



## **Downtown Library Mixed Use Cost Assessment RFP**

### **Process, Timeline, and Award**

- The RFP was posted on December 16th, 2019.
- 4 firms were made aware of the RFP
- RFP was posted on City website
- 2 firms submitted proposals: Group & Jayson Architecture

#### **All proposals were evaluated based on the following criteria:**

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

Both firms received high marks in the above categories. The Library Subcommittee made the decision to award the contract to Group 4 based on their approach to the scope and their experience working on mixed use library projects.

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

**JAYSON**  
ARCHITECTURE

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

Proposal for the

**DOWNTOWN LIBRARY  
MIXED-USE PROJECT COST ASSESSMENT**

for the **City of Santa Cruz**

January 24<sup>th</sup>, 2020



*La Selva Beach Library*

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January 24th, 2020

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

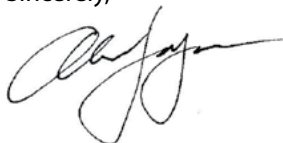
Jayson Architecture is excited to submit our proposal for the Downtown Library Mixed-Use Project Cost Assessment for the City of Santa Cruz. Our team has decades of experience working on public and community buildings, and we are thrilled about the opportunity to apply this knowledge to your project.

Jayson Architecture has a strong track record of creative and cost conscious 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 reflect the aspirations of each community through refreshed design features, current technology, and an updated service model for the contemporary library experience. We are familiar with the system wide plans of the SCPL, the program developed by the DLAC, and the community's concerns & aspirations for the Downtown Library through our work on the recently completed Downtown Library Renovation Cost Assessment.

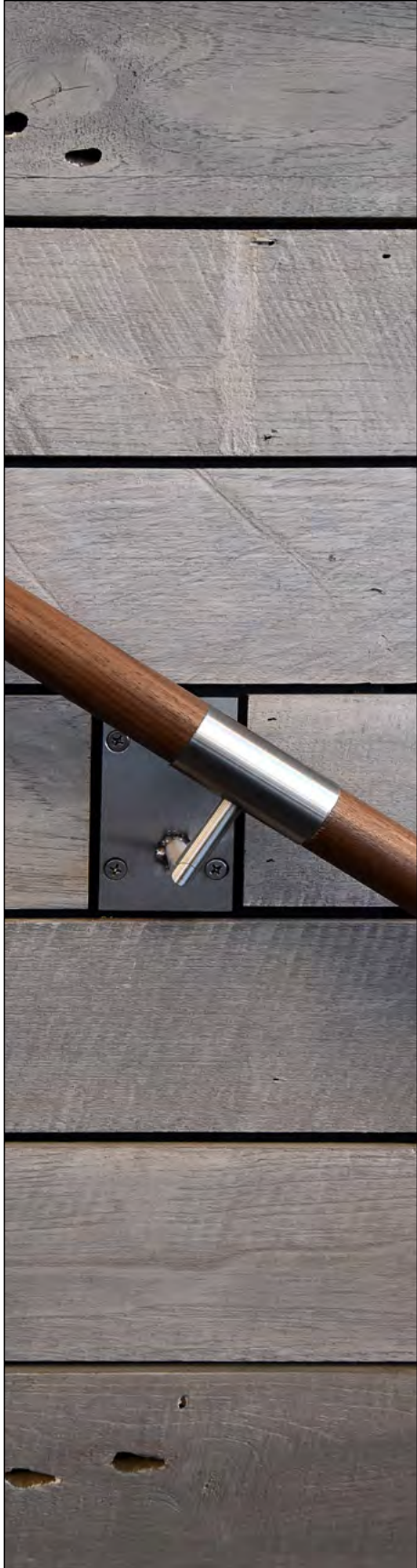
As the Principal of Jayson Architecture I will bring a wealth of community center, library, and public facility experience to this project. I have honed an expertise in the design of public libraries over my career working on such notable projects as the net-zero Hayward Library, the LEED Gold Los Gatos Library, and the Half Moon Bay Library - winner of the prestigious AIA/ALA national honor award. In addition to this substantial library expertise, the team we have assembled for this project is well versed in diverse project types relevant to mixed-use design, including residential and commercial spaces, and is the same trusted team of experts that prepared the cost assessment for the renovation of your Downtown Library. Our team knowledge of the project history will be an asset to an evaluation of the Downtown Library Mixed-Use project, will provide a direct point of comparison to our renovation assessment, and will facilitate a clear decision making process for the City of Santa Cruz.

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

# MIXED-USE & LIBRARY EXPERIENCE

Jayson Architecture works in a wide variety of market sectors, including the commercial and residential sectors relevant to the program of the mixed-use project. We are currently working on a diverse range of building types including retail, office, laboratory, residential, and library projects. Our sub-consultant team also has a diverse range of experience including public, commercial, and residential project types. Importantly, Jayson Architecture has a depth of expertise in the design and construction of libraries, the core focus of this project, demonstrated by the following examples of the changing nature of libraries:

**Gathering:** Libraries must provide for a wide array of large gatherings and activities. Critical support infrastructure includes robust and up to date Audio Visual systems, adequate storage for multiple seating/table arrangements, and a level of architectural quality to make the space a chosen destination for events instead of similar private sector facilities.

**Synergy:** Gone are the days when single use facilities were planned and developed in isolation of other adjacent services. The contemporary library must engage surrounding community activities like athletic clubs, non-profits, schools, and community centers. Robust community programming is made stronger through cross pollination between a variety of local groups and activities.

**Flexibility:** Libraries often serve many functions today, ranging from a place for research and work, to a learning space with active classes, or space for a community gathering. This diversity of use requires maximum flexibility, operable partitions, and spaces with durable materials and surfaces intended to withstand a wide range of programmatic uses.

**Service Points:** Large, inflexible reception desks are quickly becoming obsolete, as many public library staffing levels are reduced, and the focus has shifted towards direct and interactive supervision rather than passive single points of public access to staff.

**Acoustics:** The importance of interactive group study and workspace has grown for activities such as collaborative student homework assignments, meeting space for local non-profits and small business startups, and space for small focused work brainstorm sessions. This has created an increasing need for thoughtful acoustic separation to create zones for different levels of activity and noise.

**Collections:** Diverse book collections remain one of the primary reasons people continue to use libraries, however tall and dense collections are frequently undergoing careful review and reduction to allow more space for other uses such as technology and flexible gathering space.

**Technology:** The library has become the place many community members depend on to keep them up to date with ever evolving technologies. In addition to computer labs, many libraries are adding technology for Maker Spaces with equipment such as 3D printers and lasers cutters.

