



BOARD OF TRUSTEES
OF THE
PERALTA COMMUNITY COLLEGE DISTRICT
MINUTES
DECEMBER 7, 2010

CALL TO ORDER

PLEDGE OF ALLEGIANCE 7:00 P.M.

ROLL CALL Trustees González Yuen Pr_ Ab_ Gulassa Pr Ab _ Handy Pr_ Ab_ Hodge Pr_ Ab_ Riley Pr Ab_ Withrow Pr_ Ab and Guillén Pr_ Ab_, Student Trustees Davis Pr_ Ab_ and Storm Pr_ Ab_. 7:00 P.M. The Regular Meeting of the Board of Trustees will commence at 5:00 P.M. in the Boardroom, District Administrative Center, 333 East Eighth Street, Oakland, at which time the Board Roll Call will be taken. Immediately following the Board Roll Call at 5:00 P.M., the Board will enter Closed Session. The Regular Meeting in Open Session will convene at 7:00 P.M. The first item of business upon convening in open session after the Pledge of Allegiance will be to report on Closed Session actions, if any, or to announce that Closed Session is in recess. Listed agenda times are estimates.

Present: Trustee Bill Riley, Trustee Bill Withrow, Trustee Abel Guillén, Trustee Linda Handy, Trustee Marcie Hodge, Trustee Cy Gulassa, Trustee Nicky González Yuen, and Student Trustee Jurena Storm.

Absent: Student Trustee Darnice Davis.

REPORT OF CLOSED SESSION ACTIONS 7:01 P.M. (Closed Session Actions from December 7, 2010 and November 30, 2010, if any)

At tonight's closed session, the Board voted to uphold the Chancellor's recommendation and to reject the disciplinary appeal of student Juan Guerrero. AYES: 6 NOES: 0 ABSTAIN: 1 (González Yuen) ABSENT: 0 The Board also took action to re-open the search process for the Chancellor. AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 0 and 1 – Recused (Guillén)

APPROVAL OF THE AGENDA 7:02 P.M. (Please state the agenda item number and identify the issue.)

MOTION: Motion by Trustee Bill Withrow, second by Trustee Nicky González Yuen to approve.

SWEARING-IN CEREMONY of INCOMING TRUSTEES 7:03 P.M.
Swearing-in of Trustees Guillén, Handy and Riley.

The Meeting will be recessed for a short reception for Re-Elected Trustees Guillén, Handy, and Riley.

REGULAR MEETING RESUMES FOLLOWING RECEPTION 7:30 P.M.

The Regular Meeting of the Board will be recessed in order for Trustees to hold the Annual

Organizational Meeting.

ANNUAL ORGANIZATIONAL MEETING 7:31 P.M.

Election of President of the Board of Trustees, 2011

Election of Vice President of the Board of Trustees, 2011

Appointment of Secretary of the Board of Trustees, 2011

MOTION: Motion by Trustee Nicky González Yuen, second by Trustee Bill Withrow nominate Trustee Riley as the Board President for 2011.

AYES: Trustee Bill Riley, Trustee Bill Withrow, Trustee Abel Guillén, Trustee Linda Handy, Trustee Marcie Hodge, Trustee Cy Gulassa, and Trustee Nicky González Yuen.

NOES: None

ABSTAIN: None

ABSENT: None

MOTION: Motion by Trustee Bill Riley, second by Trustee Bill Withrow nominated Trustee Gulassa as the Vice President of the Board of Trustees for 2011.

AYES: Trustee Bill Riley, Trustee Bill Withrow, Trustee Abel Guillén, Trustee Linda Handy, Trustee Marcie Hodge, Trustee Cy Gulassa, and Trustee Nicky González Yuen.

NOES: None

ABSTAIN: None

ABSENT: None

MOTION: Motion by Trustee Cy Gulassa, second by Trustee Bill Withrow nominate Chancellor Allen as the Board Secretary for 2011.

AYES: Trustee Bill Riley, Trustee Bill Withrow, Trustee Abel Guillén, Trustee Linda Handy, Trustee Marcie Hodge, Trustee Cy Gulassa, and Trustee Nicky González Yuen.

NOES: None

ABSTAIN: None

ABSENT: None

Presentation of Awards to outgoing President Guillén and Vice President Riley, 2010

MINUTES 7:39 P.M.

MOTION: Motion by Trustee Cy Gulassa, second by Trustee Linda Handy to approve.

AYES: Trustee Bill Riley, Trustee Bill Withrow, Trustee Abel Guillén, Trustee Linda Handy, Trustee Marcie Hodge, Trustee Cy Gulassa, and Trustee Nicky González Yuen.

NOES: None

ABSTAIN: None

ABSENT: None

1. Consider Minutes of the Board Meeting of November 9, 2010. Copies of the minutes of the Board of Trustees' Meetings are posted on Granicus. Please submit all minute corrections to the Board Clerk. As a matter of policy (Board Policy 1.10), no action shall be taken on any item not identified as an "action item."

ASSOCIATED STUDENT GOVERNMENT REPRESENTATIVES REPORT 7:40 P.M.
At this time in the meeting, representatives of the associated student governments will be afforded an opportunity to address the Board. (Please provide your name and position, and line-up to speak.)

Speaker Thompson from BCC Associated Students reported on an International students' week and Thanksgiving holiday basket distribution. Speaker Marlen, Merritt Associated Students, reported on their Dia de los muertos, "College hour" plans, and Peet's coffee program. Speaker Washburn, COA Associated Students, reported on a blood drive. Their "Save our School" club held a forum on the State budget cuts, and winter concerts will occur on campus.

[COA student association report](#)

[Merritt student association report](#)

COMMUNICATIONS FROM MEMBERS OF THE PUBLIC 7:45 P.M. (Please line-up to speak when your name is called.) This portion of the agenda provides an opportunity for members of the public to address the Board on matters not included on this agenda. A maximum of 15 minutes (3 minutes per individual maximum) will be provided for speakers under this agenda item. Requests to speak which cannot be honored within the time limit will be scheduled for subsequent meetings in the order received. Under the Brown Act, Trustees and District staff are not allowed to discuss and/or take formal action at today's meeting on items brought before them under this item. Trustees and District staff are only allowed to respond briefly. Persons submitting cards to address an item included on the agenda will be called upon at the time the agenda item is considered by the Board, and comments on tangential issues not directly related to the item may be ruled out of order. Cards must be received prior to the Board's consideration of the item and are honored in the order the cards are received by the recording secretary. Written statements can be submitted to the Board Clerk for inclusion in the Board minutes.

Speaker Trice shared he has a hard journey to get through his desired course studies.

Speaker Franeta announced a resolution adopted by the Laney Senate on the Kaiser auditorium costs unknown and no business plan. They oppose the purchase.

Speaker Weintraub spoke on Labor Studies Chorus program at Laney which is being reduced. In a time when working families are being asked to return benefits, this is a place to inspire people to move forward positively with their lives. She doesn't like to trend to privatize public education with increased fees.

Speaker Kelly is a Labor Studies chorus class member. Others from the class stood in the audience. Purpose of the school to educate people, and the blood of our system is to educate people. She asked the Board to do all they can to protect classes from being cut.

Speaker Bergman spoke about the Labor Chorus program. He asked the Board to continue the class and to dedicate themselves to high morale conduct. He asked for education for the weak and vulnerable in society, and to reach out to the community and inter-faith based organizations.

Speaker Schacher shared this is a one unit class. She feels this department should be expanding for the future workforce. She opposes the class being a fee-based class, not covered by fee waivers.

The Board requested an update on the status of this class.

Speaker Watson-Hajeem is from the COA childcare center parent's group. She is thrilled to hear that the doors will remain open until the end of the school year. The Board, administration, Director Sandy, and supporters were thanked for their hard work. She announced a Spring fundraiser for the program.

Trustee González Yuen asked that the Labor studies class not be cut now without thought going into the possibility killing that entire department, as it's hard to rebuild a department after it's gone.

[Speaker comments](#)

IDENTIFICATION OF ITEMS TO BE REMOVED FROM THE CONSENT CALENDAR FOR DEBATE 8:00 P.M. (Please state the agenda item number and identify the issue.)

None.

