

Board of Trustees Agenda Item

Board Meeting Date: April 5, 2010

Title of Item: Project Authorization Amendment #F-WRNS-2B with WRNS Studio architects: Parking and Circulation at Foothill College (Measure C Project # 162)

Background and Analysis:

This Project Authorization Amendment #F-WRNS-2B with architects WRNS Studio provides for complete design services related to the Parking and Circulation projects at Foothill College. This PAA authorizes WRNS to develop complete construction bid documents, obtain DSA approvals, respond to bidder's questions, and provide construction administration services for the parking and circulation projects. These projects provide for improved pedestrian and vehicular circulation and safety along the loop road, parking lot entrances, and pedestrian crossings. The projects also provide for additional ADA accessible parking. The fee of \$643,307.00 is within the project budget.

Recommendation: Charles Allen, Executive Director of Facilities, Operations and Construction Management recommends that the Board approve Project Authorization Amendment #F-WRNS-2B with WRNS Studio.

Submitted by:	Charles Allen x61580
Additional contact names:	Art Heinrich x6295, Shirley Barker, 7364
Is backup provided?	Yes

**Project Authorization Amendment No. F-WRNS-2B
Between Foothill-De Anza Community College District
& WRNS Studio, LLP**

For the following Measure C Project(s):
#162 – PARKING & CIRCULATION IMPROVEMENTS

For Schematic Design (SD) through Construction Administration (CA) Phase Services

WHEREAS, in connection with the design, bidding and construction of the Measure C Projects, the Foothill – De Anza Community College District (District) has retained Gilbane/Maas ("Program Manager") to provide services as the District's representative in connection with the design, bidding and construction of the Projects.

WHEREAS, the District and WRNS Studio, LLP (Architect) have a fully executed Standard Form of Master Agreement (Agreement) between the District and the Architect in place that clearly defines conditions of their Agreement, the expected performance criteria, and the anticipated deliverable work from the Architect.

WHEREAS, the Architect and its Design Consultants are each duly qualified and properly licensed/registered to provide and perform all Services under the agreement and all subsequent Project Authorization Amendments.

NOW THEREFORE this Project Authorization Amendment (PAA) is incorporated into the Agreement, by agreement between the District and Architect, for the Project named above and described below.

I. General:

1. Provide Full Design, Engineering, and Contract Administration Services for the following projects based on the approved concept design document and as shown on the Attachment "A" – Limit of Work Diagram:
 - a. Parking Lot 1
 - b. PE Access Road Widening
 - c. Parking Lots 2/3
 - d. Parking Lot 5A
 - e. Parking Lot 5B (complete SD and DD phases only)
 - f. Parking Lot 6
2. Whereas the funding source for the projects above in I.1.a-e are provided by the following Measure C projects:
 - a. Project #114; Lot 2/3 Security Improvements
 - b. Project #124; Loop Road Lighting & Safety
 - c. Project #127; Lot 6 and Lot 5a
 - d. Project #132; Loop Road Resurfacing
 - e. Project #134; Exterior Signage (partial funding)
 - f. Project #138; Slurry Coat and Re-stripe Lots 2 & 3
 - g. Project #139; Widen Access Road to PE
 - h. Project #155; Pedestrian Bridge to Lot 1
 - i. Project #162; Parking and Circulation

3. The following projects are excluded from Design Services, but the Architect will review them for conformance to Overall Campus Integration:
 - a. Project #115; FAAPS
 - b. Project #128; Complete Lot 1H
 - c. Project #126; Lot 4
 - d. Project #135; Utility and Technology Infrastructure
 - e. Project #160; Physical Science and Engineering Center (PSEC)
 - f. Project #113; Press Box

