

RFP No.: B18/19-06 | July 30, 2019

# CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

**AGRICULTURE SCIENCES: VITICULTURE FACILITY  
LOS POSITAS COLLEGE**

tBP/Architecture, Inc.



Architecture  
Planning  
Interiors

July 30, 2019

Mr. Owen Letcher, Vice Chancellor, Bond Programs and Operations  
Chabot-Las Positas Community College  
Purchasing & Warehouse Services Department  
District, 7600 Dublin Boulevard, 3rd Floor  
Dublin, CA 94568

**Re: REQUEST FOR PROPOSAL No.: B18/19-06 | AGRICULTURE SCIENCES: VITICULTURE FACILITY LAS POSITAS COLLEGE**

Dear Mr. Letcher and Members of the Selection Committee:

Chabot-Las Positas Community College District's mission is to: "prepare students to succeed in a global society by challenging them to think critically, to engage socially, and to acquire workplace knowledge and educational skills." This heart-felt commitment is a perfect mindset from which to develop the New Viticulture Facility prepared for 21<sup>st</sup> century learning. Thank you for reviewing tBP/Architecture's Proposal for Comprehensive Architectural and Engineering Services for the Las Positas College Project. We would be pleased to continue our service to the District.

tBP/Architecture's core business is focused on the planning and design of community college facilities in California. Our firm model teams our 35 plus person architectural staff with specialty consultant experts. We are dedicated to delivering innovative spaces and cohesive campuses that encourage students' success. Our approach respects the opinions of all stakeholders, encouraging an inclusive dialogue that is translated into a design that is truly 'yours'. Our abilities are well-demonstrated on your campuses as well as many other community colleges throughout the State.

The following are some key factors to consider when evaluating our Team's qualifications:

- **Programming, Planning and Design Experience:** Over 300 major new construction and 450 renovation/modernization projects on 78 of California's community college campuses. We have completed over \$2.5 Billion in California Community College construction, while helping to secure \$200 million in capital outlay funds.
- **Unparalleled/Specialized Experience Related to the LPC Agriculture Sciences: Viticulture Facility:** 38 Science Laboratory Facilities, 36 Classroom Buildings/General Instruction Buildings, 80+ Foodservice Facilities and our Winery Consultant, Charles Brenneman, was an invaluable partner with the faculty in creating UC Davis' world-renowned research and teaching program and facilities.
- **Long history with CLPCCD:** Serving your District since 2004.
- **We are local:** The bulk of tBP/Architecture's Bay Area staff lives in or adjacent to the District. We have assembled a consultant team consisting of engineers whose offices are local as well.
- **Sustainability Focused:** Proven leaders in Sustainable Design as exemplified by our flagship project, LEED Platinum Chabot Building 500.
- **Participatory Governance:** tBP/Architecture believes that the best ideas evolve from an interactive and engaging dialogue with the entire community we serve.
- **Seasoned Team:** Proposed team and consultants with a long working relationship. We perform well together and look forward to working with your faculty, staff and other consultants to deliver a high-quality project.
- **We focus on Education:** All our work is with educational clients.
- Skilled at proving projects that are both practical and innovative; balancing projects needs with fixed budgets.
- Creative, effective, purposeful design solutions which "fit" each campus' culture and harmonize with the surrounding environment.
- Committed to successful community outreach and the engagement of the District and the local community.

Thank you in advance for reviewing tBP/Architecture's qualifications and approach for the Los Positas College Project. We look forward to the opportunity to meet with the District to discuss your vision and goals for this project.

Sincerely,  
tBP/Architecture

Philip J. Newsom, Architect, LEED AP  
Managing Principal/Bay Area

tBP/Architecture, Inc.  
Philip J. Newsom, Architect, LEED AP, *Executive Vice President/Managing Principal*  
925/246-6419 ext. 303; [pnewsom@tbparchitecture.com](mailto:pnewsom@tbparchitecture.com)  
**ARCHITECT/ENGINEERING CONTACT:** tBP/Architecture has thoroughly reviewed the District's Standard Architect/Engineering Contract (Attachment C) and accepts all terms and conditions.  
*Addendum Acknowledgement:* Addendum No. 17/22/2019

# TABLE OF CONTENTS



## Proposal

<b>Cover Letter</b>	1
Table of Contents	i
<hr/>	
<b>1. Architectural Firm   Knowledge and Relevant Experience</b>	2
Community College Facilities Design	2
<i>Agricultural and Science Laboratory Facilities</i>	2
<i>Classroom Buildings/General Instruction</i>	3
<i>Chabot-Las Positas CCD Experience</i>	3
Specific Relevant Projects   Information/References	4
<hr/>	
<b>2. Winery Design Consultant   Knowledge and Relevant Experience</b>	10
Resume	10
Viticulture/Enology Teaching Facility Experience	11
<i>Winery Needs Assessment</i>	11
<i>Community Needs Assessment</i>	11
<i>Experience with Building Design Planning</i>	12
- <i>Learning Environments &amp; Tasting Rooms</i>	12
<i>Viticulture Teaching Facility Technologies</i>	13
<i>Fostering Collaborative Programs</i>	13
<hr/>	
<b>3. Project Team</b>	14
Proposed Project Team	14
Resumes	15
<hr/>	
<b>4. Design Process Approach</b>	23
Design Philosophy/Approach	23
Current Instructional Trends	25
Use of Hillside	25
Storm Water Management Systems	25
Programming Team	25
<hr/>	
<b>5. Business Terms</b>	26
Professional Fee	<i>Separate Envelope</i>
Architect/Engineering Contract Statement (Attachment C)	26
Non-Collusion Affidavit (Attachment A)	27



## SPECIALIST IN COMMUNITY COLLEGE PLANNING AND DESIGN

- 67 Years Relevant Experience
- 450+ College Renovations/Modernizations (Major Projects)
- 300 Community College Projects (Major Facilities)
- 92 College and University Campuses
- 38 Agricultural and Science Laboratory Facilities
- 36 Classroom Buildings/General Instruction
- 80+ Foodservice/Kitchens and Cafeterias
- Completed 69 IPPs and 113 FPPs
- 21 Community College Facility Coalition (CCFC) Design Awards
- 160 Planning and Design Awards
- Sustainable Design Practices
- 12 LEED Projects (2 LEED PLATINUM Certified)
- 20 Savings By Design Projects
- Specialist in Community College Shared Governance Process
- Previous Experience with Chabot-Las Positas CCD



AGRICULTURE SCIENCES: VITICULTURE FACILITY  
RFP No.: B18/19-06 | Las Positas College | CLPCCD



Antelope Valley College Health & Science Building, Lancaster, CA



MiraCosta College Horticulture Complex, Oceanside, CA

# 1. ARCHITECTURAL FIRM | KNOWLEDGE AND RELEVANT EXPERIENCE



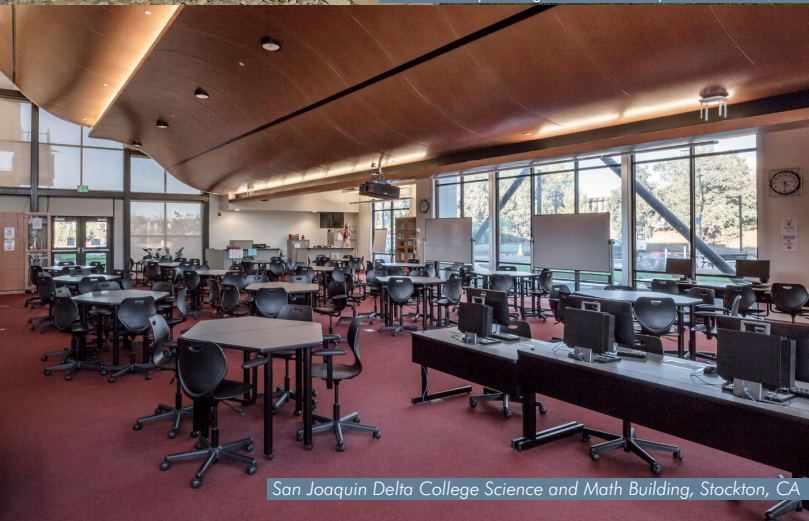
# 1. ARCHITECTURAL FIRM | KNOWLEDGE AND RELEVANT EXPERIENCE

## Community College Facilities Design

*Provide recent experience in developing a Viticulture Teaching Facility. Provide a minimum (3) three similar sized projects for which your firm served as the Architect of Record. The Project information should include Owners Name, address and contact information, project description, construction type, year started and completed and/or construction status, project and construction cost, construction schedule, change order percentage, any particular considerations and/or challenges addressed.*

**Featured Project Descriptions | See page 4.**

**Our firm's work is entirely focused on creating inspirational educational environments.** We have learned much about how to facilitate educational architecture over our 67 year history and we can bring that expertise to you. We can share our experiences with you to provide you with time-tested alternative solutions as well as the most current educational concepts and then listen and respond to you with options, so that you are able to make informed decisions that "fit" the District processes and culture. We are involved with forward looking educational college and facilities planning organizations such as Community College Facility Coalition (CCFC), Council of Educational Facility Planners International (CEFPI).



## 38 | AGRICULTURAL AND SCIENCE LABORATORY FACILITIES

**Antelope Valley College Environmental Horticulture Science Building, Lancaster, CA**

**Antelope Valley College Health and Science Building, Lancaster, CA**

**Cabrillo College Science Building 300 Renovation, Aptos, CA**

**Cerritos College Health Science Building IPP, Norwalk, CA**

**Citrus College Nursing Vo-Tech Department Reconstruction/ Addition, Glendora, CA**

**Citrus College Math/Science Building, Glendora, CA**

**Citrus College Physical Science Building Renovation, Glendora, CA**

**Citrus College Biology Life Science Building Renovation, Glendora, CA**

**City College of San Francisco Anatomy Lab Renovation (Schematic Design), San Francisco, CA**

**Cleveland Chiropractic College Renovation, Los Angeles, CA**

**Columbia College Allied Health Cohort Program Renovation, Sonora, CA**

**Compton CCD Allied Health Building FPP, Compton, CA**

**Contra Costa College Science and Allied Health Building FPP, San Pablo, CA**

**Cypress College Science Building, Cypress, CA**

**Diablo Valley College San Ramon Campus Math and Science Classrooms, San Ramon, CA**

**El Camino College Science Laboratories, Torrance, CA**

**Fullerton College Chemistry and Marine Biology Lab, Fullerton, CA**

**Fullerton College Physical Science/Life Science Building, Fullerton, CA**

**Fullerton College Physical Science/Life Science Building FPP, Fullerton, CA**

**Irvine Valley College Chemistry Building, Irvine, CA**

**Irvine Valley College Nursing/Health Studies FPP, Irvine, CA**

**Los Medanos College Science Building, Pittsburg, CA**

**Los Medanos College Nursing and EMT Renovation, Pittsburg, CA**

**MiraCosta College Horticulture Complex, Oceanside, CA**

**Modesto Junior College Glacier Hall, Allied Health Building, Modesto, CA**

**Orange Coast College Chemistry Building, Costa Mesa, CA**

**Palomar College Multimedia Lab/Planetarium, San Marcos, CA**

**Riverside College Moreno Valley Campus Science and Math Building, Moreno Valley, CA**

**Riverside College Nursing Facility FPP, Riverside, CA**

**Riverside College Norco Campus Science and Math Building, Norco, CA**

**Saddleback College Marine Biology Laboratory, Irvine, CA**

**Santa Ana College Science FPP, Santa Ana, CA**

**San Joaquin Delta College Science and Mathematics Building, Stockton, CA**

**San Jose City College Science Complex, San Jose, CA**

**Santa Monica College, Bundy Campus West Building Renovation, Nursing Laboratories, Los Angeles, CA**



**Santa Rosa Junior College Petaluma Campus New Science Building | Bridging Documents**, Petaluma, CA (*CURRENT*)  
(*Savings By Design*)

**Santa Rosa Junior College Lark Science and Math Interim Housing**, Santa Rosa, CA (*CURRENT*)

**West Valley College Planetarium**, Saratoga, CA

**Woodland College Cadaver Room Remodel | Bridging Documents (Design/Build)**, Woodland, CA

## 36 | CLASSROOM BUILDINGS/ GENERAL INSTRUCTION

**Anaheim Higher Education Center**, Anaheim, CA

**Antelope Valley College Environmental Horticulture Science Building**, Lancaster, CA

**Antelope Valley College Health and Science Building**, Lancaster, CA

**Cabrillo College Science and Visual Arts Buildings Renovation**, Aptos, CA

**Cerritos College Liberal Arts and DSPS Building**, Norwalk, CA

**Citrus College Visual Arts Complex**, Glendora, CA

**Citrus College Vocational Tech Complex**, Glendora, CA

**Citrus College Math/Science Building Replacement**, Glendora, CA

**City College of San Francisco Anatomy Lab Renovation (Schematic Design)**, San Francisco, CA

**Coastline Community College Higher Education Center**, Garden Grove, CA

**College of the Desert Communication Building**, Palm Desert, CA  
(*LEED SILVER Goal*)

**College of the Redwoods Creative Arts Building**, Eureka, CA  
(*CURRENT*)

**Compton College Instructional Building #2**, Compton, CA  
(*Savings By Design*) (*CURRENT*)

**Contra Costa College New College Center, General Education Building**, San Pablo, CA

**Contra Costa College Applied Arts Renovation**, San Pablo, CA

**Cypress College Vocational Technology Center**, Cypress, CA

**Diablo Valley College San Ramon Center**, San Ramon, CA

**De Anza College Advanced Technology Center**, Cupertino, CA

**Fullerton College Faculty Office/Classroom Building**, Fullerton, CA  
**Hartnell College Center for Assessment and Lifelong Learning (CALL Building)**, Salinas, CA