# SANTA CRUZ MAIN LIBRARY

**Project:** Santa Cruz Main Library Renovation  
**Client:** City of Santa Cruz  
**Start of Design:** August 2019  
**Construction:** Summer 2022 - Summer 2024  
**Cost Estimate:** \$18,200,000  
**Construction Cost:** TBD  
**Reference:**

**Amanda Rotella**  
*Principal Management Analyst*  
*City of Santa Cruz, Economic Development Office*  
*ARotella@cityofsantacruz.com*  
*(831) 420-5150*

The 32,000 SF renovation of the Santa Cruz Downtown Library revitalizes the existing building on a very limited budget. Overhaul of the entire electrical, mechanical, and plumbing systems bring the building into the 21st century, while updates to the existing structural system provide improved lateral strength. Careful interventions, such as a new wall of glazing at the children's area and a wood clad entry canopy, aim to maximize the impact of limited funds. At the interior, a significantly improved layout increases functionality, while new furniture and finishes provide a much-needed update to the dilapidated library.





# BRANCIFORTE LIBRARY

**Project:** Branciforte Library Renovation  
**Client:** City of Santa Cruz  
**Start of Design:** March 2018  
**Construction:** Winter 2021 - Winter 2022  
**Cost Estimate:** \$2,971,000  
**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:** Winter 2021 - Fall 2021  
**Cost Estimate:** \$1,542,000  
**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.



# 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 Certification:** Platinum  
**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  
**LEED Certification:** Gold  
**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

Associate, 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*

## Firm Overview / Resumes

**background** mack<sup>5</sup> was established in 2001 by experienced design and construction professionals to provide planning and management for complex construction projects. We specialize in public works, and customize our services for each project's needs. Our purpose goes beyond just delivering projects on-time and on-budget: we ensure *best* value out of every dollar our clients spend – be it on planning, design or building.

Our team includes seasoned construction professionals with diverse backgrounds: cost estimators, architects, engineers, and contractors. Our staff brings unique perspectives and broad knowledge to planning for, managing and controlling costs, schedules and quality at all stages of a project's life.

By focusing on project success, we create a partnership with designers, owners, contractors, and other project stakeholders. This drives innovations, encourages team building and a "win-win" approach, and most importantly, results in optimal value of expenditures for owners.

**services** We have particular expertise in **Cost Planning, Estimating & Management**, where our in-house cost consultants provide comprehensive cost data for decision making. As importantly, we can assist in establishing realistic project budgets, which helps keep the project team accountable for maintaining budget. We are highly skilled in sustainability issues, value engineering and change order review. We also provide scheduling and project/construction management services.



### Cynthia Madrid Senior Cost Manager

Ms. Madrid has over 30 years of experience in the building profession working on behalf of cost consulting firms. Her extensive experience includes cost estimating, preparing bills of quantities, evaluation of change orders, value engineering, post contract administration, cost reconciliation with third-party consultants/contractors, and peer review of cost estimates prepared by third-party consultants. She has expertise in public agency facilities, including new construction, retrofits/remodels/renovations, and assessments/feasibility/program-level cost plans and estimates.

#### education

B.S. Civil Engineering - Adamson University, Philippines  
B.S. Sanitary Engineering - National University, Philippines

- **Santa Cruz Downtown Library** (with Jayson Architecture) – Santa Cruz, CA
- **Southwest Santa Rosa Library & Community Center** – Santa Rosa, CA
- **Atherton Civic Center & Library** – Atherton, CA
- **Cherryland Community Center** – Hayward, CA

#### licenses / registrations

Certified Professional Estimator  
American Society of Professional Estimators - member

- **Downtown Event Center and Plaza (Civic Center Phase 1)** – Fremont, CA
- **EPACENTER ARTS** – East Palo Alto, CA
- **Marin City Center for Community Life** – Marin City, CA
- **San Pablo Library** – San Pablo, CA
- **Belmont Library** – Belmont, CA
- **Millbrae Library** – Millbrae, CA



### Manil Bajracharya Principal-in-Charge

Mr. Bajracharya is a trained Civil Engineer with over 17 years of experience in the construction industry working on public agency, nonprofit, and private entity projects. He works closely with owners, project consultants, stakeholders, contractors and facility staff to coordinate and execute the project at hand and is responsible for overseeing all aspects of projects including planning/phasing, cost, schedule and owner/contractor/design team coordination. His projects include negotiated GMP, design build, cost plus and public bid ranging hundreds of thousands to over \$300 million.

#### education

B.E. in Civil Engineering - Mehran University of Engineering & Technology  
M.E. in Engineering - University of Mississippi

- **Santa Cruz Downtown Library** (with Jayson Architecture) – Santa Cruz, CA
- **Atherton Civic Center & Library** – Atherton, CA
- **Cherryland Community Center** – Hayward, CA
- **Downtown Event Center (Civic Center Phase 1)** – Fremont, CA
- **EPACENTER ARTS** – East Palo Alto, CA

#### licenses / registrations

Licensed General Contractor (California) #935811

- **Emeryville Center of Community Life** – Emeryville, CA
- **Marin Youth Center** – San Rafael, CA
- **Ashland Youth Center** – San Leandro, CA
- **Contra Costa College Library** – San Pablo, CA
- **Folsom Library** – Folsom, CA
- **U.C. Berkeley Moffit Library** – Berkeley, CA

## FIRM PROFILE

For 100+ years, BKF Engineers 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 15 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 have more than 500 experienced staff. This success compelled **ENR California** to name BKF as the **2017 Design Firm of the Year!**



### ROLAND HAGA, PE, PLS, LEED AP CIVIL VICE PRESIDENT

Roland has worked on a wide variety of projects for municipalities and developers in residential subdivision, educational, commercial, and industrial projects in the San Francisco Bay Area. Roland's responsibilities have included taking projects from the conceptual stage through development of final contract documents, preparing specifications and cost estimates, coordinating public agencies, and performing construction administration and support services through construction.

#### RELEVANT EXPERIENCE

- Santa Cruz - Branciforte Branch Library
- Hayward Library & Community Learning Center
- Half Moon Bay New Library

#### EDUCATION

B.S., Civil Engineering,  
CA Polytechnic State  
University, San Luis  
Obispo

#### REGISTRATION

Professional Civil  
Engineer, CA No. 43971  
Professional Land  
Surveyor, CA No. 9193

#### TOTAL YEARS EXPERIENCE

35 years, 37 with firm



### JON TANG, PE, LEED AP, QSD CIVIL PROJECT MANAGER

In Jonathan's 18 years of civil engineering design and construction experience, he has found that creative problem solving and a detail-oriented approach will allow project teams to resolve any obstacle presented. Jonathan specializes on projects including community development, residential, commercial, educational, utility infrastructure and railroad grade separation projects for local municipalities and private sector clients in the San Francisco Bay Area.

