

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of April 27, 2010**

ITEM # 12

**ITEM TITLE:**

Consider Approval for DSA Certified Inspection Services on Construction Projects

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested to contract with DSA certified inspectors as needed for construction projects for a one-year period, at a total amount not to exceed \$995,000.

**ITEM SUMMARY:**

Approval is requested to hire DSA certified inspectors as needed for a one-year period, through April 2011, at a total amount not to exceed \$995,000. The inspectors will be selected from the approved list provided by DSA. Recommendations from the Oakland DSA field inspector, availability of inspectors, and the skill level required will be considerations as part of the Request for Qualifications in the contracting of an inspector for each project or projects.

Based on the projects scheduled to begin in 2010 that require DSA certified inspectors, it is estimated that \$995,000 will be required for the one-year period. Following are upcoming projects and estimated inspector fees:

Laney Tower Modernization Project	\$ 75,000
Laney ADA Project	\$120,000
Laney HVAC Modifications – Computer Labs F & G	\$ 30,000
Laney Student Center	\$175,000
Merritt Library/Learning Center Modernization	\$ 90,000
Merritt Allied Health Building	\$400,000
860 Atlantic Avenue	\$ 65,000
College of Alameda Miscellaneous Projects	<u>\$ 40,000</u>
<b>TOTAL:</b>	<b>\$995,000</b>

**BACKGROUND/ANALYSIS:**

Under provisions of the California Code of Regulations and the Education Code, the State of California Division of the State Architect (DSA) reviews plans and oversees construction projects for community college districts to ensure that plans, specifications and construction comply with the State building codes. For each project subject to DSA review, a qualified and certified inspector must be hired by the District and approved by DSA.

The last authorization by the Board of Trustees to hire DSA inspectors was at the meeting of January 27, 2009, at a not-to-exceed amount of \$600,000, for a term of one year through February 2010. The current requested amount is increased due to the larger construction projects slated to begin this year.

These projects have been discussed by the Board Facilities and Land Use Committee and approved by the Board of Trustees as part of the Bond Measure Spending Plan at

the meeting of June 23, 2009. The modernization and short-term projects for Laney and College of Alameda were discussed by the Board Facilities and Land Use Committee and approved by the Board of Trustees at the meetings of March 13, 2007 and October 9, 2007.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended to contract with DSA certified inspectors as needed for construction projects for a one-year period, at a total amount not to exceed \$995,000.

**SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):**

The cost of inspection services is included in the budgets for all projects that require DSA inspection as part of soft costs and will be charged to the appropriate project budget.

Laney Tower Modernization Project: This is an approved short-term and modernization project for Laney College, funded by Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Laney College, "Administration – Tower building repairs, upgrades, and renovations."

Budget code: 1-63-390-6120-1-710000-2336-00

Laney ADA Project: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Laney College, "Handicap accessibility."

Budget code: 1-63-391-6206-1-710000-2348-00

Laney HVAC Modifications – Computer Labs F & G: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Laney College, "Plumbing, electrical, mechanical system upgrades and improvements," and "Upgrading power grid, network capacity and cooling/ventilation in labs, including science, math, English, language, and technology labs," and District-Wide Projects, "Solar energy system installation and the retrofitting of existing energy systems."

Budget code: 1-63-391-5840-1-710000-2314-00

Laney Student Center: Measure E and 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." Budget Codes: 1-65-391-6206-1-710000-2946-00 (Measure A) and 1-63-391-5103, 6206, 6402 & 6403-1-710000-2341-00, 01, 05, 06, 07, 08 & 09 (Measure E – budgeted under different object codes and line item numbers).

Merritt Library/Learning Center Modernization: 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."  
Budget code: 1-63-391-6206-1-710000-2324-00

860 Atlantic Avenue: As swing space for Building C and D Drop and Replace Project and Merritt Allied Health Building, funded by 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

College of Alameda: Miscellaneous modernization and short-term projects, funded by 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."  
Budget code: 1-61-391-5840-1-710000-2315-00

**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 Ikharo

**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. Ikharo Date: 4-20-10  
Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

**DOCUMENT PRESENTED BY:**

Sadiq B. Ikharo Date: 4-20-10  
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: 4/21/10  
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: 4/20/10  
Thuy T. Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

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

Signature: [Signature] Date: 4/20/10  
Elihu Harris, Chancellor *Interim Chancellor*