**Los Medanos College Math Building**, Pittsburg, CA

**Los Medanos College Science Building**, Pittsburg, CA

**MiraCosta College Classroom Building**, Oceanside, CA

**MiraCosta College Horticulture Complex**, Oceanside, CA

**Modesto Junior College Glacier Hall (Allied Health)**, Modesto, CA

**Orange Coast College Language Arts and Social Sciences Building**, Costa Mesa, CA (*Savings By Design*) (*CURRENT*)

**Riverside College, Moreno Valley Campus Applied Technology Building**, Moreno Valley, CA

**Riverside College, Moreno Valley Campus Humanities Building**, Moreno Valley, CA

**Riverside College, Moreno Valley Campus Science/Math Building**, Moreno Valley, CA

**Riverside College Industrial Technology Center**, Norco Campus, Norco, CA

**Riverside College Science/Math Building**, Norco Campus, Norco, CA

**Riverside College Martin Luther King Jr. High Technology Center Renovation**, Riverside, CA

**San Joaquin Delta College Science and Mathematics Building**, Stockton, CA

**San Jose City College Science Complex**, San Jose, CA

**Santa Monica College, Bundy Campus West Building Renovation**, Los Angeles, CA

**Yuba College Sutter County Educational Outreach Facility**, Yuba City, CA (*LEED SILVER Goal*)

## CHABOT-LAS POSITAS CCD EXPERIENCE

**Chabot College**, Hayward, CA

Community and Student Services Center

Parking Lots A/B & G/H Improvements

Building 1600 (Classroom Building) Modernization FPP (Updated 2009, 2015-2016)

2007 Facilities Master Plan Graphic Update

2005 Facilities Master Plan

**Chabot-Las Positas CCD**, Dublin, CA

District-Wide Technical Standards



Contra Costa College New College Center (General Education), San Pablo, CA



Chabot College Community and Student Services, Hayward, CA



## Specific Relevant Projects

### Antelope Valley College Environmental Horticulture Complex

**Client:** Antelope Valley Community College District

3041 West Avenue K, Lancaster, CA 93536

Mr. Doug Jensen, Director, Facilities & Campus Development

661/722-6526; djensen@avc.edu

**Services Provided:** Program Verification, Design, Construction Documents, Construction Administration

**Construction Type:** Type V B, non-rated, fully sprinklered

**Year Started/Completion Date:** November 2005/May 2009

**Construction Schedule:** May 2008 - Sept. 2009

**Construction Cost:** \$3,946,602

Original Contract Sum/Bid: \$3,868,595

Total Change Orders: \$78,007

Final Construction Cost: \$3,946,602

District Requested COs: (0.34%) \$13,258

A&E Related COs: (0.74%) \$29,063

Field Condition COs: (0.9%) \$35,686

**Project Location:** Lancaster, CA

**Project Size:** 16,657 gsf

**Program:** Classrooms, Faculty Offices, Faculty Workroom, Computer Lab, Agriculture Labs, Prep Room, Walk-in Refrigerator, Greenhouses, Materials Storages, Maintenance Shops, Warehouse

The Environmental Horticulture/Science Laboratory Complex supports the College's Agriculture Program through classroom, lab and live plant instruction. The Main Building is organized along a broad Hallway which serves as the main circulation through the Building and out to the Yard. The Hallway has a colored concrete floor, allowing plants to be displayed along the walls. Natural light enters the Hallway from all directions, through clerestory windows above and from the east and west entries. Additional "borrowed" natural light enters the classrooms through clerestory windows from the Hallway.

The facility is designed for students to receive instruction in classrooms and work in adjacent lab prep rooms, which are connected directly to the Lath House, where plants are under cultivation. Irrigation systems also are part of the instruction program. The Complex includes a variety of conditions for plant life. The Lath House and Shade House provides specific protected conditions; while four greenhouses have various climates, from tropical to desert environments. Individual garden landscapes were created in outdoor yard areas.





## MiraCosta College Horticulture Complex

**Client:** MiraCosta Community College District

One Barnard Drive, Oceanside, CA 92056

Mr. Tom Macias, *Director of Facilities*

760-795-6691; tmacias@miracosta.edu

**Services Provided:** Programming, Design, Construction Documents, Construction Administration

**Construction Type:** Type II, 1 hour fire sprinklered for 1 hour Construction

**Year Started /Completion Date:** April 2002/January 2007

**Construction Schedule:** October 2005 - January 2007

**Construction Cost:** \$6,983,208

Original Contract Sum/Bid: \$6,639,954

Total Change Orders: \$343,254

Final Construction Cost: \$6,983,208

**Project Location:** Oceanside, CA

**Project Size:** 10,700 sf

**Program:** Classrooms, 2 Science Labs, Soil Testing Lab, Landscape Design Drafting and Auto Cad Classroom, Floral Design, Display Area, Greenhouses and Landscape Equipment Maintenance

The Horticulture Building at MiraCosta is focused on teaching students the art and science of cultivating plants. This focus provides students the opportunity to gain instruction aligned with career options that fit the infamous local flower growing community. In addition to floriculture and supporting the local nursery industries the instructional spaces support landscape design, turf management, enology, and viticulture. The facilities are planned flexibly to change as landscape approach and philosophies change with our focus on water conservation.

Poised on a hillside above an arroyo, the 10,000 s.f. facility sits on 5 acres of growing area and provides students the opportunity to experiment with plant growth in multiple growing environments; greenhouses, lath houses, and a large park/garden area surrounding the complex that encourages students and faculty to walk and enjoy the sights and smells.







## Contra Costa College New College Center (General Education Building, Student and Administration Building and Fireside Community Hall)

**Client:** Contra Costa Community College District  
500 Court Street, Martinez, CA 94553  
Mr. Ben Azarnoush, *Director of Construction Program Controls*  
925/229-6844; bazarnoush@4cd.edu

**Services Provided:** Master Planning, Programming, Construction Documents, Construction Administration

**Construction Type:** Type IIA & VB (Multiple Bldgs)

**Year Started/Completion Date:** December 2009 - September 2016

**Construction Schedule:** October 2013 – September 2016

**Construction Cost:** \$56,760,000

Original Contract Sum/Bid:	\$51,560,000
Total Change Orders:	\$3,328,589
Final Cost:	\$56,760,000

Owner Requested COs:	(3.6%)	\$2,000,000
A&E Related COs:	(0.7 %)	\$400,000
Contractor COs:	(0.0%)	\$-
Other COs:	(1.7%)	\$928,589

**Project Location:** San Pablo, CA

**Project Size:** 108,379 sf | General Education Building: 51,212 sf;  
Fireside Hall: 3,590 sf; Student and Administration: 53,577 sf;

**Program: 3 Buildings and Central Quad - General Education Building:** 11 Classrooms, 4 Computer Labs, 200-seat Tiered Lecture Hall, Division Office, Faculty Offices; **Student and Administration Building:** Student Life, Culinary Arts and Food Services (*Restaurant & Cocktail Bar, Production Teaching Lab, Instructional Kitchen, Instructional Bake Shop, Retail Snack Bar, Student Snack Bar, Student Cafeteria*), Bookstore, Administration, Business Services, Research and Planning, Marketing, Economic Development and Grants, Faculty Senate, Career Tech Education, Middle College Programs, Central Quad; **Fireside Hall:** Large Flexible Meeting Room

**Sustainability:** Savings By Design

This project re-imagines the central campus to infuse new energy into the aged campus. Three new buildings form a dynamic central core focused on students and organized to facilitate and encourage student life. An amphitheater, a free speech area, student dining area and Creekside areas are surrounded by a 3-story Classroom/Lecture Hall/Faculty Office Building with views of San Francisco city lights across the bay, an Administration/Student Center/Culinary Arts/Food Service/Bookstore building, and the community use "Fireside" Pavilion. The learning environments can be characterized as consisting of formal and informal learning spaces. *Formal spaces:* All classrooms are outfitted with moveable furniture to accommodate different learning and teaching styles and are technology rich. A lecture hall with sloped seating can accommodate 200 students. *Informal spaces:* Collaborative teaching and learning spaces were accomplished by providing varied sized informal spaces in and outside the building.





## San Joaquin Delta College Science and Mathematics Building

**Owner:** San Joaquin Delta Community College District  
Ms. Kathy Roach, *SJDCCD Measure L Bond Program Manager*  
916/256-6088; kroach@deltacollege.edu

**Services Provided:** AOR-Programming, Design, Construction Documents, Construction Administration, Interior Design

**Construction Type:** Type I, fully fire sprinklered, A-3, B, S-1 Occupancy

**Year Started /Completion Date:** May 2006\*\* - January 2014  
*\*Project on hold several years*

**Construction Schedule:** July 2011 - January 2014

**Construction Cost:** \$39,368,987

Original Contract Sum/Bid: \$35,149,900\*

\*Competitive bidding in down market

Change Orders: \$4,219,087

Final Cost: \$39,368,987

Owner Requested COs: (-1.99%) \$-701,845

A&E Related COs: (2.66%) \$933,626

Regulatory/Field Condition COs: (11.34%) \$3,987,306

**Project Location:** Stockton, CA

**Project Size:** 114,346 sf

**Program:** Classrooms/Labs for Chemistry, Biology, Geology, Geography, Oceanography, Physics, Astronomy, Math

**Sustainability:** Aircurity System monitors have higher control of HVAC in labs, and lighting levels are controlled via sensors.

The San Joaquin Delta College Science and Math Complex is a replacement building for an outmoded/outdated facility which could not accommodate the tremendous growth that the sciences have experienced. The 3 story building is organized with physical sciences and physics on the ground level, biological sciences on the second level and chemistry labs on the third level. Each department is supported with division offices, casual student interaction spaces, and classrooms on each respective level. On the ground level additional support spaces such as large group lecture spaces, an integrated science tutorial center and the MESA center which provides math, engineering, and science achievement are provided.

Each division is organized with lab service cores consisting of technician offices lab preparation areas and lab storage rooms at the center surrounded by student teaching labs. The central service core provides a safe separation of students from chemicals and the ability to have fewer staff render more services than other arrangements.

The architecture "fits" the village character of the original San Joaquin Delta College campus translated in a modern language whose goal was to be as transparent as practical to allow passersby to understand the science division offerings. A science demonstration garden surrounds much of the building complex.





## Antelope Valley College Health and Science Building

**Owner:** Antelope Valley Community College District  
Mr. Doug Jensen, *Director, Facilities & Campus Development*  
661/772-6300 x6470; djensen@avc.edu

**Services Provided:** Program Verification, Design, Construction Documents, Construction Administration

**Construction Type:** Type II-B, Fully Sprinklered, "B" and "A" Occupancies, Steel braced frame with metal panel / precast concrete panel exterior

**Year Started /Completion Date:** June 2007/May 2013

**Construction Schedule:** Dec. 2009 - May 2013

**Construction Cost:** \$37,498,003

Original Contract Sum/Bid: \$34,053,833

Total Change Order: \$3,444,170

Final Construction Cost: \$37,498,003

District Requested COs: (3.72%) \$1,266,802

A&E Related COs: (1.89%) \$643,617

Field Condition COs: (2.81%) \$956,913

Unknown: (1.69%) \$576,838

**Project Location:** Lancaster, CA

**Project Size:** 105,085 sf

**Program:** Shared Learning Spaces: Interdisciplinary Learning Center/Computer Lab Suite, Central Resource Center and AV Equipment Storage Facility, Flexible Classrooms, 100 Person Lecture Hall, Open Computer Lab, Faculty Training Lab, Tutorial Lab  
Biology Program Labs and Prep Areas: Biology, Botany, Microbiology, Physiology and Anatomy Labs, 80-seat Immersive Theater/Atmospherium; Nursing Program Labs and Support Areas: Skills Lab, Simulation Suite, EMT Lab, Respiratory Therapy Lab, Medical Office Assisting Lab, Nutrition and Food Lab, 100-seat Surgery Demonstration Lab

**Sustainability:** Sustainable principles were a driving factor in the project development, including building orientation with its shaded courtyard and the fritted high-performance insulated glass with solar shading elements. The materials and systems selection included materials with high post-consumer-recycled content and high life cycle performance, low-VOC finishes, low-energy VAV fume hoods, low-water usage fixtures, native and drought tolerant plant species, low-energy condensing boilers, and Greenguard certified furniture. The project exceeds Title 24.

