

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of January 27, 2009

ITEM # 20

ITEM TITLE:

Consider Approval of Extended Project Management/Construction Management Services for Consolidated CM, Inc., Laney College Modernization and Short-Term Phase II projects.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for the extension of the Project Management/Construction Management Services provided by Consolidated CM, Inc. for the Laney College Modernization and Short-Term Phase II Projects, at a not-to-exceed fee of \$719,680.

ITEM SUMMARY:

Under this extension, Consolidated CM, Inc. will continue to provide project/construction management services to complete approved Modernization and Short-Term Phase II projects at Laney College. Specific projects are identified in the attached proposal. The service period is November 2008 through April 2010.

BACKGROUND/ANALYSIS:

The original contract with Consolidated CM, Inc. was approved by the Board of Trustees on May 20, 2008, in the amount of \$381,469. A budget augmentation for the Modernization and Short-Term Phase II projects in the amount of \$9,431,125 was approved by the Board on October 28, 2008, bringing the total budget for the Laney Modernization and Short-Term projects to \$23,937,405. The attached proposal from Consolidated CM, Inc. formalizes the planned scope of work for project/construction management for these projects.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for the extension of the Project Management/Construction Management Services provided by Consolidated CM, Inc. for the Laney College Modernization and Short-Term Phase II Projects, at a not-to-exceed fee of \$719,680.

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, Exhibit A-1, Laney College "Classroom and facilities repairs and grounds improvements."

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

YES NO

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: 1/15/09
Dr. Sadiq B. Ikhano
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikhano Date: 1/15/09
Dr. Sadiq B. Ikhano
Vice Chancellor of General Services

FINANCE DEPARTMENT REVIEW
 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: 1.16.09
Thomas Smith
Vice Chancellor for Finance and Administration

GENERAL COUNSEL (Legality and Format/adherence to Education Codes):
 Legal review required Legal review *not* required
If Legal review is required, determination is: Approved Not Approved
Signature: Thuy T. Nguyen, General Counsel Date: 1/20/09

CHANCELLOR'S OFFICE APPROVAL
 Approved, and Place on Agenda Not Approved, but Place on Agenda
Signature: Elihu Harris, Chancellor Date: 1/16/09

December 22, 2008

Dr. Sadiq B. Ikharo
Vice-Chancellor of General Services
Peralta Community College District
333 East 8th Street
Oakland, CA 94606

Subject: Laney College Short Term Phase II Projects
Project and Construction Management Budget Amendment

Dear Dr. Ikharo,

Please accept this proposal to provide extended Project Management and Construction Management Services for the on-going Short Term Phase II Projects at Laney College. Consolidated CM will continue to provide the same Construction Management Services as were set forth in the original Laney College Short Term Phase II Projects Contract as follows:

Project Management Services:

Projects Scoping & Programming
Conduct Design Meetings
Attend District Meetings as required
Conduct User Group Meetings
Prepare Project Schedules
Prepare Project Budgets
Provide Weekly Projects Update
Solicit and Direct Consultants
Provide Value Engineering
Review & Analyze Cost Estimates
Review & Approve Consultant Pay-Apps
Coordinate DSA Review Meetings
Prepare Front-End Documents
Prepare Contract Bid Packages
Conduct Mandatory Pre-Bid Conferences
Attend Bid Openings & Recordings

Construction Management Services:

Conduct Pre-Construction Meetings
Attend District Meetings as required
Conduct OAC Construction Meetings
Conduct Job-Site Review & Supervision
Prepare Weekly Construction Activity Log
Transcribe & Provide Meeting Minutes
Review & Approve Contractor Const'n Schedule
Review & Approve Schedule of Values
Review & Process Submittals
Review and Process Requests for Information
Review & Process Change Orders
Coordinate Inspections with the IOR
Conduct Punch-Walks at Substantial Completion
Review & Approve Contractor Pay-Applications
Prepare and File Notice of Completion
Assemble Record Drawings
Project Close-Out

For the above-mentioned Project Management/Construction Management Services, CCM herein requests a not-to-exceed fee and time extension as follows:

Project and Construction Management Augmentation: Not-To-Exceed: \$719,680

The duration of the contract shall extend for the period: November 2008 – April 2010

The attached Staffing Plan represents the proposed personnel and time projection required to manage the extension of Laney College Short Term Phase II Projects. This proposal is in compliance with the Short Term Phase II CM Services Budget approved by Board action on October 28, 2008.



