

Board of Trustees Agenda Item

Board Meeting Date: October 1, 2012

Title of Item: Request for Approval to award Project Authorization Amendment #10A between the Foothill-De Anza Community College District & Noll & Tam Architects – for **Measure C Bond Project #216** - De Anza College Library; Investigation and Design Services - \$123,750

Background and Analysis:

The Library project constitutes repairs to the existing facility, including mechanical, electrical and plumbing systems, data distribution upgrades, waterproofing and roofing replacement, elevator modifications, seismic repairs and upgrades, fire alarm upgrades, exterior access and ADA circulation along with updates to the interior & exterior finishes.

The District previously conducted an architect prequalification process in order to pre-select a pool of architects for future projects. The two firms that were selected during this process for building renovation designs were Noll & Tam Architects and Ratcliff Architects.

In June, Request for Proposals (RFP) were sent to both of these Architect firms to provide documentation of experience related to renovations of Library facilities. Each firm responded in August with a Statement of Qualifications (SOQ) which was distributed to the Selection Committee. The Selection Committee consisted of: Donna Jones-Dulin, Associate Vice President Finance & Educational Resources; Tom Armstrong, Director Bond Management, De Anza; Leatha Jeanpierre, Vice President, Finance & Educational Resources; Gregory Anderson, Dean Learning Resources; Dan Brinkman, Senior Project Manager, Gilbane Building Co.; Ella Bisconti, Assistant Project Manager, Gilbane Building Co.

The Committee scored the SOQ's based upon a pre-established scoring system. The Selection Committee awarded qualification points to each respondent's SOQ.

The Selection committee then conducted interviews on September 4, 2012 and immediately afterwards discussed the respective firms' presentations and responses to questions. The final ranking of the two Architect firms was based on the highest total combined score of their SOQ and the interview. The Selection committee determined that, based on qualifications and the outcome of the interviews, they recommend that the District engage in contract negotiations with Noll & Tam Architect.

Negotiations included requests for design services including Building Assessment, Programming and Schematic Design Phases. This entails an investigation of the current existing conditions of the building and their functional components to determine what is required and the anticipated costs of those repairs.

Contract negotiations resulted in Project Authorization Amendment #10A for the fees shown.

Contract Amount: \$123,750

Recommendation: Executive Director of Facilities, Operation and Construction Management Charles Allen requests that the Board approve this Project Authorization Amendment#10A to Noll & Tam Architects

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

**Project Authorization Amendment #10-A
Between Foothill-De Anza Community College District
& Noll & Tam Architects**

AMENDMENT made as of the 1st of October in the year Two Thousand & Twelve between the District:

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

and the Architect:

**Noll & Tam Architects
729 Heinz Avenue, Suite #7
Berkeley, CA 94710**

For the following Project: MEASURE C - BOND PROJECT #216 – LIBRARY

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 Noll & Tam Architects, (Architect) have a fully executed Standard Form of 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. This Project Authorization Amendment (PAA) is therefore incorporated herein by this reference, for the project as described as follows:

Perform MEP repair and replacement, data distribution upgrades, waterproofing and roofing replacement, elevator modifications, seismic repairs and upgrades, fire alarm upgrades, exterior access and ADA circulation. Update interior/exterior finishes.

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

1. Project Authorization Assignment #10-A: Library

The PAA for this project includes the following: Professional services for Assessment, Programming and Schematic Design Phases to include an investigation of the current existing conditions of the building and their functional components, the facilitation of meetings with the College's designated groups to coordinate Architect's efforts with, and incorporation of comments from, all parties within the Pre-Design Report and the Partial Schematic Design Documents.

Scope of Services includes:

Assessment:

- The Design Team will field verify the condition of the existing building and operational systems, access associated ADA components, roofing-related components, etc. to develop a clear understanding of the current status or nature of the facility and its components.
- The Architect will conduct a minimum of two (2) full day site visits.
- The Structural Engineer will review and verify the Tier One and Tier Two structural reports and will provide additional analysis and recommendations regarding seismic upgrade measures.
- The Structural Engineer will field verify the visible existing structural members that will be affected by the proposed retrofit.
- The Architect will provide an executive summary report including recommendations to review with the Owner in order to establish the project requirements.

