





**PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of January 26, 2010**

ITEM # 13

ITEM TITLE:

Consider Approval to Negotiate an Agreement with Steinberg Architects to Provide Bridging Architectural Services for a Modified Design-Build Project Delivery for the College of Alameda New C & D Science and Classroom Building

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for the Chancellor or his designated representative to negotiate an agreement with Steinberg Architects to provide bridging architectural services for a modified design-build project delivery for the New C & D Science and Classroom Building at College of Alameda.

ITEM SUMMARY:

The District solicited proposals through a formal Request for Qualifications (RFQ 09-10/07) to provide architectural bridging services for the initial implementation of the modified design-build project delivery method for construction of the College of Alameda New C & D Science and Classroom Building. Bridging documents will be used to define the project with adequate detail so that a Request for Proposals (RFP) can be published to secure a design-build team to fully design, construct and deliver the new facility. Front-end bridging activities provided by the Bridging Architect will include programming, site planning adjacencies, full schematic design and budgeting. The District anticipates that time and money will be saved by using a bridging approach because the project will be more clearly defined at the front end, so that potential issues can be identified early and costs can be more accurately estimated.

The building programming and design will utilize Building Information Modeling (BIM) methodology. BIM uses a software program that provides three-dimensional dynamic models of the building to increase productivity and allow collaboration during the design and construction process. Using this system, alternative for sustainable design or other improvements can be analyzed before construction begins.

On October 21, 2009, twenty-nine (29) proposals were received from architectural firms. To facilitate the shared governance process, proposals were evaluated by a committee comprised of representatives from the Department of General Services and the College of Alameda faculty and administration. All firms were required to demonstrate their understanding and experience with smart classroom, lab and science design and their ability to implement design-build methodology. The five highest scoring firms were shortlisted and invited for an interview. Following are the interview scores:

Architects Interviewed	Overall Scores
Steinberg Architects	534.5
Gould Evans	527.0
TBP	524.5
Perkins & Wills	516.5
Fentress	452.5

Steinberg Architects received the highest score in the interviews and was selected by the final interview committee for recommendation to the Chancellor. The Board Facilities and Land Use Planning Committee reviewed this proposal through a presentation by the architect at the meeting of January 21, 2010. Approval is requested for the Chancellor to negotiate an agreement with Steinberg Architects.

BACKGROUND/ANALYSIS:

After the architectural bridging documents are complete, the District intends to issue a Request for Proposals (RFP) to design-build teams to design, construct and deliver the New C and D Science and Classroom Building at College of Alameda. This project will demolish Buildings C and D and replace them in the same location with a new state-of-the-art classroom and lab building. The demolition represents a total of 71,879 gross square feet (GSF). The replacement building will be approximately the same size. The existing buildings are outdated as teaching and office environments, present maintenance and security burdens, and, due to the nature of their layout and construction type, are not feasible candidates for modernization. The New classroom and lab building will provide for the campus the kind of flexible, accessible, technologically sophisticated, energy efficient environment that student and faculty focus groups have expressed desire for and as defined in the Educational Master Plan. LEED certification of gold or better will be required.

Front-end bridging activities include programming, site planning adjacencies, full schematic design and budgeting. Bridging documents will be used to define the project with adequate detail so that a Request for Proposals can be published to secure a design-build team to fully design and construct the facility. The selected architect/team will:

- Work with stakeholders to assess needs, define requirements and conceptualize desired building functionality, while utilizing Building Information Modeling (BIM).
- Construct programming documentation that outlines building design criteria.
- Develop schematic and design development drawings that address site development by describing:
 - Educational programs to be housed in the facility
 - Site plans
 - Floor plans
 - Elevations
 - Project boundary lines
 - Massing diagram(s)
 - Adjacencies
 - Specialty finishes and equipment
- Develop performance specifications for special needs of science buildings, associated fixtures and equipment requirements.

- The Bridging Architect will work with the:
 - District Facilities Design Standards & Guidelines
 - District Technology Standards & Guidelines

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for the Chancellor or his designated representative to negotiate an agreement with Steinberg Architects to provide bridging architectural services for a modified design-build project delivery for the New C & D Science and Classroom Building at College of Alameda.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, College of Alameda, "Science Lab upgrades," "Modification of classrooms throughout campus to increase student capacity," and "Equipment, technology upgrades, and facility and classroom improvements and expansions for the college's following programs and proposed programs: Automotive Technology, Aviation Mechanic Technology Program, Diesel Mechanic Technology, Online-Education, Teacher Education, Institute in Foreign Languages, **Pharmacy Technician, Bioinformatics**, Student Services, **Dental Assisting**, Accounting, Library, Learning Resources Center, **Art, Anthropology**, Apprenticeship programs, **Astronomy and Physics, Biology**, Extended Opportunities and Programs, Programs and Services for Students with Disabilities (Offices and Adapted Computer Lab), Computer Information Systems, Diesel, Dance, Music, **Health Services**, and CalWORKs/Workforce Development."