The new futuristic U-shaped two-story Health and Sciences Building brings together two unique programs creating a highly flexible integrated learning facility at the heart of the campus. The goal of supporting student learning styles in a unique way manifested itself in specialized and flexible learning environments and a variety of student "owned" spaces that allow casual anytime interaction inside and around the complex.



# Santa Rosa Junior College Petaluma Campus Science Building | Bridging Documents

**Client:** Sonoma County Community College District  
Bailey Hall 1304, 1501 Mendocino Avenue, Santa Rosa, CA 95401  
Ms. Catherine Williams, PhD, *Dean, Instruction and Enrollment Management/SRJC*

707/778-3628; cwilliams@santarosa.edu

**Services Provided:** Programming, Design, Bridging Documents

**Year Started /Completion Date:** 2018/May 2019

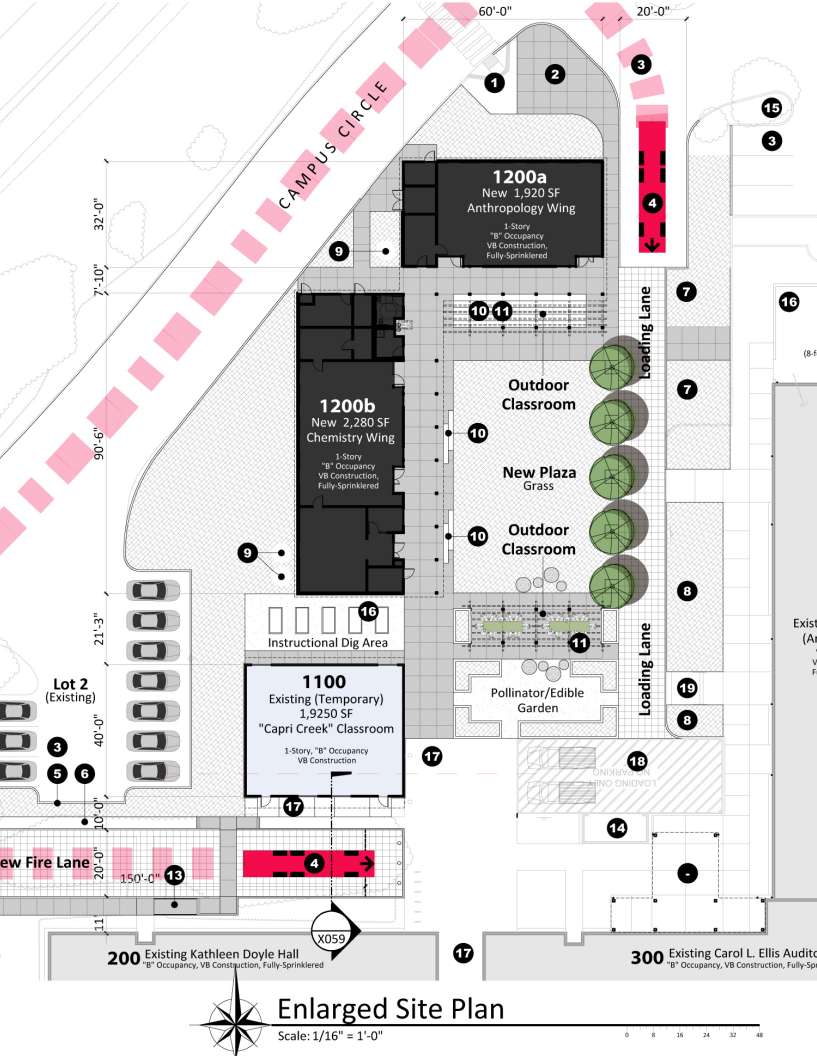
**Construction Schedule:** NA

**Project Location:** Santa Rosa, CA

**Project Size:** 4,334 gsf

**Sustainability: Savings By Design**

**Program:** Chemistry Lab, Prep Support/Instrumentation Room, Anthropology Lab and Storage, Shared Storage Room, Toilet Rooms, Mechanical/Electrical Room, Outdoor Classroom



This project includes the construction of a new science building, new outdoor classroom space, general site and landscape improvements, and relocation of existing underground wet utilities. The preferred location for this building would be to the north of Building 200 and to the east of Building 300, creating an outdoor quad/potential learning environment connecting adjacent buildings. Maintaining access to the Capri Creek Bridge, including preserving the existing connecting allée, is an important design consideration. A building oriented more north-south might be a better configuration in terms of expandability and preserving the desired connection to the Capri Creek Bridge.

As the Facility Master Plan suggests, there is a strong vision to make the entire campus an outdoor classroom and there is a strong need for more outside learning opportunities. There are needs for both protected and unprotected outside learning environments, and for both small group teaching and full-scale lecturing. Therefore, a new Outdoor Classroom will be provided which is to include: Immediate adjacencies to Science and Art with STEM (STEAM); Outdoor projection capabilities; Whiteboard/glass board writing surfaces; Various forms of outdoor seating; Protection from wind and sun; "Dig" space to support the new adjacent Anthropology Classroom. and Electrical power and data.

## 2. WINERY DESIGN CONSULTANT | KNOWLEDGE AND RELEVANT EXPERIENCE



## 2. WINERY DESIGN CONSULTANT | KNOWLEDGE AND RELEVANT EXPERIENCE

### Winery Design Consultant/Resume

Provide experience developing Viticulture teaching facility programs, including but not limited to:

- Provide a brief (one page or less) resume for key Design team member(s), indicating the individual's education, experience, and a description of the typical anticipated role(s) or responsibility(s) of the individual relative to the Winery Design Consultants services.

#### **CHARLES 'CHIK' BRENNEMAN, Winemaker**

After earning his UC Davis master's degree in food science with a concentration in enology, Chik gained 10 years of practical winemaking experience at several Northern California wineries. In 2006 he accepted his position at a time when the university was planning and developing its new winery at the Robert Mondavi Institute for Wine and Food Science. Chik, winemaker and facility manager for the Department of Viticulture and Enology, oversaw all winemaking operations and was an invaluable partner with the faculty in creating UC Davis' world-renowned research and teaching program and facilities. He was honored among staff with a CA&ES Award of Distinction.

The manager's position required a unique blend of skills: helping in the management of the vineyards at UC Davis and the Oakville Research Center, scheduling grape harvest for teaching and research projects, overseeing the making of research wines, instructing students and industry professionals, producing special wines for industry short courses, maintaining two bottled wine collections, operating the winery's analytical laboratory, and supervising a small army of students.

#### **Relevant Work Experience**

- Baker Family Wines | Winemaker/Partner June 2013 – Present
- University of California, Davis - Department of Viticulture and Enology | Winemaker/Facility Manager Feb. 2006 – March 2019
- Robert Mondavi Corporation/Constellation Wine Company | Production Lab Manager Feb. 2003 – Jan. 2006
- Terre Rouge/Easton Wines | Cellarmaster June 2002 – Jan. 2003
- Amador Foothill Winery | Cellarmaster Dec. 1999 – June 2002

#### **University of California at Davis – Direct Teaching Responsibilities**

- Wine Production Laboratory (VEN 124), Wine Analysis (VEN 123), Winery Equipment and Design (VEN 135) Instructor of Record Summer Abroad - Introduction to Winemaking (VEN 3), Dijon, France (2012, 2014, 2016, 2018, planned for 2020 and 2022) University Extension – Instructor (Step by Step Winemaking, Filtration Short Course, Introduction to Brewing), Honey and Pollination Center – Instructor (Introduction to Meadmaking, Intermediate and Advanced Meadmaking), Co-author on Instrunumerous publications

#### **University of California at Davis – Facility Manager LEED Platinum Teaching and Research Winery at the Robert Mondavi Institute for Wine and Food Science**

- Worked with key faculty members to identify program requirements for the design and construction of the world's first LEED platinum winery, which design, and construction model became a template for all future construction projects on the UC Davis Campus. With a focus on sustainability, we also designed and constructed the Jess S. Jackson Sustainable Winery Building in 2012.
- Executed daily operations. Coordinated teaching and research operations. In 2017, the facility processed 100 tons of fruit across 440 individual fermentations.
- Identified facility equipment needs for both teaching and research operations and secured equipment. UC Davis has one of the most advanced research fermentation systems in the world.
- The Research and Teaching Winery serves as a model for the world in how to make the best wines using revolutionary technology and sustainable practices. As a result, the winery hosts hundreds of visitors per year who have interest in wine making, sustainability and innovation. Brenneman was a frequent host for these guests who are largely UC Davis donors, alumni or individuals who may support UC Davis because of Brenneman's welcoming spirit. His knowledge of the winery and its equipment blend with his passion for UC Davis to inspire generosity and pride.
- Established a winery internship program introducing students to the process of making wines. Students were trained and became integral members of the teaching and research team.
- The UC Davis Viticulture and Enology is a multidiscipline program.
  - Worked with the Electrical and Computing Engineering department to develop sensors and remote fermentation monitoring systems.
  - In the vineyards, worked with grape breeders who were developing disease resistant varieties. The fruit would be brought to the winery to be made into wine, to give the breeders a level of understanding of the potential wine quality.



**Charles 'Chik' Brenneman**

Former Instructor, Facility Manager and Vineyard Manager at UC Davis Robert Mondavi Institute for Wine and Food Services, Davis, CA



## University of California at Davis – Vineyard Manager for the at the Robert Mondavi Institute for Wine and Food Science

- Oversaw daily vineyard operations, established the new teaching vineyard on the main UC Davis Campus. Was also responsible for 32 acres of the Oakville Viticulture Research Station in Napa

### Education

University of California at Davis

Master of Science degree in Food Science/Enology (2000)

California State University, Sacramento

Bachelor of Science in Clinical Laboratory Science (1983)

### Awards

College of Agriculture and Environmental Sciences Staff Award of Distinction, 2017

Staff Stewardship Award, 2017



*“Chik has provided a level of enthusiastic participation and effective contributions far beyond that expected of his position as we planned, constructed, equipped, started and operated the new LEED Platinum Teaching and Research Winery and Jackson Sustainable Winery Building.”*



—Viticulture & Enology faculty members Roger Boulton, David Block, Andrew Waterhouse, Hildegarde Heymann, and Linda Bisson



## Viticulture/Enology Teaching Facility Experience

- Provide experience with Winery needs assessment (i.e. space-needs Viticulture, Enology, etc. assessment)

### WINERY NEEDS ASSESSMENT

tBP/Architecture has more than 60 years of experience in needs assessments for Community College Campuses. Our process begins in listening to our clients, observing how they work, and creating a program of needs. In this case, the program deliverable will include a list of spaces, sizes and relationship diagrams. It will also include a full winery equipment list and operational flow diagram.

To incorporate the unique needs of a Viticulture and Enology Teaching Facility, we have included Chik Brenneman as our Translator General. Chik will help translate the needs into architecture. Chik will also be able to share his experience in guiding such a project from concept, through design and construction. Perhaps more than anything, he can help contribute strategies to make the facility sustainable.

- Provide experience with Community needs assessment (students, faculty, staff and Community)

### COMMUNITY NEEDS ASSESSMENT

tBP/Architecture has built a practice around the belief that the best ideas evolve from an interactive and engaging dialogue with the community who will live in the environments we are asked to design. A successful and sustainable design is built upon the intrinsic cultural qualities of a campus to create unique environments that raise the quality of learning for all.

tBP/Architecture's experience with Community College Projects gives our team invaluable experience in the Participatory Governance environments. We believe that inclusiveness is an essential element of a successful project. We know that there is no cookie cutter approaches to engaging diverse user groups of different backgrounds and broad interests. One of tBP/Architecture's strengths is developing communication strategies which engage students, faculty, staff, and the broader community on their terms and ground. We will work with the District to tailor a Collegial engagement strategy using social media, surveys, town halls and focused user group meetings to ensure Public Support.

