

Statement of Qualifications and Proposal

for
Dreiling Terrones **Architecture**

submitted to
Petaluma City Schools
for

Architectural Services

**Dual-Language Immersion Academy at McDowell
&
Mary Collins School at Cherry Valley**



DTA
Architecture | Infrastructure | Environments

Building Neighborhood Schools for 90 years

Burlingame
Healdsburg

10 October 2023

Amanda Bonivert, Chief Business Official
Petaluma City Schools
200 Douglas Street
Petaluma, CA 94952

Dear Ms. Bonivert,

Dreiling Terrones Architecture (DTA) is pleased to provide the following Statement of Qualifications and Proposal for Feasibility Analysis and Conceptual Design Services for a new **Dual-Language Immersion Academy at McDowell School** and a **New Classroom Building for the charter, Mary Collins at Cherry Valley**.

DTA is uniquely qualified to provide Planning and Architectural Services for the future of the School District and for the District Community as a whole. Our specific experience and expertise includes:

- **Current DTA Principals and staff have over 25 years of continual experience in designing and managing K-12 public school solutions - from planning and conceptualization, through design and construction. This includes experience in designing and managing DSA approved projects, including: new construction, whole new schools, school modernizations, infrastructure improvements, new playfields - including synthetic surfacing, relocatable projects, restroom accessibility upgrades, roofing projects, window replacements, etc.**
- **As a full-service firm doing Bond Program Management as well as Architecture, we understand the internal as well as external factors (e.g. community factors, neighborhood constraints & opportunities, technical factors) that can affect projects. We are expertly skilled at developing solutions, considering all aspects of client goals, budget constraints and opportunities, maintenance factors, and life-cycle needs assessment.**
- **DTA maintains a limited pool of highly regarded clients so that we can provide principal-level services on all projects. Your projects will always receive the experienced attention they deserve, and your staff will have a familiar contact that is fully aware of all project details.**

DTA is a local Bay Area firm with offices in Burlingame and Healdsburg, with two licensed architects and a total staff of ten. Our management methods make us highly accessible to our clients and school sites throughout the planning process. We can respond on an immediate basis during the site investigation, assessment and public engagement periods.

Over the past 25, we have designed and managed nearly \$1 billion in Public School Construction. DTA will provide the full range of services necessary to execute any projects we are assigned. We will work to foster confidence in our District contacts and the School District Community as a whole, and we will plan and design sound, healthy, modern facilities for Petaluma City Schools.

We look forward to working with Petaluma City Schools with its vision of providing high-quality, diverse, and inclusive education for all its students. Thank you for this opportunity to propose on your upcoming projects at these two school sites, and for your time in considering our Proposal.

Sincerely,



Richard Terrones, Architect / VP
Dreiling Terrones Architecture, Inc.
1103 Juanita Ave
Burlingame, CA 94010
p: (650) 696-1200
rt@dtbarch.com

www.dtbarch.com

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Merry Moppet / Belmont Oaks Academy

1. Firm Information



Office Locations

Burlingame
1103 Juanita Avenue
Burlingame, California
94010
650.696.1200

(This Project will be served out of the
Burlingame Office)

Healdsburg
314 Center Street
Suite 220
Healdsburg, California
95448
707.431.1305

Firm Description

Dreiling Terrones Architecture is a multi-disciplined, broad-services firm, providing Program Management, Project Architecture, and Construction Management for public and private clients for 90 years. Current DTA principals have been actively involved in large facility, multi-project building programs for the past 25 years.

DTA provides fully integrated, vertically unified, “one-stop shopping” services for public and private clients interested in maximizing the substance of their capital improvement programs while minimizing their expenditures for overhead and soft costs.

We develop and manage programs that serve our clients’ long-term capital improvement goals, and provide Architectural / Engineering services for individual projects as they unfold. We build confidence in the greater community, and do so with minimal overhead costs so that higher proportions of client resources can be invested in actual facility improvements.

DTA utilizes an emerging paradigm in project delivery that reverses the trend toward high-overhead, low-performance Program Delivery typical of Facilities Sector projects, and seeks instead to provide higher quality, transparent services that are directly responsive to client needs and free of the conflicts inherent in traditional fragmented services.

For the past 25+ years, DTA has been providing Master Planning, Architectural, Program Management, and Construction Management Services to Schools and other large facilities owners. We have delivered embedded services at low cost, while providing the highest level of flexibility coupled with responsive service that has directly addressed client goals and needs.

DTA is currently providing Management and Design services for a \$118M multi-project, ten year building program for the Burlingame School District. For eleven years prior, DTA provided full Program Management and Architectural/ Engineering services for the Campbell Union High School District’s \$140 Million Measure C Long Term Facilities Improvement Program. DTA principals and staff bring the following experience to all DTA services:

- **Over \$3 billion in public and private projects throughout their 30 year careers.**
- **Design and management for over \$500 million in school facilities construction.**
- **Urban planning and urban design services, public infrastructure design and management, as well as diverse design, management, and logistics services supporting a host of individual projects.**
- **Firm members are active in their respective communities collaborating on a wide range of public interest projects, community initiatives, pro-bono planning and design efforts, environmental stewardship actions, and on-going participation in shaping public policy.**



DTA's relevant School Facilities projects include:

