



**PERALTA COMMUNITY COLLEGE DISTRICT  
Office of General Services**

**Date:** February 26, 2013  
**To:** Chancellor Jose M. Ortiz  
**From:** Dr. Sadiq B. Ikharo, Vice Chancellor for General Services  
**Subject:** Project Update – 860 Atlantic Avenue

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**Project Background**

CALTRAN and the City of Alameda determined the need for an access road to the new proposed development at Alameda Bay Point Landing that is located the west of College of Alameda. This need expressed by the City of Alameda and supported by CALTRAN resulted in acquisition of land swap for property exchange. The 860 Atlantic Avenue property was an acquisition by Catellus Property Developer from Legacy Partners Commercial, LLC. Before the land swap of the 860 Atlantic Avenue property, Buildings 'C' & 'D' at College of Alameda (COA) housed classrooms and labs for the liberal arts and science programs, which occupied about 49,000 assignable square footage area. After the property assessment, the District acquired a 25,000 square footage building (860 Atlantic Avenue) to serve as interim housing for the laboratory rooms at College of Alameda during the drop and replacement of Buildings 'C' and 'D' construction project. This facility was earmarked to also provide interim housing for the Merritt College Genomics Program during the programming and construction of the new Science and Allied Health Building at Merritt College. Buildings 'C' & 'D' will be a dropped and replaced with a brand new facility that will jointly be utilized by Merritt College and COA, that is mutually beneficial and accepted by both colleges.

The property was valued at \$7.5 million at the time of the land swap between the District, City of Alameda, and Catellus Property Developer. The City of Alameda made a commitment to the housing community located west of College of Alameda and Catellus to provide a road access. Catellus purchased the 860 Atlantic Avenue property for the land swap; in exchange the District gave Catellus and the City of Alameda road access (Stargell Avenue) through an easement a portion of the College of Alameda land. Before the land swap, the following property analysis and studies were completed:

- 1) Property Assessment-PCR (Phase 1)
- 2) Executive Summary on the proposed building improvements and deficiencies
- 3) Environmental Assessment
- 4) Seismic Evaluation Report

The District used Measure 'A' bond funds to complete the tenant improvements, which was approved by the Board of Trustees in May 2009. Measure A funding for property acquisition is an acceptable bond use under the language that was approved by the voters of North Alameda County. The District solicited the architectural services of Fisher & Friedman Associates to undertake the design and manage construction for the project. Fisher & Friedman Associates was purchased by NBBJ (project was reassigned to NBBJ) and a contract was awarded for architectural designer services. Cal-Pacific Construction Inc. was awarded a contract for construction work and W.J. Robinson was awarded a contract for



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construction management. Jason Zalinski was awarded a contract to provide DSA certified inspection services.

### CONSTRUCTION PROJECT

The 860 Atlantic Avenue building is currently being used as a swing space for various programs for both Merritt and College of Alameda. The property assessment identified that the property required construction modifications in order to be suitable for intended usage. The property was recommended for acquisition because it was in close proximity to the COA, condition of the property as an existing lab facility was a plus. As a result, on April 7, 2009, the Board of Trustees approved a Measure 'A' budget allocation for tenant improvements, in the not-to-exceed amount of \$4,156,500.

### Scope of work

**Architectural Services:** On November 11, 2008, the Board of Trustees (BOT) approved for the District to award a professional contract for architectural services to Fisher & Friedman Associates, later assigned to NBBJ. Under this contract, the consultant provided the following work:

- First Task - The Property Condition Report (PCR) addressed the basic conditions and deficiencies of the building including code problems with the intent to meet the Field Act of 1938 as required by the Division of State Architect (DSA) structural/seismic, mechanical, plumbing, electrical telecommunications, and security and fire suppression systems. This task was completed on 06/24/2008.
- Second Task-They provided professional design services, which included combined schematic design/design development phase, construction documents, bidding, and construction administration. Space planning layouts were completed to determine how best to renovate the 860 Atlantic Avenue property.

NBBJ submitted the architectural contract document (drawing and specifications) to the Division of State Architect (DSA) and they were approved on April 28, 2010. In May 2010, the District solicited bids for the selection of vendor/contractor for this project.

**Construction Management:** On May 12, 2009, the Board of Trustees approved a contract in the amount of \$176,352 for W.J. Robinson & Associates Inc. Under Amendments No. 1 and No. 2 (approved by the BOT on April 12, 2011 and October 25, 2011), the company continued to provide their services. At the February 12, 2013 meeting, the Board approved Amendment No. 3 for an extension of their construction management services for a period from June 28, 2012 through June 30, 2013. The company's scope of work included, but was not limited to:

- Completed field surveys and developed preliminary scope of work
- Assisted in the design and bidding process for the project, and final close-out with DSA.
- Continued removal and relocation of laboratory furnishing from the main campuses of the College of Alameda and Merritt College



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- Finalized the building systems commissioning
- Coordinated furniture moves for remaining departments

**Construction Work:** Cal-Pacific Construction Inc. was awarded a \$4.26 million contract to complete the tenant improvements, which was approved by the Board of Trustees on September 28, 2010. For this project, the Board of Trustees approved a Measure 'A' budget allocation at the May 12, 2009 meeting. The demolition and construction work on the existing building started on September 15, 2010. As construction work was on-going, building inspection occurred throughout the construction period.

