BERKELEY CITY COLLEGE CAMPUS EXPANSION

FACILITIES COMMITTEE

October 9, 2020

NOLL & TAM ARCHITECTS

IMAGE SOURCE: BCC

Planning for Design/Build RFP

NEW BUILDING: 6 floors

Added area: 60,000 GSF

Future Renovation at 2050 Center Street

MEETING GOALS

- PROJECT UPDATE
  - *Schedule*
  - *Cost*
  - *Design/Build Procurement*
- RECONFIRM PROGRAM GOALS
- INFORMATION FOR THE CRITERIA DOCUMENTS PROVIDED TO THE D/B TEAMS
- HELP TO SELECT THE BEST D/B TEAM FOR THIS PROJECT

30→60→90 DAY LOOK AHEAD

Activity	Target Dates (TBD)
Issue Request for Qualifications (RFQ)	Actual - 10/2/2020
Statement of Qualifications Due	Target - 11/6/2020
Issue Request for Proposal to Pre-Qualified Teams	Target Late-November
Design Build Team Interview # 1*	Target Approx. December 15th
Design Build Team Proposals Due	Target Mid-January
Design Build Team Interview # 2*	Target Late-January

*Selection Committee Participation

LONG RANGE LOOK AHEAD

Activity	Target Dates TBD
Design-Build BOT Approval & Contract Award	February-March 2021
Collaboration and Project Validation Phase [1]	April-June 2021
Design Phase [2]	June-February 2022
Division of the State Architect (DSA) Review	February-December 2022
Construction Phase	December 2022-October 2024
Closeout and Project Occupancy	October 2024-December 2024

1 – Building User Group Committee Participation Weekly

2 – Building User Group Committee Participation Bi-Weekly → Monthly

BERKELEY CITY COLL

BOND SPENDING

BERKELEY CITY COLLEGE

BuildPERALTA

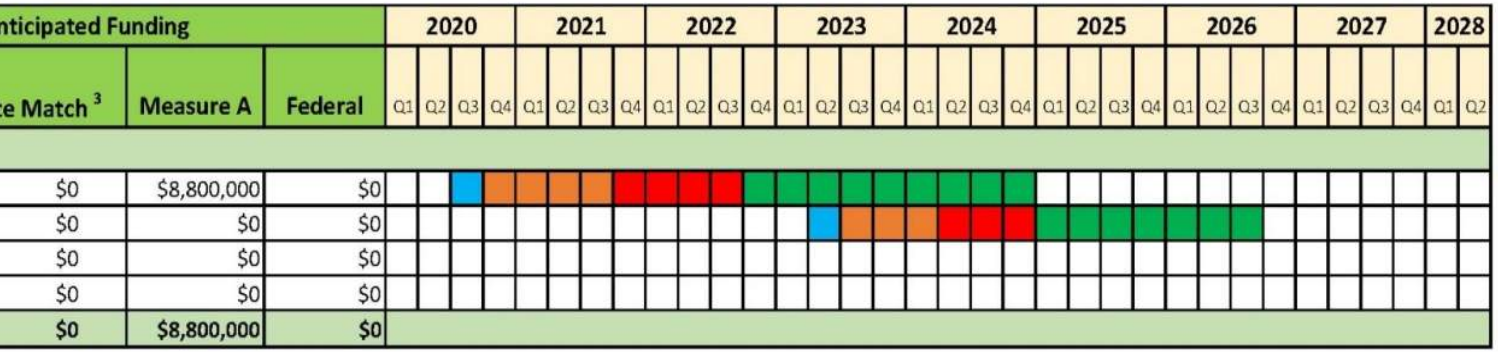
Bond Spending Plan

Status Date: Costs and Funding as of June 30, 2020

Schedule Key

- Contractor or Design Build Entity Procurement
- Design
- DSA Review
- Construction

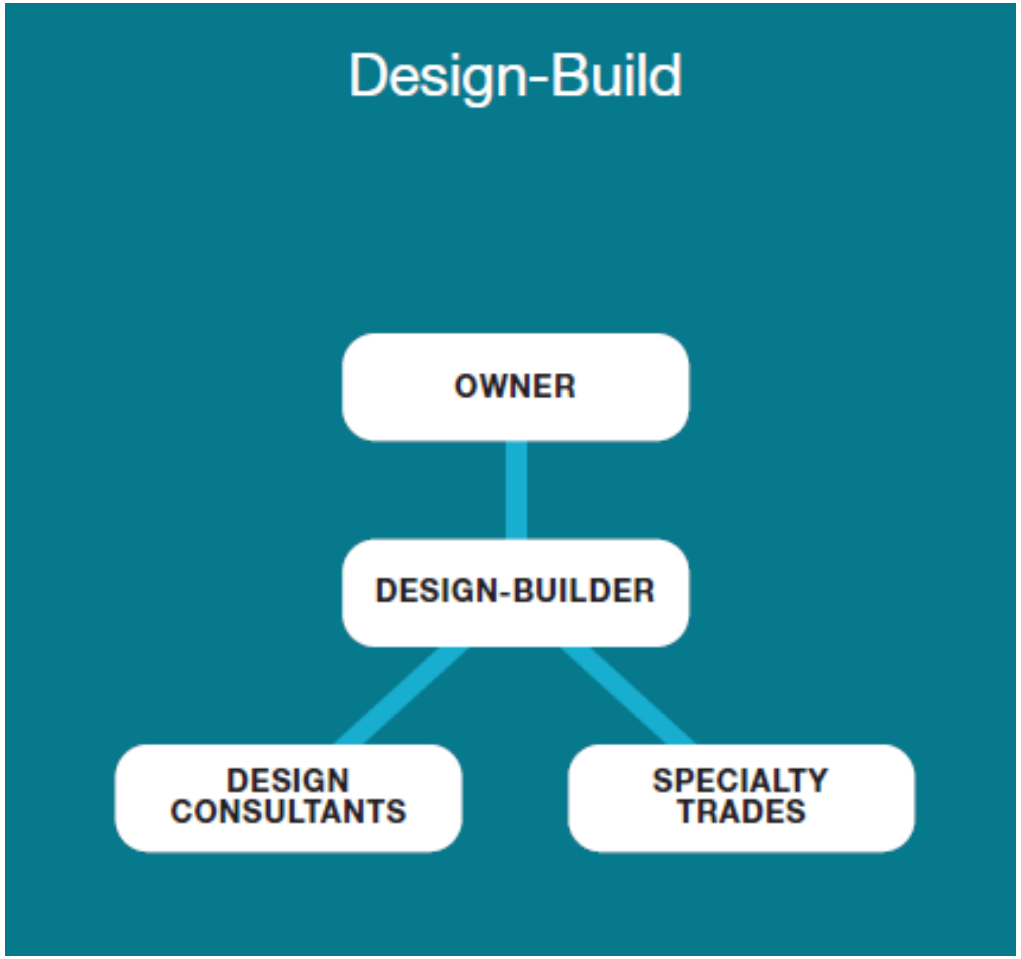
Project Name	Proj #	Type [1]	6/30/20 Total Project Cost Estimate[2]	Anticipated Funding: Measure G	Anticipated Funding: State Match [3]	Anticipated Funding: Measure A	Anticipated Funding: Federal
Berkeley City College							
2118 Milvia Street (New Building) - DB	2477	New	$83,851,707	$75,051,707	$0	$8,800,000	$0
2050 Center Reconfiguration - DB		Mod	$31,550,808	$31,550,808	$0	$0	$0
Infrastructure		Mod	$3,000,000	$3,000,000	$0	$0	$0
Information Technology		IT	$2,850,000	$2,850,000	$0	$0	$0
Berkeley College Subtotal			**$121,252,515**	**$112,452,515**	**$0**	**$8,800,000**	**$0**



Design-Build Project Delivery

WHAT IS DESIGN-BUILD?

- Design-Build is under one single entity
- Best Value Selection
- Project must be over $2.5 million
- Collaborative team approach



DESIGN-BUILD CONSIDERATIONS

Benefits

- Single point of responsibility
- Fastest delivery
- Most cost effective
- Construction input during design
- Reduced management oversight

Limitations

- Requires up-front program design criteria
- District must make timely decisions
- Less control by the District on design details

Planning for Design/Build RFP

Project Goals

Space Program

Design Criteria Diagrams

PROJECT GOALS

- TWO BUILDINGS TO CREATE A SINGLE CAMPUS
- INCREASE GENERAL CLASSROOM SPACE (QUANTITY AND SIZE)
- INCREASE LIBRARY & LEARNING RESOURCE CENTER SPACES

PROJECT GOALS

- UNIFIED
- WELCOMING
- ACTIVE
- FLEXIBLE
- HEALTHY
- SUSTAINABLE
- And…

PROJECT GOALS

- INCREASE OFFICE SPACE FOR FULL- AND PART-TIME FACULTY
- SUPPORT STUDENT SUCCESS
  - Health Center
  - Multi-Center/Learning Communities
  - Student Study Space

INCREASE LAB SPACE IN 2050 CENTER – FUTURE PROJECT

2020– BCC CAMPUS EXPANSION PROJECT

2118 Milvia

Complete Building – not an outpost

Expand Classrooms (replace 2000 Center + 10)

Faculty (full and part time)

Administrative Offices (Dean + College Administration)

Art Studios

Outdoor Roof Space

Student Activities and Services

- Health center
- Veterans
- Multi-Cultural Center
- Bookstore
- Student Lounge
- Learning Resource Center

