

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

ITEM # 15

ITEM TITLE:

Consider Approval of Measure A Budget Allocation for Upgrades to the Mechanical System to Include Air Conditioning in the Building Q Renovation Project at Merritt College

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for a Measure A budget allocation in the amount of \$1,822,698 for upgrades to the mechanical system to include air conditioning in the Building Q Renovation project at Merritt College.

ITEM SUMMARY:

The Building Q Renovation is one of the approved Modernization and Short-Term Projects for Merritt College. The College requested that air conditioning be added to the project scope of work to provide a healthy, productive work environment for staff and students using the building. This will involve adding chilled water, replacing the existing air handler, and converting the system to a variable air volume (VAV) control system. The original project budget for the Building Q Renovation project is \$825,000. The increased cost to upgrade the mechanical system to add air conditioning for the building is \$1,882,698.

BACKGROUND/ANALYSIS:

This request will increase the project budget as follows:

	<u>ORIGINAL BUDGET</u>	<u>PROPOSED BUDGET</u>	<u>ALLOCATION</u>
Construction (Includes equipment, telephone/data & contingency)	\$825,000	\$2,195,068	\$1,370,068
FF&E Allowance		\$ 49,888	\$ 49,888
Architect		\$ 199,552	\$ 199,552
Owner's Misc (Includes Testing, Construction Manager, Inspector, DSA Fees and Misc. Costs)		\$ 263,190	\$ 263,190
TOTAL	\$825,000	\$2,707,698	\$1,882,698

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for a Measure A budget allocation in the amount of \$1,822,698 for upgrades to the mechanical system to include air conditioning in the Building Q Renovation project at Merritt College.

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, District-Wide, "Heating, air, and ventilation systems," and Merritt College, "Plumbing, electrical, mechanical system upgrades and 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: 3/31/09
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: _____ Date: _____
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: _____ 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: _____ Date: 3/31/09
Elihu Harris, Chancellor

EXHIBIT A-1

BOND PROJECT LIST

The Governing Board of the Peralta Community College District has evaluated the District's need to acquire, construct, and equip new facilities and to repair, equip, and renovate its existing facilities to meet the educational needs of the community.

The project list assumes state matching funding from current and/or future statewide bond measures. Peralta Community College District will aggressively pursue state funds and other types of funds to maximize funding for our projects. Bond funds cannot be used for administrative salaries.

Project costs may include, but not be limited to, site acquisition, architectural design, engineering, site improvements, temporary facilities during construction, inspection and testing services, plan review fees and interim financing, furniture and equipment, science and technology.

DISTRICT-WIDE PROJECTS:

Project costs for the acquisition, construction, repair, refurbishment, equipping, upgrading, and modernization of classrooms, campuses, buildings, facilities, and grounds throughout the District may include, but are not limited to:

- Classrooms and facilities to enhance the community outreach capabilities of the District among the numerous ethnic communities living in and served by the District;
- District-wide safety systems including disaster preparedness, campus security and hazardous and toxic waste handling;
- Science, math, and language labs and classrooms;
- Solar energy system installation and the retrofitting of existing energy systems;
- Nurse training program classrooms and facilities;
- Environmental upgrades to existing buildings to provide for "green" ecologically appropriate usage;
- Police, fire, homeland security, and community safety-worker program classrooms and buildings;
- Walkways, parking lots, landscaping, and handicap accessibility improvements;
- Temporary residences for at-risk students;
- Technological infrastructure for distance learning;
- Lighting and electrical systems;
- Heating, air, and ventilation systems;
- Flooring, roofs, windows, and wall systems;
- Plumbing, painting, and fixtures;
- Communication, bell and fire alarm systems;
- Athletic facilities and equipment; and
- Security systems, fencing, site improvements.

