

CHABOT LAS POSITAS COMMUNITY COLLEGE DISTRICT

**REQUEST FOR PROPOSAL FOR ARCHITECTURAL AND
ENGINEERING SERVICES**

STUDENT HOUSING STUDY

SUBMITTED: OCTOBER 19, 2022



October 19, 2022

Owen Letcher
Vice Chancellor Facilities, Bond Program and Operations
Chabot Las Positas Community College District
7600 Dublin Blvd, Third Floor
Dublin, CA 94568

Re: Chabot Las Positas Community College District Student Housing Planning Grant

Dear Owen,

Thank you for the inclusion of HPI Architecture (HPI) in your selection process. HPI is honored to submit our qualifications and interest.

Campus housing has the ability to impact student life and success in profound and transformative ways and has been shown to be one of the most important factors in positive student outcomes. As campus architects and planners this speaks to our purpose! Creating a true living and learning culture can immerse students in ways that change their behavior, increase their exposure to others, and dramatically enhance their ability to form support systems that care for the whole person - academic, social, moral, and physical success are all increased through a sense of community. Our approach to planning and completing the feasibility study for your Projects will be guided by these ideas.

HPI's Unique Qualifications - Successful delivery will require an integrated team with the following proven experience and expertise:

- [Current on-campus housing experience at California Community Colleges](#) with almost 1,700 beds of DSA approved housing at Orange Coast College (completed), Santa Rosa Junior College (in construction), and Napa Valley College (in construction). [This experience is unique to HPI and the team listed in this proposal](#). In addition, the HPI team listed in this proposal has lead the conceptualization of on-campus housing projects at College of the Siskiyous, and Victor Valley College.
- [Robust national expertise in student housing design and programming](#) through HPI's on-going strategic alignment with DCI, [allowing us to bring the best practices in student housing to your project - over 85 million square feet of student housing and more than 35,000 beds on more than 75 college and university campuses nationwide](#).
- [Significant experience with California Community Colleges including a proven ability of working within the Shared Governance processes of multiple colleges; Extensive, successful experience with DSA](#) including obtaining DSA approval of three, On-Campus Student Housing projects; [Success and current experience with the State Chancellor's Office and Department of Finance on both State and locally funded projects](#).

HPI's Commitment – We are committed to working collaboratively with the District; to providing the staff resources highlighted in this proposal, and deliver the services and work product in a focused, cost effective manner. HPI is prepared to hit the ground running. With our California Community College on-campus student housing experience, national housing portfolio, we can do so without the need to learn on the District's time or dime.

If we may provide additional information or answer any questions, please do not hesitate to contact us at 949.675.6442 or lfrapwell@hpiarchitecture.com.

Sincerely,

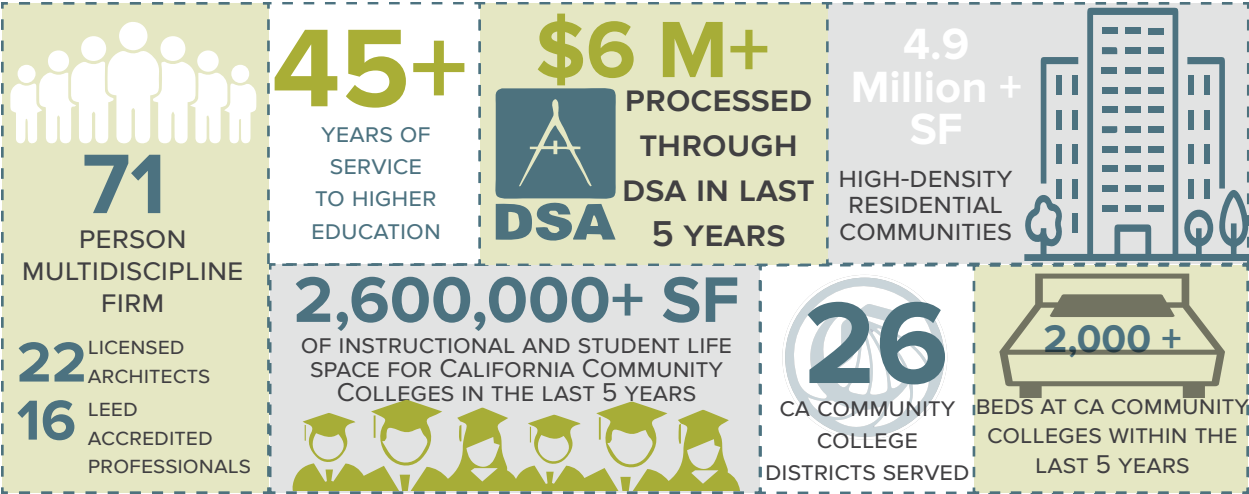
HPI Architecture

A handwritten signature in blue ink, appearing to read "Lawrence A. Frapwell". The signature is fluid and cursive, with the first name being the most prominent.

Lawrence A. Frapwell, Architect, NCARB, LEED AP
President

Firm Introduction / Project Experience

Founded in 1975, HPI Architecture (HPI) has provided over 45 years of service to California higher education clients and high-density residential community developers and operators throughout California and the western states.



