

# CITY OF NEWPORT BEACH



## Request for Proposals Newport Beach Library Lecture Hall Building Project Design

July 18, 2019

**PERKINS  
— EASTMAN  
Dougherty**



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July 18, 2019

Mr. Peter Tauscher, Senior Civil Engineer  
Public Works Department  
100 Civic Center Drive  
City of Newport Beach, CA 92660

Re: Request For Proposal, Professional Architectural, Conceptual Planning, and  
Engineering Services For: City of Newport Beach, Newport Beach Library  
Lecture Hall Building Project (Contract 7444-2)

Dear Mr. Tauscher:

The decision to build a Lecture Hall at the Central Library Campus will enhance life for Newport Beach residents of all ages and abilities by providing a large venue for activities such as lectures, recitals, concerts, panel discussions, poetry, book signings and many other activities that educate and inspire individuals in the areas of literature, arts, and music.

Perkins Eastman Dougherty brings the personal service and knowledge of a local firm that has worked with Cities for nearly 40 years, combined with the resources of a 1,200 person international firm with deep roots in large and small scale municipal planning and design. The team led by Principal-in-Charge Betsey Olenick Dougherty, FAIA, LEED AP, has been assembled to provide the City of Newport Beach with our most experienced professionals to assist with the Newport Beach Library Lecture Hall Building Project. Ms. Dougherty is a 43 year resident of the City of Newport Beach, and is deeply rooted within her community. Project Manager, Diego Matzkin, AIA, LEED AP, has over 21 years of programming, planning, and concept design experience. He will provide a single point of communication for project goals, scheduling, and quality control. Project Architect, Megan Dougherty, AIA, LEED AP, BD+C is a passionate advocate of sustainable design, and is a skilled Revit technician and designer, with experience in the preparation of design and contract documents for public owners. As a Girl Scout, Megan participated in the Newport Beach Central Library reading program, reading to younger children. We offer the City of Newport Beach a lifelong community focus, and the following professional advantages:

- A long successful history working with the City of Newport Beach on community related projects such as the new Newport Coast Community Center and the Community Youth Center Renovation;
- A collaborative partnership spanning nearly 40 years working with Public Works staff and stakeholders on similar Municipal and Lecture Hall projects;
- Experience with current trends and cutting edge technology;
- Environmentally responsive, sustainable and high-performance facilities design experience;
- Respect for the special culture and fabric of our unique community;
- Leadership in facilitating staff and community workshops and presentations;
- Direct Principal and Project Manager involvement;
- Experience with all planning, regulatory, plan review, and utility agencies;

Perkins Eastman  
Architects DPC (Corporation)  
3194D Airport Loop Drive  
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+1.714.427.0244  
[PERKINSEASTMAN.COM](http://PERKINSEASTMAN.COM)

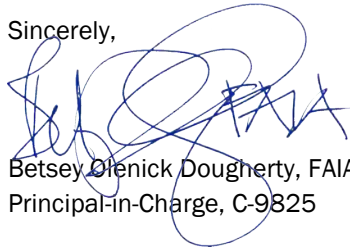
Boston  
Charlotte  
Chicago  
Costa Mesa  
Dallas  
Dubai  
Guayaquil  
Los Angeles  
Mumbai  
New York  
Oakland  
Pittsburgh  
San Francisco  
Shanghai  
Stamford  
Toronto  
Washington DC

- Utilization of REVIT Building Information Modeling (BIM) for expertise in coordination of documents, and superior design renderings and animations;
- Delivery of quality services as local, inclusive, collaborative partners with the City of Newport Beach.

As illustrated in the site plan provided in the RFP, this new Library building addition has the potential to be a true gateway building to library services in Newport Center, with a strategic location on Avocado. A carefully crafted design solution will integrate the Lecture Hall Building into the fabric of the existing library, including the vehicular circulation and parking as well as pedestrian access to the new and existing buildings and grounds. It would be our privilege to collaborate and serve with you to achieve the greatest amount of value through this design endeavor in our very own community.

We look forward to this great opportunity to partner with you to achieve your goals of enhancing the quality of life and the diversity of community resources, and to preserve and enhance Newport Beach's legacy for future generations. Thank you for your thoughtful consideration of our qualifications.

Sincerely,



Betsey Glenick Dougherty, FAIA, LEED AP  
Principal-in-Charge, C-9825

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# 1. INTRODUCTION AND UNDERSTANDING

**NEWPORT BEACH PUBLIC LIBRARIES**, provide more than books, media and literacy; the Cultural Arts Division brings a variety of arts lectures, special events, exhibitions, musicals, concerts and more.

## OVERALL UNDERSTANDING

### Introduction

For nearly 40 years, Perkins Eastman Dougherty has been a leader in the planning, programming, and design of specialized public buildings, including family-friendly community facilities, nationwide. It has been a privilege for us to focus our practice on this rewarding project type, and to explore ways that these community resources can be more sustainable, simple to own and operate, and flexible in design to accommodate future needs. The approach to the Newport Beach Library Lecture Hall Building project will be engaging and collaborative, providing opportunities for stakeholder input and leadership direction. The solution will be uniquely yours, including sustainable design strategies to achieve high performance and water conservation. Designing buildings and spaces that actively engage users and visitors, no matter their ages or cultural backgrounds, is essential if public institutions are to fulfill their potential as places that promote exchange to help shape our thinking toward a more insightful understanding. Each project has the potential to elevate the activities that take place within, providing long-term flexibility, healthy environments, and inspirational settings. Light, air, color and volume all contribute to the total experience. The wise expenditure of public funds ensures the design effort by the Owner and Architect is respectful of those with a vested interest in the outcome. Good design elevates the human spirit and enhances cognition and wellness.

### Understanding

Perkins Eastman Dougherty is the result of a merger between local architectural firm Dougherty + Dougherty, and the international firm of

Perkins Eastman, with four offices in California and thirteen additional offices world-wide. This merger provides the City of Newport Beach with the local knowledge and personal attention of the Orange County studio with the resources, talent, and portfolio of an international firm. As Dougherty + Dougherty, Principal Betsey Olenick Dougherty, FAIA, LEED AP, led the site selection study for the City of Newport Beach Central Library, locating it to its present site. The goal at that time was to integrate the library into a new Civic Center presence in Newport Center. Now years later, the relocation of City Hall to the adjacent property with a new connector at the upper level of the library to the Civic Green has brought this goal to fruition. The concept of a new Library Lecture Hall Building to be located to the south accomplishes another goal, to create a “Gateway Building” to the library at Avocado, giving a visual and functional presence to the public at the south lower entry level. The prospect for this multi-use facility is exciting, expanding the role of the library as a community resource. The challenge will be to address vehicular and pedestrian traffic to the Lecture Hall and Library, maximizing the potential for equal or expanded parking that does not conflict with walking traffic that will include families with small children as well as seniors utilizing access compliant pathways and parking stalls. This building will also have no “back”, as each face will serve a symbolic public perception. Utilities and service will be invisibly integrated into the design solution to respect the public nature of each site orientation:

- Facing west and south (very visible facades);
- An east entry for vehicular and pedestrian traffic;
- A north orientation to the shared connective library Bamboo courtyard and garden for pedestrian flow and events.





### Key Ideas

The call for key ideas is an indication of the innovation and creativity that the City encourages as a part of the planning and preliminary design process. It is refreshing to know that we are encouraged to “think outside the box.” The fundamental envisioned program should be reaffirmed with the perspective of inherent flexibility within the ultimate design solution; envisioning workshops with City staff and community leaders will kick off the process.

Propose potential “key ideas” topics include the following:

- We will explore phasing of construction to minimize disruption to the services provided at the Central Library campus;
- Design will focus on Children, Adults, Seniors and families;

- Universal design will address accessibility making sure everyone can get everywhere, with attention to ADA compliant public access that is retained during a ticketed event;
- Exploration of events, lectures, performances and educational opportunities will expand the traditional role of a library/learning resource center and lecture hall;
- New technologies will serve as a basis for media and innovative functional layering including the addition of Distance Learning and easy infrastructure upgrades without disturbing the built environment;
- Functional overlays will include a variety of predictable and new activities to support the



community, achieved through enhanced lecture space with a tiered or sloped floor;

- Sustainable concepts will serve as a fundamental approach to enhancing health and wellness, capitalizing on natural light and sea breezes, and the north/south orientations, with controls to the east and west;
- The relationship of Neuroscience and Architecture will inform support of human activity and experience, and will explore concepts of: light, glare, fresh air movement, acoustics and sound, focal length and focal point, wayfinding, color and materiality, and other aspects/effects of the physical environment on cognition;
- Additional programmatic desires will be carefully explored to position the new lecture hall building for inherent flexibility over time;
- Access to this new lecture hall building will provide wayfinding and an uplifting experience, focused upon safety and security within the demands for parking, vehicular and pedestrian circulation;
- Site planning options will consider expansion up to the set-back at Avocado, considering restroom placement options, expansion of the Bamboo Courtyard, expanded acoustic isolation from Avocado traffic, and equalizing parking,

- Sustainability options will include holistic measures of water conservation and reclamation, landscape materials as an extension of the City Hall California gardens, and the thoughtful application of cradle to cradle building materials emphasizing USGBC rated and local materials.

Our fundamental understanding of the proposed Library Lecture Hall is to provide a greatly needed enhancement to the existing Newport Center Library. The City of Newport Beach is requesting proposals for preliminary architectural concepts, planning, permitting, and final architectural and engineering design services for a new Library Lecture Hall (LLH) at the Central Library campus. The project scope of work includes conceptualizing and designing an approximately 7,000 SF, 275 seat, library lecture hall with a sloped floor; assessing related site work and parking impacts; addressing the required permits for construction (Building, Planning, WQMP); designing site landscaping; maintaining connectivity to existing buildings and setting; and associated appurtenances and other necessary infrastructure per the attached concept exhibits. The anticipated construction cost is expected to be \$7,000,000. Perkins Eastman Dougherty will team with the City in identifying the features, appearance, and cost for the new LLH, acknowledging design approvals including Irvine Company review and approval. The project will

be divided into three phases as described in the RFP. Perkins Eastman Dougherty is expected to lead the team during each phase. The first phase includes providing four preliminary concept design layouts at the desired location; preparing for and attending two community informational meetings and two council meetings; and developing concepts that are acceptable to the City. The second phase involves researching, applying, and obtaining all necessary entitlements, building/development permits required by the City and State. The third phase will be completing 100 percent contract documents and working with the City to bid the project and providing construction support services.

Perkins Eastman Dougherty has reviewed the location attached as an exhibit that illustrates the area for placement of the LLH building. Oversight of the LLH design is expected to include coordination with an ad hoc LLH Design Committee (LLHDC) appointed by the Mayor. LLHDC will provide programming and design input for this highly visible location. The LLH will be owned by the City, funding expected to include a significant public element. When previously designing and constructing the Newport Coast Community Center, we successfully engaged a variety of vested-interest community partners in the outcome. Due to the very public nature of this project, we anticipate the same level of dedication and collaboration to define the planning, design and construction process. As 43-year residents of Newport Beach, and now residents within walking distance of the library, Betsey and Brian Dougherty bring a commitment to this project that is unmatched by others and is very personal. We understand that thoughtful and attractive design characteristics and use of quality construction materials will be important in attracting project donors while managing design and budget criteria. We have significant experience with the integration of new public buildings on existing sites, and will draw upon not only local, but international experience to inform a transformative outcome. Our design solution will respect the culture and fabric of our unique community, and provide a legacy project that will serve Newport Beach families for many years to come.



## 2. FIRM AND PROJECT MANAGER EXPERIENCE

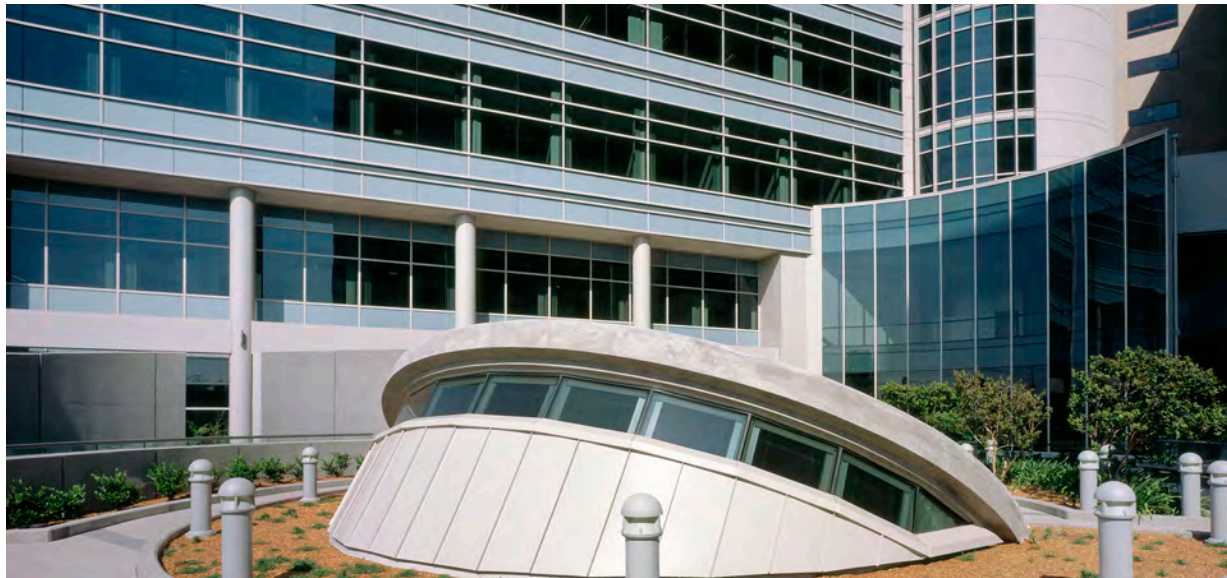
Perkins Eastman Dougherty has long-standing and successful project experience with similar lecture hall facilities; completing more than 80 related projects. The charts on the next two pages provides selected examples.

