

ROSALYN
BRANDT
DESIGN
ASSOCIATES

Handout

Agenda Item

3

Date May 12, 2016

DATE: May 12, 2016

RE: LGVSD
BOD Meeting
Remodel / Construction

Administration Building (Ground Level)
Administration Building (New 2nd Level)
Administration Building (New Upper Level Education Ctr/Classroom
New Building Section (Bt Admin and Shop)

Points of consideration: Ongoing difficulties with existing Administration building:

- 1) CMU (Concrete Masonry Unit: Cinder Block) vs. Light gauge steel
- 2) Earthquake safety problems inherent in CMU construction
- 3) Changing footprint is difficult / lack of flexibility
- 4) Utilizes excessive usable space, due to thickness of walls
- 5) Cabling – everything must be surface mounted thru wall mounted conduit and wall mounted receptacle boxes
- 6) Support for 2nd / 3rd story not sufficient, as existing
- 7) General flow within existing building is poor
- 8) Doesn't allow sea level rise issue to be dealt with
- 9) Cannot be made ADA compliant, as existing

Changes required to existing Admin Building:

- 1) New roof
- 2) New HVAC system
- 3) ADA Compliance
- 4) New compliant entry doors
- 5) New doors throughout
- 6) Leveling various floor elevations
- 7) Security system, cameras FOB entry systems required
- 8) Restrooms need to be upgraded
- 9) New conduit / Cabling throughout

New Construction would allow for:

Additional required space

Plan for Sea Level Rise (tear down all bldgs and raise)

Education Center

Living Roof (new roof to support load) / Living Walls

Plan for future – cost spread out thru time

Environmental Component:

Categories of "Green"

WELL building –newest category

Design and build as LEED compliant as possible (Leadership in Energy & Environmental Design)

LEED certification provides independent verification of a building's green features, allowing for the design, construction, operations and maintenance of resource-efficient, high-performing, healthy, cost-effective buildings.

LEED significantly raises cost of construction. We can, as an alternative, be as 'green' as possible in selection of building materials, etc., by utilizing conserved / re-purposed (or salvaged) materials as much as possible, in flooring materials, etc., and avoiding product with off-putting unhealthy vapors, etc., to be:

- *Better environmentally*
- *Set an example for the community*

Related Factors:

