

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of March 9, 2010

ITEM # 21

ITEM TITLE:

Consider Approval to Enter into an Agreement with Olive Construction Management Inc. for Construction Management Services for the Gymnasium Kalwal Project at College of Alameda

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into an agreement with Olive Construction Management Inc. to provide construction management services for the Gymnasium Kalwal Project at College of Alameda, in the not-to-exceed amount of \$43,639.

ITEM SUMMARY:

The installation of the gymnasium kalwals was originally included in one of the College of Alameda modernization and short-term projects (Lighting Upgrades to Bldgs. B, D and G/Bldg. G Weight Room and Minor Accessibility Improvements and Toilet Room Modernization at Bldgs. B, L and Diesel Mechanics) with Hung Construction. Due to the late approval of drawings by the State Architect, the installation of the kalwals was scheduled to begin at the end of March 2010. However, Hung Construction informed the District that they are going out of business in June 2010. Due to the long lead time of materials and to prevent construction entering into the beginning of the new rainy season in November 2010, the project must be rebid immediately.

The scope of services includes:

- Assist with bidding
- Assist post-bid interviews
- Project management and support
- Construction management services closeout
- Review estimates for content
- Additional services as required by the District

BACKGROUND/ANALYSIS:

Olive Construction Management is the Board approved project/construction manager for the College of Alameda modernization and short-term projects. Because the gymnasium kalwals will be re-bid as a separate project, approval is requested for a new agreement for services with Olive Construction Management Inc. for the Gymnasium Kalwal Project at College of Alameda.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended to enter into an agreement with Olive Construction Management Inc. to provide construction management services for the Gymnasium Kalwal Project at College of Alameda, in the not-to-exceed amount of \$43,639.

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, College of Alameda, "Remodeling and equipping classroom and campus facilities."

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. Ikharmo Date: 3-2-10
Dr. Sadiq B. Ikharo
Vice Chancellor for General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharmo Date: 3-2-10
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: X Approved Not Approved

If not approved, please give reason: _____

Signature: M. B. Benvenuto Date: 3/4/2010
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: X Approved Not Approved

Signature: Thuy T. Nguyen Date: 3/4/10
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Elihu Harris Date: 3/8/10
Elihu Harris, Chancellor

February 23, 2010

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

Re: Peralta Community College District
Subj.: Proposal for Gymnasium Kalwal

Dr. Ikharo:

Thank you very much for considering my proposal for Project Management/Construction Management Services for the Gymnasium Kalwal at the College of Alameda.

Background Gymnasium Kalwal Rebid and Extension of Time

Due to late approval of shop drawings by the Division of the State Architect, the installation of the gymnasium kalwal was initially to be delayed until after the rainy season under the District's Lighting Upgrades to Bldg B, D and G/Bldg G Weight Room and Minor Accessibility Improvements and Toilet Room Modernization at Bldg B, L, DM (COA Project 2330) with Hung Construction. However, the Contractor, Hung Construction recently informed the District they would close their doors in June 2010. The kalwal construction is targeted for 148 days (see schedule 'Kalwal Schedule Rebid') due to the long lead time of materials.

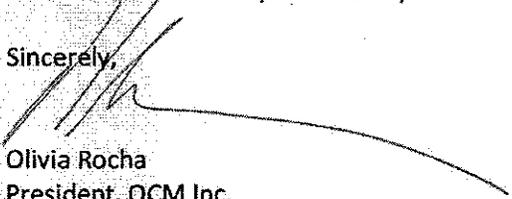
The District has no choice but to separately bid the project. In order for the construction to proceed outside of the rainy season the project must be bid immediately (see Schedule of Events) in order to allow the College's use of the gymnasium for their graduation ceremony and to end prior to the beginning of the new rainy season in October or November 2010.

Work is anticipated from today's date to the end of December 2010 – eleven months.

Total proposal is \$43,639 with a 3% reimbursable expense.

Please let me know if you need any further information.

Sincerely,


Olivia Rocha
President, OCM Inc.

Attachment:

Kalwal Schedule Rebid/Kalwal Schedule of Events/OCM Inc. Task/Hour Spreadsheet

Proposal for Gymnasium Kalwal at COA
OCM Inc.
Page 1 of 1

| ID | Task Name | Duration | Start | Finish | Predecessors | F | S | M | T | W |
|----|----------------------------------|-----------------|--------------------|-----------------------|--------------|---|---|---|---|---|
| 1 | Kalwall Schedule Rebid | | | | | | | | | |
| 2 | Bid and award kalwall project | 43 days | Tue 3/2/10 | Thu 4/29/10 | | | | | | |
| 3 | | | | | | | | | | |
| 4 | Construction | 148 days | Fri 4/30/10 | Tue 11/23/10 2 | | | | | | |
| 5 | Layout | 1 day | Fri 4/30/10 | Fri 4/30/10 | | | | | | |
| 6 | Remove existing metal roofing | 7 days | Mon 5/3/10 | Tue 5/11/10 5 | | | | | | |
| 7 | Field measurement for metal tube | 1 day | Wed 5/12/10 | Wed 5/12/10 6 | | | | | | |
| 8 | Order steel tube material | 14 days | Thu 5/13/10 | Tue 6/1/10 7 | | | | | | |
| 9 | Install metal tube | 30 days | Wed 6/2/10 | Tue 7/13/10 8 | | | | | | |
| 10 | Install flashing | 4 days | Wed 7/14/10 | Mon 7/19/10 9 | | | | | | |
| 11 | Kalwall Field measurement | 1 day | Tue 7/20/10 | Tue 7/20/10 10 | | | | | | |
| 12 | Order Kalwall Material | 70 days | Wed 7/21/10 | Tue 10/26/10 11 | | | | | | |
| 13 | Install Kalwall | 16 days | Wed 10/27/10 | Wed 11/17/10 12 | | | | | | |
| 14 | Roofing | 4 days | Thu 11/18/10 | Tue 11/23/10 13 | | | | | | |

Project: 001COA lighting upgrade
Date: Fri 2/19/10

Task Summary

Split

Progress

Milestone

Summary

Project Summary

External Tasks

External Mile Task

Split

Hung Construction - Baseline Schedule

| | Oct-09 | | Nov-09 | | Dec-09 | | Jan-10 | | Feb-10 | | Mar-10 | | Apr-10 | | May-10 | | Jun-10 | | Jul-10 | | Aug-10 | | Sep-10 | | Oct-10 | | Nov-10 | | Dec-10 | |
|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
| | 22 | 21 | 22 | 21 | 23 | 22 | 21 | 20 | 23 | 22 | 21 | 20 | 23 | 22 | 21 | 22 | 21 | 22 | 21 | 22 | 21 | 22 | 21 | 22 | 21 | 22 | 21 | 22 | 23 | |
| Working Days | 176 | 168 | 184 | 168 | 160 | 176 | 184 | 160 | 176 | 184 | 168 | 176 | 176 | 176 | 176 | 176 | 176 | 176 | 176 | 176 | 176 | 176 | 176 | 176 | 176 | 176 | 176 | 176 | 184 | |
| Hours/Month | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | |
| % per Month | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | |
| Hours per week | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | |
| Rate | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | \$ 125.00 | |
| Olivia Rocha | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | \$ 32,500.00 | |
| Principal | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project Manager | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Jack Prosek | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | |
| Constructability | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Myia | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | \$ 55.00 | |
| Administrative Support | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reimbursable @8% | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | \$ 13,305.00 | |
| Total | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | \$ 42,388.00 | |

Total \$ 43,639.04