

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of April 7, 2009**

ITEM # 14

**ITEM TITLE:**

Consider Approval of Amendment No. 3 to the Agreement for Architectural Services with Fisher-Friedman Associates for the Merritt College Learning Resources Center/Library Renovation

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested for Amendment No. 3 to the agreement for architectural services with Fisher-Friedman Associates for the Merritt College Learning Resources Center/Library Renovation, in the amount of \$28,722.

**ITEM SUMMARY:**

The District has requested that Fisher-Friedman modify the construction documents to accommodate the future central chiller plant design. The construction documents for the Learning Resources Center/Library Renovation are complete and are currently under review at the Division of the State Architect (DSA). The modifications to the plans and specifications proposed under this amendment include the removal of the chiller unit that services the building only and redesign of the systems to use centralized chilled water from a future new central chiller plant.

The mechanical drawing modifications will include the following scope of work:

- Removal of air cooled chiller and piping from drawings.
- Removal of expansion tank, chemical feeder and relocation of pumps.
- Provide chilled water supply and return connection to the future central chiller plant.
- Re-selection of cooling coils based on the future central chiller plant temperature.
- Removal of sump pump and pit.
- Removal of makeup water for the chilled water system.
- Revision of control drawings and sequence of operations.

The modifications to the electrical plans include:

- Re-design of the electrical power distribution.
- Removal of electrical switchgear from yard.
- Addition of new wall mounted electrical panel in yard.
- Revision of Title 24 calculations.

The modifications to the architectural and structural plans include:

- Revision of the enclosure for the new equipment layout.
- Re-design of the new screen wall and gate.
- Revision of the structural drawings, details and calculations to reflect the new screen wall and gate.

If the proposed revisions are approved, the District will save an estimated \$150,000 in construction costs, netting approximately \$120,000 in cost savings once these re-design

fees are calculated into the equation. The Learning Resources Center/Library Renovation project is scheduled for construction completion at the end of 2010.

**BACKGROUND/ANALYSIS:**

The original agreement with Fisher-Friedman, in the amount of \$273,105, was approved by the Board at the meeting of April 8, 2008. Amendment No. 1 in the amount of \$36,982 was approved at the Board meeting of January 27, 2009, and Amendment No. 2 in the amount of \$87,800 was approved at the Board meeting of February 10, 2009. Including this amendment, the total agreement will be \$426,609. A comprehensive approach to project planning has been put in place to avoid multiple amendments during the planning and design phase.

**ALTERNATIVES/OPTIONS:**

The option is not to make the changes to the documents. Upon completion of the new chiller plant, new engineering documents and construction modifications to Building L would be required to accommodate the new central chiller, creating additional costs to the District, in lieu of cost savings.

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended for Amendment No. 3 to the agreement for architectural services with Fisher-Friedman Associates for the Merritt College Learning Resources Center/Library Renovation, in the amount of \$28,722.

**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, "Additional space for the college Learning Center," "HVAC in Library," "Repair and refurbish Library bathrooms," "Language listening lab in Library," "Group Study rooms in Library," "Program/Event space in Library," "Remodel ancillary staff rooms in Library," and "Equipment, technology upgrades, and facility and classroom improvements for the college's following programs: ...Learning Center..."

**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: 3-31-09  
Dr. Sadiq B. Ikharo  
Vice Chancellor for General Services

**DOCUMENT PRESENTED BY:**  
Sadiq B. Ikharo Date: 3-31-09  
Dr. Sadiq B. Ikharo  
Vice Chancellor for 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: 3/31/09  
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: 3/31/09  
Thuy T. Nguyen  
General Counsel

**CHANCELLOR'S OFFICE APPROVAL**  
 Approved, and Place on Agenda  Not Approved, but Place on Agenda  
Signature: Elihu Harris Date: 3/31/09  
Elihu Harris, Chancellor

## SUPPLEMENTAL WORK AUTHORIZATION

Project: **MERRITT COLLEGE LEARNING CENTER / LIBRARY RENOVATIONS**  
12500 Campus Drive, Oakland, CA

Project No: **0713**

Owner: **PERALTA COMMUNITY COLLEGE DISTRICT**  
333 East Eighth St., Oakland, CA 94606

