

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of June 22, 2010

ITEM # 28

ITEM TITLE:

Consider Approval of Amendment No. 3 to Agreement for Construction Management Services with Consolidated CM, Inc. for Laney College Modernization and Short-Term Projects

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 3 to the agreement for construction management services with Consolidated CM, Inc., for Laney Modernization and Short-Term projects, on a month-to-month basis, at a not-to-exceed fee of \$25,677 per month.

ITEM SUMMARY:

The services are related to the Short-Term Phase II projects, including the Administrative Tower Swing Space, and will be provided on a month-to-month basis, at a not-to-exceed fee of \$25,677 per month beginning in June 2010. The projects are scheduled to be complete by October 2010. Consolidated CM will be given a thirty-day termination notice when their services are no longer required.

Services will include:

- District meetings as required
- Weekly construction activity log
- Coordination with consultants
- Review and approve pay applications
- Coordinate DSA submittals
- Attend DSA review meetings
- Prepare front-end documents
- Prepare contract bid packages
- Conduct pre-bid conferences
- Attend bid openings and recordings
- Post-bid interviews and evaluations
- Owner-architect-contractor meetings
- Pre-construction meetings
- Review and approve contractor schedule
- Review and approve schedule of values
- Review contractor Requests for Information (RFIs)
- Review and process submittals
- Review and process change orders
- Punch walks and substantial completion
- Prepare notice of completion for final approval
- Record drawing and project close-out
- Monthly reports

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. Amendment No. 2 was approved at the Board meeting of December 15, 2009 at a fee of \$187,508. The total agreement amount through May 2010 is \$1,288,657. This amendment will continue services beginning in June 2010 at a not-to-exceed monthly fee of \$25,677.

The fee for construction management services is included in the modernization and short-term project allocations for Laney College, which were discussed by the Board Facilities and Land Use Committee and approved by the Board of Trustees at the meetings of March 13, 2007 and October 9, 2007.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for Amendment No. 3 to the agreement for construction management services with Consolidated CM, Inc., for Laney Modernization and Short-Term projects, on a month-to-month basis, at a not-to-exceed fee of \$25,677 per month.

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."

Budget code: 1-63-391-6206-1-710000-2314-00

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: 6-15-10
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 6-15-10
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: _____
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: 6/16/10
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Elihu Harris Date: 6/15/10
Elihu Harris, Chancellor