

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

ITEM #

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: _____
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: _____
General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: José M. Ortiz Date: _____
José M. Ortiz, Chancellor

~~28 June 2012~~
2 July 2012

Flad Architects

Ms. Atheria Smith
Peralta Community College District
333 East 8th Street,
Oakland,
CA 94606

650 California Street
8th Floor
San Francisco, CA 94108
P 415 398-1600
F 415 398-1606
www.Flad.com

Re: Proposal for Design Services
Laney College BEST Center
Flad Project No. 12294-00

Dear Ms Smith

The Building Efficiency for a Sustainable Tomorrow (BEST) Center at Laney College has a twofold purpose. It 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. We are very pleased to have been considered as part of the team for this project and grateful for the opportunity to contribute to such an important and forward looking undertaking.

Project Approach

As described by the Peralta Community College District at our meeting on 23 May 2012, construction of the BEST Center will be undertaken in two phases. As directed by the District, Flad Architects has prepared this proposal to provide complete design services through construction administration for the first phase of work, and to provide programming and conceptual design for the second phase.

Services for Phase 1 will require a comprehensive effort for Flad Architects and our consultants to advance the design, produce contract documents suitable for bidding, and provide support during construction. Consistent with work performed within the California Community College system, the project is subject to DSA review and approval. As discussed, we understand that consistent with district policy, the project will be LEED® certified and that in addition, the classroom component will be certified under the Passivhaus™ program.

The Flad team with those same consultants will contribute to Phase 2 definition, with scope as further described elsewhere in this proposal. The general intent is to provide information suitable to define the scope of work, support a conceptual cost estimate and prepare illustrations to generate support by potential donors and for use in the next bond campaign.

Services Previously Performed under the Initial Authorization

Understanding the urgent need for review and approval by the Peralta Board of Trustees on 12 June, Flad submitted an interim proposal for professional services. Flad then worked with Laney College (the College) faculty and the Peralta Community College District (the District) administrative personnel to define the conceptual program and project scope, and continued to work with faculty and staff to ensure that these materials generally reflect expectations. The results of that effort were transmitted to Board members as a report for review on 6 June 2012. Selected text and illustrations from the report were then presented at the public meeting and the project was approved by the Board on 12 June.

As recommended by the District, these services were performed under an initial lump-sum, not-to-exceed contract of eighty thousand dollars (\$80,000) to facilitate our immediate start on the project. (Correspondence from Andrew Cunningham, Flad Architects to Atheria Smith, Peralta Community College District, 29 May, 2012). This proposal supersedes that initial authorization and the services performed under that arrangement have been included as part of the overall compensation for design services covered by this proposal.

Project Description

The BEST Center will be located at the northern boundary of Laney College, fronting East 10th Street. This location is adjacent to the current instructional and training areas for the college's Building Performance Institute (BPI) and associated construction programs. The site is currently occupied by the college's tennis courts. Removal, replacement or integration of these sports facilities will be studied as a part of design services for this project. Design and construction of the BEST Center will be undertaken in two phases, described as follows:

Phase 1 will occupy the area of two tennis courts closest to the BPI, with program elements arranged for optimum solar orientation and site access. The scope includes two conjoined "Test Houses"-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 design will illustrate the key principles of that system and general considerations for high-performance building. Site development will include utility connections, hardscape improvements to provide access, and dedicated area to accommodate sustainability considerations including open space, and stormwater storage and treatment. The scope of Phase 1 construction is generally as described in Flad's "Laney College Sustainable Building Center" Report, (Draft for Review, 5.22.2012). As recommended by that report, we understand that total project funds of \$4.5M have been allocated for the anticipated scope of work.

Phase 2 construction will be located adjacent, on the area occupied by the remaining six tennis courts. The specific program components will be identified as part of Flad's design services. From initial

discussion with faculty, these components are likely to include additional classroom/ instructional areas, energy testing laboratories and high-tech support spaces such as clean rooms. It is the Districts' initial expectation that the building area will occupy about thirty thousand (30,000) gross square feet and that total project costs require an anticipated additional allocation of about \$25M.

Project Team

The Flad project team will be led from our San Francisco office. Principal and Project Manager, Andrew 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 San Francisco office staff as needed. We have selected the following consultants:

Civil Engineering: BKF
Christopher Mills, PE, Project Manager

Landscape Architecture: Conger Moss Guillard, San Francisco,
Chris Guillard Principal in Charge

Structural Engineering: KPW Structural Engineers, Oakland, CA
Jon Kiland SE, Principal in Charge

Mechanical, Electrical and Plumbing Engineering; Interface Engineering, San Francisco, CA
Rick Russell PE, LEED AP, Principal in Charge

AV Engineering: TEECom
David Marks, Principal in Charge

Passivhaus Certification: Essential Habitat, Fairfax CA
Graham Irwin, CPBD, CGBP, LEED AP, Principal in Charge

Cost Estimating Services: TBD Consultants
Gordon Beveredge, Principal in Charge

Scope of Services, Phase 1

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. Phase 1 services include the preparation of all documentation required for review and approval by the District and by the Division of the State Architect (DSA).

