

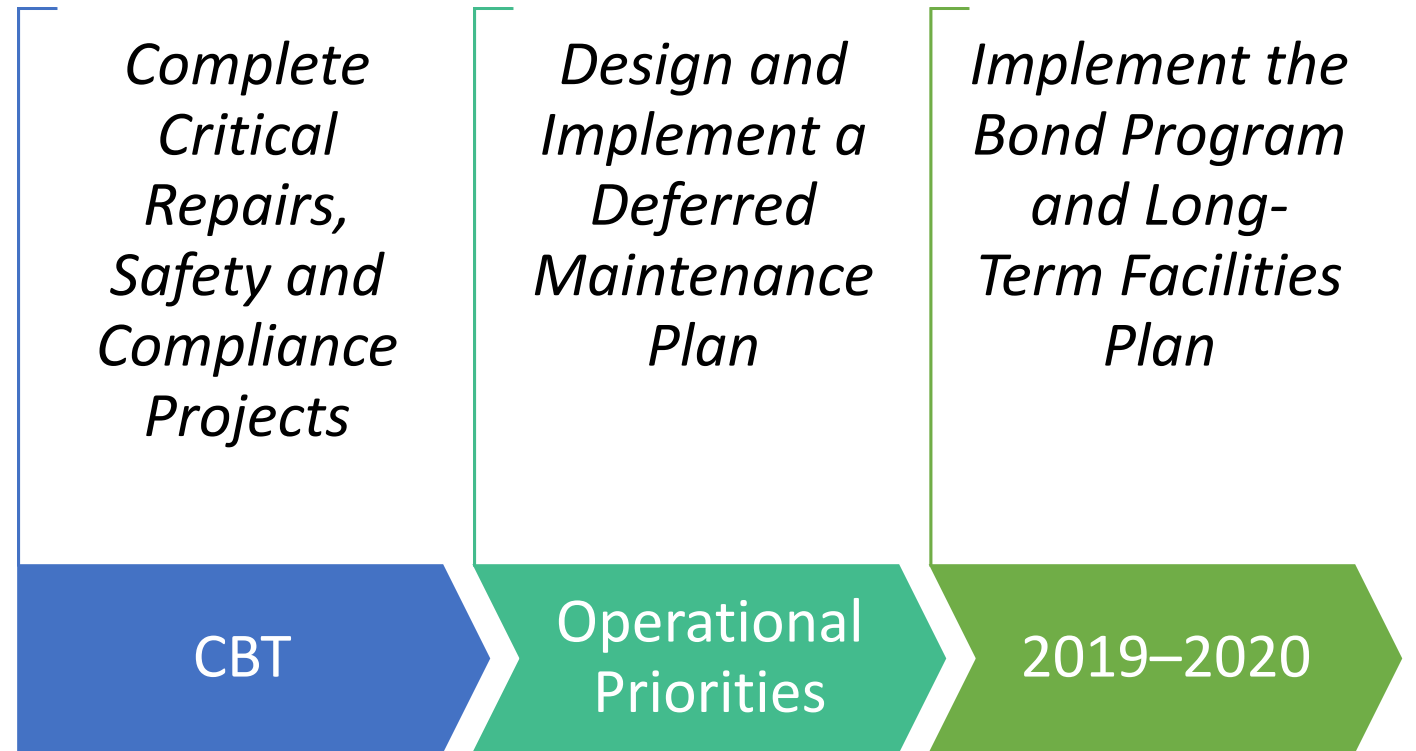
Update on Maintenance, Infrastructure Repair, and Capital Projects

Presented to the Governing Board of Trustees

2020 July 14

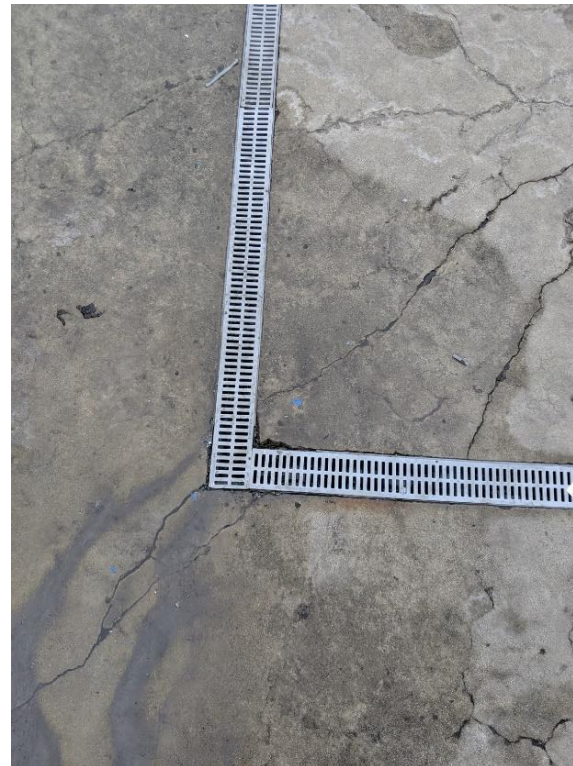


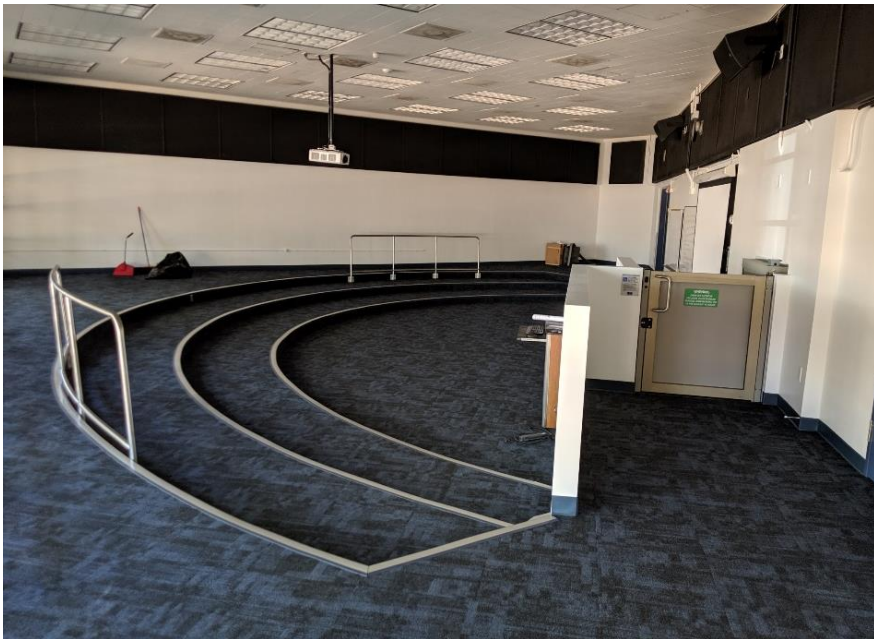
FCMAT - CBT
Organized by
Priorities
Incorporated
in FCMAT
Response



Complete Critical Repairs, Safety & Compliance Projects

- ✓ *Fire Alarm Test, Inspect, Repair & Modernization (Laney, Merritt)*
- ✓ *Elevator Maintenance & Repair – Remove all red tags (All Campuses)*
- ✓ *ADA Compliance Projects (Laney, BCC)*
- ✓ *Pool Deck and Filter Improvements (Laney)*
- ✓ *Underground Storage Tanks (Laney)*
- ✓ *BEST Center Close Out with DSA (Laney)*
- ✓ *Trip Hazard (Merritt)*
- Blue Light Phones (All Campuses)*
- ADA Locker Room Upgrade (Laney)*
- Comprehensive DSA Close Out (All Campuses)*





ADA Issues & Trip Hazard
Resolved

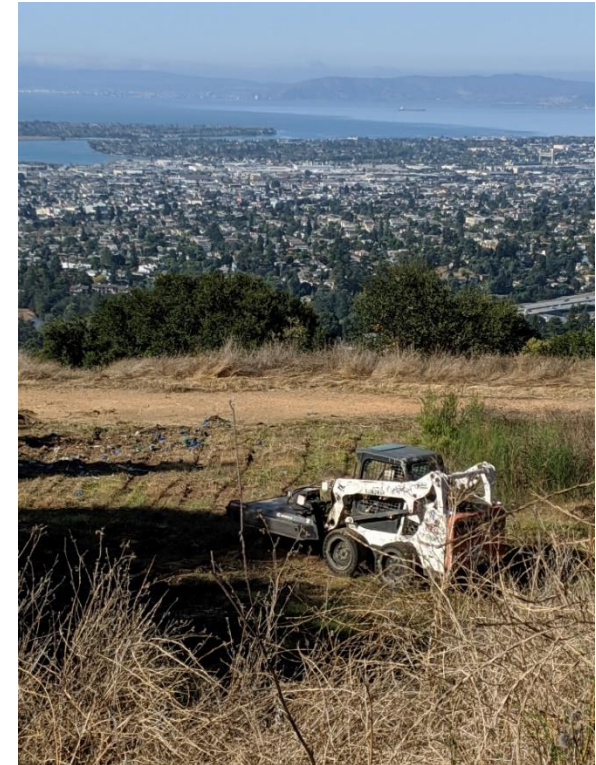
Laney Bldg. G - ADA Lift and Rails - After