The process will offer each participant a fresh start and begins with learning, sharing, and understanding the existing parameters, challenges, vision and goals for a project and campus. Utilizing an Interactive Workshop approach, administrators and staff, faculty, students, community and Program Managers, become engaged in the evolution of a concept. Several are developed and evaluated together, all leading to a preferred outcome as determined by the



**Charles 'Chik' Brenneman**  
Former Instructor, Facility Manager and Vineyard Manager at UC Davis Robert Mondavi Institute for Wine and Food Services, Davis, CA

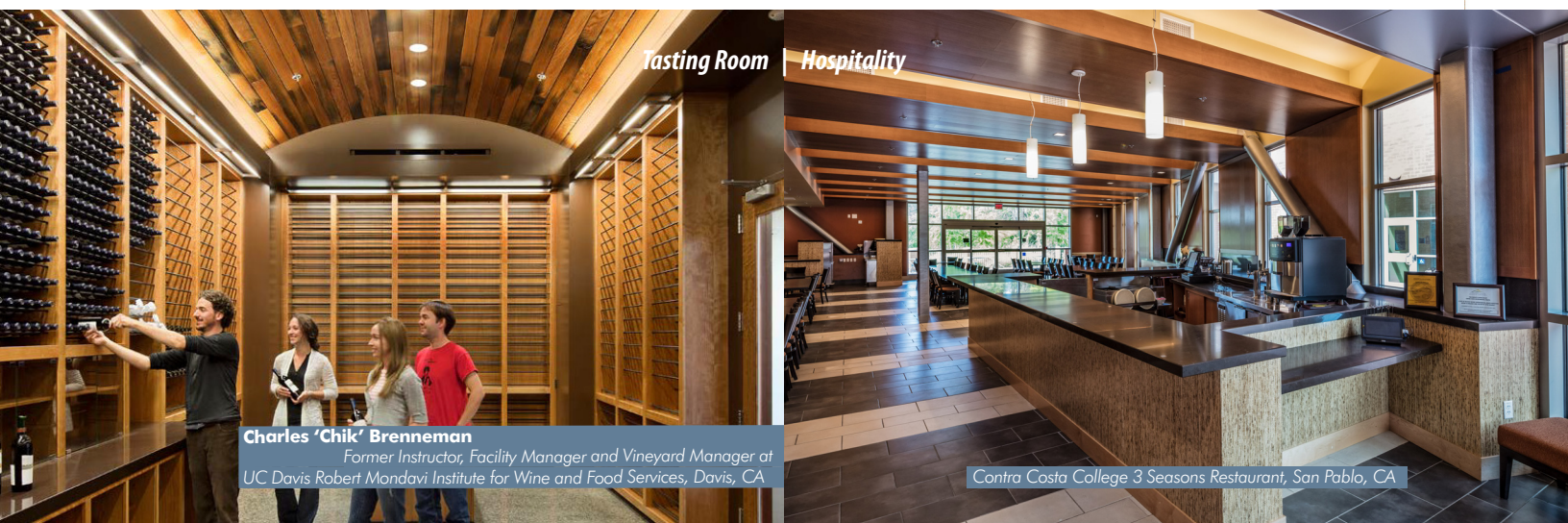


college's vision and goals, contextual influences, parameters, programmatic needs, functional relationships, maintenance lessons, adaptability, access, identity, and environmental sustainability. These become the foundation from which a project's concept will grow.

- Provide experience with Building Design planning – including tasting room, equipment, technology needs, learning spaces, acoustics, lighting requirements, security, etc.

## EXPERIENCE WITH BUILDING DESIGN PLANNING

- **21st Century Learning** - Day One, the students who use this facility will have been born in the 21st century. The labs must be equipped to train them in the ways they are accustomed to. Together, we will examine the impacts of “project-based learning” and “flipped” classroom instruction on your programs and space.
- **Tasting Rooms** – A bottle of wine; the color, label, shape, capsule, closure and shoulder reveals to the drinker a story of what to expect in the tasting. A wine tasting room has the same opportunity to reveal a story. The décor should inform the senses and engage your imagination about the wine or the wine making Process. A craftily designed tasting room expresses the culture and spirit of the wine and can capture the uniqueness of the local. Tasting rooms can be formal or informal, inwardly focused or focused on the landscape. Las Positas has quite a palette to chose from and we will work with you to discover the culture that you would like to convey.
- **Flexibility** – Change is inevitable. It will be inevitable to design spaces to absorb change. Our process includes open conversation on potential future programs, processes, and how they might affect space. These conversations often result in simple, low cost inclusions such as additional conduit, electrical panel space or different floor space.
- **Active Collaborative Learning Environments** – promoting interaction between faculty and students, providing places for faculty/student research, student study areas, opportunities for peer learning and outreach, and recognizing the entire building as a learning opportunity, not just within the formal laboratory and classroom spaces.
- **Integration of Technology** – accommodating a range of multi-media audio-visual and information technologies in laboratory and classroom spaces including such items as projection screens, Smart boards, flat screen monitors, document cameras, desktop or laptop computers, tablet devices, clickers, etc. with a flexible infrastructure to support evolving technologies over the life of the building.
- **Sustainability** – Winery Labs use alot of energy, incorporating sustainability features can be both challenging and rewarding. Safety concerns dictate that spaces are well-ventilated to accommodate work with chemicals. However, various measures can be implemented to help reduce the energy consumption through use of sash-limiting devices, variable air volume controls, and occupancy sensors, along with heat recovery strategies. It is also becoming more common to incorporate alternative energy strategies, such as photovoltaic and wind energy, in combination with a building energy ‘dashboard’ to use the sustainability features as a teaching tool.



Tasting Room | Hospitality

**Charles 'Chik' Brenneman**  
Former Instructor, Facility Manager and Vineyard Manager at UC Davis Robert Mondavi Institute for Wine and Food Services, Davis, CA

Contra Costa College 3 Seasons Restaurant, San Pablo, CA



- Demonstrate knowledge and understanding of the function and mission of a Viticulture Teaching Facility within the context of the college as well as emerging technologies and teachings impacting today's (and future) community college experience.

## VITICULTURE TEACHING FACILITY TECHNOLOGIES

Chic's position as of the UC Davis Facility required a unique blend of skills: helping in the management of the vineyards at the campus as well as at the Oakville Research Center, scheduling grape harvest for teaching and research projects, overseeing the making of research wines, instructing students and industry professionals, producing special wines for industry short courses, maintaining two bottled wine collections, operating the winery's analytical laboratory, and supervising a small army of students.



- Provide examples of how consultant will foster collaboration between the Viticulture program and other programs (i.e. Horticulture, Enology, etc.)

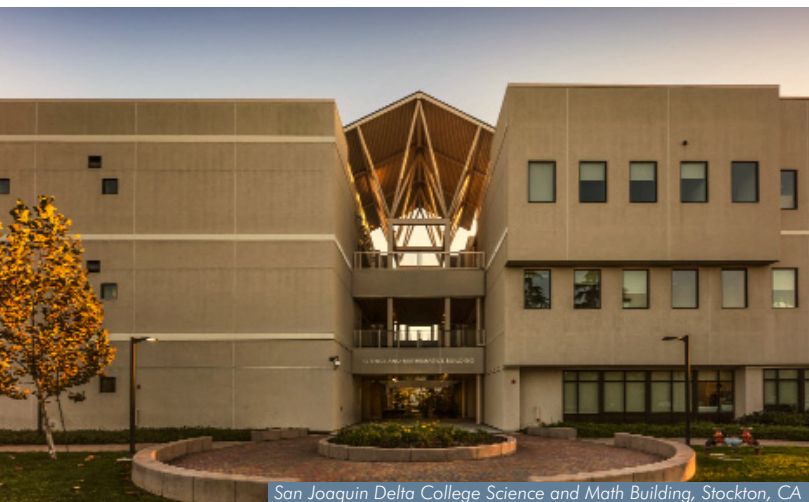
## FOSTERING COLLABORATIVE PROGRAMS

One of the best examples of fostering collaboration is the UC Davis Viticulture and Enology Project which Chic was Instrumental in guiding. The program, from inception, was viewed as a multidisciplinary program. As such, he worked with the Electrical and Computing Engineering department to develop sensors and remote fermentation monitoring systems.



However, some of the best examples were community partners and potential future employers. In the vineyards, grape breeders who were developing disease resistant varieties were consulted. The fruit would be brought to the winery to be made into wine, to give the breeders a level of understanding of the potential wine quality.

In conjunction with Industry, they worked with soil scientists, microbiologists, atmospheric scientists, engineers and winemakers to identify in California and Oregon, how important the vineyard site is to the viticultural process. They also carried out contract research projects with yeast manufacturers, filtration companies and evaluated equipment such as optical fruit sorting machines



San Joaquin Delta College Science and Math Building, Stockton, CA



Modesto Junior College Allied Health Building, Modesto, CA

# 3. PROJECT TEAM



# 3. PROJECT TEAM

## Proposed Project Team

Provide an organization chart identifying key firm individuals and sub-consultants with their key individuals.

Provide a brief (one page or less) resume for key Design team members, indicating the individual's education, experience, and a description of the typical anticipated role(s) or responsibility(s) of the individual relative to the A/E services anticipated for this project.

### PROPOSED PROJECT TEAM

**tBP/ARCHITECTURE, INC.**

**Principal-in-Charge:**

**Philip Newsom, Architect, LEED AP,**  
Managing Principal  
California Architect No. C23270



**Project Manager:**

**Mark McTeer, AIA**  
California Architect No. C31161



**Project Designer/Programmer:**

**Gary P. Moon, AIA, Design Principal**  
California Architect No. C25409



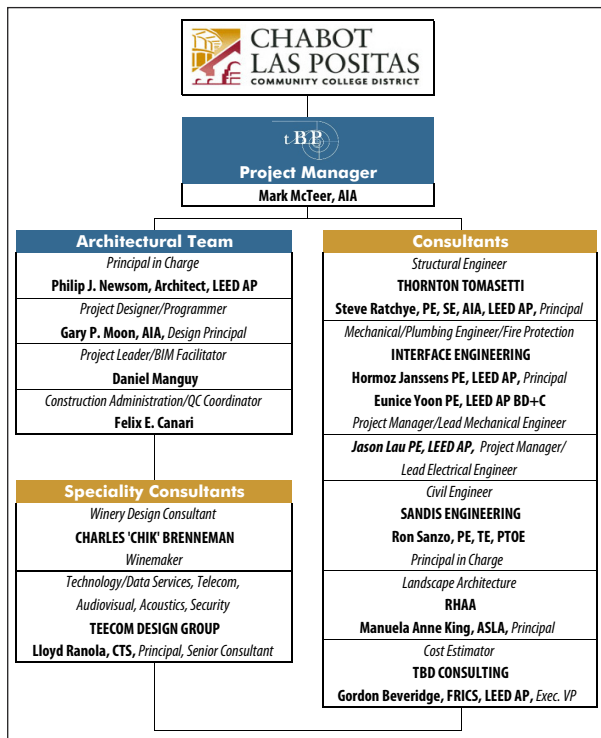
**Project Leader/BIM Facilitator:**

**Daniel Manguy**  
B. Arch



**Construction Administration/QC Coordinator:**

**Felix Canari**



## CONSULTANTS

**Structural Engineering:**

**THORNTON TOMASETTI**, San Francisco, CA  
**Steve Ratchye, PE, SE, AIA, LEED AP BD+C**  
Vice President, Principal in Charge, Structural  
California Registration No. M22836  
415/365-6900; SRatchye@ThorntonTomasetti.com



**Mechanical, Electrical, Plumbing Engineering, Fire Protection:**

**INTERFACE ENGINEERING**, San Francisco, CA  
**Hormoz Janssens PE, LEED AP**  
Principal/Mechanical Engineer  
California Mechanical Engineer, No. M30802  
415/489-7240; hormozj@interfaceeng.com  
**Eunice Yoon PE, LEED AP BD+C**  
Project Manager/Lead Mechanical Engineer  
**Jason Lau PE, LEED AP, Project Manager/Lead Electrical Engineer**



**Civil Engineering:**

**SANDIS ENGINEERING**, Oakland, CA  
**Ron Sanzo, PE, TE, PTOE, Principal in Charge**  
California Civil Engineer No. 79305  
510/590-3421; rsanzo@sandis.net



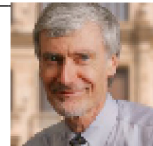
**Landscape Architecture:**

**RHAA**, San Francisco, CA  
**Manuela Anne King, ASLA, Principal**  
California Landscape Architect No. 3271  
415/383-7900; manuela@rhaa.com



**Cost Estimating:**

**TBD CONSULTING**, San Francisco, CA  
**Gordon Beveridge, FRICS, LEED AP, Exec. VP**  
415/981-9430; gbeveridge@tbdconsultants.com



## SPECIALITY CONSULTANTS

**Winery Design Consultant:**

**CHARLES BRENNEMAN**, Sacramento, CA  
**Charles 'Chik' Brenneman, Winemaker**  
530/979-0342; bandbwinecompany@gmail.com



**Technology/Data Services, Telecom, Audiovisual, Acoustics, Security:**

**TEECOM DESIGN GROUP**, Oakland, CA  
**Lloyd Ranola, CTS, Principal, Senior Consultant**  
510/250-6678; lloyd.ranola@teecom.com



## Resumes

### ARCHITECTURE AND PLANNING

#### **Principal-in-Charge:**

**Philip J. Newsom, Architect, LEED AP, Managing Principal**

*Role/Responsibilities:* As Principal-in-Charge, Phil will oversee throughout the project, working with the District to develop an open means of communication in order to ensure a smooth project process. He will be responsible for contract review, consultant selection, and team assignments. Phil will be involved in client meetings, including programming and design discussions, and will also be available to the client through all phases of the project.

