with these citizen groups and a special outside counsel has been retained for advice on these open space initiatives.

Q. New Activities and Recreation Center – Programming and design efforts are underway to develop alternative and less costly plans for this new facility. Alternative designs would exclude a third gym and/or second floor in order to lower overall project costs. Additional information about alternative designs, including preliminary drawings, is currently being developed.

R. Campus Parking and Transportation Plans – College staff and the Campus Facilities Planning Committee have been working with Walker Parking Consultants to formulate campus parking and transportation plans. A campus parking plan has been finalized and was submitted to the Town of Moraga in March 2008. The Town has indicated that it will not grant any further entitlements for facilities expansion without a campus parking plan.

A campus transportation plan should be finalized by May 2008. Current efforts on transportation planning include a pilot bus program from the Contra Costa County Transit Authority (CCCTA) which extends bus service to Lafayette BART on nights and weekends. This pilot program began March 1, 2008. Paid parking, enhanced parking enforcement, and other parking demand management measures are also being investigated. The use of Zipcars was looked into, but does not appear feasible at this time.

1. Energy Conservation Measures

This series of energy conservation measures (ECM's) are being accomplished through a contractual arrangement with Chevron Energy Solutions that is self-funded with energy savings via a tax-exempt nine-year CEFA lease. The status of the ECM's are provided as follows:

- A. The replacement of rooftop HVAC units on McKeon Pavilion was completed in December 2007.
- B. The replacement of rooftop HVAC units on LeFevre Theater was completed in January 2008.
- C. The replacement of domestic hot water and heating boilers in DeLaSalle Hall was completed in November 2007.
- D. The installation of electric sub-meters in 31 campus buildings will be completed and operational by April 2008.
- E. The lighting retrofit of Madigan Gym was completed in October 2007.

- F. The installation of digital HVAC control systems in 31 campus facilities will be completed and operational by August 2008.
 - G. Energy conservation awareness education efforts, including student residence hall competitions to save energy, will get underway in April 2008.
2. Christmas Break Residence Hall Improvement Projects

This series of projects were accomplished while resident halls were closed during most of December 2007 and early January 2008 and included:

- A. Augustine Hall – The removal of “trisket” wall covering in the hallways of all four floors and the installation of textured and painted sheetrock.
- B. Aquinas Hall – The removal of “trisket” wall covering in the hallways of the first floor and the installation of textured and painted sheetrock.
- C. Claeys South – The carpeting of all hallway corridors and the installation of abrasive action entry mats.
- D. Michael Ageno – The painting and repair of all bathroom walls.
- E. Justin and Mitty Halls – The “Miracle Method” refinishing of shower pans.
- F. The inspection of all student rooms for evidence of moisture, mildew and mold.
- G. The inspection, vacuuming and cleaning, as necessary, of carpets in all student rooms and the painting of vacant student rooms.