### **The following tenant improvements and demolition work were completed on the project:**

- The property was renovated as a swing space for the College of Alameda (COA) Science Departments and the Merritt College Genomics Program.
- Existing research and development laboratory rooms around the perimeter of the building were combined into larger classroom-lab spaces for the COA programs.
- Offices were demolished to make room for shared classroom spaces.
- In the center of the building, a corridor, some small spaces and offices were reconfigured into teaching and lab spaces for the Genomics Program.
- New larger restrooms were created and new mechanical and telecom systems were provided. Electrical, lighting and plumbing systems were a hybrid of existing and new.
- Labs and classrooms swing spaces were added for COA "C" & "D" Building.
- Restroom facilities were upgraded to comply with ADA & Title 24 requirements, which included HVAC, fire/life safety, finishes, parking and all ancillary spaces.
- Network equipment and data connection were installed to support electronic devices (i.e., printers, computers, copying machines, security systems, etc.)
- Laboratory furniture and equipment were installed to support the Merritt College Genomics Program.
- Demolition and construction of interior walls and ceilings, and floor upgrades were completed.
- Existing doors were relocated and new doors, frames, and hardware were installed.
- Existing equipment and fixed furniture from COA were relocated and installed.
- The existing parking lot was redesigned to provide five (5) new disabled parking spaces.
- The existing HVAC system was replaced.

### **Project Completion Date**

The project's final completion date was October 31, 2012. The Notice of Completion for the project was officially recorded by the County of Alameda on October 22, 2012. As noted on the Notice of Completion, the contract completion was dated August 31, 2012.

### **Merritt and COA Move-In, Usage, and Occupancy**

#### ***Biology Department:***

- Biology Department of COA is scheduled to move-in this summer, June 2013. Ten (10) Biology courses will be offered, servicing about 400 students.

#### **Furniture Move-In:**

- The furniture was installed in the facility for the Biology Department. Some has yet to be wired electrically. Those items at the College of Alameda Biology Department to



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be relocated to the facility have not yet been moved and will not be until the new furniture installation and wiring are finished.

### ***Chemistry Department:***

- The Chemistry Department moved into the building in July 1, 2011.
- Currently, there are five (5) chemistry courses offered (Chem 1A, Chem 1B, Chem 30A, and Chem 50) with 180 students enrolled.
- Course HLTOC 202 meets on Saturdays with 60 students enrolled.

#### Furniture Move-In:

- Temporary classrooms furniture was provided for the Chemistry Department to start classes until the permanent furniture arrived in early August, 2012. The existing lab furniture was used by the Chemistry Department.

### ***Genomics Program:***

- The Program moved into the facility in December 2012. This move is complete with the exception of ongoing supplies necessary for the program (boxes of supplies, etc.).
- The Medical Genomics program will start in Fall 2013 (August).
- During the summer of 2013, BIOSC 061-Sequence Analysis Using MacVector and BioSc 32-Good Laboratory Practices courses will be offered.
- The BioSc 37 course will be offered on February 23<sup>rd</sup> (Spring 2013) with 20 students enrolled. A second section of BioSc 37 will be offered after Spring Break to develop the Histotech program.
- Two (2) more courses will be offered in summer of 2013 to service 20-40 students for the first cohort course.

#### Furniture Move-In:

- Furniture deliverables was on time and were setup in classrooms in early August, 2012.

### ***Physics Department:***

- The Physics Department is scheduled to move-in this summer, June 2013.

### **Space Sharing**

Currently, Merritt College shares the 860 Atlantic Avenue building with College of Alameda, but they can use the shared lecture classrooms. Although Merritt does not mind sharing their classrooms, they prefer not to share their lecture classrooms with anyone because the lab space and equipment are for a special use and can be damaged as easily.

### **Security**

The District's Police Services patrol this premises four times a day between 8:00 a.m. through 10:00 p.m. The District's Safety Aide Security personnel also provide security coverage between the hours of 8:00 a.m. and 10:00 p.m.

### **Transportation**

The City of Alameda applied for and received a bus transportation grant from the Bay Area Metropolitan Transportation Authority to decrease the amount of carbon dioxide (CO<sub>2</sub>) in



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the Posey Tube (environmental sustainability). A bus was hired that is called Estuary Crossing Shuttle. This shuttle started in August of 2011 and it has been renewed on an annual basis. The total ridership as of December 2012 was about 2105 riders. The shuttle runs between the Lake Merritt BART Station across the street from Laney College on Fallon Street to 860 Atlantic Avenue property, via the COA campus and back to the BART Station. The ridership has increased from 167 per day to 436 as of February 6, 2013 (according to Gail Payne of the City of Alameda Transportation division). About 85% to 90% of the riders are COA and Merritt students. It is envisaging that when this facility is fully operational that this number might increase. It is of tremendous value to our students that have come to depend on it.