

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of September 27, 2011

ITEM # 43

ITEM TITLE:

Consider Approval to Negotiate an Agreement with WLC Architects to Provide Architectural Services for Laney College Student Center Swing Space

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to negotiate an agreement with WLC Architects for architectural services to design Laney College Student Center Swing Space for the not-to-exceed amount of \$262,200.

ITEM SUMMARY:

WLC Architects is currently providing architectural services for Laney College Student Center project, and is therefore familiar with the swing space relocation requirements. Those spaces include the following areas:

- The Kitchen and Cafeteria
- A Meditation Space
- Permanent relocation of the Student Health Center

The scope of work for this agreement will include an investigation of existing conditions, the analysis of various design options, code analysis of the various options, and recommendations to relocate Laney College Student Center functions throughout the Laney Campus.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

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, L02 "Center for Student and Civic Engagement," L04 "Consolidate Student Services," L08 "Student Center," L13 "Student Center Food Services."

BACKGROUND/ANALYSIS:

The programming and scope of work will involve the following:

- Review all available drawings and reports specific to the building
- Perform site visits to assess existing spaces
- Meet with staff to determine building needs
- Prepare schematic drawings, design drawings and final construction drawings for governmental agency submittals including DSA (Division of the State Architect), and receive DSA approval
- Provide bid assistance and construction administration services
- Several site visits and meetings with the College President, Laney College staff and end users.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended to negotiate an agreement with WLC Architects for architectural services to design Laney College Swing Space for the not-to-exceed amount of \$262,200.

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

YES _____ No X

COMMENTS:

All Board approved contracts are subject to final negotiation and execution by the Chancellor.

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikharo

DID A BOARD STANDING COMMITTEE REVIEW 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: 9-16-11
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharo Date: 9-16-11
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: Ronald Gerhard, electronically by re Date: 9/19/11
Ronald 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 re Date: 9/20/11
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: 9/19/11
Wise E. Allen, Chancellor



*George M. Wiens, AIA • Robert J. Hensley, AIA • James P. DiCamillo, AIA • Glenn Ueda, AIA
Max Medina, AIA • Kelley Needham, AIA • Kevin A. MacQuarrie, AIA*

May 6, 2011
Revised June 7, 2011
Revised September 8, 2011
Revised September 13, 2011

Dr. Sadiq B. Ikharo
Vice Chancellor of General Services
Peralta Community College District
Department of General Services
333 East 8th Street
Oakland, CA 94606

Re: Laney College - Student Center Swing Space Design
Peralta Community College District

Dear Dr. Ikharo:

WLC Architects, Inc. (WLC) is pleased to provide this proposal to the Peralta Community College District (District), to program and scope the design of swing space for the renovation of the Laney Student Center at Laney College.

Our scope of work will include an investigation of existing conditions; the analysis of various design options, code analysis of the various options, and recommendations to relocate the existing Student Center functions into various locations throughout the Laney College Campus.

Programming and Scope of Work:

Based on this understanding, we propose the following services:

1. Review of existing drawings and any reports that are available and that are specific to the buildings which will be modified to use as swing space.
2. Perform a site visit to observe the existing conditions, measure existing spaces, and make an assessment regarding the existing conditions.
3. Meet with Site Staff to determine specific program/building needs for the swing spaces.
4. Meet with the District Maintenance and Operations staff to receive information on the existing conditions and work that has been done at each location.
5. Provide a Project Program including a detailed scope of work with conceptual diagrams (as required), including a summary of our findings, conclusions, and recommendations.
6. Prepare schematic design drawings and final construction documents adequate for submittal to governing agencies. Bidding and construction documents to include Architectural, Mechanical, Electrical, Plumbing, and Technology plans.
7. Submit plans to DSA and receive DSA approval.
8. Provide bid assistance and construction administration services.