IDENTIFICATION OF ITEMS TO REMAIN ON THE CONSENT CALENDAR AND PULLED FOR DISCUSSION 8:02 P.M. (Please state the agenda item number and identify the issue.)

Items 5, 7, 20, 23, 24, 40, and 49.

ACTION ITEMS

INFORMATIONAL ITEMS AND ORAL REPORTS 8:25 P.M. (30 minutes)

2. [Board Study Session on Student Services Funding Presenter: Chancellor Allen The Board will conduct a study session on student services funding.](#)

[Background Materials - BCC College President Report](#)

[Background Materials](#)

Trustee Guillén asked about different department costs with longer versus younger employees who don't receive the same payment level. He suggested that the Board have a discussion on all of the categorical programs, and he asked if our mission is guiding our fiscal decisions. Vice Chancellor Gerhard responded to the inquiries.

Speaker Thompson has seen the number of college counselors decrease. She asked that more counselors be hired and that vacant positions be filled.

Speaker Nelson signed his message for the Board. Students with disabilities usually have a higher

success rate when services are received. 45-50% State cuts have occurred on these programs. They have no funds for note takers or instructional assistants which are vital to student success.

Speaker from Laney College benefited from this program, and she commended the many areas of the program that have assisted her. She is ready to transfer to a four year college, and her DSPTS services have been central to her education by providing help without reservation.

Speaker Thomas, a returning student, shared that without these services many of the students couldn't survive.

Speaker Kalara, Laney College graduate, feels that she would not have a job or education without that DSPTS program support, and that she learned a lot of organizational skills from the program.

Speaker Pitts graduated from Laney College and now attend UC Berkeley. She had greatly benefited from these services.

Speaker from the Cal Foundation for independent living centers, feels that DSPTS cuts are disproportionate to other cuts, and that these programs should be protected.

Speaker Harold feels it's a blessing to be here to listen to everyone's comments, and how they've benefitted from DSPTS services.

Speaker Steinberg shared that ADA requirements are mandated laws. People with disabilities have a higher unemployment rate, and education is critical to help them to become successful. She also brought some signed support letters, attached to these minutes.

Speaker, Merritt College student, has received note taking and recording services, and is now a Phi Beta Kappa student, and is graduating with honors next year.

Speaker Thyos, COA student, she would fail without services to receive notes and tutors. Computer skills and cognitive courses have been invaluable to her. She presented a letter from the Disability Right's fund.

Speaker DeGuzman is visually impaired and he explained that his program helps with getting books and necessary equipment.

Speaker Albert spoke about the DSPTS program and the valuable classes provided.

Speaker Suleman shared that the DSPTS programs has helped him to excel. He suggests that students help the teachers and other students.

Speaker Garcia thanked those for attending the meeting to support the program. She doesn't know if she could succeed without this program.

Speaker Gray, Laney College, has been successful in speaking or his education. The Kurswell program has helped him immensely.

Speaker Aisha, Laney College student, has used DSPTS note takers, and she feels that other students need the program to succeed.

Speaker DeHata from community resources for independent living asked for adequate funding of the program to continue.

Trustee Handy shared that the Board supports these programs. However, as we get cuts from the State, we need to find creative solutions to fund these programs when funding doesn't come. The Board didn't take the money away, but the funding is not coming down from Sacramento.

Trustee González Yuen suggested that this would be a good group of speakers to take lobbying to Sacramento. He asked that equitable cuts be made if needed for employees. Trustee Guillén shared that the item is larger than DSPS and how we've done business in the past. OPEB is having a huge impact on our categorical budget, and \$5M more in budget cuts will be coming down the line. Trustee Withrow thanked Trustee Guillén for his leadership in a difficult role this past year. He announced the next Board Audit and Finance committee meeting.

[Speaker comments](#)

[COMMENTS FROM THE BOARD OF TRUSTEES \(Please announce any upcoming Board committee meetings and give any Board committee reports.\)](#)

Trustee Handy thanked those who supported her during her campaign. Peralta continues to grow with more students, but we don't always receive the best press for our efforts. She thanked the staff and faculty are thanked for all of their hard work.

Trustee Guillén shared that it was important to go through the recent Chancellor search process. Trustee Gulassa shared that it was a complicated year with much accomplished. The Board candidates' successful re-election shows the public has genuine respect for services the Board has provided. He participated in leadership circle commenced by BCC President Inclan with many community supporters taking a campus tour and a dinner at Alborz's restaurant, raising \$25,000 in pledges. Trustee González Yuen thanked the Board leadership for their service in 2010. He announced the opening of the solar power project at Merritt College, and Dr. Ikharo was thanked for his hard work on this project. He announced the next Board Facilities committee meeting. It was suggested that our lobbyist help us with our students' DSPS program concerns and organize a lobbying trip in Sacramento. Trustee Handy thanked PCTV for filming the annual Oakland holiday parade this year.

3. Board Standing Committee Meetings Upcoming Board Committee Meetings and Recent Board Committee Meeting Agendas and Minutes.

[Background Materials](#)

[DAS PRESIDENT REPORT Presenter: DAS President van Putten](#)

[DAS President Report](#)

[Merritt College President Report](#)

[COA President Report](#)

[Student Financials update](#)

[Financial Aid update](#)

[CONSENT CALENDAR \(FOR ACTION\) 8:30 P.M. All action items are to be considered to be a part of a consent calendar. Trustees are given the opportunity to pull specific items off](#)

of the consent calendar for discussion and action. All items that have not been pulled by a Trustee will be considered in a block for comments by the public and action by the Board. All Board recommended contracts are subject to negotiation and execution by the Chancellor. Items pulled for Debate by the Trustees will be addressed later in the meeting, at approximately 8:30 p.m. Meeting times are estimates.

5. Consider Approval of the California Community Colleges Chancellor's Office, Quarterly Financial Status Report, CCFS-311Q Vice Chancellor Gerhard Consider Approval of the California Community Colleges Chancellor's Office, Quarterly Financial Status Report, CCFS-311Q. The Chancellor recommends approval.

Background Materials

Trustee Withrow asked for a highlights review of the report. Vice Chancellor Gerhard reviewed the document. Trustee Gulassa asked about funds that reside at the College. The projected reserve could be \$1.5M lower, but we're still over our 5% reserve threshold.

6. Receive and file of the 2008-2009 Measure A Bond Audit Vice Chancellor Gerhard Receive and file of the 2008-2009 Measure A Bond Audit. The Chancellor recommends approval.

Background Materials

7. Consider Approval of the Budget Transfers/Adjustment Report Vice Chancellor Gerhard In compliance with the Budget Adjustment procedure required by the Budget and Accounting Manual and California Code of Regulations Section 58307, these budget adjustments are submitted for Board review and approval. These actions reflect adjustments necessary to line item budget allocations to conduct the business of the District and to remain in compliance with sound fiscal practices. The Chancellor recommends approval.

Background Materials

Background Materials - Transfer Journals

Trustee Withrow shared this is a required and important report. It presents transfers from the time of the adoption of the budget to the present, and in the future when it's a routine document, it won't be as lengthy. PeopleSoft will create a summary sheet. We are in compliance with our auditors and EdCode on our audit findings. The credits are listed as negatives, and debits are listed as positives.

8. Consider Approval to Establish a General Restricted Fund Vice Chancellor Gerhard Request to establish Fund 11, General Restricted fund, to account for and record revenues, expenditures, assets and liabilities for all categorical programs, grants and selected restricted programs. The establishment of this fund is consistent with Education Code 84030 and the California Community Colleges Budget and Accounting Manual. The Chancellor recommends approval. EDUCATIONAL SERVICES
9. Consider Approval of Educational Master Plans for COA, BCC, and Merritt Colleges Presenter: Vice Chancellor Budd Consider approval of Educational Master Plans for COA, BCC, and Merritt Colleges. The Board had previously accepted these plans on February 24, 2009, and they are now being resubmitted for approval. The College Educational Master Plans can be found on the District's Accreditation website at: <http://eperalta.org/wp/pbi/2009-master-plans/> The Chancellor recommends approval.

[BCC Plan](#)

[COA Plan](#)

[Merritt Plan](#)

10. Consider Approval of Course and Program Additions, Deactivations and Changes Presenter: Vice Chancellor Budd Included for approval are proposed curriculum actions as recommended by the Council for Instruction, Planning and Development (CIPD). The packet entitled "Curriculum and Instruction Recommendations - December 2010" contains course and program additions, changes and deactivations as approved by the colleges' curriculum committees and CIPD. The Chancellor recommends approval.

