

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of March 10, 2015

ITEM TITLE:

Consider Approval for WLC Architects Inc. (WLC) to Continue Design Services and Project Administration under the Existing Executable Agreement and Amendment No. 1 to Provide Architectural Design Services for the Laney College Student Center Swing Space Project.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for WLC to continue design services and project administration under the existing executable agreement and Amendment No. 1 to provide architectural design services and to serve as the Architect of Record for the Laney College Student Center Swing Space, in the amount not-to-exceed of \$556,800.

ITEM SUMMARY:

On September 27, 2011, the Governing Board of Trustees approved the original executable agreement (\$262,200) with WLC. After the construction drawings was completed by WLC and approved by California Division of the State Architect (DSA) in 2012. The administration placed a hold on all capital projects to be reevaluated due to insufficient budget and a long lead time that elapsed since the original project was first conceived.

At the beginning of 2014, the Chancellor hired the MAAS Companies Inc., to review the programming and uses of these projects: Laney Student Center Renovations; Laney College Library and Learning Resource Center, Merritt College Barbara Lee Allied and Health Center, and College of Alameda Buildings C and D. The company found these projects viable; therefore, the District is now proceeding with the design and construction drawings for this project again. This project is needed to accommodate the college community during the construction of the Laney College Student Center.

Since, the project was put on hold for three (3) years. Board approval is required for WLC to continue work under the original executable agreement, which was approved and signed by the Chancellor on November 10, 2011. This authorization will allow the District to pay outstanding invoices of \$120,448 under the original agreement. The original contract amount of \$262,200 was encumbered to pay these invoices.

The approval of Amendment No. 1 will authorize WLC to revise the previously DSA approved construction documents and address design scope of work to meet the current California Building Codes (\$556,800). The design scope of work will include programming, schematic, design development, construction documents, DSA approval, bidding, construction administration, and develop a cost estimate at each phase of the project. Upon the approval of Amendment No. 1, WLC will start design services and complete their work by December 2016. WLC will continue their services under the terms and condition in the existing original agreement. Since, WLC originally designed the Laney College Student Center Swing Space and Student Center; it is in the best interest of the project and to the District to amend WLC's existing agreement.

The Chancellor recommends approval.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure E and Measure A, as approved by the voters in Peralta’s constituency and authorized under Resolution 05/06-45, Exhibit A-1, Laney College, L02 “Center for Student and Civic Engagement,” L04 “Consolidate Student Services,” L08 “Student Center,” L13 “Student Center Food Services.”

BACKGROUND/ANALYSIS:

Under the original agreement, WLC Architects provided architectural design services for Laney College Student Center project. They were familiar with the Swing Space relocation requirements. Those spaces included the following areas:

- The Kitchen and Cafeteria
- A Meditation Space
- Permanent relocation of the Student Health Center

The scope of work for the originally agreement included an investigation of existing conditions, the analysis of various design options, code analysis of the various options, and recommendations to relocate Laney College Student Center functions throughout the Laney Campus.

The programming and scope of work involved the following:

- Reviewed all available drawings and reports specific to the building;
- Performed site visits to assess existing spaces;
- Met with staff to determine building needs;
- Prepared schematic drawings, design drawings and final construction drawings for governmental agency submittals including DSA (Division of the State Architect), and received DSA approval;
- Provided bid assistance and construction administration services; and
- Completed site visits and meetings with the College President, Laney College staff and end users.

DELIVERABLES AND SCOPE OF WORK:

Under this agreement, the consultant will provide the services outlined in the Item Summary.

ANTICIPATED COMPLETION DATE:

The anticipated completion date is December 2016.

ALTERNATIVES/OPTIONS:

Not Applicable

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for WLC to continue design services under the existing executable Agreement and Amendment No. 1 to provide architectural design services and to serve as the Architect of Record for this project.

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

(*****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, 2015

DOCUMENT PRESENTED AND APPROVED BY:

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

Date: February 26, 2015

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



February 26, 2015

Dr. Sadiq B. Ikharo
Vice Chancellor of General Services
Peralta Community College District
Department of General Services
333 East 8th Street
Oakland, CA 94606

Re: Professional Services Proposal
Laney College Swing Space

Dear Dr. Ikharo:

On behalf of WLC Architects, Inc., I am very pleased to submit this fee proposal to provide the Peralta Community College District with an extension of professional design services for the Laney College Student Center Swing Space design.

