



# Berkeley City College

Sean Brooks, VPAS BCC  
Bob Parks, Kitchell  
Jeremy Bordi, Kitchell

**BCC West (2118 Milvia Street Expansion Project)  
Campus Forum Update  
November 22, 2021**

Patricia Alarcón, Ratcliff  
Andrea Love, Ratcliff  
Jeff Swinyer, XL Construction  
Keith Kajiya, AECOM  
Sharon Serrano, AECOM

# Agenda



- Team Introductions
- Campus Engagement & Building User Group Meetings
- BCC Milvia Street Expansion
  - Project Vision
  - Project Schedule Overview
  - Design Overview
  - Next Steps
- Capital Program - Bond & Infrastructure Update



# DBE Team



## PERALTA COMMUNITY COLLEGE DISTRICT

Atheria Smith, Interim Acting Vice Chancellor of General Services



## BERKELEY CITY COLLEGE

Dr. Angelica Garcia, President  
Kuni Hay, VP of Instruction  
Stacey Shears, VP of Student Services  
Sean Brooks, VP of Admin Services



## AECOM TECHNICAL SERVICES

Keith Kajiya, Bond Program Manager  
Sharon Serrano, Bond Program Design and Planning Manager



## KITCHELL

Bob Parks, Project Director  
Jeremy Bordi, Senior Project Manager



Jeff Swinyer, Project Executive  
Kevin Wagner, Pre-Construction Executive  
Corrie Messinger, Senior Design-Build Manager  
Gavin Burt, Chief Estimator  
Phill Guymer, Senior Estimator  
William Huang, Scheduler  
Annie Quiroz, Project Administrator



Mike Matson, Principal in Charge  
Patricia Alarcón, Project Manager  
Bill Blessing, Senior Project Designer  
Kevin Thornton, Project Architect  
Andrea Love, Designer  
Ryan Kong, Designer  
Savannah Nota, Interior Designer



# Campus & Community Engagement



1. **Board of Trustees Approval / Notice to Proceed 5/12/21**
2. **President's Cabinet Meeting 5/18/21**
3. **Outreach & Matchmaking (Small & Emerging Local Business Outreach)**
  - 9/8/20 (Initial Outreach)
  - 6/30/21
  - 9/14/21
  - 11/16/21
4. **Building User Group Meetings**
  - See Next Slide
  - DD Phase (upcoming the week of 11/29)
5. **Facilities Committee Meetings**
  - 10/09/20 – New Building Townhall Update w/ Noll & Tam
  - 4/09/21
  - 5/14/21
  - 8/31/21
  - 11/12/21
6. **BCC Roundtable / Campus Forum Meeting**
  - 4/26/21
  - Upcoming (11/22/21)
7. **Student Engagement Meetings**
  - Student BUGM – 1<sup>st</sup> Floor 10/21/21
  - Student BUGM – 2<sup>nd</sup> Floor 10/21/21
  - Student BUGM – 5<sup>th</sup> Floor 10/21/21
  - Student BUGM – ASBCC 10/14/21



# Building User Group Meetings



## COLLABORATION PHASE

June 9, 2021

- Arts & Anthropology #1
- Communications & General Assignment & Learning Resource Center #1
- Multicultural Center, HSI, UCRC #1
- Veteran's Services & Student Life & Wellness #1
- Administrative Suite & Public Spaces #1

June 10, 2021

- Facilities, MEP, Custodial & Loading Dock #1
- IT/AV #1

June 22, 2021

- Learning Resource Center #2

June 23, 2021

- Student Life #2
- *Alignment Session*

June 28, 2021

- Loading Dock #2

June 29, 2021

- *Sustainability*

June 30, 2021

- Facilities #2

July 9, 2021

- Health & Wellness #2

July 14, 2021

- Arts & Anthropology #2
- Learning Resource Center #3
- Multicultural Center, HSI, UCRC #2