SPECIFIC PROJECTS AND MAJOR REPAIR OF EXISTING FACILITIES:

Project costs for the acquisition, construction, repair, refurbishment, equipping, upgrading, and modernization of classrooms, buildings, facilities, and grounds at the District's four campuses may include, but is not limited to:

Laney College

- Basics Skills and Instructional Support Center
- Center for Student and Civic Engagement
- Repair, upgrade and renovate Labs, including science, math, English, language, and technology labs.
- Consolidate Student Services
- Athletic Fields, Gym and Facilities
- Language Labs – English, ESL, Foreign Language
- Library Improvements (Facilities, Collection, Technology)
- Student Center
- Bookstore
- Administration – Tower building repairs, upgrades, and renovations
- Technology Center
- Student Physical and Mental Health Services
- Student Center Food Services
- Children's Center
- Transportation and Circulation Improvements
- Improvement to Landscaping
- Security and Safety Improvements
- Emergency Services
- Parking Structure
- Plumbing, electrical, mechanical system upgrades and improvements;
- Classroom and facilities repairs and grounds improvements;
- Campus security and safety;
- Classroom and facility technology upgrades ;
- Handicap accessibility;
- Science Lab upgrades;
- Additional classroom space;
- Upgrading power grid, network capacity and cooling/ventilation in labs, including science, math, English, language, and technology labs.
- Modification of classrooms throughout campus to increase student capacity;
- Upgrading of handicapped access throughout the campus;
- Repair and refurbish library bathrooms
- Equipment, technology upgrades, and facility and classroom improvements for the college's following programs: Biology, Business, Chemistry, CIS, Culinary Arts, Dance, Environmental Control Technology, Foreign Languages, Geography, Math, Theater Arts, and Welding.

Merritt College

-  Plumbing, electrical, mechanical system upgrades and improvements;
- Classroom and facilities repairs and grounds improvements;
- Campus security and safety;
- Technology upgrades;

- Handicap accessibility;
- Science Lab upgrades;
- Nursing Skills Labs;
- Dedicated Nursing Program conference room and classrooms;
- Allied Health labs;
- Providing for and equipping sufficient office space nursing instructors and science instructors;
- Science faculty meeting areas;
- Additional large classroom space;
- Additional space for the college Learning Center;
- Expansion of the horticulture library and additional office space;
- Expansion of the present Landscape Horticulture offices into a library;
- Addition of outdoor classroom/facilities room for Landscape Horticulture;
- Upgrading power grid, network capacity and cooling/ventilation in labs, including science, math, English, language, and technology labs;
- Modification of classrooms throughout campus to increase student capacity;
- Upgrading of handicapped access throughout the campus;
- Creation of appropriate access for the Self Reliant House
- HVAC in Library
- Repair and refurbish library bathrooms
- Infrastructure for classroom satellite video feed;
- Language listening lab in Library;
- Group study rooms in Library;
- Program/Event space in Library;
- Remodel ancillary staff rooms in Library;
- Testing facilities for DSPS students;
- Public Safety training facility for Police and Fire academies, as well as courses in EMT and Paramedic training; and
- Equipment, technology upgrades, and facility and classroom improvements for the college's following programs: Science, Child Development, Communications, English as a Second Language at the Fruitvale Education Center, Art, Ceramics, Landscape Horticulture/Design, Learning Center, Liberal Arts, Music, Physical Education/Athletics, and Radiologic Science.

Berkeley City College (formerly, Vista)

- Plumbing, electrical, mechanical system upgrades and improvements;
- Equipping classroom and campus facilities;
- Campus security and safety;
- Classroom and facility technology upgrades;
- Constructing/acquiring additional office space for faculty and professionals;
- Handicap accessibility;
- Providing for additional parking;
- Science Lab upgrades;
- Remodeling classroom space;
- Modification of classrooms throughout campus to increase student capacity;
- Upgrading of handicapped access throughout the campus;
- Equipment, technology upgrades, and facility and classroom improvements for the college's following programs and proposed programs: American Sign Language, Biotechnology, Business, Computer Information Systems, Disaster Preparedness, Fine and Applied Arts, Global Studies, International Trade, Multimedia Arts, Social Services

Paraprofessional, Travel and Tourism Industry, Foundations (Basic Skills), Network Administration, Teacher Preparation, International Studies, and High School Honor's Courses (Advanced Placement).

