



CITY OF NEWPORT BEACH LIBRARY LECTURE HALL DESIGN COMMITTEE AGENDA

100 Civic Center Drive, Crystal Cove Room (Bay 2D)

Tuesday, October 8, 2019 - 8:00 AM

Library Lecture Hall Design Committee Members:

**Mayor Diane B. Dixon
Karen Clark
Janet Ray
Jill Johnson-Tucker
Matthew Witte**

Staff Members:

Peter Tauscher, Senior Civil Engineer

The Library Lecture Hall Design Committee meeting is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Library Lecture Hall Design Committee agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Committee and items not on the agenda but are within the subject matter jurisdiction of the Library Lecture Hall Design Committee. The Chair may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

The City of Newport Beach's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact Peter Tauscher, Senior Civil Engineer, at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible at (949) 644-3316 or ptauscher@newportbeachca.gov.

NOTICE REGARDING PRESENTATIONS REQUIRING USE OF CITY EQUIPMENT

Any presentation requiring the use of the City of Newport Beach's equipment must be submitted to the Library Services Department 24 hours prior to the scheduled meeting.

I. CALL MEETING TO ORDER

II. ROLL CALL

III. NOTICE TO THE PUBLIC

Public comments are invited on agenda and non-agenda items generally considered to be within the subject matter jurisdiction of the Library Lecture Hall Design Committee. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Library Lecture Hall Design Committee has the discretion to extend or shorten the speakers' time limit on agenda or non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

IV. PUBLIC COMMENTS

V. CONSENT CALENDAR

1. Approval of Minutes

Draft Minutes of the September 19, 2019, Library Lecture Hall Design Committee Meeting

[Library Lecture Hall Design Committee Draft Minutes 09192019](#)

VI. CURRENT BUSINESS

1. Design Subcommittee Report

2. Committee Discussion of RFP, Proposals, Presentations and Responses to Additional Questions

a. Sanders Architects, Mithun/ Hodgetts + Fung

b. Robert A. Coffee Architects + Associates

[Sanders Responses](#)

[Sanders Fee](#)

[RCA Responses](#)

[RCA Fee](#)

3. Adopt resolution recommending architect to City Council, or take other action regarding the proposals.

VII. MATTERS WHICH COMMITTEE MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)

VIII. ADJOURNMENT



CITY OF NEWPORT BEACH LIBRARY LECTURE HALL DESIGN COMMITTEE MINUTES

**100 Civic Center Drive, Crystal Cove Conference Room (Bay 2D)
Thursday, September 19, 2019 8:30 AM**

I. CALL MEETING TO ORDER

Chair Jill Johnson-Tucker called the meeting to order at 9:00 a.m.

II. ROLL CALL

Present: Matthew Witte, Vice Chair Janet Ray, Chair Jill Johnson-Tucker, Karen Clark (arrived late), Mayor Diane Dixon (arrived late)

Absent: None.

III. NOTICE TO THE PUBLIC/ PUBLIC COMMENT

Debra Allen President of Harbor View Hills Committee Association wanted to note a problem to the Committee regarding protecting the view plain and lighting in the parking lot and around east side building windows. She noted there is a nightlight view from the neighborhood into the bay and the harbor and they would like to protect that nightlight view and asked that the Committee design in a way that does not impact the view. She asked that if the design will impact that view, they would like special notice and the opportunity to be heard on the issue.

Paul Watkins Vice Chair of Board of Library Trustees spoke to confirm that the Board of Trustees is actively engaged in overseeing the lecture hall process. He noted the Board of Trustees receives monthly updates to the Board of Trustees. He noted the Committee is subject to the Brown Act and that the minutes are available to the public.

Jim Mosher commented on the minutes for approval. He noted the minutes were uninformative. He also commented on the agenda and the order of the presentations and how the order was decided. He noted the previous meetings' minutes state there was subcommittee appointed at the last meeting and he asked whether the subcommittee would be reporting.

Chair Johnson-Tucker noted the items were selected randomly and she stated the subcommittee has nothing to report.

IV. CONSENT CALENDAR

A motion was made by Vice Chair Janet Ray, and was seconded by Matthew White, to approve the *Draft Minutes of the August 19, 2019, Library Lecture Hall Design Committee Meeting.*

The motion carried 3-0 with the following vote:

AYES: Matthew Witte, Vice Chair Janet Ray, Chair Jill Johnson-Tucker

NOES: None

ABSENT: Karen Clark, Mayor Diane Dixon

ABSTAIN: None

V. CURRENT BUSINESS

1. *Presentation by Sanders Architects, Mithun/Hodgetts & Fung*

Whitney Sanders the principal of Sanders Architect introduced himself and Katherine Hollis, Director of Interior Design and Darin Vieira Senior Associate with Mithun/Hodgetts & Fung, (Unintelligible), Associate.

Mr. Sanders spoke about the longstanding collaboration between Sanders Architects and Mithun/Hodgetts and Fung and noted they bring creative thinking to the table and economic strategy that sacrifices nothing in terms of quality. He also noted they promote the idea of gathering whereby architectural spaces create spaces for gathering through the qualities in the architecture.

Ms. Hollis noted that quality materials make all the difference in the world. She stated they place a lot of emphasis on the details of the materials.

Mr. Sanders noted their series of structures have the highest awards of the industry. He noted Mr. Hodgetts and Mr. Fung could not be present because they had to attend a wedding.

Daren Vieira commended the City for investing and focusing on advancing this project. He spoke about his previous experience and qualifications. He noted the firm operates at multiple scales and they have the ability to take small and large projects. Contextually dive into the sites and places. For example, in Nashville, they looked at the stylings of country music over time and were inspired by the adjacent river and created the stage house. He spoke about the Frost Auditorium, innovative mid-century structure. For the Newport Library Complex, is part of a collective and an identity for the City because it is the heart and core of the City's identity.

Mr. Vieira noted their vision is a strong structure with efficiency. The existing library contains traditional materials that are familiar and they would like to assemble something that speaks about Newport Beach. He spoke about the buffer zone between Avocado Boulevard and the Civic Center and how the firm would like to engage with that buffer zone. He noted they would like to create a feeling of sense in the court space or possibly to connect it with the lobby to expand the public realm. He noted they recognize the building needs civic presence particularly from the view at Avocado Boulevard.

Mr. Vieira stated they looked at the existing master plan which addresses the parking lot and the library and the court and focused on how patrons will enter the building. The analysis of the master plan was that the court wasn't connecting with the rest of the building. They have additional ideas for the master plan.

Mr. Sanders provided models and spoke about Scheme No. 1 called the "wave." He noted something was lacking from the courtyard and they thought of making the building the third side of the courtyard to bring it to life. The form of the structure would come from the energies of the ocean.

Mr. Vieira demonstrated how they would change the court and create an exterior patio and provide a new bridge location to welcome people to the court. He noted they are considering a Mezzanine level two to look over Avocado Boulevard.

Mr. Sanders showed Mr. Vieira's sketch that showed the view of the area.

The group then spoke about Scheme No. 2 which includes a "bow." He stated it provides a feeling of moving forward with elegance.

Mr. Vieira noted the form of the building is very recognizable and familiar. He stated they are occupying the site of the master plan and enhancing it with the roof structure which acts as an extension to welcome the court into the lobby. They would like to expand the court to relate to some of the existing geometries on site with the swale.

Committee Member Clark asked whether the existing bridge would be moved in this scenario.

Mr. Vieira stated it would be moved in this scenario and in the next one.

Mr. Sanders spoke regarding Scheme No. 3 which is called the “jewel” and synthesizes the first two schemes and conceived as an icon of Avocado Boulevard. The concept is a faceted jewel sitting on top of a bar that extends into the courtyard. He demonstrated the model.

Mr. Vieira noted this scheme places the lecture hall itself as the icon and provides a simple bar that references a clean, modern aesthetically pleasing space. The lobby space welcomes the bamboo court in. He noted how important it is for assembly spaces to create a presence before you walk into the lecture hall. He also noted the dramatic presence created by the swale and finally how the jewel is contrasted to the sculptural Council Chambers.

He noted these schemes promote continuity, engage the bamboo court and are adaptable to a wide range of materials. He noted it is straightforward construction and noted there is a balance of simple and complex construction so more can be placed into the lecture hall which is the most important part of the project.

Mr. Vieira clarified these are just ideas and there is no agenda about the final product until they hear from the community.

Mr. Sanders noted they purposely are not providing completed renderings because they want committee and community engagement.

Mr. Vieira noted they would go out and have formal and informal meetings with the community in order to engage and solicit responses from the community and incorporate it into the project so that the community can take ownership over the design. He demonstrated some sample models they used to receive feedback from students at Jesuit High School on a project there. He noted they also participate in the fundraising aspect of these projects.

Mr. Sanders spoke about two five-thousand and ten-thousand square foot projects of a lecture hall and house in Palm Springs that was completed for 2.5 million dollars. He used these sites to speak about the steel frames and the way they are constructed. He noted both of these projects received awards.

Ms. Hollis spoke about community and bringing people together. She noted she was a professional dancer for twenty years and has a deep physical understanding of an art space. She spoke about the importance of the audience’s feeling with regards to the space.

Mr. Sanders spoke about entry sequences regarding the various arts and the way in which this is applied to architecture.

Committee Member Witte commended the firm over their presentation. He noted this was an open discussion where they are presenting various ideas and seeking communication from the Committee. He noted the engagement aspect of their presentation was great.

Chair Johnson-Tucker asked regarding sloped floor lecture halls and whether they are thinking about ADA steps and sloping.

Mr. Vieira stated each scheme presents different ideas and they have incorporated low slopes and mezzanine options as a hybrid. Another scheme presents a steep slope to bring the presenter closer to those going on stage. He noted they are all ADA compliant.

Mr. Vieira also spoke about the folding doors into the lobby and the possibility of options to watch and engage with the performance from different vantage points.

Committee Member Ray asked whether you could do the same from the jewel.

Mr. Vieira stated you can. The “jewel” has great seating with a similar layout to the one of the “wave,” with a concourse level. Ms. Hollis and Mr. Villegas talked about the entrance from the side and compared it to

Hollywood Bowl and noted additional seating could be accommodated. Mr. Villegas walked through the scheme and entering into the lecture hall. He noted you would be able to look out onto Avocado and they would like to introduce natural lighting.

Committee Member Witte asked about the seating.

Mr. Sanders spoke about the available seating and what can be accommodated. He noted all the areas that could be accommodated.

Mr. Vieira reminded the Committee this sketch is preliminary.

Committee Member Witte asked regarding the asymmetrical nature of the building.

Ms. Hollis noted they like the space is rectangular but given the fact that it is a lecture hall that makes a circular space appropriate so the speaker feels surrounded.

Mr. Sanders also noted the stage can be moved over but spoke about the beauty of asymmetrical architecture.

Committee Member Witte noted the unique feature of the scheme is the roof that makes the outdoor space inward.

Ms. Hollis spoke about the “bow” where shade can be provided and/or a cover when necessary.

Committee Member Ray asked about the glass door.

Mr. Vieira spoke about the “jewel” and the way the room can become exterior and interior and a space that can be admired from Avocado Boulevard.

Committee Member Ray asked how the “wave” scheme would complement the other waves.

Ms. Hollis stated they would use feedback and then use different approaches with the roofline.

The group spoke about the building and City Hall.

Ms. Hollis asked to take another look at the “bow.” She commented on the natural lighting.

Mr. Vieira noted all of the schemes incorporate Avocado Boulevard.

Chair Johnson-Tucker asked whether the models and presentation materials could be left behind. She also asked whether trees would be visible from the swale.

Mr. Sanders spoke about the beautiful swale and confirmed it would include trees. He noted how thrilled they have been to work on the project.

Committee Member Witte asked how long the firms have been working together.

Mr. Sanders stated they began working academically for ten years.

2. Presentation by Bohlin Cywinski Jackson

The group presented itself and included Steve Chaitow, Erick Watson, (Unintelligible), Lena Shah, Steve Jacob, Greg Mottola.

Mr. Chaitow noted he would like for this process to be a conversation instead of a presentation. He noted they are thrilled to be back in Newport Beach. He stated he would work with Greg Mottola to head the project and noted Erick Watson would be the project manager and the City’s day-to-day contact.

He noted Lena Shah would be the project architect and also worked on the civic center and she did a great job for the civic center.

Mr. Mottola noted he works with clients and engages in a conversation to create the right project. He outlined the project comparatives and the fact that this project is about the civil sphere and private sphere supporting this goal.

He outlined some examples of a range of projects in terms of lecture hall spaces. He outlined some private sector spaces and other public sector spaces such as academic institutions and universities. He then noted they picked three options for the Committee to select from depending on the various parameters they have identified are important for example, the feeling of a unified house acoustics, and various architectural strategies. Mr. Chateau then spoke about the hall itself and the support space outside and the balance of each.

Mr. Mottola noted all four aspects have to be addressed in a spirited way and show the Committee some examples of how the firm has met those constraints in the past.

Mr. Mottola opined the second most important aspect is the pre-functioning in the indoor/outdoor gathering space. Finally, he said they wanted to speak about the word "iconic." He demonstrated an iconic project the firm worked on for Apple.

He stressed that their civic center received a prestigious award.

Mr. Mottola spoke about the elements they would use to create a high functioning space in the context of the beautiful City. He began by outlining the way patrons would arrive and the various entrances they would encounter. He noted the firm has considered way-finding and the way the space would function with the road and with parking. He noted they will be showing them three concepts that the Committee should think of as sketches because they want Committee input.

He began by preventing the "pavilion" scheme and noted the pavilion is beautiful and connected to the water. The considered how a building of that size can draw people to the courtyard. The firm looked at the existing garden wall, which they pulled back to make it more generous. Another scheme provides a walk from the plaza to the sidewalk. The other scheme draws people to the event and the plaza with a glass wall that would open and become extended to outdoor/indoor activities. He also noted a sculpted ceiling roof.

Mr. Mottola noted they have to be mindful of the size of the space and the library and have thought of a sectional concept. Their goal is to create feel of elegance with softer geometry and curving glass. He reviewed the massing of the sketch and the sculptural qualities and vertical in proportioning. He spoke about the Green Room in contrast to the blank wall of the library. This is a concept of a single space that can create anywhere from two-hundred to three-hundred seats.

Mr. Mottola then proceeded to the second concept called the "vessel" as a metaphor for what a library is. He also incorporated the relationship to water and beautiful boats with sculptural boats to them.

Ms. Shah spoke about the second concept and the way the building draws on the location and the pavilion scheme. The idea is to enter from a dock into the ship and similarly you enter in the lobby and into an enclosed body of the lecture hall. This scheme incorporates split seating configuration where the front portion of the seating is at a slight slope with great sightlines. She noted they tried to draw from existing conditions from what is already present at the library. Additionally, they incorporated the idea of immersion.

Mr. Mottola spoke about the importance of the courtyard and the vision from Avocado Boulevard. He provided an example from Tampa with the lighting system to have a wonderful nighttime presence. He stated this lighting quality could be incorporated.

Mayor Dixon asked about the lighting qualities.

Mr. Mottola spoke about the various materials that can be used to create different effects. Finally, Mr. Watson spoke about the roofing. He summarized the second concept is a split house.

Mr. Mottola stated the third scheme is called “nested shells,” to be connected to the natural world. He invited Mr. Watson to speak about the third scheme.

Mr. Watson noted they focused on the balcony to allow intimate space for larger and smaller groups and movable partition in the back. The concept is wrapped in an exuberant form that is consistent with the elements of City Council Chambers. He spoke about the natural light for certain events and the connection between outdoor and indoor.

Mr. Mottola explained they were intrigued by the balcony in the back row and making this space intimate but exuberant as an organic piece of sculpture. He spoke about the sculptural presence on the street and asked for Committee input regarding this idea. He noted the various purposes the space will be used for and told the Committee this would guide their direction. He invited Mr. Chaitow to finish the presentation.

Mr. Chaitow summarized the three reasons why they are the best firm for the project. The first reason is they have already worked on this site with their previous project. The second reason is their collaborative approach. Finally, their ability to deliver an iconic project. He then asked the Committee to come forth with questions.

Committee Member Witte noted none of the three schemes are particularly what they want to do with the project but he is attracted to the orientation towards Avocado Boulevard to bring a curiosity to the community to come inside and he noted they would not create a scheme that would bring lighting problems to the community. He stated it is encouraging the firm provided options that incorporate Avocado Boulevard without creating these problems.

Mayor Dixon asked how they see this project in relation with the Council Chambers.

Mr. Mottola noted he doesn't want this project to compete with Council Chambers and noted he wants a more elegant project. He noted there should be some connectivity but the project should not mimic the other buildings so it has its own personality.

Committee Member Clark asked for clarification about adding extra seats when needed.

Mr. Mottola noted this would be harder to do in the single sloped pavilion whereas the other schemes would provide more opportunities to change the seating. He spoke about the back wall with the gallery underneath the gallery as a way to do lose chairs or a standing remotely event. He also noted if seats are an important driver, then the other schemes can also be modified to use the lobby.

Chair Johnson-Tucker noted how nice it is to have the windows available for natural light but that there should be blackout curtains, particularly for nighttime events and noted the wall blocks a lot.