New Building Footprint (6 Floors) – 60,000 OGSF

2000 Center – to be relinquished

2050 Center – FUTURE PROJECT

Targeted Remodel

- Expand STEM Labs
- Classrooms
- Expand Library
- Improve faculty offices

Renovation Footprint – APPROXIMATELY 27,700 GSF

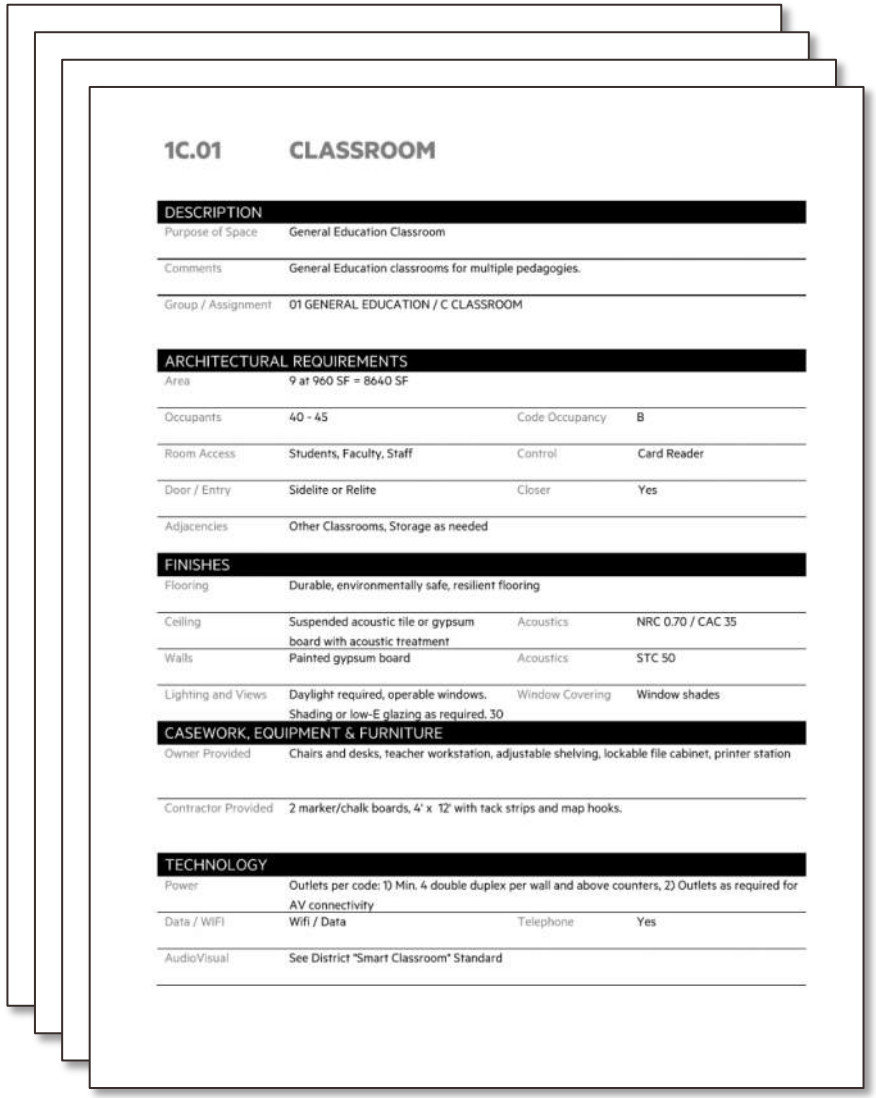
INSTRUCTIONAL SPACE SUMMARY

SPACE TYPE	BEFORE PROJECT		FUTURE PROJECT	CAMPUS EXPANSION COMPLETE
	Total	Milvia	Center	**Total**
Classrooms	28*	13	21	**34**
Large Lecture	2	0	2	**2**
Computer Classrooms	10	1	10	**11**
Science Labs	5	0	10	**9**
Art Studios	2	2	0	**2**

*Includes Annex

SPACE GROUP ASSIGNMENT	NAME	ROOM NAME	PROGRAM CODE	MINUMUM ASF	QUANTITY	MINIMUM ASF	DESCRIPTION	COMMENTS
01 GENERAL EDUCATION						**16,010**		
1A	ANTHROPOLOGY	LAB	1A.01	960	1	960	Anthropology Lab	Classroom for the Anthropology program with space for lab activities.
		STORAGE	1A.02			160	Anthropology Storage	Storage for the Anthropology Lab.
1B	ART	ART STUDIO	1B.01	1,200	2	2,400	Art Studio	Classroom for the Art program, adaptible to multiple studio layouts.
		STORAGE	1B.02			450	Project Storage	Storage for student projects, should be accessible to each Art Studio classroom. Can be one or two rooms.
1C	CLASSROOM	CLASSROOM	1C.01	960	9	8,640	General Education Classroom	General Education classrooms for multiple pedagogies.
		SMALL CLASSROOM	1C.02	900	2	1,800	General Education Classroom	General Education classrooms for multiple pedagogoies, separated by an operable wall.
1D	COMMUNICATIONS	COMMUNICATIONS CLASS	1D.01	960	1	960	Communications Classroom	Classroom for the Communications program.
		COMMUNICATIONS LAB	1D.02	320	1	320	Communications Lab	Lab space for special activities for the Communications program.
1E	STORAGE	STORAGE	1E.01			320	Classroom Storage	Distribute among classrooms and labs as needed.

