

TO: Mark Escamilla, Ph.D., President

FROM: August Alfonso, Chief Information Officer



DATE: April 6, 2016

RE: Board Agenda: Concept Design Approval – Workforce Development Center

On May 18, 2015, based on RFQ # 2015-09, the Board authorized the College to engage Turner / Ramirez Architects to provide A/E services for the West Campus Workforce Development Center project.

The design work by Turner / Ramirez Architects started on December 2015. After over four months of engagement with college staff and administration, a concept or schematic design must be presented to the board on April 12, 2016 for approval.

Action Item: Discussion and possible action related to the approval of the concept or schematic design of the Workforce Development Center Project in response to RFQ # 2015-09 and authorizing the administration / AE to proceed with the design of the project.

WEST CAMPUS

NEW WORKFORCE DEVELOPMENT CENTER



SCHEMATIC DESIGN APRIL 12, 2016

ADMINISTRATION

Dr. Mark Escamilla, President

Dr. Catherine West, CFO/VP of Operations

August Alfonso, Chief Information Officer

Lenora Keas, Interim Provost / VP of Instruction and Student Services

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MEP ENGINEER

Stridde Collins Associates
342 Navigation Blvd.
Corpus Christi, TX 78405



MEP ASSOCIATE ENGINEER

Cleary Zimmerman Engineers
1344 S. Flores, Suite 101
San Antonio, TX 78204



BUILDING ENVELOPE CONSULTANT

Amtech Building Sciences
1600 N. Jackson Rd, Suite #3
Pharr, TX 78577



ACOUSTICS CONSULTANT

Amtech Building Sciences
4617 Montrose Blvd, Suite C201
Houston, TX 77006



IT CONSULTANT

DataCom Design Group
7600 Burnet Road, Suite 350
Austin, TX 78757



**GEOTECHNICAL ENGINEERING/
CONSTRUCTION MATERIALS TESTING**

Rock Engineering and Testing Laboratory, Inc.
6817 Leopard St.
Corpus Christi, TX 78409

ENVIRONMENTAL TESTING

All Points Environmental, LLC
500 N. Water St., Suite 605
Corpus Christi, TX 78401



TURNER | RAMIREZ
ARCHITECTS

DESIGN ARCHITECT

Turner | Ramirez Architects
3751 S. Alameda St.
Corpus Christi, TX



COORDINATING ARCHITECT

WKMC Architects
909 S. Tanchahua
Corpus Christi, TX 78404a



STRUCTURAL ENGINEER

Jaster Quintinilla
1608 West Sixth St., Suite 100
Austin, TX 78703



LANDSCAPE ARCHITECT

Gignac Landscape Architecture
3833 S. Staples St., Suite N-119
Corpus Christi, TX 78411