The group then discussed lighting and noise reduction.

Committee Member Ray asked whether the extra chairs would be within the budget in the RFP.

Mr. Mottola stated they would bring a contractor and estimator as part of the team and they would balance the geometries, working with the contractor and using specific materials they would work with the City to hit the range of the budget.

Chair Johnson-Tucker noted she didn't see support areas.

Mr. Mottola confirmed these are just sketches but restrooms would be included.

Committee Member Clark and Chair Johnson-Tucker spoke about accessibility from the street to the venue.

Mr. Mottola noted they provided various locations for the service areas and if those places could be replaced, they could provide a retaining wall along a different edge.

Chair Johnson-Tucker stated they are thinking of relocating parking to the drive aisle near the A/C units, and moving the bunny which would be cheaper than putting in a retaining wall.

Mr. Mottola stated there is a good pedestrian connect with the bridge and they were thinking that it could stay but they would consider whether there is a desire to bring additional pedestrians along the side.

Committee Member Clark asked Peter Tauscher from Public Works whether there could be a drop-off.

Mr. Tauscher stated there is a bus-stop.

Chair Johnson-Tucker stated she likes the drop-off and that she likes the idea of a second bridge. She asked if they could keep the presentation materials.

The firm noted they would provide a drive.

Mr. Mottola thanked the Committee and provided their card.

3. Robert A. Coffee Architects & Associates

Chair Johnson-Tucker introduced the committee and Mayor Dixon.

Robert Coffee introduced the firm and noted he has had his firm since 1995. He introduced Reginald Wilson, Laura Converse, Terry Jacobson, and John von Szeliski.

Laura Converse noted she assists with projects from beginning to end and develops the projects and specializes in interiors.

Reginald Wilson noted he has worked with Robert for over twenty years and noted he is heavily involved with the entitlement process and early approvals required for the project. He also coordinates design elements with consultants. Finally, he is heavily involved with construction documents and construction administration.

Terry stated he has worked with Robert for over twenty-five years and is anxious to be involved in the project in the support role. He stated they collaborate on design and implementation, which is critical. He stated his experience is in places of assembly of various sizes and he is anxious to offer that expertise. He stated he also has a lot of experience with their theatrical consultant.

John S. noted he has forty-plus years of experience as a theatre architect. He stated he was in performing arts before he had a career change and taught theatre and drama. He noted this is a challenging project that is fascinating to him. He noted it is a simple lecture hall but incorporates a lot of theatre elements as well and this is a custom-designed building.

Mr. Coffee noted they have worked a lot on this site and studied it and have thought about all the various aspects. He stated the name for their project is the "Cultural Evolution of the Civic Center." He stated it is a signature building.

He noted the following site observations. He stated City Hall has a hard edge and creates a juxtaposition that translates to the south side of the library site. He stated the green is a public square that is passed by on the way to City Hall. He noted the City Hall is airy and transparent. He also noted the library on the other hand is opaque and heavy but very different from the other architecture. Finally, the existing pedestrian bi-section is also present.

He noted a signature building is timeless. His opinion is that the pavilion is a signature building in Newport Beach. His opinion is that this building is to expand the productivity of the library programs. Mr. Coffee then spoke about how the building will improve the library site. He noted how the building shape was being forced in. He stated some of the building portions will be similar to the library's and others will be transparent and a third option in the middle.

Mr. Coffee spoke about the parking lot and the view of where the library and the lecture hall are visible. He spoke about the circulation and the trouble of the bi-section of that access. He noted issues with homelessness and the courtyard. He stated if the courtyard is open, then some sort of physical barrier should be incorporated. He stated he would like to relocate the bus stop and still comply with ADA access.

After the site plan, he explained how they would comply with parking restrictions and tie together overflow parking and an upgraded entry to the library.

Mr.. von Szeliski noted this project is a lecture hall with a lot of theatre needs. He noted how the goals are to have great acoustics, seating, audience and connection.

Mr. Jacobson stated they are trying to keep the intimate one-room concept. He noted that his work with religious institutions with a feeling of community and connection pushes for seating arrangements and lowering the stage in a way that still provides visual connection. He stated he is fascinated by the idea of overflow seating and providing alternative experiences in overflow seating spaces. He noted this will enhance cultural and civil interchange and debate.

Mr.. von Szeliski stated there are many issues that will affect this project. He stated sightlines are essential. He also noted overflow seating is a challenge and so are portable risers but they would like for them to be dedicated seating like the rest of the seats but for them to be able to go away. He noted the essential thing about a lecturer is that he or she is at the center but for performance, there are many other elements involved. He stated they are leaning towards the idea of a step-floor and innovative overflow seating.

He again stressed there the location of the seating is critical and that these issues would be explored with the Committee. Mr. John S. also spoke about a center aisle. He noted the center aisle seats are the best seats. He noted they could explore the idea of removable operable seats incorporating Code requirements but he noted center aisles give rhythm to the space.

Mr. Coffee spoke about the depth of the space and that this was incorporated into planning issues.

Ms. Converse noted they included samples from projects around the world to show lighting, acoustics, materials, shapes and configurations to make the space interesting. She pointed to the sample of the perforated skin. She also pointed to a ceiling solution that makes it look like butterflies.

Mr. von Szeliski noted this is all one room tied together.

Mr. Coffee spoke about the energy demand of the building. He also spoke about materials and resources and how they can be sustainable in energy.

He introduced the first scheme, which is called "bamboo backdrop." He noted where the stage and lobby are in direct access from the drop off. He noted this is similar to the previous diagram with a ramp access. He noted this would be an extension of the current space. Mr. Coffee noted this includes the idea of the perforated screen with the angulation of the backside wall. He noted this can also be done in the third dimension.

Mr. Coffee noted the second scheme is called "riparian rhapsody," which is focused around the riparian swale and the entry way to the space. He noted some of the trees will be edited and stated the ceiling would be different than the other concept. He noted this option uses natural light to illuminate the space. He spoke about the arrival sequence and the courtyard.

Mr. Coffee noted they live in the City and the adjectives that describe Newport Beach are water, sports, accomplished, educated. They want the library building to fit in with the big picture of the civic center and the Council Chamber and they think the best word is freedom. He noted the library is the reservoir of knowledge and enlightenment.

Committee Member Witte thanked the group for taking a holistic view of the site. He noted the question of arrival is very important and the patrons who will be using this. He agreed the current parking situation is not ideal but he opined it is worth discussing.

He further commented he is intrigued by the idea of arriving by car and the idea of different permeability of the sites. He noted he is also intrigued about how this interacts with the courtyard above. He noted he liked the idea of enveloping the stage with the people and noted a specific scheme was the more practical. He asked Mr. von Szeliski which one he would defer to.

Mr. von Szeliski noted the diagonal sends energy to the library and also spoke about the size of the project and the budget.

Mr. Coffee then noted the Council Chambers are closer than twenty-feet to the line. He noted perhaps seeking a variance is worth it to accommodate all the needed seating.

Committee Member Witte asked whether they have a pragmatic architectural choice.

Mr. Coffee selected one of the two schemes which expresses the designs and the transition between the library and the stairs, the backwall and the bamboo court. He noted he would hate to have to put gates in and that there could be a reading area tied into the library. He stated ultimately, it would be the choice of the community.

Mr. von Szeliski noted acoustically the big fan shape is not the best. He stated once dimensions are incorporated, the footprint shape will be created. He stated there has to be smooth and graceful ADA access to all the spaces and this could shape the edge of the building.

Committee Member Clark asked regarding the parking spaces available.

Mr. Coffee noted about seven spaces would be impacted.

Committee Member Clark stated she liked their proposal for parking.

Mr. Coffee noted there is a juxtaposition between the two buildings which is intriguing.

The group spoke about the possibilities available for the area.

Mr. Coffee spoke about their inspiration for the biophilic design which is interesting.

Mayor Dixon asked whether it allows natural lighting during the day. She noted the Committee decided the center aisle is not good for the Committee and they would like the stepping to be incorporating because sloping will not be enough. She noted some of the needs for the various dance programs and their concerns for the stage.

The group then discussed the seating and the stage and the depth that would be available to accommodate it all.

Mayor Dixon noted there are concerns for the available parking for library patrons but ultimately, they would like enough room and theatrical capabilities.

Mr. Coffee reassured the Committee this would be the most important project in their office and that passion would be delivered given they are part of this community. He noted how easily meetings could be scheduled because of how close they are. He also stressed that Mr. Wilson basically lives at the construction site.

Chair Johnson-Tucker asked that the presentation be emailed to Mr. Tauscher.

Mr. Coffee noted they created sketchbooks for each of the Committee members.

4. Rob Wellington Quigley, FAIA

Mary Anne Wellington introduced herself as the Project Manager. She noted only the core team was present. She noted Rob Wellington would be the Principal on the project. She stated Bob Dickens would be the Architect on the project. She stated she would be the day-to-day contact and would coordinate and manage the entire scope of work, monitor and track the budget, the schedule, and the community involvement process and the entitlement process.

She stated the three have been working for over thirty years producing civic projects of public buildings. She stated most of the projects are award winning and focused on being on time and within budget. She stated they have over one hundred awards from various institutions.

Ms. Wellington noted fundraising has been an integral part of their projects. She provided some examples of how they have been involved with various funding mechanisms. She also noted they have a long-time commitment to sustainability.

She provided the example of the San Diego Fire Coast Fire Station as a showcase of their creativity on a third-floor building with a slide. She noted this project won various awards. She noted their commitment to coming in or under budget and provided examples of projects where they came within budget. She introduced Rob.

Mr. Wellington noted he would guide the Committee through various sketches. He stated he was impressed with the landscape. He noted the building needed work on the topic of "civic identity" and stated their project would enhance this. He stated the building is somewhat anonymous and they would change that with their project.

Mayor Dixon noted the building has great functionality.

Mr. Wellington stated the area in the bamboo court should not feel like a passage and it should feel like a destination. He stated the area between the new lecture hall and the bamboo needs to be compelling and fabulous because it will have an intimacy that the grand space does not have. He imagined four design directions and are open to their direction. He stated the group likes the idea of working in a vacuum without a lot of input so they don't have preconceptions and creatively they are able to come up with great ideas.

He stated the ideas they explored without the clients stem from the existing architecture. He noted there are two different styles of architecture that contrast one another. He opined the juxtaposition between a light, delicate architecture and the heavier architecture is something they have used in the past. He explained there is an arcade to get people from the bus stop into the building and they decided to turn it as a veil and extending the lighting architecture. He noted they wanted to expand the bamboo court and work with the proportions and use the natural slope for seating and create more space for support facilities.

Mr. Wellington provided a sketch that they included. He showed the beautiful garden views and views from the parking lot in. He noted it's important to place the support as part of the same building. He stated there needs to be a continuation of the bamboo court into the lecture hall itself.

Committee Member Witte asked for Mr. Wellington to go back to the prior sketch and asked what he thinks about reversing the roof direction to accommodate the orientation of light. He noted mixing different types of architecture is intriguing.

Mr. Wellington noted that could work. He also noted they use great engineers and use them for specific aspects of the building rather than the whole building to create some economy.

Mayor Dixon asked regarding the penthouse examples they provided.

Mr. Wellington reviewed the three-dimensional sketch model provided to the Committee. He noted the community room of the library and the parking lot and the extended arcade. He stated a big shade tree is better than bamboo. He stated they are leaving the wall for acoustical protection and the bridge because they don't believe in sanitized corporation.

Mr. Wellington then proceeded to review the second scheme. He noted there is a paradox that the architecture would be subservient to the landscape. He provided a sketch of how it would work. He noted the potential of fundraising with water views and donors liking to have their names on the venue. He explained the idea of an amphitheater.

The group discussed the idea of an amphitheater.

Mr. Wellington then demonstrated the idea of a landscaped roof and its visibility from Avocado Boulevard. Mr. Wellington then spoke about the meaning of iconic and simplicity and spoke of his ideas regarding the parking lot.

The group then discussed some of the sketches. For example, they discussed taking out the bamboo element and providing a tree instead.

Mayor Dixon noted she would like picnic tables and look at the sunset from there.

Mr. Wellington noted they could adjust the slope on the roof to make it accessible for ADA purposes.

Committee Member Clark asked whether that would be a support space.

Mr. Wellington noted in all the schemes the entire wall by the patio would disappear and because it is an important gathering space, there would be some sound protection.

Mr. Wellington showed a model and the lecture hall at the library. He showed an area that serves as an expansion space.

Mr. Dickens compared the space to other projects. He noted the way it is designed so the front rows could be removed in order to allow the stage to expand and build a platform. He stated the whole wall opens to the courtyard and there is a coffee shop to animate the courtyard.

Committee Member Witte asked whether it is a flat-floor or section. He also noted this scheme has the reversed roof he was asking about previously.

Mr. Wellington noted it works very nicely with ADA.

The group then discussed steps and sightlines.

Mr. Wellington and Mr. Dickens then showed various examples of other notable projects. They showed a video presentation.

Committee Member Clark asked whether Ms. Wellington is based out of Palo Alto. She also asked about her experience.

Ms. Wellington discussed her background. She stated she is not an architect but is very organized and detail-oriented.

Mayor Dixon noted they are looking at building a new fire station.

Ms. Wellington noted they are light on work and could prioritize this project.

Mr. Wellington stated they do not take on too many projects each year because they keep their same employees instead of expanding the firm.

Vice Chair Ray asked regarding the Fire Station Project.

Chair Johnson-Tucker asked if they could get the PowerPoint presentation.

Mr. Wellington noted he could send the PowerPoint tomorrow and also pictures of the models.

5. *Public Comments on Presentations*

Jim Mosher stated he has the feeling the Committee does not feel community input is important. He stated he feels the building needs to integrate with the library building and that architecture. He noted the Bohlin Cywinski Jackson presentation does not understand that and he would rule that presentation out.

He stated when the library was originally built, it would have an entrance so patrons would not have to walk through the Irvine Center to get there. He asked whether that concept will still be considered. He noted transportation modes will change between now and fifty plus years and that should be considered. He noted that in the first presentation, Mr. Hodgett was not present but he is innovative in futuristic transportation.

6. *Committee Discussion of RFP, Proposals and Four Presentations*

Committee Member Witte noted he is interested in the following three aspects: the ideas that were given, the individuals themselves, and the pragmatic aspects such as aspects. He opined all four firms are very interesting. In his mind, he was pleasantly surprised at some of the ideas that people presented at this early stage.

Committee Member Witte suggested focusing on the ideas they liked. He also suggested they can incorporate ideas they like from each to the one they ultimately select.

Mayor Dixon stated it is important to determine whether they understood what they want from the project.

Vice Chair Ray stated the Coffee group does understand what the Committee needs and they came up with the idea of changing the parking so the front doors are the first experience. She really liked the fact they payed attention to how do you enter and she liked their team. She stated the Sanders group used to be at the bottom of the pile originally but they went up.

Chair Johnson Tucker noted the Hodgetts firm went far above and beyond to present even though they were out of town. She also agreed the Coffee firm did a great job with interiors and exteriors and they were very thorough. She stated the last presenter did not show them enough variety of interiors.

Vice Chair Ray noted the last team did not go far beyond what they showed in the initial proposal.

Committee Member Clark stated they liked their experience was civic projects. She stated this is important for budget reasons and liked the quality of their work.

Vice Chair Ray stated she does not agree with the rooftop idea.

Committee Member Witte stated the purpose of today was met which was to get ideas flowing. He wrote down what the most important design criteria were: light and acoustics and he stated the Coffee firm had an expert on that, split seating which he is enamored with the idea and all of the firms could do this, the idea of indoor/outdoor space which integrates into the bamboo court, taking into account the street, flexibility and alternative seating which was mentioned by the Coffee firm, and finally, the arrival sequence and civic entry to a front door is something he had not thought of and he stated several firms addressed it and now he thinks this is one of the most important criteria.

He noted the reality is that some know more about night-time light than others. At the end of the day, it is the reality that it is important and it needs to be incorporated. He stated his impressions of the firm are different now than what they were at the beginning.

Vice Chair Ray agreed.

Mayor Dixon noted she was surprised (unintelligible) didn't realize the parking lot is such a distraction to the overall design of the structure.

Chair Johnson-Tucker noted they were told about the importance.

Committee Member Witte stated they get a lot of points for noting the parking lot needs when the other three firms didn't.

Mayor Dixon stated she didn't understand his concepts as well.

Chair Johnson-Tucker noted he did a beautiful expansion of the museum but it's a sloped floor lecture hall and it's completely within the building so it does not have windows or natural light; but in this case, he has stepped seating and natural light.

Vice Chair Raye stated she likes the permeability concept.

Committee Member Witte noted the group before Coffee did not have the right mindset.

Chair Johnson-Tucker stated she agrees that they did not put their best effort forward.

The consensus was to take them off the board.

Committee Member Witte noted that although he knows them individually as a firm, their presentation wasn't best.

Mayor Dixon asked what the objective was regarding narrowing down the firms. She asked whether there would be a design competition between the two firms.

