

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of May 10, 2011

ITEM # 21

ITEM TITLE:

Consider Approval for DSA (Division of the State Architect) Certified Inspection Services on Capital Construction Projects

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to contract with DSA certified inspectors as needed for construction projects from May 1, 2011 through June 30, 2012, at a total amount not to exceed \$786,000.

ITEM SUMMARY:

Approval is requested to contract with DSA certified inspectors as needed for construction projects, for a period from May 1, 2011 through June 30, 2012, at a total amount not to exceed \$786,000. 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 2011 that require DSA certified inspectors, it is estimated that \$786,000 will be required during the period. Following are upcoming projects and estimated inspector fees:

| | |
|--|------------------|
| District Wide Security Project | \$100,000 |
| District Wide Signage Phase 2 Project | \$ 40,000 |
| Berkeley Photo Voltaic Modernization Project | \$ 20,000 |
| Laney Photo Voltaic Modernization Project | \$ 50,000 |
| Laney Tower Modernization Project | \$101,000 |
| Laney Student Center | \$195,000 |
| Laney Health Center | \$ 60,000 |
| Merritt Chiller/Central Plant and Electrical Project | \$100,000 |
| Merritt Miscellaneous Short Term Projects | \$ 60,000 |
| College of Alameda Miscellaneous Projects | <u>\$ 60,000</u> |
| TOTAL: | \$786,000 |

BACKGROUND/ANALYSIS:

The amount requested is only an estimate based on current and historical cost analysis. Final actual cost will vary. Under provisions of the California Code of Regulations (Title 24) 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 received at the meeting of April 27, 2010, at a not-to-exceed amount of \$995,000, for a one-year term through April 2011. That amount has been used up.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended to contract with DSA certified inspectors as needed for construction projects from May 1, 2011 through June 30, 2012, at a total amount not to exceed \$786,000.

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.

District-Wide Security Project: Measure E

District-Wide Signage Phase 2 Project: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, District-Wide Projects, "Communications, bell and fire alarm systems."

Berkeley Photovoltaic Modernization Project: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, District-Wide Projects, "Solar energy system installation and the retrofitting of existing energy systems."

Laney Photovoltaic Modernization Project: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, District-Wide Projects, "Solar energy system installation and the retrofitting of existing energy systems."

Laney Tower Modernization: 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."

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, Laney College, "Center for Student and Civic Engagement," "Consolidate Student Services," "Student Center," and "Student Center Food Services."

Laney Health Center: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, District-Wide Projects, "Classrooms and facilities to enhance the community outreach capabilities of the District among the numerous ethnic communities living in and served by the District."

Merritt Chiller/Central Plant and Electrical Project: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Merritt College, "Plumbing, electrical, mechanical system upgrades and improvements."

Merritt Miscellaneous Short-Term Projects: 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."

College of Alameda Miscellaneous Projects: 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:

All Board approved 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. Ikharo Date: 4/28/11
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharo Date: 4/28/11
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 approved by ve Date: 5/2/11
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 ve Date: 5/6/11
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: 5/2/11
Wise E. Allen, Chancellor