- **Complete Facility Renovations / Modernizations**
- **New Construction / New Campuses**
- **Major Systems & Utility Replacement – electrical service, site plumbing (storm, sewer and water service), and low-voltage systems**
- **Accessibility Upgrades – barrier removal and disabled access improvement**
- **Toilet Room Remodels – full replacement of finishes, fixtures and accessories**
- **Exterior Finish Renovations / Window and Door Replacements**
- **Major and Minor Roofing Repair and Replacement Projects**
- **Boiler / HVAC Systems Replacement and Upgrades**
- **Hazardous Materials Abatement**
- **Miscellaneous Structural Repair and Replacement**
- **Light Fixture Replacements/ Energy Efficiency Upgrades**
- **Fire Alarm Upgrades / Replacements**

Beyond the standard array of Design and Program Management experience and qualifications, DTA offers less measurable, but highly important, benefits to our School Clients:

- **Principal-level staff directly involved in Program work**
- **24/7 availability and immediate response - our staff is able to be on site for any issue that arises**
- **Relationship-based services: stewardship & guidance based on an embedded approach in which we function as virtual partners with the District**

History of Firm

DTA has provided Architectural Services to Bay Area clients since 1926. DTA is the 21st century evolution of the parent firm CSS Architecture established in Palo Alto by Birge Clark. For over 70 years, CSS built public schools, businesses, and traditional homes on the Peninsula and throughout the South Bay.

CSS served a number of School Districts for decades and supported their exponential growth during the baby boom of the 50's and 60's. We typically served entire Districts, building all of their schools and, in many cases, building their renovations and expansions 30 years later.

In 1994 Martin Dreiling and Richard Terrones began working closely with CSS Architecture in support of their growing work load. By helping to expand their capabilities in both cutting edge school design and Construction Management, CSS saw a rebirth of interest from clients seeking comprehensive support for whole-building programs.

In 1997 Martin Dreiling became president of CSS Architecture and eventually changed the name to DTA to reflect the evolving management and philosophical direction of the historic firm.

The firm's overall history and portfolio of projects includes a practice in the Bay Area for over 90 years. Current Principals have been practicing for 30 years and collectively have over 75 years of combined experience.





DTA Staff

DTA maintains a staff with versatile and robust capabilities. We have decades of broad experience embedded in our senior leadership coupled with young, energetic staff that have grown out of our comprehensive apprenticeship program.

DTA generates high levels of staff loyalty by offering unparalleled advancement, leadership, and educational opportunities. We retain the highest quality staff by presenting them with rich opportunities for growth, diverse project experience and whole project continuity.

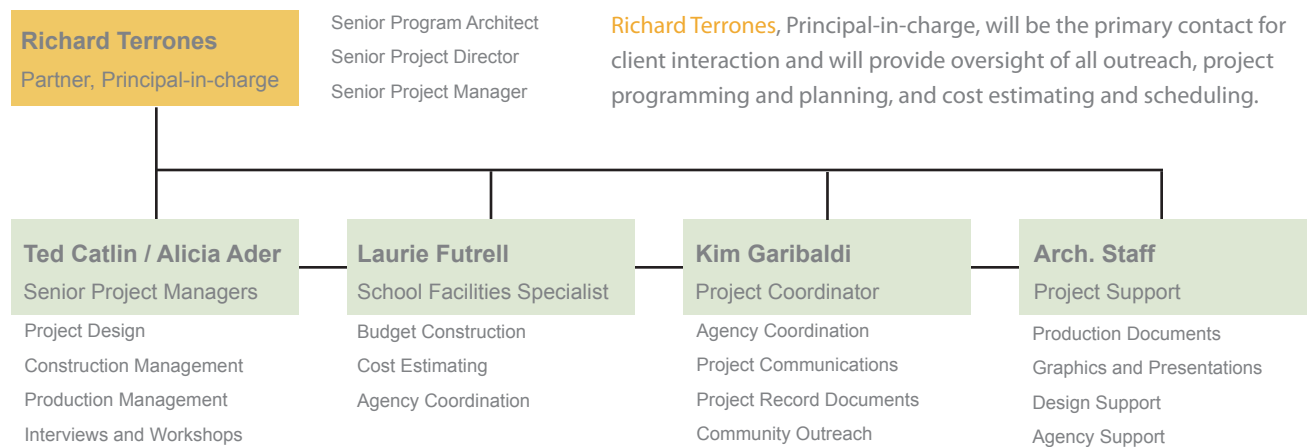
We achieve high levels of quality control through intentional continuity. Rather than shuffle team members in and out of projects as is common in larger firms, we ensure that team leadership stays intact throughout any project. This continuity benefits not only the staff, but serves as a key tactic in developing and maintaining project knowledge for the benefit of our clients. All primary interaction between Petaluma City Schools and the DTA team, including sub-consultants, will be via senior principal-level staff working closely with Project Managers.

Employees

DTA maintains a compact and efficient team serving our public education clients that includes:

- Two Licensed Architects
- Four Architectural / Technical Staff
- One School Facilities Specialist
- Two Administrative Staff

DTA Staff Organizational Chart



Resumes



Richard Terrones, Architect

Vice President

Richard is a partner and manages our Burlingame office. He is an Architect versed in a full range of services including principal level consulting for Design, Planning, Construction Documents, Construction Administration and general Project Management. He is a Burlingame Resident, and was previously a Planning Commissioner for the City of Burlingame for 16+ years.

Richard will be the Principal-in-Charge and oversee general project direction and strategies for the project. He will represent DTA during all Staff and Client or Community Engagement that may be necessary.

