

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of May 26, 2009

ITEM 9

ITEM TITLE:

Consider Approval to Negotiate an Agreement with Gerson Overstreet Architects and Brookwood/Gould Evans to Provide Architectural Services Utilizing the Bridging Method for Modified Design-Build Project Delivery for the New Merritt Allied Health Center

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to negotiate a teaming agreement between Gerson Overstreet Architects and Brookwood/Gould Evans to provide architectural services utilizing the Bridging Method for Modified Design-Build Project Delivery for the New Merritt Allied Health Center.

ITEM SUMMARY:

Gould Evans is one of the previously Board approved short-listed architectural firms. Gould Evans brings the latest architectural technology, such as the use of Revit and BIM. Brookwood has developed a bridging method for modified design-build projects that better organizes the roles of architects, engineers and contractors in a construction program while looking to reduce risk, change orders, cost and construction time. Gerson Overstreet brings the history and working knowledge of the original programming and development of the Merritt Science Building D Project. Gerson Overstreet is the Board approved architect for the Building D Repairs and Classroom Refurbishment Project at Merritt College. They are one of the firms on the previously Board approved short list of architects. They were also the selected and approved architect for the modernization of the Building D Science Center before the project was changed to construction of a new Allied Science Building.

The bridging agreement is currently being negotiated between the District and the various architects. If an agreement is not reached by May 22, the District will solicit new bridging proposals through the formal Request for Proposal process.

BACKGROUND/ANALYSIS:

The bridging document creates the basis for programming and design and will provide the information needed for the Request for Qualifications for the modified design-build process. Utilization of the bridging method will expand quality control of the architectural design and will allow a more comprehensive input by the college and end users. The bridging process is particularly important to address the complex and specialized needs of a new science building such as this. Other colleges in the Bay 10 have utilized this methodology to deliver their science building projects.

ALTERNATIVES/OPTIONS:

None

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended to negotiate a teaming agreement between Gerson Overstreet Architects and Brookwood/Gould Evans to provide architectural services utilizing the Bridging Method for Modified Design-Build Project Delivery for the New Merritt Allied Health Center.

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, Merritt College, "Science Lab upgrades; Nursing Skills Labs; Dedicated Nursing Program conference room and classrooms; Allied Health labs; Science faculty meeting areas; Equipment, technology upgrades, and facility and classrooms improvements for the college's following programs: Science...and Radiologic 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. Ikharo Date: 5/20/09
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharo Date: 5/20/09
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: 5/21/09
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: 5/21/09
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL
 Approved, and Place on Agenda Not Approved, but Place on Agenda
Signature: Elihu Harris Date: 5/21/09
Elihu Harris, Chancellor