

**LANEY COLLEGE TITLE IX LOCKER ROOM RENOVATION PROJECT**

**ADDENDUM TWO**

**RFP NO. 19-20/11**

**Peralta Community College District**

LANEY COLLEGE TITLE IX LOCKER ROOM RENOVATION PROJECT  
Laney College 900 Fallon Street, Oakland CA 94607

**October 29, 2020**

**Information**

1. See attached slides from the Design-Build Mandatory Information Meeting held on October 16<sup>th</sup>, 2020.

**Revision**

1. Following are clarifications to RFP Section C.5 (Safety)

- a. Experience Modification Rate (EMR) and average total recordable injury/illness rate meet the requirements of Education Code section 81703, subdivision (c)(2)(G):

*“For purposes of this chapter, a bidder’s “safety record” shall be deemed “acceptable” if its experience modification rate for the most recent three-year period is an average of 1.00 or less, and its average total recordable injury or illness rate and average lost work rate for the most recent three-year period does not exceed the applicable statistical standards for its business category, or if the bidder is a party to an alternative dispute resolution system as provided for in Section 3201.5 of the Labor Code.”*

**For Section C.5.a Safety, please submit a narrative, and documentation, that shows the DBE is in compliance with Education Code section 81703, subdivision (c)(2)(G).**

- b. Approach and means and methods Respondent intends to utilize to ensure safety on the Project.

**For Section C.5.a Safety, please submit a narrative describing the DBE’s safety plan, specific to the Project scope, site conditions, and Project specifics set forth in the Contract Documents.**

## **Questions and Answers**

### **1. Can we get any extra points if we hire local subs ?**

Appendix E describes the District's SLBE and SELBE programs. These programs give 4% or 5% bidding preference for construction and professional services. If a DBE can meet the program requirements (by properly submitting the Self-Certification Affidavit included in Exhibit E), the DBE can receive "extra credit" points added to its score. The scoring of those points is changed as follows:

DBE is a Certified SLEB or SELBE: Additional points equaling 5% of the DBE's total score  
25% of subcontractors are SLEB or SELBE: Additional points equaling 4% of the DBE's total score

Subcontractors can include A/E firms (design team firms) and Designated Subcontractors.

### **2. How do we request an additional site visit?**

Please email requests for additional site visits to Stan Wong and Nicanor Custodio.

### **3. Can we get copies of any Meeting Notes from User group or DSA preliminary meetings?**

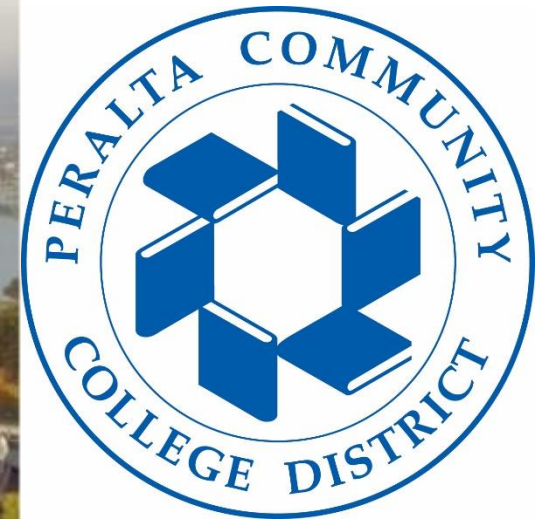
See attached meeting notes.

### **4. How many confidential meetings will be schedule with DBEs?**

For now, the District has planned for one meeting with each DBE the week of November 2<sup>nd</sup>, 2020. If the District chooses to schedule additional confidential meeting(s), the DBE's will be notified in advance via Addendum.

**END OF DOCUMENT**

# Title IX Locker Room Renovation Project Laney College



**SWINERTON**  
MANAGEMENT & CONSULTING



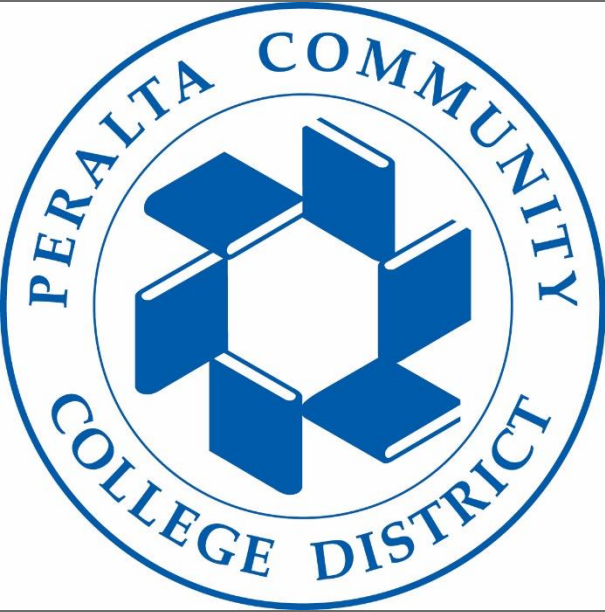
**DESIGN-BUILD MANDATORY INFORMATION MEETING**  
ADDENDUM TWO  
10/29/2020  
**16 OCTOBER 2020**



# Introductions

- **Peralta Community College District (PCCD)**
  - Amy Marshall
  - Brian Slaughter
  - Nicanor Custodio
  
- **District Consultants**
  - AECOM (Program Manager)
  - Swinerton (PM / CM)
    - John Baker
    - Stan Wong
  - Taylor Architects (Design Criteria)
    - Tad Costerison
  
- **Design-Build Entities**
  - Alten Construction / HY Architects
  - Overaa Construction / Gould Evans
  - Rodan Builders / SVA Architects

# Agenda



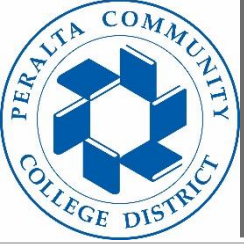
- Project Overview
- RFP Schedule
- RFP Process, Proposal Requirements, Evaluation
- Questions and Answers
- RFP Package and documents including Addenda will be posted to PCCD website:

<https://vrapp.vendorregistry.com/Bids/View/BidsList?BuyerId=4d041f6c-7568-4c8a-8878-c82684292a3c>

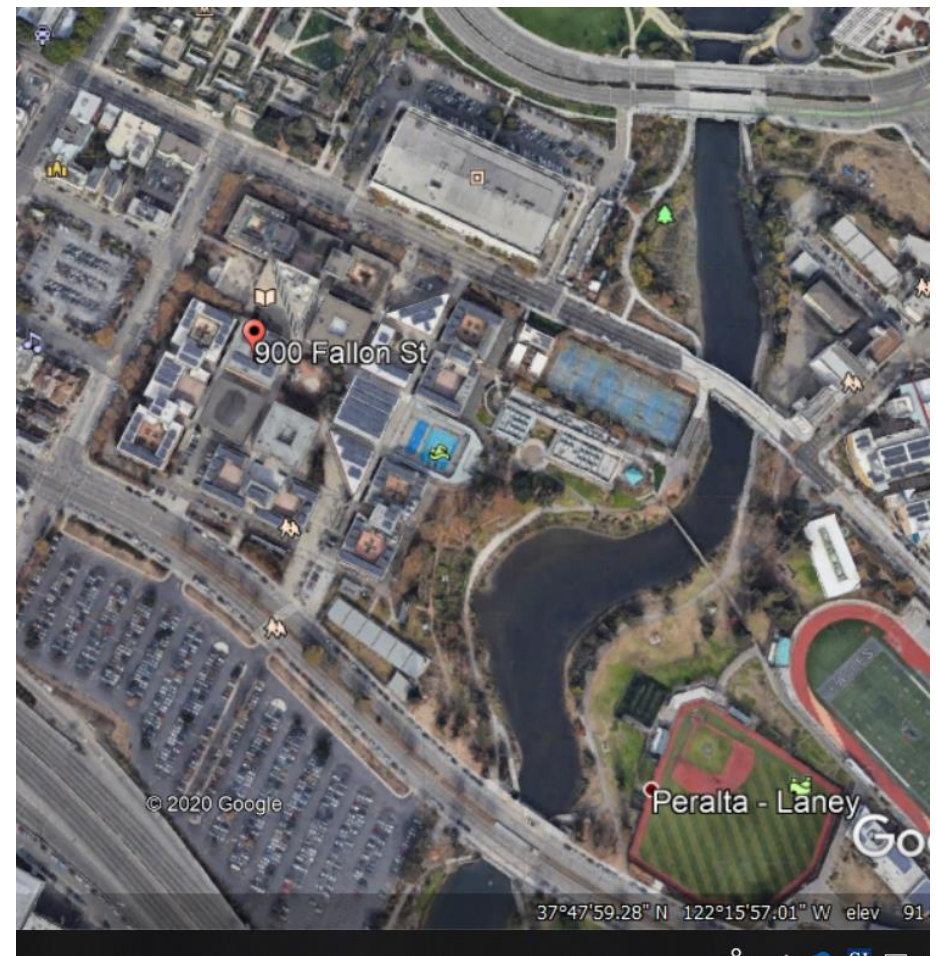
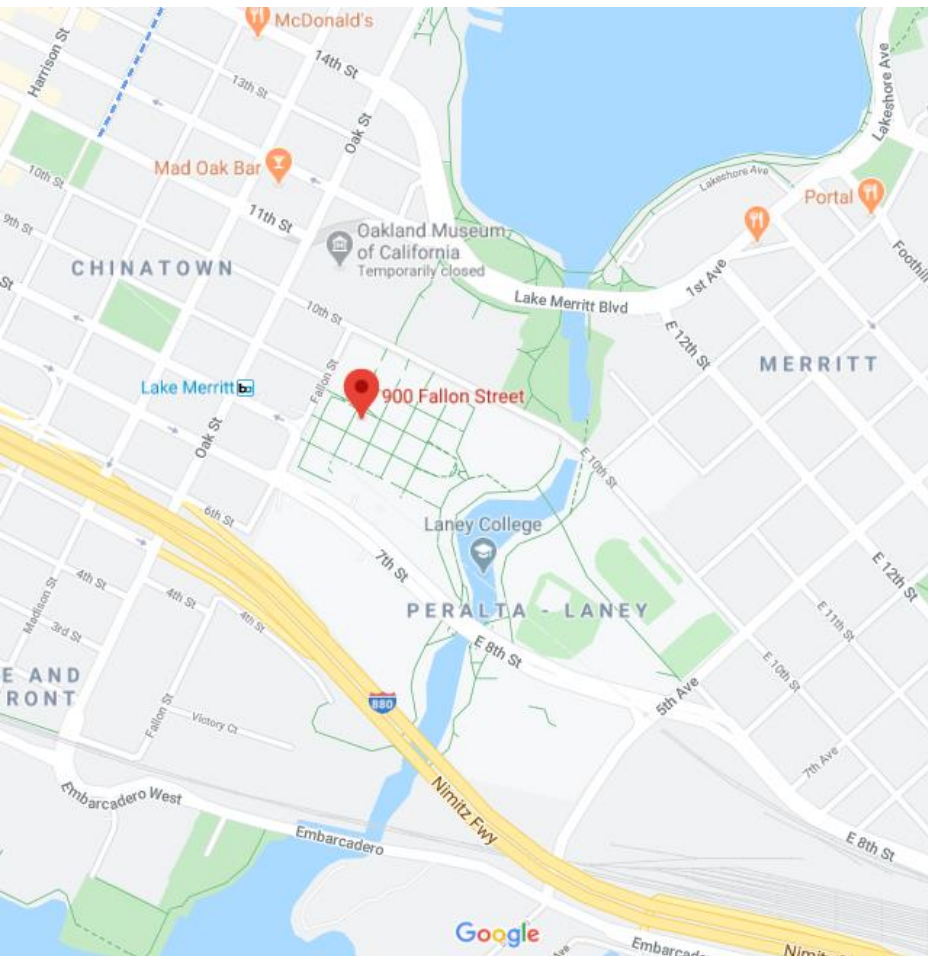


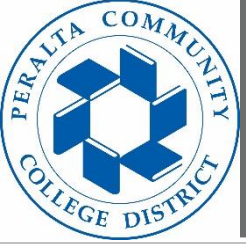
# Project Overview

- 900 Fallon Street, Oakland, CA 96607
- Renovation of existing facility
- Locker Room renovation will provide:
  - Compliance with Title IX
  - Promote interaction among students
  - Celebrate women and female athletes of Laney College
  - New MEP, HVAC, & Fire Protection systems
  - New furniture, fixtures and equipment
- **21,800 square feet**
- **Value of the Design-Build Contract will be \$8.5 Million**



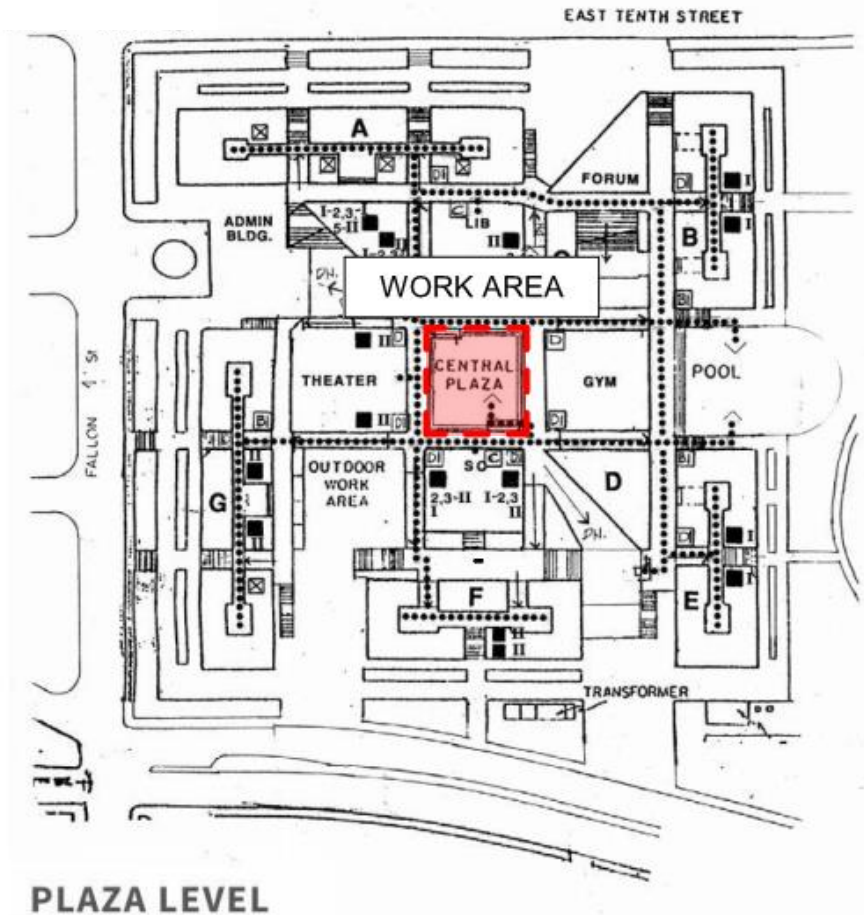
# Project Overview



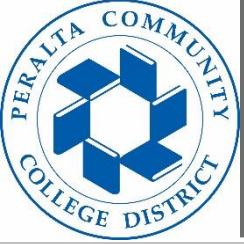


# Project Overview

## Facility Map

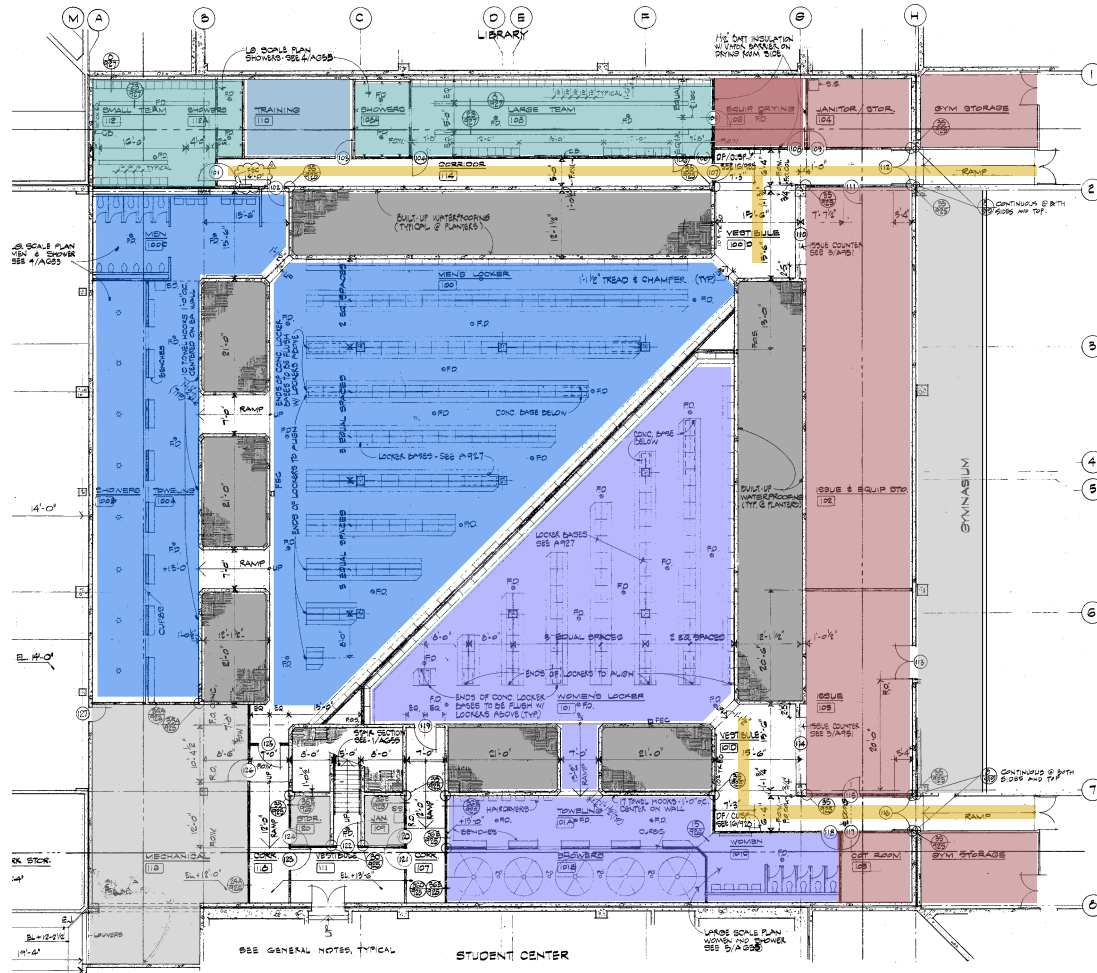


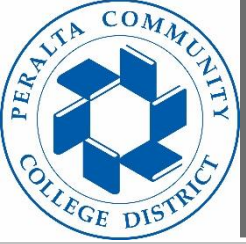




# Project Overview

## Existing Floor Plan

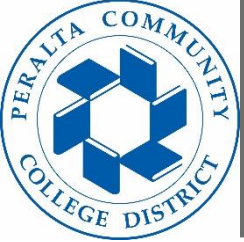




# Project Overview

## Existing Photos

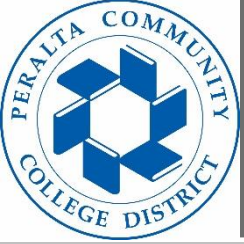




# Project Overview

## Floor Plan

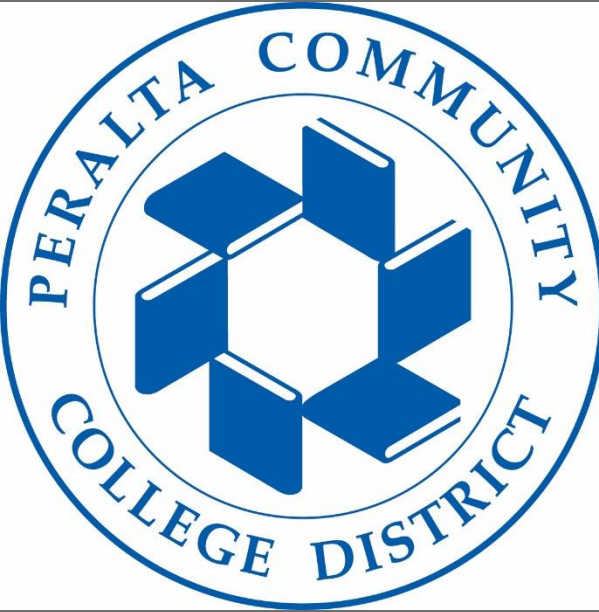




# Project Overview

## Key Moments





# Schedule

## RFP Schedule:

| DEADLINE  | ACTION ITEM  |
|---|--|
| October 9, 2020   | Release and distribution of RFP to prequalified Respondents. |
| October <del>15</del> <sup>16</sup> , 2020 at <del>2:00 PM</del><br><b>10:00 AM</b> | Mandatory information meeting.                               |
| Week of November 2, 2020  | Confidential Meetings  |
| November 20, 2020   | Last day to receive written questions from Respondents.      |
| November 30, 2020   | Last day for District to issue addenda or answer questions.  |
| December 4, 2020  | Deadline for Proposals in response to RFP.                   |
| December 9, 2020  | Interview notifications provided to Respondents.             |
| Week of December 14, 2020   | Interviews of Respondents.                                   |
| December 18, 2020   | Notification to selected DBE(s) to start negotiation.        |



# RFP OVERVIEW

## Part 1: Contract Requirements:

- [DIV 00 Entire Set.pdf](#)
- [DIV 01 Entire Set.pdf](#)

## Part 2: Criteria Documents – Technical Specs

- [20200810 Criteria Doc Narrative.pdf](#)
- [20200810 Criteria Doc Specifications.pdf](#)

## Part 3: Criteria Document – Drawings

- [20200810 Criteria Doc Drawings.pdf](#)

## Part 4: Reference Documents

- [PCCD District Standards](#)
- [Geotechnical Report dated April 25, 2012](#)
- [Theater Modernization 100% SD Drawings & Specs](#)
- [Technology Master Plan](#)
- [Hazmat Report](#)



# RFP OVERVIEW

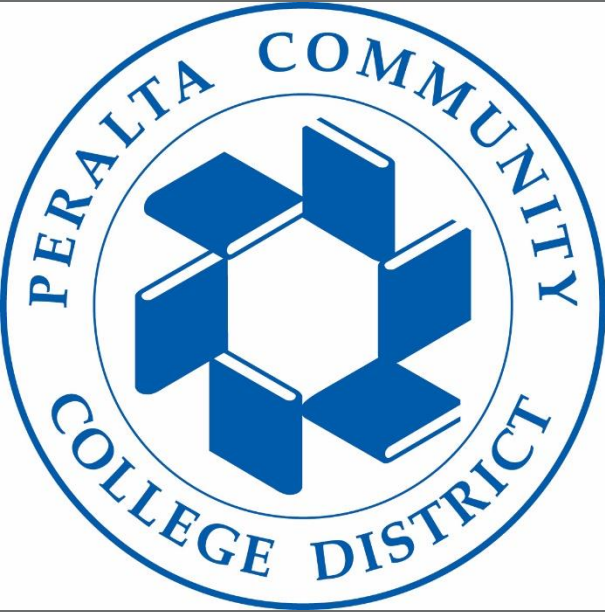
- Questions must be submitted via e-mail to both:

- [Swong@swinerton.com](mailto:Swong@swinerton.com)
- [Ncustodio@peralta.edu](mailto:Ncustodio@peralta.edu)

- Today's questions: must be followed up in writing in order to be officially answered

- Addenda e-mailed to DBEs, and posted to PCCD website:

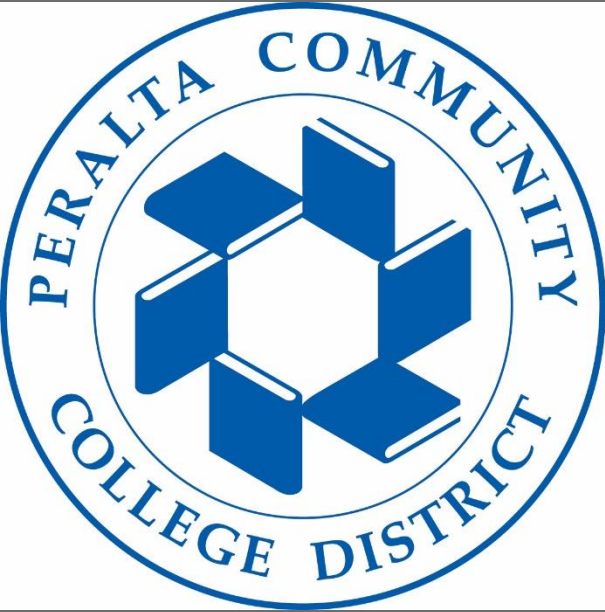
<https://vrapp.vendorregistry.com/Bids/View/BidsList?BuyerId=4d041f6c-7568-4c8a-8878-c82684292a3c>



# PROPOSAL REQUIREMENTS

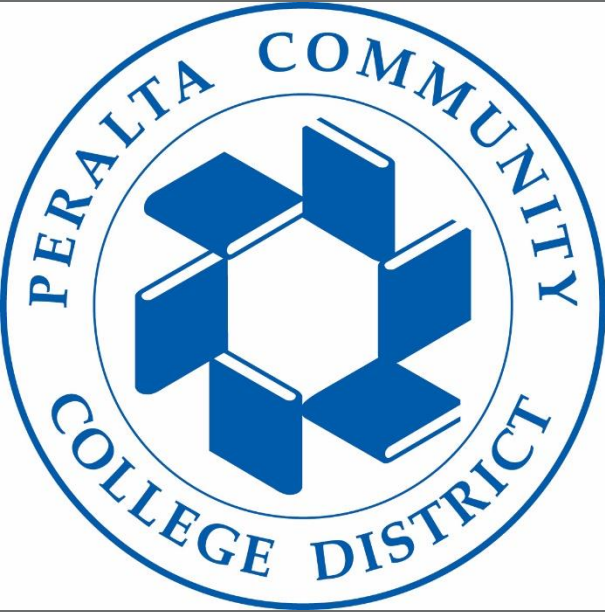
- 1. Table of Contents**
- 2. Cover Letter (including specific requirements)**
- 3. Executive Summary**
- 4. Technical Expertise**
  - a. Organizational Chart**
  - b. Project Team Description**
  - c. Designated Subcontractors -  
Submit information in Appendix D**
    - **Mechanical (HVAC)**
    - **Electrical**
    - **Plumbing**





# PROPOSAL REQUIREMENTS

- 4. Technical Expertise (continued)**
  - d. Project team Member Experience**
  - e. Communication, Collaborate, and Working Together**
  - f. DBE Claim Experience**
  
- 5. Safety**
  - a. EMR (to be clarified via Addendum)**
  - b. Safety Approach (narrative)**
  
- 6. Schedule**
  - a. Preliminary Schedule**
  - b. Three Project Examples**



# PROPOSAL REQUIREMENTS

## 7. Design Proposal

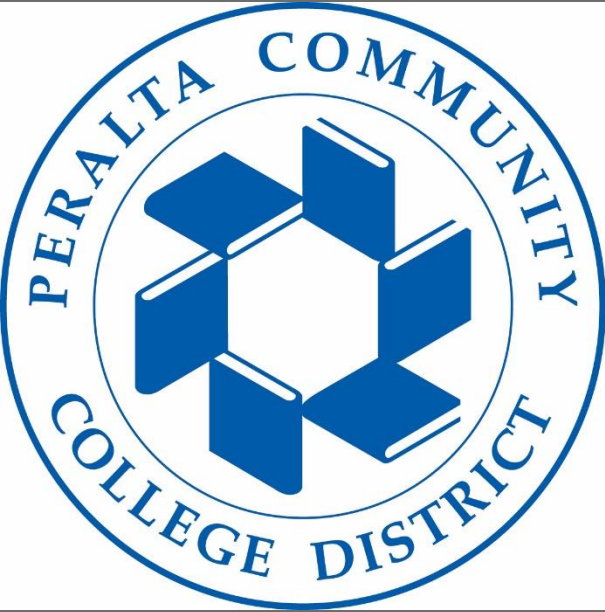
### A. Building Systems Description

### B. Life-cycle costs (15 years or more)

### C. Opportunities for Innovation

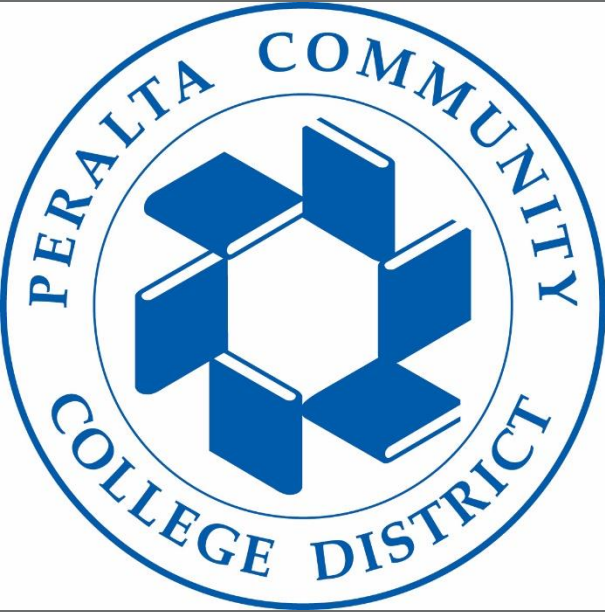
1. Covid-19 Approach
2. Approach to All-Gender Restrooms
3. Privacy Approach
4. Approach to Level Changes
5. Central Utility Plant / Water Temp
6. Coordination with Theater Project
7. Collaboration with adjacent projects
8. Approach for improved sightlines

### D. Quality Enhancements



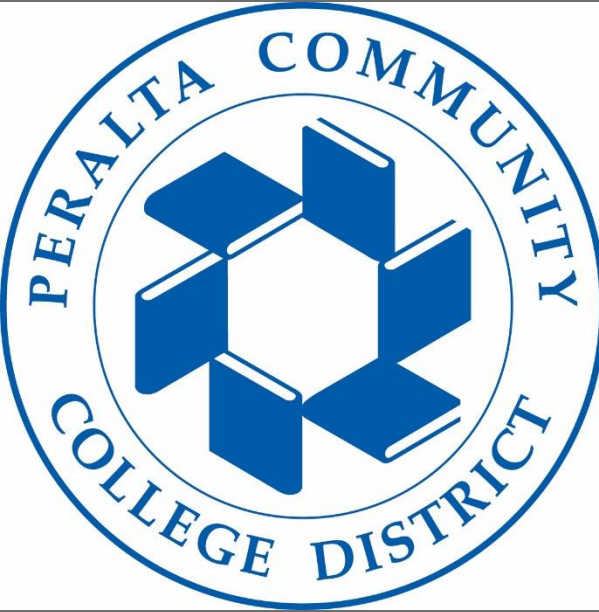
# PROPOSAL REQUIREMENTS

- 8.** SLBE and SELBE Program (Appendix E)
- 9.** Price Declaration (Appendix F)
- 10.** Insurance (Insurance carrier letter)
- 11.** Comments to Form of Agreement
- 12.** Certifications
  - Non-Collusion Declaration
  - Iran Contracting Act Certification
- 13.** Stipend Agreement (Appendix C)
- 14.** Appendix (if used)



