

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

ITEM #

ITEM TITLE:

Consider Approval of Amendment No. 1 to the Agreement with Consolidated CM for Construction Management Services for the Administrative Tower Phase II Modernization Project at Laney College

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 1 to the agreement with Consolidated CM for construction management services for the Administrative Tower Phase II Modernization project at Laney College, in the not-to-exceed amount of \$117,968.

ITEM SUMMARY:

The Administrative Tower Modernization project is now entering Phase II. Construction management services are anticipated for an additional maximum period of nine months, which 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 has handled the project through the completion of Phase I under the original agreement. There were no change orders for the Phase I project implementation. Because of Consolidated CM's specific knowledge of the project, the Department of General Services recommends Consolidated CM's continued work on the project as a logical and fiscally prudent action. Consolidated CM's original price quote for Phase II services was \$157,000 and was negotiated to \$117,968, for a net price savings of \$39,032.

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:

The original agreement with Consolidated CM, in the amount of \$379,704, was approved by the Board of Trustees at the meeting of June 14, 2011. Including Amendment No. 1, the total amount of the agreement with Consolidated CM will be \$497,672.

DELIVERABLES/SCOPE OF WORK:

See construction management services listed in attached proposal from Consolidated CM dated November 1, 2012.

ANTICIPATED COMPLETION DATE:

September 2013.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is requested for Amendment No. 1 to the agreement with Consolidated CM for construction management services for the Administrative Tower Phase II Modernization project at Laney College, in the not-to-exceed amount of \$117,968.

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 Ikhara

(*****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
the Laney Tower Project Phase II

Attention: Claudette Brero-Gow

Dear Ms. Brero-Gow:

Thanks for the opportunity to work with you and your team on the Laney Tower Project Phase II, we are looking forward to a successful project.

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

- Assist in development of Contract Implementation Plan for Phase II
- 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 Laney Tower Phase II:
 - Duration 9 months
 - Budget \$117,968

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

Very truly yours,
Consolidated CM Inc.



Scott Ritter
Sr. Vice President

cc: Matt Scoble, CCM

attachment: Laney Tower Phase II CM Budget rev. 2