Committee Member Witte stated this was discussed at the last meeting and he noted he eliminated Bohlin Cywinski Jackson but any one of the other three firms would be good to work with so he would like to narrow it down to two. They could each get ten-thousand dollars to compete in two weeks.

Mayor Dixon stated the community could get involved at that point.

Chair Johnson-Tucker asked whether the firms would be amenable to that.

Mr. Tauscher stated the firms would not appreciate extending the process and it would delay bringing the project to council. He noted we have enough information to make a recommendation.

Committee Member Witte stated if a decision can be made it should. He asked whether the Committee needs more information.

Committee Member Clark asked whether everyone can agree on two.

Committee Member Witte stated he has a different approach which is to get the best firm with the best design and if the fees are materially different, the City should tell the firm, we want to tell the firm we want to hire you but your fee has to be "x." He noted some of the firms did not have the same information and weren't as familiar with the contextual issues. He noted the firms have different design aesthetics.

Chair Johnson-Tucker asked what the firms would give them if they were asked to expand on their product.

Committee Member Witte noted it would be specifics of scheme such as the rooftop theatre. For example, in Coffee's case, he asked if the Committee should ask other firms whether they have thought of parking without giving Coffee's idea away.

Committee Member Clark stated she is not ready to select one firm today. She stated that if the two finalists were Quigley and Coffee, she would look for a unique and different project. She agreed he has worked with the City and will keep on budget and on time but she isn't sure if they will get the extra design.

Chair Johnson-Tucker stated she agrees and she would probably eliminate Quigley. The San Diego Library is amazing but the buildings tend to be a little heavier aesthetically which doesn't appeal to her as much as Sanders and Hodgetts.

Committee Member Clark agreed.

Committee Member Witte stated he recommended the first firm because it was a very cost-effective solution to a small community. He is also impressed with the personalities and the fact they are intellectual individuals. Additionally, the idea of three different models and three different ideas was intriguing.

There was consensus that they would be one of the firms and so would Coffee's firm.

Committee Member Witte noted the acoustical engineer being involved is above and beyond what they asked for, and the arrival concept, which is very important. He also noted it is nice they are in the community and his interest in making the façades transparent but not entirely transparent is the happy medium to make it interesting from Avocado Boulevard.

Mayor Dixon stated she defers to the wisdom of the group.

Chair Johnson-Tucker noted Sanders asked if he could bring the other firm Hodgetts to work together. She also spoke of a project he worked on in Idyllwild for an auditorium for four million dollars.

Committee Member Witte noted it speaks to innovation. He noted if they ended up with those two, it is a traditional and conservative option.

Chair Johnson-Tucker asked whether they are all leaning towards the same two.

Mayor Dixon noted Coffee knocked it out of the park with the parking issue.

Committee Member Witte stated he also did a great job with the interior.

Mayor Dixon stated she liked what RQW and would like to share some of his ideas.

Chair Johnson-Tucker noted others did that as well. She stated if they all feel they should move forward with Sanders and Coffee, whether they should be asked to come back.

Committee Member Witte suggested they look at what Sanders presented versus what Coffee presented that if they hired Coffee, they would want from Sanders and vice versa and ask them to think about these issues further and come back in two weeks or submit something refined. For example, they ask Sanders more specifically about arrival sequence and parking layout and let them know they need to take another look at how people will arrive. Similarly, in Coffee, they could tell them they say different ideas in term of shapes of the building in three-dimensions, but is there any more information you want to share with us about for example, the permeability of the façade.

Mayor Dixon agrees these would be good questions.

Committee Member Clark noted Coffee did not have anything that involved anything other than a single floor.

Mr. Tauscher asked the Committee to submit questions by Monday.

Committee Member Witte noted the two firms they chose are the same regarding personalities. If they discuss other criteria, they don't know what the fees are.

Mr. Tauscher stated Sanders didn't have a direct person to speak to.

Committee Member Witte noted they should make a decision no later than two weeks.

Mayor Dixon stated two weeks is great but that should not be the driving force for the decision.

Chair Johnson-Tucker asked what if the firms had questions of the Committee.

7. *Adopt Resolution Recommending Architect to City Council or Take other Action Regarding the Presentations*

A motion was made by Matthew Witte, and seconded by Committee Member Clark, to move forward and ask questions of Sanders Architects, Mithun/Hodgetts & Fung and Robert A. Coffee Architects & Associates and thank the other two firms for their time.

The motion carried 4-0 with the following vote.

AYES:	Karen Clark, Matthew Witte, Vice Chair Janet Ray, Chair Jill Johnson-Tucker
NOES:	None
ABSENT:	Mayor Diane Dixon
ABSTAIN:	None

The Committee then discussed the next available day for a meeting. They decided on October first and noted if it works for Mayor Dixon, they would do morning.

VI. MATTERS WHICH COMMITTEE MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)

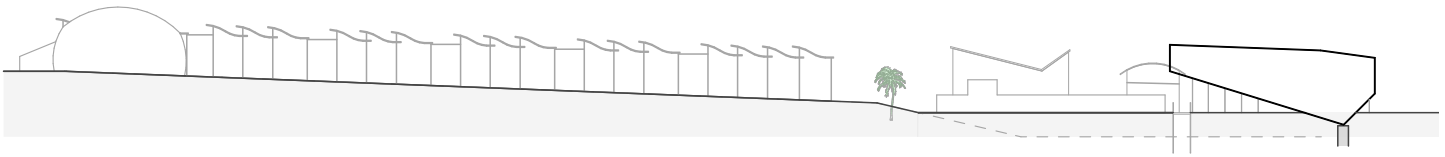
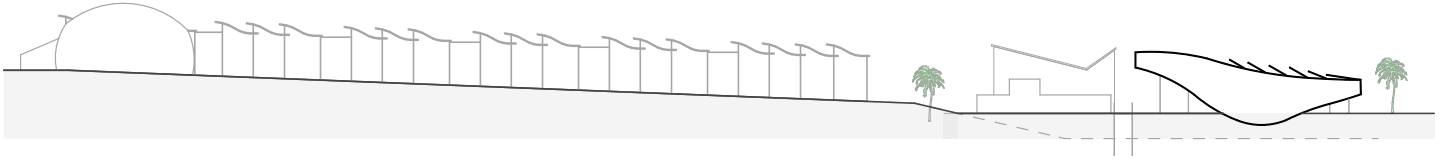
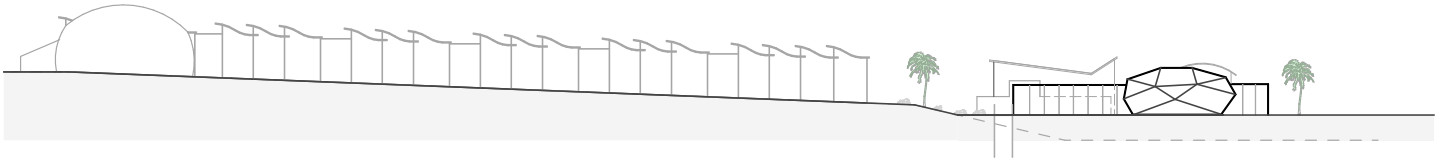
No matters were proposed.

VII. ADJOURNMENT

Chair Johnson-Tucker adjourned the meeting at 3:15 p.m.

APPROVED BY:

Chair Jill Johnson-Tucker



1.

Please revise elevations to show the designs in approximate scale to Central Library and City Hall.

See attached elevations.

2.

Clarify the roles Sander and Hodgetts will undertake. We were impressed with the strong team presented, and especially the combination of the Sander and Hodgetts. We were not clear if both Sander and Hodgetts will remain actively involved throughout the process. Pages 27-29 allude to a split between the interior and exterior responsibilities. Please explain how you see the process unfolding.

The longstanding academic and professional dialogue between Sander and Hodgetts is the genesis of this collaboration. Both Whitney Sander and Craig Hodgetts will be creatively involved in all aspects of the project throughout the concept development and schematic design phases. Thereafter, while their titles/roles are discrete, nominally Sander will handle the detail design of the exterior while Hodgetts will articulate and detail the interior. In practice, the collaboration will be continuous, and roles will overlap in a truly fertile way.

3.

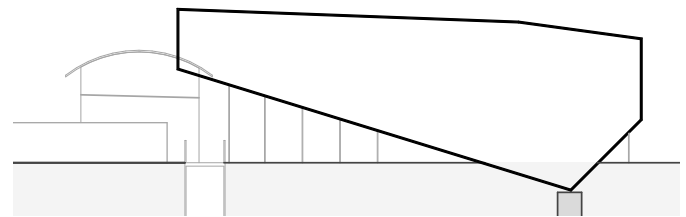
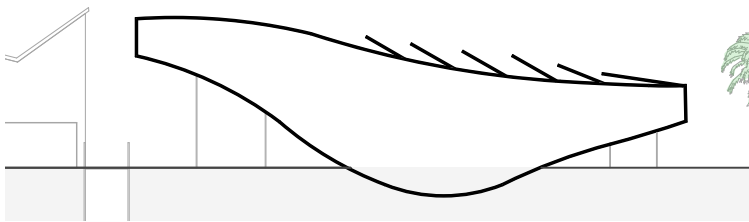
How much set back from Avocado will the designs allow?

The concepts we have explored thus far will maintain a 20 ft. set back from Avocado, with the exception of the "Jewel", which would cantilever over the swale, in order to permit it to continue to perform its function without compromise.

4.

The designs appear to be cantilevered. Is this possible given the budget?

Our “Bow” and “Wave” designs engage the swale by “stepping” into it for structural support (see the models and the attached elevations). The iconic mass of the “Jewel” will hover over the swale thanks to its cantilevered structure, much like our Wildbeast Pavilion. In either case, we would not expect a major impact to the budget since the primary structure itself will only represent 10-12% of the final construction cost.



5.

Regarding the variety of concepts of seating, i.e. step seating and slope seating, or mezzanine - which do you think is preferable for our site – please elaborate on the benefits of the various options

We favor a stepped seating layout over a sloped floor for the simple reason that the audience will enjoy a more intimate, revealing experience - especially for dance – with more open, more comfortable sight lines. We also see an opportunity for efficiency by locating air handling systems below the rake and delivering conditioned air at floor level.

6.

Outdoor: How could the outdoor area between the Bamboo Court and the Lecture Hall be designed to function in a) extreme heat and sun, and b) cold and/or rain.

- a. Big overhang?
- b. How would openness and views be preserved.

The “Wave” concept includes a large overhang to shelter a portion of the exterior area in the Bamboo Court. Additional shade trees could provide a more natural covering. The Jewel might introduce a trellis structure between the lobby and existing gathering space. A retractable awning structure to preserve openness of Bamboo court would be another option, which we can study further with digital simulations, even animations, of the patterns of sun and shadow. In all cases, we feel the Bamboo Court must continue in its function as an open, outdoor reception area.

7.

Are there other ways to integrate the lecture hall and library, in addition to the Bamboo Court?

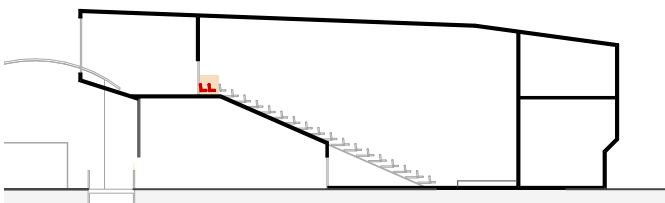
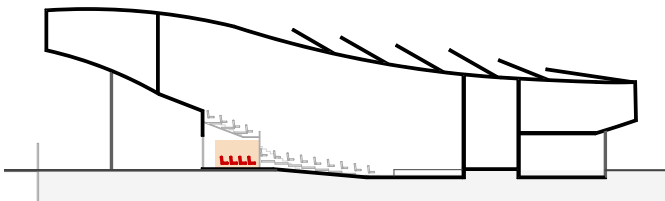
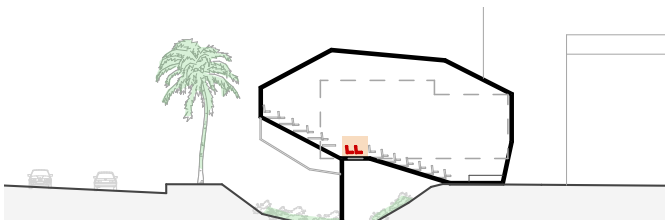


Because of the relatively small scale of the proposed Lecture Hall we feel it is important to maintain the significance of the Lecture Hall as a separate, special and distinct destination within the Civic Center complex. Like the Propylea at the Acropolis, it can serve as a threshold rather than an appendage. With that in mind, we can study how to reorganize the circulation to serve both the lecture hall and library with equal visibility, perhaps by extending the colonnade along the parking lot in order to integrate it with the new structure. This is true of all three schemes. We briefly studied an attachment to the existing Friends Meeting Room, but this option reduces access to the bamboo court and is not encouraged.

8.

Discuss possible ways to add overflow seating.

- a. Loose chairs?
- b. Built-ins that somehow disappear?



Provisions for “overflow seating” will of course vary depending on the final design, but will generally fall into the following categories. 1. Removable stage platforms to extend the stage for dance like those in the Frost Auditorium, which are both cost effective and practical. 2. Loose seating at middle concourse level where the rake changes from sloped to stepped, or (3) behind glass barrier leading to lobby. We would intend to explore each of these versions with you to understand how the Hall would be programmed.



9.

Best use of swale - cantilevered? Other options?

See number 4 above - The swale has grown into quite a beautiful environment which will serve as a luxurious green buffer between Avocado and the Lecture Hall. Since we believe the continuity of the swale along Avocado is important to maintain, we would introduce complementary materials/ features in order to integrate the presence of the building with the lush planting below, as well as with the views from Avocado.



10.

How will the two firms work together? Who would be our interface? Jason Zhang is named as project manager with most hours listed, but he did not actively participate in the presentation so he is a bit of an unknown. Why?

As Executive Architect, Whitney Sander will be our primary contact with the Committee. Jason Zhang will head up the Contract Documents production, and be primarily focused on day-to-day coordination with consultants, quality control and submittal process with support from Mithun/HplusF, which constitutes the most significant number of working hours of all the participants on our design team. As our presentation on the 19th focused primarily on communicating the design process, Darin, as the design project manager, was best suited to present the concepts and performative aspects of the building.

11.

What are the differences in the roles of Principal, Design Partner, Design Project Manager and Project Manager?

Team Member	Responsibilities	Concept	SD	DD	CD	Permit	CA	Total
Whitney Sander	Principal	48	48	48	28	2	35	209
Craig Hodgetts	Design Partner	24	24	24	65	0	70	207
Ming Fung	Design Quality Assurance	12	12	12	0	0	0	36
Darin Viera	Design Project Manager	72	72	96	224	15	140	619
Jason Zhang	Project Manager	48	48	96	224	75	840	1331
Staff TBD	Specification	0	0	24	56	0	0	80
Staff TBD	Document QAQC	0	0	0	80	0	0	80
Staff TBD	Production (II)	240	180	240	560	0	800	2020
Staff TBD	Production	0	180	240	560	0	0	980
Staff TBD	Admin Support	6	6	6	14	0	0	32
Matthew Melnyk	Nous / Structural Engineer (EOR)	0	8	24	32	8	24	96
Anna Tam	Nous / Senior Engineer	0	24	40	80	0	16	160
Megan Hanson	Nous / BIM Manager	0	0	0	40	0	0	40
Shane Judd	All Trade / Mechanical Engineer	0	20	30	30	9	20	109
Staff Level	All Trade / Mechanical Engineer Production	0	0	20	20	0	0	40
Joseph Nasr	All Trade / Electrical Engineer	0	20	30	30	10	30	120
Staff Level	All Trade / Electrical Engineer Production	0	0	30	40	0	0	70
Shane Judd	All Trade / Plumbing Engineer	0	10	20	20	5	15	70
Staff TBD	All Trade / Plumbing Engineer Production	0	0	40	40	0	0	80
Curtis Stephens	DCi / Civil Engineer / Surveyor	36	37	39	147	0	25	284
Nathan Wittasek	Code, Fire, Life Safety	0	44	46	60	0	0	150
Nick Antonio	Acoustic Design	0	26	36	22	20	0	104
Chris Sterparn	Principal Cost Consultant	0	4	8	8	0	0	21
Carol Rambaldi	Associate Cost Consultant	0	8	16	20	0	0	44
Kartika Bashani	Consultant Cost Consultant	0	8	16	40	0	0	64

12.

What projects have the two firms done together in the same way our project would be done?

While our firms have not worked together on a completed building, we have collaborated on a Master Plan for an educational community, and on the design of a gymnasium and parking structure for a Charter School. For your project, we see the collaboration as offering a vitality, with fresh insights from committed principals, that might not be possible in larger firms. The three models we presented to you exemplify our approach, in which we explore diverse ideas in order to give you, the client, the most expansive overview from which to guide us as we reach a final resolution.

On a day-to-day basis, Whitney will act as the primary contact while the blended team will bring design and visioning ideas to fruition.

13.

Would you consider a moving lobby wall and if so, how would you expect it might work?

