



Downtown Library Renovation Cost Assessment RFP

Process, timeline, and award

- The RFP was posted on June 26th, 2019.
- 10 firms were made aware of the RFP (Staff reached out to all firms recommended by the community)
- 5 firms expressed interest
- 2 firms communicated that they were uninterested
- 3 firms submitted proposals: Group 4, Jayson Architecture, & Noll & Tam

All proposals were evaluated based on the following criteria:

- Architectural/engineering expertise
- Green building design experience
- Relevant library experience
- Team
- Project Schedule
- Approach to task & responsiveness to scope

All three firms received high marks in the above categories. The Library Subcommittee made the decision to award the contract to Jayson Architecture based on their approach to the scope and their experience working on other Library projects in the community.

All three proposals are included here, and are in no particular order. Per standard City practices, some information has been redacted from the proposals.



Downtown Library Renovation Cost Assessment

Proposal | July 19, 2019





G R O U P 4

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BENJAMIN IRINAGA
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WILLIAM LIM
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ARCHITECT

19 July 2019

Amanda Rotella, Economic Development Principal Management Analyst
CITY OF SANTA CRUZ
337 Locust Street
Santa Cruz, CA 95060

Re: RFP: DOWNTOWN LIBRARY RENOVATION COST ASSESSMENT

Dear Ms. Rotella and Members of the Evaluation Committee:

Group 4 Architecture, Research + Planning, Inc., is pleased to submit this proposal to develop a feasibility analysis and budget for renovation of the Santa Cruz Downtown Library. This project represents an important step toward much-needed revitalization of library services and spaces in the heart of Santa Cruz.

Group 4 is a recognized leader in the planning and design of 21st century public libraries, from long-range master planning to the design and construction of new and renovated library buildings. Our award-winning portfolio features more than 300 library projects nationwide, includes SCPL's own Scotts Valley Library as well as innovative, beautiful, and sustainable branches in Palo Alto, Milpitas, Walnut Creek, San Lorenzo, and Yorba Linda. In addition to our California libraries, Group 4 also currently has library projects in design in Washington, Kansas, and Ohio. For most of these projects, Group 4 provided extensive pre-design services, including feasibility studies, master planning, and extensive support for building a shared vision and community consensus.

We are very familiar not only with the Downtown Library project, but also the City's, SCPL's, and the community's expectations for process and product. In 2013, we worked with the Santa Cruz Public Libraries and the communities it serves – including the City of Santa Cruz – to develop a facilities master plan that formed the foundation for the successful passage of Measure S in 2016. We have also worked extensively on high-profile projects in downtown Santa Cruz, including feasibility analysis of the Downtown Library/mixed use project, renovation concepts for the Civic Auditorium, and the METRO Pacific Station study.

We have assembled a highly experienced team well-suited to the needs of this project. Our proposed team will be led by Group 4 Principal Dawn Merkes, who has worked with dozens of communities to develop clear options, compelling analyses, and reliable budgets for public projects that are positioned to move forward smoothly. Gary Holland of TBD Consultants will partner with Dawn and Group 4 on this project, as he has on many of our most successful community projects; over more than 20 years, Gary and Group 4 have developed an impressive record of accurate project budgets – including on highly complex renovation/restoration projects such as the Rinconada Library in Palo Alto.

We are excited to collaborate with the City and SCPL on this important project. Please do not hesitate to contact us with questions about any aspect of our proposal or qualifications.

Sincerely,
GROUP 4 ARCHITECTURE, RESEARCH + PLANNING, INC.

Dawn Merkes
Principal
dmerkes@g4arch.com

David Schnee
Principal
dschnee@g4arch.com

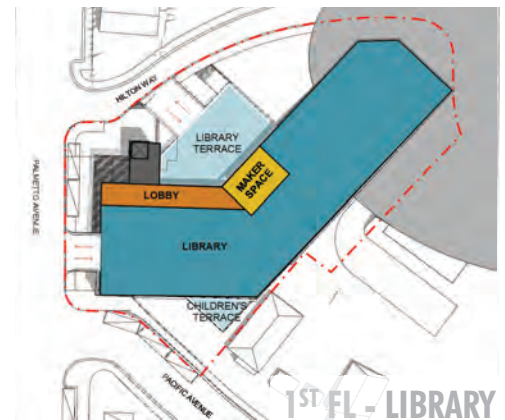


INTRODUCTION TO GROUP 4

Group 4 Architecture, Research + Planning, Inc., is a full-service architecture firm dedicated to creating vibrant public places that cultivate dynamic communities. For more than four decades, our inspired and talented staff has provided quality services to public clients and the cities, counties, and districts they serve. Our distinctly inclusive design process engages diverse public, staff, and stakeholder groups in shaping the future of their communities.

Exceeding our clients' expectations and designing facilities that create and communicate a vision for their communities are key reasons behind the success of our projects and the fact that more than half of our business is for repeat clients. The firm prides itself on forming interactive relationships with clients that incorporate the voices of user groups as well as facility managers. Group 4's priorities of excellence in planning and design result in many long-term relationships with our clients.

Our staff includes planners, architects, interior designers, and technical and construction support specialists. We are active in professional organizations such as the American Institute of Architects and the Environmental Design Research Association. Most of our professional staff are LEED accredited.





GROUP 4 SERVICES

Group 4 has more than four decades of experience working with public agencies on complex, high-profile projects involving multiple client, consultant, and stakeholder groups. We have planned and designed hundreds of public facilities, from government offices, libraries, community centers, and public safety buildings to corporation yards and maintenance facilities. Our projects encompass new buildings, renovations, expansions, adaptive reuse, interior redesigns, tenant improvements, and furniture and signage design. We understand the unique concerns of public clients, including the multi-agency approvals process and the need to demonstrate fiscal responsibility with public funds.

Group 4 offers comprehensive architectural services, from pre-design through design, construction documents, bidding, construction administration, and post-construction support. Our pre-design services include master planning, site selection and analysis, needs assessment, and programming. We provide special studies, renderings, life cycle cost analysis, value engineering, tenant services, and graphic design as needed to support our clients' project needs. Our graphic and written communications services translate complex concepts and data into information for stakeholders and the community in order to build understanding and support.



LEADERSHIP IN LIBRARY PLANNING AND DESIGN

Group 4 is a national leader in the planning and design of public libraries and library systems, with more than three decades of experience on hundreds of library projects. We provide a full range of services to library systems, including:

- Systemwide planning for library services and facilities
- Site-specific pre-design services, such as needs assessments, feasibility studies, and programming
- Stakeholder and community communications and outreach
- Strategy and support for capital campaigns, including voter measures as well as fundraising/donor campaigns
- Design, construction phase, and post-occupancy architectural services
- Systemwide branding and design services, including UX design, FFE standards, etc.

Our library and system designs and plans are developed through an interactive process with the community as well as with library and local government staff. Library staff are thoroughly involved in developing an appropriate service delivery model and efficient staff workflow. Expert consultants join our team as needed to deliver products finely tuned to the singular profile, needs, and vision of each library client. The result has been many innovative, achievable plans and award-winning libraries crafted to serve their communities well into the future.

We are continually looking to the horizon of library services and facilities; our clear vision of the future of public libraries is an important reason why our library projects have been so successful.





RECENT RELEVANT PROJECTS

In addition to conducting the SCPL Facilities Master Plan and other conceptual studies for the City of Santa Cruz, Group 4 has extensive recent experience performing project budgeting studies as part of our predesign services for public library projects. Recent Group 4 projects relevant to the Downtown Library Renovation Cost Assessment project include:

- Santa Cruz Public Libraries Facilities Master Plan
- Various City of Santa Cruz studies: Downtown Library/Garage Mixed Use Study; Lot #7 Farmers Market Permanent Structure study; Civic Auditorium renovation concepts; Warriors Arena capacity study; METRO Pacific Station Mixed Use Project study
- Walnut Creek Library
- Pacifica Libraries Concepts
- Dayton Main Library Renovation + Expansion
- Palo Alto Rinconada Library Renovation + Expansion
- San Lorenzo Library Renovation + Expansion

LIBRARY DESIGN BUDGET PERFORMANCE

Group 4, in collaboration with senior cost estimator Gary Holland at TBD Consultants, maintains a strong track record of accurately budgeting for public projects. Recent Group 4/TBDC construction estimates include:

- Yorba Linda Public Library + Cultural Arts Center (November 2018) (shown above)
65,000 SF — A/E estimate: \$40.3M — Bid: \$38.2M
- Elk Grove Community Recreation Center (February 2018)
29,000 SF — A/E estimate: \$19.7M — Bid: \$18.2M

EXPERIENCE WITH SCPL

Group 4 was commissioned by the Santa Cruz Public Libraries to develop a strategic master plan for facilities to meet the current and future needs of the diverse communities in Santa Cruz County. Group 4 worked with staff and local stakeholders throughout the county to assess existing library facilities, confirm community needs, and identify implementable strategies for developing modern, sustainable libraries that can support a 21st century library service model.

The plan was highly data-driven, leveraging information about actual customer use patterns (as one example) to support a system-level approach to capacity-building. To facilitate community-specific partnerships and project implementation strategies, the master plan recommends three tiers of facilities improvements for each library, including capital/deferred maintenance needs, service model upgrades, and expanding capacity to meet current and future demand. The plan established the scope and budget for the proposed capital improvements and laid the groundwork for the successful passage of a community ballot measure to fund implementation of the plan, including funds for an improved Downtown Library for Santa Cruz.

DOWNTOWN SANTA CRUZ PROJECTS

Group 4 has extensive experience working with the City of Santa Cruz and local public agencies. In recent years, we have conducted a number of planning and facility studies for the City of Santa Cruz, including:

- Downtown Library / Garage Mixed Use Feasibility Study (2016) – Group 4 was commissioned by the City to study the feasibility of a mixed use project at City Lot #4 including a relocated Downtown Library, additional tenant spaces, and a public parking garage. The study evaluated schemes that could mitigate downtown parking demand, enhance residents' downtown experience and library access, and meet the recommendations of the 2013 Library Facilities Master Plan. The study was positively received by City Council in December 2016.
- On-Call Services (2019-present) – As part of an ongoing on-call services contract with the City Economic Development Department, Group 4 developed conceptual design models and renderings for City Lot #7 Farmers' Market Permanent Structure and layout, Civic Auditorium renovation concepts, Santa Cruz Warriors Arena Capacity Study, and other mixed use preliminary concept illustrations.
- METRO Pacific Station Mixed Use Project (2013-2015) – Group 4 studied and developed concepts for an innovative integration of downtown bus depot, public parking, tenant space, and residential units in the heart of Downtown Santa Cruz. Work included stakeholder coordination and community engagement, cost modeling, funding strategies, and implementation strategies.



LOCATION: Santa Cruz, CA

ACTIVE: 2013 - present

SCOPE

Various projects for the City of Santa Cruz

REFERENCE

Binnie Lipscomb, Economic Development Director, City of Santa Cruz
blipscomb@cityofsantacruz.com
(831) 420-5150



SCOTTS VALLEY LIBRARY

The 23,000 SF adaptive reuse of a skating rink created a new home for Scotts Valley Library, incorporating an updated service model and quadrupling the space of its predecessor. The new library includes spaces for different user groups, a multi-purpose gathering space, meeting rooms, efficient operational spaces, and an outdoor terrace, executed within the project's modest budget.

