

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of February 15, 2011

ITEM # 24

ITEM TITLE:

Consider Approval of Agreement for Construction Management Services with Bovis Lend Lease, Inc. for Multiple Merritt College Modernization and Building Improvement Projects

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for the Chancellor to enter into an agreement with Bovis Lend Lease, Inc. for construction management services related to Merritt College Modernization and Building Improvement Projects, in the not-to-exceed amount of \$229,500.

ITEM SUMMARY:

This construction management agreement covers the period from July 1, 2010 through March 31, 2011. Services are provided at a monthly fee of \$27,000 for the period from July 1, 2010 through February 28, 2011 (eight months), and at a not-to-exceed fee of \$13,500 for March, the last month of the contract term. The fee will be reduced for the last month because most of the projects are nearing completion, and full construction management services will not be required. The Board needs to know that there were six (6) modernization and new projects taking place at Merritt College simultaneously requiring the assistance of an outside project manager. The in-house project manager for Merritt College equally manages other projects at College of Alameda, in an effort to contain cost. After March 2011, any further construction management services necessary for these Merritt projects will be handled in-house by the District Project Manager.

Under this agreement, services are provided for the following projects at Merritt College:

- Building "A" Swing Spaces
- Building "E" Improvements
- Buildings "D", "P" & "Q" Waterproofing Improvements
- Building "Q" Improvements
- Exterior lighting Improvements
- Site Improvements

The services include:

- Project management support
- Attend design meetings and project meetings
- Attend District meetings as required
- Assist the District with the bidding process
- Assist the District with Requests for Proposals for testing and inspection
- Construction management and closeout for projects
- Review estimates for content

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, Merritt College, "Classroom and facilities repairs and grounds improvements."

BACKGROUND/ANALYSIS:

Bovis Lend Lease, Inc. was selected from the previously Board approved short list of construction management firms.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for the Chancellor to enter into an agreement with Bovis Lend Lease, Inc. for construction management services related to Merritt College Modernization and Building Improvement Projects, in the not-to-exceed amount of \$229,500.

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

Yes _____ No X

COMMENTS:

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

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikharo

DID A BOARD STANDING COMMITTEE RECOMMEND THE ITEM? Yes _____ No X

IF "YES", PLEASE INCLUDE THAT INFORMATION IN YOUR SUMMARY.

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:
Prepared by: Sadiq B. Ikharmo Date: 2-4-2011
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharmo Date: 2-4-2011
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: _____
Ronald Gerhard, Chief Financial Officer

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, by re electronically Date: 2/8/11
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Wise E. Allen Date: 2/7/11
Wise E. Allen, Chancellor



Bovis
Lend Lease

A Lend Lease Company

July 21, 2010

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

RE: MERRITT COLLEGE: Miscellaneous Projects

Dear Dr. Ikharo,

Please accept this Revised proposal for FY11 to manage and administer the continuation of the construction projects at Merritt College.

This proposal included the following projects:

- Building "A" : Swing Spaces
- Building "E" : Improvements at Merritt College
- Buildings "D", "P" & "Q" : Waterproofing Improvements
- Building "Q" : Improvements until transition is in place
- Exterior lighting Improvements at Merritt College
- Site Improvements

The above projects are in various stages of progress at this time.

The attached estimate is based on a reduced presence with part-time services necessary to move forward and complete the above projects, to prepare all documentation, and provide support to District Project Manager.

- | | |
|---|--|
| • Project Management Support | • Construction Management & Closeout |
| • OAC meetings preparation and review of PA | • RFP for Testing & Inspection |
| • Attend Construction Meetings | • Manage General Contractors and Consultants |
| • Attend District Meetings as Required | • Provide all documentation for smooth Transition for Building "Q" |
| • Liaisons between Merritt staff and PCCD | |

The scope of work proposed above is for the period of time between: July 1st, 2010 through January 1st, 2011,

Any additional services will be calculated at the labor rates shown below.

COST BREAK DOWN FOR ABOVE PROPOSAL
Merritt College: Miscellaneous Projects

Flat Monthly Rate of \$ 27,000.00

To be invoiced on a monthly basis. Peralta Community College District will provide 30 days Notification of Termination of Services when applicable.

- Jacqueline Almonacid Senior Project Manager \$126.00 ** reduced rate



Bovis
Lend Lease

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- Esete Menkir Assistant Project Manager \$108.00 ** reduced rate

We are committed to providing you our legendary excellence in service, and look forward to becoming a valuable member of your project management team.

Sincerely,

Jacqueline Almonacid
Sr. Project Manager – Bovis Lend Lease

Cc: File
Bill Proctor – BLL
Bruce Berardi - BLL