

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of January 24, 2012

ITEM # 50

ITEM TITLE:

Consider Ratification of Amendment No. 5 to the Agreement for Architectural Services with NBBJ, LP (formerly Fisher-Friedman Associates) for the Library/Learning Center Project at Merritt College

SPECIFIC BOARD ACTION REQUESTED:

Ratification is requested for Amendment No. 5 to the agreement for architectural services with NBBJ, LP (formerly Fisher-Friedman Associates) for the Library/Learning Center project at Merritt College, in the amount of \$33,000.

ITEM SUMMARY:

The additional services were necessary before the construction project was bid, because the District did not possess complete or accurate existing (“as-built”) building documentation that was required by the architect (NBBJ, LP) to prepare construction documents. It was necessary for NBBJ to go to the site and field survey the existing architectural, mechanical and electrical conditions in order to create construction documents acceptable to the Division of the State Architect and for bidding purposes. This work was incorporated into the contract documents for the Merritt College Library/Learning Center Project, which is currently under construction. Approval of this item and other additional services were requested and received from former Chancellor Elihu Harris in December 2008, during the winter recess period. An amendment for NBBJ was ratified by the Board of Trustees at the subsequent Board meeting of January 27, 2009, but this item of work was not included by the former project manager in the amendment, and thus not formally ratified by the Board. The work was performed by NBBJ, LP at the request of the District, and the work performance and cost have been vetted, reviewed and approved by current Department of General Services’ staff. The architect completed the work in good faith based on previous approval by the District.

The services covered under this amendment included:

- Investigation of existing conditions, taking measurements and verifying as-built drawings furnished by the District
- Preparing measured drawings from field investigations
- Revising inaccuracies and omissions on drawings made from District furnished as-built drawings, based on information from field investigations

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, “Additional space for the college Learning Center,” “HVAC in Library,” “Repair and refurbish Library bathrooms,” “Language listening lab in Library,” “Group Study rooms in Library,” “Program/Event space in Library,” “Remodel ancillary staff rooms in Library,” and “Equipment, technology upgrades, and facility and classroom improvements for the college’s following programs: Science, Child Development, Communications, English as a Second Language at the Fruitvale Education

Center, Art, Ceramics, Landscape Horticulture/Design, **Learning Center**, Liberal Arts, Music, Physical Education/Athletics, and Radiologic Science.”

BACKGROUND/ANALYSIS:

The original agreement with Fisher-Friedman, in the amount of \$273,105, was approved by the Board at the meeting of April 8, 2008. The original project scope included HVAC (heating, ventilating and air conditioning) improvements and the addition of an elevator. Amendments to the agreement were requested as the scope was enhanced and additional design services were necessary.

Previously Board approved amendments include:

- Amendment No. 1, in the amount of \$36,982, approved at the Board meeting of January 27, 2009, provided design services to support IT/networking upgrades to the second and third floors of the Library and acoustical engineering design services. This was an addition to the project scope requested by the college to provide more IT connections for addition computers. Acoustical engineering services were required because the Learning Center was to be located in the basement of the Library at the college’s request, instead of the Building D location.
- Amendment No. 2, in the amount of \$87,800, approved at the Board meeting of February 10, 2009, provided design services for renovations to Building A rooms 120, 128, 129, 130 and 132 to serve as temporary swing space to house the Library until completion of construction of the Library/Learning Center project. This was a separate project, which was bid and contracted for construction separately from the Library/Learning Center project. Design services for the swing space were included as an amendment to the NBBJ agreement for ease of management and as a cost and time savings (as opposed to hiring a new architect who was not familiar with the college’s needs for library swing space).
- Amendment No. 3, in the amount of \$28,722, approved at the Board meeting of April 7, 2009, provided services to revise the construction documents to remove the chiller unit and redesign the systems to use chilled water from a central chilling plant. The original plans included a separate chiller unit for the Library only. Subsequently, the District made the decision to construct a central chiller plant that would serve not only the Library, but also Building Q and the new Science and Allied Health Building. A central chiller plant will be more energy efficient and realize energy cost savings for the District in the long run, as opposed to individual building chiller units.
- Amendment No. 4, in the amount of \$51,000, approved at the Board meeting of February 9, 2010, provided services to modify the construction documents to replace the existing water stained and damaged splined acoustical ceiling system at the second and third floors of the Library with a new acoustical tile ceiling. The existing acoustical ceiling was water damaged and stained. The splined ceiling was obsolete, and the entire ceiling had to be replaced with a new ceiling that will allow individual panels to be replaced if they are damaged. Removing the old ceiling also necessitated replacement of light fixtures to fit the new grids, in compliance with code requirements.

Including this Amendment No. 5, in the amount of \$33,000, the total agreement will be \$510,609. All previous amendments to this architectural agreement were for design services related to college requested changes to the scope of work for the project. A comprehensive approach to project planning has been put in place to avoid multiple amendments on future projects during the planning and design phase to avoid multiple changes as construction proceeds.

DELIVERABLES/SCOPE OF WORK:

Assist with construction coordination for the Library reroofing and cellular antenna projects, which are being performed concurrently with the Library/Learning Center project at Merritt College.

ANTICIPATED COMPLETION DATE:

The services under this amendment have already been performed by NBBJ, LP (as authorized by the Chancellor during a Board winter recess period), and Board ratification of this amendment is now requested.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Ratification is recommended for Amendment No. 5 to the agreement for architectural services with NBBJ, LP (formerly Fisher-Friedman Associates) for the Library/Learning Center project at Merritt College, in the amount of \$33,000.

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: \Dr. Sadiq B. Ikharo\ Date: January 17, 2012
Vice Chancellor for General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: \Dr. Sadiq B. Ikharo\ Date: January 17, 2012
Vice Chancellor for 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* Date: 1-19-12
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 Thi Nguyen* Date: 1-19-12
General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: *Wise E. Allen* Date: 1-17-12
Wise E. Allen, Chancellor