

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of May 14, 2013

ITEM #

ITEM TITLE:

Consider Approval to enter into an Agreement with Olive Construction Inc. for Construction Management Services, at College of Alameda, Interim Portable Project otherwise known as Cougar Village Expansion Package 1 and 2.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into an agreement with Olive Construction Inc. to provide construction management services for College of Alameda, Interim Portable Project otherwise known as Cougar Village Expansion Package 1 and 2 College, in the not-to-exceed amount of \$217,630.

ITEM SUMMARY:

The construction documents for the Cougar Village Expansion Package 1 and 2 are complete. The project scope of work includes the following:

1. Provision of constructability review of bidding design documents; constructability review with respect to separation of portable manufactured and general contractor supplied elements; and overall constructability review of Phase 1 and 2.
2. Provision of construction management for the duration of the project. The administration estimates that the need for construction management services initially does not require full time services until construction begins. The construction phases will merge as the project progresses.

Now that construction documents are complete, construction management services are needed for the project. The administration conducted an informal Request for Proposals (09-10/29-1 NF) for construction management services. Proposals were solicited from three (3) firms from the previously Board approved (in October 2011) short list of construction management firms. Two (2) of the three (3) firms, GKK Works and APSI Construction Management declined to submit a proposal due to their summer workload. Therefore, there was no response from these two (2) companies to the RFP proposal. Qualifications of the remaining firm Olive Construction Inc., was reviewed and scored by the staff, with rankings from 1 to 100, using the following evaluative criteria: letter of interest and key personnel resources, knowledge and experience, plan and approach, proposed costs, environmental sustainability, and Small Local Business Enterprise (SLBE) / Small Local Emerging Business Enterprise (SELBE).

The following are the total scores from three (3) firms:

CONTRACTORS	LOCATION	Score
1. Olive Construction Management Inc.	El Cerrito, CA	95
2. GKK Works	Oakland, CA	Decline to Bid
3. APSI Construction Management	San Francisco	Decline to Bid

Olive Construction Management Inc. received a score of 95 and approval is recommended to enter into an agreement with Olive Construction Inc. to provide construction management services for the project, in the not-to-exceed amount of \$217,630. Olive Construction Management Inc. is a small business owned by Olivia Rocha. This business is a Small Local Emerging Business Enterprise (SELBE) owned by a minority woman located in El Cerrito, CA. The construction management scope of services included, project management and support, review estimates for content and management services closeout services. Construction management services are anticipated for a period of 11 months and will be billed

on an hourly basis as needed and approved by the Department of General Services. It should be noted that Olive Construction Inc. has provided excellent services to the District in the recent past. All Board approved contracts are subject to final negotiation and execution by the Chancellor. The Chancellor recommends approval.

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, Laney College, “Classroom and facilities repairs and grounds improvements,” Merritt College, “Classroom and facilities repairs and grounds improvements,” College of Alameda, “Remodeling and equipping classroom and campus facilities,” and Berkeley City College, “Plumbing, electrical, mechanical system upgrades and improvements.”

BACKGROUND/ANALYSIS:

The new portable buildings are intended to be used as temporary swing space, interim classroom spaces for the students, faculty and staff will be relocated due to the proposed demolition of the existing Buildings ‘C’ and ‘D’ to allow for the construction of the new C and D Science Building.

DELIVERABLES AND SCOPE OF WORK:

The construction management scope of services includes project management and support, and constructability reviews of bidding design documents. Constructability review with respect to separation of portable manufactured and General Contractor supplied elements including an overall constructability review of Phase 1 and 2. Construction Management for the duration of the project phases 1 and 2.

ANTICIPATED COMPLETION DATE:

The anticipated completion date for this service is February 2014.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended to enter into an agreement with Construction Management to provide construction management services for College of Alameda, Cougar Village Expansion Package 1 and 2 College, in the not-to-exceed amount of \$217,630.

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 Ikharo

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

DOCUMENT PREPARED BY:

Prepared by: Dr. Sadiq B. Ikharo Date: May 8, 2013
Vice Chancellor for General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: May 8, 2013
Vice Chancellor for 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: _____
Dr. José M. Ortiz, Chancellor

May 6, 2013

Mr. Johnnie Fudge, Director of Capital Projects
Peralta Community College District
General Services
333 E. 8th Street
Oakland, CA 94606

Dear Mr. Fudge:

Thank you for the opportunity to submit a Construction Management proposal for College of Alameda, Cougar Village Expansion Package 1 & 2.

Olive Construction Management Inc. (Olive CM) is a SLEBE Hispanic Woman owned firm and first contracted with Peralta in April 2006 to the present time. Olive CM has rendered a variety of services for the District's General Services Department which involved projects with a total construction volume in excess of \$35M. Services have included:

- o Design and preparation of contract documents, including DSA review/approval,
- o Constructability review,
- o Cost-estimating,
- o Value Engineering,
- o Scheduling,
- o Bidding Oversight
- o Project management (PM)
- o Construction management (CM) and;
- o Architectural Services

In several of the College of Alameda (COA) Short Term projects, Olive CM also provided Architectural Services acting as the DSA designated Architect of Record.

