

April 21, 2011

11-090

AUTHORIZATION FOR OPSIS ARCHITECTURE TO  
PROVIDE CONTINUED ARCHITECTURAL SERVICES  
FOR THE ROCK CREEK CAMPUS 2008 BOND  
PROGRAM

PREPARED BY: Kathy Kiaunis, Associate Finance Manager, Bond Program

FINANCIAL  
RESPONSIBILITY: Linda Degman, Associate Director, Bond Program

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 #10-024 on October 15, 2009, the Board awarded the architectural services contract for the Rock Creek Campus 2008 bond program to Opsis Architecture. Resolution 10-058 authorized initial master planning and schematic design services and authorized expenditures up to \$1 million for initial planning and programming work to guide future campus development and design.

A campus plan has been developed as the result of widespread stakeholder involvement and design work is underway for overall campus site improvements including parking lot work, stormwater improvements and a second exit. This plan was reviewed with the Board in Information Session at its January 20, 2011 meeting. Authorization is needed at this time for the next phase of design. The work planned over the next twelve months includes design development through construction documents for the Building 7 addition, the farm upgrades, a traffic signal at the main entrance and further campus stormwater improvements.

Design through construction documents for the Building 7 addition and landscape and site enhancements is estimated at \$640,000; the farm improvements, \$190,000; the main entrance signal, \$75,000; and

stormwater enhancements, \$30,000, for a total of \$935,000. Resolution 10-058 authorized \$1,000,000, bringing the total authorization to \$1,935,000.

**RECOMMENDATION:** That the Board of Directors authorize Opsis Architecture to provide continued design services for the Rock Creek Campus 2008 bond program. The cost for these services will be approximately \$935,000 over the next 12 months. All expenditures for these services will be from 2008 bond funds.

REPORT

APPROVED BY

FINANCIAL RESPONSIBILITY

Lealie Ressler, Associate Vice President, Technology Solution Services

Wing-Ki Chung, Vice President, Administrative Services

Dr. Preston Pulliam, District President

The College has a need to lease office and work space for the Technology Solution Services (TSS) network and Telephone Work Groups due to increased demands on the network, telecom and other technology related services that have resulted from record high enrollment. Approximately 4000 sq. ft. are required to meet the needs of the work groups. The work groups have outgrown currently occupied space on the Sylvania Campus. Alternative contiguous space does not currently exist on any FCC Campus of facility. Key criteria for space selection included updated network and telephone connectivity, close proximity to District facilities, easy access to area transit, and an "open" environment that minimizes costs and encourages collaboration.

On Richard Ellis, the College's real estate consultant has identified an acceptable space in the Hamilton Square Office Building at 6850 SW Hamilton Street. TSS staff feels the terms are acceptable. \$18.00 per sq. ft.; term of sixty (60) months; three net. FCC will pay utility and trash costs. Renovation costs, expected to be minimal will be borne by the Owner. The space is ADA accessible and the building has ample parking available for College use. Board policy BSM requires that leases exceeding \$100,000 be approved by the Board.

The budget requirement in this resolution is included in the proposed budget that is being considered by the Board at this April meeting. In addition, staff has stated