Work on the skating rink's conversion included a comprehensive interior refurbishment and replacement of mechanical systems. The building's expansive, columnless interior lends itself to fluidity between spaces, while meeting room "pavilions" divide and define uses. A series of large skylights punch through the roof; suspended polycarbonate "lanterns" draw down and diffuse daylight throughout the space. The roller rink's raised platform and booth seating inspired the teen space.

The project incorporates sustainable practices such as construction waste reduction, indoor air quality/low-emitting materials, educational components, daylighting.

LOCATION: Scotts Valley, CA

COMPLETED: June 2011

SCOPE

Full architectural services for 23,000 SF adaptive reuse into public library and tenant space

AWARDS

- *IESNA National Award of Merit*

REFERENCE

Jim Reed, Vice Mayor,
City of Scotts Valley
jimreedsv@gmail.com
(831) 461-0222



PALO ALTO RINCONADA LIBRARY

The renovation/expansion of Palo Alto's Rinconada (Main) Library preserves and restores the character, materials, and vision of the original building designed by renowned modernist architect Edward Durell Stone, while simultaneously updating spaces, systems, and furniture to support modern library service. The expansion includes a new entry, conference room, community program room, and group study rooms that respond to and remix the existing architectural vocabulary.

Group 4 performed services beginning with the citywide library system master plan. Work on the library included careful study, documentation, and renovation of existing structure, mechanical, electrical, and interior finishes, design and construction of the addition, address of deferred maintenance items, and site improvements.

AWARDS

- *AIASF Merit Award*
- *APWA Silicon Valley Project of the Year*
- *CPF Preservation Design Award Winner*
- *PAST Institutional Restoration & Remodel Award*
- *LEED-NC Silver*

LOCATION: Palo Alto, CA

COMPLETED: February 2015

SCOPE

Full architectural services for 26,000 SF historic renovation + 4,000 SF expansion of a public library

REFERENCE

Monique Le Conge Zieshenne,
 Library Director, City of Palo Alto
monique.zieshenne@cityofpaloalto.org
 (650) 329-2403





DAYTON MAIN LIBRARY

The flagship project of Dayton Metro Library's citywide capital improvement program is the renovation and expansion of the Main Library, a 66,000 SF, two-story facility originally opened in 1962. Working with the local architect of record, Group 4 designed a 76,000 SF, three-story addition that ties in seamlessly with a renovated original building and parking garage, and adjacent Cooper Park. The new library has quickly become a landmark in downtown Dayton and a social, creative, cultural, and entrepreneurial hub for the region.

Program innovations include two independently operable Opportunity Spaces that can be used flexibly by the Library, the community, and partner organizations. Co-Lab spaces provide analog and digital tools to support collaborative learning and creative/maker activities. Maximum operational flexibility is accomplished through components such as a 20-Hour Lobby/café and marketplace.

Vibrant spaces for children and teens are provided on the first and second floor, while the third floor offers a soaring Great Reading Room with sweeping views of Cooper Park and downtown Dayton. Upgrades to the original building include all-new lighting, power, data, and mechanical systems that will support and easily adapt to changing needs over time.

LOCATION: Dayton, OH

COMPLETED: August 2017

SCOPE

Library planning, design, interiors, wayfinding, and FFE for 142,000 SF public library renovation/expansion

AWARDS

- *LEED-NC Gold*
- *American Libraries Design Showcase*
- *AIA Dayton Design Honor*

REFERENCE

Tim Kambitsch, Executive Director,
Dayton Metro Library
tkambitsch@daytonmetrolibrary.org
(937) 463-2665



WALNUT CREEK LIBRARY

Walnut Creek's population has grown significantly since the original 9,000 SF library opened in 1961, and is estimated to reach 71,000 by 2020. As part of a grant application to the State Office of Library Construction, the City had completed a needs assessment, building program, and conceptual design that, despite an "outstanding" rating, did not receive funding. The lengthy planning process subsequently stalled multiple times as the community debated about the size, location, and even the basic need for a new library at all.

Selected through a highly competitive process, the City commissioned Group 4 to move the project forward. We initiated a comprehensive public participation and communications plan designed to build support for the concept of a new library and generate momentum towards implementation. We worked closely with the Library Foundation to develop and support its successful campaign to raise \$5 million for FF&E. With a new foundation of community support, the design process advanced smoothly.

The new 42,000 SF LEED Gold Walnut Creek Library opened on time and within budget, and today links a civic center, a commercial district, and popular Civic Park.



LOCATION: Walnut Creek, CA

OPENED: 2010

SCOPE

Full A/E services for new 42,000 SF public library + underground parking structure

AWARDS

- *LEED-NC Gold*
- *CoD+A Award, Institutional Category*

REFERENCE

Lorie Tinfo, City Manager, City of Benicia
(fmr. Walnut Creek Asst. City Manager)
ltinfo@ci.benicia.ca.us
(707) 746-4200

PACIFICA LIBRARIES FEASIBILITY + CONCEPTS

Group 4 has been working with the Pacifica community for several years navigating the community's needs for 21st century library services, limited funding means, and the city's unique geographic barriers. A 2016 ballot proposal to consolidate services to one location failed with only 55% support (passage requiring 66%). Group 4 was retained to continue community, stakeholder, and partner conversations, leading to the development of an innovative, two location service model.

With unanimous City Council support, Group 4 proceeded to program and visualize a new 25,000 square foot building at the Sharp Park Library location, while remaking the small Sanchez Library branch with an "open access" service model. This model, which may be enhanced with a partnership with the Parks, Beaches, and Recreation department, utilizes an alternative staffing model to offer a core collection of materials, comfortable spaces for reading, access to technology, and independent, after-hours access to a multi-use program room.



LOCATION: Pacifica, CA

COUNCIL APPROVAL: 2019

SCOPE

Planning to Schematic Design services informing library bond ballot measure development.

REFERENCE

Anne-Marie Despain, Director of Library Services, San Mateo County Library
despain@smcl.org
(650) 312-5311

TEAM PROFILE

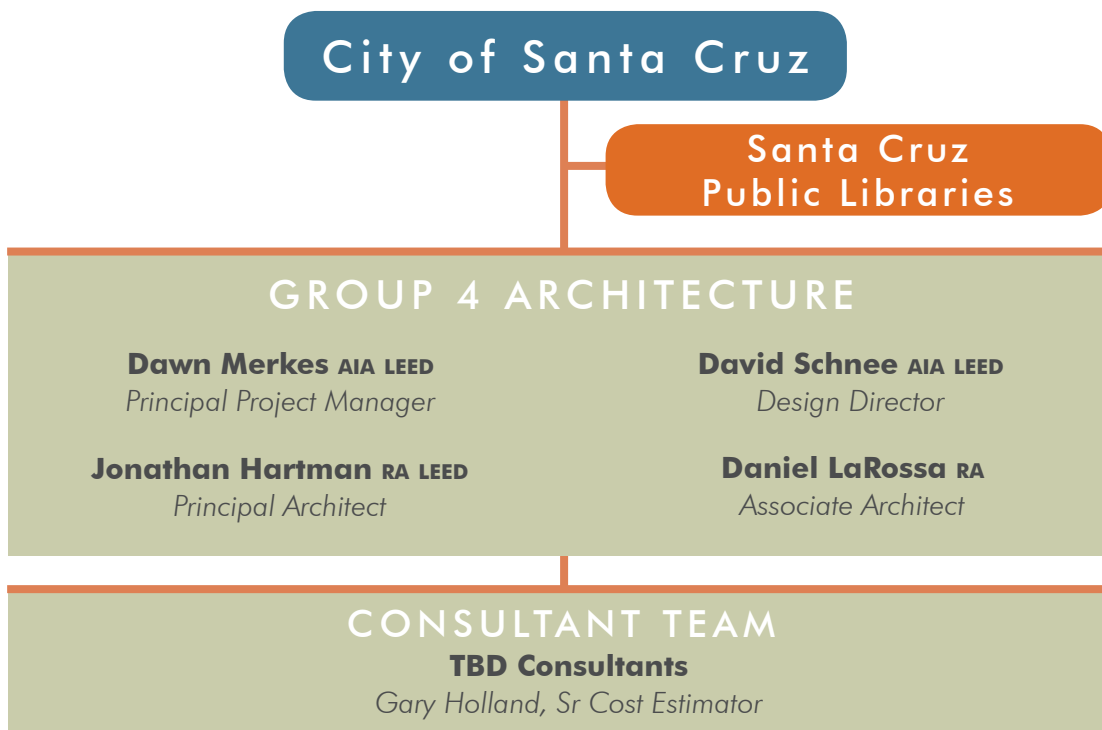
As architects, planners, and public library specialists, Group 4 will coordinate a team of experienced staff to develop the Santa Cruz Downtown Library Renovation Cost Assessment project. Our management team consists of principals and associates who bring extensive experience in library planning and design on projects of similar complexity.

- Principal Project Manager **Dawn Merkes** is a recognized leader in helping clients develop a shared vision, community support, and strong momentum for the development of public libraries. She is an active proponent of user-based planning and design of public projects. Dawn will be responsible for team leadership, client communications, ensuring that City and Library goals and objectives are met, and monitoring overall project progress and performance.
- Design Director **David Schnee** has led forward-thinking, sustainable, budget-conforming implementation plans and master plans for public library clients nationwide. David's approach to planning is strategic and interactive, keeping stakeholders involved and empowered throughout the planning and design process.

Available to support this project is a deep bench of experienced architects, including principal technical architect **Jonathan Hartman** and associate design architect **Daniel LaRossa**, both with experience working in Santa Cruz. Jonathan led facility assessments for the SCPL Facilities Master Plan, and Daniel has recently coordinated design concepts on a number of downtown Santa Cruz efforts, including the Library/Garage feasibility study, Farmers Market permanent structure concepts, and METRO Pacific Station mixed use concepts. Group 4's full 25-person staff of architects, planners, and designers are available to support the needs of this project; as for numerous prior similar projects (featured elsewhere in this proposal), Group 4 maintains sufficient financial and technical resources to meet project needs .

COST CONSULTANT: TBD CONSULTANTS

Senior Estimator **Gary Holland** has a decades-long relationship with Group 4 on libraries and other public projects throughout California, and is key to our excellent record of cost models, bidding and budget performance. Examples include the Walnut Creek Library, Palo Alto Rinconada Library renovation, Milpitas Public Library, and Carlsbad Cole and Dove library renovations.



DAWN MERKES AIA LEED – PRINCIPAL PM

Award-winning architect Dawn Merkes is an active proponent of user-based planning for public and private projects. Dawn maintains a strong record of successfully navigating complex projects, building consensus among multiple stakeholders leading to enthusiastic and effective project implementation. Dawn's projects are characterized by a high degree of functionality, operational efficiency, and excellent budget and schedule performance. Her projects have won honors at the local and national levels for design excellence and community impact.