PROGRAM SUMMARY

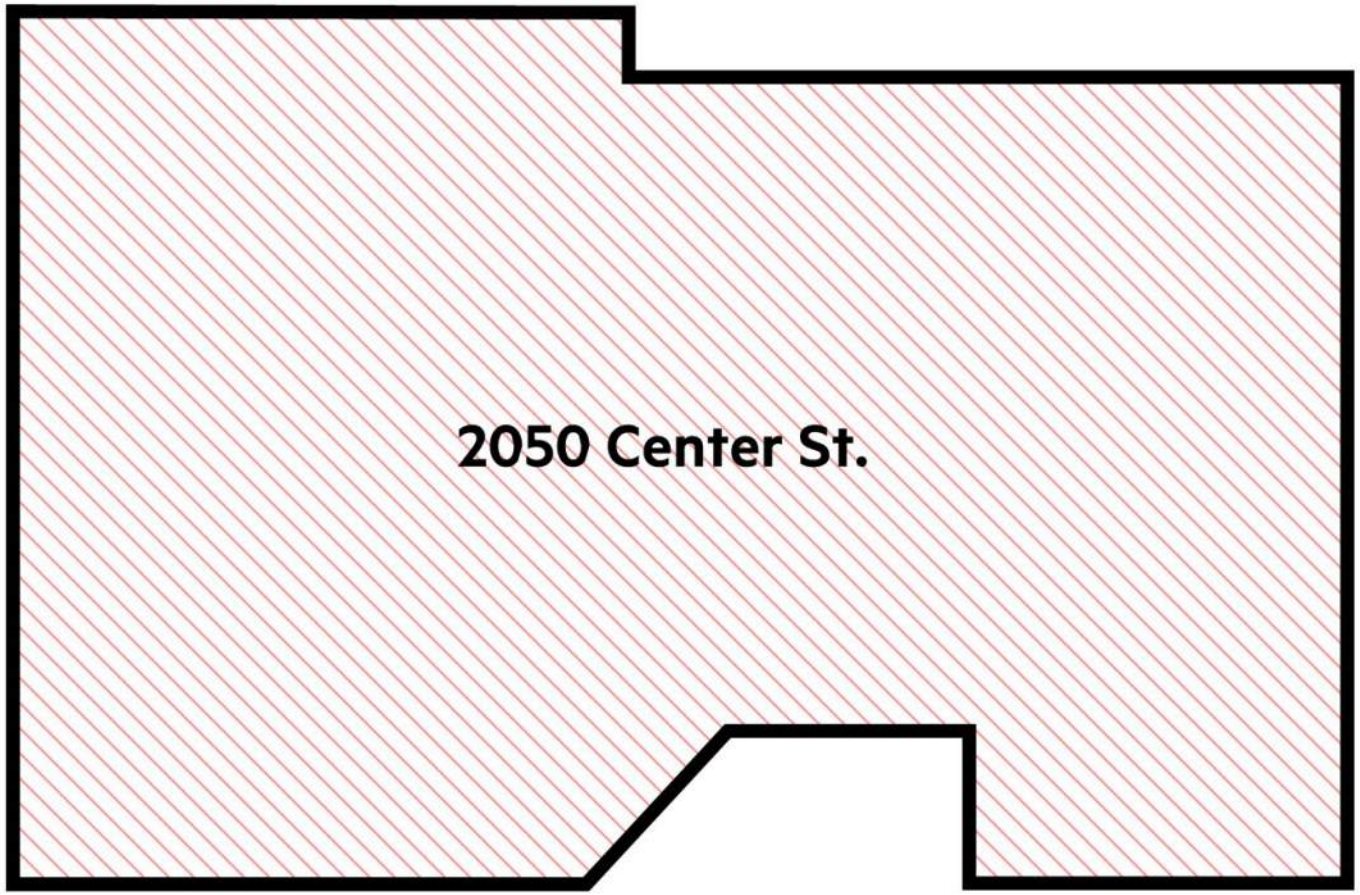


1C.01 CLASSROOM

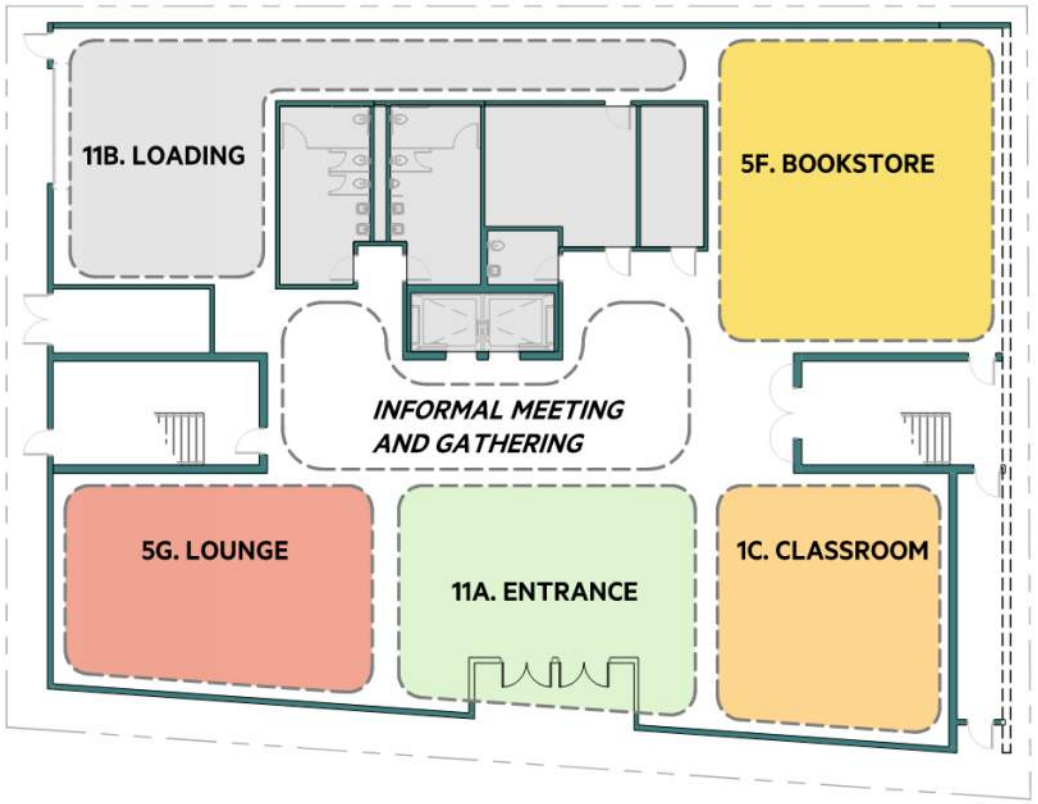
DESCRIPTION			
Purpose of Space	General Education Classroom		
Comments	General Education classrooms for multiple pedagogies.		
Group / Assignment	01 GENERAL EDUCATION / C CLASSROOM		
ARCHITECTURAL REQUIREMENTS			
Area	9 at 960 SF = 8640 SF		
Occupants	40 - 45	Code Occupancy	B
Room Access	Students, Faculty, Staff	Control	Card Reader
Door / Entry	Sidelite or Relite	Closer	Yes
Adjacencies	Other Classrooms, Storage as needed		
FINISHES			
Flooring	Durable, environmentally safe, resilient flooring		
Ceiling	Suspended acoustic tile or gypsum board with acoustic treatment	Acoustics	NRC 0.70 / CAC 35
Walls	Painted gypsum board	Acoustics	STC 50
Lighting and Views	Daylight required, operable windows. Shading or low-E glazing as required. 30	Window Covering	Window shades
CASEWORK, EQUIPMENT & FURNITURE			
Owner Provided	Chairs and desks, teacher workstation, adjustable shelving, lockable file cabinet, printer station		
Contractor Provided	2 marker/chalk boards, 4' x 12' with tack strips and map hooks.		
TECHNOLOGY			
Power	Outlets per code: 1) Min. 4 double duplex per wall and above counters, 2) Outlets as required for AV connectivity		
Data / WIFI	Wifi / Data	Telephone	Yes
AudioVisual	See District "Smart Classroom" Standard		

