

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of May 20, 2008

ITEM # 17

ITEM TITLE:

Approval to Enter into Agreement for Project Management/Construction Management Services for Phase II of the Short-Term Projects, Laney College, Consolidated CM, Inc.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for the Chancellor to enter into an agreement with Consolidated CM, Inc. to perform project management and construction management services for Phase II of the Short-Term Projects at Laney College, at a not-to-exceed fee of \$381,469

ITEM SUMMARY:

Under the agreement, Consolidated CM, Inc. will perform project management and construction management services from April 2008 through December 2008 for Phase II of the Short-Term Projects at Laney College.

BACKGROUND/ANALYSIS:

Consolidated CM, Inc. is a certified small local Oakland business and was one of the short-listed firms for project management services approved by the Board in December 2007. They will replace 1701 Associates, Inc. as project/construction managers for the Laney Short-Term Projects.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for the Chancellor to enter into an agreement with Consolidated CM, Inc. to perform project management and construction management services for Phase II of the Short-Term Projects at Laney College, at a not-to-exceed fee of \$381,469. The proposal from Consolidated CM, Inc. is attached.

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 facilities repairs and grounds improvements."

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

DID A BOARD STANDING COMMITTEE APPROVE 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: May 20, 2008
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:
Sadiq B. Ikharo Date: May 20, 2008
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

FINANCE DEPARTMENT REVIEW
X Finance review required _____ Finance review *not* required
If Finance review is required, determination is: ✓ Approved _____ Not Approved
If not approved, please give reason: _____
Signature: Thomas Smith Date: 5.12.08
Thomas Smith
Vice Chancellor for Finance and Administration

GENERAL COUNSEL (Legality and Format/adherence to Education Codes):
X Legal review required _____ Legal review *not* required
If Legal review is required, determination is: ✓ Approved _____ Not Approved
Signature: Thuy T. Nguyen, General Counsel Date: 5/12/08

CHANCELLOR'S OFFICE APPROVAL
X Approved, and Place on Agenda _____ Not Approved, but Place on Agenda
Signature: Elihu Harris, Chancellor Date: 5/14/08

April 14, 2008

Peralta Community College District
Capital Projects
333 East 8th Avenue
Oakland, CA 94606

Attention: Mark Sennette-Director of Capital Projects

Subject: Proposal to provide Construction Management Support
for the Phase II Tenant Improvement Projects

Dear Mr. Sennette:

Thank you for selecting Consolidated CM (CCM) to assist the Campus with the upcoming Phase II Tenant Improvement Projects on the Laney College Campus this summer. CCM is a certified small local Oakland business which specializes in higher education construction and is consequently well qualified to assist with overseeing construction in the busy campus environment. Our local staff consists of architects, engineers, certified inspectors, schedulers, estimators and expert witnesses all with education background. From this pool, we have assembled a highly qualified team of construction professionals to help with the Phase II work and they are prepared to begin immediately. Principal team members will include **Scott Ritter, Rick DesJarlais** and myself; other staff is available should additional resources be needed. To help control costs we plan to use our local office located only a few blocks from Campus for our contract administration activities.

Attached for your use is a draft budget for this work. Please let me know if you wish this budget revised or have any comments about our approach. I look forward to working for the College.

Very truly yours,
Consolidated CM, Inc.



Matt Scoble, PE
Executive Vice President

Rick DesJarlais
Construction Manager

Highlights of Qualifications

Rick is a seasoned professional with over 23 years of public construction experience on high-value, high-profile projects both in and out of higher education. Rick most recently served as Project Manager of the **City of Tracy's New Civic Center**. Previously, he served as Project Manager of the **City of Stockton Event Center**, which featured a 5,200-seat baseball park and a 10,000-seat arena. Prior to Stockton's work, Rick served as Construction Manager of the \$167 million, **San Jose State University Campus Village Housing Complex**. This multi-building University campus housing project consisted of over 300,000 square feet in size and encompassed 1,800 individual panels affording its recognition as the largest GFRC project in the western United States. The entire project consisted of the incorporation of five different color mix designs and was honored with a *2005 American Concrete Institute Award*. Rick was directly involved in Project Management with the **East End Area Complex** for the State of California. The latter was a \$350 million project which encompassed four city blocks and was comprised of 1.1 million square feet of office space, parking structures, as well as acres of added parks featuring landscapes, waterscapes, and art in public spaces. Rick has been assigned to numerous projects with significant budgetary and scheduling challenges. He has been successful in handling both technical and financial issues to assist his clients in achieving successfully-built projects. As a manager of high-profile projects, he has also appropriately and professionally handled sensitive public interface issues. Further, Rick's supervising and estimating background makes him an asset to any public construction team.