Richard successfully co-developed, and is managing and overseeing the current Building Program for the Burlingame School District. He has also assisted with the management of the Campbell Union High School District Program for over 15 years. He is currently overseeing multiple projects for the Mountain View Whisman School District, totaling more than \$50M in construction.

Richard has vast experience in dealing with the many agencies that are involved in public projects, and has developed a good working relationship with various government agencies throughout the Bay Area.

Education

Bachelor of Arts: Architecture,
University of California, Berkeley

Registration and Affiliations

Licensed Architect in California C24686
Issue Date: 11/23/1993
LEED GA

Professional Memberships

Coalition for Adequate School Housing
(CASH)
Member of City of Burlingame's Broadway
Citizens Advisory Committee

Priors:

Planning Commissioner: City of
Burlingame
Congress for New Urbanism

References:

Marla Silversmith, Ed.D
Superintendent
Burlingame School District
p: 650.259.3800

Rebecca Westover, Ed.D
Chief Business Officer
Mountain View Whisman School District
p: 650.526.3500

Experience

- **25 years of Professional Experience in Architecture, including Project Design, Project Management and Program Management**
- **Specialization in K-12 Public School Design and Construction Administration in California. Personally designed over half a million square feet of classroom modernizations in the past 15 years alone**
- **Developed and implemented Logistics Program for multiple project, multi-million dollar, public school building program for the Campbell Union High School District, San Jose, CA**
- **Currently managing the multi-million dollar, multiple project Program for the Burlingame School District, Burlingame**

Notable Projects

- **Burlingame School District Facilities Bond Implementation Program**
Program Management for the \$280M Building Program - 2008 through 2027
- **Independence High School Modernization of Buildings G, H and L**
Modernization of existing Classrooms for Alternative School (Charter) Programs at existing Campus in the East Side Union High School District
- **Burlingame Intermediate School Library / Science Building Modernization**
Conversion of Science Classrooms to New Library, and Library to New Science Classrooms, Upgraded all existing Building Systems.
- **Vargas Elementary School New Campus**
Design and Construction of new elementary school campus in the Mountain View Whisman School District



Alicia Ader

Senior Project Manager

Alicia has ten years of experience working in Public School Construction. She received her Bachelor of Architecture from the University of Nevada, Las Vegas and a Masters of Architecture from Massachusetts College of Art and Design. She is an expert in construction and design documentation and construction administration methods.

She is assisting with the Program Management of the \$100M multi-project, multi-facility Building Program for the Burlingame School District. This includes facilities assessments, scope development, cost analysis, and project fulfillment.

Alicia was raised in Silicon Valley, attending public schools in the Cupertino Union School District, and the Fremont Union High School District, and is very familiar with life in Northern California.

Education

Bachelor of Architecture
University of Nevada, Las Vegas

Master of Architecture
Massachusetts College of Art and Design

References:

Tim Ryan
Former Director of Facilities
Burlingame School District
p: 415.299.3816

Jason Cave
Senior Project Manager
Greystone West Company
p: 650.477.8512

Experience

- **Burlingame Intermediate School Library / Science Building Modernization**
Managing production for \$4M renovation of Library and Science Classrooms
- **Stevenson Elementary School Reconstruction**
Managed Construction Documents and is overseeing construction for new \$20M Elementary School Campus.
- **Burlingame School District Measure D Program Management**
Assisted with Program Management for \$56M in Bond Projects
- **BIS Site Improvement Project**
Managing Production documents for Site Fencing, Paving, Quad and other site improvement scope
- **Burlingame School District Measure M Implementation Plan**
Assisting with implementation of an additional \$56M Bond Program
- **Vargas Elementary School New Campus**
Managed Construction Documents and provided construction administration for the new School Campus



Ted Catlin

Senior Project Manager

Ted received his Bachelor of Arts in Architecture from Brown University and joined DTA after graduation, undergoing a comprehensive apprenticeship program. Through this mentorship, he has become well-versed in taking projects from early design through construction. Ted is a lifelong resident of the Bay Area, with a brief hiatus for university. He grew up in Belmont and San Mateo and excited to work on projects that support local communities in any and every capacity.

Ted serves various roles for DTA, including Project Manager, Project Architect and Construction Administrator. He has experience working closely with District administrators as he supports initial needs reviews and project scoping, and later carries that knowledge through design, document production and construction administration.

For the Petaluma City Schools projects, Ted will manage production of all graphics material and will assist with cost modeling and project schedules.

Education

Bachelor of Arts: Architecture,
Brown University

References

Damien Lee
Project Manager
Greystone West Company
p: 707.933.0624

Rui Bao
Chief Business Officer
Belmont-Redwood Shores School District
p: 650.637.4800

Notable Projects

- **Burlingame School District Measure O Implementation Plan**
Assisting with Program Management and implementation of \$97M Bond Program, scheduled to run 2020 through 2025
- **District Wide Rekeying
Burlingame School District**
Design and Construction Administration of Installation of New Key System for all District Facilities
- **District Wide Window Replacements
Mountain View Whisman School District**
Design and Documentation of Window Replacements at (11) Schools and the District Office
- **District Wide HVAC Modernization
Mountain View Whisman School District**
Design, Documentation, and Construction Administration of HVAC and Controls Systems at (12) Schools across five phases and three years of construction
- **District-Wide Facilities Master Plan
Belmont-Redwood Shores School District**
Managing on-going District-wide Facilities Needs Assessment and Master Planning



Laurie Futrell

School Facilities Specialist

Laurie has been working for DTA in School Facilities Program Management and Administration for over ten years. Responsibilities include agency coordination (DSA, CDE, OPSC, DTSC), project cost accounting, project communication and project records documentation, as well as facilities funding management and coordination.