ROOM DATA SHEETS

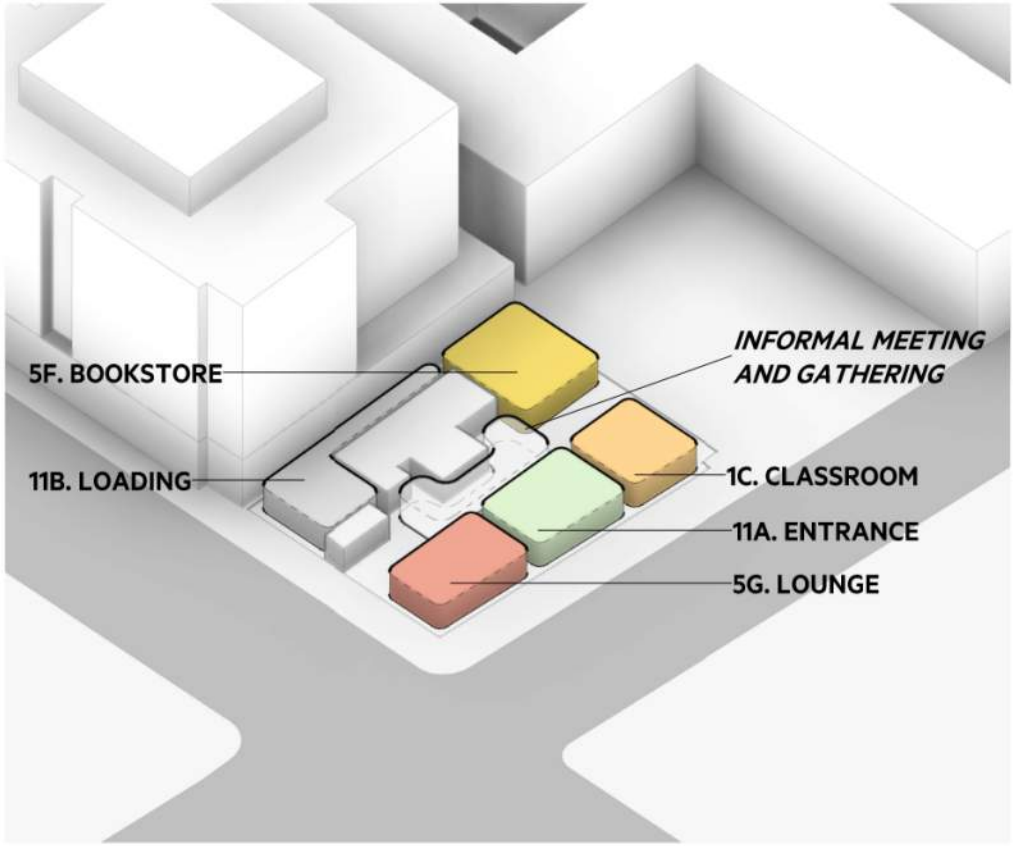
SIZE COMPARISON



FIRST FLOOR

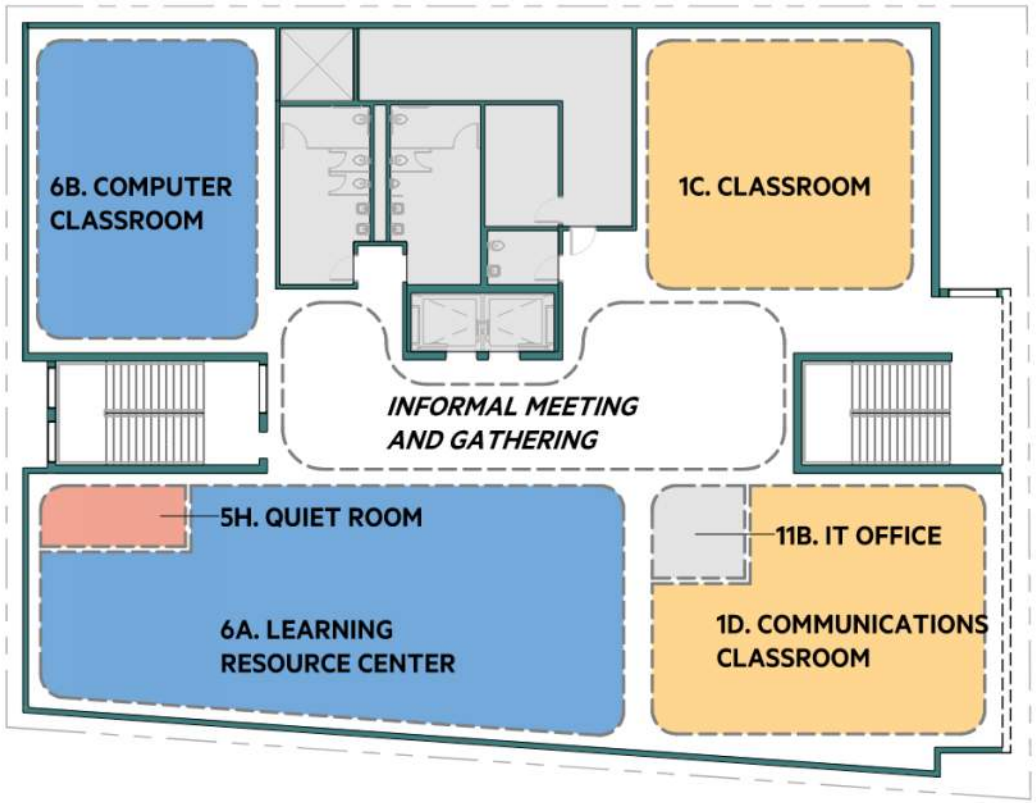


PLAN

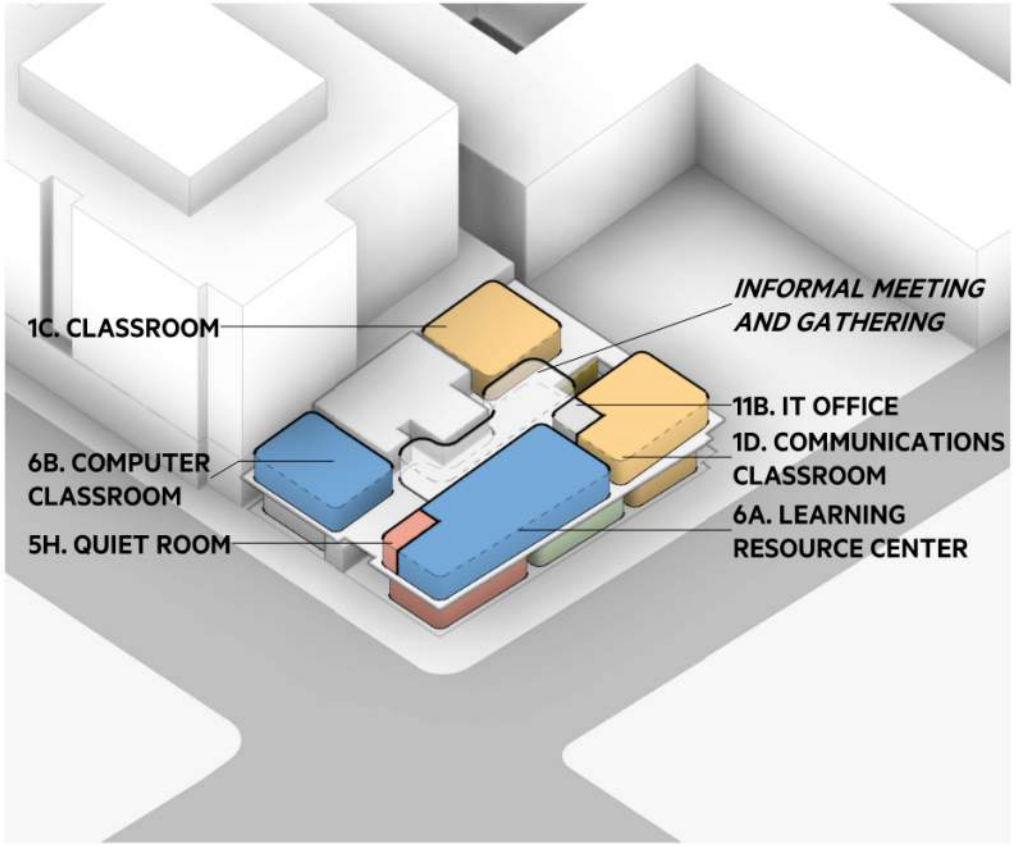


3D VIEW

SECOND FLOOR

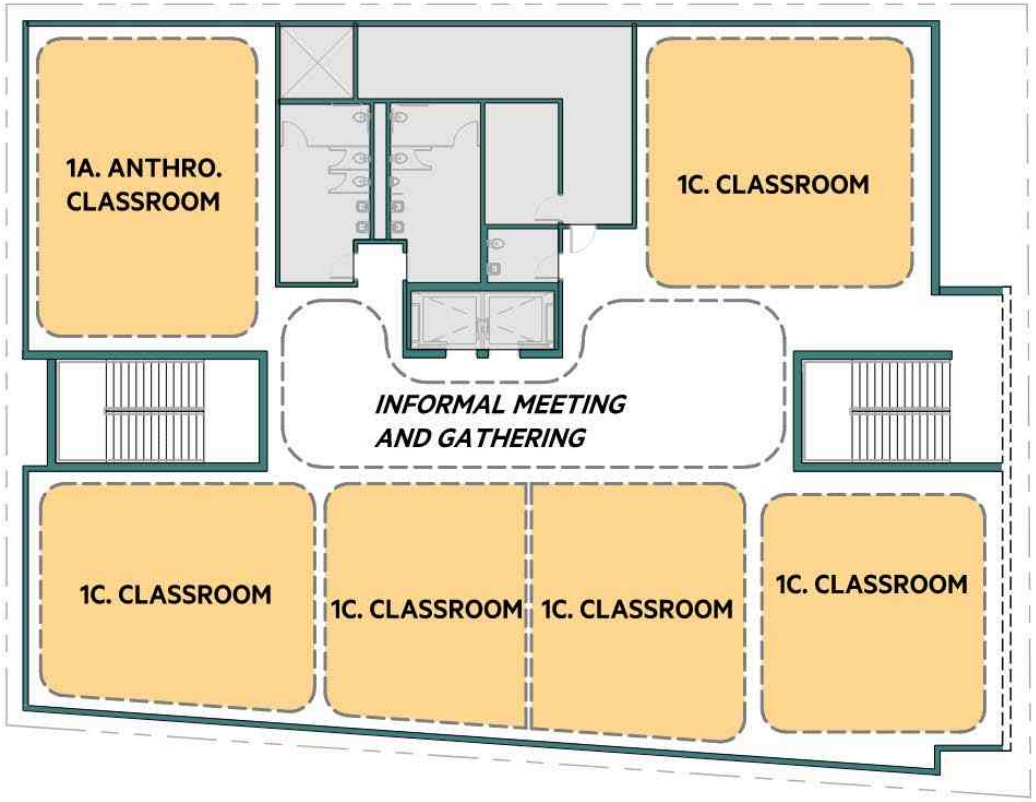


PLAN

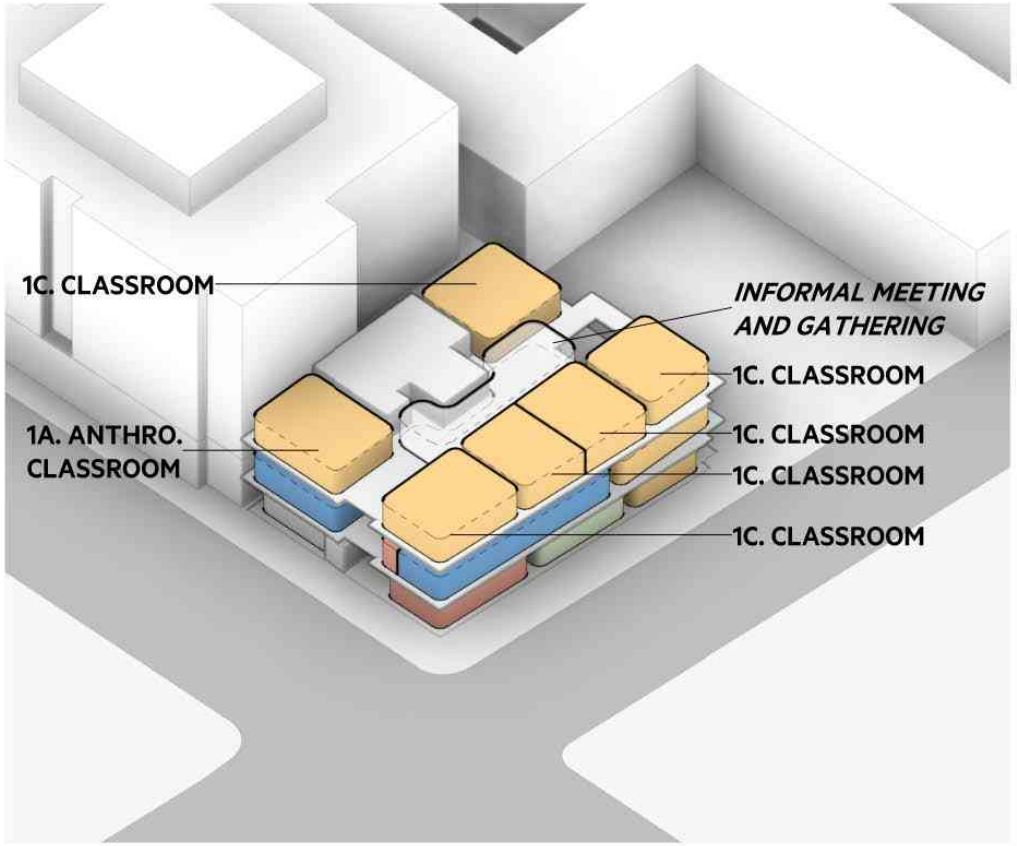


3D VIEW

THIRD FLOOR

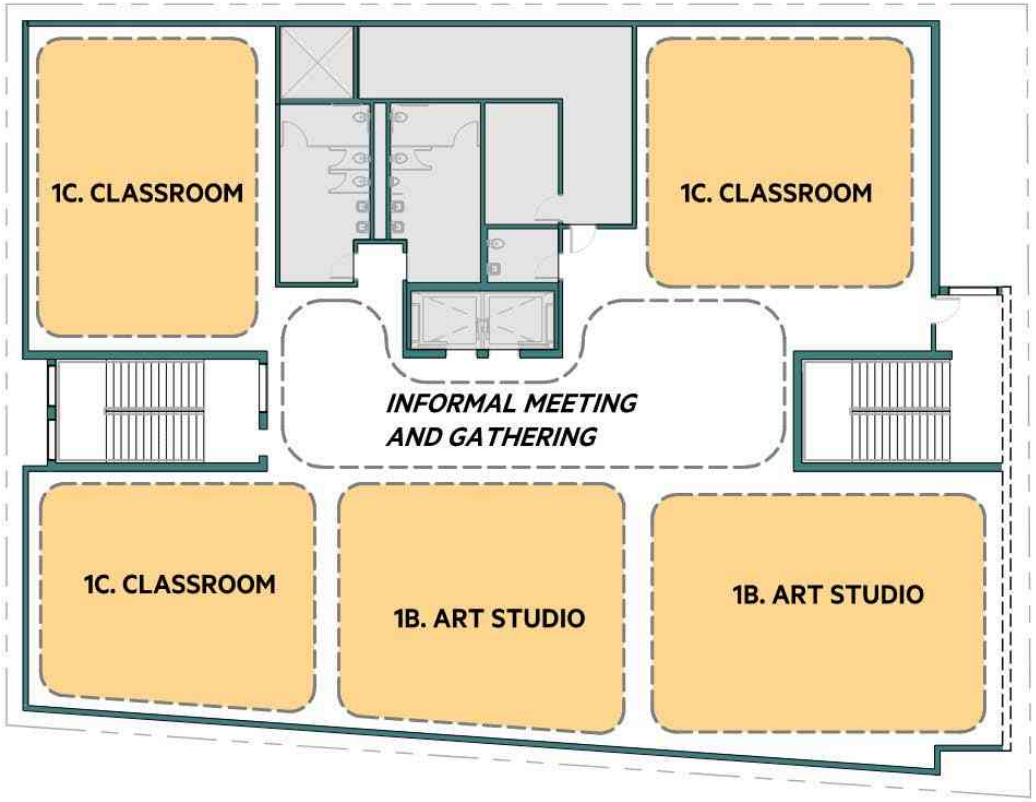


PLAN

