

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of October 14, 2008**

ITEM # 23

**ITEM TITLE:**

Consider Approval of Extended Construction Management Services for Olive Construction Management, Renovations to Building A and Sidewalk Rehabilitation Project, College of Alameda

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested for an extension of services with Olive Construction Management, the project manager for the Renovations to Building A and Sidewalk Rehabilitation Project at College of Alameda, for a fee of \$381,756.

**ITEM SUMMARY:**

The time extension is from March 2008 through August 2009, and will provide construction management services for the Renovations to Building A and Sidewalk Rehabilitation project at College of Alameda through project completion.

**BACKGROUND/ANALYSIS:**

The original contract with Olive Construction Management was approved at the Board meeting of April 25, 2006, in the amount of \$196,560. At the meeting of May 8, 2007, the Board approved Amendment No. 1, in the amount of \$243,760 (\$33,200 was identified for the addition of the Sidewalk Rehabilitation project), which extended the services from April 1, 2007 to March 31, 2008. At the meeting of January 29, 2008, the Board approved Amendment No. 2, in the amount of \$14,400 for additional construction management services for the Sidewalk Rehabilitation Project. This amendment will increase the total not-to-exceed contract amount to \$836,476.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended for an extension of services with Olive Construction Management, the project manager for the Renovations to Building A and Sidewalk Rehabilitation Project at College of Alameda, for a fee of \$381,756.

**SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):**

Measure E and Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, District-Wide Projects "Walkways, parking lots, landscaping, and handicap accessibility improvements."

**OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):**

Yes \_\_\_\_\_ No  X

**COMMENTS:**

No additional comments.

**WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?**

Vice Chancellor Ikharo

**DID A BOARD STANDING COMMITTEE RECOMMEND THE ITEM?** YES \_\_\_\_\_ NO X

IF "YES", PLEASE INCLUDE THAT INFORMATION IN YOUR SUMMARY.

**PLEASE ACQUIRE SIGNATURES IN THIS ORDER:**

**DOCUMENT PREPARED BY:**

Prepared by: Sadiq B. Ikharo Date: October 14, 2008  
 Dr. Sadiq B. Ikharo  
 Vice Chancellor of General Services

**DOCUMENT PRESENTED BY:**

Sadiq B. Ikharo Date: October 14, 2008  
 Dr. Sadiq B. Ikharo  
 Vice Chancellor of General Services

**FINANCE DEPARTMENT REVIEW**

X Finance review required \_\_\_\_\_ Finance review *not* required

If Finance review is required, determination is:  Approved \_\_\_\_\_ Not Approved

If not approved, please give reason: \_\_\_\_\_

Signature: Thomas Smith Date: 10-7-08  
 Thomas Smith  
 Vice Chancellor for Finance and Administration

**GENERAL COUNSEL (Legality and Format/adherence to Education Codes):**

X Legal review required \_\_\_\_\_ Legal review *not* required

If Legal review is required, determination is:  Approved \_\_\_\_\_ Not Approved

Signature: Thuy T. Nguyen Date: 10/7/08  
 Thuy T. Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

X Approved, and Place on Agenda \_\_\_\_\_ Not Approved, but Place on Agenda

Signature: Elihu Harris Date: 10/6/08  
 Elihu Harris, Chancellor

September 9, 2008

Mark Sennette  
Director of Capital Projects  
333 E. 8<sup>th</sup> Street  
Oakland, CA 94606

Re: College of Alameda  
Bldg A Renovation & Bldg A Sidewalk Rehabilitation

Subj.: Approval Letter  
Modification to Contract

Mark:

Thank you for your attention to this current proposal for Olive Construction Management's (OCM Inc.) Project Management/Construction Management Services for the Bldg A Renovation & Bldg A Sidewalk Rehabilitation Project.

