

**PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of January 12, 2010**

ITEM # 13

ITEM TITLE:

Consider Approval to Negotiate an Agreement with Flad Architects and WLC Architects to Provide Bridging Architectural Services for a Modified Design-Build Project Delivery for the Merritt College New Science and Allied Health Building

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for the Chancellor or his designated representative to negotiate an agreement with the team of Flad Architects and WLC Architects to provide bridging architectural services for a modified design-build project delivery for the New Science and Allied Health Building at Merritt College.

ITEM SUMMARY:

Proposals were solicited through a formal Request for Qualifications (RFQ 09-10/06) to provide architectural bridging services for the initial implementation of the modified design-build project delivery method for construction of the Merritt College New Science and Allied Health Building. The District determined that the building will be delivered using a modified design-build methodology and must be LEED certified "gold" or better. The District anticipates that time and money will be saved by using a bridging approach because the project will be more clearly defined at the front end, so that potential issues can be identified early and costs can be more accurately estimated.

On October 21, 2009, twenty-eight (28) proposals were received from architectural firms. To facilitate the shared governance process, these proposals were evaluated by a committee comprised of representatives from the Department of General Services and the Merritt College faculty and administration. All firms were required to demonstrate their understanding and experience with lab and science design and ability to implement design-build methodology. The five highest scoring firms were shortlisted and invited for an interview. Following are the interview scores:

Architects Interviewed	Overall Scores
Flad Architects and WLC Architects	540
Gould Evans and Brookwood	536
KMD	532
Hibser Yamauchi Architects	476
Lionakis	435

The design team of Flad Architects and WLC Architects received the highest score in the interviews and was selected by the committee for recommendation to the Chancellor. Approval is requested for the Chancellor to negotiate an agreement with Flad Architects and WLC Architects.

BACKGROUND/ANALYSIS:

After the architectural bridging documents are complete, the District intends to issue a Request for Proposals (RFP) to design-build teams to design, construct and deliver the New Science and Allied Health Building. The facility will house all of the college's health, science and technology related programs and classes. LEED certification of gold or better will be required. The estimated 75,000 sq. ft. building will feature classrooms, labs and other educational and student support related spaces that are competitive with four-year institutions and reflective of current and projected business and industry standards and practices, with an estimated construction cost of \$35,000,000. Newly developed instructional programs include microscopy and genomics that require specific ventilation, plumbing and electricity to support prescribed needs. Once constructed, it is anticipated that this new science center will meet the projected need for classrooms and laboratory spaces as defined in the Educational Master Plan and beyond.

Front-end bridging activities include programming, site planning adjacencies, full schematic design and budgeting. Bridging documents will be used to define the project with adequate detail so that a Request for Proposals can be published to secure a design-build team to fully design and construct the facility. The selected architect/team will:

- Work with stakeholders to assess needs, define requirements and conceptualize desired building functionality, while utilizing Building Information Modeling (BIM).
- Construct programming documentation that outlines building design criteria.
- Develop schematic and design development drawings that address site development by describing:
 - Educational programs to be housed in the facility
 - Site plans
 - Floor plans
 - Elevations
 - Project boundary lines
 - Massing diagram(s)
 - Adjacencies
 - Specialty finishes and equipment
- Develop performance specifications for special needs of science buildings, associated fixtures and equipment requirements.
- The Bridging Architect will work with the:
 - District Facilities Design Standards & Guidelines
 - District Technology Standards & Guidelines

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for the Chancellor or his designated representative to negotiate an agreement with the team of Flad Architects and WLC Architects to provide bridging architectural services for a modified design-build project delivery for the New Science and Allied Health Building 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, Merritt College, "Science Lab upgrades," "Nursing Skills Labs," "Dedicated Nursing Program conference room and classrooms," "Allied Health labs," "Providing for and equipping sufficient office space for nursing instructors and science instructors," "Science faculty meeting areas," and "Equipment, technology upgrades, and facility and classrooms 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**."

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

Yes _____ No X

COMMENTS:

All Board recommended contracts are subject to negotiation and execution by the Chancellor.

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikhara

DID A BOARD STANDING COMMITTEE RECOMMEND THE ITEM? Yes _____ No _____

IF "YES", PLEASE INCLUDE THAT INFORMATION IN YOUR SUMMARY.

The Board Facilities and Land Use Planning Committee reviewed this proposal through a presentation by the architect at the meeting of December 15, 2009.

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:
Prepared by: Sadiq B. Ikharo Date: Jan 5, 10
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharo Date: Jan 5, 10
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: 1/7/10
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: 1/7/10
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL
 Approved, and Place on Agenda Not Approved, but Place on Agenda
Signature: Elihu Harris Date: 1/10/10
Elihu Harris, Chancellor