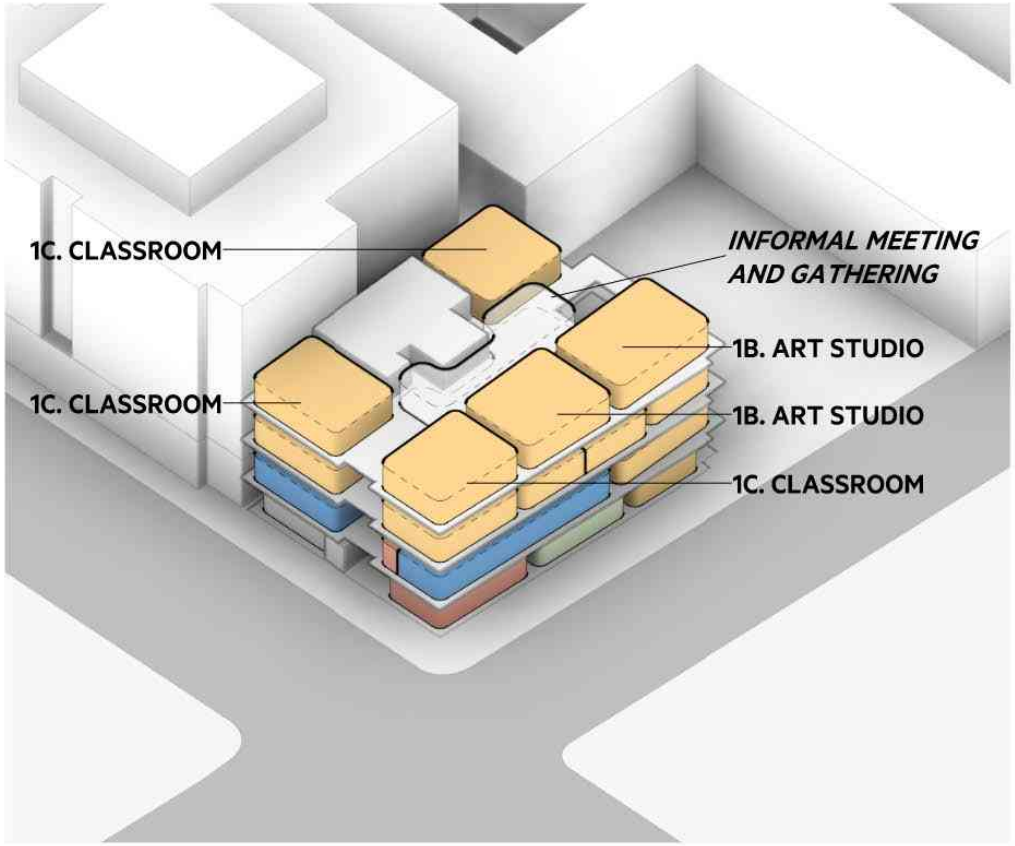


3D VIEW

FOURTH FLOOR

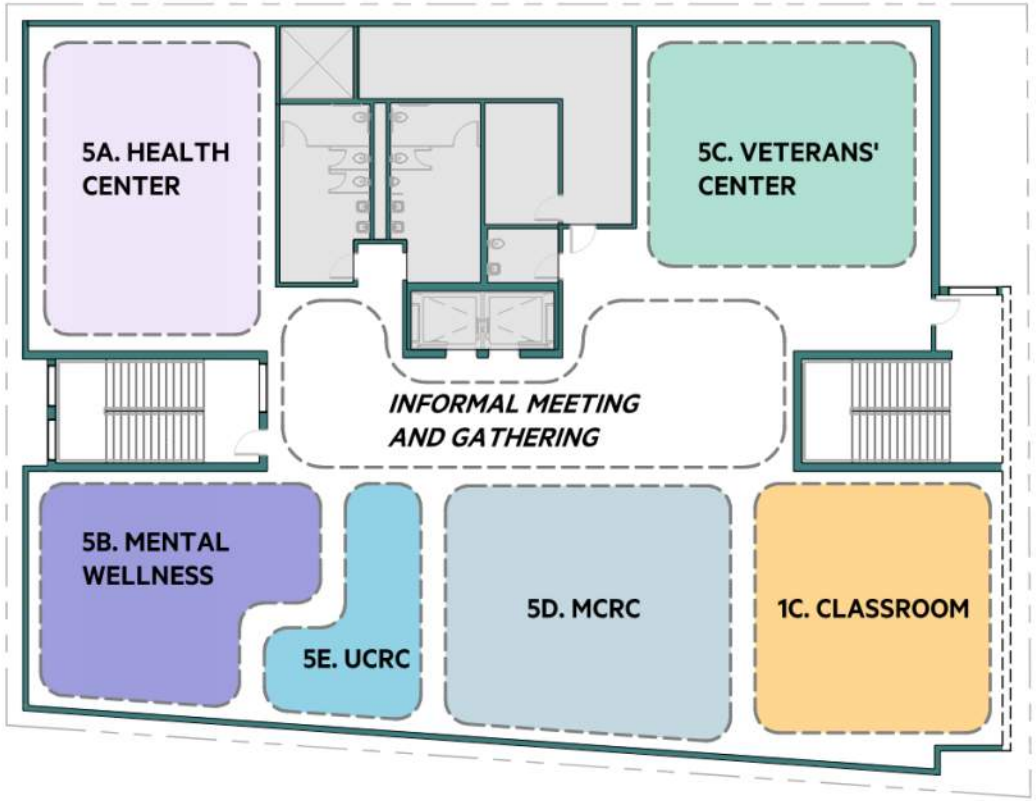


PLAN

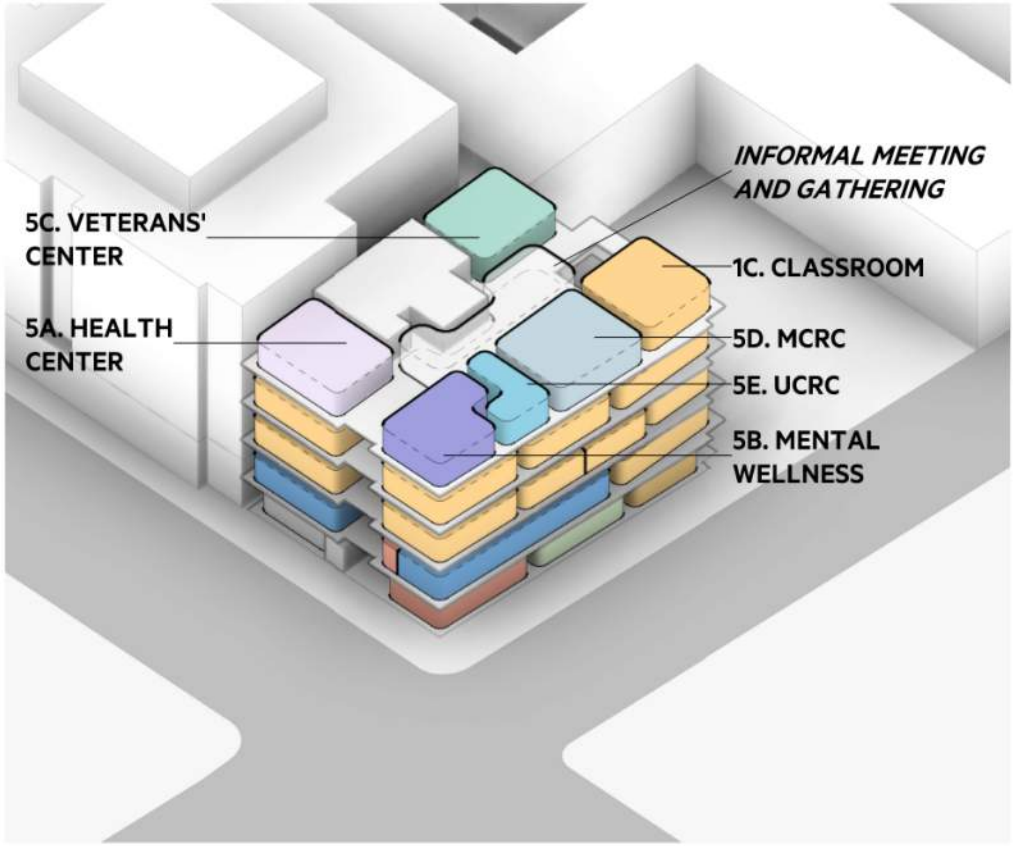


3D VIEW

FIFTH FLOOR

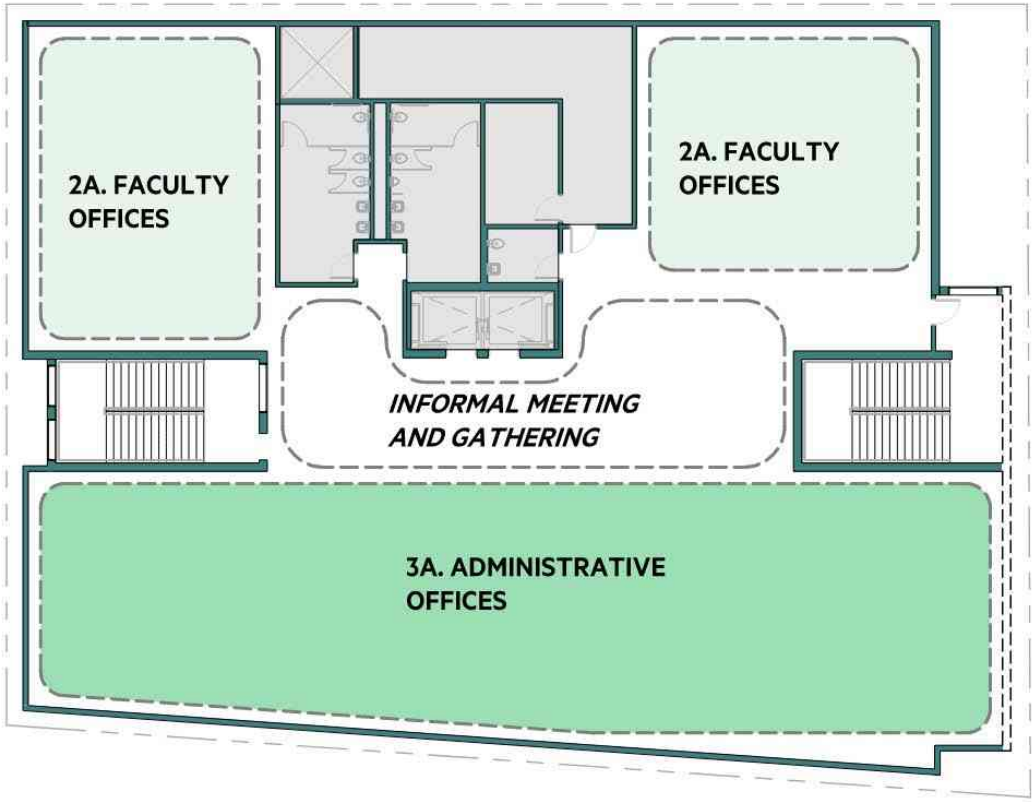


PLAN

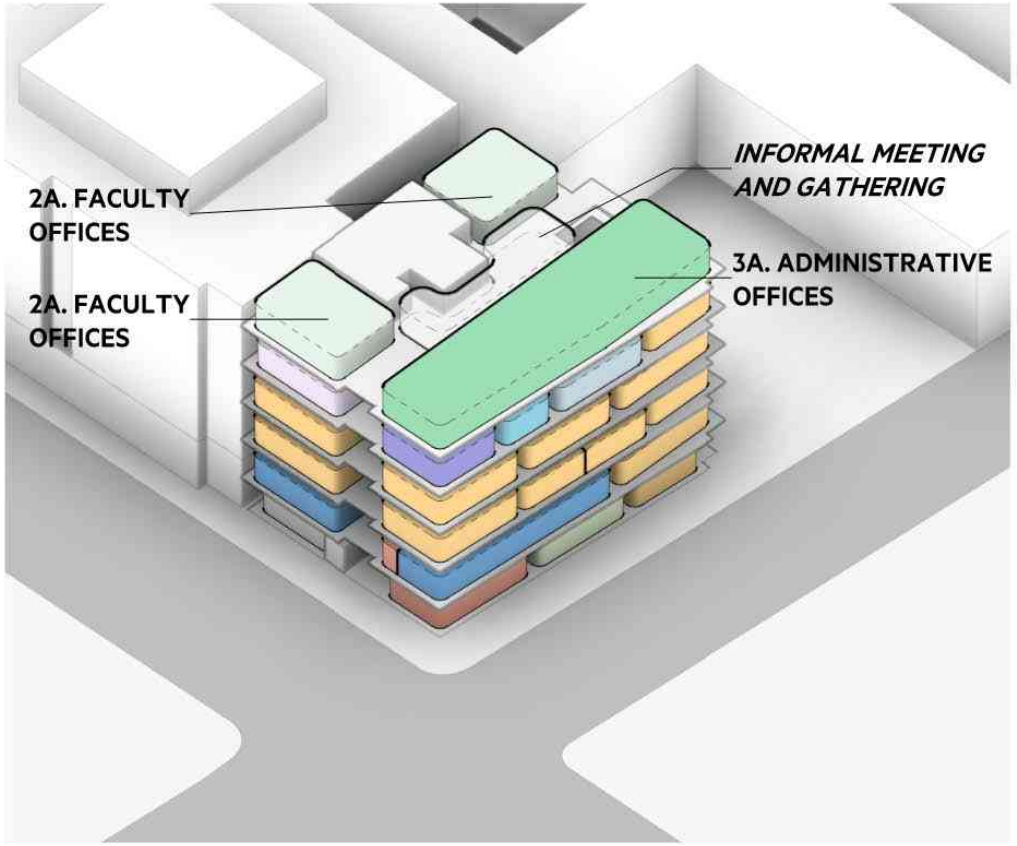


3D VIEW

SIXTH FLOOR

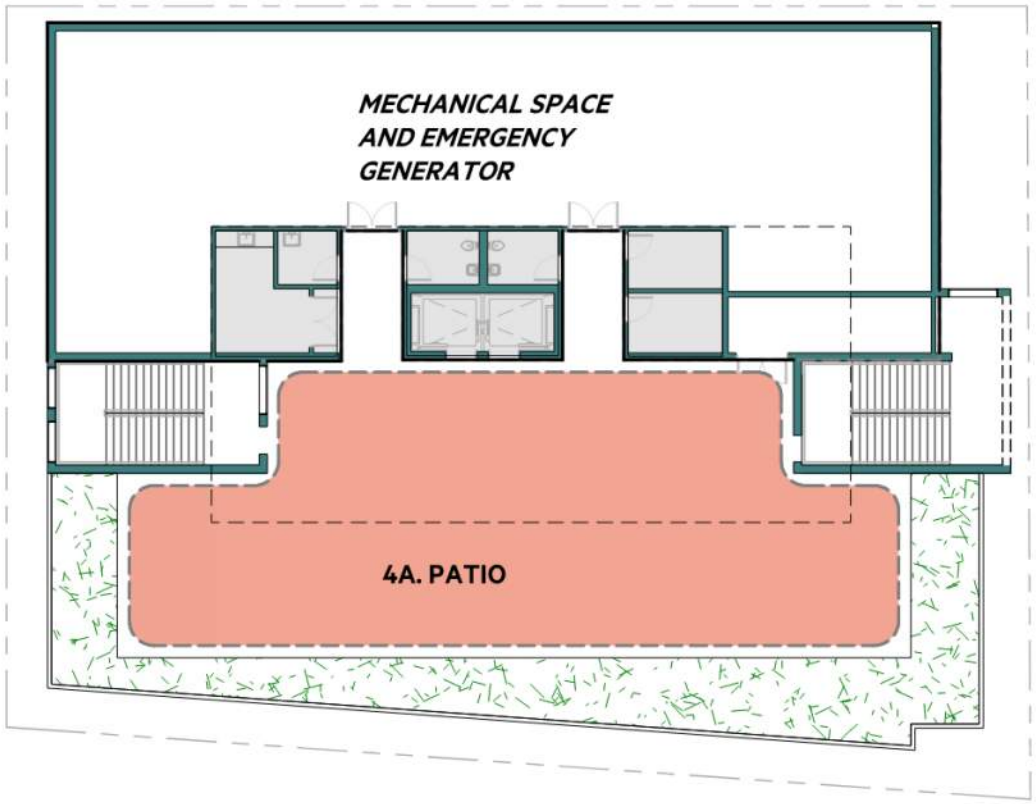


PLAN

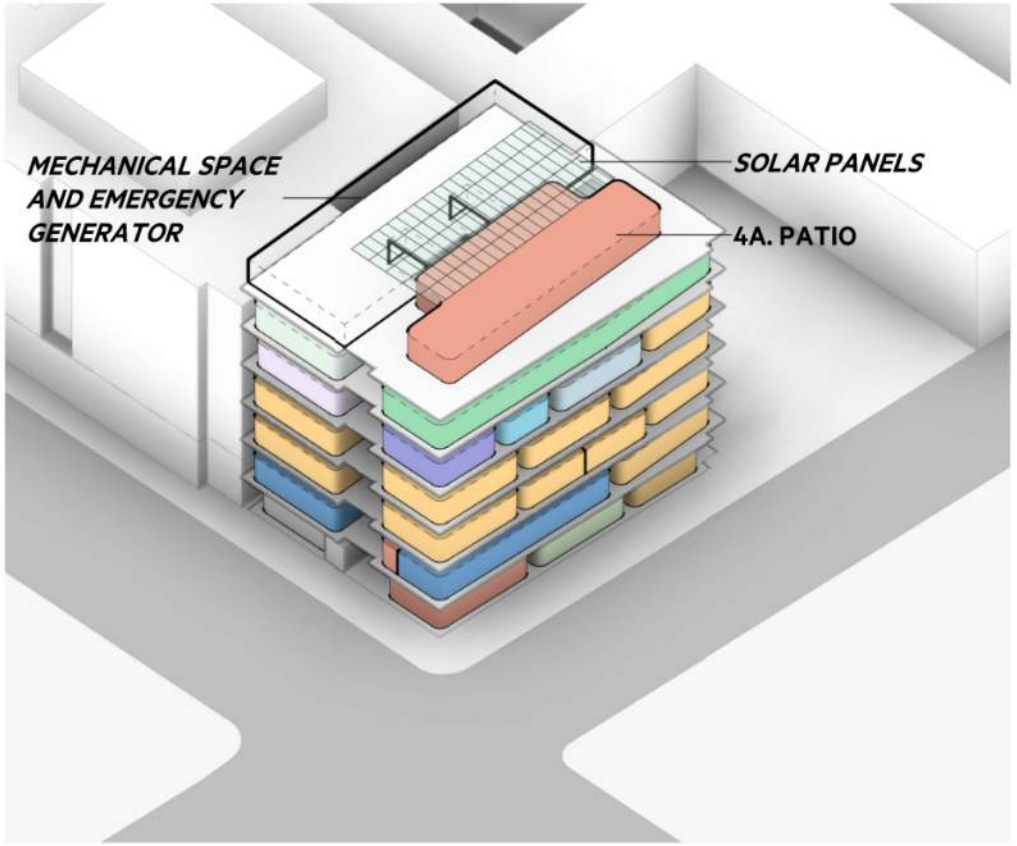