Phil Newsom has over 30 years of experience in architecture, and has been a professionally licensed Architect for 27 years. His career is focused on educational projects. He has served as a leader in all project phases, from facilities planning based on educational programming and Capital Outlay funding, to facilities design and construction administration, and to occupancy and DSA project close-out. His long-standing relationships with CCCC and DSA are excellent. Phil is also an expert in applying the principles of sustainable design in order to maximize efficiency according to each District's priorities for energy use and Total Cost of Ownership (TCO). His experience and skills make him an acute listener, a trusted advisor to clients, and a decisive team leader to move projects forward. Phil works effectively with Board of Trustees members, district administrators, on-site staff, appointed advisory committees, district consultants, and the entire project team.

#### **Project Experience**

##### *Science/Laboratory Facilities*

- City College of San Francisco Anatomy/Cadaver Lab Renovation (*Schematic Design*), San Francisco, CA
- Columbia College Allied Health Cohort Program Renovation (Redbud Hall - Nursing Labs, Distance Learning Facilities and Offices), Sonoma, CA
- Diablo Valley College San Ramon Center Campus Facilities, San Ramon, CA
- Modesto Junior College Glacier Hall (Allied Health Building), Modesto, CA (*Savings By Design*)
- San Joaquin Delta College Science and Math Center, Stockton, CA
- Santa Rosa Junior College Lark Science and Math Interim Housing, Santa Rosa, CA (*CURRENT*)
- Santa Rosa Junior College Petaluma Campus New Science Building | *Bridging Documents*, Petaluma, CA (*Savings By Design*)
- Dougherty Valley High School Expansion/Addition (Science Labs), San Ramon, CA

##### *Additional Projects*

- Chabot College Community and Student Services Center, Hayward, CA (*LEED PLATINUM Certified*)
- Chabot-Las Positas CCD District-Wide Technical Standards, Dublin, CA
- City College of San Francisco 2019 Facilities Master Plan, San Francisco, CA
- City College San Francisco Ocean Campus Cloud Hall Seismic Upgrades FPP, San Francisco, CA
- City College San Francisco Civic Campus Center Eddy Street Seismic and Code Upgrade FPP, San Francisco, CA
- City College San Francisco Civic Ocean Campus Infrastructure FPP, San Francisco, CA
- College of the Redwoods Creative Arts Building, Eureka, CA (*CURRENT*)
- Consumnes River College Automotive Technology Building Renovation, Sacramento, CA (*CURRENT*)
- Contra Costa College Applied Arts Renovation, San Pablo, CA
- Contra Costa College New College Center (General Education Building, Student and Administration Building, Fireside Community Building), San Pablo, CA (*Savings By Design*)
- De Anza College Student and Community Services Center, Cupertino, CA (*LEED Certified*)
- Foothill College Krause Center for Innovation Renovation, Los Altos Hills, CA
- Los Medanos College Main Building Renovations/Level Two, Pittsburg, CA
- Los Medanos College Student Services Renovation and Expansion, Pittsburg, CA (*Savings By Design*)
- Los Medanos College Automotive and Appliance Lab Renovation, Pittsburg, CA
- Modesto Jr. College East Campus Library Renovation, Modesto, CA
- Ohlone College Student Services Center, Fremont, CA (*LEED GOLD Certified*)
- San Joaquin Delta College Math and Science Center, Stockton, CA
- San José City College Existing Student Union Building ReProgramming, San Jose, CA
- Santa Rosa Junior College Petaluma Campus Student Life Project, Petaluma, CA (*Savings By Design*) (*CURRENT*)
- SRJC Elliot Campus Classroom | *Bridging Documents*, Santa Rosa, CA
- Solano Community College Partial Library/Learning Center Renovation Building 100, Fairfield, CA
- Solano Community College Fine and Applied Arts/Sciences Renovation Building 1300, Fairfield, CA
- West Valley College Planetarium, Saratoga, CA
- West Valley College Student Services Building, Saratoga, CA
- Woodland College Performing/Culinary Arts FPP, Woodland, CA
- Yuba College Sutter County Educational Outreach Facility, Yuba City, CA (*LEED GOLD Certified*)

#### **Education**

Bachelor of Architecture, University of California, Berkeley, 1986

#### **Registration and Accreditation**

California Architect No. C23270, 1991

US Green Building Council, LEED Accredited Professional, 2002



### **Project Manager:**

#### **Mark McTeer, AIA, Architect**

*Role/Responsibilities:* Responsible for the day-to-day project progress and is the primary contact for the team members and the subconsultants. Mark's primary responsibilities include ongoing positive/productive communications, a thorough understanding clients expectations, and vigil monitoring of scope, budget, and schedule.

Mark McTeer has over 27 years of experience in architecture and planning related services including educational, municipal, residential, historical, retail, and hospitality related projects. With over 18 years of continued experience serving on public commissions, oversight committees, and mentoring youth-at risk, he has developed interpersonal skills that are essential to quality project management including an innate ability to listen, an effective understanding and use of diplomacy, and an ability to manage conflicting party interests. Mark has a reputation for getting things done while creating an atmosphere of passion and collaboration within the entire team. His management style is based on mutual respect, passion, and a subtle but effective sense of humor. He's acutely aware of cost control, quality control, and schedule issues that can have huge impacts on projects.

### **Project Experience**

#### Science/Laboratory Facilities

- Diablo Valley College San Ramon Center Campus Facilities, San Ramon, CA
- Santa Rosa Junior College Lark Science and Math Interim Housing, Santa Rosa, CA (*CURRENT*)
- Santa Rosa Junior College Petaluma Campus New Science Building | *Bridging Documents*, Petaluma, CA (*Savings By Design*)

#### Additional Projects

- Chabot-Las Positas CCD District-Wide Technical Standards, Dublin, CA
- College of the Redwoods Creative Arts Building, Eureka, CA (*CURRENT*)
- Consumnes River College Automotive Technology Renovation, Sacramento, CA (*CURRENT*)
- Contra Costa College Complex Applied Arts Renovation, San Pablo, CA
- Los Medanos College Math Building, Pittsburg, CA
- Santa Rosa Junior College Petaluma Campus Student Life Remodel, Petaluma, CA (*Savings By Design*) (*CURRENT*)
- SRJC Elliot Campus Classroom | *Bridging Documents*, Santa Rosa, CA
- Santa Rosa JC Windsor Campus Public Safety Training Center (PSTC) MultiPurpose Building | *Bridging Documents*, Windsor, CA
- Solano Community College Library Renovation, Fairfield, CA
- Woodland Community College Performing/Culinary Arts FPP, Woodland, CA
- Yuba College Sutter County Center, Yuba City, CA (*LEED GOLD Certified*)

### **Registration and Accreditation**

California Architect No. C31161

US Green Building Council, LEED Green Associate

American Institute of Architects, Member

American Planning Association, Member

### **Project Designer/Programmer:**

#### **Gary Moon, AIA, Design Principal**

*Role/Responsibilities:* Functions as the Principal Designer and will lead the programming and design efforts. He will be available to the client throughout the project. Gary assumes a key role in facilitating the interactive meetings, planning charrettes, open forums, workshops and presentations and will oversee the integrity of the design throughout the life of the project.

Gary Moon has over 30 years of architectural design experience in California and Europe. He has dedicated his career to serving Community College educational communities. While at **tBP/Architecture**, Gary has designed over 140 projects, totaling more than \$1.3 billion in construction including Automotive Technology and CTE Projects. The **tBP/Architecture** team has won 30 awards during the time that he has been Director of Design. His keen eye and sensibilities allow him to develop timeless, innovative, flexible and budget-conscious designs that are award winning, and reflect the client's culture. He has worked with DSA to find unique solutions in re-using and adapting existing facilities. He has developed good working relationships over many years with the State Chancellor's Office, the DOF, and DPW. Gary is particularly effective in steering the design process according to the client's needs in order to maintain the project schedule. He is well-experienced in the processes of cost estimation and value engineering, and has a thorough knowledge of the requirements of the Division of State Architect, Uniform Building Code, and Title 24.

### **Project Experience**

#### Science/Laboratory Facilities

- MiraCosta College Horticulture Complex, Oceanside, CA
- Citrus College Math/Science Building, Glendora, CA
- Diablo Valley College San Ramon Campus Science Facilities, San Ramon, CA
- Palomar College Multimedia Lab/Planetarium, San Marcos, CA
- San Joaquin Delta College Science and Math Center, Stockton, CA
- San Jose City College Science Complex, San Jose, CA
- Santa Monica College Bundy Campus West Building Renovation, Nursing Laboratories, Los Angeles, CA
- Santa Rosa Junior College Petaluma Campus New Science Building | *Bridging Documents*, Petaluma, CA
- Center for Advanced Research and Technology (includes Greenhouses), Clovis, CA
- Dougherty Valley High School Expansion/Addition (Science Labs), San Ramon, CA

#### Additional Projects

- Cerritos College Liberal Arts and DSPS Building, Norwalk, CA
- Citrus College Center for Innovation, Glendora, CA
- Citrus College Visual Arts Complex, Glendora, CA
- Citrus College Vocational Technology Center, Glendora, CA
- City College of San Francisco 2019 Facilities Master Plan, San Francisco, CA
- College of the Canyons Student Services/Administration Building, Santa Clarita, CA



- College of the Desert Communication Building, Palm Desert, CA (*LEED Certified, Savings By Design*)
- College of the Redwoods Creative Arts Building, Eureka, CA (*CURRENT*)
- Compton College Instructional Building #2, Compton, CA (*Savings By Design*) (*CURRENT*)
- Compton College Student Services/Administrative Building, Compton, CA (*CURRENT*) (*Savings By Design*)
- Contra Costa College New College Center (General Education Building, Student and Administration Building, Fireside Community Building), San Pablo, CA (*Savings By Design*)
- Consumnes River College Automotive Technology Building Renovation, Sacramento, CA (*CURRENT*)
- Crafton Hills College Crafton Center (*Conceptual Design*), Yucaipa, CA (*LEED PLATINUM Certified*)
- Cypress College Continuing Education Building, Cypress, CA
- Cypress College Student Services Center, Cypress, CA
- De Anza College Student and Community Services Center, Cupertino, CA (*LEED Certified, Savings By Design*)
- El Camino College Center for Applied Technology (Automotive Shops), Torrance, CA (*Savings By Design*)
- El Camino College Administration Building, Torrance, CA (*CURRENT*)
- Foothill College Krause Center for Innovation, Los Altos Hills, CA
- Golden West College Student Services Center, Huntington Beach, CA
- Hartnell College Center for Assessment and Lifelong Learning (CALL Building), Salinas, CA
- Los Angeles Trade-Technical College Program & Project Criteria for the Campus Improvements Package #5, Los Angeles, CA
- Los Medanos College Student Services Renovation, Pittsburg, CA (*Savings By Design*)
- Ohlone College Student Services Center, Fremont, CA (*LEED GOLD Certified*)
- Orange Coast College Language Arts and Social Behavioral Sciences Building, Costa Mesa, CA (*Savings By Design*) (*CURRENT*)
- Orange Coast College College Center & Student Life Complex, Costa Mesa, CA (*CURRENT*) (*Savings By Design*)
- Pasadena City College Student Welcome Center Building Remodel, Pasadena, CA (*CURRENT*)
- San José City College Student and Career Services Center, San José, CA
- San José City College Library/LRC, San Jose, CA
- Santa Rosa Junior College Petaluma Campus Student Life Project, Petaluma, CA (*CURRENT*)
- SRJC Elliot Campus Classroom | *Bridging Documents*, Santa Rosa, CA
- West Valley College Planetarium, Saratoga, CA
- West Valley College Student Services Building, Saratoga, CA

### **Education**

Bachelor of Architecture, California State Polytechnic University, Pomona, 1987  
Scholarship for International Studies, Florence, Italy, 1985-1986

### **Registration**

California Architect No. C25405, 1995

### **Project Leader/BIM Facilitator:**

#### **Daniel Manguy**

*Role/Responsibilities:* Involved throughout the project process, responsible for the detailed development of the design, including the technical development of program space needs. He will coordinate with consultants, be responsible for the preparation of the construction documents, as well as the development of the project specifications. As Facilitator of Building Information Modeling (BIM), Daniel will lead and manage modeling efforts.

Daniel Manguy has 21 years experience in the field of architecture, which includes a variety of project types. Daniel is experienced in preparing construction documentation from Design Development through Construction Documents, directing the preparation and continuity within construction documents, and for coordinating between consultant disciplines, and between governmental agencies.

