PERALTA COMMUNITY COLLEGE DISTRICT ITEM # 26

# Board of Trustees Agenda Report
# For the Trustee Meeting Date of October 28, 2008

**ITEM TITLE:**
Consider Approval to Augment the Project Budget for Laney College Modernization and Short-Term Projects

**SPECIFIC BOARD ACTION REQUESTED:**
Approval is requested for an augmentation to the project budget for the Laney College Modernization and Short-Term Projects, in the amount of $9,431,125.

**ITEM SUMMARY:**
This amount reflects the anticipated cost that will be required for completion of the remaining 15 (of the 23) modernization and short-term projects for Laney College, minus the remaining unallocated budget balance. It has been determined by the current project managers, Consolidated CM, that many of the projects were severely under scoped with minimal allocation to complete the design and construction of the projects. For example, the Tower Renovation Project was initially scoped to include only cosmetic refurbishments, with an initial budget of $1.4 million. The current estimate adds fire, life safety and accessibility compliance (ADA) systems to meet code, with an estimated budget of $4.5 million. Attached is a description of the projects and a comprehensive list of all the scope increases.

**BACKGROUND/ANALYSIS:**
The original allocation of $5,541,000 in Measure A funds for Laney Short-Term Project was approved at the Board meeting of March 13, 2007. At the meeting of October 9, 2007, an additional appropriation of Measure A funds for Laney Phase II Short-Term Projects was approved in the amount of $8,965,280. Including this augmentation, the total budget for Laney Short-Term Projects is $23,937,405.

**ALTERNATIVES/OPTIONS:**
Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**
Approval is recommended for an augmentation to the project budget for the Laney College Short-Term Projects, in the amount of $9,431,125.

**SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):**
Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Laney College "Classroom and facilities repairs and grounds improvements."

**OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):**
YES _____ NO ____X____

**COMMENTS:**
No additional comments.

**WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?**
Vice Chancellor Ikharo

**DID A BOARD STANDING COMMITTEE RECOMMEND THE ITEM? YES_____ NO X**
**IF "YES", PLEASE INCLUDE THAT INFORMATION IN YOUR SUMMARY.**

***PLEASE ACQUIRE SIGNATURES IN THIS ORDER:***

**DOCUMENT PREPARED BY:**

**Prepared by:** Sadiq B. Ikharo **Date:** October 14, 2008
**Dr. Sadiq B. Ikharo**
**Vice Chancellor of General Services**

**DOCUMENT PRESENTED BY:**

Sadiq B. Ikharo **Date:** October 14, 2008
**Dr. Sadiq B. Ikharo**
**Vice Chancellor of General Services**

**FINANCE DEPARTMENT REVIEW**

X Finance review required _____ Finance review *not* required

If Finance review is required, determination is: ✓ Approved ____ Not Approved

If not approved, please give reason: _____

**Signature:** Thomas Smith **Date:** 10.7.08
**Thomas Smith**
**Vice Chancellor for Finance and Administration**

**GENERAL COUNSEL (Legality and Format/adherence to Education Codes):**

X Legal review required _____ Legal review *not* required

If Legal review is required, determination is: X Approved ____ Not Approved

**Signature:** _____ **Date:** 10/7/08
**Thuy T. Nguyen, General Counsel**

**CHANCELLOR'S OFFICE APPROVAL**

X Approved, and Place on Agenda ____ Not Approved, but Place on Agenda

**Signature:** _____ **Date:** 10/6/08
**Elihu Harris, Chancellor**

## Short-Term Phase II Construction Projects at Laney College

**Tower Refurbishments**
The Tower Building Project is comprised of Interior Improvements (Comprehensive Refurbishments, Energy-Efficiency, Mechanical, Electrical and Plumbing upgrades to include Fire/Life-Safety and Accessibility Compliance) to Basement, Lobby and to Floors 3 through 8. (See Attachment #1, Tower Building Project Scope, for further details.)

**Furniture for Offices and Classrooms**
New furniture for Tower Building, Smart Media, Portables, Gateway to College, Financial Aid & Cashier, DSPS at Building E, and on as-needed basis for other projects.

**Welding Lab**
This project will include mechanical, plumbing and electrical related upgrades, including new exhaust systems, data/telecom and safety-related upgrades to Welding Shops in lower F.
Provide for adherence to all applicable Title 24, ADA and fire/life-safety requirements for DSA approval.

**Smart Media**
Ten classrooms and two conference rooms, spread throughout the campus, will be designated to receive computer driven audio/video teaching equipment. The work will include new smart media and data/telecom related equipment, mounting, cabling, and new power taken from existing sub-panels within the vicinity of the rooms.
Provide for adherence to all applicable Title 24, ADA and fire/life-safety requirements for DSA approval.