REPRESENTATIVE PROJECTS

- *Walnut Creek Library*
- *Palo Alto Rinconada Library*
- *Palo Alto Mitchell Park Library + Community Center*
- *Palo Alto Downtown Library*
- *Pacifica Libraries Feasibility + Conceptual Design*
- *Monterey Public Library Feasibility Study*
- *Carmel Library Park Branch Interiors*
- *South San Francisco Library + Community Center Feasibility*
- *Milpitas Public Library*
- *Yorba Linda Library + Cultural Arts Center*
- *Santa Clara Central Park Library*



EDUCATION AND REGISTRATION

Bachelor of Architecture,
Montana State University, Bozeman
California Registered Architect, C24206
LEED Accredited Professional BD+C

DAVID SCHNEE AIA LEED – DESIGN DIRECTOR

David Schnee is a recognized leader in the planning and design of innovative, technology-oriented, sustainable, and beautiful public libraries. His designs are as diverse as the clients he serves, as each project reflects and celebrates unique qualities of site, program, and community. David has been incorporating sustainable practices into his projects for more than 25 years, including over a dozen LEED projects to date. His approach to planning and architectural projects is highly collaborative, creative, and solution-oriented.

REPRESENTATIVE PROJECTS

- *Santa Cruz Public Libraries Facilities Master Plan*
- *Santa Cruz Downtown Library/Garage Feasibility Study*
- *Santa Cruz METRO Pacific Station Conceptual Dev't Strategy*
- *Palo Alto Mitchell Park Library + Community Center*
- *Palo Alto Rinconada (Main) Library*
- *Santa Clara Central Park Library*
- *Dayton Metro Library Systemwide Capital Improvements*
- *Dayton Main Library*
- *Milpitas Public Library*
- *San Lorenzo Library*
- *Scotts Valley Library*
- *Walnut Creek Library*
- *Yorba Linda Library + Cultural Arts Center*



EDUCATION AND REGISTRATION

Master of Architecture/City Planning,
UC Berkeley
Bachelor of Architecture, Cornell University
Program in Environmental Design, Harvard
GSD
California Registered Architect, C27893
LEED Accredited Professional BD+C

JONATHAN HARTMAN RA LEED – PRINCIPAL ARCHITECT

Jonathan Hartman leads Group 4's technical design and construction administration team, helping clients and designers evaluate and incorporate innovative and proven architectural strategies. Jonathan's projects are characterized by excellent budget and schedule performance, and he builds effective and collaborative partnerships with consultant and construction teams. He has also managed projects with innovative and complex sustainable design elements, such as the multiple award-winning LEED-NC Gold Roosevelt Community Center in San Jose and the LEED-NC Platinum Mitchell Park Community Center in Palo Alto.



REPRESENTATIVE PROJECTS

- *Santa Cruz Public Libraries Facilities Condition Assessments*
- *Yorba Linda Library + Cultural Arts Center*
- *Palo Alto Rinconada Library*
- *Palo Alto Downtown Library*
- *Palo Alto Mitchell Park Library + Community Center*
- *Anaheim Euclid + Sunkist Library Renovations*
- *Carlsbad Cole + Dove Library Renovations*
- *Elk Grove Old Town Library*

DANIEL LAROSSA RA – ASSOCIATE ARCHITECT

Daniel LaRossa is skilled in all architectural phases, from early visioning and design stages through construction administration. Daniel develops and facilitates a project's architectural language through intensive visioning and design workshops with clients, user groups, project stakeholders, and community members. Daniel is also a talented technical architect who works with the design team, engineers, and construction managers to successfully coordinate cost, concept, and constructability. Daniel is passionate about how public projects transform surrounding communities through an integrated architectural and urban design.



REPRESENTATIVE PROJECTS

- *Santa Cruz Downtown Library/Garage Feasibility Study*
- *Santa Cruz METRO Pacific Station Conceptual Dev't Strategy*
- *Pacifica Libraries Feasibility + Conceptual Design*
- *San Lorenzo Library*
- *Palo Alto Rinconada Library Renovation + Expansion*
- *San Pablo Library*
- *Yorba Linda Library + Cultural Arts Center*
- *Public Library of Cincinnati Facility Planning Framework*
- *Dayton Metro Library Operations Center*
- *Dayton Main Library Renovation + Expansion*
- *Dayton Northwest Library*
- *Olathe Indian Creek Library Adaptive Reuse*
- *Spokane Downtown Library Redesign*

EDUCATION AND REGISTRATION

Master of Architecture, U.C., Berkeley
Bachelor of Architecture, Cal Poly Pomona
California Registered Architect, C30361
LEED Accredited Professional BD+C

EDUCATION, REGISTRATION, HONORS

Master of Architecture, Univ. of Virginia
Bachelor of Science in Architecture,
Washington University, St. Louis
California Registered Architect, C35233
Honor Award, AIASF Net-Zero Competition
Honor Award, Belmont Bridge Competition



GARY HOLLAND

Project Manager

PROFILE

Gary Holland is a Project Manager and Senior Cost Estimator for TBD Consultants working on all aspects of Cost Planning focusing on Public, Healthcare and Institutional sectors.

Prior to joining TBD, he was an Associate Director and Senior Estimator at Davis Langdon and AECOM, where he spent 32 years working for the worldwide construction cost planning and management firm providing cost management services to architects, design professionals, owners, institutions and government agencies throughout the United States. Gary has a proven track record for providing quality and accurate cost estimates

CONTACT

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San Francisco, CA, 94111

EDUCATION

Architecture and Construction Management, West Valley College, Saratoga, California, 1982

CERTIFICATIONS/AFFILIATIONS

Certified Professional Estimator (CPE) with the American Society of Professional Estimators (ASPE)
Member of the American Institute of Architects (AIA)

RELEVANT EXPERIENCE

- Palo Alto Rinconada Library Renovation & Addition*
- San Jose Carnegie Library Renovation and Addition
- Berkeley Claremont Library Renovation
- Anaheim Euclid & Sunset Branch Library Renovations*
- Scotts Valley Library Tenant Improvements*
- Scotts Valley Library*
- Walnut Creek Library*
- Milpitas Library*
- Burlingame Library*
- Santa Clara Central Park Library*
- Coachella Library Feasibility Study*
- Pacifica Library Feasibility Study and Conceptual Design*
- Elk Grove Library and Cultural Arts Center Feasibility Study*
- Elk Grove Library Tenant Improvements*
- Fairfield Cordelia Library*
- San Joaquin Delta College – Goleman Library Renovation, Stockton
- Stockton – San Joaquin County Public Library Master Plan
- UC Santa Cruz – 2300 Delaware Building Renovation
- UC Santa Cruz – McHenry Library Renovation and Addition
- San Jose State University, Spartan Complex Renovation

* denotes collaborations with Group 4

Project Management | Construction Cost Management

San Francisco · Los Angeles · Sacramento · Los Altos · San Diego · Seattle · Dublin (Ireland)

A STRATEGIC PROCESS

Over the 40 years Group 4 has worked on public projects, we have developed a distinctly interactive planning process that effectively incorporates stakeholder, staff, and community input. Our process builds upon the knowledge base of staff, develops, analyzes and clearly communicates technical information, and identifies the design strategy that best suits the goals and objectives of each project.

WORKING WITH THE CITY

The foundation of our approach begins with the establishment of a **Project Management Team** (PMT). PMTs meet at regular intervals, both in-person and via web conference, to make decisions and provide overall project direction. We envision the Santa Cruz Downtown Library Renovation Cost Assessment PMT to consist of the City's project manager, key Group 4 personnel, and other City and Library representatives that the City sees fit for the project.

PROPOSED WORK PLAN

Our proposed eight-week work plan for the Santa Cruz Downtown Library Renovation Cost Assessment is summarized in the following narrative. We have not yet had the opportunity to review our proposed approach with the City, and look forward to working with you to tailor this to meet your scope, budget, and timeline needs.

We will conduct a kickoff meeting with the Project Management Team to establish project controls – including a detailed work plan, project schedule, and meeting schedule – and discuss project opportunities.

We will review available relevant information and documents, including current building plans and drawings, the DLAC report and support documents, the 2013 SCPL master plan and Facility Conditions Assessment, and the library's Seismic Evaluation.

We will prepare base drawings for the site and building.

At the City's option, we will conduct a meeting with representative(s) from Santa Cruz Public Libraries to determine program priorities.

We will initiate the budget model, including consideration for sustainability and performance upgrades, opportunities for library service and operations upgrades, deferred maintenance needs, and other renovation implications. We will work with our cost consultant to confirm cost inputs.

We will develop a Renovation Option for the Downtown Library within the project budget established by the City. We will analyze the DLAC-identified program and determine which spaces can and cannot be included, according to project budget. We will develop a floor plan depiction of the program bubble diagrams. We will develop a budget for the Renovation Option.

At the City's option, we will develop a second renovation option that includes SCPL Administration spaces. This option will include an analysis of program fitness, bubble diagrammed floor plans, and project budget each developed to the same level as the first Renovation Option.

We will conduct PMT meeting #3 to review program and budget analysis, and PMT meeting #4 to confirm the Renovation Option(s).

At the City's option, we will conduct a follow up meeting with Santa Cruz Public Libraries to garner feedback on the Renovation Option(s).

We will develop a draft a final summary memorandum, to include: summary narratives of project purpose and process; renovation option(s) program alignment summary, refined bubble diagrams, sketches/representative images, and project budgets; discussion of findings and next steps.

We will conduct PMT meeting #4 to review the draft summary memorandum and preview the final presentation to the City Council subcommittee.

We will present to the City Council Downtown Library Subcommittee.

SUMMARY OF MEETINGS + PRESENTATIONS

- (4) PMT meetings/webconferences
- City Council Subcommittee presentation

OPTIONAL/ADDITIONAL SERVICES

At the City's option, Group 4 can include the following services as part of the Downtown Library Renovation Cost Assessment project:

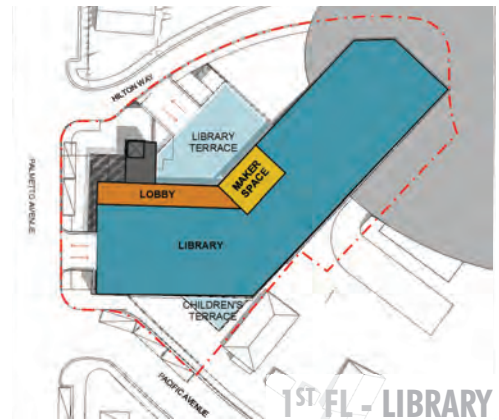
- Support in analyzing and comparing the renovation options
- Inclusion of Cost Consultant at in-person or virtual attendance of meetings
- Renderings/visualizations
- Additional options for program configuration
- Updated cost estimates and scope for rebuilding library on existing site, meeting all programmatic needs
- Updated cost estimates and scope for rebuilding library on existing site within existing budget
- Additional project meetings, presentations, or engagement of stakeholders, community, or the Library
- Additional programming and design services



G R O U P 4

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ARCHITECTURE

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jaysonarch.com

Proposal for the

**Downtown Library
Renovation Cost Assessment**

for the **City of Santa Cruz**

July 19th, 2019



Live Oak Library

TABLE OF CONTENTS

1. COVER LETTER	1
2. TERMS & CONDITIONS	2
3. FIRM EXPERIENCE	3
Branciforte Library	3
Garfield Park Library	4
La Selva Beach Library	5
Boulder Creek Library	6
Half Moon Bay Library	7
Los Gatos Library	8
4. TEAM PROFILE	9
Jayson Architecture	9
TBD Consultants	11
BKF Engineers	12
Joni L. Janecki & Associates	13
BASE Design	14
Alter Engineers	15
RIJA	16
5. HOURLY RATES	17
6. PROPOSED SCHEDULE	18
7. PROJECT SCOPE	18
8. DELIVERABLES	19
9. FEE PROPOSAL	19

July 19th, 2019

Amanda Rotella
Principal Management Analyst
City of Santa Cruz
337 Locust Street
Santa Cruz, California 95060

Jayson Architecture is excited to submit our proposal for the Downtown Library Renovation Cost Assessment for the City of Santa Cruz. Our team has decades of experience working on public and community projects, and we are thrilled about the opportunity to apply this knowledge to the revitalization of your Downtown Library.

