

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of April 13, 2010**

ITEM # 31

**ITEM TITLE:**

Consider Approval of Amendment No. 2 to the Agreement for Architectural Services with Fisher-Friedman Associates for 860 Atlantic Avenue Tenant Improvements

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested for Amendment No. 2 to the agreement for architectural services with Fisher-Friedman Associates for the tenant improvements at 860 Atlantic Avenue, Alameda, in the amount of \$21,000.

**ITEM SUMMARY:**

This amendment will provide design services for a new rooftop chiller for the facility, including:

- Revisions to the mechanical drawings to show the new rooftop chiller, installation details and energy calculations as required by the Division of the State Architect and as required for completion of the work.
- Revisions to the structural drawings to show the new rooftop chiller installation details and structural calculations as required by the Division of the State Architect and as required for completion of the work.
- Revisions to the architectural drawings to show the new rooftop chiller, installation details as required by the Division of the State Architect and as required for completion of the work.

With the more efficient chiller unit, the District will achieve energy cost savings and maintenance cost savings, because the existing unit is at the end of its useable lifespan and will require continuous upkeep.

The construction documents for the 860 Atlantic Avenue project are complete and currently being reviewed by the Division of the State Architect (DSA). The facility will provide interim housing for the laboratories located in Buildings C and D at College of Alameda during the drop and replacement of those two buildings. The facility will also provide interim housing for the Merritt College Genomics program during the programming and construction of the new Allied Health Science Building at Merritt College.

**BACKGROUND/ANALYSIS:**

The original agreement, in the amount of \$96,000, was approved at the Board meeting of November 28, 2008. Amendment No. 1, in the amount of \$284,000, was approved at the Board meeting of May 12, 2009. Including this Amendment No. 2, the total agreement amount is \$410,000.

The swing space required for the College of Alameda Building C and D project has been previously approved by the Board Facilities and Land Use Committee and the Board of Trustees. At the meeting of May 12, 2009, the Board approved the budget in the amount of \$4,156,500 for swing space for the College of Alameda C and D project.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended for Amendment No. 2 to the agreement for architectural services with Fisher-Friedman Associates for the tenant improvements at 860 Atlantic Avenue, Alameda, in the amount of \$21,000.

**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, College of Alameda, C02 "Remodeling and equipping classroom and campus facilities," and C08 "Science Lab upgrades," and Merritt College, M02 "Classroom and facilities repairs and grounds improvements," M06 "Science Lab upgrades," and M31 "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."

Budget Code: 1-63-391-6206-1-710000-2345-00.

**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 Ikhara

**DID A BOARD STANDING COMMITTEE RECOMMEND THE ITEM? Yes  X  No \_\_\_\_\_**

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

**PLEASE ACQUIRE SIGNATURES IN THIS ORDER:**

**DOCUMENT PREPARED BY:**

Prepared by: Sadiq B. Ikharmo Date: 4/6/10  
Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

**DOCUMENT PRESENTED BY:**

Sadiq B. Ikharmo Date: 4/6/10  
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: [Signature] Date: 4/7/10  
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: 4/7/10  
Thuy T. Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

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

Signature: [Signature] Date: 4/6/10  
Elihu Harris, Chancellor

## SUPPLEMENTAL WORK AUTHORIZATION

Project: **860 ATLANTIC AVENUE, ALAMEDA CA**  
860 Atlantic Ave, Alameda, CA

Project No: **0808**

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

Project Architect: **MARK STEPPAN**

Date: **March 1, 2010**

In accordance with: **AGREEMENT DATED SEPTEMBER 25, 2008**

- The District is agreeing to compensate the FFA Design Team for increased scope of services for the design work required to replace the rooftop chiller with a new similar capacity rooftop chiller. This includes the structural evaluation and design, the revision of the HVAC system documentation and Title 24 calculations, and the submittal and approval process by DSA.
- The time frame for the FFA Design Team work is expected to be approximately four weeks, with the design phase to begin immediately upon receipt of the approval of this request, and the construction of the chiller and associated work is understood to be complete before the project as a whole goes to bid.
- The additional compensation for this work includes FFA, Forell/Elsesser and TMAD Taylor & Gaines' time.

TOTAL: Lump sum in the amount of **\$21,000**, including reimbursables.

Work Includes FFA, TMAD & Forell/Elsesser

FFA:	\$4,060
TMAD:	\$11,040
Forell/Elsesser:	\$5,900

- The job number assigned to this work is: **0808-02**

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: \_\_\_\_\_  
Dr. Ikhara  
Peralta Community College District

BY: \_\_\_\_\_  
Mark B. Steppan, AIA, CSI, NCARB  
Executive Vice President

**EXHIBIT A**

**2010 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%.