**Theatre**
Repairs and upgrades including the counterweight rigging system, the stage floor, curtains, soft goods, and limited electrical system.

**Electrical-Related Upgrades to Tunnels (Ground floor walkways)**
This project will modify and improve lighting in the ground floor walkways ("tunnels") for enhancement of energy-efficiency, safety and aesthetic benefit. This work will include replacement of the existing Lamps with more energy efficient and brighter Metal Halide Lamps. In addition, the in-fill lighting will consist of LED Fixtures that are highly energy-efficient with longer life span.

**Cosmetology**
Refurbishment of Cosmetology in Bldg B to include repair and/or replacement of the motorized mirror system, cabinetry, vinyl flooring and baseboards. The project will include installation of new exhaust fan with ducting, and limited electrical and plumbing upgrades.

**DSPS Temporary Relocation to Portables EV 4, 5 and 6 as Interim Housing**
Portables EV 4, 5 and 6 will be utilized as interim housing for DSPS during the renovation of their existing location at Upper E. This project involves providing new furniture and installing electrical and data/telecom upgrades to portables EV 4, 5 and 6 and exterior lighting upgrades of portables 1 through 7 including the restroom portable.

**Gateway to College**
This project will entail interior improvements for classrooms with new finishes, a meeting/print room, storage space and four office spaces, including electrical and data/telecom related upgrades. There will be infrastructure for future audio-visual technology improvements. Fire alarm and mechanical systems will also be upgraded.

**Financial Aid and Cashier Relocation from Tower 2nd Floor to Upper A**
This project will include the complete refurbishment of Upper A to allow accommodation of the permanent housing for Financial Aid, Student Support Services and Cashier.
Provide for adherence to all applicable Title 24, ADA and fire/life-safety requirements for DSA approval.

**Wood Tech/Carpentry**
This project includes various mechanical, electrical, data/telecom, and safety-related upgrades. Electrical upgrades will include adding electrical supply and circuits for wood-tech/carpentry to service new equipment and machinery. A new Dust Collection System will be installed at the carpentry and wood tech department.
Provide for adherence to all applicable Title 24, ADA and fire/life-safety requirements for DSA approval.

**Photo Lab**
The Photo Lab project will include electrical-related and energy-efficiency upgrades and installation of new exhaust and mechanical systems.

**Bldg F & G Computer Labs**
This project includes electrical and data/telecom related upgrades to rooms F251-F254 Business Department Computer Labs as well as the CIS Department Computer Labs in Building G. The scope will provide for complete installation of new wire mold series along wall with surface mounted junction box and/or power pole and reconnect flex connector with new circuitry as required. Installation of a new panel at each lab will be required to accommodate new circuitry. Also, installation of new IDF room with electrical- and mechanical-related upgrades.

**Restroom and Shower**
This project will include refurbishments to 10 men's and 11 women's restrooms throughout the campus. The scope will provide for full height tile at all walls. At the men's restrooms, all the existing urinals will be replaced with the waterless urinals. New infrastructure will be installed for future thermostats. Sanitizers will be removed where they are found. Toilet Paper Dispensers will be located consistent to where they are located at the prototype restroom F110. Any broken light fixtures will be replaced in kind.
Provide for adherence to all applicable Title 24, ADA and fire/life-safety requirements for DSA approval.

**DSPS-Bldg E**
Complete renovation of the Disabled Students Programs and Services (DSPS) Center on the 2nd floor of Building E to provide new accessible offices and a high-tech computer center.
Provide for adherence to all applicable Title 24, ADA and fire/life-safety requirements for DSA approval.

**Tower Building Project**

The Tower Building Project is comprised of Interior Improvements (Comprehensive Refurbishments, Energy-Efficiency, Mechanical, Electrical and Plumbing upgrades to include Fire/Life-Safety and Accessibility Compliance) to Basement, Lobby and to Floors 3 through 8.

PROJECT SCOPE:

1. The Basement:
    a. Painting and energy-efficient lighting upgrades.
2. The Lobby:
    a. Space planning for new functions, stripping, paint, and sealer.
    b. Replacement of the existing lighting with energy-efficient lighting in the coffered ceiling.
3. Floors 3 through 8:
    a. New elevator lobbies with cleaned and sealed resilient flooring, and new carpet, with paint on walls, doors, and trim in hallways and offices.
    b. Lighting in hallways and offices will be upgraded to energy-efficient lighting at the existing openings.
    c. Window coverings will be reflective out and window film will be removed and replaced.
    d. Any non-conforming office will be upgraded to meet the Title 24 requirements.
    e. Doors with less than 32" clear opening will be replaced or the Designer will obtain DSA approval of existing conditions.
4. Smart Media:
    a. There will be two smart media conference rooms in the Tower Building, conforming to the District IT Standards.
5. Power and Data/Telecom:
    a. New electrical panels may be required where the existing capacity is limited for the electrical upgrades.
    b. Power outlets will be provided at three-sides of offices using DSA-approved MC Cable from existing or new panel spares pulled above the ceiling.
    c. Data outlets will be provided at two-sides of each office using data cable for all new runs.
    d. The District IT infrastructure planning and standards will be utilized for Data/Telecom related upgrades.
6. HVAC:
    a. Complete HVAC modification to the Tower Building.
7. Toilet Rooms:

a. The Toilet Rooms will be upgraded for accessibility compliance to include the Title 24 code requirements for centerline-to-wall clearance, knee space at sinks, grab bars, urinal heights, and accessible paths of travel.
b. New fixtures as required by code for height and reach access.
c. Accessories will be relocated for code compliance and PCCD standard accessories will be utilized.

8. Fire Alarm:
   a. The fire alarm will be upgraded to conform to the applicable code for smoke detectors and audible and visual alarms.
   b. DSA review and approval for non-sprinklered protection will be obtained by the Designer, to include record documentation of the approved fire alarm system currently installed.
   c. Fire Department signage for fire and life-safety as required by the Fire Marshal.
   d. Smoke detection in return air ducts and system shut-down will be reviewed as it applies to the existing DSA-approved fire alarm system and current code.
9. Cost Estimates:
   Cost estimates will be provided at 30% and 90% design completion.
10. DSA:
   a. The Designer will file all DSA required forms and obtain written acceptance of the existing systems and the augmentation prior to final submittal of the contract documents for DSA approval.
   b. The Designer will submit the final contract documents to DSA for review and approval of structural, accessibility, and fire/life-safety related issues.
   c. The Designer will incorporate the DSA comments and schedule a back-check in person to obtain project approval from DSA.
   d. A DSA-approved Inspector of Record (IOR) will be hired to provide inspection during the construction phase of the project.

ASSUMPTIONS:

1. Financial Aid and Cashier will be moving out of the second floor to a new location at Upper E. The unoccupied spaces at the second floor will be utilized as the swing space for Tower Building renovation.
2. This project will be phased to provide renovation to one floor at a time.
3. Upgrade to elevators' mechanical system is not part of this project. A District-wide elevator upgrade program will be conducted through PCCD at a later date.
4. The District will perform all testing and remediation of hazardous substances.

CONSOLIDATED
Professional Construction Management

**"Jobcost Control" Analysis of 1701 Expenditure**

Laney College - Short Term Capital Improvements- **Phases 1 & 2**

latest revision date: 08/04/08

DCA # if applies

| | (A) Original BIDs, | (B) A/E Consultant Fees YHLA | (C) CM Consultant Fees 1701 | (D) DSA Review Fees | (E) Moving Consultant | (F) Moving Contractor | (G) Amount Added by Approved Change Orders | (H) Final Cost (A) Thru (G) |
|---|---|---|---|---|---|---|---|---|
| | | | | - - COST - - | | | | |
| [redacted] | [redacted] | [redacted] | [redacted] | [redacted] | [redacted] | [redacted] | [redacted] | [redacted] |
| [redacted] | | | | | | | | $ 11,431,125 |
| [redacted] | | | | | | | | [redacted] |

| | |
|---|---|
| Phase 1 + Phase 2 Budget (Rounded) --> | $ 14,500,000.00 |
| Additional Funds to complete Phase 2 --> | $ (8,500,000.00) |

| Project Description | Construction | FF&E | Soft Costs * | TOTALS |
|---|---|---|---|---|
| Bldg F Welding Labs | $ 800,000.00 | $ - | $ 172,000.00 | $ 972,000.00 |
| Bldg G Wood-Tech/Carpentry | $ 700,000.00 | $ - | $ 150,500.00 | $ 850,500.00 |
| Buildings F&G Computer Labs | $ 450,000.00 | $ - | $ 96,750.00 | $ 546,750.00 |
| Cosmetology Refurbishment | $ 100,000.00 | $ - | $ 21,500.00 | $ 121,500.00 |
| DSPS Renovation at Upper E | $ 480,000.00 | $ 48,000.00 | $ 103,200.00 | $ 631,200.00 |
| DSPS Swing Space at Portables | $ 250,000.00 | $ - | $ 53,750.00 | $ 303,750.00 |
| Restrooms & Gym Shower | $ 1,100,000.00 | $ - | $ 236,500.00 | $ 1,336,500.00 |
| Smart Media - 10 Class Rms, 2 Conf Rms | $ 550,000.00 | $ 55,000.00 | $ 118,250.00 | $ 723,250.00 |
| Upper A Reconfig to Tower 2nd Flr Move | $ 450,000.00 | $ 45,000.00 | $ 96,750.00 | $ 591,750.00 |
| Tower Refurbishment | $ 3,300,000.00 | $ 500,000.00 | $ 709,500.00 | $ 4,509,500.00 |
| Tunnel Lighting | $ 300,000.00 | $ - | $ 64,500.00 | $ 364,500.00 |
| Gateway to College | $ 220,000.00 | $ - | $ 47,300.00 | $ 267,300.00 |
| Photo Lab Lighting & F201/202 Upgrades | $ 75,000.00 | $ - | $ 16,125.00 | $ 91,125.00 |
| Theater & Music Room | $ 100,000.00 | $ - | $ 21,500.00 | $ 121,500.00 |
| **Total** | $ 8,875,000.00 | $ 648,000.00 | $ 1,908,125.00 | $ 11,431,125.00 |

* Soft Costs = A/E, DSA, CM, Inspection & Testing, Publication, Etc.

Approved
9-22-08

# Laney College

| Color Key to Engineering Cost Est. Column: |
|---|
| White = Existing |
| Yellow = Spent by 1701 |
| Orange = New under CCM |
| Grey = Revision to existing budget, being requested by CCM |

## REVISED BY CCM - SHORT-TERM CONSTRUCTION PROJECTS PHASE II

| Item # | Loc | Dept. Contact | Contact Number | Dept. | Project Name | Project Manager | Contact Number | Scope of Work | Categories | *RNKG | Date of Board Approval | Time Frame: 30-120 Days | Time Frame: 120-365 Days | Time Frame: 365+ Days | Engineering Cost Est. | Bid Amount | Change Order Amount | Total Cost of Construction | Start | Finish | Schedule % Completion | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5 | Laney | Marybeth Benvenutti | 464-3232 | Welding Lab | Extend Welding Lab Gas Lines | 1701 & Associates, Inc. | 238-8584 | 1. Extend new gas lines within Welding Laboratory | Modernization | 3 | | | | | $ 150,000.00 | | | | | | | Refer to Items 5a, 5b, 5c |
| 5a | Laney | Marybeth Benvenutti | 464-3232 | Refurbishment | Welding Lab HVAC Upgrades | 1701 & Associates, Inc. | 238-8584 | 2. Perform repairs and control upgrades to HVAC system | Refurbishment | 3 | | | | | $ 100,000.00 | | | | | | | Refer to Items 5, 5b, 5c. |
| 5b | Laney | Marybeth Benvenutti | 464-3232 | Refurbishment | Welding Lab HVAC Upgrades | 1701 & Associates, Inc. | 238-8584 | 2. Perform repairs and control upgrades to HVAC system | Refurbishment | | | | | | $ [illegible] | | | | | | | This project was constructed under the direction of 1701. Refer to Item 5, 5a, 5c. |
| 5c | Laney Ph.II-A | Marybeth Benvenutti | 464-3232 | Welding Lab | Bldg F Welding Labs | Consolidated CM | (510) 208-1720 | Welding Shop Upgrades: Includes mechanical and electrical power upgrades, exhaust systems, limited data/telecom & other safety upgrades to Welding Shops in lower F. | Refurbishment | | | | | | | | | | | | | Refer to Items 5, 5a, 5b. |
| 6 | Laney | Marybeth Benvenutti | 464-3232 | Smart Media | Smart Media Classrooms | 1701 & Associates, Inc. | 238-8584 | Install "Smart Media" instructional equipment in select Classrooms. | Modernization | 3 | | | | | $ 787,000.00 | | | | | | | Budget includes "smart media" in ten(10) additional classrooms (only A-120 and A-140 were originally budgeted). Refer to Items 6a, 6b & 2, 2a |
| 6a | Laney | Marybeth Benvenutti | 464-3232 | Smart Media | Smart Media Classrooms | 1701 & Associates, Inc. | 238-8584 | Cosmetic Refurbishment Amount already spent by 1701 | Modernization | | | | | | $ 350,000.00 | | | | | | | This project was constructed under the direction of 1701. Refer to Items 6, 6b & 2, 2a |
| 6b | Laney Ph.II-A | Marybeth Benvenutti | 464-3232 | Smart Media | Smart Media Classrooms | Consolidated CM | (510) 208-1720 | 10 classrooms and 2 conference rooms are designated to receive special equipment related to computer driven video teaching equipment. They're spread throughout campus. Work includes equipment mounting, cabling, and new power taken from existing sub-panels within the vicinity of the rooms. Provide for adherence to all applicable Title 24, ADA, fire/life safety requirements for DSA approval. | Modernization | | | | | | $ [illegible] | | | | | | | Refer to Items 6, 6a & 2, 2a |
| 7 | Laney | Marybeth Benvenutti | 464-3232 | Theatre | Refurbish Theatre | 1701 & Associates, Inc. | 238-8584 | Numerous refurbishment and health safety issues have been identified in the Theatre that were not included in the Phase 1 budget. Detail scope has not been finalized. | Refurbishment | 2 | | | | | $ 348,000.00 | | | | | | | Refer to Item 7a |
| 7a | Laney Ph.II-A | Marybeth Benvenutti | 464-3232 | Theatre | Refurbish Theatre | Consolidated CM | (510) 208-1720 | Theater Health, and Safety Issues. | Refurbishment | | | | | | $ 50,000.00 | | | | | | | Refer to Item 7 |
| 8 | Laney | Marybeth Benvenutti | 464-3232 | Art Building | Install Art Bldg Lockers | 1701 & Associates, Inc. | 238-8584 | 1. Install / reinstall lockers | Refurbishment | 3 | | | | | $ 71,500.00 | | | | | | | Refer to Items 8a, 8b, 8c, 8d |
| 8a | Laney | Marybeth Benvenutti | 464-3232 | Art Building | Art Bldg Electrical Upgrades | 1701 & Associates, Inc. | 238-8584 | 2. Electrical upgrades | Modernization | 3 | | | | | $ 5,000.00 | | | | | | | Electrical work not currently scoped. Refer to Items 8, 8b, 8c, 8d |
| | | | | | | | | | | | | | | | $ 10,000.00 | | | | | | | |

*Legend for Ranking (RNKG)
1-Imminent danger to the life or safety
2-Immediate infrastructure failure
3-To modernize instructional failure
4-To modernize institutional support service space

# Laney College

| Color Key to Engineering Cost Est. Column: |
|---|
| White = Existing |
| Yellow = Spent by 1701 |
| Orange = New under CCM |
| Grey = Revision to existing budget, being requested by CCM |

## REVISED BY CCM - SHORT-TERM CONSTRUCTION PROJECTS PHASE II

| PROJECT | | | | | | | | | | | | Time Frame | | | COST INFO | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Item # | Loc | Dept. Contact | Contact Number | Dept. | Project Name | Project Manager | Contact Number | Scope of Work | Categories | *RNKG | Date of Board Approval | 30-120 Days | 120-365 Days | 365+ Days | Engineering Cost Est. | Bid Amount | Change Order Amount | Total Cost of Construction | Start | Finish | Schedule % Completion | COMMENTS |
| 8b | Laney | Marybeth Benvenutti | 464-3232 | Art Building | Art Bldg Lighting Upgrades | 1701 & Associates, Inc. | 238-8584 | 3. Replace lights or repaint the ceiling | Modernization | 3 | | | | | $ 76,000.00 | | | | | | | Light replacement only – no repainting of ceilings. Refer to Items 8, 8a, 8c, 8d |
| 8c | Laney | Marybeth Benvenutti | 464-3232 | Art Building | Art Bldg Lighting Upgrades | 1701 & Associates, Inc. | 238-8584 | 3. Replace lights or repaint the ceiling | Modernization | | | | | | | | | | | | | |
| 8d | Laney | Marybeth Benvenutti | 464-3232 | Art Building | Art Bldg Kiln | 1701 & Associates, Inc. | 238-8584 | 4. Reroute Kiln gas supply line (exposed drop) | Modernization | 3 | | | | | $ (75,000.00) | | | | | | | This project was constructed under the direction of 1701. Refer to Items 8, 8a, 8b, 8d |
| 9 | Laney | Marybeth Benvenutti | 464-3232 | Tunnels | Tunnel Lighting Upgrades | 1701 & Associates, Inc. | 238-8584 | Lighting fixture upgrades (additional fixtures in Tunnels to feature Murals), including new panels, breakers, and circuits | Modernization | 4 | | | | | $ 15,000.00 | | | | | | | Refer to Items 8, 8a, 8b, 8c |
| 9a | Laney Ph.II-A | Marybeth Benvenutti | 464-3232 | Tunnels | Tunnel Lighting | Consolidated CM | (510) 208-1720 | Modify and improve lighting in the ground floor walkways ("tunnels") for enhancement of. Also to include a grind and overlay of the tunnel walkways for ADA access compliances. (a) safety (b) aesthetic benefit | Modernization | | | | | | $ 125,000.00 | | | | | | | Refer to Item 9a |
| 10 | Laney | Marybeth Benvenutti | 464-3232 | Baseball Field | Refurbish Baseball Field | 1701 & Associates, Inc. | 238-8584 | | Health & Safety | 2 | | | | | $ 239,500.00 | | | | | | | Refer to Item 9 |
| 11 | Laney | Marybeth Benvenutti | 464-3232 | Cosmetology | Cosmetology Refurbishment | 1701 & Associates, Inc. | 238-8584 | Redesign and upgrade the Cosmetology Department classrooms and offices | Modernization | 4 | | | | | $ 50,000.00 | | | | | | | |
| 11a | Laney Ph.II-A | Marybeth Benvenutti | 464-3232 | Cosmetology | Cosmetology Refurbishment | Consolidated CM | (510) 208-1720 | Refurbishment of Cosmetology Department. | Modernization | | | | | | $ 350,000.00 | | | | | | | Design work is included under A&E Services. Refer to Item 11a. |
| 12 | Laney | Marybeth Benvenutti | 464-3232 | | Window Coverings | 1701 & Associates, Inc. | 238-8584 | Cosmetic Refurbishment | | | | | | | $ 296,750.00 | | | | | | | Refer to Item 11. |
| 13 | Laney | Marybeth Benvenutti | 464-3232 | | Art Gallery | 1701 & Associates, Inc. | 238-8584 | Cosmetic Refurbishment | | | | | | | $ (149,000.00) | | | | | | | This project was constructed under the direction of 1701. |
| 14 | Laney Ph.II-A New | Marybeth Benvenutti | 464-3232 | DSPS Swing Space at Portables | DSPS Swing Space at Portables | Consolidated CM | (510) 208-1 | Electrical, data & telecom related upgrades and new furniture installation at the portables as swing space for DSPS. | | | | | | | $ (41,000.00) | | | | | | | This project was constructed under the direction of 1701. |
| 15 | Laney Ph.II-A New | Marybeth Benvenutti | 464-3232 | Gateway to College | Gateway to College | Consolidated CM | (510) 208-1720 | Scope include modernization of classrooms and office space in Upper A to accommodate Gateway To College program. Work will include painting, flooring, and new lighting. | | | | | | | $ 303,750.00 | | | | | | | New project under CCM. |
| 16 | Laney Ph.II-A New | Marybeth Benvenutti | 464-3232 | Financial Aid/Cashier | Upper A Reconfig (Financial Aid/Cashier) | Consolidated CM | (510) 208-1720 | Scope is to relocate Financial Aid and Cashier to Upper A | | | | | | | $ 267,300.00 | | | | | | | New project under CCM. |
| | | | | | | | | | | | | | | | $ 591,750.00 | | | | | | | New project under CCM. |

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1-Imminent danger to the life or safety
2-Immediate infrastructure failure
3-To modernize instructional failure
4-To modernize institutional support service space

# Laney College

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## REVISED BY CCM - SHORT TERM CONSTRUCTION PROJECTS PHASE II

| PROJECT | | | | | | | | | | | | Time Frame | | | COST INFO | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Item # | Loc | Dept. Contact | Contact Number | Dept. | Project Name | Project Manager | Contact Number | Scope of Work | Categories | *RNKG | Date of Board Approval | 30-120 Days | 120-365 Days | 365+ Days | Engineering Cost Est. | Bid Amount | Change Order Amount | Total Cost of Construction | Start | Finish | Schedule % Completion | COMMENTS |
| 17 | Laney Ph.II-A New | Marybeth Benvenutti | 464-3232 | Bldg G Wood-tech/Carpentry | Bldg G Wood-Tech/Carpentry | Consolidated CM | (510) 208-1720 | a. Overview: Within the scope of this DCA, there are various structural, mechanical, electrical, data/com, and safety items. b. Electrical Upgrades: Includes adding electrical supply and circuits for wood-tech/carpentry to service new equipment and machinery. c. Dust Collection System: Includes designing and installing a dust collection system for carpentry, and wood tech. | | | | | | | $ 850,500.00 | | | | | | | New project under CCM. |
| 18 | Laney Ph.II-A New | Marybeth Benvenutti | 464-3232 | Photo lab Lighting F201/202 Upgrades | Photo Lab Lighting & F201/202 Upgrades | Consolidated CM | (510) 208-1720 | F201/202: Flooring Installation: 3 rooms in Upper F where old carpeting will be replaced with marmoleum: F201, F202, and adjacent storage | | | | | | | $ 91,125.00 | | | | | | | New project under CCM. |
| 19 | Laney Ph.II-A New | Marybeth Benvenutti | 464-3232 | Bldg F & G Computer Labs | Bldg F & G Computer Labs | Consolidated CM | (510) 208-1720 | Building F & G – Business and CIS Computer Labs Electrical Power Upgrades: Includes increased power capacity to rooms F251-F254 Business Department Computer Labs as well as the CIS Department Computer Labs in Building G. Contractor shall disconnect existing circuitry and provide new circuitry and reconnect. Contractor shall provide complete installation of new wire mold series along wall with surface mounted junction box and/or power pole and reconnect flex connector with new circuitry as required. Installation of a new panel at each lab will be required to accommodate new circuitry. | | | | | | | $ 546,750.00 | | | | | | | New project under CCM. |
| 20 | Laney Ph.II-A New | Marybeth Benvenutti | 464-3232 | Restrooms & Gym Shower (M's & W's) | Restrooms & Gym Shower (M's & W's) | Consolidated CM | (510) 208-1720 | a. Overview: Within the scope of this DCA, there are various electrical, safety, and accessibility items. b. Restrooms: Includes design and construction for 21 restrooms: new floor/wall tile, partitions, accessories, hardware, paint, and light fixtures in buildings GYM, C, D, E, F, G, A, B (some in B are technically part of Tower basement). This excludes the "prototype" restroom F110 in bldg F which is being done as a change order to bldg F by CLW. c. Men's Team Shower Repair in Gym: Includes repairing deteriorated waterproof membrane, new floor/wall tile, shower fixtures, paint, and light fixtures. | | | | | | | $ 1,336,500.00 | | | | | | | New project under CCM. |

