

PROJECT DESCRIPTION

Surrounding Area

Coastline Community College Center is located at 11460 Warner Avenue, Fountain Valley, California 92708. Administrative functions for the college are housed at this location. Coastline Community College is located north of the 405 Freeway on Warner Avenue at the Southwest corner of Warner and Newhope Avenue in Fountain Valley, California

Project Site

The new Learning Center will be located at **1505-1515 Monrovia Avenue and 1527-1533 Monrovia Avenue in the City of Newport Beach, County of Orange, State of California**. The proposed location is currently made up of approximately two thirds vacant land and one third of the land occupied by a 29,000 square foot office and light industrial complex to be demolished.

Project Description

This project includes the construction of a new interdisciplinary Learning Center with a total of approximately 55,000 gross square feet as well as hardscape and landscape adjacent to the structures. It will also include the construction of a 275-300 space parking lot directly adjacent to the structure including lighting, hardscape, and landscaping. The inclusion of a single deck parking structure to provide additional parking may be requested as an add-alternate to the plans. The project budget and construction phasing will be determined after the initial programming is complete for the total project. Project architects must have a proven track record in successful California Community College construction projects with resume examples of both innovation and efficient, effective building functionality. The college will require a highly sustainable facility that qualifies for a high LEEDS rating and that leaves a minimum ecological "footprint" in the community. This project will be funded through multiple sources to include Measure C General Obligation Bonds and local college/district funding.

The Coastline Community College Newport Beach Learning Center will include administrative offices, lecture and lab space, faculty offices, and computer labs for the following disciplines:

Law, Art, Dance, P.E., Health, Theater, Music, Speech, History, Math, English, Digital Media, Process Technology, Psychology, Photography, Geology, Spanish, Italian, French, Real Estate, Education, Anthropology, Sociology, Chemistry, Economics, Political Science, Humanities.

College programs **projected** to be offered at the new Newport Beach Center:

AA Degree Programs – General Education, Transfer CSU, Transfer IGETC, STAR, Weekend College, Process Technology Certificate Program, Digital Media Certificate Program, Paralegal, Special Education.

The Center will include the Early College High School Program which the college conducts in partnership with the local K-12 school district. High School classes **projected** to be offered at the new Newport Beach Center:

Art, Algebra, Biology, Composition Literature, AVID, Chemistry, World History, Geometry, US History, American Government.

Space allocations for each discipline have been preliminary defined based on the current course schedule being offered at the existing Costa Mesa Learning Center. All programs and services currently offered at the leased Costa Mesa center will transfer to the new Newport Beach learning center when completed.(The leased Costa Mesa center will be closed.) The project architects will perform programming, schematic drawings, design drawings, and cost estimates for the complete Coastline Community College Newport Beach Learning Center. The Newport Beach Learning Center project is consistent with the Coastline College Facilities Master Plan adopted in 2002. The project will require approval by the Division of State Architect. The District will provide geotechnical services and topographical survey for the project. (See Attachment A for site map.)

SCOPE OF SERVICES

The District is seeking an Architecture/Engineering team to provide professional design services for the new Coastline Community College Newport Beach Learning Center. The architectural/engineering firm shall, without limitation to the District's right to require other services not listed herein, carry out the responsibilities delineated in the scope of services set forth below. Such services shall be performed, consistent with the highest standard care for professionals performing similar scopes of services.

The Architectural/Engineering firm shall, as a minimum, undertake the following responsibilities, and any additional responsibilities reasonably necessary and customarily provided by Architectural/Engineering firm conducting business in the Southern California area, to ensure that all Coast Community College District Bond Program and project goals, standards, policies and procedures are adhered to over the course of the project.

The Architectural/Engineering Services are governed by the terms and conditions of the CCCD Architectural Agreement (www.cccd.edu/facilities/documents.htm) and include, but are not limited to, the following:

1. Review Building Program document (Coastline Community College Master Plan) and utilize the document as the basis for design.
2. Review and validate existing conditions at the proposed site and utilize it in the preparation of the design documents.
3. Review program standards, policies and procedures included in the CCCD Measure C Bond. Prepare the design documents in accordance with the Architectural Agreement.
4. The basic design phase services to be provided shall include: Programming, Schematic Design, Design Development, and Cost Estimating. Dependent on construction phasing, services will also include Construction Documents, Bid Phase support, Construction Administration support, and post-occupancy building commissioning phase support.
5. Develop alternative schematic design concepts (at least two), and prepare schematic design documents including cost estimate, LEEDs design criteria, and basis of design.

6. Prepare project Sustainable Eligibility Report for each building and present to College Facilities Committee for approval before the commencement of the Design Development phase.
7. Register the building as a LEEDS project with the U.S. Green Buildings Council and with Savings by Design (www.savingsbydesign.com)
8. Basic design phase services for this project include the following disciplines: Civil, Structural, Architectural, Mechanical – HVAC, Plumbing, Electrical, Fire Protection, Landscape and Hardware.
9. Specialty consultant services for this project shall include all other upper-division disciplines necessary for a complete LEEDS certified project for facilities of these building types.
10. At conclusion of all design phases, required deliverables shall include but may not be limited to the following: drawings, specifications, basis of design report, LEEDS Checklist and cost estimates. Submit progress updates of design documents for review as requested by the District Director of Facilities & Planning.
11. Initiate and participate in discussions with the CCCD Measure C Bond Program Team and local, state, and federal agencies, relevant College building user groups, utility providers, other designers working on other Measure C projects, the Board of Trustees and community groups regarding this project as required.
12. Prepare and coordinate design phase meetings with College building user groups, other College representatives, the District Facilities Team, the Project Manager and contractors. Attend project meetings as requested through bidding, award and construction, closeout and post-occupancy phases of the project, as required.
13. Prepare and distribute meeting minutes of all meetings held with the District, the College, the District Project Manager, District Director of Facilities & Planning or governmental agencies.
14. Submit design documents to District Director of Facilities & Planning, College Vice President of Administrative Services, Project Manager, Division of the State Architect and other government entities and/or utility providers as required for plan checks and approvals required under CCCD Measure C Program Management Plan.
15. Assist CCCD Facilities Team in Bid Phase by preparing addenda and other documents as required.
16. Prepare a detailed work plan indicating required and recommended meetings, milestones, deliverables and submittals, review timeframes, and critical actions or decisions required of the College, District Facilities Team or Project Manager. Make modifications and updates to the work plan as requested by the Project Manager.

The design of the facility and site shall meet all requirements of the applicable jurisdictions, codes and regulations, such as those of the Division of State Architect (DSA), State Fire Marshal, City of Newport Beach, State of California Building Code, Americans with Disabilities Act and others, as required.

The U.S. Green Building Council's Principles, Standards and Processes approved by the CCCD Board of Trustees on May 21, 2003 are applicable to this project. Because of this sustainable requirement, each building included herein must achieve a LEED'S building certification. Also the design team must include a Professional whose responsibilities shall include the coordination and management of the LEED'S process for the project.

The Architect/Engineer shall work closely and in cooperation with CCCD Measure C Bond Program Team staff, including Project Managers and the College and District staff, and shall be readily accessible at all times for review and coordination with the Campus Facilities Team staff.