

OHLONE COMMUNITY COLLEGE DISTRICT

MEMORANDUM

TO: Board of Trustees

FROM: Dr. Douglas Treadway

DATE: January 25, 2006

SUBJECT: Approval of Amendment 6 to tBP Architectural Services contract, Project Assignment #2, Student Support Services building

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tBP Architecture is proposing the following services for the Student Support Services Building.

In order to proceed with the early site preparation phase, which includes the demolition of Building 7, tBP must prepare separate bidding and construction documents for the Student Support Services Building. The separate documents will consist of the Site Preparation Phase and the Building/Site Improvements Phase. TBP is proposing an additional services fixed fee of \$47,340.00 plus reimbursables not to exceed \$2,500.00

With this amendment the total contract amount for Project Assignment 2 will be a lump sum fee of **\$2,015,187.00** plus reimbursables not to exceed \$43,300.00.

RECOMMENDATION

President/Superintendent recommends approval of Amendment #6 to Project Assignment #2 with tBP Architecture for the amount not to exceed \$49,840.00.

Attachments: Amendment #6  
TBP Proposal

# Ohlone Community College District

## PROJECT ASSIGNMENT 2, AMENDMENT #6

**Contract #193-0604-001**

**Date of original contract: September 8, 2004**

**Date of Project Assignment #2: September 8, 2004**

**Date of Amendment #6: January 25, 2006**

This is an amendment to the Project Assignment Number Two for the Agreement dated September 8, 2004, between **tBP Architecture ("Architect")** and **Ohlone Community College District ("District")** for On-Going Architectural Services for the Ohlone College, Fremont Campus, as detailed in Contract number 193-0604-001.

The parties agree to the following changes and/or additions to the Agreement:

1. Architect will perform additional services in accordance with the tBP Proposal dated January 10, 2006, for the architectural and engineering design services for the Site Preparation Phase for the Student Support Services Building. Subconsultants shall be utilized as described in the tBP Proposal.
2. Fees will be paid for these additional services as detailed in the tBP Architecture Proposal, which are attached hereto. The fee for the additional services shall be fixed at **\$47,340.00**. Reimbursable expenses relating to these services shall be in accordance to the Master Contract #193-0604-001 and shall not exceed \$2,500.00.
3. **This amendment increases the amended fixed price lump sum Project Assignment #2 amount of \$1,967,847.00 to a revised total of \$2,015,187.00 which consists of the original Project Assignment total-\$1,294,600.00, Amendment 1-\$17,420.00 Amendment 2-\$3,980.00 and Amendment 3-\$65,000.00, Amendment 4-\$165,877.00, Amendment #5-\$420,970.00 and Amendment #6-\$47,340.00.**
4. **Reimbursable expenses relating to these additional services shall not exceed \$2,500.00.** Total allowable reimbursables relating to Project Assignment 2 shall not exceed \$43,300.00 which consists of the reimbursable amounts budgeted for the original Assignment-\$32,000.00, Amendment 1-\$1,500.00, Amendment 2-\$200.00, Amendment 4-\$7,100.00 and Amendment 6-\$2,500.00.

In all other respects, the terms of the original agreement remain in full effect. However, if there is a conflict between this Amendment and the original agreement, the terms of the original agreement will prevail.

Mr. Richard A. Mangum, AIA  
**tBP Architecture**  
1000 Burnett Ave., Suite 140  
Concord, CA 94520

Marian Castaneda  
Director of Purchasing, Contract Administration,  
Auxiliary Services  
**Ohlone Community College District**  
43600 Mission Blvd.  
Fremont, CA 94539

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Signature

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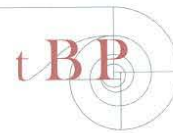
Signature

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Date

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Date



Architecture  
Planning  
Interiors  
Management

January 10, 2006

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

Attention: Deanna Walston, Vice President of Business Services

Subject: **Additional Services Proposal - Phasing (Split Documents)**  
Student Support Services Center  
Ohlone College Fremont Campus  
tBP Project No.: 20446.04

Dear Ms. Walston:

Attached for District review and approval is a Professional Services Agreement for providing architectural and engineering design services for separating the bidding and construction documents for the Student Support Services Building into two phases – a Site Preparation Phase and a Building/Site Improvements Phase.