Programming:

- The Architect will conduct a minimum of three (3) scope development meetings to develop and refine the District's and the Campus' future uses of the building.
- The Architect will review the current Construction Budget for the work and develop a cost model for the intended renovations so that a complete review of the project with the District can define whether the project can be fully completed within the current budget guidelines. The Architect will provide an estimate reconciliation at the completion of the programming phase.
- The Architect will provide a pre-design and programming report to review with the Owner in order to establish the project requirements.
- The Architect will evaluate a LEED strategy and generate an executive summary with recommendations based on the current project budget.

Partial Schematic Design:

- The Design Team will provide services for the Schematic Design Phase as defined in the Agreement. The Schematic Design Documents will consist of drawings and other documents which illustrate the principal components of the Project and the relationship of these components. The Partial Schematic Design Documents will also include outline specifications and narratives only for the mechanical, electrical and plumbing systems.
- The Architect will conduct a minimum of three (3) meetings with the College's designated design team.
- The Design Team will update the estimate at the mid-point of Schematic Design.
- The Architect will present the prepared partial Schematic Design Documents to the Owner.
- From this partial Schematic Design documentation, the Architect can develop their final cost matrix for completing their Schematic Design phase, as well as the Design Development, Construction Documentation, Construction Administration and Close-out services.
- The Architect will not formally present the partial Schematic Design Documents to the Board of Trustees as part of this agreement.

Consultant billing rates are also provided as part of this proposal.

2. Consultant Compensation:

The Project Authorization Assignment Contract Price for Professional Services is an hourly NOT-TO-EXCEED price of One Hundred and Twenty Three Thousand Seven Hundred and Fifty Dollars and No Cents (\$123,750.00).

Estimated Costs for Services:

- Assessment, Programming, Conceptual Design and Cost Model

Discipline	Estimated Fee
Architectural	\$55,000
Structural	\$11,000
Mechanical/Plumbing	\$13,200
Electrical/Fire Alarm	\$9,900
Civil Engineering	\$2,750
Cost Estimating	\$13,200
Tele/Acoustical/AV	\$9,900
Roofing/Waterproofing	\$5,500
Fire Protection	2,200
Elevator	1,100
Total Estimated Fee	\$123,750

- Rate sheets for Architect and Consultants are attached.

3. Basic Services Completion Schedule:

	Start Date	Completion Date
Assessment, Programming, Conceptual Design & Cost Model	October 2, 2012	December 1, 2012
Schematic Design	December 2, 2012	February 1, 2013

Dated: _____

“DISTRICT”

Foothill-De Anza Community College District

By: _____

Charles Allen,
*Executive Director of Facilities, Operations,
and Construction Management*

“ARCHITECT”

Noll & Tam Architects

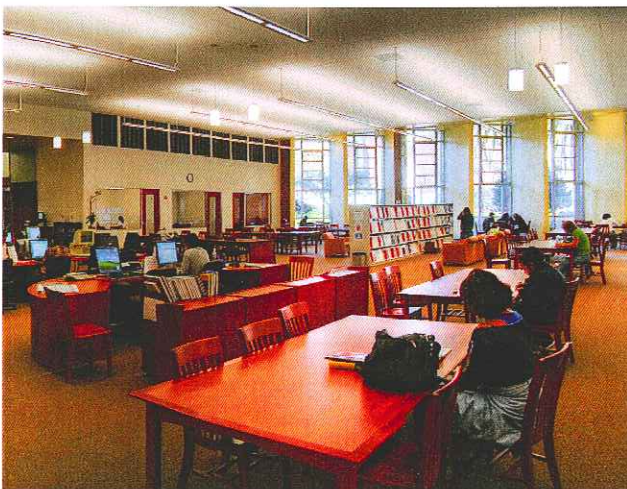
By: _____

Chris Noll
Principal

Recent Experience and Professional Qualifications

Noll & Tam has successfully completed a large number of academic library renovations ranging in size from the small (the recent renovation of Bechtel Engineering Library at UC Berkeley) to the very large (our collaboration with Ratcliff on the historic UC Berkeley Bancroft Library). Our portfolio of library work includes small projects for Oakland and Alameda Public Libraries; medium-sized renovations in Carmichael and American Canyon; and new libraries for Los Gatos, Castro Valley, Valley Hi North Laguna (Sacramento), and Morgan Hill. We've renovated the library at Contra Costa Community College in San Pablo, and provided library programming and feasibility studies for the College of Alameda and Laney College in Oakland. We consider these projects to be among our most rewarding because of the positive impact they have for students who deserve a welcoming and supportive resource for study and learning.