Implement Deferred Maintenance Plan

- ✓ *Roofing and Waterproofing Assessment (All Campuses)*
- ✓ *Electrical Transformer Fuse Replacement (Merritt)*
- ✓ *Electrical Transformer Replacement (Laney)*
- ✓ *Electrical Wiring Replacement (COA)*
- ✓ *Electrical Issues in Labs (Laney)*
- ✓ *Water Line Rupture (COA)*
- ✓ *Potholes and Trip Hazards (Laney)*
- ✓ *Glass Replacement (Laney)*
- ✓ *Elevator Upgrades (All Campuses)*
- Annual Fire Mitigation (Merritt)*
- Lighting Improvements (Laney)*
- ADA Transition Plan (All Campuses)*



Fuse replacement at Merritt



Fire Mitigation at Merritt

Implement Bond Program & Long-Term Facilities Plan

- ✓ *Create and Approve Facilities and Technology Master Plan*
- ✓ *Hire Program Manager & Construction Managers*
- ✓ *Hire Architects for State Funded Projects*
- ✓ *Coordinate 5YCOP with Bond Spending Plan*
- ✓ *Create Vendor Outreach Program*
- ✓ *Develop Program and Financial Controls System*
- ✓ *Classroom Utilization Study (Draft)*
- Approve Bond Spending Plan*
- Hire "Bench" Consultants*
- Negotiate PLA*

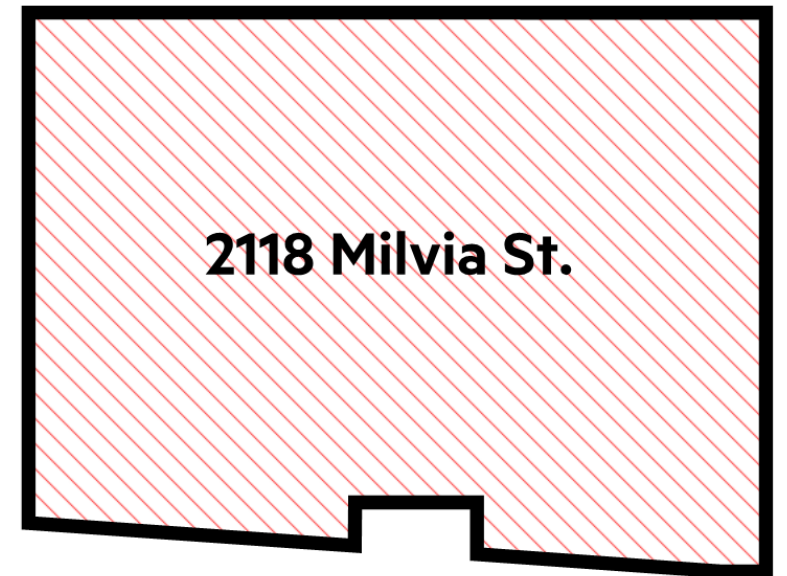
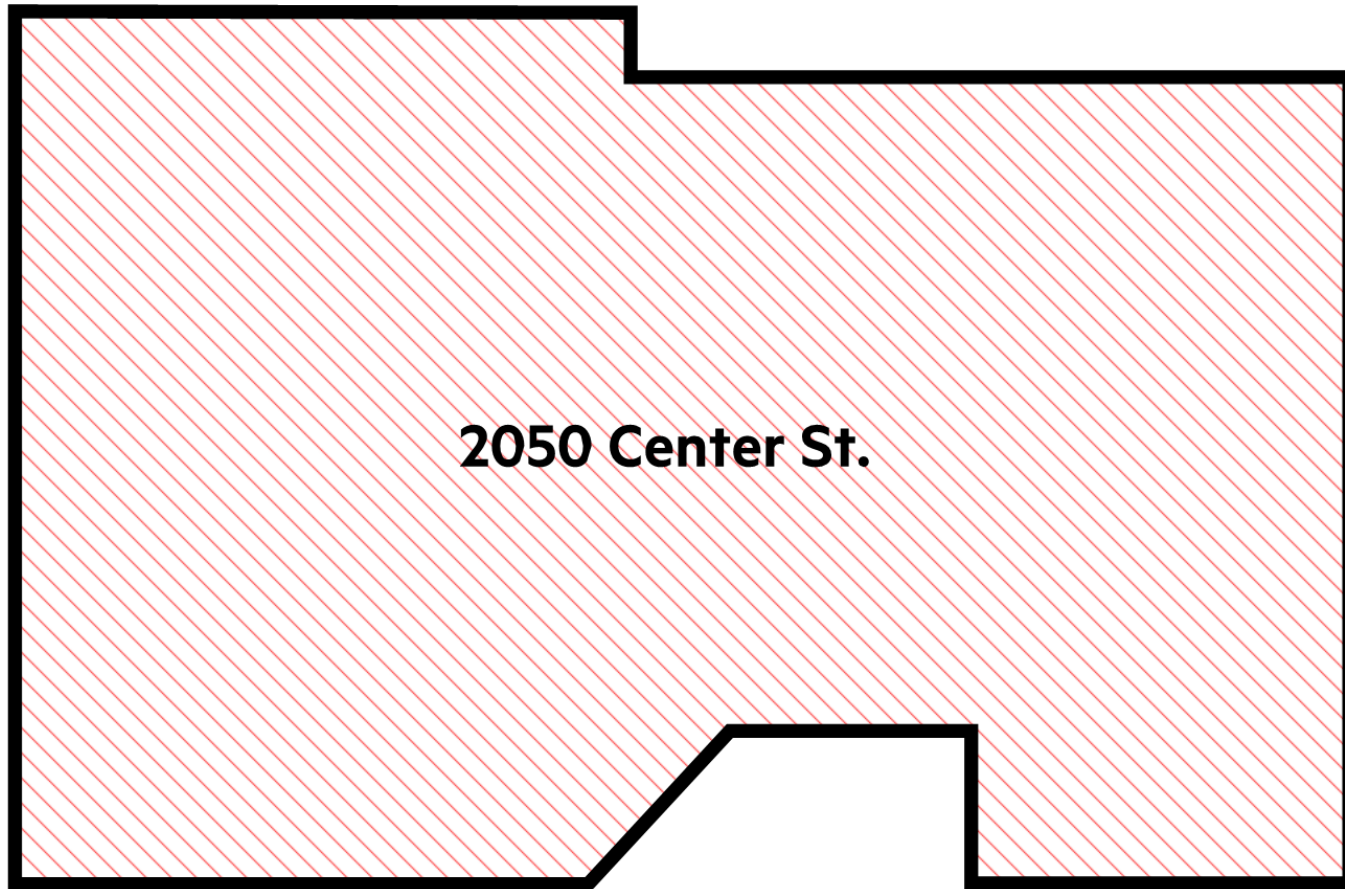