[Background Materials](#)

11. Consider Approval of Resolution 10/11-32 for Workability III ARRA from the California Department of Rehabilitation for College of Alameda Presenter: Vice Chancellor Budd Consider approval of Resolution 10/11-32 to certify the approval of a contract with the California Department of Rehabilitation (DOR) and College of Alameda. The amount to be approved shall not exceed \$68,129 through June 30, 2011. Workability III ARRA contract was approved at the June 29, 2009 Board meeting. Any contract approval is subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

12. Consider Approval of Contract with the Building Intelligence Group (BIG), Laney College Presenter: Vice Chancellor Budd Laney College is requesting approval for a contract with the Building Intelligence Group (BIG) in the amount of \$69,000 funded by the National Science Foundation Advanced Technology Education (ATE) grant, to conduct research on best energy management practices of building technicians and Trends in Building and Facility Operations. Any contract approval is subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

13. Consider Approval of Contract Extension with Hicks Consulting Group Presenter: Vice Chancellor Budd Request approval for a contract extension with Hicks Consulting Group to provide support and maintenance for Peralta's Mainframe and the Legacy Financial Aid system (SAFE). This Agreement covers the maintenance, special requests and support of the existing mainframe software packages for Fiscal Year 2010 - 2011. The compensation shall not exceed \$135,000. Contractors will be responsible for developing custom reports to Federal and State Audit integration of SAFE to PeopleSoft Financials, retrieval of historical data, and assistance with data migration. Source of funding: Measure A. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

14. Consider Approval of MOU for Richmond Works Presenter: Vice Chancellor Budd Under funding from the EDD/ARRA grant for the ATLAS Program College of Alameda, Richmond Works will provide data entry services for \$40,000 for program reporting to EDD on behalf of our sub-grantee, The Workforce Collaborative. Richmond Works will also

provide services to Contra Costa Community College for recruitment, enrollment, case management and job placement services for the ATLAS Programs offered through CCCC. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

15. Consider Approval of MOU for Northern California Teamsters Apprentice Training and Education Trust Presenter: Vice Chancellor Budd Under funding from the EDD/ARRA grant for the ATLAS Program College of Alameda for \$100,000, NCTAT will provide instructors to teach five-week courses in training for the Class A CDL. NCTAT will provide documentation for student enrollment, participation, completion and employment outcome data, providing reports for the purposes of program tracking and grant reporting. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

16. Consider Approval of MOU for Customized Business Solutions Presenter: Vice Chancellor Budd Under funding from the Department of Labor Community-Based Job Training Grant for the ATLAS Program College of Alameda for \$20,000, CBS will provide outreach to TDL industries in order to provide customized training for incumbent workers and will provide relevant demographic and participant data in accordance with grant requirements. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

17. Consider Approval of MOU and Contract for The Unity Council Presenter: Vice Chancellor Budd Under funding from the Department of Labor Community-Based Job Training Grant for the ATLAS Program College of Alameda for \$47,232, TUC will provide recruitment, enrollment, case management and data reporting for students enrolled in the Office Administration for Logistics Program. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

18. Consider Approval of Contract for AmeriPride Presenter: Vice Chancellor Budd Under funding from the EDD/ARRA grant, for the ATLAS Program College of Alameda, AmeriPride will provide uniform and uniform cleaning services for the Preventive Maintenance and Inspection course not to exceed \$2,500. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

19. Consider Approval of MOU for The Workforce Collaborative Presenter: Vice Chancellor Budd Under funding from the EDD/ARRA grant, for the ATLAS Program College of Alameda, TWC for \$151,700 will provide recruitment, enrollment, case management and job placement for Green Diesel, CNG, Warehouse Operations, Office Admin for Logistics and CDL - Class A. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

Background Materials

24. Consider Approval for Contracted Services with Bob Barr Presenter: President Webb Consider approval of the Independent Consulting Contractor Agreement with Raubolt Consulting Services, Inc. for professional institutional effectiveness consultation services of Mr. Robert "Bob Barr. The amount to be approved shall not exceed \$45,000, and the contract will expire on June 30, 2011. The institutional effectiveness consultant shall assist in development of the Institutional Effectiveness infrastructure at Laney College in order to implement processes to measure student performance success rates as we attempt to substantially improve these rates. Specially, the consultant shall provide discrete student performance data, analyses of that data, and sets of recommendations in report, presentations, and on-line and other accessible formats for use within the Institutional Effectiveness Committee, the Learning Assessment Committee, and the Accreditation related planning team. Reporting to the College President, the Consultant shall provide multiple levels of details about student performance. Such details include yet are not limited to comparative data at the course, program, institutional, district, multiple districts, State and National levels, including cohort data, longitudinal studies, and relevant statistical analyses. The intent is to develop a college-wide understanding of the history and likely trajectory of student performance at Laney based on facts, salient research findings, and substantive details about the nature and infrastructures of educational institutions. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

Background Materials

Trustee Withrow hopes that Laney College shares its data from this contractor with the other colleges to help improve student success.

25. Consider Approval of Short-Term Assignments - Hiring of Non-Academic Classified Short-Term Employees on an Emergency Basis Presenter: Vice Chancellor Largent Pursuant to AB500, attached is a report that contains the name, classification, and date of hire, assignment end date, hourly rate, classification, position title, location, background and experience department, and fund source of candidates recommended for short-term assignments in non-academic classified positions. Below are the names, and classifications of these candidates. Each candidate's assignment will not exceed the category in which hired. The Chancellor recommends approval. Last Name First Name Date of Hire End Date Position Title Site
Brown Danielle 12/8/10 5/27/11 Food Services Worker L Frost Robert 1/1/11 6/30/11 Staff Assistant/Human Resources D Hodge Veronica 12/8/10 6/30/11 Senior Human Resources Analyst D Lagmay Raytina 12/8/10 5/27/11 Clerical Assistant II A Lara Diana 1/1/11 6/30/11 District Telecommunications System Coordinator D Lewis Francine 1/18/11 6/30/11 Clerical Assistant II B Miller April 1/3/11 6/30/11 Clerical Assistant II B
26. Consider Approval of Resolution 10/11-31, Accept Bid and Award Contract, Learning Center/Library Renovation at Merritt College (Bid No. 10-11/18), Alten Construction, Inc. Presenter: Vice Chancellor Ikharo Approval is requested to accept the bid and award a contract to Alten Construction, Inc., in the amount of \$3,497,000, for the Learning Center/Library Renovation project at Merritt College (Bid No. 10-11/18). This project will renovate the current Building L to house the Merritt College Learning Center on the first floor. The library and support spaces will remain on the second floor. The project includes: Installation of a new elevator serving the first and second floors Painting existing interior walls Replacing all existing flooring on the second and third floors Installation of new

mechanical equipment to assist the existing air handling units in heating and cooling Installation of new ceilings and lighting The remodel of classroom and storage space in existing Building A for use as temporary office space for the Learning Center/Library Renovation project has been completed to accommodate the construction of this project. This project is scheduled to begin by January 15, 2011, and be completed by November 30, 2011. A formal bid was conducted for this project (Bid No. 10-11/18), and a bid opening was held on October 27, 2010. Eight bids were received, as follows: CONTRACTOR LOCATION TOTAL BID Alten Construction, Inc. Richmond, CA \$3,497,000 BHM Construction, Inc. Vallejo, CA \$3,557,600 Arntz Builders, Inc. Novato, CA \$3,575,120 BRCO Constructors, Inc. Loomis, CA \$3,683,000 Roebelen Contracting, Inc. El Dorado Hills, CA \$3,785,453 W. A. Thomas Co., Inc. Martinez, CA \$3,938,000.00 Transworld Construction, Inc. San Francisco, CA \$4,457,000.00 Cal Pacific Construction Inc. Oakland, CA \$4,631,000.00 The lowest responsible and responsive bid was submitted by Alten Construction, Inc., in the amount of \$3,497,000. This resolution formally accepts the bid and authorizes the contract award to Alten Construction, Inc. for the Learning Center/Library Renovation at Merritt College (Bid No. 10-11/18). Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Merritt College, "Additional space for the college Learning Center," "HVAC in Library," "Repair and refurbish Library bathrooms," "Language listening lab in Library," "Group Study rooms in Library," "Program/Event space in Library," "Remodel ancillary staff rooms in Library," and "Equipment, technology upgrades, and facility and classroom improvements for the college's following programs: Science, Child Development, Communications, English as a Second Language at the Fruitvale Education Center, Art, Ceramics, Landscape Horticulture/Design, Learning Center, Liberal Arts, Music, Physical Education/Athletics, and Radiologic Science." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

