

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

ITEM # 23

*(resubmitted for the 10/28/08 meeting)*

**ITEM TITLE:**

Consider Approval of Agreement with Bovis Lend Lease for Construction Management Services for the Berkeley City College Build-Out and Multimedia Center

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested for the Chancellor to enter into an agreement with Bovis Lend Lease to provide construction management services for the Berkeley City College Build-Out and Multimedia Center, in the not-to-exceed amount of \$357,924.

**ITEM SUMMARY:**

The scope of services is:

- Project management support
- Attend design meetings
- Attend District meetings as required
- Provide constructability review
- Construction management service for atrium glazing
- Construction management service for multi-media room
- Construction management service closeout
- Review estimates for content
- Additional services as required by the District

**BACKGROUND/ANALYSIS:**

The Measure A budget for the Build-Out Project at Berkeley City College was approved at the Board meeting of January 29, 2008, and the Measure A budget for the Multimedia center project was approved at the Board meeting of June 24, 2008. Bovis Lend Lease was selected from the previously Board approved short list of project management firms and is currently providing construction management services for other Berkeley City College short-term projects.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended for the Chancellor to enter into an agreement with Bovis Lend Lease to provide construction management services for the Berkeley City College Build-Out and Multimedia Center, in the not-to-exceed amount of \$357,924.

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

Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Berkeley City College, "Remodeling of classroom space," "Science Lab upgrades," and "Equipment, technology upgrades, and facility and classroom improvements for the college's following programs and proposed programs: ... Multimedia Arts..."

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

**DOCUMENT PRESENTED BY:**  
Sadiq B. Ikhano Date: October 14, 2008  
Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

**FINANCE DEPARTMENT REVIEW**  
~~Legal~~ Legal X Finance review required \_\_\_\_\_ Finance review *not* required  
If ~~Finance~~ Legal review is required, determination is: X Approved \_\_\_\_\_ Not Approved  
If not approved, please give reason: \_\_\_\_\_  
Signature: [Signature] Date: 10/7/08  
~~Thomas Smith~~ Thuy Nguyen, General Counsel  
~~Vice Chancellor for Finance and Administration~~

**GENERAL COUNSEL (Legality and Format/adherence to Education Codes):**  
X ~~Legal~~ Finance review required \_\_\_\_\_ Legal review *not* required  
If Legal review is required, determination is: ✓ Approved \_\_\_\_\_ Not Approved  
Signature: Thomas Smith 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: [Signature] Date: \_\_\_\_\_  
Elihu Harris, Chancellor



**Bovis**  
**Lend Lease**

A Lend Lease Company

July 10, 2008

Dr. Sadiq B. Ikhara  
Vice Chancellor for General Services  
Peralta Community College District  
333 E. 8<sup>th</sup> Street  
Oakland, California 94606

RE: **Berkeley City College Build-out**  
**Project # 2334**

Dear Dr. Ikhara,

Please accept the enclosed response for Fee Proposal from Bovis Lend Lease, Inc. as an expression of our sincere interest in providing Project Management Services for the Peralta Community College "Berkeley City College Build Out" project # 2334.

The attached estimate of fees represents a simple logic of services requested to manage the build out project for the duration of Twelve (12) months starting from June 1<sup>st</sup> 2008. The services provided are based on a projected construction schedule. Please take into consideration the amount of management hours required to build a project of this size while the students and staff are on site and are in session. These services will be billed on a monthly lump sum basis and are inclusive of:

- Project Management Support
- Attend Design Meetings
- Attend District Meetings as Required
- Provide a Constructability Review
- Additional Services as Required by The District
- Atrium Glazing
- Multi-Media Room
- Construction Management & Closeout
- Review Estimates For Content

**COST BREAK DOWN FOR 12 MONTHS**

**Berkeley City College Build Out: Lump Sum: \$ 357,924.00**  
**To be invoiced on a monthly lump sum basis**  
**Per the Contract Agreement, Bovis Lend Lease will bill a monthly flat rate of \$ 29,827 per month.**

To be invoiced per the Project Management rates below:

<b>Price Eres</b>	<b>Project Executive</b>	<b>\$142.50</b>
<b>Jacqueline Almonacid</b>	<b>Senior Project Manager</b>	<b>\$142.50</b>
<b>Esete Menkir</b>	<b>Assistant Project Manager-</b>	<b>\$142.50</b>
<b>Admin. Support</b>		<b>\$142.50</b>



**Bovis**  
**Lend Lease**

A Lend Lease Company

We are committed to providing to you our legendary excellence in service, and look forward to becoming a valuable member of your project team.

**Bovis Lend Lease, Inc.**

Brian G. Day  
Vice President – Director of CM/PM Services  
Bovis Lend Lease  
[\[brian.day@bovislendlease.com\]](mailto:brian.day@bovislendlease.com)

# BERKELEY CITY COLLEGE

## BUILD OUT

( includes 3 phases: Multi Media, 3<sup>rd</sup> & 4<sup>th</sup> floor, and 4<sup>th</sup> Art & 5<sup>th</sup> Labs.

### Preliminary Schedule

August ,2008

DESCRIPTION	Time Range From-	Time Range To-	COMMENTS
SCOPE DEVELOPMENT	04/08	07/08	Programming submitted by BCC Staff.
DESIGN DEVELOPMENT	07/08	09/08	By Architect and Consultants.
CONSTRUCTION DOCUMENT	09/08	09/08	By Architect and Consultants.
REVIEW/APPROVAL	09/08	10/08	Review with Architect, BCC Staff, PM. Approval pending Board of Directors sign off. This should be scheduled over 2 days within this time range to get everyone involved.
DSA	10/08	1/09	DSA review for the project could take 3 months
ADVERTISEMENT	1/09	2/09	Formal bid advertised to the general public for about 2 weeks within this time range.
BID WALK	2/09	2/09	Could take up to 1 to walk with all Contractors within this time range.
BID	2/09	4/09	Bid To Contract - Has to be approved by the Board of Directors and typically takes 2 to 3 months after advertisement.
CONSTRUCTION	5/09	2/10	Starts when General Contractor is selected. Contract finalization pending Board of Directors sign off. Included all phases completed.
PUNCHLIST/CLOSEOUT	2/10	3/10	Final inspections, final review of outstanding items for closure.
COMPLETION/MOVE IN	3/10		

#### NOTES

- Please note that this schedule is a working schedule
- The official construction schedule will be generated by the selected General Contractor prior to the Commencement of construction