Berkeley City College

2118 Milvia Street – Noll & Tam Architects, Programming

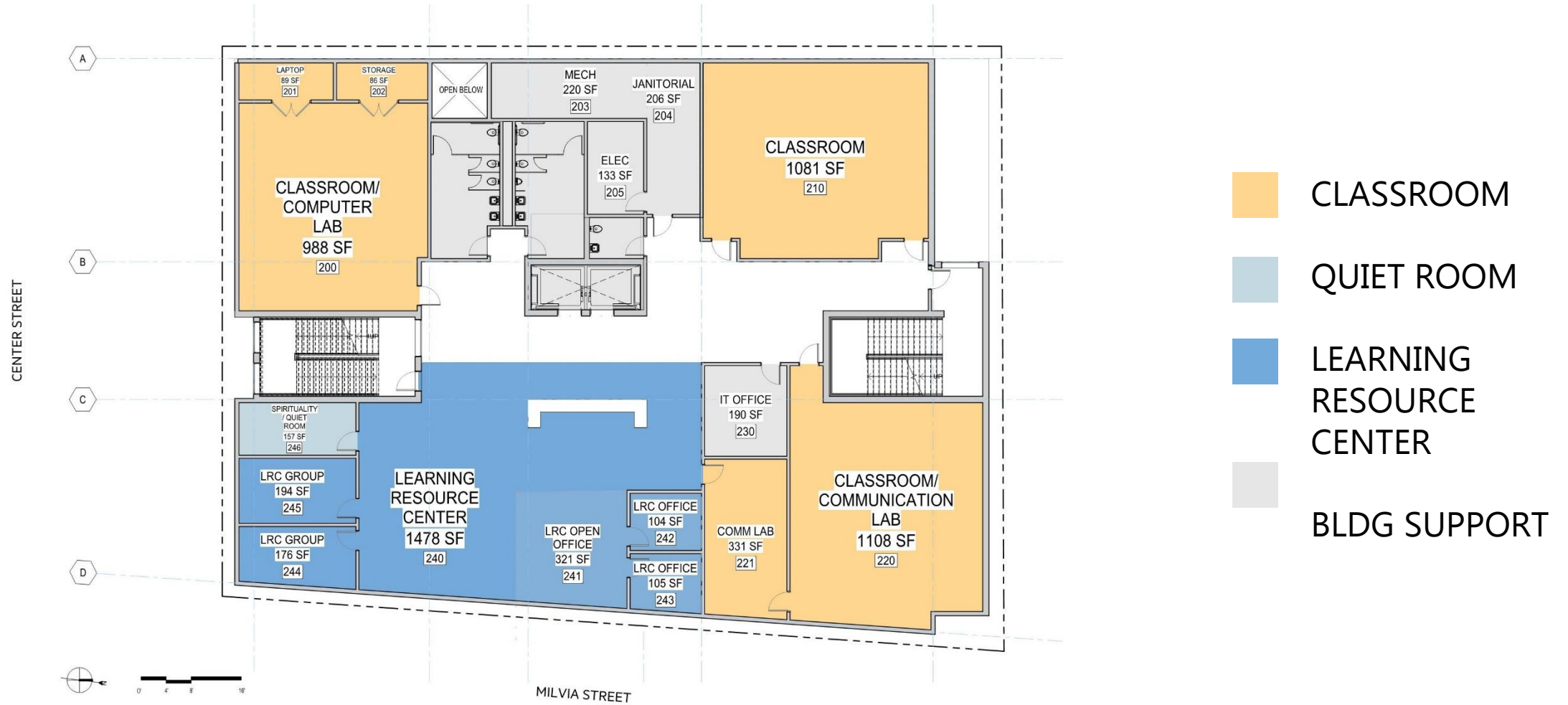
SIZE COMPARISON



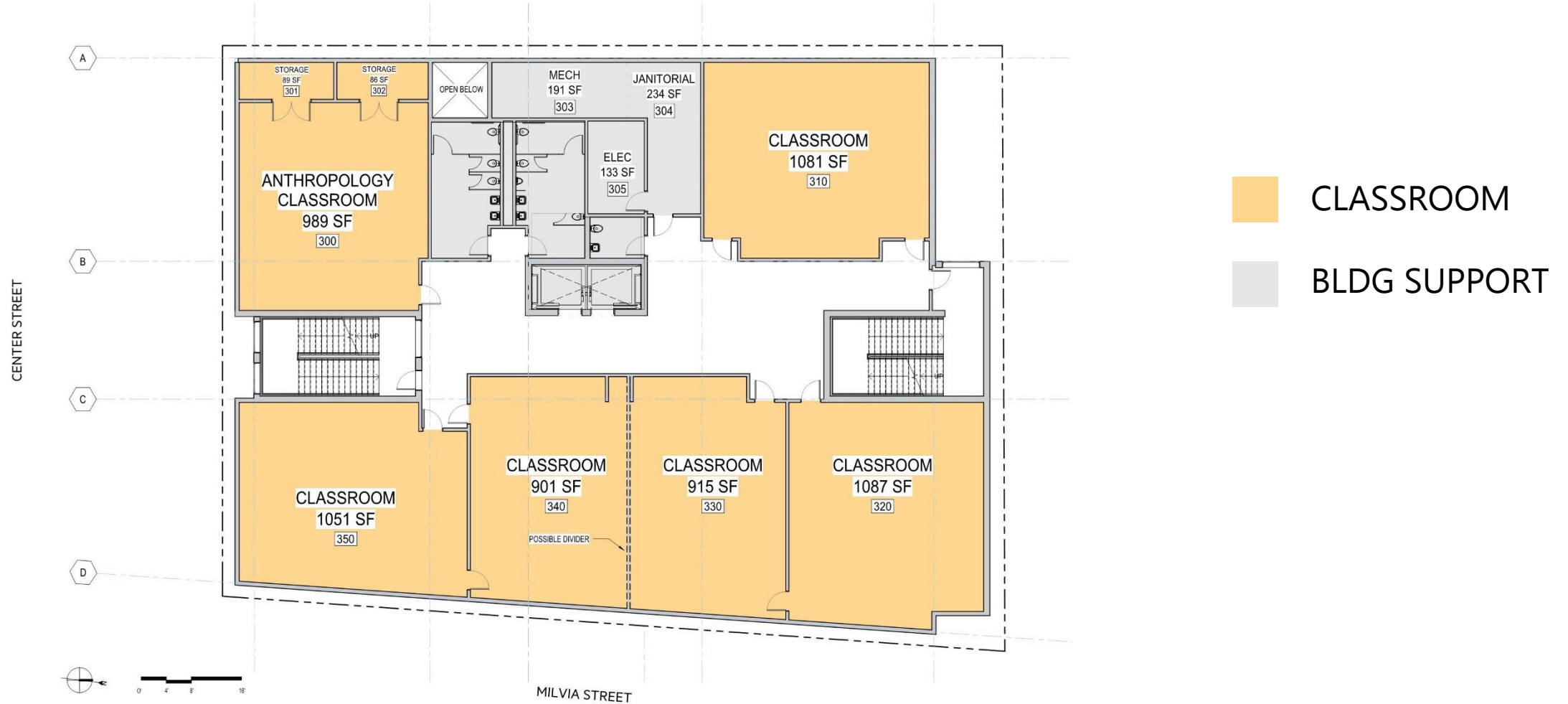
FLOOR 1 – 2118 MILVIA ST.



FLOOR 2 – 2118 MILVIA ST.



FLOOR 3 – 2118 MILVIA ST.



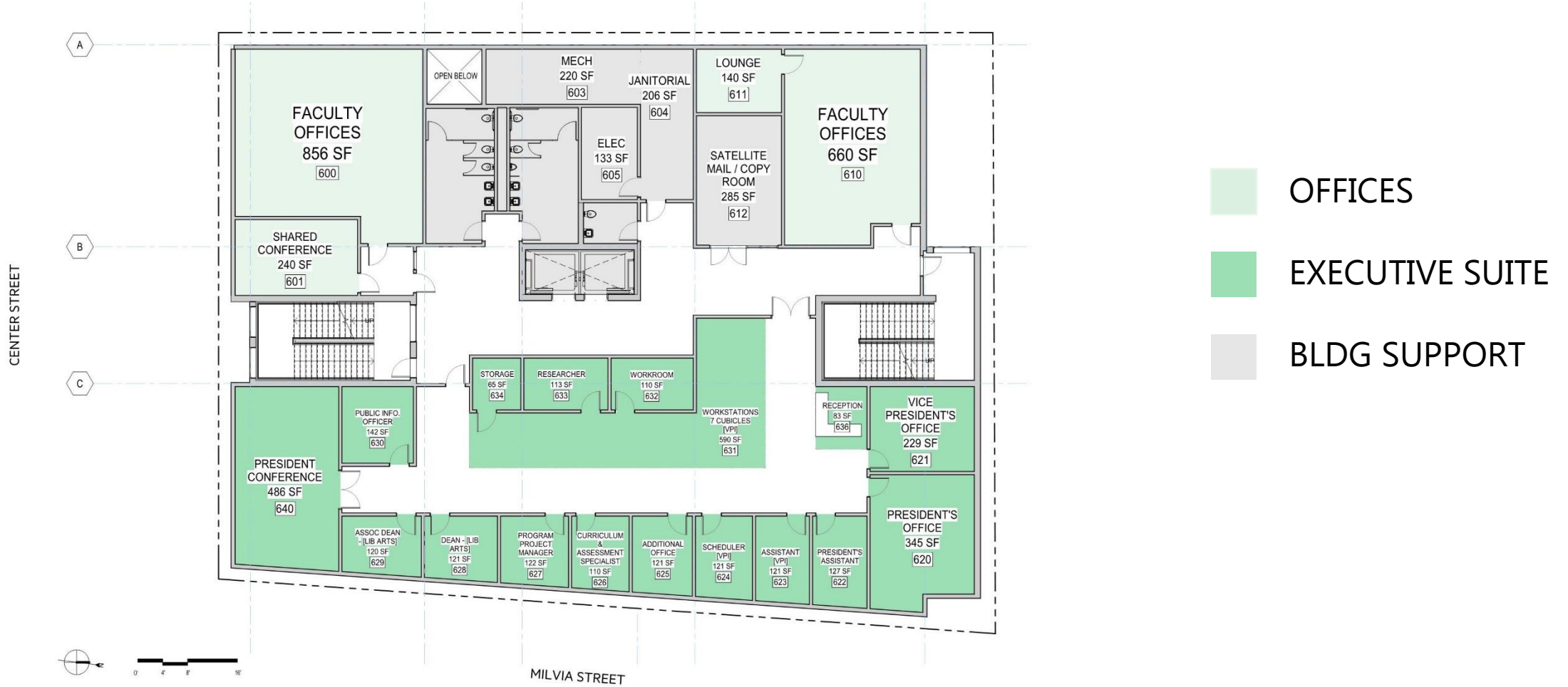
FLOOR 4 – 2118 MILVIA ST.