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

Yes _____ No X

COMMENTS:

All Board recommended contracts are subject to negotiation and execution by the Chancellor.

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikhara

DID A BOARD STANDING COMMITTEE RECOMMEND THE ITEM? YES _____ NO _____

IF "YES", PLEASE INCLUDE THAT INFORMATION IN YOUR SUMMARY.

The Board Facilities and Land Use Planning Committee reviewed this proposal through a presentation by the architect at the meeting of January 21, 2010.

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharmo Date: 1-19-10
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharmo Date: 1-19-10
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

FINANCE DEPARTMENT REVIEW

Finance review required Finance review *not* required

If Finance review is required, determination is: Approved Not Approved

If not approved, please give reason: _____

Signature: [Signature] Date: 1/19/10
For Finance and Administration

GENERAL COUNSEL (Legality and Format/adherence to Education Codes):

Legal review required Legal review *not* required

If Legal review is required, determination is: Approved Not Approved

Signature: [Signature] Date: 1/19/10
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda Not Approved, but Place on Agenda

Signature: [Signature] Date: 1/20/10
Elihu Harris, Chancellor

Steinberg Architects

Peralta Community College

College of Alameda New Building C&D

DARE

DEFY

STIR

STIMULATE

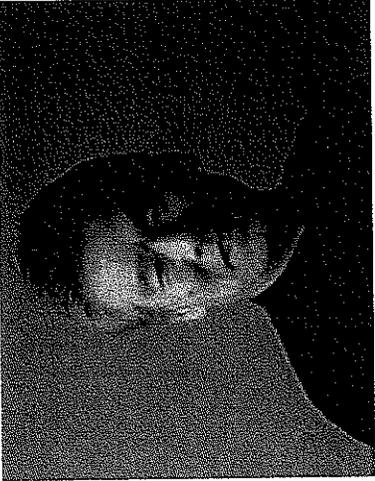
THRILL

AWAKEN

January 21, 2010



Ernest Yamane, AIA, LEED® AP
Principal-In-Charge



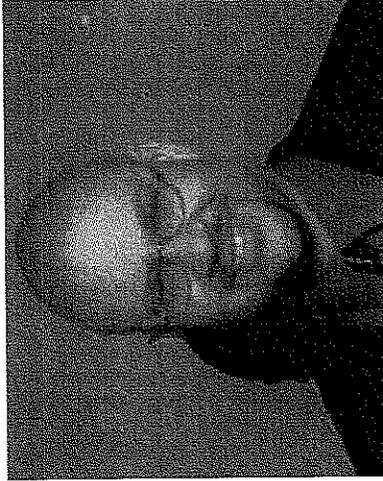
Ron Salki, AIA, LEED® AP
Project Manager



Rob Zirkle, AIA, LEED® AP
Designer



Mani Farhadi, LEED® AP
Program / Planning Coordinator

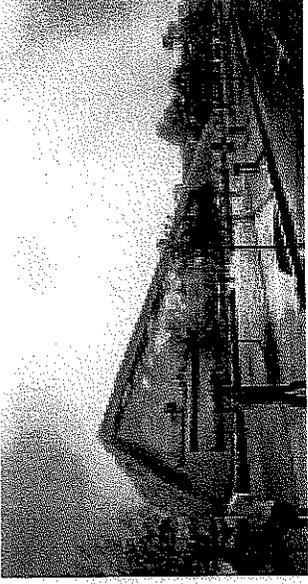


Douglas Davis, AIA,
Local & Lab Architect



Hormoz Janssens, PE, LEED® AP
Lead Mechanical Engineer

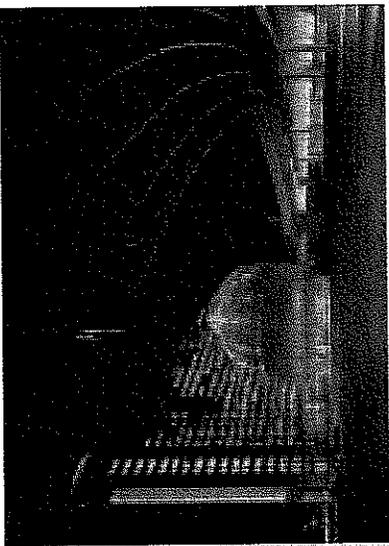
Team



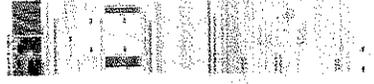
Harmonious Design Vernacular/Campus Environment