A list of Laney College Short Term Phase II Projects with brief scope of work is also attached with this proposal.

During the initial 6 months of the project, \$264,387 of the original contract amount of \$381,469 was expended to complete and closeout the outstanding 1701 Associates Projects.

We look forward to providing the Peralta Community College District with Consolidated CM's award-winning Project and Construction Management Services.

Very truly yours,
Consolidated CM Inc.

A handwritten signature in black ink, appearing to read "Matt Scoble", with a long, sweeping underline that extends to the right.

Matt Scoble, PE
Executive Vice President

cc: Bijan Beigi, CCM

Short-Term Phase II Construction Projects at Laney College

Tower Refurbishments

The Tower Building Project is comprised of Interior Improvements (Comprehensive Refurbishments, Energy-Efficiency, Mechanical, Electrical and Plumbing upgrades to include Fire/Life-Safety and Accessibility Compliance) to Basement, Lobby and to Floors 3 through 8. (See Attachment #1, Tower Building Project Scope, for further details.)

Furniture for Offices and Classrooms

New furniture for Tower project and on an as-needed basis for other projects.

Welding Lab

This project will include mechanical, plumbing and electrical related upgrades, including new exhaust systems, data/telecom and safety-related upgrades to Welding Shops in lower F. Provide for adherence to all applicable Title 24, ADA, fire/life-safety requirements for DSA approval.

Smart Media

Ten classrooms and two conference rooms, spread throughout the campus, will be designated to receive computer driven audio/video teaching equipment. The work will include new smart media and data/telecom related equipment, mounting, cabling, and new power taken from existing sub-panels within the vicinity of the rooms.

Provide for adherence to all applicable Title 24, ADA, fire/life-safety requirements for DSA approval.

Theatre

Repairs and upgrades including the counterweight rigging system, the stage floor, curtains, soft goods, and limited electrical system.

Electrical-Related Upgrades to Tunnels (Ground floor walkways)

This project will modify and improve lighting in the ground floor walkways ("tunnels") for enhancement of energy-efficiency, safety and aesthetic benefit. This work will include replacement of the existing Lamps with more energy efficient and brighter Metal Halide Lamps. In addition, the in-fill lighting will consist of LED Fixtures that are highly energy efficient with longer life span.

Cosmetology

Refurbishment of Cosmetology in Bldg B including repair and/or replace motorized mirror system and cabinetry. Install new exhaust fan and ducting above the finished ceiling. Install new baseboards. Limited electrical and plumbing upgrades. Refurbish the existing floors.

DSPS Temporary Relocation to Portables EV 4, 5 and 6 as Interim Housing

Portables EV 4, 5 and 6 will be utilized as interim housing for DSPS during the renovation of their existing location at Upper E. This project involves providing new furniture and installing electrical and data/telecom upgrades to portables EV 4, 5 and 6 and exterior lighting upgrades of portables 1 through 7 including the restroom portable.

Gateway to College

This project involves interior improvements for classrooms, a meeting/copy space, storage space and four office spaces, including new finishes, electrical and data/telecom related upgrades. There will be infrastructure for future audio-visual technology. Fire alarm and mechanical systems will also be upgraded.

Financial Aid and Cashier Relocation from Tower 2nd Floor to Upper A

This project will include the complete refurbishment of Upper A to allow accommodation of the permanent housing for Financial Aid, Student Support Services and Cashier. Provide for adherence to all applicable Title 24, ADA, fire/life-safety requirements for DSA approval.

Wood Tech/Carpentry

This project includes various mechanical, electrical, data/telecom, and safety-related upgrades. Electrical upgrades will include adding electrical supply and circuits for wood-tech/carpentry to service new equipment and machinery. A new Dust Collection System will be installed at the carpentry and wood tech department. Provide for adherence to all applicable Title 24, ADA, fire/life-safety requirements for DSA approval.

Photo Lab

The Photo Lab project will include electrical-related and energy-efficiency upgrades and installation of new exhaust and mechanical systems.

Bldg F & G Computer Labs

This project includes electrical and data/telecom related upgrades to rooms F251-F254 Business Department Computer Labs as well as the CIS Department Computer Labs in Building G. The scope will provide for complete installation of new wire mold series along wall with surface mounted junction box and/or power pole and reconnect flex connector with new circuitry as required. Installation of a new panel at each lab will be required to accommodate new circuitry. Also, installation of new IDF room with electrical- and mechanical-related upgrades.