	Lecture Hall	Lobby	Ticket Booth	Audio/Visual Control Room	Green Room	Library	Kitchen	Sloped Floor
<b>Harlyne J. Norris Cancer Reseach Tower</b> University of Southern California	●	●		●				●
<b>Irvine Valley College Sciences</b> South Orange County CCD	●	●		●				●
<b>Evergreen Valley College Gullo Renovation</b> San Jose Evergreen CCD	●					●	●	
<b>Indian Valley College Pomo Cluster</b> Marin CCD	●							
<b>Mission College Library/Learning Resource Ctr.</b> Los Angeles CCD	●	●		●	●	●		●
<b>Thousand Oaks High School Performing Arts Ctr.</b> Conejo Valley Unified School District	●	●	●	●	●			●
<b>Westlake High School Performing arts Ctr.</b> Conejo Valley Unified School District	●	●	●	●	●		●	●
<b>Dunbar High School</b> District of Columbia Public Schools	●	●	●	●	●	●	●	●
<b>Beverly Vista Historic Theater</b> Beverly Hills Unified School District	●	●	●	●	●			●
<b>Pittsburgh Childrens Museum</b> City of Pittsburgh	●	●	●	●				●
<b>Container Globe</b> Detroit, New York, Wellington, Tokyo	●			●				●
<b>Septodent Lecture Hall</b> New York University	●			●				●
<b>New York University, Kaufman Lecture Hall</b> New York University	●			●				●
<b>NYU Paulson Auditorium</b> New York University	●			●				●
<b>NYU Tisch Hall</b> New York University	●			●				
<b>Mohawk Valley College Communications Building</b> Mohawk Valley Community College	●			●				
<b>Husted Hall</b> State University New York	●			●			●	●
<b>Student Access Center</b> College of Mt. St. Vincent	●	●		●		●	●	●

	Lecture Hall	Lobby	Ticket Booth	Audio/Visual	Green Room	Library	Kitchen	Sloped Floor
<b>School of Nursing</b> University of N. Carolina at Wilmington	●	●		●				●
<b>School of Nursing and Science</b> Rutgers University	●	●		●				●
<b>Campus Center</b> College of Coastal Georgia	●			●			●	●
<b>Donald W. Reynold Institute on Aging</b> University of Arkansas	●	●		●		●	●	●
<b>Student Services Center</b> Dutchess Community College	●			●				
<b>Higher Education Center</b> Northern Virginia Community College	●	●		●				
<b>Beacon Hall</b> Housatonic Community College	●	●		●			●	
<b>NC Center for Global Logistics</b> Guilford Technical Community College	●	●		●			●	●
<b>Living Learning Center</b> Indiana University of Pennsylvania	●	●		●		●	●	
<b>Student Commons</b> Manhattan College	●			●			●	
<b>NYU Adminssions Center</b> New York University		●		●				
<b>Sciences/Math Facility, Simons Ctr.</b> Stony Brook University	●	●		●				
<b>Pitt Alumni Hall</b> University of Pittsburgh	●	●		●				●
<b>Stamford Branch Connect</b> University of Connecticut	●			●		●		
<b>Chinese Academy of Science Center</b> Beijing, China	●			●				●
<b>Universal Business School</b> Karjat, India	●			●				
<b>Center of Chinese &amp; American Studies</b> Johns Hopkins & Nanjing University	●			●		●	●	●

# USC HARLYNE J. NORRIS CANCER RESEARCH TOWER

Los Angeles, California



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## SIZE

185,000 sf  
(17,187 sm)

## SERVICES

Planning,  
Architecture,  
Interior Design

## CLIENT

University of  
Southern California

## REFERENCE

Mr. Robert Scrofano  
Director,  
Project Management  
University  
of Southern  
California - Health  
Sciences Campus  
323.442.2071  
scrofanr@usc.edu

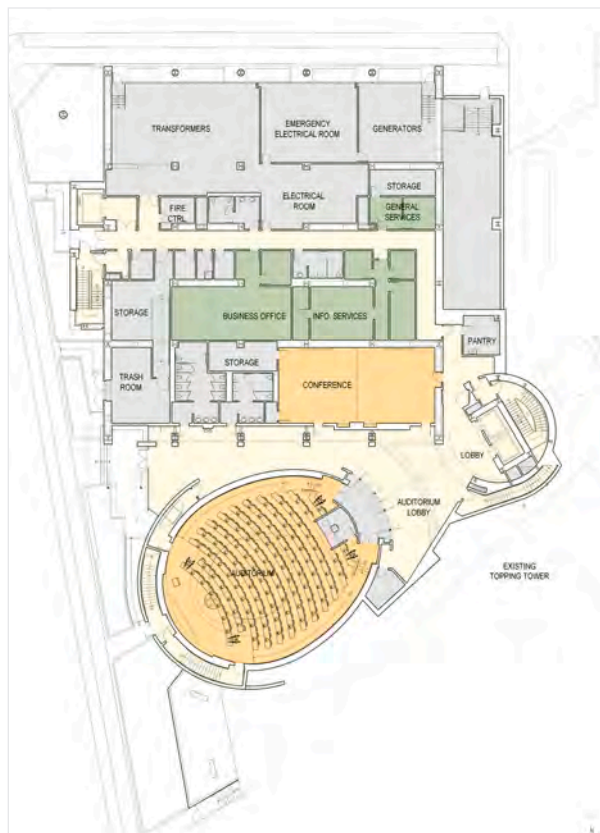
Prior to merging with Perkins Eastman, LBL Architects designed, Harlyne J. Norris Research Tower (HNRT), a new ten-story biomedical research facility for the University of Southern California School of Medicine. The research laboratory is located adjacent to the USC Norris Comprehensive Cancer Center in the heart of USC's Health Sciences Campus east of downtown Los Angeles. The building is linked to two existing research laboratories, and that linkage gives form to the massing of the facility.

Programmatically, the primary function of the building is to provide "incubator laboratory" space which creates opportunities for collaboration between the University and private industry in the development of new treatment therapies and modalities, while shortening the "bench to bedside" interval.

The building houses a variety of wet bench research programs, dry bench research programs, shared core laboratories, administrative spaces and a conference center which includes a 200-seat auditorium. The individual research laboratory modules were designed to provide maximum flexibility due to the frequent changes that occur year to year in research programs, investigative focus and grant funding.

To encourage the exchange of ideas and collaboration, two-story interaction lounges have been provided. Each interaction lounge links two floors together and provides a space outside the laboratory environment for investigators to informally meet.





The new building houses a full complement of research and design space staggered between academic and incubator spaces to encourage transdisciplinary collaboration.

# IRVINE VALLEY COLLEGE: LIFE SCIENCE BUILDING

Irvine, California



## SIZE

30,451 sf

## SERVICES

Planning,  
Programming,  
Architecture,  
Interior Design

## CLIENT

South Orange  
County Community  
College District

## REFERENCE

Ms. Brandye D'Lena,  
Executive Director,  
Facilities and  
Planning Department  
949.582.4678,  
bdlena@socccd.edu

The vision for the new home of Life Sciences at Irvine Valley College includes not only formal space to facilitate scientific study and experimentation, but also informal spaces to promote chance encounters, collegial discourse and new discovery. The building has been designed to be the physical embodiment of life science, creating excitement among the students and faculty who share a passion for their field of study. Indoor space blends seamlessly with the exterior. Outdoor features include an amphitheater and geographically themed gardens demonstrating variations in California's native plant materials and the impact of exposure and micro-climate.

The entry's two-story atrium and demonstration greenhouse immediately imports the relevance of life science in our world today. A two-story, eight lab configuration creates a compact footprint, preserving campus open space. On the upper floor, each lab connects directly to centralized prep and storage space, allowing the unimpeded flow of materials and equipment. The first floor Lobby entrance welcomes students to a lower-level conference center, tiered lecture hall, and classrooms. The building is LEED Gold certified with daylight harvesting and natural ventilation suitable for the mild, coastal climate.

**CONTACT PERSON:** Ms. Brandye D'Lena, Executive Director, Facilities/Planning Dept.  
949.582.4678

**AWARDS:** 2015 Pacific Coast Builders Conference Best Educational Project, Grand Award



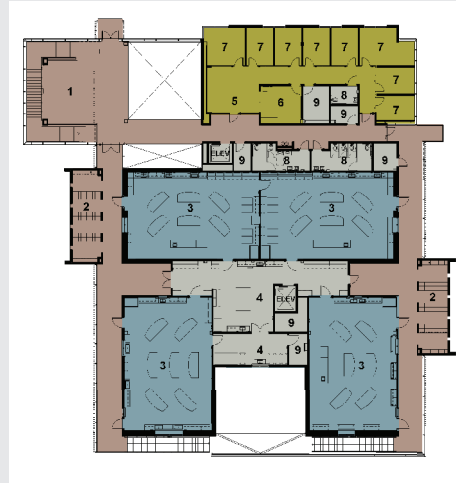


## FLOOR PLANS



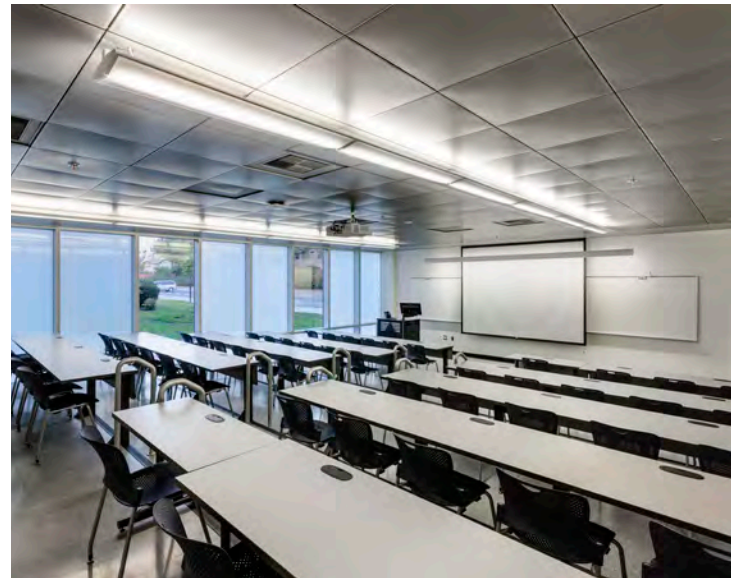
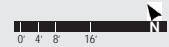
### FIRST FLOOR

- Laboratory
- Circulation
- Administration
- Support Spaces
- Greenhouse
- Classroom



### SECOND FLOOR

- Laboratory
- Circulation
- Administration
- Support Spaces



Traditional and informal learning spaces mix to create an unparalleled educational experience in this innovative LEED Gold Building.



# THOUSAND OAKS HIGH SCHOOL: PERFORMING ARTS CENTER

Thousand Oaks, California



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## SIZE

15,791 sf  
(1,467 sm)

## SERVICES

Programming,  
Architecture,  
Interior Design

## CLIENT

Conejo Valley Unified  
School District

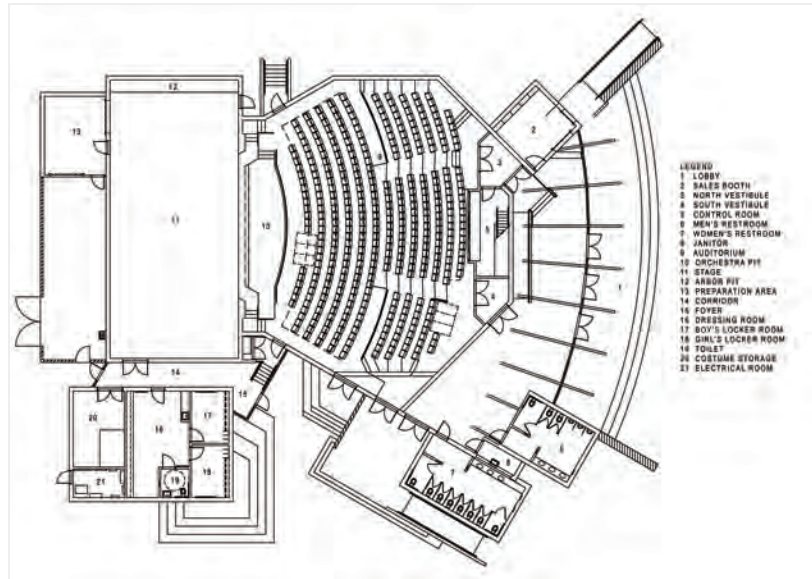
## REFERENCE

Mr. Tim McCabe,  
Director, Planning  
and Construction  
805.498.4557  
tmccabe@  
conejousd.org

Located in the rolling hills of Thousand Oaks, this high school campus was missing one critical element. The new Performing Arts Center at Thousand Oaks High School provides both a physical and philosophical link to the surrounding community. Situated on the most prominent corner of the campus, this 400 seat facility opens to the public for evening and weekend performances, serving the campus and student body during the week. The state-of-the-art theater provides a setting for curriculum in dramatic arts and music with a full fly stage loft, dressing space, high tech control systems and support facilities. The lobby provides gallery space for the exhibition of student art work. Sustainable design issues are an integral element of the design.

Natural light fills the lobby; non-toxic materials are utilized throughout; energy efficient systems control the environment and computers link each element for optimization. The new Center is an asset that provides the opportunity for students and the community to explore the world of the performing arts.

**AWARDS:** Education Design Showcase Award



This state-of-the-art facility acts as a flexible performing arts space for students and the community.