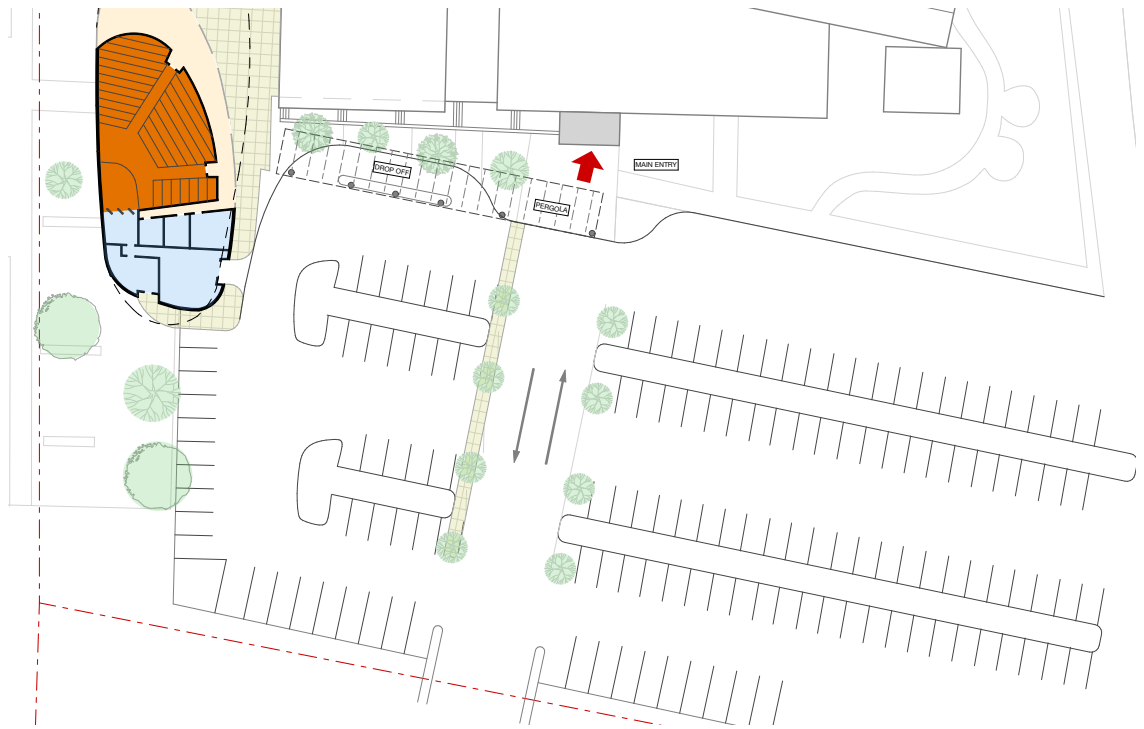
Absolutely. We see a great opportunity to link visibility into the lecture hall with the lobby. A pivoting and sliding glass partition or series of pivot doors such as those we have created for the WildBeast at Cal Arts, the Egyptian Theater, and the Ascend Amphitheater in Nashville underscore our ability to design operating walls to reconfigure and transform space.

14.

How will you plan the sense of arrival?

See our suggested parking revisions on the next page.

We understand that it is critical to address the primary point of arrival in the parking lot. Circulation must be oriented to the point of arrival. The drop-off area could be celebrated with identity banners, landscape features, or "Coming Attractions", all orchestrated to emphasize a preferred path, in order to create a procession or threshold. We have integrated in all 3 schemes the modulate overhang, ground plane, materials, and landscaping to create subtle suggestions of arrival.



15.

The current vehicular arrival sequence is sub-optimal. The proposed addition of a Lecture Hall will create additional drop off requirements to the Main Library. Given the opportunity to reconfigure the current parking layout (but with the stipulation that we must end up with essentially the same number of spaces as exists today), what, if anything would you do differently to improve it?

A canopy or pergola would provide a welcome addition to the existing entry choreography. Also, the addition of an arrival/drop-off lane adjacent to the main entry could be accented with banners, processional lighting, or landscape features in order to create a compelling entry. In our initial studies on this page, we looked at shifting the existing parking layout in order to accomplish this without a net loss of spaces.



16.

Given a desire to create flexibility for different types of events (but with the assumption that lectures will constitute the majority) , please provide your recommendation for the type, approximate location and slope(s) of seating which presumably could be incorporated into any of the three schemes you presented.

17.

Recognizing we are still at the early concept stage and have not selected our architect much less a preferred scheme, if selected and one of the three schemes you presented was chosen please provide your initial thoughts on the exterior materials that you could see utilizing?

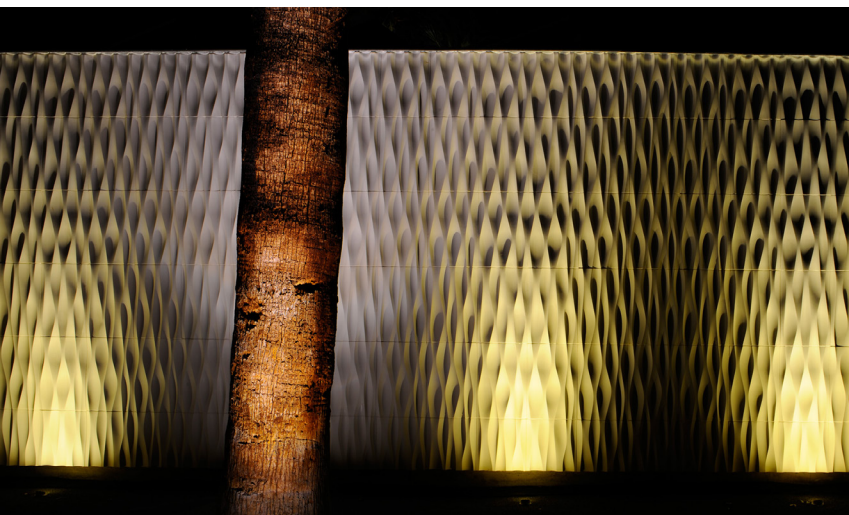
The materials chosen for the Lecture Hall will be determined by their ability to complement the existing palette of the Civic Center Complex while staying true to the integrity of the design concept as well as its constructability. For that reason there are no hard and fast answers. Rather, we envision a range of materials as options for the concepts as they are.

We believe the audience experience should come first, thus some combination of sloped and stepped seating would be our first choice, with the particulars of the final design evolving from the intersection of function, massing, and accommodation as first explored in the models we presented.

We think the sensuous form of the “Wave” would translate beautifully into smooth plaster. Alternately, the “Wave’s” geometry could have a ruled surface and might feature slats of either wood or metal. These would accent the form while providing a refined texture to complement the planting in the swale, and perhaps the immediate paving surrounding the building.

The “Jewel”, on the other hand, seems to demand a smooth, rather lustrous surface which could be trusted to yield crisp, tight intersections. The material of choice in that instance, might be tile, which would offer long life as well as an abundance of textural and color variations.

For the “Bow”, the glass lobby provides an inviting look. For the skin, we would explore the world of textured metal or concrete panels in order to achieve a fascinating, integrally colored surface that would reward close examination and would blend gracefully into the landscape.



18.

Given the joint venture between firms being proposed who will be the primary Project Principal that the Library will look to for final decision-making and authority?

Whitney Sander.

19.

In your presentation you showed experience using prefabricated materials. Please identify positives and negatives using this construction method.

Our experience has shown that Hybrid Construction is clearly the most economical construction strategy for this type of structure. As well, it provides long spans which translate into tall ceilings and clear sight lines.

It has a potential to bias for straight lines (as does the construction industry in general), though all three schemes have been developed with use of the Hybrid Construction strategy in mind.



Fee Summary

BASIC SERVICES

Concept Design	\$74,016	0	0	0	0	\$4,380	0	0	0
Schematic Design	\$85,716	\$6,500	\$3,888	\$3,780	\$1,458	\$4,473	\$4,680	\$2,400	\$8,560
Design Development	\$112,836	\$5,200	\$5,830	\$8,820	\$8,261	\$4,650	\$6,480	\$4,800	\$8,960
Construction Documents to 100%	\$264,189	\$23,800	\$7,344	\$9,520	\$7,344	\$17,670	\$3,744	\$15,200	\$11,800
Permitting and Backcheck	\$15,033	\$4,200	\$1,296	\$1,680	\$1,296	0	0	\$1,200	0
Construction Administration	\$181,090	\$12,000	\$3,240	\$4,200	\$3,240	\$3,084	\$3,744	0	0
Basic Services Total	\$732,880	\$51,700	\$21,598	\$28,000	\$21,599	\$34,257	\$18,648	\$23,600	\$29,320

Architectural Services Total **\$732,880**

Consultant Services Total **\$228,722**

FEE TOTAL **\$961,602**



an Ocean of Inspiration

Newport Beach Library Lecture Hall

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

Dear Peter,

Robert R. Coffee Architect and Associates (RCA+A) are pleased to submit our answers to the questions from the Library Lecture Hall Design Committee. We have endeavored to provide clear and concise answers to the questions and to provide diagrams and photos to augment our written response.

The famous architect Le Corbusier is credited with the quote, "*creativity is a patent search*". Since our interview, we have continued our search to find what will inform and yield a clear and elegant design solution that is sophisticated and appropriate for this project. However, we know for this search to be truly fruitful and successful we must have an interaction with the City and the Design Committee.

We feel very privileged to be one of the final two firms being considered for this exceptionally challenging and exciting project. We would be honored to be chosen to work with the City and the Newport Beach Library Foundation in creating a Performance/Library Lecture Hall that is recognized as another jewel in the crown of the Civic Center.

We will bring the full measure of our experience, our passion and our commitment to this project.

Sincerely,



Robert R. Coffee, Principal

Newport Beach Library Lecture Hall

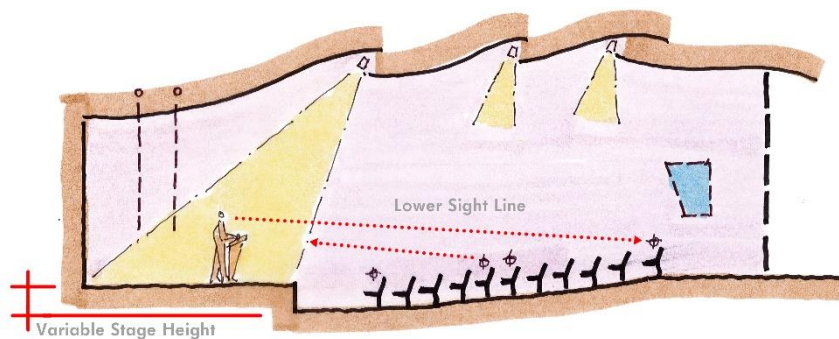


1. The slide presentation mentioned capturing 18-19 new parking spaces. How many will be eliminated at the site of the lecture hall?

The Site Plan presented in the RFP eliminated 15 spaces to create the site for the new building. These spaces were replaced with 15 new spaces located along the western side of the parking structure access drive yielding a net loss of zero spaces.

The Alternate Site Plan we presented in our interview eliminates a total of 39 spaces. The parking lot reconfiguration replaces the following spaces (see adjacent Site Plan): 14 spaces to the right and left of the entry drive and an additional 19 spaces located along the parking lot access drive for a total replacement of 33 spaces yielding a net loss of 6 spaces.





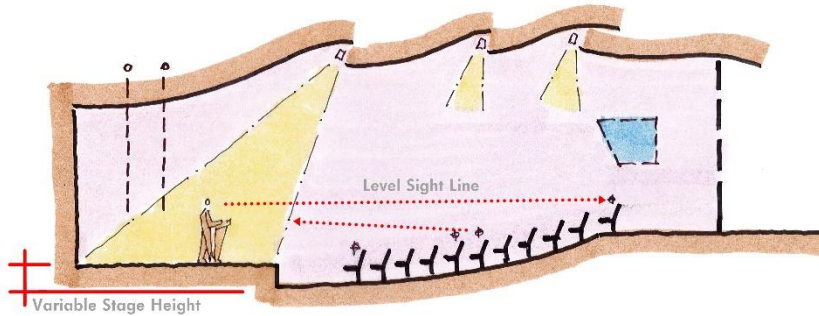
Raked Floor

2. Regarding the variety of concepts of seating, e.g., step-seating, sloped seating, or mezzanine – which do you think is preferable for our site? Please elaborate on the benefits of the various options.

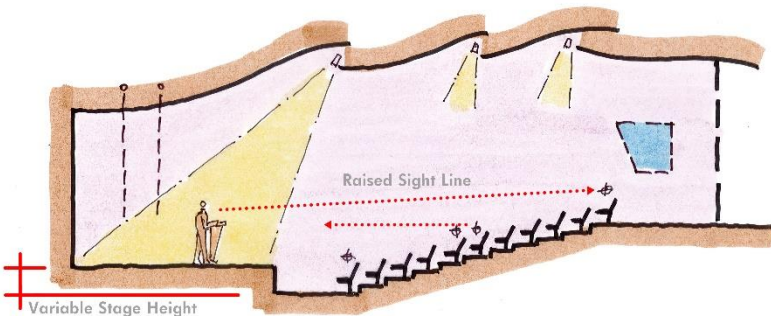
The seating options that will be best for your project will be determined more by the desired intimacy and function of the space than by the site. However, a more constricted building site area (one defined by the limits of the road setback and parking lot configuration) will limit the opportunities for shaping the lecture hall from within. Given that determinate, the lecture hall space is likely to be narrower and deeper, than wider and shallower as illustrated in our first concept, Bamboo Backdrop. Stage height, seating layout and floor type must all be studied together to maximize sight lines. However, on a simplistic level, the stepped floor will provide the best sight lines in a deeper space. The site slopes to the south and the Bamboo Backdrop Option takes advantage of the natural site slope to accommodate the orientation of the lecture hall and the use of a stepped floor.

Ramped/Sloped Floor:

Ramped/Sloped floors are typically under 8% in slope (a drop of 1 foot in 12 feet), but most often around 5%. The biggest advantage of a sloped floor is the seating spaces for the disabled may be assigned to any location in the space without having to make special design considerations on how to provide ADA access. Once a floor is sloped over 8% special consideration must be given to handrails and intermediate level landings. These requirements can often complicate or impact the seating layout in a way that does not facilitate the best sight lines. Good sight lines will require staggered seat alignment for consecutive rows and a higher stage.



Parabolic Floor



Stepped Floor

Parabolic Floor:

Parabolic floors have a varied slope that moves away from the stage gradually and steepens as the space deepens. However, this type of floor has the same limitations as the sloped floor in the percentage of slope allowed to avoid accessibility issues. Depending on the stage height, this option can possibly provide better viewing options for more of the seats than those on a sloped floor.

Stepped Floor:

Stepped seating will provide the best sight lines between the presenter and the audience because it raises the sight lines at each successive row faster than would be the case with a ramped/sloped floor or parabolic floor. Audiences quickly respond to the visual cue of a properly designed stepped aisle. We would propose using riser heights of 5 to 6 inches per row – using a 5-inch rise in forward rows changing to a 6-inch rise where there is a natural change in the layout of the rows. The location for seating for the disabled must be specifically located usually at two locations, one in the front of the seating and another toward the rear.

Mezzanine:

Due to the additional cost of providing an elevator and second floor framing, we do not propose a mezzanine solution for some of the audience seating. However, one of the “overflow” seating concepts we proposed would create a slightly raised seat section at each side of the back of the audience space which would look somewhat like a small parterre or loge, or even have a “box seats” quality.

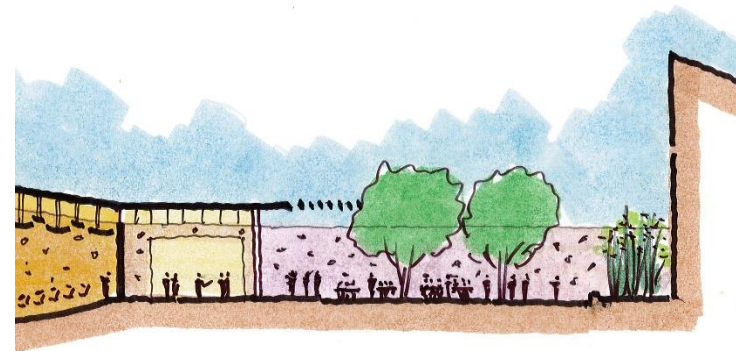


Transition Space Roof Element



3. Outdoor: How could the outdoor area between the Bamboo Court and the Lecture Hall be designed to function in:
 - a) Extreme heat and sun
 - b) Cold and/or rain
 - c) Big overhang?
 - d) How would openness and views be preserved?

We envision a seamless connection between the lobby and the Bamboo Courtyard. The same floor materials would flow from outside to inside. The ceiling/roof line will flow from the building to the courtyard. The lobby will be an enclosed space under the roof of the building. Large sliding or oversized pivot doors could be opened so the lobby flows freely to an outdoor covered transition space and then ultimately to the courtyard. The transition space will be under a large overhang and offer protection from the rain and the sun. Part of the protective roof might provide filtered light as the space transitions from lobby to the open courtyard.