July 15, 2021

- Student Life #3

July 22, 2021

- *Risk Register*

July 29, 2021

- Multicultural Center, HSI, UCRC, Health, Wellness #3

August 19, 2021

- *Life Cycle Cost Analysis*



# Building User Group Meetings



## SCHEMATIC DESIGN PHASE

**August 31, 2021**

- Administrative Suite & Public Spaces

**September 9, 2021**

- Faculty & Dean Suites

**September 13, 2021**

- Engineering, Custodial, Loading Dock, IT & AV

**September 21, 2021**

- SoS, CLC, UCRC

**September 23, 2021**

- Student Life & Wellness
- Arts & Anthropology

**September 24, 2021**

- Communications, General Assignment Classrooms & Learning Resource Center

**September 30, 2021**

- Engineering, Custodial, Loading Dock

**October 1, 2021**

- Loading Dock

**October 7, 2021**

- IT & Security

**October 8, 2021**

- AV



# Milvia Street - Project Vision





# Milvia Street - Project Vision

## **Project Vision Statement** (In development, being refined with further input)

- TO** create a *welcoming center of teaching and learning* which expands the *campus presence* in the heart of downtown
- FOR** BCC students, faculty and staff, and for the *Berkeley community* at large
- THAT** is a new *dynamic hub*, an *inclusive home* and a *gateway* to a vibrant teaching community
- BY** *acknowledging our past* and including the community in our present and future



# New Building Occupants



- **Student Life**
- **Learning Resource Center**
- **Anthropology**
- **Art Studios**
- **Classrooms**
- **Communications Classroom & Lab**
- **Student Services (SoS, UCRC, CLC, Umoja)**
- **Wellness Center (Health & Mental Wellness)**
- **Faculty Offices (Anthropology, Art, Communications)**
- **Administration (President, VPI, Dean of Liberal Arts & Social Sciences)**



# Milvia Street - Schedule Overview

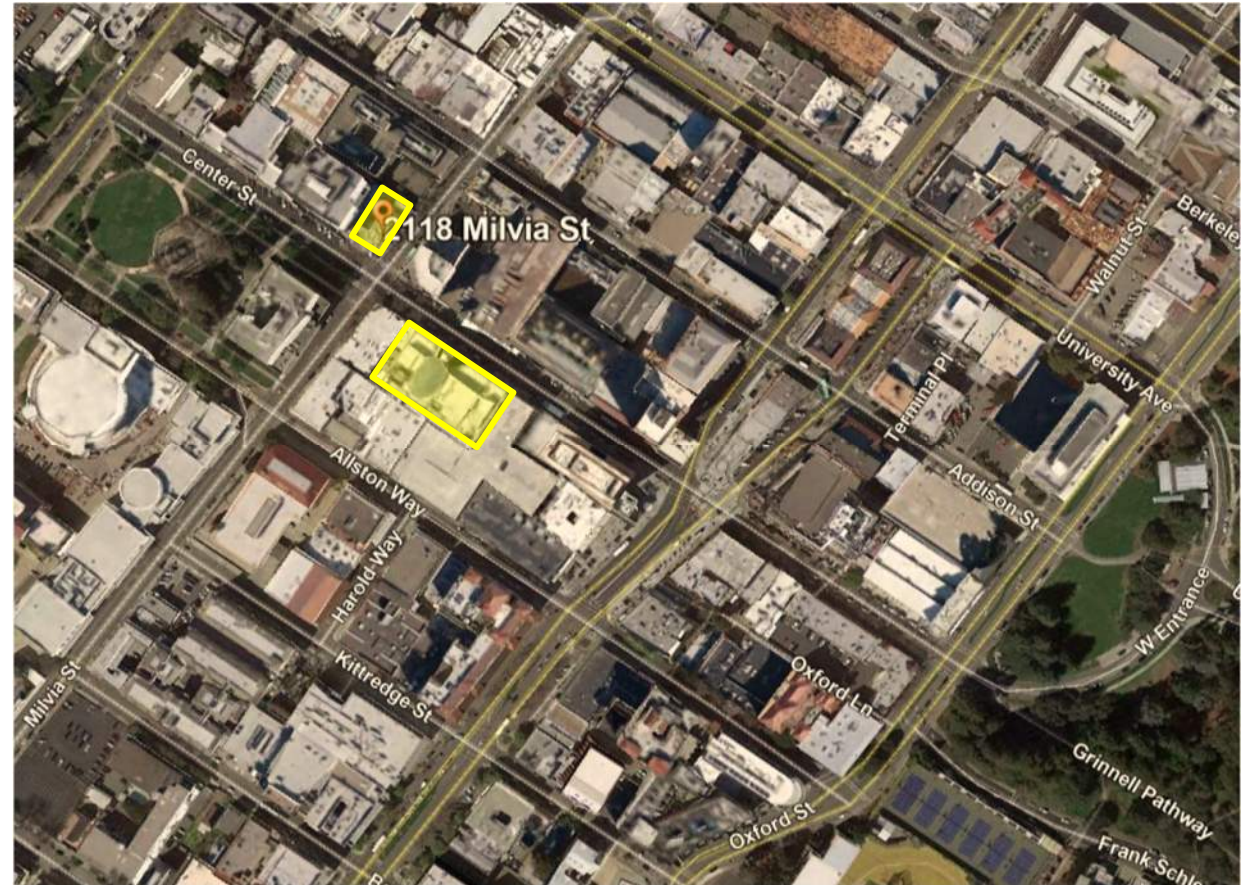
Activity	Target Dates TBD
Programming Phase	May 2021 - September 2021
Schematic Design Phase	September - November 2021
Design Development Phase	November 2021 - January 2022
Construction Document Phase	January 2022 - April 2022
Division of the State Architect (DSA) Review	April 2022 - December 2022
Construction Phase	January 2023 - September 2024
Move-in and Closeout	October 2024 - December 2024



