

**PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of JANUARY 21, 2014**

ITEM TITLE:

Requesting Approval and Acceptance of Independent Contractor/Consultant Agreement with the MAAS Companies, Inc. for Project Planning Review studies for the Laney Student Center Renovations, Library and LRC, Merritt College Allied Health Center and College of Alameda Building C & D in the amount of \$57,500 from January 22, 2014 to March 10, 2014.

SPECIFIC BOARD ACTION REQUESTED:

Consider the Acceptance and Approval of Independent Contractor/Consultant Agreement with the MAAS Companies, Inc. for Project Planning Review studies for the Laney Student Center Renovations, Library and LRC, Merritt College Allied Health Center and College of Alameda Building C & D in the amount of \$57,500 from January 22, 2014 to March 10, 2014.

ITEM SUMMARY:

A formal Request for Qualifications/ Proposals was conducted for Project Planning and Review studies. A total of sixteen firms attended the pre-proposal meeting, and three firms responded to the RFQ/RFP. A panel was convened to evaluate the proposals based on their submitted responses to Qualifications and Experience, Client References, Plans and Approach, Pricing, Environmentally Sustainable Procurement, SLBE affiliation and RFQ Responsiveness. After a detailed analysis and review, MAAS Companies, Inc. of Orange County was the highest ranking vendor. The average scores are summarized below:

Vendors	Average Score
MAAS Companies, Inc.	231
Tbp Architecture	226
WLC Architects	178

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

MEASURE A

BACKGROUND/ANALYSIS:

Serving in its capacity for the past twenty-six years, MAAS Companies Inc. is a multi-faceted, planning, development and management company specializing in services to educational institutions, including community colleges, four-year colleges and universities, elementary and secondary districts, cities and counties. The Company is highly regarded by the California Community Colleges Chancellor's Office, State Department of Finance and the California Post-Secondary Education Commission. MAAS Companies, Inc. has experience working with the District in various capacities which includes updating of the Educational and Facilities Master

Plan, preparing IPP's, FPP's, Five-year Capital Construction Plans and the annual space inventory report.

Whereby, MAAS Companies, Inc. was the bidder that best met the evaluation criteria and had the highest average score. Further, MAAS Companies, Inc. is recognized as having extensive experience in both planning and managing the construction of education facilities throughout the State of California and it's long history and understanding of not only the District, but also campuses will provide for a seamless transition and result in saving time and resources for the District. Lori O'Keefe is the President & Educational Consultant of MAAS Companies, Inc. and Jeff Kellogg is the Educational Consultant and Project Liaison.

DELIVERABLES AND SCOPE OF WORK:

MASS Companies, Inc. will provide deliverables as outlined below in order to develop a logical and systematic study as well as respond to the District's objectives for each of the four projects (Laney Student Center Renovations, Library and LRC, Merritt College Allied Health Center and College of Alameda Building C & D) as follows:

- A. Data Gathering
- B. Data Evaluation
- C. Project Report

The final report will draw conclusions and make observations relative to the Goals and objectives of the study.

ANTICIPATED COMPLETION DATE:

March 10, 2014

ALTERNATIVES/OPTIONS:

N/A

EVALUATION AND RECOMMENDED ACTION: Recommend the Approval and Acceptance of the Independent Contractor/Consultant Agreement with the MAAS Companies, Inc. for Project Planning Review studies for the Laney Student Center Renovations, Library and LRC, Merritt College Allied Health Center and College of Alameda Building C & D in the amount of \$57,500 from January 22, 2014 to March 10, 2014.

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

YES _____ No XX

COMMENTS:

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

CHANCELLOR, DR. JOSE ORTIZ

(*****Board contract approval is subject to negotiation and execution by the Chancellor.)

DOCUMENT PREPARED BY:

Prepared by: Dr. Jose Ortiz
Chancellor, Dr. Jose Ortiz

Date: January 8, 2014

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Jose Ortiz Date: January 8, 2014
Chancellor, Dr. Jose Ortiz

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: _____
Susan Rinne, Interim 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: _____
Thuy Thi Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: _____
Dr. José M. Ortiz, Chancellor