### **Project Experience**

#### Science/Laboratory Facilities

- Columbia College, Redbud Hall Renovation including Nursing Labs, Distance Learning Facility and Offices, Sonora, CA
- Santa Rosa Junior College Petaluma Campus New Science Building | *Bridging Documents*, Petaluma, CA (*Savings By Design*)

#### Additional Projects

- Chabot College Community and Student Services Center, Hayward, CA (*LEED PLATINUM Certified*)(*Savings By Design*)
- Chabot College Parking Lots A/B & G/H Improvements, Hayward, CA
- Contra Costa College Applied Arts Renovation, San Pablo, CA
- City College of San Francisco Entrance Door & Hardware Replacement, San Francisco, CA
- City College of San Francisco 2019 Facilities Master Plan, San Francisco, CA
- College of the Redwoods Creative Arts Building, Eureka, CA (*CURRENT*)
- College of San Mateo Library Building 9 Remodel, San Mateo, CA
- College of San Mateo Building 9 Remodel, San Mateo, CA
- College of San Mateo Buildings 1, 5 and 6 Modernization, San Mateo, CA
- Los Medanos College Journalism Renovation, Pittsburg, CA
- Santa Rosa Junior College Petaluma Campus Student Life Remodel, Petaluma, CA (*CURRENT*)
- West Valley College, Student Services Center, Saratoga, CA
- Yuba College Sutter County Center, Yuba City, CA (*LEED GOLD Certified*)

### **Education**

Bachelor of Architecture, California State Polytechnic University, Pomona, 1997  
California State University International Program  
Studied abroad in Florence, Italy for an academic school year



## **Construction Administration:**

### **Felix E. Canari**

*Role/Responsibilities:* Responsible for observing construction for conformance with contract documents and consultant coordination. He also provides timely review of submittals and responses to RFIs.

Felix Canari has 28 years of architectural experience with a specialty in educational and public projects. He is skilled in the coordination between disciplines and governmental agencies, such as the Division of State Architect and the Fire Marshal, as well as County and City Agencies. Felix is proficient in: AutoCAD at all levels; Windows Programs: Microsoft Project, Word, Access, PowerPoint and Excel. As a Construction Administrator, Felix is responsible for observing construction for conformance with contract documents and consultant coordination. He also provides timely review of submittals and responses to RFIs.

## **Project Experience**

### Science/Laboratory Facilities

- Los Medanos College EMT and Nursing Building Remodel, Pittsburg, CA (*Savings By Design*)
- Santa Rosa Junior College Lark Science and Math Interim Housing, Santa Rosa, CA (*CURRENT*)

### Additional Projects

- City College of San Francisco 2019 Facilities Master Plan, San Francisco, CA
- Hartnell Center for Assessment and Lifelong Learning (CALL Building), Salinas, CA
- Los Medanos College Student Services Renovation and Expansion, Pittsburg, CA (*Savings By Design*)
- Los Medanos College Automotive and Appliance Lab Renovation, Pittsburg, CA
- Los Medanos College Main Building Renovations/Level Two, Pittsburg, CA
- Los Medanos College Art Remodel, Pittsburg, CA
- Los Medanos College Core Building Remodel, Pittsburg, CA
- Los Medanos College Automotive Classroom Renovation, Pittsburg, CA
- Modesto Jr. College East Campus Library Renovation, Modesto, CA (*Savings By Design*)
- Ohlone College Selected Scheduled Bond Projects - Water Infiltration Investigation, Fremont, CA
- Solano College Library/LRC (Building 100 Replacement) FPP, Fairfield, CA
- Solano College Library Renovation, Fairfield, CA
- Solano College Fine Arts Renovation (Building 1300), Fairfield, CA
- Solano College Buildings 1200 & 1300 Assessments, Fairfield, CA

## **Education**

Diablo Valley College, Pleasant Hill, CA, Specialist Diploma in Architecture

Martinez Technology Center, Martinez, CA, Certificate in Autocad - Level 1, 2 and 3

## **CONSULTANTS**

### **Structural Engineering:**

#### **THORNTON TOMASETTI**

**Steve Ratchye, PE, SE, AIA, LEED AP BD+C, Lead Structural**

Steve Ratchye leverages over 37 years of mechanical engineering experience on a multitude of projects including new construction, renovations, and modernizations at Universities, Community Colleges, and K12 Campuses. He provides innovative engineering solutions which incorporate the latest in energy efficiency and sustainable design, insuring the highest degree of comfort, indoor air quality and mechanical system reliability for the client. His engineering skills are coupled with solid project management practices from design through construction. In addition to hundreds of new facilities, his experience includes additions and alterations which must seamlessly interface with existing operating mechanical systems to avoid disruptions and allow existing facility functions to continue.

## **Project Experience**

### Relevant Projects with tBP/Architecture

- San Joaquin Delta College Math and Science Center, Stockton, CA
- Santa Rosa Junior College Petaluma Campus New Science Building | Bridging Documents, Petaluma, CA (*Savings By Design*)
- SRJC Petaluma Campus Student Development Remodel, Petaluma, CA (*Savings By Design*) (*CURRENT*)

### Relevant Projects with tBP/Architecture (FIRM)

- Chabot College Community and Student Services Center, Hayward, CA
- San José City College Student and Career Services Building, San José, CA

### Additional Experience

- Las Positas College, New Academic Bldg 100 Design-Build, Livermore, CA
- Las Positas Community College, Aquatic Center, Livermore, CA
- Chabot-Las Positas Community College District, Facilities Master Plan, Hayward and Livermore, CA
- College of the Redwoods, Stadium Evaluation, Eureka, CA
- Evergreen Valley College, Seismic Assessments of Roble and Acacia Buildings, San José, CA
- Skyline College, Fine Arts Building Assessment, San Bruno, CA
- Solano Community College Library/LRC, Fairfield, CA
- Sonoma County Junior College District, Districtwide Building Assessments, Santa Rosa, CA
- West Valley College, Aquatic Center, Saratoga, CA

## **Education**

Master of Science, Eng. (Structures), 1997, Univ. of Texas at Austin  
Master of Architecture, 1997, University of Texas at Austin  
Bachelor of Arts, Philosophy (Honors), 1989, Harvard College

## **Registrations**

Licensed Structural Engineer in California (S4860)  
Licensed Professional Engineer in California (C62513)  
Licensed Architect in Illinois (001.022242)  
LEED Accredited Professional BD+C



**Mechanical, Electrical, Plumbing Engineering, Fire Protection:  
INTERFACE ENGINEERING**

**Hormoz Janssens PE, LEED AP**, *Principal/Lead Mechanical*

Hormoz Janssens, a Principal and Project Manager at Interface, brings over 20 years of experience in mechanical system design and project management to Interface from a variety of project types; including Community Colleges, University of California and Cal State Universities. Focusing his career on sustainable design, he has completed multiple LEED Platinum projects as well as designed over thirty additional LEED projects, CHPS (Collaborative for High Performance Schools) projects, and Net Zero Energy and Living Building Challenge Projects nationally and internationally.

**Project Experience**

- University of California, Davis Teaching and Research Winery, Brewery and Food Science Laboratory, Davis, CA (*LEED Platinum*)
- Las Positas College Building 700 Library Swing Space, Livermore, CA
- Las Positas College Facilities Master Plan, Livermore, CA
- Las Positas College Facilities Master Plan, Livermore, CA
- Las Positas College Information Technology Building, Livermore, CA
- Las Positas College Child Development Center, Livermore, CA
- Chabot College Library Building 100 Seismic Upgrade, Hayward, CA
- Chabot College Central Utility Plant Building Hook-ups, Hayward, CA
- Chabot College Central Utility Plant, Hayward, CA
- Chabot College Central Utility Plant MEP Design Build Services, Hayward, CA
- Chabot College Sustainability Master Plan, Hayward, CA
- Chabot College Central Plant Building Cost Benefit Analysis, Hayward, CA
- Chabot College Photovoltaic and Wind Use Analysis, Hayward, CA
- Chabot College Library Building 100 FPP, Hayward, CA
- Chabot College Facilities Master Plan, Hayward, CA
- Chabot College Building 1600 FPP, Hayward, CA
- Chabot College Campus-wide Central Plant with thermal storage, Hayward, CA
- City College of San Francisco Multi-Use Building, San Francisco, CA (*LEED GOLD Certified*)
- College of Marin College Facilities Master Plan, Facility Standards and Guidelines, Kentfield and Indian Valley, CA
- College of San Mateo, Bridging Documents for new buildings: Student Services, Administration, Wellness Center, Instructional Building, Aquatics Center, San Mateo, CA
- Cosumnes River College New Engineering Building, Sacramento, CA (*LEED PLATINUM Goal*)
- Evergreen College Science/Math Building, San Jose, CA
- Merritt College Science and Allied Health Building, Oakland, CA (*LEED GOLD Goal*)
- Skyline College, New Student Center Complex, San Mateo, CA
- Solano Community College, New 40,000 SF Vallejo Educational Center Campus, Vallejo, CA
- West Valley College Language Arts and Social Sciences Renovation Saratoga, CA (*LEED GOLD Goal*)

**Relevant Projects with tBP/Architecture**

- Chabot College Community and Student Services Center, Hayward, CA (*LEED PLATINUM Certified*)
- Chabot College Building 1600 FPP Studies and Reports, Hayward, CA
- City College of San Francisco Anatomy/Cadaver Lab Renovation, San Francisco, CA
- Contra Costa College New College Center, San Pablo, CA
- Los Medanos Community College Student Center Building Renovation, Pittsburg, CA
- Los Medanos College Nursing and EMT, Building Renovation, Pittsburg, CA (*Savings by Design*)
- Los Medanos Community College Business & Central Services Renovation, Pittsburg, CA
- Modesto Community College Library, Modesto, CA
- Solano Community College Building #1200 and #1300 Assessment, Solano County, CA
- Yuba College Sutter County Center, Yuba City, CA (*LEED GOLD Certified*)

**Education**

Bachelor of Science, Mechanical Engineering, University of Iowa

**Registration**

California Mechanical Engineer, No. M30802

LEED AP, US Green Building Council

**Project Manager / Lead Mechanical Engineer:**

**Eunice Yoon PE, LEED AP BD+C**

Eunice has over 10 years of professional experience in mechanical engineering design with a focus on energy efficient design. Her project experience includes a variety of project types including: higher education, labs, commercial, mixed-use, and healthcare.

**Project Experience**

- San Jose Evergreen New Gym Building and Racquetball Court Building Renovation, San Jose, CA (*LEED Certified Silver Goal*)
  - West Valley Community College - Chiller Design Build Document Services, Saratoga, CA
  - West Valley Community College Energy Analysis and Design Build Document Services, Santa Clara, CA
  - California State University Monterey Bay Academic III, Monterey, CA (*LEED Gold Goal*)
  - San Francisco State University Science Building Replacement Feasibility Study, San Francisco, CA
- \*Resume encompasses experience prior to Interface Engineering*

**Education**

Bachelor of Science, Mechanical Engineering, Georgia Institute of Technology, Atlanta, GA

**Professional Registration**

Mechanical Engineer

California - 36681

Georgia - PE035724

LEED Accredited Professional, US Green Building Council





### **Project Manager/Lead Electrical Engineer:**

#### **Jason Lau PE, LEED AP**

Jason has over 15 years of experience in electrical design, engineering, and management of lighting, power and signal systems. He has worked on a variety of higher education projects for University of California, California State University campuses and California Community Colleges. Lead Electrical Engineer responsible for the electrical team and coordination with telecommunications team, electrical design, engineering, and management of lighting, power and signal systems. He is highly skilled in project management and coordination, and works closely with the project team to meet deadlines while providing high quality sustainable design.

### **Project Experience**

#### Relevant Projects with tBP/Architecture

- Chabot College Community Student Services Center, Hayward, CA  
(LEED Platinum Certified)

#### Additional Experience

- Chabot-Las Positas Community College Central Utility Plant, Hayward, CA
- Chabot College Campus Building 100 2nd Floor Tenant Improvement, Hayward, CA
- Canada College Facility Maintenance Building, Redwood City, CA  
(LEED Gold)
- Las Positas College Central Plant, Livermore, CA
- Evergreen College Science/Math Building and Fitness Center, San Jose, CA (LEED Silver Goal)
- Peralta Community College District – Districtwide Masterplans; Alameda, Berkeley, Oakland, CA
- San Jose Evergreen New Gym Building and Racquetball Court Building Renovation, San Jose, CA (LEED Silver Goal)
- Skyline College Facility Maintenance Building, San Bruno, CA  
(LEED Gold)
- West Valley College Student Services Center - Utility Transformer Work, Saratoga, CA
- Yuba College Energy Services - Central Plant Tasks, Studies & Reports, Marysville, CA
- California State University Maritime Masterplan - Central CoGen Plant, Vallejo, CA
- San Francisco State University Mashouf Wellness Center, San Francisco, CA (LEED Platinum Goal)
- UC Berkeley-Clark Kerr Campus Renovation Site Infrastructure, Berkeley, CA

### **Education**

Bachelor of Science, Electrical Engineering, California Polytechnic State University, San Luis Obispo

### **Professional Registration**

Electrical Engineer: California - E16806; Hawaii - 13319;  
Virginia - 402042179; Pennsylvania - PE078835; Georgia - PE031087  
NCEES Certified  
LEED Accredited Professional, US Green Building Council

### **Civil Engineering:**

#### **SANDIS**

#### **Ron Sanzo, PE, TE, PTOE, Principal in Charge**

Ron has 13 years of experience and involvement in the design of numerous community college and university campuses and buildings. His specific areas of engineering expertise include: grading and drainage; detention and retention basins; central plant additions and expansions; slope stabilization; storm and sanitary sewer systems; security fire alarm systems; telecommunication distribution; pump station pressure and filtration; hot & chilled water systems; water storage tanks; fire, domestic and reclaimed water systems; steam, natural gas and emergency power/dual power systems; and street, parking lot, and bike path improvements. Ron works closely with regulatory agencies to ensure SANDIS' design drawings meet state, local, and federal regulations so construction permits are obtained on schedule.