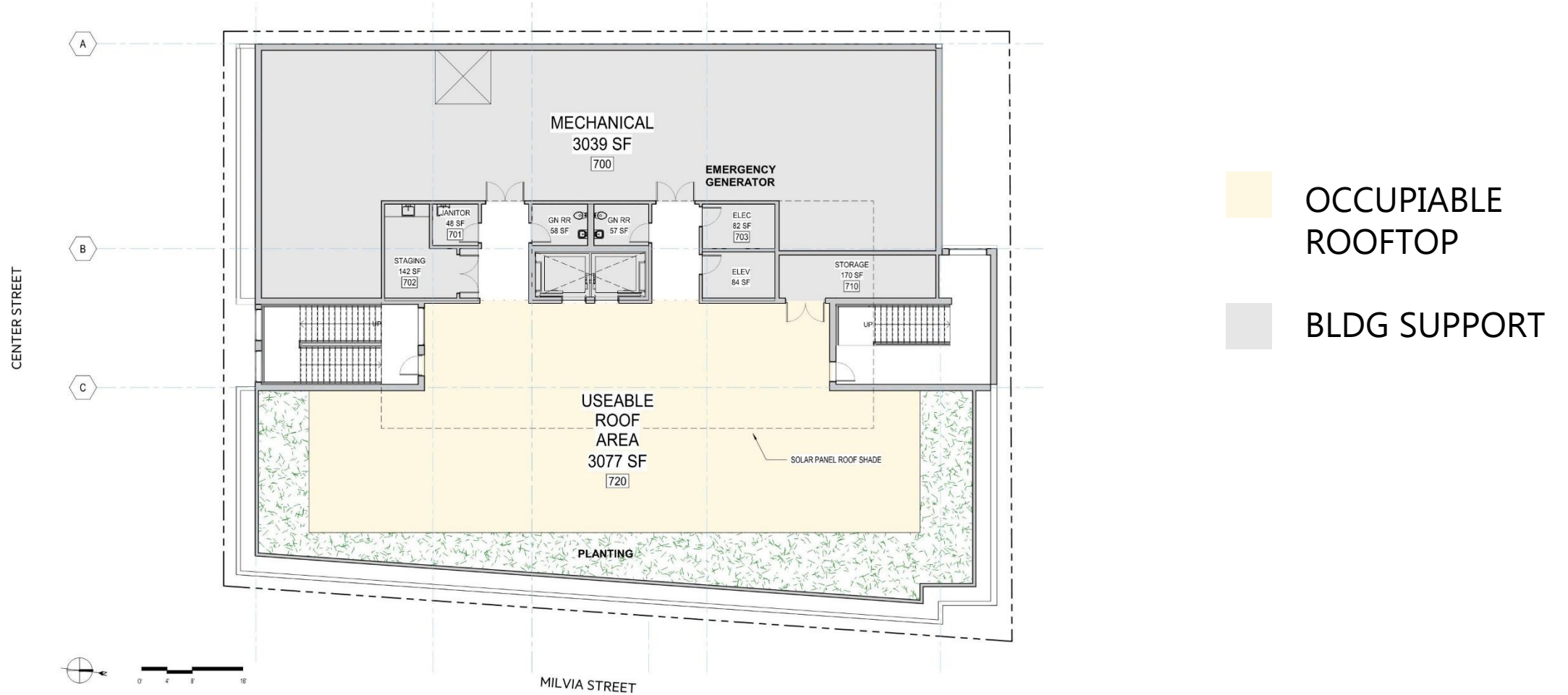
FLOOR 5 – 2118 MILVIA ST.



FLOOR 6 – 2118 MILVIA ST.



ROOF – 2118 MILVIA ST.





College of Alameda

Auto Technology & Diesel – JK Architecture Engineering

JK ARCHITECTURE
ENGINEERING

Final Schematic Design
April 27, 2020

COLLEGE OF ALAMEDA
Transportation Technology Facility



10.0 RENDERINGS - EXTERIOR



Aerial View from the North East



Aerial View from the South East

10.0 RENDERINGS - EXTERIOR



View toward facility main entry from North East



View toward facility main entry from North

10.0 RENDERINGS - EXTERIOR



View of facility from the North West



View of facility and yard enclosure from the South West from Ralph Appezzato Parkway

