

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of March 11, 2014

ITEM TITLE:

Consider Approval for the Administration to Complete Emergency Facilities Repairs and Replacement Projects Phase I at Merritt College, Laney College, and College of Alameda.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to complete various Emergency Facilities Repairs and Replacement Projects Phase I at Merritt College, Laney College and College of Alameda, in the estimated amount of \$2,594,300.

ITEM SUMMARY:

The Chancellor would like to inform the Governing Board of Trustees of upcoming emergency projects that he approved on February 25, 2014. This amount represents an estimated cost that will pay for the construction and soft cost for eight (8) emergency projects at three (3) colleges. The process for selecting these projects began with the stakeholders at the colleges, as they provided priority emergency projects needing immediate repairs or replacement. Time is of the essence for these emergency projects particularly for leaks in several Career Technical Education classes located in Buildings A, E, F, G, and including parts of the Library at Laney College. These projects were vetted through the District's Planning Budget Council (PBC). The council recommended these emergency projects to the Chancellor for approval and implementation contingent upon the availability of funding.

These emergency projects were brought forth due to years of substantial deterioration of the District's educational infrastructures. The locations of these projects are as follows: College of Alameda, parking lot and pathway refurbishment; Merritt College stairways deterioration in building E and D; new independent domestic hot water system in the gym showers. Laney College projects consist of replacing concrete structures to mitigate against major leaks, adding new ventilation system in chemistry labs, room #A235B, #A278, and #A279; replacing and installing corrosive material (blue) storage cabinet and add additional corrosive cabinet and vent both the ventilation system in the chemistry lab room #A278; and properly sizing one (1) chiller to provide air volume and upgrading one (1) boiler in the central plant. Replacement of college-wide inoperable emergency response phones is significant. Another project includes the Laney Library skylights.

Most of the repairs and replacement work are structural. Pragmatic planning and proactive measures of these emergency projects will ensure that faculty, staff and administrators are provided an environment that is conducive for learning. The Chancellor recommends approval.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure E: Shall the Peralta Community College District, which includes the College of Alameda in Alameda, Laney and Merritt Colleges in Oakland, and Vista College in Berkeley, issue \$153.2 million in bonds at interest rates within the legal limit to repair, renovate and construct classrooms, vocational training facilities, science labs and high-tech computer labs; meet current health, safety and accessibility standards; replace inadequate electrical, ventilation, gas, water and sewer systems and construct and acquire other facilities.

BACKGROUND/ANALYSIS:

See the background and analysis under the Item Summary on how the emergency projects were derived.

DELIVERABLES AND SCOPE OF WORK:

Not Applicable

ANTICIPATED COMPLETION DATE:

The anticipated completion date of these emergency projects is June 2014 or sooner.

ALTERNATIVES/OPTIONS:

Not applicable

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for the Department of General Services to start work on these emergency projects.

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

YES _____ NO X

COMMENTS: Not applicable

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING? Vice Chancellor Ikharo

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

DOCUMENT PREPARED BY:

Prepared by: Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

Date: February 26, 2014

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

Date: February 26, 2014

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
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
Thuy Thi Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

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

**2013-14 COLLEGE EMERGENCY FACILITIES MAINTENANCE & REPAIR NEEDS
CHANCELLOR-APPROVED LIST - IMPLEMENTATION PLAN PHASE I**

FUNDING SOURCE: MEASURE E - Approved by the Chancellor 2/25/14

Updated 2/25/14

COLLEGE RANKED BY ORDER OF PRIORITY	College	Building /Area	Project Name	Engineering & Construction Cost Estimates	Coordinated By	Task
PROJECT 01 - \$359,000						
1	COA	Entire Campus	Parking Lot & Pathway Replacement	\$ 275,000		
1	Merritt	Pathway E & D	Stairway Replacement	\$ 84,000		
PROJECT 02 - \$1,600,000						
2	Laney	Lower "A" & "B" Building, Multiple sites	Concrete Structural Replacement to Mediate Against Major Water Leaks	\$ 1,600,000		
PROJECT 03 - \$85,000						
3	College Wide	Various Locations	Emergency Response Phones	\$ 85,000		
PROJECT 04 - \$6,000 COMPLETED						
PROJECT 05 - \$25,000						
5	Laney	Chemistry Lab - A235B, A278 & A279	New Ventilation System	\$ 25,000		
PROJECT 06 - \$180,000						
6	Merritt	Gym Showers	New Independent Domestic Hot Water System	\$ 180,000		
PROJECT 07 - \$110,000						
7	Laney	Central Plant	Replacement & Upgrade of Chiller Plant Boilers	\$ 110,000		
Total Estimated Engineering & Construction Costs:				\$ 2,359,000		
Total Estimated Soft Costs:				\$ 235,300		
GRAND TOTAL:				\$ 2,594,300		

2013-14 COLLEGE EMERGENCY FACILITIES MAINTENANCE & REPAIR NEEDS
 CHANCELLOR-APPROVED LIST - IMPLEMENTATION PLAN PHASE I

FUNDING SOURCE: MEASURE E

COLLEGE RANKED BY ORDER OF PRIORITY	College	Building /Area	Project Name	Updated 2/24/14
				Engineering & Construction Cost Estimates

PROJECT 01

1	COA	Entire Campus	Parking Lot & Pathway Replacement	\$	275,000
1	Merritt	Pathway E & D	Stairway Replacement	\$	84,000
Total Funding for Project 01:				\$	359,000

PROJECT 02

2	Laney	Lower "A" & "B" Building, Multiple sites	Concrete Structural Replacement to Mediate Against Major Water Leaks	\$	1,600,000
Total Funding for Project 02:				\$	1,600,000

PROJECT 03

3	College Wide	Various Locations	Emergency Response Phones	\$	85,000
Total Funding for Project 03:				\$	85,000

PROJECT 04 - COMPLETED

4	Laney	Chemistry Lab - A278	Replace and install Corrosive material (blue) storage cabinet and add additional corrosive cabinet and vent both to the ventilation system.		
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PROJECT 05

5	Laney	Chemistry Lab - A235B, A278 & A279	New Ventilation System	\$	25,000
Total Funding for Project 05:				\$	25,000

PROJECT 06

6	Merritt	Gym Showers	New Independent Domestic Hot Water System	\$	180,000
Total Funding for Project 06:				\$	180,000

PROJECT 07

7	Laney	Central Plant	Replacement & Upgrade of Chiller Plant Boilers	\$	110,000
Total Funding for Project 07:				\$	110,000

Total Estimated Engineering & Construction Costs: \$ 2,359,000
 Total Estimated Soft Costs: \$ 235,300
 GRAND TOTAL: \$ 2,594,300

APPROVALS

Sadiq B. Ikharo
 Dr. Sadiq B. Ikharo, Vice Chancellor, General Services

2/25/2014
 Date

Susan Rinne
 Susan Rinne, Vice Chancellor of Finance

2/26/2014
 Date

Dr. Jose M. Ortiz, Chancellor

Date