# WESTLAKE HIGH SCHOOL PERFORMING ARTS CENTER RENOVATION

Westlake Village, California



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## SIZE

12,500 sf (1,161 sm)

## SERVICES

Planning, Programming,  
Architecture

## CLIENT

Conejo Valley Unified  
School District

## REFERENCE

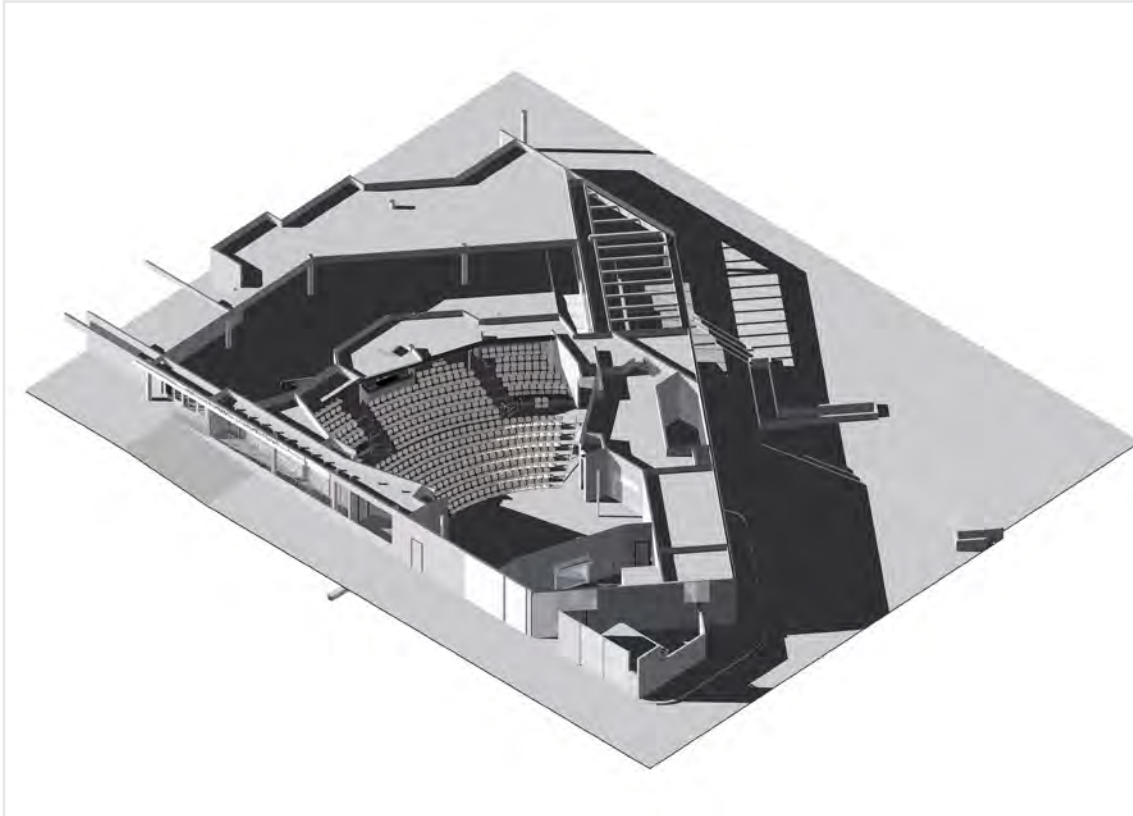
Mr. Tim McCabe,  
Director, Planning  
and Construction  
805.498.4557  
tmccabe@  
conejousd.org

A generous donation from Richard and Mary Carpenter, combined with State funds, enabled the Westlake High School Theater Building to be transformed into the new, state-of-the-art 7,500 s.f. Carpenter Family Theater. Fixed tiered seating for 380 increases seating capacity by 20%; all seats have excellent sight lines. A thrust stage allows an additional 26 seats.

Back-of-the-house facilities include two audio/video stations, a second level catwalk with audio/video, a make-up/green room, a set/prop storage and work area, cast restrooms, and two ante chambers. The reception/lobby area is served by a ticket booth, and provides 5,000 s.f. of pre-function and intermission space. The exterior building elevations are re-furbished to redefine the significance of the partnership with the high school theater arts program and community theater.

- 310 seat theater
- Remodel to an existing facility
- Sustainable design meets CHPS criteria
- State Bond funded/ private donation
- Lobby, ticket booth, fixed-tier seating, thrust stage, two a/v stations, catwalk with a/v, make-up, green room, set, prop storage, restrooms and ante chambers





Increasing capacity by 20%, this new state-of-the-art theater is a significant addition and remodel to an important and well-used theater facility on-campus.

# CORONA DEL MAR HIGH SCHOOL AUDITORIUM/THEATER BUILDING 200/300

Newport Beach, CA



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## SIZE

220 seats

## SERVICES

Architecture,  
Interior Design

## CLIENT

Newport-Mesa Unified  
School District

## REFERENCE

Ms. Ara Zareczny,  
Director, Facilities  
Development,  
Planning and Design  
714.424-7522  
azareczny@nmusd.us

This modernized high-tech facility replaces an existing lecture hall for the students on the Corona Del Mar High School campus. Heavily used and in poor condition, the former lecture hall has been revitalized to a space that can accommodate up to 220 students. Improvements include: replaced lighting fixtures, new seats and the creation of new wall patterns to give visual interest to this previously bland space.

This modernized auditorium will provide students with a flexible 21st Century learning facility for many years as the new small theater addition on campus.





# BEVERLY VISTA HISTORIC THEATER PRESERVATION & EXPANSION

Beverly Hills, California



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## SIZE

25,000 sf  
(2,323 sm)

## SERVICES

Planning,  
Architecture,  
Interior Design

## CLIENT

Beverly Hills Unified  
School District

## REFERENCE

Mr. Mike  
Midstokke, Senior  
Building Inspector  
310.285.1156  
mmidstokke@  
beverlyhills.org

The theater is the last remaining original structure on the Beverly Vista campus, dating back to the 1920s. After significant review and planning, the District gave direction that the historic auditorium and adjacent tower should be preserved and renovated, to be coupled with the construction of a new facility that will compliment the historic theme of the structure while providing the needed programmatic classroom spaces in a contemporary facility.

The new facility houses eleven classrooms including a Band Room, Choral Music Room, two Language Labs, and one Reading Room. The historic facades facing Charleville Boulevard to the North and Rexford Drive to the East are the most visible to the surrounding community and have been developed in a manner sensitive to that neighborhood.

The other structures on the Beverly Vista site, are new and were constructed to replace the earthquake damaged buildings of the original campus. The materials and decorative elements of these new buildings have been selected to echo the structures they replaced. As a result, a valued community landmark has been reinvented.

- 600 seat theater/ lecture hall
- Designed to CHPS criteria
- Historic 1920's Auditorium + Tower Preservation and Renovation
- Contextual: Historic facades match surrounding neighborhood
- Local General Obligation Bond and OPSC Facility Hardship funding





# RUTGERS UNIVERSITY: SCHOOL OF NURSING AND SCIENCE BUILDING

Camden, New Jersey



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## SIZE

101,000 sf  
(9,383 sm)

## SERVICES

Architecture

## CLIENT

Rutgers, The  
State University of  
New Jersey

## REFERENCE

Ms. Kriste  
Lindenmeyer  
Dean of the Faculty  
of Arts and Sciences  
& the  
Graduate School  
856.225.6097  
kl436@camden.  
rutgers.edu

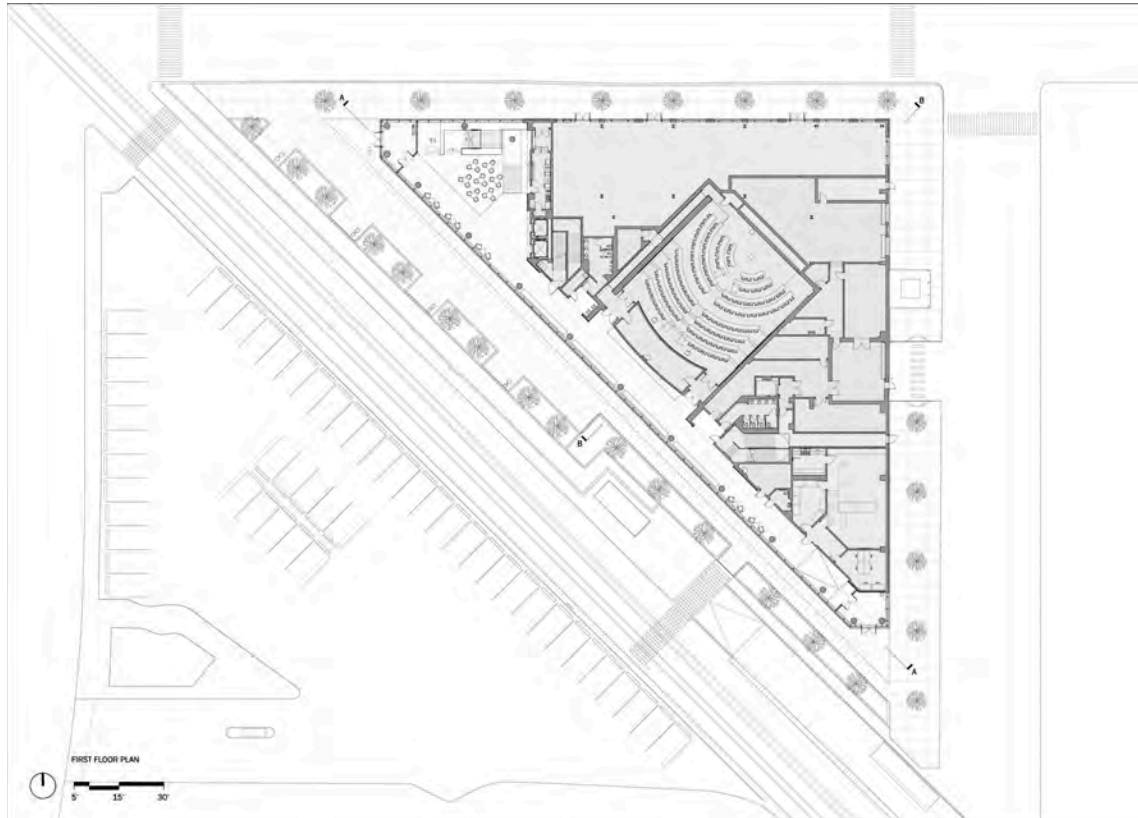
Located on a triangular site on the edge of City Hall Plaza between the Rutgers Camden campus and the Cooper Medical Center, Perkins Eastman's design for the new state-of-the-art Nurse and Science Building bridges academic programs with the clinical experience and expands Rutgers' ability to prepare for a new generation of science and nursing leaders.

To strengthen this connection, the primary interior circulation parallels the city grid and is repeated on all four levels of the building. Along the southwest façade this "student street" provides access to major learning spaces, opportunities for collaboration and socializing, and views overlooking a park. The transparency and modulation of this façade showcase the activity within. In contrast, the north and east façades feature masonry in response to the context of the adjacent city buildings.

Within the building there are a variety of learning spaces, including lecture halls, case-study rooms, interactive classrooms, seminar rooms, and group study nodes. The biology and physics laboratories provide both research and teaching spaces. For the nursing program, skills and assessment laboratories, simulation, and standardized patient suites provide optimal teaching spaces for the delivery of health care education.

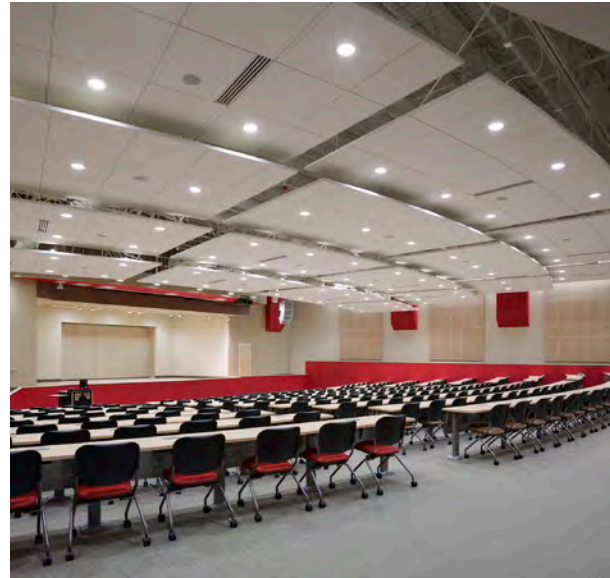
Places for quiet individual study drive the design and create environments for small groups to collaborate on assignments and for large gatherings to celebrate accomplishments and share information. A combination of open stairs and two-story volumes reinforce the visual and physical connections within the building. The design reveals the vitality and content of the academic programs and promotes community among the users. The building was designed to LEED Silver standards and includes radiant heating and cooling, chilled beams, low pressure drop air handling systems, high-efficiency chillers, condensing boilers, LED lighting, and low-flow plumbing fixtures.





# GUILFORD TECHNICAL COMMUNITY COLLEGE: DONALD W. CAMERON CAMPUS – NC CENTER FOR GLOBAL LOGISTICS

Colfax, North Carolina



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## SIZE

230,000 sf  
(21,367 sm)

## SERVICES

Architecture

## CLIENT

Guilford Technical  
Community College

## REFERENCE

Mr. Mitchell  
Johnson,  
Associate Vice  
President, Facility  
Operations & Safety  
336.334.4822  
Ext. 50287  
mjohnson@gtcc.edu

Perkins Eastman, in association with Neighboring Concepts and Mercer Architects, developed a new Northwest Campus for Guilford Technical Community College near Greensboro, North Carolina.