10.0 RENDERINGS - INTERIOR



https://youtu.be/IBc7Wy4n8_k



Automotive Technology Lab



Automotive Technology Lab



Merritt College

Child Development Center – AE3 Architects

Horticulture Project – Noll and Tam Architects

Merritt Child Development Center
AE3 Architects





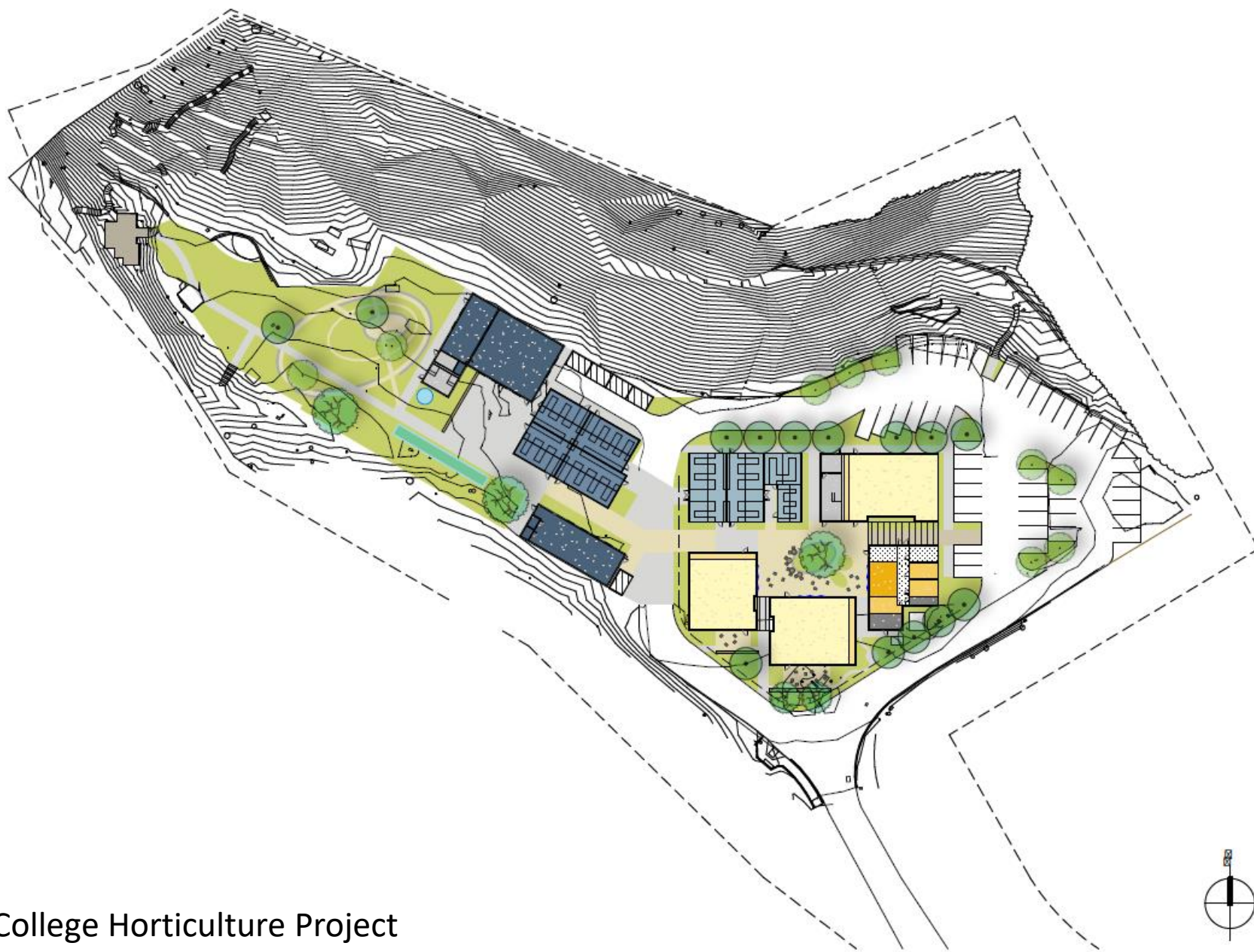


AE3 PARTNERS
Architects + Project Managers



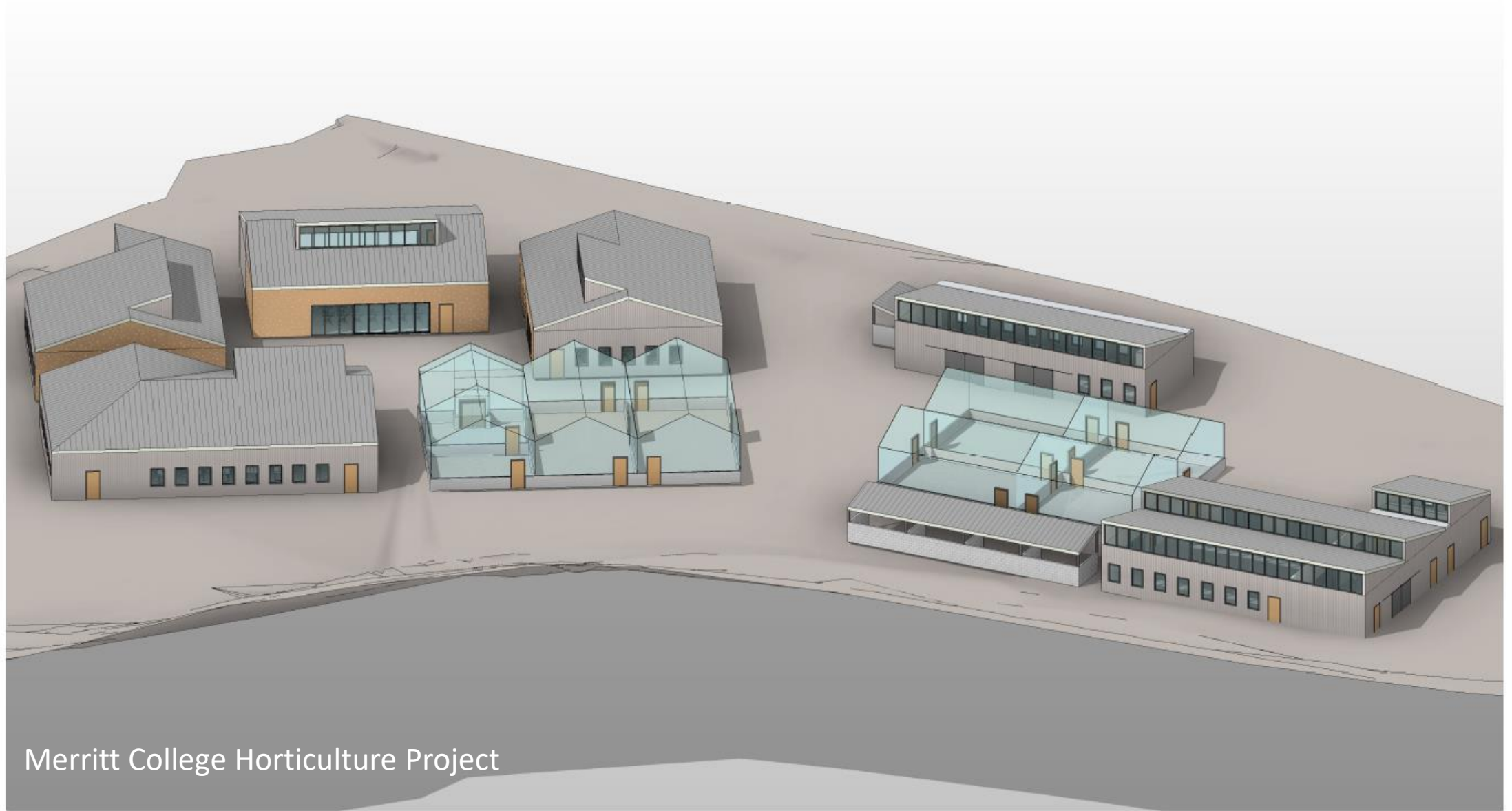






Merritt College Horticulture Project

LANDSCAPE CONCEPT A
MERRITT COLLEGE HORTICULTURAL
APRIL 2, 2020



Merritt College Horticulture Project

AERIAL VIEW

03/31/20

Merritt Landscape Horticulture Complex

Peralta Community College District

NOLL & TAM
ARCHITECTS









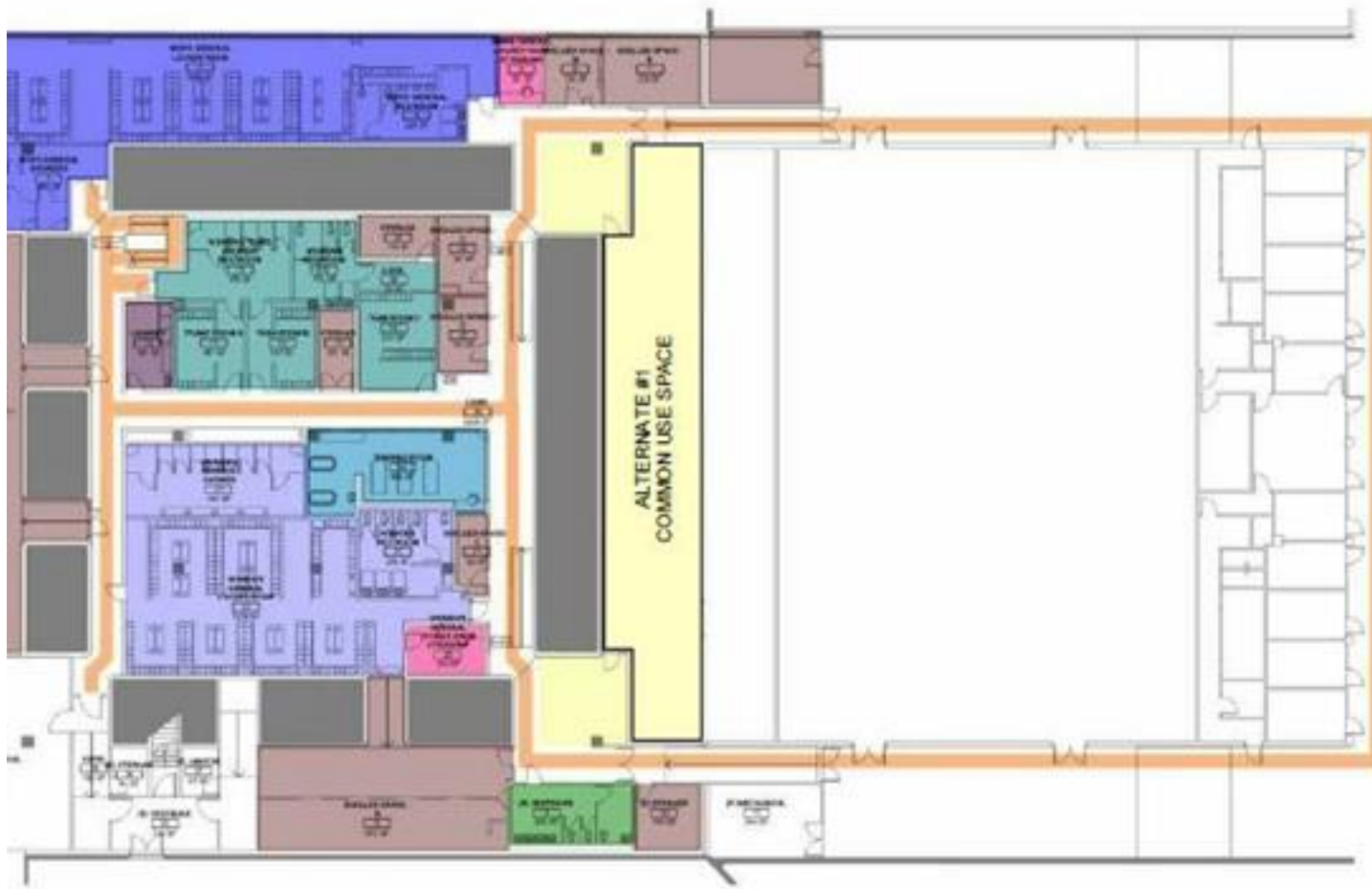


Laney College

Locker Room Modernization – Taylor Design

Theater Modernization – ELS Architects

Library / LRC – Noll & Tam Architects

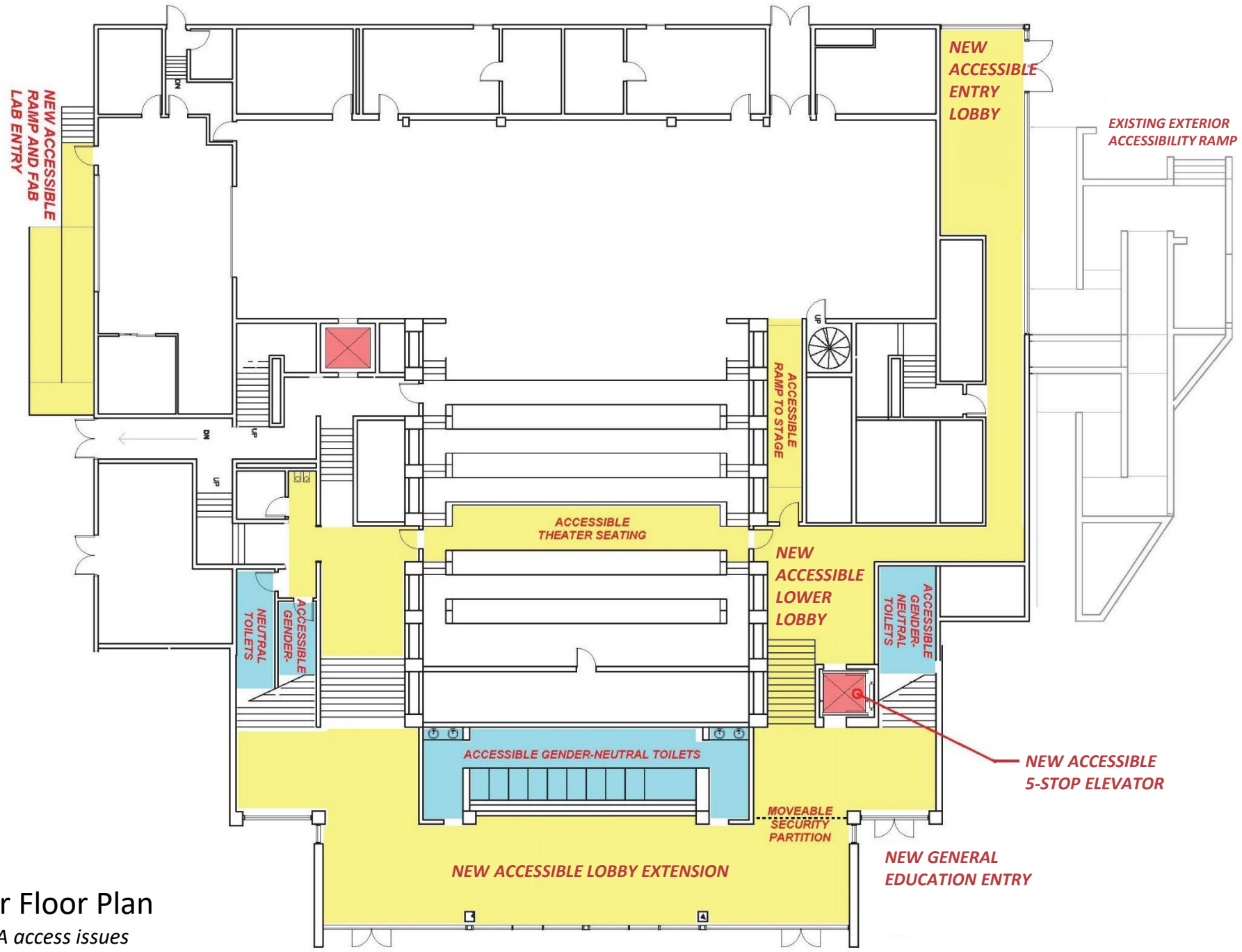


- Open circulation, accessible
- Central training room
- Secure and light-filled
- Accessible team rooms
- Improved sightlines
- All-gender bathroom
- Right-sized men's day locker
- Enhanced storage
- Dedicated laundry room

