



of
Greater Sacramento

REQUEST FOR PROPOSAL

September 8, 2010

Architectural/Engineering and Construction Services
for a
Renovation and Expansion
at the
Effie Yeaw Nature Center

General Information

The Board of Directors of ACE Mentor Program of Greater Sacramento (Owner) is seeking proposals for the design and construction of a new Museum and Site Improvements at the existing Effie Yeaw Nature Center. The Center is in the City of Carmichael in the County of Sacramento on the American River Parkway.

The American River Parkway is often referred to as “the jewel” of the Sacramento region. Residents in the Sacramento region are particularly fortunate in having easy access to the recreational opportunities the Parkway provides. While the importance of recreational opportunities is recognized, preserving the natural qualities of the Parkway resource is essential.

The Effie Yeaw Nature Center (www.effieyeaw.net) offers schoolchildren in a five-county area field trips, hikes, wild animal encounters and education on environmental sciences and Native American culture. It is one of the largest natural habitats along the American River Parkway and offers hundreds of programs year-round to people of all ages; it is a designated in the County of Sacramento as a “Developed Recreation” area. The Center is currently in need of renovation and expansion to fully satisfy its mission as an exhibit of the area’s natural resources and Native American lifestyle. This Request for Proposal seeks to address these needs.

The site is clear of any hazardous materials and no additional entitlements or agency approvals are required. No additional parking is required.

Project Requirements

See the attached Site Maps showing the project boundaries and areas.

1. New Museum/Nature Center building; see the Site Map for location.
 - Demolish and remove the existing Building.
 - The maximum 1st floor footprint is 4,000 square feet.
 - The maximum building area is 10,000 square feet.
 - The building must include:
 - Museum space for exhibits on indigenous plants, wildlife and Native American culture.
 - Assembly/community meeting space.
 - A student store.
 - Restrooms.
 - Administrative office space.
 - Maintenance/utility yard.
2. Water management exhibit; more information on this work will be available in an upcoming addendum.
3. River observation and outdoor learning area with pathways from the Center; see the Site Map for location.

The construction budget for this project is \$5,000,000.00.

Considerations:

- The recently-built Learning Center (Building A on the Site Map) contains a Classroom, Kitchen, Restrooms and Exhibit Storage and will remain in use during construction. No work is required at this building.
- New improvements must blend with the natural surrounding elements.
- Added vegetation must be consistent with plants native to the parkway. No new turf or irrigation is allowed within the dripline of existing, mature trees.
- Informational and directional signage shall be designed to protect the visual qualities and aesthetic values of the parkway.

- Programs featuring a native culture are encouraged and should be handled sensitively, accurately and with the support of that culture group.
- Pedestrian paths are to be routed such that the circulation through the site provides connectivity between the Center and the American River waterfront.
- Construction projects on the Parkway should be designed to avoid adverse environmental impacts.
- The project will be paid for by private funds; construction labor is not required to be paid at prevailing wage.
- The project must obtain LEED (Leadership in Energy and Environmental Design) Certification as outlined by the U.S. Green Building Council. (www.USGBC.org)
- The following activities and facilities, which are incompatible with the parkway, shall be prohibited:
 - a. motor vehicles and scooters on trails, except for emergency and maintenance purposes.
 - b. hunting and target shooting of any kind.
 - c. tournament and league sports.
 - d. motorized model airplane or rocket flying.
 - e. hot air balloon launching or landing, hang-gliding, or helicopters, except for public safety purposes.
 - f. tree swings.
 - g. platforms, ladders or others apparatuses in trees.
 - h. residential and community gardens.
 - i. bee keeping, except those necessary to support approved farming

Questions and Requests for Information (RFI)

Please email all questions and RFIs to SacramentoCA@ACEMentor.org. Answers will be issued in writing and distributed to all teams in the form of Addenda.

