

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

ITEM # 22

ITEM TITLE:

Consider Approval to Enter into Agreement with Noll & Tam Architects and Planners for Architectural Services to Develop Final Project Proposals (FPPs) for Three Projects

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into an agreement with Noll & Tam Architects and Planners for architectural services to assist the District in the development of Final Project Proposals (FPPs) for three projects, at a fee of \$153,080.

ITEM SUMMARY:

Under this agreement, Noll & Tam will develop and prepare three Final Project Proposals (FPPs) that will be submitted to the State Chancellor's Office requesting 2011-12 State funding. Peralta's projects will compete for available state funding. The 2011-12 allocations depend on the passage of a state-wide bond which is anticipated in the 2010/2011 school year. If the District's projects are approved and state funding is available, the state will provide up to 50% of the project costs. This will allow the District to leverage bond funds with state funding to increase the total funding available for capital outlay projects.

Noll & Tam's scope of services will include preliminary programming and architectural layouts. The projects and fees are:

College of Alameda Drop and Replace Science Complex, Buildings C and D	\$76,085
Merritt College Modernize Building D	68,825
Laney College Modernize Theater	<u>8,170</u>
TOTAL:	\$153,080

Note: The fee for the Laney Theater is low because it is an update of a former year's submittal.

BACKGROUND/ANALYSIS:

Noll & Tam was selected from the previously Board approved short list of project management firms. They have assisted the District in the preparation of other successful FPPs for funding, such as the Laney College Library and the Merritt Child Development Center (although state funding is not yet available for these projects).

The State Chancellor's Office authorizes districts to submit FPPs on individual projects based on their evaluation and approval of the Initial Project Proposals (IPPs). The IPP is the first step in the request for state capital outlay funding for a project. It is a project overview and basic cost estimate. The State Chancellor's Office has approved

proceeding to FPPs for the three projects listed above. The FPP provides much more detailed information including programming, detailed cost estimates and preliminary designs.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended to enter into an agreement with Noll & Tam Architects and Planners for architectural services to assist the District in the development of Final Project Proposals (FPPs) for three projects, at a fee of \$153,080.

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," Merritt College, "Classroom and facilities repairs and grounds improvements," and Laney College, "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."

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

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 5/5/09
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

FPP for College of Alameda,
 Modernize Science Complex Buildings C and D
 Drop and Replace Option, FY 10-11
 Peralta Community College District

21 April, 2009

architects and planners

noll tam

729 Heinz Avenue
 Berkeley
 CA 94710
 510.649.8295
 fax 510.649.3008
 nollandtam.com

FEE PROPOSAL

Phase / Task	Total Fee
A. Noll & Tam Architects	\$42,700
B. KPW Structural Engineers	\$4,840
C. Guttman & Blaevoet, MEP	\$7,700
D. CSW/Stuber-Stroeh, Civil Engineering	\$2,200
E. Davis Langdon, Cost Consultants	\$13,200
F. Martin Gickhorn, Lab Planner	\$5,445

TOTAL PROPOSED FEE	\$76,085
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Basis of Proposal

1. FPP for renovation Project, 2006.
2. Prepare an FPP for the replacement of the College of Alameda Science Complex, Buildings C and D.
3. Structural, Mechanical, and Electrical Engineering as needed to establish scope of project for cost estimating.
4. Cost estimate based on conceptual design.
5. 6 Meetings with District or College staff for programming and/or coordination, as noted below.
 Additional meetings, if requested, will be charged on a T&M basis.

Not included in Fee Proposal:

1. Site, topographic, or utility surveys, geotechnical reports.
2. Consulting services of Facilities Specialist (Merle Cannon).
3. Services, products, and meetings not described in fee breakdowns attached.

Phase / Task	Hours/Rate				Total \$
	Prin. \$175	PM \$135	Prof. \$120	Tech. \$110	
A. Project set-up and base documents	0	4	4	8	\$1,900
B. Programming / JCAF 31	8	2	12	12	\$4,430
C. Floor plans and calculations	2	4	40	60	\$12,290
D. Alternatives	2	4	12	8	\$3,210
E. FPP Narrative	8	8	12	0	\$3,920
F. Outline specs	0	4	4	0	\$1,020
G. Coordinate cost estimating / JCAF 32 & 33	2	4	4	0	\$1,370
H. Assemble required documentation	0	0	12	8	\$2,320
I. Coordinate with CCCCCO, revisions, submit	4	8	8	4	\$3,180
J. Meetings with District Staff (2)	8	8	0	0	\$2,480
K. Meetings with Campus User Groups (4)	12	12	0	0	\$3,720
L. Consultant Coordination	4	16	0	0	\$2,860
TOTAL NOLL & TAM PROFESSIONAL FEE	50	74	108	100	\$42,700