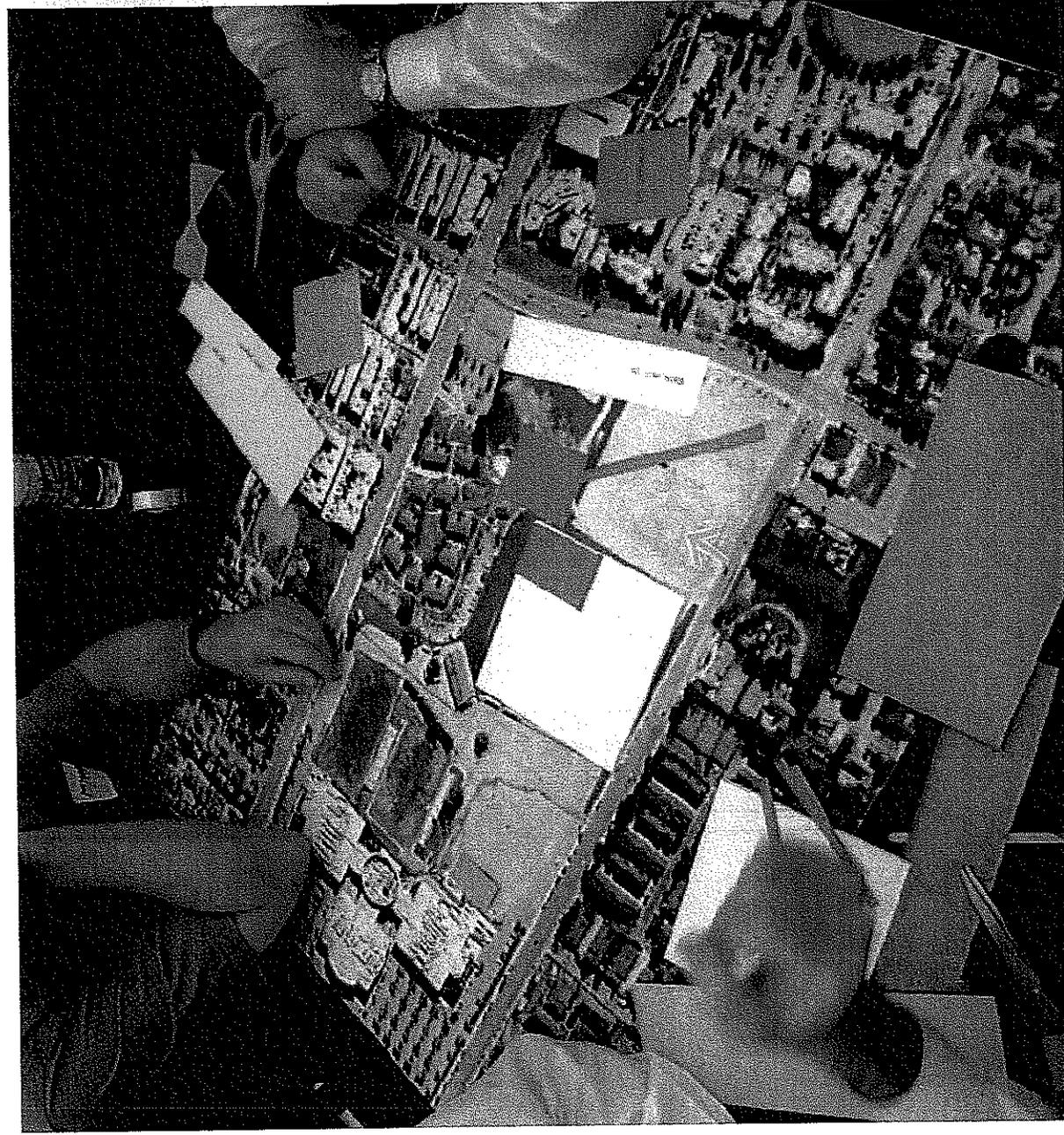
Enhancing Student Outcomes



Investing in
your health

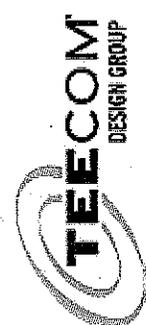


Leadership in Sustainability



Shared Governance & Consensus Building

Local Firms



SLBE

AE3 Partners



OLMM



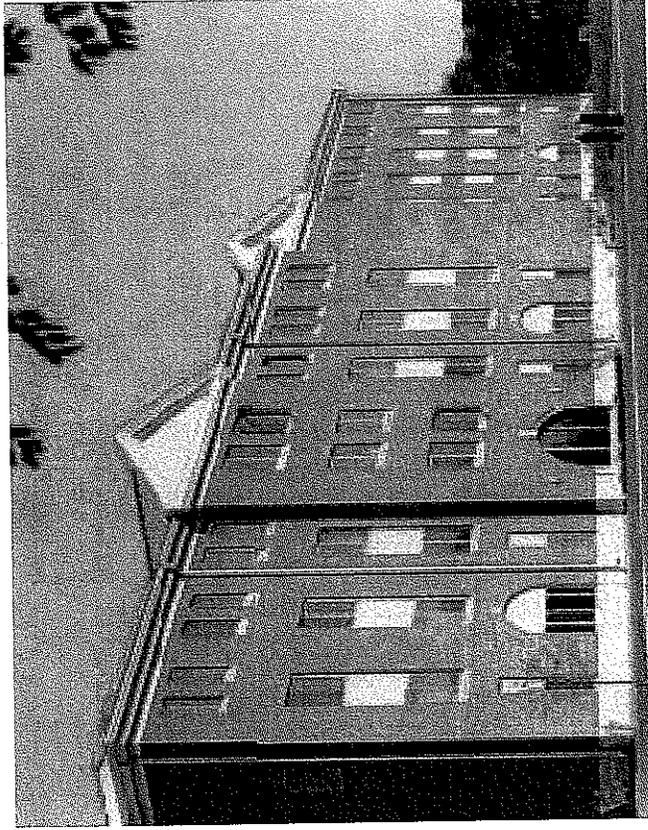
PGA Design



Local Firms & SLBE Consultants

Design Build Experience