The primary objective of phasing this project is to demolish existing Building 7 (a noisy construction operation) between June 2006 and the middle of August 2006 when there are fewer students on campus.

**Project Description:**

The Site Preparation Phase consists of demolition of the existing building 7 and, to the extent to be established, the re-routing of existing site utilities, site retaining walls, rough grading, and winterization of the site. The Building/Site Improvements Phase will include construction of the Student Services Building and site improvements.

As discussed with Simon Barros and Don Eichelberger, separating the project into two phases is necessary if the District's desire is to begin "early" site preparation construction in June of 2006, followed by building and site improvements construction in February 2007. Meeting this schedule assumes that the District authorizes these services by no later than January 24, 2006, the District will conduct on-going reviews and approvals of the Site Preparation construction and bidding documents to help expedite the process, and DSA review of the Site Preparation documents will not be required or if required will take less than two weeks.

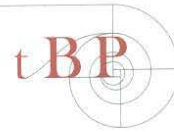
**Scope of Services:**

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

1. Separation of the Construction Document, Bidding, and Construction Administration Phase services into a Site Preparation Phase and a Building/Site Improvements Phase as described herein.
2. Expedite the Site Preparation Phase services.
3. Review meetings with DSA to expedite or delete the Site Preparation Phase DSA Plancheck process.

**Architectural and Engineering Design Services:**

Our Proposal provides Architectural, Civil, Landscape, Structural, Mechanical, Electrical, Telecom and Cost Estimating design services only.



**Compensation for Design Services:**

Compensation shall be a fixed fee of Forty-Seven Thousand Three Hundred Forty Dollars (\$47,340.00).  
This breaks down as follows:

Sandis (Civil)	\$12,000.00
JLJA (Landscape)	\$1,500.00
DASSE (Structural)	\$4,500.00
Ainsworth (Mechanical)	\$3,750.00
Twofit Wolff Farrow (Electrical)	\$3,500.00
IDA (Telecom)	\$3,150.00
Hanscomb (Cost Estimating)	\$1,000.00
Sub Total Consultants Fee	\$29,400.00
Architectural Administration of Consultants	\$2,940.00
Architectural Design/Coordination	\$15,000.00
Total Fixed Fee:	<u>\$47,340.00</u>

**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 Two Thousand Five Hundred Dollars (\$2,500.00) 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.

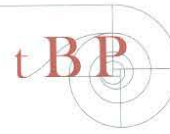
A handwritten signature in dark ink, appearing to read 'Gary M. Frye for', is written over the typed name of Richard A. Mangum.

Richard A. Mangum, AIA  
President/COO

cc Simon Barros, Director of Facilities, Ohlone College  
Gary Frye, tBP/Architecture  
Jay Malone, tBP/Architecture  
Contract File

Attachments: Professional Services Agreement

**PROFESSIONAL SERVICES AGREEMENT**



**Between the Client:**

Ohlone Community College District  
43600 Mission Boulevard  
Fremont, CA. 94520

**and the Architect:**

tBP/Architecture, Inc.  
1000 Burnett Avenue, Suite 140  
Concord, CA. 94520      Richard A. Mangum, AIA      CA      License # C8685

for tBP Project No.: 20446.04

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

**Scope of Work:** Provide Architectural and Engineering Services for separating the Project into a Site Preparation Phase and a Building/Site Improvements Phase, in accordance with tBP/Architecture's proposal letter dated January 10, 2006.


**Fee:** Compensation for services shall be a fixed fee of \$47,340.00 plus budgeted reimbursable expenses of approximately \$2,500.00 for a total approximate fee of Forty-Nine Thousand Eight Hundred Forty Dollars (\$49,840.00).

**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. Two Thousand Five Hundred Dollars (\$2,500.00) should be budgeted for project-related expenses.

**Client:**  
Ohlone Community College District  
Fremont, California

**Architect:**  
tBP/Architecture, Inc.

By: \_\_\_\_\_  
Deanna Walston  
Vice President Business Services

By:   
Richard A. Mangum, AIA  
President/COO

Date: \_\_\_\_\_

Date: 