# SELECTION CRITERIA AND PROCEDURES

- A. Best Value Methodology**
- B. District Investigation**
- C. Interviews**
- D. Selection of Finalists**

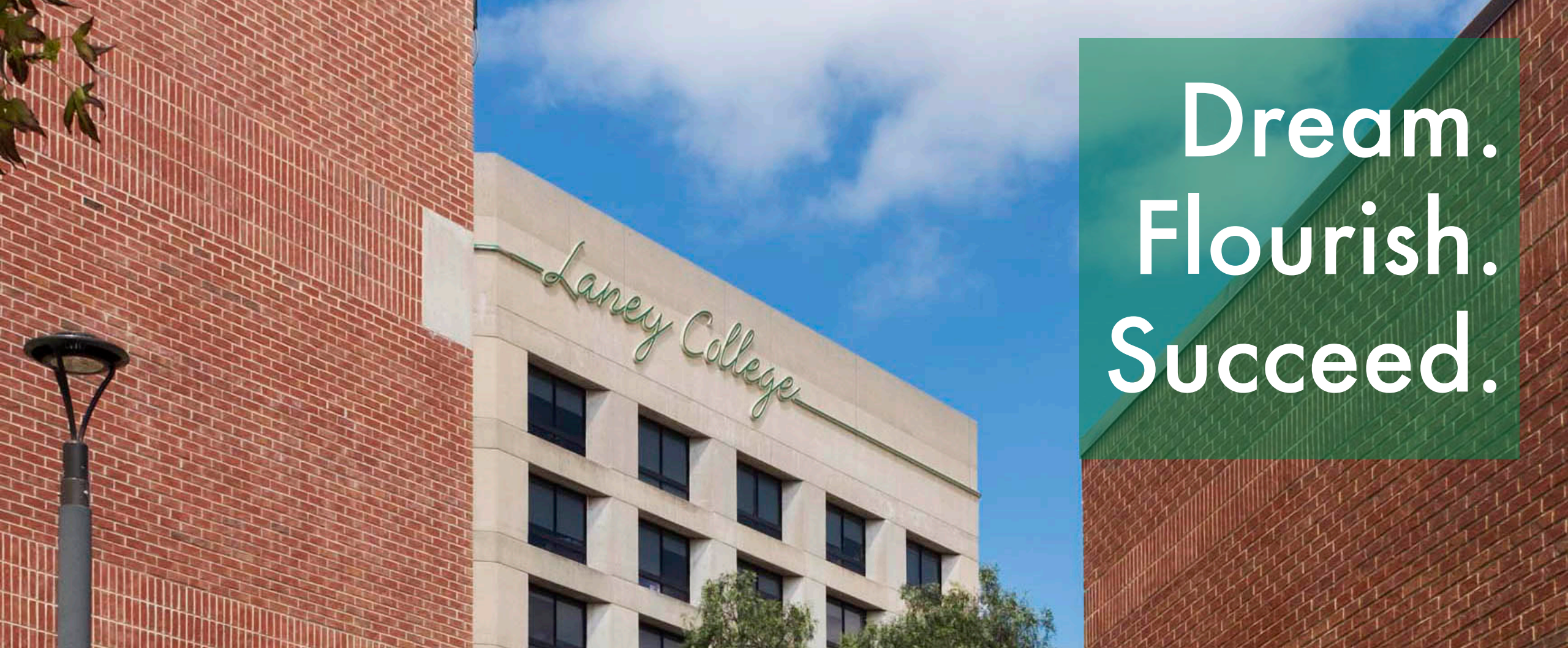


## A. Best Value Methodology (CONT.)

| FACTOR  | DESCRIPTION   | WEIGHT                          |
|---|---|---------------------------------|
| <b>Price</b>  | Price Declaration (Appendix F) that the DBE will complete the design and construct the Project for the Stipulated Sum.  | 15 points                       |
| <b>Technical Expertise</b>  | Demonstrated project team experience and capability; how the proposed Project team will communicate, collaborate, and work together and with the District; and how team's collective expertise will translate into a better value for the District. | 25 points                       |
| <b>Life-cycle costs</b>   | Life-cycle cost analysis of building systems over 15 years or more.   | 15 points                       |
| <b>Safety</b>   | Acceptable safety record and approach to safety.  | 15 points                       |
| <b>SLBE/SELBE</b>   | Certification of compliance with PCCD SLBE/SELBE Program (Extra Credit points).   | 10 points (Extra Credit Points) |
| <b>Schedule</b>   | Preliminary schedule for all phases of design and construction of the Project through completion, including specific milestones.  | 15 points                       |
| <b>Building Systems Description</b>   | Narrative describing how the DBE intends to conform with the Criteria Documents contained in the RFP documents, describing in narrative format the systems, subsystems, materials, equipment, and design solutions                                  | 15 points                       |
| <b>Opportunities for Innovation</b>   | DBE's approach to key project challenges identified by the District.  | 15 points                       |
| <b>Quality Enhancements</b>   | A listing of proposed Quality Enhancements consisting of specific elements wherein the DBE believes that its proposal will enhance the Project in excess of the minimum requirements of the RFP.  | 10 points                       |
| <b>Interview</b><br>(If used, score; if not used, all respondents will receive 0 points.) | Interview performance, including but not limited to proposed team attendance and approach to work.  | 25 points                       |

**MAXIMUM SCORE: 150 points**

# Q & A



Dream.  
Flourish.  
Succeed.

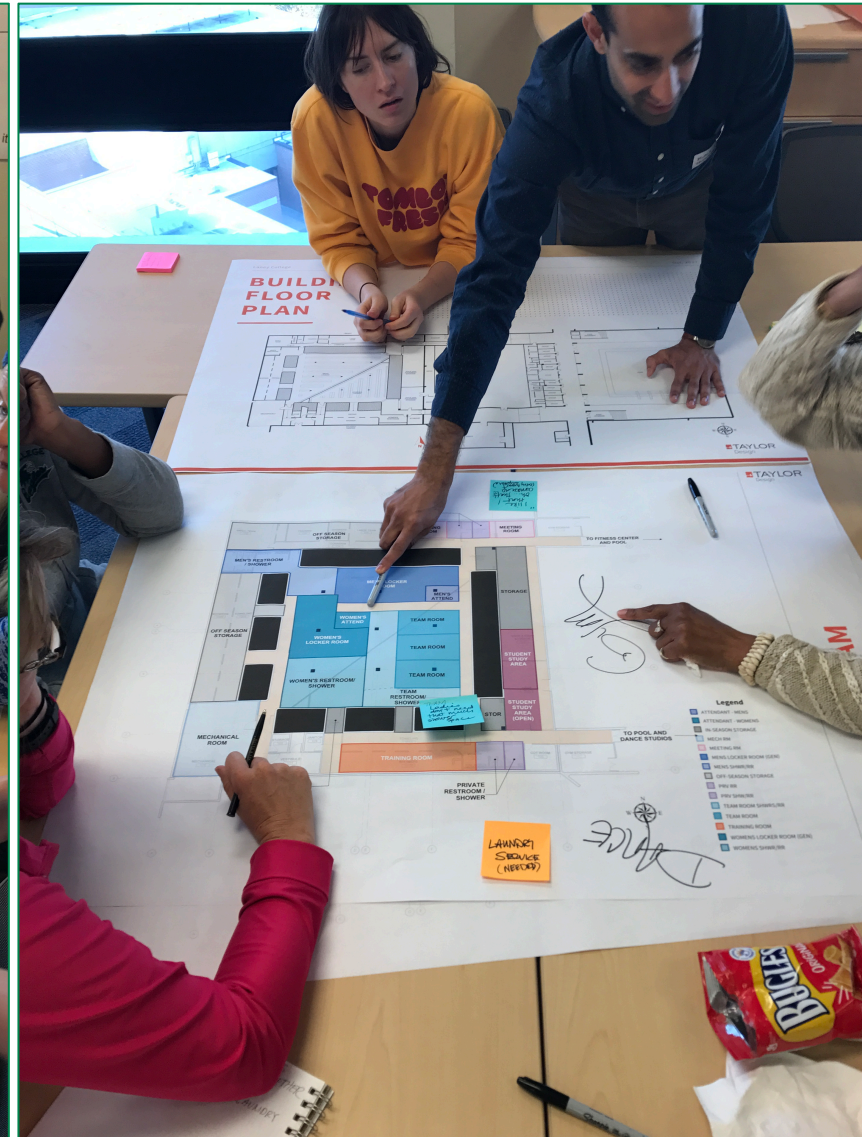
# Today

- 2:00 Welcome, Intros, Ice Breaker
- 2:10 What we did last time, Where we left off
- 2:20 Where we are now: new design challenge, new deliverable
- 2:25 User journey + provocations
- 2:30 Exercise: groupwork (create dream locker room w/ kits of parts)
- 3:15 Schedule, Next Steps
- 3:25 Plus/Delta
- 3:30 Conclude



# Last time...

## We ran a series of participatory workshops



## Last time...

We uncovered end-user needs + identified insights

Before all else, hygiene and safety.

Student athletes form bonds with coaches that go beyond athletics.

Dark and remote spaces are under utilized because they feel unsafe.

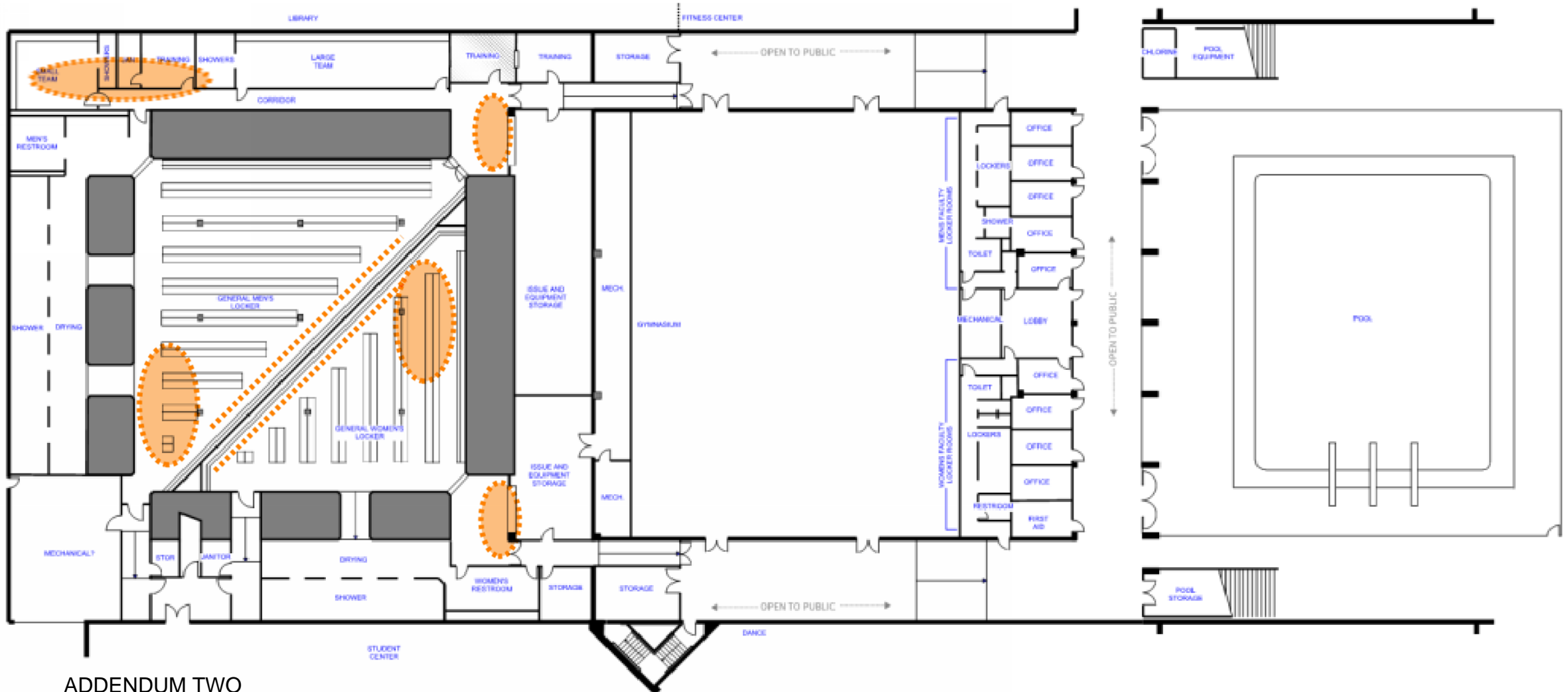
Student athletes need a place to feel proud and celebrate their wins.

Every student and athlete deserves representation and acknowledgement.

Lockers need to accommodate both student athletes and general use.

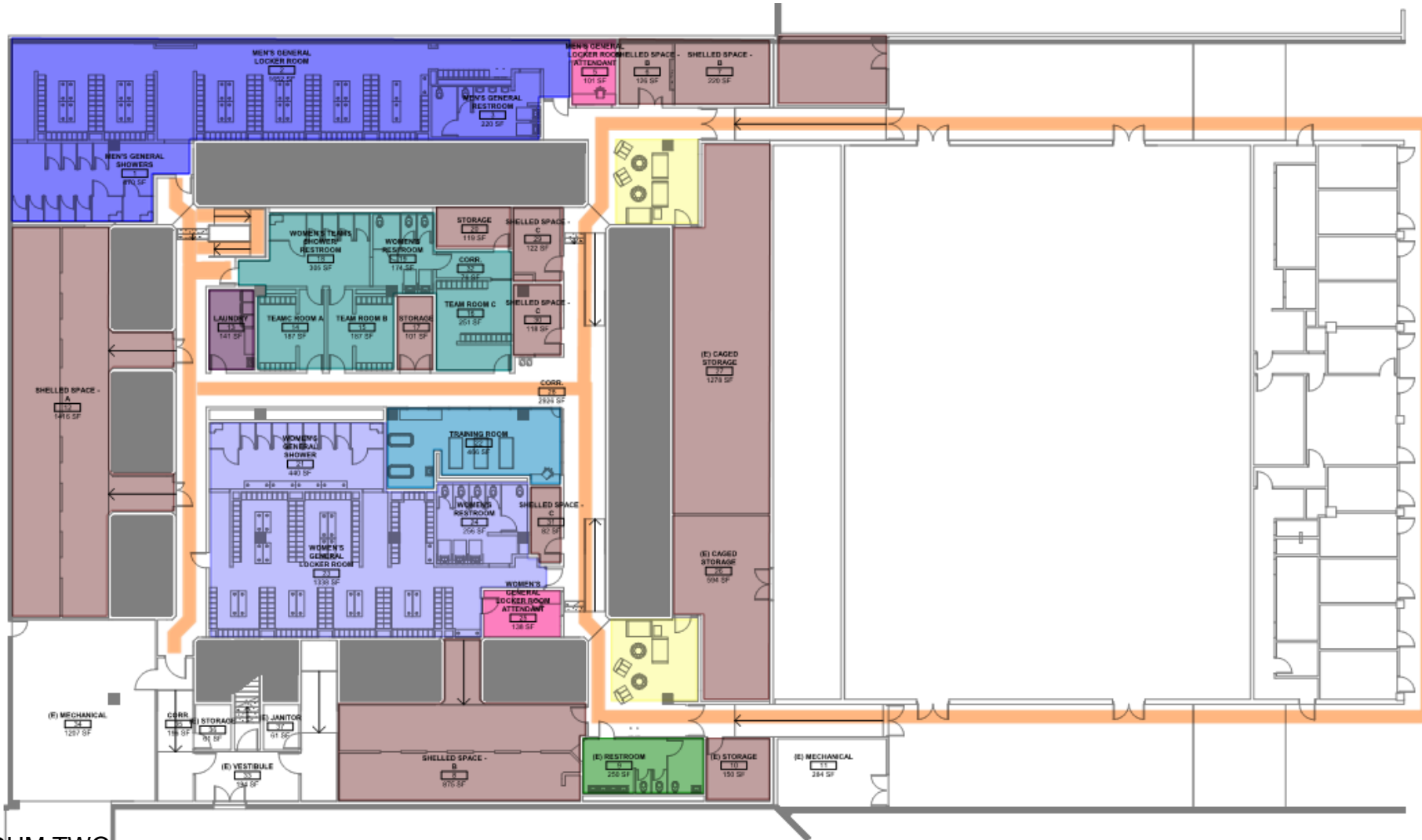
# Last time...

## We detected painpoints in the user journey



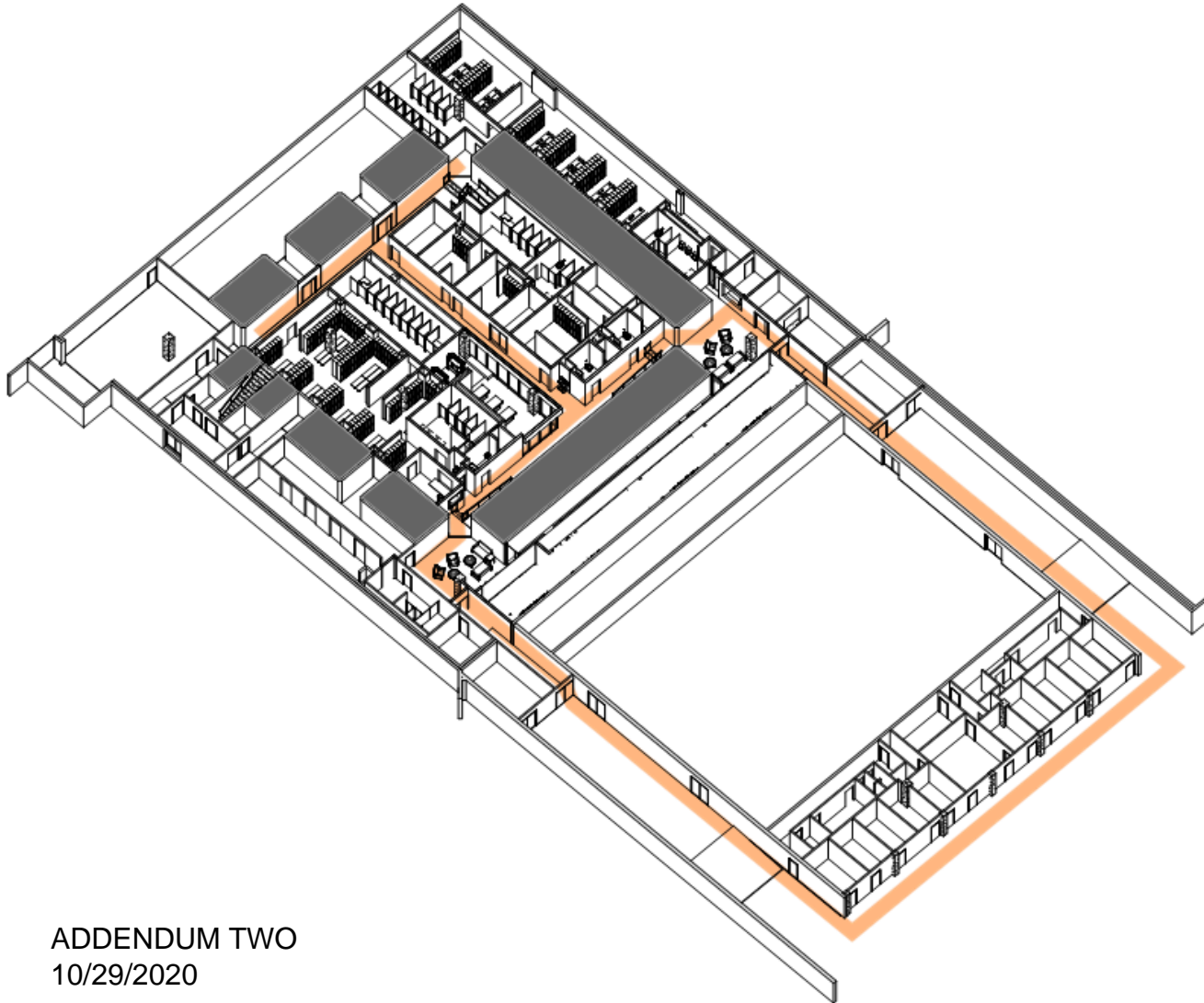
Last time...

