

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

ITEM # 21

ITEM TITLE:

Consider Approval of Amendment No. 1 to the Agreement with Bovis Lend Lease for Month-to-Month Construction Management Services for the Berkeley City College Build-Out and Multimedia Center

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 1 to the agreement with Bovis Lend Lease for month-to-month construction management services related to the Berkeley City College Build-Out and Multimedia Center, in the amount of \$29,827 per month.

ITEM SUMMARY:

Services will include:

- Project management support.
- Attend design meetings.
- Attend and coordinate weekly pre-construction and construction meetings.
- Attend District meetings as required.
- Provide constructability review.
- Construction management service for Phase II.
- Construction management services for Phase II.
- Construction management service to continue and finish multimedia center.
- Construction management service closeout for multimedia center.
- Off hours work, in order to minimize noise, pollution, disturbance to students, staff and faculty. Working hours are: 11 p.m. – 7 a.m. and/or 4 a.m. to Noon.
- Review estimates for content.
- Manage and coordinate advertisement and bid process.

BACKGROUND/ANALYSIS:

The original agreement with Bovis Lend Lease was approved at the Board meeting of October 28, 2009, in the amount of \$357,924. This amendment will provide month-to-month services in the amount of \$29,827 per month beginning in July 2009. The Multimedia Center is scheduled to be complete by October 2009. The estimated completion of Phase II of the build-out is April 2010, and Phase III is estimated to be complete by January 2011. All three projects are to be performed mostly off-hours to avoid disruption of classes, reduce noise, smell and dust. 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. 1 to the agreement with Bovis Lend Lease for month-to-month construction management services related to the Berkeley City College Build-Out and Multimedia Center, in the amount of \$29,827 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: 6/4/09
Elihu Harris, Chancellor



Bovis

Lend Lease

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May 26th, 2009

Dr. Sadiq B. Ikharo
Vice Chancellor for General Services
Peralta Community College District
333 E. 8th Street
Oakland, California 94606

RE: Berkeley City College: Build-Out Projects (Multimedia, Phase II & Phase III)

Dear Dr. Ikharo,

Please accept this proposal for FY09-10 to manage and administer the continuation of the construction projects at Berkeley City College- Build-Out Projects. The three projects are in various stages of progress at this time, and some are behind schedule due to delays outside of the District's and BLL's control. These delays include the new procedural change with the DSA approval process, as well as the recent and successful attempt by PCCD's team to bring closure to Vista College's original construction documents for DSA Building Certification.

BLL is proposing the same Construction Project Management Services as were set forth in the original Berkeley City College & Build-Out Contracts: To complete Multimedia Reconfiguration, and the kick-off for the two remaining projects.

The attached estimate of fees represents the services necessary to complete the Multimedia Reconfiguration and to prepare all documentation for Bid-outs for the other projects based on: (See attached per project scope and schedule)

- Project Management Support
- Attend Construction Meetings
- Attend District Meetings as Required
- Liaisons between BCC staff and PCCD
- Construction Management & Closeout
- Manage General Contractors and Consultants
- Work off- hours

COST BREAK DOWN FOR ABOVE PROPOSAL

Berkeley City College: Build-Out Projects: Multimedia, Phase II & Phase III

Flat Monthly Rate of \$ 29,827.00

To be invoiced on a monthly basis. Peralta Community College District will provide 30 days Notification of Termination of Services when applicable.

- | | | |
|------------------------|---------------------------|----------|
| • Jacqueline Almonacid | Senior Project Manager | \$142.50 |
| • Esete Menkir | Assistant Project Manager | \$142.50 |
| • Admin. Support | | \$ 75.00 |

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

Sincerely,

Jacqueline Almonacid

Jacqueline Almonacid
Sr. Project Manager – Bovis Lend Lease



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Berkeley City College: Build-Out Project - Multimedia

SUMMARY OF WORK:

This project involves the reconfiguration of an existing multimedia vocational training room and associated spaces. All work is contained within the existing 1560sf suite at Berkeley City College, per construction documents prepared by Murakami/Nelson Architects. The scope of work includes:

- Photography and video shooting studio will be enlarged and upgraded with new equipment and overhead track system
- Extension of existing curtain track system to conform to the expanded space
- Video editing rooms are combined to form one large storage room for video and photography equipment
- Control & storage room are reduced in size to convert to a dressing room
- New finishes to match existing
- Electrical, mechanical, fire alarm and fire sprinkler modifications

The work on site started in early May 09, and since Berkeley City College is a one building Campus, the work cannot be performed during normal working hours, due to the noise disruptions & dust pollution that may inconvenience the students, faculty and staff.

Based 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 by the end of July 09, followed by a month of punch list and repairs, and 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.

