

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 Design Services with WLC Architects Inc. (WLC) for three short term Projects that are located at College of Alameda, Laney College and Merritt College for the total not-to-exceed in the amount of \$85,000.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into an Agreement with WLC Architects Inc. (WLC) for the following three short term Projects for the total amount not-to-exceed of \$85,000:

1. Re-Design of Room A-152 at Laney College.
2. College of Alameda (COA) Soccer Field Restroom Upgrade.
3. Track and Field Scoreboard Upgrade at Merritt College.

ITEM SUMMARY:

Under this Agreement WLC Architects will meet with the college leadership from Laney College, College of Alameda and Merritt College to provide feasibility analysis, project programming, and conceptual design services for each of the short term projects at each college. The distribution of WLC's fee for all three projects that totals \$85,000 is allocated as follows:

Professional Services	WLC Fees
Laney College: Space A152 Re-Design	\$24,000.00
College of Alameda: Restroom Upgrades at Soccer Field	\$49,000.00
Merritt College: Scoreboard Upgrade	\$12,000.00
TOTAL	\$85,000.00

The Laney college leadership has requested a redesign of Room A-152 to include three (3) individual classrooms to better serve students needs and accommodate classes.

At College of Alameda, the Soccer Field restrooms initially received minimal modifications in order to comply with ADA requirements enforced for compliance at that time. Since then, significant changes have occurred with new ADA upgrades compliance needed and noticeable deterioration had occurred at the facility. The college leadership has requested that improvements and upgrades be made to the existing Soccer Field Restroom facility. Improvements and upgrades will be done in order to meet the current Americans with Disabilities Act (ADA).

The existing scoreboard located at Merritt College Track and Field is failing. Without a fully operable scoreboard, the use of the facility is hampered greatly for tournaments. It was determined that a fully operating scoreboard is a priority and has included this item on their short term project list. 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:

WLC 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. WLC has provided good service on the Laney Student Center (Swing Space) during the project design implementation.

Each college presented a list of needed modernization and small projects at the District-wide Planning Budget Integrated Management (PBIM) meeting. Prior to the PBIM meeting, each college item was fully vetted by the college council. The architect was selected from the Board of Trustees’s pre-approved listing.

This item is coming to the Board of Trustees for approval as the architect has exceeded the bid threshold for other projects on contract.

DELIVERABLES AND SCOPE OF WORK:

The deliverables and scope of work will include final designs of construction drawings, specifications, and cost estimates for all three (3) projects.

ANTICIPATED COMPLETION DATE:

The anticipated completion date for all three (3) projects is September 30, 2013.

ALTERNATIVES/OPTIONS:

Not Applicable

EVALUATION AND RECOMMENDED ACTION:

The administration recommends approval by the Board of Trustees because these projects need to be repaired and upgraded to meet the needs of each college.

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

March 4, 2013

Dr. Sadiq B. Ikharo
Vice Chancellor of General Services
Peralta Community College District
Department of General Services
333 East 8th Street
Oakland, CA 94606

Re: Design Services
Peralta Community College District

Dear Dr. Ikharo:

On behalf of WLC Architects, Inc., I am very pleased to submit this proposal to provide feasibility analysis, programming, and conceptual design services for the following projects:

1. Laney College: The re-design of Room A152 into three individual classrooms.
2. College of Alameda: The upgrade of the restrooms at the soccer field.
3. Merritt College: The upgrade and repair of the scoreboard at track and field stadium.

WLC has assembled a design team that has completed many successful projects for the District and will provide the experience required to successfully complete these new projects. To maintain continuity, our team will consist of experienced professionals already familiar with your staff and the school communities. Leo Ray-Lynch, AIA will act as the Principal-In-Charge and be an active participant in the projects. Carylon Tyler, Architect will be your primary contact and will be responsible for the day-to-day activities of the projects. This group of talented professionals along with WLC's other resources and experienced consultant team is immediately available to move the projects forward to a successful conclusion.

