

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of December 6, 2011

ITEM # 42

ITEM TITLE:

Consider Approval of Amendment No. 1 to Agreement for Architectural Services with NBBJ, LP for the College of Alameda Swing Space (Expansion of Cougar Village)

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 1 to the agreement for architectural services with NBBJ, LP for services related to the College of Alameda Swing Space (Expansion of Cougar Village) project, in the amount of \$25,800.

ITEM SUMMARY:

Following are the additional services to be provided by the architect and sub-consultants:

- A revised submittal format required by the Division of the State Architect, for a phased/split submittal for their review. This requirement has been predicated by a combination of existing and new portable classrooms that are required for this project. Additional work is required by the architect to provide revised drawings and coordination as required by the Division of the State Architect. The additional fee is \$18,000.
- The Division of the State Architect is requiring that the existing Cougar Village portables be reviewed by a structural engineer to determine structural compliance with current code versus the code under which they were constructed. The additional fee is \$7,800.

Total Fee: \$25,800

It should be noted that most of the additional services requested in this amendment have been driven by changes and additional requirements requested by the Division of the State Architect. These changes are required to comply with unique submittal requirements of the base plans and special structural engineering assessment of the existing portable facilities in Cougar Village.

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, College of Alameda, "Remodeling and equipping classroom and campus facilities," and "Science Lab upgrades."

BACKGROUND/ANALYSIS:

This project is continuation of swing space required for the Buildings C and D drop-and-replace project at the College of Alameda. The original agreement with Fisher-Friedman Associates (subsequently assigned to NBBJ, LP) to provide architectural services for the College of Alameda Swing Space (Expansion of Cougar Village), in the amount of \$340,000, was awarded at the Board meeting of March 9, 2010. Including this Amendment No. 1 in the amount of \$25,800, the total agreement amount is \$365,800.

DELIVERABLES/SCOPE OF WORK:

Applicable design services required to accommodate changes required by the Division of the State Architect (DSA), including:

- Revised phased/split submittal package
- Structural engineering services to evaluate the structural integrity of the existing portables in Cougar Village, College of Alameda

ANTICIPATED COMPLETION DATE:

The project is still being reviewed by the Division of the State Architect and has not started construction.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for Amendment No. 1 to the agreement for architectural services with NBBJ, LP for services related to the College of Alameda Swing Space (Expansion of Cougar Village) project, in the amount of \$25,800.

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

YES _____ NO X

COMMENTS:

No additional comments.

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING? (VICE CHANCELLOR)

Vice Chancellor Ikhara

(*****Board contract approval is subject to negotiation and execution by the Chancellor.)

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharo
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

Date: 11/29/11

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Sadiq B. Ikharo
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

Date: 11/29/11

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 by re
Ron Gerhard, Chief Financial Officer

Date: 11/30/11

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, General Counsel

Date: _____

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Wise E. Allen
Wise E. Allen, Chancellor

Date: 11/30/11

ADDITIONAL SERVICES REQUEST AUTHORIZATION NUMBER 100624.01

Dated November 2, 2011

Between the "Client" Peralta Community College District
Division of General Services
Physical Plant
333 East 8th Street
Oakland, CA 94606

And "NBBJ" NBBJ LP
130 Sutter Street, Second Floor
San Francisco, CA 94104

Additional Services Required Services for Split Submittals of Existing and
New Portables Documents for DSA & extended
Services to Receive DSA approval of Existing
Portables

For the "Project" COA Portables, Swing Space
NBBJ Project No. 100624.01

Under the "Agreement" Professional Services Agreement between PCCD and
NBBJ LP as assigned by Fisher-Friedman Associates

Date of Agreement March 9, 2010

- A. The Client authorizes compensation to NBBJ for the Additional Services described as follows: As discussed with Atheria Smith and Robert Dias, the Division of the State Architect (DSA) is requiring that this project be phased/split for the submittals to DSA for their review. The submittals will be split into two packages, (under one DSA app number) one for the new portables and one for the existing portables. These split submittals were not known to be required at the time the contract was entered into between FFA and PCCD. This effort is also more complicated and extended than previously anticipated as it was not known that the existing Cougar Village portables had not received any DSA approval at all and that their special exemption (to DSA requirements) approval had expired prior to FFA or NBBJ starting work on this project. Additionally this special exemption is no longer a valid means of handling temporary portables and according to DSA should possibly not have been originally granted. Thus, DSA will be requiring full approval and certification of these existing portable units. This additional work includes drawings and meetings as required to understand the specific DSA requirements for the existing portables, how to achieve their approvals, providing the package for submittal of the existing portables, as well as providing the additional drawings and information required for the new portables submittal package. Services to be provided include those by NBBJ and TMAD. We understand that DSA proposes that a structural engineer be hired to provide a review and comparison of the existing portables against current code. This additional service does not include such structural engineering services. Should PCCD wish NBBJ to head up this effort that work would need to be covered under a separate agreement for additional services.

B. Client will compensate NBBJ for the Additional Services based on a lump sum fee of Eighteen Thousand US Dollars (\$18,000), including all consultant fees and reimbursable expenses.

Signers affirm that they are authorized to sign on behalf of the entities they represent.



By Mark B. Steppan, AIA, CSI, NCARB
Senior Associate
For NBBJ LP
cc:

By Dr. Sadiq B. Ikharo Date:
Vice Chancellor for General Services
Peralta Community College District
Accounting

ADDITIONAL SERVICES REQUEST AUTHORIZATION NUMBER 100624.02

Dated November 28, 2011

Between the "Client" Peralta Community College District
Division of General Services
Physical Plant
333 East 8th Street
Oakland, CA 94606

And "NBBJ" NBBJ LP
130 Sutter Street, Second Floor
San Francisco, CA 94104

Additional Services Additional Structural Engineering Review & Report on
the Existing Portables for Current Code Compliance

For the "Project" COA Portables, Swing Space
NBBJ Project No. 100624.02

Under the "Agreement" Professional Services Agreement between PCCD and
NBBJ LP as assigned by Fisher-Friedman Associates

Date of Agreement March 9, 2010

- A. The Client authorizes compensation to NBBJ for the Additional Services described as follows: As discussed with Robert Dias and Johnnie Fudge, the Division of the State Architect (DSA) is requiring that the existing Cougar Village Portables be reviewed by a structural engineer to determine structural compliance with current code versus with the code they were constructed under, as well as a comparison to DSA IR #16-1. The engineer is to write a comparison report which would also show what might need to be updated to bring the existing portable units into compliance. This is being required by DSA if the District wishes to pursue DSA review and approval/certification for the existing Cougar Village portables. Our understanding is that PCCD wishes to pursue this route versus replacing these portables with new ones. This additional work includes site review, drawing review, possible meetings, report writing and delivery of said report to the District. Services to be provided include those by NBBJ and TMAD. Work does not include the actual opening up of, as required, any walls, floors or roofs of the existing units to review actual conditions. This work is to be done by PCCD as requested by the NBBJ/TMAD Team to investigate the existing conditions.

B. Client will compensate NBBJ for the Additional Services based on a lump sum fee of Seven Thousand Eight Hundred US Dollars (\$7,800), including all consultant fees and reimbursable expenses.

Signers affirm that they are authorized to sign on behalf of the entities they represent.



By Mark B. Stepan, AIA, CSI, NCARB
Senior Associate
For NBBJ LP
cc:

By Dr. Sadiq B. Ikharo Date:
Vice Chancellor for General Services
Peralta Community College District
Accounting