Background Materials

27. Consider Approval of Resolution 10/11-32, Acceptance and Retention, Carpentry Shop Upgrade at Laney College, Kudsk Construction, Inc. Presenter: Vice Chancellor Ikharo On May 12, 2009, this Board awarded a contract to Kudsk Construction, Inc. for the Carpentry Shop Upgrade at Laney College. The work has now been completed, a Notice of Completion has been filed with the County of Alameda, and the Laney President and Business Manager have signed the Project College Acceptance Form. Board of Trustees' acceptance is recommended. This resolution accepts the work as complete and provides for a retention payment of \$21,689.68, which is 10% of the contract price. The Board previously approved change orders to this contract in the amount of \$16,096.79, which is 8.0% of the original contract amount (\$200,800.00). This project is one of the previously Board approved Laney College Modernization and Short-Term Projects, funded by Measure A. The modernization and short term project allocations 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. Funding Source: 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." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

Background Materials

28. Consider Approval of Resolution 10/11-33, Acceptance and Retention, Welding Lab Modernization at Laney College, Bay Construction Co. Presenter: Vice Chancellor Ikharo

On June 9, 2009, this Board awarded a contract to Bay Construction Co. for the Welding Lab Modernization at Laney College. The work has now been completed, a Notice of Completion has been filed with the County of Alameda, and the Laney President and Business Manager have signed the Project College Acceptance Form. Board of Trustees' acceptance is recommended. This resolution accepts the work as complete and provides for a retention payment of \$59,547.78, which is 10% of the contract price. The Board previously approved change orders to this contract in the amount of \$53,477.80, which is 9.9% of the original contract amount (\$542,000.00). This project is one of the previously Board approved Laney College Modernization and Short-Term Projects, funded by Measure A. The modernization and short term project allocations 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. Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Laney College, "Equipment, technology upgrades, and facility and classroom improvements for the college's following programs: Biology, Business, Chemistry, CIS, Culinary Arts, Dance, Environmental Control Technology, Foreign Languages, Geography, Math, Theater Arts, and Welding." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

29. Consider Approval of Resolution 10/11-34, Acceptance and Retention, Financial Aid and Cashiers Refurbishment at Laney College, EDEN CDM Presenter: Vice Chancellor Ikharo On May 12, 2009, this Board awarded a contract to EDEN CDM for the Financial Aid and Cashiers Refurbishment at Laney College. The work has now been completed, a Notice of Completion has been filed with the County of Alameda, and the Laney President and Business Manager have signed the Project College Acceptance Form. Board of Trustees' acceptance is recommended. This resolution accepts the work as complete and provides for a retention payment of \$27,449.01, which is 10% of the contract price. The Board previously approved change orders to this contract totaling \$24,049.14, which is 9.6% of the original contract amount (\$250,441.00). This project is one of the previously Board approved Laney College Modernization and Short-Term Projects, funded by Measure A. The modernization and short term project allocations 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. Funding Source: 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." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

30. Consider Approval of Resolution 10/11-35, Acceptance and Retention, Ratification of Deductive Change Order No. 4, DSPS Offices Refurbishment at Laney College, EDEN CDM Presenter: Vice Chancellor Ikharo On May 12, 2009, this Board awarded a contract to EDEN CDM for the DSPS Offices Refurbishment at Laney College. The work has now been completed, a Notice of Completion has been filed with the County of Alameda, and the Laney President and Business Manager have signed the Project College Acceptance Form. Board of Trustees' acceptance is recommended. This resolution accepts the work as complete and provides for a retention payment of \$31,139.56, which is 10% of the contract price. Ratification is also requested for Change Order No. 4, a deduction in the amount of (\$25,195.15). The change order releases an allowance for roof top and mechanical unit and related structural work that was not required to be performed, at a credit of (\$25,195.15).

Including the previously Board approved change orders for this project, the cumulative total is reduced to \$5,095.55, which is 1.7% of the original contract amount (\$306,300.00). This project is one of the previously Board approved Laney College Modernization and Short-Term Projects, funded by Measure A. The modernization and short term project allocations 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. Funding Source: 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." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

31. Consider Approval of Resolution 10/11-36, Acceptance and Retention, Upgrades of 4 New Portables and Modernization of 2 Portables for Counseling at Laney Tower Swing Space Project at Laney College, Dan Electric Presenter: Vice Chancellor Ikharo On November 10, 2009, this Board awarded a contract to Dan Electric for the Upgrades of 4 New Portables and Modernization of 2 Portables for Counseling at Laney Tower Swing Space Project at Laney College. The work has now been completed, a Notice of Completion has been filed with the County of Alameda, and the Laney President and Business Manager have signed the Project College Acceptance Form. Board of Trustees' acceptance is recommended. This resolution accepts the work as complete and provides for a retention payment of \$38,483.76, which is 10% of the contract price. The Board previously approved change orders to this contract totaling \$29,837.63, which is 8.4% of the original contract amount (\$355,000.00). Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Laney College, swing space for "Administration - Tower building repairs, upgrades, and renovations." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval

[Background Materials](#)

32. Consider Approval of Resolution 10/11-37, Acceptance and Retention, Cosmetology Refurbishment and Building G & Theater Door Project at Laney College, A & E Emaar Presenter: Vice Chancellor Ikharo On April 21, 2009, this Board awarded a contract to A & E Emaar for the Cosmetology Refurbishment and Building G & Theater Door Project at Laney College. The work has now been completed, a Notice of Completion has been filed with the County of Alameda, and the Laney President and Business Manager have signed the Project College Acceptance Form. Board of Trustees' acceptance is recommended. This resolution accepts the work as complete and provides for a retention payment of \$20,280.44, which is 10% of the contract price. The Board previously approved a change order to this contract in the amount of \$15,804.43, which is 8.5% of the original contract amount (\$187,000.00). This project is one of the previously Board approved Laney College Modernization and Short-Term Projects, funded by Measure A. The modernization and short term project allocations 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. Funding Source: 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." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

33. Consider Approval of Resolution 10/11-38, Acceptance and Retention, Build Out: Phase II (Third and Fourth Floors) Project at Berkeley City College, AJF/BHM, A Joint Venture Presenter: Vice Chancellor Ikharo On September 15, 2009, this Board awarded a contract to AJF/BHM, A Joint Venture for the Build Out: Phase II (Third and Fourth Floors) Project at Berkeley City College. The work has now been completed, a Notice of Completion has been filed with the County of Alameda, and the Berkeley City College President and Business Manager have signed the Project College Acceptance Form. Board of Trustees' acceptance is recommended. This resolution accepts the work as complete and provides for a retention payment of \$171,677.20, which is 10% of the contract price. The Board previously approved change orders to this contract totaling \$109,572.00, which is 6.8% of the original contract amount (\$1,607,200.00). Funding Source: The budget for the Berkeley City College Build-Out projects, which included this phase, was approved at the Board meeting of January 29, 2008, in the amount of \$4,500,000. Funding in the amount of \$1,600,000 was reserved for the build-out from the Berkeley City College Permanent Facility budget, which was funded by the first Measure A, Measure E and the State of California. The remaining \$2,900,000 is funded by Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Berkeley City College, "Constructing/acquiring additional office space for faculty and professionals," and "Modification of classrooms throughout campus to increase student capacity." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