Better utilize the available space with the enlarged footprint

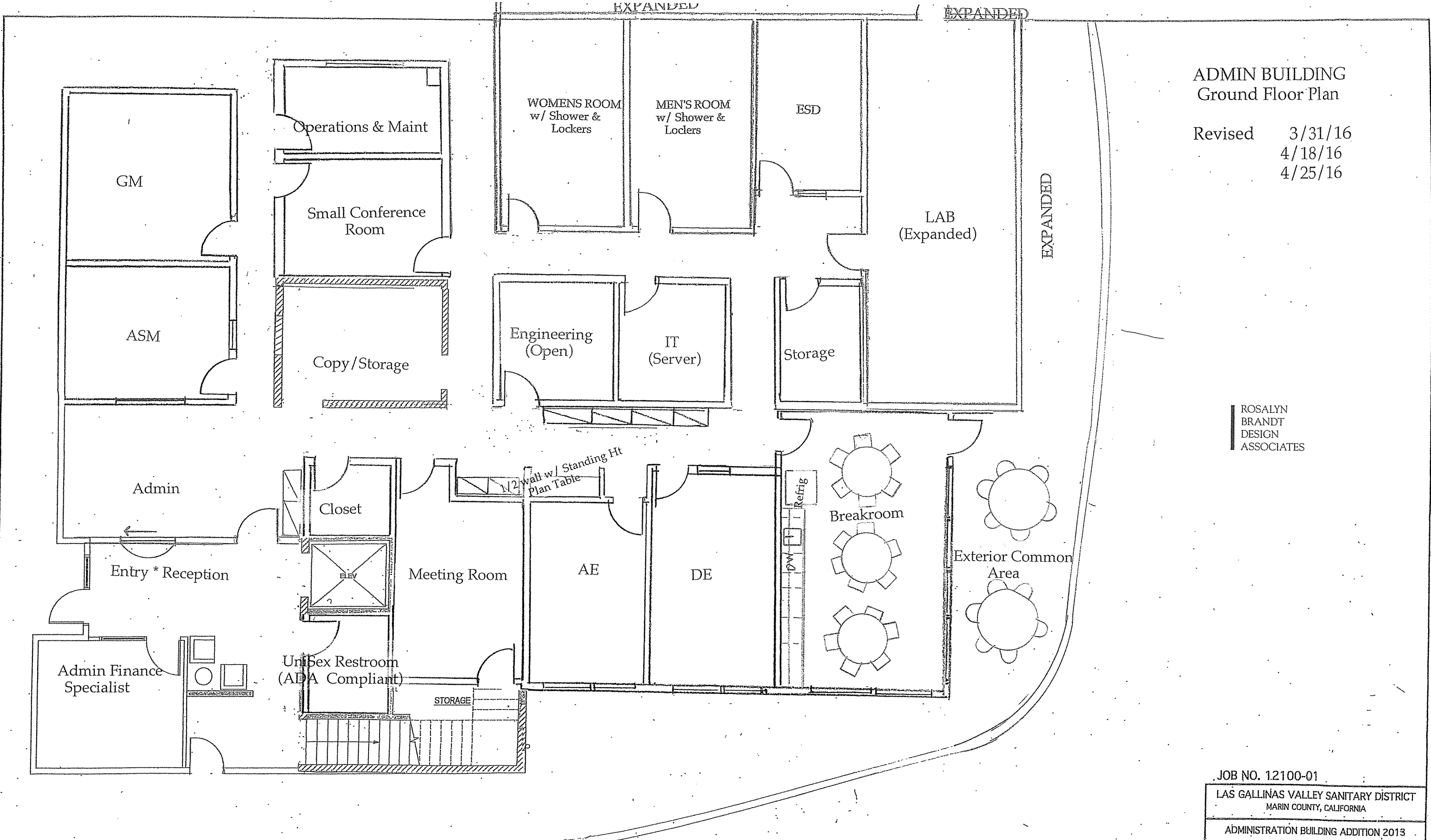
Reuse lab equipment in new lab location

Introduce ergonomic factors wherever possible in design and interior product selection

ADMIN BUILDING
Ground Floor Plan

Revised 3/31/16
4/18/16
4/25/16

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PLOTTED DATE: 22,34
 SAVED DATE:
 SCALE: 1/4" = 1'-0"
 ORDER: 22,34
 COLOR: No.
 RED 0.70MM
 YELLOW 0.20MM
 GREEN 0.25MM
 CYAN 0.40MM
 BLUE 0.50MM
 MAGENTA 0.20MM
 WHITE 0.35MM
 GRAY 0.15MM
 9 0.15MM
 10 1.00MM
 100 0.70MM
 210 0.60MM