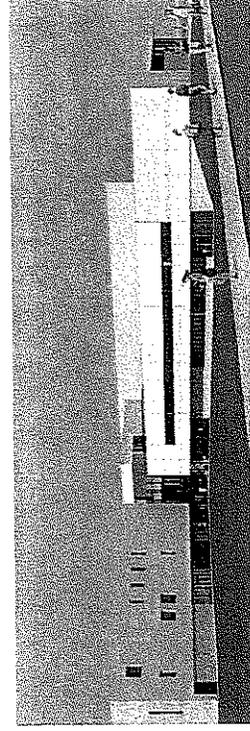
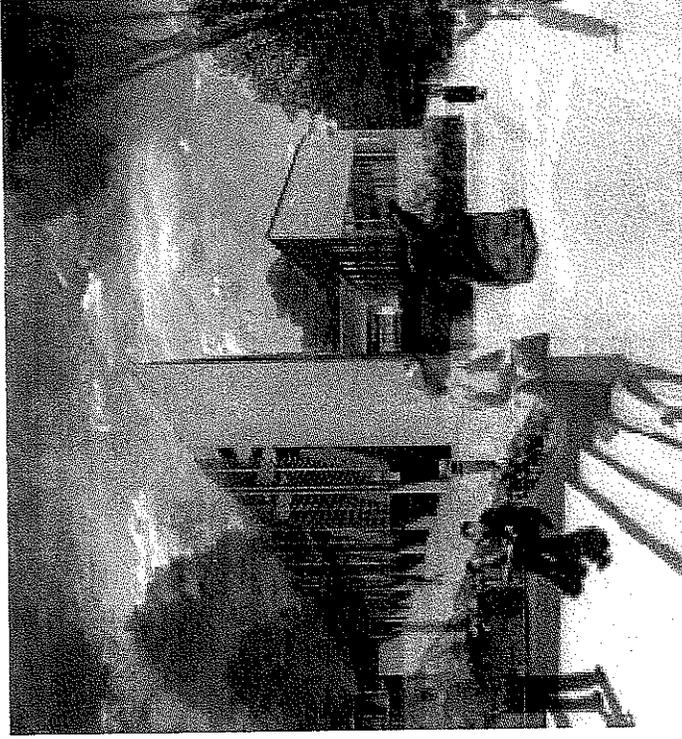
- Great Lakes Naval Training Center – Bachelor Enlisted Quarters
- San Jose State University, Spartan Stadium
- St. Nicholas Church
- St. Francis High School
- JW House
- Humboldt State University, Behavioral and Social Sciences Building
- CSU Fullerton, Student Housing Phase III



