

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of December 15, 2009**

ITEM # 40

**ITEM TITLE:**

Consider Approval of Amendment No. 2 to Agreement for Construction Management Services with Consolidated CM, Inc. for the Laney College Modernization and Short-Term Projects

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested for Amendment No. 2 to the agreement for construction management services with Consolidated CM, Inc. for the Laney College Modernization and Short-Term Projects, at a not-to-exceed fee of \$187,508.

**ITEM SUMMARY:**

Under this amendment, Consolidated CM, Inc. will provide project and construction management services for the closeout of the Laney College Phase II projects, the Smart Media and the Administrative Tower Building Swing Space projects at Laney College. The duration of the service period will be from November 2009 through May 2010.

**BACKGROUND/ANALYSIS:**

Consolidated CM, Inc. was originally selected from the previously Board approved short list of construction management firms. The original agreement, in the amount of \$381,469, was approved by the Board at the meeting of May 20, 2008. Amendment No. 1 was approved at the Board meeting of January 27, 2009, at a fee of \$719,680. Including this amendment, the total agreement amount will be \$1,288,657.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended for Amendment No. 2 to the agreement for construction management services with Consolidated CM, Inc. for the Laney College Modernization and Short-Term Projects, at a not-to-exceed fee of \$187,508.

**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  X

**COMMENTS:**

All Board recommended contracts are subject to negotiation and execution by the Chancellor.

**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: 12/8/09  
Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

**DOCUMENT PRESENTED BY:**

Sadiq B. Ikharo Date: 12/8/09  
Dr. Sadiq B. Ikharo  
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: \_\_\_\_\_ Date: \_\_\_\_\_  
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: 12/9/09  
Thuy T. Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

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

Signature: Elihu Harris Date: 12/9/09  
Elihu Harris, Chancellor

December 2, 2009

Dr. Sadiq B. Ikhara  
Peralta Community College District  
333 East 8<sup>th</sup> Street  
Oakland, CA 94606

**Subject:** CCM Project and Construction Management Budget Augmentation;  
Laney College Phase II Projects' Close-Out, Smart Media and  
The Tower Building Swing Space Projects

Dear Dr. Ikhara,

Please accept this proposal to provide Project/Construction Management Services for the above-mentioned projects at Laney College. Consolidated CM will provide the Project and Construction Management Services to oversee the design and construction by providing the following services:

Construction Management Services:

District Meetings as required	Owner-Architect-Contractor Meetings
Weekly Construction Activity Log	Pre-Construction Meetings
Coordination with Consultants	Review & Approve Contractor Schedule
Review & Approve Pay-Apps	Review & Approve Schedule of Values
Coordinate DSA Submittals	Review Requests for Information
Attend DSA Review Meetings	Review and Process Submittals
Prepare Front-End Documents	Review & Process Change Orders
Prepare Contract Bid Packages	Review & Approve Contractor Pay-Apps
Conduct Pre-Bid Conferences	Punch-Walks at Substantial Completion
Attend Bid Openings & Recordings	Prepare Notice of Completion for Final Approval
Post Bid Interview and Evaluation	Record Drawings and Project Close-Out

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

Project and Construction Management Augmentation:	Not-To-Exceed: \$187,508.00
The duration of the Project shall extend for the period:	November 2009 – May 2010

To be invoiced on a monthly basis per the Project/Construction Management rates below:

Sr. Construction Manager	\$132.44/hour
Field Engineer	\$95.00/hour
Admin Support	\$54.00/hour

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.**

  
Bijan Beigi  
Senior Project Manager, CCM

cc: Mark Sennette, Director of Capital Projects, PCCD  
Matt Scoble, Executive VP, CCM



## Peralta Community College District Phase II Short-Term Projects - Laney College Construction Management Staffing Plan

POSITION	2009		2010						Subtotals		
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	HOURS	RATE	AMOUNT
<b>Laney College - Phase II Projects</b>											
Sr. Construction Manager	80	160	160	160	160	160	160	0	1,040	\$132.44	\$137,738
Sr. Construction Manager	120	40	0	0	0	0	0	0	160	\$132.44	\$21,190
Administrative Support	40	80	80	80	80	80	80	0	520	\$54.00	\$28,080
									<b>1,720</b>		<b>\$187,008</b>
									<b>ODC's</b>		<b>\$500</b>
									<b>Total</b>		<b>\$187,508</b>

### Program Timeline

	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun			
Projects Close-Out											
Swing Space (SS) Pkg #1											
Move Counseling to CA1 & CA2											
Move DSPTS to Upper E											
Move FA/C to Upper A											
Smart Media for 10 Classrooms & 2 Auditoriums											
Swing Space (SS) Pkg #2:											
Refurbish the EV 1 thru 9 for Laney Admin & Faculty											
Refurbish Room A149 for the Mail-Room & Switch-Board											
Relocate Health Services to 4th Floor of the SC											
Relocate IT Tech to the IDF Room at Forum Bldg											
Move Coordination											

**Notes/Assumptions:**

1. This is a T&M budget, only actual hours worked will be billed with time card support (if required) for all hours invoiced. No overtime is currently anticipated. Though if for whatever reason our clerical support must work overtime or off-hours as a prevailing wage person these hours would be time and a half or double time as appropriate. Should this unlikely event occur, prior District approval will be required.
2. We have based the rates on the CCM 2008 hourly rates. CCM adjusts billing rates once a year in January based on the consumer price index.
3. Other Direct Cost Allowance (ODC) is for such items as Office Supplies, Copying, Fed EX, Travel, Per Diem, etc. ODC's are billed at cost plus 10%. Mileage per IRS guidelines. There is no mileage involved unless we must leave the jobsite for a