

July 15, 2010

11-004 REVISE CONTRACT AMOUNT FOR GBD ARCHITECTS TO PROVIDE ARCHITECTURAL SERVICES FOR THE SYLVANIA CAMPUS E6/NET ZERO ENERGY EFFICIENCY AND BOILER UPGRADES

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APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services
Randy McEwen, District Vice President
Dr. Preston Pulliams, District President

REPORT: After a formal Request for Proposals process, per Resolution #10-030 on November 19, 2009, the Board awarded the architectural services contract for the Sylvania Campus 2008 bond program to GBD Architects. At that time, the scope of work was bond-funded renovations, because we were not aware of the timing needs for either the impending boiler replacement and we had only received the ARRA SEP grant for E6/Net Zero.

GBD Architects have commenced with master planning and design services for the Sylvania Campus. Initial meetings have been held and it has been determined that a portion of the E6 work can be completed this summer. In addition, the need for boiler replacement provides opportunities to develop a plan that will not preclude the use of other energy efficient solutions, as outlined in the E6 report, in the future. The interrelated nature of the 2008 bond upgrades, the E6 work, and the boiler replacement requires a carefully planned coordinated approach.

Authorization is needed to enter into a contract to proceed with design and coordination of the E6/Net Zero and boiler work within the Sylvania 2008 bond program. This work will include, but is not limited to: architectural services and coordination and oversight of the work of sub-consultants for some measures identified in Option 3a of the E6/Net Zero report. Projects include low-flow plumbing fixture and DDC control upgrades. It also includes filtration rack upgrades and a pool dehumidification

unit, which will be funded by the ARRA/ODOE State Energy program grant.

The value of this work is estimated to be \$345,000 for the 2010 E6 work, based on estimated construction costs of \$3 million, and \$174,000 for the boiler work. The expected duration of this work will be approximately 6 months, through the end of 2010.

RECOMMENDATION: That the Board of Directors authorize GBD Architects to provide architectural services for the Sylvania Campus E6/Net Zero and boiler projects. The cost for these services will be approximately \$519,000 over the next 6 months. Expenditures for these architectural services will be from bond funds, stimulus grant funds, capital project funds, and ODOE ARRA funds.

APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services
Randy McEwen, District Vice President
Dr. Preston Pulliams, District President

REPORT: As a part of the 2008 bond program, in March 2009 the Board authorized the College to enter into a contract for architectural services with Hennepin Eddy Architects, Inc. for the Newberg Center by resolution 08-082. An amount of \$800,000 was authorized in order to begin the planning and programming necessary for the site to be complete by Fall 2011. Staff did not intend that this was the final A/E fee budget.

Services to be provided include, but may not be limited to the following: Attend Newberg Center Advisory Committee meetings as requested; Assistance with site location evaluation as requested; Due diligence for green site, including assessment of land use requirements; Programming schematic design services; Design development; Construction document preparation; Construction administration services; Cost estimating services via in house or through a consultant; Bidding or negotiation phase services; All other services in connection with public hearings; Providing services for change orders and construction change directives; and Evaluating claims, arbitration proceedings, legal proceedings, and all services made necessary by default of contractor in the work.

At the time of this resolution the College had not purchased the Newberg site, and we were just beginning