

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

ITEM # 23

ITEM TITLE:

Consider Approval of Amendment to Agreement No. 3 for Construction Management Services with Olive Construction Management Inc. for College of Alameda Short-Term Projects

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 3 to the agreement with Olive Construction Management Inc., the project manager for the College of Alameda Short-Term Projects, for a fee of \$88,753.

ITEM SUMMARY:

Under the amendment, project management services will be provided for the Dental Clinic Project, which will offer low-cost dental services to the community; and the Tennis Court Bleachers & Miscellaneous Repairs project, which includes the installation of two sets of bleachers, the relocation of the existing electrical panel, installation of a new storage unit, installation of a new scoreboard and the installation of new parking lights. Due to a bid savings realized during the performance of the College of Alameda Modernization and Short-Term projects, the District requested that these two additional projects move forward.

The scope of services includes:

- Project management and support for the Dental Area Modifications project and the Tennis Court Bleachers & Miscellaneous Repairs project
- Design services for Tennis Court Bleachers & Miscellaneous Repairs project
- Obtain DSA approval for the Tennis Court Bleachers & Miscellaneous Repairs project
- Assist District with the bidding process
- Assist with post-bid interviews
- Construction management service closeout
- Review estimates for content
- Additional services as required by the District

BACKGROUND/ANALYSIS:

The original contract with Olive Construction Management Inc. was approved at the Board meeting of April 24, 2007, in the amount of \$156,120.

- At the meeting of October 9, 2007, the Board approved Amendment No. 1, in the amount of \$380,029, which provided services for Phase II projects and extended the term from August 2007 to August 2008.
- At the meeting of October 14, 2008, the Board approved Amendment No. 2, in the amount of \$36,500, which provided services for an additional project and extended the term from September 2008 to September 2009.

- This Amendment No. 3, in the amount of \$88,753, extends services through December 2010 and will increase the total not-to-exceed contract amount to \$661,402.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for Amendment No. 3 to the agreement with Olive Construction Management Inc., the project manager for the College of Alameda Short-Term Projects, for a fee of \$88,753.

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, District-Wide Projects, "Classrooms and facilities to enhance the community outreach capabilities of the District among the numerous ethnic communities living in and served by the District," College of Alameda, "Remodeling and equipping classroom and campus facilities," and College of Alameda, "Equipment, technology upgrades, and facility and classroom improvements and expansions for the college's following programs and proposed programs: Automotive Technology, Aviation Mechanic Technology Program, Diesel Mechanic Technology, Online-Education, Teacher Education, Institute in Foreign Languages (including but not limited to ESL and Spanish for Police Officers), Pharmacy Technician, Bioinformatics, Student Services, **Dental Assisting**, Accounting, Library, Learning Resources Center, Art, Anthropology, Apprenticeship programs, Astronomy and Physics, Biology, Extended Opportunities and Programs, Programs and Services for Students with Disabilities (Offices and Adapted Computer Lab), Computer Information Systems, Diesel, Dance, Music, Health Services, and CalWORKs/Workforce Development."

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

DOCUMENT PRESENTED BY:
Sadiq B. Ikharo 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: Approved Not Approved
If not approved, please give reason: _____
Signature: [Signature] 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: Approved Not Approved
Signature: [Signature] 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: [Signature] Date: 3/9/10
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 Dental Area Modifications and Bleachers at COA

Dr. Ikharo:

Thank you very much for considering my proposal for additional Project Management/Construction Management Services for the following projects:

1. Dental Clinic
2. COA Tennis Court Bleachers/ Storage Shed/Parking Lights and Scoreboard

Dental Clinic

The District requested that this project move forward from design through bid to award of bid. OCM Inc. coordinated the design, client meetings, and official sign-off, constructability review; ensured that comments were included in the bid documents; performed all bid services and ensured authorization from the Board of Trustees to award the contract. The cost for services rendered is \$9,881.25.

All construction work for the Dental Clinic is to be performed in the evening after 5:30PM to 6:00 AM in order to accommodate the College's schedule. Total services for construction management beginning March 1, 2010 to the end of May 2010, including administrative services, is \$26,391.20.

Total proposal is \$37,360 with 3% reimbursable expense

COA Tennis Court Bleachers/ Storage Shed/Parking Lights and Scoreboard

The College of Alameda requested the Tennis Court Bleachers & Miscellaneous Repairs project in November 2009 – project number 2315 out of the savings from the Short Term Phase II project budget. The project consists of the installation of two sets of bleachers, the relocation of the existing electrical panel, installation of a new storage unit, installation of a new scoreboard and the installation of new parking lights.

OCM was requested to provide services for bid services. DSA approval has been achieved, however, additional design professional for the Electrical Engineer and Structural Engineer are needed to finish the bid package.

Proposal for Past & Future Services
OCM Inc.
Page 1 of 2

Design work has already begun. Total project time is covering the end of November 2009 to the end of December 2010 – 13 months.

Total proposal is \$23,396 for project and construction management services
Total design services is \$26,500.00 (10% of the construction cost)
Reimbursable expense is \$1,497
Total cost is \$51,393.00

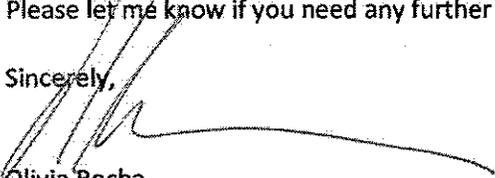
Total proposal for all four projects

Dental Clinic - \$37,360.00
Bleachers PM/CM services and bid documents - \$51,393.00

Total proposal = \$88,753.00

Please let me know if you need any further information.

Sincerely,



Olivia Rocha
President, OCM Inc.

Attachment:

Bleachers Schedule
OCM Inc. Task/Hour Spreadsheet

ID	Task Name	Duration	Start	Finish	Dec 10 '06	Dec 17 '06	Dec 24 '06	Dec 31 '06
1	BLEACHERS				F S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S
2	Design	93 days	Mon 11/23/09	Wed 3/31/10				
3	Begin Design	1 day	Mon 11/23/09	Mon 11/23/09				
4	DSA Approval - Access Only	1 day	Wed 12/9/09	Wed 12/9/09				
5	Finish Architectural Dwg to 85%	55 days	Thu 12/10/09	Wed 2/24/10				
6	Contract with EE & SE	15 days	Thu 2/25/10	Wed 3/17/10				
7	Underground Utility and Survey TBD	5 days	Thu 2/25/10	Wed 3/3/10				
8	Final Final Drawings	10 days	Thu 3/18/10	Wed 3/31/10				
9	Bid Project	60 days	Thu 4/1/10	Wed 6/23/10				
10	Advertisement to Bid Award	60 days	Thu 4/1/10	Wed 6/23/10				
11	Construction	94 days	Thu 6/24/10	Tue 11/2/10				
12	Projected Construction	16 wks	Thu 6/24/10	Wed 10/13/10				
13	Closeout	14 days	Thu 10/14/10	Tue 11/2/10				

Project: 001COA lighting upgrade
Date: Tue 2/23/10

Task Split Progress

Milestone Summary Project Summary

External Tasks External Mile Task Split

Hung Construction - Baseline Schedule