Laney Locker Room – Taylor Design (Criteria Architects)

Laney Theater Modernization – ELS Architects





LOBBY AND CIRCULATION IMPROVEMENTS

- LOBBY EXTENSION TO THE EAST WITH NEW CONCESSIONS/ TICKET BOOTH
- NEW LOBBY TO THE NORTH WHICH ADDRESSES CAMPUS MAIN ENTRANCE
- NEW LIGHT/SOUND LOCKS ON NORTH AND SOUTH OF AUDITORIUM

ACCESSIBILITY IMPROVEMENTS

- NEW LOBBY ELEVATOR:
 - SEPARATE SECURE VESTIBULE
 - ELEVATOR CONTROLS PROVIDE LIMITED ACCESS TO ONLY 3RD AND 4TH FLOORS DURING NON-PERFORMANCE USE
- EXISTING INCLINATOR, CHAIR LIFT VESTIBULE, AND CHAIR LIFT WILL BE REMOVED
- NEW OPEN CHAIR LIFT IN LOWER LOBBY
- EXISTING ELEVATOR WILL BE LIMITED TO KEYED ACCESS

RESTROOM IMPROVEMENTS

- NEW GENDER NEUTRAL RESTROOM IN LOBBY:
 - FULL HEIGHT PRIVACY STALLS
 - SHARED LAVATORY AREA
- EXISTING MEN'S AND WOMEN'S RESTROOMS CONVERTED TO GENDER NEUTRAL TOILET ROOMS

STORAGE

Laney Theater Floor Plan
Resolves several ADA access issues



Odell Johnson Performing Arts Center







ODELE JOHNSON PERFORMING ARTS CENTER

Laney LRC and Library – Noll & Tam Architects + Mark Cavagnero Architects















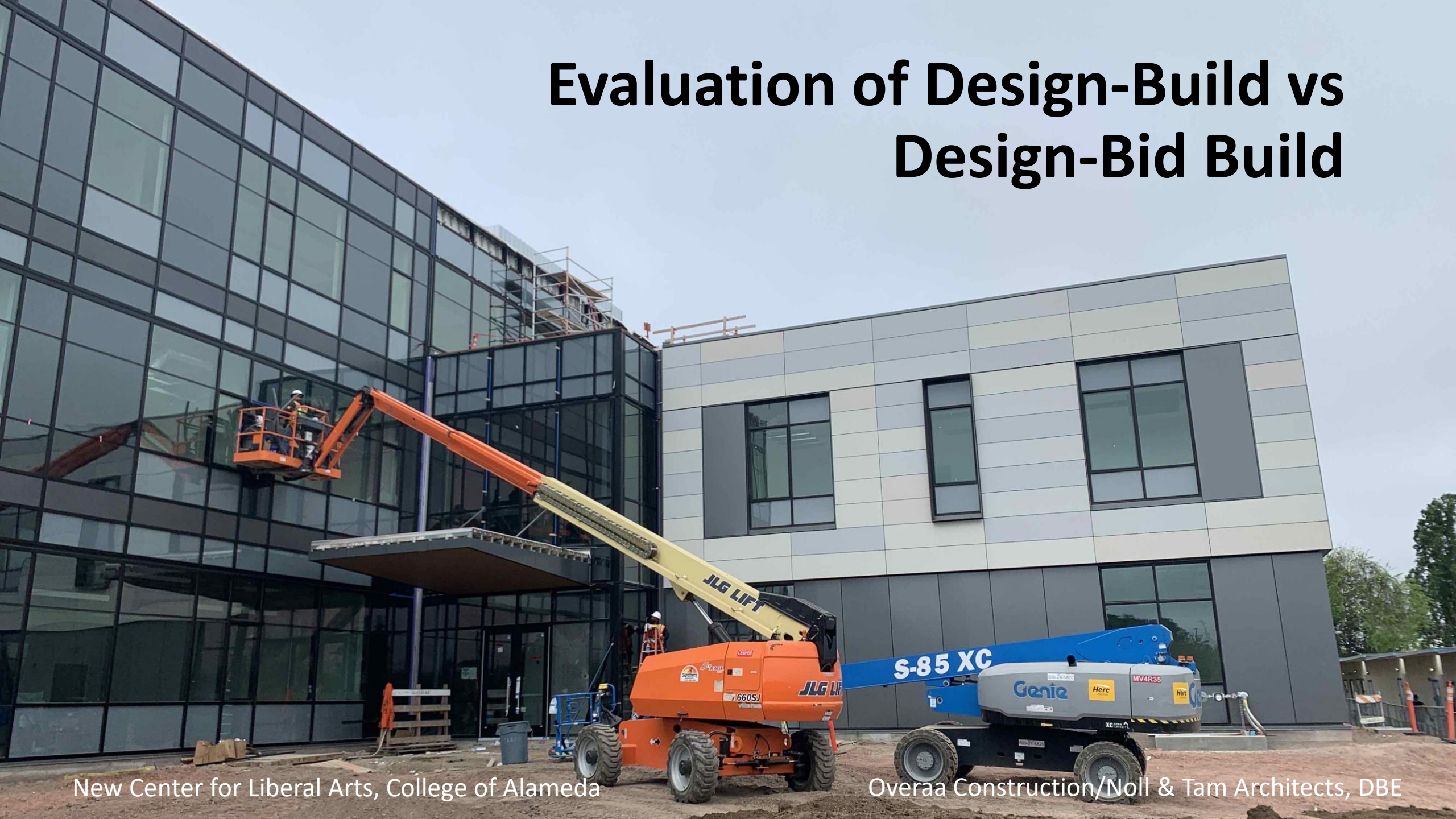




Design-Build Project Delivery

Keith Kajiya, AECOM

Evaluation of Design-Build vs Design-Bid Build



New Center for Liberal Arts, College of Alameda

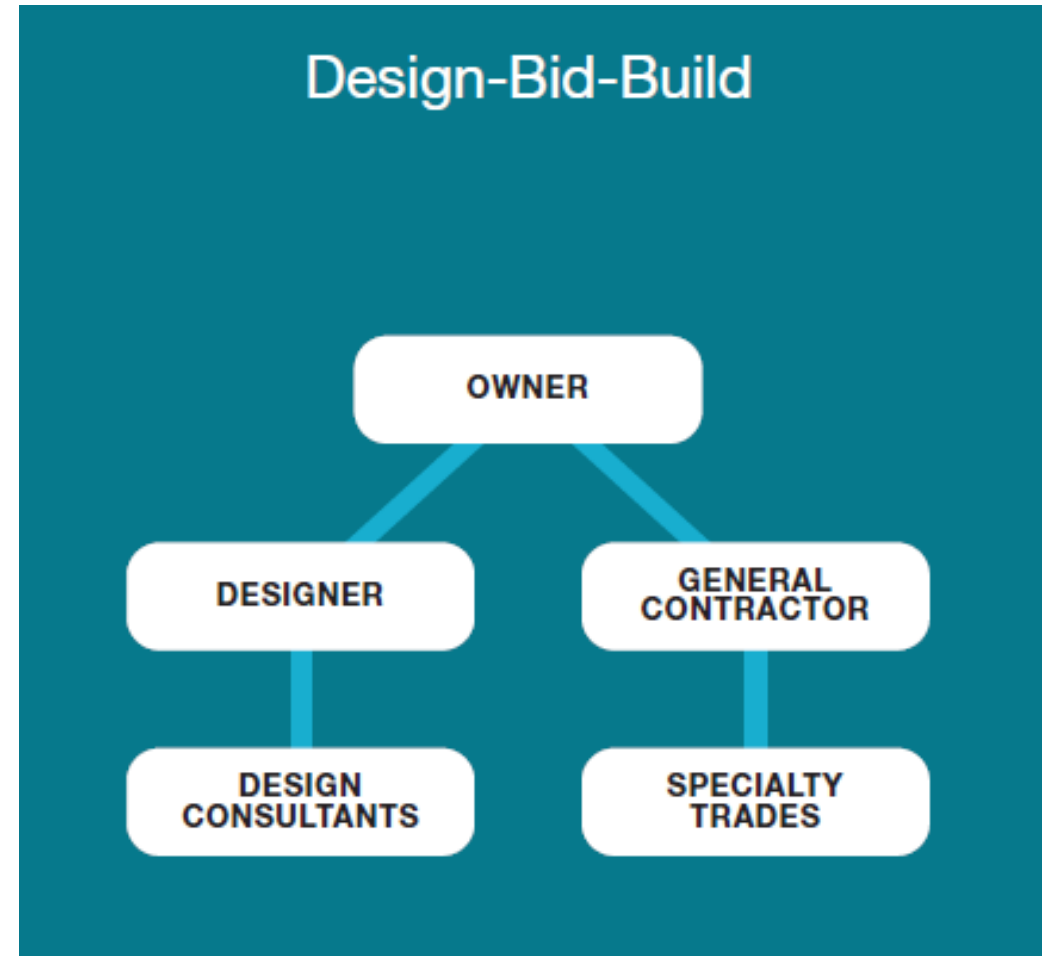
Overaa Construction/Noll & Tam Architects, DBE

