CONSENT

OHLINE COMMUNITY COLLEGE DISTRICT

MEMORANDUM

TO: Board of Trustees

FROM: Douglas Treadway

DATE: April 9, 2008

SUBJECT: Approval of Amendment with tBP Architecture contract No. 193-0604-001

On September 8, 2004, the Board approved a contract for Project Assignment #2, Student Services Building, to tBP Architecture for Architectural Design Services in the not-to-exceed amount of $1,326,600.00. As with any construction project, periodic changes to the scope and type of services are required. The Board has previously approved amendments to this contract in the total not to exceed amount of $805,312.00.

When the Newark Center was completed, it was discovered that insufficient coordination had been done with regards to furniture layout. Electrical outlets and data lines could have been located in better locations based on how the rooms were eventually set up. Ultimately, rewiring wasn't that hard to do and the District actually saved money in the process.

Although the negative impact in Newark was not significant, the experience illuminated the need for additional planning in the SSB due to the new under floor wiring system. The Bond Manager reports that we are trying to avoid fabricating the wrong "whips" (wired power and data outlets in the floor) in the wrong locations. Understanding how the room will be laid out will help prevent a wrong location fix that might require an expensive change of the entire floor area, in additional to the electrical rewiring.

To take advantage of lessons learned and avoid these potential issues in the Student Services Building, the District would like the architect to work more closely with the furniture designer, who is already on board, for a more coordinated design. This should help ensure a smoother, less expensive, move-in process.

Amendment 11 provides for tBP to coordinate design services for furniture and interiors in a not-to-exceed amount of $24,000.00 plus estimated expenses not-to-exceed $1,200. The new not to exceed contract total is $2,157,112.00. Funds for this purpose are identified in the Measure A Bond Program under 42-1-23-71505-5925-55148 (Professional Services.)

RECOMMENDATION

The President/Superintendent recommends that the Board of Trustees approve Amendment #11 to contract no. 193-0604-001, Project Assignment #2, with tBP Architecture for Furniture Coordination Services in the total amount not to exceed $25,200.00.

The District decided not to contract for furniture coordination at Newark thinking the District could handle all furniture issues in house. This was a conscious decision in order to realize about $100,000 in savings. Newark switched from assumed "systems furniture," i.e. cubicles, to the individual work stations they now have in certain areas. By the time the furniture designer/supplier, One Workplace, was under contract, the wiring was complete at Newark.