Related Experience

City of Tracy Civic Center

Rick is currently on-site as the Project Manager/Resident Engineer representing the City of Tracy for their new \$25 million Civic Center Expansion. To construct this new, combination steel/wood- framed, two-story EFIS, GFRC and brick facility, extensive demolition and site work was required. The Civic Center includes new City Council Chambers, and City Manager, Building Department, Fire Marshal, and Engineering and Public Works Offices, as well as several large, public spaces. The building's infrastructure included extensive data, telecommunication, and AV systems. In addition to the building, this project is also adding enhancement to the existing landscape and hardscape throughout the 15-plus-acre sight. This portion of the budget exceeds \$7 million and includes over 300 new trees, an amphitheater, a water feature, and obelisk. Rick is oversaw all construction activities, as well as handling a significant public interface effort to increase outreach and support for the high-profile project. Further, Rick assisted the City of Tracy on the front-end to support development of future CIP projects, such as the new City of Tracy Aquatic Center and upcoming 100-acre Sports Facility Complex.

City of Stockton Event Center

Rick served as the field Project Manager for this 115 million-dollar municipal project. The facility is comprised of a 10,000-seat arena and a 5,200-seat baseball park which included over 100,000 square feet of playing surface construction and work including extensive infrastructure, utilities and site improvements over a 28-acre area. Rick's duties included overseeing other staff and managing project schedules and documentation. He also assisted with FF&E procurement for the facility by scoping all subcontracts and negotiating the final buy-out of individual subcontracts.

San Jose State University Campus Village Housing

Rick was the Construction Manager of this \$167 million high-rise campus housing complex. This facility is comprised of three, multi-story residential buildings above a two-level parking structure. The buildings are steel-framed and vary in height from eight to 15 stories. The project's schedule was fast-paced and required extensive coordination among the University, telecommunications providers, and outside FF&E vendors. Rick's duties included developing the project management plan and overseeing the construction team's performance with regard to meeting the demanding cost and schedule parameters. He also oversaw day-to-day site activities, including the installation of a \$22 million building envelope system, the coordination of the wall, punch windows, architectural GFRC, masonry and storefront systems, and management of both the pre-formed metal and adhered membrane roof systems. The project was completed on-time and within budget.

State of California Capitol Area East End Project

Rick served as the Project Manager on a major downtown Sacramento development valued at \$350 million. The scope of work included the creation of 1.1 million square-feet of office space and another 700,000 square feet of parking. The complex encompassed four buildings: two, 6-story, mid-rise and two, 7-story, high-rise steel-framed structures. This design-build effort emphasized green/LEEDs construction, and Rick led the sustainable design effort himself. California Integrated Waste Management Board honored the project in 2001 and 2002 as a winner in their Waste Reduction Awards Program (WRAP). It also earned the 2002 award for Best Construction and Demolition Debris Diversion program from the California Resource Recovery Association and the 2002 *California Construction Link* magazine's *Best Mixed Use Project* award in the Sacramento Valley. In addition to the **LEED Silver** Rating, the project was completed on-time and within budget.

Computer Science Building, University of California at Berkeley

Rick served as construction manager for the architectural cladding system for this \$60 million new computing center at UC-Berkeley. Unusual and difficult to fabricate, the exterior building system was utilized English quarried slate stone panels as part of the cladding. Under Rick's supervision, the complex and unique system was successfully constructed and installed.