Jayson Architecture has a strong track record of creative and cost conscious renovation design, demonstrated by our committed work improving the Santa Cruz Public Libraries system. Jayson Architecture is currently working on five branch library renovations for the SCPL, including the two City of Santa Cruz branches at Branciforte and Garfield Park. Each of these existing libraries is unique in character, and we have worked to bring out the best qualities of these structures, refreshing the design features of each building while updating technology and service model for the contemporary library experience. We are familiar with the system wide plans of the SCPL, and have already brainstormed a number of thoughtful and creative solutions which unlock the potential of the existing downtown branch. We are confident that through a thoughtful renovation we can showcase the best qualities of the current structure and site, and bring the building into the 21st century with regards to code, safety, aesthetics, and functionality.

As the Principal of Jayson Architecture I will bring a wealth of community center, library, and public facility experience to this project. I have honed an expertise in the design of public libraries over my career working on such notable projects as the net-zero Hayward Library, the LEED Gold Los Gatos Library, and the Half Moon Bay Library - winner of the prestigious AIA/ALA national honor award.

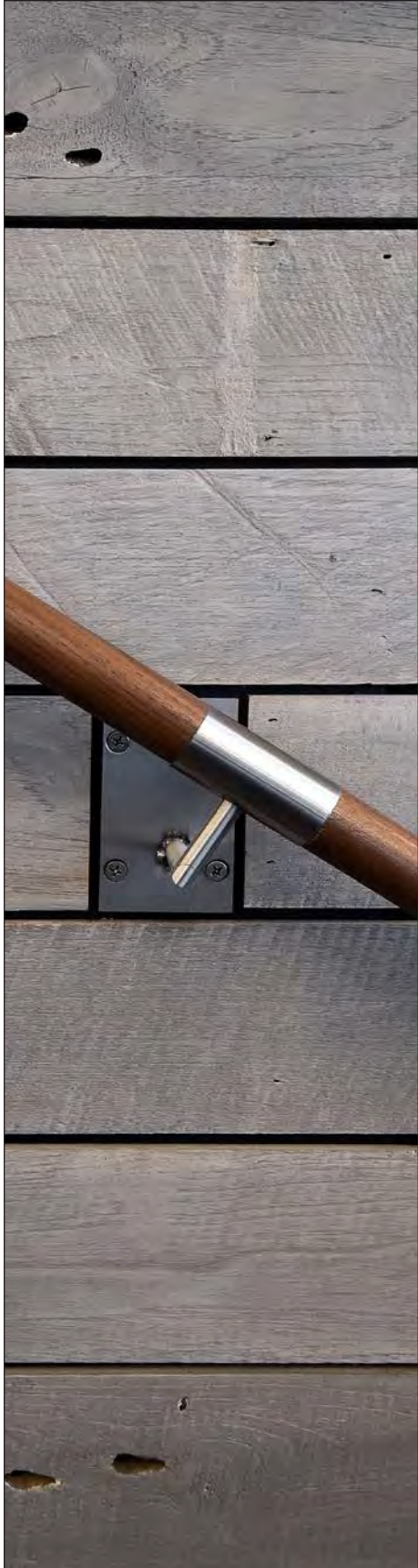
At Jayson Architecture we provide you with the depth of experience associated with a large established firm, paired with the attentive service and dedication to quality of a small firm. We are excited to share our ideas with the City of Santa Cruz, thank you for the opportunity.

Sincerely,



Abraham Jayson | Architect | LEED AP BD+C
Principal, Jayson Architecture

50 29th Street, San Francisco, CA 94110
abe@jaysonarch.com
(415) 317-0529



TERMS & CONDITIONS

The undersigned, upon acceptance, agrees to furnish the following in accordance with the terms and conditions per City of Santa Cruz Request for Proposals at the prices indicated herein.

The undersigned declares under penalty of perjury that she/he is authorized to sign this document and bind the business or organization to the terms of this contract.

The undersigned recognizes the right of the City of Santa Cruz to reject any or all bids received and to waive any informality or minor defects in bids received.

The undersigned acknowledges that their services will end at the conclusion of the outlined scope of work, and that they will be required to participate in a competitive bid process for any additional scope related to future project phases.

Firm: Jayson Architecture
Address: 50 29th Street
San Francisco, CA 94110
Telephone: (415) 317-0529
Email: abe@jaysonarch.com

A handwritten signature in black ink, appearing to read 'Abraham Jayson'. The signature is fluid and cursive.

Abraham Jayson | Architect | LEED AP BD+C
Principal, Jayson Architecture

BRANCIFORTE LIBRARY

Project: Branciforte Library Renovation
Client: City of Santa Cruz
Start of Design: March 2018
Construction: Summer 2020 - Summer 2021
Cost Estimate: \$2,266,000
Construction Cost: TBD
Reference : **Susan Nemitz**
Director
Santa Cruz Public Libraries
nemitzs@santacruzpl.org
(831) 427-7700 x 7611

The Branciforte Library renovation will revitalize the existing character of the building and refresh the aging interiors. A reworked furniture layout will improve the circulation and define a central reading area. Updated lighting and electrical systems will highlight the existing wooden beams and surfaces and provide contrast with the board-form concrete. The overall proposal seeks to bring out the character of the existing built structure while creating a refreshed and cohesive design.



GARFIELD PARK LIBRARY

Project: Garfield Park Library Renovation
Client: City of Santa Cruz
Start of Design: March 2018
Construction: Summer 2020 - Spring 2021
Cost Estimate: \$1,310,000
Construction Cost: TBD
Reference: **Susan Nemitz**

Director
Santa Cruz Public Libraries
nemitzs@santacruzpl.org
(831) 427-7700 x 7611

The Garfield Park Library renovation brings new life to the historic Carnegie Branch Library. The design maintains the classic charm of the library, with built-in wood library shelving lining the perimeter of the main reading room. Dense metal shelving will be removed from the center of the space, allowing open sight lines through the windows on all sides. The existing fireplace will be updated to create a focus for the central seating area. These updates, along with a sophisticated material and color palette, will create harmony between the past and future of the building.



LA SELVA BEACH LIBRARY

Project: La Selva Beach Library Renovation
Client: Santa Cruz County
Start of Design: November 15th, 2017
Construction: November 2019 - May 2020
Cost Estimate (with alternates): \$1,301,000
Construction Cost: TBD
Reference: **Damon Adlao**
Project Manager
County of Santa Cruz
damon.adlao@santacruzcounty.us
(831) 454-2343

The La Selva Beach Library renovation will provide a complete replacement of dilapidated interior finishes, as well as new lighting, electrical, and mechanical systems. Glass separations between the adult and children's areas will improve acoustics while maintaining daylight and clear lines of sight throughout. The exposed ceiling will be wrapped with wood slats to help with acoustics and provide a natural touch to the space. Lounge seating areas will be provided for both children and adults to use for reading, tutoring and community programs.



BOULDER CREEK LIBRARY

Project: Boulder Creek Library Renovation
Client: Santa Cruz County
Start of Design: November 15th, 2017
Construction: February 2020 - July 2020
Cost Estimate (with alternate): \$1,055,000
Construction Cost: TBD
Reference: **Damon Adlao**
Project Manager
County of Santa Cruz
damon.adlao@santacruzcounty.us
(831) 454-2343

The renovation of the Boulder Creek library will solve a host of issues with the aging facility. The main entrance, circulation desk, and restrooms will be upgraded to comply with current accessibility standards. New acoustic finishes will be provided throughout, providing better functionality in the children's area, reading room, and community meeting room. Aging infrastructure such as the electrical and lighting systems will be replaced with Title-24 compliant LED fixtures. The renovation will bring the building systems and service model into the 21st century.



HALF MOON BAY LIBRARY

Project: Half Moon Bay Library*
Client: City of Half Moon Bay
Start of Design: August 25th, 2015
Construction: October 2016 - August 2018
Cost Estimate: \$16,525,791
Construction Cost: \$18,083,925
LEED Target: Gold (Certification in Progress)
Reference: **Anne Marie Malley**
Library Branch Manager
Half Moon Bay Library
malley@smcl.org
(650) 726-2316

The Half Moon Bay Library is one of California's first "Zero Net Energy" libraries, incorporating many elements of contemporary green design, such as rooftop solar panels, bicycle parking, and a green roof. In addition, the building's systems, including radiant floor heating/cooling and automatic window shades with actuators, are designed to cut down on energy consumption. The library design also maximizes north facing glazing, allowing the building to be primarily day-lit while the sun is up. In April of 2019, the Half Moon Bay Library was awarded the prestigious AIA/ALA national honor award.

**Abraham Jayson as Project Manager at Noll & Tam Architects*



LOS GATOS LIBRARY

Project: Los Gatos Library*
Client: Town of Los Gatos
Start of Design: April 18th, 2008
Construction: July 2010 – February 2012
Cost Estimate: \$14,476,000
Construction Cost: \$12,733,321
Reference: **Heidi Murphy**
Former Los Gatos Library Director
hmurphy@cityofpleasantonca.gov
(925) 931-3400

The 30,000 square foot Los Gatos Library is filled with special moments tailored to a wide variety of programmatic activities. The client requested a multitude of diverse spaces which necessitated an open and flexible design. A bright and daylight filled children’s area provides a place for browsing and reading, while also able to host larger groups for story-time. A quiet and secluded periodicals area provides a place to read the newspaper by the fire on a cold day or get some work done on a laptop. The active teen area is immediately adjacent to group study and homework rooms, creating a synergy between study and socializing.

**Abraham Jayson as Project Manager at Noll & Tam Architects*





ABRAHAM JAYSON

Principal, Jayson Architecture

Abe has over fifteen years of experience working on diverse projects throughout the Bay Area. Before establishing Jayson Architecture he worked as a Senior Associate at Noll & Tam Architects, contributing to the success of such notable projects as the Antioch Community Center, the Half Moon Bay Library, and the award winning Los Gatos Library.

He is driven by the firm belief that the best architecture arises from creatively meeting the needs of the client. His expertise in computer Building Information Modeling (BIM) is balanced by his background in sculpture and studio art. This duality manifests in thoughtful design solutions executed with technical proficiency.

Abe brings a commitment to providing positive contributions to culture, community, and the built environment to every project, regardless of scale.

Professional Credentials

Architect, California License # C33239
LEED Accredited Professional, BD+C

Education

Master of Architecture
University of Colorado, Denver

BFA, Fine Art
University of California, Santa Cruz

Relevant Project Experience

- Belmont City Hall*
- Branciforte Library*
- La Selva Beach Library*
- Boulder Creek Library*
- Garfield Park Library*
- Live Oak Library*
- Murphy Park Community Center**
- Los Gatos Library**
- Half Moon Bay Library**

**Denotes work at a previous firm*



KATIE STUART

Project Manager, Jayson Architecture

Katie brings a wealth of architectural experience to the team, including roles as project designer for the award winning Brecon Estate Winery in Paso Robles, California, and as an architect on the 58,000 Sq Ft, Net-Zero Hayward Library in Hayward, CA. Her diverse experience includes roles managing all phases of design, from germination of the project concept through construction and project closeout.