3D VIEW

SEVENTH FLOOR



PLAN



3D VIEW

BERKELEY CITY COLLEGE CAMPUS EXPANSION

FACILITIES COMMITTEE

October 9, 2020

NOLL & TAM ARCHITECTS

IMAGE SOURCE: BCC

INSTRUCTIONAL SPACE SUMMARY

SPACE TYPE	BEFORE PROJECT		FUTURE PROJECT	CAMPUS EXPANSION COMPLETE
	Total	Milvia	Center	**Total**
Classrooms	28*	13	21	**34**
Large Lecture	2	0	2	**2**
Computer Classrooms	10	1	10	**11**
Science Labs	5	0	10	**9**
Art Studios	2	2	0	**2**

*Includes Annex

FLOOR 1 – 2118 MILVIA ST.

ENTRANCE

BOOKSTORE

STUDENT LOUNGE

CLASSROOM

BLDG SUPPORT

FLOOR 2 – 2118 MILVIA ST.

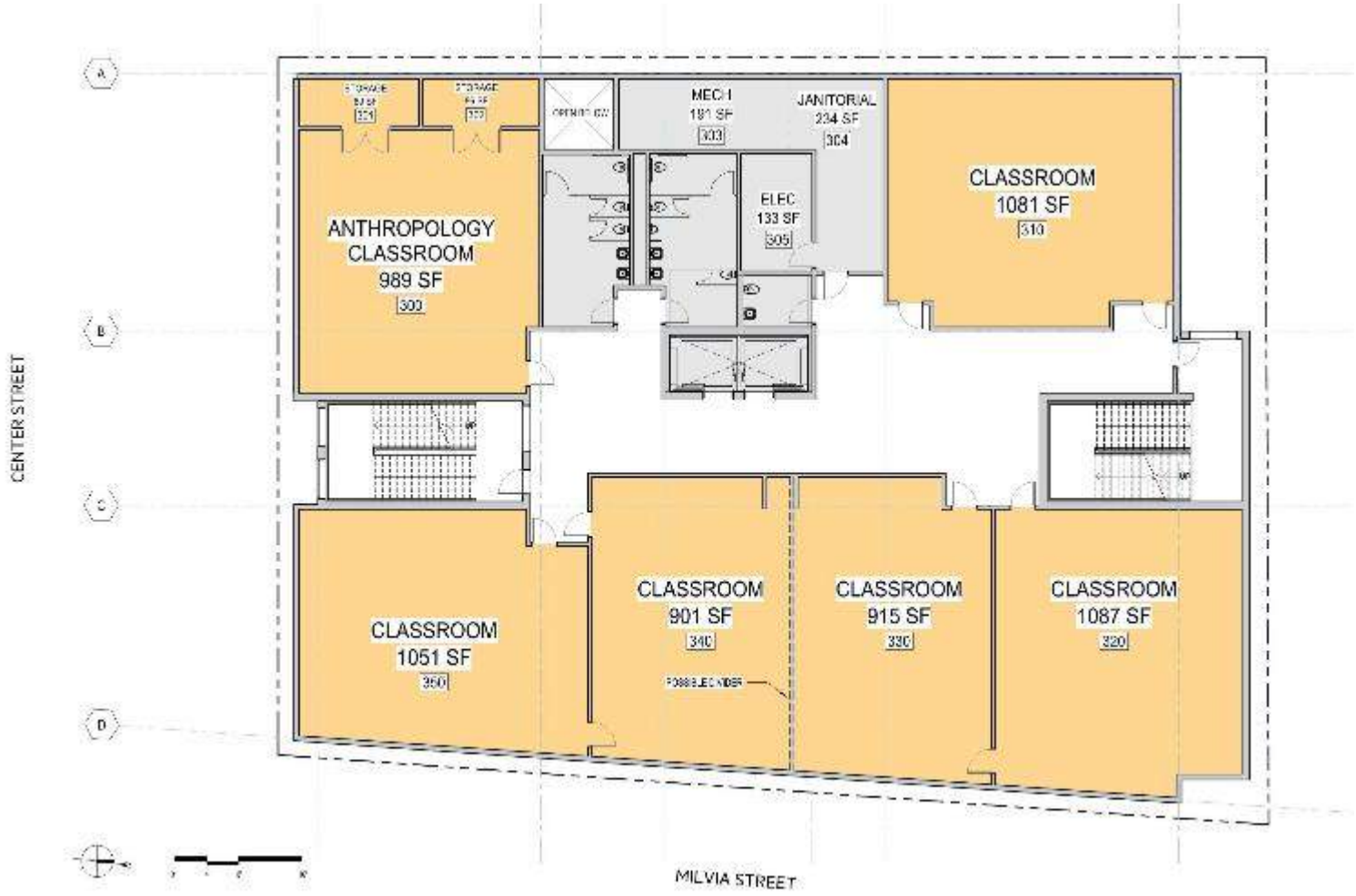
CLASSROOM

QUIET ROOM

LEARNING RESOURCE CENTER

BLDG SUPPORT

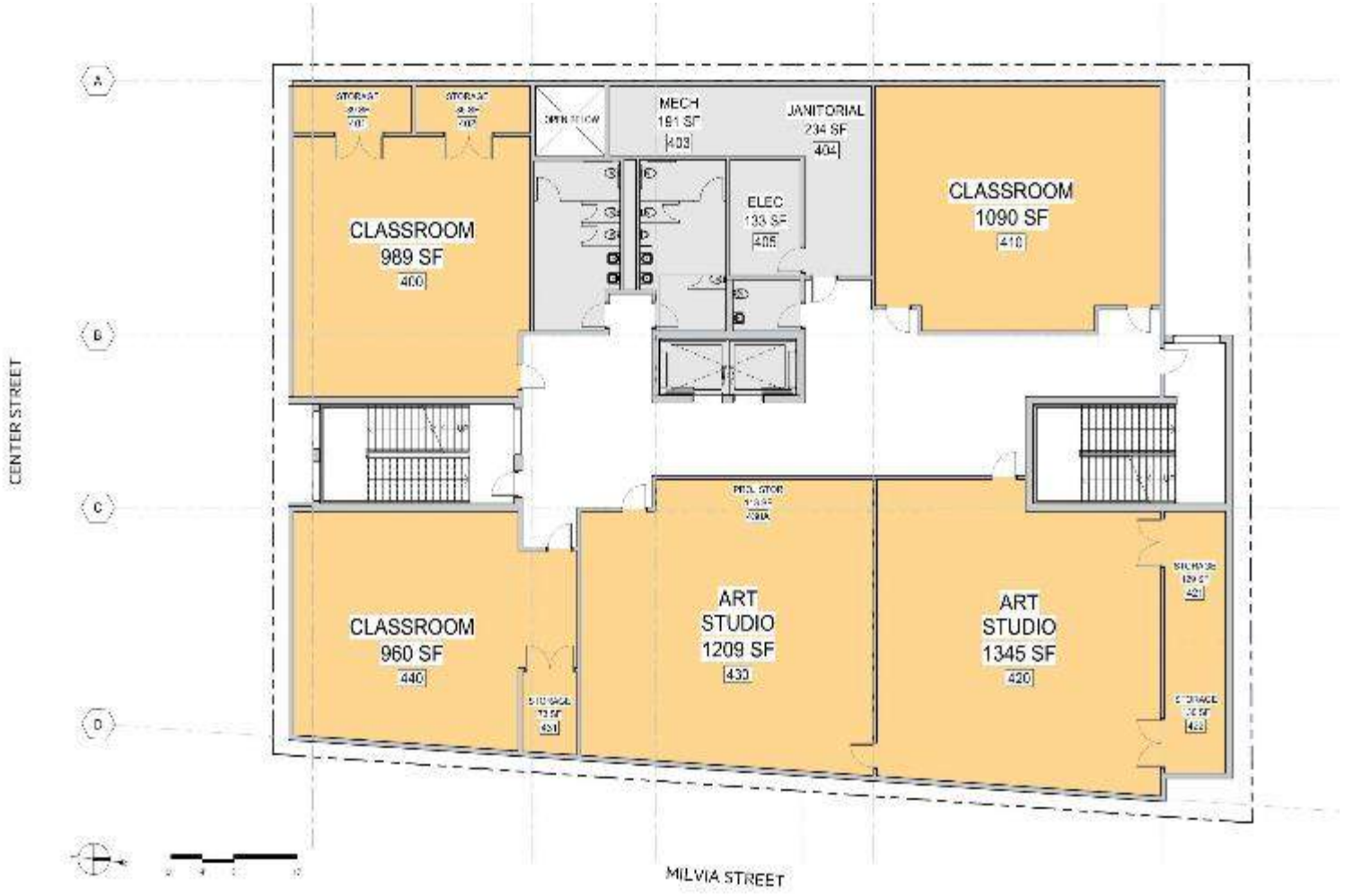
FLOOR 3 – 2118 MILVIA ST.