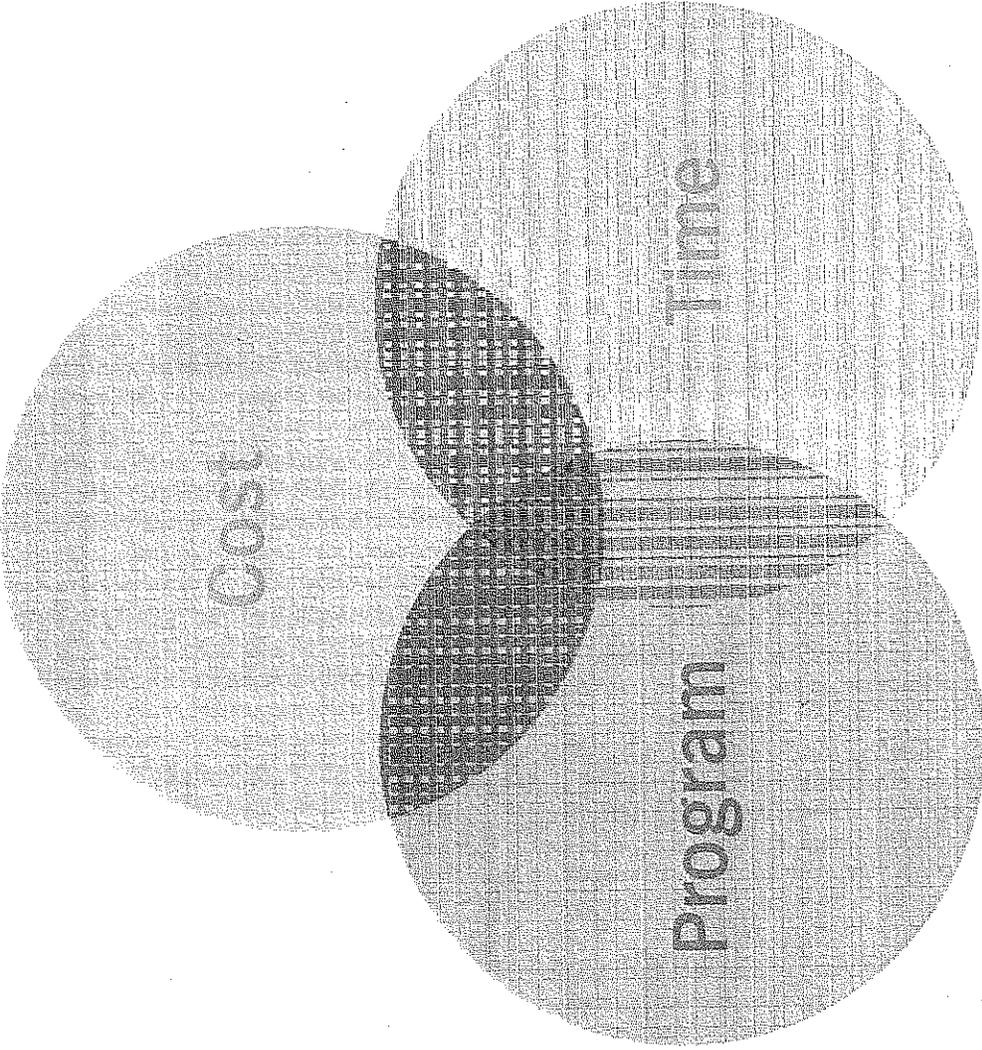
Design Build Experience

Community College Design Build Experience

- Bridging Design Experience
 - College of San Mateo, Student Services/Admin
 - College of San Mateo, Gateway Classroom
 - Long Beach City College, Parking Structure
 - San Joaquin Delta College, Gateway and Student Services Building
 - LA Harbor College, Student Union
- Design-Build Team Experience
 - Skyline College, Student Union and Science Complex
 - Skyline College, Administration, Cosmetology and General Classroom Building