Katie believes that the built environment can shape our day to day experience of the world. On each project, she strives to find ways to encourage environmental preservation, social connection, and creative discovery. She especially relishes the challenge of public work, believing well designed architecture can have a powerful positive impact on a community.

Katie is an adept spatial thinker, a master of BIM technology, and a talented craftsman. She brings these core talents to every project she works on, creating structures that are well planned, well realized, and beautiful.

Professional Credentials

Architect, California License # C36427

LEED Accredited Professional, BD+C

Education

Bachelor of Architecture

Cal Poly, San Luis Obispo

Relevant Project Experience

Branciforte Library

La Selva Beach Library

Boulder Creek Library

Garfield Park Library

Live Oak Library

*Hayward Library**

*Urban Tilth North Richmond Farm**

*Brecon Estate Winery**

**Denotes work at a previous firm*



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Greystones, Wicklow, A63Y997
Phone: +353 86-600-1352

WEBSITE:
www.tbdconsultants.com

EMAIL:
info@tbdconsultants.com

OUR PROFILE

We are a certified small business enterprise dedicated to the provision of excellence in construction cost management and project management services to owners and their professional consultants.

We specialize in developing construction cost estimates based on the most conceptual information as well as the detailed and complex later stages of design. We are also expert in project delivery, schedule analysis, and project controls services.

Our clients rely on our ability to provide them with defensible and reliable information at all stages of their project. They also depend on our expertise to control time and budget and manage risks throughout the project, from inception to completion.

OUR PROJECT & COST MANAGEMENT EXPERIENCE

- Cost Management
- Project Management
- Project Controls
- Scheduling
- Constructability Reviews
- Claims Settlement
- Dispute Resolution
- Quantity Surveys/Audits

OUR PROJECT EXPERIENCE

- Napa Valley College, McCarthy Library, Napa, CA
- Goodman Library & Borreo Bldg., Napa, CA
- Woodland Public Library, Woodland, CA
- San Mateo Public Library, San Mateo, CA
- Mulford Marina Library, San Leandro, CA
- Pacifica Library and Site Options, Pacifica, CA
- Felton Library, Felton, CA
- Rio Hondo Library, Whittier, CA
- Tustin Library, Tustin, CA
- Half Moon Bay Library, Half Moon Bay, CA
- Menlo Park Library Space Needs Assessment, Menlo Park, CA
- Capitola Library, Capitola, CA
- Santa Cruz Downtown Library, Santa Cruz, CA

CIVIL ENGINEERING . SURVEYING . PLANNING

Delivering Inspired Infrastructure



For 100+ years, BKF has Delivered Inspired Infrastructure to its clients. As a result, we have earned our clients trust, and thereby their repeat business. BKF has worked diligently to help our clients achieve their goals, and bring their projects across the finish line. Through our network of 13 offices in California, we have developed extensive local knowledge that provides us with a keen understanding of issues relating to feasibility, permitting, and entitlement approvals.

BKF provides civil engineering, land surveying, and land planning services for government agencies, institutions, developers, architects, contractors, school districts, and corporations. Our markets include healthcare, education, residential, commercial, industrial, corporate, transportation, and public works. We provide a number of specialty services including sustainable design, site accessibility consulting, hydrology/hydraulics, traffic signal design, and 3D laser scanning.

BKF's 100+ years of engineering, surveying and planning have produced some of the most recognized projects in California. By combining our years of experience in diverse markets with new, innovative approaches to problem solving we have grown to our current 13 offices with over 400 experienced staff. This success has compelled **ENR California** to name BKF the **2017 Design Firm of the Year!**

Relevant Experience

- Alameda County Library, Castro Valley
- Alum Rock Branch Library, San Jose
- Berkeley South Branch Library, Berkeley
- Berryessa Branch Library, San Jose
- Brisbane Library, Brisbane
- Castro Valley Library, Castro Valley
- Half Moon Bay Library, Half Moon Bay
- Main Library, Palo Alto
- Milpitas Library, Milpitas
- Mitchell Park Library and Community Center, Palo Alto
- Orangvale Library, Orangvale
- Orinda Library, Orinda
- Orrandre Library, Santa Clara
- Palo Alto Main Library Expansion/Renovation. Palo Alto
- Pearl Avenue Branch Library, San Jose
- Priority Library, Portola Valley
- Redwood City Branch Library, Redwood Shores
- Serramonte Library, Daly City
- Seventrees Branch Library and Community Center, San Jose
- Skyline College Library, San Bruno
- Solari Library and Community Center, San Jose
- South Branch Library, Berkeley
- UC Berkeley, Jean Gray Hargrove Music Library, Berkeley
- Walnut Creek Library, Walnut Creek

CIVIL ENGINEERING

- Site Development
- Streetscape Design
- Parking Lot Planning & Design
- Grade Separations
- Joint Trench Coordination
- Site Grading

WATER RESOURCES

- Storm, Sewer and Water Systems
- Storm Water Quality Compliance
- Erosion Control & SWPPP
- Pump Station
- Detention Systems
- Hydraulic & Hydrology Studies
- Utility Master Planning & Design

TRANSPORTATION

- Geometric Roadway Design
- Traffic Signal Design
- Traffic Impact Studies
- Highway and Interchange Design
- Traffic Circulation
- Light and Heavy Rail

LAND PLANNING

- Master Planning
- Zoning Modification
- Permit Application
- Contract Planning to Public Agencies

ENTITLEMENT SUPPORT

- Review Permit Requirements
- Hard/Soft Cost Estimates
- Environmental Review Support
- Tentative Map Preparation
- Scheduling
- Feasibility Studies
- Due Diligence Reports

SURVEY

- GPS Surveys
- Right-of-Way Mapping
- ALTA/ASCM Surveys
- Topographic Mapping
- High Resolution Scanning
- GIS Mapping
- Subdivision Mapping
- Boundary Surveys
- Construction Surveying

SPECIALTY SERVICES

- Landfill Reclamation
- Wetlands Permits
- Project Management
- Differential Settlement Site Design
- LEED Documentation Support
- Construction Management
- Expert Witness

FIRM PROFILE



Frazier Lewis Lane, Santa Cruz



Los Gatos Library - Children's Courtyard



Scotts Valley Library Courtyard, Scotts Valley

The Landscape Architecture firm of Joni L. Janecki & Associates, Inc. was founded in Santa Cruz, California in 1991. The diversity of our projects exemplifies our expertise in many areas, including civic and public redevelopment, parks and open space planning, habitat restoration and revegetation planning, and educational facilities and libraries. Having worked extensively with regional city and county agencies, JLJA is well versed in local regulations and permitting processes. The firm prides itself on the ability to gain public and agency support on often controversial projects, while creating balanced and innovative designs that integrate principles of sustainability.

We approach each project with an understanding that the site is unique and must be addressed in an individual manner. Our designs seek to underscore this uniqueness by building upon existing site features, such as heritage trees, native habitat, historic content, memorial spaces, and other distinctive elements. JLJA emphasizes design as a team process, relying on close collaboration with the design team and client, and is proud of our record meeting deadlines, tight budgets, and maintaining high standards.

Where appropriate, we integrate reclaimed and recycled materials, Integrated Pest Management (IPM) methods, and best management practices (BMP's) for roof and site run-off. We encourage use of native, water conserving, low-maintenance plants found within ecological systems of the local and regional landscape. We have extensive experience successfully achieving LEED® certification.

Our design philosophy remains steadfast – To unite client needs, project goals, and site characteristics with the natural environment.

FIRM DETAILS

Joni L. Janecki & Associates, Inc.
Landscape Architects
515 Swift Street
Santa Cruz, CA 95060
www.jlja.com

Contact:
Joni L. Janecki, ASLA, President
Telephone: (831) 423.6040
Email: jlj@jlja.com

Our staff of twelve includes five California-licensed Landscape Architects and one LEED® Accredited Professional. We are a certified Monterey Bay Area Green Business and a certified SWBE.

I. BASE Design – Firm Profile

BASE Design is a structural engineering firm established in 2015 in the San Francisco Bay Area. Our office is located at 582 Market Street, Suite 1402, San Francisco, CA 94104.

The principals of BASE Design have worked on a variety of projects in multiple sectors within the San Francisco Bay Area and beyond. We have experience working on K-12 education, higher education, commercial, government, religious, healthcare, residential, and mission critical facilities. They have involved various delivery methods, such as: design-bid-build, fast track, integrated project delivery and design-build.

BASE Design offers services to architects, owners, developers, contractors, insurance companies and government agencies. These services include:

- A. Structural engineering for the design of new buildings.
- B. Structural engineering for retrofits and modernizations of existing buildings.
- C. Structural evaluations of existing buildings.
- D. Post-disaster evaluations of existing buildings.

II. BASE Design – Project Experience

Our experience includes design of new buildings of various sizes in the sectors listed above. It also encompasses modernizations and retrofits of existing buildings in the sectors listed above. The modernizations and retrofits comprise tenant build outs within existing buildings, additions to existing buildings, and reconfigurations of structural elements within existing buildings.

The following are examples of our project experience; an asterisk denotes projects done while with another firm. They are representative of the structural engineering services we have provided to our clients.

- A. **Santa Cruz County Library Renovations, Santa Cruz County, CA.**
Structural engineering for the renovations for Santa Cruz County Public Libraries: La Selva Beach, Boulder Creek and Live Oak Branch libraries.
- B. **Marine Mammal Center, Phase II, Sausalito, CA**
Structural engineering for the design-build expansion of an animal research and rescue hospital located at the Marine Mammal Center in the Marin Headlands. The project scope consists of new CMU ICU pens and shade structures with solar panels.
- C. **Ashkenaz Music and Dance Center, Voluntary Seismic Upgrade, Berkeley, CA.**
Structural evaluation of and structural design for a voluntary seismic upgrade of a non-profit live music and dance venue.
- D. **City of Novato, Hamilton Pool, Novato, CA***
Structural engineering for the demolition of an existing pool, deck, bathhouse, and cabana structures. The demolished structures were replaced with a seven-lane pool and a wading pool. The project included the structural engineering design of a new one-story bathhouse building with offices, changing rooms and restrooms with showers.
- E. **Barbara Lee Senior Center, Milpitas, CA ***
Structural engineering for the conversion of an existing library into a senior center. The conversion included the retrofit and modernization of the existing, one story, wood- and steel-framed building. It also included the addition of a high volume auditorium space and exterior canopy structures with architecturally exposed steel.



Alter Consulting Engineers
 1624 Franklin Street, Suite 1300
 Oakland, CA 94612
www.alterengineers.com



Matthew Dehghani, PE
 Senior Mechanical Engineer
 Matt@AlterEngineers.com
 (c) 510.876.2591



Shannon Allison, LEED AP BD+C
 Project Manager, Mechanical Designer
 Shannon@AlterEngineers.com
 (c) 510.406.8535



Stefan Gracik, PE, CPHC
 Senior Building Performance Engineer
 Stefan@AlterEngineers.com
 (c) 724.968.6938

Alter Consulting Engineers was founded by three passionate engineers who have a history of collaboration in HVAC and plumbing design for High Performance and Zero Net Energy building design. Alter Consulting Engineers was founded out of the desire to make the team's vast experience in low energy buildings attainable to a wider audience with a focus on the greater San Francisco Bay Area.

