

**JAYSON**  
ARCHITECTURE

50 29<sup>th</sup> Street  
San Francisco CA 94110  
jaysonarch.com

Proposal for the

**Downtown Library  
Renovation Cost Assessment**

for the **City of Santa Cruz**

**July 19<sup>th</sup>, 2019**



Live Oak Library

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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](mailto:abe@jaysonarch.com)

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 15<sup>th</sup>, 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 15<sup>th</sup>, 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 25<sup>th</sup>, 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 18<sup>th</sup>, 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*



## CONTACT US

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## 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](http://www.jlja.com)

Contact:  
Joni L. Janecki, ASLA, President  
Telephone: (831) 423.6040  
Email: [jlj@jlja.com](mailto: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 Deghani, 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**

**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.

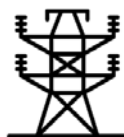
The company was founded on sound engineering principals and infused with engineering philosophy that contributes to innovative, cost effective solutions to the built environment.

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**



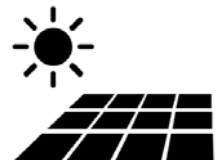
**LIGHTING &  
CONTROLS DESIGN**



**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