Since the project is initiated using District funds, we understand that the preparation and submittal of pre-design documents- an Initial Project Plan or a Final Project Proposal (COBCP) is not required. Flad's Design services will be initiated by a validation of the Program followed by Schematic Design and Design Development.

This proposal assumes that review by the Chancellor's office is not required at this milestone, and that a Preliminary Plans set will not be issued. The work will however, meet the guidelines established by the State "Facilities Planning Manual, Project Design and Approval Checklist" and will be coordinated with DSA by informal, over-the-counter review.

Following review and approval by the District, Flad and consultants will prepare Construction Documents. This set will be submitted for formal review by DSA. After response to comments and incorporating any required changes, Flad will assist the District in the Bidding and Award of Contract, and provide support during Construction.

We have based the scope of services described above on the standard AIA contract (attached). In addition to the services defined in that document, this proposal includes services as necessary to meet the sustainability goals that have been established for this project.

- By District policy, all new construction is required to certify in the Leadership for Energy and Environmental Design® (LEED) program. From initial study, we do not foresee any impediments to achieving the LEED Silver rating required by the policy. This proposal assumes that a District official will serve as project administrator, supplying owner-specific information where required.
- Passivhaus™ Certification is a specific goal of the instructional program and has been assumed by this proposal. Certification will be administered by a specialist in this program.

Scope of Services, Phase 2

Flad will develop a conceptual program through user meetings and will coordinate with the District and Building Steering Committee to align scope with budget. Assigned areas will be validated with State space allocations for the District and with the College's Educational and Facilities Master Plan. These initial findings will be validated in the subsequent design phase to include key adjacencies and room needs through the use of verification sketches and block diagrams.

The conceptual program will be used develop a schematic level floor plans and to inform the exterior appearance of the building. Graphic materials to be prepared will include:

- Program Summary including Room Diagrams and Technical Data Sheets
- Campus Location Plan
- Site Plan to indicate the extent of Phase 2 construction
- Building Floor Plans showing the location and relationship of Program Areas

- Building Sections to describe sustainable design features and conditioning strategies
- Building Elevations to describe the proposed appearance and major construction materials
- Two exterior renderings to communicate the scale and general character of the project and three interior views depicting the program areas
- Civil Engineering will review site conditions to indicate evident issues for access, utilities, and storm water control. Findings will be provided in narrative (report) format.
- Landscape Architect will prepare one illustrative site plan showing the extent of paving and major planting
- Structural Engineers will review the proposed design for constructability and provide a narrative describing general requirements and recommended structural systems
- Mechanical Electrical and Plumbing will review the proposed design and provide a narrative describing general requirements those building systems, including measures for net-zero energy and net-zero water consumption.
- Estimates describing the anticipated total project costs needed to complete the design and to carry the project through construction
- A preliminary Checklist to demonstrate measures needed for compliance with certification under the “Living Building Challenge”

Project Duration

- We assume Phase 1 and Phase 2 to start on the same date. Phase 2 is eight week long and will parallel Phase 1’s programming (2 weeks) and schematic design phase (6 weeks).
- We assume Phase 1’s programming, schematic design, design development, and construction document phase to be continues without breaks in between. This design period is assumed to span twenty-four weeks.
- We assume design development phase will be six week long and construction document phase will be ten week long.
- At the end of construction document phase we will submit documents to DSA for review.
- We anticipate the Owner will have very limited need for architectural services during DSA’s review period. We will reengage as soon as review comments are issued by DSA.
- We will respond to DSA comments and issue bid/construction documents within two weeks.
- We will assist the Owner during bid, which we assume to take four weeks.
- We assume construction to take fifty weeks, during which time we will attend construction meetings on site up to a maximum of twenty-four times, including punch list and post punch list back check.

Assumptions

The design team’s scope of work will be based on the above project definition including the following assumptions:

- The project scope and general configuration of Phase 1 buildings will be generally as depicted in the conceptual design illustrations and as further defined in this proposal.
- It is assumed that the project is consistent with the District's Physical Master Plan. Services to demonstrate CEQA compliance are not included with this proposal.
- No environmental services including biological and cultural investigation and traffic studies are included in this proposal.
- Design work outside the Phase 1 site area, such as ADA compliance evaluation, is not part of our proposed scope of services.
- Geotechnical services are not included in the scope but may be required if determined by civil or structural review.
- Services to investigate or remediate Hazardous waste are not included with this proposal.
- This proposal does not include consultant services for the design of audio-visual systems. We will separately propose for these services after defining faculty expectations for instructional technologies and integrated media.
- The proposed schedule assumes that the College will provide timely input and decisions.
- All review meetings will be held at the District offices in Oakland, CA.
- We will provide meeting minutes as part of our basic services during programming, schematic design, design development and construction document phase. We assume the general contractor will provide meeting minutes during the construction period.
- Final documents for each design phase will be provided electronically or on disk to the District for record. If printed copies of review documents are required during the design process, we will provide up to two copies for the Owner. Printing for bid or construction is not included.
- Record drawings are not part of our basic services. We assume the general contractor will be responsible for providing final record drawings to the Owner.