CALIFORNIA COMMUNITY COLLEGE LEADERS

HPI is leader in California Community Colleges with a significant portfolio of successfully completed projects for multiple Districts and Colleges - completing 14 Facility Master Plans; programming and design for more than 2.6M SF of instructional, student life, and support facilities within the last 5 years; and the planning, conceptualization and design of 5 on-campus housing projects. This work represents HPI’s proven ability to work successfully and proactively in a shared governance environment, demonstrates success with State Control Agencies including DSA and the State Chancellor’s Office on both locally and state funded projects, and is evidence of HPI’s ability to provide the services requested.

The projects referenced include minor capital projects; renovations, repurposing and expansion; as well as new, freestanding facilities of significant scale and complexity. These projects have been completed through a variety of delivery methods including Design/Bid/Build, CM-Multi Prime, Lease-Lease Back, Design/Build, and P3 collaborations. Our services include Master Planning, Precinct Planning, Assistance with CEQA Processing, Programming, Feasibility Studies, Preparation of FPP’s and IPP’s to successfully seek State funding, and full Architectural Services.

HPI has long history of repeat engagement with multiple Districts and Colleges includes most notably: Coast CCD since the 1980’s, Mt San Antonio College since 2004, Long Beach CCD since 2005, Cerritos CCD since 2007, Riverside CCD since 2010, and Rancho Santiago CCD since 2014. Our continued and repeat engagement demonstrates HPI’s ability to add value to capital projects and our outstanding credentials in California Community Colleges.

Significant “firsts” within the California Community College system include the planning and design of the 1st significant on-campus P3 student housing projects for California Community Colleges:

- “The Harbour” at Orange Coast College – this 814-bed apartment style facility was completed and occupied in the fall of 2020
- Santa Rosa Junior College – the 348-bed facility consists of predominantly traditional (dorm) style beds and a limited number of apartments intended to support unique student cohorts. DSA approved; the project is currently under construction with occupancy targeted for the fall of 2023
- “River Trail Village” at Napa Valley College – the 280 units, 525 bed facility supports a wide variety of students with unit typologies ranging from tradition (dorm) to apartments to family housing. DSA approval was obtained in 2021 with a construction start targeted for July of this year.

EXPERIENCE WITH CA COMMUNITY COLLEGES, FOUR-YEAR COLLEGES/UNIVERSITIES

HPI HAS PROVIDED
ARCHITECTURE, PLANNING AND
DESIGN SERVICES TO

36

CALIFORNIA HIGHER
EDUCATION CLIENTS



LEGEND

- Community College District
- College / University

CA COMMUNITY COLLEGE DISTRICTS:

- Barstow CCD
- Cerritos CCD
- Chaffey CCD
- Coast CCD
- Compton CCD
- Desert CCD
- El Camino CCD
- Gavilan Joint CCD
- Long Beach CCD
- Los Angeles CCD
- Kern CCD
- MiraCosta CCD
- Mt. San Antonio CCD
- Napa Valley CCD
- North Orange County CCD
- Palo Verde CCD
- Rancho Santiago CCD
- Riverside CCD
- San Jose Evergreen CCD
- Santa Clarita CCD
- Siskiyou Joint CCD
- Sonoma Joint CCD
- South Orange County CCD
- Southwestern CCD
- Ventura County CCD
- Victor Valley CCD

COLLEGES AND UNIVERSITIES:

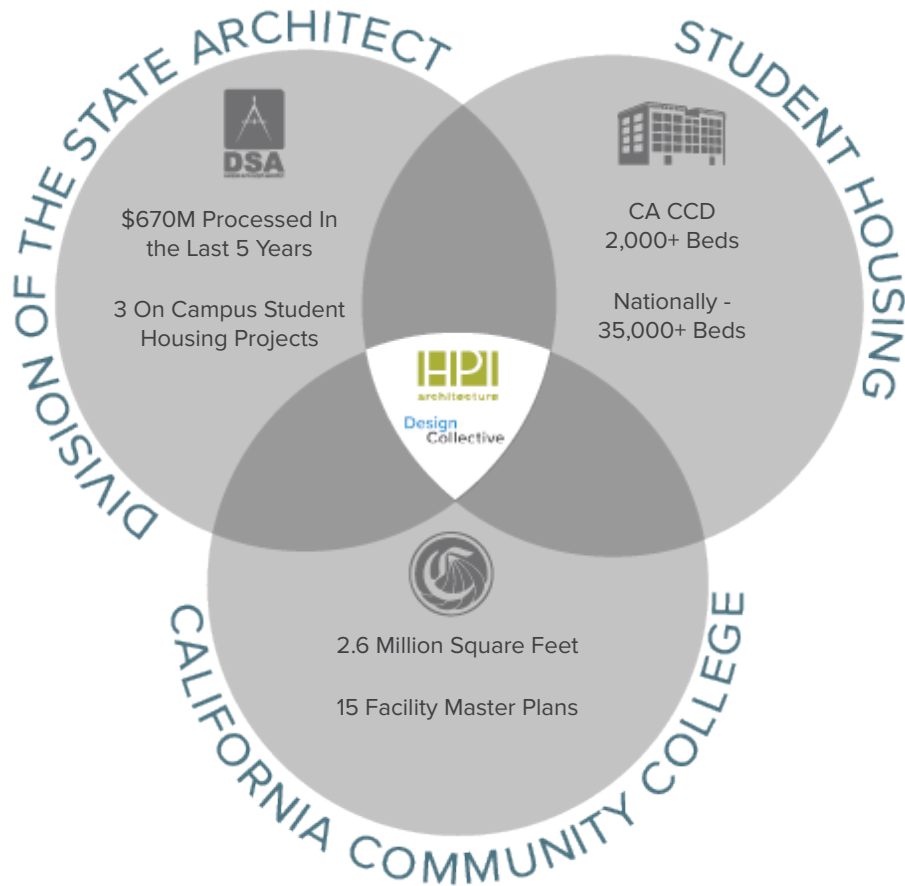
- California Baptist University
- Pepperdine University
- Point Loma Nazarene University
- Vanguard University
- California State University Fullerton
- California State University, San Bernardino
- University Of California, Irvine
- University Of California, Riverside
- University Of Southern California

