

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of February 26, 2012

ITEM #

ITEM TITLE:

Consider Approval of Amendment No. 1 to the Agreement for Architectural Services with Murakami/Nelson Architectural Corporation for the Six-Month Modernization Project at Berkeley City College.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 1 to the agreement for architectural services with Murakami/Nelson Architectural Corporation for the Six-Month Modernization Project at Berkeley City College, in the not-to-exceed amount of \$10,000.00.

ITEM SUMMARY:

Murakami/Nelson Architectural Corporation already completed the first submittal of architectural plans to the Division of State Architect (DSA). Architectural plans must be submitted to DSA as required by California's Statutes, Title 24 Regulations, DSA Policies, DSA interpretations of regulations, and DSA checklists related to accessibility for persons with disabilities. Under the plan review jurisdiction of DSA for community colleges, DSA provided more comments on the architectural plans for additional corrections. Under this Amendment No. 1, the architect will correct these comments from DSA and address other design items for the project.

The following are additional services to be provided by the architect:

- Incorporate the audio visual design by the District's consultant, Rosen Goldberg Der & Lewitz, for smart classroom Phase 3 areas
- Revise the cabinetry design at the 4th and 5th floors of the Art and Science labs due to changes in existing conditions between the design and construction phases
- Make miscellaneous design changes due to curriculum program changes
- Complete design review, coordination meetings, phone calls, and emails as related to the project
- Make corrections to related items per comments from DSA
- Complete DSA submittal and approval of new work
- Perform additional project administration services for the new work and close-out project

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, Berkeley City College, "Science Lab upgrades," "Remodeling classroom space," and "Equipment, technology upgrades and facility and classroom improvements for the college's following programs and proposed programs: American Sign Language, Biotechnology, Business, Computer Information Systems, Disaster Preparedness, Fine and Applied Arts, Global Studies, International Trade, Multimedia Arts, Social Services Paraprofessional, Travel and Tourism Industry, Foundations (Basic Skills), Network Administration, Teacher Preparation, International Studies and High School Honor's Courses (Advanced Placement)

BACKGROUND/ANALYSIS:

Murakami/Nelson Architectural Corporation was selected from the Board approved short list of architectural firms. The firm has provided architectural services for the Berkeley City College Build-Out Phase 3 project, which is currently under construction. Under the original contract, the company completed architectural and sub-consultant design services for work requested by Berkeley City College. The original agreement with the firm in the amount of \$29,400 was approved by the Board at the meeting of June 26, 2012. Including this amendment request, the total not-to-exceed contract amount will be \$39,400 for all contracts.

The consultant has completed the following design scope of work:

- Added outlets in the 5th floor student lounge and AV level 3 upgrade to the Auditorium Room 125
- Presented electrical and data outlets on the south wall as an additive alternate to the bid Room 165
- Aligned new electrical and data outlets to the furniture in the wall and/or provide power and data in the furniture systems
- Added a door between Room 324 and 321A, modified electrical wiring, and changed the lockset at an existing door to Room 321A
- Installed hand dryers in large men's and women's restrooms on the ground floor, 1st, 2nd 3rd, 4th, and 5th floors
- Obtained DSA approval for the construction plan
- Assisted with the bidding of the project and attended the pre-bid meeting

DELIVERABLES/SCOPE OF WORK:

The following scope of work will be provided by Murakami/Nelson under this Amendment No. 1:

- Incorporate the audio visual design by District's consultant, Rosen Goldberg Der & Lewitz, for smart classroom Phase 3
- Revise cabinetry design at the 4th and 5th floors of the Art and Science labs due to changes in existing conditions between the design and construction phases
- Make miscellaneous design changes due to curriculum program changes
- Complete design review, coordination meetings, phone calls, and emails as related to the project
- Make corrections to related items per comments from DSA
- Complete DSA submittal and approval of new work
- Perform additional project administrative services for the new work and close-out project

ANTICIPATED COMPLETION DATE:

May 2013

ALTERNATIVES/OPTIONS:

There is no responsible alternative to the approval of this Amendment No. 1.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for Amendment No. 1 to the agreement for architectural services with Murakami/Nelson Architectural Corporation for the Six-Month Modernization Project at Berkeley City College, in the amount of \$10,000.