#### RELEVANT EXPERIENCE

- Santa Cruz - Branciforte Branch Library
- Hayward Library & Community Learning Center
- Half Moon Bay New Library

#### EDUCATION

B.S., Civil Engineering,  
University of California  
Davis

#### REGISTRATION

Professional Civil  
Engineer, CA No. 67726

#### TOTAL YEARS EXPERIENCE

18 years, 18 with firm



### BASE Design – Firm Profile

BASE Design provides a complete range of structural engineering services to architects, developers, building owners and government agencies including:

- A. Structural engineering for the design of new buildings.
- B. Structural engineering for the retrofit and modernization of existing buildings.
- C. Structural evaluations of existing buildings.
- D. Post-disaster evaluations of existing buildings.
- E. Peer reviews and plan checks, including DSA and OSHPD structural reviews.

These services involve traditional structural engineering for new building construction, additions, alterations and retrofitting of existing structures including tenant build-outs. Structural design experience of the firm includes the use of conventional structural materials plus new and innovative structural materials and systems, including exposed structure with carefully articulated structural details integrated with the architecture. The firm embraces "cutting edge" analyses and design techniques, and the use of new project delivery platforms.

### BASE Design – Experience

BASE Design provides structural engineering services for the design and renovation of educational facilities, healthcare facilities, biotech/research facilities, commercial office buildings, data centers, medical office buildings, and community centers. Additionally, the firm provides seismic vulnerability studies of existing facilities.

Our past project experience includes new campuses, as well as additions and alterations to existing buildings; such as classroom buildings, libraries, gymnasiums, cafeterias, multi-purpose buildings, performing arts centers, research and development buildings and administrative offices. These projects have ranged from remodels requiring BASE Design's input for the anchorage/bracing of nonstructural features, to small expansions or renovations requiring limited structural/seismic upgrade, and to major renovations requiring full scale seismic upgrades of existing structures.



**GOKHAN AKALAN, S.E.**

*Principal*

### EXPERIENCE

Mr. Akalan is a co-founder of Briggs Akalan Structural Engineering (Db: BASE Design) and has extensive technical engineering and project management experience. Throughout his career, he has gained professional experience leading structural engineering design of major new facilities and retrofitting of existing buildings. He has extensive experience with government agencies, corporations, and private clients in the design of educational facilities, hospitals, corporate campuses, office buildings, data centers, and mixed-use buildings.

### EDUCATION

University of Michigan  
Ann Arbor, MI  
*M.S., Structural Engineering, 2002*

Pamukkale University  
Denizli, Turkey  
*B.S., Civil Engineering, 2000*

### REGISTRATION

Licensed Structural Engineer  
California (S5594)

Licensed Professional Engineer  
California (C71863)

Registered California  
Emergency Management  
Agency Safety Assessment  
Program Evaluator  
(SAPV65545)

California Division of the  
State Architect  
Structural Plan Review  
Certification, September  
2014

### PROFESSIONAL ORGANIZATIONS

Structural Engineers  
Association of Northern  
California

### KEY PROJECTS

- **City of Santa Cruz, Library Renovations, Santa Cruz, CA.** Structural engineering for the renovations of Branciforte and Garfield Park branch libraries.
- **Santa Cruz County, La Selva Beach Library Renovation, La Selva Beach, CA.** Structural engineering for the renovations of La Selva Beach Branch Library.
- **Santa Cruz County, Boulder Creek Library Renovation, Boulder Creek, CA.** Structural engineering for the renovations of Boulder Creek Branch Library.
- **West Contra Costa Unified School District, Pinole Valley High School, Pinole, CA.** \* Structural design of a new 240,000-square-foot high school replacement campus, including a three-story classroom, administration, and library buildings.
- **Contra Costa Community College District; Los Medanos College; Library, Science and Math Buildings, Pittsburg, CA\***. Structural design of a 24,000-square-foot library and 70,000 square feet of classroom space including a rooftop observatory.



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

B.S. Mechanical Engineering  
University of California, Davis

Professional License #M36987



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

B.S. Architectural Engineering  
University of Wyoming, Laramie

Professional Memberships: ASHRAE,  
USGBC Northern California



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

B.S. Mechanical Engineering  
M.S. Mechanical Engineering  
Pennsylvania State University

Professional License #M38416

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

City of Santa Cruz  
Branciforte Library Renovation  
Santa Cruz, CA

City of Santa Cruz  
Garfield Library Renovation  
Santa Cruz, CA

City of Santa Cruz  
Downtown Library Assessment  
Santa Cruz, CA



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

Under the partnership of Ray A. Juachon and Ray I. Juachon, both Professional Engineers, 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.

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 within the design team and contractors.



**Ray A. Juachon, PE | Principal Electrical Engineer**

Ray A. Juachon brings 15+ years of experience to the firm. Previously Partner and Northern California Electrical Practice Leader for a leading, international MEP firm, he infuses RIJA with engineering innovation and practical, hands-on experience delivering integrated, energy efficient, high-performance buildings to the built environment. With extensive experience in all delivery methods, his primary focus is client satisfaction and ensuring successful project delivery.

Ray has worked on a wide array of projects including civic, educational, multi-family residential, corporate campuses, healthcare, industrial and commercial facilities. He has extensive experience in designing power distribution systems, lighting, lighting controls, renewable energy systems, and energy storage. He thrives on providing engineering solutions that balance clients requirements and cost. He is well versed in coordination issues between the architectural, structural, mechanical and construction disciplines. This enhanced coordination has been exceedingly important when delivering a project to a client on time and within budget.

**KEY PROJECTS (Includes projects from previous firm)**

City of Hayward Zero Net Energy Library  
Hayward, CA  
58,000 ft<sup>2</sup>

LBNL Integrative Genomics Building,  
Berkeley, CA  
78,500 ft<sup>2</sup>



**Heriberto Grande | Senior Electrical Engineer**

Heriberto has worked over 15 years in the building industry, with a wide array of projects experience in both design and construction phases. He has extensive experience with construction working as a project manager in the field as well as design engineer for a prominent Bay Area Design-Build contractor. His unique skillset helps to find solutions to complex challenges, and completing projects within budget and on schedule.

Heriberto has extensive experience with commercial and industrial buildings, power systems, fire alarm, low voltage systems, as well as medium voltage systems (4kV and 12kV) including substation transformers, switchgear, and standby generators. He is proficient in AutoCAD, Revit, Microsoft Office and Cost estimating tools.

**KEY PROJECTS (Includes projects from previous firm)**

Exploratorium, San Francisco, CA

# SCHEDULE, SCOPE & DELIVERABLES

## Task 1 – Mixed-Use Layout Options - Overview:

Jayson Architecture will visit & evaluate the project site. The site will be considered through the lens of the desired project program; safety/security; code requirements including ADA access, and building systems; potential for green or sustainable features; and budget. We will prepare diagrams for the building and site, exploring accessibility, circulation, daylight, and outdoor spaces. Based on these diagrams, and feedback from the City and Library, we will prepare two layout options of the mixed-use program. The first option will have a single floor library, parking ramp, and commercial space on the ground level. Upper floors will include a combination of parking, housing, and commercial space. The second option will have a two-story library with adjacent parking wrapped by a combination of housing and commercial uses. These options will be developed in coordination with the City and Library.