Project Architect: **MARK STEPPAN**

Date: **FEBRUARY 26, 2009**

In accordance with: **AGREEMENT DATED APRIL 12, 2008**

- Client has authorized architect to proceed with the revised scope of services as follows:
  - Revise the documents; drawings and specifications, to remove the Chiller unit, and redesign systems to use chilled water from a Central Chilling Plant.
  - This work includes:
    - Removing air-cooled chiller and associated piping from drawings.
    - Remove expansion tank, chemical pot feeder and air separator.
    - Relocate pumps.
    - Provide chilled water supply and return connection to central chiller plant.
    - Provide variable frequency drives for the chilled water pumps.
    - Re-select cooling coils based on the central chiller plant temperature as required.
    - Remove sump pump & pit.
    - Remove make up water for the chilled water system.
    - Revise control drawings and sequence of operations.
    - Re-calculate electrical power requirements.
    - Re-design electrical power distribution.
    - Remove electrical switchgear from yard.
    - Add new wall-mounted electrical panel in yard.
    - Revise Title 24 calculations.
    - Revise MEP enclosure for new equipment layout and design the new screen wall & gate.
    - Revise architectural drawings and details to document the revised yard.
    - Revise structural drawings, details and calculations to reflect the enclosure changes:
      - Smaller yard
      - Cast in place concrete walls, rather than CMU, on footings.
      - No continuous slab-on-grade
      - Poured equipment pad for the pumps.
    - Revise Cost Estimate to reflect the modified scope.
    - Revise the Specifications as required; this impacts Architectural, Structural and MEP.

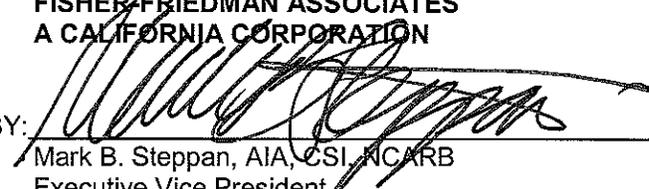
- The additional compensation for this work has been computed and shall be paid on the following basis:  
Work includes FFA, CB Engineers, Tipping Mar + Associates, and O'Connor Construction Management.  
TOTAL: Lump sum in the amount of \$28,722 including reimbursables
- The job number assigned to this work will be **0713-06**

This SUPPLEMENTAL WORK AUTHORIZATION shall be deemed to be confirmed by the client unless written notice to the Architect to stop above-described work is received within (5) calendar days of this Authorization.

**PERALTA COMMUNITY COLLEGE DISTRICT  
FACILITIES PLANNING & DEVELOPMENT**

**FISHER-FRIEDMAN ASSOCIATES  
A CALIFORNIA CORPORATION**

BY: \_\_\_\_\_  
Mark Sennette  
Peralta Community College District

BY:   
Mark B. Steppan, AIA, CSI, NCARB  
Executive Vice President

**EXHIBIT A**

**2008 MASTER FEE SCHEDULE**

PRINCIPAL/OFFICER	\$220.00 per hour
EXECUTIVE VICE PRESIDENT	\$200.00 per hour
SENIOR VICE PRESIDENT	\$170.00 per hour
VICE PRESIDENT	\$145.00 per hour
ARCHITECT III	\$145.00 per hour
PROJECT MANAGER III	\$145.00 per hour
ARCHITECT II	\$125.00 per hour
PROJECT MANAGER II	\$125.00 per hour
CONSTRUCTION ADMINISTRATOR II	\$110.00 per hour
ARCHITECT I	\$110.00 per hour
PROJECT MANAGER I	\$110.00 per hour
JOB CAPTAIN I	\$110.00 per hour
CONSTRUCTION ADMINISTRATOR I	\$100.00 per hour
SENIOR DESIGNER/DRAFTER	\$100.00 per hour
GRAPHIC DESIGNER	\$95.00 per hour
INTERMEDIATE DRAFTER/DESIGNER	\$90.00 per hour
JUNIOR DRAFTER/DESIGNER	\$70.00 per hour
GRAPHIC DESIGN ASSISTANT	\$70.00 per hour
ACCOUNTING	\$65.00 per hour
SPECIALIZED COMPUTER IMAGING/RENDERING	\$200.00 per hour
CLERICAL/WORD PROCESSING/OFFICE SUPPORT	\$65.00 per hour

**REIMBURSABLE EXPENSES AND CONSULTANT FIRM'S FEE SCHEDULE**

Reimbursable Expenses are billed to the Client in addition to Architect's Hourly Rates at 1.15 times the cost to the Architect. These include transportation and living expenses in connection with out-of-town travel, models, perspectives, renderings, reprographics, plotting, postage, delivery messenger services, and telephone and telefax costs. Consultant services will be billed to the Client in addition to Architect's Hourly Rates at 1.15 times the cost to the Architect.

**NOTES**

- 1) The above rates also apply to Hourly Basis Services, Additional Services or changes within Lump-Sum or Fixed-Fee Agreements.
- 2) Rates shall be increased by a factor of 1.50 for hours incurred outside USA.
- 3) Contract or part-time employees are billed at the category of work performed.
- 4) These Schedules are part of the letter of agreement.

\*This Schedule is subject to annual increases not to exceed 4%.