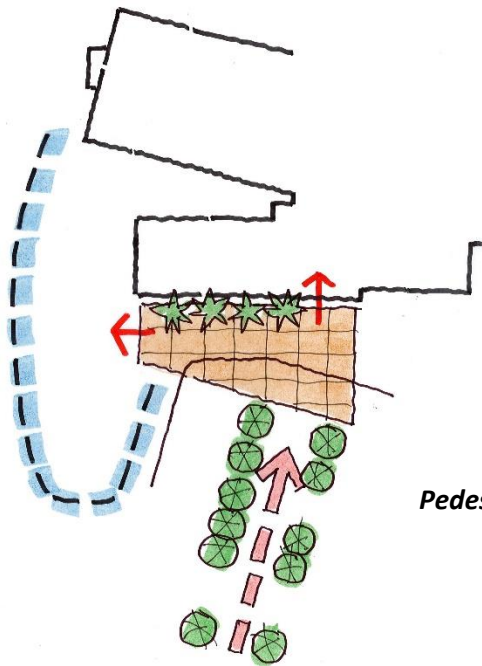
Other options might include permanent and retractable fabric shade structures and decorative metal shade structures offering varying degrees of openness and protection from the rain and the sun. Seating could be grouped in small conversational seating areas arranged under shade trees. This seating could be removed so portable tables and chairs could be set up for other functions or for overflow crowds that can watch an event on mobile video monitors.

A grove of large feathery evergreen trees will be placed in the courtyard to provide shade and to create a series of linked intimate spaces. The side of the court facing Avocado Street will be enclosed with the same “biophilic-inspired” patterned screen wall as the building, providing filtered views out to the street and glimpses into the courtyard from the street.





Physical Linkages



Pedestrian Entry Plaza

4. Are there ways to integrate the lecture hall and library, in addition to the Bamboo Court?

Physical Linkage:

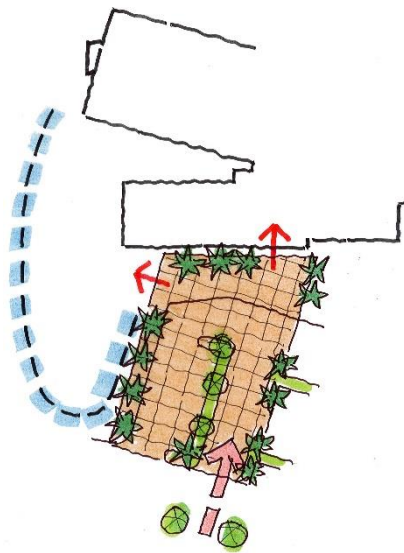
There might be two opportunities to physically connect the two buildings so one can pass directly from the library into the lecture hall without going outside. (See adjacent plan diagram). Option One would be from the existing Friend's Room and Option Two would be to enclose the existing exterior arcade and create an interior hallway from one building to the other. The most plausible of these options is from the Friend's Room.

Visual Linkage:

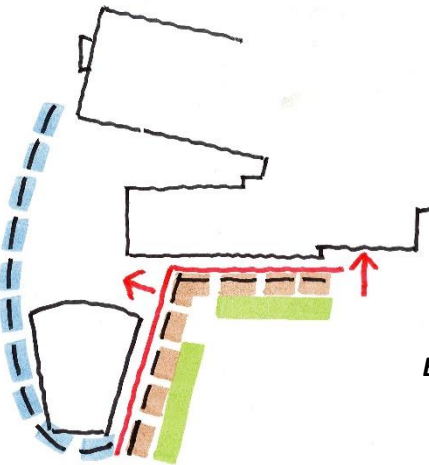
There are several ways to create visual linkages; 1) in the ground plane, 2) spatially with the new landscape planting in the parking lot and 3) architecturally through both the use of building materials and architectural building elements.

Visual Linkage in the Ground Plane - Pedestrian Entry "Plaza"

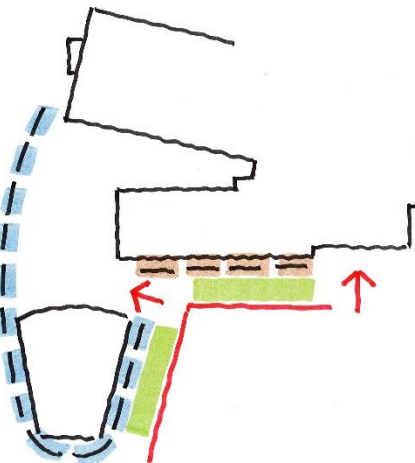
The new plan we have proposed creates an entry drive that will terminate at the library entry and the adjacent drop-off zone that will serve both buildings. We envision a new pedestrian entry plaza linking the entry of the library with the entry to the lecture hall reinforced with new landscaping and paving, thus providing a dignified and civic worthy terminus to the entry drive and linking the two building entries together in the ground plane.



Landscape Auto Entry Court



Building Arcade



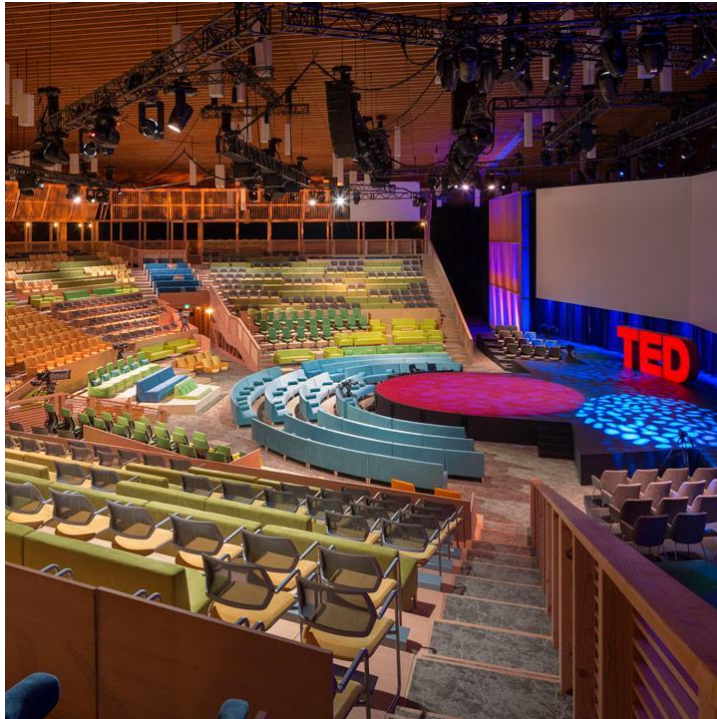
Converging Walls

Visual Linkage by creating a Landscape Auto Entry “Court”

A second way to provide a visual link between the two buildings is to create a landscaped auto entry court as a part of the west end of the parking lot. This “space” would be created by using tall palm trees to define the edges of the “court” and if budget allowed, changing the pavement material. The single row of parking in front the lecture hall and to the left of the entry drive would be located within the court. Instead of fronting a parking lot, both buildings would face an auto court. This grand gesture attempts to anchor the southern entry to the Civic Center with an auto court in the same manner the auto plaza does for the northern entry at the City Hall.

Visual Linkage through the Architectural Solution

A third way to link the two buildings would be through an architectural element such as an arcade or trellis or by using similar building materials. The building arcade would wrap the western edge of the parking lot in front of the new lecture hall then parallel the face of the library. This would have to be thoughtfully designed so the entry to the lecture hall is prominent and inviting. A second option would be to allow each building to have its own identity and let the converging walls of the two buildings lead one to the entry of the Lecture Hall.



5. Discuss possible ways to add overflow seating.
 - a) Loose chairs?
 - b) Built-ins that somehow disappear?

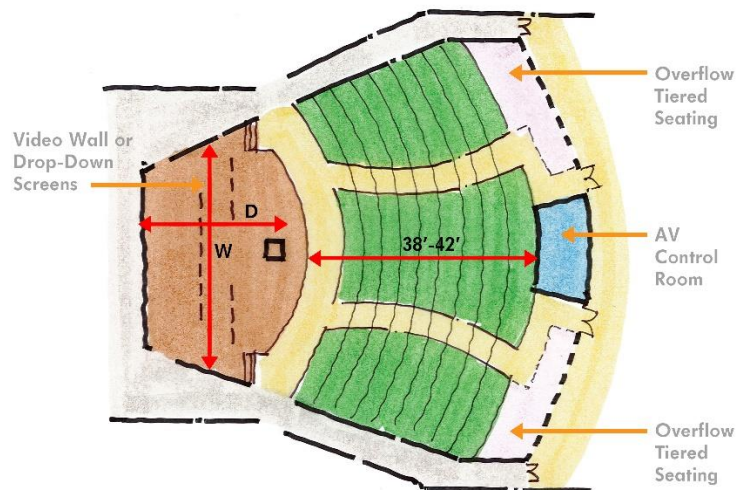
Overflow Seating-General:

Successful overflow seating must address multiple criteria. There needs to be a clear idea of what “overflow” means. Is it an opportunity to sell a few extra seats when an event proves more popular than expected? Is it for members of the public who happen to be there at the time of an event to wander in for a brief time. Is it for the purpose of expanding the seating capacity for certain types of events to make them successful in the building, where the seat count would otherwise be too low? Is it for city staff, or volunteers to have a place to sit at an event without taking up paid seats?

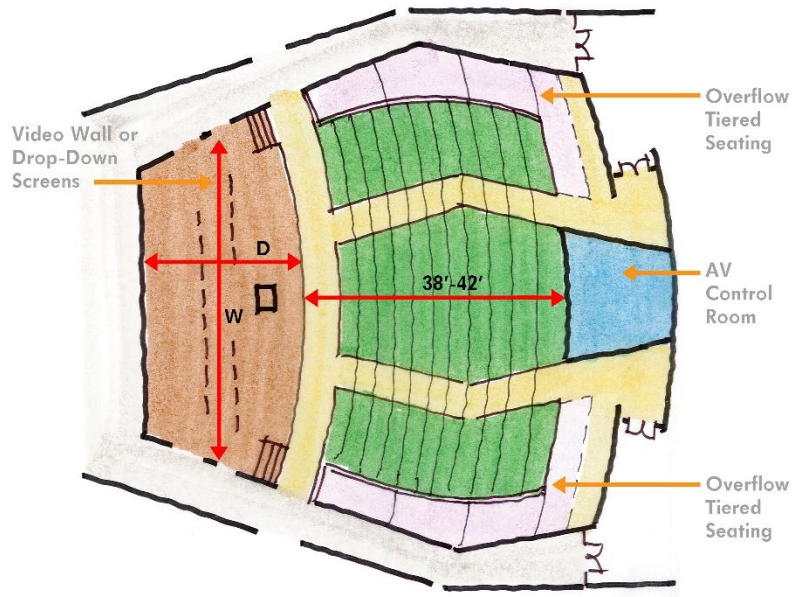
The area used for overflow seating should have a purpose when not in use for overflow, otherwise we should provide more permanent seating. Additionally, overflow seating should have good sight lines and have access to AV content that is being presented to the main seating.

There is also the opportunity, when considering overflow seating, to provide an experience that is intentionally much different than the regular seating. This might entail a “standing room only” gallery or seating at café tables rather than rows of chairs, or the flexibility to offer different types of overflow seating for different types of events.

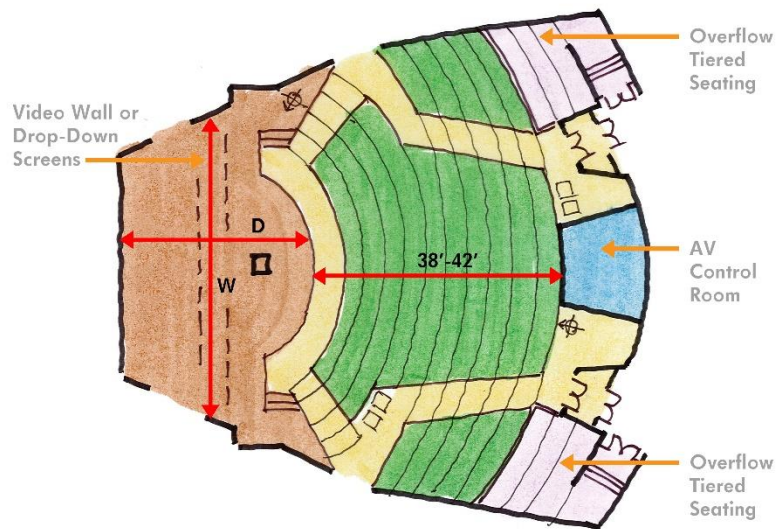
We favor the idea of creating “overflow seating” areas that are first class alternatives which avoid the use of portable risers and labor intensive or even last-minute hauling of additional chairs into a place which feels and looks temporary. Alternatives such as bistro tables and soft lounge seating allows the Library to create unique experiences for their varied programming. Wherever the overflow seating is placed, we feel they should



Option 1: *At the back of the space*



Option 2: *At the back and sides of the space*



Option 3: *At the back of the space in a "box seat"*

have the same excellent sight lines and general quality experience of the seats in the main body of the lecture hall.

Loose chairs:

Though certainly an efficient and cost-effective option, this solution seems more like a temporary solution and creates sight line problems if there are more than two rows of seating. However, there are several ways to improve the results: 1) motorized lifts in the lobby floor to provide elevated seating platforms – biggest challenge is cost, 2) portable seating platforms that can be erected when needed – this requires both significant setup time as well as storage space, 3) movable bleacher units – these are faster to set up than the platforms, but the seats are typically less comfortable and they take up more storage space, 4) make the overflow seating standing room only or use tall café tables with stools that elevate the overflow audience above the back row of seating, and 5) set up the seating rake such that the lobby is more of a mezzanine relationship to the main seating rather than on the same level.

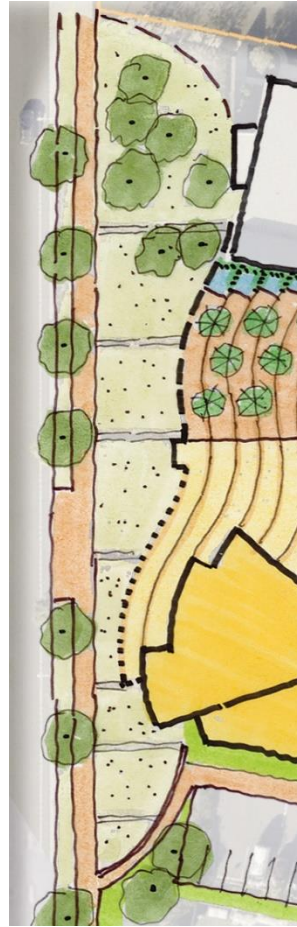
Our Option 2 for over-flow seating utilized not only the space behind the back row but an additional space that wrapped around the two sides of the lecture hall to maximize the location for loose chairs. In this way only one row would be required to generate the number of over-flow seats requested. Additionally, this same space could accommodate café tables or other forms of cushioned seating to offer a variety of seating options for different events.

Built-ins that disappear:

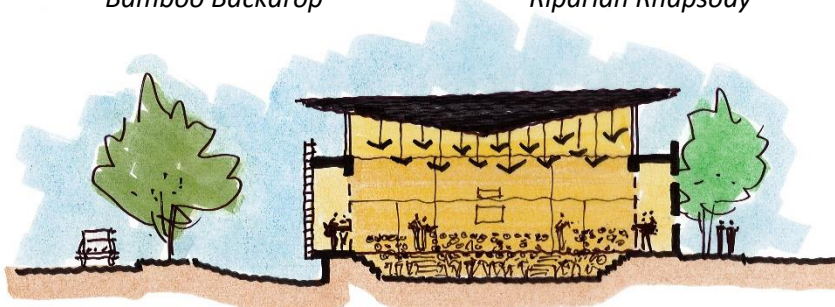
In Option 3 we proposed overflow seating in a slightly raised seat section at each side of the audience space which would look somewhat like a small parterre or loge, or even have a "box seats" quality. Typically, these seats would be on stepped risers. Concealing these seats when not in use is a little more challenging and would require movable panels. These seats could be loose or built-in.



Option 1:
Bamboo Backdrop



Option 2:
Riparian Rhapsody

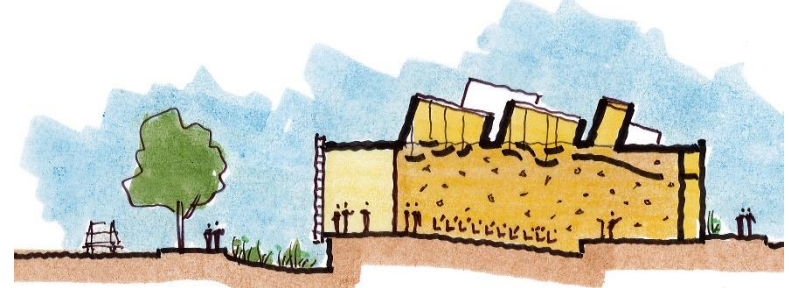


Option 1: *Bamboo Backdrop*

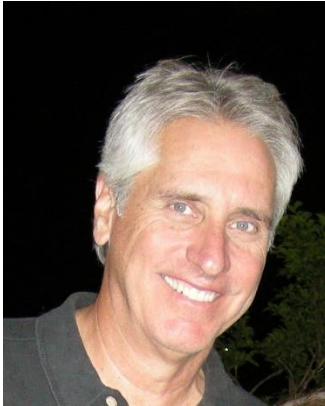
6. Best use of swale - Cantilevered? Other options?