We applied our learnings to a revised floorplan



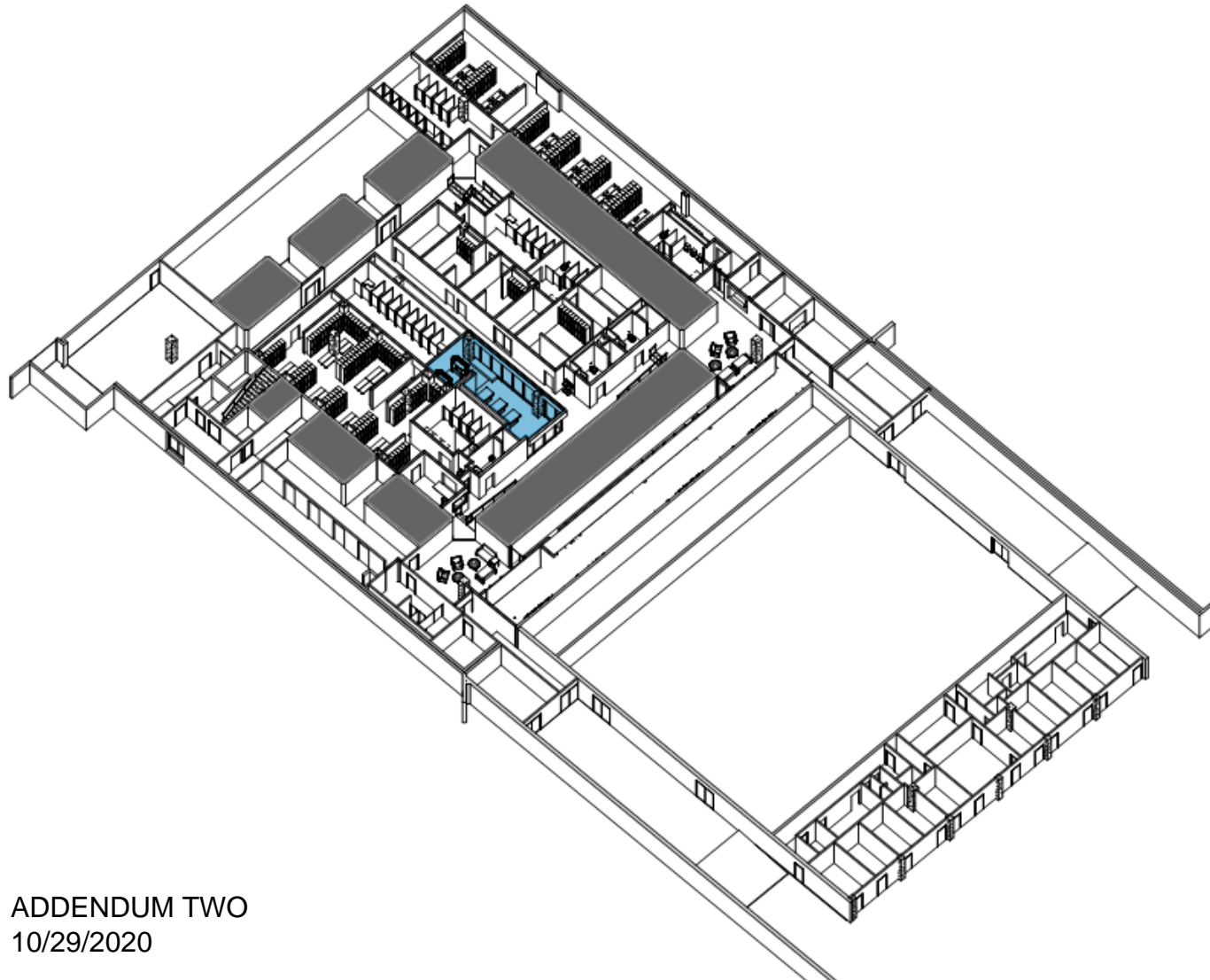
# New guidelines

Open circulation, accessible to all



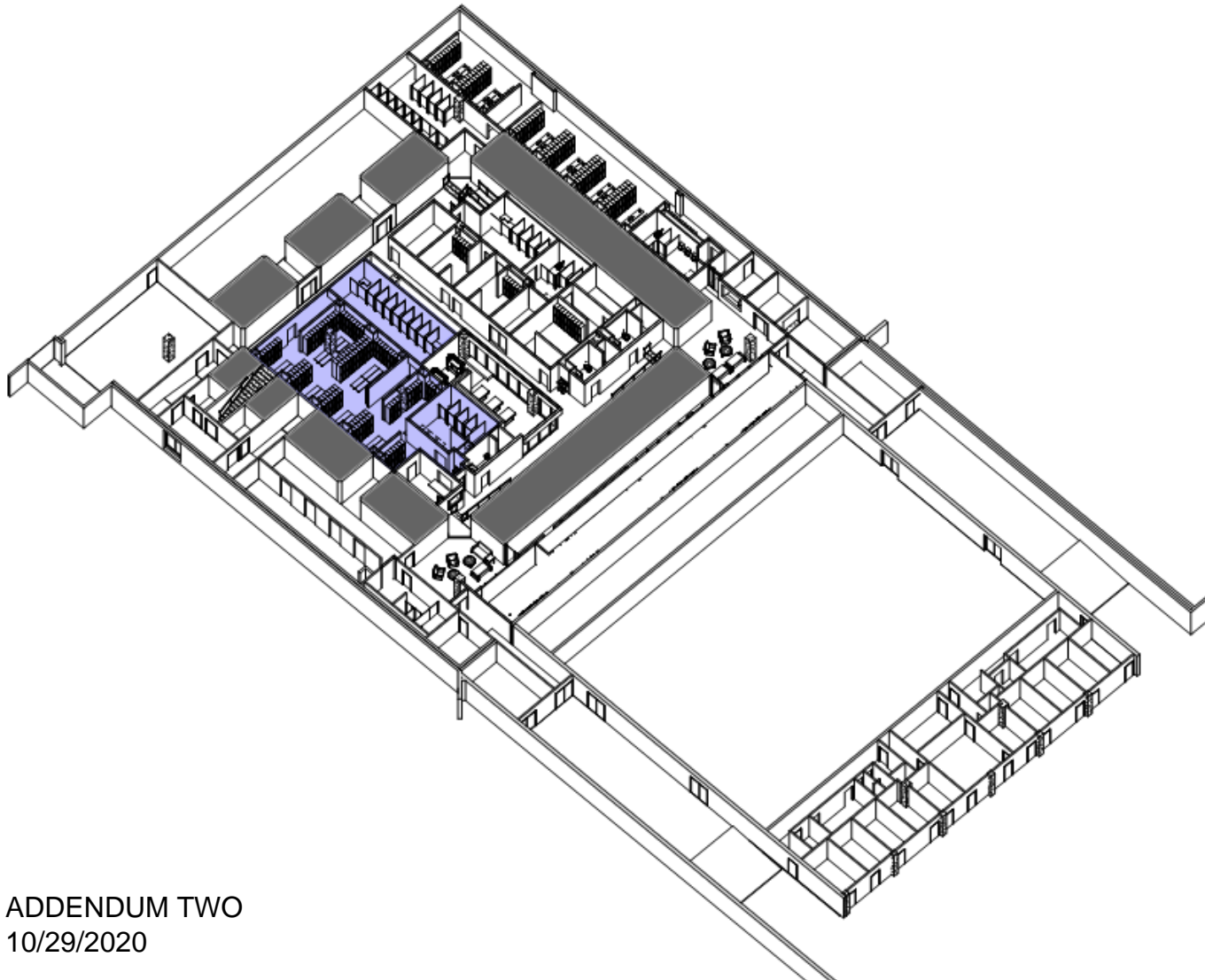
# New guidelines

## Central training room



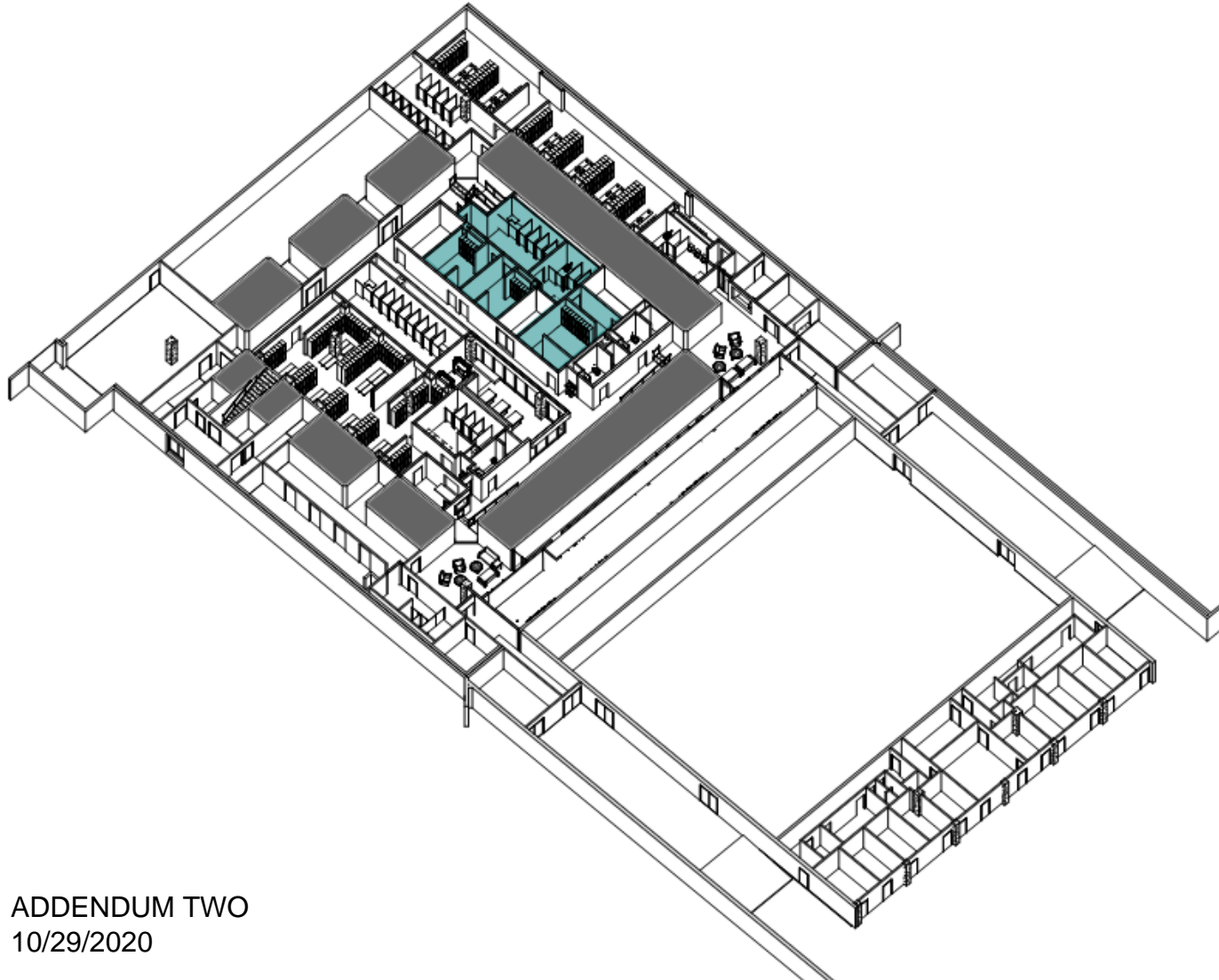
# New guidelines

Secure and light-filled



# New guidelines

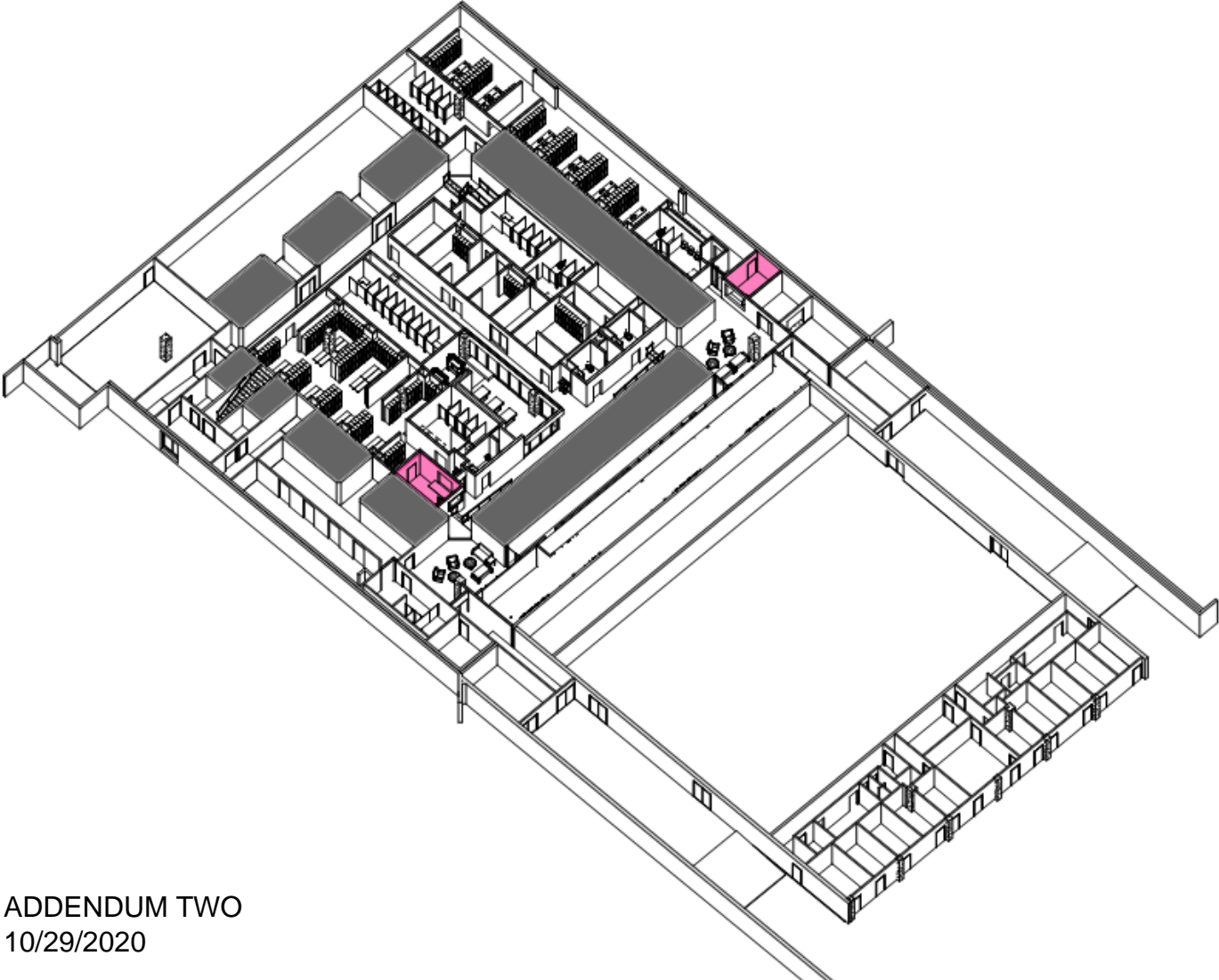
## Accessible team rooms





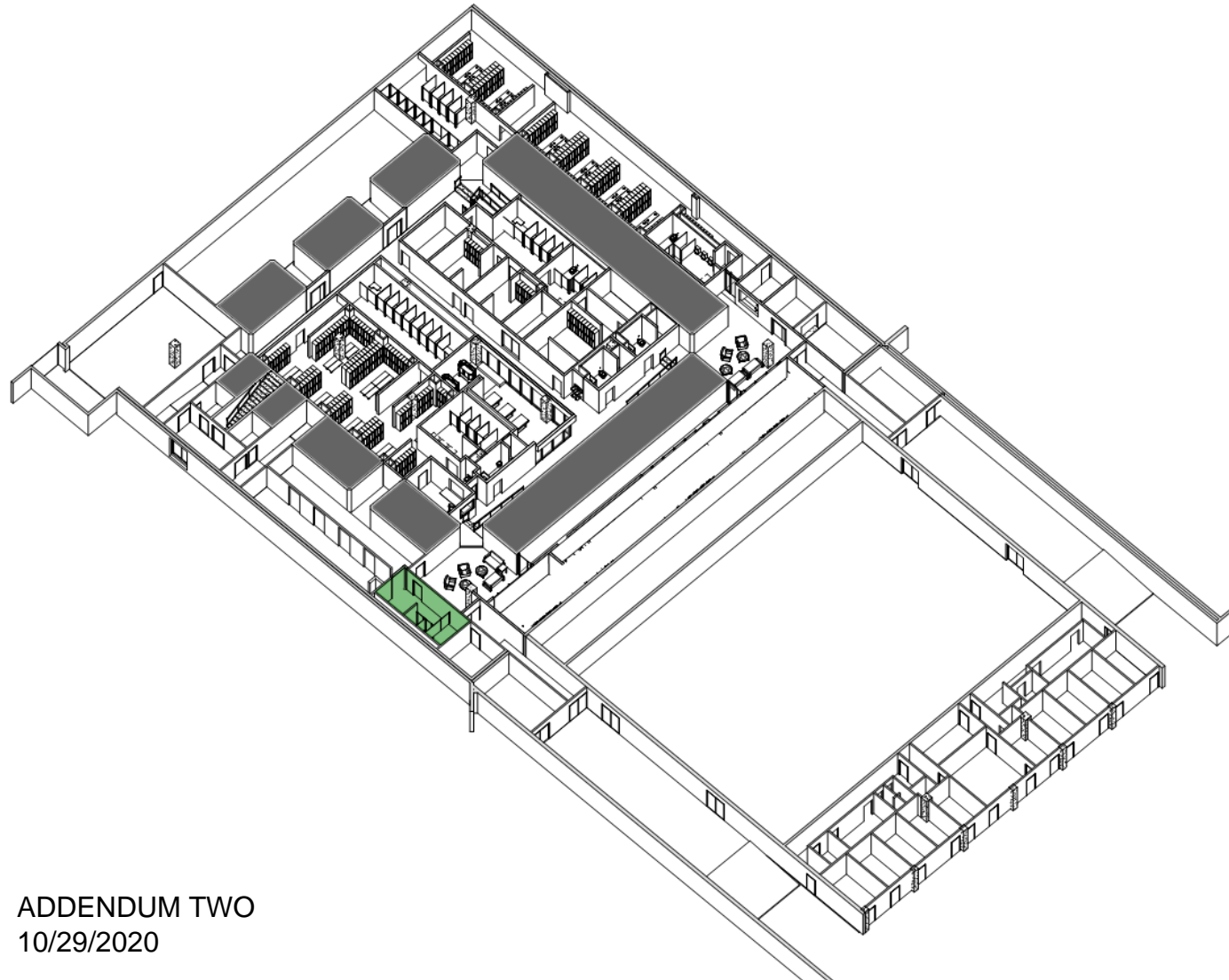
# New guidelines

Improved sightlines



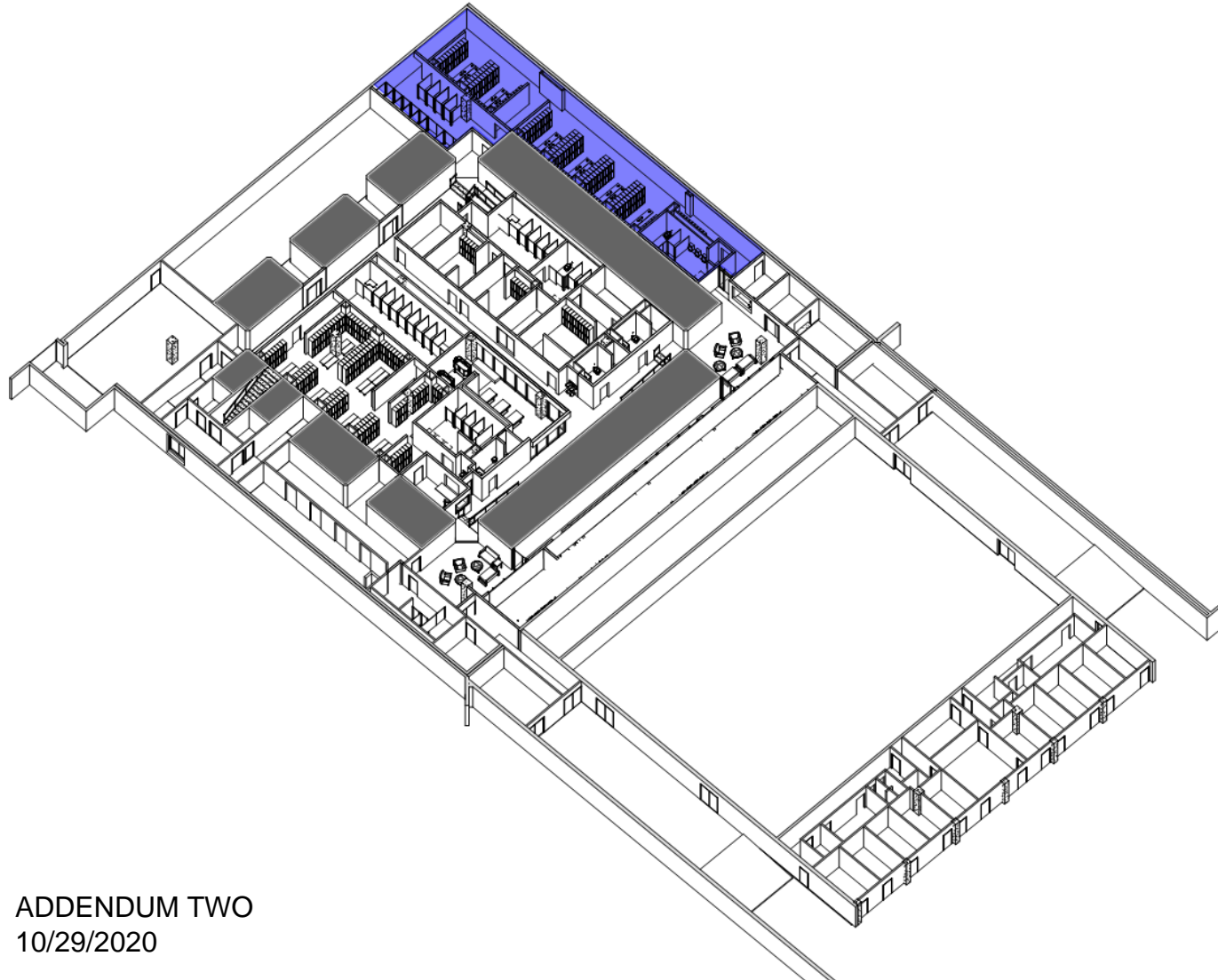
# New guidelines

## All-gender restroom



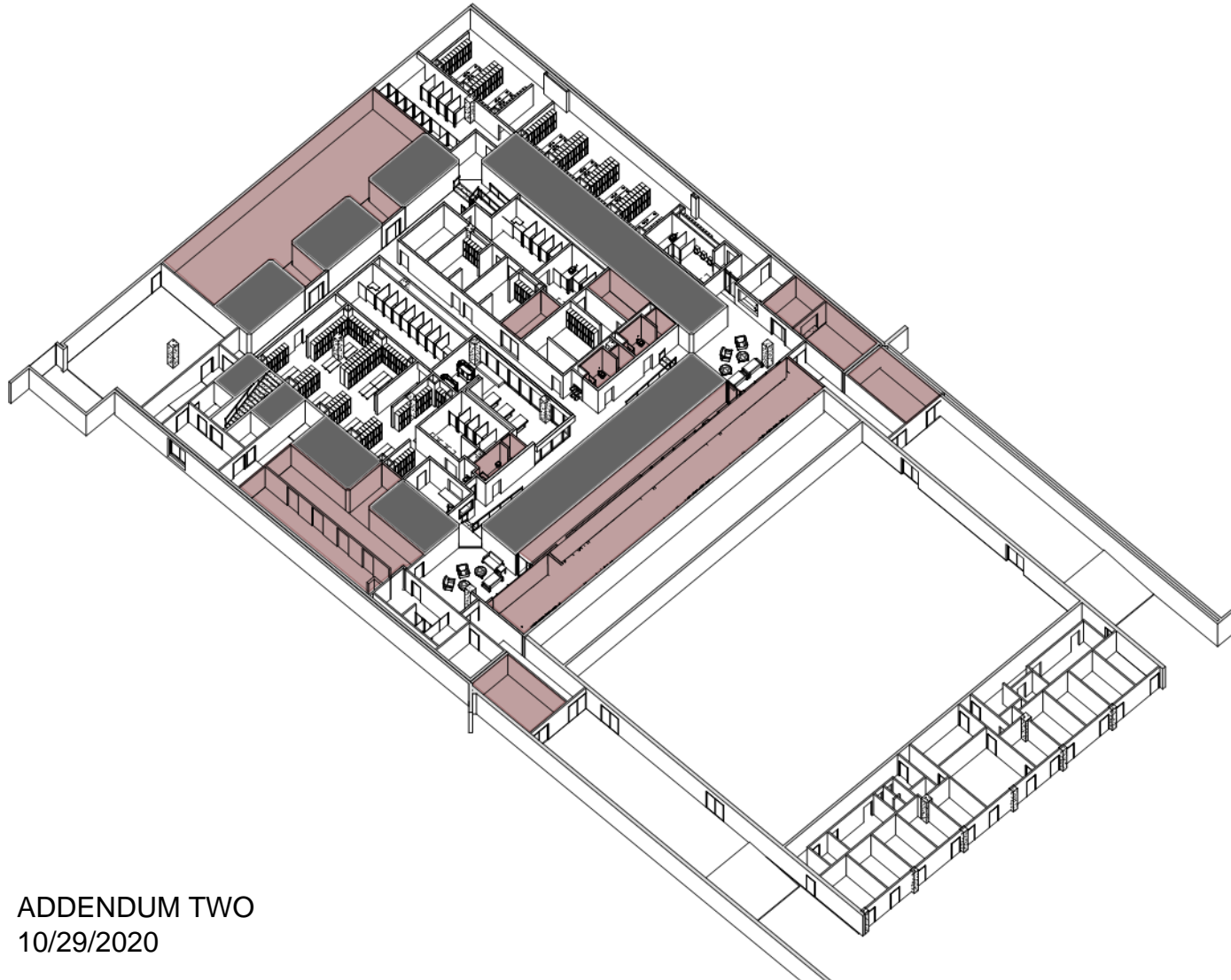
# New guidelines

## Right-sized men's day locker



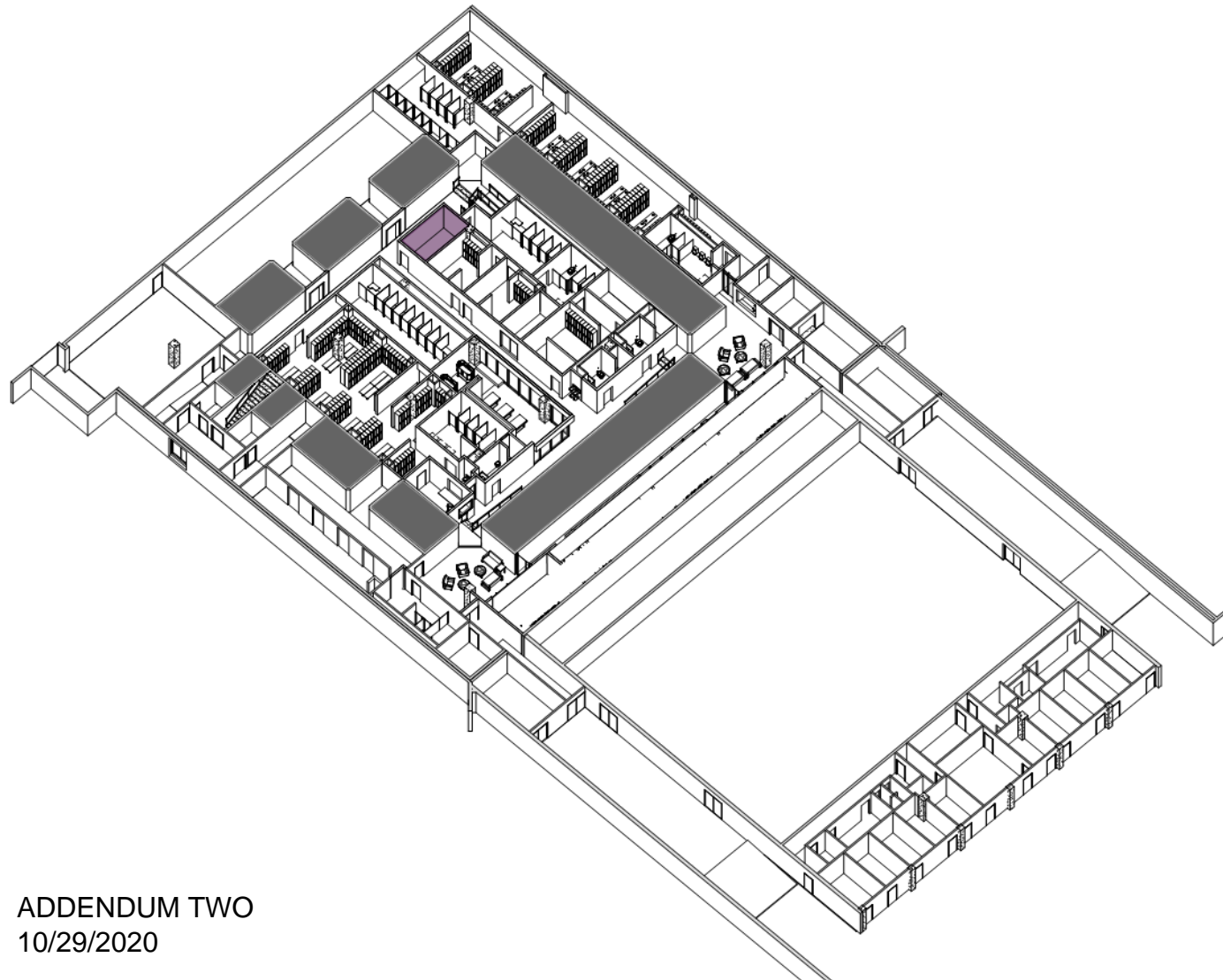
# New guidelines

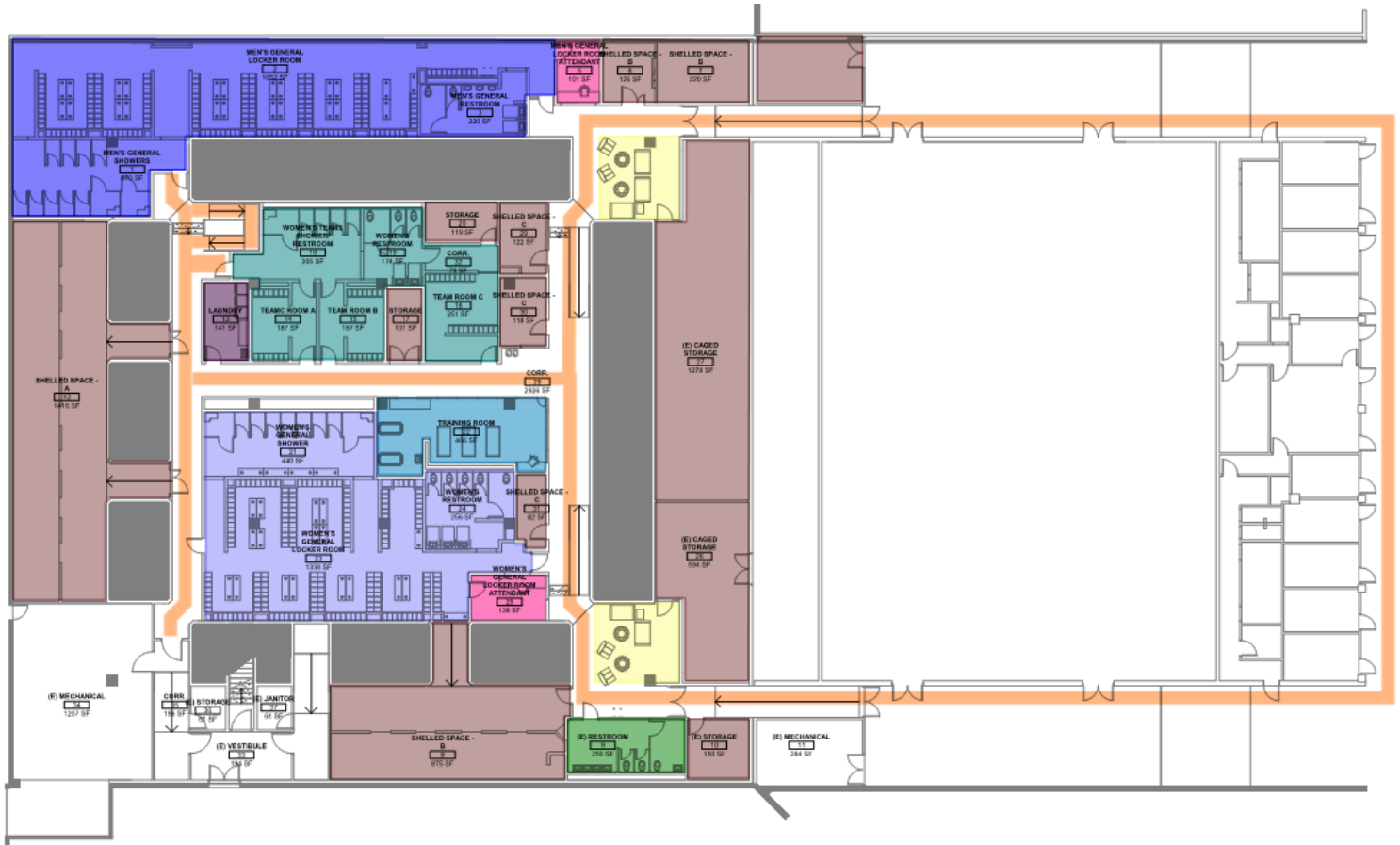
## Enhanced storage



# New guidelines

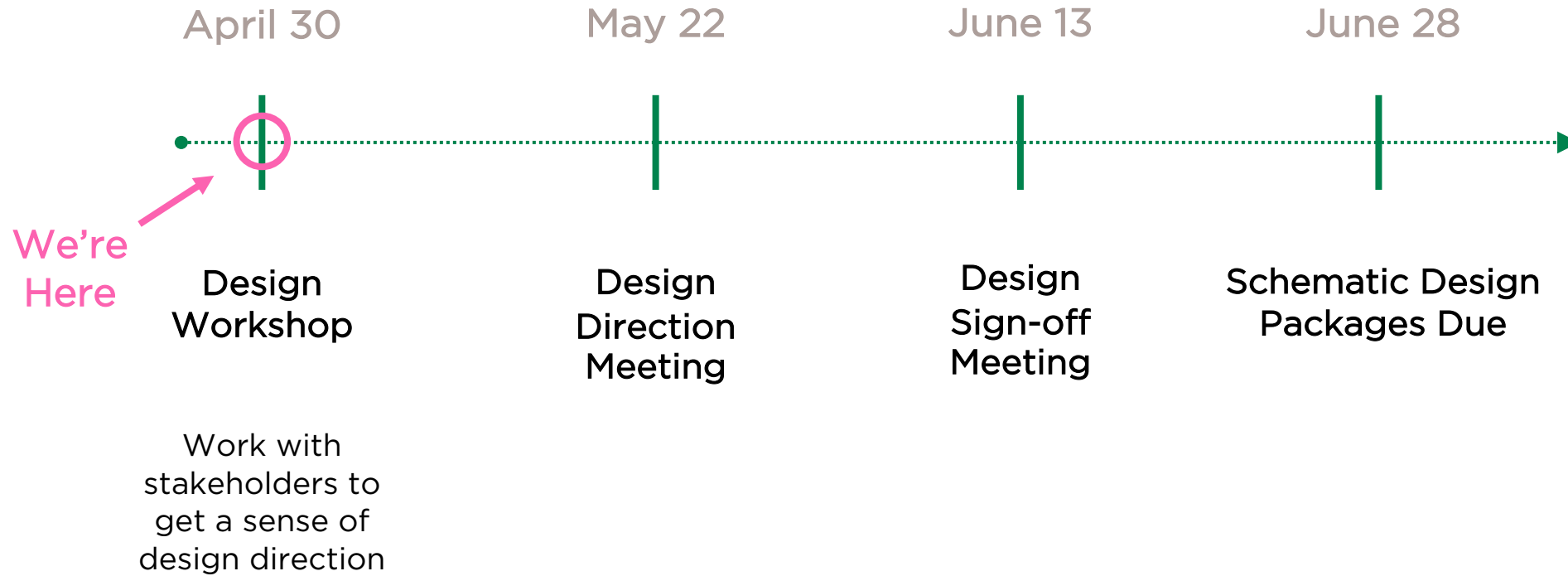
## Dedicated laundry room





- Open circulation, accessible to all
- Central training room
- Secure and light-filled
- Accessible team rooms
- Improved sightlines
- All-gender bathroom
- Right-sized men's day locker
- Enhanced storage
- Dedicated laundry room

# Now

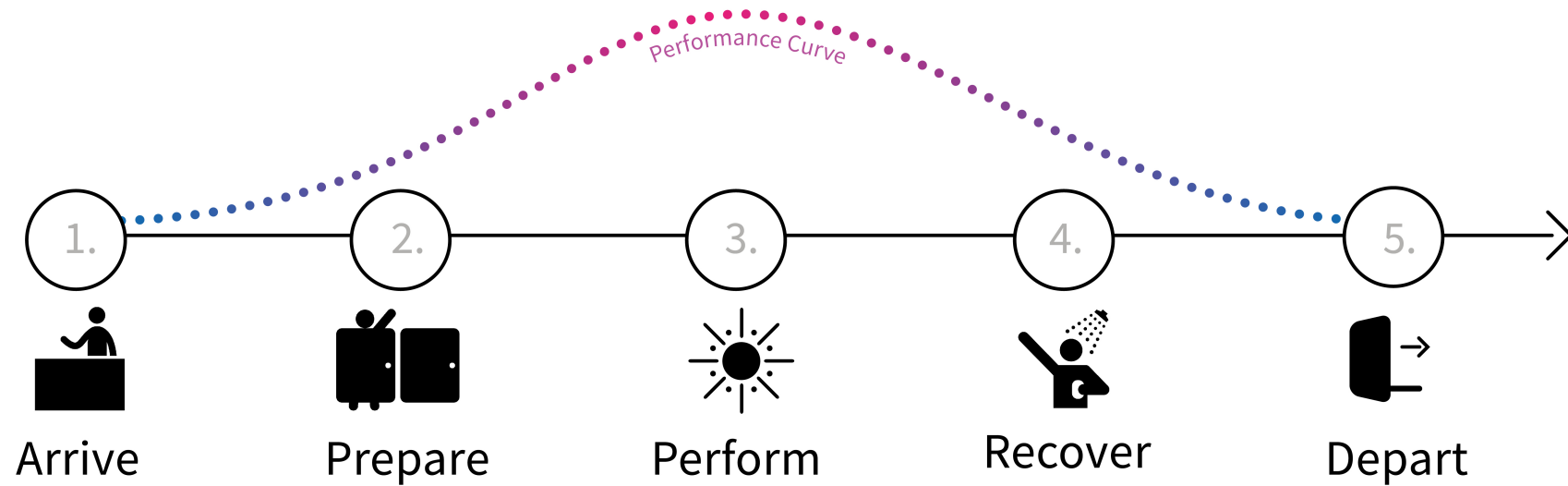


# Now

Our design challenge is to define and develop the look and feel of the locker room, so that it serves the needs of all end users.