Also attached is OCM's past fees for work performed at PCCD for your reference and information. OCM oversaw and completed approximately \$12M in work with a corresponding fee of 3.6%. An analysis of other Project Management fees reveals anywhere from 9.93% for Laney Bldg A to 5.03% for Berkeley City College – a \$40M Bldg.

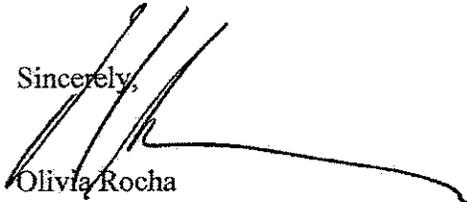
This current fee request of \$381,756 (Task/Hour Description attached for your convenience) represents 4.22% of the construction amount of \$9,036,000.

My current contract expired March 2008. As you may recall I submitted my original proposal April 2008 and have not received a response for six months. I am unable to bill for the Bldg A project for the current month of September 2008. Your expediency in approving this proposal is requested in order for OCM to continue ongoing management support of the project.

I understand official approval will need to be targeted for the October Board Meeting, however, I will continue OCM's services with a written approval from PCCD by signature of this proposal below. Please respond as soon as possible.

Bldg A Proposal  
~ 1 ~

Sincerely,



Olivia Rocha  
President, Olive Construction Management Inc.  
Attachment: Proposals

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Mark Sennette, Director of Capital Projects

Date

<b>OCM CONTRACT WITH PCCD</b>			
		<b>Contract Fee Amount</b>	<b>Reimbursable Expense</b>
1	ICC	\$ 25,000.00	
2	Contract	\$ 162,200.00	
3	<b>Subtotal</b>	<b>\$ 187,200.00</b>	\$ 9,360.00
4	<b>Contract Modification</b>	\$ 203,438.00	
5	<b>Sidewalk</b>	\$ 33,200.00	\$ 7,122.00
6	<b>Contract Mod for Sidewalk</b>	\$ 14,400.00	
7	<b>Subtotal</b>	<b>\$ 251,038.00</b>	
8	<b>Grand Total Lines 3 &amp; 7</b>	<b>\$ 438,238.00</b>	
	<b>Construction Project</b>	<b>Contract Amount</b>	
1	Nurse Relocation	\$ 350,462.00	
2	Cougar Village	\$ 2,610,886.00	
3	Bldg A Demo	\$ 389,696.00	
4	Laney Culinary Portables	\$ 302,847.04	
5	Laney Culinary Sitework	\$ 365,000.00	
6	Beginner's Inn to 90% CD	\$ 5,112,000.00	
7	Laney Hazmat Demo	\$ 290,000.00	
8	Laney Soft Demo	\$ 134,000.00	
9	Sidewalk	\$ 1,715,000.00	
		\$ 680,756.00	
	<b>Total of 1 through 9</b>	<b>\$ 11,950,647.04</b>	
	<b>Percentage Fee of Previous Work = Line 8 Fee/Total of Construction</b>		<b>3.67%</b>
	Bldg A Bid Cost	\$ 9,036,000.00	
	<b>Fee at 5% of Construction Cost</b>	<b>\$ 451,800.00</b>	
	<b>Requested Fee @ 4.22%</b>	<b>\$ 381,756.00</b>	



OLIVE CONSTRUCTION MANAGEMENT  
TASK/HOUR DESCRIPTIONS

	Jul-08	Aug-09
Bigg A Renovation	22	22
\$9,026,000		
Rate		
Principal Project Manager		
\$ 120.00	0.5	0.5
Olivia Rocha Construction Manager	\$ 162,480.00	\$ 10,560.00
\$ 105.00		
Eric Walker Scheduler	\$ 82,530.00	
\$ 90.00		
Steve Bang Project Engineer	\$ 15,686.00	
\$ 75.00		
Valentina Velez Admin Support	\$ 121,050.00	
\$ 55.00		
Myia	\$ 47,960.00	
4.22%		
	\$ 381,766.00	