## Task 1 – Mixed-Use Layout Options – Schedule:

- Three week duration
- Meeting #1: Library Sub-Committee Kickoff (scope, schedule, budget, & City goals)
- Meeting #2: Site walk with City and Library Team followed by Mixed-Use Program Meeting A
- Meeting #3: Mixed-Use Program Meeting B

## Task 1 – Mixed-Use Layout Options – Scope List:

- Review City provided site documentation
- Assessment of site utility infrastructure
- Develop two site plan options for Mixed-Use program
- Develop two multi-story floor plan layout options, color coded, showing all project uses

## Task 1 – Mixed-Use Layout Options – Deliverables:

- Two presentation quality site plan options for Mixed-Use program
- Two multi-story floor plan layout options, color coded & presentation quality

## Task 2 – Preliminary Library Design - Overview:

A proposed preliminary design will be developed for the library building, starting first with an floor plan layout of a single floor option and a two floor option. The design options will be articulated by color coded floor plans demonstrating compliance with the building program, proposed points of interface with the mixed-use building, and essential adjacencies. These two options will be reviewed with the City and Library and a preferred option selected to be developed in more detail. The floor plan/s of this preferred option will be updated to indicate proposed materials and the level of quality of work to be performed. To support cost estimation and project understanding, preliminary computer renderings will be created to visualize primary exterior facades (as deemed required) and key public spaces inside the library. Supporting diagrams will reinforce the conceptual narrative. The design team will engage the cost estimator for preliminary feedback.

### Task 2 – Preliminary Library Design - Schedule:

- Six week duration
- Meeting #4: Library Program Meeting A
- Meeting #5: Library Program Meeting B
- Meeting #6: Review preliminary design with Library Sub-Committee

### Task 2 – Preliminary Library Design - Scope List:

- Review Library system Master Plan
- Review DLAC Report
- Review Library Program
- Review budget with City
- Cost coordination with cost estimator
- Develop preliminary design in coordination with City and Library input

### Task 2 – Preliminary Library Design - Deliverables:

- Preliminary color coded floor plans of library, single floor and two floor option
- Preliminary furniture layout of library, single floor and two floor option
- Preliminary reflected ceiling plans of floor plan option selected by City
- Preliminary systems diagrams (Civil, Structural, Mechanical, Plumbing, Electrical) of floor plan option selected by City
- Preliminary exterior computer renderings of floor plan option selected by City
- Preliminary interior computer renderings of floor plan option selected by City
- Preliminary Report

### Task 3 – Cost Estimate & Final Report - Overview:

The Preliminary 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. Documentation will provide a clear delineation between core programmatic features and elective aesthetic & programmatic upgrades, to be captured in the cost estimate. The estimate will be reviewed by the design team for accuracy and completeness. The design team will prepare a Conceptual Design Report incorporating the conceptual design and cost estimate. In addition to the report, Jayson Architecture will prepare a concise digital presentation for the Community with key conclusions.

### Task 3 – Cost Estimate & Final Report - Schedule:

- Three week duration
- Meeting #7 Review Preliminary Report & Cost Estimate with Library Sub-Committee
- Meeting #8: Presentation to Community

### Task 3 – Cost Estimate & Final Report - Scope List:

- Submit preliminary design to cost estimator
- Review preliminary cost estimate for accuracy and recommend adjustments as required
- Incorporate construction cost estimate into project cost model including soft costs



Live Oak Library

**JAYSON**  
ARCHITECTURE



# Downtown Library Mixed-Use Project Cost Assessment

Proposal | January 24, 2020







**G R O U P 4**

ARCHITECTURE  
RESEARCH +  
PLANNING, INC

211 LINDEN AVENUE  
SO. SAN FRANCISCO  
CA 94080 USA

**T: 650-871-0709**

F: 650-871-7911

www.g4arch.com

24 January 2020

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

Re PROPOSAL FOR DOWNTOWN LIBRARY MIXED-USE PROJECT COST ASSESSMENT

Dear Ms. Rotella and members of the selection committee:

**Group 4 Architecture, Research + Planning, Inc.** is pleased to submit our proposal for the Downtown Library Mixed-Use Project Cost Assessment. This effort is the essential next step in the City's process to determine the optimal facility strategy for improved library service for decades into the future.

Group 4 has planned and designed hundreds of beautiful, functional, and sustainable libraries across the nation and is at the forefront of developing next generation approaches to library services. We have worked with dozens of communities in critical early stages to identify a project direction and build strong community support.

Group 4 brings unique qualifications directly relevant to this project:

- Detailed experience developing mixed-use library options for the Cedar Street site in collaboration with parking specialists Watry and housing specialists VMWP. This means we can focus in on the optimal strategies that will generate the maximum return on library investment;
- Direct experience with library mixed-use projects in Cincinnati, OH, Columbia, MD, and in the Bay Area giving us a solid foundation of mixed-use best practices;
- Delivery experience with design-build (DB), lease-leaseback (LLB), and public private partnerships (P3) that can inform cost model options.

Our approach provides these critical benefits:

- Mack5 will do the cost estimating and our parallel methodology to the previous assessment will provide a true "apples-to-apples" comparison;
- Utilization of BOMA International mixed-use standards for best practice approach to fair share infrastructure cost allocation;
- Robust and transparent process that will hold up to deep scrutiny.

We are proud of our past collaboration with the City that led to the passage of Measure S and we have a deep personal commitment to help the City find the right path to realize the promise toward a great downtown library.

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

JONATHAN HARTMAN  
ARCHITECT

DAWN E. MERKES  
ARCHITECT

DAVID SCHNEE  
ARCHITECT

ANDREA GIFFORD  
ARCHITECT

CAROLYN CARLBERG  
ARCHITECT

GARY CHING  
ARCHITECT

JILL EYRES  
ARCHITECT

BENJAMIN IRINAGA  
ARCHITECT


DANIEL LAROSSA  
ARCHITECT

WILLIAM LIM  
ARCHITECT

TERESA ROM  
ARCHITECT

  
David Schnee AIA LEED<sub>AP</sub>  
Principal  
dschnee@g4arch.com

  
Jonathan Hartman RA LEED<sub>AP</sub>  
Principal  
jhartman@g4arch.com

  
Daniel LaRossa  
Associate  
dlarossa@g4arch.com



## TERMS AND 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 waived 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: Group 4 Architecture, Research + Planning, Inc.  
Address: 211 Linden Avenue  
South San Francisco, CA 94080  
Telephone: (650) 871-0709  
Email: dschnee@g4arch.com

A handwritten signature in blue ink, which appears to read "David Schnee".

