

September 19, 2013

14-027

REVISE CONTRACT AMOUNT FOR GBD
ARCHITECTS TO PROVIDE ARCHITECTURAL
SERVICES FOR THE SYLVANIA CAMPUS BUILDING
RENOVATIONS FOR THE 2008 BOND PROGRAM

PREPARED BY: Kathy Kiaunis, Manager, Bond Finance

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Bond Program

APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services
Randy McEwen, Vice President
Dr. Jeremy Brown, President

REPORT: After a formal Request for Proposals process, per Resolution 10-030 on November 19, 2009, the Board awarded the architectural services contract for the Sylvania Campus 2008 bond program to GBD Architects. Resolutions 10-057, 11-004, 11-068, 11-076 (admin. corr. in 11-130), 12-073, and 13-068 have authorized the expenditures of \$7,259,994 to date for preliminary assessment, planning, programming, design and construction administration for various projects.

In planning out the balance of the Sylvania Campus bond work, it has become apparent that many of the constraints in place due to the built out nature of the campus, lack of swing space, year round instruction and site limitations have influenced the amount and sequencing of the design work, as well as the amount of renovation construction work that can be absorbed by the campus and its faculty and staff during a given period of time. For example, in the CC building, the lack of space for its current occupants also means the scarcity of places to move functions during renovations. These needs evolved into a project incorporating library renovations to accommodate both tutoring and the computer resource center. To accomplish the CC work, a complicated dance of moving departments and functions to temporary locations in order to renovate spaces is required. Each move requires planning and design, and some temporary moves are planned for up to two years. At least four phases are planned for the CC

renovation, each requiring its own complete bid set. The construction administration performed by the architect becomes protracted in this multi-phased requirement.

The planning process for the CC Building and the HT Building has also resulted in the need for components not in the original plan. The Plaza Access Lane is a roadway added between the CC and HT buildings that will aid access for construction, and allow crane placements of rooftop equipment on the buildings that would have been otherwise extremely difficult. At the end of construction, the asphalt will be replaced with turf pavers for its continued pedestrian and maintenance access use, which is an overall long-term benefit for the campus. Accessibility needs for the CC building have resulted in the design of an exterior elevator. Like the Library work, both of these projects were not in the original fee estimate for the CC Building.

Sylvania campus work began with a master planning type process, to develop an overall scope at a high level, or “framework” plans, involving building users and campus administration, to ensure that the designs brought forward would be within the overall construction budget, and that there would be sufficient funding for projects towards the end of the construction sequence. Initially, it was hoped that this master planning effort could be absorbed into the building design budgets, but the complexities and phasing needs of each building have required the full fee budget for the specific projects.

In addition, planning and design for maximizing the campus’ return on E6 energy efficiency investments has required further engineering fees. Seismic upgrades, based on studies completed for the campus buildings, have also been incorporated into the design scope for GBD, which was not in the original fee estimates.

Bond budgets formed after the November 2008 ballot measure anticipated this complexity of the Sylvania bond program (plus College-wide seismic upgrades) by creating College-level contingency funds budgeted independently of campus plans.

These planning and design needs for the balance of the Sylvania campus projects total \$2.3 million. The

requested revised total authorization for GBD Architects is \$9,559,994.

RECOMMENDATION: That the Board of Directors authorizes GBD Architects to provide a continuation of architectural services for the Sylvania Campus designs for the 2008 bond program in the amount of \$2,300,000 over the next two years. Expenditures for these architectural services will be from the 2008 bond funds.