1. FUTURE PHASE - Ground Level Floor Plan
Scale: 1/4" = 1'-0"



JOB NO. 12100-01
LAS GALLINAS VALLEY SANITARY DISTRICT
MARIN COUNTY, CALIFORNIA
ADMINISTRATION BUILDING ADDITION 2013

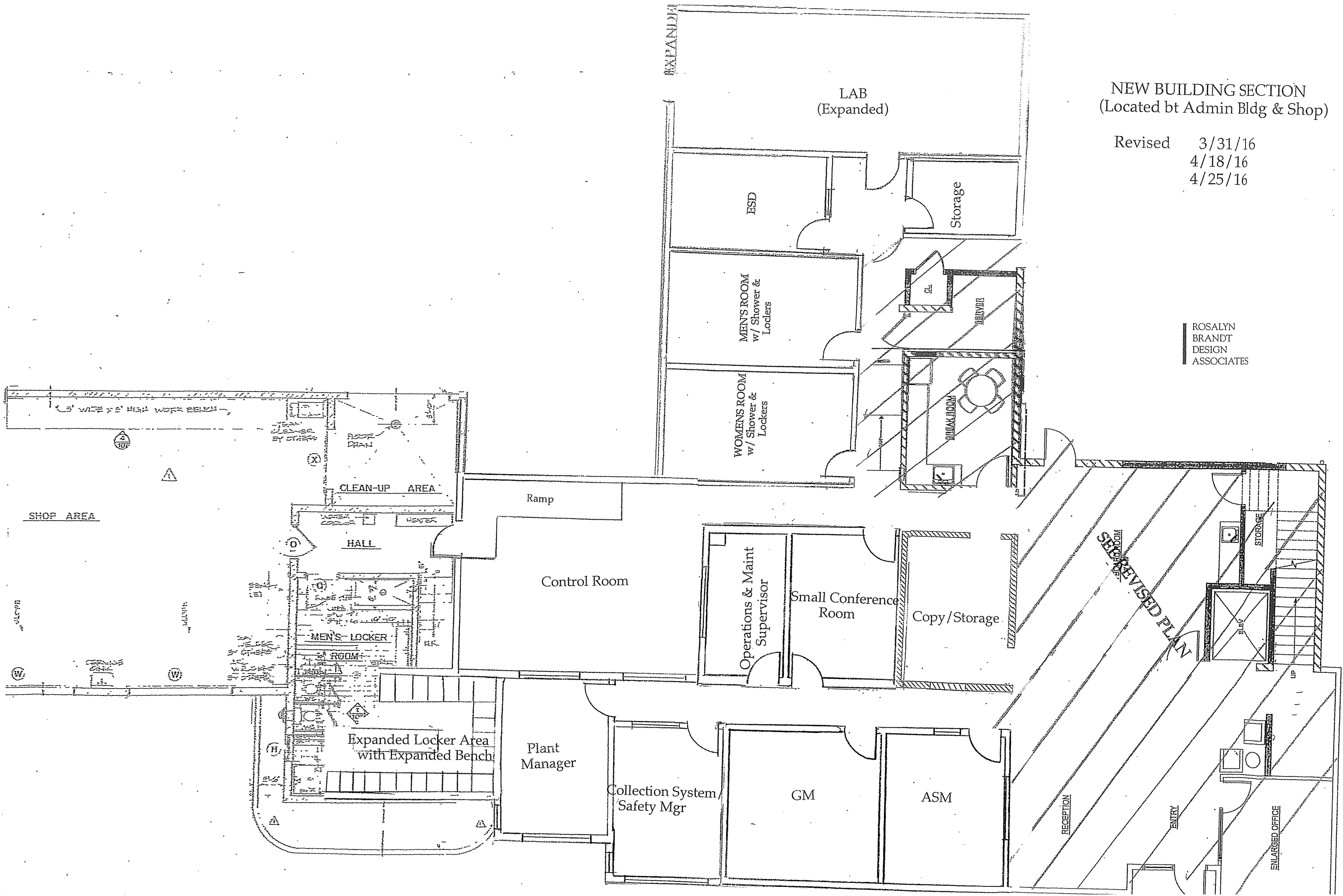
PRELIMINARY PLAN 1.0
ADMINISTRATION BUILDING

DESIGNED	CHECKED	DRAWN	SCALE
APPROVED	APPROVED	DESIGNED	DATE
GENERAL-MANAGER		DISTRICT-ENGINEER	
SHEET OF TOTAL		PLAN#	DWG# A1.3

NEW BUILDING SECTION
(Located bt Admin Bldg & Shop)