Design-Build vs Design-Bid-Build

Education Code section 81702 requires the District's Board to evaluate the traditional design, bid, and build process and the design-build process in a public meeting. After consideration at a public hearing, the Board must determine that use of the design-build process will accomplish one of the statutory objectives: (1) reduce comparable project costs; (2) expedite the project's completion; or (3) provide features not achievable through the traditional design-bid-build method.

What is Design-Bid-Build?

- Most common delivery for Public Works Construction
- Separate contracts for designer and general contractor
- Lowest responsive bidder (price)
- Linear work sequence (longest delivery)



Design-Bid-Build Considerations



Benefits

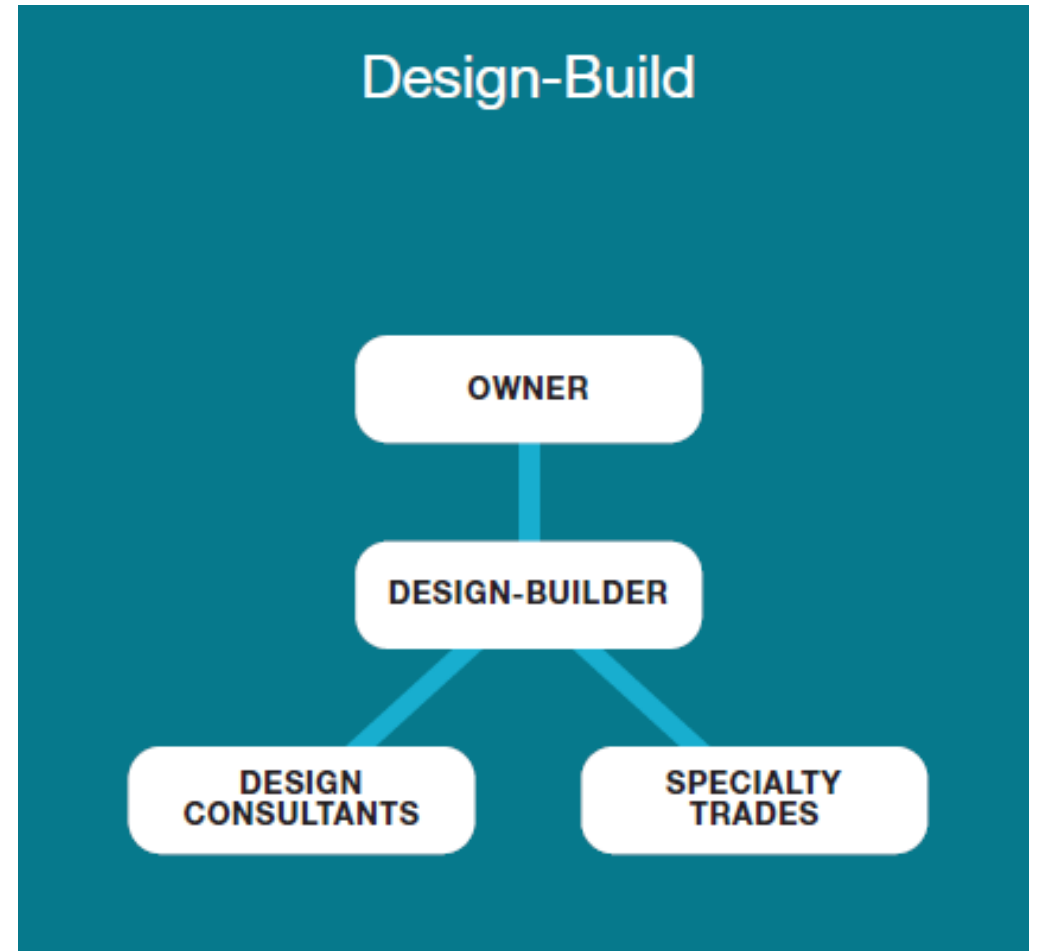
- Best understood
- More design control
- Lowest first cost with bidding

Limitations

- Owner responsible for cost changes
- Slowest delivery method
- Contractor has no input to design
- Adversarial relationship with Owner
- Most litigious

What is Design-Build?

- Design-Build is under one single entity
- Best Value Selection
- Project must be over \$2.5 million
- Collaborative team approach



Design-Build Considerations



Benefits

- Single point of responsibility
- Fastest delivery
- Most cost effective
- Construction input during design
- Reduced management oversight

Limitations

- Requires up-front program design criteria
- District must make timely decisions
- Less control by the District on design details

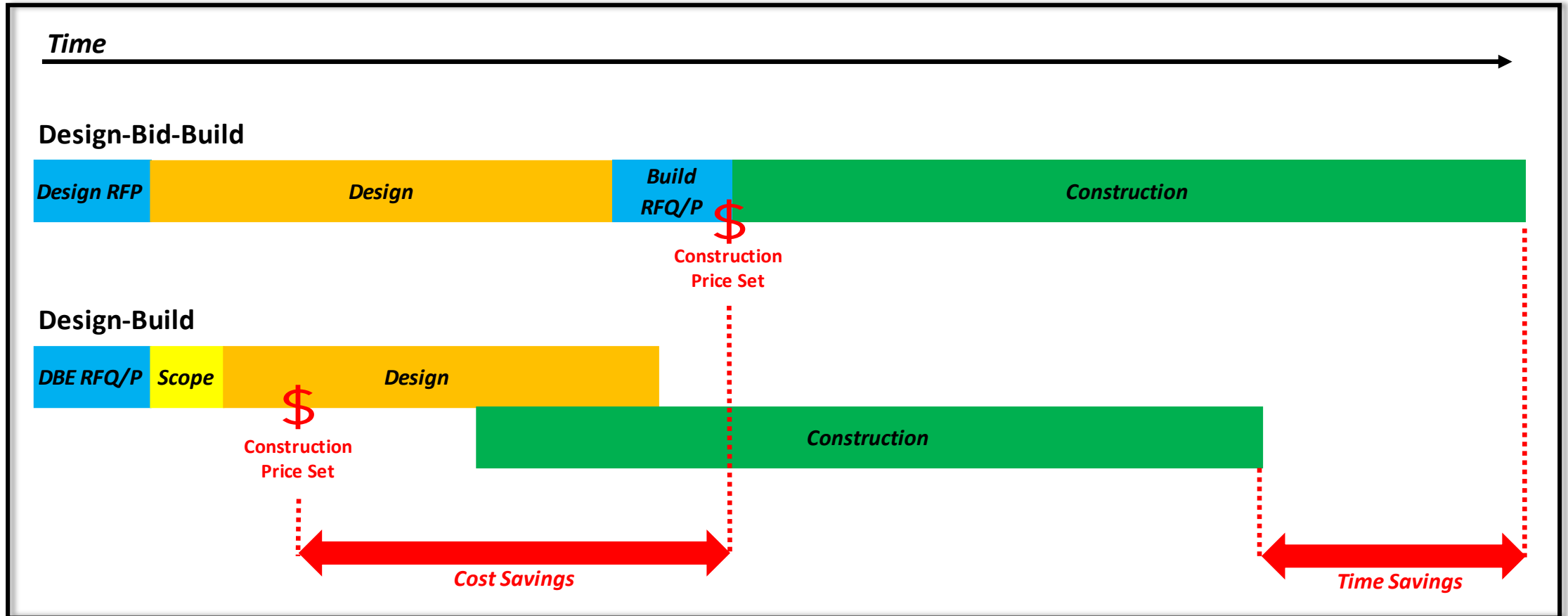
Comparison of Design-Build vs. Design-Bid-Build



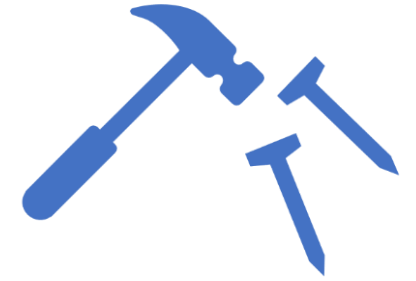
| Metric | Design-Build vs. Design-Bid-Build |
|--------------------|-----------------------------------|
| Cost Growth | 3.8% less |
| Schedule Growth | 1.7% less |
| Construction Speed | 36% faster |

Source: Molenaar, K. and Franz, B. (2019). Revisiting Project Delivery Performance 1998-2018. Charles Pankow Foundation and Construction Industry Institute. Delivery Analysis of 133 Projects.