34. Consider Approval of Resolution 10/11-39, Acceptance and Retention, Short-Term Construction Project at Berkeley City College, AJF/BHM, A Joint Venture Presenter: Vice Chancellor Ikharo On October 13, 2009, this Board awarded a contract to AJF/BHM, A Joint Venture for the Short-Term Construction Project at Berkeley City College. The work has now been completed, a Notice of Completion has been filed with the County of Alameda, and the Berkeley City College President and Business Manager have signed the Project College Acceptance Form. Board of Trustees' acceptance is recommended. This resolution accepts the work as complete and provides for a retention payment of \$77,093.60, which is 10% of the contract price. The Board previously approved change orders to this contract totaling \$67,618.00, which is 9.6% of the original contract amount (\$703,318.00). This project is one of the previously Board approved Berkeley City College Modernization and Short-Term Projects, funded by Measure A. The modernization and short term project allocation for Berkeley City College was discussed by the Board Facilities and Land Use Committee and approved by the Board of Trustees at the meeting of October 9, 2007. 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, "Plumbing, electrical, mechanical system upgrades and improvements," and "Remodeling classroom space." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

35. Consider Approval of Resolution 10/11-40, Acceptance and Retention, Ratification of Change Order No. 1, Site Improvements and Modular Replacement at the District Administrative Center, JUV, Inc. Presenter: Vice Chancellor Ikharo On October 13, 2009, this Board awarded a contract to JUV, Inc. for the Site Improvements and Modular Replacement (for the International & Distance Education Center) at the District Administrative Center site. The work has now been completed, a Notice of Completion has been filed with the County of Alameda, and project acceptance is recommended. This

resolution accepts the work as complete and provides for a retention payment of \$109,875.60, which is 10% of the contract price. Ratification is also requested for Change Order No. 1 in the amount of \$99,055.98, which is 9.9% of the original contract amount (\$999,700.00). It was necessary for the contractor to perform the change order work so that the schedule would not be delayed and the sequencing of the work would not be affected. In accordance with Board Policy 6.83, approval was requested from the Chancellor for the change order work, and the items are now brought before the Board for ratification. The change order work includes the following: The original scope of work for the project included spot patching at utilities to the new modular building. The patching accentuated the poor condition of the existing parking lot, and it was decided to resurface the entire parking lot instead of leaving it as a patchwork of repairs. This is an owner requested change to the existing parking lot, in the amount of \$80,353.98. The original scope of work provided landscaping for only the west side of the new modular building. It was decided to add landscaping to the bare east and north areas around the new modular building as an owner requested change so that the new project would not look unfinished. Additionally, an area of existing landscaping at the District Administrative Center was dying and unsightly. In concert with the Maintenance and Operations Department, it was decided to replace some of the existing landscaping around the District Administrative Center. It was cost effective to perform this work as a change order to the contract with JUV, Inc., in the amount of \$18,702.00. It has been determined that it is in the best interests of the District and financially prudent to authorize this change order. Approval to accept the project as complete and ratification of Change Order No. 1 are recommended. Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, District-Wide Projects, "Walkways, parking lots, landscaping, and handicap accessibility improvements." The International Services modular building will house the state-funded Center for International Trade Development (CITD) and the Alameda County Small Business Development Center (SBDC). These and other services provided increase the community outreach capabilities of the District; thus funding is justified under Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, 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." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends ratification.

Background Materials

36. Consider Approval of Resolution 10/11-41, Acceptance and Retention, Ratification of Deductive Change Order No. 4, Gymnasium Kalwall at College of Alameda, E. F. Brett & Company, Inc. Presenter: Vice Chancellor Ikharo On June 22, 2010, this Board awarded a contract to E. F. Brett & Company, Inc. for the Gymnasium Kalwall at College of Alameda. The work has now been completed, a Notice of Completion has been filed with the County of Alameda, and the College of Alameda President and Business Manager have signed the Project College Acceptance Form. This resolution accepts the work as complete and provides for a retention payment of \$46,516.93, which is 10% of the contract price. Ratification is also requested for Change Order No. 4, a deduction in the amount of (\$8,850.74). Including previously Board approved change orders, the cumulative total is reduced to \$8,490.26, which is 1.9% of the original contract amount of \$456,679.00. It has been determined that it is in the best interests of the District and financially prudent to authorize this change order. This change order allows for the following: Repair of lighting conduit that was layered between the existing roofing and not discovered until demolition of the roof was performed, at a cost of \$11,169.00. Cutting down the existing concrete slab for ADA access to the gymnasium as directed by DSA (Division of the State Architect), at a cost of \$764.00. Release of allowances

that were not required due to the efficient construction of the kalwall, at a credit of (\$20,783.74). The Board Facilities and Land Use Committee and the Board of Trustees have previously approved this project, since the gymnasium kalwall was included in the scope of work for an approved College of Alameda Phase II modernization and short-term project (Lighting Upgrades to Bldg. B, D and G/Bldg. G Weight Room and Minor Accessibility Improvements and Toilet Room Modernization at Bldgs. B, L and Diesel Mechanics). Allocation of Measure A funding for the Phase II modernization and short-term projects was approved at the Board meeting of October 9, 2007. Approval to accept the project as complete and ratification of deductive Change Order No. 1 is recommended. Funding Source: 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." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

Background Materials

37. Consider Ratification of Change Order Nos. 1, 2, 3 and 4, College of Alameda Parking Lot A Landscape Improvements, Galedrige Construction, Inc. Presenter: Vice Chancellor Ikharo Ratification is requested for Change Order Nos. 1, 2, 3 and 4 to the contract with Galedrige Construction, Inc. for the College of Alameda Parking Lot A Landscape Improvements. The change orders total \$22,687.45, which is 9.9% of the original contract amount (\$226,929.00). Change Order Nos. 1, 2, 3 and 4 include work requested by the District to address unforeseen issues during construction, which involved: Unforeseen soils conditions (asphalt beneath planting areas, higher water table, etc.) requiring: Revised drainage and irrigation plans. This project was initiated due to safety issues regarding the eucalyptus trees bordering the west side of Parking Lot A. When these trees were removed, various meetings were held with campus personnel (venue: COA Facilities Committee) to adopt sustainable and native plantings as their replacement. Discussions within the Facilities Committee determined that some of this revived area could be utilized as much-needed additional parking. Fifty additional parking spaces were thus incorporated into this budget. Additionally, and at the request/approval of the COA Facilities Committee, landscaping of the barren area on the Parking Lot A side of the tennis courts was included herein. Drainage plans assumed 12" of base rock would be sufficient. However, during construction the higher than expected water table required additional base rock and compaction, elevating the parking/roadway such that near the 5th Street sidewalk (City of Alameda property) the parking/roadway would be elevated two feet above the sidewalk, producing unsightly sightlines and including the potential of parking vehicles driving over this precipice. Due to the above discovered condition, although the design specified surface draining only, re-contouring the new parking lot was required to utilize surface drainage to new (previously not in the design) storm grates, resulting in 120 lineal feet of new (previously not in the design) drain lines. The above is reflected in Change Order #1, "Subexcavate and install new drain system": \$18,750. Additional spoils required to be removed and transported off-site. In addition to the above, initial construction along 5th Street identified an abandoned asphalt walkway approximately one foot beneath the surface paralleling the street. For the new trees and plants above it to grow, this asphalt had to be removed, and the revised drainage required the following: The revised drainage and additional 120 feet of storm drains required the removal of a significant amount of dirt off-site (exceeding twenty truckloads). The removal of the subexcavated additional dirt was reflected in the above Change Order #1: \$18,750. The removal of the unknown subterranean asphalt walkway resulted in one truckload of spoils. The removal of the unknown subterranean asphalt walkway is reflected in Change Order #4, "Removal of asphalt from planting area": \$550.00. Capitalizing on the above circumstances enabled other cost-effective project improvements. Root Barriers. Opening up the planting area along 5th Street to remove the

unknown asphalt presented an ideal time to include root barriers around the new trees so their roots would not undermine the City's sidewalk on the other side of the parking lot. The above is reflected in Change Order #3, "Install 12" root barrier at each tree root ball, 20 locations": \$1,760.00. Irrigation Devices Modifications. All of the above project changes during construction (revised drainage, additional spoils, utilization of root barriers) exceeded the Board mandate of holding change orders to 10%. Consequently, other aspects needed to be changed to accommodate this: 5th Street Plantings: The irrigation plan was modified from utilizing pop-up irrigation devices to drip irrigation lines. Drip irrigation lines are less durable than irrigation devices, but less costly. Tennis Court Plantings: Two rows of irrigation devices on each side were changed to one row in the middle. Although the total cost for this change resulted in an overall cost decrease, the landscape contractor incurred return and other charges. The above is reflected in Change Order #2, "Adjust Quantities for Tennis Court Area": \$1,627.45. In accordance with Board Policy 6.83, approval was requested from the Chancellor for the change order work, and the items are now brought before the Board for ratification. It has been determined that it is in the best interests of the District and financially prudent to authorize these change orders. This project was discussed at the Board Facilities and Land Use Committee meeting on May 20, 2010 and at two College Facilities Committee meetings, receiving recommendations (native species incorporated) and endorsement. Funding Source: State Scheduled Maintenance Funds. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends ratification.