Revised 3/31/16
4/18/16
4/25/16

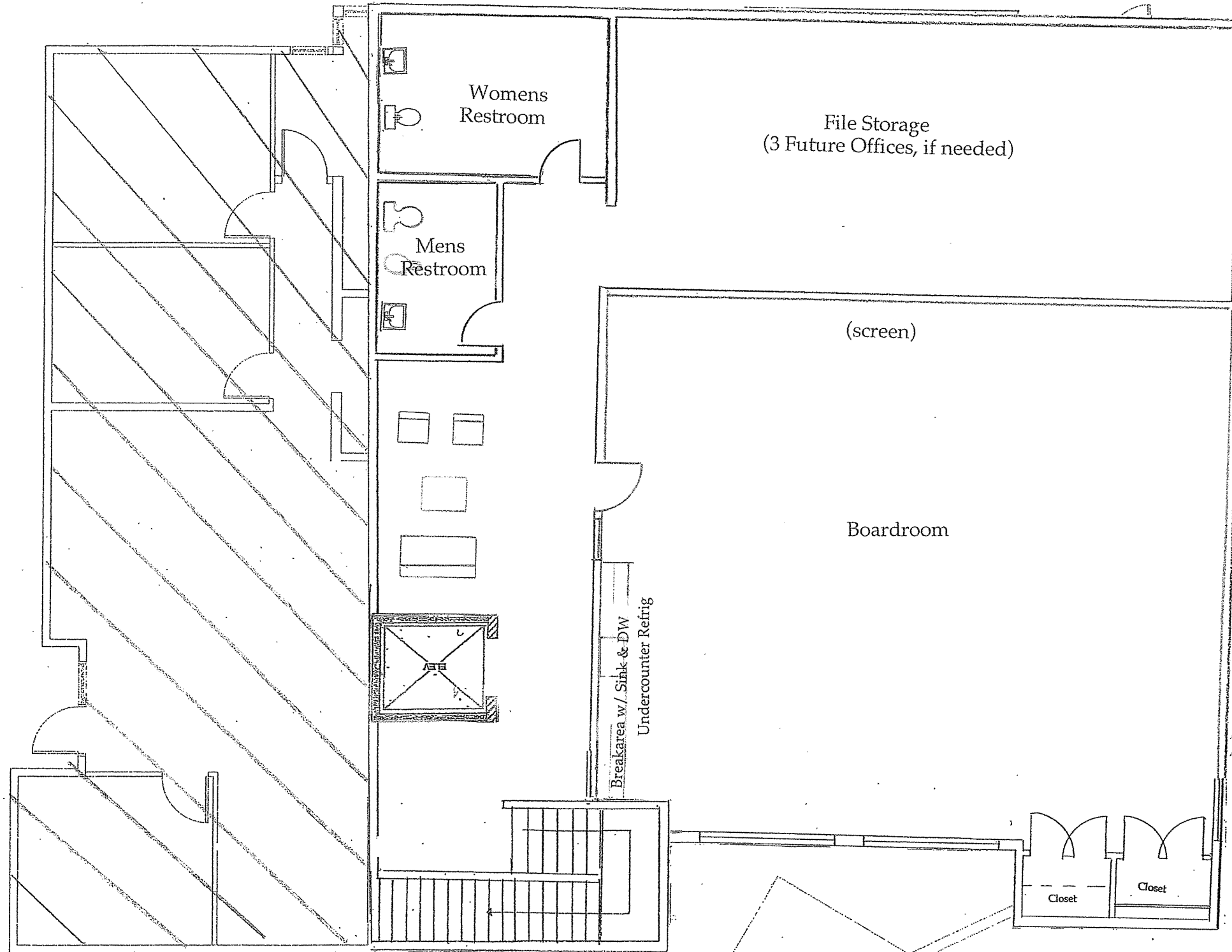
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ADMIN BUILDING - UPPER LEVEL

Revised 3/31/16
 4/18/16
 4/25/16

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PLOTTED: DATE
 SAVED: DATE
 PLOTTED: DATE
 SAVED: DATE

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2 Upper-Floor Plan
 Scale: 1/4" = 1'-0"
 1/8" = 1'-0"