Design-Build Saves Cost and Time



Bond Design-Build Projects



- **College of Alameda**
 - New Science & Administration Building
- **Berkeley City College**
 - 2118 Milvia Street (New Building)
 - 2050 Center Reconfiguration
- **Laney College**
 - Locker Room Modernization
 - Central Plant/Cooling Tower Upgrade
- **Merritt College**
 - Science/Allied Health – TI Buildout

***Education Code Section 81702:
Design Build will (1) reduce
comparable project costs; (2)
expedite the project's completion.***

Design-Build Lessons Learned: New Center for Liberal Arts, COA



LESSONS LEARNED

• Challenges

1. Underground unforeseen conditions
2. Uncoordinated utility documentation
3. Changes from user groups directed to DBE
4. Unclear management of funds
5. Unclear reporting structure
6. Lack of experience managing DBEs
7. Cost control for all project contracts

• Solutions

1. Survey work prior to start of construction
2. Implementation of Uvaraa system & “pot holes” to confirm location
3. Protocols for communication with DBE in place
4. Management of bond funds by DGS
5. DGS leadership & consultant clarity
6. DGS hiring of qualified consultants with relevant experience
7. Proper budgeting (Bond Spending Plan)

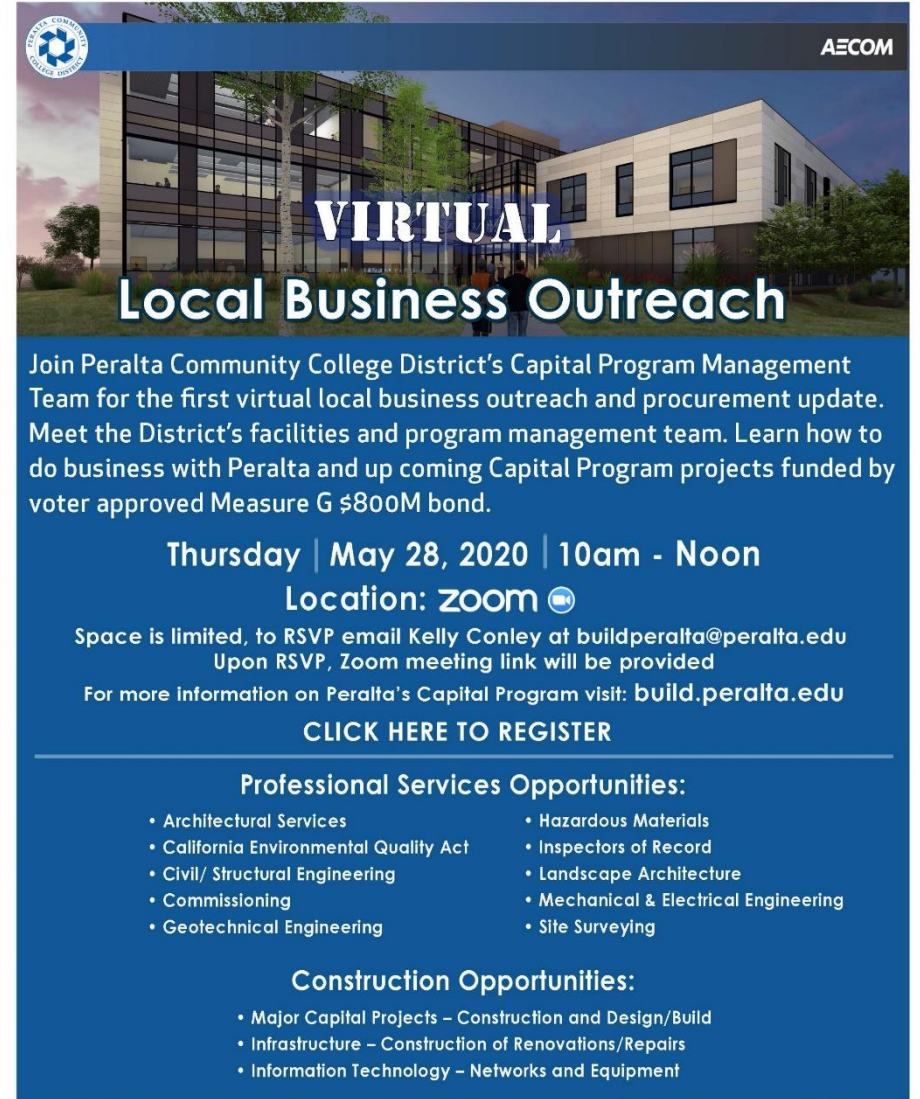


Business Outreach Workshop

Keith Kajiya, AECOM

Local Business Outreach

- 158 Registrants, 133 Attendees
 - 73% Local Firms (Alameda, Albany, Berkeley, Emeryville, Oakland, Piedmont)
- Poll Results
 - 95% Liked the Virtual Format
 - 97% Found the Event Helpful
 - 63% MBE/DBE Firms
 - 28% WBE Firms
 - 65% Want a Matchmaking Event
 - 38% Previously Worked with PCCD



The flyer features a background image of a modern, multi-story office building with large glass windows. The word "VIRTUAL" is overlaid in large, white, bold letters, and "Local Business Outreach" is written below it in a slightly smaller, white font. The top left corner has a circular logo with a recycling symbol and the text "PERALTA COMMUNITY COLLEGE DISTRICT". The top right corner has the "AECOM" logo. The main text is in white on a dark blue background.

Join Peralta Community College District's Capital Program Management Team for the first virtual local business outreach and procurement update. Meet the District's facilities and program management team. Learn how to do business with Peralta and up coming Capital Program projects funded by voter approved Measure G \$800M bond.

Thursday | May 28, 2020 | 10am - Noon
Location: ZOOM

Space is limited, to RSVP email Kelly Conley at buildperalta@peralta.edu
Upon RSVP, Zoom meeting link will be provided

For more information on Peralta's Capital Program visit: build.peralta.edu
CLICK HERE TO REGISTER

Professional Services Opportunities:

- Architectural Services
- California Environmental Quality Act
- Civil/ Structural Engineering
- Commissioning
- Geotechnical Engineering
- Hazardous Materials
- Inspectors of Record
- Landscape Architecture
- Mechanical & Electrical Engineering
- Site Surveying

Construction Opportunities:

- Major Capital Projects – Construction and Design/Build
- Infrastructure – Construction of Renovations/Repairs
- Information Technology – Networks and Equipment

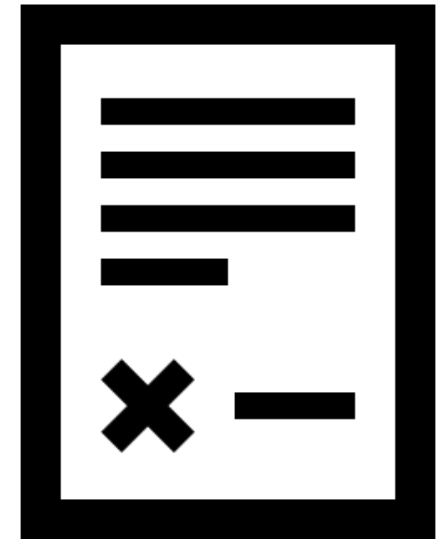
Technical Assistance Workshop Survey

- 45% of Registrants are interested in Technical Assistance Workshops
- Workshop Topics of Most Interest
 - How to Bid Projects
 - Bonding & Certification
 - Scheduling Software
 - Access to Capital, Small Business Loans, Tax Laws





July 2020 Major Capital Procurements

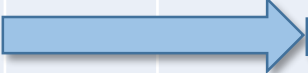
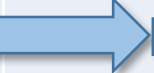


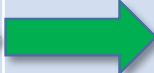
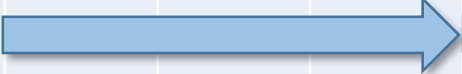

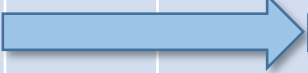

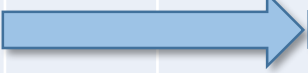
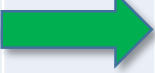
- Laney College Title IX Locker Room Renovation Project – Design Build Entity RFQ/P
- Berkeley City College Expansion New Milvia Street Building – CEQA Consultant RFP
- Districtwide Architectural Services – Bench RFQ
- Districtwide Infrastructure Assessments (Retro-commissioning) – RFP
- Districtwide Whole Building Commissioning – RFP



Bond Project Status

Current Progress (7/14/20) 

Previous Status (5/12/20) 

| | Design | | | | DSA Review/ Approval | Bid/Award | Construction |
|----------------------------------|---|---|---|--|-------------------------|-----------|--------------|
| | Programming | Schematic Design | Design Development | Construction Documents | | | |
| Laney Learning Resource Center |  |  |  | | | | |
| Laney Theater Modernization |  |  | | | | | |
| Merritt Child Development Center |  | | |  | | | |
| Merritt Horticulture |  | |  | | | | |
| Alameda Auto/Diesel Building |  | |  | | | | |

Questions?

2020 July 14