### **Project Experience**

#### Projects with tBP/Architecture

- City College of San Francisco 2019 Facilities Master Plan, San Francisco, CA
- Ohlone College Student Services Center, Fremont, CA  
(LEED Gold Certified)
- San Joaquin Delta College Science and Math Building, Stockton, CA

#### Additional Experience

- Las Positas College, Building 100, Livermore, CA
- Las Positas College, Campuswide Utility Master Plan, Livermore, CA
- Las Positas College, Physical Education Building, Livermore, CA
- Las Positas College, T2 Multi-Disc. Building Ramp, Livermore, CA
- Las Positas College, CCA Building 6, Livermore, CA
- Las Positas College, Chevron-Stake RG Parking Lot Improvements, Livermore, CA
- Las Positas College, Physical Education Phase III, Livermore, CA
- Las Positas College, Lot H, Livermore, CA
- Las Positas College, Student Services, Livermore, CA
- Las Positas College, Childhood Development Center, Livermore, CA
- Las Positas College, Boulevard Improvements, Livermore, CA
- Las Positas College, Science Building, Livermore, CA
- Las Positas College, Science and Technology Building, Livermore, CA
- Foothill College, Los Altos, CA
- Foothill College Measure C, Los Altos, CA
- UC Davis Bookstore Expansion, Davis, CA
- UC Davis Physical Sciences, Davis, CA
- UC Davis Segundo, Davis, CA
- Evergreen Valley College Landscape Improvements, San Jose, CA
- San Jose City College Physical Education Building, San Jose, CA

### **Education**

Bachelor of Science, Environmental/Resource Engineering, Syracuse University, NY

### **Registrations**

Registered Civil Engineer, CA #79305; Licensed Traffic Engineer, CA# 2693  
Professional Traffic Operations Engineer



### **Landscape Architect:**

**RHAA**

**Manuela Anne King, ASLA, Principal**

As Principal in RHAA's Mill Valley office, Manuela King's portfolio includes many high-profile campus projects, both public and private. She has gained particular expertise in the community college realm and enjoys prolific working relationships with several regional community colleges. Manuela is an advocate of sustainable design in all her projects. She has served as Principal in Charge on multiple built projects that have received LEED certification, including multiple LEED Gold certified public facilities. Manuela has been with RHAA for 32 years.

### **Project Experience**

- Opus One Winery, Oakville, CA
- Stanford Old Winery, Palo Alto, CA - *FIRM EXPERIENCE*
- Robert Mondavi Winery, Oakville, CA - *FIRM EXPERIENCE*
- Las Positas College Design Guidelines, Livermore, CA
- Las Positas New Science Building, Student Services Building, Science and Technology Building, Campus Boulevard, Livermore, CA
- Chabot College Landscape Master Plan, Hayward, CA
- Chabot College Design Guidelines, Hayward, CA
- Chabot College Instructional and Office Building, Hayward, CA
- Canada College Library, Redwood City, CA
- Canada College New Math and Science Building, Redwood City, CA
- City College of San Francisco Chinatown Campus, San Francisco, CA
- Merritt Community College Master Landscape Plan and Construction Documents, Oakland, CA
- San Mateo County CCD Design Guidelines, San Mateo, CA
- West Valley College Master Landscape Plan, Saratoga, CA

### **Relevant Projects with tBP/Architecture**

- Chabot College Community and Student Services Center, Hayward, CA (*LEED PLATINUM Certified*)
- Chabot College Master Plan, Hayward, CA
- Chabot College Campus Drive & Parking Lot Improvements, Hayward, CA
- Contra Costa College New College Center, San Pablo, CA
- Modesto Junior College Allied Health Building, Modesto, CA
- Santa Rosa Junior College Petaluma Campus New Science Building, Petaluma, CA (*CURRENT*)
- Santa Rosa Junior College Petaluma Campus Student Services Remodel, Petaluma, CA (*CURRENT*)
- West Valley College Educational and Facilities Master Plan, Saratoga, CA
- Yuba College Sutter County Center, Yuba City, CA (*LEED GOLD Certified*)

### **Education**

Master of Landscape Architecture, University of Oregon, 1988  
Bachelor of Landscape Architecture, University of Oregon, 1985  
Bachelor of Science, Pennsylvania State University, 1978

### **Registrations and Accreditation**

California Landscape Architect No. 3271  
LEED Accredited Professional, US Green Building Council

### **Cost Estimation Consultant:**

**TBD CONSULTANTS**

**Gordon Beveridge, FRICS, LEED AP, Executive Vice President**

**Principal-in-Charge**

Gordon Beveridge, with over 35 years experience, has a diverse experience in the fields of quantity surveying, construction management, value engineering, litigation support and cost estimating. He has conducted Value Engineering workshops, arbitrated on construction cases, and worked on highly classified projects, and has prepared published articles for technical professional magazines. Gordon Beveridge is an Executive Vice President with TBD Consultants with responsibility for all aspects of Cost Management and focusing on Aviation, Education, Healthcare and Public Sectors. Gordon was previously a Vice President for the Hanscomb Companies (in Edmonton and San Francisco) for a period of twenty two years. Previously, he worked for various government agencies, quantity surveyors, and cost consultants in Scotland, The Channel Islands, Canada and East Africa, where he worked on a wide range of building projects.

### **Project Experience**

#### ***Viticulture/Winery Experience***

- De Anza College Baldwin Winery and East Cottage, Cupertino, CA
- Napa Valley College Wine Storage Building, Napa, CA
- UC Davis Winery Expansion, Davis, CA
- UCB, Dwinelle Hall-The College of Letters & Sciences P1, Berkeley, CA
- Napa Valley Vintners - New Classroom Building, St. Helena, CA
- Constant Winery, Calistoga, CA
- Kitoko Winery, Napa, CA
- Mansfield Winery, St. Helena, CA
- Wagner Winery, Calistoga, CA
- Copper Cane Mare Island Winery, Vallejo, CA
- LMR - Rutherford Estate Winery, St. Helena, CA
- Sequoia Grove Winery, Napa, CA
- Long Meadow Ranch Winery, St. Helena, CA
- Big Rock Ranch Winery, Nicasio, CA
- Corona Residence and Winery, Corona, CA
- Gallo Winery, New Office Building, Modesto, CA
- E&J Gallo Winery, Modesto, CA
- Winery off Peachy Canyon Road, Paso Robles, CA
- Paradise Vineyard, Sonoma, CA

#### ***Relevant Projects with tBP/Architecture***

- Chabot College Community and Student Services Center, Hayward, CA (*LEED PLATINUM Certified*)
- Columbia College Nursing Cohort Renovation, Sonoma, CA
- Hartnell College Library/Learning Resources Center, Salinas, CA
- Los Medanos College EMT & Nursing Area Remodel, Pittsburg, CA
- Los Medanos College Vo-Tech/Art Area Remodel, Pittsburg, CA
- Los Medanos College Library, Pittsburg, CA
- Los Medanos College Science, Math and Library Buildings, Pittsburg, CA
- Los Medanos College Student Services Center Renovation, Pittsburg, CA (*Savings By Design*)



- Modesto Junior College Allied Health Building, Modesto, CA
- Ohlone College Student Services Center, Fremont, CA  
*(LEED GOLD Certified)*
- San Joaquin Delta College Science and Math Center, Stockton, CA
- San Jose City College Science Center, San Jose, CA
- West Valley Planetarium Building, Saratoga, CA
- West Valley Student Services Center, Saratoga, CA

***Additional Experience***

- Las Positas and Chabot Colleges Mechanical Buildings, Hayward, CA
- Chabot College Vehicle Maintenance Facilities, Hayward, CA
- Chabot B2100 BioScience Building, Hayward, CA
- Chabot Biological Science Building Renovation, Hayward, CA

***Education***

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

***Memberships***

Certified Professional Estimator (CPE) with the American Society of Professional Estimators (ASPE)

Member of the American Institute of Architects (AIA)

**SPECIALITY CONSULTANTS**

***Winery Design Consultant:***

**CHARLES 'CHIK' BRENNEMAN WINEMAKER**

Please see **SECTION 2. Winery Design Consultant | Knowledge and Relevant Experience** - Page 10.

***Audiovisual Design Engineer:***

**TEECOM DESIGN GROUP**

**Lloyd Ranola, CTS, Principal, Senior Consultant**

Lloyd's wide-ranging interest in all things audiovisual has turned him into one of the design leaders in the industry. He combines his passion for technology with a focus on the way people interact with it, providing clients with an engaging, simple, and effective user experience.

***Project Experience***

- UC Berkeley Haas School of Business, Berkeley, CA
- UC Berkeley Simons Institute for the Theory of Computing, Berkeley, CA\*
- UC Berkeley Campbell Hall, Berkeley, CA\*
- UC San Diego University Communications and Public Affairs, San Diego, CA\*
- San Francisco State University - Creative Arts Replacement Building, San Francisco, CA\*
- Blue Shield of California Relocation, Oakland, CA
- Clovis Oncology Tenant Improvement, Oakland, CA
- HPE Headquarters, San Jose, CA
- Watt Plaza Conference Center Remodel, Los Angeles, CA
- AbbVie Lighthouse Oncology West Coast Hub, San Francisco, CA
- UCOP 1100 Broadway, Oakland, CA

\*Experience prior to TEECOM

***Relevant Projects with tBP/Architecture (FIRM)***

- Chabot College Community and Student Services Center, Hayward, CA *(LEED PLATINUM Certified)*
- Contra Costa College New College Center (General Education Building, Student and Administration Building, Fireside Community Building), San Pablo, CA *(Savings By Design)*
- Modesto Junior College (Allied Health Building), Modesto, CA
- Modesto Junior College East Campus Library, Modesto, CA
- Los Medanos College Student Services Renovation, Pittsburg, CA
- Los Medanos College Nursing EMT Remodel, Pittsburg, CA
- West Valley College Student Services Building, Saratoga, CA
- Yuba College Sutter County Educational Outreach Facility, Yuba City, CA *(LEED SILVER Goal)*

***Education***

Bachelor of Architecture, Broadcasting and Electronic Communications, San Francisco State University

***Certification***

Certified Technology Specialist (CTS)

Digital Media Certified Designer

Audinate Dante Level 1 & 2

***Associations***

InfoComm

Society of Motion Picture and Television Engineers



# 4. DESIGN PROCESS APPROACH



# 4. DESIGN PROCESS APPROACH

## Design Philosophy/Approach

*Design Process Approach - Briefly describe your firm's approach to the design process, implementation of Shared Governance, engagement with user-groups, support during construction and interface with DSA.*

### EARLY PROJECT PLANNING AND DEVELOPMENT

**tBP/Architecture** has built a practice around the belief that the best ideas evolve from an interactive and engaging dialogue with the community who will live in the environments we are asked to design. A successful and sustainable design is built upon the intrinsic cultural qualities of a campus to create unique environments that raise the quality of learning for all.

**tBP/Architecture's** proven process offers each client a fresh start and begins with learning, sharing, and understanding the existing parameters, challenges, vision and goals for a project and campus as a whole. Utilizing an Interactive Workshop approach, administrators and staff, faculty, students, community and Program Managers, become engaged in the evolution of a concept. Several are developed and evaluated together, all leading to a preferred outcome as



determined by the project's key-stakeholders. Through a series of concentrated work-sessions, the Planning & Programming Team will focus on the college's vision and goals, contextual influences,

parameters, programmatic needs, functional relationships, maintenance lessons, adaptability, access, identity, and environmental sustainability. These become the foundation from which a project's concept will grow.

As experienced community college designers, we have learned to view local agencies and jurisdictions as stakeholders. We identify the correct agencies early on and meet periodically to understand all factors, internal and external, which effect the project.

