

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of July 17, 2012**

**ITEM TITLE:**

Consider Approval to Enter into an Agreement with Flad Architects for Architectural Services Required for the Building Efficiency for a Sustainable Tomorrow (BEST) Center at Laney College

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested to enter into an agreement with Flad Architects for architectural design services required for the Building Efficiency for a Sustainable Tomorrow (BEST) Center at Laney College, for a not-to-exceed fee of \$593,124.

**ITEM SUMMARY:**

The Building Efficiency for a Sustainable Tomorrow (BEST) Center at Laney College will serve as a training center for sustainable construction practices and a test bed for sustainable technologies. BEST will function as a national model of excellence in the design and construction of high performance buildings. This project will entail two phases. Under this agreement, Flad Architects will provide complete design services through construction administration for the first phase of work, and provide programming and conceptual design for the second phase.

Flad Architects has worked with the Laney College faculty and the District administration to define the conceptual program and project scope for the center. The results of that effort were presented to the Board at the meeting of June 12, 2012. The Board also approved a budget transfer that created a Measure A budget for the first phase.

Phase 1 of the BEST Center will include two “test house” buildings, which are transformable structures that will support practical training for sustainable construction techniques. The “Passiv Classroom” will be constructed adjacent and is intended to meet the rigorous sustainable design criteria for “Passivhaus” certification. The Phase 2 program components will be identified as part of Flad’s design services. They are likely to include additional classroom/instructional areas, energy testing laboratories and high-tech support spaces such as clean rooms. Flad Architects will develop a conceptual program for Phase 2, which will be used to develop a schematic level floor plan and cost estimates. Phase 2 of the BEST Center will be undertaken upon funding availability.

**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, District-Wide Projects, “Solar energy system installation and the retrofitting of existing energy systems,” “Classrooms and facilities to enhance the community outreach capabilities of the district among the numerous ethnic communities living in and served by the District, “and Laney College, “Equipment, technology upgrades, and facility and classroom improvements for the college’s following programs: Biology, Business, Chemistry, CIS, Culinary Arts, Dance, Environment Control Technology, Foreign Languages, Geography, Math, Theater Arts, and Welding.”

**BACKGROUND/ANALYSIS:**

The Flad project team will be led by Principal and Project Manager, Andrew Cunningham. Mr. Cunningham will ensure relevant resources and oversight are brought to the project to deliver a quality product that meets with the District’s expectations and requirements. Design leadership will be provided by Principal Stevens Williams, with additional design support, technical development, and document preparation provided by office staff as needed. Flad will continue to work with faculty and staff to validate the program, with primary focus on functional and technical requirements for the areas that have been established for the project.

The following consultants will assist Flad on this project:

- Civil Engineering: BKF
- Landscape Architecture: Conger Moss Guillard
- Structural Engineering: KPW Structural Engineers
- Mechanical, Electrical and Plumbing Engineering: Interface Engineering,
- AV Engineering: TEECom
- Passivhaus Certification: Essential Habitat

**DELIVERABLES AND SCOPE OF WORK:**

Flad Architects will deliver a complete set of project specifications and a full set of DSA approved construction documents for Phase 1, and a conceptual program for Phase 2, which will be used to develop a schematic level floor plan and cost estimates.

**ANTICIPATED COMPLETION DATE:**

The anticipated completion date of this project is June 2014.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended to enter into an agreement with Flad Architects for architectural design services required for the Building Efficiency for a Sustainable Tomorrow (BEST) Center at Laney College, for a not-to-exceed fee of \$593,124.

**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 Ikharo

**DOCUMENT PREPARED BY:**

Prepared by: Dr. Sadiq B. Ikharo Date: July 5, 2012  
Vice Chancellor for General Services

**DOCUMENT PRESENTED AND APPROVED BY:**

Presented and approved by: Dr. Sadiq B. Ikharo Date: July 5, 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: Ronald Gerhard Date: 7-12-12  
Ronald Gerhard, Vice Chancellor of Finance

**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: 7-12-12  
General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

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

Signature: José M. Ortiz Date: 7-10-12  
José M. Ortiz, Chancellor