[Background Materials](#)

38. Consider Ratification of Change Order No. 1, District Administrative Center New Electrical Service Upgrade, JUV, Inc. Presenter: Vice Chancellor Ikharo Ratification is requested for Change Order No. 1 to the contract with JUV, Inc. for the District Administrative Center New Electrical Service Upgrade project, in the amount of \$15,611.06, which is 7.0% of the original contract amount (\$223,000.00). Change Order No. 1 includes: Bollards for the transformer - \$2,979.50. This was requested by PG&E. Annunciator relocation - \$1,591.15. This was necessary because the original location in Admissions and Records was too far to maintain the proper signal strength necessary to make the emergency generator functional. Additional circuit breakers - \$1,613.25. This was necessary because the existing circuit breakers could not be reused as originally anticipated. Additional landscape areas around the District Administrative Center - \$9,427.16. The existing wood chip ground cover was not adequate. In accordance with Board Policy 6.83, approval was requested from the Chancellor for the change order work, and the items are now brought before the Board for ratification. It has been determined that it is in the best interests of the District and financially prudent to authorize this change order. Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, District-Wide Projects, "Lighting and electrical systems," and "District-wide safety systems include disaster preparedness, campus security and hazardous and toxic waste handling." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends ratification.

[Background Materials](#)

39. Consider Ratification of Deductive Change Order No. 1, Student Health Services Swing Space at Laney College, On Point Construction Presenter: Vice Chancellor Ikharo Ratification is requested for Change Order No. 1 to the contract with On Point Construction for the Student Health Services Swing Space at Laney College. This change order is a deduction in the amount of (\$57,880), which is a reduction of 43.6% to the original contract

amount of \$132,680, resulting in a reduced net contract amount of \$74,800. This reduction in the scope of project specifications is necessary, as the entire Student Center will be modernized in the next few years. It has been determined that it is in the best interests of the District and financially prudent to authorize this change order. The change order work includes the following: Reduced scope of work not critical to the operational needs of the swing space as determined by the project designer, stakeholders and end users. Scope was eliminated from the design as a result of budget limitations. A non-compensatory time extension of eight (8) calendar days due to unforeseen conditions and scheduling restrictions. Funding Source: 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." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends ratification.

[Background Materials](#)

20. [Consider Approval of Contract Extension with Dr. Mickey Mathew Presenter: Vice Chancellor Budd Consider Approval of Contract Extension with Dr. Mickey Mathew for up to an additional six months of service, as needed. Said contract not to exceed \\$72,000. Source of Funds: Measure A. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.](#)

[Background Materials](#)

Trustee Gulassa asked for a description of services provided by this vendor. The Chancellor gave an update on this position, our audit exception reporting process, and anticipated timetable. Audit exception reporting have been centralized as of January, and this position will help to consolidate reports for the US DOE, saving us needed funds.

21. Consider Approval to Increase Contract Amount for Work to be performed with Humboldt State University Sponsored Programs Foundation Presenter: Vice Chancellor Ng Approve a contract increase for the existing contract with Humboldt State University Sponsored Programs Foundation in an amount of \$17,219.03 bringing the total maximum contract amount for the period from July 1, 2010 through June 30, 2011 to an amount not to exceed \$48,093.03. These funds are paid out of Economic and Workforce Development Program Grant 09-331-001. Peralta acts as the fiscal agent for this grant and makes payments from the grant as directed by the State Chancellor's office. Peralta receives an indirect fee for acting as the fiscal agent for this grant. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

22. Consider Approval for a Contract with Bay Area Communication Access (BACA) Presenter: President Inclan BACA provides interpreting services for deaf students. Authorization is requested in the amount not to exceed \$30,631 to pay for past invoices from fiscal year 2009-2010. Funding Source: Deaf and Hard of Hearing Funds and DSP&S Budget. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

PERSONNEL

23. [Consider Approval for Contracted Services with the ELS Group LLC Presenter: President Webb Consider Approval for Contracted Services with the ELS Group LLC, George Kozitza consultant, from January 4, 2011 through February 28, 2011 at a rate not to exceed \\$11,500 per month. Contract services includes strategic planning for fiscal solvency and operational efficiency; analyses of business operations as part of documenting progress in advancing the Laney College Educational Master Plan agenda; completion of institutional protocols; the College standard operating procedures; assist planning for the operation needs of Laney College as well as insuring adherence to applicable statutes, regulations and internal accounting, purchasing, payroll, fiscal, and facilities reporting policies and procedures; and review and make recommendations regarding the work of the Division related to capital improvement projects, facilities maintenance and operations and leased facilities to assure optimum utility. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.](#)

[Background Materials](#)

Trustee Gulassa asked if this contract is related to our accreditation reports. Vice Chancellor Largent reported this contract is for the interim business manager at Laney College.

40. [Consider Ratification of Change Order No. 1, Building A Swing Space at Merritt College, Cumiskey Construction Corporation Presenter: Vice Chancellor Ikharo Ratification is requested for Change Order No. 1 to the contract with Cumiskey Construction Corporation for the Building A Swing Space at Merritt College, in the amount of \\$34,039, which is 7.0% of the original contract amount \(\\$485,901\). Change Order No. 1 includes: Removal of drywall concealed behind plywood surface, at a cost of \\$1,908 Installation of additional plumbing isolation valves with access panels, at a cost of \\$3,065 Installation of a new window between interior office spaces, requested by Merritt College, at a cost of \\$4,230 Installation of spray-on fireproofing to holes in existing fireproofing, where spray is missing and was hidden by the existing dropped ceiling, at a cost of \\$2,342 Removal and replacement of existing window and door to achieve accessibility, at a cost of \\$7,396 Installation of additional electrical transformer, panel and breaker, at a cost of \\$9,415 Relocation of existing fire sprinkler line and heads in conflict with design documents, at a cost of \\$914 Relocation of existing water and gas lines in conflict with design documents for new HVAC ducts, at a cost of \\$1,188 Additional wall insulation for soundproofing, at a cost of \\$1,992 Installation of water supply to exterior of building, at a cost of \\$389 Installation of BacNet boards in the HVAC \(mechanical\) units, at a cost of \\$1,046 Addition of convenience outlet at Room 130B, requested by Merritt College, at a cost of \\$154 In accordance with Board Policy 6.83, approval was requested from the Chancellor for the change order work, and the items are now brought before the Board for ratification. It has been determined that it is in the best interests of the District and financially prudent to authorize this change order. The project will provide swing space for the Merritt Library and Learning Center Modernization project, which has been discussed by the Board Facilities and Land Use Committee and approved by the Board of Trustees as part of the Bond Measure Spending Plan at the meeting of June 23, 2009. Funding Source: The swing space is part of the Merritt Library and Learning Center Modernization project funded by Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Merritt College, "Additional space for the college Learning Center," "HVAC in Library," "Repair and refurbish Library bathrooms," "Language listening lab in Library," "Group Study rooms in Library," "Program/Event space in Library," "Remodel ancillary staff rooms in Library," and "Equipment, technology upgrades, and facility and classroom improvements for the college's following programs:](#)

[Science, Child Development, Communications, English as a Second Language at the Fruitvale Education Center, Art, Ceramics, Landscape Horticulture/Design, Learning Center, Liberal Arts, Music, Physical Education/Athletics, and Radiologic Science." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.](#)

[Background Materials](#)

Trustee González Yuen asked contractor's be approached to share costs associated with their mistakes.