College of Alameda

- Plumbing, electrical, mechanical system upgrades and improvements;
- Remodeling and equipping classroom and campus facilities;
- Campus security and safety;
- Classroom and facility technology upgrades;
- Constructing/acquiring additional office space for faculty and professionals;
- Handicap accessibility;
- Providing for additional parking;
- Science Lab upgrades;
- Remodeling classroom space;
- Modification of classrooms throughout campus to increase student capacity;
- Upgrading of handicapped access throughout the campus;
- Equipment, technology upgrades, and facility and classroom improvements and expansions for the college's following programs and proposed programs: Automotive Technology, Aviation Mechanic Technology Program, Diesel Mechanic Technology, Online-Education, Teacher Education, Institute in Foreign Languages (including but not limited to ESL and Spanish for Police Officers), Pharmacy Technician, Bioinformatics, Student Services, Dental Assisting, Accounting, Library, Learning Resources Center, Art, Anthropology, Apprenticeship programs, Astronomy and Physics, Biology, Extended Opportunities and Programs, Programs and Services for Students with Disabilities (Offices and Adapted Computer Lab), Computer Information Systems, Diesel, Dance, Music, Health Services, and CalWORKs/Workforce Development.

**BYRENS ASSOCIATES
ARCHITECTURE • PLANNING**
361 17TH STREET
OAKLAND, CA 94612
PHONE: 510 / 452-3224
FAX: 510 / 452-2744

Merritt College
Building Q
Cost Projection for Renovation Work

Job No. A08.18
Date 11/14/2008

Division No.	Description of Work	Quantity	Unit	Unit Cost	Combined Installation Cost
02	DEMOLITION/SITEWORK				
02 1201	Cut Concrete for window openings	6	EA	\$3,200.00	\$19,200.00
02.1202 031	Remove ceiling, acoustic suspended grid	4554	SF	\$2.00	\$9,108.00
02 1208 031	Remove stud walls	1450	SF	\$4.00	\$5,800.00
02 1209 061	Remove ceramic floor tile	230	SF	\$5.00	\$1,150.00
	Remove ceramic wall tile	680	sf	\$5.00	\$3,400.00
02 1209 061	Remove flooring	7000	SF	\$4.00	\$28,000.00
02 1209	Remove base	2,100	LF	\$2.00	\$4,200.00
02 1221 021	Remove Hazmat (Asbestos)		Allow	\$10,000.00	\$10,000.00
02.1301	Remove exterior door, frame, sidelite and stop	1	EA	\$2,000.00	\$2,000.00
10 1301	Remove interior doors and frames	23	EA	\$250.00	\$5,750.00
02 1301 051	Remove windows	96	SF	\$13.00	\$1,248.00
02 1301 071	Remove base cabinet	31	LF	\$70.00	\$2,170.00
02 1301 091	Remove full height cabinet	4	LF	\$115.00	\$460.00
02 1301 101	Remove counter	60	LF	\$90.00	\$5,400.00
02 1301 111	Remove shelving	180	LF	\$7.00	\$1,260.00
02.1601	Remove Lighting	70	EA	\$30.00	\$2,100.00
02.2000	Debris Off haul		Allow	\$4,000.00	\$4,000.00
	DIV 02 Total				\$105,246.00
03	CONCRETE				
	Shotcrete	400	SF	\$22.00	\$8,800.00