She participates in master planning with a primary focus on facilities program budget forecasting, structure, information gathering and documentation, and cost accounting. Laurie is a graduate of the C.A.S.H. School Facilities Leadership Academy and continues to participate in local and state agencies and organizations working towards improvement of school facilities throughout California.

Prior to working in school facilities, Laurie worked for more than 15 years in the Supply Chain Management and Logistics Industry as IT Project Manager, Manager of Information Systems, Manager of Support Systems and Assistant Director of Technology - responsible for planning and implementation.

Education

Bachelor of Science: Speech
Communication

Bachelor of Science: Political Science
University of Utah

Professional Memberships

Coalition for Adequate School Housing
(CASH)

References:

Tim Ryan
Former Director of Facilities
Burlingame School District
p: 415.299.3816

Eric Hall
Eric Hall & Associates
Carlsbad, CA
(760) 602-9352

Experience / Achievements

- **Specialization in Public Facility Construction in California since 2007**
- **District liaison to Office of Public School Construction and the California Department of Education for the Burlingame School District**
- **District coordinator for all Accounting oversight for three consecutive Bond Programs for the Burlingame School District - \$48.3M Measure A, \$56M Measure D, \$56M Measure M, and \$97M Measure O**
- **Successfully obtained over \$10M in State Grants on behalf of the Burlingame School District Measure A Program**
- **Mountain View Whisman School District Facilities Funding Consulting**



Kim Garibaldi

School Facilities Administrator / Project Coordinator

Kim has been with DTA as an Administrative Assistant for over ten years and has developed an expertise in document management and project support. She handles document coordination and communications with the Division of the State Architect (DSA), and assists with facilities inventories and agency processing.

Kim will assist with Document Management and Communication support for these projects. This will include maintaining records of all meetings, assisting communication and document handling for coordination with DTA's consulting engineers. She will also help with communication and document handling for Local Agencies to determine any additional external factors that will affect enrollment forecasting. Kim will assist with the document handling of District records, to develop an inventory of the existing facilities.

In addition, Kim will assist with outreach coordination and contact for workshops, interviews, facility tours, and other stakeholder engagement when and as those become necessary.

Education

Bachelor of Arts: International Relations
Bachelor of Arts: Italian Studies
Gonzaga University

References:

Tim Ryan
Former Director of Facilities
Burlingame School District
p: 415.299.3816

Jason Cave
Senior Project Manager
Greystone West Company
p: 650.477.8512

Experience

- **10+ Years of Document Management with DSA, CDE, OPSC and local agencies**
 - **Burlingame School District Facilities Programs: Measures A, D, M & O**
Document coordination, as-built library management, agency coordination
 - **East Side Union High School District Independence High School Facilities Program**
DSA document coordination, project startup and closeout
 - **Mountain View Whisman School District Stevenson ES / Theuerkauf ES / Preschool / District Office & Vargas ES Projects**
Document coordination and handling, historic document research with DSA
- **Mountain View Whisman School District Facilities Funding Services**
Local residential development & construction research
- **Hoover Elementary School Rehabilitation and New Classroom Building**
In-house administrative assistance and support for Construction Management Services

Subconsultants

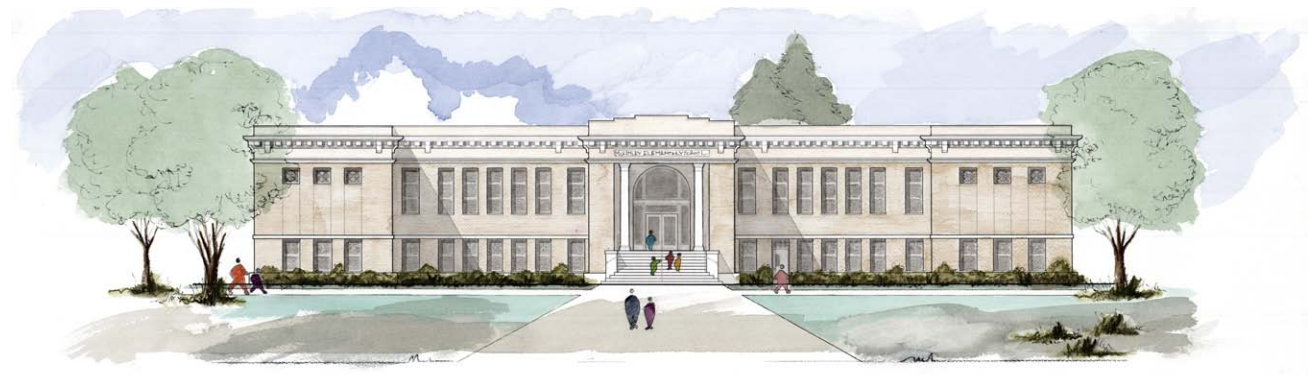
Our team of expert and specialty consultants have worked together for decades on public and private projects. DTA's core team has worked on more than 100 projects over the past twenty years involving hundreds of millions in construction dollars. Our collective knowledge addresses the full range of design solutions, life-cycle metrics and cost/benefit analytic methods so that our strategies for infrastructure, systems, life-safety and security are direct, effective and offer genuine benefit to our clients. We are expertly skilled at developing appropriate solutions, considering all aspects of client goals, budgets and schedules, addressing maintenance factors, code requirements, user interface, sustainable longevity, aesthetic grace and excellent design.