EXPERIENCE WITH HIGHER EDUCATION STUDENT HOUSING FACILITIES

ON-CAMPUS STUDENT HOUSING FOR CA COMMUNITY COLLEGES

HPI, as Architect of Record, has successfully led on-campus, DSA approved, student housing projects at three California Community Colleges - Orange Coast College, Santa Rosa Junior College, and Napa Valley College. These projects represent almost 1,700 beds, with unit types ranging from traditional student housing (dorms) to student apartments, to semi-suite units, to housing for students with families.

HPI's services on the referenced projects include site assessment, program confirmation, schematic design, construction documents, DSA approval, construction administration, and DSA Certification.



ORANGE COAST COLLEGE



SANTA ROSA JUNIOR COLLEGE



NAPA VALLEY COLLEGE

Additionally, HPI has provided conceptual design explorations in support of pending on-campus student housing facilities at College of the Siskiyous and Victor Valley College.



COLLEGE OF THE SISKIYOU

This 3-story, wood framed, on-campus, apartment style community, is a design exploration that reflects HPI's approach to creating housing communities responding to unique demographics and reflecting the unique campus context of a rural northern California campus.

Design to provide 125 Units, ranging from 1 Bedroom/1 Bath singles to 4 Bedroom /2 Bath doubles, the project included a centralized common lounge and community kitchens as well as smaller study and other distributed amenities to support community at a variety of scales.

The College has pursued and is anticipating receiving SB 169 funding.



VICTOR VALLEY COLLEGE

This 3-story, wood framed, on-campus, apartment style community, is a design exploration that provides 240 beds of affordable on-campus housing in predominately 4 bed / 2 bath units. The project includes centralized community spaces – lounge, game room, community kitchen, mail and laundry – as well as distributed study spaces supporting smaller communities of students.

Efficiency and affordability are the hallmark of this concept which is intended to provide housing to the neediest of students. The design is intended to be reflective of the campus context and responsive to the harsh, high desert climate of Victor Valley College.

The College is anticipating pursuing SB 169 funding.



HIGHER EDUCATION STUDENT HOUSING - HPI+DCI

In 2017, HPI strategically aligned with Design Collective (DCI), as a student housing design consultant. This collaboration provides California Community Colleges with a team that combines the benefits of a California-based planning and architectural design team (HPI), with nationally recognized expertise and experience in student housing planning and design (DCI).

DCI brings to the team over 35 years of experience designing academic and student life buildings on over 45 major college and university campuses throughout the United States. Their work is often highlighted in academic and professional trade publications, repeatedly recognized for design excellence with over 300 design awards to the firm's credit.

HPI+DCI's combined portfolio of multi-unit student housing projects represents well over 35,000 beds on college and university campuses across the country! With the design of more than 2,500 beds of student housing for California Community Colleges, and more than 35,000 beds of student housing nationally, our design team has experience in every conceivable student housing typology.

Our extensive experience allows us to offer a high level of service with an in-depth understanding of stakeholder goals and concerns; the ability to maximize engagement in the programming, planning and design; and the know how to deliver the quality the College desires with an experienced approach to maximizing efficiencies in terms of resources, cost, and schedule.

As a team we are intimately familiar with the challenges, trends, and opportunities inherent in student housing - creating environments that supports diverse, close-knit communities where students can connect in creative and meaningful ways; where student safety is paramount; where connectivity to the campus is maximized; where programmable outdoor spaces enhance the student experience; where adherence to the established master plan and campus context is respected; and where environmentally responsive and sustainable design are integral to the process.

This experience will allow us to effectively deliver the services requested: Validating and benchmarking the programmatic assumptions; Defining the site constraints and opportunities; Providing alternative planning concepts and the metrics associated with each.

