

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of February 24, 2009

ITEM # 12

ITEM TITLE:

Consider Approval to Enter into Independent Contract with Noll & Tam Architects and Planners for Conceptual Design and Update of the 2010-2011 Final Project Proposal (FPP) for the Laney College Library/Learning Resource Center

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into an independent contract with Noll & Tam Architects and Planners for conceptual design and update of the 2010-2011 Final Project Proposal (FPP) for the Laney College Library/Learning Resource Center, in the amount of \$71,730.

ITEM SUMMARY:

Approval is requested to enter into an independent contract with Noll & Tam Architects and Planners for architectural services related to the Laney College Library/Learning Resources Center project, in the amount of \$71,730. These services include:

- Project conceptual design.
- Preparation of a new Final Project Proposal (FPP) for submittal to the California Community Colleges Chancellor's Office.
- Coordination with the library consultant.
- Meetings with building stakeholders and end users.

BACKGROUND/ANALYSIS:

Noll & Tam Architects and Planners provided architectural services in the preparation of the FPP for the Laney Library project (approved at the Board meeting of May 8, 2007), which requested partial state funding in the 2009-10 year. The scope of the project was originally a "drop-and-replace" facility, which would have been a new building constructed on the same footprint as the current Library and using the existing foundation. At the Board meeting of December 11, 2007, the Board approved the selection of Noll & Tam to provide architectural services for the Laney Library project, and for the Chancellor to enter into contract negotiations.

After further meetings and discussion with the Laney staff, District administration, and State Chancellor's Office, it was determined that a more beneficial, feasible, economical, and less disruptive option would be to construct a new facility at a different location on the campus and include the Learning Resources Center functions in the same building. State capital outlay funding was not available for new construction projects in the 2009-10 year, and the project is now proposed for 2010-11 funding. Because the scope of work changed, it was necessary to prepare a new FPP to submit to the State Chancellor's Office for 2010-11 funding consideration. Noll & Tam's FPP preparation services included conceptual drawings, engineering services, and cost estimating. The total fee is \$71,730. Although this is below the bid threshold amount, Board approval is required because the cumulative total for Noll & Tam exceeds the bid threshold.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended to enter into an independent contract with Noll & Tam Architects and Planners for conceptual design and update of the 2010-2011 Final Project Proposal (FPP) for the Laney College Library/Learning Resource Center, in the amount of \$71,730.

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, "Basic Skills and Instructional Support Center," and "Library Improvements (Facilities, Collection, Technology)."

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: 2/19/09
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharo Date: 2/19/09
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: 2/23/09
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: 2/19/09
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL
 Approved, and Place on Agenda Not Approved, but Place on Agenda
Signature: Elihu Harris Date: 2/20/09
Elihu Harris, Chancellor

Laney College, Learning Resource Center
Conceptual Design and Update of 2010-2011 FPP
Peralta Community College District

architects and planners

noll tam

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Berkeley

CA 94710

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Fax: 510.549.3808

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September 30, 2008

FEE PROPOSAL

Phase / Task	Total Fee
A. Noll & Tam Architects	\$54,830
B. Silverman & Light - Electrical	\$2,200
C. KPW - Structural	\$2,200
D. McCracken & Woodman - Mechanical	\$2,200
E. Davis Langdon, Cost Estimating	\$8,800
TOTAL PROFESSIONAL FEE - Basic Services	\$70,230
F. Reimbursable Expense Allowance	\$1,500
TOTAL PROPOSED FEE	\$71,730

Basis of Proposal

1. Prepare a new FPP for a Library / LRC and submit to CCCCCO
2. Update FPP with more detailed building plans and elevations
3. Coordinate with Library Consultant (hired directly by District)
4. 4 Meetings total with building users