

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of June 14, 2011

ITEM # 33

ITEM TITLE:

Consider Approval to Enter into an Agreement with Consolidated CM for Construction Management Services for the Tower Modernization Project at Laney College

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into an agreement with Consolidated CM to provide construction management services for the Administrative Tower Modernization project at Laney College, at a not-to-exceed fee of \$379,704.

ITEM SUMMARY:

Construction management services are anticipated for a maximum period of fifteen months for the Laney Administrative Tower Modernization project and will be billed on an hourly basis as needed and approved by the Department of General Services. Consolidated CM is a local Oakland business and was one of the short-listed firms for construction management approved by the Board in December 2007. For this project, three of the Board approved short-listed firms were considered and solicited for proposals. Staff analyzed the hourly rates and proposed services and compared costs for the three firms on an "apples-to-apples" basis, as follows:

Firm	CM(Full-time)	Hourly Rate	Admin. Support (24 hrs./week)	Hourly Rate	Total Cost
Kitchell	\$239,200.00	\$115.00	\$ 81,120.00	\$65.00	\$320,320.00
Consolidated CM	\$283,920.00	\$136.50	\$ 73,632.00	\$59.00	\$357,552.00
Cordoba	\$280,800.00	\$135.00	\$110,160.96	\$88.27	\$390,960.96

Kitchell requested to withdraw their proposal and be released from consideration for the project. Based on the analysis, Consolidated CM is recommended. Additional scope of work and document management will be required beyond the basic rate shown above for this project, because there are two architects and two separate DSA numbers (Chevron is designing the HVAC system and YHLA is the architect for the remainder of the project). Due to the complexity of this project, additional fees were added to the base services cost above, and staff negotiated a final fee of \$379,704. Approval to enter into an agreement with Consolidated CM in the not-to-exceed amount of \$379,704 is recommended.

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, "Administration – Tower building repairs, upgrades, and renovations."

BACKGROUND/ANALYSIS:

Under the agreement Consolidated CM will perform the following services:

- Conduct pre-construction and weekly OAC (Owner-Architect-Contractor) meetings
- Attend District meetings as required
- Prepare weekly construction activity log
- Transcribe and provide meeting minutes
- Review construction schedules, submittals, pay applications, RFIs (Requests for Information) and change orders
- Coordinate with Architect and Inspector
- Provide an on-site presence during construction activities
- Conduct punch-list walks at substantial completion
- Prepare substantial completion and Notice of Completion documents
- Assemble record drawings
- Assemble and submit closeout documents
- Provide support and assistance with DSA (Division of the State Architect) closeout

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended to enter into an agreement with Consolidated CM to provide construction management services for the Administrative Tower Modernization project at Laney College, at a not-to-exceed fee of \$379,704.

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

YES No

COMMENTS:

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

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikharo

DID A BOARD STANDING COMMITTEE RECOMMEND THE ITEM? YES No

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

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharo Date: 6-3-11
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 6-3-11
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 ve Date: 6/9/11
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 ve Date: 6/9/11
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: 6/6/11
Wise E. Allen, Chancellor