A PROVEN TEAM

HPI+DCI is a proven team with a shared culture of commitment to design excellence, integrity, and service. Together, with HPI as Architect of Record, we have seamlessly delivered services to SRJC, NVC, and most recently, teamed to provide conceptual design efforts in support of the College of the Siskiyous and Victor Valley College. With the teams combined resources of more than 150 members, and a diverse range of skills and expertise we are prepared and committed to engage and collaborate with the College.

ORANGE COAST COLLEGE THE HARBOUR



COMPLETION DATE: November 1, 2020
FIRM MEMBERS INVOLVED: Lawrence Frapwell
BUDGET: \$89,400,000
REFERENCE: Jerry Marchbank, Senior Director of District Facilities | P: 714.438.4731 | E: JMarchbank@mail.cccd.edu



CA
Community
College



DSA Project



Private
Funds



317,240 SF



823 Beds



326 Units



Living
Learning



Student
Lounge



Bike Centric



Study
Spaces



Community
Kitchen



The Harbour, a new 800+ bed apartment style student housing community, opened in the fall of 2020 and is more than 95% leased! The project provides an enriching on-campus experience for the residential student as well as a vibrant place for connecting and learning for the broader Orange Coast College student population. The program provides a variety of student apartments ranging from single to multiple occupancy, accommodating a diverse student population. The quality, affordable solution enhances learning outcomes by fostering social interaction and promoting community. The design of this living-learning environment, through the strategic organization of spaces and circulation, by providing student focused amenities, and by providing engaging, programmable indoor and outdoor spaces, enhances the student's experience, co-curricular learning, and social development. Coupled with residential life program offerings, The Harbour, fosters recruitment, retention, and academic success.

SANTA ROSA JUNIOR COLLEGE STUDENT HOUSING



COMPLETION DATE: Estimated Fall 2023

FIRM MEMBERS INVOLVED: Lawrence Frapwell, Jeff Bacurin, Tom Zeigenfuss

BUDGET: \$49,100,000

REFERENCE: Pedro Avila, Vice President-Student Services/Asst. Superintendent | P: 707.524.1647 | E: pavila@santarosa.edu



CA
Community
College



DSA Project



Private
Funds



317,240 SF



823 Beds



326 Units



Living
Learning



Student
Lounge



Communal
Kitchen



Community
Garden



On-Site
Parking



With a housing shortage compounded by recent fires, and ever-increasing rents in the local community, SRJC faced a housing crisis. Providing affordable on-campus student housing is a part of the solution. The 348 bed traditional (dorm) style project, currently under construction, is intended to provide a vibrant, student-centered place for living, connecting and learning which will enhance learning outcomes through on-campus living. The design solution focuses on these broad goals and the following objectives:

- Integrating the new residential village with the existing campus: physically, socially, visually (architecture) and emotionally.
- Creating community by providing opportunities for and encouraging student engagement at multiple levels – the unit/ bedroom, the neighborhood (a clustering of units), the floor, and the complex.
- Creating through design (massing, color and materials) a facility which respects and reinforces a sense of place (the uniqueness of SRJC) while differentiating a sense of time and community – a 21st century living, learning environment.
- Integrating proven sustainable strategies in design, construction and operations to showcase sustainable leadership and stewardship ... a campus wide initiative.

In addition to 348 beds the site includes a grand entry courtyard, “the Commons”, supporting a hierarchy of social interaction, a place to sit, study, relax and recreate; a “Kitchen Garden and Patio” for intimate, smaller gatherings; covered bike parking; a composting area; and areas for parking, drop-off, and Uber pick-ups.

Each floor of the five-story structure includes study rooms, communal lounge/kitchens and student living rooms. Additional amenity spaces include a large, ground-floor multi-purpose game room and social lounge that opens to the “Commons” as well as the “Kitchen Garden and Patio”.

The project is DSA approved and currently under construction.

NAPA VALLEY COLLEGE RIVER TRAIL VILLAGE



COMPLETION DATE: Estimated Fall 2023

FIRM MEMBERS INVOLVED: Lawrence Frapwell, Jeff Bacurin, Tom Zeigenfuss

BUDGET: \$60,000,000

REFERENCE: Stephen Siri | Principal, The Martin Group | P: 415.4296059
E: Stephen@themartingroup.com

J. Michael Loganbill | Campus Advisor/Project Exec., Volz Company | P: 312.343.0102 | E: loganbill@volzcompany.com



CA
Community
College



DSA Project



Private
Funds



203,145 SF



524 Beds



280 Units



Living
Learning



Student
Lounge



Communal
Kitchen



Study
Spaces



On-Site
Parking



This on-campus housing project, which is DSA approved and will begin construction soon, will provide opportunities for a wide cohort of students to have access to quality, affordable housing that supports student success, recruitment and the retention. This student focused residential complex will foster community at a variety of levels while and providing opportunities to connect the residential population with the broader campus community.

The project supports three distinct communities - a 64 bed Traditional (dorm style) community, a Student Apartment community consisting of 156 units ranging from 1-bedrooms (supporting single or double occupancy) to 3-bedroom options, as well housing for Students with Families.