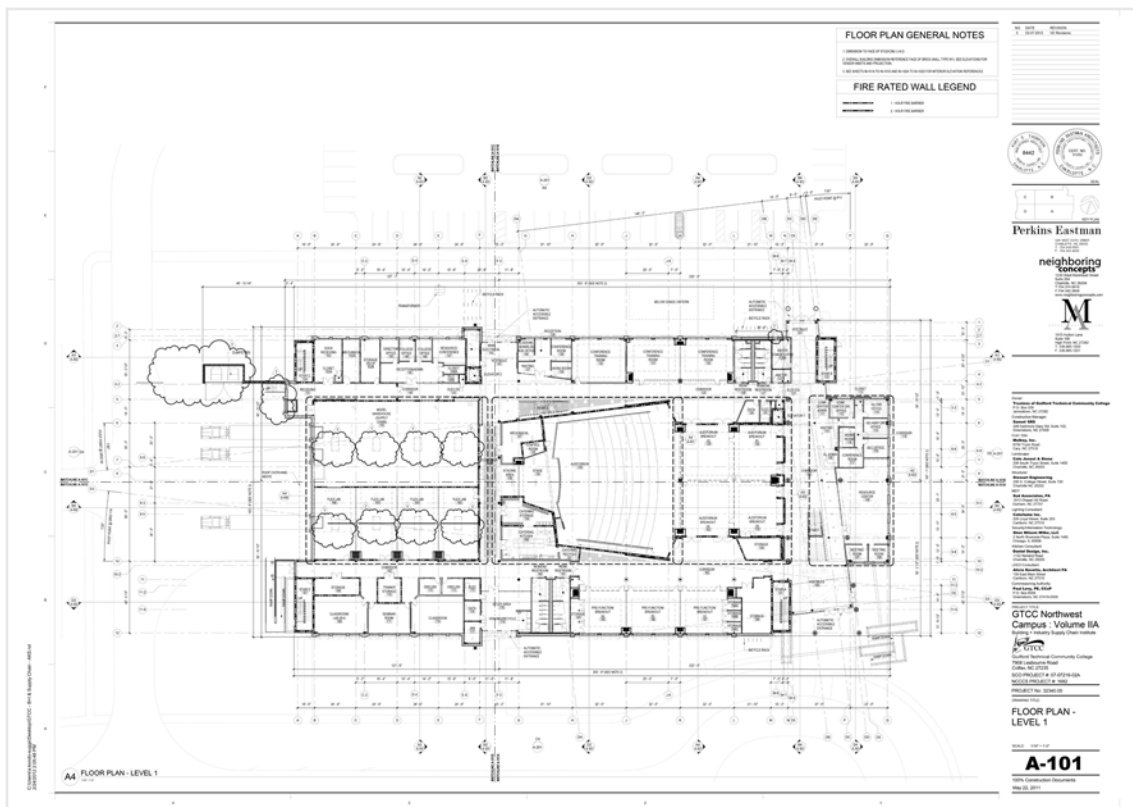
GTCC's new campus is situated on a gently rolling pasture and is anchored by the new Business + Industry & Supply Chain Services Institute Building. The building's design responds to its prominent location within the campus and to take advantage of natural light. The main entry of the new facility is a welcoming portico identified by a generously extended roof overhang supported by a row of columns. This row of columns continues through the three-story wall of glass at the entry and into the two-story atrium beyond. The transparent nature of the entry reveals the activity within and allows for dynamic views from the suspended second level of the atrium.

The warm stone and brick façade of the building grounds the building in its context, while expanses of windows afford views into and out of the facility while providing natural light to its users. Multi-purpose conference and training space that rings the perimeter of the building takes advantage of these sweeping views and natural light. A 250-seat auditorium is nestled into the heart of the building with collapsible walls that allow it to open up to a multi-media supported venue for various events.

A high-bay skylight-lit Model Warehouse and Flex-Lab space, a requirement of the building's curriculum, are juxtaposed to the auditorium to allow for interactive presentations of equipment and methods on the auditorium floor. A collection of office and academia spaces on the second floor enjoy naturally-lit corridors and gathering spaces that foster a warm environment for students and faculty.



The new campus sets a new standard for GTCC's mission of collaboration with local industry partnerships and the community.





# NEW YORK CITY COLLEGE OF TECHNOLOGY: ACADEMIC BUILDING FOR ALLIED HEALTH

Brooklyn, New York



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## SIZE

365,000 sf  
(33,909 sm)

## SERVICES

Architecture

## CLIENT

The City University  
of New York

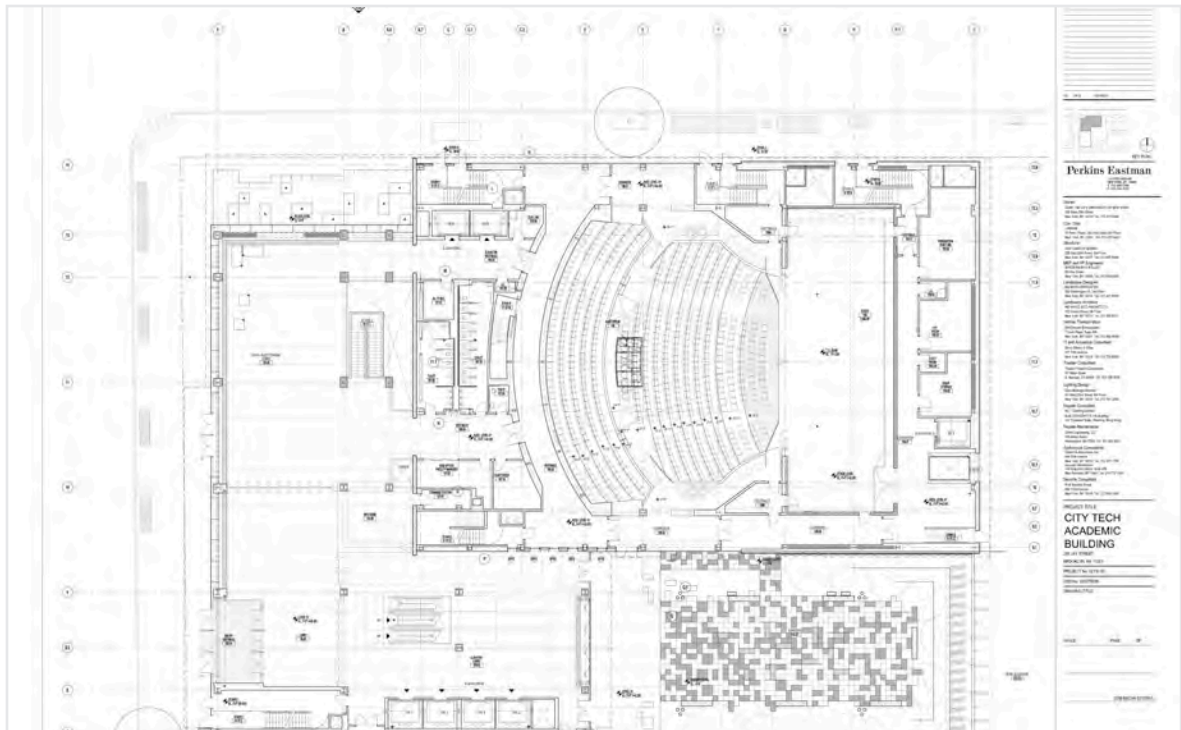
## REFERENCE

Mr. Robert P.  
Lemieux  
Executive Director:  
Department  
of Design &  
Construction  
City University of  
New York  
646.664.2624  
Robert.Lemieux@  
mail.cuny.edu

New York City College of Technology, “City Tech” is an institution committed to providing broad access to technological and professional education for a diverse urban population. Perkins Eastman was commissioned to design a new 365,000 gsf academic complex in Downtown Brooklyn that significantly alters the face of City Tech, creating a new campus gateway along Jay Street and enhancing the surrounding urban context. The new campus center predominantly serves the College’s Allied Health Programs in Biological Sciences, Chemistry, Radiology, Dental Hygiene, Nursing, Restorative Dentistry and Vision Care as well as supporting Community focused programs.

The new facility houses academic classrooms, laboratories, dental hygiene and vision care clinics, conference/seminar rooms, faculty offices, student life/recreation areas, support spaces for the allied health and science curriculum, a 1,000-seat theater, an 800-seat spectator gymnasium, and a CUNY Community Center student outreach area. The building design and program reinforces City Tech’s distinctive emphasis on applied skills and an understanding of the social context of technology to foster an atmosphere of inclusion and collaboration.

The new academic building is an integral component of the emerging Brooklyn Tech Triangle, contributing to the revitalization of Downtown Brooklyn. The building design complements the local context, creates a new identity for the College and is environmentally responsible, achieving LEED Gold certification using sustainable strategies such as high performance glazing, energy efficiency, water use reduction, maximum daylighting and material selections.



“Recognized as the epicenter of STEM education in The City University of New York, with more than half of its degree-seeking students enrolled in STEM programs, City Tech now has a new space to match to match its aspirations”

City Tech President Russell K. Hotzler.



# MOHAWK VALLEY COMMUNITY COLLEGE: COMPUTER AND COMMUNICATIONS BUILDING

Utica, New York



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## SIZE

65,000 sf  
(6,039 sm)

## SERVICES

Planning,  
Architecture

## CLIENT

Mohawk Valley  
Community College

## REFERENCE

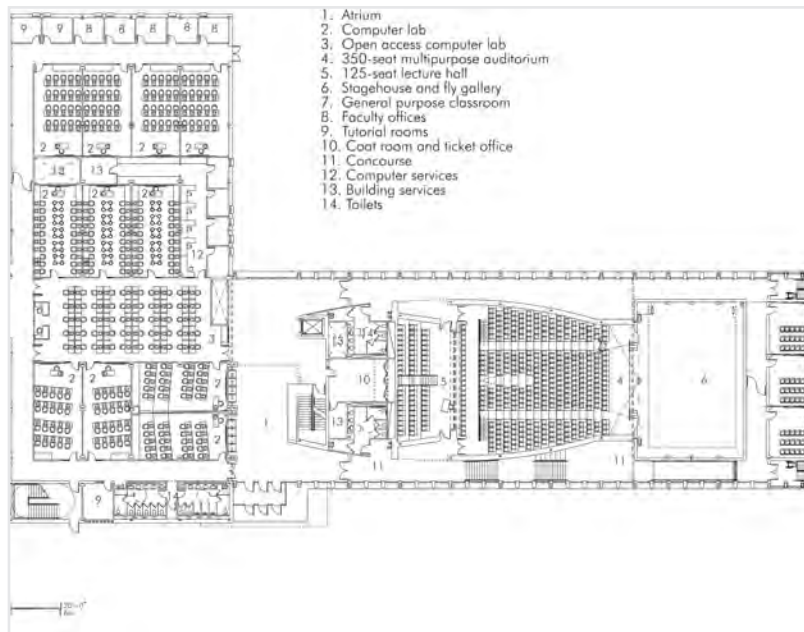
Mr. John Zegarelli  
Director, Facilities  
and Operations  
315.792.5435  
jzegarelli@mvcc.edu

Mohawk Valley Community College required a master plan whose primary focus was the siting of a new communications and science building and the improvement of vehicular and pedestrian circulation.

As part of their master plan for the campus, Perkins Eastman designed a computer and communications building at the entrance of the newly formed main quadrangle. The building incorporates maximum spatial and technical flexibility for teaching purposes and future expansion. The building houses a 350-seat multi-purpose theater/auditorium with attached 125-seat lecture hall, a computer laboratory center, conference facilities with distance learning capabilities, general purpose classrooms and staff lounges.

Renovations to existing buildings and campus site improvements are also part of the wider project, including the creation of a new student services intake center, improvements to science laboratories, and general classrooms. Site improvements include a new campus entranceway, improvements to the campus quadrangle, and landscaping to create exterior “rooms” that serve as quiet areas for the students.





The building incorporates maximum spatial and technical flexibility for teaching purposes and future expansion.



# DUNBAR SENIOR HIGH SCHOOL

Washington, District of Columbia



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## SIZE

280,000 sf  
(26,000 sm)

## SERVICES

Feasibility Study,  
Architecture,  
Interior Design

## CLIENT

DC Departmental of  
General Services

## REFERENCE

Mr. Teddy  
Gebremichael,  
Sr. Project Manager,  
AECOM  
202.359.1224  
teddy.gebremichael  
@aecom.com

## LEED

### CERTIFICATION

LEED Platinum

The new Dunbar High School is inspired by the cherished 1917 building that served the school before its demolition in the 1970's, while also looking forward to the future by providing 21st-century learning environments. The new 280,000 sf (26,000 sm) building's entry plaza can be seen from across the Dunbar Recreation Center. Students, visitors, and staff are welcomed into the plaza designed to affirm the purpose of the institution. The adjacent academic wing is characterized by bay windows and towers, reminiscent of the previous school building. The armory of the historic Dunbar provides the foundation for the primary organizing element of the school's interior: a new atrium-like armory that has become the heart of the school, connecting the academic wing, sports fields, gym, pool, auditorium, and cafeteria seating areas. The academic wing provides state-of-the-art flexible learning environments that accommodate four distinct academies, breaking down the scale of the 1,100-student school. The faculty offices integrated into each level ensure positive interaction between students throughout the school.

Certified as LEED for Schools Platinum, Dunbar is the highest scoring ("Greenest") new school in the world. Among its notable sustainable design features is DC's largest ground source heat pump (geothermal) system, a 482kW photovoltaic array, two 20,000 gallon cisterns for reusing rainwater, enhanced acoustics, low VOC materials, and plentiful daylight and views.

## AWARDS

2017 ULI Trends Award – Institutional Category; 2015 USGBC National Capital Region, Midsummer's Night Green: Best School of the Year; 2015 USGBC National Capital Region, Midsummer's Night Green: People's Choice; 2014 USGBC MD, Annual Wintergreen Awards for Excellence in Green Building: Educational/School Facility; 2014 ABC Excellence in Construction Award, Educational Facilities; 2014 Grand Prize Award, Learning by Design, Excellence in Educational Facility Design....and more!





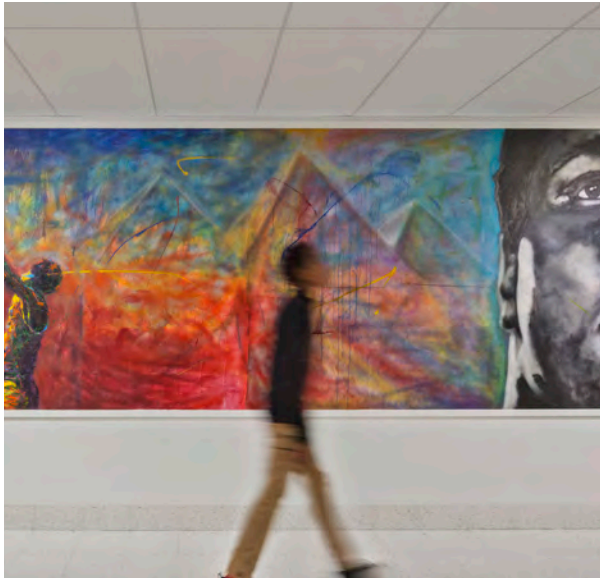
USGBC has awarded Dunbar the most points to date for a school certified under its LEED for Schools New Construction system and called the project "a masterpiece of a green learning environment."