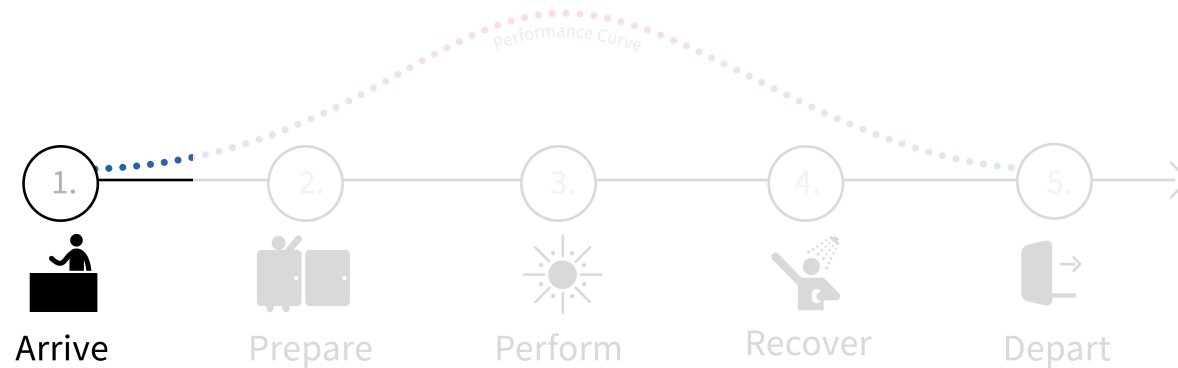


# User Journey



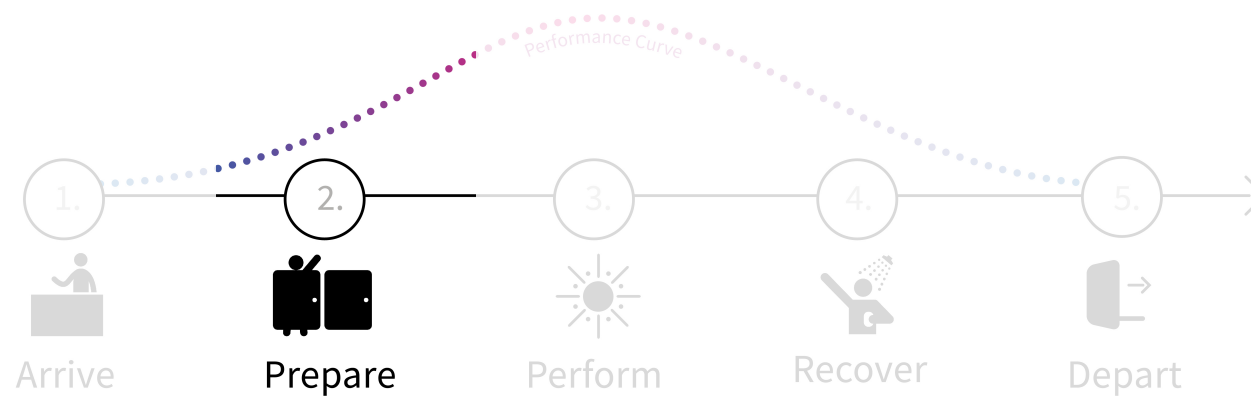
# Opportunities for design

How might we create the feeling of a warm welcome?



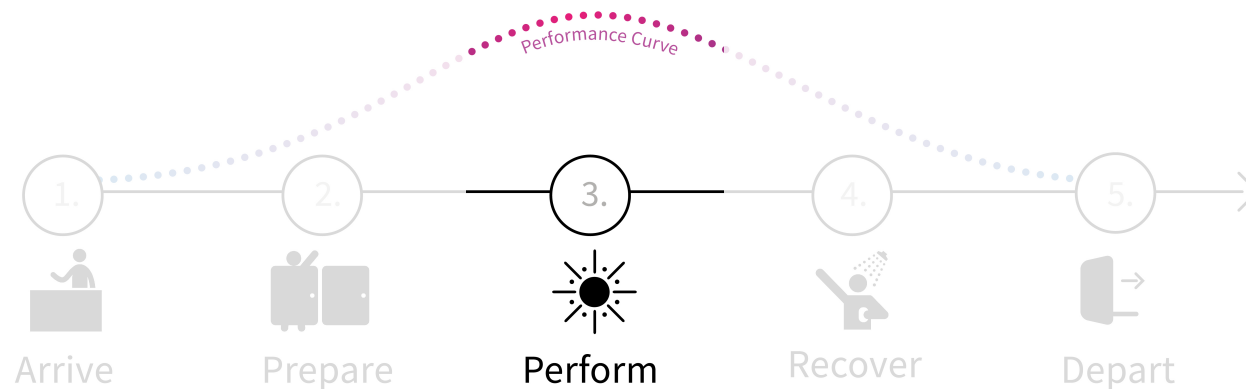
# Opportunities for design

How might we create space for pre-game rhythms and rituals?



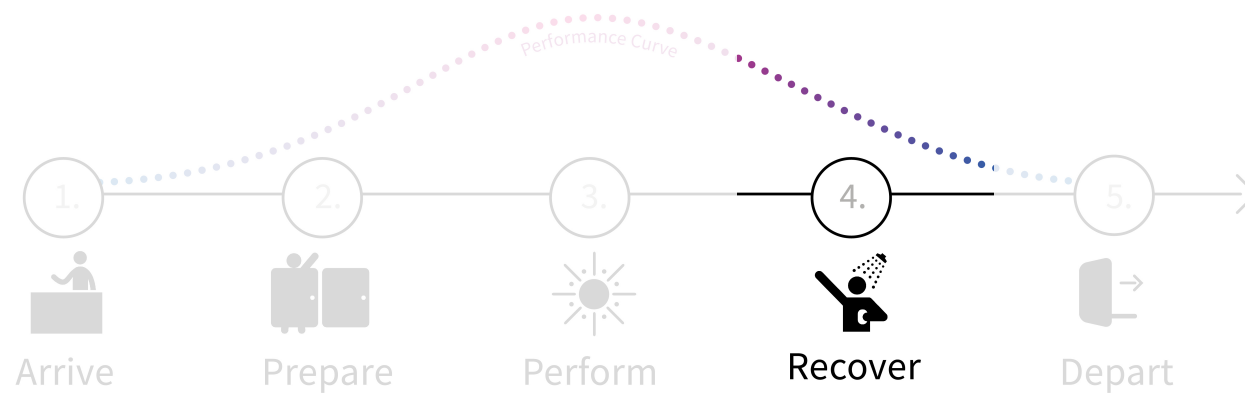
# Opportunities for design

How might we remove all obstacles to peak performance?



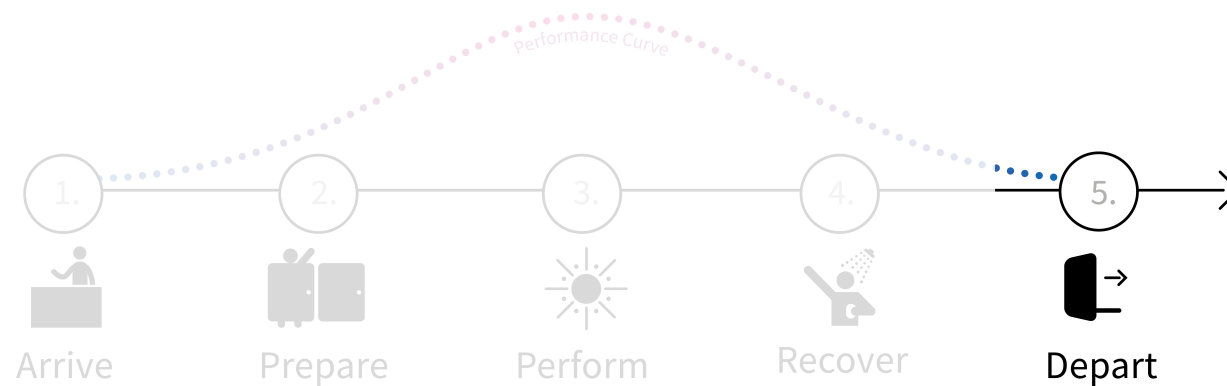
# Opportunities for design

How might we ramp down and soothe when the show is over?



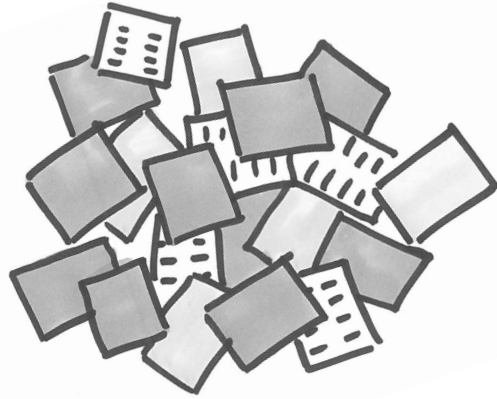
# Opportunities for design

## How might we celebrate effort?



# Groupwork

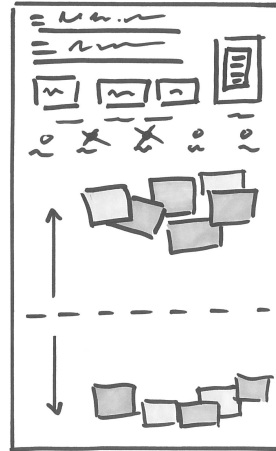
## EXPLORE



Explore words, colors and imagery that reflect your 'dream locker room.'



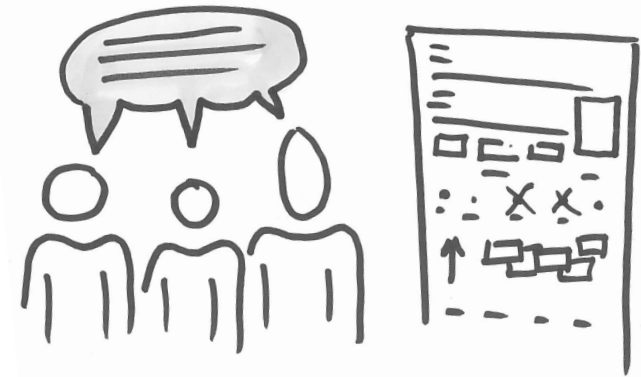
## SELECT



Select 3 key words, 1 color palette, and imagery (ranked most to least favorite), choosing no more than 2 per category.

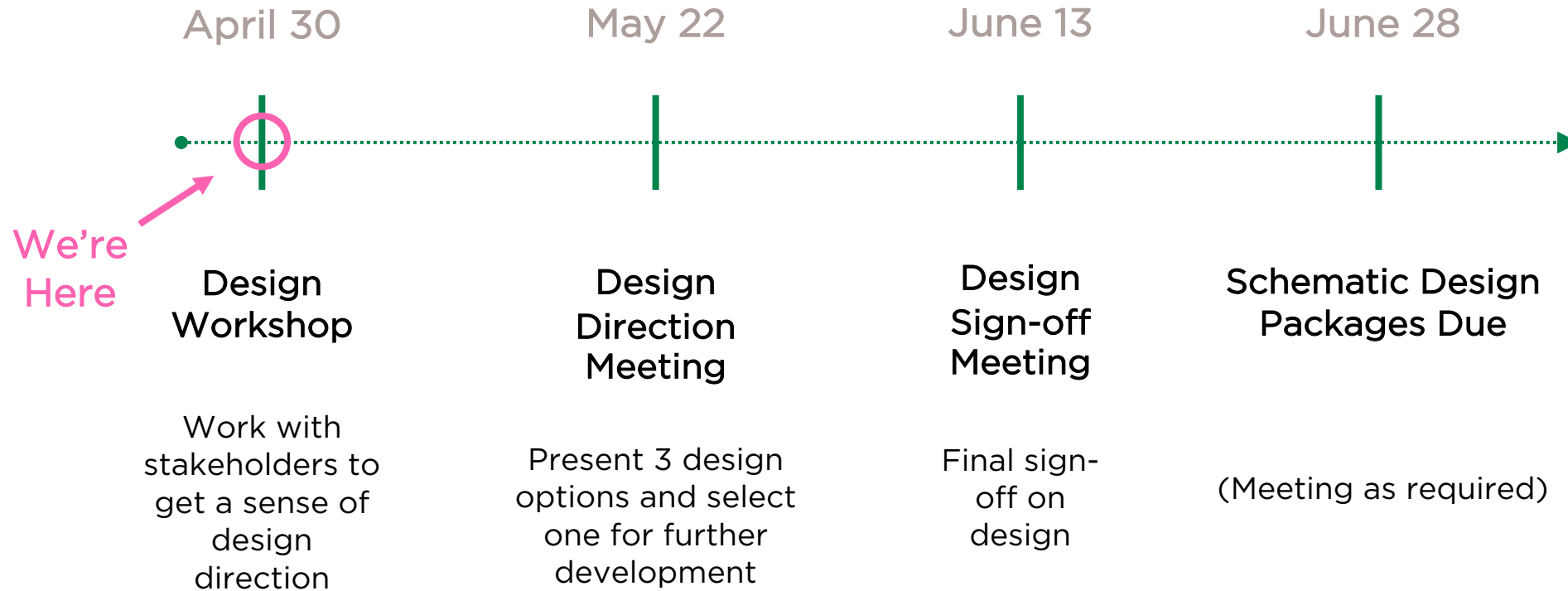


## SHARE



Name your design concept, select a spokesperson, and share your creation with the room!

# Schedule + next steps





# Plus/Delta

Thank you.

Dream Locker Room For ...

We call our locker room ...

*La Futura*



*Hallway*

VIBRANT

WELCOMING

MODERN

Top 3 Words



*BRKPT!*

*Less white walls*

Color Palette



Lockers



Showers / Bathrooms



Graphics



Study Area



Team Room

ENERGETIC

POWERFUL

STRONG



*General*



*General*



*- modern, bright, open  
- Lighting is Key - brightness*

*- lockers to hang clothes & store them  
- no white walls - dirty*

*- study areas are for work, not hanging out.  
- low colors for team*

*- Classroom  
- not for hanging out  
- general locker, can be vibrant*

*lockers w/ combos lock  
no white walls  
Locker colors in team room  
LANDSCAPE*

*General  
same like  
this color palette*

*different chairs?  
my back!  
Not too comfy!*

*Colors of many  
locker room*

*EVERYTHING ELSE*

Least Inspiring

Dream Locker Room For ...

Jay Higgins Women PE Attendant  
Chris Ferris Mens PE Attendant  
RAN WILLIAMS - WOMEN'S BASKETBALL COACH  
MARCIA TERN JAVILLA - KPSH INSTRUCTOR  
KATHY SISNEKOS - KASH INSTRUCTOR

We call our locker room ...

ENROLLMENT MANAGEMENT / STUDENT RETENTION SPACE

COMFORTABLE WELCOMING BRIGHT

Top 3 Words



Color Palette

- large, 4-sided lockers  
- indoor showers  
- clean lines  
- large, team benches

- Cleaning is huge issue.  
"Easy to clean"

Lockers Showers / Bathrooms Graphics Study Team Room

Most Inspiring

WARM VIBRANT DYNAMIC JOYFUL ENERGETIC

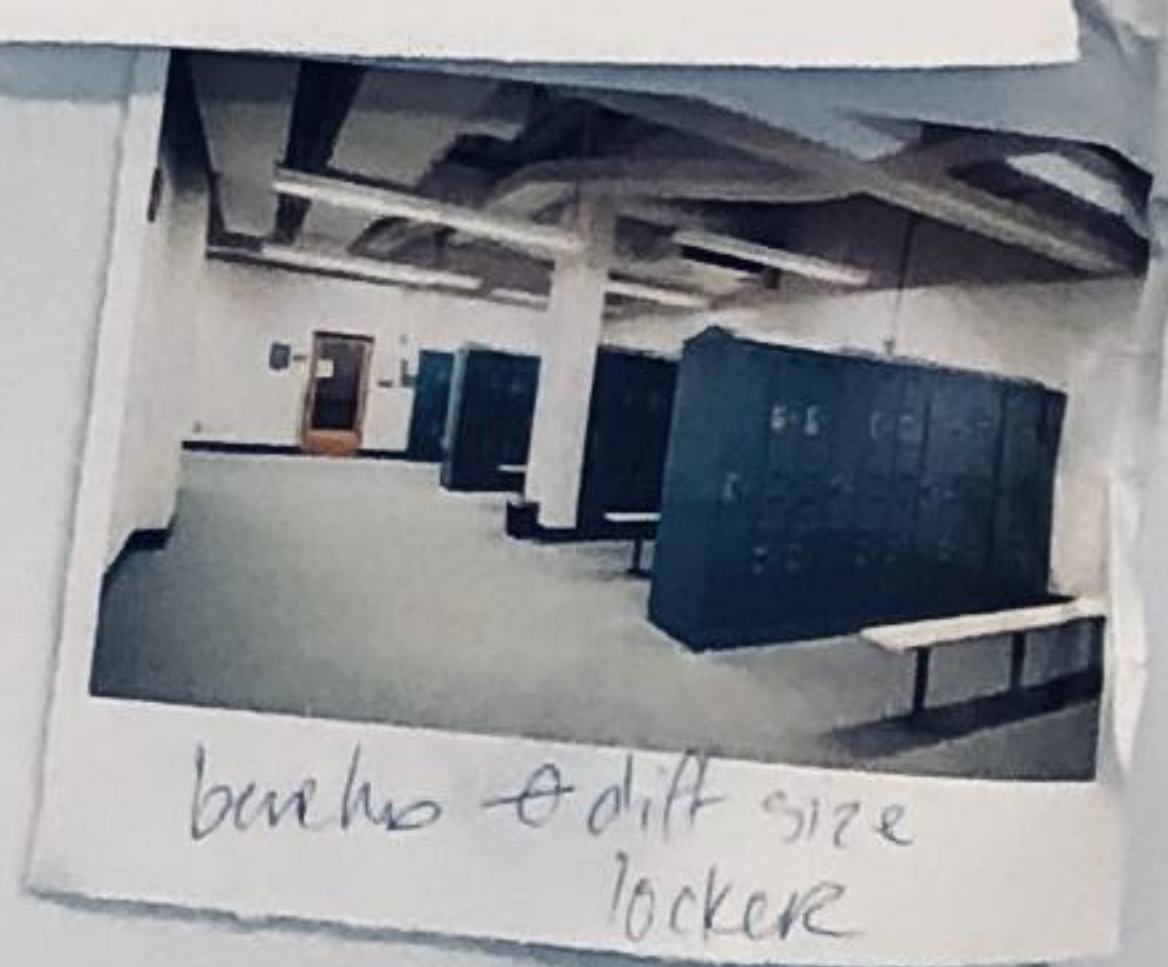
BOLD BALANCED STRONG CASUAL



Hallway



Study space



benches diff size lockers

General

Incredible durability



BOTH TEAM & GENERAL  
Cadd door/containing



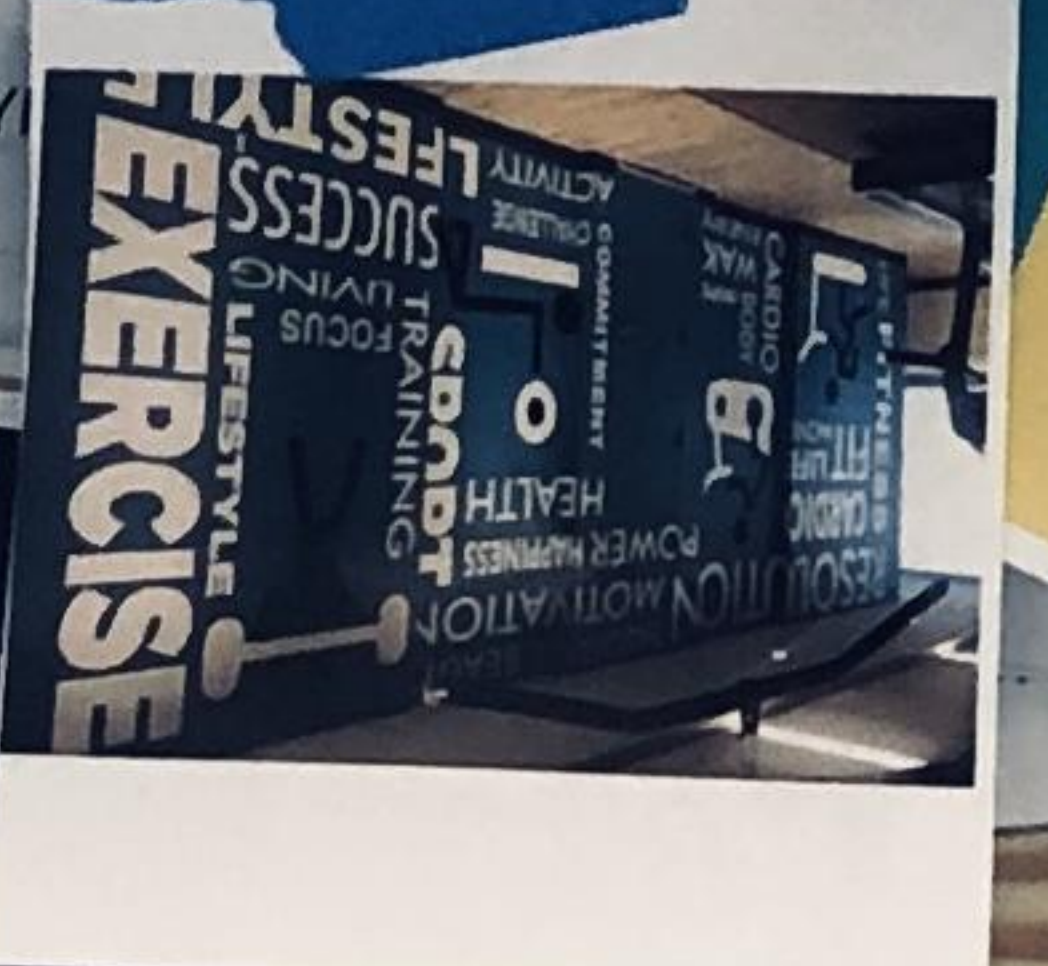
Gender Neutral Concept

- modern, bright open  
- Lighting is key - bright

- lockers to be clothes & shoes them  
- NO white walls -> Dirty

- study areas are for work, not hanging out  
-> Low colors for team

Least



HALLWAYS in or to a place



Least In

Dream Locker Room For ...

John Beam (ultimate Boss), Sakai, Stephanie, C.

A+

We call our locker room ...

VISION IN MOTION

COMFORTABLE

VIBRANT

BRIGHT

Top 3 Words

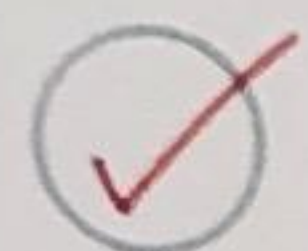


General Locker Room

Team Locker Room

Color Palette

easy to fix lockers. Durable built in



Lockers



Showers / Bathrooms



Graphics



Study Area



Team Room

Need to be inviting to hang out.

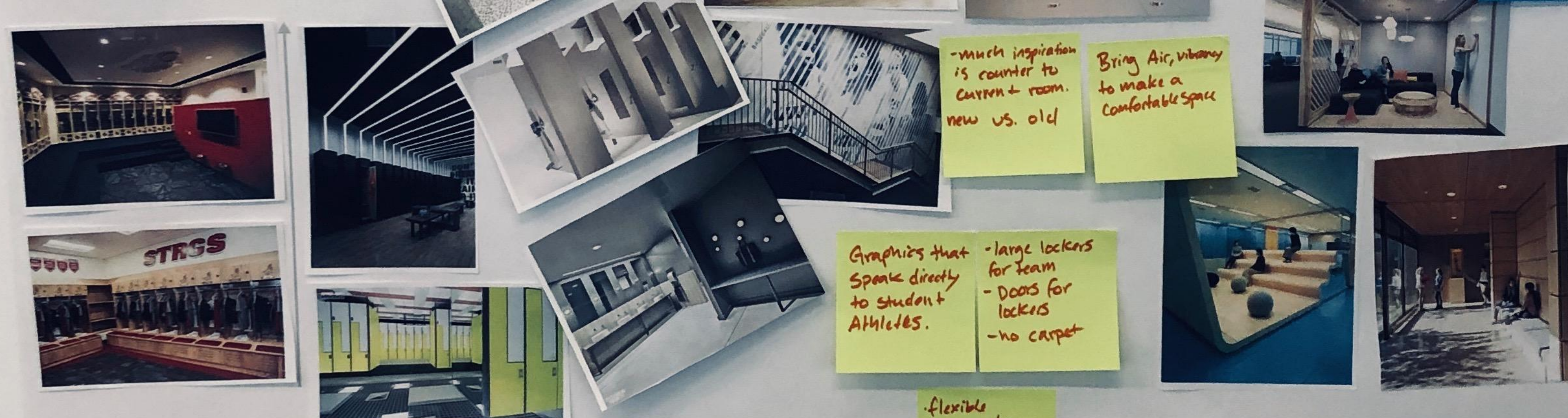
EASY TO FIX, REPAIR. MINIMIZE STAINING. MURALS NEXT TO DEFACTO

NO CARPET. GRAPHICS. MOTION. BRIGHTNESS. OPEN STUDY AREA. INVITING. BOUND TO SHARE STUDENT PROJECTS

NO INDUSTRIAL WALL, BASES. OPENNESS

WARM BIG LOCKERS L-SHAPED GEN & TEAM CAUTION

Most Inspiring



Much inspiration is counter to current room. new vs. old

Bring Air, vibrancy to make a comfortable space

Graphics that speak directly to student athletes.

large lockers for team - doors for lockers - no carpet

flexible team mtg space - inspiration for team

Least Inspiring



"Our vision is moving." constantly moving in athletes.

"if it gets damaged... we have to fix it." - murals to deter - high gloss - clean

Dream Locker Room For ...

We call our locker room ...

- COMFORTABLE
- WELCOMING
- BRIGHT
- VIBRANT
- ACTIVE

Top 3 Words

Color Palette



- Lockers
- Showers / Bathrooms
- Graphics
- Study Area
- Team Room

4 Spaces

- General LR
- Team LR
- Team meeting
- Study Areas

Team LR

- Lovey colors
- Inspirational
- Focused
- Aspirational

General LR

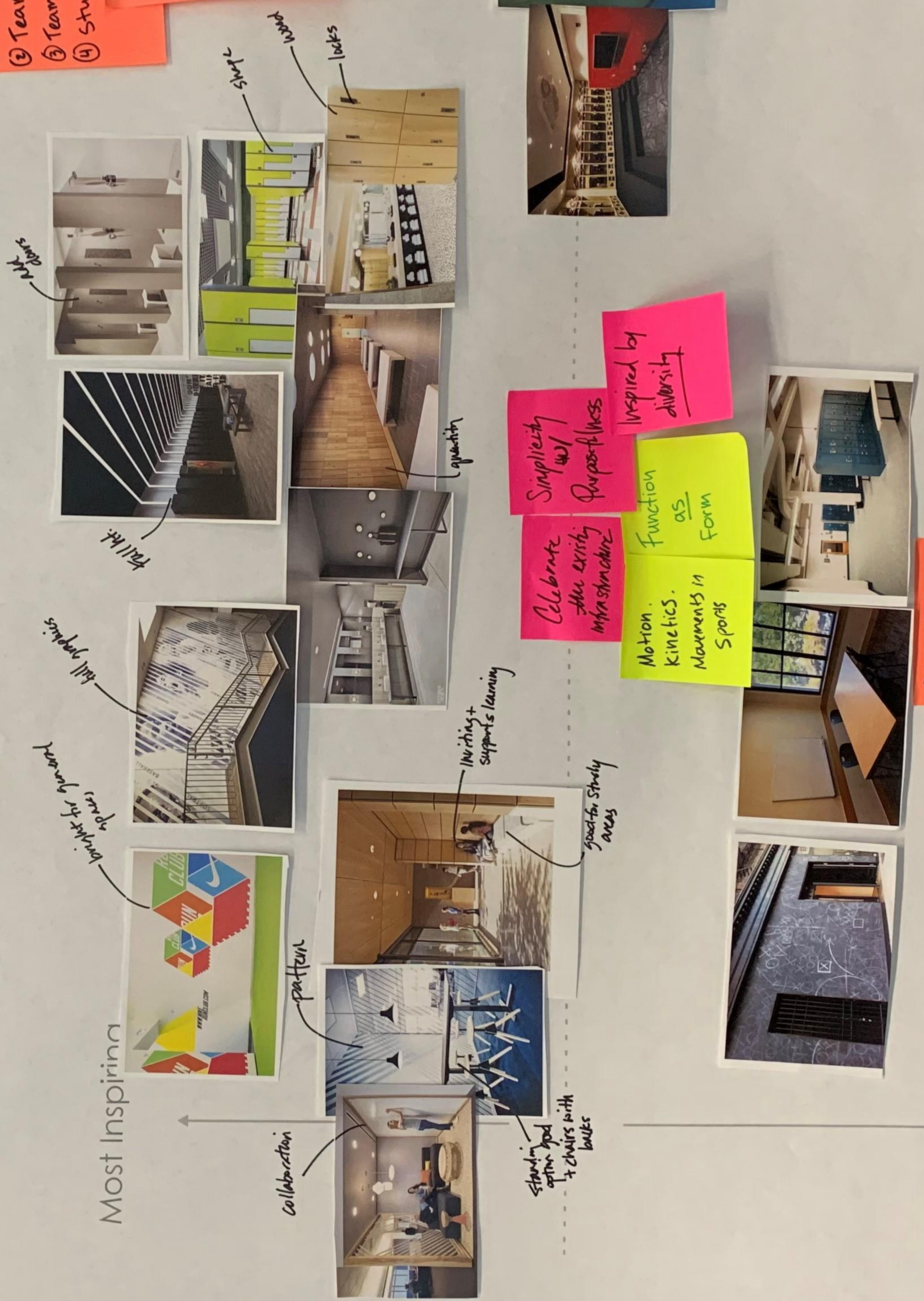
- Welcoming
- Bright
- Vibrant

- Coaches/Staff do all cleaning up keep.

- keep it easy, clean, clear

Most Inspiring

Least Inspiring



Study Area

smt

locks

hallway

quantity

hall graphics

locker for general graphics

pattern

mirrors + supports learning

space for study areas

collaboration

standing desk area with chairs with bulbs

Celebrate the existing infrastructure

Simplicity w/ purposefulness

Inspired by diversity

Motion. Kinetics. Movements in Sports

Function as Form

Do Not

- Dark
- Institutional
- Industrial
- Complex

User Meeting 4/30/2019

Energy in Motion

Keywords:

- Comfortable
- Welcoming
- Vibrant
- Active
- Bright

Key takeaways:

- The need for four distinct special types
  - o General Use Locker Room
    - Bright, modern, welcoming
  - o Team Locker Room
    - Focused, professional, Laney colors, inspirational
  - o Team Meeting Rooms
    - Clean, bright, light
  - o Coaches Offices / Study Space
    - Functional but not overly comfortable
- Capacity for cleanliness is key. Spaces need to be uncluttered, no/little space for dirt to collect
  - o Coaches / staff will take care of all maintenance / upkeep – so easy wiping down or less opportunity for destruction is ideal

Next steps:

- Present a single, refined vision for the space to present to client – evaluate feedback based on our proposal.

A photograph of a multi-story brick building with a central section of light-colored concrete. The words "Laney College" are written in a cursive script on the concrete. A green banner with white text is overlaid on the top right. A street lamp is visible on the left side.