David Schnee AIA LEED<sup>AP</sup>  
Principal



*Downtown Library  
Spokane WA*

## 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.

We strive to design facilities that exceed client expectations and realize community dreams. More than half of our business is for repeat clients — a testament to the success of our projects and commitment to excellent client service. 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 unique blend of excellence in planning, programming, and design results in many long-term relationships with library systems and local governments.

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



### POSITIONING PROJECTS FOR SUCCESS

Positioning public library projects for successful implementation requires a well-planned strategy from the beginning and careful attention to details along the way. Group 4 has excellent experience with helping clients develop realistic project budgets, designing facilities that support the community's vision of library services, and ensuring strong stakeholder and community support for project implementation.

- We have a stellar record of developing **accurate and comprehensive project budgets** that include soft costs, FF&E, technology, public art, moving, and appropriate contingencies in addition to construction costs. The accuracy of our budgets is revealed when our projects are bid; most of our projects are bid well under the final engineering cost estimate.
- Every library system is unique, from the needs of its customers to its approach to service delivery and its relationship with city/county staff, service partners, and community members. Group 4 is adept at designing libraries that **serve each community's unique needs**.
- All of our projects have many stakeholders and constituents with varying goals, needs, and perspectives. Our approach benefits from **clear communication strategies that cultivate continued stakeholder and community support**. We can act as a bridge between Santa Cruz Public Libraries' leadership, the Council Subcommittee, and the public.



**SELECTED GROUP 4 EXPERIENCE**

Group 4 has excellent experience that is recent and relevant to the Downtown Mixed-Use Project Cost Assessment. This section highlights selected sections of Group 4’s portfolio, including library, parking, and mixed-use development projects, as well as projects in downtown Santa Cruz. Additional information and examples of our team’s experience are available upon request, as are client references.



*Top: Yorba Linda Library + Cultural Arts Center*

*Above: Northwest Library, Dayton OH*

*Left: Santa Cruz Lot #7 Farmers Market Feasibility Study*





Downtown Columbia MD Mixed-Use Library, Housing, and Garage

**LIBRARY + HOUSING + PARKING  
MIXED-USE EXPERIENCE**

Group 4's work includes numerous examples of integrating innovative libraries in mixed-use projects that promote vibrant urbanism, sustainable urban infill, and successful public-public and P3 collaboration.



- **New Columbia Library Study (2019)** – Group 4 worked with the Howard County Library System to confirm the vision for its new downtown Columbia Library, which will serve as both a local branch and a countywide destination. Our plan included the recommendation for 100,000 square feet two-story library, below 124 units of affordable and market-rate housing beside an eight level shared downtown parking garage of over 1400 spaces. Group 4 was also the library design lead as part of a P3 development team.



El Cerrito Library, Housing, and Garage Study

- **El Cerrito TOD mixed-use capacity study (2019)** – Group 4 collaborated with the City of El Cerrito and the Contra Costa County Library to study the feasibility of a mixed-use transit-oriented development around the El Cerrito BART Station. The study explored co-location of 800+ housing units, retail, parking, open space, and a significantly expanded library. The study included zoning analysis, jurisdictional needs assessment, and planning and massing options for multiple site options.



*Madisonville Library mixed use with housing*

- **Cincinnati Public Library Madisonville Mixed Use Project (2019-2020)** – Group 4 worked with the neighborhood Council, community stakeholders, and community developers to evaluate options of renovating an existing landlocked library, or building a new library within a mixed-use commercial and residential project. The Library Board is moving forward with the mixed-use option that, in this case, provides for better customer experience, functionality, improved accessibility and lower cost than the renovation option.
- **PLCH Main Library / Walnut Street Plaza Development Study (2019)** – Although Cincinnati’s Main Library occupies two city blocks, it lacks connection with other downtown civic and commercial amenities. Group 4 developed concepts for mixed-use housing, retail, and a 250-350 vehicle parking garage on an underutilized plaza and surface parking lot at the Main Library’s Walnut Street entrance. Taking cues from a similar nearby mixed-use project, we explored three schemes for a mid-rise project to expand library program and event space, activate the plaza, and enhance community connectivity and amenities. This project is being pursued as part of the Library’s successful 2018 \$190M funding measure.



*Main Library Walnut Street Plaza Mixed-Use Development Concepts; Cincinnati OH*





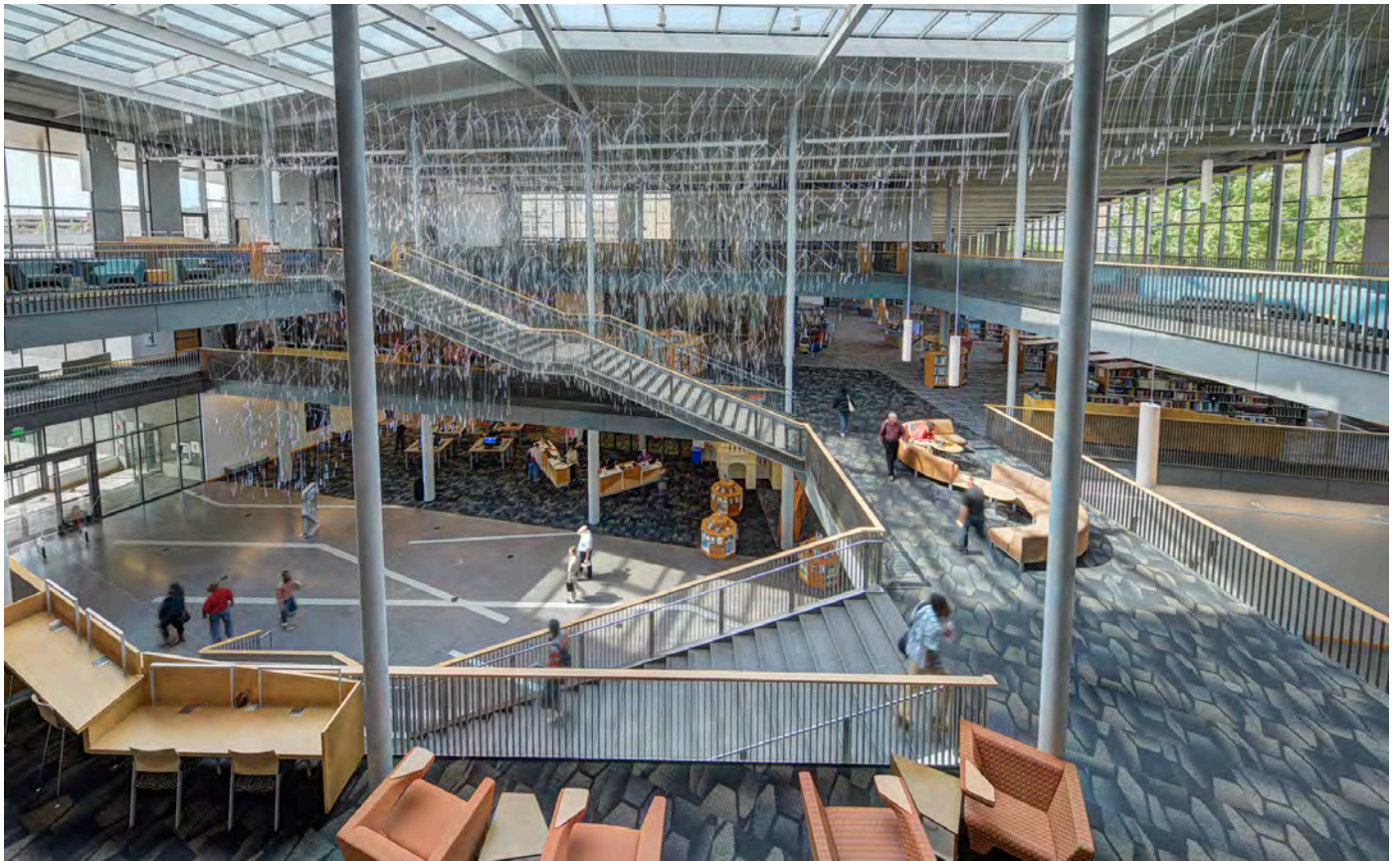
*Downtown Library/Garage  
Mixed-Use Feasibility*

