

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

ITEM # 20

ITEM TITLE:

Consider Approval of Amendment No. 3 to Agreement for Architectural Services with Gelfand Partners Architects for College of Alameda Modernization and Short-Term Projects

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 2 to the Agreement for Architectural Services with Gelfand Partners Architects for College of Alameda Modernization and Short-Term Projects, at a fee of \$17,304.

ITEM SUMMARY:

Approval is requested for Amendment No. 2 to the Agreement for Architectural Services with Gelfand Partners Architects, the architects for the College of Alameda Modernization and Short-Term Projects, for a fee of \$17,304. The increased fee will provide additional architectural services for rebidding and construction administration for the Gymnasium Kalwal Project.

Due to the late approval of shop drawings by the Division of the State Architect (DSA), the installation of the Gymnasium Kalwal was to be installed under the District's contract with Hung Construction after the rainy season (Lighting Upgrades to Bldg. B, D and G/Bldg. G Weight Room and Minor Accessibility Improvements and Toilet Room Modernization at Bldgs. B, L and Diesel Mechanics). However, Hung Construction informed the District that they are going out of business in June 2010. Due to the long lead time of materials and to prevent construction from entering into the beginning of the new rainy season in November 2010, the Gymnasium Kalwal project must be rebid immediately. The extension of services to Gelfand Partners Architects will provide architectural services from bid and award through DSA closeout of the project.

The scope of services includes:

- Repacking the documents for bid
- Bid and award
- Structural steel and flashing shop drawing review
- Additional construction meetings and site visits
- Closeout and DSA coordination for a second general contractor

The Board approved the College of Alameda Modernization and Short-Term Phase II projects at the October 9, 2007 meeting. All projects have been completed; however, at the College's request, the Lighting Upgrades to Bldg. B, D and G/Bldg. G Weight Room and Minor Accessibility Improvements and Toilet Room Modernization at Bldgs. B, L and Diesel Mechanics project was delayed until May 2008 to minimize disruption to the campus. Part of the DSA approved project was to install kalwals in the gymnasium roof in order to provide natural lighting to the gymnasium and assist is energy savings to the District. However, the budget cuts to DSA created a longer-than-expected approval of shop drawings. In addition, the awarded contractor, Hung Construction, has informed the District that they will no longer

be in business after June 2010. This project must be bid immediately in order to avoid the next rainy season starting in November of 2010, and additional services of the Architect are required to bid the project.

BACKGROUND/ANALYSIS:

The original agreement with Gelfand Partners Architects, in the amount of \$107,800, was approved by the Board at the meeting of January 29, 2008. Amendment No. 1 in the amount of \$75,500, was approved at the Board meeting of May 20, 2008; and Amendment No. 2 in the amount of \$5,841 was approved at the Board meeting of November 18, 2008. Including this Amendment No. 3, the total agreement will be \$206,445.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for Amendment No. 2 to the Agreement for Architectural Services with Gelfand Partners Architects for College of Alameda Modernization and Short-Term Projects, at a fee of \$17,304.

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."

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 APPROVE 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: 3-2-10
Dr. Sadiq B. Ikharmo
Vice Chancellor for General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharmo Date: 3-2-10
Dr. Sadiq B. Ikharmo
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: M. B. Benvenuto Date: 3/4/2010
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: 3/4/10
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Elihu Harris Date: 3/3/10
Elihu Harris, Chancellor



Gelfand Partners

A R C H I T E C T S

Olivia Rocha
333 East 8th Street
Oakland, CA 94606

February 17, 2010

Project: College of Alameda Part 1, Buildings G, B, C & D

Subject: Additional Services #6 to rebid kalwall at Gymnasium .

Dear Olivia:

The following is a request for additional services to rebid the kalwall installation at the Gymnasium. Activities supporting these fees include the following:

1. Repackaging the documents for bid.
2. Bid and award
3. Structural steel & flashing shop drawing review.
4. Additional construction meetings and site visits.
5. Close out and DSA coordination for a second general contractor.

Assumptions are:

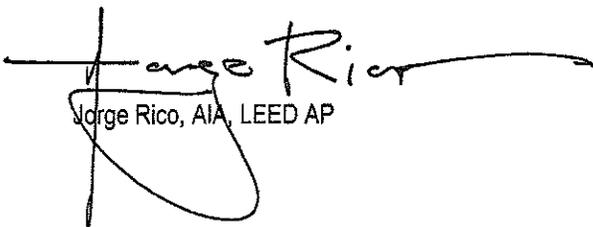
1. Kalwall has already been approved by DSA and we will reuse those stamped documents.
2. A 24 week timeframe, which includes bid, award, downtime (where materials are being fabricated / procured and no work is being performed on site) and actual on-site construction.

Our proposed professional fees are as follows: \$16,800
Reimbursables at 3% of professional fees \$504

TOTAL FEES **\$17,304**

Thank you for this opportunity to be of service.

Yours,
Gelfand Partners Architects



Jorge Rico, AIA, LEED AP

cc Lisa Gelfand, President