

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

ITEM # 16

ITEM TITLE:

Consider Approval of Budget Allocation for 860 Atlantic Avenue Tenant Improvements to Accommodate Interim Housing During Construction for the Merritt College Genomics Program and the College of Alameda Buildings C and D Laboratories

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for a Measure A budget allocation in the not-to-exceed amount of \$4,156,500 for tenant improvements at 860 Atlantic Avenue, Alameda, to accommodate interim housing needs. This project will provide for a joint use of facilities by the College of Alameda Science Department and Merritt College Genomics.

ITEM SUMMARY:

The facility will serve as interim housing for the laboratory rooms at College of Alameda during the drop and replacement of Buildings C and D. Additionally, 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 District recently acquired this 25,000 sq. ft. facility through an exchange with the City of Alameda and Catellus.

Following is a breakdown of the budget:

Construction	\$3,094,000
Construction contingency	154,700
AE Fees	390,000
Owner's Miscellaneous (Special Testing, Geotechnical Review, Construction Management)	154,700
Furniture, Fixtures and Equipment	<u>363,100</u>
	\$4,156,500

BACKGROUND/ANALYSIS:

The project scope was developed with the end users at both colleges. Cost savings measures such as reuse of existing furniture, equipment, cabinetry, and fume hoods were taken into consideration. Any new furniture and equipment will be reused in the new facilities at both College of Alameda and Merritt College, if necessary. The construction 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 a Measure A budget allocation in the not-to-exceed amount of \$4,156,500 for tenant improvements at 860 Atlantic Avenue, Alameda, to accommodate interim housing needs.

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. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharmo Date: 5/05/09
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: 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