PREPARED BY: M. Jones	
DOCUMENT REVIEWED BY:	
■ Finance Manage	e-mailed,
■ City Attorney	un email
■ City Clerk	
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RESOLUTION NO. -2010

RESOLUTION OF THE FORT BRAGG CITY COUNCIL APPROVING PROFESSIONAL SERVICES AGREEMENT WITH BAUER AND WILEY TO COMPLETE SCHEMATIC DESIGN FOR THE NOYO CENTER FOR SCIENCE AND EDUCATION AND AUTHORIZING CITY MANAGER TO EXECUTE SAME UPON EXECUTION BY CONSULTANT (AMOUNT NOT TO EXCEED \$100,000; ACCOUNT NO. 134-4863-0630)

WHEREAS, Fort Bragg residents and the City Council have prioritized the development of the Noyo Center for Science and Education ("Noyo Center") on the former Georgia-Pacific Mill Site; and

WHEREAS, the City and Georgia-Pacific have developed a Conceptual Land Use Plan that will form the basis for the Mill Site Specific Plan and the Conceptual Land Use Plan identifies the approximate location and size of a Science and Education Center on the Mill Site; and

**WHEREAS,** in April 2010, the City released a request for proposals to obtain schematic design services for the design of the Noyo Center; and

WHEREAS, the Noyo Center steering committee, which is comprised of City staff, Sonoma State University staff, and two consultants (Susan Lohr and Paul Siri) who have been involved in the Noyo Center planning process for several years, reviewed and evaluated the 16 proposals received, interviewed the top five teams, completed reference checks, and negotiated with Bauer and Wiley, the top-rated firm; and

**WHEREAS,** staff recommends Bauer and Wiley based on the overall quality and experience of the team, the team's completion of comparable projects, the results of the reference checks, the overall budget and scope of work, the quality of sample work products; and

**WHEREAS**, the proposed scope of work involves schematic design for the possible future development of a science and education facility that has not yet been approved by the City Council; and

**WHEREAS**, the schematic design will include consideration of environmental factors; and;

WHEREAS, the California Pollution Control Financing Authority allows the City to use the Sustainable Communities grant funds for the design and engineering and environmental review of the public sector portions of the Mill Site Specific Plan process which includes the Noyo Center; and

**WHEREAS,** in June 2009, the City was given the approval from the California Pollution Control Financing Authority to utilize these funds for the Noyo Center among other projects; and

WHEREAS, a contract is being prepared for Bauer and Wiley to perform schematic design for the Noyo Center for an amount not to exceed \$100,000; and

WHEREAS, based on all of the evidence presented, the City Council finds as follows:

- 1. All costs associated with the professional services will be billed at a not to exceed basis as defined in the contract.
- 2. Securing services from Bauer and Wiley will benefit the City by resulting in schematic designs and cost estimates for the proposed Noyo Center project, which may be used for CEQA analysis, permitting, fundraising and grant funding applications.
- 3. Based on Noyo Center Steering Committee's review of the proposals, interviews of the top five firms, and review of transcribed reference checks the steering committee determined that Bauer and Wiley is the most qualified team.
- 4. The proposed Professional Services Agreement is exempt from environmental review pursuant to the California Environmental Quality Act ("CEQA") and Title 14, the California Code of Regulations ("CEQA Guidelines"), Section 15262.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Fort Bragg does hereby approve a Professional Services Agreement with Bauer and Wiley for the Noyo Center for Science and Education Schematic Design and Cost Estimate and authorizes City Manager to execute same upon execution by Consultant (amount not to exceed \$100,000; Account No. 134-4863-0630).

, seconded by Councilmember	on was introduced by Councilmember , and passed and adopted at a regular f Fort Bragg held on the 24 <sup>th</sup> day of May, 2010,
AYES: NOES: ABSENT: ABSTAIN:	
	DOUG HAMMERSTROM, Mayor
ATTEST:	
Cynthia M. VanWormer, CMC	

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To prepare a DESIGN for the Noyo Center for Science and Education in Ft. Bragg, California on one of four sites on or nearby the city's recently acquired 92-acre coastal trail and parkland property. To prepare concept plans, through a charrette process, in support of the city's Proposition 84 grant request. To develop a phasing plan; a project budget; and design documentation of the site and building concepts and how they integrate with the Mill Site, Coastal Trail, and link to the nearby ocean. To undertake optional tasks including renderings, 3D videos and a draft project description in support of the city's CEQA analysis.