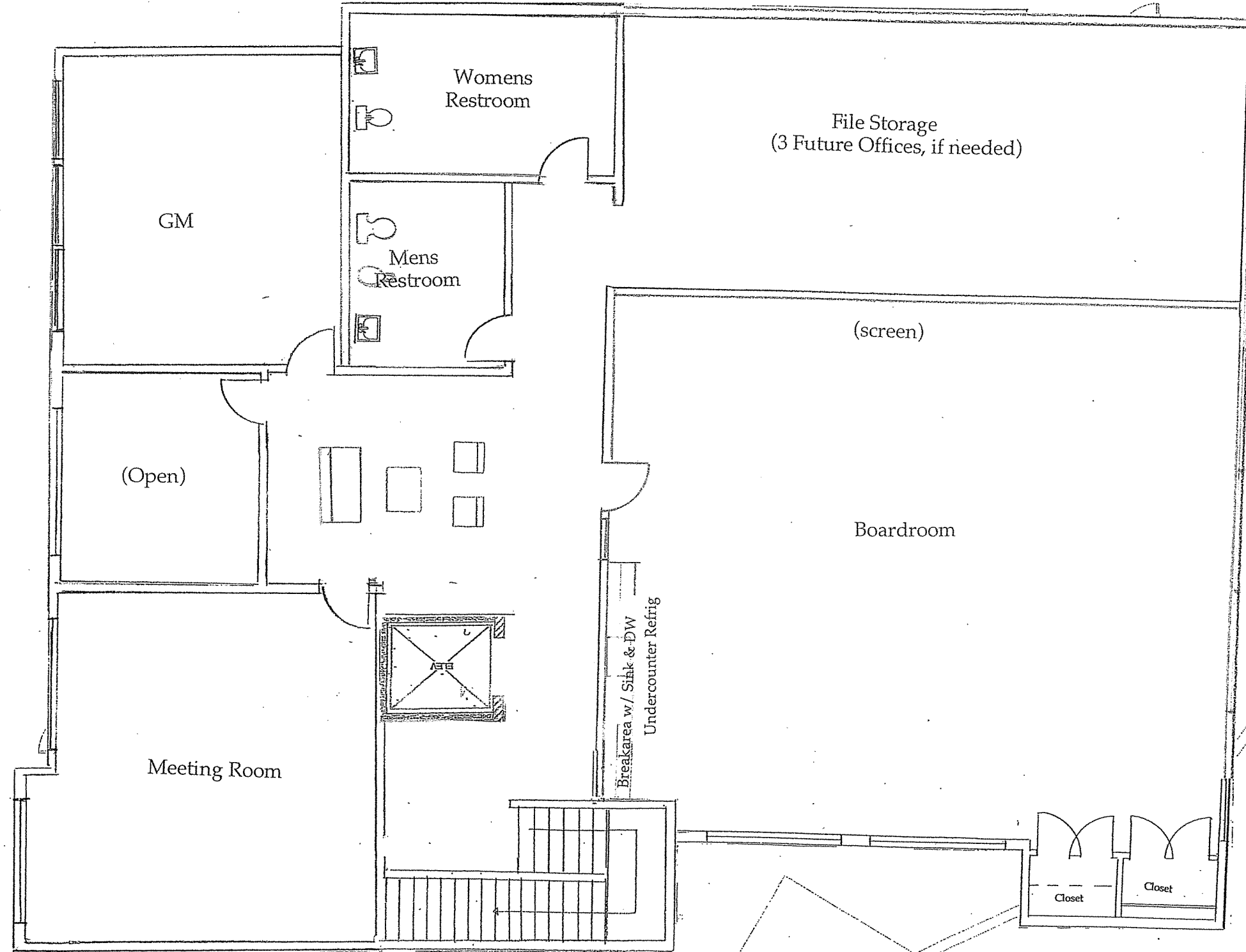


JOB NO. 12100-01			
LAS GALLINAS VALLEY SANITARY DISTRICT MARIN COUNTY, CALIFORNIA			
ADMINISTRATION BUILDING ADDITION 2013			
PRELIMINARY PLAN 1.0 ADMINISTRATION BUILDING			
CHECKED	DRAWN	SCALE	SCALE
APPROVED	DESIGNED	DATE	DATE
GENERAL-MANAGER		DISTRICT-ENGINEER	
SHEET		REVISIONS	
SHEET of TOTAL		DWG# A1.2	

ADMIN BUILDING - UPPER LEVEL *1/2*

Revised 3/31/16
 4/18/16
 4/25/16

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PLOTTED DATE: 4/25/16
 SAVED DATE: 4/25/16

SCALE: 1/8" = 1'-0"
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 YELLOW 0.25MM
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2 Upper-Floor Plan
 Scale: 1/8" = 1'-0"
1/8" = 1'-0"