**COST ESTIMATOR/
CONSTRUCTION MANAGER**

AG|CM, Inc.
1101 Ocean Dr.
Corpus Christi, TX 78404

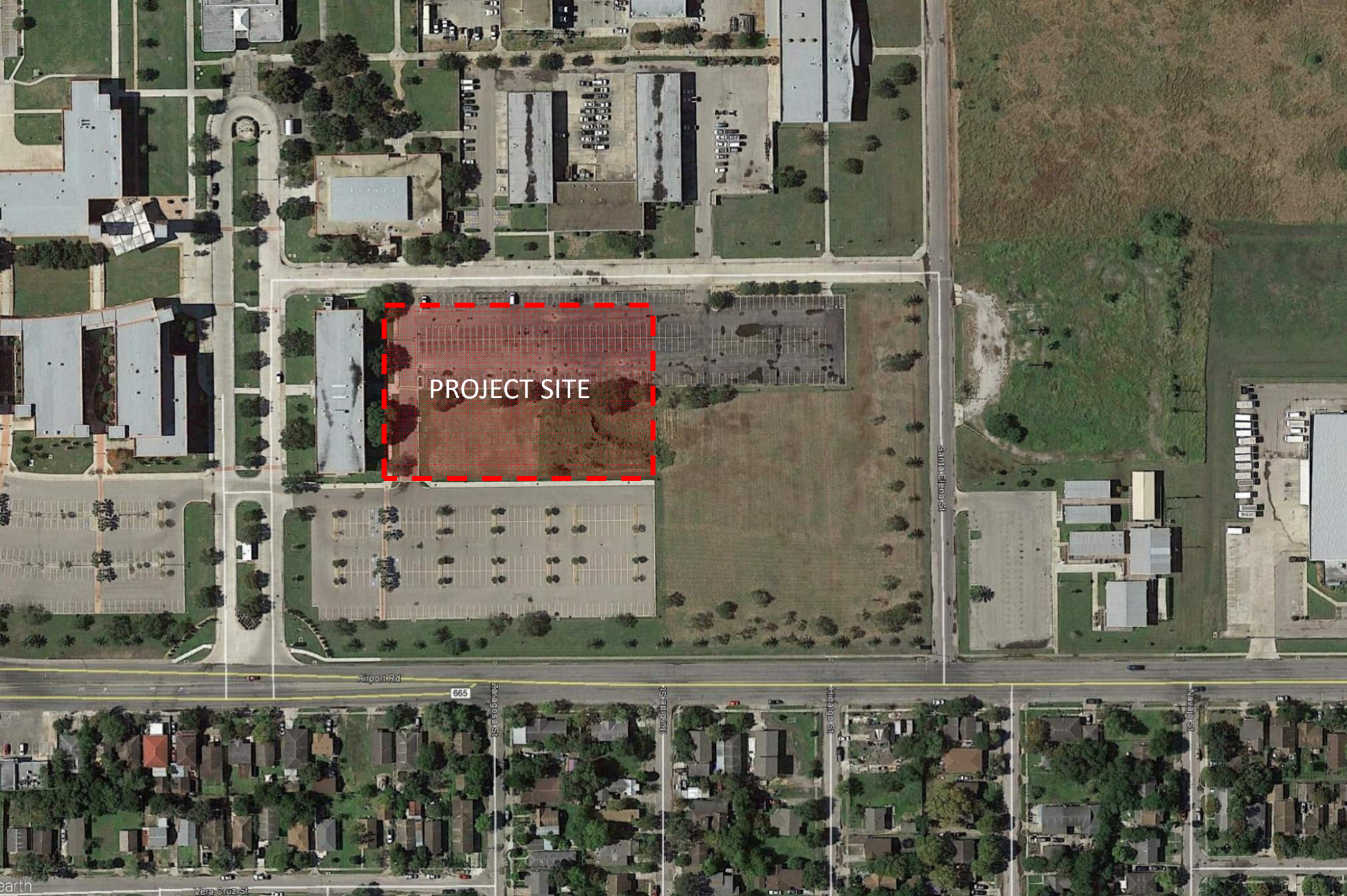


CIVIL ENGINEER

Naismith Engineering, Inc.
4501 Gollihar Rd.
Corpus Christi, TX 78411

PROJECT TEAM

PROJECT INTRODUCTION



PROJECT SITE

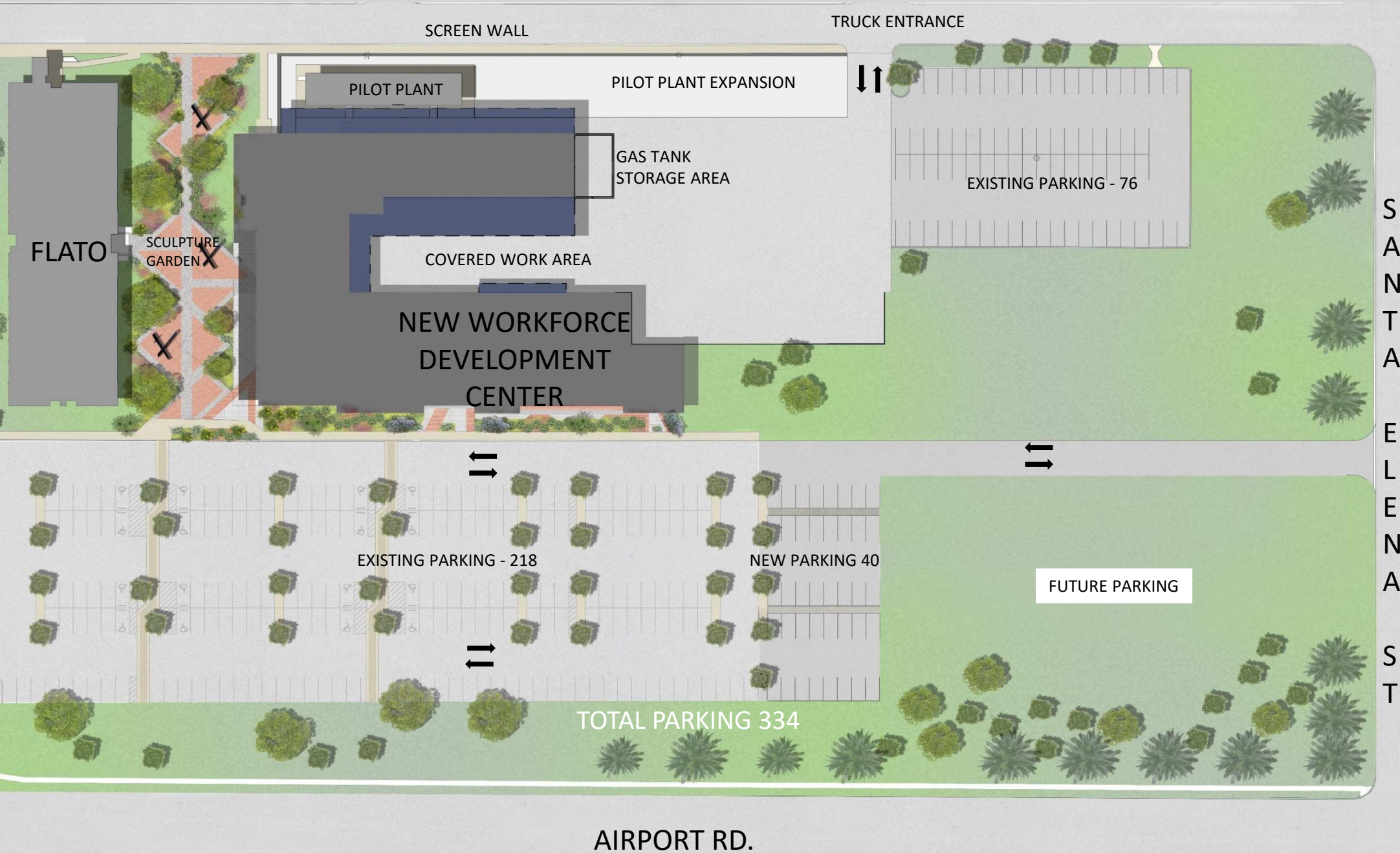