41. Consider Approval to Award Bid No. 10-11/21, PCCD Lenel Security Door Access Software Installation Presenter: Vice Chancellor Ikharo Approval is requested to award Bid No. 10-11/21, PCCD Lenel Security Door Access Software Installation, to Stanley Security Solutions, in the amount of \$129,000. As the result of continued problems with the effectiveness of the Johnson Controls, Inc. (JCI) security system, during April 2010 Catalyst Consulting Group (Catalyst) was hired to review the District's existing security system and recommend a Security Management System (SMS) manufacturer best suited for the District's needs. Upon completion of the review, Catalyst provided the District with names and system details of three potential companies, each with an open-architecture system which could be proposed upon by multiple local distributors. Based on the SMS comparison as provided by Catalyst, and upon their recommendation and that of staff, the Lenel system was selected. Not only did this selection provide competition among the eight Lenel distributors in the area, but it also presented the opportunity to utilize Lenel as the backbone for all District-wide security software. By doing this, all security sub-systems would be selected to integrate with the Lenel system enabling the end-user (Sheriff's Office) to have one screen view, which would announce potential security intrusions and, for example, integrate specific door-access alarms with appropriate camera input. An additional benefit of the Catalyst analysis was that the existing JCI hardware (door contacts, internal wiring, etc.) could be used effectively in the upgraded Lenel system. Additionally, much of this JCI hardware which will be reused provides building entry security to buildings whose rooms are within the Smart Classroom project, and the Lenel system is able to utilize the new employee picture ID cards for access entry. In order for all these security systems to operate, new IT-purchased servers need to be installed and programmed with the Lenel software. This contract accomplishes this by furnishing, configuring, programming and installing this Lenel "head end" software while also installing the District-furnished hardware and operating system. A formal bid (Bid No. 10-11/21) was conducted for the PCCD Lenel Security Door Access Software Installation, and a bid opening was held on November 22, 2010. Six bids were received, as follows:

VENDOR	LOCATION	BID AMOUNT
Stanley Security Solutions*	Fremont, CA	\$129,000.00
RFI Enterprises Inc., dba RFI Communications and Security Systems	San Jose, CA	\$147,442.00
Adesta	San Leandro, CA	\$147,605.74
Netronix Integration	San Jose, CA	\$149,000.00
Convergint Technology	Hayward, CA	\$161,572.19
Niscayah	Hayward, CA	\$172,863.84

 It is recommended that a contract be issued to the lowest responsive and responsible bidder, Stanley Security Solutions, in the amount of \$129,000. *It should be noted that during the bid process Stanley Security Solutions expressed issues with the District's current contractual forms with regards to the indemnity clause. It is hoped that these contractual issues will be resolved. If the District and Stanley are unable to reach an agreement to enter into an executed contract, it is recommended that the District award the contract to the next lowest bidder, RFI Enterprises, Inc., dba RFI Communications and Security Systems, in the amount of \$147,442.00. The District-Wide Smart Classroom Project was discussed at the Board Facilities and Land Use Planning Committee meeting of May 20, 2010. The Lenel software installation was discussed at the Security & Public Safety Committee meeting of August 26,

2010. Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, District-Wide Projects, "District-wide safety systems include disaster preparedness, campus security and hazardous and toxic waste handling." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends ratification.

[Background Materials](#)

42. Consider Approval of Amendment No. 1 to Agreement with Inspection Services, Inc. (ISI) for the Laney College Athletic Complex Presenter: Vice Chancellor Ikharo Approval is requested for Amendment No. 1 to the agreement with Inspection Services, Inc. (ISI) for the Laney College Athletic Complex project, in the amount of \$70,290. The increased fee will provide the following testing and inspection services required by Division of the State Architect (DSA) and the project Inspection of Record for the remainder of Increment #2 (renovation of the baseball field) and Increment #3 (construction of the field house). Services will include: Concrete cylinder testing Concrete mix design review Reinforced steel placement inspection Concrete placement inspection and/or testing Sample pick-up Masonry inspection Masonry prisms Shop welding inspection 200 hours of steel inspection Glulam beam shop inspection and anchor proof-loading testing Grout mix design reviews Welding document review Soils lab testing 40 hours of geotechnical observation services In-plant inspection of Musco lighting ISI was originally selected based upon solicitation of competitive quotes for testing and inspection services for this project. The original agreement, in the amount of \$101,495, was approved by the Board at the meeting of December 15, 2009. Including this Amendment No. 1, the total contract price will be \$171,785. It was necessary to substantially increase the ISI amendment for the following reasons: When ISI originally bid the job, the design for the Field House (increment #3) was not yet complete. It was necessary to have the testing and inspection services contract in place when the project started. Because this is a design-build project delivery, the total project design was not set when the project began, and the scope of testing services was not fully developed. The number of hours that ISI had to spend monitoring the installation of the dugouts (which was part of Increment #2) was significantly more than was originally anticipated. Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Laney College, "Athletic Fields, Gym and Facilities." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

43. Consider Approval of Amendment No. 1 to Agreement with Cordoba Corporation for Construction Management Services for the Laney College Athletic Complex Presenter: Vice Chancellor Ikharo Approval is requested for Amendment No. 1 to the agreement for construction management services with Cordoba Corporation for the Laney College Athletic Complex project, in the amount of \$88,000. Amendment No. 1 will cover the period from April 1, 2011 through August 31, 2011. Because the duration of the project increased, it was necessary to extend the construction management service period for Cordoba. Services for the extended period will be consistent with Cordoba's current scope of work, which includes, but is not limited to: Regular weekly construction meetings and meeting minutes Meetings with the owner and stakeholders (as needed) Coordination with DSA inspector of record (IOR), and geotechnical services provided by Inspection Services, Inc. (ISI) Regular review and tracking of construction documents, schedule information, submittals, daily inspection reports, and pay applications On-site management of daily construction activities and daily interface between owner and contractor Cordoba was originally selected from the previously Board approved short list of project management firms. The Board approved negotiation of

the agreement with Cordoba at the meeting of November 18, 2008. The amount of the original agreement is \$629,100. Amendment No. 1 is the result of a negotiated process between the Department of General Services and Cordoba Corporation, and represents fair value for the services provided. Including this Amendment No. 1, the total contract price will be \$717,100. Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Laney College, "Athletic Fields, Gym and Facilities." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

Background Materials

44. Consider Approval of Amendment No. 1 to the Independent Consultant Contract with B-G Consulting Company for Additional Construction Oversight for Capital Projects Presenter: Vice Chancellor Ikharo Approval is requested for Amendment No.1 to the independent consultant contract for B-G Consulting Company for additional construction oversight for capital projects, in the not-to-exceed amount of \$30,000. B-G Consulting Company has been providing consulting services under an independent contract in the amount of \$77,500 for the current fiscal year. Due to the resignation of the Director of Capital Projects, the Department of General Services has requested that B-G Consulting Company provide additional services as they pertain to the technical aspect of capital project delivery until the vacant Director of Capital Projects position is filled. The time period for the amendment is November 1, 2010 to January 31, 2011. Following are the additional services included under Amendment No. 1: Perform all contractual duties for the hard and soft construction costs for the Measure A projects Coordination of individual project budgets estimates Monitor and update the Master Schedule for Capital Projects Develop calendar of upcoming bids Monitor claims and conflicts Ensure the proper completion of job closeout documentation Maintain proper sensitivity and respect for diverse academic, socioeconomic, cultural, disability, and ethnic backgrounds of community college students in relation to the Capital Projects Program Assist General Services Department staff to coordinate effective and efficient successful completion of projects Attend College and District meetings as required Coordination of project planning through DSA Including this Amendment No. 1, the total not-to-exceed contract price will be \$107,500. Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, District-Wide, support services for the "acquisition, construction, repair, refurbishment, equipping, upgrading, and modernization of classrooms, campuses, buildings, facilities, and grounds throughout the District." All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends ratification.

