

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

ITEM # 34

ITEM TITLE:

Consider Approval for the Chancellor to Enter into Agreement for Architectural Services with George Dedekian, Architect, for ADA Renovations at Laney College

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for the Chancellor to enter into an agreement for architectural services with George Dedekian, Architect, for ADA Renovations at Laney College, in the amount of \$226,455.

ITEM SUMMARY:

This firm is located in Oakland, and the architect has provided architectural services for the preparation of the Disabled Access Survey for Laney College. His services included preliminary plans for various disabled access barrier removal projects. Under this proposed agreement, George Dedekian, Architect, will provide full architectural and engineering services through completion of the identified projects listed below, for a fee of \$226,455:

West Entry Alterations: New accessible route from Fallon and 9th Streets.

Site Plan: Alterations to Southwest parking lot and location of new elevator.

Alternate Elevator Locations at Building A and Forum.

Alterations to Building F Ramp: Alterations to west ramp to classroom courtyard.

Parking Alterations at Southeast Lot: Provide accessible route in front of parking.

Ramp 216 Alterations: Alterations to elevated ramp between Administration Tower and Library.

Alterations to Women's Restroom #TH 101A: Alterations to restroom in Theater.

Alterations to Men's Restroom #TH 102A: Alterations to restroom in Theater.

Alteration to Men's Restroom #TH 308: Alterations to restroom in Theater.

Alterations to Women's Restroom #TH 313: Alterations to restroom in Theater.

Alterations to Unisex Restroom at Pool.

Alterations to Women's Locker Room.

Alterations to Ramp 106: Alterations to the tunnel ramp leading to the Women's Locker Room.

Alterations to Theater 1st, 3rd and 4th Floor Corridors and Ramps.

Proposed Theater Inclined Lift and Ticket Booth Alterations.

Alterations to Drinking Fountains: Replacement of up to 42 drinking fountains with "hi-lo" units.

BACKGROUND/ANALYSIS:

The scope of services will include preparation of drawings and performance specifications for DSA approval, bidding, construction administration, and closeout of the project. Services are further described in the attached proposal from George Dedekian, Architect.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for the Chancellor to enter into an agreement for architectural services with George Dedekian, Architect, for ADA Renovations at Laney College, in the amount of \$226,455.

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, "Handicap accessibility."

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. Ikhano Date: 3-17-09
Dr. Sadiq B. Ikhano
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikhano Date: 3-17-09
Dr. Sadiq B. Ikhano
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

George Dedekian Architect

580 Second Street Suite 250
Oakland, CA 94607-4371
Tel: 510.452.0670
Fax: 510.452.0770
email: gdedekian@mac.com

- ❖ Architecture ❖
- ❖ Accessibility Consulting ❖

February 12, 2009

Mr. Mark Sennette, Director of Capital Projects
Peralta Community College District
333 East 8th Street
Oakland, CA 94606

PROPOSAL FOR ARCHITECTURAL SERVICES FOR DISABLED ACCESS BARRIER REMOVAL PROJECTS AT LANEY COLLEGE

Dear Mr. Sennette:

Thank you for the opportunity to submit this proposal for providing full architectural and engineering services for projects described in the preliminary plans prepared by my office as noted below. These preliminary plans describe various barrier removal alteration projects at Laney. A summary of projects and their costs has been prepared by Stegeman & Kastner, Inc.

Preliminary Plans

The following is a list of drawings with the title and subject of each:

- PR.1** West Entry Alterations: New accessible route from Fallon and 9th streets.
- PR.2.1** Site Plan: Alterations to Southwest parking lot and location of new elevator.
- PR.2.2** Alternate Elevator Locations @ Building 'A' and Forum.
- PR.3** Alterations to Building 'F' Ramp: Alterations to west ramp to classroom courtyard.
- PR.4** Parking Alterations at Southeast Lot: Provide accessible route in front of parking.
- PR.5** Ramp 216 Alterations: Alterations to elevated ramp between Admin. Tower and Library.
- PR.6** Alterations to Women's Restroom #TH 101A: Alteration to restroom in Theater.
- PR.7** Alterations to Men's Restroom #TH 102A: Alteration to restroom in Theater.
- PR.8** Alterations to Men's Restroom #TH 308: Alteration to restroom in Theater.
- PR.9** Alterations to Women's Restroom #TH 313: Alteration to restroom in Theater.
- PR.10** Alterations to Unisex Restroom at Pool.
- PR.11.a** Alterations to Women's Locker Room.
- PR.11.b** Alterations to Women's Locker Room.
- PR.11.c** Alterations to Women's Locker Room.
- PR.11.d** Alterations to Ramp 106: Alterations to the tunnel ramp leading to the Women's Locker Room.
- PR.12** Alterations to Theater 1st, 3rd & 4th Floor Corridors and Ramps.
- PR.13** Proposed Theater Inclined Lift & Ticket Booth Alterations.
- PR.15** Alterations to Drinking Fountains: Replacement of up to 42 drinking fountains with "hi-lo" units.

