

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of June 9, 2009

ITEM # 20

ITEM TITLE:

Consider Approval of Amendment No. 2 to the Agreement with Bovis Lend Lease for Month-to-Month Construction Management Services for the Berkeley City College Modernization and Short-Term Projects

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 2 to the agreement with Bovis Lend Lease for month-to-month construction management services related to the Berkeley City College Modernization and Short-Term Projects, in the amount of \$9,802.50 per month.

ITEM SUMMARY:

Services will include:

- Project management support.
- Attend and coordinate weekly construction meetings.
- Attend District meetings as required.
- Off-hours work in order to minimize noise, pollution, disturbance to students, staff, and faculty. Working hours: 11 p.m. – 7 a.m. and/or 4 a.m. to noon.
- Construction management and closeout.
- Manage any scope changes from the field and BCC staff.
- Review estimates for content.
- Provide a constructability review.

BACKGROUND/ANALYSIS:

The original agreement with Bovis Lend Lease was approved at the Board meeting of November 13, 2007, in the amount of \$106,100. Amendment No. 1 was approved at the Board meeting of October 28, 2008, in the amount of \$134,040 and provided services from July 2008 to June 2009. Amendment No. 2 will provide services on a month-to-month basis in the amount of \$9,802.50 per month, beginning in July 2009. The projects are anticipated to be complete by February 2010. Bovis Lend Lease's services will continue month-to-month, and they will be given a thirty-day termination notice if their services are no longer required. It is intended that some of the project management services will be taken over by the newly hired in-house Project Manager, and a transition period is necessary for project continuity.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for Amendment No. 2 to the agreement with Bovis Lend Lease for month-to-month construction management services related to the Berkeley City College Modernization and Short-Term Projects, in the amount of \$9,802.50 per month.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Berkeley City College "Remodeling of classroom space," and "Equipment, technology upgrades, and facility and classroom improvements for the college's following programs and proposed programs: American Sign Language, Biotechnology, Business, Computer Information Systems, Disaster Preparedness, Fine and Applied Arts, Global Studies, International Trade, Multimedia Arts, Social Services Paraprofessional, Travel and Tourism Industry, Foundations (Basic Skills), Network Administration, Teacher Preparation, International Studies, and High School Honor's Courses (Advanced Placement)."

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 _____

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

This item will be reviewed at a meeting of the Board Facilities and Land Use Planning Committee.

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharo Date: 6-03-09
Dr. Sadiq B. Ikharo
Vice Chancellor for General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 6-03-09
Dr. Sadiq B. Ikharo
Vice Chancellor for 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: 6.5.09
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 Date: 6/5/09
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda Not Approved, but Place on Agenda

Signature: Elihu Harris Date: 6/04/09
Elihu Harris, Chancellor

BERKELEY CITY COLLEGE

BCC SHORT TERM

Original Proposal June 2008

12 months	Cost (\$)	\$ 134,040.00
1 month		\$ 11,170.00

Proposal June 2009

1 month	Cost (\$)	\$ 9,942.00
complete project (8) months)		\$ 79,536.00

11% discounted from 2008 proposal

Senior Project Manager	36 hrs * \$142.5	\$ 5,130.00
Assistant Project Manager	33 hrs * \$142.5	\$ 4,560.00
Adm & ccouting	1.5 hrs * \$142.50	\$ 214.00
With modified rate for Adm	1.5hrs * 75	\$ 112.50

with discounted rate	
\$	5,130.00
\$	4,560.00
\$	112.50
\$	9,802.50

REVISED PROPOSAL FOR JUNE

Proposal June 2009 Rev(1)

1 month	Cost (\$)	\$ 9,802.50
complete project (8) months)		\$ 78,420.00

12.24% discounted from 2008 proposal



Bovis

Lend Lease

A Lend Lease Company

Berkeley City College: Short Term

SUMMARY OF WORK:

This project is a tenant improvement endeavor which will greatly improve the comfort level, efficiency and safety for the users of the building. This work is occurring in all areas of the building and will be scheduled accordingly in light of on-going classes and activities throughout the year. All work is contained within the existing five story building, and per construction documents prepared by Colland Jang Architecture. The scope of work includes:

- Electrical/Data/Networking upgrades in classrooms and administrative areas
- Reconfiguration and expansion of mail distribution center
- ADA access upgrades
- HVAC adjustments
- Security and safety enhancements
- Completing carpentry and finishes in science labs and other areas

The drawings are scheduled for a back-check review by DSA on June 3rd and should be approved and released by the end of June. And since Berkeley City College is a one building Campus, the construction work cannot be performed during normal working hours, due to the noise disruptions, dust pollution and other inconveniences to students, faculty and staff.

Base on these premises the **Hours of Operation** for Bovis Lend Lease and the General Contractors are:

Monday ~ Friday: 4:00 AM to Noon

and/or

Monday ~ Friday: 11:00 PM to 7:00 AM, pending on scope of work.

Construction is to be completed in December 09, followed by a month of punch list and repairs, followed with the final close out for the financial portion. The close-out period also includes all documentation from the General Contractor and final letter from the Architect and IOR to DSA.

SHORT TERM PROJECT

BERKELEY CITY COLLEGE CONSTRUCTION PROJECTS 2009												2010	
JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY
SHORT TERM													
DSA													
ADVERTISEMENTS													
CONSTRUCTION DURATION													
PUNCHLIST													
CLOSE-OUT													
5/26/2009													
DSA - Dec 29/08 (submitted)													
AD/IB/BOARD APPROVAL/CONTRACT REVIEW - June 09 to Aug 09													
CONSTRUCTION - Aug 09 to Dec 09													
PUNCHLIST - Dec/Jan 09													
CLOSE-OUT - Jan/Feb 10													

GENERAL NOTES

- DSA SUBMITTAL - INCLUDES REVIEW, BACK CHECK, FINAL APPROVAL AND FINAL ADDENDA ISSUED WITH DSA CHANGES
- ADVERTISEMENTS AND BIDDING - IS THE PERIOD FROM WHEN ADVERTISEMENTS ARE PLACED IN THE PAPERS, BID WALK AND CONTRACTOR SELECTION
- CONSTRUCTION DURATION - IS THE PERIOD FROM CONTRACTOR MOBILIZATION TO SUBSTANTIAL COMPLETION, VERIFICATION AND BOARD APPROVAL OF CONTRACTOR SELECTED, CONTRACT REVIEW.
- PUNCHLIST - BEGINS AFTER SUBSTANTIAL COMPLETION, AND IT IS A LIST OF TASKS TO BE FINALIZED WITHIN A PERIOD OF TIME BASED ON DISTRICT GUIDELINES. (SPACE CAN BE OCCUPIED DURING THIS PHASE).
- CLOSE-OUT - BEGINS BEFORE CONSTRUCTION ENDS AND GOES ON THROUGH THE PUNCHLIST PHASE. THIS SCOPE INCLUDES THE COLLECTION OF WARRANTIES AND AS-BUILT DOCUMENTS, ETC. THIS INCLUDES THE FINAL CLOSE-OUT DOCUMENTATION PROCESS AT DSA. (SPACE CAN BE OCCUPIED DURING THIS PHASE).