DTA manages and oversees all engineering and consulting disciplines for all projects on behalf of our clients, and we will contract with them as sub-consultants to DTA's contract with Petaluma City Schools.

The sub-consultants that may be necessary if the project progresses past Feasibility Study include the following:

- **Duquette Engineering - Structural**
San Jose, CA 415.957.2480
- **H&M Mechanical Group - Mechanical / Plumbing**
Oakland, CA 510.569.2000
- **AEC - Electrical / Communications**
Santa Clara, CA 408.448.6300
- **Underwood & Rosenblum - Civil**
San Jose, CA 408.453.1222
- **Callander Associates - Landscaping / Sports Fields**
Burlingame, CA 650.375.1313

All surveys will be contracted with and conducted by local licensed surveyors (see Section 3). Any scope of work identified as necessary for the project that requires additional consultants will be negotiated as an Additional Services Authorization between DTA and Petaluma City Schools prior to proceeding with any work.



2. Experience



New Science Building - CUHSD



Merry Moppet / Belmont Oaks Academy

Project Understanding / Approach

DTA is proposing to conduct a Feasibility Study for a new Dual-Language Immersion Academy at McDowell School and a Feasibility Study to build a new Classroom Building for the Mary Collins School at Cherry Valley Elementary School. Both studies would be similar in nature, and prepared for the **Petaluma City Schools**. The preliminary understanding of the project is that the new buildings at both school sites, will likely include (4) classrooms a common space for gathering, as well as the requisite restrooms, offices, and potential support spaces. The new Dual-Language Immersion Academy at McDowell will likely be located at the current playfield Northwest of the main McDowell Elementary campus, with potential frontage along Maria Drive. The new Building at Cherry Valley would replace existing portable classrooms that are currently leased by the District.

Philosophy

DTA's project services are led and directed at a Principal-level for all projects, from start to finish. Our approach is to build relationships with School District clients that far exceed the mere making of buildings. We embed ourselves in District culture, and therefore are best able to internalize District goals and intentions. We become "one" with District's staff and with their facilities. We believe in **stewardship**; by getting to know and care about the District's community and facilities, we are able to shepherd their facilities into the future. Therefore, we develop design solutions that are meaningful and responsive.

- We provide flexible spaces that can serve the future without compromising the present.
- We design 21st Century learning spaces that support future education, while still respecting current District and Community culture as well as existing campus fabric.
- Our Architecture is forward-thinking without being needlessly "trendy." We build schools that think ahead without forgetting what they already know.
- We build schools that learn from their neighbors, step lightly on their sites, and serve their communities.

By embedding ourselves in the District's culture, we are able to engage the Community from the District's perspective. The District's goals become our goals, and we can therefore build confidence in the project. We believe in engaging the community early in the planning process. We do not put limits on our community engagement based on simple contract language. We engage as necessary to serve the Architecture.

We enjoy engaging District administration, staff, parents, students, and the greater community. We are therefore able to represent the District's projects to the community in a neighborly and friendly fashion.



Design Standards

DTA is committed to the Public School as a fundamental institution of community, as the foundation of viable local neighborhoods, and as one of the finer inventions of civilization.

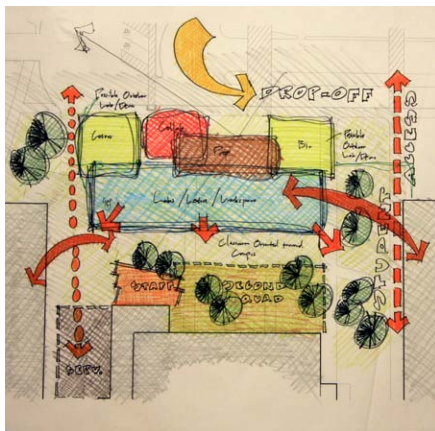
Our approach to designing projects is highly context sensitive. DTA does not work in one particular style. The results will be contingent on the particular client goals, and the context of the existing site, facilities, buildings, and general existing environment. New buildings should look new but they should also fit their context. We believe that DTA offers a different kind of architecture: a comprehensive approach to both design and management that addresses a far wider range of concerns than the typical Architect.

DTA believes in genuine sustainability. More than just the “greening” of materials and methods, we seek to explore the things that will make projects viable. Long term durability ensures on-going performance of facilities on behalf of any School Community. If projects are “gizmo green” but not durable (perhaps even disposable), then they serve less purpose towards their necessary life-span.



Cost Modeling Methods (Estimates)

By integrating in-house Cost and Schedule Management within the full suite of design tasks, costs and schedules become design criteria to be established and tested with the same level of importance as other design criteria. Because DTA maintains extensive Construction Management experience and can integrate that expertise with the accumulated Project Knowledge associated with actual design, we can offer valuable cost and schedule input in a far more effective manner than can be delivered by outside cost / schedule consultants. For the Dual-Language Immersion Academy Feasibility Study, we will prepare preliminary Cost Models and Schedules to inform the ultimate direction of the project.



Project Scheduling

DTA intends to complete Projects within tight timelines by taking advantage of our senior level involvement with projects, experience working with DSA, and previous engagement with DSA regarding their current workload. DTA can explore alternative path methodology, such as multiple DSA increments and streamlining of the Bidding and Pre-qualification Processes. We will engage DSA early and often to address any potential issues and save time during the DSA review process.



