

Board of Trustees Agenda Item

Board Meeting Date: 07/12/10

Title of Item:

Measure C Project 203 East Cottage & Baldwin Winery project: Redesign of the East Cottage Project.

Background and Analysis:

On June 2, 2010, the East Cottage collapsed while under construction. The unsupported chimney shifted and fell, which pulled a majority of the wall and roof structure down with it. As a safety precaution, the site was secured by the District. The Architect (ARG) and their Structural Engineer visited the site on two separate occasions to document and make an assessment of the building's condition and subsequently prepared and reported their findings to the Division of the State Architect. (DSA). The design team and De Anza College's Bond Manager met with DSA senior staff to discuss the acceptable path forward. It was agreed that ARG would design and submit a "new building" project with the exact same physical layout to DSA for review. The undamaged foundation and some of the under floor framing will remain and be used in the new design. Both the Design team and DSA agreed to accelerate the design and review time so that work to the East Cottage can resume promptly.

Upon completion of a full review of the collapse, receipt of approved DSA reconstruction drawings and a compilation of all associated cost impacts, it is our plan to seek repayment for the costs of these services from the responsible parties.

This Project Authorization Amendment (PAA-2D) with Architectural Resources Group (ARG) is for professional services to re-design and provide construction administration for the East Cottage reconstruction.

- The scope includes: ARG will develop all necessary new design documents for the reconstruction of the East Cottage based on the outcome of the collapse investigation and consultation with the DSA. The design will be a replica of the original building using new framing materials and specific salvaged architectural elements. The Architect will procure DSA approvals of the project documentation. The Architect will also actively conduct oversight of construction activities including observing and documenting construction techniques through the course of the project. The Architect will conduct up to ten (10) site visits during construction, and provide close-out documentation. These fees are in addition to the existing contract.
- A fee of \$194,290 has been negotiated for these services.

Recommendation:

Charles Allen recommends that the Board approve this Measure C DeAnza College PAA-2D with Architectural Resources Group.

Submitted by:	Charles Allen
Additional contact names:	Tom Armstrong, Donna Jones Dulin
Is backup provided?	Yes

**Project Authorization Amendment 2D
Between Foothill-De Anza Community College District
and Architectural Resources group**

AMENDMENT made as of the **12th Day of July in the year Two Thousand & Ten** between the District:

**Foothill - De Anza Community College District
12345 El Monte Road
Los Altos Hill, CA 94022**

and the Consultant:

**Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111**

For the following Project: MEASURE C - BOND PROJECT # 203 EAST COTTAGE RECONSTRUCTION

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 Architectural Resources Group, (Consultant) have a fully executed Master Agreement (Agreement), dated November 6, 2007, between the Owner and the Consultants in place that clearly defines conditions of their Agreement, the expected performance criteria, and the anticipated deliverable work from the Consultants. This Project Authorization Amendment (PAA) is therefore incorporated herein by this reference, for the project as described as follows:

EAST COTTAGE RECONSTRUCTION

WHEREAS, the Consultants are duly qualified and properly licensed/registered to provide and perform the Basic Services under this PAA in conjunction with the Agreement.

1. Project Authorization Amendment 2D

The PAA for this project includes the following: Develop 95% and 100% Construction Documents for the reconstruction of the East Cottage Project based on the outcome of the collapse investigation and consultation with the Division of the State Architect (DSA). The design will be a replica of the original building using salvaged architectural elements. The Architect will facilitate three meetings during the design phase with the College's designated representatives to coordinate comments from all parties. The Architect will procure DSA approvals of the project documentation. The Architect will provide site visits for construction observation services and render an opinion as to whether construction has been performed in general conformance with the design teams intent expressed in the approved construction documents. The Architect will conduct a maximum of ten (10) site visits during construction, and include close-out documentation for this redesign along with the close information required under the current contract.

Design Services:

- Architectural Resources Group will conduct evaluation services to verify the reuse of the existing foundation system as well as salvaged architectural elements.
- Architectural Resources Group will prepare all construction drawings including all details, specifications in order for the contractor to have understanding of the current status or nature of those components.
- Architectural Resources Group redesign will use the existing foundation.
- Architectural Resources Group will submit and obtain authorization from the Division of the State Architect (DSA) for this reconstruction project.
- Architectural Resources Group will prepare and submit all required close out documentation along with the close out information required under the current contract.
- See attached Proposal Dated July 1, 2010.

2. Consultant Compensation

The Project Authorization Amendment 2D, Contract Price for the Consultant Services shall be based upon the following:

LUMP SUM CONTRACT PRICE

*The Contract Price for the Consultant Services is a lump sum of One Hundred Ninety-Four Thousand Two Hundred Ninety dollars; **\$194,290.***

Schedule of Values (includes reimbursables):

Investigation / Discovery Services:	\$10,000
Design Services:	\$101,140
DSA Coordination:	\$33,970
Construction Administration Services:	\$46,680
Reimbursables	<u>\$2,500</u>
Total:	\$194,290

3. Basic Services Completion Schedule: Dates are approximate; exact dates are subject to change by the District with no impact on contract pricing

Investigation / Discovery Services	07/14/10 - 07/31/10
Design Services - 100% CD:	07/14/10 - 08/12/10
DSA Coordination:	07/14/10 - 09/09/10
Construction Administration Services:	09/09/10 - 12/15/10
Closeout Services:	12/16/10 - 09/30/11

4. Invoicing Requirements

Remit all invoices to the following address:

Gilbane/MAAS Accounting
De Anza Community College
21250 Stevens Creek Blvd.
Cupertino, CA 95014

All invoices should include the following information:

- Measure C
- Project Number and Name: *203 EAST COTTAGE RECONSTRUCTION*
- All items billed against Schedule of Values with percent of completion
- Backup billing data for Construction Monitoring Services
- Purchase Order Number
- Construction Monitoring Invoices shall be submitted separately and independent of the design, and construction administration services.

5. Insurance Requirements per the Master Agreement

- All insurance requirements are applicable per the Master Agreement.
- Additionally Insured:
 - The following entities shall be named additionally insured per the Master Agreement:

Foothill – De Anza Community College District
12345 El Monte Road
Los Altos Hills, CA 94022

Gilbane Building Company
7 Jackson Walkway
Providence, RI 02903

MAAS Companies, Inc
59857 Cascadel Drive North
North Fork, CA 93643

DISTRICT

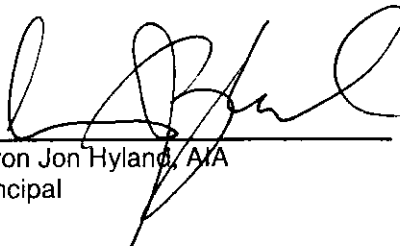
Foothill – DeAnza Community College District
A California Community College District

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

Date: _____

CONSULTANT

Architectural Resources Group.

By: 
Aaron Jon Hyland, AIA
Principal

Date: 7/1/10