The fact that these distinct communities will share a single project site was a significant driver of the planning and design efforts. The result was multiple distinct buildings for each typology, connected by a shared entry plaza that doubles as a community gathering space. Each building has unique unit types to support their various cohorts, but elements such as vertical circulation and common community rooms at each building front the community plaza to activate and engage this shared space. Each building has its own lobby and outdoor spaces. The Traditional and Apartment buildings share a large courtyard supporting both active (recreation, BBQ's, etc..) and passive (sit and relax, sit and study) uses and creating a common ground where community can be promoted among these like groups. The Family housing has its own outdoor space including play equipment and a secure perimeter to support parents of small children.

Project Team



LAWRENCE FRAPWELL ARCHITECT, NCARB, LEED AP

ROLE: Studio Lead

QUALIFICATIONS

Mr. Frapwell has over 40 years of professional experience in programming, architecture, and interior design in education, hospitality, and corporate facilities. Through his years of experience, he has guided HPI teams and clients through project prioritization and tough decisions. His leadership and oversight brings consistency and success to each project within our education studio.

46 YEARS WITH HPI

46 YEARS INDUSTRY EXPERIENCE

EDUCATION: Bachelor of Architecture, California Polytechnic University, San Luis Obispo

CERTIFICATIONS / AFFILIATIONS / LICENSES

CA Registered Architect: C11360

LEED Accredited Professional

Community College Facility Coalition (CCFC)

Society for Colleges & University Planners (SCUP)

NCARB Certified



RELEVANT EXPERIENCE

CA COMMUNITY COLLEGE ON-CAMPUS STUDENT HOUSING

- College of the Siskiyous - Student Housing - 125 units, 395 Beds
- Compton College - Student Housing - 250 Beds
- Napa Valley College - River Trail Village - 280 Units, 525 Beds (Apartment Style and Traditional)
- Orange Coast College - "The Harbour" - 323 Units, 814 Beds (Apartment Style)
- Santa Rosa Junior College - Student Housing - 259 Units, 348 Beds
- Victory Valley College - Student Housing - 60 Units, 240 Beds

HIGHER EDUCATION STUDENT HOUSING

- Point Loma Nazarene University - Flex Housing

ADDITIONAL CA COMMUNITY COLLEGE EXPERIENCE

- Cerritos College - Health Sciences Renovation **(State Funded)**
- Cerritos College - Student Service & Administration Building
- Long Beach City College, LAC - Multidisciplinary Academic Facility (Building M) **(Design Build / State Funded)**
- Long Beach City College, PCC - Construction Trades I **(State Funded)**
- Long Beach City College, LAC - Campus Store (Building E)
- Moreno Valley College - Welcome Center
- Mt. San Antonio College - Student Center
- Mt. San Antonio College - Tech. & Health Replacement **(State Funded)**



JEFF BACURIN

ARCHITECT

ROLE: Lead Designer

QUALIFICATIONS

Mr. Bacurin has over 18 years of professional experience in architectural design and programming including experience in renovation and new design of Student Housing, Senior Living communities and Higher Education Campuses. He is skilled in working with the in-house team and senior living operators to confirm and interpret the users' programmatic needs and explore sustainable design alternatives using 3D modeling software. Jeff is a skilled communicator of design intent and works with the users to explore design alternatives in interactive design charrettes / workshops.

RELEVANT EXPERIENCE

CA COMMUNITY COLLEGE ON-CAMPUS STUDENT HOUSING

- College of the Siskiyous - Student Housing - 125 units, 395 Beds
- Compton College - Student Housing - 250 Beds
- Napa Valley College - River Trail Village - 280 Units, 525 Beds (Apartment Style and Traditional)
- Santa Rosa Junior College - Student Housing - 259 Units, 384 Beds
- Victory Valley College - Student Housing - 60 Units, 240 Beds

HIGH DENSITY HOUSING

- Alliance Residential Company - Holden of San Jose Bascom - 165 Units
- Alliance Residential Company - Holden of Santa Clara - 151 Units
- Sunrise of Cupertino - 90 Units, 81,500 SF
- Sunrise of Long Beach - 84 Units
- Nexus Development - Vivante on the Coast, 185 Units
- Sunrise of Manhattan Beach - 95 Units
- Sunrise Encino - 90 Units

ADDITIONAL CA COMMUNITY COLLEGE EXPERIENCE

- Cerritos College - Math/CIS & Fine Arts Complex
- Long Beach City College, LAC - Multidisciplinary Academic Facility (Building M) **(State Funded)**
- Long Beach City College, PCC - Multidisciplinary Academic Building **(State Funded)**

16 YEARS WITH HPI

18 YEARS INDUSTRY EXPERIENCE

EDUCATION: Bachelor of Architecture, California State Polytechnic University; Pomona

CERTIFICATIONS / AFFILIATIONS / LICENSES

California Licensed Architect: C38757

Community College Facility Coalition (CCFC)

Introductory Course in Educational Facilities - Crime Prevention Through Environmental Design (CPTED)





TOM ZEIGENFUSS

AIA, NCARB

ROLE: Design + Programming

QUALIFICATIONS

Tom has applied his extensive expertise in design and high-rise design, programming, and facilities planning and development to transformative projects ranging from large-scale, mixed-use multi-family dwellings to university student housing. On many of the firm's most notable projects, Mr. Zeigenfuss has led and managed the complex process of taking a design from an initial concept to completion, keeping clients engaged, coordinating the efforts of consultants, and managing the needs of public and private stakeholders. His knowledge of evolving construction technologies and project delivery methods makes him a valuable and sought after partner to the DCI clients.