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 MARIN COUNTY, CALIFORNIA
 ADMINISTRATION BUILDING ADDITION 2013

PRELIMINARY PLAN 1.0
 ADMINISTRATION BUILDING

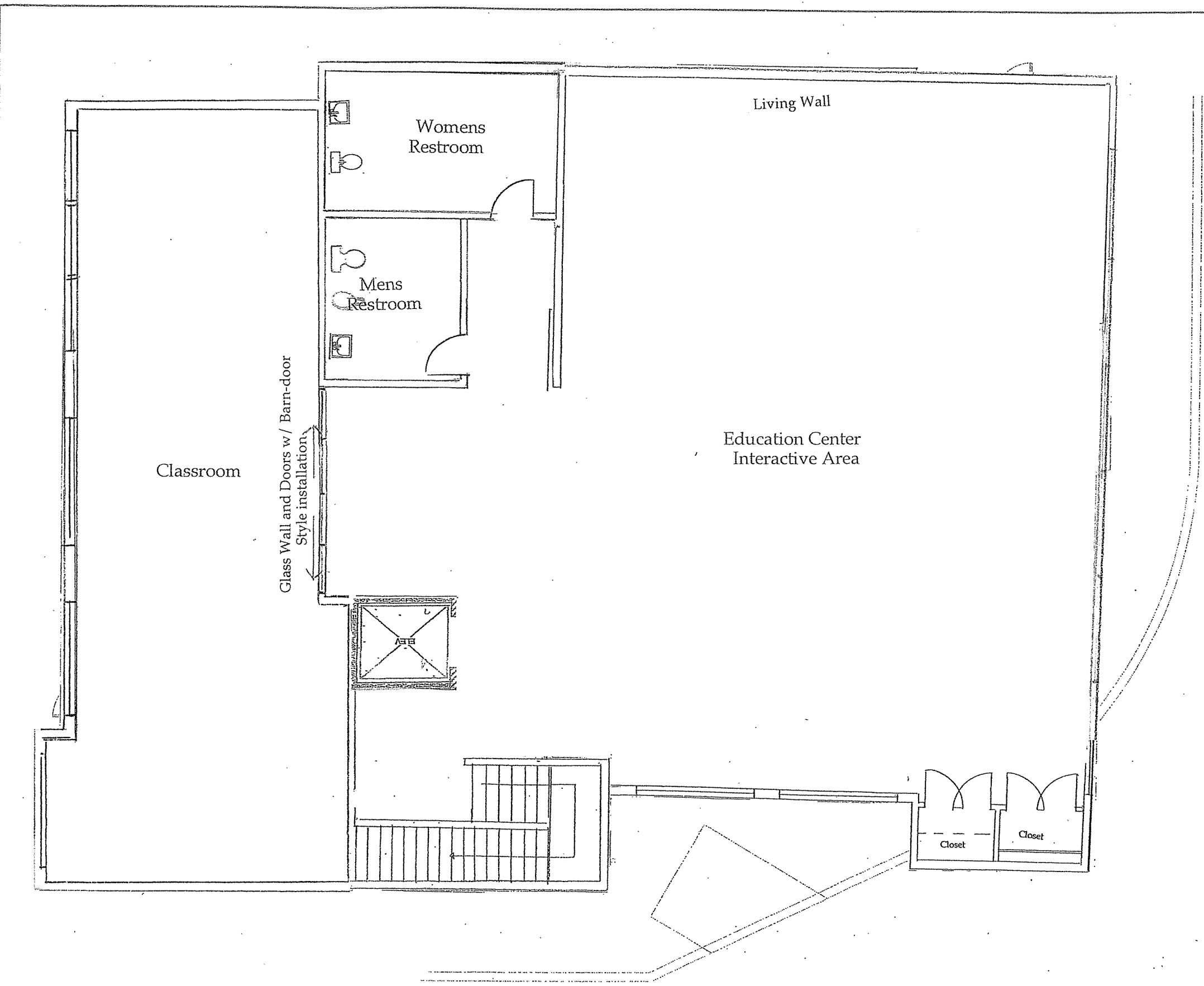
CHECKED	DRAWN	SCALE
APPROVED	DESIGNED	DATE
GENERAL-MANAGER	DISTRICT-ENGINEER	
	DISTRICT-ENGINEER	
SHEET	PLAN NO.	DWG# A1.2
SHEET OF TOTAL	PLAN#	REV#

NO.	DATE	DESCRIPTION	BY	APP'D

ADMIN BUILDING
 (Top Level-3rd Floor)
 EDUCATION CENTER
 INTERACTIVE AREA
 &
 CLASSROOM

5/10/16

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2 Upper Floor Plan
 Scale: 1/8" = 1'-0"



JOB NO. 12100-01
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 MARIN COUNTY, CALIFORNIA
 ADMINISTRATION BUILDING ADDITION 2013
 PRELIMINARY PLAN 1.0
 ADMINISTRATION BUILDING

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APPROVED	DESIGNED	DATE
GENERAL MANAGER	DISTRICT ENGINEER	
SHEET # TOTAL		PLAN #
DWG#		REV#

NO.	DATE	DESCRIPTION	BY	APPROVED