PERALTA COMMUNITY COLLEGE DISTRICT **ITEM #**

Board of Trustees Agenda Report

For the Trustee Meeting Date of January 24, 2012

ITEM TITLE:
Consider Approval of Amendment No. 1 to Independent Contract with Jason Zalinski for DSA Certified Inspection Services for the 860 Atlantic Avenue Swing Space Project

SPECIFIC BOARD ACTION REQUESTED:
Approval is requested for Amendment No. 1 to the independent contract with Jason Zalinski for DSA (Division of the State Architect) certified inspection services for the 860 Atlantic Avenue (Alameda) Swing Space Project, in the amount of $16,500.

ITEM SUMMARY:
This amendment is required because the project schedule was extended. The original Independent Contractor/Consultant Services Contract #14251 dated November 30, 2010, is in the not-to-exceed amount of $102,000.

Board approval is also requested to increase the previously estimated fee for inspection services on this project to the actual amount of the contract including the amendment, which is not-to-exceed $118,500. Historically, each year the Board of Trustees has approved an estimated total for inspection services that are anticipated to be required for construction projects during the year. This was done in an attempt to expedite the delivery of DSA certified inspector services, which are required for all construction projects falling under the jurisdiction of DSA. Because the number of DSA certified, qualified and available inspectors is limited, in the past this annual "blanket" approval has allowed inspections to be hired for projects without requiring a separate Board approval for every project. At the meeting of April 27, 2010, the Board approved staff to contract with DSA certified inspectors as needed for construction projects in the total not-to-exceed amount of $995,000. Separate projects were listed with estimated fees for DSA inspection services. One of the projects included in the approval was the 860 Atlantic Avenue Swing Space Project. DSA inspection services for this project were estimated to be $65,000. Board approval is required to increase this approval amount to the actual contract cost. In the future, Board approval will be requested for DSA inspector services on individual projects, rather than an annual authorization.

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:
Under provisions of the California Code of Regulations 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 Code (Title 24) and accessibility regulations. For each project subject to DSA review, a qualified and certified inspector must be hired by the District and approved by DSA.

DELIVERABLES/SCOPE OF WORK:
The services to be provided as DSA Inspector of Record include:

- Providing DSA Form 5 prior to the beginning of each project
- On-site project inspections
- Preparing daily reports during construction for each project
- Verifying adherence to all DSA regulations for accessibility, fire/life safety and structural compliance
- Reviewing all contractor pay applications,
- Providing support and verified reports (DSA Form 6) for each completed project
- Project closeout

ANTICIPATED COMPLETION DATE:
The 860 Atlantic Avenue Swing Space project is anticipated to be complete by February 29, 2012.

ALTERNATIVES/OPTIONS:
Not applicable.

EVALUATION AND RECOMMENDED ACTION:
Approval is recommended for Amendment No. 1 to the independent contract with Jason Zalinski for DSA (Division of the State Architect) certified inspection services for the 860 Atlantic Avenue (Alameda) Swing Space Project, in the amount of $16,500.

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 Ikharo

(*****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

__X__ 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, Chief Financial Officer

GENERAL COUNSEL (Legality and Format/adherence to Education Codes):

__X__ Legal review required _____ Legal review *not* required

If Legal review is required, determination is: ____ Approved ____ Not Approved

Signature: _____ Date: _____

General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: _____ Date: _____

Wise E. Allen, Chancellor

Jason R. Zalinski

Inspection/Construction Services
2518 Shiells Road
Newman, CA 95360
Phone: (209) 652-9453 Fax: (209) 862-2666
Email: jasonrzalinski@gmail.com
DSA/ORS Cert. #4486

September 26, 2011

Peralta Community College district
Attn: Johnnie Fudge
Physical Plant Dept.
333 East 8th Street, Oakland, CA 94606
510-466-7344 Fax 510-466-7315

Dear Mr., Fudge

I'm sending this proposal per your request for the additional fees to complete the COA Science Dept, & Merritt College Genomics program w/ PCCD 860 Atlantic Ave Alameda project DSA application #01-111032

Additional services are required do to the additional extended schedule of three months plus close out of the project.

Our rate will be $75.00 per hour.
Inspection rate for weekends and/or hours from 6:00 p.m. to 6:00 a.m. There is an additional $30.00 per hour.

We propose to provide this project w/onsite and administrative services of approximately 4 to 8 Hours a day during construction &project close out. Additional 14 weeks & close out equaling 220 hours @ $75.00= $16,500

Which also includes coordinating &monitoring of special inspectors, Observance& inspection of work performed on site and preparation of code related closeout documents.

Project is to be closed out within three months of final punch list. Additional fees will be charged @ present hourly rate for any work after the three months.

DSA projects are subject to DSA approval.

TOTAL ESTIMATED COST $16,500.00

Sincerely,

Jason R. Zalinski