With a combined 25 years' experience, Alter Consulting Engineers is well-versed to tackle projects of a wide variety of scales and scopes. Together we have experience specializing in the design of Zero Net Energy buildings, as well as LEED, and other high performing buildings. With a long history of working in the state of California, our team is well-versed in Title 24 and CalGreen requirements. We have comprehensive experience in design drawing creation as well as design-build hand-offs, MEP concept development, and master planning. Our team has a special focus in energy modeling, which is extensively used in all parts of the design process to ensure our designs feature optimized efficiency.

Relevant Project Experience:

Civic & Community

City of Oakland
 Oakland Museum of California
 Renovation
 Oakland, CA
 LEED Silver Certified

City of San Jose
 Environmental Innovation Center
 San Jose, CA
 LEED Platinum

City of Half Moon Bay
 Half Moon Bay Library
 Half Moon Bay, CA
 Zero Net Energy & LEED Platinum
 Targets

Elk Grove Civic & Aquatic Center
 Elk Grove, CA
 LEED Gold Target

McClellan Ranch Preserve
 Environmental Education Center &
 Blacksmith Shop Relocation
 Cupertino, CA
 LEED Silver & Net Zero Energy
 Certification Targets

National Park Service
 Comfort Stations & On-Call Projects
 Yosemite National Park, CA

National Park Service
 Yosemite Environmental Education
 Center
 Yosemite National Park, CA
 Zero Net Energy Target

National Park Service
 Presidio Officer's Club Renovation
 San Francisco, CA
 LEED Gold Certified

City of Watsonville
 Watsonville Water Resources Center
 Watsonville, CA
 LEED Platinum Certified & Zero Net
 Energy

Municipal Buildings Performance
 Portfolio
 Department of Energy
 2018-Present



RIJA was originally established in 1975 as Ray I. Juachon & Associates. Since its inception, the firm has been providing engineering and consulting services to commercial, institutional, and private sectors throughout the San Francisco Bay Area.

Integrated Project Design and Delivery is at the heart of the firms philosophy. We believe client *Project Requirements* are the foundation which informs *Design, Cost, and Constructability*; and in todays fast paced environment of construction, it is imperative to establish a cyclical relationship between these three factors to provide the most value to the project. The firm thrives on the interactive design process and collaboration with the client, design team and contractors.

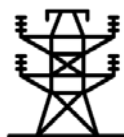
The company was founded on sound engineering principals and infused with engineering philosophy that contributes to innovative, cost effective solutions to the built environment.

RIJA's focus is to provide top tier Engineering and Consulting services to their clients. We consider client requirements, understand project constraints, and deliver high performing - healthy buildings. The firms leadership consisting of Ray A. Juachon and Ray I. Juachon, both Professional Engineers, have successfully completed a wide variety of public projects including:

- SFIA Air Train Domestic Stations B, D, and F
- Port of Oakland Middle Harbor Shoreline Park
- CCSF Sheriffs Building, San Francisco CA
- City of San Jose St. James Park San Jose, CA
- County of San Mateo, Crystal Springs/San Andreas Transmission
- City & County of San Francisco Public Utilities Commission As Needed Services
- City & County of San Francisco Boedekker Park Community Center **
- City of Calistoga Fire Station Calistoga, CA **
- City of Hayward Zero Net Energy Library and Public Park **
- The Hive Mixed-Use Development and Outdoor Plaza, Oakland, CA **
- Shasta Courthouse, Redding, CA **
- 49ers Stadium Make-Ready Santa Clara, CA **

** Project experience from previous firm

**POWER
DESIGN**



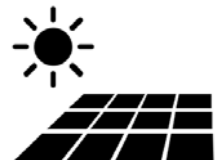
**LIGHTING &
CONTROLS DESIGN**



**LOW VOLTAGE
DESIGN**



**RENEWABLE
SYSTEMS DESIGN**



PROPOSED SCHEDULE

Task 1 – Site Evaluation - 2 weeks

- Meeting #1: Kickoff (scope, schedule, budget, & City goals)
- Meeting #2: Facilities Department (maintenance & operations)

Task 2 – Renovation Design - 6 weeks

- Meeting #3: Program Meeting A
- Meeting #4: Program Meeting B
- Meeting #5: Review Preliminary Design

Task 3 – Cost Estimate & Final Report - 3 weeks

- Meeting #6: Review Preliminary Report & Cost Estimate
- Presentation to City Council

PROJECT SCOPE

Task 1 – Site Evaluation:

Jayson Architecture will visit & evaluate the existing library. The existing building and site will be considered through the lens of the desired project program; safety/security; code requirements including ADA access, seismic requirements, asbestos, and building systems upgrades; potential for green or sustainable features; and budget. We will prepare diagrams for the building and site, exploring accessibility, circulation, daylight, outdoor spaces and opportunities for addition and renovation.

Task 2 – Renovation Design:

A proposed conceptual design will be developed for the renovation of the existing library building and site. The design will be articulated by color coded floor plans demonstrating compliance with the building program, proposed modifications to the existing building, and essential adjacencies. Floor plans will also indicate proposed materials and the extents of work to be performed. High quality computer renderings with light, shadows, and materials will be created to visualize primary exterior renovations and additions (as deemed required) and key public spaces inside the library. Supporting diagrams will reinforce the conceptual narrative.

Task 3 – Cost Estimate & Final Report:

The conceptual design will be sent to the cost estimator. In addition to the architectural documentation, each sub-consultant will prepare a memo outlining systems supplemented by drawings and diagrams as required. Cost estimates will be prepared in Unifomat, with contractor markups, design contingency and market escalation clearly identified. The estimate will be reviewed by the design team for accuracy and completeness. The design team will prepare a Final Conceptual Design Report incorporating the conceptual design and cost estimate. In addition to the final report, Jayson Architecture will prepare a digital presentation for the City Council with captivating imagery, a compelling narrative, and key conclusions.



Boulder Creek Library

JAYSON
ARCHITECTURE

PROPOSAL

DOWNTOWN LIBRARY RENOVATION COST ASSESSMENT

CITY OF SANTA CRUZ

19 JULY 2019

**NOLL
& TAM**
ARCHITECTS



19 July 2019

Amanda Rotella, Principal Management Analyst
Economic Development
City of Santa Cruz
337 Locust Street
Santa Cruz, CA 95060



Re: Downtown Library Renovation Cost Assessment

Dear Ms. Rotella and Members of the Selection Committee:

Noll & Tam Architects is pleased to present our proposal for the Santa Cruz Downtown Library Renovation Cost Assessment. We value the long-term working relationships we have with the library and the City of Santa Cruz. We've enjoyed working with the City on the study for the Downtown Library, and would look forward to continuing our work to help you to make an informed decision about the future of this building.

Noll & Tam has planned and designed more than 60 libraries and community centers since our founding in 1992 – from large new buildings to small, complex renovations. We believe in a collaborative approach to design. Each project we undertake develops out of an understanding of the priorities of our clients, the needs of the community, the physical requirements of the place, and the client's strategic goals. We collaborate with librarians, City staff, and other stakeholders to develop unique designs that function well and are embraced by their users.

Our team is ready to move this project forward with you. We have assembled staff who know Santa Cruz and this project well. I will be the Principal in Charge, actively leading our team's efforts, joined by Eric Skiba as Project Manager, and Trina Goodwin as Library Planner/Interiors Architect. Cost Estimator Andy Beyer of TBD Consultants is an important member of our core team with whom we have a trusted, collaborative relationship. With this team, we offer you professionals who know libraries, are skilled at designing a cost-effective building renovation, and will work collaboratively and responsively with you.

Our embedded knowledge will allow us to begin the project with minimal start-up time and make practical recommendations about the renovation scope and the viability of accommodating the desired programmatic changes. The building poses limitations, and it will be important to deliver a comprehensive assessment of the library in order to allow the City to make an informed and defensible decision.

We would love to work with you to explore ideas about a future library for Santa Cruz. Our goal for this project will be to provide the City with a good, realistic roadmap that will meet your needs for the short and long term. Noll & Tam will give this project all the enthusiasm, energy and conscientious effort for which we are known. We look forward to the opportunity to share our ideas with you in person.

Sincerely,

A handwritten signature in black ink that reads "C Noll". The signature is fluid and cursive, with the first name "Chris" and the last name "Noll" clearly visible.

Chris Noll, FAIA, LEED AP
Principal

FIRM EXPERIENCE

FIRM PROFILE

Noll & Tam Architects designs distinct spaces that enhance the civic presence of municipal buildings and the educational experience for academic institutions. Christopher Noll and Janet Tam founded the firm in 1992 to establish a talented studio of architects promoting active community involvement and environmentally responsive design. Today, the firm has 43 creative and energetic staff members, including 16 LEED Accredited Professionals.

Architectural projects belong to the building owners and the individuals who will use and shape them over time. With that in mind, Noll & Tam deftly balances the needs of a variety of constituents, developing design alternatives that reflect the desires of the client and the community. To create spaces in which users and visitors flourish, we balance technical requirements, aesthetics, setting and social context, always seeking solutions that touch the environment gently while bringing life to the community.

For more than 25 years, our acclaimed work in the planning and design of libraries, universities and community college facilities, and civic buildings has illustrated our commitment to the people and buildings that make for strong communities. Our clients find their vision realized and expanded by the firm's careful attention to the integration of client objectives, end-user needs, and a creative exploration of the possibilities.

PROJECT MANAGER CONTACT INFORMATION

Eric Skiba
510-542-2246 direct
eric.skiba@nollandtam.com





EXISTING LIBRARY

KEY FEATURES

- STUDY
- DOWNTOWN LIBRARY
- SITE EVALUATION

PROJECT INFORMATION

Location: Santa Cruz, CA
 Size: 36,000 - 46,788 SF
 Client: City of Santa Cruz
 Date Completed: Jan. 2018

SANTA CRUZ DOWNTOWN LIBRARY STUDY

The City of Santa Cruz hired Noll & Tam to study the options for renovating, rebuilding or moving their Downtown Library, which serves the entire region. The current building is aged, deteriorated, and struggles to provide contemporary services for its community. We evaluated the existing building programmatically and reviewed its deficiencies in regards to structure, mechanical air distribution and existing electrical supply. We then assessed the cost of renovating it to meet current needs. We also developed site and design criteria which were used to evaluate a number of options for relocation of the library. The new building program we developed with library facilities consultant Penny Hummel will serve as the foundation when the City determines which option to move forward with.



KEY FEATURES

- STUDY
- MULTIPLE OPTIONS
- STAKEHOLDER OUTREACH

PROJECT INFORMATION

Location: Menlo Park, CA

Size: 44,000 SF

Client: City of Menlo Park

Date Completed: March 2017



MENLO PARK LIBRARY SPACE NEEDS STUDY

Noll & Tam first worked on the Menlo Park Library in 2011, when we designed a new Circulation Desk for their lobby. Returning in 2016, our team completed a space needs study for this 33,000-sqft. downtown library. To identify the needs of the library and the desires of the community, our team engaged in extensive stakeholder outreach, including meeting with the Friends, a teen advisory group, and the library steering group. We developed and cost estimated several schemes including two remodel options and two new building options, and presented these options to the City Council, which voted to move forward with a new 44,000-sqft. building on the existing site.