II. Scope of Services:

1. The scope of services for the projects listed in section I.1 will be provided by WRNS Studio, LLP (Architect) and the following sub-tier design consultants unless otherwise noted as the District's consultant(s):
 - a. Meyer+Silberberg (Landscape/Soils/Arborist)
 - b. Sandis (Civil Engineer)
 - c. Fehr & Peers Transportation Consultants (Traffic)
 - d. Crosby Group (Structural Engineer)
 - e. Cleary Consultants (Geotechnical Engineer – District consultant)
 - f. Davis Langdon Associates (Estimating)
 - g. Silverman & Light (Lighting and Electrical)
 - h. Chevron Energy Solutions (Lot 2/3 Photovoltaics Design/Build – District Contractor)
2. Provide the scope of services as defined below.
 - A. Concept Design Review & Validation:
 - a. Collect and review existing drawings, reports and documents pertinent to the projects listed under I.1, I.2, and I.3.
 - b. Summarize site design parameters and constraints for each of the projects listed under I.1.
 - c. Coordinate site design documentation and analysis as required for ADA Transition Plan submittal to DSA, and District approval.
 - B. Confirm Programming for projects listed under I.1:
 - d. Schedule Meetings with Foothill College Steering Committee, Fire Dept, and Campus Police to confirm concept design scope and approaches.
 - C. Provide Base Drawing Documentation for Design:
 - a. Prepare preliminary base drawings using the Campus Survey – per section III below -- as the basis for design for the projects listed under I.1.
 - b. Deliverables as summarized under D below.
 - D. Summary of Design Deliverables:
 - a. Coordination of Parking & Circulation scope with the ADA Transition Plan developed for the Central Campus scope.
 - b. 100% Schematic Design / Design Development Package submittal, 50% and 100% Contract Document Package submittals for the projects listed in I.1 above – including Loop Road and parking lot layouts, pathway connections to “threshold” areas, planting design & irrigation needs, storm water management, lighting and bicycle / pedestrian / vehicular circulation.
 - c. Drawings of projects shall be coordinated with future context of Central Campus scope including “thresholds”, ramp /stair /sidewalk and pedestrian safety fencing re-configurations.
 - d. Provide design documentation for widening / adding a sidewalk to existing PE road.
 - e. Document improvements to pedestrian and bicycle circulation, accommodations for bus traffic, fencing, and street lighting along the Loop Road.
 - f. Incorporate recommendations outlined in the Traffic Report to include mobility assessment for the loop road and access roads (to Smithwick Theater and PE complex); recommendations and design standards each study area: the

- pedestrian circulation, bicycle circulation, strategies for enhancing motor vehicle circulation, parking layout and traffic calming.
- g. Incorporate new exterior signage into the construction documents, and renovate / relocate existing signage per the existing campus signage standards as appropriate within the limits of work for the projects in section I.1.
- E. Prepare Cost Estimate:
 - a. Develop a cost estimate defining probable construction costs, prepared by a professional estimator, based on the deliverables described in section D at the end of SD/DD, and CD phases (100% Design Submittals).
 - b. Cost estimates shall be broken down by area, building or CSI division as appropriate to provide sufficient cost detail to support design stage cost management.
- F. Final Deliverables:
 - a. 100% Contract Documents of final scope to be built in two phases and shall be submitted for bid at the agreed bid dates in accordance with article 2.5.9 of the Master Agreement.
 - b. Final determination of the grouping of projects in section I.1 into two bid document packages shall be determined by the District upon completion of the DD phase.
- G. Contract Administration during Construction
 - a. Construction Administration services shall be provided for all projects in section I.1 in two phases as determined by the District at the completion of the DD phase. If projects are phased, grouped differently, or pursued piecemeal over a longer timeframe, the CA fee shall be adjusted accordingly.
 - b. Construction Administration services for the Photovoltaic Installation at Lots 2/3 is not included in the Architect's scope of services. If the District requires Contract Administration for the PVs and/or parking lot area during the PV project construction, then the CA fee shall be adjusted accordingly.
- H. Interface with Campus and District:
 - a. Attend meetings as required with College groups, including planning, user groups, and facilities staff, to collect data, review progress and seek approvals.
 - b. Architect shall include up to 2 coordination meetings during each design phase.
- I. Board Presentations:
 - a. Participate in one Board Presentation as required.