# RON BROWN COLLEGE PREPARATORY HIGH SCHOOL

Washington, District of Columbia



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## SIZE

180,000 sf

## SERVICES

Architecture,  
Interior Design

## CLIENT

District of Columbia  
Public Schools

## REFERENCE

Miguel Noguera,  
Program Manager  
Brailsford & Dunlavey  
703.835.6658  
mnoguera@  
programmanagers.com

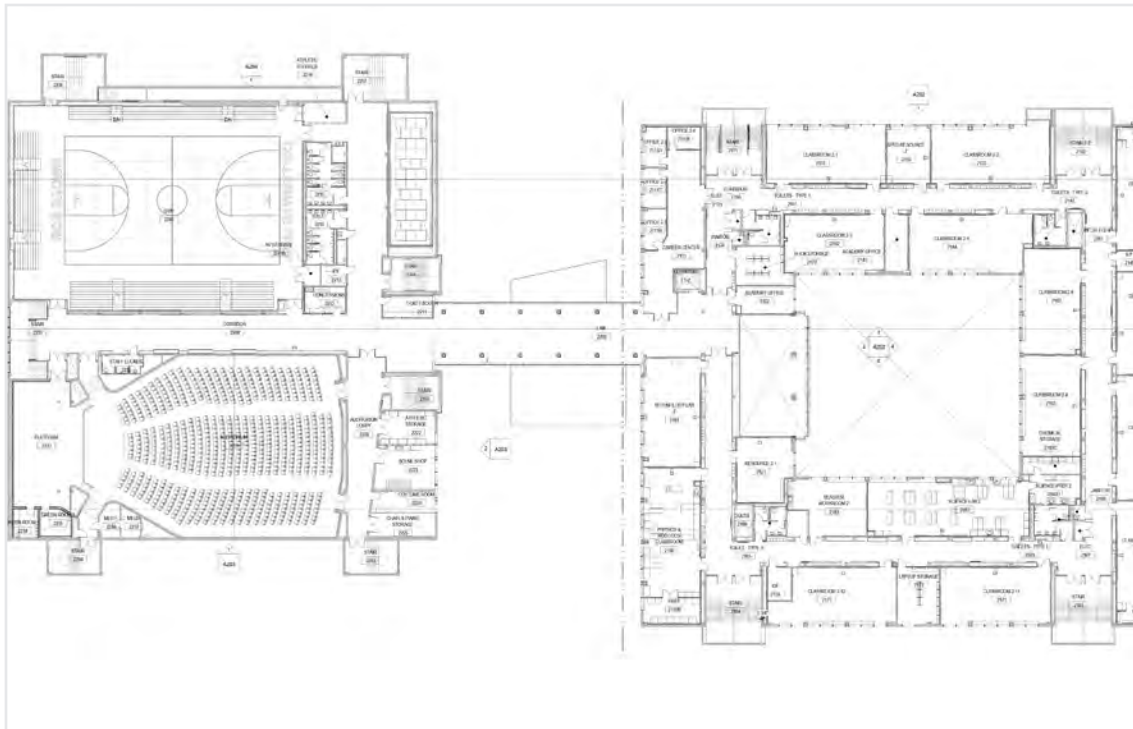
Located in Northeast Washington, DC, the new, all-male Ron Brown High School is housed in the former Ron Brown Middle School, which had been shuttered in 2013. The first floor opened to students in August 2016, with full occupancy of the building expected in August 2017. The project goal – to foster the intellectual, social and emotional development critical to the young men’s education – was addressed by providing not only the best individual instructional spaces but also complementary places for positive school community interaction outside of class.

The existing building was comprised of two, three-story red brick buildings connected by a two-story corridor link, totaling 180,000 sf. In order to provide an accessible connection between the academic and multipurpose wings of the building, the link was re-graded. As a result, a direct connection was made between the two centers of the school – a revitalized library that serves as the “heart” of the modernized school and a new Fraternity Hall commons that is its “soul.”

The existing, nondescript entry was replaced by an entry vestibule meant to create a stronger civic presence in the neighborhood. Proactive and subtle security was achieved by providing dedicated zones for the school and the public and by distributing spaces for faculty and staff throughout the campus. While the majority of interior partitions were left existing-to-remain, some walls were removed to “right-size” classrooms for 21st century learning. Classrooms and laboratories were enhanced with technology intended to stimulate disciplinary exploration. The “high performance” school creates an environment conducive to learning while also conserving resources. The project, upon its completion, will achieve a minimum LEED for Schools V4 Gold Certification. Net Zero Energy modeling. To further connect with the community, the team worked with the Ward 7 Business Partnership to find opportunities for local businesses to get involved in the construction of the project.




Ron Brown has exceeded the ambitious energy targets set by the AIA in their 2030 Challenge.



### 3. SUB-CONSULTANTS QUALIFICATIONS

Perkins Eastman Dougherty has long-standing and successful project experience with all proposed sub-consultants. All team consulting engineers utilize BIM/Revit technology.

	<b>BILL ARMSTRONG, P.E.</b> Armstrong and Brooks 24 years of experience Registered Civil Engineer C-53114	<b>CIVIL ENGINEERING 20%</b>	A & B will provide grading & drainage plans, water, sewer, fire supply, water quality, ADA compliance, Public approvals for Access, FLS, Structural sign-offs, construction support services.
	<b>DAVID NELSON, S.E.</b> KNA Structural Engineers Licensed Structural Engineer, California License C- 30712	<b>STRUCTURAL ENGINEERING 35%</b>	Meetings, schematic level framing plans, structural design & documentation, structural calculations, agency coordination, shop drawing review, structural observation.
	<b>STEVE JOHNSON, PE</b> Design West Registered Professional Engineer CA- M33209	<b>MECHANICAL PLUMBING ENGINEERING 25%</b>	Mechanical equipment selection, location, title 24 calculations, duct layout, air distribution, control systems design, plumbing fixture specification, system layout, roof drainage sizing, gas piping layout & sizing.
	<b>LEO MAYA, P.E.</b> Design West Registered Electrical Engineer CA- E19480	<b>ELECTRICAL AND TECHNOLOGY ENGINEERING 25%</b>	Power service coordination, lighting layout, circuiting, wiring diagram, title 24, power distribution, panel locations, electrical connections, telephone, data, CATV, A/V device & locations & wiring, low voltage system riser diagrams.
	<b>DJAN CHANDRA, PE, GE</b> Leighton Group 30 years of experience in geotechnical services	<b>GEOTECHNICAL ENGINEERING 10%</b>	Planning & site investigation and oversight, geological report, laboratory testing, data analysis, report preparation through grading & construction.
	<b>VANCE BRESHEARS, LEED AP iDiBri</b> 27 years of experience in spaces that support live events	<b>ACOUSTICS, AV AND VIBRATION 10%</b>	Programming, needs analysis, budgets, acoustical / audio system & lighting guidelines & support, acoustical analysis, noise, vibration control, construction administration system commissioning, & final punchlist.
	<b>ROBERT STONE, ASLA NUVIS</b> 43 years of experience of landscape design experience with public projects. No. 1891 California	<b>LANDSCAPE ARCHITECTURE 20%</b>	Programming, schematic design, design development, construction documents, & professional services during bid & construction phases for planting, irrigation & hardscape.
	<b>ALAN CAMPBELL</b> Cumming 15 years of experience Certified Member, Royal Inst. of Chartered Surveyors: 0856490	<b>COST ESTIMATING 10%</b>	Design and estimating, construction, phases, including cost planning, estimating, quantity take-offs, site walks, bid reconciliation support, pricing validation, and change order claim review.





# BILL BROOKS PE

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## CIVIL ENGINEER, ARMSTRONG & BROOKS (SBE)

### EDUCATION

Bachelor of Science, Civil Engineering, California State Polytechnic University, Pomona

Master of Science, Civil Engineering, Water Resources, California State University, Long Beach

### REGISTRATION

Registered Civil Engineer, C-53114

### MEMBERSHIPS

Member, American Society of Civil Engineers (ASCE)

Member, American Water Works Association

Member, Corona Rotary

Mr. Brooks has over 28 years of professional experience in consulting engineering and public works. His background has primarily been in design of public facilities with technical emphasis on Buildings, comprehensive site development, grading plans; streets, sewer and water facilities, fire protection, and storm water management. He has been a principal engineer with Armstrong & Brooks for 18 years. Principal engineer on numerous library projects, governmental public and education facilities K-12 and college institutions from Junior Colleges to the University of California. He has served as project engineer on major storm drains and water lines, and on pump station facilities.

### EXPERIENCE

#### **Cabazon Community Center**

Riverside County EDA

Library, Water Dept. Facility, Park and Community Buildings), Civil Engineering for Public Facility.

#### **Library Facilities**

Riverside County EDA

City of Menifee, Desert Hot Springs & Unincorporated French Valley, Civil Engineering for Public Facilities, ALTA Surveys.

#### **Norco Dept. of Public Social Services Facility**

Riverside County EDA

Civil Engineering for Public Facility, ALTA Survey.

#### **Three High School Bond Measure Improvements**

Corona Norco Unified School District

Civil Engineering services for Performing Arts, Administration, Science, and sports fields, stadiums.

#### **Beaches, Harbor, and Marina Beach Promenade**

County of Los Angeles

New public promenade, renovation of an existing restroom building.



# DAVID NELSON SE

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**STRUCTURAL ENGINEERING,  
KNA STRUCTURAL ENGINEERS, ORANGE COUNTY**

## **EDUCATION**

Bachelor of Science, Civil  
Engineering California State  
Polytechnic University

## **REGISTRATIONS**

Registered Civil Engineer  
California No. 30712

Nevada No. 13106

Registered Structural Engineer  
California No. 2553

Nevada No. 13106

## **MEMBERSHIPS**

Member, Structural Engineers  
Association of Southern California  
(SEAOSC)

David is a co-founding principal of KNA Consulting Engineers. His experience in the structural design of buildings of all types spans over 41 years. His background includes the design and construction administration for buildings of all types with special emphasis on municipal facilities, public schools, colleges and similar institutional facilities. His experience also includes design of the Newport Coast Community Center.

## **RELEVANT EXPERIENCE**

### **Eagle Rock High School Auditorium Renovation**

Los Angeles Unified School District

Complete renovation including new stage rigging, HVAC systems and ADA compliance features

### **Ponderosa Park & Family Resource Center**

City of Anahem

20,000 sf Community Center including classrooms, dance room, teen room, high bay gymnasium, kitchen and administrative offices.

### **Newport Coast Community Center**

City of Newport Beach

New 17,000 sq. ft. community center including high bay gymnasium, multi-purpose room, meeting and recreation rooms.

### **Newport Beach Community Youth Center**

City of Newport Beach

Addition and renovation to existing 5,700 sq. ft. youth center.

### **Westminster Chamber of Commerce**

City of Westminster

New 4,800 sf Chamber of Commerce facility constructed on a challenging building site.

### **Carson Park Teen Center, Carson**

City of Carson

New 21,200 sq. ft. teen community center including high bay gymnasium, multi-purpose rooms, meeting and youth recreation rooms.



# STEVE JOHNSON P.E.

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## MECHANICAL PLUMBING ENGINEER, DESIGN WEST (SBE)

### EDUCATION

Bachelor of Science in  
Mechanical Engineering, Cal  
Poly Pomona

### REGISTRATION

Registered Mechanical  
Engineer CA- M33209

### MEMBERSHIPS

Member ASPE,  
Los Angeles Chapter

Member ASHRAE, Tri-County

Steven Johnson joined Design West Engineering in 2002 and now directs the Mechanical Engineering Department. He ensures that each project manager is maintaining the quality of design and level of service that Design West is known for. He manages and oversees mechanical and plumbing design teams of virtually every type and for every sector of the industry, including municipal, K-12, higher education, healthcare, and industrial projects. Steve has worked with Perkins Eastman Dougherty for more than 10 years.

### RELEVANT EXPERIENCE

#### Louis Robidoux Library

Riverside County

Complete MEP design for a complete renovation of a 32,000 square foot county branch library.

#### Baker Family Learning Center Library

City of Muscoy

Complete MEP design for the new facility library facility with additional pre-school and educational accommodations. LEED Silver certified.

#### Highgrove Library

Riverside County

Complete MEP design an all new design-build 7,000 sf library. Facility is LEED Silver Certified.

#### La Habra City Hall

City of La Habra

Complete MEP design to remodel an existing building into the new 35,000 sf City Hall Building with offices, council chambers, and community space.

#### Yucaipa City Hall

City of Yucaipa

New 26,000 sf City Hall Building housing all various city department offices and council chambers.

#### Joanne Hawkins School of Music

California Baptist University

Complete MEP design for new construction of the 60,000 square foot School of Music Building to including a recital hall/auditorium.





# LEO MAYA

P.E., LEED AP

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ELECTRICAL ENGINEER, DESIGN WEST (SBE)

## EDUCATION

Bachelor of Science in Electrical Engineering, Arizona State University

## REGISTRATIONS

Registered Electrical Engineer CA-E19480

Accreditation LEED AP, US Green Building Council

## MEMBERSHIPS

Board Member of IESNA, Inland Empire

Member of IEEE, Inland Empire

With over 20 years of design and project management experience, Leo Maya has worked on a wide array of projects including large commercial and industrial buildings, health care and institutional facilities, data centers, sports field lighting, street and area lighting, golf course electrical systems, custom residences, and various dry utility designs. Mr. Maya joined the Design West team in 2005 and in 2009 took over the responsibility of running the electrical production. Leo has worked with Perkins Eastman Dougherty for more than 10 years.

## RELEVANT EXPERIENCE

### Louis Robidoux Library

Riverside County

Complete MEP design for a complete renovation of a 32,000 square foot county branch library.

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California Baptist University

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# DJAN CHANDRA PE, GE

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GEOTECHNICAL, LEIGHTON GROUP, ORANGE COUNTY

## EDUCATION

M.S., Civil Engineering, Texas A&M University, College Station

B.S., Civil Engineering, Chung Yuan Christian University, Taiwan

## REGISTRATIONS

Registered California Engineer  
C-2376

California Registered Civil Engineer  
C-50068

40-Hour Cal-OSHA Health and  
Safety Training

Djan brings over 30 years of experience in geotechnical services from the early planning, site investigation, laboratory testing, data analysis, report preparation through grading and construction of various types of civil facilities, including residential and commercial developments, transportation, governmental and utility projects. During this time, he has managed a wide range of projects including large-scale design-build projects, with varying geologic conditions and constraints, and has proven skills in scheduling, budgeting, and managing complex projects.

## RELEVANT EXPERIENCE

### Newport Beach City Hall

City of Newport Beach

Senior Reviewer for the city hall building and parking structure, a pedestrian bridge and the Dog Park retaining structures.

