

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of February 9, 2010

ITEM # 15

ITEM TITLE:

Consider Approval of Amendment No. 4 to the Agreement for Architectural Services with Fisher-Friedman Associates for the Merritt College Learning Resources Center/Library Renovation

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 4 to the agreement for architectural services with Fisher-Friedman Associates for the Merritt College Learning Resources Center/Library Renovation, in the amount of \$51,000.

ITEM SUMMARY:

The District has requested that Fisher-Friedman Associates modify the construction documents for the Merritt College Learning Resources Center/Library Renovation project to replace the existing water stained and damaged splined acoustical ceiling system at the second and third floors of Building L with new acoustical ceilings. The construction documents for the project are otherwise complete and have been approved by the Division of the State Architect (DSA). This modification will not impact bidding. This additional amendment is at the request of the stakeholders at the Merritt campus.

The modifications proposed under this amendment include design for the following additional scopes of work:

- Removal of the existing water stained and damaged splined acoustical ceiling system, including ceiling tiles at the second and third floors
- Removal of the wall separating rooms LC-139 and LC-139C
- Removal of the existing ceiling mounted lighting system at the second and third floors
- Relocation and modification existing fire sprinkler heads
- Relocation and modification of existing security system devices at the second and third floors
- Relocation and modification of existing mechanical devices at the second and third floors
- Relocation and modification of existing fire alarm devices at the second and third floors
- Relocation and modification of existing power telecommunications devices at the second and third floors
- Installation of new acoustical ceiling system at the second and third floors
- Installation of new energy efficient in-ceiling fluorescent lighting fixtures at the second and third floors

The Learning Resources Center/Library Renovation project is scheduled for construction completion at the end of 2010. The proposed lighting changes will result in energy cost savings due to the more efficient light fixtures that will be installed.

BACKGROUND/ANALYSIS:

The original agreement with Fisher-Friedman, in the amount of \$273,105, was approved by the Board at the meeting of April 8, 2008. Amendment No. 1 in the amount of \$36,982 was approved at the Board meeting of January 27, 2009, and Amendment No. 2 in the amount of \$87,800 was approved at the Board meeting of February 10, 2009. Including this amendment, the total agreement will be \$426,609. A comprehensive approach to project planning has been put in place to avoid multiple amendments during the planning and design phase.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for Amendment No. 4 to the agreement for architectural services with Fisher-Friedman Associates for the Merritt College Learning Resources Center/Library Renovation, in the amount of \$51,000.

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, Merritt College, "Additional space for the college Learning Center," "HVAC in Library," "Repair and refurbish Library bathrooms," "Language listening lab in Library," "Group Study rooms in Library," "Program/Event space in Library," "Remodel ancillary staff rooms in Library," and "Equipment, technology upgrades, and facility and classroom 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 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: 2-1-10
Dr. Sadiq B. Ikharo
Vice Chancellor for General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 2-1-10
Dr. Sadiq B. Ikharo
Vice Chancellor for 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: [Signature] Date: 2/3/10
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: [Signature] Date: 2/3/10
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: [Signature] Date: _____
Elihu Harris, Chancellor

SUPPLEMENTAL WORK AUTHORIZATION

Project: **MERRITT COLLEGE LEARNING CENTER / LIBRARY RENOVATIONS**
12500 Campus Drive, Oakland, CA

Project No: **0713**

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

Project Architect: **MARK STEPPAN**

Date: **DECEMBER 8, 2009**

In accordance with: **AGREEMENT DATED APRIL 12, 2008**

- Client has authorized architect to proceed with the revised scope of services as follows:

Scope Description:

- Replace the existing splined acoustical ceilings, tiles and grid, at the Library floors (2 and 3 of bldg L) with new acoustical ceilings. Replace the existing surface mounted fluorescent fixtures with new in-ceiling fixtures. Adjust sprinkler heads, fire alarm and telecommunications devices as required during demo and replacement.
- Remove the wall separating rooms LC-139 from LC-139C and adjust the mechanical, power, lighting and telecommunications systems design and documentation as required. This change also eliminates a door and sidelight.

Work (design and documentation includes but is not limited to the following):

- Field Survey of existing lighting and power
- Photometric calculations for new lighting per current Title 24
- Adjust base floor plans and reflected ceiling plans as required for architectural and consultant work
- Revise enlarged plans, interior elevations, schedules as required
- New demo and new lighting plans and zoning plans
- Modifications to architectural, structural, and telecommunications drawings as required to fully document the ceiling, lighting and other services change due to the designed ceiling replacement
- Structural design of new acoustical tile ceiling/grid
- DSA re-submittal/addendum as noted below
- Documentation of above and any additional modifications to other existing drawings as required, including new plans and details as required
- Construction administration services as required

Assumptions of construction work anticipated based on this scope change provided for information purposes only as follows:

- Demo existing ceiling tiles and grid supporting structure
- Demo of existing light fixtures
- Removal of fire sprinkler escutcheons and heads as required to demo and install ceilings, including line testing
- Modifications to existing telecommunication, fire alarm, ductwork, register locations, and other misc systems and conduits as required to demo and install ceilings and lights
- Installation of new acoustical ceiling grid and seismic bracing

- Installation of new light fixtures and associated bracing and new conduits as required
 - Re-install of fire sprinkler heads and escutcheons as required
 - Re-install of fire alarm and telecommunications items as required
 - Protection of existing in-place fixtures and equipment such as stacks that may not have been impacted by the original scope of work for protection
 - Additional cleaning allowance
 - Contingency for items not considered in this list or unforeseen circumstances
- ❖ Note that since this project has been approved by DSA an addendum will be required for DSA re-approval. We are currently assuming that no additional work, beyond that listed above, will be required by DSA as it relates to the new ceiling, lighting and their support systems. Should there be more work required by DSA than was anticipated that will be handled separately. We have provided some buffer for such but it is minimal and based on past experience only and is not based on any known extent of possible DSA comments.
- The additional compensation for this work has been computed and shall be paid on the following basis:
Work includes FFA, CB Engineers, SFMI Inc., Tipping Mar + Associates.
TOTAL: Lump sum in the amount of **\$51,000** including reimbursables
 - The job number assigned to this work will be **0713-07**

This SUPPLEMENTAL WORK AUTHORIZATION 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: _____
Mark Sennette
Peralta Community College District

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

EXHIBIT A

2009 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%.