We anticipate the following schedule:

Notice to Proceed (start Site Investigations)	March 11, 2013
Programming (User Meetings)	March 22, 2013
Site Feasibility Analysis	April 4, 2013
Conceptual Design Options	April 18, 2013
Final Designs and Cost Estimates	May 25, 2013

Dr. Sadiq B. Ikharo
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With the extensive nature of the participatory design process in Peralta Community College District, this schedule is aggressive and dependent on the user group's availability and how the design process proceeds, it may have to be adjusted.

The Process:

WLC's typical design process includes significant programming and design meetings with the individual Site Committees to explore options, define wants and needs, and define the specific scope and requirements of the projects. We anticipate an exciting, transparent design process and look forward to working closely with District staff, teachers, students, and the community to design these projects.

WLC will need existing site and utilities information for the project sites provided by the District to proceed with design.

Professional Fees:

Your contract with WLC will mark a purposeful investment in your facilities. We are here to make sure that you consider your investment to be a good one, with significant returns. WLC is flexible on the topic of fee structure, but we do consider our expertise valuable. We want you to feel that you are getting both excellent service and architectural value at a fair market price. The table below identifies the project and the professional fees for WLC Architects, Inc. and its consultants.

WLC will provide professional design services through all phases of the projects and we will develop an opinion of probable cost for each project.

Professional Services	Estimated Construction Cost	WLC Fees
Laney College: Space A152 Re-Design	TBD	\$ 24,000.00
College of Alameda: Restroom Upgrades at Soccer Field	TBD	49,000.00
Merritt College: Scoreboard Upgrade	TBD	12,000.00
TOTAL FEE		\$ 85,000.00

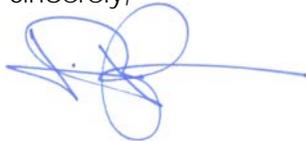
The fee calculation does not include construction documentation, escalation, or construction contingencies. I trust this proposal will meet with your approval.

WLC will invoice the Peralta Community College District monthly, per phase, for services complete, including consultants and reimbursables. Should the scope of the projects increase beyond what is identified herein or the allotted fee, I will request additional compensation in writing. Hourly rates will be per the attached WLC rate schedule.

Dr. Sadiq B. Ikharo
Design Services
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We are very enthusiastic about beginning work on these projects and look forward to working with you, your staff and the site's staff. Please sign both copies of this proposal and return one to me and we will be happy to get started. We will need to execute a formal contract as soon as possible. Please do not hesitate to contact me if you have questions.

Sincerely,



LEOPOLD RAY-LYNCH
Architect, AIA
NOMA
Principal

LRL:dr
13001R-mkt

Attachments: WLC Hourly Rates

cc: Nanette Piccini, Director, Accounting, Associate, WLC Architects, Inc.
Pat Rose-Cluster, Office Manager, WLC Architects, Inc.

DR. SADIQ B. IKHARO Date
Vice Chancellor of General Services
Peralta Community College District



George M. Wiens, AIA • Robert J. Hensley, AIA • James P. DiCamillo, AIA • Glenn Ueda, AIA
 Max Medina, AIA • Kelley Needham, AIA • Kevin A. MacQuarrie, AIA • Mark Graham, AIA
 Bill Louie, AIA • Leopold Ray-Lynch, AIA

HOURLY RATES

Principals of Firm	\$220.00/hr
Associate Principal/Director	\$195.00/hr
Associate/Coordinator	\$195.00/hr
Senior Project Architect	\$180.00/hr
Senior Project Manager	\$180.00/hr
Project Architect	\$155.00/hr
Project Manager	\$155.00/hr
Technical Level I	\$100.00/hr
Technical Level II	\$90.00/hr
Technical Support	\$80.00/hr

Hourly rates shown are applicable for the first calendar year of the signed agreement, afterwards, hourly rates will be increased at an annual escalation rate of 4%.