Restroom and Shower

This project will include refurbishments to 10 men's and 11 women's restrooms throughout the campus. The scope will provide for full height tile at all walls. At the men's restrooms, all the existing urinals will be replaced with the waterless urinals. New infrastructure will be installed for future thermostats. Sanitizers will be removed where they are found. Toilet Paper Dispensers will be located consistent to where they are located at the prototype restroom F110. Any broken light fixtures will be replaced in kind.

Provide for adherence to all applicable Title 24, ADA, fire/life-safety requirements for DSA approval.

DSPS-Bldg E

Renovations to the Disabled Students Programs and Services (DSPS) area on the 2nd floor of Building E, including planning, design and construction.

Provide for adherence to all applicable Title 24, ADA, fire/life-safety requirements for DSA approval.

Tower Building Project

The Tower Building Project is comprised of Interior Improvements (Comprehensive Refurbishments, Energy-Efficiency, Mechanical, Electrical and Plumbing upgrades to include Fire/Life-Safety and Accessibility Compliance) to Basement, Lobby and to Floors 3 through 8.

PROJECT SCOPE:

1. The Basement:
 - a. Painting and energy-efficient lighting upgrades.
2. The Lobby:
 - a. Space planning for new functions, stripping, paint, and sealer.
 - b. Replacement of the existing lighting with energy-efficient lighting in the coffered ceiling.
3. Floors 3 through 8:
 - a. New elevator lobbies with cleaned and sealed resilient flooring, and new carpet, with paint on walls, doors, and trim in hallways and offices.
 - b. Lighting in hallways and offices will be upgraded to energy-efficient lighting at the existing openings.
 - c. Window coverings will be reflective out and window film will be removed and replaced.
 - d. Any non-conforming office will be upgraded to meet the Title 24 requirements.
 - e. Doors with less than 32" clear opening will be replaced or the Designer will obtain DSA approval of existing conditions.
4. Smart Media:
 - a. There will be two smart media conference rooms in the Tower Building, conforming to the District IT Standards.
5. Power and Data/Telecom:
 - a. New electrical panels may be required where the existing capacity is limited for the electrical upgrades.
 - b. Power outlets will be provided at three-sides of offices using DSA-approved MC Cable from existing or new panel spares pulled above the ceiling.
 - c. Data outlets will be provided at two-sides of each office using data cable for all new runs.
 - d. The District IT infrastructure planning and standards will be utilized for Data/Telecom related upgrades.
6. HVAC:
 - a. Complete HVAC modification to the Tower Building.
7. Toilet Rooms:

- a. The Toilet Rooms will be upgraded for accessibility compliance to include the Title 24 code requirements for centerline-to-wall clearance, knee space at sinks, grab bars, urinal heights, and accessible paths of travel.
 - b. New fixtures as required by code for height and reach access.
 - c. Accessories will be relocated for code compliance and PCCD standard accessories will be utilized.
8. Fire Alarm:
- a. The fire alarm will be upgraded to conform to the applicable code for smoke detectors and audible and visual alarms.
 - b. DSA review and approval for non-sprinklered protection will be obtained by the Designer, to include record documentation of the approved fire alarm system currently installed.
 - c. Fire Department signage for fire and life-safety as required by the Fire Marshal.
 - d. Smoke detection in return air ducts and system shut-down will be reviewed as it applies to the existing DSA-approved fire alarm system and current code.
9. Cost Estimates:
Cost estimates will be provided at 30% and 90% design completion.
10. DSA:
- a. The Designer will file all DSA required forms and obtain written acceptance of the existing systems and the augmentation prior to final submittal of the contract documents for DSA approval.
 - b. The Designer will submit the final contract documents to DSA for review and approval of structural, accessibility, and fire/life-safety related issues.
 - c. The Designer will incorporate the DSA comments and schedule a back-check in person to obtain project approval from DSA.
 - d. A DSA-approved Inspector of Record (IOR) will be hired to provide inspection during the construction phase of the project.

ASSUMPTIONS:

1. Financial Aid and Cashier will be moving out of the second floor to a new location at Upper E. The unoccupied spaces at the second floor will be utilized as the swing space for Tower Building renovation.
2. This project will be phased to provide renovation to one floor at a time.
3. Upgrade to elevators' mechanical system is not part of this project. A District-wide elevator upgrade program will be conducted through PCCD at a later date.
4. The District will perform all testing and remediation of hazardous substances.