#### ~ PPRO3CH

#### VISION

Imagine a field station, at one with the land, nestled into the Mill Site on the Ft. Bragg coast --- at once quiet and serene - yet vibrant and energetic --- like the ocean nearby --- embodying the soul of the Mendocino coast – providing a "natural laboratory for scientific research, innovative education and natural resource stewardship."

We envision a new physical, cultural, natural and historic center for Ft. Bragg and the Mendocino coast – a place for the community, for research, for the public, for the scientific community, for education and interpretation. A place that emerges from the natural and historic landscape — with connections to the ocean, to the river estuary, to the forests, to the ecology and community of its surroundings.

We envision an active environment – with research, interpretive and educational programs --- creating "community understanding of ecosystems and global change." A place that understands and showcases sustainability through its site, building and operations. A place that engages the community. A place that fosters connection and communication and encourages collaboration. A place that is inspiring and encourages creativity.

We envision a new center that will grow and change over time as it evolves with Ft. Bragg and the transformation of the Mill Site.

#### INVESTIGATION

Our approach begins with listening. We listen to the land to learn about its history, geology, hydrology, sun and wind patterns, and plant and animal habitats. We listen to learn the stories of place and the importance of the Mendocino Coast, Ft. Bragg and the Noyo River estuary. We will ask of the site "what is the way of this place?", "how can nature inform the design of this place?", and "how can this research, education and interpretive center harmonize with and elevate the experience of visiting Ft. Bragg and the Mendocino Coast?" We will listen to the stakeholders and key people who will steward and experience this place. We then will imagine and choreograph the experiences that are the purpose of the new Noyo Center.

#### PLANNING AND DESIGN

Seen from afar – from Highway One, from the nearby oceanfront – this new ensemble will harken visitors. On arriving visitors will at once feel the essence and diversity of the location — from the stewardship and history of the Mill Site and the spectacular coast — to the inviting sense of place for research, interpretation and learning.

The architecture of the place will grow from coastal California field research stations, from the land, from the people and uses that form your vision. The buildings will unfold from the land --- with one element leading naturally to another – where buildings are one with the natural environment.

#### COMMUNICATION

We will utilize a variety of communication techniques – concept sketches, sketch views, models, computer studies and modeling, drawings, and images --- in order to illustrate ideas as they develop, for reviews and for decision-making. We will also illustrate the plan and conceptual vision for use in communicating with the public and with funding sources.

#### **APPROVALS**

We will work with you, step-by-step, in a very hands-on manner to ensure that we understand your ideas and wishes and that we reach consensus with you on our recommendations.

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The following describes the Tasks we propose to complete during this initial Design Phase of the project.

#### **DISCOVERY**

To kickoff the project and familiarize the team with the site and program. To assemble relevant background information for use during the design effort. To review the project program and understand the site context and related Mill Site Master Plan. To conduct a Kickoff Meeting and participate in a Site Tour. To conduct a design charrette to develop a conceptual site and building plan suitable for use in seeking Proposition 84 grant funding. To prepare an initial, conceptual project budget for use in the grant package.

#### ACTIVITIES

- · Gather Background information
- · Review and confirm the project program for Phases I and II
- · Confirm Agency and related Planning Conditions
- Prepare for the Design Charrette including development of site and building use options
- · Conduct a Kickoff
- · Participate in a Site Tour
- · Review and Refine the project Goals
- · Work with user/client representatives to plan the site and building
- · Analyze the Proposed Site
- · Conduct a Design Charrette involving the user/client
- Document the Charrette design direction for use in the Prop 84 grant and continuing design efforts

#### INSTRUMENTS OF SERVICE

- Kickoff Package
- Program Comments
- Project Goals
- · Agency and Planning Considerations
- Site Analysis
- · Initial Design Alternates and Planning Options
- Design Recommendations (at an appropriate scale)
- Site Plan
- Floor Plans
- Concepts
- · Conceptual Sketches

#### **PARTICIPANTS**

- Client
- Users
- · Stakeholders
- · Design Team

### **DURATION**

· Approximately four weeks

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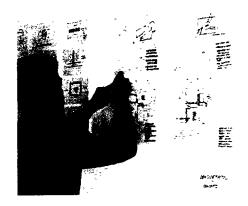
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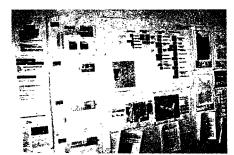
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## **DESIGN**

To develop a schematic site, building and interior design for Phases I and II of the Noyo Center. To develop sustainability concepts for the site and buildings. To develop, refine and detail the project budget. To develop phasing options and recommendations.