**EXISTING SITE
CONDITIONS**



**EXISTING SITE
CONDITIONS**

SITE PLAN

**NEW WORKFORCE
DEVELOPMENT CENTER**



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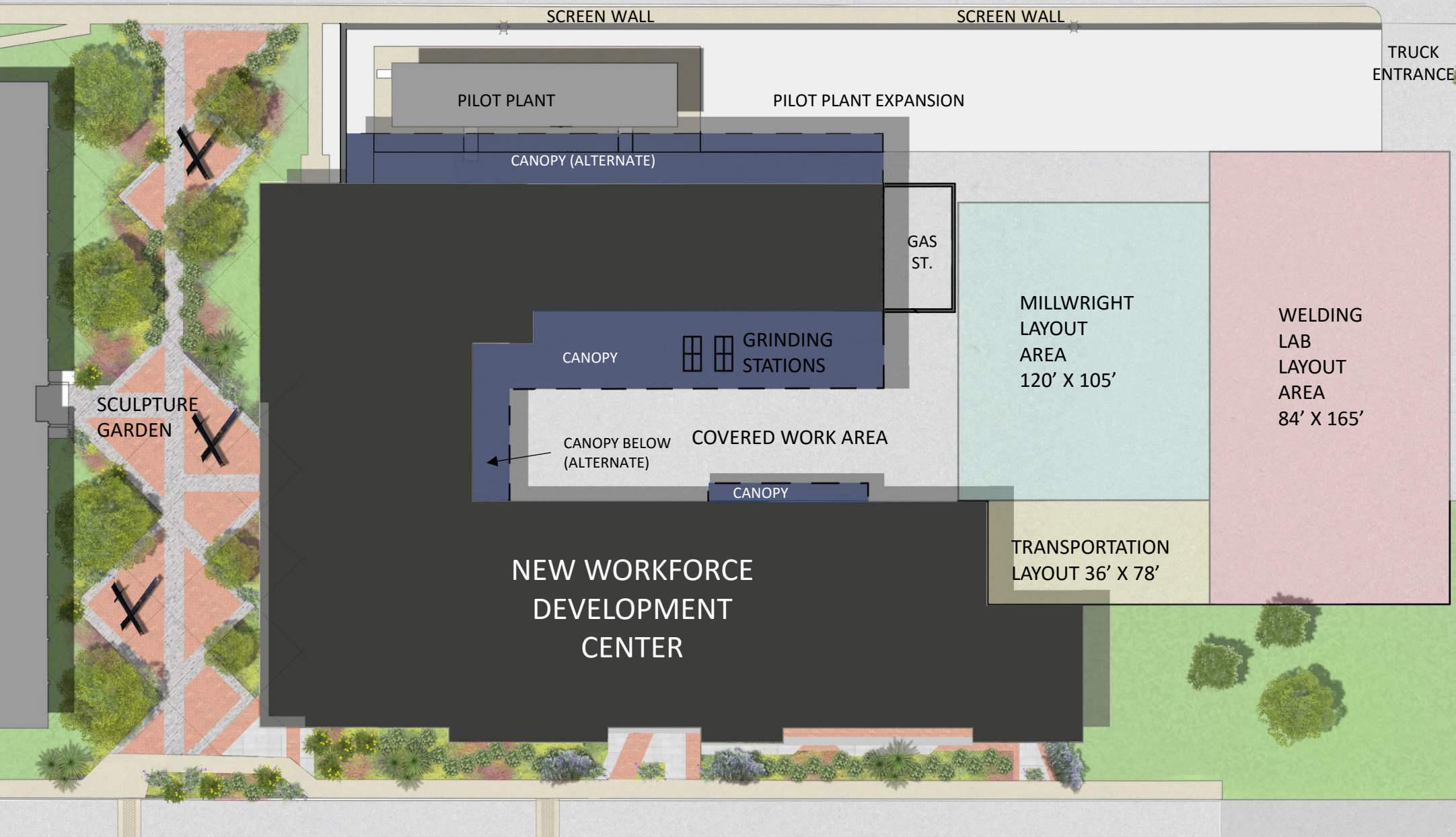
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TOTAL PARKING 334

AIRPORT RD.

SITE PLAN

**NEW WORKFORCE
DEVELOPMENT CENTER**



ENLARGED SITE PLAN

FLOOR PLANS







NEW WORKFORCE DEVELOPMENT CENTER



FIRST FLOOR PLAN

NEW WORKFORCE DEVELOPMENT CENTER



-  CORPORATE TRAINING CONTINUING ED
-  INDUSTRIAL & TECHNOLOGY ED + CONTINUING ED
-  SHARED RESOURCES
-  TRANSPORTATION TRAINING SERVICES
-  GENERAL
-  CIRCULATION