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9. The current scope of work requires providing swing space renovations in different buildings throughout the campus. These buildings are the Library, Building A, and Building G.
10. After several site visits, meetings with the College President and her staff, and meetings with facilities department staff, the following locations are the current recommendations for swing space. After the initial design phase plans are developed and meetings are held with the user groups, these locations may change. The swing space locations are:
 - A1. Kitchen and Cafeteria move to Lower level of Building A.
 - i. This work will require a kitchen consultant.
 - ii. There is existing water and power in the space for the existing laundry facilities.
 - iii. Laundry area will have to be enclosed and isolated.
 - iv. Except for laundry area, the existing space is vacant.
 - v. Planter in second floor courtyard leaks into space and will have to be waterproofed.
 - vi. Existing trench drains in floor will have to be filled.
 - A2. Meditation Space moves to the fourth floor of the Library.
 - i. A minimum amount of renovation is required.
 - ii. May require existing use to be relocated to another location.
 - iii. The location on the fourth floor is to be determined.
 - A3. Health Center moves to a permanent location on the upper floor of Building A.
 - i. This will require the relocation of the business office and the design and construction of their new space. (Perhaps to the upper level of Building G.)
 - ii. This will require the relocation and build-out for the relocated spaces in the upper level of Building G.
 - iii. Will require providing a restroom, plumbing and electrical modifications, mechanical system upgrades and re-balancing, relocate walls, equipment relocation, etc.

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- iv. Will require specific flooring improvements and finishes to be replaced and upgraded.
- A4. All other student center functions will relocate to the existing portables. This should require a minimum amount of renovation.
- A5. We will explore the options for relocating the Bookstore to the Library. There are two possible locations in the Library that we will evaluate.

Based on an estimated construction budget of \$880,000.00 for the swing space renovation and \$1,400,000.00 for the new Health Center, there is a total construction budget of \$2,280,000.00 for this project. With the multiple locations that have to be addressed, the secondary design projects to accommodate the moves and the need to have multiple phases in the project, our fee to perform the above listed services is \$262,200.00 (Two Hundred Sixty Two Thousand Two Hundred Dollars). Should our scope of work increase beyond what is identified herein, WLC will request additional compensation in writing.

We assumed the following in preparing our proposal:

1. Our investigation does not include intrusive testing, hazardous materials testing, and structural analysis.
2. The District will provide us with the design criteria and other pertinent information for our use prior to preparing our conceptual design.

Our proposed schedule for the project is based on having a four-month approval time from DSA. If DSA requires a longer approval time or if the swing space does not have DSA certification, the schedule may be impacted and will have to be adjusted accordingly. The proposed schedule is as follows:

1. Project Schedule
 - A. Design: September 16, 2011 - December 16, 2011
 - B. Construction Documents: December 19, 2011 - March 16, 2012
 - C. DSA Review and Approval: March 19, 2012 - July 27, 2012
 - D. Bidding: August 2012
 - E. Construction: September 1, 2012 - February 28, 2012

WLC will bill monthly on a percentage complete basis. If this Agreement is acceptable, please sign both copies and return one copy. Work will begin upon receipt of signed copy. A copy has been provided for your records. We will need to execute a more detailed contract shortly.



*George M. Wiens, AIA • Robert J. Hensley, AIA • James P. DiCamillo, AIA • Glenn Ueda, AIA
Max Medina, AIA • Kelley Needham, AIA • Kevin A. MacQuarrie, AIA*

HOURLY RATES

Principals of Firm	\$220.00/hr
Associate Principal/Director	\$195.00/hr
Associate/Coordinator	\$195.00/hr
Senior Project Architect	\$180.00/hr
Senior Project Manager	\$180.00/hr
Project Architect	\$155.00/hr
Project Manager	\$155.00/hr
Technical Level I	\$100.00/hr
Technical Level II	\$90.00/hr
Technical Support	\$80.00/hr

Hourly rates shown are applicable for the first calendar year of the signed agreement, afterwards, hourly rates will be increased at an annual escalation rate of 4%.