## SELECTED PROJECTS IN DOWNTOWN SANTA CRUZ

Group 4 has a longstanding collaborative relationship with the City of Santa Cruz and Santa Cruz Public Libraries. Together we have worked with local stakeholder groups and community members to develop diverse studies, concepts, and designs for projects to enrich downtown Santa Cruz. Examples include:

- **Downtown Library/Garage Mixed-Use Feasibility Study (2016-2018)** – Group 4 studied the feasibility of a mixed-use development project at City Lot #4 including a relocated Downtown Library, commercial tenant spaces, and a public parking garage. The study developed several options to expand access to library services, mitigate downtown parking demand, and enhance the downtown Santa Cruz experience for residents and visitors alike. The study results were positively received by City Council in December 2016.
- **METRO Pacific Station Mixed-Use Development Study (2013-2016)** – Group 4 developed concepts for an innovative integration of downtown bus depot, public parking, tenant space, and residential units in the heart of downtown Santa Cruz. The project gave the community an opportunity to re-imagine a new Pacific Station that is an attractive, safe, sustainable, functional, and appreciated civic space. The project explored mixed-use options that may be appropriate at this site, including location of residential, commercial, and library services above the station.
- **Downtown Santa Cruz On-Call Services (2016-present)** – As part of an ongoing on-call services contract with the Economic Development Department, we have developed studies, conceptual design models, and renderings for a new **Farmers' Market Permanent Structure** and layout at City Lot #7, a new **Santa Cruz Warriors Arena, Civic Auditorium** renovation concepts, and other mixed-use development options in downtown.





## LIBRARY PLANNING AND DESIGN EXPERIENCE

Group 4 is a national leader in the planning and design of public libraries and library systems, with experience on hundreds of library projects. We provide a full range of services to library systems, from long-range master planning through design, construction administration, and post-occupancy evaluation. Selected project examples that highlight the scope, breadth, and depth of our experience include the following.

### MAIN LIBRARY, DAYTON OH

The flagship project of Dayton Metro Library's \$187 million capital improvement program is the renovation and expansion of the Main Library. Group 4 designed a three-story addition that integrates seamlessly with the renovated original library building, new parking garage, and adjacent Cooper Park. Group 4 collaborated with DML to develop the building program, which includes innovations such as two independently operable and flexible Opportunity Spaces; a rich variety of Co-Lab spaces with analog and digital tools to support collaborative learning and creative/maker activities; a flexible forum for library and community events; a black box theater; and an unstaffed 24/7 lobby.

The new library has quickly become a landmark in downtown Dayton and a social, creative, cultural, and entrepreneurial hub for the region. It has received recognition and honors from the American Institute of Architects, American Libraries magazine, Library Journal, and the US Green Building Council.



All images on this page: Main Library, Dayton OH





Scotts Valley Library

### SCOTTS VALLEY LIBRARY

A much-loved community roller rink was economically transformed into the new Scotts Valley Library, with expanded spaces for different user groups, a multi-purpose community room, meeting and group study rooms, and an outdoor terrace. The columnless interior creates flexibility and fluidity between spaces, while meeting and group study pavilions divide and define uses. Large skylights and polycarbonate lanterns bring light deep into the interior. The original roller rink's raised platform and booth seating inspired the dynamic teen space.

### SAN LORENZO LIBRARY

The San Lorenzo Library embraces the Alameda County Library's new customer-focused service model. The project modernized and nearly doubled the size of a 1960s era library located in an underserved, unincorporated area of Alameda County. The building was designed to maximize flexibility, including the independently operable community room; reading room furniture that can be easily moved aside for programs; and a raised floor system allowing easy relocation of power and data connections. A single point of service at the middle of the bowtie-shaped floor plan creates excellent sight lines and allowed the much-larger branch to be operated by the original staff component. The generous front porch — created by a dramatically extended butterfly roof — has become a local landmark and community destination for performances, festivals, bike repair clinics, and more.



San Lorenzo Library



*Downtown Library, Spokane WA*

### **SPOKANE DOWNTOWN LIBRARY**

Group 4 is leading the programming and design of seven libraries in Spokane, Washington. The flagship project is the revitalization of the Spokane Downtown Library, envisioned as a new regional destination for programs, art, culture, local entrepreneurship, and community events. The new library will provide space and support for community-based partners including the Community Court program and a local radio station.



### **OLATHE INDIAN CREEK LIBRARY**

Group 4's long-range, multi-project collaboration with the City of Olathe and the Olathe Public Library began with a long-range library master plan in 2012. In 2017, the City commissioned Group 4 to provide programming and library design services for the transformation of a former grocery store into the new Indian Creek Library. The City and community's future-forward vision for the new library had copious space for people and programs, including a retail-inspired marketplace, full-service cafe, fireplace lounge, large-capacity community event space, a gaming room, group study and collaboration spaces, and a well-equipped creative/maker lab. OPL administration and systemwide services were also relocated here. The City is confirming a P3 strategy for replacing its current, outdated Downtown Library with a mixed-use library, housing, and retail development.