Similar Projects

DTA has provided Feasibility Planning & Architecture Services for a variety of clients over the past several years. For the past 15 years specifically, we have focused on a selected few School District clients. In our work with the Burlingame

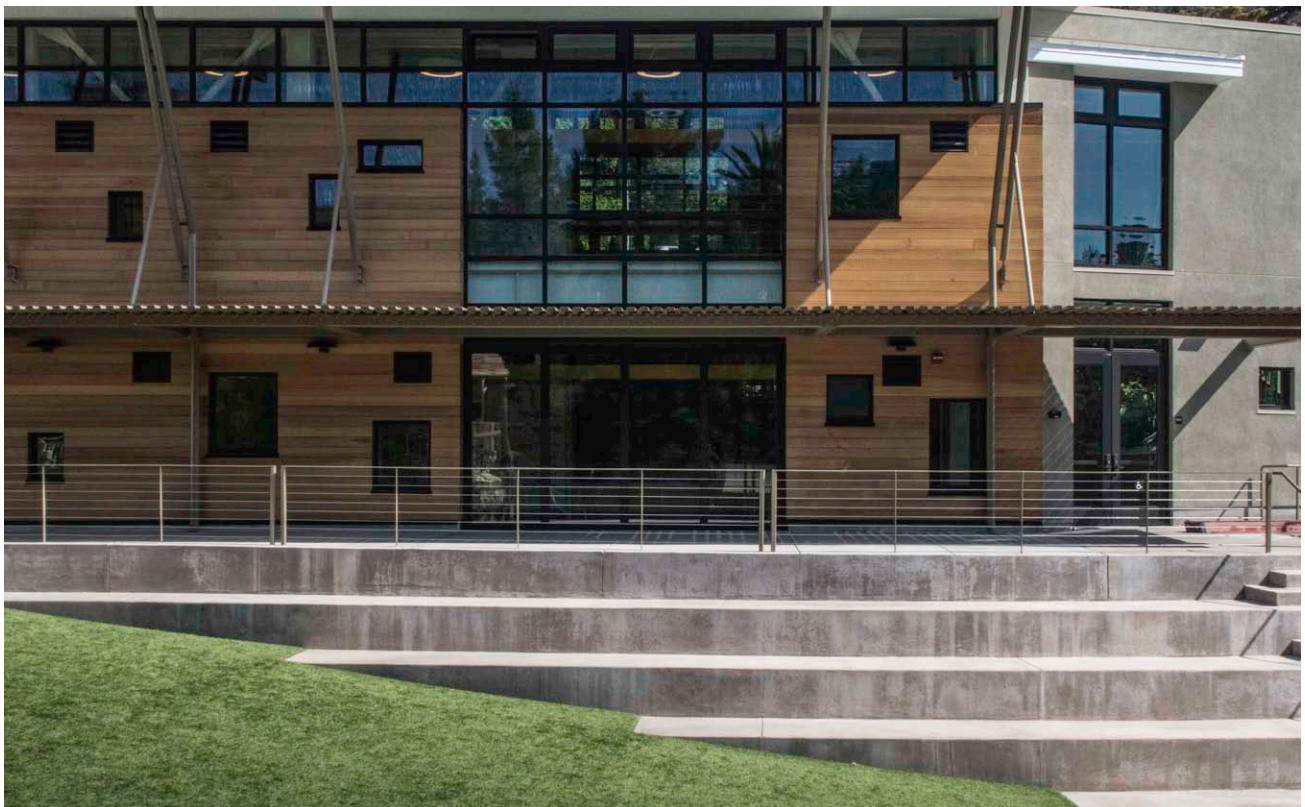


Hoover Elementary School - BSD

School District and the Mountain View Whisman School District for example, we have designed solutions that are appropriate for small sized, urban environments. We have experience in coordinating with the California Department of Education (CDE) for alternative facilities models and standards for small urban schools. In addition, we have worked with School District and their Charter School partners, to provide state of the art facilities for their District families.

The following examples include services that are similar to the services anticipated for the new Dual-Language Immersion Academy at McDowell School and the new Classroom Building for the Mary Collins School at Cherry Valley Elementary School. We have included both Planning and Project Design examples for your reference. DTA has provided these services as multi-faceted Architects leading, managing and guiding the process.

- As Architects, we can assess conditions through years of design experience and envision the necessary growth of the District's facilities.
- As Planners, we engage the District's community in order to develop knowledge, build consensus and establish confidence in the resulting District Master Plan.
- As Construction Managers, we oversee projects when they come to fruition after the Planning Process.



Merry Moppet - Belmont Oaks Academy

Hoover Elementary School Re-Opening Rehabilitation and New Classroom Building

Burlingame School District



Contact

Burlingame School District
Tim Ryan, Former Director of Facilities
p: 415.299.3816

DTA Staff Responsible

Richard Terrones
Jacob Furlong

Description

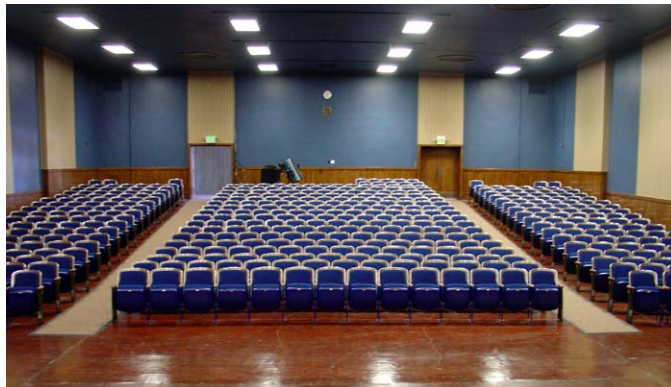
The Hoover Elementary School Project consisted of the purchase and re-opening of a former Elementary School Site for the Burlingame School District. The project included a full Rehabilitation of the original Main Building, the construction of a new three-story Classroom & Administration Building, and all new Site Work. The original 1930's Spanish Revival design was done by Bay Area Architect William Weeks. DTA harmonized the New Construction with the original Building & Grounds to create the new hillside campus.