WOODLAND LIBRARY MASTER PLAN

In 2016, Noll & Tam was engaged to develop a Facility Master Plan for the oldest operating Carnegie library in California, the Woodland Library. The last update to the library was almost 30 years ago, and the needs of the staff and community have far outpaced the capacity of the current facility to meet those needs. With the goal of securing support and funding, our Facility Master Plan identifies a range of short- to long-term renovation projects which will provide a road map for the library to implement immediate improvements, while planning for longer-term projects as funding permits. Focused on flexibility, the facility master plan will be a useful management tool into the future, guiding the library's development as its needs change.

KEY FEATURES

- MASTER PLAN
- DOWNTOWN LIBRARY
- HISTORIC BUILDING

PROJECT INFORMATION

Location: Woodland, CA

Size: 30,000 - 38,000 SF

Client: City of Woodland

Date Completed: Sept. 2017



KEY FEATURES

- RENOVATION
- CONNECTION TO OUTDOOR SPACE
- LEED SILVER SUSTAINABILITY GOAL

PROJECT INFORMATION

Location: Santa Clara, CA

Size: 8,400 SF

Client: City of Santa Clara

Date Completed: Sept. 2018

SANTA CLARA MISSION BRANCH LIBRARY

Noll & Tam was hired to complete the remodel and expansion of the Mission Branch Library in Santa Clara. Working collaboratively with library staff and patrons, Noll & Tam created a design which updated both the library's exterior and interior with the goals of improving accessibility, increasing access to technology, improving energy efficiency, and creating a modern, vibrant space that reflects the community. We updated the Community Room, Reading Room, kitchen, restrooms, staff area, mechanical room, server room, and existing exterior patios and pathways. Additionally, we added four new study rooms, a new patio adjacent to the community room.





KEY FEATURES

- SPACE PLANNING
- DOWNTOWN LIBRARY
- PHASED RENOVATION
- MULTI-GENERATIONAL SPACES

PROJECT INFORMATION

Location: Berkeley, CA

Size: 16,000 SF (area of renovation); 102,000 SF total building

Client: Berkeley Public Library

Date Completed: In Progress

BERKELEY CENTRAL LIBRARY

Noll & Tam Architects is providing space planning and design services for improvements to the Central Library public spaces. This project has two phases; the first consisted of programming, building upon the findings and recommendations in the Page & Moris report, and conceptual design services, developing and recommending cost-effective alternatives and solutions to improve interior public spaces within the existing square footage and without substantial structural modification. A second phase consists of design development and construction. Project components will be phased in to allow for operation on some floors while select areas are under renovation, negating the need to close the Central Library.





KEY FEATURES

- MAIN LIBRARY
- RENOVATION
- UPDATED PROGRAM SPACES

PROJECT INFORMATION

Location: Mountain View, CA

Size: 26,450 SF (area of renovation); 63,000 SF total building

Client: City of Mountain View

Date Completed: June 2018

MOUNTAIN VIEW LIBRARY REMODEL

Noll & Tam provided design through construction administration services for the City of Mountain View Library space modifications project. The library, originally built in 1997, has grown in capacity, and needed a reassessment of how its space is used and distributed. The use of the library evolved, and the Library has become a community gathering space that requires more community, group, and study rooms than originally anticipated. Our scope included expansion of the Children's Services Area, expansion of the existing Community Room, creation of a second Community Room and a new Reading Area, and noise abatement due to the increased group spaces.



SUSTAINABILITY EXPERIENCE

Noll & Tam believes that green design is simply good design. Our office has 16 LEED Accredited Professionals, trained and certified in the LEED design and certification process, with 10 LEED Certified projects, three LEED Gold libraries, two LEED Platinum projects, and three planned Zero Net Energy (ZNE) projects, including our current design for the Hayward Library, which is quite an ambitious goal. We can provide information on why dollars spent up-front sometimes offer the most long-term savings in terms of reduced operating costs. We advocate for wise sustainability solutions that have a proven track record in efficiency (“state of the shelf” rather than “state of the art”), which will bring the most value to the City over the lifecycle of the Santa Cruz Downtown Library.

The new Hayward Library, currently under construction, will be among the largest Zero Net Energy public buildings in the nation when completed. The adjacent parking garage will be fitted with rooftop solar panels that will offset 100% of the energy consumed by the new library. The project also includes an innovative rainwater catchment and recycling system that will save and recycle 400,000 gallons of rainwater per year. The water will be filtered and treated then used to flush toilets in the new library and irrigate landscaping in the adjacent Heritage Plaza, a historic yet underutilized space that was once a central gathering place and arboretum. This project has been an incredible example of how collaboration with a forward-thinking city like Hayward can create a progressive and ambitious project.

The Cherryland Community Center is designed with an integrated system of automatic window actuators for cross ventilation and night flush, radiant heated floors, a high thermal mass building envelope, automated ceiling fans and window shades, and indirect evaporative cooling units only for selected areas to provide cooling at assembly rooms for special events. Changing the behavior of the center’s users to keep the cooling turned off, and widening the range of temperatures for acceptable comfort, are also important aspects of designing a high-performance building.



HALF MOON BAY LIBRARY, ZERO NET ENERGY TARGET

PROJECT TEAM

Our design team brings together the talents of architects and subconsultants who understand libraries. Through many years of public works experience, Noll & Tam has honed our skills in communication and decision-making. As Prime Architect, Noll & Tam will provide the overall team direction, overseeing the consultants, leading the site selection, performing initial conceptual design, and facilitating the community input process. We intend to collaborate with the City and the library stakeholders to ensure that the project moves forward to successful completion.

CHRIS NOLL, FAIA, LEED AP, PRINCIPAL IN CHARGE

Christopher Noll will be the Principal in Charge. Chris brings strong skills in collaborating with clients and directing projects through all phases of design while remaining sensitive to the needs and concerns of client and users throughout the process. His role will be to lead the entire design process and keep a sharp eye on implementation of the City’s vision and budget.

Chris is very familiar with the design process for community buildings and is adept at building consensus among diverse interest groups. He has led all of Noll & Tam’s public library projects and understands the important factors that create successful library spaces. Through his close relationships with public librarians throughout the state, Chris stays on top of new trends in librarianship, and brings a visionary perspective to the design process.

ERIC SKIBA, AIA, LEED AP PROJECT MANAGER

As Project Manager, Eric will create and maintain a work plan for the project team, anticipating tasks and the time required to complete them in order to meet commitments. He will be the day-to-day client contact and will hold the responsibility for the efficient running and the delivery of the project. He will coordinate and participate in meetings with the Santa Cruz staff, together with Chris.

Eric knows the City of Santa Cruz well, having worked on the Main Library Needs Assessment. He is ready to move this project forward and offer his expertise and perspective on the project.

TRINA GOODWIN, LEED AP, LIBRARY SPACE PLANNER/ INTERIORS ARCHITECT

Trina offers the unique perspective of an architect and interior designer specializing in space planning and FF&E. Over the past 25 years she has developed a specialization in designing joyful and energizing library spaces. She will work side-by-side with Chris and Eric on the library conceptual plan. She will participate in presentations to City and the stakeholders, and ensure that the library design is budget conscious and appropriate to its context and community. Trina has noted skill at facilitating community process and is aware of the particular issues and challenges this project may have in moving forward. Her involvement and advice will be indispensable moving forward.



SANTA CLARA MISSION BRANCH LIBRARY



CHRISTOPHER NOLL, FAIA, LEED AP NOLL & TAM ARCHITECTS

PRINCIPAL IN CHARGE

A licensed architect since 1985, Chris specializes in the planning and design of libraries and has led all of Noll & Tam’s public library projects. He is currently leading new library projects for the cities of Hayward, Half Moon Bay, and Capitola as Principal in Charge. Chris is actively involved in the library community through the California Library Association (CLA) and the American Library Association (ALA). As a member of the CLA Legislative Committee, Chris led a statewide space needs assessment for California’s more than 1,100 public libraries. He engages in research about future trends in library facilities and library service delivery. With Anthony Bernier, Ph.D., of SJSU, Chris has developed the “Youth Opportunity Design Approach,” a curriculum guide for how to engage youth in the design of library spaces.



CALIFORNIA REGISTRATION

Licensed Architect #C15916

EDUCATION

Master of Architecture,
University of California, Berkeley,
1981

Bachelor of Arts,
Princeton University, 1978

RELEVANT PROJECT EXPERIENCE

- Santa Cruz Downtown Library Study
- Menlo Park Library Space Needs Study
- San Rafael Public Libraries Study
- Woodland Library Master Plan
- Berkeley Branch Libraries Facilities Master Plan
- Alameda Branch Libraries Feasibility Study and Renovation
- American Canyon Library Renovation
- Berkeley Public Library Central Library Improvements
- Capitola Library
- Castro Valley Library
- Felton Library Interior Design
- Half Moon Bay Library
- Hayward Main Library & Community Learning Center
- Los Gatos Library
- Mission Branch Library Renovation, Santa Clara
- Morgan Hill Library
- Mountain View Library Renovation
- Napa County Main Library Remodel
- Petaluma Regional Library Refresh
- Valley Hi North Laguna Library, Sacramento



CAPITOLA LIBRARY



NAPA LIBRARY



HALF MOON BAY LIBRARY



ERIC SKIBA, AIA, LEED AP BD+C NOLL & TAM ARCHITECTS

PROJECT MANAGER

Eric Skiba is a licensed architect with more than 20 years of experience leading teams of designers, consultants, and clients through all phases of the design process - conceptual, schematic, design development and construction documentation phases of large-scale academic, commercial, and museum projects. Eric is highly skilled in managing client relationships, internal teams, external consultants, and vendors to ensure adherence to project scope, work quality, cost control, and schedules. This includes fee negotiation, managing contracts, and optimizing client satisfaction. Joining Noll & Tam in 2017, Eric brings a strong background in acting a project manager for large and visible academic and public projects.



CALIFORNIA REGISTRATION

Licensed Architect #C28961

EDUCATION

Master of Architecture,
University of Michigan, 1992

Bachelor of Architecture,
University of California,
Berkeley, 1986

RELEVANT PROJECT EXPERIENCE

Santa Cruz Downtown Library Study

Menlo Park Main Library Study

Laney College Library & Learning
Resource Center, Programming &
Conceptual Design

University of Redlands Armacost
Library and Learning Center
Renovation

Solano College Library/Learning
Resource Center

Sonoma State University Library
Renovation

Midpeninsula Open Space District
Office Renovation

Diablo Valley College San Ramon
Campus Expansion

Chabot-Las Positas Community
College District Master Plan
(with MIG)

UCSF Weill Institute for
Neurosciences*

UC Santa Cruz Coastal Biology
Building*

Stanford University Porter Drive Office
Building*

Sacramento State University
Recreation & Wellness Center*

* WITH PREVIOUS FIRM



UCSF WEILL INSTITUTE
FOR NEUROSCIENCES*



SOLANO COLLEGE LIBRARY/
LEARNING RESOURCE CENTER



UNIVERSITY OF REDLANDS
ARMACOST LIBRARY



TRINA GOODWIN, LEED AP NOLL & TAM ARCHITECTS

LIBRARY PLANNER/INTERIORS ARCHITECT

In her 38-year career as an architect, Trina Goodwin has planned, designed, and conducted feasibility studies for numerous Bay Area public libraries. At Noll & Tam since 2005 and an Associate Principal with the firm, Trina most recently designed the interior architecture for the Half Moon Bay Library, which opened in August 2018. She offers the unique perspective of an architect and interior designer specializing in space planning and FF&E. She has a particular interest in creating efficient and supportive spaces for library services that respond to the needs of library staff and patrons, focusing on highly durable finishes and materials that are attractive yet hold up to heavy use.