FPP for Merritt College, Modernize Building D, FY 11-12
 Peralta Community College District

architects and planners

noll tam

21 April, 2009

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 nollandtam.com

FEE PROPOSAL

Phase / Task	Total Fee
A. Noll & Tam Architects	\$44,460
B. KPW Structural Engineers	\$4,840
C. Guttman & Blaevoet, MEP	\$5,500
D. Davis Langdon, Cost Consultants	\$11,000
E. Datagraphics, CAD draft (e) conditions	\$3,025

TOTAL PROPOSED FEE	\$68,825
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Basis of Proposal

1. IPP for renovation Project, 2008.
2. Prepare an FPP for the renovation of Merritt College Building D.
3. Structural, Mechanical, and Electrical Engineering as needed to establish scope of project for cost estimating.
4. Cost estimate based on conceptual design.
5. 6 Meetings with District or College staff for programming and/or coordination, as noted below.
 Additional meetings, if requested, will be charged on a T&M basis.

Not included in Fee Proposal:

1. Site, topographic, or utility surveys, geotechnical reports.
2. Consulting services of Facilities Specialist (Merle Cannon).
3. Services, products, and meetings not described in fee breakdowns attached.

Phase / Task	Hours/Rate				Total \$
	Prin. \$175	PM \$135	Prof. \$120	Tech. \$110	
A. Project set-up and base documents	0	4	4	24	\$3,660
B. Programming / JCAF 31	8	2	12	12	\$4,430
C. Floor plans and calculations	2	4	40	60	\$12,290
D. Alternatives	2	4	12	8	\$3,210
E. FPP Narrative	8	8	12	0	\$3,920
F. Outline specs	0	4	4	0	\$1,020
G. Coordinate cost estimating / JCAF 32	2	4	4	0	\$1,370
H. Assemble required documentation	0	0	12	8	\$2,320
I. Coordinate with CCCCCO and revisions	4	8	8	4	\$3,180
J. Meetings with District Staff (2)	8	8	0	0	\$2,480
K. Meetings with Campus (4)	12	12	0	0	\$3,720
L. Consultant Coordination	4	16	0	0	\$2,860
TOTAL NOLL & TAM PROFESSIONAL FEE	50	74	108	116	\$44,460

Update FPP for Laney College, Modernize Theater, FY 11-12
 Peralta Community College District

architects and planners

noll tam

21 April, 2009

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FEE PROPOSAL

Phase / Task	Total Fee
A. Noll & Tam Architects	\$5,970
B. Davis Langdon, Cost Consultants	\$2,200

TOTAL PROPOSED FEE	\$8,170
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Basis of Proposal

1. Final Project Proposal for Project, June 2008
2. Update FPP for the modernization of the Laney College Theater Building 15
3. Structural, Mechanical, and Electrical Engineering will be re-used as-is.
4. Cost estimate will be updated to current CCI and unit costs
5. No Meetings with District or College staff are anticipated. Additional meetings, if requested, will be charged on a T&M basis.

Not included in Fee Proposal:

1. Site, topographic, or utility surveys, geotechnical reports.
2. Consulting services of Facilities Specialist (Merle Cannon).
3. Services, products, and meetings not described in fee breakdowns attached.

Phase / Task	Hours/Rate				Total \$
	Prin. \$175	PM \$135	Prof. \$120	Tech. \$110	
A. Project set-up and base documents	1	0	0	2	\$395
B. Programming / JCAF 31	1	2	0	0	\$445
C. Floor plans and calculations	0	0	0	0	\$0
D. Alternatives	0	0	0	0	\$0
E. FPP Narrative	4	2	0	0	\$970
F. Outline specs	0	0	0	0	\$0
G. Coordinate cost estimating / JCAF 32	2	2	0	0	\$620
H. Assemble required documentation	0	0	0	16	\$1,760
I. Coordinate with CCCCCO and revisions	2	4	0	0	\$890
J. Meetings with District (2)	0	0	0	0	\$0
K. Meetings with Campus (4)	0	0	0	0	\$0
L. Consultant Coordination	2	4	0	0	\$890
TOTAL NOLL & TAM PROFESSIONAL FEE	12	14	0	18	\$5,970