

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of October 11, 2011

ITEM # 16

ITEM TITLE:

Consider Approval of Amendment No. 2 to Agreement with Olive Construction Management, Inc. for Project/Construction Management Services for the District-Wide Smart Classroom Project

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 2 to the agreement for project/construction management services with Olive Construction Management, Inc. (OCM) to continue contract completion for the District-Wide Smart Classroom Project, in the amount of \$28,644.

ITEM SUMMARY:

The amendment will extend the period for construction management services through October 14, 2011.

The District-Wide Smart Classroom Project consisted of two phases - Phase I: The PCCD Smart Classroom Electrical/Low Voltage, and Phase II: PCCD Smart Classroom Systems Project. Added services under this agreement included:

- Coordination of the installation of the District's resident computers
- Oversight of a separate security project to install computer mounting and security devices for the resident computers

All audiovisual construction work was performed in the evening hours from 10 p.m. to 6 a.m., as well as during the day from 8 a.m. to 5 p.m. The work was performed at all of the District's four campuses and included oversight of twelve separate vendors. The original agreement with OCM for Phase I was approved at the Board of Trustees meeting of July 20, 2010, in the amount of \$255,138, and Amendment No. 1, covering services for Phase II, was approved at the meeting of April 12, 2011, in the amount of \$155,060. The scheduled completion date for the Phase II work was August 9, 2011.

Due to complexities and redesign requested at all four campuses, the construction work by the two audiovisual contractors, ProMedia and One Workplace, is not complete. There is also outstanding work by D&D Security Resources, Inc., the company that is providing the security devices for the resident computers. This Amendment No. 2 in the amount of \$28,644 will provide construction oversight for the project through October 14, 2011, in order to allow for continuity of the project, negotiation of pending change orders, and punch list oversight, as well as review of close-out submittals. If the projects are not completed by October 14, 2011, all remaining oversight will be turned over to the District's in-house project managers.

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."

BACKGROUND/ANALYSIS:

Including the original agreement in the amount of \$255,138, Amendment No. 1 in the amount of \$155,060, and this Amendment No. 2, the total agreement amount will be \$438,842. It should be noted that the overall project/construction management oversight by this vendor is exceptional.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for Amendment No. 2 to the agreement for project/construction management services with Olive Construction Management, Inc. (OCM) to continue contract completion for the District-Wide Smart Classroom Project, in the amount of \$28,644.

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

Yes _____ No X

COMMENTS:

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

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikharo

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

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

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharo Date: 9-30-11
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 9-30-11
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 re Date: 10/6/11
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: 10/6/11
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: 10/3/11
Wise E. Allen, Chancellor

September 21, 2011

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

Re: PCCD AV Project at Four Campuses mod#2
Subj.: Project Management/Construction Management Services
Olive Construction Management Inc. (OCM)

Dr. Ikharo:

Attached please find OCM's revised proposal for additional Project/Construction Management Services for the Smart Classroom Systems and Smart Classroom Electrical/Low Voltage Projects and includes oversight of work through substantial completion at all four campuses. The total amount of this modification is \$28,644.

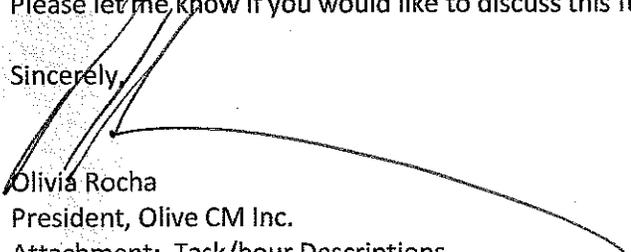
Additional services are required for the following reasons:

1. Per Appendix B, page B-1 Extended Project Duration:
 - o OCM Inc.'s contract with the District ended August 9, 2011 – due to multiple changes and lack of delivery of the resident computers and peripherals, the Audiovisual work by ProMedia Ultrasound and One Workplace is scheduled for substantial completion by the end of September 2011. This contract extends OCM's services to October 14, 2011 and does not include Project Final Completion.

Work is during the day as well as in the evening hours. Work hours daily are anywhere from 8:00AM to 5:00PM and 10:00 PM to 6:00 AM. This proposal is limited to work through October 14, 2011, any outstanding project completion work shall be performed by the District's In-house services.

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

OLIVE CONSTRUCTION MANAGEMENT
TASK/HOUR DESCRIPTIONS

	Working Days in Month	Sep-11
Smart Classrooms		
Principal Project Manager	4 campuses	0.55
Olivia Rocha	Hrs per Mo	97
\$ 120.00	\$ 11,616.00	\$ 11,616.00
Construction Manager	Merritt	0.3
Eric Walker	Hrs per Mo	53
\$ 110.00	\$ 5,808.00	\$ 5,808.00
Construction Manager	Laney	0.3
Carlos San Miguel	Hrs per Mo	53
\$ 110.00	\$ 5,808.00	\$ 5,808.00
Project Engineer	Four Campuses	0.3
Raul Orozco	Hrs per Mo	53
\$ 65.00	\$ 3,432.00	\$ 3,432.00
Admin Support	Four Campuses	0.25
Blanca Tello	Hrs per Mo	44
\$ 45.00	\$ 1,980.00	\$ 1,980.00
	\$ 28,644.00	\$ 28,644.00