

**PERALTA COMMUNITY COLLEGE DISTRICT  
Board of Trustees Agenda Report  
For the Trustee Meeting Date of March 26, 2013**

**ITEM TITLE:**

Consider Approval to Enter into an Agreement for Architectural Services with Noll Tam Architects and Planners (Noll & Tam) to Investigate the Deterioration of the Laney College Breezeways.

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested to enter into an Agreement with Noll & Tam Architects and Planners (Noll & Tam) to Investigate the Deterioration of the Laney College Breezeways for the amount of \$16,500.00.

**ITEM SUMMARY:**

Under this agreement, Noll & Tam will assemble a team of engineers to investigate the existing drainage problem which has created dangerous depressions in the pathways and severally uneven walkways with dangerous tripping hazards. This initial investigation is needed to determine the level of deterioration to the drainage system and associated infrastructure systems, and prioritize the severity of repairs at each location. This information will be compiled and submitted in a report immediately.

The Laney College drainage and associated infrastructure systems located in the walkways have not received a thorough upgrade. The District has only made periodic and needed patch repairs since the college opened over forty years ago resulting from the continuous sinking of the pavements and walkway, and movements of the tectonic plates (San Andres and Hayward Faults).

Noll & Tam's team of consults includes Terraphase Engineering (Geotechnical Engineers), CSW/Stuber-Stroeh Engineering Group, Inc. (civil engineers), and Dan Bartlett (cost estimator) to provide the following scope of work:

- Reviewing existing "as built" documentation about existing conditions
- Attending site walk with the project team to review existing conditions
- Meeting with the project team to discuss issues affecting the areas in questions, and discussing preliminary ideas for repairs or replacement of drains and paving in these areas.
- Preparing a brief memorandum containing their observations, probable causes of problems affecting the paving and drains, and conceptual recommendations for correcting these problems
- Preparing a construction cost estimate for the proposed repairs and multiple options for the District

The Chancellor recommends approval.

**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, Laney College, "Classroom and facilities repairs and grounds improvements," Merritt College, "Classroom and facilities repairs and grounds

improvements,” College of Alameda, “Remodeling and equipping classroom and campus facilities,” and Berkeley City College, “Plumbing, electrical, mechanical system upgrades and improvements.”

**BACKGROUND/ANALYSIS:**

Noll Tam was selected from the previously Board approved short list of architectural firms and has provided architectural services and completed many successful projects for the District. This item is coming to the Board of Trustees for approval as the architect has exceeded the bid threshold for other projects on contract.

Each college presented a list of needed repairs and small projects at the District-wide PBIM Meeting. Prior to the PBIM meeting, each college was fully vetted by their college counsels.

**DELIVERABLES AND SCOPE OF WORK:**

Noll Tam will deliver and provide a construction cost estimate and evaluation report to the District, which will address existing problems with the paving and drainage in the Laney College breezeways and include a resolution to the problems.

**ANTICIPATED COMPLETION DATE:**

The anticipated completion date is May 1, 2013.

**ALTERNATIVES/OPTIONS:**

Not Applicable

**EVALUATION AND RECOMMENDED ACTION:**

The administration recommends approval by the Board of Trustees because of the existing drainage problems, which can expand into other areas in the Laney College breezeway.

**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

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

**DOCUMENT PREPARED BY:**

Prepared by: Dr. Sadiq B. Ikharo Date: March 13, 2013  
Vice Chancellor of General Services

**DOCUMENT PRESENTED AND APPROVED BY:**

Presented and approved by: Dr. Sadiq B. Ikharo Date: March 13, 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: \_\_\_\_\_  
Ron Gerhard, 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 Thi Nguyen Date: \_\_\_\_\_  
Thuy Thi Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

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

Signature: José M. Ortiz Date: \_\_\_\_\_  
Dr. José M. Ortiz, Chancellor

28 March, 2013

**Atheria Smith**

Peralta Community College District  
Facilities Planning and Development Manager  
333 East Eighth Street  
Oakland, California 94606

Re: Laney College Breezeways Investigation

Dear Atheria,

We are pleased to prepare a proposal to prepare an evaluation report on the paving and drainage problems in the Laney College breezeways. Our scope of work will include the following services:

- Review existing documentation about existing conditions
- Attend site walk on 1/30/13 with project team to review existing conditions
- Meet with project team to discuss the issues affecting the areas in question, and to discuss preliminary ideas for repairs or replacement of drains and paving in these areas.
- Prepare a brief memorandum containing our observations, probable causes of the problems affecting the paving and drains, and our conceptual recommendations for correcting the problems.
- Prepare a construction cost estimate for the proposed repairs.

Our project team who will be involved include:

- Noll & Tam Architects
- Terraphase Engineering, Geotechnical Engineering
- CSW/Stuber-Stroeh Engineering Group, Inc., Civil Engineers
- Dan Bartlett Cost Estimator

We propose to provide the abovementioned services for the Lump Sum Fee of **\$16,500**.

Thank you,



Christopher Noll  
*Principal*

architects and planners

noll & tam

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