CLASSROOM

BLDG SUPPORT

FLOOR 4 – 2118 MILVIA ST.



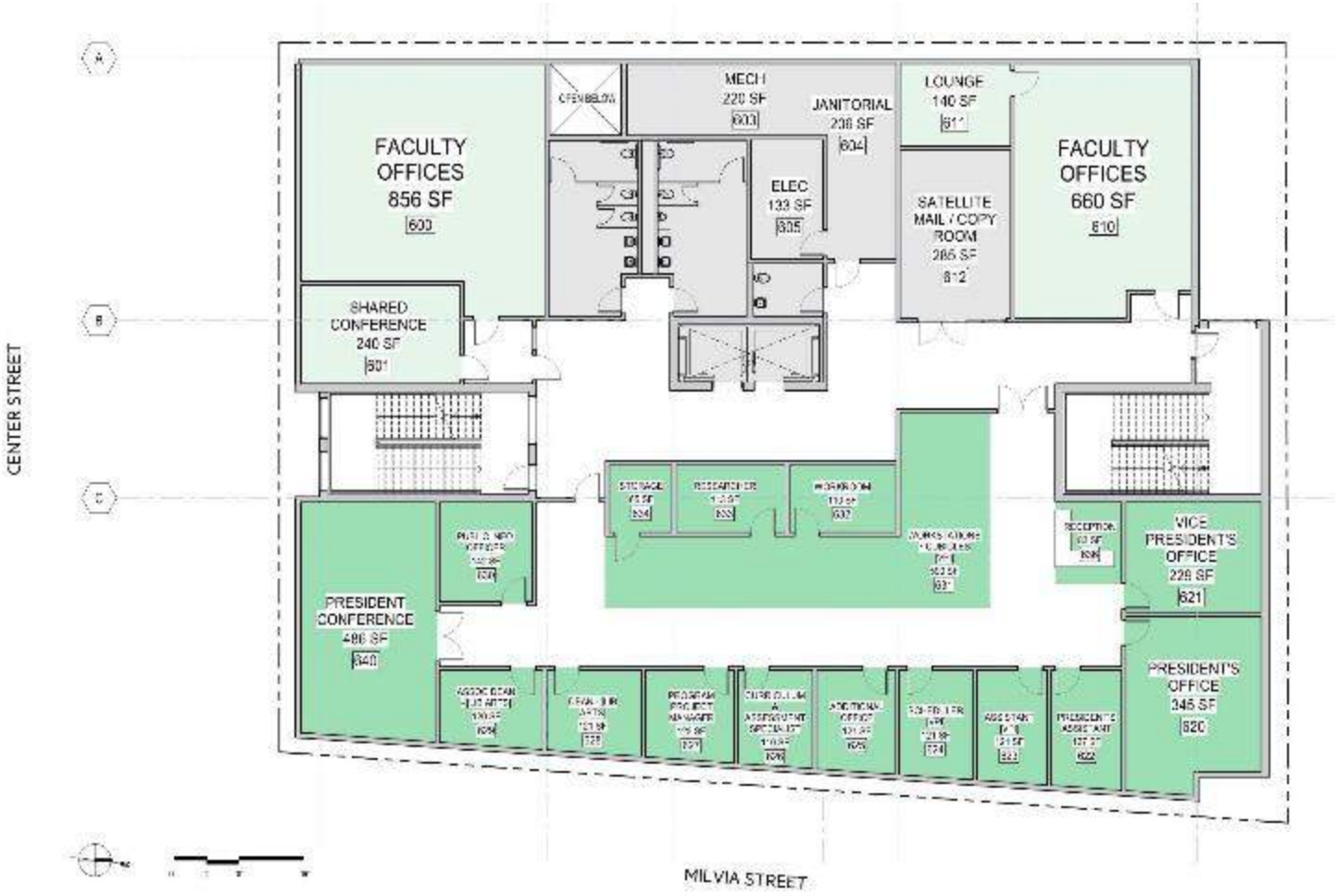
CLASSROOM

BLDG SUPPORT

FLOOR 5 – 2118 MILVIA ST.

- HEALTH CENTER
- VETERANS CENTER
- MENTAL WELLNESS
- UNDOCUMENTED COMMUNITY RESOURCE CENTER
- MULTICULTURAL CENTER
- CLASSROOM
- BLDG SUPPORT

FLOOR 6 – 2118 MILVIA ST.

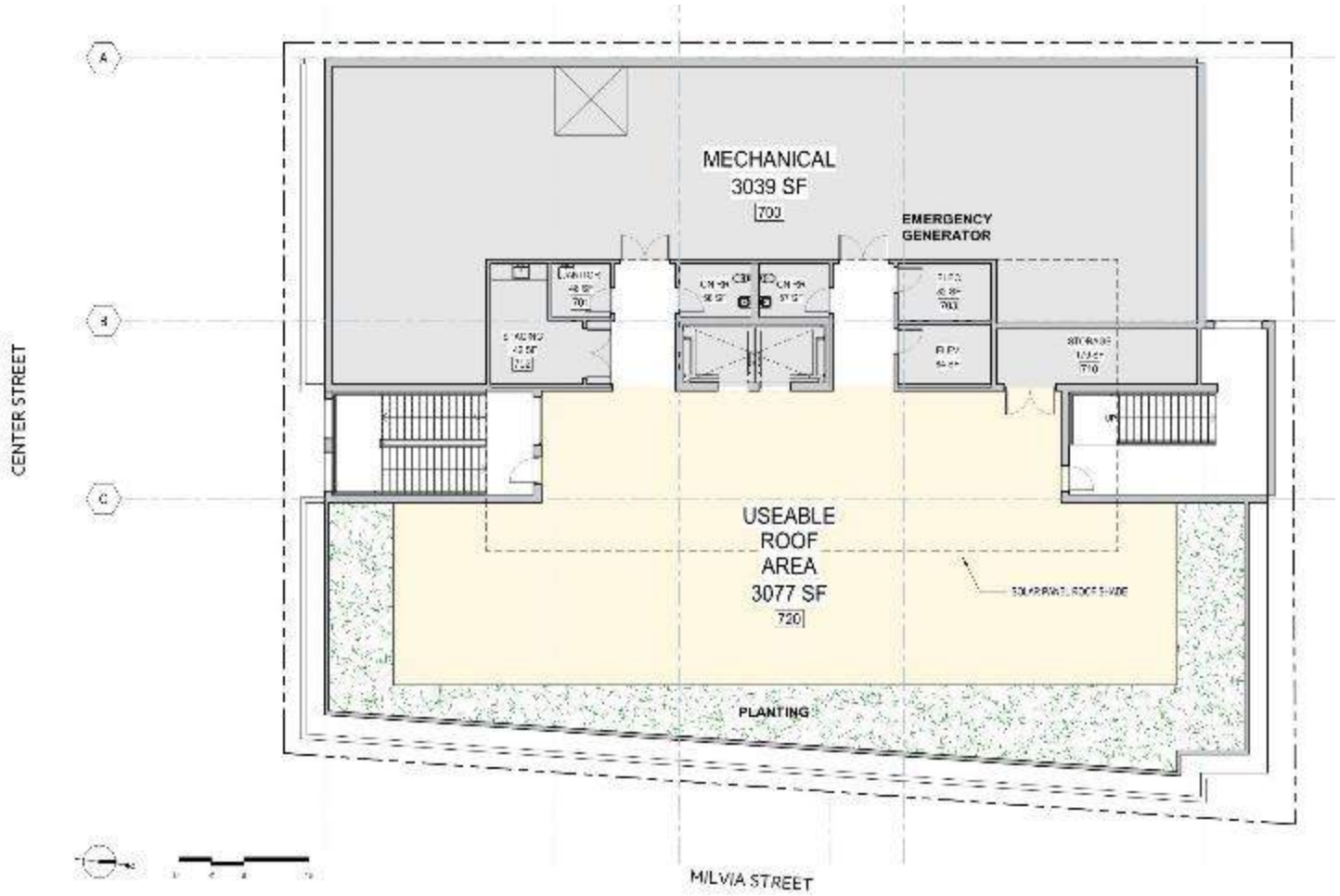


OFFICES

EXECUTIVE SUITE

BLDG SUPPORT

ROOF – 2118 MILVIA ST.



OCCUPIABLE ROOFTOP

BLDG SUPPORT