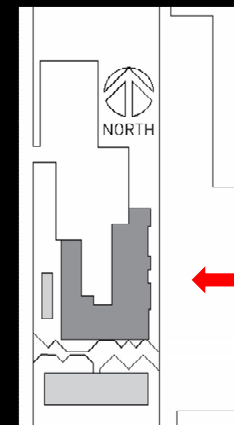
SECOND FLOOR PLAN

ELEVATIONS

**NEW WORKFORCE
DEVELOPMENT CENTER**



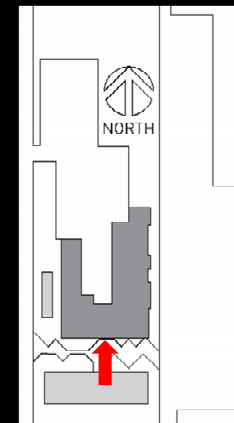
EAST ELEVATION



KEY PLAN



SOUTH ELEVATION

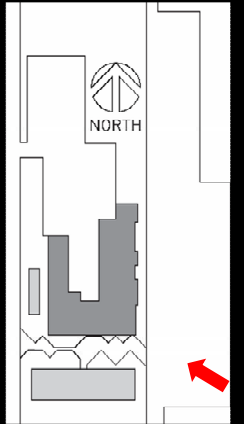


KEY PLAN

EXTERIOR ELEVATIONS

RENDERINGS

**NEW WORKFORCE
DEVELOPMENT CENTER**

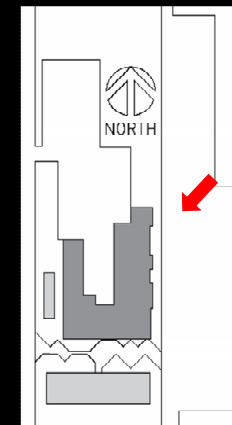


KEY PLAN

**SOUTHEAST
AERIAL**



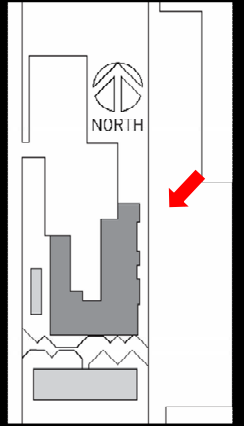
**NEW WORKFORCE
DEVELOPMENT CENTER**



KEY PLAN

**NORTHEAST
AERIAL**

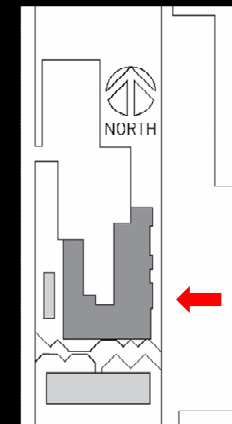
**NEW WORKFORCE
DEVELOPMENT CENTER**



KEY PLAN

VIEW FROM
EAST PARKING

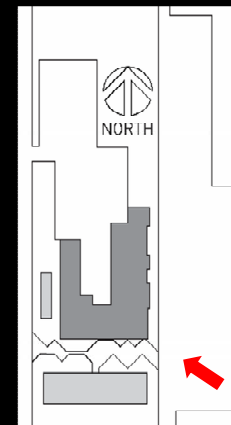
**NEW WORKFORCE
DEVELOPMENT CENTER**



KEY PLAN

MAIN ENTRY

**NEW WORKFORCE
DEVELOPMENT CENTER**

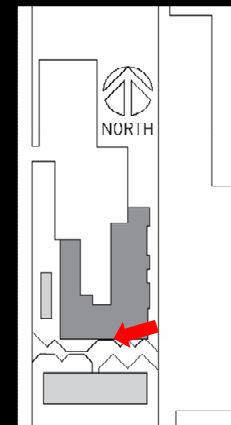


KEY PLAN



**SOUTHEAST
APPROACH**

**NEW WORKFORCE
DEVELOPMENT CENTER**

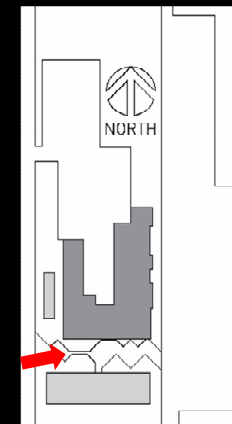


KEY PLAN



COLONNADE

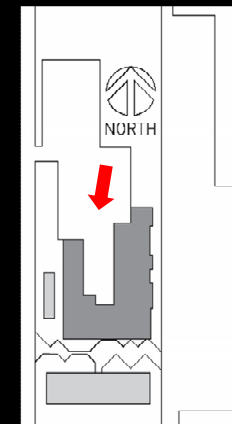
**NEW WORKFORCE
DEVELOPMENT CENTER**



KEY PLAN

**SCULPTURE
GARDEN**

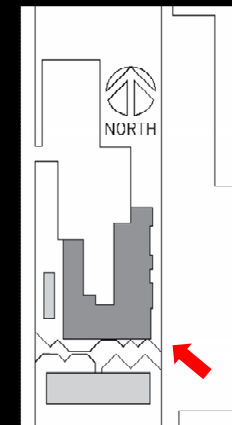
**NEW WORKFORCE
DEVELOPMENT CENTER**



KEY PLAN

**COVERED WORK
AREA**

**NEW WORKFORCE
DEVELOPMENT CENTER**