# Milvia Street - Design Overview

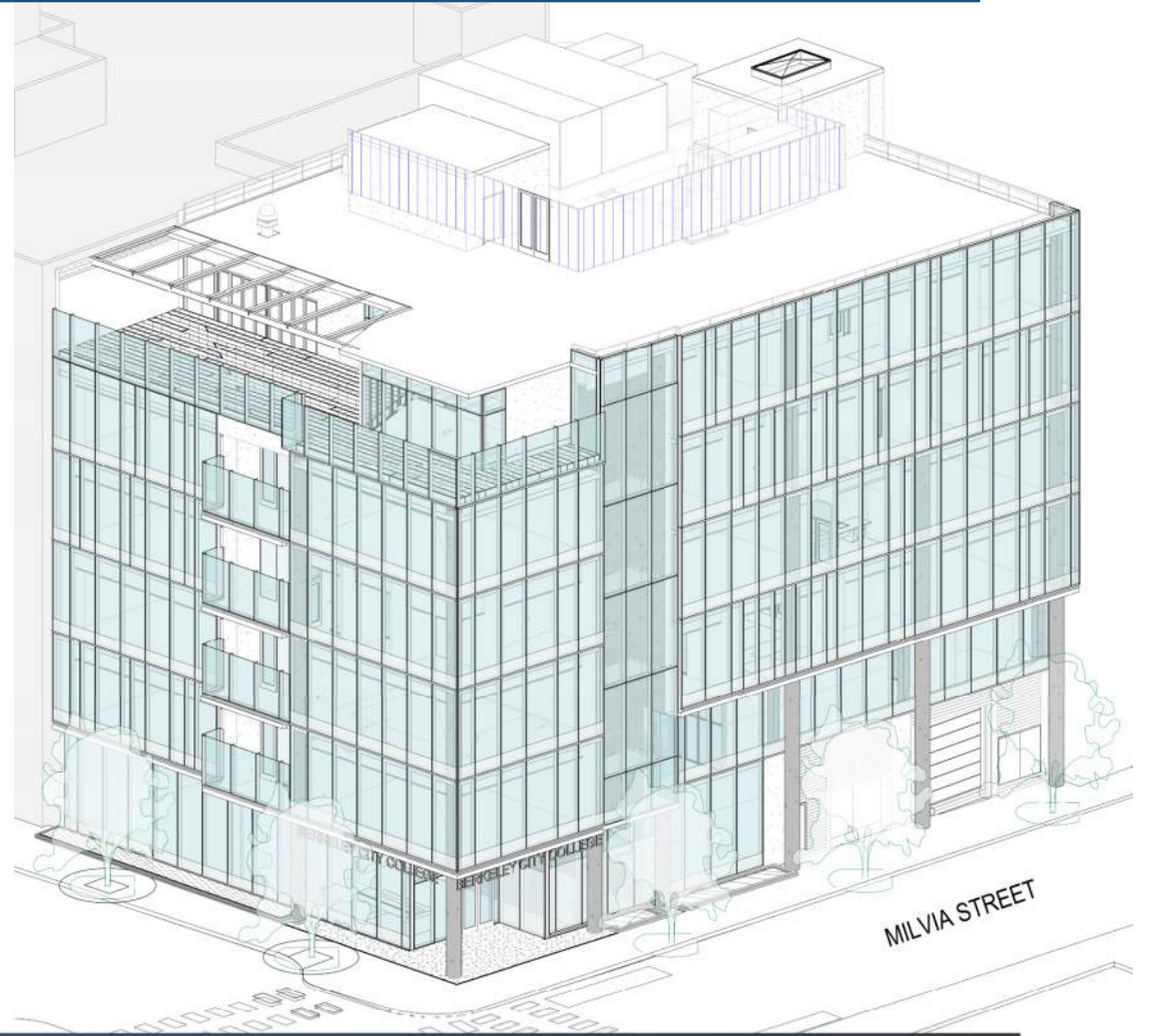