RELEVANT EXPERIENCE

CA COMMUNITY COLLEGE ON-CAMPUS STUDENT HOUSING

- College of the Siskiyous - Student Housing - 125 units, 395 Beds
- Compton College - Student Housing - 250 Beds
- Napa Valley College - River Trail Village - 280 Units, 525 Beds (Apartment Style and Traditional)
- Santa Rosa Junior College - Student Housing - 259 Units, 384 Beds
- Victory Valley College - Student Housing - 60 Units, 240 Beds

HIGHER EDUCATION STUDENT HOUSING

- Living-Learning Community, Rutgers University
- Entrepreneurship Living-Learning Community, Bowie State University
- Residence Tower Renovation, Towson University
- Nine East 33rd, Johns Hopkins University
- Charles Commons, Johns Hopkins University
- The Village, University of South Florida
- The Heights, Montclair State University
- Living & Learning Commons, University of the Sciences
- The Commons, Marquette University
- Westside Hall, University of New Haven
- Mines Park Redevelopment, Colorado School of Mines
- Centennial & Falcon Heights, Bowling Green State University
- South Campus Commons, University of Maryland College Park

23 YEARS
WITH FIRM

27 YEARS
INDUSTRY
EXPERIENCE

EDUCATION: Masters of Architecture, University of Maryland College Park

CERTIFICATIONS / AFFILIATIONS / LICENSES

Registered Architect: WA, MD

Design
Collective



ERIC SWANSON

PE, QSD/P DBIA

ROLE: Civil Project Manager

QUALIFICATIONS

Working extensively in the Bay Area core, Eric's specialty is with infill and reuse sites. Eric leverages his understanding of the local site conditions, governing jurisdiction requirements, and construction background to deliver projects.

In addition, Eric has worked with several local community college districts in tasks such as master planning (Las Positas Campus) to several design level projects (Canada College, Chabot, Merritt, Laney and College of Alameda). He has a deep understanding of DSA requirements as well as the building code in terms of site access.

RELEVANT EXPERIENCE

- **Las Positas College Master Plan**
- **Chabot/Las Positas Community College, Las Positas College Aquatic Center**
- **Chabot/Las Positas Community College, Chabot College Instructional Office Building**
- **Chabot/Las Positas Community College, Chabot Performing Arts Renovations - LEED Silver**
- Cañada College Faculty Housing
- San Jose State University, Campus Village Phase III and Dining Complex
- San Jose State University, Campus Village Phase II
- Sacramento State University, Student Housing Phase II
- CSU Humboldt Craftsman Student Housing
- CSU Stanislaus Stockton Master Plan
- UC Berkeley University Village Albany
- UC Berkeley Upper Hearst Project
- UC Berkeley Stiles Berkeley Student Housing
- Lawrence Berkeley National Laboratory Guest House
- Mills College Feasibility Study

18 YEARS
WITH FIRM

25 YEARS
INDUSTRY
EXPERIENCE

EDUCATION: B.S., Civil
Engineering, San Jose State
University

CERTIFICATIONS / AFFILIATIONS / LICENSES

Professional Civil Engineer, CA No.
64607

Qualified SWPPP Developer and
Practitioner

American Society of Civil
Engineers

Urban Land Institute

Design-Build Institute of America



Approach and Methodology

PROJECT UNDERSTANDING

The District intends to develop affordable student housing solutions on separate sites for the Chabot and Las Positas Campuses.

The purpose of this proposal is to provide planning and architectural services to support the District and its consultants (District Team) in the following:

- Assessment of alternative on and off-campus sites for each Campus
- Providing recommendations for selection of a single site at each campus.
- Development of conceptual solutions for the selected sites (2 total) defining, from an architectural and planning perspective, the proposed project scope as necessary to evaluate the feasibility of pursuing SB 169 funding.
- Support the Preparation and submission of an application(s) for funding under SB 169

DISTRICT TEAM

It is understood the District has engaged Scion to provide Market Demand Studies and Financial Analysis services including total cost of ownership analysis.

SCOPE OF SERVICES

HPI proposes to provide planning, architectural, and preliminary civil engineering services as further described below:

General - This will be an iterative process whereby potential sites, programming, planning, and design concepts will be assessed relative to factors that include development opportunities and constraints, business planning, SB 169 funding evaluation and financial sustainability.

We anticipate regular coordination meetings (every week/or every other week) with the District Team beginning mid-December 2022 and continuing through submission of the SB 169 grant application in July 2023. We have assumed for purposes of this proposal 5 in-person and 10 zoom meetings. In person meetings are assumed to include the following:

- One (1) kickoff meeting with the District Team (to be conducted with the visual assessment of potential sites)
- Up to Three (3) stakeholder meetings with District and / or College stakeholders
- Presentation of final recommendations to the Board

Program Review and Development - Review and confirm program assumptions developed by Scion and the District (District Team) as follows:

- Review the Market and Demand and Financial Analyses completed by the District Team
- Assist in benchmarking of the proposed program relative to similar housing projects and provide recommendations for adjustment or refinement of the program
- Participate in program review and development efforts with the District and stakeholders

Site Assessment and Selection – Review up to Eight (8) alternative sites proposed by the District Team and support the site selection process. Anticipated efforts include:

- Review of District provided documents for each proposed site(s)
- Visit the proposed site(s) together with our Civil Engineer and District Team to conduct a visual assessment to further our understanding of each site, its relationship to the campus and the neighborhood context

- Based on District provided documents and visual assessment of the alternative sites, document physical and environmental opportunities and constraints such as:
 - Site development constraints based on available documentation relative to boundaries, easements, and topography
 - Context / Surrounding land uses
 - The relationship of on-campus sites to the existing campus fabric and current master plan, including existing and proposed campus land use patterns - current and future buildings, parking, open space, and vehicular and pedestrian circulation patterns
 - Vehicular access, circulation and traffic safety issues related to off-campus sites based on visual observation of existing conditions
 - Pedestrian access and circulation including potential safety and accessibility issues related to off-campus sites based on visual observation of existing conditions
 - Infrastructure and utility availability and capacity based on available campus documents and or research with local utility agencies to determine viability of available infrastructure to serve the proposed off-campus site(s).
- If deemed appropriate/necessary by the District Team, participate with the District in preliminary discussions with local jurisdictional agencies to determine alignment with jurisdictional priorities and concerns
- Develop together with the District Team criteria for evaluation of the alternative sites and evaluate each site relative to the criteria including development of early test fits and massing studies
- Recommend additional studies or investigations required to further the District's understanding of the alternative sites
- Participate in discussions with the District Team to select a single proposed site for each campus

Concept Development and Refinement - Based on a validated program and confirmation of the proposed sites, develop and refine thru iterative engagement with the District Team and College Stakeholders the following:

- Unit Plans – Develop unit plans in response to the Market Demand Analysis
- Site and Building Blocking / Utilization Diagrams - Conceptual diagrams identifying the general organization and relationship of program elements within the building, and the relationship of the building to the site and adjoining improvements
- Building Massing Studies – Alternative massing strategies including relationship to the site, neighborhood / campus context and other environmental / sustainability factors
- Conceptual Floor Plans - Based on the agreed upon blocking / stacking diagrams prepare conceptual floor plans defining the following:
 - unit types and mix
 - building amenity / common area allocations
 - functional requirements and adjacencies
- Conceptual Site Plan – Defining the following:
 - Building location
 - Vehicular and pedestrian access improvements
 - Extent of and concept for hardscape, landscape, and other site improvements including relationship to adjacent sites and buildings, roadways, parking and other improvements
 - Extent and concepts for Utility / Infrastructure Improvements including extension and /or upgrade of utilities (if required) and storm water management
 - Extent of grading (if applicable)

- Building Envelope Studies - Development of exterior elevations and preliminary material and color selections
- Code Analysis – Development of a code analysis including the application of lessons learned on previous DSA approved student housing
- CEQA Support – Provide information relative to the project scope for the purposes of supporting a CEQA Consultant retained by the District
- Support the development of a conceptual Level Estimate of Probable Construction Cost by others

SB 169 Grant Application Support - It is understood that the final work product will serve as a decision-making tool for the District’s advancement of the proposed student housing project and in seeking SB 169 or other project funding.

While the final format and content of the SB 169 grant application has not been issued by the Chancellor’s office, it anticipated the submission requirements will be similar to a COBCP FPP document. HPI will support the District Team in the preparation of the architectural portions of these documents.

EXCLUDED SERVICES

We understand the goal of this engagement is to deliver the services and work product in a collaborative, efficient, cost-effective manner focusing on what is needed to validate and advance the Project(s). Therefore, all engineering and specialty consulting services are currently excluded except for the conceptual civil engineering services outline above.

It should be recognized that additional preliminary engineering studies and services may be needed to assist the architectural team and District in evaluating alternative sites, ensuring that the final design concept is feasible, and to assist in the development of a conceptual level Estimate of Probable Construction Cost.