RELEVANT PROJECT EXPERIENCE

Santa Cruz Downtown Library Study
Petaluma Regional Library Refresh
Menlo Park Library Space Needs Study
San Rafael Public Libraries Study
Woodland Library Master Plan
Capitola Library
Half Moon Bay Library
Hayward Main Library & Community Learning Center
Los Gatos Library
Mission Branch Library Renovation, Santa Clara
American Canyon Library Renovation

Berkeley Public Library Central Library Improvements
Castro Valley Library
Morgan Hill Library
Mountain View Library Renovation
North Highlands-Antelope Branch Library Renovation, Sacramento
Southgate Branch Library Renovation, Sacramento
Petaluma Regional Library Refresh
Valley Hi North Laguna Library
Las Positas College Library Renovation, Livermore

CALIFORNIA REGISTRATION

Licensed Architect #C21806

EDUCATION

Bachelor of Architecture,
California Polytechnic State University, San Luis Obispo, 1980



CASTRO VALLEY LIBRARY



LOS GATOS LIBRARY



MISSION BRANCH LIBRARY

SUBCONSULTANT TEAM

COST ESTIMATING TBD CONSULTANTS

TBD Consultants is a certified small business enterprise dedicated to the provision of excellence in construction project management and cost management services to owners and their professional consultants. TBD Consultants has experience which covers virtually every building type and extends across a large geographic area. Founded in California, in 2005, the company also has experience on projects throughout the United States, Europe, the Middle East and Asia.

TBD Consultants will provide the City with accurate and defensible cost estimating. Noll & Tam and TBD have collaborated on numerous library projects, and have a clear system of communication between our two firms.

SUGGESTED ENGINEERING CONSULTANTS

STRUCTURAL ENGINEERING ESTRUCTURE

Estructure is a boutique firm of highly competent and collaborative structural engineers and support staff. Over 90 percent of projects involve renovations to existing institutional facilities. For complicated renovation and remodel projects, success is built on detailed field investigations coupled with careful and thorough design, detailed coordination with architectural, mechanical and electrical consultants, and hands-on support during construction. Designing for post-earthquake occupancy of buildings is at the heart of Estructure's reputation.

Noll & Tam regularly collaborates with Estructure. They are well-suited to updated the structural model to the current code, allowing our cost estimator to develop an accurate and defensible cost estimate.

MECHANICAL & PLUMBING ENGINEERING

TOM KNOTT & ASSOCIATES

In 2003, Tom organized Tom Knott & Associates, Inc., his own consulting mechanical engineering firm. This firm specializes in Mechanical (HVAC), Plumbing and Rain-Water Catchment design for commercial, industrial and residential projects. Over the years, Tom has taught classes on both the California Mechanical Code (CMC) and the California Plumbing Code (CPC). Tom has been licensed since 1990 as a Mechanical Engineer in California, license number M26749.

As a local Santa Cruz mechanical engineer, Tom will be able to efficiently assess the mechanical and plumbing systems of the building, and lend his expertise and knowledge about local conditions.

ELECTRICAL ENGINEERING CENTRAL PACIFIC ENGINEERING

Central Pacific Engineering (CPE) has over 20 years of proven experience and understands the customer's needs for reliable services. They specialize in customer service, quality response, accurate reliable design innovations for economic turn-key project support with minimum hassles and problems. They provide rapid pragmatic response, cost effective turn-key systems, reliable innovative designs, and excellent project support with minimal hassle.

As a local Santa Cruz electrical engineer, CPE will be able to easily meet with the City and assess the building to provide the cost estimator with the necessary information to develop an accurate estimate.



SCHEDULE

Please see our proposed project schedule below. We understand that the City would like to start work immediately upon execution of the contract. Our team is well prepared to complete this project quickly and efficiently due to our knowledge and understanding of the project from our prior work.

ACTIVITY	PERIODS					
	Early Aug	Late August	Early Sept	Late Sept	Early Oct	Late Oct
	1	2	3	4	5	6
1 Project Initiation	Shaded					
2 Document Review	Shaded					
3 Existing Facility Review	Shaded					
4 Seismic Evaluaton	Shaded	Shaded	Shaded			
5 Floor Plans	Shaded	Shaded	Shaded			
6 Cost Estimate				Shaded		
7 Final Report				Shaded		
8 Subcommittee					Shaded	

PROJECT APPROACH & SCOPE

APPROACH

Noll & Tam is excited to take this next step in determining the future of the Santa Cruz Downtown Library. In June 2017, Noll & Tam helped the City with the initial stages of this project, examining different possibilities for the library, including looking at fully renovating the building, demolishing it and building on the same site, and locating the library in a building on a different site.

The Downtown Santa Cruz Library is an important resource for both the City of Santa Cruz and the entire Santa Cruz Library System. The current building is aged, deteriorated, and struggles to provide the services and quality of physical environment for its community. There are a number of systemic building issues in the library. By many measures, the library is lagging in the sort of program spaces and amenities that a 21st century library needs.

With a complex renovation like this and a budget that might not cover all the desired amenities, we often develop a “menu” of options for the work – looking at the categories of “must do,” “should do,” and “could do.” We develop these priorities together with the stakeholders and continually update the list. As an example, “must do” might be necessary seismic and ADA upgrades, “should do” might be interior lighting upgrades, and “could do” might be the addition of group study spaces. A report like this will help the City understand what they will get for their dollars spent, and how the money could be most appropriately allocated.

Developing a scope of work within a lean budget may require hard decisions about what must be done in the building, about what is possible. For this reason, we are recommending the use of engineering consultants to perform an analysis of the mechanical, electrical, and plumbing systems, and of the building’s structural systems. Providing the cost estimator with engineering reports will allow them to more accurately assess the true cost of a renovation. In order deliver a lean project, we may need to ask questions like: is it feasible to keep the current mechanical system in place? Compromising on a high-cost improvement may allow for other updates that would benefit library operations and programming. Again, the stakeholders will be continuously informed of the benefits of different scenarios.

After determining these engineering concerns, we will also consider what would best improve the library to transform it into a 21st century library that serves its community. The change in how the community uses library spaces is already impacting your library. During events, the spaces fill up, and noise travels through the building. The children’s area is inadequate, and there is no dedicated space for teens. By making spaces more flexible and acoustically separated, we can create a better environment for everyone. There should be spaces that encourage community interaction, allow for meetings, and quiet study. This is a downtown branch, and special

areas are needed to host your various programs, without losing the possibility of future flexibility as your library grows and evolves.

Our goal for this project will be to give you a roadmap for the future, that clearly presents the cost and the scope for a downtown renovation. Our effort will be focused on efficiency and economy. We will present you with a defensible document at the end of the process which allows a decision to be made and this endeavor to move forward. We have outlined our proposed work plan in the following pages.



PROJECT WORK PLAN

TASK 1: PROJECT INITIATION

We will begin with a kick-off meeting, attended by Noll & Tam and other key members of the design team, Library and City staff. At this meeting we will clarify the project goals and vision, decision-making process, program requirements, scope of work, project schedule, and project budget, if applicable.

We will establish a work plan that communicates when particular tasks are expected to be completed. We will distribute the schedule to all team members and update it regularly to reflect the actual progress of the work and maintain accountability. We are experienced in meeting demanding project schedules and take our deadlines very seriously. In addition, we will determine how decisions will be made and what process will be employed for obtaining stakeholder input.

Meetings:

Kick Off Meeting

Deliverables:

Project Schedule

Project Work Plan

TASK 2: DOCUMENT REVIEW

We will begin with a detailed review of the space program. As our firm participated in creating a detailed program for the library last year, we are very well acquainted with the needs of the facility as they have been described to us by the stakeholders in our previous exercise.

In addition, we will review many of the documents we collected during that time including as-builts, previous seismic analysis, the Library Facilities Master Plan, and the DLAC report.

TASK 3: EXISTING FACILITY REVIEW

Our entire engineering team will come to the site to perform an assessment of the existing building and its systems, including:

- Roofing and waterproofing systems
- Architectural building elements
- Stairs and elevators
- Windows and doors
- Accessibility and ADA compliance
- Structural systems
- Mechanical and plumbing systems
- Electrical, lighting, and telecommunications systems

In addition, we will again review the functional capabilities of the library in the event any changes have occurred since our last work. We will look once again at the layout, inefficiencies, wasted resources, security, and other aspects of how the library could improve operations, which will require talking with library staff to best understand current and projected needs. We will prepare a summary report that identifies existing building conditions, architectural and engineering deficiencies, and functional limitations.

This information will be collected into a Building Evaluation Report that will be useful in the subsequent design process, providing a basis for key decisions about renovation and construction.

Meetings:

On-Site Building Evaluation

Library staff meeting about building operations

Deliverables:

Building Evaluation as part of Final Report



SANTA CLARA MISSION BRANCH LIBRARY

TASK 4: SEISMIC ANALYSIS

The seismic analysis will build on previous Tier 1 and Tier 2 evaluations done and will include:

- Review of existing documents
- Information gathered from site visits
- Analysis of current code in relation to building
- Recommendations for structural elements where deficient
- Recommendations for non-structural existing elements
- A list of “must do” upgrades related to Life Safety

We will lead a discussion on ROI for upgrades in relation to public safety and expected lifespan of renovation.

Meetings:

Site Visit

Deliverables:

Narrative as part of Final Report

TASK 5: FLOOR PLANS

The floor plans will represent programmatic needs as discussed with stakeholders.

It is likely that in this exercise the full program desired by the stakeholders will not align with the stated budget. We will work with you to prioritize elements of the full program that must be integrated into this work. The floor plans will represent the best possible solution given all the requirements this study mandates.

Meetings:

Meetings with designated stakeholders

Deliverables:

Floor Plans in Final Report

TASK 6: COST ESTIMATE

The cost estimate will identify the total cost of construction based on the quantities or allowances reflecting the scope of work and the current market conditions.

We will use the prior estimates done for the library for comparison purposes. The renovation scheme produced from program needs as well as the directions from the various engineering disciplines concerning building needs will be incorporated into a single estimate. All project disciplines will review the cost estimate to ensure and accurate representation of relative scope.

Deliverables:

Cost Estimate

TASK 7: FINAL REPORT

The final document will be organized into several major sections, as follows:

- Executive Summary
- Introduction
- Program Review and Needs Assessment
- Plan recommendations
- Cost Estimate

We will provide printed copies, as well as electronic copies in editable and Adobe PDF format for reproduction, transmittal, and future editing.

Deliverables:

Final Report

TASK 8: PRESENTATION TO CITY COUNCIL DOWNTOWN LIBRARY SUBCOMMITTEE

We will be available to present the findings and answer questions to the City Council Subcommittee on the day of their choosing.

Meetings:

Presentation



LOS GATOS LIBRARY

NOLL
& TAM
ARCHITECTS