tBP Architecture, our Fremont Campus architect, has submitted a proposal to provide additional architectural and engineering services for various Bond Projects at Ohlone College, Fremont Campus. Their services, including the development of a scope of work and plans, are necessary to implement the projects described below during the summer:

- Replace Exterior Doors (122 openings)
- Replace Exterior Wooden Stairs with Concrete and Construct two ADA ramps by buildings 4 & 6
- Replace deteriorating exterior guardrails (68 guardrails)
- Install ADA Doors with push-button operators (11 doors)

In Addition to these projects, tBP Architecture will prepare four optional paint color studies for buildings 1-9. A painting project will commence after the completion of the water infiltration study and repairs authorized at the February 9, 2005 Board meeting.

tBP Architects proposes an amount not-to-exceed $178,360.00 for services and $7,500.00 for reimbursables for a total amount not to exceed $185,860.00.

A project budget has been estimated at $1,824,780 to include construction, permits, fees, inspector and contingency. There are sufficient funds available in Bond Projects 3-2, 3-15, 3-16 and 3-17 to address these projects.

RECOMMENDATION:
The President/Superintendent recommends that the Board of Trustees approve Project assignment #4 with tBP Architecture for an amount not to exceed $185,860.00 which includes reimbursables.
PROJECT ASSIGNMENT NUMBER 4  
(EXHIBIT A TO AGREEMENT FOR ON-GOING ARCHITECTURAL SERVICES)

This Project Assignment is executed between OHLONE COMMUNITY COLLEGE DISTRICT (“District”) and tBP Architecture (“Architect”) pursuant to the Agreement for On-Going Architectural Services (“Agreement”) between the Architect and the District dated September 8, 2004. By this reference, the Agreement is incorporated herein as if set forth in full.

1. Project Description.

Provide Architectural, Structural Engineering, Electrical Engineering and Cost Estimating services in accordance with tBP Architecture’s Proposal Letter dated February 11, 2005 for the following projects:

A. Construction Projects:

1. Replace doors at various locations (approximately 122 openings) in Buildings 1 through 9 and provide power operators at some entrances, where directed (construction cost estimated to be $810,000; includes escalation).

2. Reconstruct or replace exterior timber tread stairs (approximately 27 locations) at Buildings 2, 4, 6, 7, 8, 9 and new access ramps at buildings 4 and 6 (construction cost estimated to be $460,000; includes escalation).

3. Weatherproof and repair damage at Buildings 1 through 9. Repairs deferred until scope can be defined.

4. Paint and/or replace exterior guardrails (approximately 68 guardrails) at Buildings 1, 2, 4, 5, 6, 7, 8, and 9 (construction cost estimated to be $140,000; includes escalation).

B. Exterior Building Color Studies:

1. Preparation of four (4) optional exterior paint color schemes will be prepared for review and approval by the District. (Approved colors will be implemented when resuming work under A.3 and A.4, above).

C. Alteration to Buildings 1, 5, 12 & 22 - ADA Door Upgrades– DSA Application #106390.

2. Basic Services. The Architect will provide the following Basic Services noted below for the above-described Project (see Agreement and Conditions to Agreement for detailed description of each of the following identified Basic Services).

Basic Services as per tBP Proposal Dated February 11, 2005.

Design Consultants Included
- **Structural Engineering:** DASSE Design, Inc.
- **Electrical Engineering:** Toft Wolff Farrow, Inc.
- **Cost Estimator:** Hanscomb, Inc.
3. Architect Compensation:

   A. Contract Price. Based on Hourly Schedule NOT TO EXCEED $178,360.00 plus
   Reimbursables, at actual cost, not to exceed $7,500.00

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Ohlone Community College District Board of Trustees
Approval of Contract Project Assignment #4: 2/23/05
February 11, 2005

Ohlone College
43600 Mission Boulevard
PO Box 3909
Fremont, CA 94539-0390

Attention: Deanna Walston, Vice President of Business Services

Subject: Additional Architectural Services Proposal
Selected Scheduled Bond Projects
Ohlone College Fremont Campus
tBP Project No.: 20450.00

Dear Ms. Walston:

We are pleased to submit this proposal to provide Additional Architectural Services for the proposed Selected Scheduled Bond Projects at Ohlone College’s Fremont Campus.

Project Description:

A. Construction Projects:
   1) Replace doors at various locations (approximately 122 openings) in Buildings 1 through 9 and provide power operators at some entrances, where directed (construction cost estimated to be $810,000; includes escalation).
   2) Reconstruct or replace exterior timber tread stairs (approximately 27 locations) at Buildings 2, 4, 6, 7, 8, 9 and new access ramps at buildings 4 and 6 (construction cost estimated to be $460,000; includes escalation).
   3) Weatherproof and repair damage at Buildings 1 through 9. Repairs deferred until scope can be defined.
   4) Paint and/or replace exterior guardrails (approximately 68 guardrails) at Buildings 1, 2, 4, 5, 6, 7, 8, and 9 (construction cost estimated to be $140,000; includes escalation).

