

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of November 18, 2008

ITEM # 36

ITEM TITLE:

Consider Approval of Agreement for Architectural Services with Murakami-Nelson Architectural Corporation for the Berkeley City College (Build-Out) Tenant Improvements and Media Center

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for an agreement with Murakami-Nelson Architectural Corporation to provide architectural services to investigate, program, and design the tenant improvements on the third, fourth, and fifth floors at Berkeley City College, in the not-to-exceed amount of \$ 484,600.

ITEM SUMMARY:

As a result of the increase in enrollment at Berkeley City College (a 50% increase in FTES from Spring 2006 to Spring 2008), it is now desirable to complete the build-out of the Berkeley City College facility. This work will include build-out of lecture and laboratory space, faculty offices, and media lab space, as follows:

- Third Floor – Distance Education Instruction Lab, Faculty Offices, Counseling Offices, Storage.
- Fourth Floor – Computer Labs, Large Classrooms, Video Labs, Storage, Lecture Rooms, Art Classrooms.
- Fifth Floor – Storage Area, Student Activities Area, Wet and Dry Science Labs.

The scope of work for Murakami-Nelson will include:

- Produce documents for interior building alterations to comply with adopted codes and ordinances (for a submittal to the Division of the State Architect).
- Assist the District in securing DSA approval(s).

BACKGROUND/ANALYSIS:

The Measure A budget for the Build-Out Project at Berkeley City College was approved at the Board meeting of January 29, 2008, and the Measure A budget for the Multimedia Center project was approved at the Board meeting of June 24, 2008.

Murakami-Nelson Architectural Corporation is located in Oakland and was selected from the previously Board approved short list of architectural firms. They are currently providing architectural services for this project under an independent contract in the amount of \$72,400. Approval of this agreement will bring the total fee for services to \$557,000.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for an agreement with Murakami-Nelson Architectural Corporation to provide architectural services to investigate, program, and design the tenant improvements on the third, fourth, and fifth floors at Berkeley City College, in the not-to-exceed amount of \$ 484,600.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Berkeley City College, "Equipment, technology upgrades and facility and classroom improvement and expansions."

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. Ikhano Date: 11-07-08
Dr. Sadiq B. Ikhano
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikhano Date: 11-07-08
Dr. Sadiq B. Ikhano
Vice Chancellor of General Services

FINANCE DEPARTMENT REVIEW

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: 11-7-08
Thomas Smith
Vice Chancellor for Finance and Administration

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

Legal review required Legal review *not* required

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

Signature: Thuy T. Nguyen Date: 11/6/08
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Elihu Harris Date: 11/7/08
Elihu Harris, Chancellor

June 26, 2008, Revised 10/10/08

Ms Claudette Brero-Gow
 Peralta Community College District
 333 East 8th Street
 Oakland, CA 94606

Re: Fee Proposal for Architectural Services
 Berkeley City College Build-Out and Multimedia Reconfiguration

Dear Claudette,

We are pleased to submit a fee proposal to provide Architectural Services, including structural, mechanical, data/telecom, electrical engineering, and cost estimating services for the estimated \$5,300,000 build-out of the 3rd, 4th and 5th floors and the \$188,000 Multimedia Reconfiguration at Berkeley City College.

It is our understanding that the project will be designed, bid and constructed in three phases. Phase One will include the Multimedia reconfiguration. Phase Two will include 3rd floor offices, 4th floor classrooms and a tiered seating classroom in an area of 14,640 s.f. Phase Three will include 4th floor Art Studios and 5th floor laboratories in an area of 7,960 s.f. The timing of the phases will overlap.

Our basic services will consist of Schematic Design, Design Development, Construction Documents and Construction Administration Phases for each phase of the project. We will provide one cost estimate for phase one and two cost estimates for phases two and three. It is our understanding that the District intends to have an in-house audio visual consultant to consult with us. FF&E will be by others.

In an effort to reduce the fee for the Multimedia Reconfiguration, we are assuming a total of 5 job site meetings/field visits, 8 submittal reviews, 25 RFI's and 2 change orders. To facilitate this, we expect the District's project manager to take a lead role during this phase.

It is our understanding that although the existing building is LEED certified we will not apply for LEED certification for our project but will be sensitive to "green design" standards in our normal design and development of construction documents and specifications.

Our fee for the Architectural Services outlined above is as follows:

	<u>Build-Out</u>	<u>Multimedia</u>	<u>Total</u>
Murakami Nelson	\$ 338,000	\$ 33,000	
Forell/Elsesser Engineers	\$ 45,000	\$ 3,500	
H & M Mechanical Group	\$ 41,000	\$ 5,000	
BWF Consulting Engineers	\$ 38,600	\$ 9,500	
TEECOM Design Group	\$ 28,400	-----	
Mack5	\$ 12,500	\$ 2,500	
	<u>\$ 503,500</u>	<u>\$ 53,500</u>	\$557,000

We are requesting a contract amount of \$557,000 minus our current service contract amount of \$72,400, for a total of \$484,600. Please let me know if you have any questions. We look forward to working with you.

Sincerely,
 murakami/Nelson, Architectural Corporation



Michael Murakami, CEO