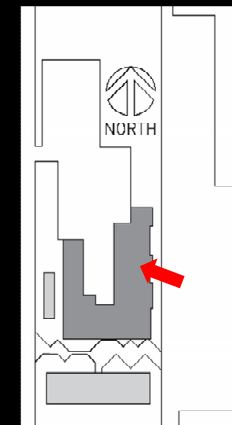


KEY PLAN



**SOUTHEAST
APPROACH**

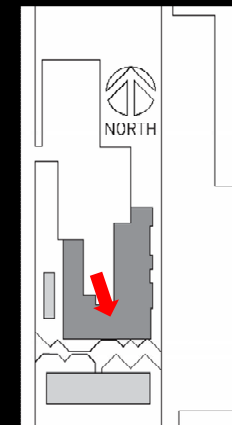
DEL MAR COLLEGE WEST CAMPUS
**NEW WORKFORCE
DEVELOPMENT CENTER**



KEY PLAN



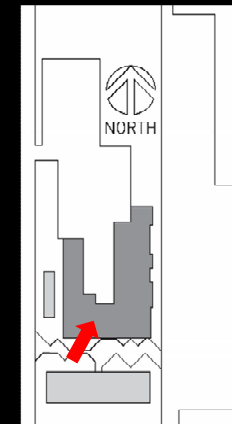
ENTRY LOBBY



KEY PLAN



**BREAK OUT
SPACE**



KEY PLAN

**BREAKOUT
SPACE**

DATE	DELIVERABLE
APRIL 12,2016	BOARD OF REGENTS MEETING/APPROVAL OF CONCEPT PACKAGE
MAY 17/18,2016	COLLEGE AND PROJECT TEAM REVIEW MEETING-DD PACKAGE
JUNE 21/22,2016	COLLEGE AND PROJECT TEAM REVIEW MEETING-50% CD PACKAGE
AUGUST 23-24,2016	COLLEGE AND PROJECT TEAM REVIEW MEETING -75% CD PACKAGE
OCTOBER 25-26, 2016	COLLEGE AND PROJECT TEAM REVIEW MEETING-90% CD PACKAGE
DECEMBER 5, 2016	A/E AND MEP ISSUE BID DOCUMENTS
FEBRUARY 22, 2017	RECEIVED CSP PACKAGE AND SOQ
MARCH 14, 2017	BOARD AWARD CONSTRUCTION CONTRACT
MARCH 28, 2017	NOTICE TO PROCEED/ BEGIN CONSTRUCTION
SEPTEMBER 18, 2018	COMPLETE CONSTRUCTION
NOVEMBER 16, 2018	COMPLETE CLOSEOUT
JANUARY 2, 2019	FULL OCCUPANCY

PROJECT SCHEDULE

SECTION 2 PROJECT/PROGRAM OVERVIEW

2.1 General

A. Project/Program Title

- Architectural Consultant for Workforce Development Center
- Also referred to herein simply as the “**Project**”.