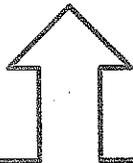


Design Build Experience



Managing the Process

College of Alameda



LISTENING & GATHERING

VISIONING

PLANNING

IMPLEMENTING

Science and Classroom Users

CONTEXT

COMMUNITY

VISION

GOALS
SETTING

OPPORTUNITIES &
CONSTRAINTS

COST
SCHEDULE

UTILIZATION
ANALYSIS

PRIORITIES

DESIGN

DOCUMENTATION

BUDGET
CONFIRMATION

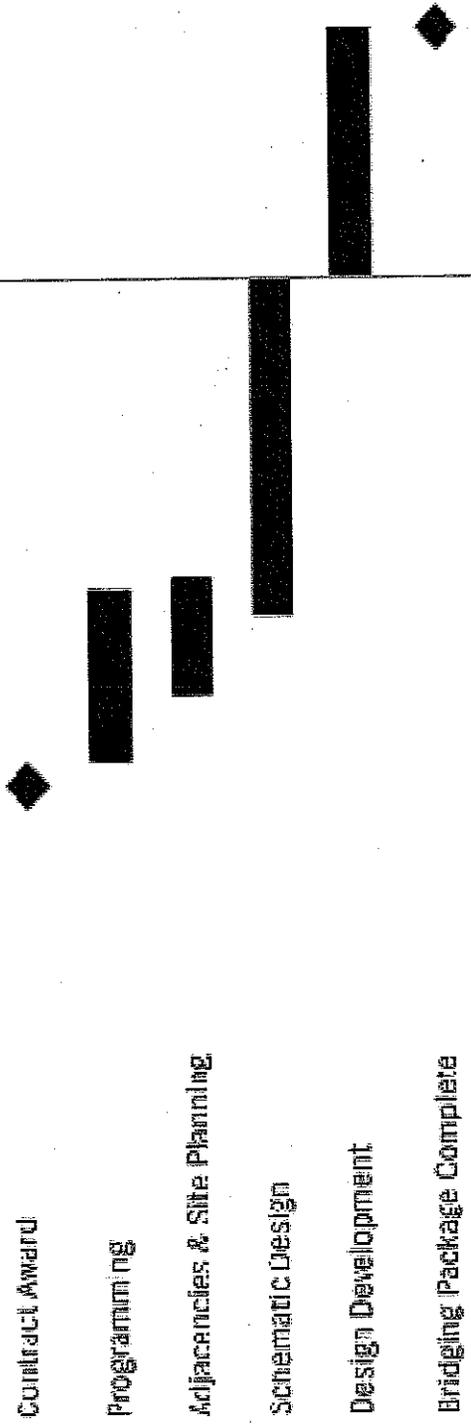
FINAL BRIDGING
PACKAGE



Collaborative Approach

Schedule - Architectural and Engineering Bridging Services

Task Name Dec'09 Jan '10 Feb '10 Mar '10 Apr '10 May '10 Jun '10 Jul '10 Aug '10



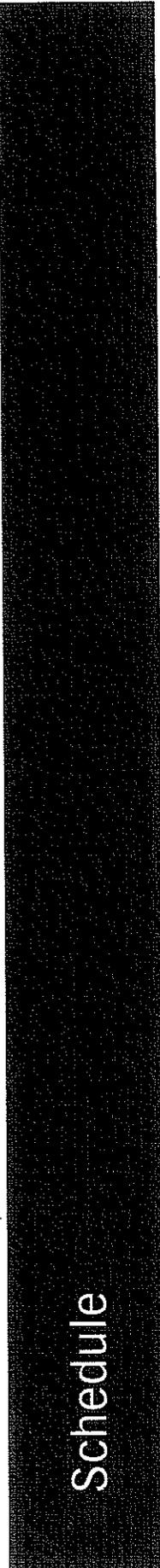
Programming - 1.5 months; Completion mid March

Adjacencies & Site Planning - 1 month; Completion mid March

Schematic Design - 3 months; Completion end of May

Design Development - 2 months; Completion end of July

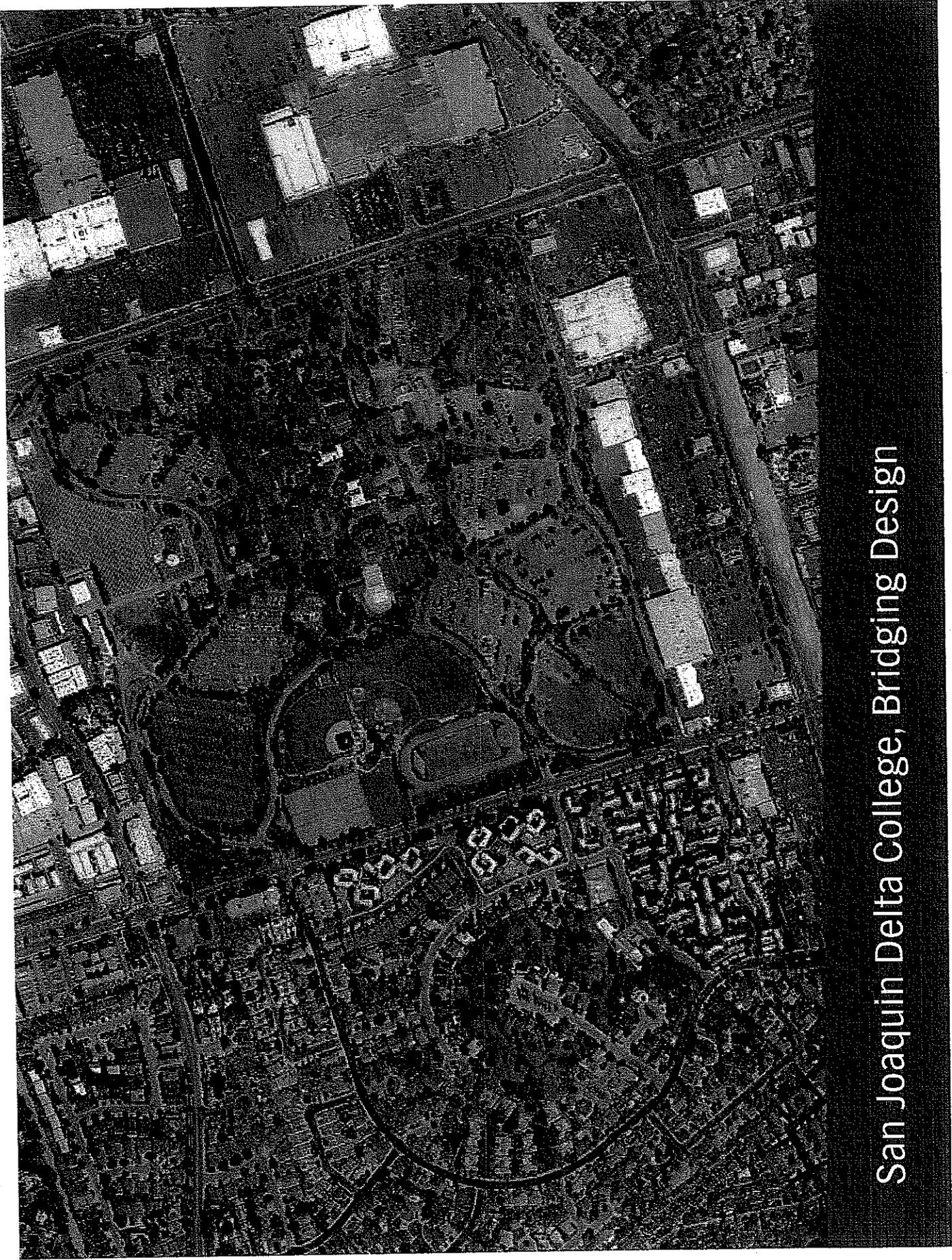
Completion - Bridging Document Completion in August



