

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of September 28, 2010**

ITEM # 48

**ITEM TITLE:**

Consider Ratification of Amendment No. 2 to Agreement for Architectural Services with Murakami/Nelson Architectural Corporation for Berkeley City College Build-Out Phase 3

**SPECIFIC BOARD ACTION REQUESTED:**

Ratification is requested for Amendment No. 2 to the agreement with Murakami/Nelson Architectural Corporation for architectural services related to the Berkeley City College Build-Out Phase 3 construction project, in the amount of \$101,863.

**ITEM SUMMARY:**

The design fees listed below are for added scope to the basement level (room 25), as well as Floor 1 (room numbers 151, 165, 141, 142, 143 and 125), Floor 2 (room 243), Floor 3 (room numbers 342, 344, 346, 354 and 352) and Floor 4 (room 461).

Murakami/Nelson	\$ 49,463
Forrell/Elsesser Engineers	\$ 12,000
H&M Mechanical Group	\$ 4,000
BWF Consulting Engineers/ Teecom	
Design Group	\$ 15,000
Schirmer Engineering	<u>\$ 21,400</u>
<b>Total:</b>	<b>\$101,863</b>

**BACKGROUND/ANALYSIS:**

The original agreement with Murakami/Nelson to provide architectural services for the Berkeley City College Build-Out Phases 1, 2 and 3 and the Multimedia Build-Out, in the amount of \$484,600, was approved by the Board of Trustees at the meeting of November 18, 2008. Amendment No. 1 in the amount of \$45,600 was approved by the Board of Trustees on December 15, 2009. Prior to the original agreement, Murakami/Nelson provided services under an independent contract in the amount of \$72,400. Including this Amendment No. 2, the total agreement amount is \$704,463. Murakami/Nelson is on the short list of architects that the Board of Trustees previously approved to perform architectural services for the District.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Ratification is recommended for Amendment No. 2 to the agreement with Murakami/Nelson Architectural Corporation for architectural services related to the Berkeley City College Build-Out Phase 3 construction project, in the amount of \$101,863.

**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, and verified by the Finance Department as a qualifying expenditure in accordance with the language of this resolution and further described on the bond project crossover list for implementation.

**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: 9-22-10  
Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

**DOCUMENT PRESENTED BY:**

Sadiq B. Ikharo Date: 9-22-10  
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: \_\_\_\_\_ Date: \_\_\_\_\_  
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 by re, electronically Date: 9/22/10  
Thuy T. Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

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

Signature: Wise E. Allen Date: \_\_\_\_\_  
Wise E. Allen, Chancellor

August 6, 2010

✓ Mr. Mark Sennette  
✓ Mr. Trent Tornabene  
Peralta Community College District  
333 East 8<sup>th</sup> Street  
Oakland, California 94606

Re: Berkeley City College Build-Out – Phase 3: Additional Services

Dear Mark and Trent,

We are providing a fee proposal to provide changes based on our April 6, 2010 meeting with Berkeley City College, Bovis, and Trent Tornabene, an email on 5/12/2010 from Trent Tornabene revising the list of changes and a meeting with Trent Tornabene on 7/16/2010. Attached is an annotated list of program changes to be addressed. We have included a fire sprinkler consultant to provide a complete automatic fire sprinkler system package as part of the initial project submittal per the new DSA Policy 10-01. I have enclosed a copy of their proposal indicating the scope of services they are providing and a summary of Lorna's 7/16/2010 meeting with Trent about our revised scope.

We estimate that it will take 6 - 8 weeks to investigate, analyze, research, develop a scope of work and change the drawings after receiving authorization, cubical/furniture layouts from Berkeley City College and complete fire sprinkler-as-built drawings. We assume that decisions will be made by Berkeley City College and the District in a timely manner. Modifications will be made to the existing drawings before submittal to DSA for permit.

The program changes will affect various locations on all floor levels. In preparing this fee proposal, we have begun program discussions with Berkeley City College to research and develop design options that will minimize the extent of the work required beyond the intended improvements. We will need to continue this process to arrive at an efficient design that meets their needs, limits the amount of changes, and controls construction costs.

We will duplicate the selection of materials used in the original design to respect the sustainable design of the original building.

Our fee proposal is as follows:

<i>murakami</i> / Nelson	\$ 49,463
Forrell / Elsesser Engineers	\$ 12,000
H & M Mechanical Group	\$ 4,000
BWF Consulting Engineers & Teecom	\$ 15,000
Schirmer Engineering	\$ 21,400
<b>Total</b>	<b>\$ 101,863</b>

Don't hesitate to give us a call if you have any questions.

Sincerely,



John S. Nelson, Architect  
*murakami* Nelson, Architectural Corporation

## Program Changes

### Basement Level:

1. Room 25 Maintenance/Custodial (or on the 5<sup>th</sup> floor): Investigate and add electric washer and dryer, plumbing, venting to the roof.

### First Floor:

1. Move Financial Aid from #151 to #165. Revise electrical, data. *Cubicle/furnishing layout by others.*
2. Room 141: create vestibule, add electrical/data for 3 workstations, fax machine, copier, lighting. Relocate door. Replace carpet.
3. Room 142: Add outlets. Replace carpet.
4. Room 143: Relocate door, create office suite. Relocate door in corridor, FA, sprinkler, etc.
5. Room 125 Basic skills lab (computer lab): Removal of furniture system by others. *Furniture layout by others.* Modify electrical/data.

### Second Floor:

1. Move Transfer center from #165 to #243. *Furniture layout by others.* New carpet, paint, electrical, data)

### Third Floor:

1. Provide return air grille vents in rooms #342, #344, #346, #354, and possibly #352.

### Fourth Floor:

1. Replace flooring in #461 Lunch room with linoleum.

Add fire sprinkler documents for DSA permitting, bidding and construction administration.



**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Department of General Services**

August 31, 2010

MEMORANDUM

To: Chancellor Wise Allen

From: Dr. Sadiq B. Ikharo, Vice Chancellor for General Services *SBI*

Subject: Amendment Prior to Board Ratification, Murakami/Nelson, Build-Out Phase III at Berkeley City College

Your approval is requested for Amendment No. 2 (copy attached) to the contract with Murakami/Nelson for design services related to the Build-Out Phase III construction project at Berkeley City College. The amount of Amendment No. 2 is \$101,863. The contract, in the amount of \$484,000, was awarded at the Board meeting of November 18, 2008. Amendment No. 1 in the amount of \$45,600 was approved by the Board of Trustees on December 15, 2009. Prior to November 18, 2008, Murakami/Nelson's services were initiated under an ICC in the amount of \$72,400.

Approval of Amendment No. 2 is recommended so that design services can be completed and drawings can be submitted to DSA in a timely manner. The changes have been reviewed and approved by the project manager and Department of General Services' staff. In accordance with Board Policy 6.83, your approval of this design work is requested. The amendment will be brought to the September 14th Board meeting for ratification.

SBI:TT:cr  
Enclosures

Approved: *Wise E. Allen* Date *9/8/10*  
Wise E. Allen, Chancellor