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 Ikhara

DID A BOARD STANDING COMMITTEE RECOMMEND THE ITEM? YES _____ NO X

IF "YES", PLEASE INCLUDE THAT INFORMATION IN YOUR SUMMARY.

DOCUMENT PREPARED BY:

Prepared by: Dr. Sadiq B. Ikharo Date: Feb. 14, 2013
Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: Feb. 14, 2013
Vice Chancellor of 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: _____ Date: _____
Ron Gerhard, Vice Chancellor for Finance and Administration

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: _____ Date: _____
Thuy Thi Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

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

November 26, 2012

Ms. Claudette Brero-Gow
Peralta Community College District
333 East 8th Street
Oakland, California 94606

Re: Berkeley City College Build-Out – Phase 3:
Additional Services Proposal for Audio Visual and Miscellaneous changes

Dear Claudette,

We are submitting a fee proposal for additional services as discussed at our meeting on October 31, 2012. Additional services will include the following changes to the scope as requested by PCCD.

- Incorporation of Audio Visual design by PCCD's consultant, Rosen Goldberg Der & Lewitz, at Phase 3 areas.
- Revised cabinetry at 4th and 5th floor Art and Science labs due to changes in existing conditions between the design and construction phases.
- Miscellaneous design changes due to program changes.

We will include the following services if required for the added scope changes:

1. Design review and coordination meetings, phone calls, emails
2. Changes to related items already approved by DSA
3. DSA submittal and approval of new work
4. Additional construction administration services for the new work

We have expended \$5,400 to date and estimate that total fees for us and our consultants will be \$10,000. We proposed keep track of our time separately and to bill hourly for these services.

I hope this fee is seen as reasonable. Thank you for your consideration of our proposal.

Sincerely,
murakami/Nelson


John S. Nelson, Architect, AIA, LEED^{AP}
President

Cc: Johnnie Fudge – PCCD Project Manager

Professional Services

PROFESSIONAL SERVICES PERFORMANCE EVALUATION FORM

To be completed by College President and Business Manager for consideration of contract renewal.

Location District BCC COA Laney Merritt

Vendor Murakami/Nelson Architectural Corporation ICC # _____

Vendor Number _____ Date: February 12, 2013

CONTRACT INFORMATION

Contract Title	Six-Month Modernization Project at Berkeley City College
Funding	Measure A
Term of Performance	June 26, 2012 – June 30, 2013
Vendor's key personnel	Lorna Dare - Zebediah Butscher

Original contract amount	\$29,400
Amendments	\$10,000
Change Orders and Percentages (%)	
Final contract amount	\$39,400

SCHEDULE & BUDGET – Did vendor meet realistic schedules and was deliverables within budget? Yes No (Explain)

PERFORMANCE RATING SCORE

Provide a score for each criteria with 5 being the highest and 1 the lowest.
 5 = Outstanding 4 = Great 3 = Good 2 = Improvement Needed 1 = Unacceptable

Work performed in compliance with contract terms, scope of work and Peralta's expectations	3
Deliverables provided, as required	3
Staff availability and accessibility	3
Staff professionalism	3
Customer service	3
Verbal Communication – understood directions and instructions clearly	3
Prompt and effective correction of situations and conditions	3
Documentation records, receipts, invoices and computer generated reports received in a timely manner and in compliance with contract specifications	3
TOTAL SCORE:	24

OVERALL PERFORMANCE: Outstanding Great Good Improvement Needed Unacceptable

Professional Services



Peralta Community College District, Department of General Services

(510) 466-7346 • sikharo@peralta.edu

Would you recommend this Vendor again? Yes No (*Explain*)

Deliverables –Contract deliverables were met? Yes No (*Explain*)

COMMENTS

Please provide on a summary or any unusual circumstances affecting this consultant's performance. (Include extra sheets if, necessary.)

Please provide on overall performance summary. (Include extra sheets if, necessary.)

the project is still in progress however, the work to date has been very good.

APPROVAL SIGNATURES

1. Project Manager

X

Signature

Date

Print Name

Phone

2. Director of Capital Projects

X

Signature

Date

Johnnie Fudge

510 466-7213

Print Name

Phone

3. Vice Chancellor of General Services

X

Signature

Date

Dr. Sadiq B. Ikharo

510 466-7336

Print Name

Phone