

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of May 12, 2009

ITEM # 17

ITEM TITLE:

Consider Approval of Amendment No. 1 to the Agreement for Architectural Services with Fisher-Friedman Associates for 860 Atlantic Avenue Tenant Improvements

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 1 to the agreement for architectural services with Fisher-Friedman Associates for the tenant improvements at 860 Atlantic Avenue, Alameda, in the amount of \$284,000.

ITEM SUMMARY:

The original agreement, in the amount of \$96,000 was approved at the meeting of November 28, 2008. It was based on an initial estimate of basic building maintenance and operations upgrades, necessary to provide interim housing for the laboratories located in Buildings C and D at College of Alameda during the drop and replacement of those two buildings. As programming continued and discussions were held with stakeholders, further needs for the interim laboratories were identified to maintain the College of Alameda science programs to the current standards. It was also decided that the facility will provide interim housing for the Merritt College Genomics Program during the programming and construction of the new science building at Merritt College. The increase in project scope requires an increase of architectural fees in the amount of \$284,000.

BACKGROUND/ANALYSIS:

Including Amendment No. 1, the total agreement amount for Fisher-Friedman Associates will be \$380,000. A copy of their proposal for services is attached. Construction on this project is targeted to start on March 4, 2010 and be completed on August 31, 2010.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for Amendment No. 1 to the agreement for architectural services with Fisher-Friedman Associates for the tenant improvements at 860 Atlantic Avenue, Alameda, in the amount of \$284,000.

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, College of Alameda, "Remodeling and equipping classroom and campus facilities," and "Science Lab upgrades;" and Merritt College, "Classroom and facilities repairs and grounds improvements," "Science Lab upgrades," and "Equipment, technology upgrades, and facility and classroom improvements for the college's following programs: Science..."

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. Ikharmo Date: 5/5/09
Dr. Sadiq B. Ikharmo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharmo Date: 5/5/09
Dr. Sadiq B. Ikharmo
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: 5/5/09
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: _____ Date: _____
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda Not Approved, but Place on Agenda

Signature: Elihu Harris Date: 5/5/09
Elihu Harris, Chancellor

REVISED FFA FEE PROPOSAL

Project: **860 ATLANTIC AVENUE, ALAMEDA CA**
860 Atlantic Ave, Alameda, CA

Project No: **0808**

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

Project Architect: **MARK STEPPAN**

Date: **April 21, 2009**

In accordance with: **AGREEMENT DATED SEPTEMBER 25, 2008**

- District has authorized architect to proceed with increased scope of services and fees for the increase in Construction Cost from \$800,000 to **\$3,000,000**.
- This cost increase requires an increase to the Base FFA Design Team fee from ^{96,000} \$106,000 to **\$360,000**. FFA will credit the fees already invoiced and paid, (invoiced against the original ~~\$106,000~~), against the new \$360,000. _{96,000}
- At the District's direction: The original agreement scope, and as previously directed by the District, was to include only the COA Science programs. Adding Genomics increases the complexity of this project; there have been a considerable amount of changes at the District's request; there has been an increased amount of time spent on SD/DD phase to date above and beyond that previously anticipated; and along with delays in receiving information from all parties; all of those requires an additional fee increase of **\$10,500**.
- As directed by the District and Mark Sennette, Director of Capital Projects, re-work part of the Genomics layout to provide some security and acoustic doors inside the genomics area, not previously requested by the Genomics group. FFA has kept this re-work to a minimum. Fee increase of **\$1,500** is required. Work has been performed.
- At the District's request FFA has been required to draw electronic base drawings from scratch as existing cad files were not made available to the District by the property seller. Since there are no electronic files available and the as-builts are incomplete and do not always match the built condition, the FFA Team was requested and required to not only draw the base drawing files from scratch but to perform an additional amount of field survey work to verify field conditions that differ from the provided documentation and to confirm or verify conditions that are not represented at all within the provided as-built documents from the District. It was anticipated, due to the relatively recent construction of this building and the obvious cad drawings that were prepared for the previous owner, that cad files and complete TI drawings were going to be made available to both the District and thus to FFA. This did not occur. Fee increase of **\$18,000** for FFA and TMAD services is required. Work has been mostly performed already as required.

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%.

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 A R C H I T E C T U R E P L A N N I N G U R B A N D E S I G N

The revised fees for this work have been computed and shall be paid on the following basis:

Work includes FFA and listed consultants from the Agreement where required.

TOTAL: Lump sum in the amount of:

Revised base fee:	\$360,000
Genomics Program Addition:	\$10,500
Genomics Re-work for doors:	\$1,500
Drawing of cad backgrounds and field surveys work:	\$18,000
Total	<u>\$390,000</u> 96,000
Original Fee:	\$406,000
Fee Increase per New Amendment:	<u>\$284,000</u>
 Total Revised Fee:	 \$390,000 380,000

- The job number assigned to this work will remain the same: 0808

This **REVISED FFA FEE PROPOSAL** 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: _____
 Dr. Ikharo
 Peralta Community College District

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

EXHIBIT A

Mark

Mark B. Stepan, AIA, CSI, NCARB

Executive Vice President

Fisher-Friedman Associates

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