B. Project/Program Location

- **College Campus:** Del Mar College’s West Campus located at Old Brownsville Rd., Corpus Christi, TX
- **Project Area:** The Project Area includes development areas shown on the attached Drawing

C. Project Size

- **Current Building Area:** The new Space Program will be approximately **48,000 Gross Square Feet (GSF)**.
- **GSF/USF:** GSF includes both the Space Program noted below, as well as Unassignable Square Feet (USF) for service areas such as corridors, mechanical/electrical rooms, janitorial rooms, walls, partitions and chases.

D. Project Budget

- **Construction Cost Budget:** A Project Budget of **\$13,200,000** is planned for this Project, and will be set forth in the Owner/Consultant Contract.
- **Base Bid Limit:** The Consultant is responsible for limiting the actual Base Bid construction cost to not exceed 95% of the Project Budget, with Bid Alternates up to 100% of the Project Budget as needed.

E. Project Schedule

• Estimated Schedule

- | | |
|----------------------|---|
| ○ May 18, 2015 | Issue RFQ for A/E Selection |
| ○ June 2, 2015 | Pre-Proposal Conference at 10:00 a.m. |
| ○ August 24, 2015 | Additional Pre-Proposal Conference |
| ○ September 18, 2015 | Received Statements of Qualifications by 11:00 a.m. |
| ○ September 30, 2015 | Short-list SOQs (if required) |
| ○ October 8, 2015 | A/E Interviews |
| ○ October 13, 2015 | A/E Selection Approved by Board |
| ○ December 1, 2015 | Design Begins |
| ○ March 8, 2016 | Concept Design Approved by Board |
| ○ May 12, 2016 | Design Development Submission |
| ○ November 4, 2016 | Construction Documents Complete |
| ○ November 30, 2016 | Issue for Competitive Sealed Proposals |
| ○ December 12, 2016 | Pre-Proposal Meeting |
| ○ January 30, 2017 | Receive Price Proposals |
| ○ February 2, 2017 | Interview Contractor/Open Price Proposals |

- February 14, 2017 Award Construction Contract by Board
- February 28, 2017 Start Construction
- August 15, 2018 Substantial Completion
- January 2, 2019 Full & Normal Occupancy and Use

- **Critical Deadline: The January 2, 2019 Deadline for occupancy must be maintained.**
- Note: If the project schedule is extended for any reasons the project architect will not be due additional compensation

F. Attachments

- **Future Site Plan:** The Del Mar College West Campus plan is attached hereto, and profiles the currently planned development of key new and retained existing facilities in the area of the Project. The existing building and parking are retained and renovated.

- G. Preliminary Description:** The Project Description herein is preliminary, and will continue to be refined and developed prior to Contract execution and during the Schematic Design and Design Development Phases.

2.2 Project Construction

A. Space Program

- **General:** This Project will house the new Workforce Development Building.
- **Preliminary Space Program:** The preliminary space program will be provided to the Project Architect prior to fee/scope negotiations.

B. Building Assignments

- **New Building:** Approximately 48,000 Gross Square Foot total

C. Other Construction

- **Sitework:** Will address the current parking and general site renovations.
 - Renovations to existing Sitework and improvements as needed.
 - Demolition of existing Sitework and improvements as needed.
 - Additional new sidewalks, paving, lighting and other site improvements.
 - Additional new earthwork, grading, and drainage about the Project Area.
- **Campus Utility Systems:** Modify service to building and connections to such as needed.
- **Campus Drainage:** Modify drainage of site as needed.

- D. Landscaping:** New Landscaping and Irrigation systems at yard/planting areas adjacent the new facilities.

End of Section