Schedule

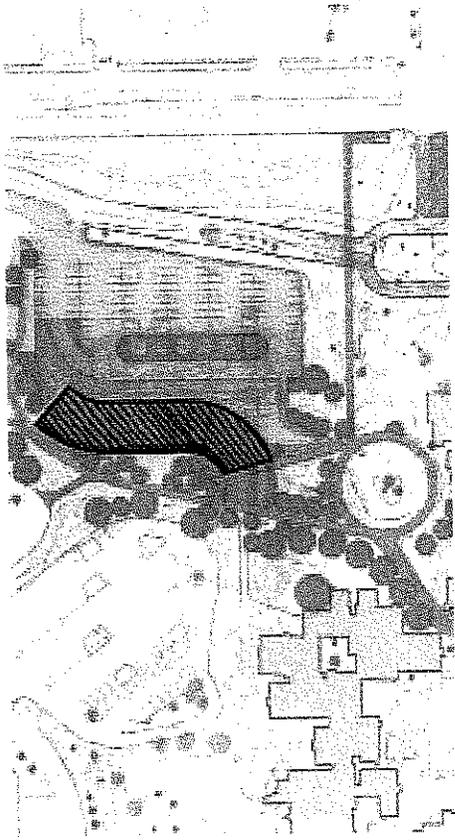
Case Study

San Joaquin Delta College Bridging



San Joaquin Delta College, Bridging Design

- Pilot Program for Community College Design/Build Projects
- 50,000 SF; Budget: \$29.5 million
- New gateway experience for the campus and the community
- Create new identity for the campus
- Scope encompasses Programming, Schematic Design, Design Development
- Opened September 29, 2009



Overview

Space Needs Matrix

Component Description

Adjacency Diagrams

Room Data Sheets

Coordination with Owner's requirements and

District Standards

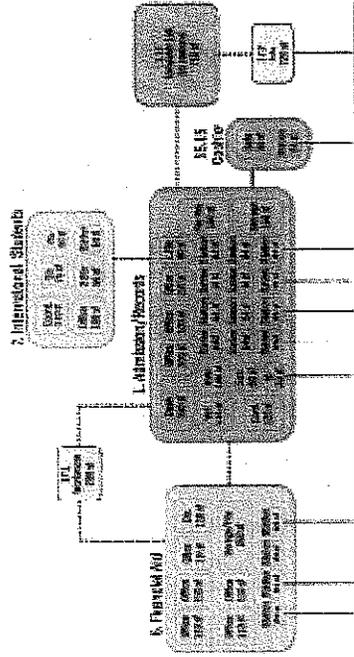
Sitework

Square Footage = Budget

PROJECT INFORMATION
 Project Name: _____
 Date: _____
 Prepared by: _____

Room No.	SQUARED FEETAGE			PERCENTAGE OF TOTAL		
	Area	Volume	Weight	Area	Volume	Weight
1.1	100	1000	10%	10%	10%	10%
1.2	200	2000	20%	20%	20%	20%
1.3	300	3000	30%	30%	30%	30%
1.4	400	4000	40%	40%	40%	40%
1.5	500	5000	50%	50%	50%	50%
1.6	600	6000	60%	60%	60%	60%
1.7	700	7000	70%	70%	70%	70%
1.8	800	8000	80%	80%	80%	80%
1.9	900	9000	90%	90%	90%	90%
2.0	1000	10000	100%	100%	100%	100%