DTA created as-built plans of the existing buildings, coordinated preliminary reviews of the site by Hazardous Materials, Geotechnical, Structural, Mechanical and Electrical Consultants. We also worked with State Agencies to review the site to identify any issues that could impact funding. We then produced a Due Diligence Report for the Board's review prior to making their decision to purchase the site.

DTA provided full Architectural & Engineering Services for the project from initial purchase, through construction administration and the opening of the School in Fall 2016.

Burlingame Intermediate School Master Plan

Burlingame School District



DTA Staff Responsible

Richard Terrones
Martin Dreiling

Description

Due to anticipated growth throughout the Burlingame School District, the District engaged Dreiling Terrones Architecture to prepare a Master Plan for the long term development and improvement of Burlingame Intermediate School. The plan included the potential for development of new classrooms for immediate growth, reconstruction of the Library/Media Center, modernization of existing classrooms, facilities and grounds, and accommodations for future growth. The work product included:

Facilities Assessment & Master Plan

\$20M - \$30M Long Term Budget, funded from local GO Bonds

DTA's Role:

Site / Building / Systems Assessment

5 - 10 Year Master Plan

Master Project List

Master Budget

Master Schedule

Vargas Elementary School New Campus

Mountain View Whisman School District



Contact

Mountain View Whisman School District
Ayinde Rudolph, Superintendent
p: 650.526.3500
arudolph@mvwsd.org

Greystone West Company
Jason Cave, Construction Manager
p: 707.933.0624,
jason@greystonewest.com

DTA Staff Responsible

Richard Terrones
Alicia Ader

Description

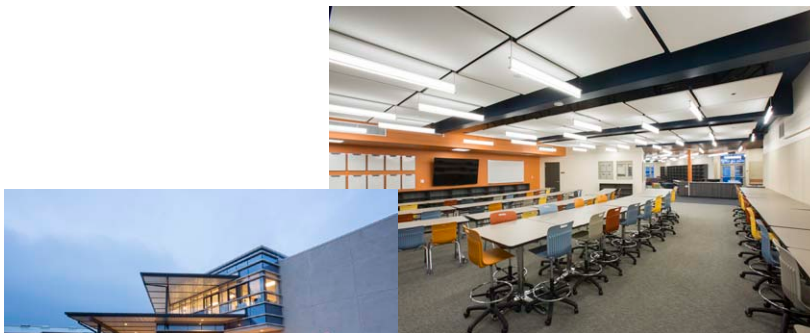
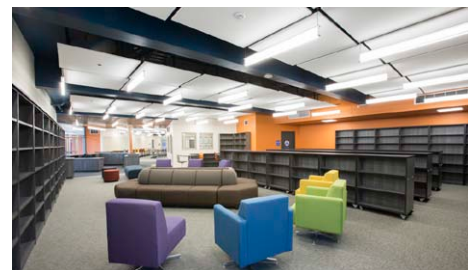
The original Slater Elementary School was closed in 2006. Following recent growth in the District's northeast area, the Community asked the School Board to consider re-opening the Slater site as another neighborhood elementary school. In 2016, the District engaged DTA to assist with planning new school facilities for the re-opening of the Campus, ultimately given a new name, Vargas Elementary School.

The Project included Community Engagement for planning the new school. Following several months of exploring multiple options with the District and Community, DTA prepared the final design & construction documents for approval, working closely and in concert with the District and its Program Managers. As the campus was a smaller than average site, DTA worked with the District to minimize the staging area needed by opting for a mix of single-story modular buildings, a two-story modular building, and stick-frame Multi-use Room Facility.

The Project construction began in April of 2018, and the new school opened in Fall 2019.

Burlingame Intermediate School Library / Science Building Reconstruction

Burlingame School District



Contact

Burlingame School District
Tim Ryan
Facilities and Bond Coordinator
p: 415.299.3816
tryan@burlingameschools.org

DTA Staff Responsible

Martin Dreiling
Richard Terrones
Alicia Ader

Description

Burlingame Intermediate School (BIS) provides all sixth through eighth grade education for the Burlingame School District. The modernization of the Library/ Media Center & Science Building included moving the Library downstairs, and converting the original Library upstairs into three new state of the art Science Classrooms. The new 21st Century Library/Media Center is now the heart of the campus, providing both interior learning spaces and an outdoor "stage" platform to enliven the adjacent Quad area.

DTA provided full Architectural & Engineering Services for the project.

3. Proposal



“We would rather do multiple projects for a client, and simply make a living while satisfying the client, then do one project at a bloated price and leave the client unsatisfied.”