Our two Site Plan Options envision keeping as much of the existing swale in place as possible with the understanding it will be diminished in size by at least half. We would also like to reshape the swale to be more organic and “flowing” in form so it is not a “ditch”. It is our understanding the bioswale functions as it is intended but is not required to satisfy the on-site water retention requirements. In our preliminary discussions with our structural engineer he suggested we avoid using an elevated slab since the cost for such a solution is about double the cost of a conventional slab-on-grade. For Site Plan Option One, Bamboo Backdrop, we have assumed the building would be a slab on grade with an elevated grade beam where necessary. However, a cantilevered slab (depending on the length of the cantilever) presents some interesting architectural aesthetics for the building as it faces the street. In both Site Plan Options we have envisioned a slight cantilever for the building area adjacent to the swale to provide a “floating” appearance for that portion of the building.

To provide a clearer view of the building from the street, we would propose thinning some of the trees along the swale area parallel to Avocado Street.



Option 2: *Riparian Rhapsody*



7. What are the differences in the roles of Principal, Design Partner, Design Project Manager and Project Manager.

The designations found in our proposal are:

Robert Coffee, Principal-in-Charge

As the Principal-in-Charge I will provide the team leadership for both the management and design of the project. Additionally, I will function as the primary liaison with the City.

Terry Jacobson, Project Manager

As the Project Manager, Terry will ensure project schedules are being met and the resources have been assigned to the team to maintain the quality of the project and our contract documents.

John von Szeliski, Theater Design Consultant

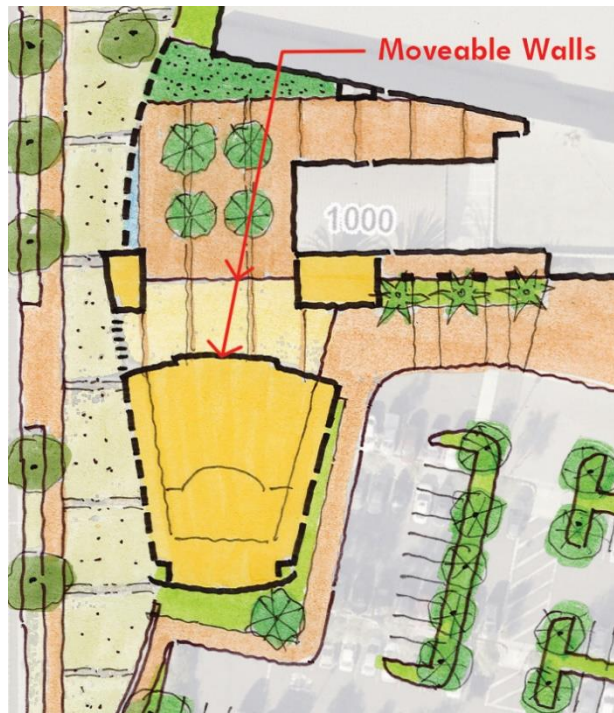
John will work closely with me on all of the technical design aspects of the lecture hall including seating configurations, sight lines, acoustics and the integration of the audio-visual technologies.

Reginald Wilson, Project Architect

Reggie will have primary responsibilities for coordination with the consultant team, the development of the construction documents, building department review/approval and construction administration.

Laura Converse, Project Designer

Laura will be supporting John and me with the development of the building design with special emphasis on material research and consultant coordination. Additionally, she works with Reggie in transitioning the schematic design drawings into the more technical construction documents and shop drawing review.



8. Would you consider a moving lobby wall and if so, how would it work?

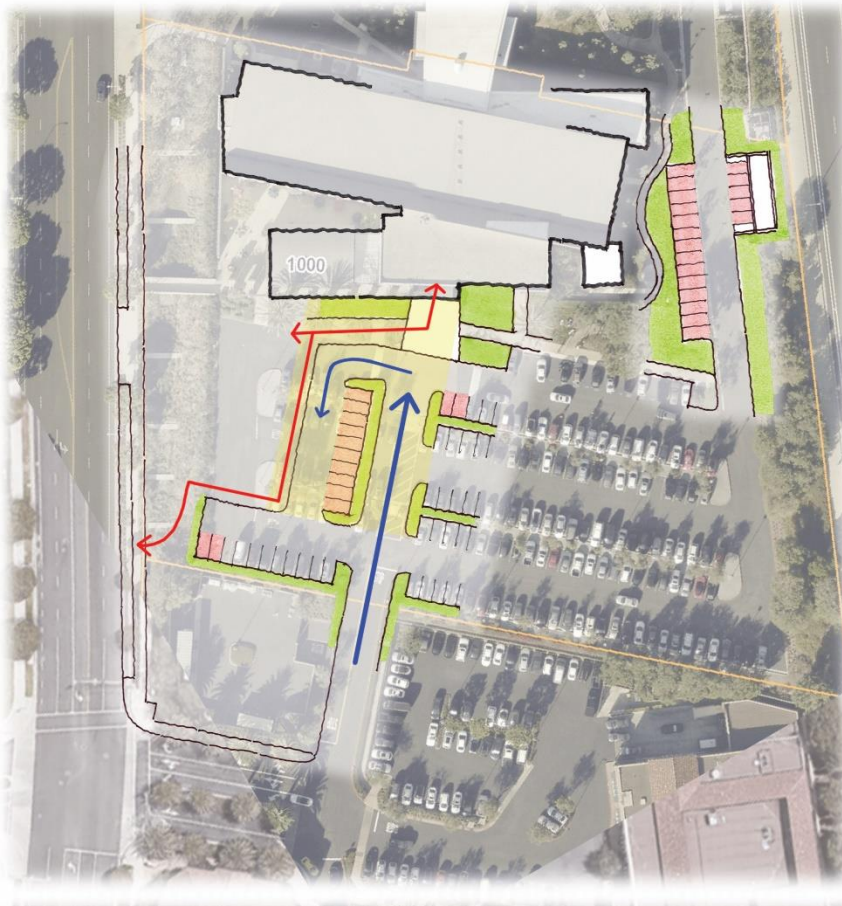
There are two possible locations for moveable walls; 1) the wall between the lecture hall and the lobby and 2) the wall between the lobby and the Bamboo Court. The wall between the lobby and lecture hall will need to have some acoustical properties. We have used sliding acoustical wall panel partitions in numerous projects and they can be manually or electronically controlled. Typically, they retract into a closet type enclosure integrated into the side wall. We envision the use of either a sliding glass wall system or a series of large glass pivot doors to provide a completely open space between the lobby and the Bamboo Court. We have used a single-track sliding glass wall system by Nana Wall which will allow the use of sliding glass doors up to 12 feet tall in unlimited lengths, provided you have the stacking space. These glass wall systems are manually operated and are usually designed to stack against a side wall or retract into a recessed enclosure at one end of the run.



Open



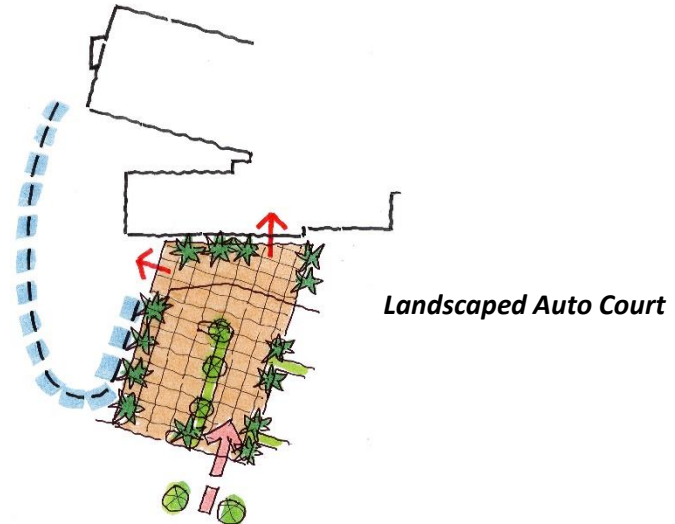
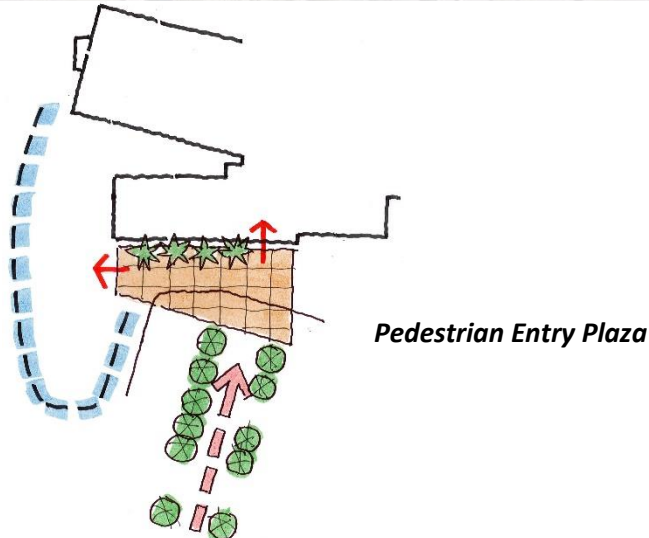
Closed

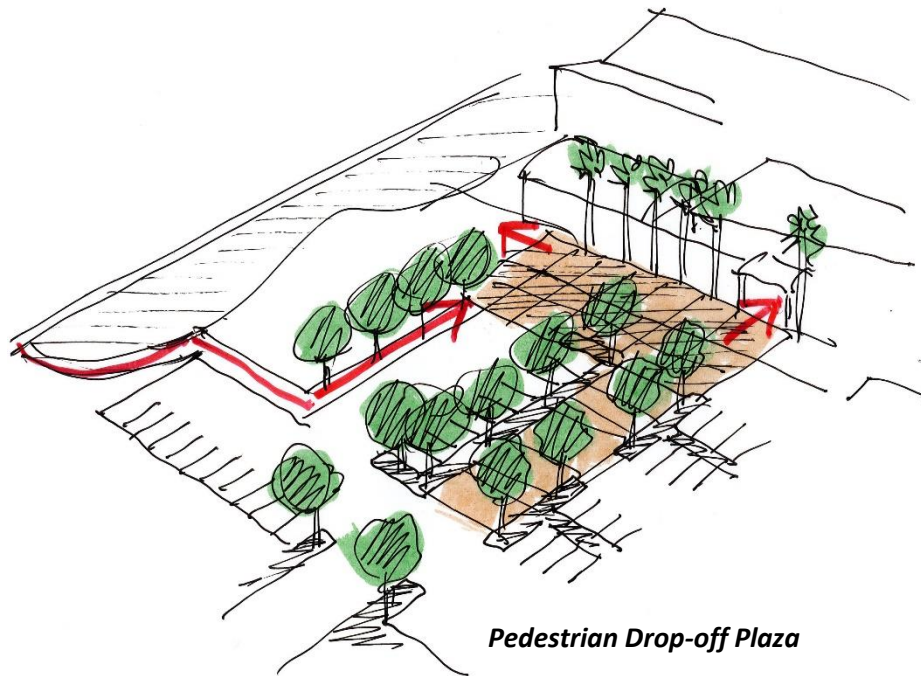


9. How will you plan the sense of arrival?

Vehicular Arrival:

The vehicular arrival sequence begins at the stop light located on Avocado Street. Unless we can obtain approval from the Irvine Company we most likely will not be able to make physical improvements to the arrival sequence until the path of travel reaches the library property. Once on the library property it is our intent to facilitate a direct path of travel to the library and lecture hall as we have presented in our interview and discussed further in our answer to question 4. The goal is to have the motorist arrive at a “place” that links the entry of the library and the lecture hall. As we discussed in our answer to question 4, this terminus can either be a pedestrian drop-off/entry plaza or a landscaped auto court. Although both solutions can be successful, the ultimate solution must make a significant grand gesture that one knows they have arrived at the southern terminus to the Civic Center. Enriched paving, new landscaping, exterior artwork and pedestrian scaled lighting should unify the entries to both buildings. The passenger drop-off for the automobile should be easy to find, easy to navigate and equally proximate to both buildings.



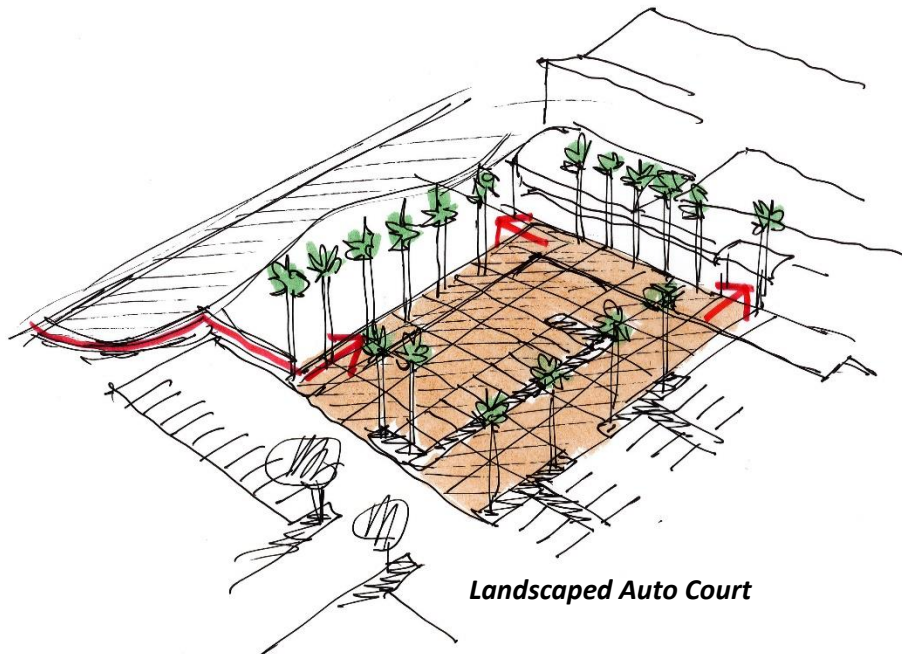


Pedestrian Arrival:

Our site planning options relocated the pedestrian access from Avocado Street to south of the existing bus stop closer to the stop light on Avocado Street. This new ramp would follow a soft arc and gradual incline up to the elevated grade of the lecture hall leading the pedestrian through a small grove of trees to a point at the southeast corner of the landscaped auto court. Thus, the pedestrian is brought to the same space of arrival as the person arriving by automobile.

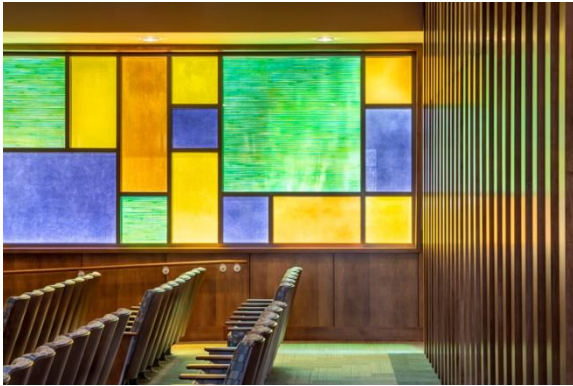
Lecture Hall Arrival:

We envision the lobby of the lecture hall to be completely transparent as it addresses the entry plaza but not completely revealing. One should see the crowd and begin to have a sense of anticipation about the event they are about to attend. However, once through the doors the space should expand in volume providing an opportunity to see the Bamboo Court, the back wall of the lecture hall and a carefully composed view out to Avocado Street.



10. Both of the schemes you presented suggest a reconfiguration of the vehicular arrival sequence which the Committee is intrigued with since the current situation is sub-optimal. It was not clear if and how your proposed reconfiguration would also maintain essentially the same number of spaces as currently exist. Please confirm.

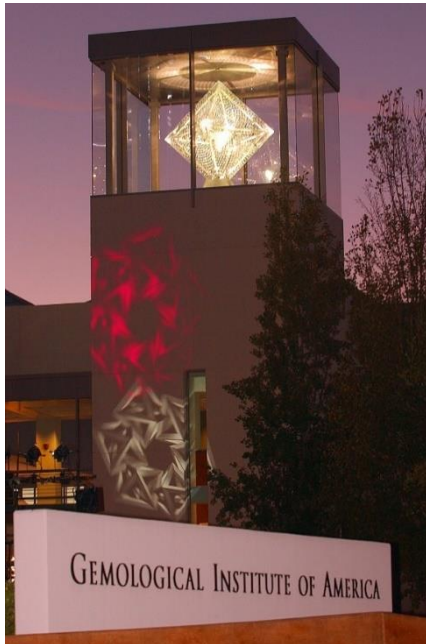
Please see the answer to question 1. The arrival sequence and parking lot configuration we have proposed will result in the net elimination of 6 spaces.



11. As explained, we are looking for an elegant, sophisticated “iconic” building to complement and become an exclamation point to the southern end of the Civic Center Complex. We were intrigued with the two conceptual schemes you presented - in particular the proposed massing, roof shapes and exterior skin treatments. Please provide us some examples of other projects where you have incorporated sophisticated materials and innovative technologies as your conceptual ideas suggest you would like to use here.