# Performance In Motion

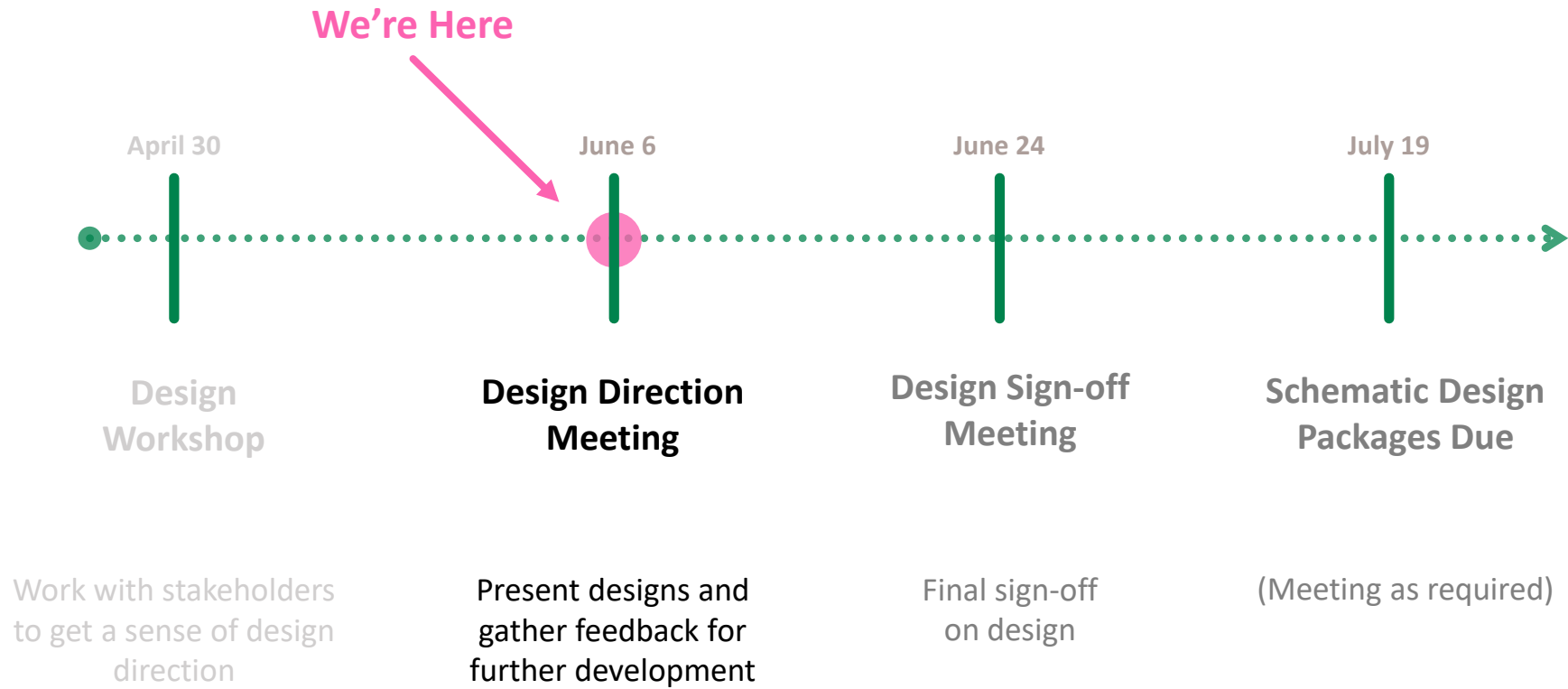
 **TAYLOR**  
Design

ADDENDUM TWO  
10/29/2020

**Design Direction**  
June 6, 2019



# WHERE WE ARE



- 10:00 Welcome and Introductions
- 10:10 Schedule
- 10:15 Design Concept
- 11:25 Recap Comments + Feedback
- 11:30 Schedule + Next Steps
- 11:40 Plus/Delta
- 11:50 Conclude

Our goal is to build on the strength & diversity of Laney athletes, students, and community to craft a place that is **Warm, Inviting, and Vibrant.**

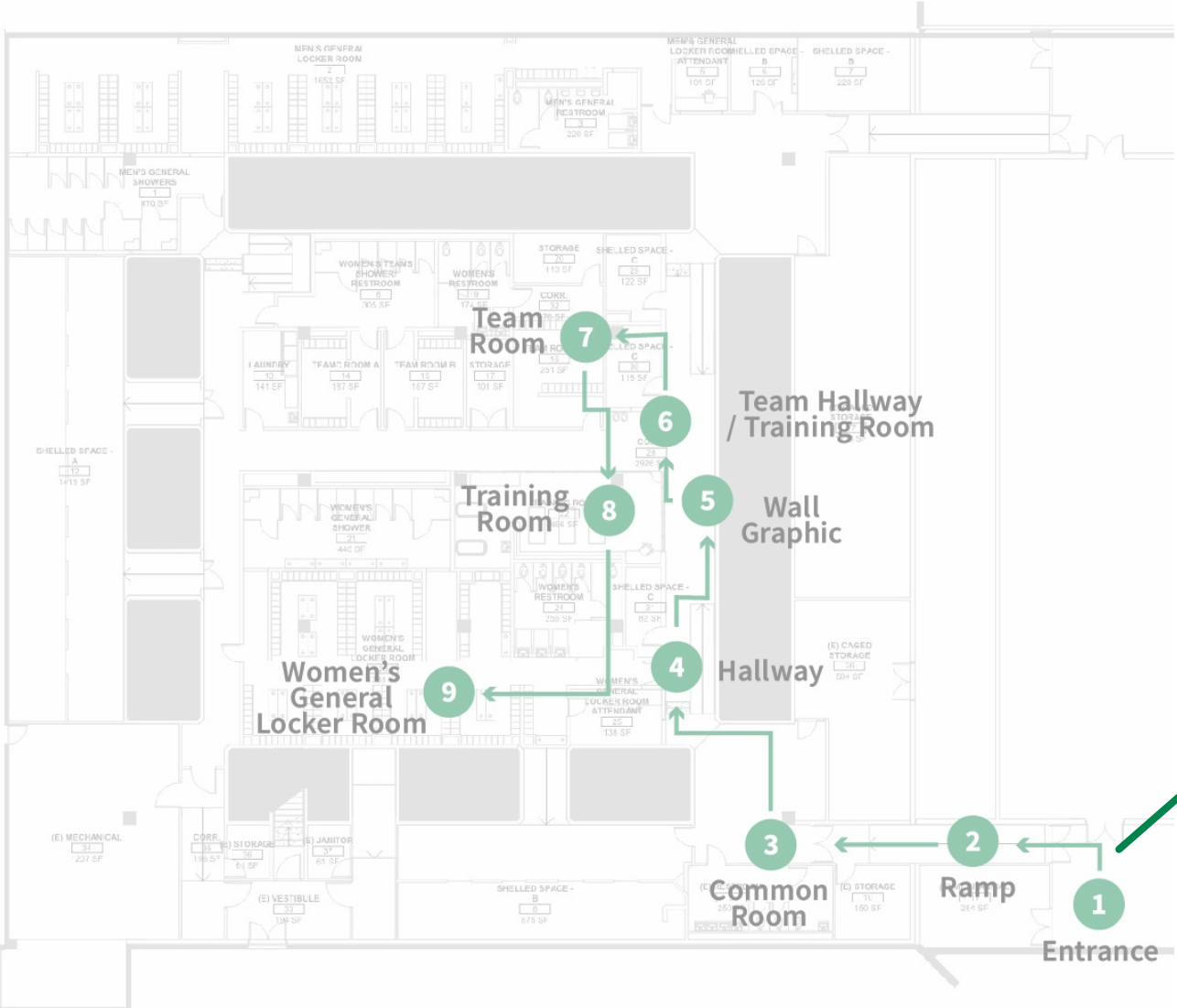
# CONTEXT INSPIRATION



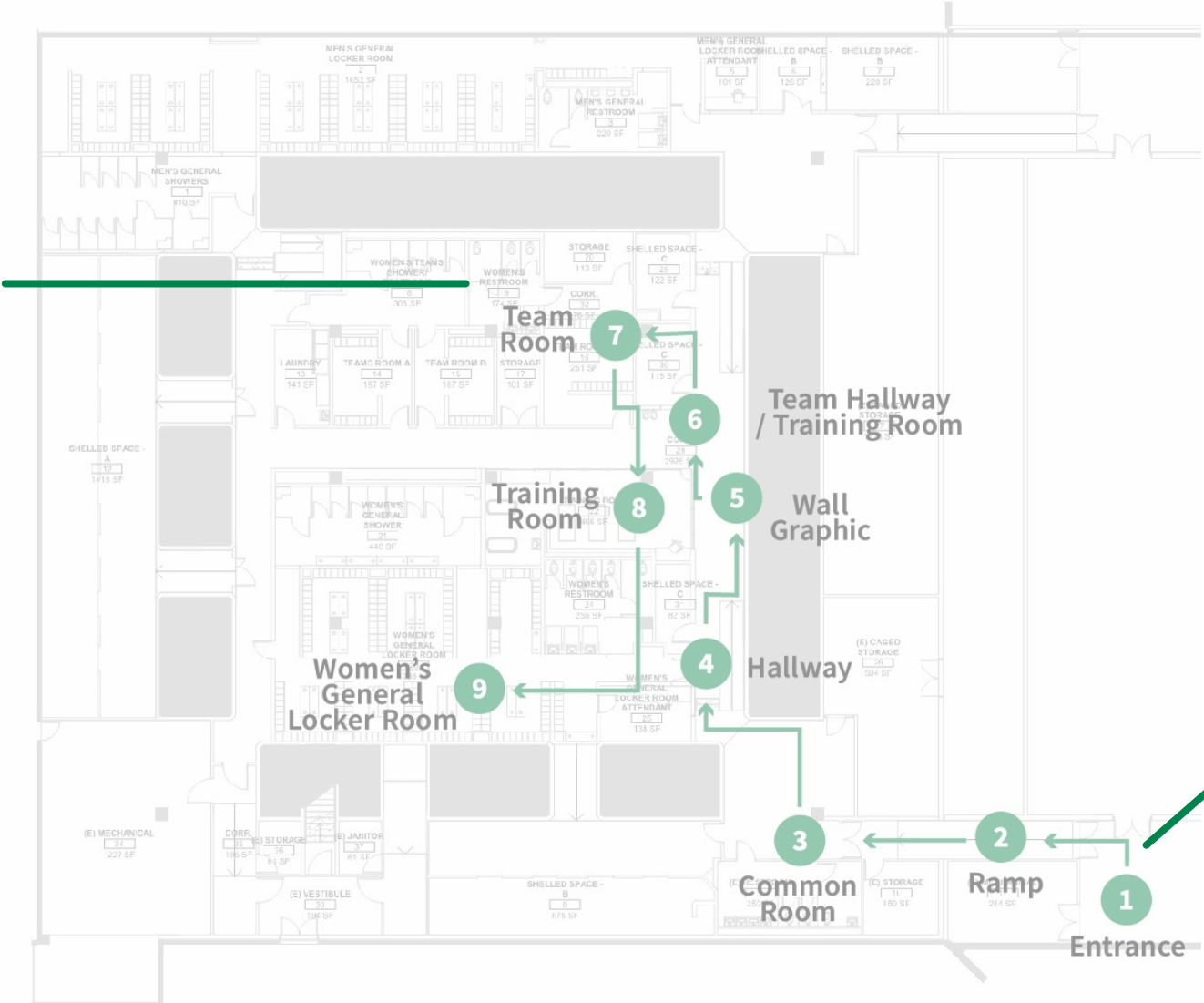
# VISUAL INSPIRATION



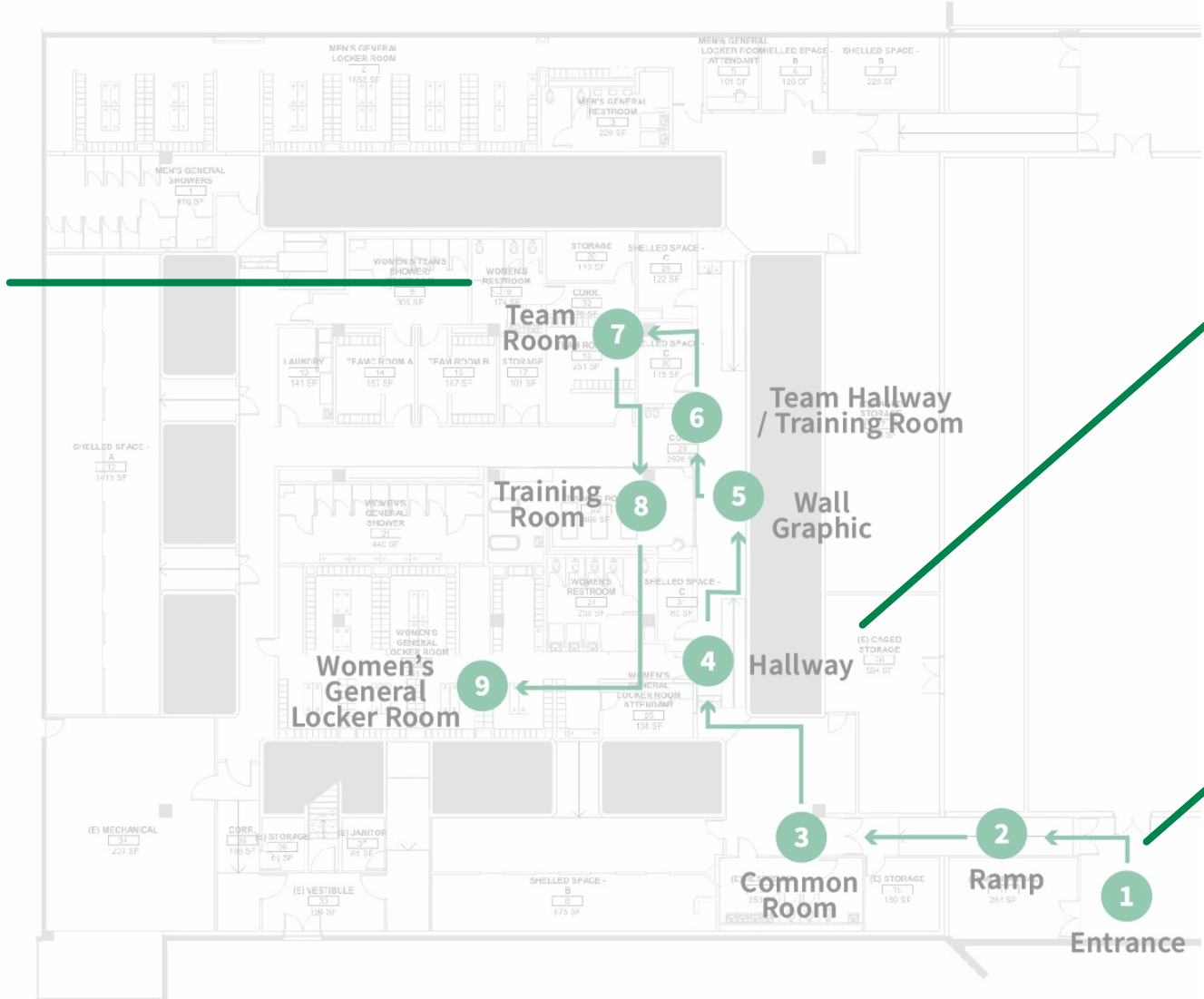
# KEY MOMENTS



# KEY MOMENTS

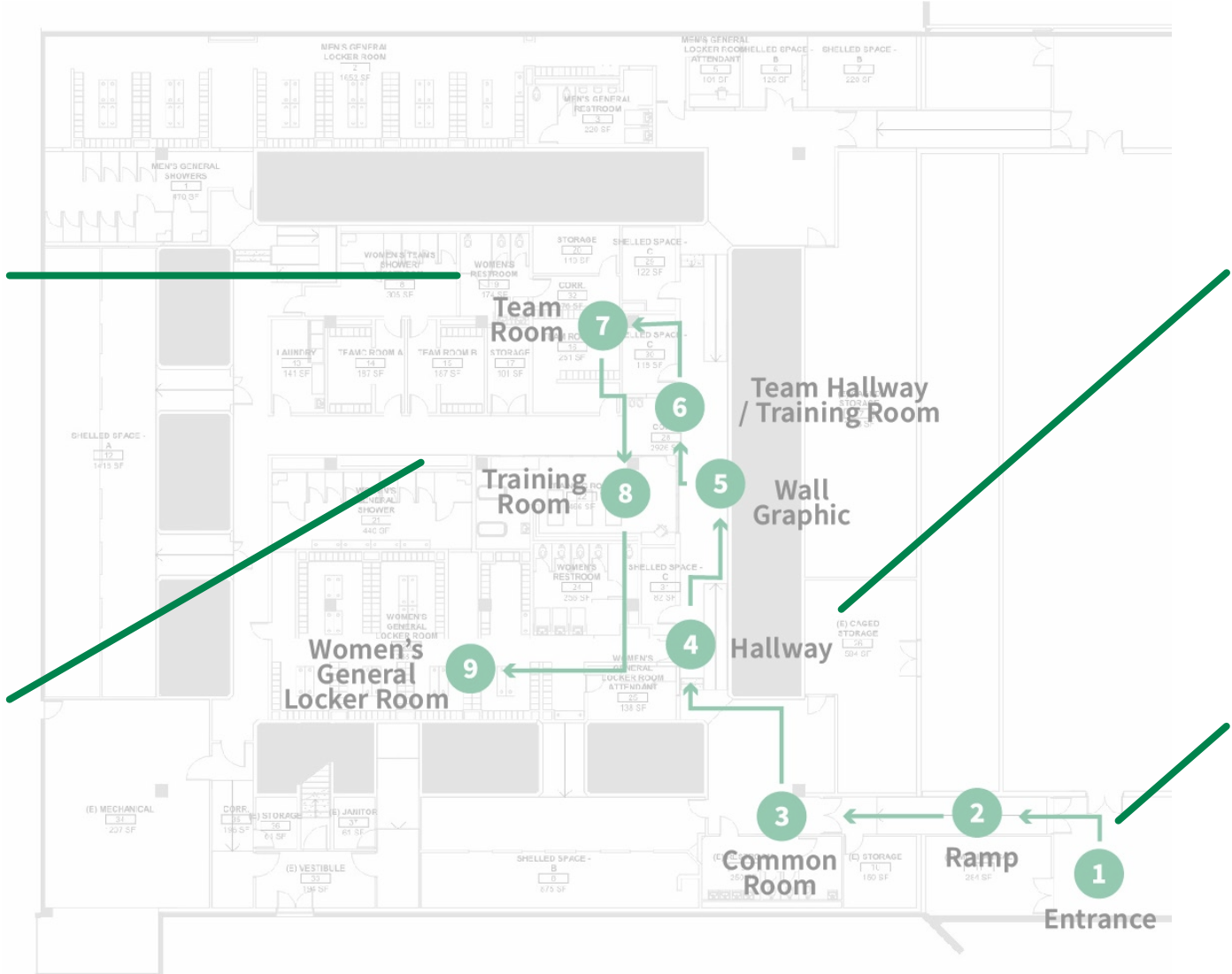


# KEY MOMENTS

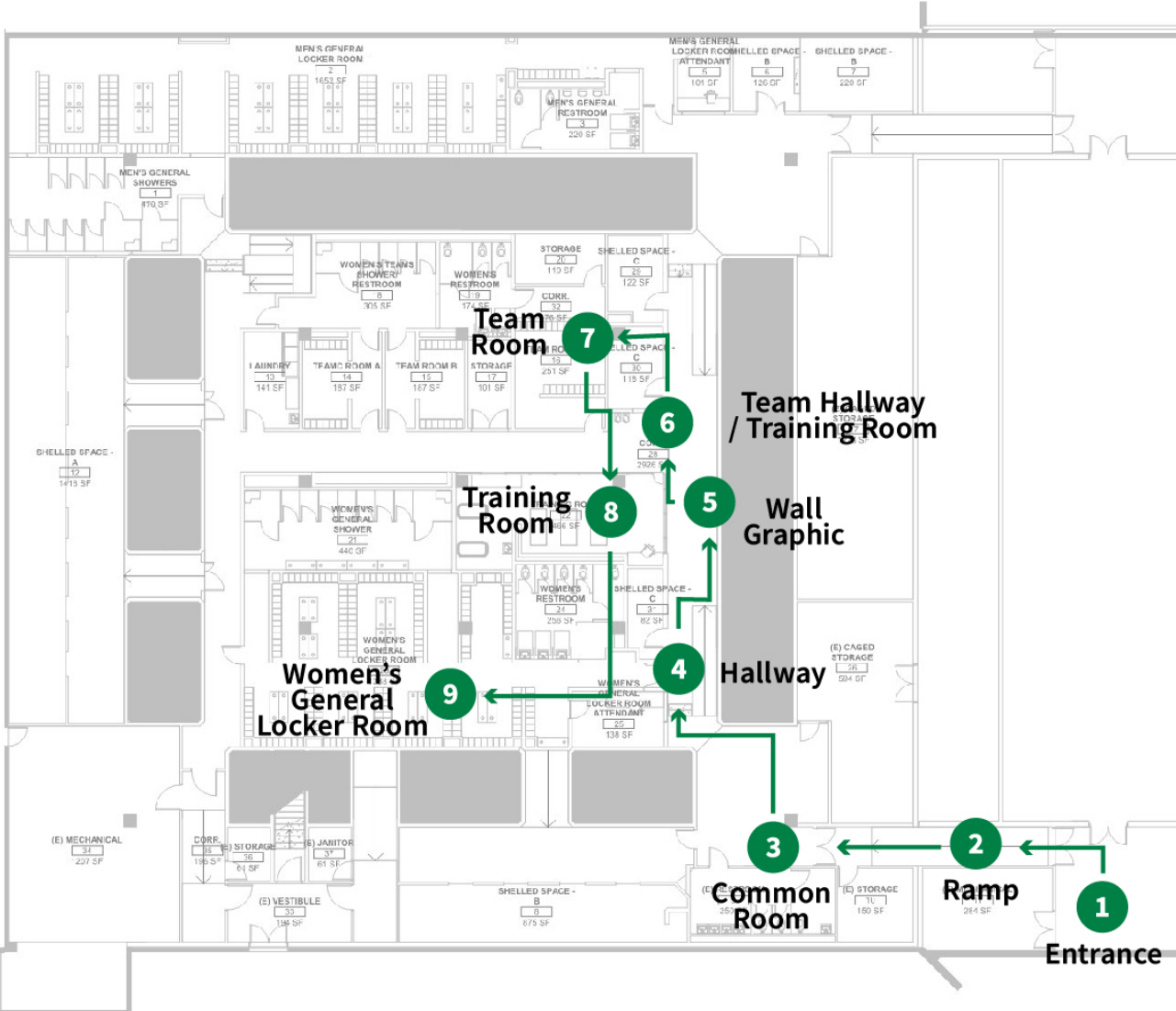




# KEY MOMENTS



# TODAY'S GUIDED TOUR



# ENTRANCE



# ACCESS RAMP



# COMMON ROOM



ADDENDUM TWO  
10/29/2020

# HALLWAY / CIRCULATION



ADDENDUM TWO  
10/29/2020

# HALLWAY WALL GRAPHIC



# TEAM HALLWAY / TRAINING ROOM



ADDENDUM TWO  
10/29/2020



# TEAM ROOM

PERFORMANCE IN MOTION

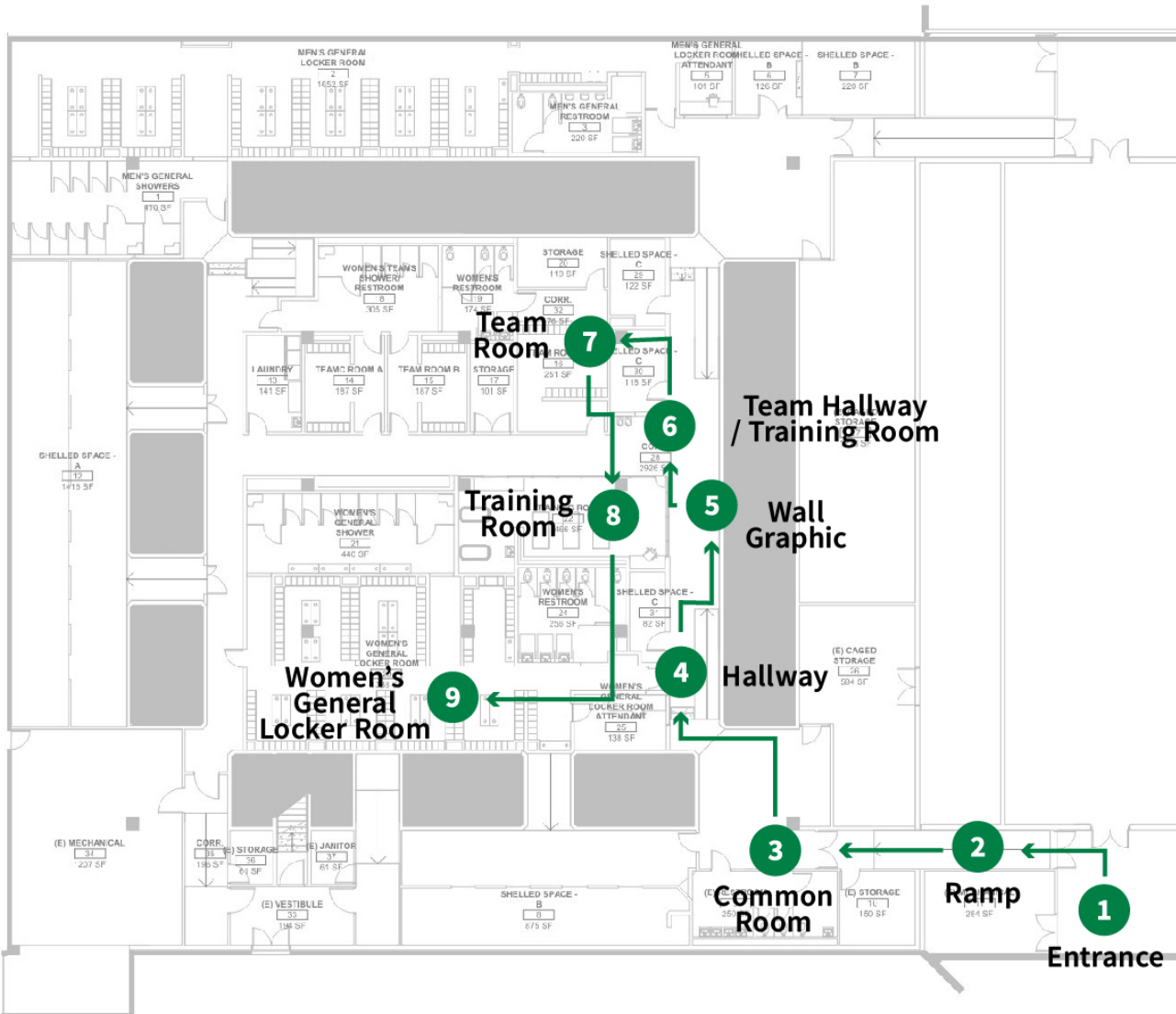


# TRAINING ROOM



# GENERAL LOCKER ROOM





1. Entrance



2. Ramp



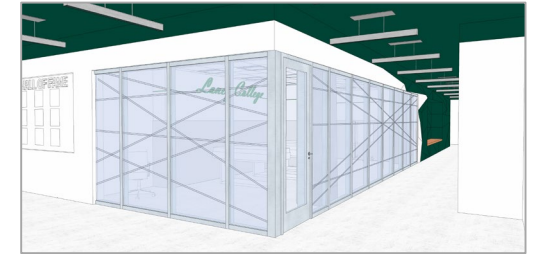
3. Common Room



4. Hallway



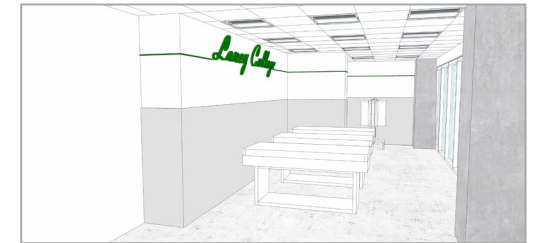
5. Wall Graphic



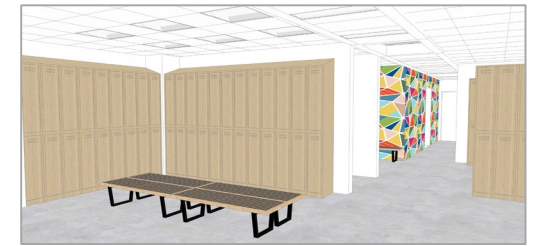
6. Team Hallway/Training Room



7. Team Room

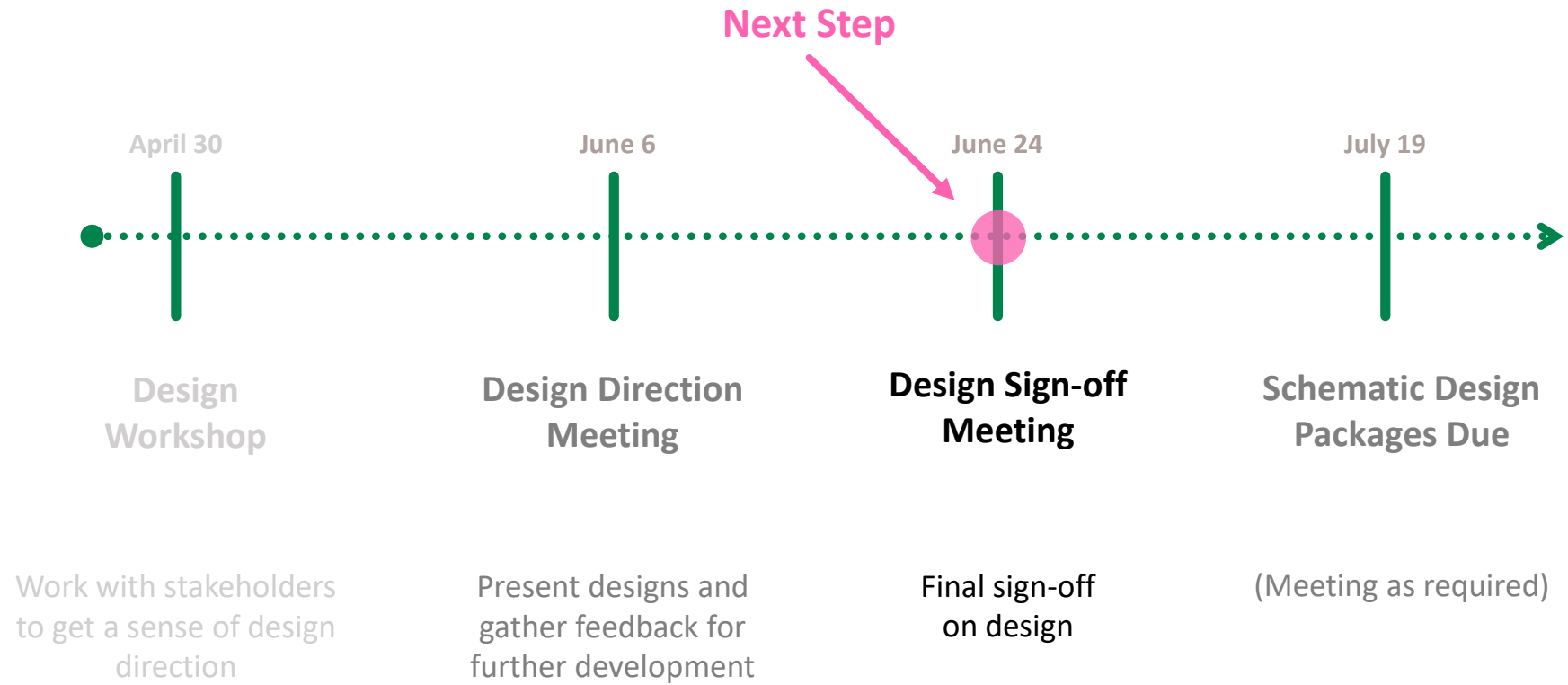


8. Training Room



9. General Locker Room

# NEXT STEPS



An aerial photograph of a university campus, likely Taylor University, showing various academic buildings, a large white building with a gabled roof, and a river in the foreground. A semi-transparent green rectangular overlay is positioned at the top of the image, containing the text "Thank You." in white.