BERKELEY BUILD OUT : MULTIMEDIA

5/26/2009	BERKELEY CITY COLLEGE CONSTRUCTION PROJECTS 2009												
	2008	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
BUILD OUT PROJECTS													
MULTIMEDIA		DSA		ADVERTISING/BID		CONSTRUCTION DURATION			PUNCHLIST	CLOSEOUT			
DSA - Dec 5 08 thru March 11 09													
ADRIDBOARD APPROVAL/CONTRACT REVIEW March 09 to April 09													
CONSTRUCTION - May 09 to July 09													
PUNCHLIST - Aug 09													
CLOSE-OUT - Sep 09 to Oct 09													

GENERAL NOTES

- DSA SUBMITTAL - INCLUDES REVIEW, BACK CHECK, FINAL APPROVAL AND FINAL ADDENDA ISSUED WITH DSA CHANGES
- ADVERTISEMENT AND BIDDING - IS THE PERIOD FROM WHEN ADVERTISEMENTS ARE PLACED IN THE PAPERS, BID WALK, CONTRACTOR SELECTION, VERIFICATION & BOARD APPROVAL OF CONTRACTOR SELECTED, CONTRACT REVIEW.
- CONSTRUCTION DURATION - IS THE PERIOD FROM CONTRACTOR MOBILIZATION TO SUBSTANTIAL COMPLETION
- 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).



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Berkeley City College: Build Out Project – Phase II

SUMMARY OF WORK:

This project scope includes the build-out of the third floor (6,360 sf) and fourth floor (8,280 sf) future expansion spaces. This work is occurring in areas with heavy foot traffic and will be scheduled accordingly in consideration of on-going classes and school activities throughout the year. All work is contained within the existing five story building, and per construction documents prepared by Murakami/Nelson Architectural Corp. The scope of work includes:

- **Third Floor-** Build out of office suites: offices, Resource Center, IT and Audio/Visual
- Mechanical, electrical, plumbing, carpentry and finish upgrades
- **Fourth Floor-** Build out of four large classrooms, tiered lecture hall, two computer charging storage closets and three storage rooms
- Mechanical, electrical, plumbing, structural, carpentry and finish upgrades

The drawings are scheduled for a back-check review by DSA on June 10th and should be approved and released by the end of June.

Construction is scheduled to start in September of 2009. Since Berkeley City College is a one building Campus, most of this project's construction scope 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 January of 2010, followed by a month of punch list and repairs, followed with the final closeout for the financial portion. The closeout period also includes all documentation from the General Contractor and final letters from the Architect and IOR to DSA.

BERKELEY BUILD OUT: PHASE II

5/26/2009	BERKELEY CITY COLLEGE CONSTRUCTION PROJECTS 2009												2010			
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL
PHASE II				DSA			ADVERTISEMENT		CONSTRUCTION DURATION					PUNCHLIST		CLOSEOUT
DSA - Jan 14 09 (submitted)				DSA			ADVERTISEMENT									
AD/BID/BOARD APPROVAL/CONTRACT REVIEW - Jul 09 to Aug 09																
CONSTRUCTION - Sep 09 to Jan 10									CONSTRUCTION DURATION							
PUNCHLIST - Feb 2010														PUNCHLIST		
CLOSE-OUT - Mar 10 to Apr 10																CLOSEOUT

GENERAL NOTES

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- CONSTRUCTION DURATION - IS THE PERIOD FROM CONTRACTOR MOBILIZATION TO SUBSTANTIAL COMPLETION
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Berkeley City College: Build Out Project – Phase III

SUMMARY OF WORK:

This project captures the build-out of the remainder of the fourth floor and fifth floors. The work includes art labs on the fourth floor and on the fifth floor, an organic chemistry, plant biology and a dry lab. This work is occurring on two floors that have heavy foot traffic and will be scheduled accordingly in consideration of on-going classes and school activities throughout the year. All work is contained within the existing five story building, and per construction documents prepared by Murakami/Nelson Architectural Corp. The scope of work includes:

- **Fourth Floor-** build out of wet and dry art labs and storage room
- Mechanical, electrical (lighting), plumbing, carpentry and finish upgrades to art labs
- **Fifth Floor-** Modifications/reconfigurations of existing science labs, the addition of a dry lab and support areas
- Mechanical, electrical, plumbing, carpentry and finish upgrades to science labs

The drawings are scheduled for submittal to DSA in early June. Due to DSA's recent procedural changes, the documents are projected to be at DSA until late December 2009. During this time, Bovis Lend Lease (BLL) will provide: constructability comments and reviews, coordination with the end-users, logistics for the set-up and protocol of the construction phase, and conduct Pre-Design and Pre-Construction meetings to coordinate with BCC, Security, Facilities and the Architect.

Construction is slated to start in March of 2010. Since Berkeley City College is a one building Campus, most of this project's construction scope 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 October of 2010, followed by a month of punch list and repairs, followed with the final closeout for the financial portion. The closeout period also includes all documentation from the General Contractor and final letters from the Architect and IOR to DSA.

BERKELEY BUILD OUT: PHASE III

5/18/2009	BERKELEY CITY COLLEGE CONSTRUCTION PROJECTS 2009					BERKELEY CITY COLLEGE CONSTRUCTION PROJECTS 2010					2011											
	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	
BUILD OUT PROJECTS																						
PHASE II																						
DSA - Jun 09 (scheduled)																						
ADDITIONAL BOARD APPROVAL/CONTRACT REVIEW - Jan 10 to Feb 10																						
CONSTRUCTION - Mar 10 to Oct 10																						
PUNCHLIST - Nov 10																						
CLOSE-OUT - Dec 10 to Jan 11																						

GENERAL NOTES

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