

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of November 13, 2012

ITEM #

ITEM TITLE:

Consider Approval to Enter into an Agreement with Consolidated CM for Construction Management Services for the Rooftop Solar Photovoltaic Project at Laney College and Berkeley City College

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into an agreement with Consolidated CM to provide construction management services for the Rooftop Solar Photovoltaic Project at Laney College and Berkeley City College, in the not-to-exceed amount of \$51,554.

ITEM SUMMARY:

At the meeting of July 17, 2012, the Board of Trustees approved negotiation of a design-build contract for this project. The construction documents are complete and are currently under review by DSA before construction begins. Construction management services are anticipated for a period of seven months and will be billed on an hourly basis as needed and approved by the Department of General Services.

An informal request for proposals for construction management services was conducted for this project. Four firms were invited to submit proposals: Consolidated CM, Anthonio, Inc., AMG Management and SGI Construction Management. These four firms were selected from the short list of construction management firms. (The short list resulted from a formal Request for Proposals (RFP) and was approved by the Board of Trustees at the meeting of October 25, 2011.)

Two firms, AMG Management and SGI Construction Management, did not submit proposals. Qualifications for the two firms submitting proposals were reviewed and scored by the screening committee, with rankings from 1 to 100, using the following criteria:

| EVALUATION CRITERIA | SCORE |
|-------------------------------|--------------|
| Letter of Interest, Resources | |
| Personnel | 15 |
| Knowledge and Experience | 20 |
| Plan and Approach | 25 |
| Proposed Costs | 30 |
| Environmental Sustainability | 5 |
| SLBE/SELBE | 5 |

Following are the total scores:

| CONSTRUCTION MANAGEMENT FIRM | EVALUATION AVERAGE SCORE |
|------------------------------|--------------------------|
| Consolidated C M | 86 |
| Anthonio, Inc. | 76 |
| AMG Management | N/A |
| SGI Construction Management | N/A |

Consolidated CM received the highest score, and approval is recommended to enter into an agreement with Consolidated CM to provide construction management services for the project in the not-to-exceed amount of \$51,554.

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, District-Wide Projects, “Solar energy system installation and the retrofitting of existing energy systems,” and Merritt College, “Classroom and facilities repairs and grounds improvements.”

BACKGROUND/ANALYSIS:

When this project is completed, the benefits to the District will include:

- | | |
|---|----------------------|
| 1. Projected energy cost savings for Laney College: | \$90,000/year |
| Projected energy cost savings for Berkeley City College*: | <u>\$ 4,800/year</u> |
| Total: | \$94,800/year |

*The Berkeley City College building has limited roof space and can only accommodate a very small photovoltaic system. The facility is a LEED Silver certified building and is already more energy efficient than conventionally constructed buildings. Additionally, the District purchases renewable energy for this building.

2. Estimated California Solar Initiative Program Rebate: \$1,500,000
3. Carbon dioxide emission reduction is estimated to be 1,355,124 lbs/year
4. Total alternative energy generated is estimated to be 973,000 kWh/year

DELIVERABLES/SCOPE OF WORK:

Construction management services for this project include the following:

- Conduct pre-construction meetings
- Attend District meetings as required
- Prepare weekly construction activity log
- Transcribe and provide meeting minutes
- Review and approve contractor construction schedule
- Review and approve schedule of values
- Review and process submittals

- Review and process change orders
- Coordinate inspections with the IOR
- Conduct punch list walks at substantial completion
- Review and approve contractor pay applications
- Prepare and file Notice of Completion
- Assemble record drawings from contractors
- DSA Project close-out

ANTICIPATED COMPLETION DATE:
August 2013.

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 Rooftop Solar Photovoltaic Project at Laney College and Berkeley City College, in the not-to-exceed amount of \$51,554.

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):
YES _____ NO X

COMMENTS:
No additional comments.

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING? (VICE CHANCELLOR)
Vice Chancellor Ikharo

(*****Board contract approval is subject to negotiation and execution by the Chancellor.)

DOCUMENT PREPARED BY:

Prepared by: Dr. Sadiq B. Ikharo Date: November 5, 2012
Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: November 5, 2012
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: Ronald Gerhard Date: _____
Ronald Gerhard, Vice Chancellor of Finance

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 Thi Nguyen Date: _____
General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: José M. Ortiz Date: _____
José M. Ortiz, Chancellor

November 1, 2012

Peralta Community College District
Department of General Services
333 East 8th Street
Oakland, CA 94606

Subject: Proposal for Construction Management Services for
Photo Voltaic Installation

Attention: Claudette Brero-Gow

Dear Ms. Brero-Gow:

Thanks for the opportunity to work with you and your team on the Photo Voltaic installation project, we are looking forward to a successful project.

Photo Voltaic Projects

We understand that the PV project will include:

- Meetings once a month starting in October 2012 through January 2013
- Roof repairs and PV installation from January 2013 through May 2013

Our proposal will provide Construction Management services for this project including the following:

- Assist in the management of Designers through issuance of construction bid packages
- Assist the District in the bidding and selection of contractors
- Conduct pre-Construction Meetings
- Attend District Meetings as required
- Conduct regular Construction Meetings
- Prepare Weekly Construction Activity Log
- Transcribe & Provide Meeting Minutes
- Review & Approve Contractor construction schedule
- Review & Approve Schedule of Values
- Review & Process Submittals
- Review & Process Requests for Information
- Review & Process Change Orders
- Coordinate Inspections with the IOR
- Conduct Punch-Walks at Substantial Completion
- Review & Approve Contractor Pay-Applications
- Prepare and File Notice of Completion
- Assemble Record Drawings from Contractors
- Project Close-Out

Proposal Summary

- Construction Management Services Photo Voltaic installation:
 - Duration 7 months
 - Budget \$ 51,554

The attached Budget/Staffing Plan represents the proposed staffing and time projection required to manage this projects.

Very truly yours,
Consolidated CM Inc.



Scott Ritter
Sr. Vice President

cc: Matt Scoble, CCM

attachment: CM Services Proposed Costs - Photo Voltaic Installation