### Street Improvements around the Orange County Performing Arts Center

City of Costa Mesa

Project Manager/ Engineer for a geotechnical investigation and pavement rehabilitation study for improvements to the streets.

### Sunset Ridge Park

City of Newport Beach

Senior Reviewer for the geotechnical investigation and recommendations for the 12-acre open space park.

### Newport Back Bay Slope Failure Investigation

County of Orange

Provided several alternative remediation recommendations. Performed slope repair including improvement of surface drainage, flattening the face of the slope, and reinforcing the slope with geogrid and/or soil nails.

### Hoag Memorial Hospital Presbyterian

Hoag Hospital, Newport Beach

Project Engineer for geotechnical evaluation, fault investigation, and remediation recommendations for an expansion project.



# VANCE BRESHEARS

LEED AP

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ACOUSTICS, IDIBRI

## EDUCATION

Bachelor of Science, Physics,  
University of Southern California

## REGISTRATIONS

Accreditation LEED AP, US Green  
Building Council

## MEMBERSHIPS

Member, Acoustical Society  
of America (ASA)

Vance 27+ years of experience in spaces that support live events. He leads the Southern California team and is an active designer for spaces where connection matters. Vance believes the best designs are achieved through a collaborative process that aligns expectations with budgets and brings the entire team together working under common goals. He is deeply skilled in using acoustics and technology to create an experience where people gather. Vance has been with iDiBri since 1992, and has provided acoustical and theater consulting services to Perkins Eastman Dougherty for performance facilities for six years.

## RELEVANT EXPERIENCE

### Telemedicine Auditorium, San Diego, CA

University of San Diego

UCSD's Telemedicine auditorium was experiencing issues with speech intelligibility. Idibri provided acoustical and audio system support.

### Otay Water District Auditorium, Spring Valley CA

Otay Water District

AV systems for a boardroom; including video presentation displays, sound reinforcement, recording, voting and control systems.

### Council Chambers, Poway, CA

City of Poway

Presentation video systems, production video sound reinforcement, recording, voting, control, video routing/displays, lighting.

### Council Chambers, Santee, CA

City of Santee

Presentation video systems, production video, sound reinforcement/recording, voting, control, video routing, displays, production video lighting

### Otay Water Authority Boardroom, Spring Valley, CA

Otay Water District

Idibri addressed: feedback in the audio system, intermittent random audio component glitches or failures, and potential acoustic anomalies.





# BOB STONE

ASLA, LEED AP

LANDSCAPE ARCHITECT, NUVIS (SBE, DBE)

## ORANGE COUNTY

### EDUCATION

Bachelor of Science, Landscape  
Architecture, California State  
Polytechnic University, Pomona

### REGISTRATION

Registered Landscape  
Architect C-1891

### MEMBERSHIPS

American Society of  
Landscape Architects

Bob has 43 years of landscape design experience with public projects. His designs focus on sensitive landscape irrigation, hardscapes with storm water management, ease of maintenance, and reduction of heat islands. He approaches sustainable design for community projects that incorporate safety and visibility, energy and water efficiency, locally sourced materials, organic soil amendments, native plant species, and turf restrictions to large active spaces. Perkins Eastman Dougherty has worked with Nuvis for over 26 years.

## RELEVANT EXPERIENCE

### Livermore Council Chambers, Livermore, CA

City of Livermore

Schematic design, design development, planting and irrigation plans, bid phase and construction support services for a new meeting hall addition to the civic center. Completed with Perkins Eastman Dougherty.

### Orange Coast College Recycling Center, Costa Mesa, CA

Coast Community College District and the City of Costa Mesa  
Conceptual designs, construction documents, and construction observation. Completed with Perkins Eastman Dougherty.

### Newport Coast Community Center

City of Newport Beach

Planting and irrigation for a restored playfield, foundation planting, and a parking lot featuring a coastal plant palette. Completed with Perkins Eastman Dougherty.

### Westminster Chamber of Commerce

City of Westminster

New construction featuring innovative landscape design, water efficient irrigation systems and permeable pavement. LEED Silver. Completed with Perkins Eastman Dougherty.

### Apple Valley Town Hall and Conference Center

Town of Apple Valley

Water-efficient desert plant species with drip irrigation, gravel mulch, and bioswales. Completed with Perkins Eastman Dougherty.



# ALAN CAMPBELL

COST CONSULTANT, CUMMING, ORANGE COUNTY

## EDUCATION

Bachelor of Science, Quantity Surveying, Abertay University, Dundee, Scotland, UK

## REGISTRATION

Certified Member, Royal Institution of Chartered Surveyors, No. 0856490  
NEBOSH General Certificate, National Examination Board UK, Occupational Safety and Health

## MEMBERSHIPS

President on the National Board of Trustees, American Society of Professional Estimators

Alan has worked in the construction industry since 1994. He possesses 15 years of experience in construction/project management, commercial, and residential development and management. His accomplishments contribute a unique proficiency and perspective to each of his project relationships. Alan's background includes public works, healthcare, transportation, education, and industrial remediation. As Managing Director, his services support pre-construction, construction, and post-construction phases, including cost planning, estimating, quantity take-offs, site walks, bid reconciliation, preparation of valuations, pricing validation, and change order claim review. Cumming and Perkins Eastman Dougherty have worked together for more than 22 years.

## RELEVANT EXPERIENCE

### Civic Center Complex

City of Lake Forest

A new City Hall/Administration building with a Police/EOC facility wing, 200-seat Council Chambers/Auditorium venue (14,800 sf.), Community Center, Senior Center, Parking Deck, hardscape and landscaping.

### City Hall Remodel

City of Costa Mesa

Remodel to the first floor of City Hall including community conference room, office spaces, 183-seat council chambers/auditorium. 7,220 sf.

### New Lecture Hall

Edwards Lifesciences

Provided conceptual cost estimating of three design options for a new 150-seat lecture hall/auditorium at the Edwards Lifesciences campus.

### Plummer Auditorium Upgrade and Modernization

Fullerton Joint Union High School District

Seismic upgrades and ADA compliance modernizations for the two-story, 61,67 sf. Facility included interior and exterior strengthen of columns and walls, concrete repair, roofing reinforcement, a new ticket booth at entrance, and adding wheelchair accessible seating

### Rosesevelt High School New Performing Arts Center

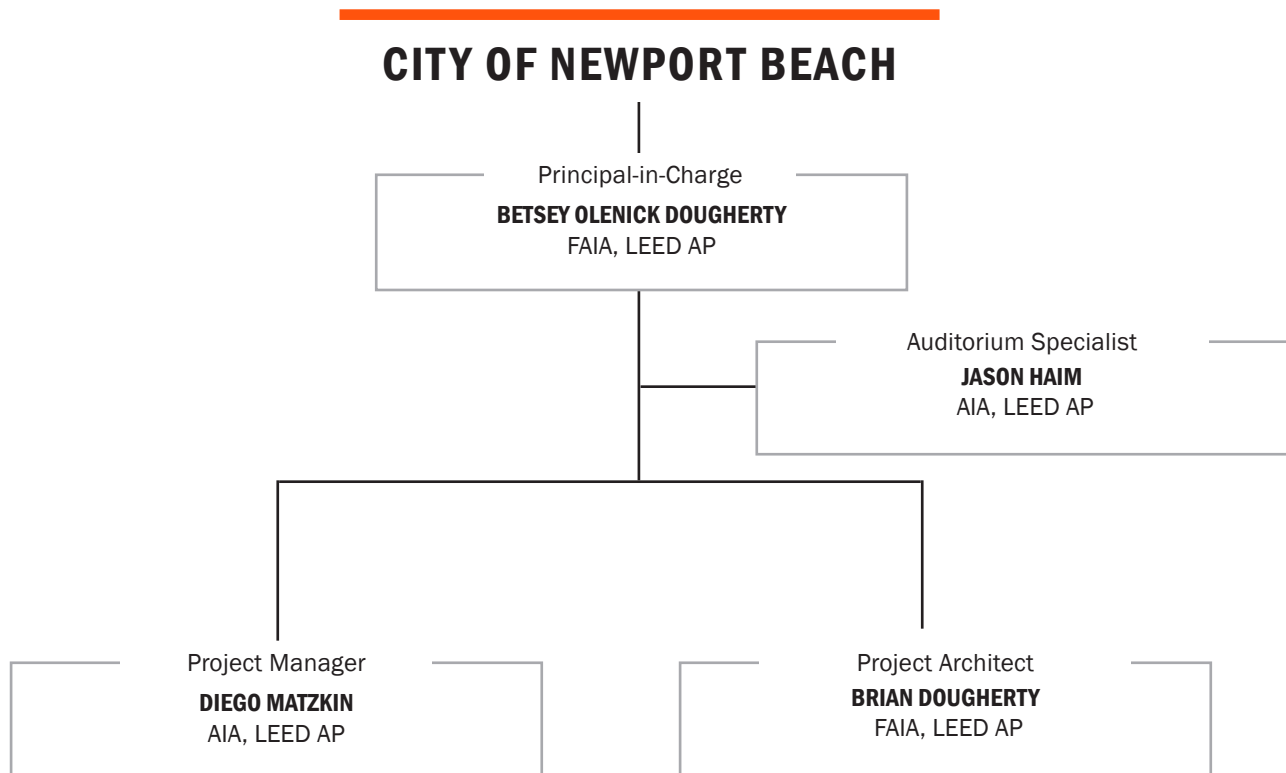
Los Angeles Unified School District

New 33,800 sf performing arts center. Design features include 724 seats, stage area, back-of-house, projection screens, marker boards, restrooms, casework, AV/lighting/equip. systems, and building components/finishes.

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## 4. PROJECT TEAM

### ORGANIZATION CHART



### Sub-Consultants

**BILL BROOKS, P.E.**  
Civil Engineer  
Armstrong & Brooks, SBE

**STEVE JOHNSON**  
Mechanical / Plumbing Engineer  
Design West, SBE

**LEO MAYA**  
Electrical Engineer  
Design West, SBE

**DAVID NELSON, S.E.**  
Structural Engineer  
KNA Structural Engineers

**VANCE BRESHEARS**  
Acoustics, AV, Vibration  
Idibri

**BOB STONE, ASLA**  
Landscape Architect  
Nuvis

**ALAN CAMPBELL**  
Cost Estimator  
Cumming





# BETSEY OLENICK DOUGHERTY

FAIA, LEED AP

## PRINCIPAL-IN-CHARGE

### EDUCATION

Master of Architecture,  
University of  
California Berkeley

Bachelor of Arts,  
Architecture,  
University of  
California Berkeley

### REGISTRATIONS

Registered Architect  
California (C-9825)

Certificate Holder, National  
Council of Architectural  
Registration Boards

Accreditation LEED AP,  
US Green Building Council

### MEMBERSHIPS

AIA Fellow, 1990

Academy of Neuroscience  
for Architecture,  
Board Member

Member, AIA Orange  
County Chapter

In 1979, Betsey Olenick Dougherty established the firm Dougherty + Dougherty, and began a career emphasizing design excellence and sustainability for public facilities. In 2018, the firm merged with internationally recognized architecture and design firm, Perkins Eastman. Betsey has been actively involved in the American Institute of Architects since 1976. She continues to serve as a member of the California Architects Board Professional Qualifications Committee and is a Board Member of the Academy of Neuroscience for Architecture (ANFA).

### EXPERIENCE

#### Irvine Valley College New Life Sciences Building, Irvine, CA

South Orange County Community College District

This innovative LEED Gold building includes a two-story atrium, Lecture Hall, eight laboratories, and a demonstration greenhouse.

#### Corona Del Mar HS/MS Auditorium, Newport Beach, CA

Newport-Mesa USD

This modernized high-tech facility is revitalized to accommodate 220 people for a modern, 21st century educational facility.

#### Beverly Vista Historic Theater Preservation/Expansion, Beverly Hills, CA

Beverly Hills USD

Preservation/renovation of an historic, 600 seat facility that is open to the public for evening and weekend performances and lectures.

#### Westlake HS Performing Arts Center, West Hills, CA

Conejo Valley USD

A state-of-the-art renovation provides 310 seats, lobby, ticket booth, thrust stage, storage, restrooms, and ante chambers.

#### Thousand Oaks HS New Performing Arts Center, Thousand Oaks, CA

Conejo Valley USD

A new state-of-the-art 400 seat facility is open to the public for weekend and evening performances and lectures.



# JASON HAIM

AIA, LEED AP

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## AUDITORIUM SPECIALIST

### EDUCATION

Bachelor of Science, Architecture  
California Polytechnic  
State University  
San Luis Obispo, California

### REGISTRATION

Accreditation LEED AP,  
US Green Building Council

Licensed architect:  
Arizona (55038)  
California (C27994)  
Hawaii (AR-17634)  
Louisiana (8472)  
Massachusetts (951371)  
New York (037740)  
Utah (9301646-0301)

### MEMBERSHIPS

Member, American Institute of  
Architects (AIA)

National Council of Architectural  
Registration Boards (NCARB).

With over 25 years of design and management experience for complex large-scale medical centers to complicated remodels, Jason Haim is knowledgeable of all aspects of planning, design and project delivery of varying size and building types. Having completed the planning, design and construction of over 2.5 million square feet of institutional and healthcare projects, he continues to develop innovative architectural solutions for his clients focusing on their core needs and vision.

### EXPERIENCE

#### USC Harlyne J. Norris Cancer Research Tower

Los Angeles, California

Design for a 185,000 sf translational research facility with auditorium that will maximize laboratory space, recruit new basic, clinical and preventional scientists and integrate program faculty.

#### UC Davis Medical Center: Telemedicine Resource Center and Rural Prime Facility

Sacramento, California

Architectural design for 52,000 sf facility provided state-of-the art learning environments, telemedicine consultation facilities and infrastructure to develop new programs for medical education.

#### University of California, Riverside: Classroom Upgrades

Riverside, California

This modernization of 200 classrooms included cutting-edge design to implement human-centric classrooms that improve attention and outcomes through flexibility and environmental quality.

#### Santa Barbara Cottage Hospital, Replacement/Master Plan

Santa Barbara, California

Architectural services for 472,000 sf of new buildings and 240,000 sf of renovated space for historic hospital, in compliance with stringent design standards.