DIV 03 Total \$8,800.00

04 MASONRY - Not Used

05 METAL

04 2100 Misc. Reinforcing Allow \$10,000.00

DIV 05 Total \$10,000.00

06 CARPENTRY - Not Used

07 THERMAL & MOISTURE PROTECTION

07 2009 061 Sound Insulation Allow \$6,000.00

DIV 07 Total \$6,000.00

08 DOORS, WINDOWS, & GLASS

08 1001 041	Hollow Metal Door Frames 16 Ga.	19 EA	\$350.00	\$6,650.00
08 1004 041	Hollow Metal Doors	19 EA	\$450.00	\$8,550.00
08 4002 061	Exterior and Interior Windows	9 EA	\$400.00	\$3,600.00
08 7901 021	Interior Glass Partitions	768 EA	\$50.00	\$38,400.00
08 9009 011	Storefront, primed steel framing	80 SF	\$30.00	\$2,400.00

DIV 08 Total \$59,600.00

09 FINISHES

09 2001 081	Wall, Metal Stud 5/8" Gyp Bd.	1367 SF	\$10.00	\$13,670.00
09 2001	Wall furring	736 SF	\$6.00	\$4,416.00
09 2001	Fill in openings	150 SF	\$6.00	\$900.00
09 3003 011	Ceramic Tile Flooring	230 SF	\$25.00	\$5,750.00
09 3002 000	Ceramic Tile Walls	480 SF	\$30.00	\$14,400.00
09 5200	Gypsum board ceiling	1600 SF	\$6.00	\$9,600.00
09 5002 061	2x4 Suspended Acoustical Ceiling System	3000 SF	\$6.00	\$18,000.00
09 7001 081	Vinyl composition tile	1901 SF	\$5.00	\$9,505.00
09 7003 051	4" Rubber Base	2000 LF	\$4.00	\$8,000.00

09 8003 201	Paint Metal Doors and Frames	300 SF	\$6.00	\$1,800.00
09 8003 061	Paint Gypsum board/concrete walls	18600 SF	\$2.00	\$37,200.00
09 8003 061	Paint Gypsum board ceilings	1600 SF	\$3.00	\$4,800.00

DIV 09 Total \$128,041.00

10 SPECIALTIES

10 1501 041	Toilet Partition	3 EA	1300.00	\$3,900.00
10 1003 071	Tackboard	32 SF	16.00	\$512.00
10 1502 021	Urinal Screen	1 EA	500.00	\$500.00
10 2005 081	Folding Partition, motor, under 30'x9'	1 EA	3100.00	\$3,100.00
10 5012 011	Mail Boxes	150 EA	18.00	\$2,700.00
10 4003 21	Paper towel dispenser, surface mounted	2 EA	200.00	\$400.00
10 4008 000	Soap dispenser	2 EA	150.00	\$300.00
10 4003 031	Waste receptacle, recessed	2 EA	500.00	\$1,000.00
10 4004 011	Toilet Seat Cover	3 EA	135.00	\$405.00
10 4005 061	Toilet Paper Dispenser	3 EA	135.00	\$405.00
10 4007 011	Feminine Napkin Disposal	2 EA	135.00	\$270.00
10 4010 011	Grab Bars	4 EA	250.00	\$1,000.00
10 4011 091	Mirror	2 EA	150.00	\$300.00

DIV 10 Total \$14,792.00

11 EQUIPMENT -

11 1305 021	Projection Screen, Recessed in Ceiling	30 SF	\$60.00	\$1,800.00
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DIV 11 Total \$1,800.00

12 FURNISHING

12.1101 041	Blinds, horizontal	192 SF	\$5.00	\$960.00
12 4001 031	Carpet	500 SY	\$50.00	\$25,000.00
12 3007 011	Base Cabinet with counter, plastic laminate finish	122 LF	\$330.00	\$40,260.00
12 3007 021	Upper Cabinet, plastic laminate finish	40 LF	\$300.00	\$12,000.00
12 3007	Counter top, plastic laminate finish	32 LF	\$150.00	\$4,800.00
12 3007	Shelving	384 LF	\$12.00	\$4,608.00
12 3007 041	Full Height Cabinet, plastic laminate finish	11 LF	\$500.00	\$5,500.00

