

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

ITEM # 31

**ITEM TITLE:**

Consider Approval of Extension of Architectural Services with Byrens Associates Architecture for the District Administrative Center Site Improvements and Modular Building Replacement for the International Services Program

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested for an extension of architectural services with Byrens Associates Architecture for the District Administrative Center Site Improvements and Modular Building Replacement for the International Services Program, in the amount of \$35,040.

**ITEM SUMMARY:**

On March 30, 2008, the District and Byrens Associates entered into an Independent Contractor/Consultant Services Contract (ICC) in the amount of \$39,000. This ICC was to provide design services for District Administrative Center site improvements (lighting and sidewalks). On September 11, 2008, the ICC was amended to include the replacement of the International and Distance Education Center modular building, at a fee of \$32,000. The currently requested extension includes the following scope increases, at a fee of \$35,040:

- Increase in extent of sidewalk replacement, due to site condition analysis, for tripping hazard and ADA conditions.
- Increase in extent of asphalt paving replacement based on measured tree root damage.
- Full perimeter tree removal/replacement and related ground cover and irrigation impacted by pathway hardscape addition.

**BACKGROUND/ANALYSIS:**

Two ICCs have been issued to Byrens Associates totaling \$71,000. Including this extension in the amount of \$35,040, the total agreement amount will be \$106,040. Byrens Associates Architecture is located in Oakland and was selected from the previously Board approved short list of architectural firms.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended for an extension of architectural services with Byrens Associates Architecture for the District Administrative Center Site Improvements and Modular Building Replacement for the International Services Program, in the amount of \$35,040.

**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, District-Wide Projects, "Walkways, parking lots, landscaping, and handicap accessibility 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 Ikhara

**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: 3-17-09  
Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

**DOCUMENT PRESENTED BY:**  
Sadiq B. Ikharo Date: 3-17-09  
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: 3/17/09  
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: 3/17/09  
Thuy T. Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**  
 Approved, and Place on Agenda  Not Approved, but Place on Agenda  
Signature: Elihu Harris Date: 3/17/09  
Elihu Harris, Chancellor

BYRENS ASSOCIATES  
ARCHITECTURE • PLANNING  
361 17TH STREET OAKLAND CA 94612 510/452-3224

Received

SEP 22 2008

VANIR CM

September 22, 2008

Michael Gates, Construction Manager  
Vanir Construction Management, Inc.  
Peralta Community College District  
333 East 8<sup>th</sup> Street  
Oakland, California 94614

Purchase Order: #3000026668  
Vendor # 725183

Re: Peralta Community College District Complex  
Project Scope Increase  
Request for Amendment to A/E Services

Dear Michael:

This Amendment is a follow-up to our phone conversation the week of September 15, and your email September 11<sup>th</sup>, inquiring about our Landscape Architect Consultant's services. We are currently providing services under a contract for the District Offices and the Addition to Offices of International Studies for an initial projected construction value of \$710,000.00.

As Site Analysis has progressed and Design Meetings have been held to review the project needs, the scope and value of construction has increased.

Scope increase includes the following basic elements:

- Increase in extent of sidewalk replacement – due to site condition analysis – for tripping hazard and ADA conditions.
- Increase in extent of asphalt paving replacement based on measured tree root damage.
- Full perimeter tree removal/replacement and related ground cover and irrigation impacted by pathway hardscape addition.

Consultants:

In addition to the initial Civil, Structural, Mechanical and Electrical Engineering Consultants, we are utilizing the services of the following consultants:

- Landscape Architect Peter Wolfe
- Tension Fabric Engineer Craig Huntington
- Cost Consultant Jax Kneppers

We have just received the Independent Cost Consultant Estimate (dated 9/22/08). It is very close to our 8/26/08 projection of \$1,038,015.

Letter to Michael Gates  
September 22, 2008

Our Fee Summary and Amendment Proposal Request is as follows:

Projected Construction Value Jax Kneppers Associates, Inc., 9/22/08	\$ 1,060,389
Previous Approved Contract Construction Value Base	<u>710,000</u>
Construction Value Scope Increase	\$ 350,389
Fee Request:	
▪ Previous Approved Contract Amount	71,000
▪ Proposed Amendment	<u>35,040</u>
▪ Proposed Adjusted Total Fee	\$106,040

We propose to cover the costs of the additional consultants listed from this adjusted construction cost scope.

Sincerely,



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

Cc: Sherry Katz

P.S. You will receive a copy of the Knepper's Cost Estimate directly from Aron Rosenberg.