*Indian Creek Library, Olathe KS*



Walnut Creek Library

### CIVIC CENTER + MIXED-USE PARKING FACILITIES

- **Miller Avenue Parking Garage Study** — feasibility/capacity analysis and development concepts for approximately 280-stall garage to serve downtown South San Francisco's downtown commercial district.
- **Walnut Creek Downtown District Garage** — planning and design for 120-stall underground parking structure beneath the new Walnut Creek Library, intended to also to serve visitors to city hall, Civic Park recreation facilities, and the downtown commercial district.
- **Dayton Main Library Garage** — planning and design to convert the original building's two underground levels into a new 100-stall parking garage.
- **Santa Clara Central Park Garage** — planning and design for 350-stall underground garage to serve the City's main library, international swim center, and destination park.
- **Milpitas Main Street Garage** — collaborated with Chong Associates to integrate a three-level parking structure with the new Milpitas Public Library. The new garage serves the Main Street Redevelopment District as well as the library.
- **Colma BART Station Parking Structure** — Group 4 was the AOR for the Colma BART Station complex, including a 1,400-stall multi-level parking structure.

In addition to Group 4's selected experience above, Watry Design brings their industry leading parking experience to the Santa Cruz Mixed-Use Project Cost Assessment.

## KEY PERSONNEL

As architects, planners, and public library specialists, Group 4 will coordinate an experienced team to develop the Downtown Library Mixed-Use Project Cost Assessment. Our management team consists of principals and associates who bring extensive experience in library and mixed-use project planning and design as well as deep familiarity with development issues in downtown Santa Cruz .

- Principal Project Manager **David Schnee** has worked with SCPL and Santa Cruz communities for more than a decade on diverse planning and design projects. David's approach is strategic and integrated, bringing together community-inspired planning and design concepts, rigorous feasibility and cost analysis, and a powerful storytelling voice. David will lead all aspects of the Group 4 team for this project, ensuring that City and Library objectives are met and expectations exceeded.
- Principal **Jonathan Hartman** brings detailed knowledge of the existing Downtown Library structure as well as experience presenting mixed-use development concepts to the Santa Cruz City Council. His experience and insights will inform the development and evaluation of the cost analysis.
- Associate Architect **Daniel LaRossa** is a talented designer who has been a key team member for many of Group 4's downtown Santa Cruz projects, including the previous Library/Garage Feasibility Study, Farmers Market permanent structure concepts, and METRO Pacific Station concepts.
- Principal **Dawn Merkes** is unmatched in her ability to bring diverse client, stakeholder, and community groups together and build a shared vision for public projects.



David Schnee



Daniel LaRossa



Dawn Merkes



Jonathan Hartman



#### 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

#### DAVID SCHNEE AIA LEED – PRINCIPAL PM

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 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, U.C., Berkeley*  
*Bachelor of Architecture, Cal Poly Pomona*  
California Registered Architect, C30361  
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 the design team develop innovative, integrated, efficient, and sustainable projects. 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 Gold Roosevelt Community Center in San Jose and the LEED 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 Mitchell Park Library + Community Center*
- *Palo Alto Rinconada Library*
- *Palo Alto Downtown Library*
- *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 passionate about how public projects can transform communities through an integrated architectural and urban design. He has worked with the City of Santa Cruz on multiple projects for more than five years.

### REPRESENTATIVE PROJECTS

- *Santa Cruz Downtown Library/Garage Feasibility Study*
- *Santa Cruz METRO Pacific Station Conceptual Dev't Strategy*
- *Santa Cruz On-Call Design Services*
- *Dayton Main Library + Garage*
- *Cincinnati Main Library / Walnut Street Plaza Mixed-Use Development Concepts*
- *Spokane (WA) Downtown Library*
- *El Cerrito Library/Mixed-Use BART TOD Study*
- *Pacifica Libraries Feasibility + Conceptual Design*
- *San Lorenzo Library*
- *Palo Alto Rinconada Library Renovation + Expansion*
- *Olathe (KS) Indian Creek Library*



### EDUCATION AND REGISTRATION

Master of Architecture, Univ. of Virginia

Bachelor of Science in Architecture,  
Washington University, St. Louis

California Registered Architect, C35233

## DAWN MERKES AIA LEED – PRINCIPAL

Award-winning architect Dawn Merkes is a champion of community-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 + Downtown Parking Garage*
- *Santa Clara Central Park Library + Parking Garage*
- *El Cerrito Library/Mixed-Use BART TOD Study*
- *Pacifica Libraries Feasibility + Conceptual Design*
- *Palo Alto Mitchell Park Library + Community Center*
- *South San Francisco Civic Center Development Master Plan*
- *Milpitas Public Library + Parking Garage*
- *Newark (CA) Civic Center Feasibility Study*



### EDUCATION AND REGISTRATION

Bachelor of Architecture,  
Montana State University, Bozeman

California Registered Architect, C24206

LEED Accredited Professional BD+C

## SUBCONSULTANT TEAM

We have assembled the best value-added sub consultant team that brings to this effort the experience to develop the optimal mixed-use strategies and the rigor and creativity to prepare the most appropriate library designs.



### WATRY DESIGN – PARKING STRUCTURE ADVISING

Having worked on projects from the city to the federal level, Watry Design understands the challenges associated with city government parking projects and the unique processes involved with their successful completion. We have in-depth experience working with stakeholders and design teams to create effective parking solutions, and a notable portfolio of projects with government and municipalities. Watry principal Michelle Wendler has been leading the design and engineering studies with Group 4 of the Downtown Santa Cruz mixed-use parking structure concepts for the Pacific Avenue and Cedar Street sites. This experience brings in-depth understanding of the many constraints in terms of structure, circulation, local traffic flow, operations, and cost. Their participation advising on the mixed-use project options in Task 2 will enable the Group 4 team to identify the most viable options.



### VAN METER WILLIAMS POLLACK – HOUSING COMPONENT ADVISING

VMWP's comprehensive and innovative design approach considers environmental, social, economic, and client needs to create buildings and communities that resonate with people. VMWP principal Rick Williams has been leading the design of Downtown Santa Cruz mixed use housing concepts for Group 4 for both downtown Santa Cruz sites. His experience brings unparalleled ability to advise on construction type, housing configurations, access, structural considerations, and infrastructure considerations that will support Group 4 in identifying the optimal strategies that will deliver the highest return on investment.



### MACK5 – COST CONSULTANT

Mack5 has worked with Group 4 on over a dozen library projects and is the most critical consultant to continue from the last assessment so that the new estimates will utilize the same format and methodological assumptions. By focusing on project success, we create a partnership with designers, owners, contractors, and other project stakeholders. This drives innovations, encourages team building and a "win-win" approach, and most importantly, results in optimal value for owners.



### BKF – CIVIL

BKF has worked with Group 4 on dozens of library projects including mixed use projects and will address civil scope and infrastructure cost savings. They were involved in the previous assessment project



### BASE DESIGN – STRUCTURAL

BASE provides a comprehensive range of structural engineering services to architects, developers, building owners and government agencies. BASE will take input from Watry and VMWP to develop conceptual level structural approach to the library project. They were involved in the previous assessment project.



### BLUE FOREST – MECHANICAL AND PLUMBING

Are leaders in sustainable design and have worked with Group 4 on other successful library and environmental innovation projects.