B. Exterior Building Color Studies:
   1) Preparation of four (4) optional exterior paint color schemes will be prepared for review and approval by the District. (Approved colors will be implemented when resuming work under A.3 and A.4, above).

C. Alteration to Buildings 1, 5, 12 & 22 - ADA Door Upgrades–DSA Application #106390.

The project scope is based on documents and directions received from Ohlone College. The various elements of project scope A and C are assumed to remain as two (2) sets of construction documents under two (2) DSA application numbers, yet packaged to form one (1) Bid Package and publicly bid to general contractors. It is our understanding that the District would like to begin the construction phase for these projects this summer and that the duration is planned to be about 6 to 7 months.
D. Walston  
Selected Scheduled Bond Projects, Ohlone College  
February 11, 2005  
Page 2

Project Budget: $1,824,780

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Scope of Design Services:

tBP/Architecture, Inc. will provide the following Additional Architectural Services as set out in the “Agreement for On-Going Architectural Services; dated September 8, 2004” and as modified herein.

Project Scope A and C:
1. Working Drawings and Specifications (A only)
2. Bidding (A and C)
3. Construction Administration (A and C)

Project Scope B:
1. Design & Presentation Only

Design Services which are not included:
1. LEED Documentation and LEED Certification submission package.
2. Graphics services including “wayfinding”, building directory, interior room identification signage, fire/life safety signage, and exterior building identification signage and other special signage. (Basic services do include ADA signage at accessible entry doors.)
3. Value Engineering meetings with the College with the purpose of reducing the Project Construction Cost.

Architectural and Engineering Design Services:
Our Proposal provides Architectural, Structural Engineering, Electrical Engineering, and Cost Estimating services, only.

We propose utilizing the professional engineering services of DASSE Design, Inc. (Structural), Toft Wolff Farrow, Inc. (Electrical), and the professional cost estimating services of Hanscomb, Inc. for this project.

District Furnished Information:
1. District’s Construction Cost Budget for the designated Scheduled Bond Projects.
2. District’s Program Summary (list or sketches of locations) for the proposed Scheduled Bond Projects.
3. District’s anticipated schedule for these projects.
4. Existing Building/ Utility/ Landscape Drawings within and adjacent to the site.
D. Walston  
Selected Scheduled Bond Projects, Ohlone College  
February 8, 2005  
Page 3

Compensation for Services:  
Compensation for services shall be hourly, not-to-exceed One Hundred Seventy Eight Thousand Three Hundred Sixty Dollars ($178,360.00).

The fee is computed based on 10% and 6% of construction cost (remodel projects) for project scopes A and C (respectively), plus design fee for project scope B.

Reimbursable Expenses:  
Reimbursable Expenses are in addition to the fee and include expenses incurred in the interest of the Project as identified in the attached Professional Services Agreement. We recommend a budget allowance of Seven Thousand Five Hundred Dollars ($7,500.00) for project-related expenses.

Please review our proposal and feel free to contact us to discuss the details. Thank you again for asking our team to perform these professional services.

Sincerely,  
tBP/Architecture, Inc.

Richard A. Mangum, AIA  
Executive Vice President

cc  
Jay Malone, tBP/Architecture  
Gary Frye, tBP/Architecture  
William C. Jaggers, tBP/Architecture  
Contract File

Attachments:  
Professional Services Agreement
PROFESSIONAL SERVICES AGREEMENT

Between the Client:

Ohlone Community College District
43600 Mission Boulevard
Fremont, CA. 94539

and the Architect:

tBP/Architecture
1000 Burnett Avenue, Suite 140
Concord, CA. 94520

Richard A. Mangum, AIA CA License # C8685

for tBP Project No.: 20450.00

Location: Ohlone College
43600 Mission Blvd.
Fremont, CA 94539

Scope of Work: Provide Architectural and Engineering Services for the District’s Selected Scheduled Bond Projects, in accordance with tBP/Architecture’s proposal letter dated February 11, 2005.

Fee: Compensation for services shall be hourly, not-to-exceed $178,360.00 plus budgeted reimbursable expenses of approximately $7,500.00, for a total approximate fee of One Hundred Fifty-Seven Thousand Eight Hundred Seventy Dollars ($185,860.00).

Reimbursable Expenses: Reimbursable Expenses are in addition to the fee and include those expenses incurred in the interest of the project. They include project-related mileage/travel expenses, long distance communications, fees paid for securing approval of authorities having jurisdiction over the project, approved expense of reproducing, postage and handling of Drawings, Specifications and other documents in excess of the number of copies provided by the Agreement, expense of renderings, model and mock-ups requested by the District. These expenses will be compensated at 1.0 times the amounts invoiced to the Architect. Seven Thousand Five Hundred Dollars ($7,500.00) should be budgeted for project-related expenses.

Client:
Ohlone Community College District
Fremont, California

By: Deanna Walston
Vice President Business Services

Date:

Architect:
tBP/Architecture, Inc.

By: Richard A. Mangum, AIA
Executive Vice President

Date: