

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of April 12, 2011

ITEM # 22

ITEM TITLE:

Consider Approval of Amendment No. 1 to Agreement with Olive Construction Management, Inc. Project/Construction Management Services for the District-Wide Smart Classroom Project

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 1 to the agreement for project/construction management services with Olive Construction Management, Inc. (OCM) for the second phase of the District-Wide Smart Classroom Project, in the amount of \$155,060.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06/45, Exhibit A-1, Laney College, "Classroom and facility technology upgrades," Merritt College, "Technology upgrades," College of Alameda, "Classroom and facility technology upgrades," and Berkeley City College, "Classroom and facility technology upgrades."

ITEM SUMMARY:

The Smart Classroom Project incorporated several design changes to accommodate the campuses' requests, which ultimately resulted in redesign of components and a delay to the start of the two Smart Classroom construction projects. The PCCD Smart Classroom Electrical & Low Voltage project, which provides the infrastructure for the audiovisual equipment, was delayed 43 working days. Construction began on January 27, 2011.

The second project, PCCD Smart Classroom Systems, will result in the acquisition and installation of all audiovisual equipment. It began February 28, 2011 and is targeted to be complete by August 9, 2011. This amendment will allow OCM to continue to oversee construction activities at all four campuses for the remainder of the Smart Classroom projects. All construction work is in the evening hours from 10 p.m. to 6 a.m., and the work is being done in all four campuses concurrently. OCM also attends daytime meetings for District reviews and coordination.

The scope of services to OCM under this amendment also includes:

- Coordination of the District's resident computers with District IT
- Coordination of security components for resident computers
- Oversight of additional infrastructure in support of the incorporating the Lenel Security System into the present projects

BACKGROUND/ANALYSIS:

The Board approved the original agreement with OCM, in the amount of \$253,138, at the meeting of December 7, 2010. They were selected from the previously Board approved short list of project management firms. Including this Amendment No. 1, the total contract amount will be \$408,198.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for Amendment No. 1 to the agreement for project/construction management services with Olive Construction Management, Inc. (OCM) for the second phase of the District-Wide Smart Classroom Project, in the amount of \$155,060.

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

Yes _____ No X

COMMENTS:

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

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikhara

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

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

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharo Date: 4-1-2011
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 4-1-2011
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: Ron Gerhard electronically by re Date: 4/7/11
Ron 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 electronically by re Date: 4/6/11
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: 4/4/11
Wise E. Allen, Chancellor

February 15, 2011

Dr. Sadiq B. Ikharo
Vice Chancellor of General Services
333 E 8th Street
Oakland, CA 94606

Re: PCCD AV Project at Four Campuses rev2
Subj.: Project Management/Construction Management Services – Modification of Services

Dr. Ikharo:

Attached please find OCM Inc.'s revised proposal for additional Project/Construction Management Services for the Smart Classroom Systems and Smart Classroom Electrical/Low Voltage Projects.

The first proposal was for the PCCD Smart Classroom Electrical/Low Voltage Project only. This proposal is also for the PCCD Smart Classroom Systems project. The PCCD Smart Classroom Electrical/Low Voltage Project was extended due to issues below:

Additional services are required for the following reasons:

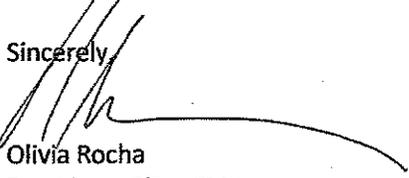
1. Per Appendix B, page B-1 Extended Project Duration:
2.
 - Forty-three working day delay of the project due to College prolonged and multiple meeting for official approval of AV layout drawings
 - Prolonged duration of the project to the end of August due to multiple design changes created by the individual campuses and incorporation of such changes into the project; including negotiation of change orders, verification of installation requirements and College sign off
3. Per Appendix D, page D-1 Additional Services:
 - Coordination of resident computer purchases with District IT and the various Colleges
 - Coordination of the security component of the resident computers with D&D; including the purchase of computer mounts and other peripherals
 - Addition of the installation of resident computers throughout the Smart Classroom Project, including consultation with the District's Structural Engineer
 - Coordination of the Streaming Provider with District personnel
 - Oversight of additional infrastructure in support of the Lenel Security System into the present project

Based on submitted schedules by the AV Contractor and the complexity of both projects; the targeted date for completion of the infrastructure is the mid May 2011; the NTP for the PCCD Smart Classroom Systems or Audiovisual installation began February 28, 2011 with 115 working days for completion, which is August 9, 2011. This proposal is to August 9th.

Work is during the day as well as in the evening hours from 10:00 PM to 6:00 AM.

Please let me know if you would like to discuss this further or need additional information.

Sincerely,



Olivia Rocha

President, Olive CM Inc.

Attachment: Task/hour Descriptions

Smart Classrooms	April	May	June	July	August 9th	
\$8,000,000	21	22	22	21	11	
Principal Project Manager	0.55	0.55	0.55	0.5	0.2	
Olivia Rocha	92.4	96.8	96.8	84	17.6	
\$120.00	\$11,088.00	\$11,616.00	\$11,616.00	\$10,080.00	\$2,112.00	\$46,512
Construction Manager	0.5	0.5	0.5	0.5	0.2	
Eric Walker	84	88	88	84	17.6	
\$110.00	\$9,240.00	\$9,680.00	\$9,680.00	\$9,240.00	\$1,936.00	\$39,776
Construction Manager	0.5	0.5	0.4	0.4	0.2	
Carlos Sanmiguel	84	88	70.4	67.2	17.6	
\$110.00	\$9,240.00	\$9,680.00	\$7,744.00	\$7,392.00	\$1,936.00	\$35,992
Project Engineer	0.4	0.4	0.4	0.4	0.2	
Raul Orozco	67.2	70.4	70.4	67.2	17.6	
\$65.00	\$4,368.00	\$4,576.00	\$4,576.00	\$4,368.00	\$1,144.00	\$19,032
Admin Support	0.5	0.5	0.4	0.25	0.24	
Karlana Ingram	84	88	70.4	42	21.12	
\$45.00	\$3,780.00	\$3,960.00	\$3,168.00	\$1,890.00	\$950.40	\$13,748
						\$155,060 TOTAL