We have presented the team's experience and qualifications in tabular form to provide the data requested in the RFP. In the subsequent pages please find examples of our recent project experience. At the end of this section, you will also find resumés for key personnel from each member of the design team along with our proposed subconsultants' recent experience data.



Contra Costa College Library

Proposed Team

Prime Architecture
Noll & Tam Architects

Structural Engineering
Thornton Tomasetti

Mechanical & Plumbing Engineering
Gayner Engineers

Electrical Engineering, Lighting Design & Fire Alarm
O'Mahony & Myer

Civil Engineering
SANDIS

Telecom/AV/Acoustics/Security
Charles Salter Associates

Cost Estimating
BMR Construction Management, Inc.

Fire Sprinklers
The Fire Consultants

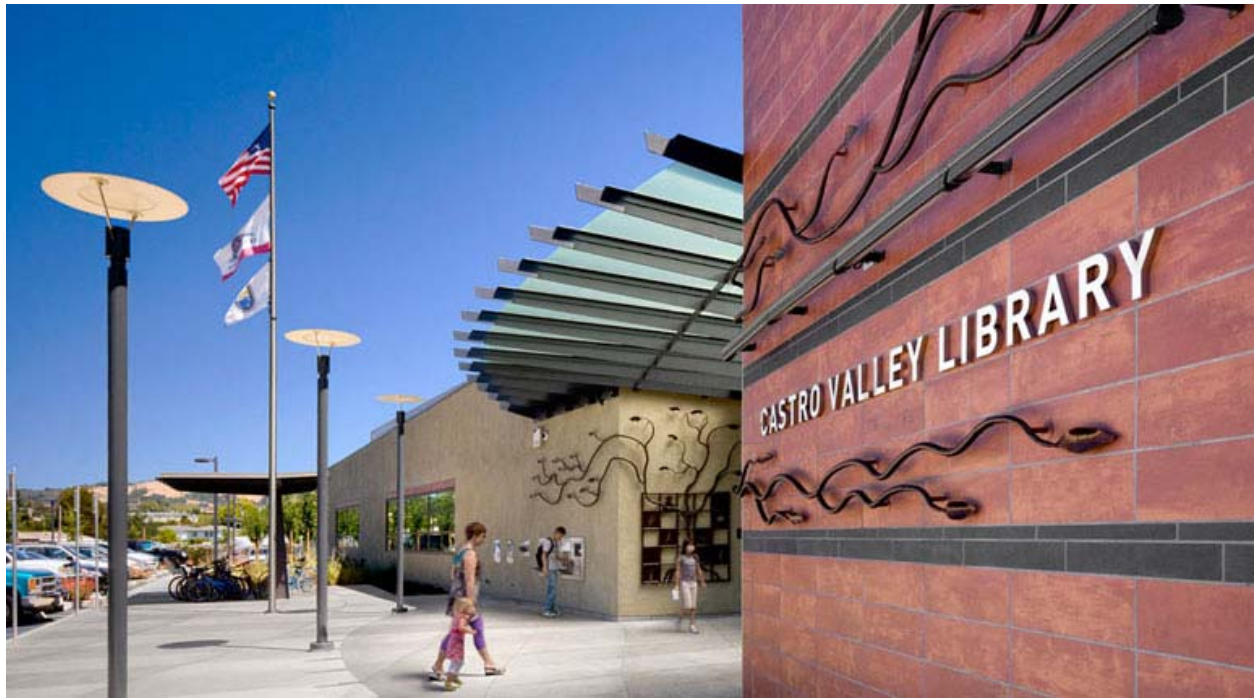
Waterproofing
Simpson Gumpertz & Heger

Elevator
Lerch Bates



LOS GATOS LIBRARY





CASTRO VALLEY LIBRARY





VALLEY HI NORTH LAGUNA LIBRARY





MORGAN HILL LIBRARY