Projects specific to COA, range from construction costs of \$9M to \$11,000. Some more relevant past projects are:

- | | | |
|--------------------------------|---|------------------------|
| o College of Alameda Bldg A | - | \$9M |
| o Cougar Village 2006 | - | \$2.3M |
| o Sidewalk Rehabilitation | - | \$2,2M |
| o 90 to 120 Day Short Term | - | \$2.3M |
| o Lighting Upgrade | - | \$1.7M |
| o Smart Classroom Systems & AV | - | \$7.4M (District-wide) |

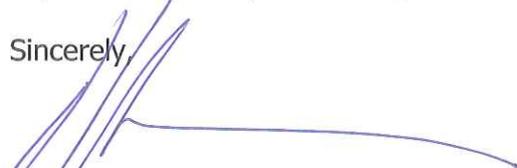
Due to Olive CM's on-going relationship with PCCD, we have excellent established relationships with many of the District Administrators and Departments; and due to servicing as the designated Project/Construction Manager for the College of Alameda from 2006 to 2012, we have equal relationships with the College of Alameda's President Jannett Jackson and Dean Maurice Jones; as well as Instructors, IT Personnel and Maintenance Personnel.

Olive CM is a perfect fit for this project because of our familiarity with the nature of the project, having installed the first Cougar Village multi-prime portable project; because of our familiarity with the College of Alameda's existing infrastructure and unique needs; the District's procedures and personnel; and because of our proven record of bringing complex projects on time and under budget with less than a 10% modification.

Olive CM provides an expertise that cannot be duplicated by other CM firms and is available immediately to meet the District's current CM needs.

Please feel free to contact me with any questions or concerns you may have at 510-529-5409 at any time of the day or evening.

Sincerely,



Olivia Rocha
Owner and President

RESOURCES and KEY PERSONNEL

Attached are the resumes of key resources available through Olive CM Inc. Each resource shall be involved whenever needed but shall not remain through the duration of the project. By handling resources in this manner, Olive CM can provide top notch services without constant overhead with savings passed on to the client.

Two key positions will remain with the project from the beginning to completion of the project and final certification by DSA. These two positions are:

Construction Manager:	Olivia Rocha
Project Engineer/Administration:	Valentina Velez

RATE SCHEDULE – open to negotiation

For the performance of Services, Client shall pay Consultant in the manner herein specified as the recoverable cost based on the following unit rates:

A. Recoverable Labor Rates	
Labor Classification	Hourly Rate
Principal Project Manager/Construction Manager	\$130.00
Project Manager/Architectural Reviewer	\$130.00
Constructability Consultant	\$100.00
Project Engineer	\$75.00
Cost Estimator	\$125.00

B. Reimbursable Expenses

All reimbursable expenses are included in lump sum contract price below. All services identified in Recoverable Labor Rates are reflected in the estimated lump sum price of \$217, 630.

COLLEGE OF ALAMEDA COUGAR VILLAGE EXPANSION PACKAGE 1 & 2		May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14
Working Days in Month		12	20	23	22	21	23	21	22	23	20	21
# wks in month		2.4	4.0	4.6	4.4	4.2	4.6	4.2	4.4	4.6	4.0	4.2
Construction Manager												
Olivia Rocha	hrs per week	10	10	20	35	35	35	35	35	30	30	20
	hrs per month	24.00	40.00	92.00	154.00	147.00	161.00	147.00	154.00	138.00	120.00	84.00
\$ 130.00	\$ 163,930.00	\$ 3,120.00	\$ 5,200.00	\$ 11,960.00	\$ 20,020.00	\$ 19,110.00	\$ 20,930.00	\$ 19,110.00	\$ 20,020.00	\$ 17,940.00	\$ 15,600.00	\$ 10,920.00
	\$ -											
Project Engineer												
TBD	hrs per week	0	5	10	20	20	20	20	20	20	20	10
	hrs per month	0	20	46	88	84	92	84	88	92	80	42
\$ 75.00	\$ 53,700.00	\$ -	\$ 1,500.00	\$ 3,450.00	\$ 6,600.00	\$ 6,300.00	\$ 6,900.00	\$ 6,300.00	\$ 6,600.00	\$ 6,900.00	\$ 6,000.00	\$ 3,150.00
	\$ -											
\$	\$ 217,630.00	\$ 3,120.00	\$ 6,700.00	\$ 15,410.00	\$ 26,620.00	\$ 25,410.00	\$ 27,830.00	\$ 25,410.00	\$ 26,620.00	\$ 24,840.00	\$ 21,600.00	\$ 14,070.00



May 2, 2013

Johnnie Fudge, CSI, CCCA, LEED® AP BD+C
Director of Capital Projects
Department of General Services
Peralta Community College District
333 East 8th Street, Oakland, CA 94606

RE: Construction Management Services, at College of Alameda, Cougar Village Expansion

Dear Mr. Fudge,

Thank you for the opportunity to submit a proposal for the above referenced construction management services. I received your e-mail yesterday morning and after careful consideration within our organization we are unfortunately going to have to decline the offer to submit a proposal to the Peralta Community College District for this project at this time. Due to our current workload and with proposals due on Monday, May 6, 2013, we do not have the resources available to devote to producing the required proposal within the limited time.

I would however, like to meet with you and your staff at the Peralta Community College District at your earliest convenience to discuss your upcoming projects and how we could be of assistance to you in managing these efforts. APSI CM has provided construction management services to many community college districts and educational clients in the past and I'm confident we can successfully deliver your projects for you.

APSI CM is very interested in doing work with the Peralta Community College District and I hope our decision to 'pass' on this opportunity does not impact your decision to contact us again for future opportunities. Please let me know how best to get in touch with you to set up a meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Adelberg', is written over a light blue rectangular background.

David Adelberg, CCM, LEED AP
San Francisco Bay Area Manager