#### ACTIVITIES

- Develop the initial design concepts
- · Prepare sustainability options and recommendations
- · Prepare site, building and interior systems recommendations
- · Prepare a project budget and schedule.
- Prepare phasing options and considerations
- · Conduct a review workshop
- · Refine and finalize the selected design direction
- Present the project design recommendations

#### INSTRUMENTS OF SERVICE

- Design Concepts
- Sustainability Concepts and Recommendations
- Systems Concepts and Recommendations
- Workshop Review Materials
- Design Package including drawings (at an appropriate scale)

Site Plan

**Building Plans** 

Sections

Elevations

Perspectives and Views (as determined by the Design Team)

Rendering or 3D Video Rendering (optional)

Model (optional)

· Design Report (tabloid size or smaller)

Summary

**Design Description** 

**Design Concepts** 

Sustainability Concept and LEED Analysis

**Systems Descriptions** 

Budget

Schedule

Illustrations (reduced scale)

### **PARTICIPANTS**

- Client
- Users
- Design Team

#### DURATION

· Approximately seven weeks

## OUTER OF WORK





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### DOCUMENTATION

To prepare preliminary documentation for use in the Charrette and Workshops. To prepare documentation in support of the Proposition 84 grant package. To prepare Design Documentation of the site, building and phasing. To provide documentation in support of CEQA reviews and submittals.

#### ACTIVITIES

- Prepare Charrette Preparation Package
- Prepare Charrette Documentation Package
- Prepare Prop 84 Site Plan and Plan Illustrations
- Prepare Initial Design Documentation
- · Prepare Design Documentation
- · Prepare Design Presentation
- · Prepare CEQA related Design Description

## INSTRUMENTS OF SERVICE

- · Charrette Documentation
- Prop 84 Site Plan and Floor Plan(s)
- · Initial Design Documentation
- · Final Design Documentation

**Design Drawings** 

Site Plan

Floor Plans

Sections

Elevations

Illustrations and Views

Phasing Plan

**Design Description** 

Sustainable Systems Description

**Budget** 

Schedule

- · Site Landscape Plan (optional)
- Rendering or 3D Video Rendering (optional)

## PARTICIPANTS

· Design Team

#### **DURATION**

Throughout

## The secretary series

SUNDAY - 6 JUNE: TRAVEL TO FT. BRAGG

### MONDAY - 7 JUNE: KICKOFF AND SITE TOUR

9 – 10 AM	Set up charrette space/mobilize
10 - NOON	Conduct Project Kickoff with Owner
	LUNCH
1 – 3 PM	Participate in Site Tour with Owner
3 – 5 PM	Project Team review/discussion with Owner/Goal Setting
5 – 6 PM	Design Team review/discussion
	DINNER/BREAK

## TUESDAY - 8 JUNE: DESIGN CHARRETTE DAY ONE

9 – NOON	Site Analysis – Opportunities/Constraints
9 – NOON	Program Review / Concepts / Block Planning with Owner
	LUNCH
1 – 430 PM	Prepare Site/Building Planning Options/Sketches
430 - 6 PM	Owner worksession/Review
	DINNER/BREAK
	Design Team Worksession

## WEDNESDAY - 9 JUNE: DESIGN CHARRETTE DAY TWO

9 – NOON	Design Team Worksession
	LUNCH
2 – 5 PM	Owner worksession/Review of Scheme Development
5 – 6 PM	Design Team Review/Worksession
	DINNER/BREAK
	Design Team Worksession

### THURSDAY - 10 JUNE: DESIGN CHARRETTE DAY THREE

9 – NOON	Design Team Worksession
	LUNCH
2 – 5 PM	Owner worksession/Review of Recommendations
5 – 6 PM	Design Team Review/Worksession
	DINNER/BREAK
	Design Team Worksession

## FRIDAY - 11 JUNE: WRAP UP AND TRAVEL

9 – 11 AM	Design Team Worksession
11 – NOON	Final Owner Review
	LUNCH/DEPART

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