Digital Sign - at Mailboxes

1 EA

\$4,000.00

\$4,000.00

DIV 12 Total

\$97,128.00

13 SPECIAL CONSTRUCTION - Not Used
14 CONVEYING SYSTEMS - Not Used

15 MECHANICAL

15 0001 Plumbing Allow \$20,000.00
15 5500 Fire Protection Allow \$15,000.00
15 3000 HVAC - See option summary attached Allow

DIV 15 Total

\$35,000.00

16 ELECTRICAL

16 1100 New Panel/Circuit Breakers etc. Allow \$25,000.00
16 1600 Lighting System Allow \$28,000.00
16 1400 Conduit and wiring Allow \$45,000.00
16 7100 Voice/Data System (assume 120 drops) Allow \$24,000.00
16 1802 Fire Alarm System Allow \$32,000.00
16 Misc. Allow \$23,100.00

DIV 16 Total

\$177,100.00

SUBTOTAL

\$643,507.00

15.00%

\$96,526.05

10.00%

\$740,033.05

\$74,003.31

\$814,036.36

15.00%

\$122,105.45

TOTAL

\$936,141.81

**BYRENS ASSOCIATES
ARCHITECTURE • PLANNING**

361 17TH STREET
OAKLAND, CA 94612
PHONE: 510 / 452-3224 FAX: 510 / 452-2744

Merritt College
Building Q

Project Total Cost Projection with Air System Options

Job No. A08.18

Date 11/14/2008

OPTION A Air Conditioning of Entire Building

Base	\$936,142
Air and related electrical w/ mark-up	\$1,059,375
Total	\$1,995,517

OPTION B Upgrade Existing Heating and Ventilating System Air Conditioning Top Floor Only

Base	\$936,142
Air and related electrical w/ mark-up	\$748,125
Total	\$1,684,267

OPTION C Upgrade Existing Heating and Ventilation System Only

Base	\$936,142
Air and related electrical w/ mark-up	\$621,875
Total	\$1,558,017

Activity ID	Description	Original Duration	Start	Finish	2008	2009	2010
PROJ # 112 - Bldg. Improvements							
A20900.01	Hire Architect	50	04/25/08	06/29/08			
A20900.02	Initial Program Meeting w/ Architect	0	06/02/08				
A20900.03	Prepare Existing Bldg. Condition Report	15	06/04/08	06/24/08			
A20900.04	Observe Record Site Conditions	8	06/25/08	07/02/08			
A20900.05	Meet to Review Program Criteria	3	07/03/08	07/07/08			
A20900.06	Consult w/ Structural Engineer	4	07/03/08	07/09/08			
A20900.07	Prepare Schematic Space Program	17	06/29/08	07/19/08			
A20900.08	Mech/Electr. Scheme Analysis	7	11/05/08	11/13/08			
A20900.09	Prepare Probable Cost	7	08/20/08	09/28/08			
A20900.10	Meet w/ Users - Approve	21	10/15/08	11/12/08			
A20900.11	Design Devel.	20	11/05/08	12/12/08			
A20900.12	Contract Approval	0	07/16/09				
A20900.13	Mech As-Builts	4	01/28/09	02/05/09			
A20900.14	DSA Pre-Application Review	3	02/03/09	02/05/09			
A20900.15	Cost Update	44	01/21/09	04/02/09			
A20900.16	Meet for Review and Acceptance	3	04/03/09	04/07/09			
A20900.17	Submit to DSA	30	04/03/09	05/14/09			
A20900.18	Construction Documents	60	05/15/09	08/06/09			
A20900.19	Respond to Comments	88	04/09/09	08/07/09			
A20900.20	DSA Approval	5	08/05/09	08/12/09			
A20900.21	Contact Vendors	25	08/13/09	09/16/09			
A20900.22	Bidding	10	09/17/09	09/30/09			
A20900.23	Open Bids - Award - NTP	5	10/07/09	10/07/09			
A20900.24	Mobilization	132	10/08/09	04/09/10			
A20900.25	Construction	15	04/12/10	04/30/10			
A20900.26	Completion, Close-Out						