Thank You.

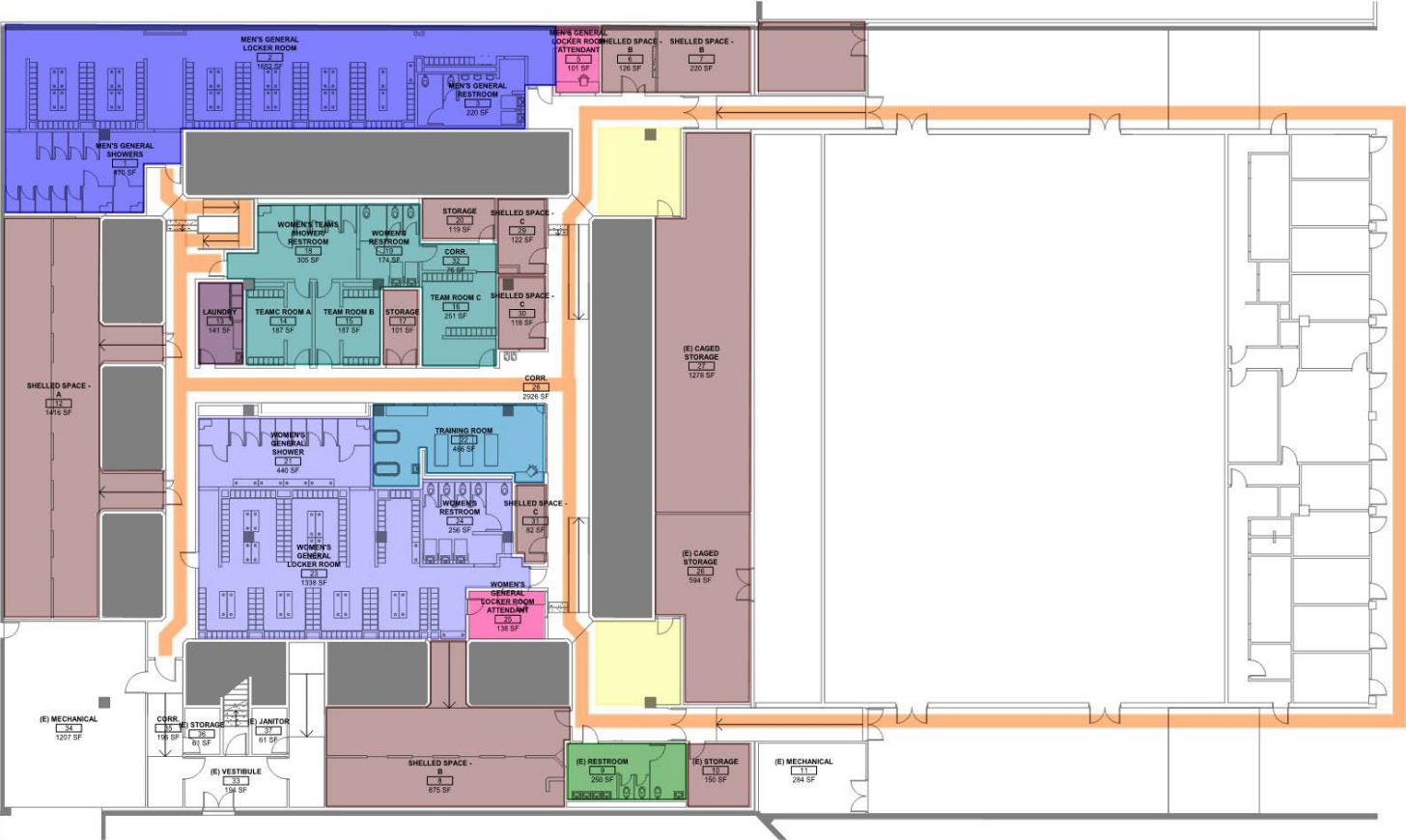
 **TAYLOR**  
Design

ADDENDUM TWO  
10/29/2020

**Design Direction**  
June 6, 2019

# PLUS / DELTA

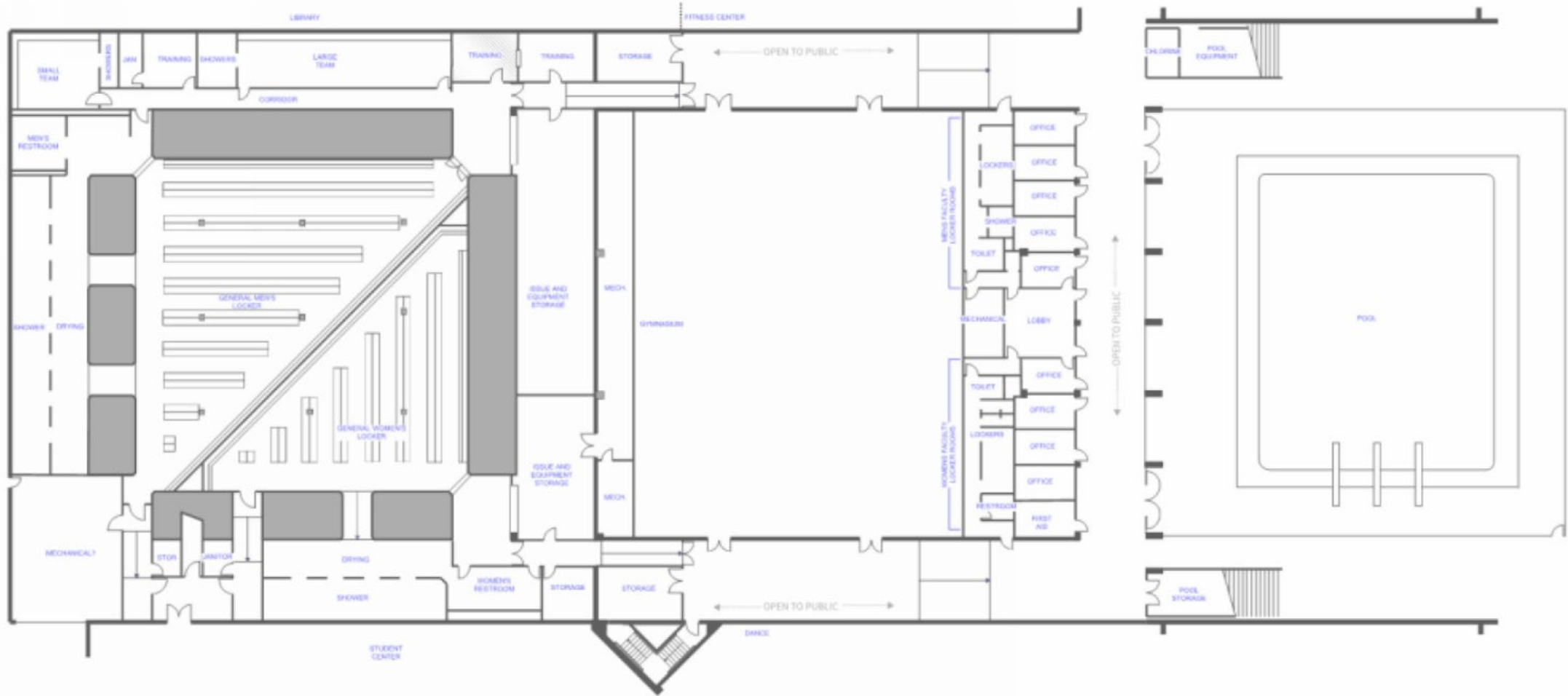
# MUST HAVES



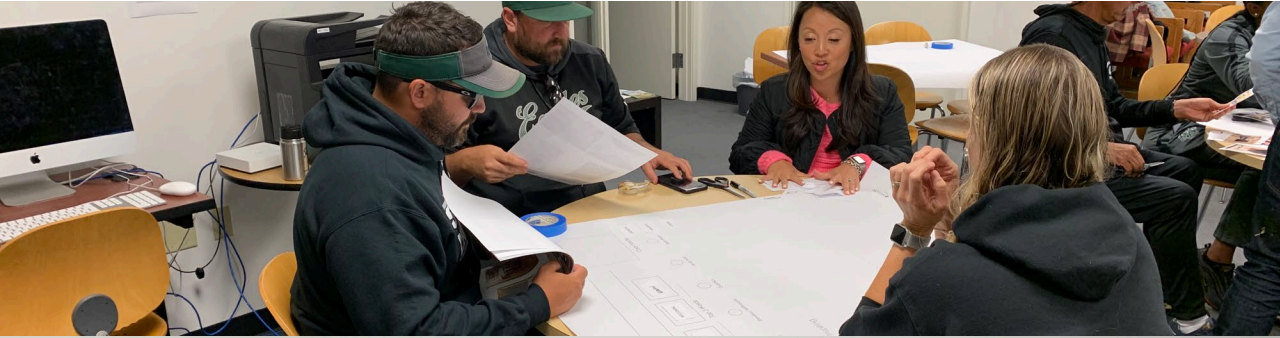
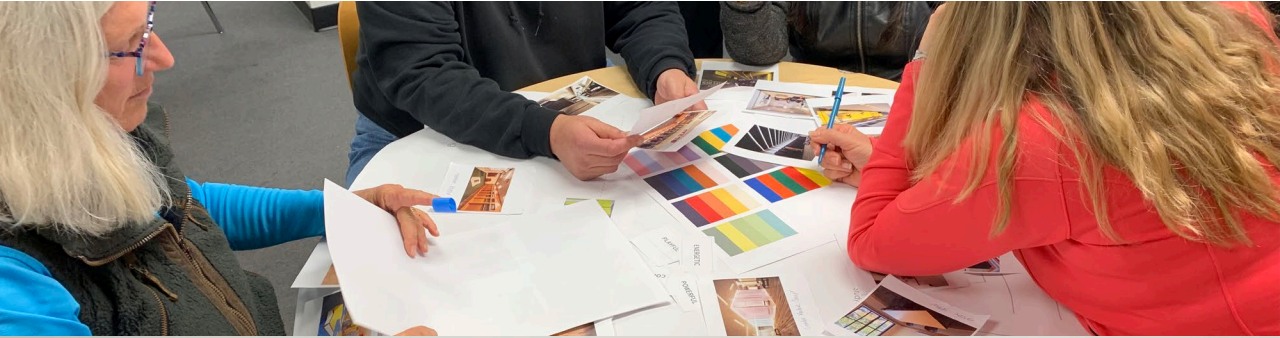
- Open circulation, accessible to all
- Central training room
- Secure and light-filled
- Accessible team rooms
- Improved sightlines
- All-gender bathroom
- Right-sized men’s day locker
- Enhanced storage
- Dedicated laundry room



# CURRENT FLOOR PLAN



# DESIGN INSPIRATION WORKSHOP



**Dream Locker Room For ...**  
*Enrollment Management / STUDENT RETENTION SPACE*

We call our locker room ...

**Top 3 Words:** COMFORTABLE, WELCOMING, BRIGHT

**Color Palette:** [Green, Yellow, Blue]

**Most Inspiring:** [Photos of locker rooms]

**Least Inspiring:** [Photos of locker rooms]

**Dream Locker Room For ...**  
*La Futura*

We call our locker room ...

**Top 3 Words:** VIBRANT, WELCOMING, MODERN

**Color Palette:** [Blue, Green, Yellow]

**Most Inspiring:** [Photos of locker rooms]

**Least Inspiring:** [Photos of locker rooms]

**Dream Locker Room For ...**  
*VISION IN MOTION*

We call our locker room ...

**Top 3 Words:** COMFORTABLE, VIBRANT, BRIGHT

**Color Palette:** [Blue, Green, Yellow]

**Most Inspiring:** [Photos of locker rooms]

**Least Inspiring:** [Photos of locker rooms]

# REMOTE SURVEY



“I like the green ceiling, I just hope that it won’t seem make the area seem too dark, or smaller due to the dark color...lighting very important.”

“I hope there will be clear signage that it is a locker room and that it is a unisex entrance....”

“Like the arrows... is gives energy and motion to the space”

# UM03 Design Direction Meeting - Meeting Notes

## June 6, 2019

*The following should be incorporated into the SD Deliverable package.*

### GENERAL ITEMS

- Shelled spaces for future Gender Neutral Bathrooms can still be used for gender neutral changing areas. Need to find a way to insure that these will not be taken over by storage.
- Security needs to be integrated into an operations discussion. Cameras are not allowed where faculty are present.
- Request facility standards at DD phase for coordination
- Larger discussion on furnishings and equipment selection needs to occur in DD phase

### ENTRY

- Glass could be a security concern.
- Idea of sliding doors is great, but the door needs to open completely.
- People may try to pry the door open during off hours.
  - **Design team will look at swing doors**

### ENTRY RAMPS

- Prefer to remove secondary double doors at the bottom of ramps, but final decision needs to be integrated into security and operations discussion.

### COMMON AREA

- Ability to install monitor for announcements on wall
  - Needs to be controlled by Joy and Carlos
  - Encased behind glass?
    - Design team to look at how to provide power to monitor. Most likely surface mounted conduit.
- Like the birds of paradise wallcovering – needs to be brighter
- Include whiteboard and corkboard for flyers

### HALLWAY

- Sightline from Joy's office is key. Modify windows and/or office location to provide greater sightline into the hallway.
- Provide slider window at Joy's office into hallway and women's locker room
- Provide wall base or wall protection – equipment carts
- Alcove benchtop – same material as plywood seating

### TEAM ROOMS

- Needs Laney Eagles logo somewhere
  - Graphic on lockers?

- Graphic on floor?
- **Graphic on floor will be hard to maintain. Design team will explore a wall/locker application**
- Team room needs TV and dry erase board
- Include seating
  - **Design team will reorganize team room/showers for a more efficient layout. Team rooms will be larger to allow for stools.**
  - **New layout will be forwarded to staff for review.**

#### TRAINING ROOM

- Needs more storage
- Remove wing wall between whirlpools and training tables
- Like the idea of storefront windows, but make half height with solid wall below. Allow for shelving/storage.
  - **Design team will enlarge training room to allow for more storage spaces and better sightlines.**
  - **New layout will be forwarded to staff for review.**

#### GENERAL LOCKER ROOM

- Reduce length of wall/number of day lockers next to Joy's Office. Allow for deeper sightline from Joy's office into the general locker room space.

General Locker  
Room

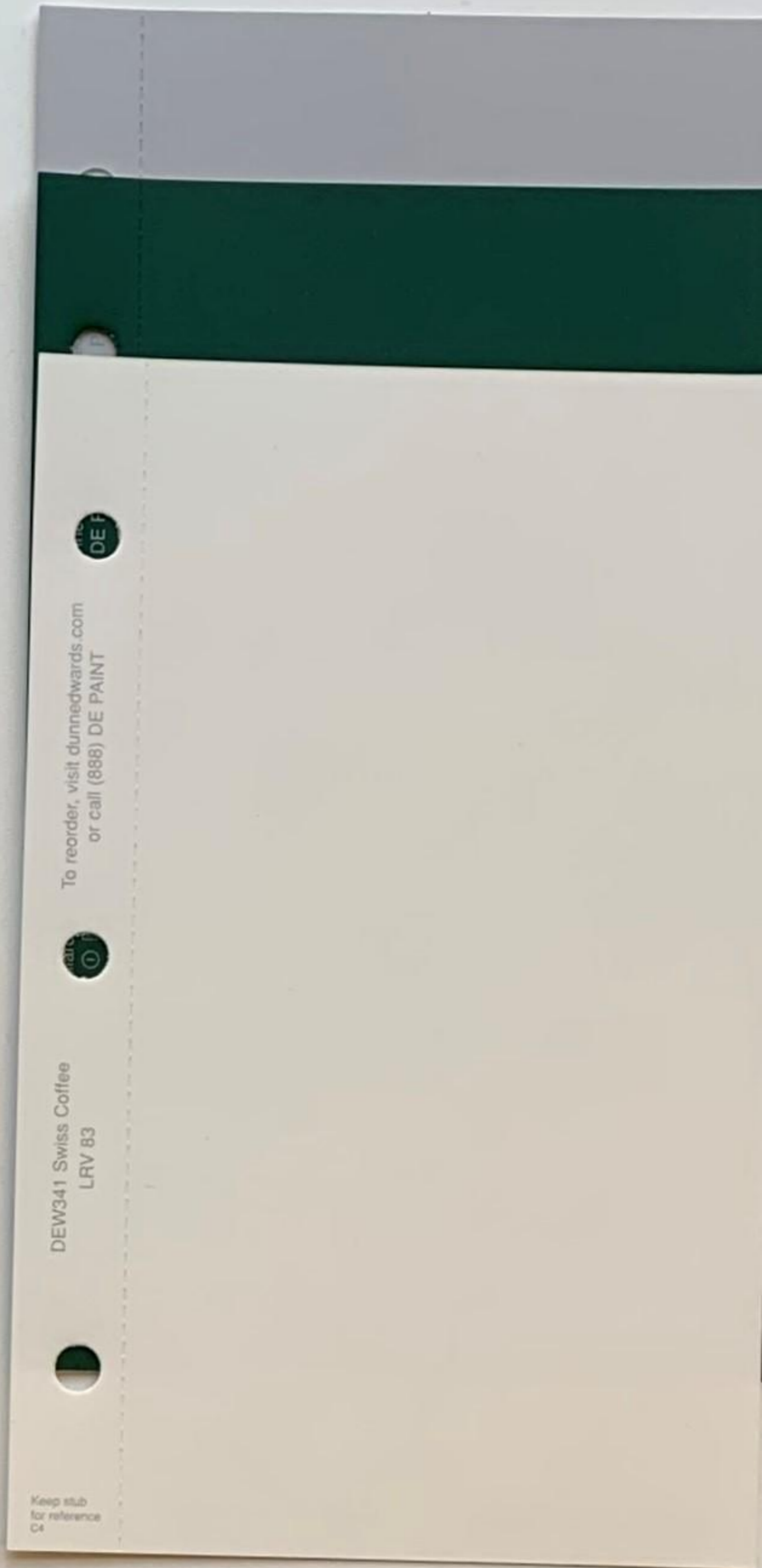


COMMON ROOMS

Commons Room

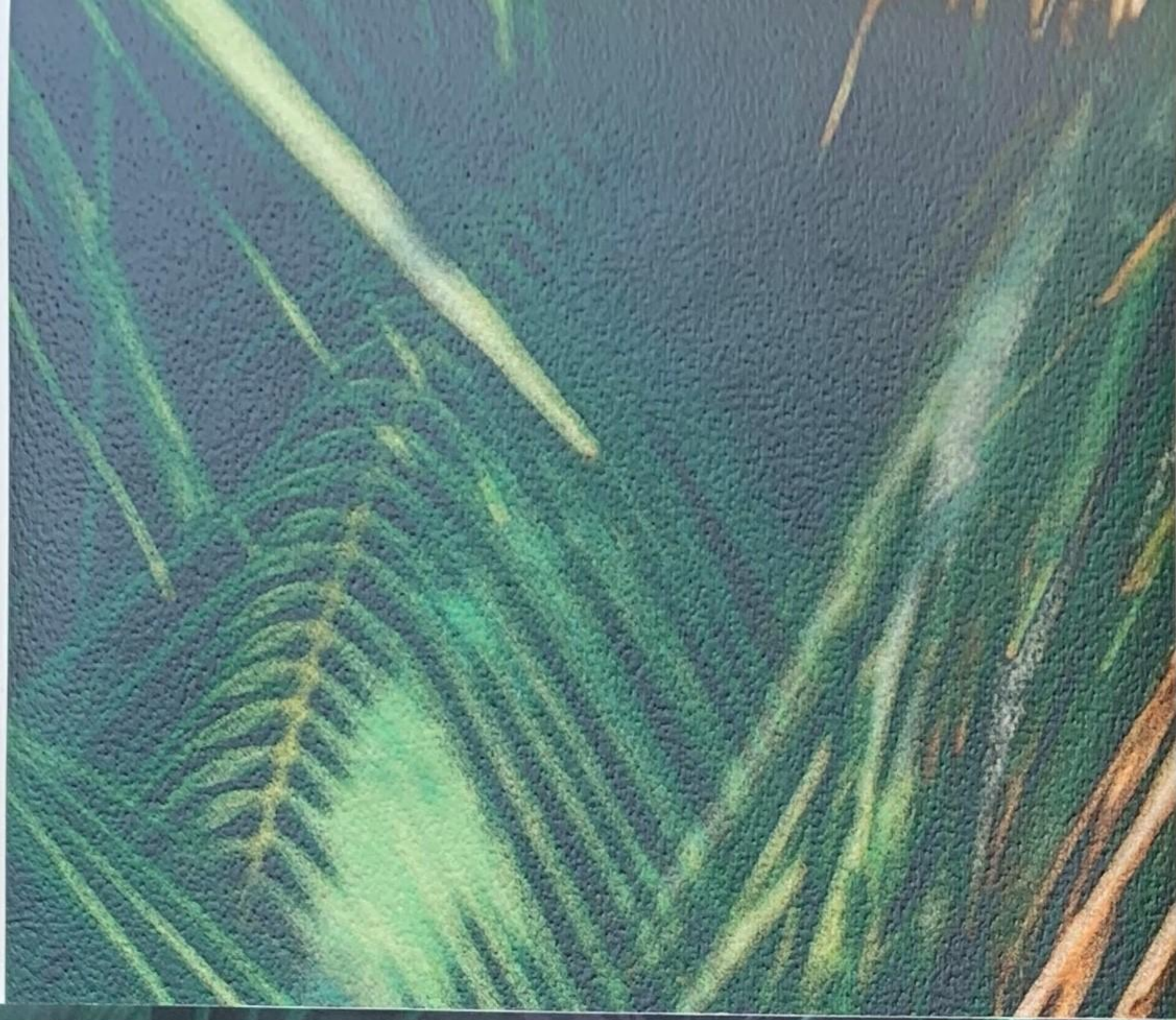


Team Room  
& Lockers



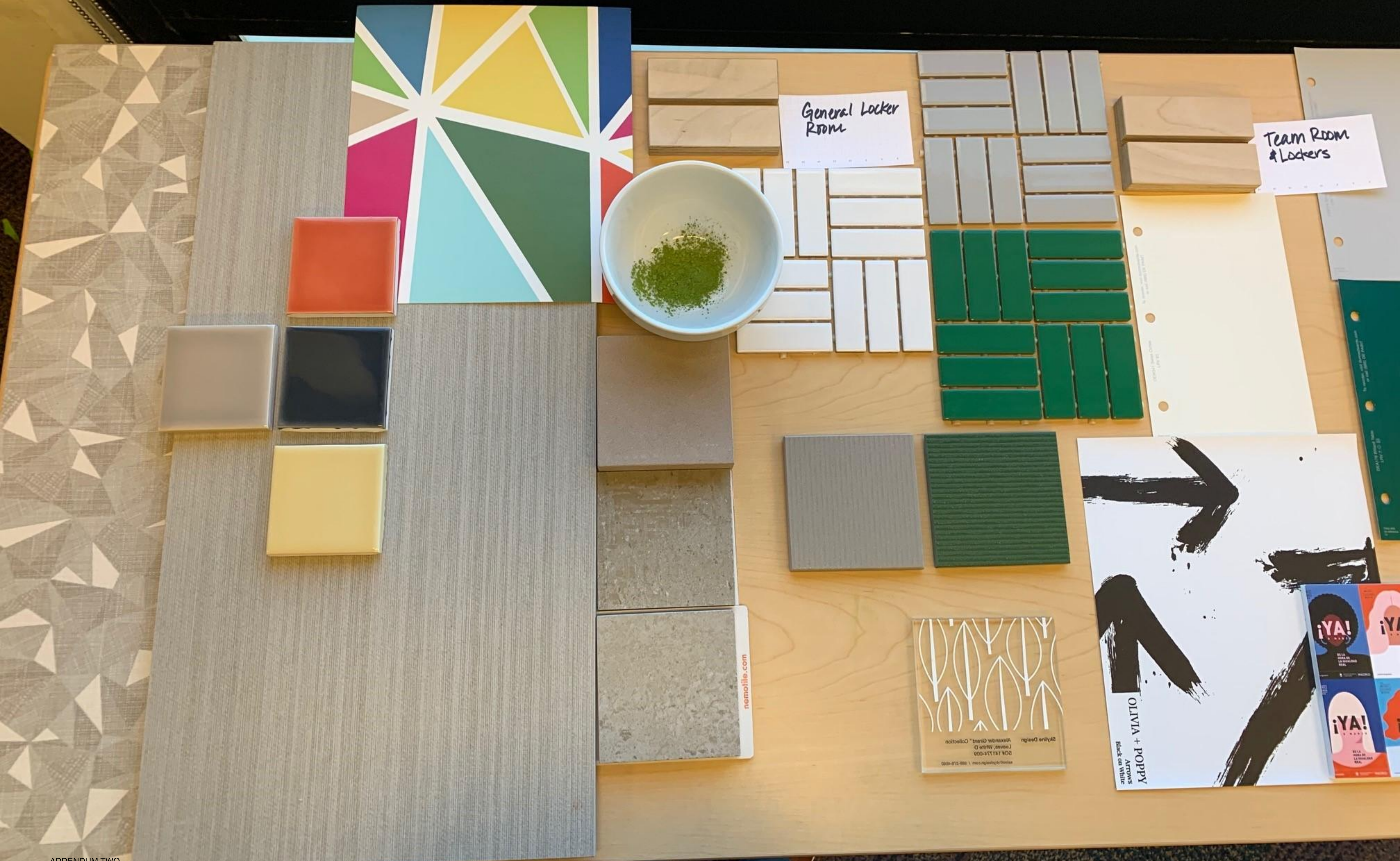






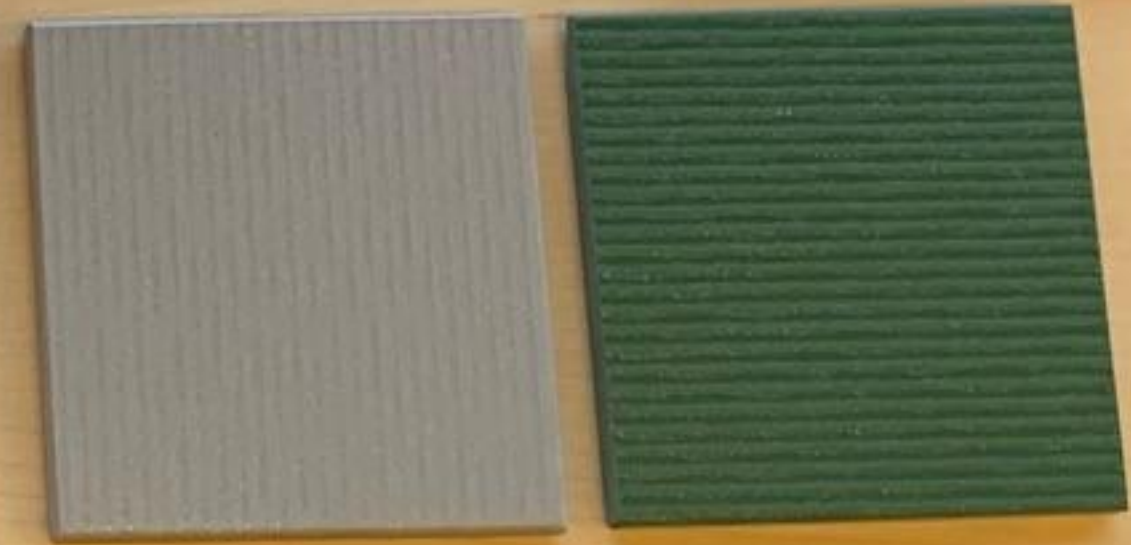
Commons  
Room





General Locker Room

Team Room & Lockers



## MEETING NOTES

|                    |   |
|--------------------|---|
| <b>PROJECT</b>     | Laney Locker Room Remodel – SD Phase            |
| <b>PROJECT #</b>   | TAYLOR 5514-100L                                |
| <b>MEETING ID</b>  | Meeting #1 DSA Pre-Application Meeting (AM-001) |
| <b>DATE / TIME</b> | June 17, 2019 / 10:00am-11:00am                 |
| <b>LOCATION</b>    | DSA Oakland Regional Office – Conference Room A |

## DISTRIBUTION

|   | NAME                  | COMPANY            | E-MAIL ADDRESS   | TELEPHONE    |
|---|-----------------------|--------------------|--|--------------|
| X | Daniel Chu (DC)       | DSA                | <a href="mailto:daniel.chu@dsa.ca.gov">daniel.chu@dsa.ca.gov</a>           | 510 622-3126 |
| X | Janet McFarland (JM)  | DSA - Access       | <a href="mailto:janet.mcfarland@gds.ca.gov">janet.mcfarland@gds.ca.gov</a> | 510 622-4480 |
| X | Jacqueline Chow (JC)  | DSA - Structure    | <a href="mailto:jacqueline.chow@dgs.ca.gov">jacqueline.chow@dgs.ca.gov</a> | 510 286-0375 |
| X | Ed De Cossio (EDC)    | DSA - FLS          | <a href="mailto:edward.decossio@dgs.ca.gov">edward.decossio@dgs.ca.gov</a> | 510 622-3124 |
| X | Antonio Wu (AW)       | DSA – FLS          | <a href="mailto:antonio.wu@dgs.ca.gov">antonio.wu@dgs.ca.gov</a>           | 510 622-3105 |
|   | Stephen Daniels (SD)  | Peralta Community  |  |              |
| X |                       | College            | <a href="mailto:danielss@peralta.edu">danielss@peralta.edu</a>             | 415 214-2514 |
|   |                       | District/Swinerton |  |              |
| X | Catherine Howley (CH) | Taylor Design      | <a href="mailto:chowley@wearetaylor.com">chowley@wearetaylor.com</a>       | 415 992-4455 |
| X | Karva Sykes (KS)      | Taylor Design      | <a href="mailto:ksykes@wearetaylor.com">ksykes@wearetaylor.com</a>         | 415 992-4455 |
|   | Shawna Hinrichs (SH)  | Taylor Design      | <a href="mailto:shinrichs@wearetaylor.com">shinrichs@wearetaylor.com</a>   | 415 992-4455 |

## MEETING PURPOSE

Review preliminary layout of Locker Room Remodel and present proposed access and egress plans for comment and review.