Depending upon the workshop's focus, activities are led by one of the members of **tBP/Architecture's** team: the Project Manager, Master

Planner, Lead Programmer, or Designer. These are highly interactive information gathering and consensus building sessions, and are designed around several interrelated processes:

#### PROCESS

##### **Visioning Process:**

- Building a collective mind and unified approach to the goals and vision for the project
- Defining programmatic functions and interrelationships
- Understanding the project schedule and budget

##### **Discovery Process:**

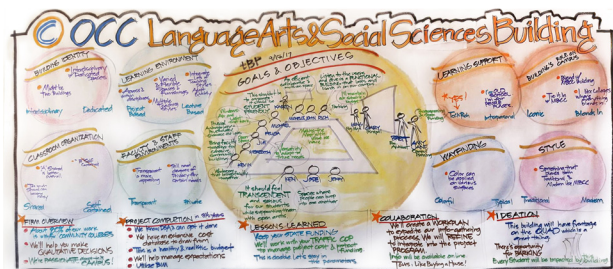
- Listening and learning to uncover key issues and needs that must be addressed
- Uncovering and discovering site, access, and other contextual parameters
- Learning about recent innovations in learning environments particular to the program
- Visiting similar campus environments offering innovative solutions and sharing impressions
- Touring the project site to discover new opportunities

##### **Ideation Process:**

- Engaging the college community in a discussion about their campus
- Reviewing analysis of opportunities and constraints
- Developing conceptual ideas together in support of the established vision and goals
- Utilizing an iterative approach, review and critique options, and then set a direction

##### **Development Process:**

- Studying the exterior expression within the surrounding context
- Defining the interior design character and space functionality
- Selecting materials to address campus standards, sustainability goals, and contextuality
- Developing the Basis of Design and project specifications
- Designing the project construction details
- Coordinating disciplines
- Reviewing documents for quality assurance, code, and accessibility
- Evaluating costs
- Preparing documents for a successful bid and construction process



## STAKEHOLDER PARTICIPATION AND OUTREACH

One of **tBP/Architecture's** strengths is the facilitation of User Group, Stakeholder, and Community workshops. Our experience with numerous higher education projects gives our Team members invaluable experience in the management of a public forum in shared and participatory governance environments. We believe good communication is an essential element of a successful project in:

- Working with complex user groups
- Engaging key community members for valuable input
- Involving student participation through formal and informal surveys
- Ability to work with and engaging input from local agencies and jurisdictions.

Our strength is the ability to use graphics to provide visible imagery to convey multiple, even apparently conflicting agendas, and to build consensus.



San Jose City College Science Complex, San Jose, CA



## SKILLED WORKING IN COLLEGE GOVERNANCE

**tBP/Architecture** is familiar with "shared and participatory governance" and skilled at building consensus with a variety of interest groups on a college campus and within the community. **tBP/Architecture** has built a practice around the belief that the best ideas evolve from an interactive and engaging dialogue with the community who will live in the environments we are asked to design. A successful design is built upon the intrinsic cultural qualities of a campus to create unique environments that raise the quality of learning for all.

**tBP/Architecture** implements creative design and planning solutions utilizing the Interactive Workshop approach for the design of educational buildings. The District administration, faculty, staff and program management team are key team members in the evolution of the design.

## SAMPLE WORK PLAN

The **tBP/Architecture** team will provide the services of architectural, structural, electrical, mechanical, plumbing, telecommunications, civil engineering and landscape architecture to accomplish the *Los Positas College Public Safety Center and Advanced Manufacturing and Transportation Projects*. We work together with you in an iterative style that allows you to make informed decisions and build consensus as we go through our process of design, leading to construction. We have formulated a methodology/work process by phase, description of work and deliverables to create a single story building that fits the context and character of your campus:

### A. Orientation/Start-Up

1. Define the District and design team structure
2. Obtain As-built plans from District
3. Access and document existing conditions
4. Campus walk through orientation
5. Review the project requirements
6. Establish the project goals and objectives \*\*
7. Establish sustainability goals
8. Discuss user needs and relevant issues \*\*

9. Establish a desired schedule/work plan \*
  - Products: \*
    - a. Written statement of goals and objectives
    - b. Definition of committees
    - c. Tentative calendar
    - d. Educational program
10. Where applicable, prepare program of spaces

### B. Schematic Design Phase

1. Options on-site plan/building location and building expansion
2. Conceptual space allocations \*
3. Conceptual floor plans \*
4. Conceptual construction estimate of probable cost
5. Community meetings, if desired
6. Perform initial approach to the design of Energy Efficiency
7. Create list of priorities
8. Clearly define project scope

### C. Design Development Phase

1. Specific siting design elements
2. Defined and to-scale floor plans and building elements \*
3. Exterior building design and materials \*\*
4. Interior color and material design
5. Building systems defined
6. Perform exterior and interior energy modeling
7. Outline specifications
8. Preliminary construction estimate of probable cost
9. Value engineering
10. Explore options for Energy Efficiency
11. Constructability review
12. Consult with applicable regulatory authorities
13. Pre-meeting with DSA

### D. Construction Documents Phase

1. Prepare contract documents for permitting and bidding
2. Obtain a final constructability review
3. Submit documents to DSA and obtain their approvals
4. Cost Estimate

### E. Bidding Phase

1. Assist with bid documents
2. Prebid job walk
3. Prepare addenda
4. Review responsive bids

### F. Construction Administration Phase

1. Weekly job site visitations, progress meetings with District and contractor
2. Submittal reviews/clarifications (RFI's)
3. Change order review, negotiations, claims analysis
4. Review payment requests
5. Prepare record set of documents
6. Secure, review and deliver submittals and operation and maintenance manuals
7. Prepare punch list
8. Administer DSA Box and construction oversight to obtain DSA Certification

### G. Post Occupancy Phase

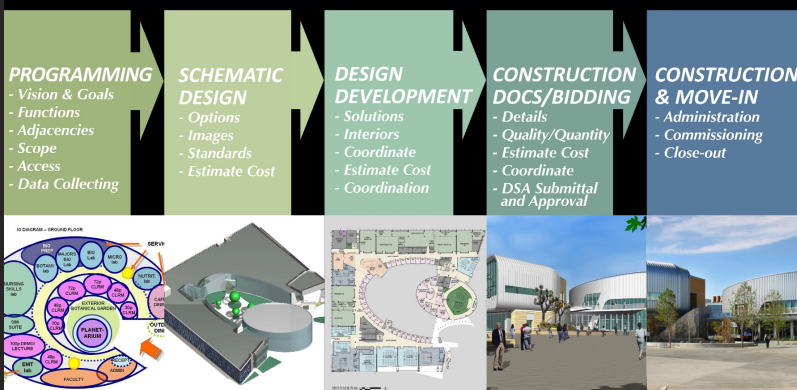
1. Walk site and advise District of corrective measures, if any
2. Review project for use and user satisfaction
3. Final written critique of project
4. Finalize DSA close-out

\* Charette with Facilities Committee and Architect's team

\*\* Charette with District representatives and community members



## PROCESS



## Current Instructional Trends

*Provide current instructional trends for the program that will be included in the new Viticulture Project. Describe specific characteristics of facilities your firm(s) have designed to incorporate building configurations and equipment to support those instructional trends.*

Environmental impact is a current focus in the winemaking industry. IE Energy use reduction is important to any organizations economic sustainability and to address the greater issues of global warming. The goal should be to meet or exceed net zero through a combination of Solar Energy Generation, and careful building siting. The latter is critical in this instance as the site offers great access to natural light and ventilation (wind).

Water use reduction is a focus in all industries in California and particularly in water intensive uses such as winemaking. The greatest opportunity for saving is in making components easy to clean through specification of the right equipment (IE Stainless). Picking such equipment will also greatly reduce the amount of chemicals needed putting less pressure on the wastewater stream.

Lastly, it is important that Viticulture training facilities teach traditional winemaking but also focus on teaching about automation IE: Fermentation Monitoring, and Clarification Processing.

## Use of Hillside

*- Provide examples of how your firm would implement the use of existing hillside along with gravity flow processes with the wine making process; the incorporation of the vistas, and future expansion options.*

Since ancient times, vineyards and wineries have made use of topography to enhance quality and reduce effort. Some of the reasons are reviewed in the section above. However, one important concept is to site the various processes in a way that allows the gravity to do the work not pumps. The ultimate examples of this are in France where some facilities are set into hillside with several levels. The grapes enter on grade and each successive process takes place on a lower level. This type of solution can be expensive but would be discussed in the design process.



MiraCosta College Horticulture Complex, Oceanside, CA

## Storm Water Management Systems

Like all “industrial” facilities, wineries and vineyards are subject to the Federal Clean Water Act which means that stormwater leaving the property must be mitigated. Pollution sources can include shipping and receiving areas, process equipment, material handling and storage areas, maintenance activities, and chemical storage areas. The new facility will be required to have an industrial stormwater permit, file a Storm Water Pollution Prevention Plan (SWPPP), test stormwater for pollutants, and establish stormwater Best Management Practices (BMP’s). We are experienced in this regard and will help guide the adoption of BMP’s which limit stormwater discharge and effects of regulation. BMP’s will involve less and lower impact chemicals, water catchment and potentially recycling.

## Programming Team

*- Identify individual team members who will develop the program area designs described in this section.*

### RECENT RELEVANT PROJECTS

**Philip J. Newsom, Architect, LEED AP, Managing Principal** | PIC

**Mark McTeer, AIA** | Project Manager

**Gary P. Moon, AIA, Design Principal** | Project Designer/Programmer

#### PROJECTS:

- MiraCosta College Horticulture Complex, Oceanside, CA
- Citrus College Math/Science Building, Glendora, CA
- City College of San Francisco Anatomy/Cadaver Lab Renovation (*Schematic Design*), San Francisco, CA
- Columbia College Allied Health Cohort Program Renovation (Redbud Hall - Nursing Labs, Distance Learning Facilities and Offices), Sonora, CA
- Diablo Valley College San Ramon Center Campus Facilities, San Ramon, CA
- Modesto Junior College Glacier Hall (Allied Health Building), Modesto, CA (*Savings By Design*)
- San Joaquin Delta College Science and Math Center, Stockton, CA
- San Jose City College Science Complex, San Jose, CA
- Santa Monica College Bundy Campus West Building Renovation, Nursing Laboratories, Los Angeles, CA
- Santa Rosa Junior College Lark Science and Math Interim Housing, Santa Rosa, CA (*CURRENT*)
- Santa Rosa Junior College Petaluma Campus New Science Building | *Bridging Documents*, Petaluma, CA (*Savings By Design*)
- Center for Advanced Research and Technology (includes Greenhouses), Clovis, CA
- Dougherty Valley High School Expansion/Addition (Science Labs), San Ramon, CA



# 5. BUSINESS TERMS

## NON-COLLUSION AFFIDAVIT (ATTACHMENT A)





## 5. BUSINESS TERMS

### Business Terms

*The District intends to award an Architectural/Engineering Contract as a percentage of the approved construction budget. For this proposal, the current construction budget is \$8,131,310, broken down between AG SCI: Viticulture \$6,462,000 and Roadway & Infrastructure \$1,669,310. Responder must state in the cover letter that your firm has thoroughly reviewed the District's standard Architect/Engineering Contract (Attachment C) and accepts all terms and conditions or has included any comments, or exceptions in your response to this Request for Proposal within the established page limits.*

### PROFESSIONAL FEE

Please see enclosed **Separate Envelope**.

### ARCHITECT/ENGINEERING CONTACT (ATTACHMENT C)

As stated in the Cover Letter, **tBP**/Architecture has thoroughly reviewed the District's standard Architect/Engineering Contract (Attachment C) and accepts all terms and conditions.

### Non-Collusion Affidavit

#### (ATTACHMENT A)

Please see following page.



Chabot College Community and Student Services, Hayward, CA | LEED PLATINUM Certified



Los Medanos College Science Building, Pittsburg, CA | SAVINGS BY DESIGN

**NON-COLLUSION AFFIDAVIT**

**STATE OF CALIFORNIA**  
**COUNTY OF** Walnut Creek

**PROJECT RFP No.: B18/19-06**  
**AGRICULTURE SCIENCES: VITICULTURE FACILITY**  
**LAS POSITAS COLLEGE**

I, Philip J. Newsom, Architect, LEED AP, being first duly sworn, deposes and says that I am  
(Typed or Printed Name)  
the President/Managing Principal of tBP/Architecture, the party  
(Title) (Bidder Name)  
Submitting the foregoing Bid Proposal ("the Bidder"). In connection with the foregoing Bid Proposal, the undersigned declares, states and certifies that:

1. The Bid Proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization or corporation.
2. The Bid Proposal is genuine and not collusive or sham.
3. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any other bidder or anyone else to put in sham bid, or to refrain from bidding.
4. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price, or that of any other bidder, or to fix any overhead, profit or cost element of the bid price or that of any other bidder, or to secure any advantage against the public body awarding the contract or of anyone interested in the proposed contract.
5. All statements contained in the Bid Proposal and related documents are true.
6. The bidder has not, directly or indirectly, submitted the bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any person, corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Executed this 8 day of August, 2019 at California, Walnut Creek, CA.  
(City, County and State)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.



\_\_\_\_\_  
Signature

1777 Oakland Boulevard, Suite 320  
(Address)

Philip J. Newsom, Architect, LEED AP  
Name Printed or Typed

Walnut Creek, Contra Costa County, CA  
(City, County and State)

( 925 ) 246-6419  
(Area Code and Telephone Number)