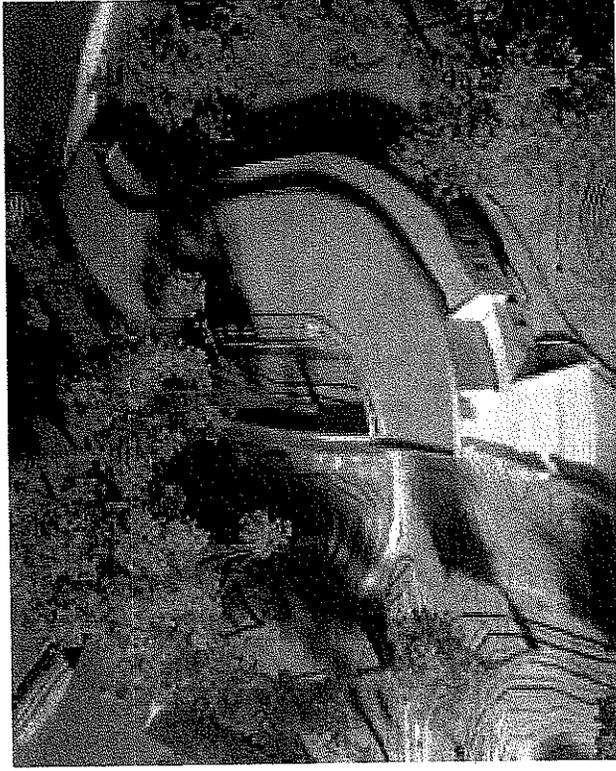
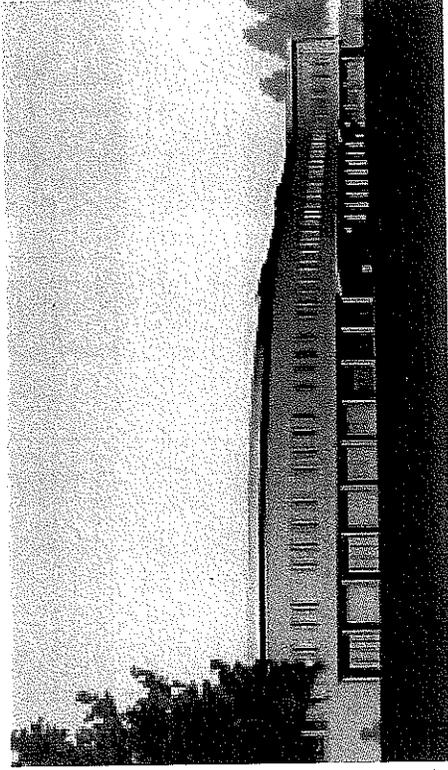
Notes:
 1. All rooms are assumed to be 10 feet high.
 2. All rooms are assumed to be 10 feet wide.
 3. All rooms are assumed to be 10 feet deep.
 4. All rooms are assumed to be 10 feet long.
 5. All rooms are assumed to be 10 feet square.
 6. All rooms are assumed to be 10 feet round.
 7. All rooms are assumed to be 10 feet oval.
 8. All rooms are assumed to be 10 feet hexagonal.
 9. All rooms are assumed to be 10 feet octagonal.
 10. All rooms are assumed to be 10 feet polygonal.



10/1/70

Programming

- Site Plans
- Floor Plans
- Elevations
- Sections
- Basis of Design
 - » Materials
 - » Sustainable Design
 - » Systems Narrative
 - » Code Analysis
- Cost Estimate
- User Reviews & Coordination Approvals



Schematic Design

- Dimensionally Established Plans

- » Site Plans

- » Floor Plans

- » Elevations

- » Sections

- Engineering Drawings

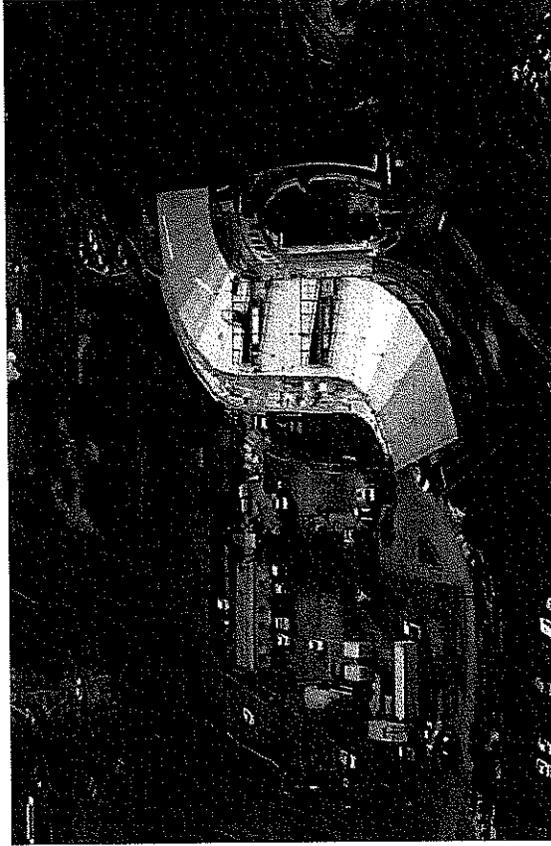
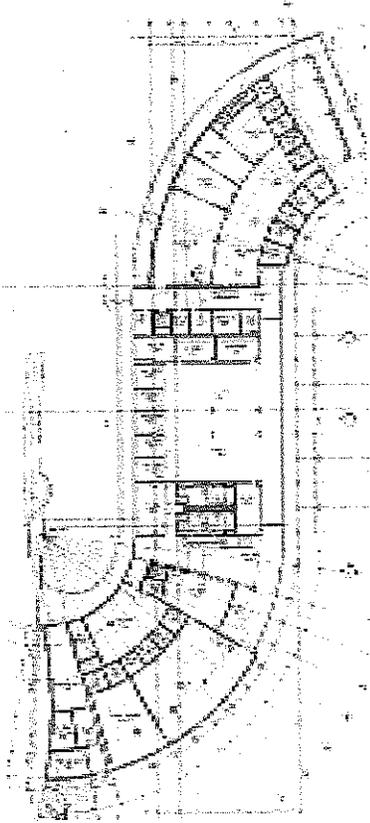
- Specifications

- Cost Estimate

- User Reviews & Coordination Approvals

- Design Build Proposal Support

- DSA Packaging & Schedule Strategy



Design Development