We are a design-oriented firm. This Project represents a design opportunity few architects are rarely presented and we are immensely stimulated by this challenge. It will require technical expertise in the art of theater design, creating an architecturally elegant structure that fits the context of the Civic Center with both respect and distinction and ultimately, the project will need to meet a specified budget. Lastly, we want to make a lasting contribution to “our” community that will fulfill the mission of the Newport Beach Library for future generations.

Although we cannot show specific examples that exactly match the design ideas we are proposing for this project, we will use several of our projects to illustrate how our design process led us to a unique solution for each. These projects vary in use and scale but share several of the design challenges inherent to the Lecture Hall; 1) all have high visibility, 2) required a graceful integration with an existing building and/or outdoor space, 3) utilized some form of technical innovation and 4) sought a creative and distinctive way to reflect the use and nature of the building or client. We believe an iconic building is not just about a dramatic roof form or the use of sophisticated materials but requires executing a clear concise design concept in an elegant and simple fashion with technical craftsmanship and keen attention to detail.

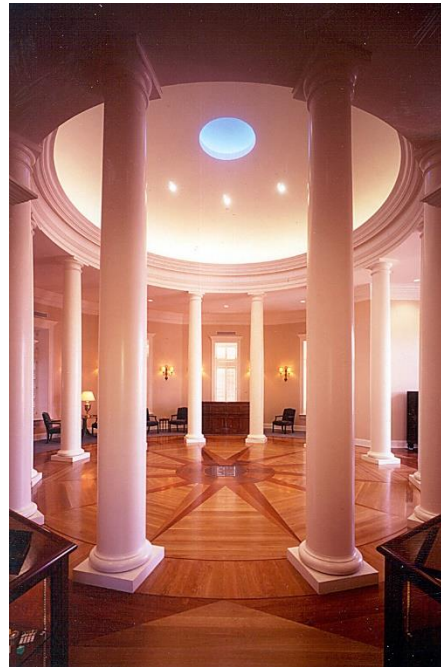




Use of Iconic Symbols

First American Financial Corporation Headquarters Corporate Office Building

This building does not in any way represent the architectural expression we envision for the Lecture Hall but the project and the design idea are an excellent example of how we merged the architectural style and identity desired by this corporate client with a contemporary office building design in a unique manner using iconic architectural symbols. The Corporate Campus was organized around a “campus commons” and pedestrian arcade modeled after Thomas Jefferson’s University of Virginia. The public/private spaces including the building lobbies, cafeteria and meeting rooms are all accurate interpretations of other buildings designed by Thomas Jefferson and are framed by the “backdrop” of neutral contemporary modern tilt-up concrete office buildings. We created a new motto for the company, *“you have to walk through our past to get to our future.”*



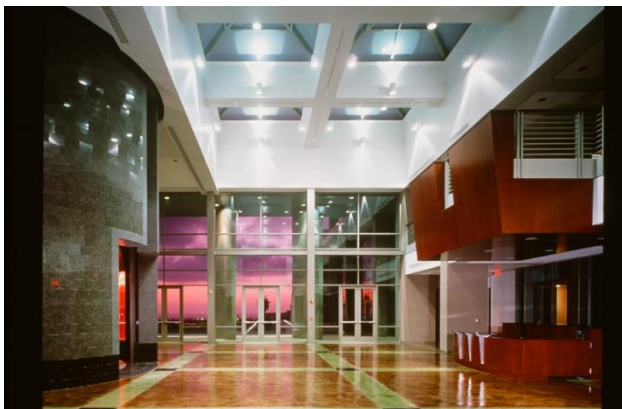
Working in this historic style was challenging for us but we researched the style and chose to replicate it honestly and with exacting detail both on the inside and outside of the “entry follies”. This limited the costly portions of the project to those spaces where the corporate-public interface took place and allowed us to use a more conventional and cost-effective construction technology for all the office space. By avoiding the inclination to create an over-scaled and out of place rendition of Jeffersonian Colonial Architecture, we chose instead to accurately recreate honest iconic symbols as entry elements for each building thus satisfying the client’s request in an inventive manner.

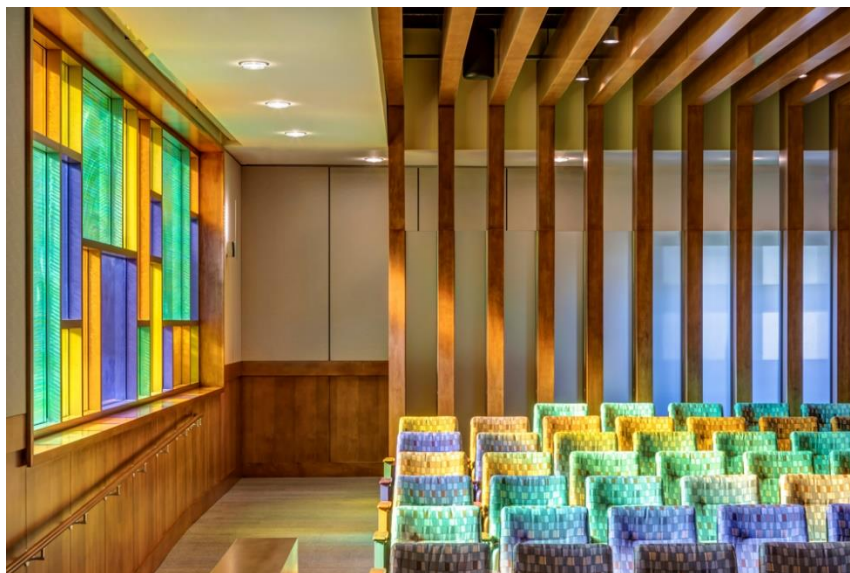


A Gem in the Sky

Gemological Institute of America Main Campus Nonprofit Institute

GIA is primarily known for the gem classification service they provide to the jewelry industry. Using this core business practice as an inspiration, the design solution for the new campus of the Gemological Institute of America led to a previously unimagined partnership between the Institute and the Swarovski Crystal Company. Planned around an “ocean park” providing a 180-degree view of the Pacific Ocean, the multi-building facility includes administration offices, research and development space, student laboratories and classrooms and a gemological showroom and museum. Anchoring the campus complex and signifying the building entry is a tower featuring a large custom crystalline prism designed and manufactured by the Swarovski Crystal Company. As a direct reference to the refraction of light through a valuable jewel stone, the prism rotates during the day and night reflecting the sunlight during the day and artificial light at night.





A Matter of Respect

Lynwood Council Chamber Annex Civic Building

There are some architectural and planning elements of this building that are relevant to the Lecture Hall project, specifically the relationship the building has with the existing City Hall and Civic Lawn. This building was designed to replace the outdated city council chamber in the adjacent 1940's era City Hall Building. Designed to provide a fresh new look for the Civic Center, the new building is scaled and sited to respect the existing City Hall building without diminishing its importance or character. The glass enclosed lobby presents a transparent face to the public and to the existing Civic Lawn, uniting the interior and exterior spaces. Designed in a modern and simple vocabulary the new structure compliments the architecture of the 1940 City Hall. A Mondrian inspired stained glass window faces the street paying homage to the existing stained-glass window in the old council chambers. Special attention was paid to the detail of the wood walls and ceiling, marble panels and glass canopies.





Energetic and Distinctive

Ladera Sports Center Mixed Use - Sports Center

The owner of this project wanted a distinctive building. Limited by a small irregular site, the challenge was to combine all three highly disparate uses - sports center, self-storage space and corporate office – into one building with all required parking. Using an inventive application of steel framing, the “podium” design allows for the parking to be at ground level beneath the building. The 190’ long span steel trusses provide a column free sports center and the corporate office space is located on the 4th floor (with ocean views) above three floors of self-storage units. The form of the building is designed to communicate the energy associated with a sports center and to unify the three different uses into one dynamic image. The combination of metal panels, colored porcelain tile, exposed structure, and clear and translucent glass gives the building a distinctive and unified appearance both on the interior and the exterior.





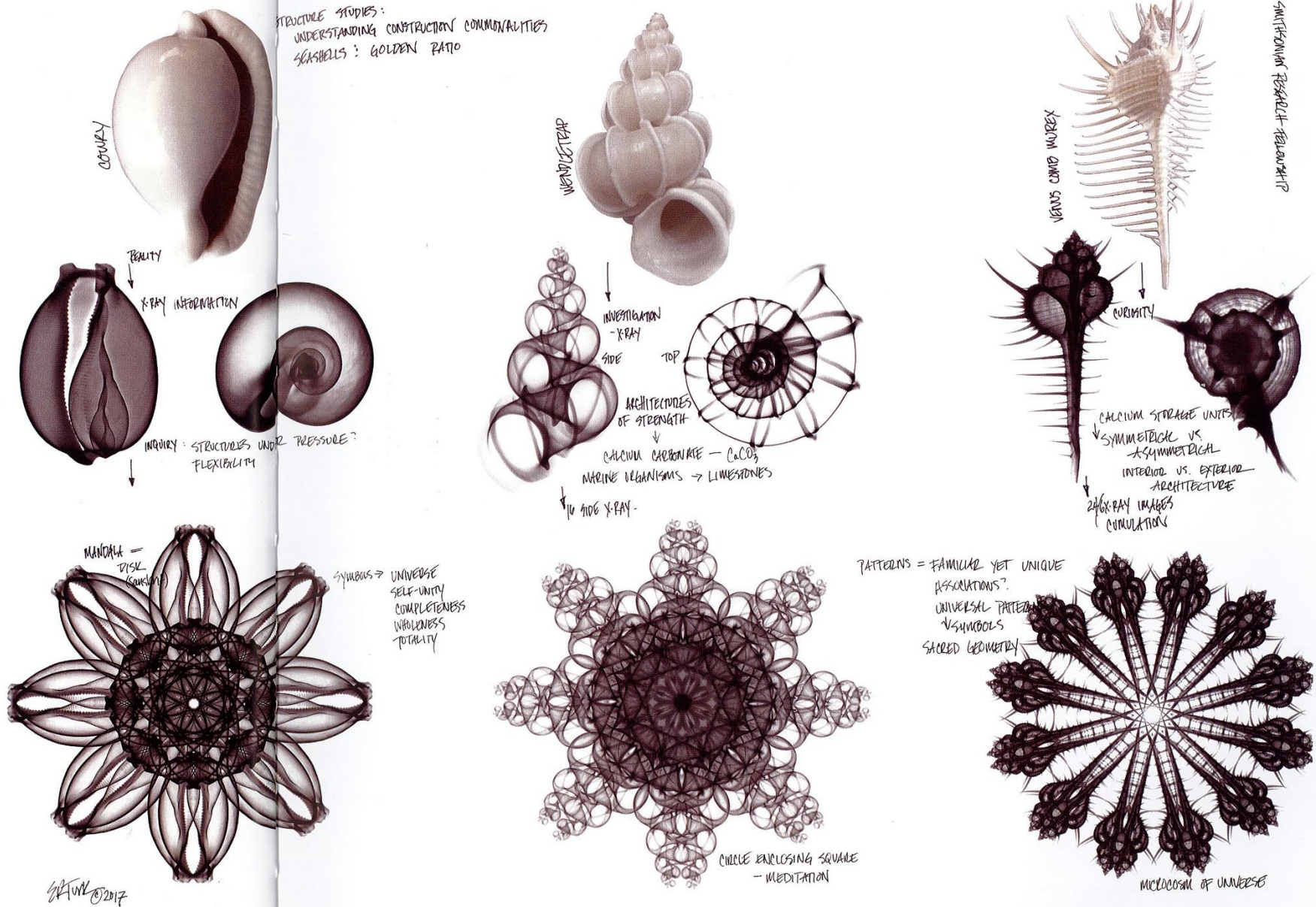
Stealing the Show

Bowers Museum, Dorothy and Donald Kennedy Expansion Public Museum

This project involved the addition to an iconic building, but with an ironic twist. At the direction of the museum and the City of Santa Ana the addition was to be architecturally neutral or in the spirit of the original 1920's Spanish Mission Style architecture. The existing iconic "entry arch" was to be retained as the main entry. Knowing we could not duplicate the quality of the original Spanish Mission style architecture, we chose a more neutral and subdued architectural approach, specifically with the massing of the building. Additionally, we chose to maintain the same exterior plaster material and avoid any additional roof forms. Our design attention went primarily to the development and detail of the interior spaces and integration of two new exterior spaces, a courtyard facing Main Street and another "private" sculpture court off of the new large exhibit and event space. The Main Street Courtyard was designed as a reference to the agricultural history of Orange County with rows of orange trees alternating with rows of Birds of Paradise, providing a strong and graphic interaction with the passing motorist. Serving as an outdoor room for the main event space, the "private" sculpture court was designed as a "desert oasis" with a small grove of lacy Olive Trees and a subtle water feature. Inspired by the museum's collection of Pre-Columbian tribal artifacts we designed a free-standing woven metal wall to function as a backdrop for the speakers and other performers in the main event space. When backlit, this became the centerpiece of the courtyard.

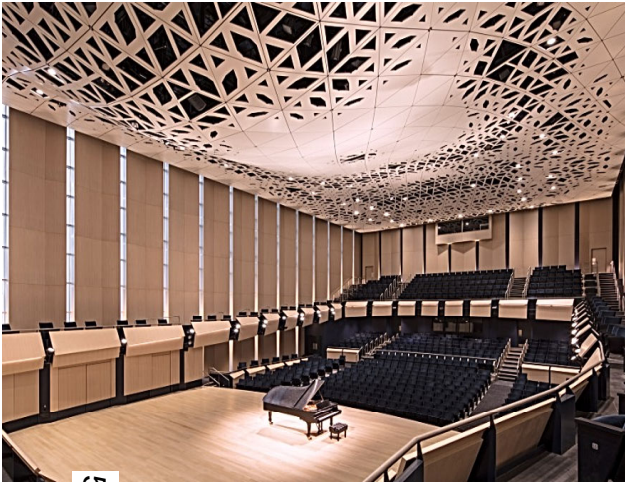
Ironically, years later, the courtyard has become the primary entry to the museum and the woven wall has become an iconic symbol for many of the museum's publications and events.



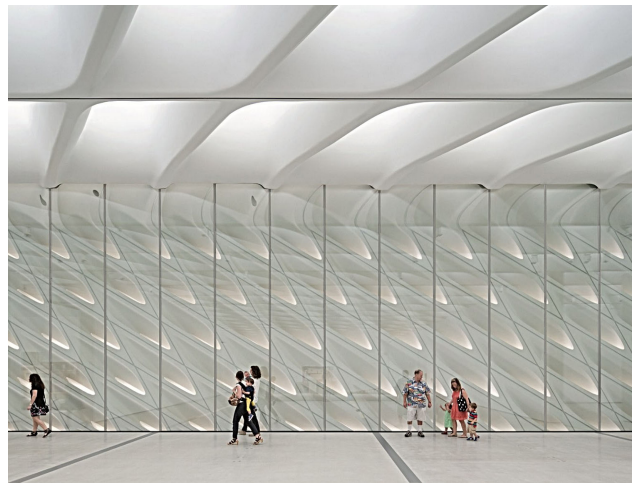
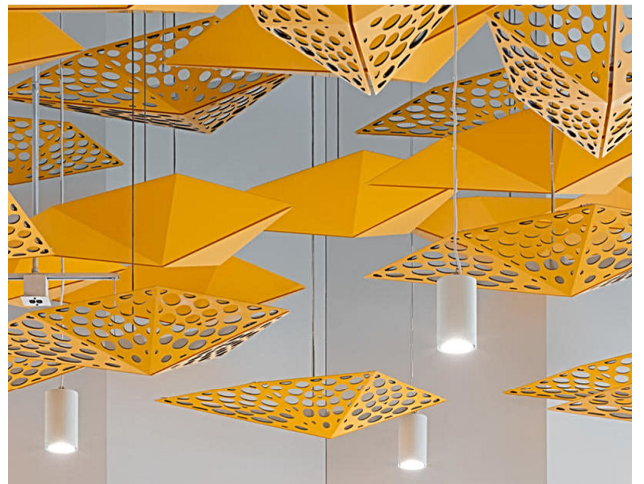