Additional Construction Management Experience

Rick's has an extensive background as a Construction Manager for various large, well-known contracting companies on public and private construction throughout California, encompassing the following projects:

Project Location, Type, Value

New Main Library, San Francisco, Municipal, \$85m
Federal Courthouse, Las Vegas, Municipal, \$120m
Elihu Harris State Office Building, Oakland, Municipal, \$175m
Library Courts Annex, Sacramento, Municipal, \$40m
Ontario International Airport, Ontario, Infrastructure \$25m
Computer Science Building, UC Berkeley, Educational, \$60m
Fairmount Hotel, San Jose High-Rise, Hotel, \$75m
St. Johns Medical Plaza Santa, Monica, Private Health, \$30m
Landmark Square, Long Beach High-Rise Office, \$125m
Studio Plaza Burbank, Mid-Rise Office, \$50m
505 Montgomery Street, San Francisco, High-Rise Office, \$90m
W Hotel, San Francisco, High-Rise Hotel, \$100m

Education

Bachelor of Science, Construction Management, University of Wisconsin

May 7, 2008

Peralta Community College District
Purchasing Department
501 5th Avenue
Oakland, CA 94606

Attention: Mark Sennette, Director of Capitol Projects

Subject: Project and Construction Management Services
Budget Proposal Rev 1

Dear Mr. Sennette,

Consolidated CM is pleased to offer our services to Peralta Community College District on the Laney Campus for Project and Construction Management. After reviewing the projects on hand, those in the completion phases, and those up coming we have revised our budget proposal at your request to begin in March 2008 and extend through November 2008 covering the Phase II short term projects (see attached). The Tower project while technically part of the short term projects is projected to be complete in mid 2009 and is not covered by this proposal.

Our team will consist of a Project Manager handling the programming and design management and a Construction Manager ensuring quality in the field and responsible for cost and time on the construction projects. Assisting the team is an administrative person to maintain proper files and track document flow and myself supporting from a scheduling and controls stand point as well as overall management of the team, should you have any questions or concerns you can contact me directly.

Best regards,
Consolidated CM, Inc.



Scott Ritter
Vice President

Attached Budget Proposal

**Peralta Community College
Phase II Tenant Improvement Projects
Construction Management Staffing Plan**

POSITION	2008												Subtotals		
	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	HOURS	RATE	AMOUNT		
Small Capital Projects-Ph II															
Project Manager															
Construction Manager	24	160	160	160	160	140	140	120	120	0	1,184	\$132.44	\$156,809		
Campus IOR (NIC)-As needed	40	160	160	160	160	140	140	140	140	0	1,240	\$127.71	\$158,360		
Administrative Support	40	40	40	80	80	80	80	80	80	0	600	\$95.00	\$0		
	40	160	160	160	160	140	140	120	120	0	1,200	\$54.00	\$64,800		
											4,224		\$379,969		
											ODC's		\$1,500		
											Subtotal		\$381,469		

Notes/Assumptions:

1. This is a T&M budget, only actual hours worked will be billed with time card support for all hours invoiced. No overtime is currently anticipated. Though if for whatever reason our clerical support must work overtime or off-hours as a prevailing wage person these hours would be time and a half or double time as appropriate. Should this unlikely event occur, prior District approval will be required.
2. The Campus IOR is under contract directly with the Campus, Therefore, though an integral part of the construction team, are not covered under the CCM budget. Campus IOR hours are shown to provide CCM's view of an appropriate level of effort for the IOR function on the projects. It may be possible for the IOR to devote less then the indicated amount of time time the inspection work, but we would like at a minimum that the IOR prepare a daily inspection report. All projects can be on one report, but we wish to clearly document the work which occurs each day and the manpower on each project. CCM will provide free use of our internet management system to the IOR for this purpose.
2. We have based the rates on the CCM 2007. CCM adjusts billing rates once a year in January based on the consumer price index.
3. Other Direct Cost Allowance (ODC) is for such items as Office Supplies, Copying, Fed EX, Travel, Per Diem, etc. ODC's are billed at cost plus 10%. Mileage per IRS guidelines. There is no mileage involved unless we must leave the jobsite for a meeting or inspection activity.
4. Expenses for Office space (or trailer), telephones, copier, fax, computers and software to be covered by the Campus or construction contract if required. For the smaller Phase II projects we anticipate utilizing our own office space down the street from the Campus. There is no charge for use of our existing office.
5. This budget is intended to cover the Phase II short term projects identified todate that can be completed by the end of calander year 2008. The Tower project is expected to extend into 2009 and other projects not yet identified may extend into 2009 as well.