#### UCI Medical Center, Comprehensive Digestive Disease Center Renovation

Orange, California

Architectural design for addition and renovation within the Comprehensive Digestive Disease Center, creating 6 procedure rooms, 17 prep/recovery spaces and associated support rooms and spaces, and lecture hall.



# DIEGO MATZKIN

AIA, LEED AP

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## PROJECT MANAGER

### EDUCATION

Master of Architecture,  
University  
of California, Los Angeles

Bachelor of Arts, Architecture,  
University of California, Berkeley

### REGISTRATION

Registered Architect: California  
C-27962

Accreditation LEED AP,  
US Green Building Council

### MEMBERSHIPS

Member, AIA Orange  
County Chapter

Diego Matzkin brings more than 21 years of extensive experience in management, production, and construction of educational, municipal, and state-funded projects of various scales and complexity. He has been involved in all stages of a project's life cycle, including: project budget and schedule management, program development with user groups, oversight and quality of A/E design and construction documents, coordination with specialty consultants, contract management and negotiation, processing of governmental jurisdiction approvals and business development activities in pursuit of educational and civic projects.

### EXPERIENCE

**Ponderosa Park Family Center and Park Improvements, Anaheim, CA**  
City of Anaheim

This redevelopment project includes replacement of a Family Youth Center and multiple park improvements and 3.7 acres of park improvements.

**Manhattan Beach Library, Manhattan Beach, CA\***  
City of Manhattan Beach

New 24,000 sf state-of-the-art library, 80 seat community room and lecture hall as well as public plazas for the Los Angeles County Library. The project achieved LEED Gold accreditation.

**Crowell Library, San Marino, CA\***  
City of San Marino

New 30,000 sf public library and community center including an 80 seat community room, public plazas and lifelong learning center. Construction completed in January 2008.

**Calabasas Civic Center, Calabasas, CA\***  
City of Manhattan Beach

New civic center campus including a 26,000 sf library, a 220 seat capacity banquet and lecture hall and a 27,500 sf city hall.

**La Plaza de Cultura y Artes, Los Angeles, CA\***  
City of Los Angeles

Restoration and seismic upgrade of two historic unreinforced masonry buildings in El Pueblo Historic District. The scope of work includes exhibition spaces, lecture areas, classrooms and administration.





# BRIAN DOUGHERTY

FAIA, LEED AP

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## PROJECT ARCHITECT

### EDUCATION

Master of Architecture,  
University  
of California Berkeley

Master of Business  
Administration,  
University of California Irvine

Bachelor of Arts, Architecture,  
University of California, Berkeley

### REGISTRATION

Registered Architect  
California (C-9824)

Certified Holder National  
Council of Architecture  
Registration Boards

Accreditation LEED AP,  
US Green Building Council

### MEMBERSHIPS

Fellow of the AIA

Past President of AIA  
California Council

Past President of AIA  
Orange County

Former California  
Representative to the National  
AIA Strategic Council

12 Years - Practicing Architect  
Board Member, Collaborative  
for Adequate Student  
Housing (CHPS)

### PERKINS EASTMAN

Managing Principals Council,  
Board of Directors

Brian Dougherty, FAIA, LEED AP, is a Senior Principal at Perkins Eastman Dougherty. He contributes over 42 years of experience in providing facility master planning, design, and architectural services to educational projects throughout California. He brings a career-long emphasis in energy conservation and sustainable design to each project, including a focus on holistic resource conservation that is shared with clients, community members, and other professionals. He has served as a member of the AIA College of Fellows Jury and as a regional representative of the AIA National Strategic Advisory Council.

## EXPERIENCE

### Irvine Valley College New Life Sciences Building, Irvine, CA

South Orange County Community College District

This innovative LEED Gold building includes a two-story atrium, sloped Lecture Hall floor, eight laboratories, and a demonstration greenhouse.

### Corona Del Mar HS/MS Auditorium, Newport Beach, CA

Newport-Mesa USD

This modernized high-tech facility with stage is revitalized to accommodate 220 people for a modern, 21st century educational facility.

### Beverly Vista Historic Theater Preservation/Expansion, Beverly Hills, CA

Beverly Hills USD

Preservation/renovation of an historic, 600 seat facility that is open to the public for evening and weekend performances and lectures.

### Westlake New HS Performing Arts Center, West Hills, CA

Conejo Valley USD

A state-of-the-art renovation provides 310 seats, lobby, ticket booth, thrust stage, storage, restrooms, and ante chambers.

### Thousand Oaks HS Performing Arts Center, Thousand Oaks, CA

Conejo Valley USD

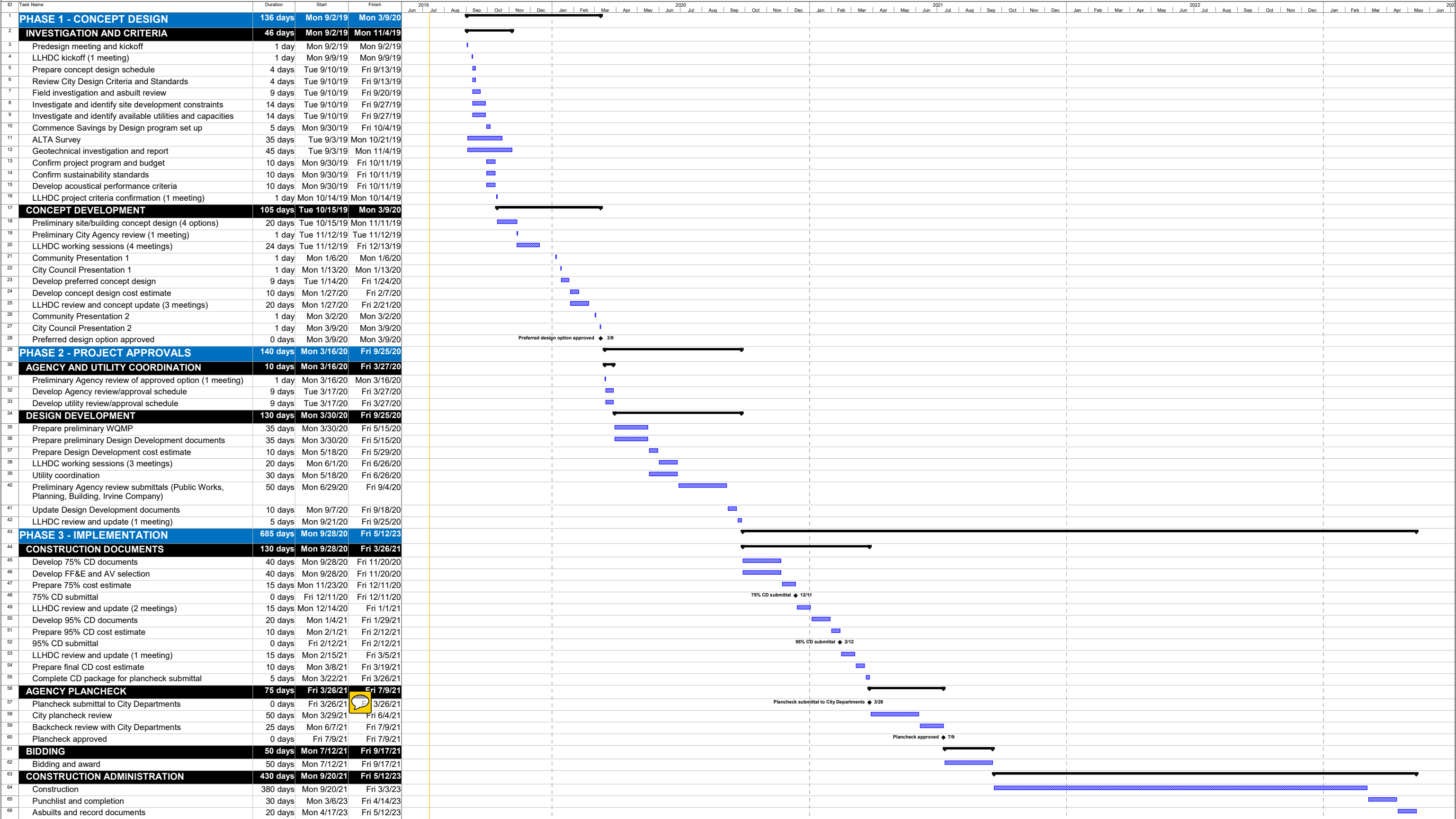
A state-of-the-art 400 seat facility with sloped floor and stage is open to the public for weekend and evening performances and lectures.

Personnel	Arch Princ/FF&E	Arch PM	Arch Job Cap/FF&E	Arch CAD	Acoutsics/AV/Theater/Lighting	Civil Eng/ALTA Survey/WQMP	Civil CAD	Landscape PM	Landscape CAD	Struct PM	Struct Eng	Struct CAD	M/P PM	M/P Eng	M/P CAD	Elec. PM	Elec. Eng/Low Voltage	Elec. CAD	Geotechnical	Cost	TOTALS
Phase 1 - Investigation & Criteria																					
Predesign meeting and kickoff	1	1	1		1	1		1					1			1					8
LLHDC kickoff (1 meeting)	1	1			1																3
Prepare concept design schedule		1																			1
Review City Design Criteria and Standards		1	1			1		1		1				1			1		1	1	9
Field investigation and asbuilt review		2	2			1		1		1				1			1		1		10
Investigate and identify site development constraints		2	2			4		2								1			2		13
Investigate and identify available utilities and capacities		2	2			4	2										2		2		14
Commence Savings by Design program set up	1	2	2						2				1	2		1	2				13
ALTA Survey						65															65
Geotechnical investigation and report																			165		165
Confirm project program and budget	2	8	8																		18
Confirm sustainability standards	2	8	8																		18
Develop acoustical performance criteria		2			60																62
LLHDC project criteria confirmation (1 meeting)	2	2	2		2			1		1			1			1					12
Sub Total Hours	9	32	28	0	64	76	2	6	2	1	2	0	3	4	0	4	6	0	171	1	411
Phase 1 - Concept Development																					
Preliminary site/building concept design ( 4 options)	4	20	40	40																	104
Preliminary City Agency review (1 meeting)	2	2	2																		6
LLHDC working sessions (4 meetings)	8	8	8		2			2													28
Community Presentation 1	2	2	2																		6
City Council Presentation 1	2	2	2																		6
Develop preferred concept design	2	20	40	40	8	4	4	4	8		16	24		22	28		24	30			274
Develop concept design cost estimate		2	2																	48	
LLHDC review and concept update (3 meetings)	6	6	6		2			2			2			2			2			4	
Community Presentation 2	2	2	2																		
City Council Presentation 2	2	2																			4
Preferred design option approved	2	2	2	2																	8
Sub Total Hours	32	68	106	82	12	4	4	8	8	0	18	24	0	24	28	0	26	30	0	52	526
Phase 2 - Agency & Utility Coordination																					
Preliminary Agency review of approved option (1 meeting)	2	2	2			2		2		2			2			2			2		18
Develop Agency review/approval schedule		4																			
Develop utility review/approval schedule		4	2			2										2					10
Sub Total Hours	2	10	4	0	0	4	0	2	0	2	0	0	2	0	0	4	0	0	2	0	32
Phase 2 - Design Development																					
Prepare preliminary WQMP		2					38														40
Prepare preliminary Design Development documents	4		80	120	40	20	24	20	24	2	30	40	2	30	40	2	30	40			548
Prepare Design Development cost estimate		4			1															60	65

Personnel	Arch Princ/FF&E	Arch PM	Arch Job Capt/FF&E	Arch CAD	Acoutsics/AV/Theater/Lighting	Civil Eng/ALTA Survey/WQMP	Civil CAD	Landscape PM	Landscape CAD	Struct PM	Struct Eng	Struct CAD	M/P PM	M/P Eng	M/P CAD	Elec. PM	Elec. Eng/Low Voltage	Elec. CAD	Geotechnical	Cost	TOTALS
LLHDC working sessions (3 meetings)	4	6	6																		16
Utility coordination		4	6	2			2										2				16
Preliminary Agency review submittals (Public Works, Planning, Building, Irvine Company)		16	16	24	12	4		4	8		12	16		10	16		10	16			164
Update Design Development documents		8	20	24	8	4	4	2	4		10	12		10	12		10	12			140
LLHDC review and update (1 meeting)		2	2																		4
Sub Total Hours	8	42	130	170	61	28	68	26	36	2	52	68	2	50	68	2	52	68	0	60	993
Phase 3 - Construction Documents																					
Develop 75% CD documents	2	40	110	200	60	20	20	12	20		32	60		30	60		30	60			756
Develop FF&E and AV selection	30	12	20	12	50												12				136
Prepare 75% cost estimate		2			1	1		1			1			1			1			70	78
75% CD submittal		4	24	40	16	6	8	6	8		16	24		24	24		24	24			248
LLHDC review and update (2 meetings)	2	4	4																		10
Develop 95% CD documents		20	60	120	24	8	8	8	8		20	36		20	30		20	30			412
Prepare 95% CD cost estimate		2			1	1		1			1			1			1			48	56
95% CD submittal		4	20	30	12	4	4	4	4		4	8		4	8		4	8			118
LLHDC review and update (1 meeting)		2	2		2																6
Prepare final CD cost estimate		2																		40	42
Complete CD package for plancheck submittal		4	8	8	2	2		2			2			2			2				32
Sub Total Hours	34	96	248	410	168	42	40	34	40	0	76	128	0	82	122	0	94	122	0	158	1894
Phase 3 - Agency Plancheck																					
Plancheck submittal to City Departments		4	8	8																	20
City plancheck review		12	16	16	16	12	8	2	6		6	16		6	16		8	16			156
Backcheck review with City Departments		8	16	16	8	4	4	2	4		6	12		6	12		6	12			116
Plancheck approved			2	8																	10
Sub Total Hours	0	24	42	48	24	16	12	4	10	0	12	28	0	12	28	0	14	28	0	0	302
Phase 3 - Bidding																					
Bidding & Award (incl. Addenda)		4	12	12	1	1		1			1			1			1				34
Sub Total Hours	0	4	12	12	1	1	0	1	0	0	1	0	0	1	0	0	1	0	0	0	34
Phase 3 - Construction Administration/Closeout																					
Construction		70	160	60	20	12		12	2		16	12		16	16		16	16			428
Punchlist and completion		8	14	12	2			2			2			4			4				48
Asbuilts and record documents/closeout			16	24	4	2	2		2		2	4		2	4		2	4			68
Sub Total Hours	0	78	190	96	26	14	2	14	4	0	20	16	0	22	20	0	22	20	0	0	544
TOTAL	85	354	760	818	356	185	128	95	100	5	181	264	7	195	266	10	215	268	173	271	4736



City of Newport Beach  
Newport Beach Library Lecture Hall  
Project Schedule



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## 7. SCOPE OF WORK

**THE FIRM WAS FOUNDED ON THE BELIEF**, that design should enhance the human experience in the places where people live, work, play, learn, age and heal.