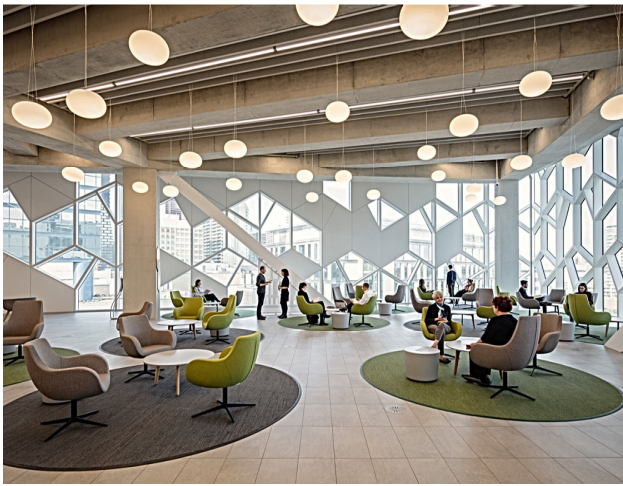
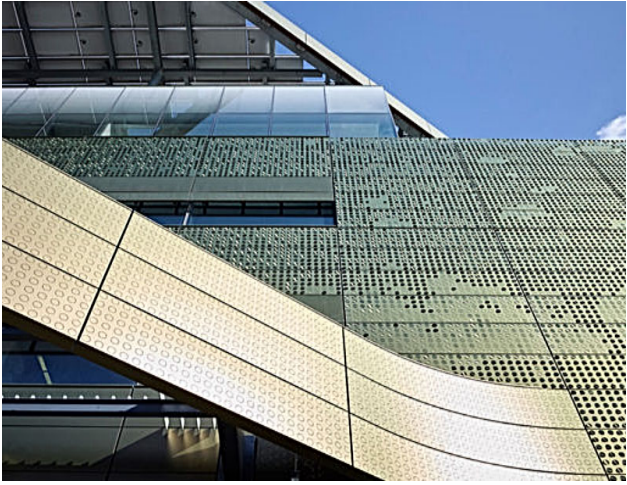
Inspirational Images

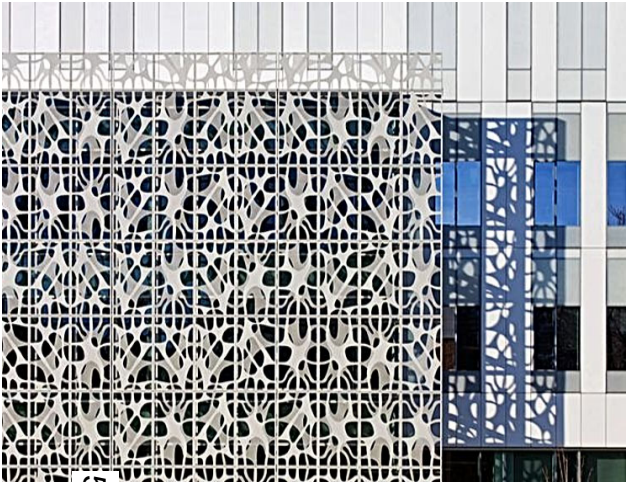
Newport Beach Library Lecture Hall











FEE PROPOSAL

NEWPORT BEACH LIBRARY LECTURE HALL Newport Beach, CA

PROFESSIONAL SERVICES FEE:

The scope of work outlined in the **Scope of Services** in the Response to the Request for Proposal will be completed for a **fixed fee of \$732,470.00, excluding reimbursable expenses.**

REIMBURSABLE EXPENSES ESTIMATE:

Estimate Allowance: \$15,000.00

Reimbursable expenses are difficult to predict and as such RCA+A reserves the right to request the City to increase this amount if necessary. RCA+A will bill all reimbursable expenses separately and provide the City with a copy of all expenses for review with each billing.

In an effort to keep the reimbursable expenses within the amount listed, RCA+A will provide the City with PDF copies of all expenses for review and approval.

When incurred, the following **Reimbursable expenses** will be billed at **cost plus 15%** administrative fee in addition to the above professional services fee.

1. Printing, Plotting, copying, scanning, photography and other graphic reproduction.
2. Postage and Overnight Mail.
3. Delivery and Shipping of Documents.
4. Professional Photography.
5. Models and Renderings other than those defined in the Scope of Work.
6. All governmental agency fees.

TOTAL PROFESSIONAL SERVICES FEE PROPOSAL:

The fee will be billed as a percentage of completion with the total amounts shown below assigned to each of the three phases of work outlined in the Scope of Services. *Please refer to the attached Task Matrix and Fee Summary outlining the hours and cost for each Task and Phase.*

Phase 1: Research, Programming, Planning and Schematic Design

Phase 1A: Research	\$48,390.00
Phase 1B: Programming	\$10,500.00
Phase 1C: Planning	\$34,500.00
Phase 1D; Schematic Design	\$77,645.00
Subtotal Phase 1:	\$171,035.00

FEE PROPOSAL

(continued)

NEWPORT BEACH LIBRARY LECTURE HALL Newport Beach, CA

Phase 2: Design and Planning Approvals: \$15,500.00

Phase 3: Construction Documents, Bidding, Construction Administration and Close-Out

Phase 3A: Construction Documents	
75% Documents	\$250,547.00
95% Documents	\$66,078.00
100% Documents	\$21,780.00
Subtotal Phase 3A:	\$338,405.00
Phase 3B: Bidding	\$16,530.00
Phase 3C: Construction Administration	\$179,800.00
Phase 3D: Post Construction Close-Out Services	\$11,200.00
Subtotal Phase 3:	\$545,935.00

TOTAL FEE: \$732,470.00

Billings shall be submitted at the first of each month for work completed. **Payment due in 30 days.** Reimbursable expenses will be billed separately from the professional services fee.

ADDITIONAL SERVICES

If, after a design decision has been approved, the City makes a decision for which its proper execution involves additional services and expense for changes in or additions to the drawings, specifications, or other documents; or if the Architect incurs labor or expense by delays or insolvency of either, the Architect is to be equitably paid by the City for such additional service and expense.

Additional services would be billed at our published hourly rates or negotiated to a fixed fee depending on the services required.

Principal:	\$170.00/hour
Project Manager:	\$150.00/hour
Project Architect:	\$140.00/hour
Project Designer:	\$120.00/hour
Job Captain:	\$90.00/hour

FEE PROPOSAL

(continued)

NEWPORT BEACH LIBRARY LECTURE HALL Newport Beach, CA

ASSUMPTIONS AND EXCLUSIONS:

The Fee Proposal is based on the following assumptions:

- 1) TIME DELAY: If the project is put on hold for any reason at any time (after the RFP due date) for more than 6 months, the balance of the fee not earned will be null and void and will have to be renegotiated.
- 2) SEPARATE BID PACKAGES: The proposal does not include separate bid packages for different or phased portions of the work.
- 3) CONSTRUCTION ADMINISTRATION: The fee proposal for the construction administration services is based on the hours shown in the Task Matrix. If additional hours are required to perform professional and responsible construction administration services due to the poor performance of the contractor, additional services will be required to compensate RCA+A for those hours.
- 4) HAZARDOUS MATERIAL ABATEMENT: This proposal excludes any work associated with identifying or disposing of hazardous materials.
- 5) SEWER: This proposal assumes the sewer connection for the building is a private system connected to an existing sewer line onsite near its proposed location or within the public street along the project frontage. This proposal excludes any public water plan for relocations.
- 6) FIRE MASTER PLAN: This proposal does not include a new Fire Master Plan.
- 7) STREET PLANS: The proposal assumes off-site public street plans are not required. Grading and landscaping adjacent to the street will be shown on the Grading Plan.
- 8) STORM DRAINS: The proposal assumes the project drain inlets/outlets to be shown in plan view only for lines under 18" in diameter. Preparation of Storm Drain Plans with Special Structures to disperse concentrated run-off from watersheds outside the project will be considered additional work.
- 9) HYDROLOGY: This proposal includes on-site Hydrology as directly impacted by the proposed improvements and excludes any studies for off-site Hydrology. This proposal excludes any retention/detention basins and/or pump systems to retain initial storm runoff, other than that required for LID/Hydromodification.
- 10) UNDERGROUND UTILITY INFORMATION: The proposal assumes the City will provide underground utility information prior to the geologic field explorations.
- 11) EXPANSION OF EXISTING COURTYARD: The proposal includes the design and planning studies to determine the most desired arrangement and size for the existing Bamboo Courtyard. However, the proposal excludes the work required to prepare construction documents for a solution that enlarges the existing space beyond its current size.
- 12) ALTERNATE PEDESTRIAN SITE ENTRY: The proposal includes the design and documentation for a second ADA accessible ramp into the library site south of the location for the new lecture hall.
- 13) MAT SLAB: The proposal excludes the design of a mat slab, drilled caissons, piles and helical screws.
- 14) CHANGES TO EXISTING BUILDING: The proposal does not include any work or modification to the existing library building structural system.

FEE PROPOSAL

(continued)

NEWPORT BEACH LIBRARY LECTURE HALL Newport Beach, CA

ASSUMPTIONS AND EXCLUSIONS:

(continued)

- 15) SITE RETAINING WALLS: The proposal does not include the design of retaining walls that might be required to locate additional parking spaces on the library site.
- 16) ADDITIONAL PARKING: The proposal includes the work required to provide the additional 15 cars shown on the Site Plan in the RFP.
- 17) VOICE AND DATA STSTEMS: The proposal includes the location of power, conduit and structured cabling for voice and data systems.
- 18) SECURITY AND ACCESS CONTROL SYSTEMS: The proposal includes the power connections and outlet boxes for the Security and Building Access Control systems (Security and Building Access Controls including all equipment, devices and cabling to be provided by the Owner's vendor or consultant).

(in dollars)

NEWPORT BEACH LIBRARY LECTURE HALL

* Includes: \$10,000 fixed fee for ALTA Survey
\$8,500 fixed fee for Aerial Topo and Site Survey

PROJECT FEE SUMMARY

(in hours)

NEWPORT BEACH LIBRARY LECTURE HALL

CONSULTANT	PHASE 1A Research	PHASE 2B Programming	PHASE 1C Planning	PHASE 1D Schematic Design	PHASE 2 Design Planning Approvals	PHASE 3A CONSTRUCTION DOCUMENTS			PHASE 3B Bidding	PHASE 3C Construction Administration	PHASE 3D Close-Out	TOTAL FEE
						75%	95%	100%				
Robert Coffee, Architect,+ Associates	40	58	164	160	100	830	220	64	68	960	34	2,698
Leighton Consulting, Inc.	Fixed Fee	-	-	-	-	-	-	-	-	-	-	Fixed Fee
CIVTEC	Fixed Fee	-	-	70	6	180	35	10	5	36	10	352
Rabben Herman Design Office	4	10	50	88	-	154	40	16	8	48	4	422
Shimaji & Lascola, Inc.	-	-	-	32	-	190	50	12	8	48	8	348
Pocock Design Solutions	-	-	-	24	-	130	34	12	12	48	8	268
FBA Engineering	-	-	-	48	-	130	24	16	10	48	12	288
IDIBRI	2	16	52	38	-	162	42	12	4	48	4	380
Gerry Stamm Design	-	-	-	17	-	53	36	20	-	20	-	146
HLCM	-	-	30	70	-	80	24	16	-	-	-	220

PHASE 1
TASK MATRIX
(IN HOURS)

NEWPORT BEACH LIBRARY LECTURE HALL

TASK	RCA+A Robert Coffee	RCA+A Terry Jacobson	RCA+A John von Szeliski	RCA+A Laura Converse	RCA+A Reggie Wilson	Leighton Consulting Inc.	CIVTEC	RHDO	Shimaji Lascolla Inc	PDS	FBA	IDIBRI	Gerry Stamm Design	HLCM
PHASE 1A: RESEARCH														
Project Management	16	4	-	-	-	-	-	-	-	-	-	-	-	-
LLHDC/Staff Meetings (2)	4	-	4	-	-	-	-	-	-	-	-	2	-	-
Aerial Topo/Field Survey	-	-	-	-	-	-	Fixed Fee	-	-	-	-	-	-	-
ALTA Survey	-	-	-	-	-	-	Fixed Fee	-	-	-	-	-	-	-
Geotechnical Investigation/Report	-	-	-	-	-	Fixed Fee	-	-	-	-	-	-	-	-
Existing Site/Building Survey	2	2	2	-	-	-	2	2	-	-	-	-	-	-
Research Regulatory Requirements	2	-	-	-	-	-	2	-	-	-	-	-	-	-
Compile Base Map	-	-	-	4	-	-	16	2	-	-	-	-	-	-
PHASE 1B: PROGRAMMING														
Project Management	16	4	-	-	-	-	-	-	-	-	-	-	-	-
LLHDC/Staff Meetings (2)	6	-	4	-	-	-	-	2	-	-	-	2	-	-
Compile Site Programming Document	4	-	4	4	-	-	-	8	-	-	-	14	-	-
Compile Building Programming Document	8	-	-	8	-	-	-	-	-	-	-	-	-	-
PHASE 1C: PLANNING														
Project Management	16	4	-	-	-	-	-	-	-	-	-	-	-	-
LLHDC/Staff Meetings (3)	6	-	6	-	-	-	-	2	-	-	-	4	-	-
Develop 4 Site/Building Concepts	40	-	16	16	-	-	-	24	-	-	-	28	-	-
Refine Preferred Scheme	16	-	4	8	-	-	-	20	-	-	-	16	-	-
Prepare Conceptual Cost Estimate	8	-	-	-	-	-	-	-	-	-	-	4	-	30
Community Meeting (1)	8	-	4	8	-	-	-	2	-	-	-	-	-	-
Presentation to City Council	4	-	-	-	-	-	-	2	-	-	-	-	-	-
PHASE 1D: SCHEMATIC DESIGN														
Project Management	24	4	-	-	-	-	-	-	-	-	-	-	-	-
LLHDC Staff Meetings (4)	8	-	4	-	-	-	-	2	-	-	-	4	-	-
Prepare Schematic Design Drawings	40	-	4	40	-	-	45	72	32	24	48	28	17	-
Prepare Prelim. WQMP	-	-	-	-	-	-	10	-	-	-	-	-	-	-
Prepare Schematic Design Cost Estimate	4	-	-	-	-	-	-	4	-	-	-	4	-	70
Community Meeting (1)	4	-	-	-	-	-	-	4	-	-	-	2	-	-
Presentation to City Council	4	-	-	-	-	-	-	4	-	-	-	-	-	-
Complete Fund Raising Package	8	-	-	16	-	-	-	2	-	-	-	-	-	-
TOTAL HOURS	248	18	52	104	0	0	75	152	32	24	48	108	17	100

TASK MATRIX

(IN HOURS)

NEWPORT BEACH LIBRARY LECTURE HALL

TASK	RCA+A Robert Coffee	RCA+A Terry Jacobson	RCA+A John von Szeliski	RCA+A Laura Converse	RCA+A Reggie Wilson	Leighton Consulting Inc.	CIVTEC	RHDO	Shimaji Lascolla Inc	PDS	FBA	IDBRI	Gerry Stamm Design	HLCM
PHASE 2: DESIGN PLANNING APPROVALS														
Project Management	30	10	-	-	-	-	-	-	-	-	-	-	-	-
LLHDC/Staff Meetings (2)	4	-	2	-	-	-	-	-	-	-	-	-	-	-
Submit S.D. Package to Irvine Co.	10	-	-	24	-	-	-	-	-	-	-	-	-	-
Submit S.D. Package to City Planning	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Submit WQMP to City Planning	2	-	-	-	-	-	6	-	-	-	-	-	-	-
Initiate Workorders w/ SCE & SC Gas Co.	-	-	-	8	-	-	-	-	-	-	-	-	-	-
Update Project Schedule	2	-	-	-	-	-	-	-	-	-	-	-	-	-
PHASE 3A: CONSTRUCTION DOCUMENTS														
Project Management	60	30	-	-	-	-	-	-	-	-	-	-	-	-
LLHDC/Staff Meetings (2)	4	-	-	-	4	-	-	-	-	-	-	4	-	-
Prepare 75% C.D. Submittal	40	-	-	144	540	-	180	154	190	130	130	160	53	-
Update Cost Estimate	4	-	-	-	-	-	-	-	-	-	-	-	-	80
Prepare 95% C.D. Submittal	16	-	-	48	140	-	35	40	50	34	24	40	36	-
Update Cost Estimate	4	-	-	-	-	-	-	-	-	-	-	-	-	24
Prepare 100% C.D. Submittal	4	-	-	8	40	-	10	16	12	12	16	12	20	-
Update Cost Estimate	4	-	-	-	-	-	-	-	-	-	-	-	-	16
Prepare Project Manual and Specs.	24	-	-	-	-	-	-	-	-	-	-	-	-	-
PHASE 3B: BIDDING														
Assist City Prepare Bid Package	2	-	-	8	16	-	-	-	-	-	-	-	-	-
Prepare Bid Addenda	2	-	-	8	24	-	5	8	8	12	10	4	-	-
Attend Pre Bid Conference	2	-	-	-	2	-	-	-	-	-	-	-	-	-
Assist City with Bid Review	2	-	-	-	2	-	-	-	-	-	-	-	-	-
PHASE 3C: CONSTRUCTION ADMINISTRATION														
Attend Bi-weekly Job Meetings	52	-	-	-	132	-	-	-	-	-	-	-	-	-
Review Submittals	40	-	-	-	200	-	16	24	16	24	24	24	8	-
Answer RFI's	40	-	-	-	312	-	12	12	24	12	12	12	4	-
Issue Bulletins/Change Orders	24	-	-	16	64	-	-	4	4	4	4	4	-	-
Review Pay Applications	40	-	-	-	-	-	-	-	-	-	-	-	-	-
Punch List	16	-	-	-	24	-	8	8	4	8	8	8	8	-
PHASE 3D: CLOSE-OUT														
Prepare As-Built Drawings	4	-	-	30	-	-	5	4	8	8	12	4	-	-
TOTAL HOURS	440	40	2	294	1500	0	277	270	316	244	240	272	129	120