

PREPARED BY: M. Jones
DOCUMENT REVIEWED BY:
■ Finance Manager *e-mailed*
■ City Attorney *via e-mail*
■ City Clerk *✓*

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).

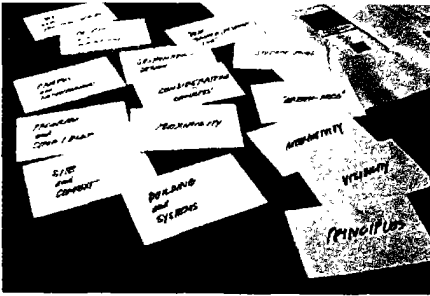
The above and foregoing Resolution was introduced by Councilmember _____, seconded by Councilmember _____, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 24th day of May, 2010, by the following vote:

**AYES:
NOES:
ABSENT:
ABSTAIN:**

**DOUG HAMMERSTROM,
Mayor**

ATTEST:

**Cynthia M. VanWormer, CMC
City Clerk**



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

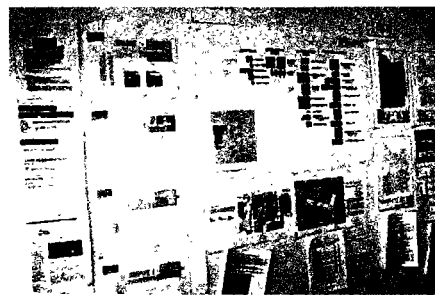
- Client
- Users
- Stakeholders
- Design Team

DURATION

- Approximately four weeks

DESIGN CONCEPTS

DESIGN RECOMMENDATIONS



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

NOVO CENTER WORK

NOVO CENTER WORK



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

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