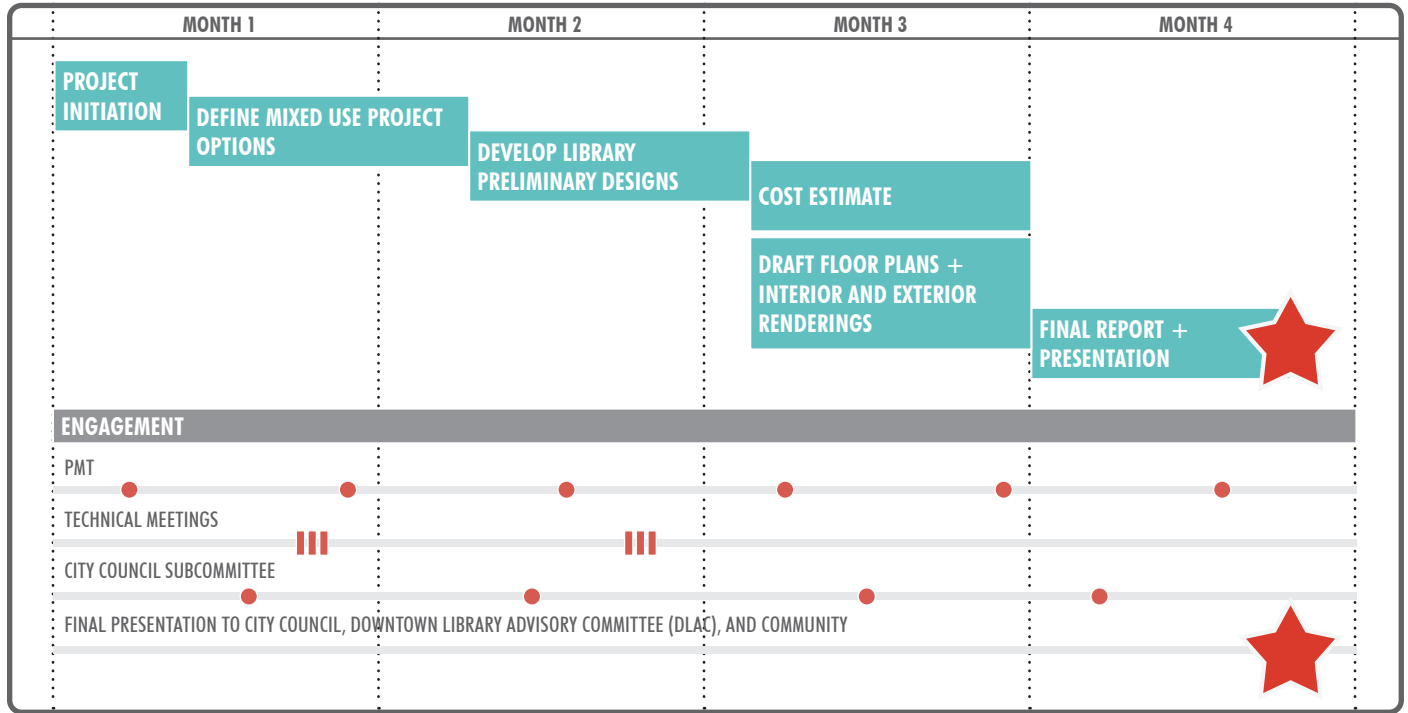


### ATIUM – ELECTRICAL AND LOW VOLTAGE SYSTEMS

Are leaders in the technical infrastructure design, for power, telecom, and data systems that are central to the success of contemporary libraries and have worked with Group 4 on other successful public projects.



# APPROACH AND PROJECT SCOPE



Below is our draft work plan and approach. We look forward to getting City and Library input to refine this to best meet your needs and any schedule constraints.

## 1. Project Initiation. ~1 week

In this task we will set up the project procedures to ensure excellent communications, a clear schedule, and create a common foundation of project data and understanding.

- Kick-off Project Management Team Meeting.
- Establish engagement plan and schedule.
- Review Library Facilities Master Plan, DLAC report, Renovation Cost Assessment and any mixed-use project preliminary development documents. Review of existing and proposed space program.

## 2. Define Mixed Use Project Options. ~3 weeks

Working with our specialty subconsultants in housing: Van Meters Willams Pollack (VMWP) and parking: Watry Design, we will efficiently generate multiple mixed-use project options that will address exacting technical, functional, and market considerations of each use to identify the mixed-use strategies that will generate the maximum return on investment (ROI) for the library.

- Develop up to 4 mixed use strategies
- Prepare a preliminary evaluation of these options considering, rough-order-of magnitude project cost and fair share cost allocation
- With City Council Subcommittee, review options and evaluations and select two preferred mixed-use options for further development:
  - a. First floor library and commercial space within a multi-story mixed use building parking, and housing above
  - b. Two-story library with adjacent parking wrapped with housing and commercial uses
- Technical meetings with City economic development, public works and planning
- 2 Project Management Team Meetings
- City Council Subcommittee meeting

### 3. **Develop Library Preliminary Designs.** ~3 weeks

We will collaborate with the library to translate it's vision for downtown library service into an exceptional customer experience with efficient functional staff operations.

- Develop plans to comparable level of quality with the same net-to-gross utilization factors.
- Include breakdown of program needs that can and cannot be accomplished within the budget for each option.
- Include designs for civil, structural, mechanical, electrical, tel/data to comparable level as renovation to inform cost estimating.
- Technical meetings with library to review plan development
- Project Management Team to review progress.
- City Council Subcommittee meeting

### 4. **Cost Estimate.** ~3 weeks

Working with the same cost consultant as in the previous assessment, and long-time collaborator Mack5, we will utilize the same methodologies and format for developing cost estimates for both options including options for additional costs for prevailing wage, green building standard and union and/or alternate delivery methods per the direction of the City.

- Draft review of cost model with subconsultants
- Draft review of cost model with Project Management Team

### 5. **Draft Floor Plans and Interior and Exterior renderings.** ~3 weeks in parallel to the Cost Estimate

We will prepare presentation quality plans and interior and exterior renderings that will show the qualities possible. We will use techniques comparable to the previous assessment for further apples-to-apples comparison.

- PMT review of draft plans and views

### 6. **Final Report.** ~3 weeks

We will package the materials into a report corresponding in format and presentation to the previous assessment for seamless comparison.

- PMT to review draft

### 7. **Engagement.** Throughout the process

- Project Management Team Meetings - approximately bi-weekly
- Technical Meetings with City and Library staff
- Meetings with City Council Subcommittee - approximately monthly
- Final Presentation to City Council, Downtown Library Advisory Committee (DLAC) and Community



**GROUP 4**

ARCHITECTURE  
RESEARCH +  
PLANNING, INC

211 LINDEN AVENUE

SO. SAN FRANCISCO

CA 94080 USA

T: 650.871.0709

F: 650.871.7911