*Legend for Ranking (RNKG)
1-Imminent danger to the life or safety
2-Immediate infrastructure failure
3-To modernize instructional failure
4-To modernize institutional support service space

# Laney College

| Color Key to Engineering Cost Est. Column: |
|---|
| White = Existing |
| Yellow = Spent by 1701 |
| Orange = New under CCM |
| Grey = Revision to existing budget, being requested by CCM |

## REVISED BY CCM - SHORT-TERM CONSTRUCTION PROJECTS PHASE II

| CONTACT INFORMATION | | | | PROJECT | | | | | | | | Time Frame | | | COST INFO | | | | STATUS | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Item # | Loc | Dept. Contact | Contact Number | Dept. | Project Name | Project Manager | Contact Number | Scope of Work | Categories | *RNKG | Date of Board Approval | 30-120 Days | 120-365 Days | 365+ Days | Engineering Cost Est. | Bid Amount | Change Order Amount | Total Cost of Construction | Start | Finish | Schedule % Completion | COMMENTS |
| 21 | Laney Ph.II-A New | Marybeth Benvenutti | 464-3232 | DSPS Renovations at Upper E | DSPS Renovations at Upper E | Consolidated CM | (510) 208-1720 | Renovations to the Disabled Students Programs and Services (DSPS) area on the 2nd floor of Building E , including planning, design and construction. Includes DSA approval of structural, FL/S and Accessibility. | | | | | | | $ 631,200.00 | | | | | | | New project under CCM. |

| | | |
|---|---|---|
| SUBTOTAL CONSTRUCTION COST | $ | 7,754,000.00 |
| SUBTOTAL SOFT COST | $ | 1,211,280.00 |
| SHORT-TERM CONSTRUCTION TOTAL COST | $ | 8,965,280.00 |

| | | |
|---|---|---|
| Contingency at 7.0% | $ | 542,760.00 |
| 1701 Assoc. Services for Phase 2 Projects | $ | 350,000.00 |
| Reimbursable Expense | $ | 10,500.00 |
| Architects Fees | $ | 69,000.00 |
| Engineering Fees | $ | 69,000.00 |
| Environmental Abatement | $ | 40,000.00 |
| Moving Coordinator | $ | 35,000.00 |
| Actual Moving Contractors | $ | 75,000.00 |
| (DSA) Department of State Architect Fees | $ | 20,000.00 |
| SUBTOTAL SOFT COST | $ | 1,211,280.00 |

| Total Additional Budget Estimate for Phase II-A | $ | 9,431,125.00 |
|---|---|---|

**Approval for Phase II-A is requested as presented in this spreadsheet.**

Approved By:

Dr. Frank Chong
Laney College President — Date

Sadiq B. Ikharo — 8/29/08
Dr. Sadiq Ikharo
Vice Chancellor of General Services — Date