## MEETING NOTES

### GENERAL COMMENTS

- Design team to locate and provide original DSA project number for Laney College Campus to verify that the building is DSA Certified.
  - Original drawings submitted under application number 28951
  - Women’s Locker Room Accessible Upgrades submitted under application number 111245.
- Project may fall under a Technical Infeasibility Hardship. Design team to work with Kris Wen to develop analysis and submit with project documents to DSA for review.
- Project does not need to go to district Fire Department for review. DSA will provide review. Please indicate fire department access to site, fire hydrant location, and fire department connection location on the site plan.

### ACCESSIBILITY

- Accessible path of travel requires upgrades. Currently this scope is under a separate contract not under the scope of the Locker Room Remodel Project. Design team to follow up with Kris Wen on how to submit Locker Room Remodel Project in conjunction with access upgrade project.

2. Accessible lockers are required but code does not indicate the number of required accessible benches. Design team will provide 5% accessible lockers as required by code, and provide accessible benches wherever possible relative to the accessible lockers.
3. A fully compliant accessible means of egress will not be included in the project due to various extensive structural and mechanical alterations that will affect areas outside of our project scope. These alterations will be outlined in the Technical Infeasibility Analysis.

## FIRE LIFE SAFETY

---

1. Building is considered A-3 Occupancy
2. Corridors are not required to be fire rated construction due to low occupant load. (To be verified based on full project Code Analysis)
3. 3 exits are required. 2 exits are required to be 1/3 distance of max diagonal of project area.
4. Conversion of existing shower spaces to storage areas are acceptable if project is going the more restrictive route. Entire project area will be considered A-3 occupancy.

## ENTRANCE RAMPS

---

1. Proposed modifications: add code compliant handrails and door hardware
2. Full demolition and rebuild to compliant ramp would be a hardship to the project
  - a. Extending ramps and adding level landings would require modifications to existing concrete slab and gym doors outside of project area. Gym doors are located in a concrete wall.
3. Closest entry access from accessible parking area along 7<sup>th</sup> Street
4. Existing Women's Restroom will be remodeled to all-gender accessible restroom that will serve dance studio

## DSA MEETING COMMENTS:

1. Building is considered an existing structure, therefore only one accessible entry is required.
2. Handrails appear to be compliant, design team will verify.

## EXIT STAIR TO PLAZA

---

1. Proposed modifications: add code compliant handrails and door hardware
2. Full demolition and rebuild to compliant exit stair would be a hardship to the project
  - a. Stairs are completely concrete and between two large retaining walls.

## DSA MEETING COMMENTS:

1. This area is considered an existing non-conforming stair.

## BACK RAMP TO PLAZA EXIT STAIR

---

1. Proposed modification:
  - a. Add code compliant handrails
2. Full demolition and rebuild to compliant ramp would be a hardship to the project
  - a. Existing ramp is very steep – location does not have the required area or length to meet height differential with a ramp that meets code requirements

- b. Door to existing mechanical room would need to be moved – no viable way to do this without a major reconfiguration of that portion of the project area, including the mechanical room

**DSA MEETING COMMENTS:**

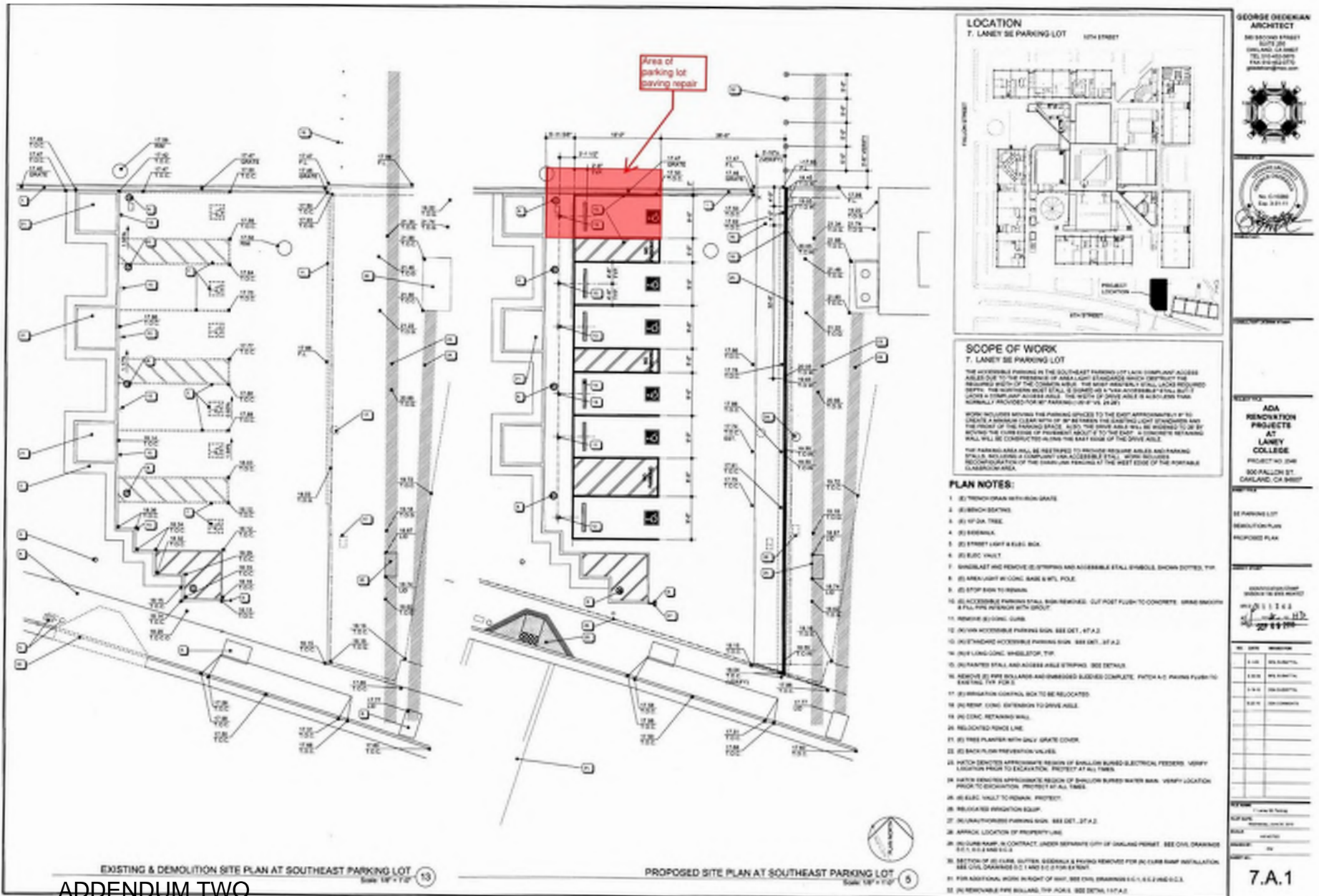
1. This area is considered an existing non-conforming ramp.
2. Only one accessible entry is required for the project. Ramp is not required to be accessible.

**ENCLOSURES:** Accessible Path of Travel Analysis  
DSA Pre-Application Meeting Exhibits  
A650 1<sup>st</sup> Floor & Locker Room Plans (original plans)

# ACCESSIBILITY

## Path of Travel

FINAL



# ACCESSIBILITY

## *Path of Travel*

FINAL





# ACCESSIBILITY

## *Path of Travel*

FINAL



# ACCESSIBILITY

## Path of Travel

FINAL



# ACCESSIBILITY

## Path of Travel

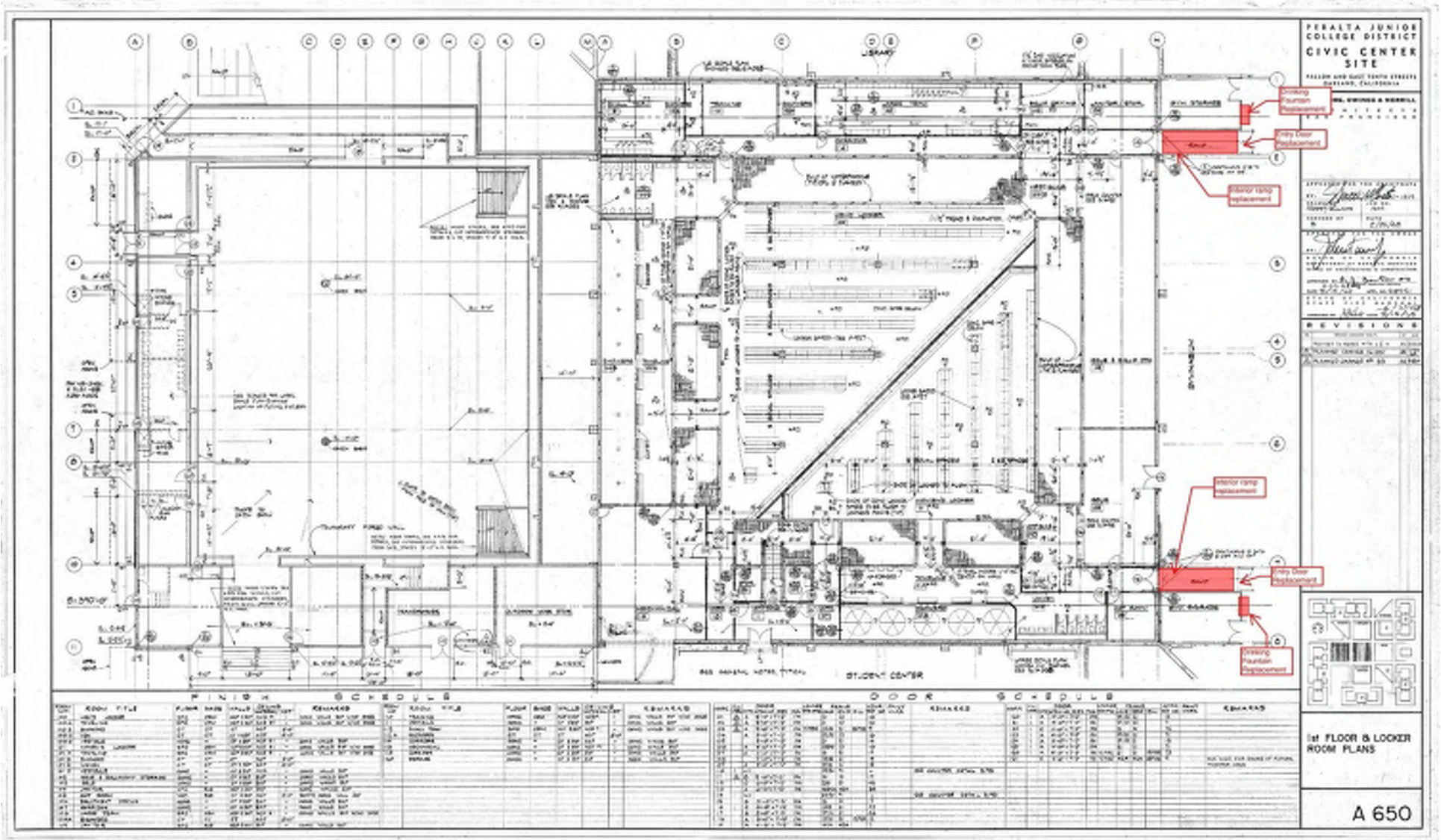
FINAL



# ACCESSIBILITY

## Path of Travel

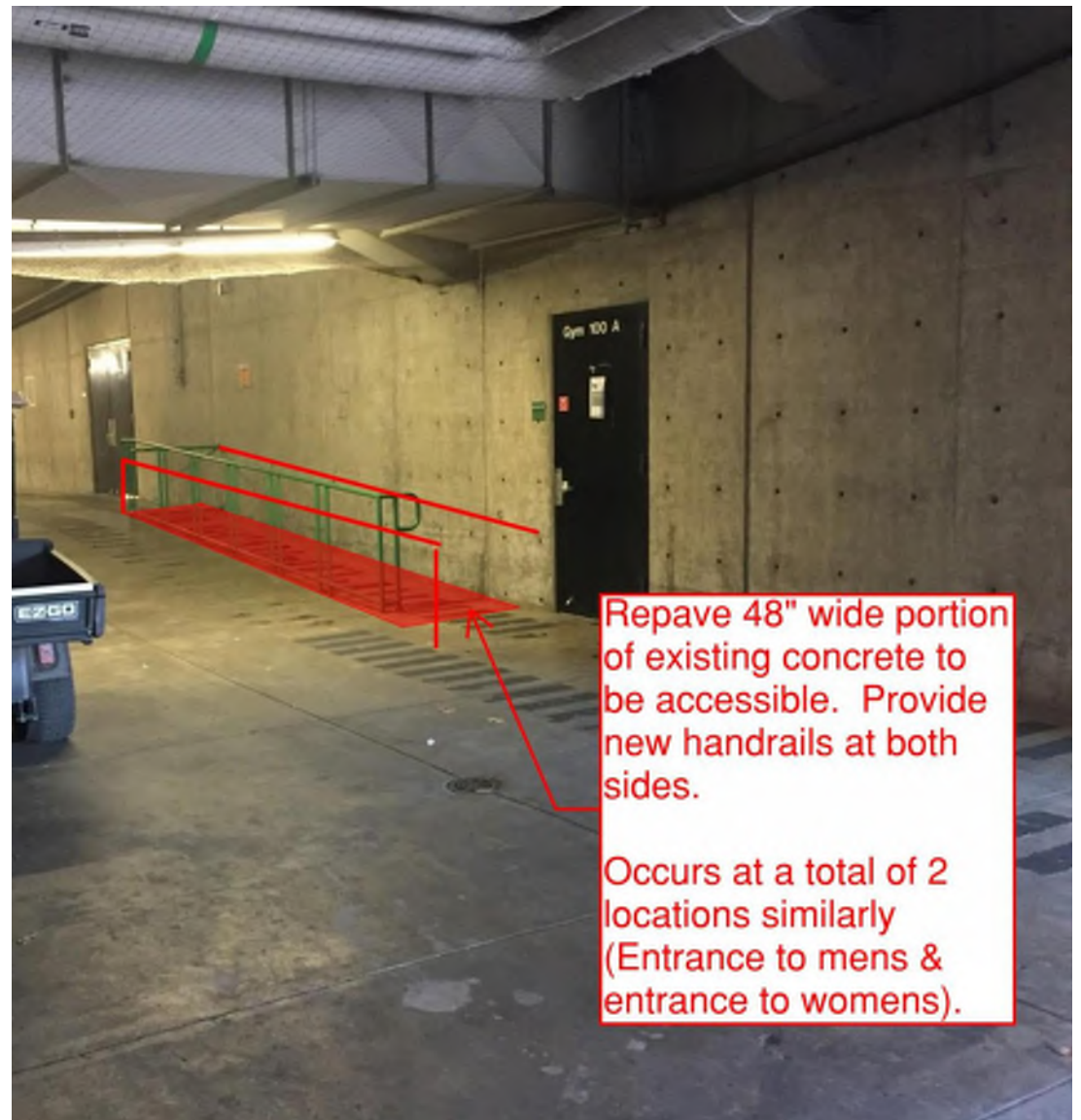
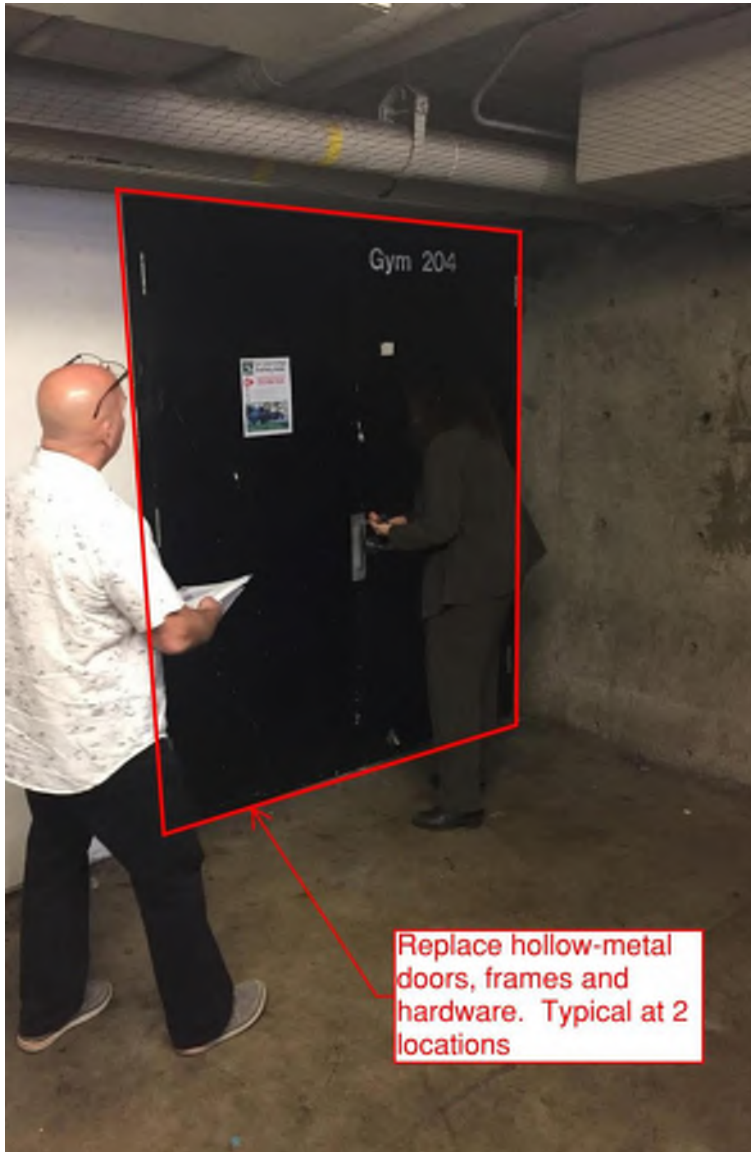
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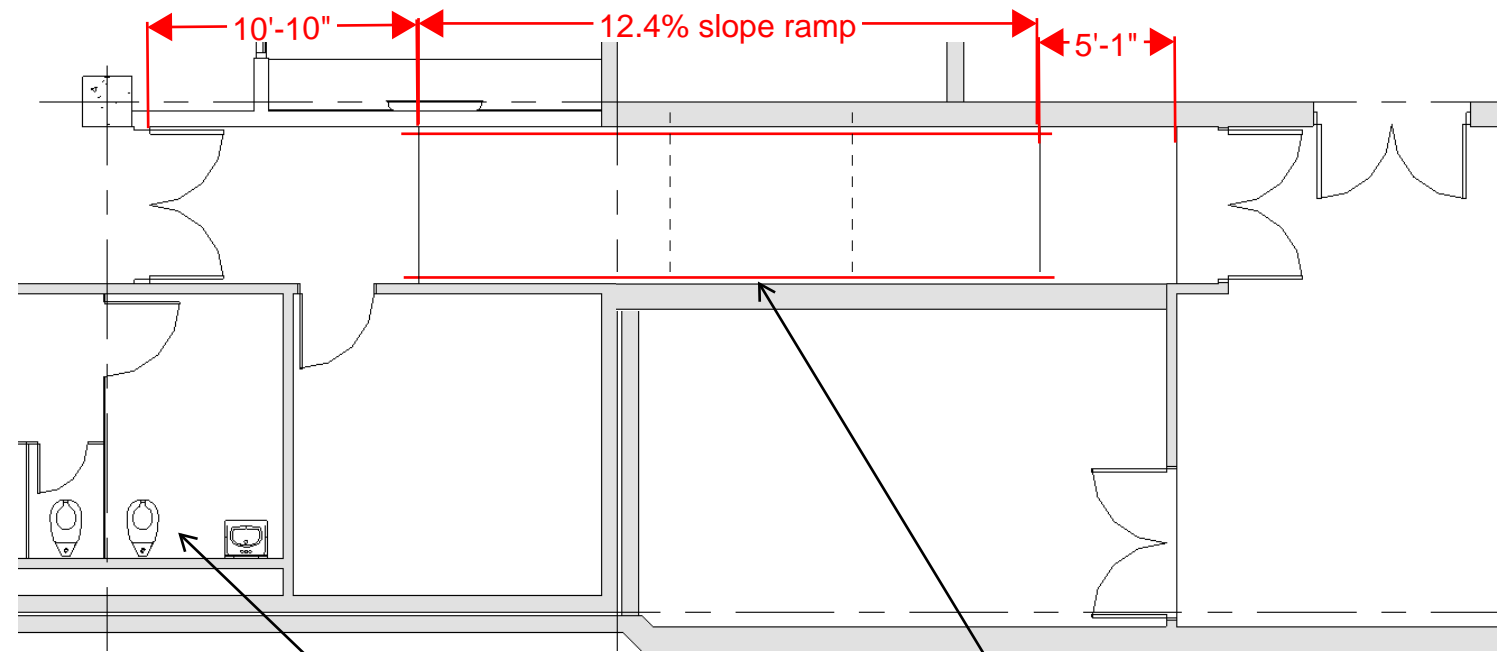


# ACCESSIBILITY

## Path of Travel

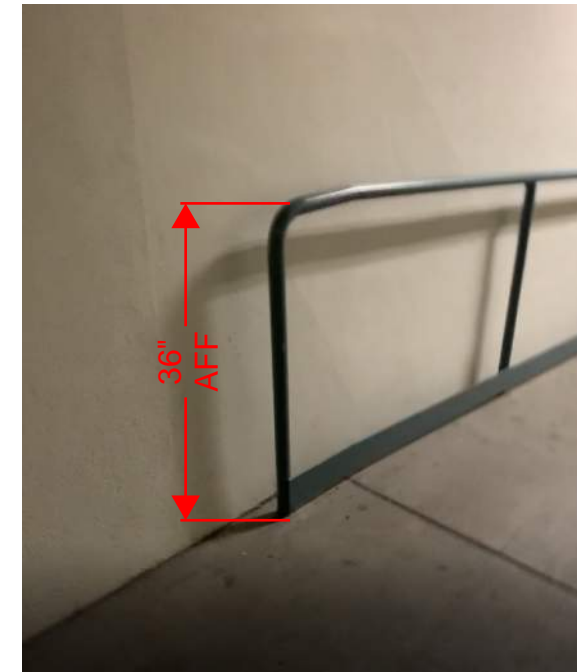
FINAL



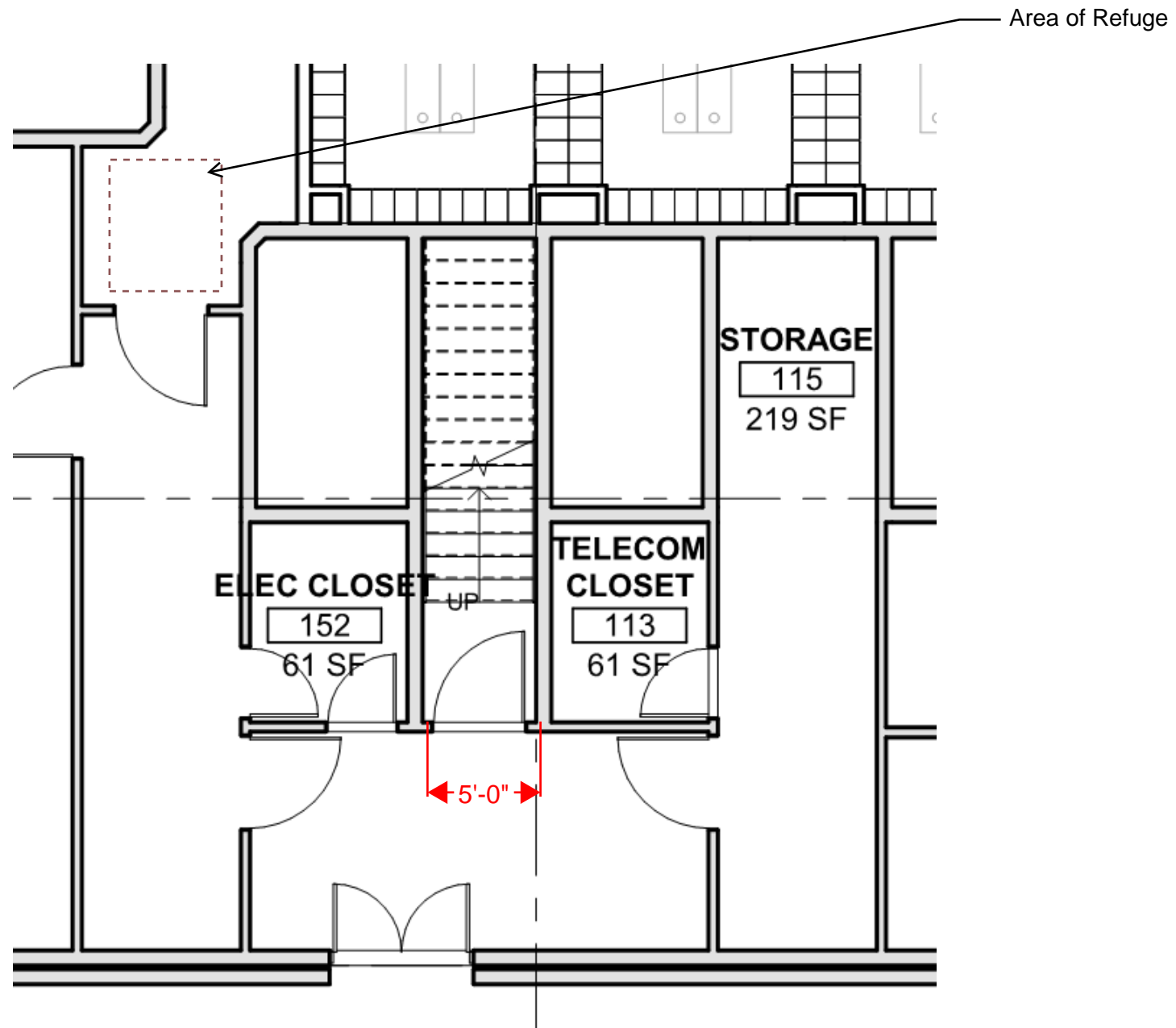


Remodel for Existing accessible restroom, serving dance studio

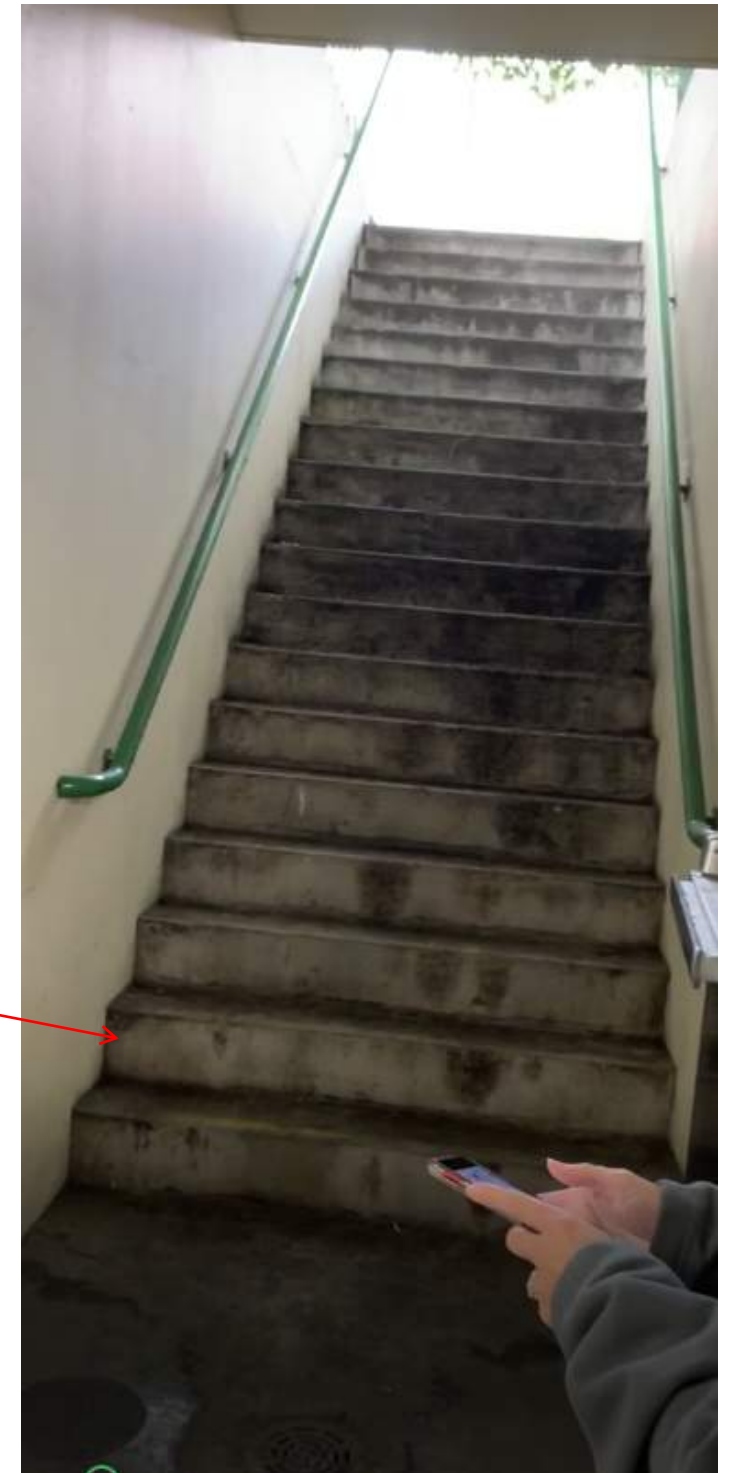
Large Duct, bottom of duct 7'-0"



