

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of February 10, 2009

ITEM # 17

ITEM TITLE:

Consider Approval of Amendment to Agreement for Architectural Services with WLC Architects, Inc. for the Beginner's Inn Culinary Kitchen

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to amend the agreement for architectural services with WLC Architects, Inc. for the Beginner's Inn Culinary Kitchen, at an increased fee of \$226,756.

ITEM SUMMARY:

This amendment, totaling \$226,756, includes the following:

Additional Fee for Beginner's Inn Culinary Kitchen in the amount of \$205,420

The original agreement for the Beginner's Inn Culinary Kitchen was approved at the Board meeting of July 11, 2006 at a fee of \$538,125. This was based on the estimated construction cost at that time. The current fee is based on a percentage of the actual bid amounts, as follows:

Phase	Bid Amount	WLC Fees	Percentage of Bid
Culinary Kitchen	\$4,580,000	\$653,200	11.5%
Culinary Portables	\$223,437	26,845	12.0%
Site Work	\$365,000	36,500	10.0%
TOTAL FEE:		\$743,545	

Note: The fee percentage is higher than usual because of the specialized design requirements for a teaching kitchen, specialized equipment and fire suppression systems. The increase in fee for the Beginner's Inn Culinary Kitchen is \$205,420.

Additional Fee for Beginner's Inn Culinary Kitchen Dining Room (Laney Bistro) in the amount of \$21,336

At the meeting of March 11, 2008, the Board approved accepting a proposal from WLC Architects for design of the Beginner's Inn Culinary Kitchen Dining Room (now called the Laney Bistro), in the amount of \$70,500. This was based on an estimated budget of \$325,000. The actual cost for the dining room, which is a change order to the contract with NBC General Contractors, was \$798,577. The current fee for the Laney Bistro dining room is \$91,836, which is an 11.5% of the construction cost, and an increase of \$21,366.

BACKGROUND/ANALYSIS:

Renovation of the Laney College Culinary Kitchen was necessary to provide a modern and safe culinary academy for students. The old Beginner's Inn kitchen had received numerous citations from the health department. Equipment was old and some was inoperable. The new project provides a renovated teaching facility with state-of-the-art

equipment and renovations to mechanical systems for efficient HVAC (heating, ventilation and air conditioning) operation. The project budget was augmented to fund the renovation of the Laney Beginner's Inn Dining Room (now called the Laney Bistro). The vision is to provide a dining facility that is inviting and used by students, faculty, staff and the community.

The original architectural agreement with WLC for the Beginner's Inn and the original fee for the addition of the Dining Room (Laney Bistro) total \$608,625. Including this amendment, the agreement total will be \$835,381.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended to amend the agreement for architectural services with WLC Architects, Inc. for the Beginner's Inn Culinary Kitchen, at an increased fee of \$226,756.

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 "Equipment, technology upgrades, and facility and classroom improvements for the college's following programs: Biology, Business, Chemistry, CIS, Culinary Arts, Dance, Environmental Control Technology, Foreign Languages, Geography, Math, Theater Arts, and Welding."

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. Ikharmo Date: 2-3-09
Dr. Sadiq B. Ikharmo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharmo Date: 2-3-09
Dr. Sadiq B. Ikharmo
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: 2/4/09
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: 2/3/09
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Elihu Harris Date: 2/3/09
Elihu Harris, Chancellor