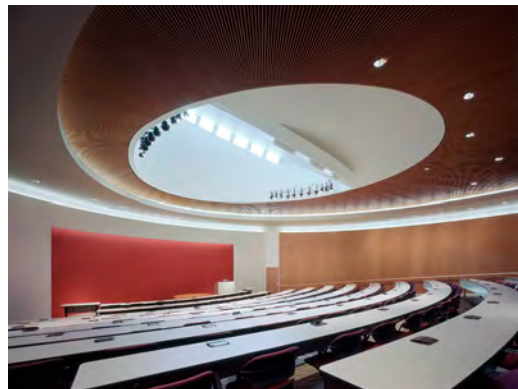
### COMPREHENSIVE DESIGN SERVICES

The Newport Beach Library Lecture Hall project is the result of a community-driven goal to provide a high-end meeting and performance space to accommodate a greater number of audience members than can currently be accommodated in the Friends Room. A sloped floor will provide view angles that cannot be achieved in the current meeting space. A ramped or combination ramped and stepped configuration can provide universal design accessibility meeting ADA requirements for path of travel. A new facility also provides the opportunity for state-of-the-art technology, acoustics and lighting that will enhance the audience, performer and presenter experience. This new venue will be the premier lecture hall within the community, exceeding the expectations of dedicated Library volunteer leadership.

Perkins Eastman Dougherty will provide complete design services for the project in accordance with the latest California Building Code (2019), City-approved Standard Specifications for Public Works Construction (which, as of this date is the 2015 Edition) and the City of Newport Beach Design Criteria, Standard, Standard Special Provisions and Standard Drawings (2004 Edition), including supplements. The tasks, as described in the Request for Proposal, will include:

#### Phase 1

- a. Attend pre-design meeting with City staff and LLHDC prior to starting work.
- b. Prepare a design schedule showing times of completion and milestones for each task.
- c. Include at least 15 meetings of approximately two hours each at the site or at or near City Hall to review design with LLHDC as it progresses to ensure the goals of LLHDC are being achieved.
- d. ALTA Site Survey and topographic base map.
- e. Geotechnical investigation providing necessary site and design criteria.
- f. Preparation of four pictorial floor and site plan concepts for the preferred location. The concepts include:
  - Lecture hall with a 275 seat capacity with possible location for 50 movable seats for overflow seating
  - Ticket booth
  - Lobby to accommodate 200
  - Kitchen: refrigerator, sink, storage
  - Restroom facilities for patrons
  - Green room with restroom facilities
  - Audio-visual control room
  - Unisex/ADA restrooms
  - Exterior hardscape/landscaping to complement existing building and landscape
  - Place LLH to provide minimal loss of parking that may be replaced elsewhere on site
  - Include features in Architecture Design Guidelines - Exhibit B
- g. Attend and present at two evening /or weekend community informational meetings with the public. Prepare PowerPoint presentations explaining the project to the public.
- h. Prepare presentations with pictorial exhibits, multiple sets/versions of electronic, full-size color, half-size color, poster-board interior, exterior renderings and make two City Council presentations.
- i. Conduct field reviews of existing facilities. This will include, but will not be limited to, inspecting for preliminary design possibilities; identifying all utility locations; and establishing final design features.



- j. Prepare preliminary construction drawings including base map, cross sections needed to visualize the project and complete design; researching and providing recommendations for energy-efficient solutions and their applicable rebates available from the different utility companies; and including construction cost estimates and design of adjacent areas to accommodate the project. All preliminary electrical, mechanical, and structural calculations shall be provided. All drawings shall be

transmitted on a CD to the City in AutoCAD 2015 or later in “.dwg” file format. All written documents shall be transmitted to the City, in the City’s latest adopted version of Microsoft Word and Excel. This submittal shall be used for initial permitting considerations - approximately 50 percent design submittal.

- k. Employ acoustical engineering for eliminating exterior sounds and improving interior sound.
- l. Work with local utility companies to develop Savings by Design package.





Paulson Auditorium  
New York University

#### Phase 2

1. Prepare a schedule and pathway to obtain all required permits (Building, Planning, AQMD, WQMP and Irvine Company review).
2. Prepare a preliminary WQMP as part the preliminary design.
3. Providing coordination of document review of all documents with other departments and agencies.
4. Obtain all other required permits or conditional approvals (SCE, Gas Company, etc.).
5. Provide coordination of construction document review

#### Phase 3

1. Prepare construction drawings including base map, cross sections, needed to construct the project, specifying energy-efficient solutions and their applicable rebates available from the utility companies, providing construction cost estimates and design of adjacent areas to accommodate the project. Electrical, mechanical, and structural calculations will be provided. All drawings will be transmitted on a CD to the City in AutoCAD 2015 or later in “.dwg” file format. All written documents will be transmitted to the City, in the City’s latest adopted version of Microsoft Word and Excel, and original signed and stamped Mylar plans and

specifications upon completion of the project.

2. Prepare complete contract documents using the City’s standard template documents, including general and special provisions, quantities, proposals, and engineer’s estimate. Construction cost estimates based on recently completed local projects. Drawings will be signed and sealed by a California licensed architect and/or the licensed professional for their respective disciplines.

Design Package submittals:

- a. Attend meetings with Community Development Department to discuss planning, building and life safety comments and conditions for approval.
- b. Preparing addenda to the specifications and drawings.
- c. Preparing the preliminary audio visual, cabling, FF&E, fire protection design for value engineering.

#### Construction Engineering Assistance

When requested by the City, the Perkins Eastman Dougherty will be available for:

1. Attending pre-bid, pre-construction, construction coordination meetings (assume biweekly meetings).

2. Reviewing and processing shop drawings, Requests for Information, and other submittals.
3. Monitoring construction progress, advising the City with respect to the contractor's general conformance to drawings and specifications, visiting the site, and providing field recommendations.
4. Revising the drawings and/or special provisions.
5. Preparing "as-built" drawings

This powerful tool will support the design and construction processes, and will be continuously made available to the City for communication on the City website, through Social Media, and at community and City presentations and events.

### Progress Submittals

Progress submittals and/or meetings will be required prior to execution of the contract documents. Milestone submittals are:

#### Phase 1

1. Pictorial and Floor Plan and Site Plan Concepts
2. Project Schedule
3. Site Research
  - a. Existing site and infrastructure
  - b. Project survey
  - c. Geotechnical investigation
4. Programming and Master Planning

#### Phase 2

1. Develop path for permitting process
2. Approval or conditional approval of all required permits

#### Phase 3

1. Provide final bidding contract documents
2. Bidding and construction support services

Although not specifically mentioned in the Request for Proposal, Perkins Eastman Dougherty contributes a long history in post-occupancy evaluations and support services. This valuable exercise is informally provided as a part of our basic services, and is an effective way of monitoring building performance goals and addressing warranty issues as they might occur. Any changes to the process or deliverables to respond to future City needs or requirements can be accommodated as requested as the project proceeds. Perkins Eastman Dougherty utilizes BIM Revit 3D modeling, and will use this platform for visualization and presentation, as well as for the development of construction documents and construction administration support services in the field.

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## 8. SUGGESTIONS OF ADDITIONAL TASKS

**THE NEW LECTURE HALL FACILITY** will provide the opportunity for state-of-the-art technology, acoustics and lighting that will enhance the audience, performer and the presenter experience.

### IMPROVING THE PROJECT AND REDUCING THE COSTS

The intent of this discussion is to enrich the project, improve the preliminary nature of the work, with the added benefit of reducing costs. It is possible to do it all. This gateway project is one of unlimited potential. There are community-centric stories to tell:



The site potentially bridges over a watershed that flows from north to south along Avocado. This feature can be maintained as a bioswale that supports local plant materials in a native setting with minimal irrigation. Telling the story of water can interweave these elements into literal and implied design solutions that share the story of water in Southern California as a precious resource that can enrich our natural environment while supporting pervious solutions for natural drainage. There is an undeniable and strong connection that will inform the design solution, incorporating this existing feature in an informative way to enhance the outcome. This concept does not add cost to the project, and can ultimately elevate the connectivity to water and inform the conversation. With the current concern for water resource conservation, this message can be taught through design.



The juxtaposition of the new Lecture Hall with the existing library building and Bamboo Court will provide an expanded event space, providing not just a new

interior lecture hall with sloped floor, high tech audio and video applications, but an expanded adjacent outdoor space as well, enhancing the natural environmental experience. This sustainably designed building will enjoy direct access to natural light and air through sea breezes and an open “window” to the south and west. The goal to achieve building performance equivalent to LEED Gold can be achieved without added first cost while supporting more cost effective long-term maintenance and operations. Innovative strategies will include the use of new materials in creative ways, the development of programmatic enhancements that elevate interior and exterior space utilization, and the capitalization of adjacencies to public transportation, pedestrian and vehicular circulation.



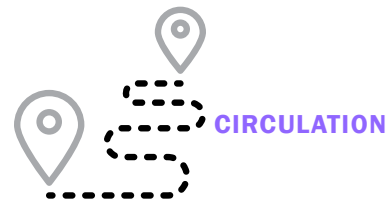
A rich range of programmatic goals are referenced in the RFP, expanding the traditional definition of a Lecture Hall to an events venue, a music and dance performance space, informative and entertaining programming, receptions, and an expansion of the existing Bamboo Court and Friends Room to a holistic destination. The goal to expand the programs can be achieved within the prescribed square feet with a creative overlay of multiple uses, particularly with the pre-function lobby and its ability to open to expanded



seating. Acoustics within the space will be “tuned” to the type of event and performance. Lighting will be flexible and zoned for a variety of stage and lecture lighting needs. A sloped or stepped floor will enhance view angles and offer fully access compliant seating and path of travel. Technology will establish audio and visual solutions that are able to change with time without invasive impact upon the existing facility. Staff and community workshops will explore all potentials and how programmatic flexibility can accommodate a variety of envisioned current and future activities. The introduction and control of natural light, combined with LED lighting, the opportunity for operable windows with energy-efficient HVAC strategies, the careful configurations of acoustic enhancements and electronic backbone features will all ensure a healthy and inherently flexible Lecture Hall building that will serve the community of Newport Beach and the surrounding area for generations.



At a time when art and cultural programs search for opportunities, the new Lecture Hall Building can be a home for fine arts, lobby displays for local artists, and the multitude of options with a sloped floor and segmented or mechanized stage. Circulation and common areas serve as exhibit space, and adjacent courtyards and passageways can provide pre- and post-event and reception areas. An emphasis in art and culture will enhance the activities within the space, can support an ongoing community arts and lecture program, and will have no added budget implications while paying big dividends. The stories expressed here are intended to encourage ideas, brainstorming and visioning to improve the project and the nature of the work while maintaining or reducing costs. The true creative and collaborative process begins with the staff and community workshops that will generate new ideas and expand a broad range of possibilities.



Pedestrian and vehicular circulation can both be reimagined with the creative placement of the new Lecture Hall building. Site plan options will be explored to re-balance the displaced parking within the site, and to create thoughtful and safe pedestrian experiences for circulation from within the parking lot, between the existing facility and the new addition, and from pedestrians entering the site from the Avocado bus stop and the retail parking area below. This “dance” will be enhanced by the careful preservation of existing mature trees, as well as the California native solution that will play upon the natural drainage that parallels the site. The concept of this “gateway building” will be reliant upon the site development that will be as important as the building itself.

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## 9. NOT TO EXCEED FEE

Please find out Not-to-Exceed-Fee in a separate sealed envelope as directed in the RFP.



CITY OF NEWPORT BEACH  
PUBLIC WORKS DEPARTMENT

## CONSULTANT PROPOSAL WORKSHEET

Please fill out and submit this worksheet along with the proposal or scope of work.

### Company Information

**Legal Business Name:** Perkins Eastman Architects, DPC

**Project Manager:** Brian Dougherty, FAIA, LEED AP

**Primary Address (For Legal Notices)**

**Mailing Address (For invoices, letters etc.):**

☒ Use address from the attached proposal

☐ Same as Primary Address

**Address Line 1:** 3194D Airport Loop Drive

**Address Line 2:**

**City, State, Zip:** Costa Mesa, CA 92626

**Type of Business (select one):**

- |   |   |
|---|---|
| <input checked="" type="radio"/> Corporation                            | <input type="radio"/> Limited Liability Corporation |
| <input type="radio"/> Limited Partnership/Limited Liability Partnership | <input type="radio"/> General Partnership           |
| <input type="radio"/> Sole Proprietorship                               | <input type="radio"/> Other                         |

For corporations without a resolution designating the binding contracting authority, two (2) officers of the corporation must sign the contract: one from column A, and one from column B (Below). For single signatories, the resolution must also be attached.

**Column A**

- President
- Vice President
- Chairman of the Board

**Column B**

- Secretary
- Chief Financial Officer
- Any Assistant Secretary
- Any Assistant Treasurer

Signatory 1: Nicholas Leahy (Print Name) Title: Co CEO and Executive Director

Signatory 2: Candace Carroll (Print Name) Title: CFO





## ACKNOWLEDGEMENT OF CITY'S STANDARD AGREEMENT TERMS & CONDITIONS

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*The Consultant acknowledges that they have reviewed the terms and conditions of the attached Sample Draft Agreement, including all insurance provisions, with no exceptions taken.*

A handwritten signature in blue ink, appearing to read "Betsey Olenick", is written over a horizontal line.

Signature

July 16, 2019

Date

Betsey Olenick Dougherty, FAIA, LEED AP

Printed Name and Title

Perkins Eastman Dougherty

Company Name

*Enclosure: Standard Template Draft – Professional Services Agreement with the City*