

OHLONE COMMUNITY COLLEGE DISTRICT
MEMORANDUM

TO: Board of Trustees
FROM: Douglas Treadway
DATE: September 8, 2004
SUBJECT: Approval of Master Architectural Services Contract for Fremont Campus, including Project Assignments One and Two, with tBP Architecture

On August 8, 2004, the Board authorized staff to enter into negotiations with the firm of tBP Architecture for the Architectural Services for the Ohlone College Fremont Campus.

Staff has negotiated a master contract with tBP Architecture for On-Going Architectural Design Services for the Fremont Campus. Staff has also negotiated with tBP for the first two project assignments.

Project Assignment Number One-Project Definition Services: includes the completion of the programming and master planning. The Project Definition Services will identify department goals and objectives, projects and scopes, construction cost budgets, schedules and alternative approaches for project implementation. The fee for Project Assignment Number One will be based on tBP's hourly rates with the fee not to exceed Two Hundred Thousand Dollars (\$200,000), not including reimbursables.

Project Assignment Number Two-Design Services: includes the design of the new Student Support Services Building. This assignment also includes additional design services for the LEED Documentation and LEED Certification submission package. The Lump Sum amount of One Million, Two Hundred, Ninety Four Thousand, Six Hundred Dollars (\$1,294,600.00), not including reimbursables, is based on a construction budget of \$15,320,000. The lump sum amount falls within the amount budgeted in the General Obligation Bond Report for architectural services for the Ohlone College Student Support Services Building.

The master contract provides for Board approval at two critical phases of Design, first during the Preliminary Drawing Phase and then again during the Working Drawing phase. Furthermore, there is a provision in the contract that permits a termination for convenience.

Representatives from tBP Architecture will be present at the meeting to answer any questions.

RECOMMENDATION:

The President/Superintendent recommends that the Board of Trustees approve 1) the master contract with tBP Architecture for On-Going Architectural Services for the Ohlone College Fremont Campus, 2) Project assignment #1 for an amount not to exceed \$200,000.00, not including reimbursables and 3) Project Assignment #2 for a lump sum fee of \$1,294,600.00, not including reimbursables.

Attachments: Master Contract for On-Going Architectural Services
Project Assignment #1
tBP Proposal for Project Definition Services
Project Assignment #2
tBP Proposal for Design Services SSS