

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of April 26, 2011

ITEM # 28

ITEM TITLE:

Consider Approval of Amendment No. 3 to the Independent Contract for Architectural Consulting Services with Grossmann Design Group for the Repair of Waterproofing Assemblies at the Building P Tunnel and Building D Plaza Decks at Merritt College

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 3 to the Independent Contract for Architectural Consulting Services with Grossman Design Group for waterproofing repairs at Merritt College, in the amount of \$13,500.

ITEM SUMMARY:

The original Independent Contractor/Consultant Services Contract with Grossman Design Group dated March 13, 2008, provided for services for the repair and waterproofing systems at Buildings P and Q exterior concrete walkways. After removing the concrete topping slab to replace the existing waterproof membranes below, significant cracks were found in existing concrete structural support members at the stairs between Buildings P and Q. At the Building P deck, three damaged locations were also found. Because the cracks may indicate the beginning of structural failure posing a life safety issue, it was decided that a structural review and remediation of the areas were required. The modifications proposed under this amendment include the following scopes of work:

- Structural review of the existing compromised structural areas
- Structural specifications and drawings of requirements to repair and make the areas structurally sound
- Revisions to the architectural drawings to show required revision to complement the structural revisions and details as required for completion of the work

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, "Classroom and facilities repairs and grounds improvements."

BACKGROUND/ANALYSIS:

The original Independent Contractor/Consultant Services Contract with Grossman Design Group was in the amount of \$32,600. Amendment No. 1, in the amount of \$29,500, was approved on June 8, 2009. Amendment No. 2, in the amount of \$31,250, was approved by the Board of Trustees at the meeting of January 12, 2010. Including this Amendment No. 3, in the amount of \$13,500, the total contract amount will be \$106,850.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for Amendment No. 3 to the Independent Contract for Architectural Consulting Services with Grossman Design Group for waterproofing repairs at Merritt College, in the amount of \$13,500.

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 _____ 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: 4-15-2011
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharmo Date: 4-15-2011
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: Ron Gerhard, electronically by VR Date: 4/20/11
Ron Gerhard, Chief Financial Officer

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, electronically by VR Date: 4/20/11
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: 4/18/11
Wise E. Allen, Chancellor

GROSSMANN DESIGN GROUP

Architecture Planning Research

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email: architect@gdgarchitects.com

December 06, 2010

Peralta Community College District
Department of General Services
333 East 8th Street
Oakland, CA. 94612
Attn: Johnnie Fudge

Regarding: **MERRITT COLLEGE
BUILDINGS D and Q
12500 CAMPUS DRIVE
OAKLAND, CA 94619**

Subject: **PROPOSAL FOR ARCHITECTURAL SERVICES
ADDITIONAL SERVICES AND STRUCTURAL EVALUATION OF
CRACKS AT BUILDING Q**

Dear Mr. Fudge:

I would like to thank you for requesting that the Grossmann Design Group provide a proposal for consulting services. The following proposal includes providing consulting services related to waterproofing assemblies for the referenced project.

EXECUTIVE SUMMARY

The Grossmann Design Group proposes to provide services related to adding scope to previously issued construction documents from the Grossmann Design Group for the coordination of a structural review of existing conditions at the Building Q plaza deck.

John P. Grossmann would act as project manager and will commit the time required to ensure the consulting services are completed commensurate with the firm's high standards. Michael Kennedy will work as project consultant and take responsibility for field

investigations, preparation of the design documents, and providing services during construction.

The technical approach to project execution will be task oriented. The following describes the proposed scope of services and corresponding costs.

1.1 SCOPE OF DESIGN WORK

- A. Evaluation by Structural Engineer:
 - 1. Grossmann Design Group to coordinate the on site review and structural evaluation of exposed existing crack and structural conditions by a licenced Structural Engineer specifically related to the crack and leak location discovered during construction at Building Q between the tunnel and interior hallway.

1.2 SCOPE OF SERVICES DURING CONSTRUCTION

- A. Review submittals.
- B. Review and respond to RFI's.
- C. Provide an extended field review at the start of execution of the waterproofing work to ensure the contractor has a good understanding of the quality standards expected by the consultant.
- D. Provide six [4] field reviews of the waterproofing work to ensure the contractor has executed the waterproofing work commensurate with the quality standards expected by the District and the consultant.
- E. Provide a final punch list at the completion of the construction phase.

2.01 COMPENSATION FOR CONSULTING SERVICES:

- A. The Grossmann Design Group has estimated the number of hours required to complete the consulting services described herein.
 - 1. The cost of structural engineering site review of existing crack conditions, evaluation and response regarding any recommendations is a lump sum fee of seven thousand five hundred dollars [\$7,500]. The lump sum fee is additional to services during construction for the repair of building D, P and Q waterproofing assemblies.
 - 2. The cost for services during construction is a not-to-exceed fee of five thousand dollars [\$6,000]. The not-to-exceed fee is additional to services

during construction for the repair of building D, P and Q waterproofing assemblies.

- i. The estimated number of hours required to provide services during construction is approximately 40 hours.
3. For the not-to-exceed fee billings would be in accordance with the consultant's hourly billing rates as follows:

CONSULTANT'S HOURLY BILLING RATES - Year 2010/2011

<u>Category</u>	<u>Rate per Hour</u>
Principle Architect	\$175.00
Associate Architect	\$145.00
Senior Architect	\$125.00
Junior Architect	\$110.00

The fees includes customary administrative costs incurred by the consultant. Specifically excluded are the cost of travel outside of the Bay Area, printing of review and bid documents including printing of 24X36 size drawings, and overnight delivery. These reimbursable expenses would be billed at cost.

Notes and Assumptions:

- A. The scope of work is limited to architectural services related to waterproofing assemblies as described herein.
- B. Specifically excluded are any engineering services including but not limited to structural engineering.
- C. Specifically excluded are services related to testing or identification of hazardous materials.
- D. Specifically excluded are any destructive investigations that include the removal of existing finishes or similar materials to expose concealed waterproofing assemblies.
- E. Additional services as requested and approved by the District would be billed in accordance with the consultant's hourly billing rates as described herein.

The firm has provided consulting services for several similar projects. The staff of the firm develops detailed and accurate designs related to waterproofing assemblies to ensure that the entire extent of the waterproofing work is clearly communicated to the contractor. If you have any questions please feel free to call me. I look forward to working with you.

Very truly yours,

GROSSMANN DESIGN GROUP

John P. Grossmann, Architect C-12754