Calendar

Project Development Proposal Due	5:00 PM	December 10, 2010
Deadline for RFI Submittals	5:00 PM	March 25, 2011
Final Addendum Issued by Owner	5:00 PM	April 01, 2011
Project Presentation to Owner	10:00 AM	April 30, 2011 (location TBD)
Awards Announcement and Banquet	5:30 PM	May 07, 2011 (location TBD)

Deliverables

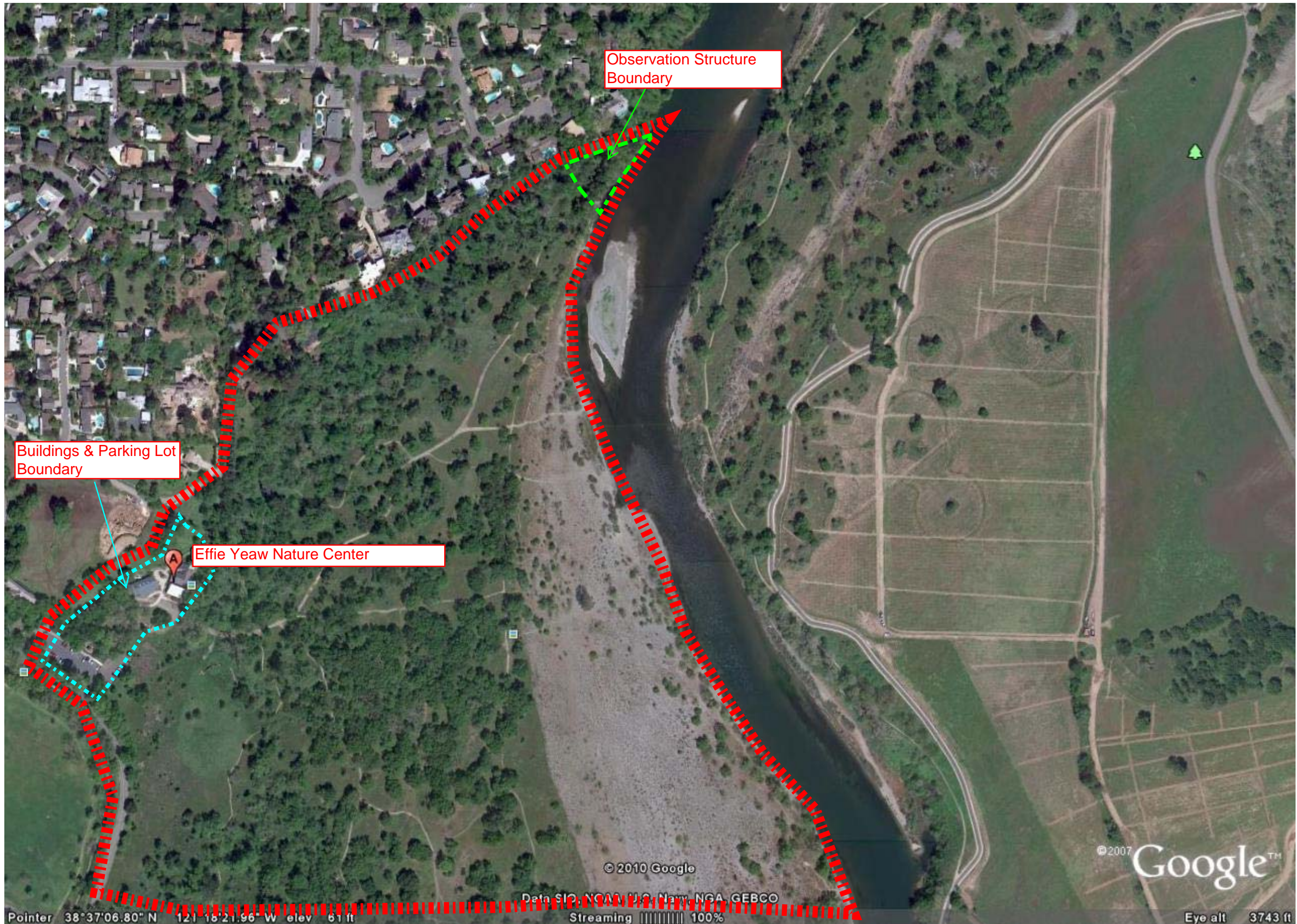
1. Project Development Proposal

- a. Team Name
- b. Short Project narrative including a description of the proposed work.
- c. Description of the plan or results from the Public Outreach effort
- d. Maximum (2) two pages, 8½ x 11, single-spaced, 12-point font

2. Project Presentation

- a. Community Benefit and Public Outreach
 - i. Identify the programmatic “needs assessment” for services, amenities, and project features as determined by the results of the public outreach.
 - ii. Describe your research methods and results in determining the community benefit of this facility and why specific components of your proposal were chosen.
- b. Design
 - i. 3-Dimensional model of the project in either physical or electronic form (All 3D models, regardless of material or software sophistication, will be evaluated equally for content. The free version of Sketch-Up is the preferred platform for an electronic model.)
 - ii. Interior Floor Plans
 - iii. Engineering considerations - address at least one of the following:
 1. Structural
 2. Civil
 3. Mechanical
 4. Electrical
 - iv. Site Plan(s) showing the entire site area and placement of building(s), traffic flow, and pedestrian flow, including pedestrian pathways to the American River waterfront.
 - v. Selection of Materials
 - vi. LEED Certification considerations