Key engineering considerations which are currently excluded include:

- Geotechnical Studies and Engineering
- Traffic Consulting / Engineering
- Environmental Testing including hazardous assessments
- California Environmental Quality Act (CEQA) Consulting
- Property, boundary (including easements) and/or topographic surveys
- Utility surveys
- Traffic and parking studies
- CASp Consulting
- Design and or Engineering Services related to Structural, Mechanical, Electrical, Plumbing, Telecom, Fire Protection and other building systems
- Acoustics / environmental noise mitigation
- LEED Consulting
- Food Service Consulting
- Cost Estimating

Should it be determined, in collaboration with the District, that the consulting services identified above would benefit the effort, HPI is prepared to work with the District to identify and engage the appropriate resources.

COST OF SERVICES AND REIMBURSABLE EXPENSES

COST OF SERVICES

HPI proposes to provide the referenced and requested services on a not to exceed basis of **One Hundred Ninety Five Thousand and Zero Dollars (\$195,000.00)** as further defined below:

ARCHITECTURE AND PLANNING

- On a fixed fee basis of\$135,000.00
 - Program Review and Development \$ 7,000.00
 - Preliminary Site Analysis and Selection \$ 22,000.00
 - Concept Development and Refinement \$ 90,000.00
 - SB 169 Grant Support \$ 16,000.00

Architectural and Planning Services will be invoiced monthly in proportion to services completed.

CIVIL ENGINEERING SUPPORT

An allowance, to be billed on a time and material basis, not to exceed Sixty Thousand Dollars without prior approval of:

- Civil Engineering Support..... \$60,000.00

Services of consultants to HPI will be invoiced monthly at 1.1 time the direct cost to HPI

ADDITIONAL SERVICES

Services in addition to those specifically outlined above, if requested and authorized by the District, will be invoiced monthly in accordance with the attached Standard Hourly Rates.

REIMBURSABLE EXPENSES

Reimbursable expenses, including authorized travel and lodging, are in addition to the cost of services identified above and will be invoiced at 1.1 times the direct cost to HPI.

Enclosure:

- Exhibit A – HPI Standard Hourly Rates 2022

HPI STANDARD HOURLY RATES

JANUARY 1, 2022 - DECEMBER 31, 2022

STAFF RATES

POSITION

HOURLY RATE

Senior Principal	\$275
Principal	\$235
Senior Designer	\$210
Project Designer	\$185
Designer	\$155
Senior Interior Designer	\$200
Interior Designer	\$150
Senior Project Manager	\$210
Project Manager	\$165
Senior Project Architect/Technical Lead	\$210
Project Architect	\$165
Senior Job Captain	\$155
Job Captain	\$135
BIM Manager	\$200
Senior Construction Administrator	\$200
Construction Administrator	\$165
Assistant Construction Administrator	\$135
Emerging Professional	\$115
Administrative	\$100

*Rates subject to annual review and adjustment

OVERTIME/WEEKEND

Overtime / weekend rates will be invoiced at 1.5 times the hourly rates identified above.

CONSULTANTS

The services of consultants to HPI, if required and authorized by the District, will be billed at cost plus 10% mark-up.

REIMBURSABLES

Allowable reimbursables such as plotting, printing, photocopying, delivery, postage, travel expenses incurred under this agreement will be billed at cost plus 10% mark-up.

CIVIL - BKF ENGINEERS HOURLY RATES



POSITION	RATE	POSITION	RATE
Principal/Vice President	\$264	Survey Party Chief	\$192
Sr. Associate/Vice President	\$237	Instrument Person	\$165
Associate	\$230	Survey Chain Person	\$123
Sr. Project Manager / Senior Technical Manager	\$230	Utility Locator I, II, III, IV	\$100 \$142 \$170 \$193
Project Manager/Technical Manager	\$224		
Engineering Manager/ Surveying Manager/ Planning Manager	\$207	Apprentice I, II, III, IV	\$76 \$102 \$113 \$119
Sr. Project Engineer / Sr. Project Surveyor / Sr. Project Planner	\$192		
Project Engineer / Project Surveyor / Project Planner	\$169	Senior Consultant	\$251
Design Engineer / Staff Surveyor / Staff Planner	\$147	Senior Construction Administrator	\$218
BIM Specialist I, II, III	\$147 \$169 \$192	Resident Engineer	\$162
		Field Engineer I, II, III	\$147 \$169 \$192
Technician I, II, III, IV	\$140 \$149 \$163 \$176	Senior Project Coordinator	\$122
		Senior Project Assistant	\$106
		Project Assistant	\$93
Drafter I, II, III, IV	\$110 \$120 \$130 \$145	Clerical / Administrative Assistant	\$79
Engineering Assistant/Surveying Assistant/ Planning Assistant	\$91		

* Expert witness rates are available upon request.

Subject to the terms of a professional services agreement:

- Charges for outside services, equipment, materials, and facilities not furnished directly by BKF Engineers will be billed as reimbursable expenses at cost plus 10%. Such charges may include, but shall not be limited to: printing and reproduction services; shipping, delivery, and courier charges; subconsultant fees and expenses; agency fees; insurance; transportation on public carriers; meals and lodging; and consumable materials.
- Allowable mileage will be charged at the prevailing IRS rate per mile.
- Monthly invoices are due within 30 days from invoice date. Interest will be charged at 1.5% per month on past due accounts.