

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of January 22, 2013

ITEM TITLE:

Consider Ratification of Amendment No. 1 to Agreement for Architectural Services with YHLA Architects for the Laney College Administration Tower Renovation – Phase 2

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Amendment No. 1 to the agreement with YHLA Architects for the Laney College Administration Tower Renovation – Phase 2, in the not-to-exceed amount of \$45,290.00.

ITEM SUMMARY:

Under this amendment, YHLA Architects will modify the construction documents to include additional mechanical, electrical, data, plumbing, and additional architectural scope of this project to fully address the campus needs. Architectural services are required to comply with the fire life safety and switchgear upgrades as required to run the building in a safe and efficient manner. Additionally, architectural services are required to cover the contract administration required for the construction phase of the Laney Tower Renovation Phase II project. These services are necessary to ensure oversight of the ongoing construction and compliance with the plans and specifications developed for the project. An important part of the construction administration is the project closeout phase that involves coordination and compliance with all the requirements of DSA. This work is necessary to allow the Laney faculty and administrative staff to move from their interim location in the modular portable buildings to the Tower Building in a timely manner. While the interim housing is practical, the extended duration is not conducive to faculty and student moral and motivation. This work will shorten that duration of the faculty and student stay in the modular buildings and will allow the project construction to begin on schedule and be completed in a timely manner.

BACKGROUND/ANALYSIS:

The District requested YHLA architects to revise construction documents to comply with California Fire, Life, and Safety laws. The firm is based in Oakland and is the architect for the Laney College Administration Tower Renovation – Phase 1 and 2, which will ensure consistency of the entire project.

DELIVERABLES/SCOPE OF WORK:

The following services will be provided under this Agreement:

- Comprehensive construction documents modification to mechanical, electrical, data, plumbing, and additional architectural scope of this project.
- Construction administration services for the construction phase of Laney Tower Renovation II project, including:
 - Receipt and approval of submittals, Requests for Information (RFIs) and change conditions that may occur during construction

- Project closeout phase to cover all requirements of the Division of the State Architect

ANTICIPATED COMPLETION DATE:

July 2013

ALTERNATIVES/OPTIONS:

Not Applicable

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended to enter into an Agreement with YHLA Architects for architectural and engineering design services: modify construction documents to comply with California Fire, Life, and Safety laws and administrate construction for the Laney college Tower Renovation Phase 2 project, in the not-to-exceed amount of \$45,290.00.

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, Merritt College, "Plumbing, electrical, mechanical system upgrades and 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 Ikhara

(*****Board contract approval is subject to negotiation and execution by the Chancellor.)

DOCUMENT PREPARED BY:

Prepared by: *Dr. Sadiq B. Ikharo* Date: January 15, 2013
Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: *Dr. Sadiq B. Ikharo* Date: January 15, 2013
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: *Ronald Gerhard* Date: 1-18-13
Ronald Gerhard, Vice Chancellor of Finance

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 Thi Nguyen* Date: 1-18-13
General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: *José M. Ortiz* Date: 1-15-13
José M. Ortiz, Chancellor