Compensation

Total design fees for Phase 1 and Phase 2 services is \$593,124 inclusive of all services for architectural, engineering, certification and cost estimating as well as reimbursable expenses. The fee schedule below shows the division of labor by discipline and by phase, and the associated costs. In addition Attachment A provides a detailed summary for each Flad team member's tasks, hours, and fee for both Phase 1 and Phase 2.

The labor fee will be a Not-to- Exceed sum and will be invoiced monthly based on the actual hours spent on the project. Expenses will be charged at cost with no mark up, and include the cost of document reproduction and mail/messenger services as well as site visit related travel expenses.

PHASE 1: Compensation for Services

Flad Architects

Programming	\$ 10,000
Schematic Design	\$ 25,000
Design Development	\$ 25,000
Construction documents	\$ 100,000
Bid and Construction Observation	\$ 42,000
<u>Contingency</u>	<u>\$20,000</u>
Total Basic Services (Phase 1)	\$ 222,000
Total Reimbursable Expenses	\$20,000
Flad Architects (Phase 1) Total	\$242,000

Consultants to Flad

Civil Engineering, B K F

Schematic Design	\$ 5,600
Design Development	\$ 8,400
Construction Documents	\$ 17,100
<u>Bid and Construction Observation</u>	<u>\$ 5,700</u>
Total Basic Services (Phase 1)	\$ 36,800

Landscape Architecture, C M G

Programming	\$ 2,000
Schematic Design	\$ 14,000
Design Development	\$ 20,000
Construction documents	\$ 30,000
<u>Bid & Construction Observation</u>	<u>\$ 5,000</u>
Total Basic Services (Phase 1)	\$ 71,000

Structural Engineering, K P W

Schematic Design	\$ 3,000
Design Development	\$ 3,000
Construction Documents	\$ 7,000
<u>Bid & Construction Administration</u>	<u>\$ 5,000</u>
Total Basic Services (Phase 1)	\$ 21,000

MEP Engineering, Interface

Programming/ Predesign	\$3,817
Schematic Design	\$ 4,859
Design Development	\$ 17,354
Construction Documents	\$ 27,765
<u>Bid & Construction Administration</u>	<u>\$ 15,619</u>
Total Basic Services (Phase 1)	\$ 69,414

Passivhaus Certification, Essential Habitat

Design Review & Implementation	\$ 3,600
Certification Documents	\$ 9,000
<u>Bid & Construction Administration</u>	<u>\$ 2,400</u>
Total Basic Services (Phase 1)	\$ 15,000

Cost Estimating, T B D

Program Cost Model	\$3,000
Schematic Design Estimate	\$6,500
Design Development Estimate	\$8,000
<u>Construction Document Estimate</u>	<u>\$8,000</u>
Total Basic Services (Phase 1)	\$ 25,500

Total Design Team Compensation (Phase 1) = \$480,714

PHASE 2: Compensation for Services

Flad Architects

Programming & Concept Study	\$ 48,910
<u>Contingency</u>	<u>\$10,000</u>
Total Basic Services (Phase 1)	\$ 48,910
<u>Total Reimbursable Expenses</u>	<u>\$4,000</u>
Flad Architects (Phase 2) Total	\$62,910

Consultants to Flad

Civil Engineering, B K F

<u>Conceptual Design Assistance</u>	<u>\$ 12,400</u>
Total Basic Services (Phase 2)	\$ 12,400

Landscape Architecture, C M G

<u>Schematic Design</u>	<u>\$ 15,000</u>
Total Basic Services (Phase 2)	\$ 15,000

M E P Engineering, Interface

<u>Conceptual Design Assistance</u>	<u>\$ 7,800</u>
Total Basic Services (Phase 2)	\$ 7,800

Structural Engineering, K P W

<u>Conceptual Design Assistance</u>	<u>\$ 3,000</u>
Total Basic Services (Phase 2)	\$ 3,000

Cost Estimating, T B D

Program Cost Model	\$3,800
<u>Concept Study Estimate</u>	<u>\$7,500</u>
Total Basic Services (Phase 2)	\$ 11,300

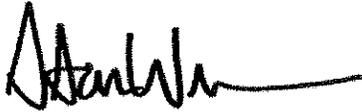
Total Design Team Compensation (Phase 2) = \$112,410

Peralta Community College District
July 2, 2012
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Please refer to Attachment B for a graphic summary of project site location and preliminary design concept for BEST.

We are very pleased to have this opportunity. Should you have any questions regarding this proposal, please contact me at 415-614-4902 to discuss.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Stevens Williams', with a long horizontal flourish extending to the right.

Stevens Williams, AIA, LEED AP
Principal

Attachments:

Attachment A – Architectural Design Tasks, Hours & Fee Summary

Attachment B – Graphic Summary of Site and Preliminary Design Concept