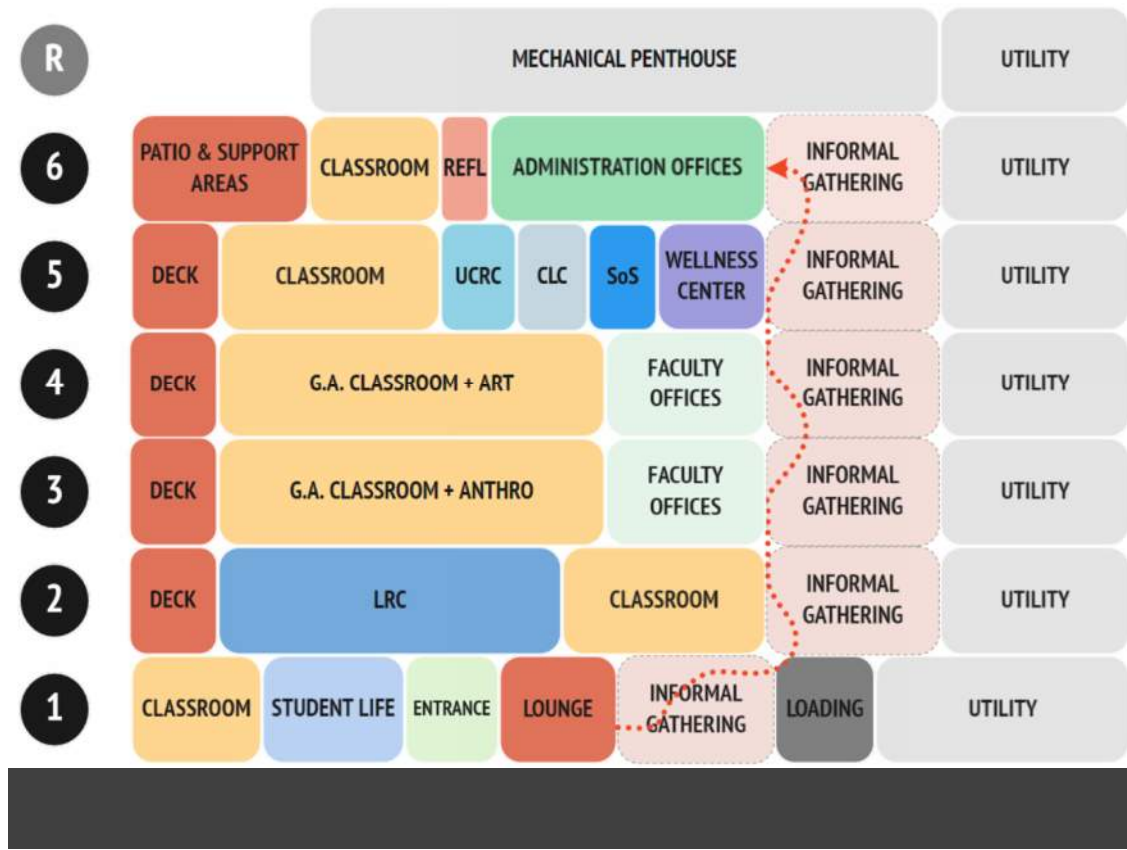