**PROPOSAL FOR ARCHITECTURAL SERVICES FOR DISABLED ACCESS BARRIER REMOVAL
PROJECTS AT LANEY COLLEGE**
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Scope of Services

- Attend pre-application meeting with DSA in Oakland on Feb. 27, 2009 to review preliminary plans and scope of work with respect to access, structural, fire and life safety requirements.
- Prepare all architectural plans, details and specifications. This includes manually operated door opening force adjustments, the installation of a power assisted door operator at the main entrance to the Art Center Student and repair of existing door operator at the Student Center.
- Provide and coordinate the work of landscape and irrigation design, structural, mechanical and electrical engineering consultants, including drawings, technical specifications and calculations required by DSA.
- Submit 50% and 90% complete sets of construction documents to District and to an independent construction cost estimator/project manager retained by the District for review and comments.
- Modify plans pursuant to 50% and 90% review comments as required.
- Prepare and submit DSA applications and monitor plan review progress on behalf of District. Assumes a maximum of two separate DSA applications.
- Revise plans pursuant to DSA comments if required and resubmit for back check.
- Coordinate submittal of sheet C3.3 of plans entitled ADA Improvements to Student and Faculty Parking Lot and dated prepared by Freyer & Laureta, Inc. for curb ramp and crosswalk improvements to existing East 8th Street crosswalk connecting the Student and Faculty Parking Lot and the south entrance to the campus. This project requires a separate submittal to the City of Oakland. A total of eight hours (8) of Principal time is allocated to this component. A subsequent proposal will be submitted for construction phase services upon approval of plans by the City.
- Attend pre-bid conference and provide clarification and/or respond to RFIs. Assumes a single pre-bid conference.
- Review and act on required contractor submittals. Attend regular construction meetings and provide clarification and/or respond to RFIs. Assumes a single construction contract. Eighty hours (80) of principal time is allocated for this work.
- Review of YHLA Men's (in production) and Women's (Bid No. 08-09/11) Restroom Refurbishment Projects and for consultation and review of District Wide Signage and Way finding Design Manual (previously completed as requested).

Services to be Provided by PCCD

- Topographical surveys of west entry, parking lots, ramps, and other areas as may be required.
- Geotechnical engineering as required by structural engineering consultant.
- Construction cost estimating and project management.

Construction Cost Estimating by Others

The scope and preliminary estimated cost of the work has been defined in preliminary construction cost estimates prepared by Anchor Engineering, Inc. and Stegeman & Kastner, Inc. The estimated cost of construction for the work described above is \$2,188,340. It is our understanding that Anchor Engineering, Inc. will provide cost estimating services for the 50% and 90% submittal requirements. We have included eight hours (8) of principal time for coordination.

Consultants

We will be including the following locally based consultants on our team. All of these consultants are presently providing professional services on the Laney campus, or have done so in the past:

- Structural Engineering: Yu-Strandberg Engineering - Oakland
- Mechanical Engineering: Higash Associates, Inc. - San Francisco
- Electrical Engineering: Zeiger Associates, Inc. - Oakland
- Specifications: John Raeber, FAIA/FCSI - San Francisco
- Landscape Architect: PGA Design - Oakland

Fee Proposal

Based on the scope of work and the current estimated cost of construction, the total cost of services will be as follows:

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• For total architectural and engineering fees through 100% CD and DSA letter of approval:	\$200,236
• At award of construction contract:	\$ 1,600
• At completion of project and closeout::	\$ 22,377
• Estimated expenses:	\$ 2,242
 • Grand Total:	 <u>\$226,455</u>

SCHEDULE of FEES and CHARGES

Professional Services: For Mr. Dedekian, professional services including design, research, site visits and investigations, testing, review of documents, consultation, report writing and travel are billed at \$200.00 per hour. Depositions and trial appearances are billed at \$350.00 per hour of testimony, with a two hour minimum. Court standby time is billed at \$350.00 per hour.

Staff:	❖ Project Architect:	\$135.00 per hour
	❖ CAD Architect:	\$125.00 per hour
	❖ CAD Operator:	\$100.00 per hour
	❖ Clerical:	\$55.00 per hour

Direct Expenses:	❖ Color Photos:	\$1.50 each
	❖ Mileage:	\$0.50 per mile
	❖ Photocopies:	\$0.15 per page
	❖ Drawing Plots:	\$5.00 each (24" x 36")
	❖ Unscheduled Direct Expenses:	Cost plus 10%

We look forward to a successful collaboration and thank you again for the opportunity to work with you.

Very truly yours,

George Dedekian

PAYNE V. PCCD
DIRECT COST BREAKDOWN SUMMARY

ITEM NO.	ITEM	AMOUNT	REMARKS
1	THEATER	\$541,735	
2	ELEVATORS	\$769,300	
3	RAMPS	\$164,096	
4	RESTROOMS	\$170,042	
5	DRINKING FOUNTAINS	\$233,096	
6	8TH STREET PARKING LOT	\$40,977	
7	SOUTHEAST PARKING LOT	\$36,306	
8	SOUTHWEST PARKING LOT	\$128,073	
9	WEST ENTRY	\$82,444	
N/A	INTERIOR ROADS	\$0	DELETED AT LAST MINUTE-WAS \$1,822,787
10	STUDENT CENTER	\$1,570	
11	ART CENTER	\$5,000	
12	DOOR ADJUSTMENTS	\$15,700	
	TOTAL DIRECT COST*	\$2,188,340	
	*BEFORE CONT. AND SOFT COSTS		