III. District's Responsibilities:

- A. The District or the District's Project Manager will provide support to the Architect, including the following:
 - a. Assign a project manager who will facilitate the flow of information, assist the Architect in managing the project schedule and make decisions on behalf of the District.
 - b. Identify key College and District participants and schedule required meetings with these key players.
 - c. Provide an accurate, up-to-date Civil Site Survey for the entire campus that includes the information listed below in both electronic (AutoCADD format) and hard copy format:
 - 1. Site Topography (1 foot contours min.)
 - 2. Site Topography (ridge lines defined, swale lines defined)
 - 3. Spot Elevations 25 feet on center each way throughout site
 - 4. Spot Elevations at grade breaks (top of slopes, bottom of slopes, bottom of swale, high points, low points)
 - 5. Spot Elevations at changes in elevation between hardscape and adjacent softscape and/or cobble
 - 6. Tree Locations (both drip line of canopy and location of the trunks), tree type and trunk diameter
 - 7. Spot Elevations at the tree drip lines and at the trunks

8. Existing Plant Material
9. Delineation of all changes in material
10. Delineation of exterior edge of buildings, door locations, and extent of roof overhang
11. Location and necessary spot elevations of any site elements. Including, but not limited to the following: fountains, fences, curbs, curb cuts, handicap ramps (notation of top and bottom as well as landings), railings, fixed site furnishings, manhole covers, area drains, catch basins, signage, stop lights & traffic signals, all exterior lighting, utility covers (all corners), all corners of buildings, thresholds of entries, top of walls, bottom of walls (top and bottom of walls) etc.
12. Floor elevations and elevations at each entrance of buildings on campus
13. Location, depths and types of any underground utilities or building foundations
14. Accurate Boundary Information
15. Legal Setbacks and Easements

IV. Schedule:

- A. Complete all scope activities in section II.2.A-F by October 1, 2010. Construction is anticipated to commence in 2011 with a completion date of no later than October 2012. If for any reason the schedule is delayed, or the construction is phased differently than section II.2.G.a, the fees may be adjusted accordingly.
- B. Complete all Cost Estimating as defined in II.2.E within 7 days after the completion of each design phase.
- C. Advance the Lot 2/3 and PE Access Road designs to support the design phase efforts of the District's design/build contractor (Chevron) for the photovoltaics at Lots 2/3. The design schedule for the PV's at Lots 2/3 is anticipated to be completed by June 15, 2010, and construction is anticipated to be completed by October 1, 2010 . If for any reason the schedule is delayed, the delivery model changes, or the construction is phased, fees may be adjusted accordingly.
- C. Architect shall submit an "Architectural Schedule" as defined in the Master Agreement Article 1.1.2 for District review within 2 weeks of the notice to proceed.

V. Project Construction Budget:

- A. The Project Construction Budget, as defined by Article 5.2 of the Master Agreement, shall be \$5,869,000.

V. Fees & Payment:

- A. Fee Summary for Basic Services:

Schematic Design:	(15%)	\$ 91,319
Design Development	(25%)	\$153,436
Construction Documents	(35%)	\$211,070
DSA/Bidding Phase	(4%)	\$ 24,842
Construction Administration	(18%)	\$106,330
DSA Closeout	(4%)	\$ 23,810
Subtotal		\$610,807
Traffic Allowance		\$ 15,000
Reimbursable Allowance		\$ 17,500
Total Not to Exceed Fee		\$643,307

- B. Additional Services: On a time and materials basis based on rate schedule attached as Attachment "B".
- C. Reimbursable expenses: 1.1 times cost for reimbursables, including consultant reimbursables, based upon rate schedule attached as Attachment "C".
- D. Payment: Monthly for work performed the previous month.