DTA Principal, R. Terrones

Services

DTA envisions the following tasks / phases for the Feasibility Study for the new Buildings at each campus: **McDowell School, and Mary Collins at Cherry Valley**

Preliminary Site Analysis

- **Review of As-Builts / Existing Documents**
Review existing drawings and documents to get a preliminary understanding of the site and its facilities
- **Conversion of As-Builts to CAD files**
Develop electronic drawings as background for Facilities Assessment
- **Site Reconnaissance / Property Surveying**
On-site review of existing conditions with local Civil Surveyor

Programming / Space Models

- **Workshops with District and Site Staff**
Identify and develop criteria for spaces needed for the new building(s)
- **Conceptual Diagrams / Plans**
Prepare drawings showing multiple options of spatial configurations / layouts for new classrooms and ancillary support spaces

Character Sketches

- **Exterior Elevations / Perspectives**
Prepare sketches showing possible character for new building(s)

Preliminary Cost Models

- **Cost Modeling**
Prepare preliminary cost models for various options, including possible variations on construction type

Preliminary Schedules

- **Scheduling**
Prepare preliminary schedules for various options, including possible variations on delivery method

Owner Meetings / Documentation / Presentations

- **Owner Meetings**
Provide updates and prepare materials for Owner review throughout the process
- **Documentation**
Maintain documentation and records of meeting notes, decision making, and other communications
- **Presentations**
Prepare and present project deliverables and findings to the Board of Education as determined by District

Proposal

DTA proposes the following fee for Feasibility Study Services. We will bill only for services and time necessary to serve the project.

The following proposed fees would be based on Time & Materials charges with a not-to-exceed maximum fee as indicated.

	McDowell	Cherry Valley
	Architectural Fees	Architectural Fees
Preliminary Site Analysis	\$5,000	\$5,000
Programming / Space Models	\$7,000	\$7,000
Conceptual Sketches	\$3,000	\$3,000
Preliminary Cost Models	\$5,000	\$5,000
Preliminary Schedules	\$3,000	\$3,000
Owner Meetings / Documentation / Presentation	\$5,000	\$5,000
Sub-total:	\$28,000	\$28,000
	Engineering Fees (estimate)	Engineering Fees (estimate)
Property Survey	\$15,000	\$15,000
Sub-total:	\$15,000	\$15,000
Total:	\$43,000	\$43,000

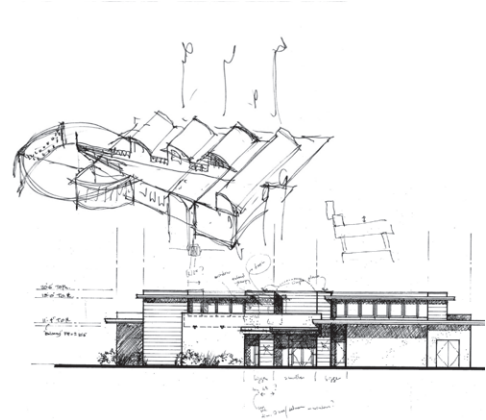
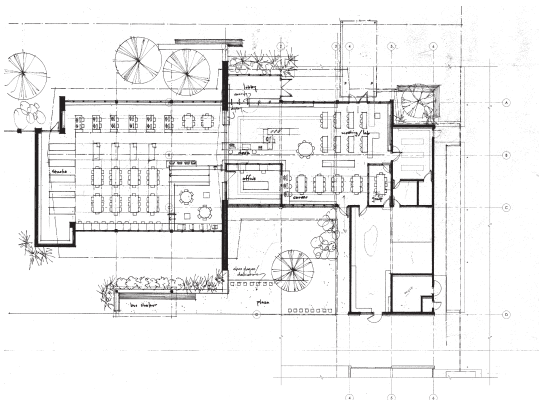
Exclusions

The following are excluded from the proposed fee above:

- **Additional consultants not specifically identified as included at this time.**
- **Detailed Community Engagement / Public Workshops.** We would recommend that a more involved outreach occur after District Administration determines that the project is feasible, based on the findings of this Feasibility Study.

Billing Practices

DTA invoices only for time and expenses necessary to serve the project. Our fee is not fixed and therefore has inherent flexibility. If efficiencies are realized over the course of the project, savings revert to the District.





Fee Schedule / Rates

The following is a chart of our anticipated hourly rates for basic and additional services. These are intended to include all necessary overhead, corporate support, insurance, taxes and profit. DTA's services are billed only for services rendered. Therefore the hours necessary for tasks, invoiced at the associated rates below, would constitute the fees for our services.

The staffing necessary for the project will likely range from two to four DTA staff members working on the project as it progresses. The primary Staff members have been identified in the Team members section of this proposal.

Level	Position	Standard Rate (\$ / hr)	Staff
Dreiling Terrones Architecture (DTA)			
1	Principal	\$250	Richard Terrones
2	Project Manager	\$175	Ted Catlin, Alicia Ader
3	Support	\$130	Kim Garibaldi, Antonio Mora

Additional Costs

Reimbursable Expenses

Estimated reimbursables for the proposed Projects include the following:

- **Printing & Reproductions:** \$1,000 / School Site (progress printing, presentations, final deliverables)

Total Estimate: \$2,000

We do not bill for :

- Phone charges
- Fax charges (does anyone use a fax machine anymore?)
- Travel time
- Any other non-substantial or generally annoying expenses

Notes:

Printing & Reproductions is for Professional (outside) printing only. In-house progress printing will not be charged as a reimbursable expense. Deliveries are for outside delivery services only. DTA staff deliveries to Project Sites will not be billed as a reimbursable expense.