Elihu Harris
Chancellor — Date 10/7/08

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# Laney College

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## REVISED BY CCM - SHORT-TERM CONSTRUCTION PROJECTS PHASE II

| | | | | PROJECT | | | | | | | | Time Frame | | | COST INFO | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Item # | Loc | Dept. Contact | Contact Number | Dept. | Project Name | Project Manager | Contact Number | Scope of Work | Categories | *RNKG | Date of Board Approval | 30-120 Days | 120-365 Days | 365+ Days | Engineering Cost Est. | Bid Amount | Change Order Amount | Total Cost of Construction | Start | Finish | Schedule % Completion | COMMENTS |
| 1 | Laney | Marybeth Benvenutti | 464-3232 | Admin Tower Building | Admin Tower Refurbishment | 1701 & Associates, Inc. | 238-8584 | Refurbish Administration Tower including new carpeting, painting, lighting, tiling in bathrooms and selective furniture | Refurbishment | 4 | | | | | $ 1,440,000.00 | | | | | | | Refer to Items 1a, 1b. |
| 1a | Laney | Marybeth Benvenutti | 464-3232 | Furniture | New Tower Building Furniture | 1701 & Associates, Inc. | 238-8584 | Add all new furniture in Tower Building | Refurbishment | 4 | | | | | $ 500,000.00 | | | | | | | Assume 6,000 sq ft floor plate and 8 floors = 48,999 sq ft @ $30/ft. Refer to Items 1, 1b |
| 1b | Laney Ph.II-A | Marybeth Benvenutti | 464-3232 | Admin Tower Building | Tower Refurbishment | Consolidated CM | (510) 208-1720 | Tower modernization, paint, flooring, lighting and electrical enhancements. Including ADA and life safety issues. | Refurbishment | | | | | | $ 2,569,500.00 | | | | | | | Refer to Items 1, 1a |
| 2 | Laney | Marybeth Benvenutti | 464-3232 | Conference Rooms | Modernize 2 Conference Rooms | 1701 & Associates, Inc. | 238-8584 | Add two (2) high-tech Conference Rooms | Modernization | 4 | | | | | $ 150,000.00 | | | | | | | Refer to Item 2a |
| 2a | Laney Ph.II-A | Marybeth Benvenutti | 464-3232 | Conference Rooms | Modernize 2 Conference Rooms | Consolidated CM | (510) 208-1720 | Add two (2) high-tech Conference Rooms | Modernization | | | | | | 0.00 | | | | | | | CCM charges for the Conference Rooms is included in Smart Media, Item #6b. Refer to Item 2 |
| 3 | Laney | Marybeth Benvenutti | 464-3232 | Classroom and Class Office Refurbishment: Buildings C, D, E, F, G, Gym | Refurbishment C, D & Gym Refurbishment Bldg E Refurbishment Bldg F Refurbishment Bldg G | 1701 & Associates, Inc. | 238-8584 | Scope includes refurbishment of offices and storage spaces (in addition to classrooms) and replacement of existing light fixtures with energy efficient T-8 fixtures, painting of doors and accent walls per Model Classrooms. Also, cost to remove, pack, store | Refurbishment | 3 | | | | | $ 3,568,000.00 | | | | | | | Refer to Item 3a |
| 3a | Laney | Marybeth Benvenutti | 464-3232 | Classroom and Class Office Refurbishment: Buildings C, D, E, F, G, Gym | Refurbishment C, D & Gym Refurbishment Bldg E Refurbishment Bldg F Refurbishment Bldg G | 1701 & Associates, Inc. | 238-8584 | Scope includes refurbishment of offices and storage spaces (in addition to classrooms) and replacement of existing light fixtures with energy efficient T-8 fixtures, painting of doors and accent walls per Model Classrooms. Also, cost to remove, pack, store | Refurbishment | | | | | | | | | | | | | These projects were constructed under the direction of 1701. Refer to Item 3. |
| 4 | Laney | Marybeth Benvenutti | 464-3232 | Classroom & offices | New Classroom & Office Furniture | 1701 & Associates, Inc. | 238-8584 | New furniture for Classrooms and Offices | Modernization | 3 | | | | | $ [illegible] | | | | | | | |
| 4a | Laney | Marybeth Benvenutti | 464-3232 | Classroom & offices | New Classroom & Office Furniture | 1701 & Associates, Inc. | 238-8584 | New furniture for Classrooms and Offices | Modernization | | | | | | $ 800,000.00 | | | | | | | Refer to Item 4a, 4b. |
| 4b | Laney Ph.II-A | Marybeth Benvenutti | 464-3232 | Classroom & Offices | New Classroom & Office Furniture | Consolidated CM | (510) 208-1720 | New furniture for Classrooms and Offices | Modernization | | | | | | $ [illegible] | | | | | | | This project was constructed under the direction of 1701. Refer to Item 4, 4b |
| | | | | | | | | | | | | | | | $ 500,000.00 | | | | | | | Refer to Items 4, 4a |

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