The Team:

WLC has assembled a design team that has completed many successful projects together and will provide the experience required to successfully complete your project. To maintain continuity, our team will consist of experienced professionals already familiar with your staff, the community, and the project requirements. Leopold Ray-Lynch, AIA will act as the Principal-In-Charge. He will lead the design team and will be your primary contact responsible for the day-to-day activities of the project. Along with WLC's other staff resources and experienced consultant team, we are immediately available to move your project forward to a successful conclusion.

The Project:

It is our understanding that due to building code changes that have occurred as well as changes in the budget and scope of the original project, the District wishes to augment the design of the project to meet these programmatic needs and new requirements. The design work will start immediately upon being approved, and the proposed schedule for the completion of the Laney Student Center Swing Space will be finalized with direction from the District and the Laney College Student Center Site Committee.

The Process:

WLC's design process includes significant outreach and design charrettes with the Site Committee to set the program for the building, explore options, define project requirements, establish the specific scope, and set all of the requirements for the project. Our team will also meet with the District and Facilities staff to include their input in the design process. We anticipate an exciting, transparent design process and look forward to working closely with District and campus staff, students, and the community to design this project.

Professional Fees:

Your contract with WLC will mark a purposeful investment in your facilities. We are here to make sure that you consider your investment to be a good one, with significant returns. WLC is flexible

on the topic of fee structure, but we do consider our expertise valuable. We want you to feel that you are getting both excellent service and architectural value at a fair market price. The table below identifies the project and the professional fees for WLC Architects, Inc. and its consultants.

WLC will provide professional design services through programming, schematic design, design development, construction documents, DSA approval, bidding, and construction administration as a part of our basic services. WLC will develop an opinion of probable cost at each phase of the project through construction documents.

Project Budget:

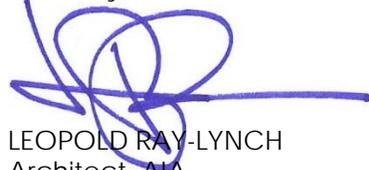
Professional Services	Estimated Construction Cost	WLC Fees
Laney Swing Space Renovation	\$ 5,568,000.00	\$ 556,800.00
Total	\$ 5,568,000.00	\$ 556,800.00

The fee calculation does not include construction escalation or construction contingencies. I trust this proposal will meet with your approval.

WLC will invoice the Peralta Community College District monthly, per phase, for services complete, including consultants and reimbursables. Should the scope of the project increase beyond what is identified herein or the allotted fee, I will request additional compensation in writing. Hourly rates will be per the attached WLC rate schedule.

We are very excited about continuing work on this project and the opportunity to design a new state of the art Student Center for the Laney College Community. We look forward to working with you, the Laney College Community, and the District staff on this project. Please sign both copies of this proposal and return one to me and we will be happy to get started. We will need to execute a formal contract as soon as possible. Please do not hesitate to contact me if you have questions.

Sincerely,



LEOPOLD RAY-LYNCH
Architect, AIA
NOMA, Principal

DR. SADIQ B. IKHARO
Vice Chancellor of General Services
Peralta Community College District

Date

LRL:jg
15015-mkt

Attachment: WLC Hourly Rates

cc: Atheria Smith, Facilities Master Planner, Peralta Community College District
Nanette Piccini, Director, Accounting, Associate, WLC Architects, Inc.
Pat Rose-Cluster, Office Manager, WLC Architects, Inc.



ARCHITECTS CLIENT FOCUSED. PASSION DRIVEN.

HOURLY RATES

Principals of Firm	\$220.00/hr
Associate Principal/Director	\$195.00/hr
Associate/Coordinator	\$195.00/hr
Senior Project Architect	\$180.00/hr
Senior Project Manager	\$180.00/hr
Project Architect	\$155.00/hr
Project Manager	\$155.00/hr
Technical Level I	\$100.00/hr
Technical Level II	\$90.00/hr
Technical Support	\$80.00/hr

Hourly rates shown are applicable for the first calendar year of the signed agreement, afterwards, hourly rates will be increased at an annual escalation rate of 4%.