Background Materials

45. Consider Approval to Issue Open Purchase Orders to Valley Relocation and Storage and to Crown Worldwide Moving and Storage for Office and Industrial Moving Services Presenter: Vice Chancellor Ikharo Approval is requested to issue open purchase orders to Valley Relocation and Storage as a primary mover and to Crown Worldwide Moving and Storage as a secondary mover for office and industrial moving services for the District. The purchase orders will be issued for a one-year period, for a not-to-exceed total of \$100,000, with an option to issue two additional one-year purchase orders (for a total of three years). Renewals will be contingent upon the satisfactory performance of the vendor to the District's standards. A formal Request for Proposals (RFP 10-11/19) was conducted for the Office and Industrial Moving Services needs for the District. A total of eleven (11) firms attended the pre-proposal meeting, and seven (7) firms submitted responses to the District's RFP. A panel was convened to evaluate the proposals based on their submitted responses to the District's

evaluation criteria of: Knowledge, Experience and References, Plan and Approach, Proposed Costs, Environmental Sustainability, and SLBE affiliation. In the RFP, the District indicated it would issue a contract for moving services to the highest ranked firm, and it may award a secondary contract to the second highest ranked firm. The reason for this was the District needs to have at least two firms available for last minute moves, in case the primary firm is not available. After a review and analysis, Valley Relocation and Storage was the highest ranking firm, and Crown Worldwide Moving and Storage was the second highest ranking firm. The average scores are summarized as follows: Vendors Average Score Valley Relocation and Storage 85.67 Crown Worldwide Moving and Storage 83.67 Cor-o-van Moving and Storage 72.33 Moving Solutions 71.67 Suddath Relocation Systems of Northern California, Inc. 70.33 Moovers, Inc. 65.67 Macy Movers, inc. 59.67 As part of the RFP process each firms was to provide pricing for the following services: Cost for one personnel and one van Cost for each additional personnel Cost for a supervisor Cost for an installer Cost for office and industrial auto-bottom box The District has required each mover to hold their quoted pricing for a minimum of one year. A contract will be issued to lock in their quoted prices, but because it is difficult to estimate the number of moves the District will need throughout the year, the District would like to issue open purchase orders for as-needed services to the two highest ranked firms at their quoted rate schedules. The District Move Manager will be the main contact, and he will be able to estimate how much time is required for each move. The decision when to utilize a mover will be made by the Vice Chancellor for General Services. Funding Source: The funding will depend on the services provided, either from General Funds or Measure A funds under the appropriate justification for the specific Measure A project. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

Background Materials

46. Consider Approval to Award a Three-Year Contract to Waste Management Services of Alameda County for the District's Waste Hauling and Recycling Services Presenter: Vice Chancellor Ikharo Approval is requested to award a contract to Waste Management Services of Alameda County for the District's waste hauling and recycling service needs. The initial contract is for three years for an estimated amount of \$256,667.50. The contract may be renewed for two additional years (for a total of five years) contingent upon the satisfactory performance of the vendor to the District standards. If the District recommends exercising the option to extend the contract for the two additional years, Board authorization will be requested at that time. A formal Request for Proposals (RFP 10-11/10) was conducted for Waste Hauling and Recycling Services. A total of five firms attended the pre-proposal meeting, and three firms responded to the RFP. A panel was convened to evaluate the proposals based on their submitted responses the District's criteria of: Resources, Key Personnel, Knowledge, Experience and Clients, Plans and Approach for Total Waste Management, Proposed Costs, Environmentally Sustainable Procurement, and SLBE affiliation. After a detailed analysis and review, Waste Management of Alameda County was the highest ranking vendor. The average scores are summarized below: Vendors Average Score Waste Management 85.7 Recology 83.7 Richmond Sanitary 53.2 (non- responsive) Waste Management of Alameda County's proposal best met the evaluation criteria and had the highest average score. Recology, who is the District's current vendor, is also capable of meeting the District's waste management needs; however, their proposed costs were roughly \$27,000.00 per year higher than Waste Management. Richmond Sanitary's proposed costs were \$357,601.20 annually; however, after a review of the proposal submitted by Richmond Sanitary, it was revealed that the vendor failed to acknowledge the addendum as provided in the RFP packet; therefore, the vendor's proposal was deemed non-responsive. (Note: A fourth vendor, California Waste Solutions, submitted a proposal after the deadline, and it was

returned unopened to the vendor.) Funding Source: General Funds. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends ratification.

[Background Materials](#)

47. Consider Approval of Consultant Contract (CC) with Catalyst Consulting Group, Inc. for the Development of the Access Control and Alarm Monitoring System (ACAMS) Design for the Smart Classroom Project Presenter: Vice Chancellor Ikharo Approval is requested for a Consultant Contract (CC) in the amount of \$31,500 with Catalyst Consulting Group (Catalyst) to develop the Access Control and Alarm Monitoring System (ACAMS) design for the Smart Classrooms. On July 29, 2010, the District entered into a contract with Catalyst in the amount of \$75,750 for security consulting services to develop the existing, but nonfunctioning, Johnson Controls, Inc. (JCI) hardware into a fully-functioning Access Control & Alarm Monitoring System (ACAMS) utilizing the open architecture Lenel system. This contract included: Assisting the District in configuring the existing JCI system to accept generic access cards with picture IDs 100% testing of the existing JCI Pegasus System to confirm what is presently installed Developing construction documents, providing administrative services for the decommission and replacement of the JCI boards with Lenel reader boards 100% testing of the new system Providing record documents Catalyst was originally selected through an informal request for quotation process. District staff solicited quotes from three qualified firms for the work, receiving quotations from two. Upon evaluation of the quotes, it was determined that Catalyst was the most qualified, with confirmed references for similar work for other local community colleges. On October 12, 2010, the Board approved a contract (#14054 in the amount of \$8,350) with Catalyst for the development of the District standard design-build ACAMS specifications for all new and renovated buildings, the first being Merritt College's Science and Allied Health Building, bringing their total amount this Fiscal Year at that time to \$84,100. During Catalyst's design of the Lenel upgrade to the non-functioning JCI system, it was noted that much of this scope integrated with the building entry security to buildings whose rooms are within the Smart Classroom Project; however, most of the rooms themselves have no ACAMS. This contract with Catalyst will provide services to develop the ACAMS design for all 131 Smart Classrooms, many with multiple doors, for \$31,500, bringing their total amount this Fiscal Year to \$115,600. Approval of this contract is requested since in incorporation with other security design work awarded to Catalyst Consulting Group (Catalyst) this fiscal year 2010-2011, Catalyst is over the independent contract threshold of \$78,500. The District-Wide Smart Classroom Project was discussed at the Board Facilities and Land Use Planning Committee meeting of May 20, 2010. Merritt College's Science & Allied Health Building was discussed at the Board Facilities and Land Use Planning Committee meeting of December 15, 2009. Catalyst's involvement with the District was discussed at the Security & Public Safety Committee meeting of August 26, 2010. Funding Source: State Scheduled Maintenance Funds. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

[Background Materials](#)

48. Consider Ratification of the AP, Travel, and Consulting Contract Registers Vice Chancellor Gerhard Recent AP, Travel and Consulting Contract registers are presented to the Board for Ratification purposes only. The Chancellor recommends Ratification.

[Background Materials](#)

ADJOURNMENT OF THE REGULAR BOARD MEETING

BOARD WORKSHOP SESSION/ACTION

CONSENT CALENDAR (FOR ACTION) 8:30 P.M. All action items are to be considered to be a part of a consent calendar. Trustees are given the opportunity to pull specific items off of the consent calendar for discussion and action. All items that have not been pulled by a Trustee will be considered in a block for comments by the public and action by the Board. All Board recommended contracts are subject to negotiation and execution by the Chancellor. Items pulled for Debate by the Trustees will be addressed later in the meeting, at approximately 8:30 p.m. Meeting times are estimates.

MOTION: Motion by Trustee Abel Guillén, second by Trustee Nicky González Yuen to approve the consent calendar, including agenda items 5 through 48.

AYES: Trustee Bill Riley, Trustee Bill Withrow, Trustee Abel Guillén, Trustee Linda Handy, Trustee Marcie Hodge, Trustee Cy Gulassa, and Trustee Nicky González Yuen.
NOES: None
ABSTAIN: None
ABSENT: None

Resolutions

BOARD POLICIES AND CONTRACTS

4. Item removed from the agenda
49. Board of Trustees Self-Evaluation The Board will discuss their annual self-evaluation. The form that was used for the self-evaluation is posted on Granicus as background material for this agenda item.

Background Materials

Trustee Guillén asked that Item 49 be postponed until the January Board meeting.

ADJOURNMENT OF BOARD WORKSHOP SESSION Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours prior to the meeting.

Wise E. Allen, Chancellor
Secretary to the Board of Trustees
PERALTA COMMUNITY COLLEGE
DISTRICT