"District"

FOOTHILL- DE ANZA COMMUNITY COLLEGE DISTRICT
a California Community College District

By: _____ Date: _____
Charles Allen,
Executive Director of Facilities, Operations,
and Construction Management

"Architect"

WRNS Studio, LLP

By: _____ Date: _____
John Ruffo
Partner

PAA #F WRNS-2B
 Foothill Campus Parking & Circulation Projects – “ATTACHMENT B: RATE SCHEDULE”

RATE SCHEDULE

WRNS Studio STAFF TYPE HOURLY RATE

Partner	\$ 185.00
Project Director / Project Manager.....	\$ 185.00
Senior Designer.....	\$ 155.00
Senior Architect	\$ 155.00
Specifications Writer.....	\$ 150.00
Senior Planner.....	\$ 150.00
Project Architect	\$ 150.00
Planner	\$ 135.00
Senior Interior Designer.....	\$120.00 - \$ 135.00
Project Coordinator.....	\$ 95.00 - \$ 125.00
Architect	\$ 90.00 - \$ 110.00
Construction Administrator	\$ 85.00 - \$ 100.00
Intermediate Designer	\$ 85.00 - \$ 100.00
Junior Designer	\$ 65.00 - \$ 90.00
Architectural Assistant	\$ 65.00 - \$ 80.00

Meyer Silberberg Land Architects STAFF TYPE HOURLY RATE

David Meyer	\$ 175.00
Ramsey Silberberg.....	\$ 140.00
Senior Staff.....	\$ 80.00
Staff	\$ 65.00

Telemon Engineering STAFF TYPE HOURLY RATE

Principal	\$ 196.00
Project Manager.....	\$ 176.00
Senior Engineer.....	\$ 156.00
Engineer III	\$ 138.00
Engineer II.....	\$ 112.00
Engineer I.....	\$ 90.00
CAD Manager	\$ 121.00
CAD III (Mapping).....	\$ 112.00
CAD Drafter II.....	\$ 104.50
CAD Drafter I	\$ 86.00
Accounting.....	\$ 99.00
Administration	\$ 99.00
Clerical.....	\$ 75.00
Surveyor (2-man crew).....	\$ 225.00
Surveyor (3-man crew)	\$ 297.00

PAA #F-WRNS-2B

Foothill Parking & Circulation Projects "ATTACHMENT C; Reimbursable Expenses"

REIMBURSABLE EXPENSES

Reimbursable expenses represent out-of-pocket expenses advanced by WRNS Studio, LLP and its sub-consultants that are made in the interest of the project and on behalf of the Owner. They will be billed in addition to the fees for Basic and Additional Services and include, *but are not limited to*, printing/reproduction, plotting, postage and delivery charges, model supplies for models produced in-house, presentation boards and mounting, project related photography, video conference charges, and travel outside of a 50mile radius of WRNS office.

Flatwork-related reimbursable expenses will be billed at the rates noted below:

Small Format Laser Printing / Copies: \$.10 per sheet

Large Format (11x17) Laser Printing / Copies: \$.20 per sheet

Small Format Color Laser Printing / Copies: \$ 1.00 per sheet

Large Format (11x17) Laser Color Printing / Copies: \$ 1.50 per sheet

Plotting: \$ 2.00 per SF Color Plotting: \$ 3.00 per SF Half Size

Printing/Reproduction (15x21): \$ 1.00 per sheet Large Format

Printing/Reproduction (30x42): \$ 2.00 per sheet

Other charges include:

Video Conference Charges: \$100 per hour

Auto Travel at current IRS approved rate: \$.485 per mile

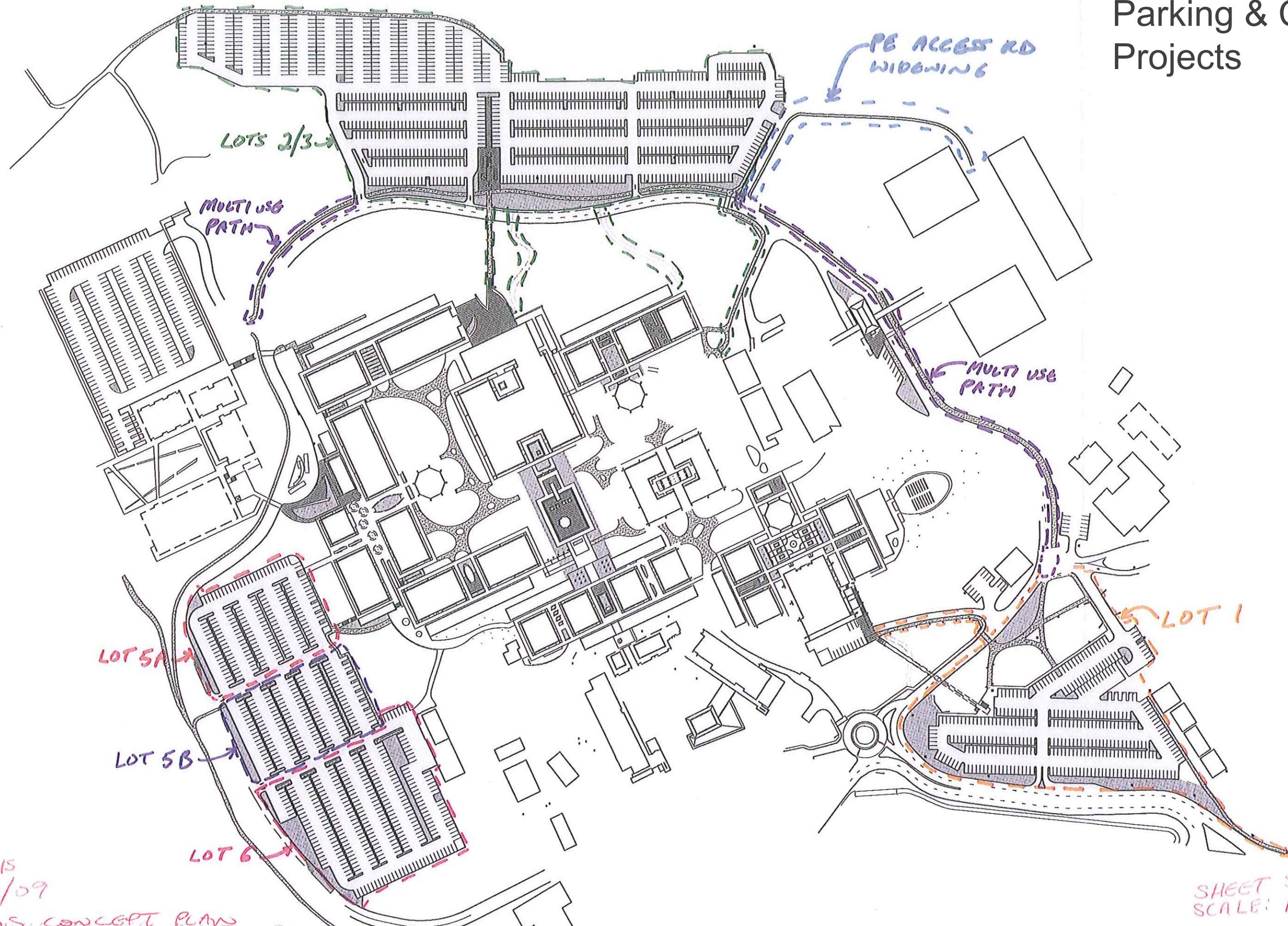
Hotels, Meals and Misc. travel expenditures: \$300 per day

Airfare based on 'economy plus' class fares for flights *less than 6 hours*.

Services of sub-consultants retained as part of an Additional Service or as specifically requested by the Owner, and sub-consultants' reimbursable expenses will be billed at 1.1 times WRNS Studio's direct cost to cover administrative expenses.

In the case of conflict between these published rates and related terms of the executed Owner/Architect Agreement, rates described in the Owner/Architect agreement take precedent.

Attachment A - Parking & Circulation Projects



SANDIS
10/15/09
DRNS CONCEPT PLAN

SHEET SIZE: 11"X17"
SCALE: 1"=200'