

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

ITEM # 18

ITEM TITLE:

Consider Approval of Amendment No. 1 to Agreement with Byrens Associates Architecture for Merritt College Modernization and Short-Term Projects

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for an amendment to the agreement for architectural services with Byrens Associates Architecture for the Merritt College Modernization and Short-Term Projects, in the amount of \$202,075.

ITEM SUMMARY:

Additional architectural services to be provided under this amendment will include:

Building Q Increased Scope, in the amount of \$117,075

- Mechanical Air System
 - Add major zone control
 - Add air cooling
- Extended discovery work by Mechanical Engineer
- Modify Floor 100 restrooms for accessibility

Buildings E and F Repair, in the amount of \$85,000

- Replace existing gymnasium wood flooring
- Replace existing bleachers with new motorized units
- Repair existing storefront to minimize water penetration

BACKGROUND/ANALYSIS:

The original agreement with Byrens Associates totals \$129,175 (\$72,000 was approved at the Board meeting of May 20, 2008, and \$57,175 was approved at the Board meeting of October 28, 2008). Including this amendment, the total agreement will be \$331,250.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for an amendment to the agreement for architectural services with Byrens Associates Architecture for the Merritt College Modernization and Short-Term Projects, in the amount of \$202,075.

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, "Classroom and facilities repairs and grounds 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 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. Ikharo Date: 2-3-09
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharo Date: 2-3-09
Dr. Sadiq B. Ikharo
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

BYRENS ASSOCIATES
ARCHITECTURE • PLANNING

361 17TH STREET OAKLAND CA 94612 510/452-3224

MEMORANDUM

December 22, 2008, Revised 1/12/09

To: Terrell Miller
Miller & Associates

From: Dave Byrens

Re: **Merritt College Architectural/Engineering Services for Measure A
Amendment #1 to Contract Dated 8/15/08, Approved 10/21/08
Reference Appendix Exhibit 1, dated July 22, 2008, Attached**

This Contract includes Design Services for the following variety of projects at Merritt College. The fee as now in Contract, dated August 15, 2008 and signed October 21, 2008, based on construction value for each project, is as follows:

	Fee
Horticulture	38,100.00
Child Care	9,000.00
Building Q	<u>82,075.00</u>
Total Current Fee	\$129,175.00

During the course of design development, there has been the need and request for an additional scope of construction and A/E services for Building Q, and to add repair of Buildings E and F.

Building Q Increased Scope:

The program scope changes for Building Q are basically as follows:

1. Mechanical Air System
 - Add major zone control
 - Add air coolingProjected cost for Mechanical Air System - \$1,059,375.00.
2. Extended Discovery Work by Mechanical Engineer – in lieu of Mechanical As-built documents.
3. Modify Floor 100 Restrooms for Accessibility.

Estimated construction cost of Building Q, including these scope increases is now \$1,995,517.00.

Amendment Proposal: Increase the Fee for Building Q from \$82,075.00 by \$117,075, for a new total of \$199,150.00.

Building E & F Repair:

Based on our meeting of 10/27/08, and a subsequent site walk by our Associate Dong Kim, I understand the scope of our services is to provide the following:

- Replace existing gymnasium wood flooring.
 - Remove wood floor and treat concrete sub floor for moisture protection.
 - Design to include all striping.
- Replace existing bleachers with new motorized units.
- Repair existing storefront to minimize water penetration.
 - Consider repair of existing lower spandrel panels vs. replacement of the system, if possible. (Photo survey shows deterioration over major components of storefront frame. It is evident that there were numerous unsuccessful sealing attempts to remedy water intrusion.)

Based on this scope of work, we estimate a total architectural fee plus reimbursable to be \$85,000. Preliminary order of magnitude construction cost for the above mentioned work is approximately \$850,000.00. (See attached order of magnitude cost projection).

Fee Summary:

The proposed adjusted fee, listed by project, is as follows:

Building Q	\$ 199,150.00
Horticulture	38,100.00
Child Care	9,000.00
Building E & F	<u>85,000.00</u>
	\$ 331,250.00

This Amendment request proposes to amend the fee by **\$202,075** from \$129,175 to a **new total of \$331,250.00**.

Thank you for your consideration of this Amendment request.

Sincerely,



David W. Byrens, A.I.A.
Principal

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