- Welcoming and vibrant hub
- Visible corner entrance
- Bookstore (*Remains at Center Street*)
- Classrooms
- Student Life Office and Activity Room
- Faculty Offices
- Student Services including:
  - Society of Scholars (SoS), Umoja, UCRC, Puente, and CLC
- Wellness Center
- Administration Suite
- Roof patio and event room

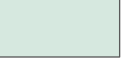







# Milvia Street - Stacking and Massing



# Level 1 – Floor Plan

-  **Entrance Lobby**
  - Reception Desk
  - Security
  - Bike Storage
-  **Student Life**
  - 2 Offices
  - Conference Room
  - Activity Room
-  **Student Lounge**
  - Seating
  - Food/beverage hook-up
  - Vending machines, sink
-  **1 General Assignment Classroom**



# Level 2 – Floor Plan



## LRC

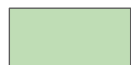
- Welcome Desk
- 4 Offices
- 2 Group Study
- Open Study Area
- Storage



## LRC Classroom



## 2 General Assignment Classrooms







## Outdoor Deck











# Level 3 – Floor Plan

-  **3 General Assignment Classrooms**
-  **Anthropology Classroom**
  - 2 Storage Spaces
-  **Faculty Suite**
  - 18 Faculty
  - Faculty Work Room/Mail Room
  - Conference Room
-  **Outdoor Deck**



# Level 4 – Floor Plan

-  **1 General Assignment Classroom**
-  **2 Art Classrooms**
  - Storage Room
-  **1 Communications Classroom**
-  **1 Communications Lab**
-  **Faculty Suite**
  - 7 Faculty
  - 1 Dean’s Office
  - 1 Dean’s Assistant
-  **Outdoor Deck**



# Level 5 – Floor Plan

- 2 General Assignment Classrooms**
- Student Services (SoS, UCRC, CLC, Umoja)**
  - Reception & Open Seating
  - 9 Private Offices/ 4 Open Offices
  - Staff Lounge
  - Conference Room (shared)
- Wellness Center**
  - Reception & Waiting
  - 2 Health Center Offices
  - 2 Mental Wellness Offices
  - 1 Exam Room
- Outdoor Deck**





# Level 6 – Floor Plan

 **1 General Assignment Classroom**

 **Administrative Suite**

- Reception
- President & VP Offices
- 8 Private Offices
- 4 Open Offices
- Workroom/Breakroom

 **Conference Room**

 **Outdoor Patio**

- Flexible seating area
- Kitchenette & Catering
- Storage



# Perspective View



# Next Steps



- Design Development Phase
  - *Upcoming Building User Group Meetings (hosted through Zoom video conference)*
    - *SoS/CLC/UCRC – 11/29/2021 (10:00AM to 12:00PM)*
    - *Student Life & Wellness Center – 11/30/2021 (8:00AM to 10:00AM)*
    - *Arts & Anthropology – 11/30/2021 (1:00PM to 3:00PM)*
    - *LRC, Communications & General Classrooms – 12/1/2021 (1:00PM to 3:00PM)*
  - Board of Trustees Preliminary Design Review – 12/14/2021
  - Students / Community - Art Opportunities
  - Build Peralta Website for follow-up information: (<https://build.peralta.edu/>)
  - Informational bulletin boards at Center Street







# Infrastructure – Priority Projects



Activity	Budget	M-21	A-21	M-21	J-21	J-21	A-21	S-21	O-21	N-21	D-21
<b>Bundle # 1 - HVAC/BMS Controls</b>	\$ 61,000										
ESI Contract											
ESI Implement Initial Work Onsite											
ESI Phase 2 Contract											
ESI to Implement Phase Two - Punchlist Follow Up Work Onsite											
<b>Bundle # 2 - Rebuilding Custodial Sinks / Flooring Repairs</b>	\$ 181,000										
SCA Environmental Contract											
SCA Environmental Testing											
Bidding/Contracting/Board Approval for repair work											
Repair Work											
<b>Bundle # 3 - Fire Alarm Smoke Control Failures and Fire Alarm Inspection Issues</b>	\$ 30,000										
Johnson Controls Contract											
Johnson Controls Implement Work Onsite											
<b>Bundle # 4a &amp; 4b - Replace Work Backdraft Dampers &amp; Cooling Tower Upgrades</b>	\$ 68,000										
Bidding/Contracting/Board Approval											
Replacement work											
<b>Bundle #5B - Student Lounge Window Shade Replacement</b>	\$ 10,000										
Bidding/Contracting/Board Approval											
Replacement work											
<b>Bundle # 6 - ADA Paddle/Switch Issues</b>	\$ 45,000										
Bidding/Contracting/Board Approval											
Replacement work											
<b>Elevator Modernization Work</b>	\$ 215,000										
Kone Contract											
Kone Procure Materials & Implement Work Onsite (10/25/21 - 7/5/22 assuming a release of 7/30/21)											
<b>Roofing</b>	\$ 30,000										
Garland Contract											
Garland Implement Work Onsite											
<b>Front Doors</b>	\$ 245,200										
Bidding/Contracting/Board Approval for Design											
DSA Permit Review											
Bidding / Contracting / Approvals for Replacement Scope (anticipated 1/2021 - 4/2021)											
Procurement & Install Work Onsite (anticipated procurement release for contractor end Q2 2022)											
<b>Total Budget to Date:</b>	\$ 885,200										



# Questions?



**Rendering by:**  
**XL Construction +  
Ratcliff**