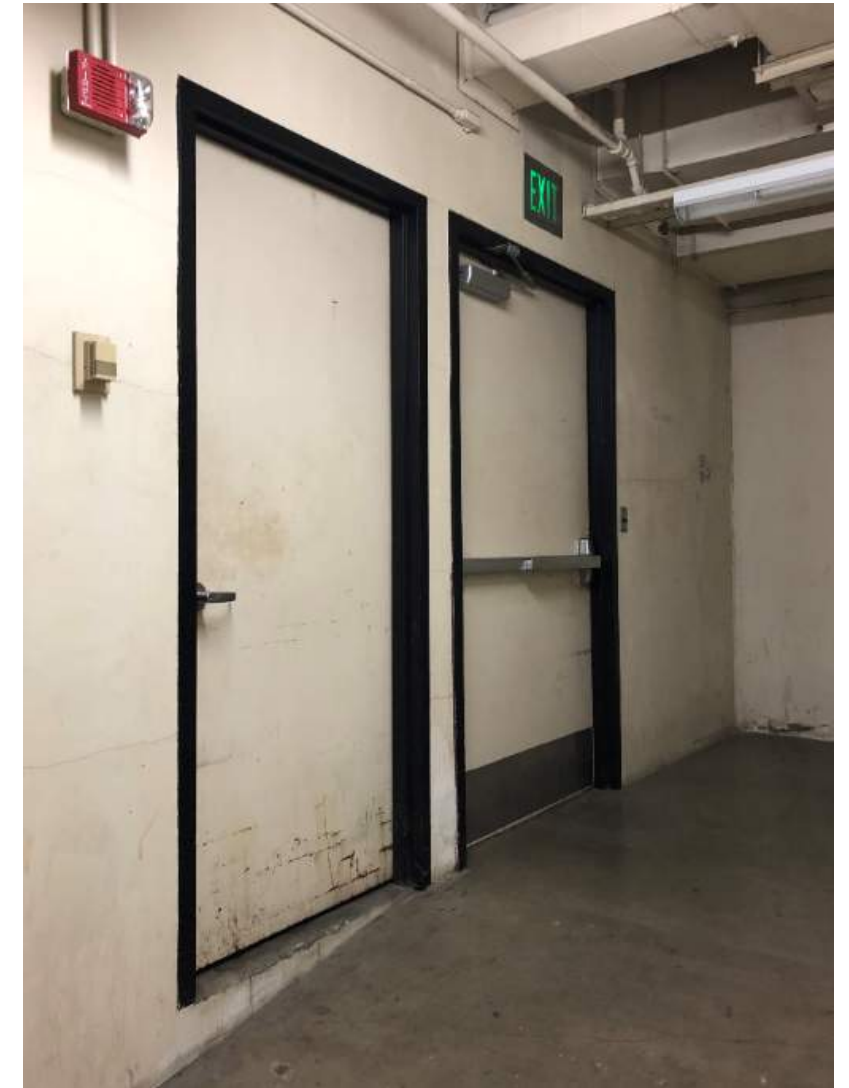
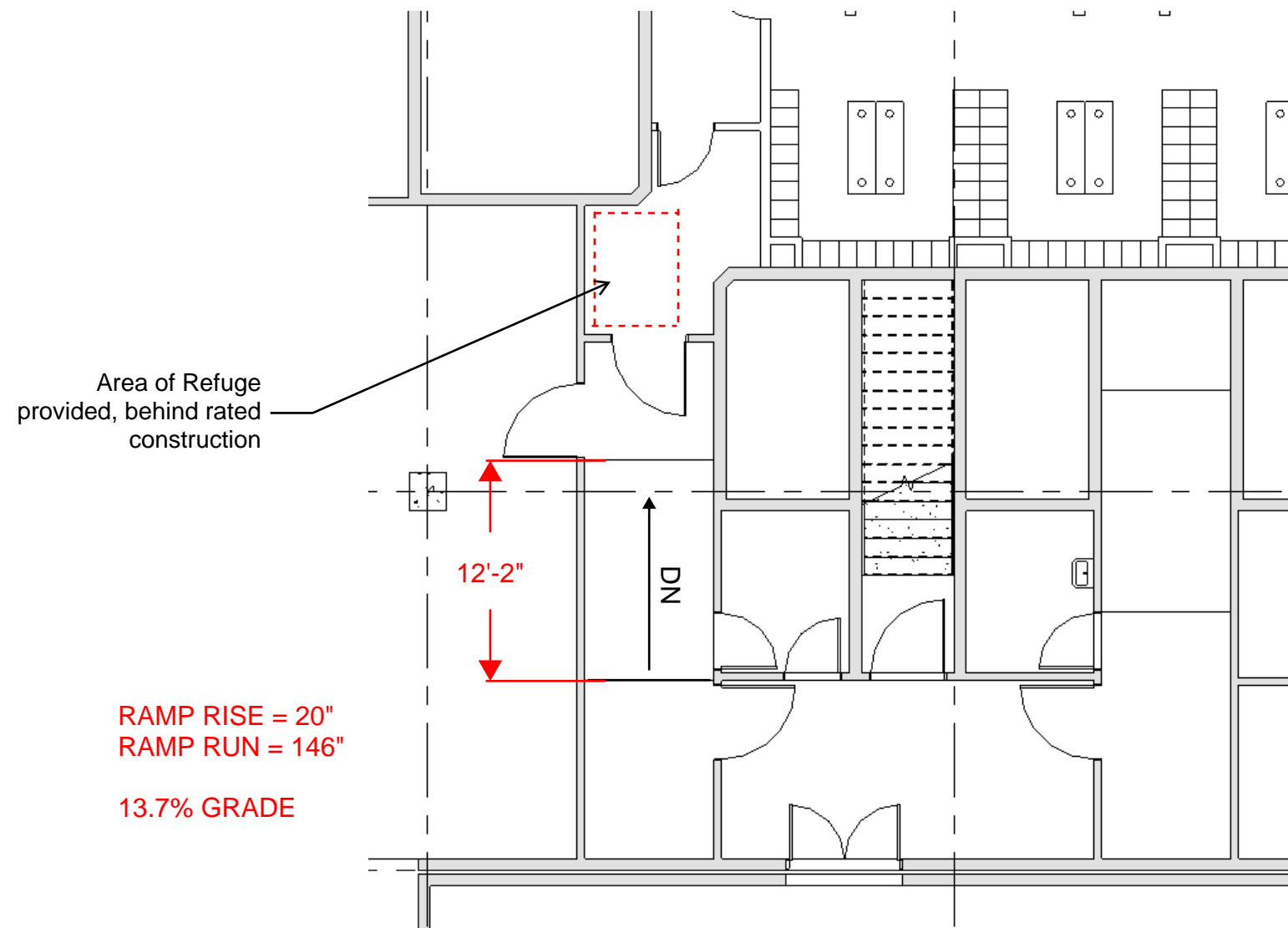
**Laney Locker Room Remodel**



8" risers  
9-1/2" treads

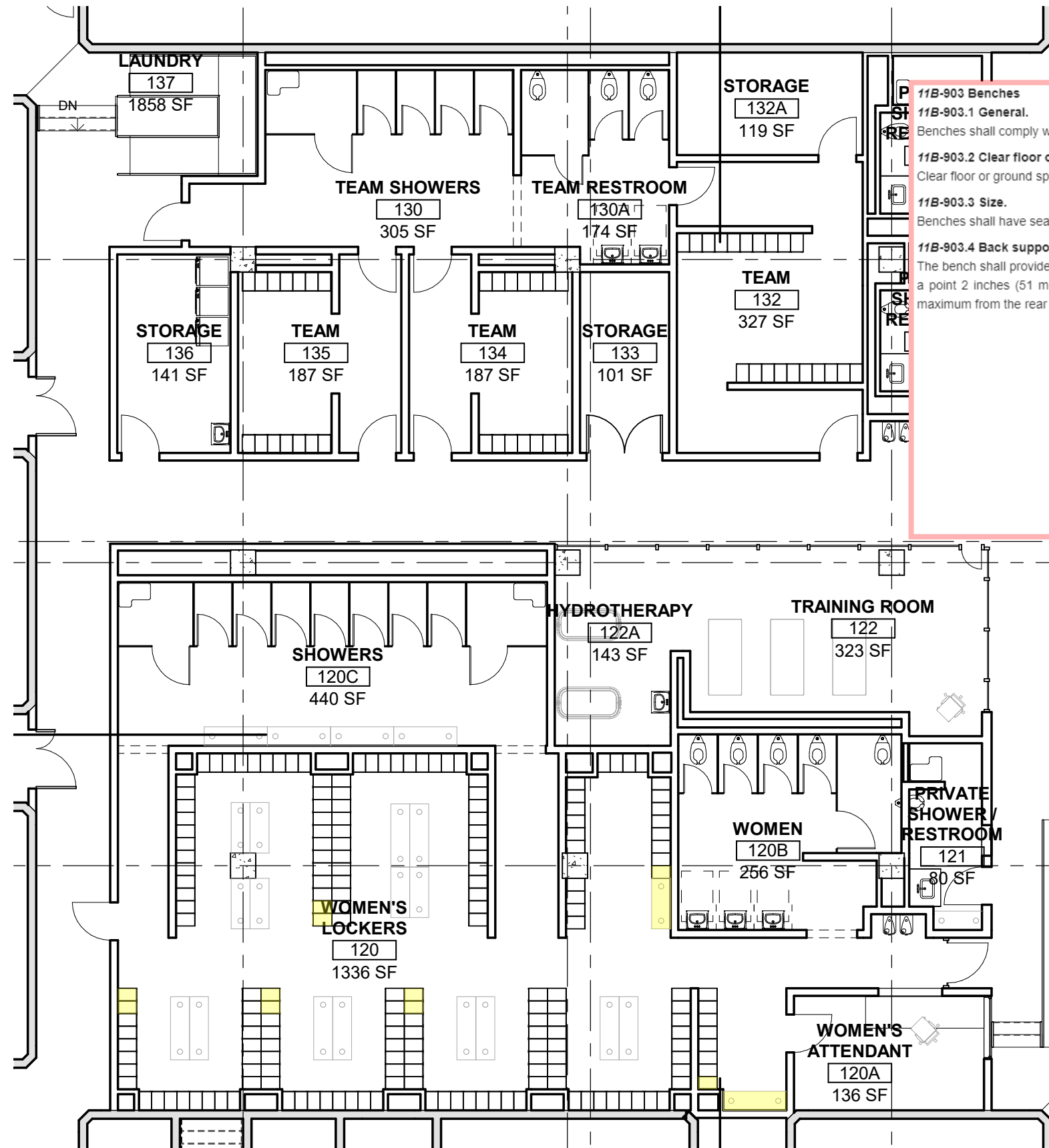


Laney Locker Room Remodel



Laney Locker Room Remodel





**11B-903 Benches**  
**11B-903.1 General.**  
 Benches shall comply with Section 11B-903.  
**11B-903.2 Clear floor or ground space.**  
 Clear floor or ground space complying with Section 11B-305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench.  
**11B-903.3 Size.**  
 Benches shall have seats that are 48 inches (1219 mm) long minimum and 20 inches (508 mm) deep minimum and 24 inches (610 mm) deep maximum.  
**11B-903.4 Back support.**  
 The bench shall provide for back support or shall be affixed to a wall along its long dimension. Back support shall be 48 inches (1219 mm) long minimum and shall extend from a point 2 inches (51 mm) maximum above the seat surface to a point 18 inches (457 mm) minimum above the seat surface. Back support shall be 2½ inches (64 mm) maximum from the rear edge of the seat measured horizontally.

(a) (b)

**FIGURE 11B-903.4**  
**BENCH BACK SUPPORT**

**General Locker Room**

18 benches  
 x 0.5

0.9 = 1 bench

191 Lockers  
 x 0.5

9.55 = 10 Lockers

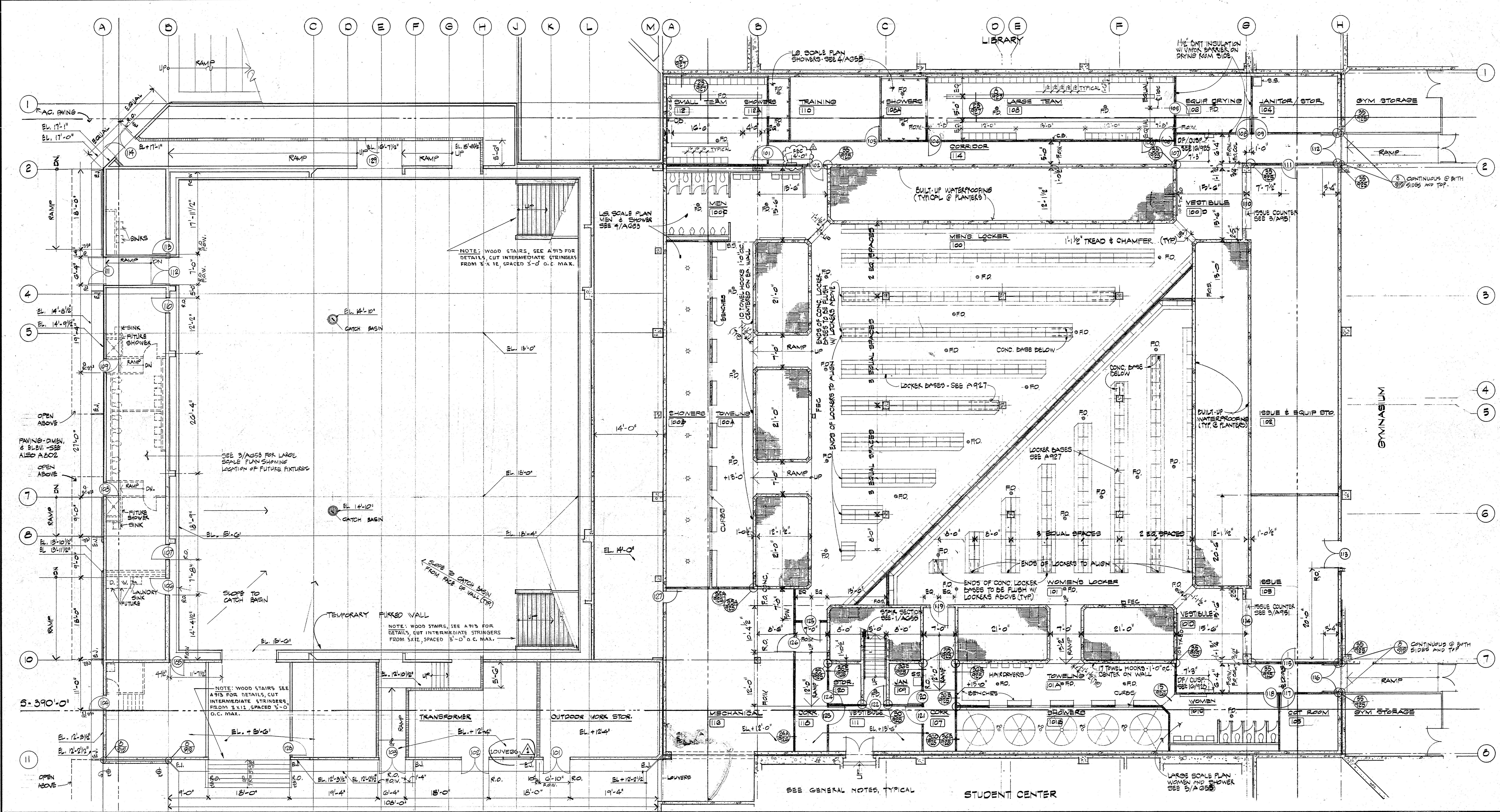
Location of Accessible Item

APPROVED FOR THE ARCHITECTS  
BY: *James H. H. H.* 1-13-68  
DRAWN BY: *John A. Sullivan* 1-30-61  
CHECKED BY: *John A. Sullivan* DATE: 2/26/68

APPROVED FOR THE OWNER  
BY: *John A. Sullivan*  
STATE OF CALIFORNIA  
DEPARTMENT OF GENERAL SERVICES  
OFFICE OF ARCHITECTURE & CONSTRUCTION  
APPROVED BY: *John A. Sullivan*  
DATE: 3/15/68 APPL. NO. 28751  
STATE OF CALIFORNIA  
STATE FIRE MARSHAL  
DATE: 3/22/68  
APPROVED BY: *John A. Sullivan* DATE: 3/15/68

REVISIONS

| NO. | REVISION (INDICATED TRAIL Δ) | BY | DATE    |
|-----|------------------------------|----|---------|
| 1   | REVISED TO AGREE WITH 2 & 4  | SS | 6/25/68 |
| 2   | PLANNED CHANGE 16 DEW        | RB | 1/25/68 |
| 3   | PLANNED CHANGE NO 20         | AC | 3/8/68  |

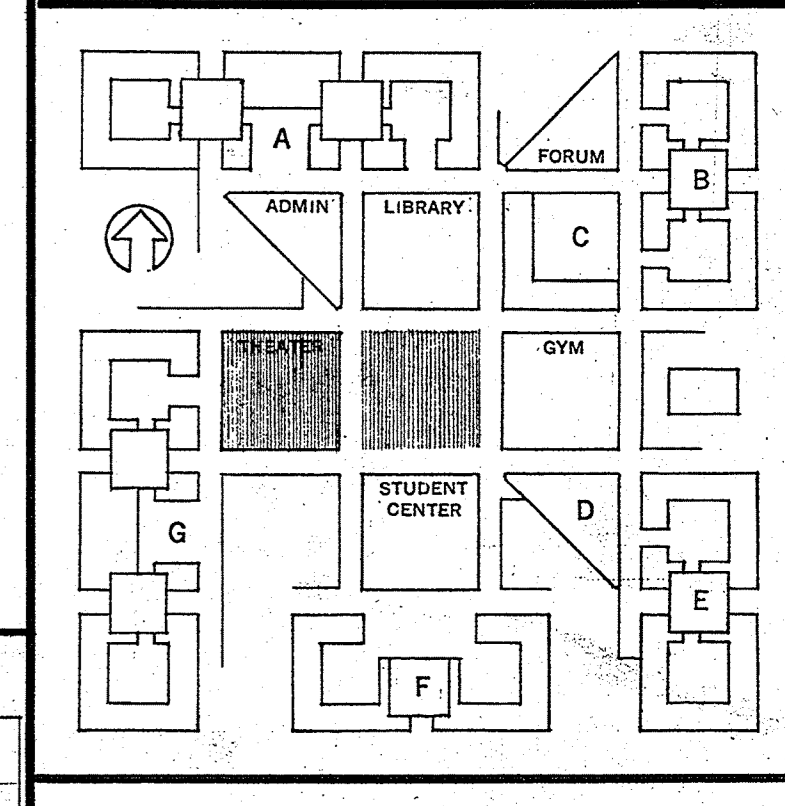


FINISH SCHEDULE

| ROOM NO. | ROOM TITLE                | FLOOR | BASE | WALLS     | CEILING | REMARKS                    | ROOM NO. | ROOM TITLE | FLOOR | BASE | WALLS     | CEILING | REMARKS                    |
|----------|---------------------------|-------|------|-----------|---------|----------------------------|----------|------------|-------|------|-----------|---------|----------------------------|
| 100      | MEN'S LOCKER              | SFC   | CEM  | KCP & EXP | ACB #1  | - CONG WALLS EXP V/NO BASE | 110      | TRAINING   | CONG  | CEM  | KCP & EXP | ACB #1  | - CONG WALLS EXP V/NO BASE |
| 100A     | TOILETING                 | SFC   | CEM  | KCP & EXP | ACB #1  | - CONG WALLS EXP V/NO BASE | 111      | VESTIBULE  | CONG  | -    | CP & EXP  | EXP     | - CONG WALLS EXP           |
| 100B     | SHOWERS                   | CT    | CT   | CT        | CT      | -                          | 112      | SMALL TEAM | SFC   | CEM  | KCP & EXP | ACB #1  | - CONG WALLS EXP V/NO BASE |
| 100C     | MEN                       | CT    | CT   | CT & KCP  | KCP     | 8'-0"                      | 112A     | SHOWERS    | CT    | CT   | CT        | CT      | -                          |
| 100D     | VESTIBULE                 | CONG  | -    | CP & EXP  | ACB #1  | - CONG WALLS EXP           | 114      | CORRIDOR   | CONG  | -    | CP & EXP  | EXP     | - CONG WALLS EXP           |
| 101      | WOMEN'S LOCKER            | SFC   | CEM  | KCP & EXP | ACB #1  | - CONG WALLS EXP V/NO BASE | 116      | MECHANICAL | CONG  | -    | CP & EXP  | ACB #1  | - CONG WALLS EXP           |
| 101A     | TOILETING                 | SFC   | CEM  | KCP & EXP | ACB #1  | - CONG WALLS EXP V/NO BASE | 118      | CORRIDOR   | CONG  | -    | CP & EXP  | EXP     | - CONG WALLS EXP           |
| 101B     | SHOWERS                   | CT    | CT   | CT        | CT      | -                          | 122      | STORAGE    | CONG  | -    | CP & EXP  | EXP     | - CONG WALLS EXP           |
| 101C     | WOMEN                     | CT    | CT   | CT & KCP  | KCP     | 8'-0"                      |          |            |       |      |           |         |                            |
| 101D     | VESTIBULE                 | CONG  | -    | CP & EXP  | ACB     | -                          |          |            |       |      |           |         |                            |
| 102      | ISSUE & EQUIPMENT STORAGE | CONG  | -    | CP & EXP  | EXP     | -                          |          |            |       |      |           |         |                            |
| 103      | ISSUE                     | CONG  | -    | CP & EXP  | EXP     | -                          |          |            |       |      |           |         |                            |
| 104      | JANITOR                   | SFC   | RUB  | KCP & EXP | EXP     | -                          |          |            |       |      |           |         |                            |
| 105      | COAT ROOM                 | SFC   | RUB  | CP & EXP  | ACT     | 8'-0"                      |          |            |       |      |           |         |                            |
| 106      | EQUIPMENT DRYING          | CONG  | -    | CP & EXP  | EXP     | -                          |          |            |       |      |           |         |                            |
| 107      | CORRIDOR                  | CONG  | -    | CP & EXP  | EXP     | -                          |          |            |       |      |           |         |                            |
| 108      | SMALL TEAM                | SFC   | CEM  | KCP & EXP | ACB #1  | - CONG WALLS EXP V/NO BASE |          |            |       |      |           |         |                            |
| 108A     | LARGE TEAM                | SFC   | CEM  | KCP & EXP | ACB #1  | - CONG WALLS EXP V/NO BASE |          |            |       |      |           |         |                            |
| 108B     | SHOWERS                   | CT    | CT   | CT        | CT      | -                          |          |            |       |      |           |         |                            |
| 109      | JANITOR                   | SFC   | RUB  | KCP & EXP | EXP     | -                          |          |            |       |      |           |         |                            |

DOOR SCHEDULE

| MARK | U.L. | LAB. | TYPE          | DOOR | WEATHER | FRAME | HEAD | SILL | HWK. | PAINT | REMARKS                                    |
|------|------|------|---------------|------|---------|-------|------|------|------|-------|--|
| 101  | Δ    | A    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 102  | Δ    | A    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 103  | Δ    | A    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 104  | Δ    | A    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 105  | Δ    | A    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 106  | Δ    | A    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 107  | Δ    | A    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 108  | Δ    | A    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 109  | Δ    | A    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 110  | Δ    | N-1  |               |      |         |       |      |      |      |       | SEE COUNTER DETAIL 3/751                   |
| 111  | Δ    | B    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 112  | Δ    | C    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 113  | Δ    | A    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 114  | Δ    | N-1  |               |      |         |       |      |      |      |       | SEE COUNTER DETAIL 3/751                   |
| 115  | Δ    | B    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 116  | Δ    | C    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 117  | Δ    | B    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 118  | Δ    | A    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       |  |
| 119  | Δ    | A    | 3'-0" x 7'-2" | 1/4  | 1/4     | 21    | 21   | 10   | 10   |       | SEE A-651 FOR DOORS AT FUTURE THEATER AREA |

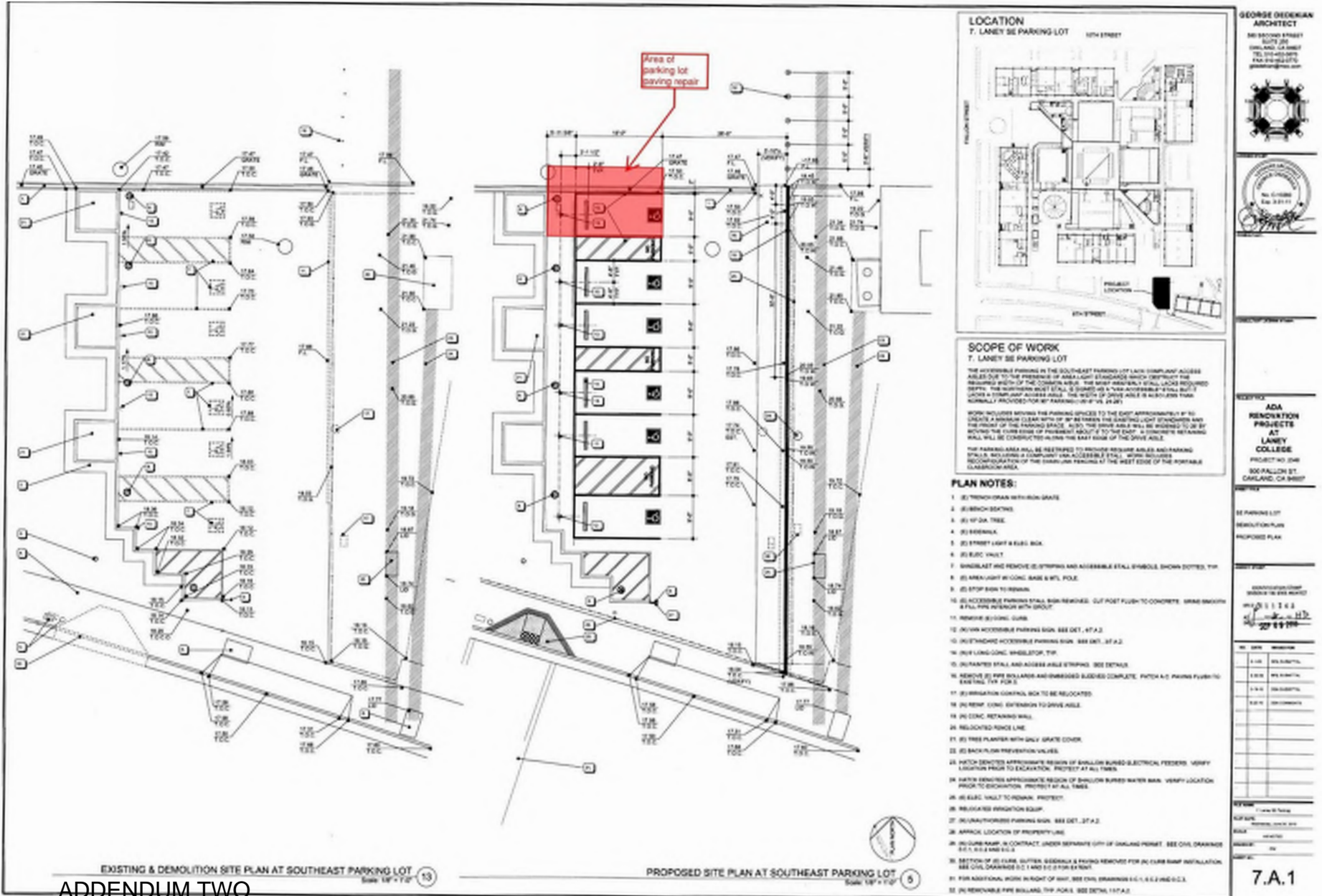


1st FLOOR & LOCKER ROOM PLANS

# ACCESSIBILITY

## Path of Travel

FINAL



# ACCESSIBILITY

## *Path of Travel*

FINAL



# ACCESSIBILITY

## *Path of Travel*

FINAL



# ACCESSIBILITY

## *Path of Travel*

FINAL



# ACCESSIBILITY

## Path of Travel

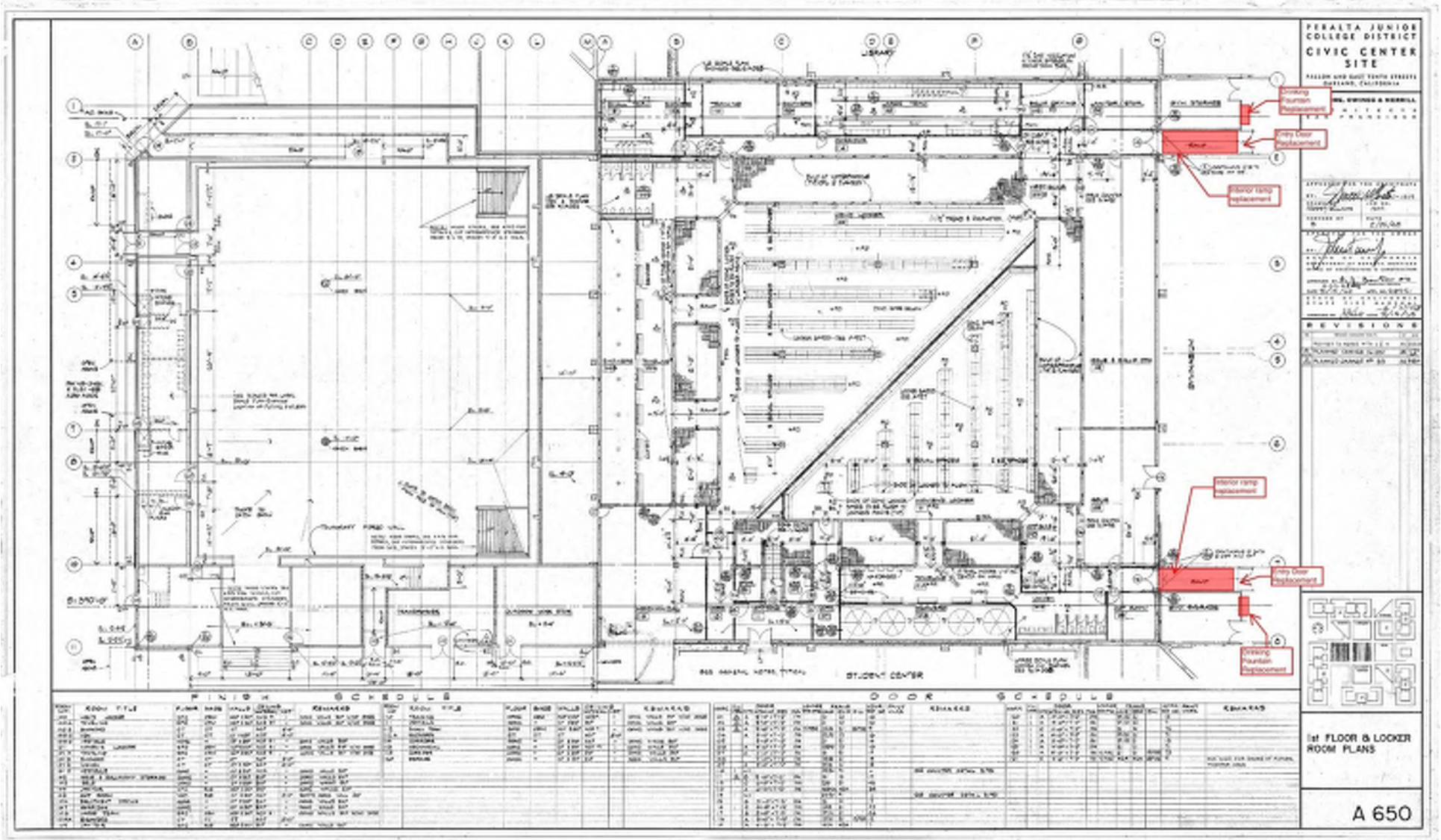
FINAL



# ACCESSIBILITY

Path of Travel

FINAL





# ACCESSIBILITY

## Path of Travel

FINAL