- c. Construction
 - i. Construction Cost Estimate, including a brief description of how you bid and awarded work to the subcontractors/trade partners
 - ii. Construction Schedule
 - iii. Site Logistics Plan including:
 - 1. Jobsite trailer location(s)
 - 2. Materials staging
 - 3. Dumpster/Recycling bin location(s)
 - 4. Delivery routes
 - 5. Construction staff parking
 - 6. Site security, including fencing, if applicable
- d. Presentation
 - i. Teams will make a 15-minute presentation of their projects to the Owner on Saturday, April 30, 2010.
 - ii. A laptop, projector, screen, and two (2) microphones will be provided; use of this equipment for PowerPoint and/or verbal presentation is at each team's discretion.
 - iii. Presentation items will also be displayed at the Awards Banquet; each team will be given one table. (Electrical power may or may not be available at the display area and will be confirmed at a later date.)
 - iv. Each team will be given a stipend of \$150.00 for project materials.
 - v. The following categories will be awarded to separate teams:
 - Best Overall
 - Best Design Approach
 - Best Construction Approach
 - Best Green Approach
 - Best Presentation
 - vi. A copy of the Scoring Rubric is attached.



Observation Structure
Boundary

Buildings & Parking Lot
Boundary

Effie Yeaw Nature Center

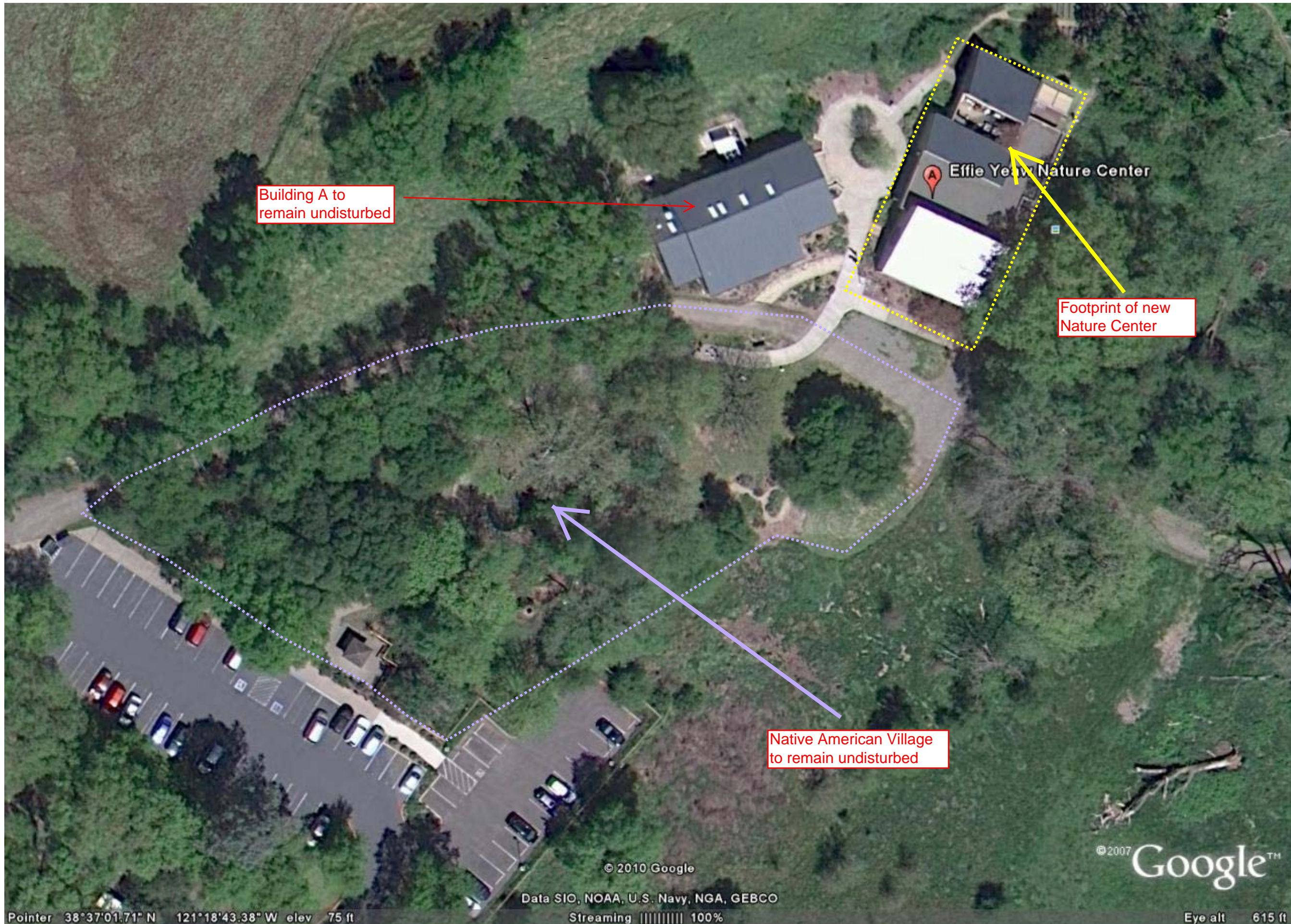
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Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Streaming 100%

Pointer 38°37'06.80" N 121°18'21.96" W elev 61 ft

Eye alt 3743 ft



Building A to remain undisturbed

Effie Yeary Nature Center

Footprint of new Nature Center

Native American Village to remain undisturbed

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Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Streaming ||||| 100%

Pointer 38°37'01.71" N 121°18'43.38" W elev 75 ft

Eye alt 615 ft



**Sacramento
Project Scoring Rubric - 2011**

Team: _____

Judge: _____

	Possible Points	Actual Points
PRESENTATION		
The Presentation:		
<u>Showed an Understanding of the Topic</u>	0 - 2	
<u>Included the Use of Industry Terminology</u>	0 - 2	
<u>Included Roles for all Team Members</u>	0 - 2	
<u>Was Well Organized</u>	0 - 2	
<u>Was made with Eye Contact, Hand Gestures, Good Tone of Voice, and Enthusiasm</u>	0 - 2	
SUBTOTAL	0 - 10	<input style="width: 50px; height: 20px;" type="text"/>

PROGRAM REQUIREMENTS

Includes:

1. New Museum Building includes:		
<u>Exhibit space</u>	0 - 1	
<u>Assembly/community meeting space</u>	0 - 1	
<u>Student store</u>	0 - 1	
<u>Restrooms</u>	0 - 1	
<u>Administrative office space</u>	0 - 1	
<u>Maintenance/utility yard</u>	0 - 1	
2. Water Management Exhibit	0 - 3	
3. River Observation/Outdoor Learning Area	0 - 3	

Considerations:

<u>New building sf is within the 4,000 sf and 10,000 sf limits</u>	0 - 2	
<u>Construction cost remained at/under \$5,000,000 budget</u>	0 - 2	
<u>New building blends into the natural site elements</u>	0 - 1	
<u>Signage blends into the natural site elements</u>	0 - 1	
<u>Construction approach has minimal impact on natural environment</u>	0 - 1	
<u>Program does not allow any restricted activities</u>	0 - 1	

SUBTOTAL 0 - 20

DELIVERABLES	Possible Points	Actual Points
Project Development Proposal		
Team Name, Project Description, Public Outreach Plan	0 - 5	
SUBTOTAL	0 - 5	
Public Outreach		
Purpose, Description of Proposed Work	0 - 2	
Research and Results	0 - 3	
SUBTOTAL	0 - 5	
Design		
3D Model	0 - 5	
Interior Floor Plans	0 - 5	
Engineering - _____	0 - 5	
Site Plan - buildings, traffic flow, pedestrian flow, ingress, egress	0 - 5	
Selection of Materials	0 - 5	
LEED Certification Considerations	0 - 5	
SUBTOTAL	0 - 30	
Construction		
Cost Estimate - Bid/Award Approach and Estimate	0 - 10	
Construction Schedule	0 - 10	
Site Logistics - Trailer, Materials Staging, Dumpsters, Delivery Routes		
Staff Parking, Site Security	0 - 5	
LEED Certification Considerations	0 - 5	
SUBTOTAL	0 - 30	
TOTAL	0 - 100	

COMMENTS

+: _____

Δ: _____

Design Approach: _____

Constr. Approach: _____

Green Approach: _____

Presentation: _____