



BOARD OF TRUSTEES  
OF THE  
PERALTA COMMUNITY COLLEGE DISTRICT  
MINUTES  
OCTOBER 25, 2011

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE 7:00 P.M.**

**ROLL CALL**

Trustees González Yuen Pr\_ Ab\_ Gulassa Pr Ab \_ Handy Pr\_ Ab\_ Hodge Pr\_ Ab\_ Guillén Riley Pr Ab\_ Withrow Pr\_ Ab and Riley Pr\_ Ab\_, Student Trustees Brumfield Pr\_ Ab\_ and Copenhagen Pr Ab\_. 7:00 P.M. The Regular Meeting of the Board of Trustees will commence at 5:00 P.M. in the Boardroom, District Administrative Center, 333 East Eighth Street, Oakland, at which time the Board Roll Call will be taken. Immediately following the Board Roll Call at 5:00 P.M., the Board will enter Closed Session. The Regular Meeting in Open Session will convene at 7:00 P.M. The first item of business upon convening in open session after the Pledge of Allegiance will be to report on Closed Session actions, if any, or to announce that Closed Session is in recess. Listed agenda times are estimates.

Present: Trustee Bill Riley, Trustee Bill Withrow, Trustee Abel Guillén, Trustee Linda Handy, Trustee Marcie Hodge, Trustee Cy Gulassa, Trustee Nicky González Yuen, Student Trustee Jurena Storm, and Student Trustee Esteem Brumfield.

Absent: None.

**REPORT OF CLOSED SESSION ACTIONS 7:01 P.M.**

None.

**APPROVAL OF THE AGENDA 7:02 P.M. (Please state the agenda item number and identify the issue.)**

Pull Item 2 - Update from State lobbyist, and the Board wishes our lobbyist Patrick McCallum a speedy and complete recovery from his cold, and his presentation will be rescheduled.

MOTION: Motion by Trustee Abel Guillén, second by Trustee Cy Gulassa to approve.

AYES: Trustee Bill Riley, Trustee Bill Withrow, Trustee Abel Guillén, Trustee Linda Handy, Trustee Marcie Hodge, Trustee Cy Gulassa, and Trustee Nicky González Yuen.

NOES: None

ABSTAIN: None

ABSENT: None

The motion passed.

**MINUTES 7:03 P.M.**

MOTION: Motion by Trustee Bill Withrow, second by Trustee Cy Gulassa to approve.

AYES: Trustee Bill Riley, Trustee Bill Withrow, Trustee Abel Guillén, Trustee Linda Handy, Trustee Marcie Hodge, Trustee Cy Gulassa, and Trustee Nicky González Yuen.  
NOES: None  
ABSTAIN: None  
ABSENT: None

The motion passed.

1. Consider Minutes of the Board Meeting of October 11, 2011. Copies of the minutes of the Board of Trustees' Meetings are posted on Granicus. Please submit all minute corrections to the Board Clerk.

[Minutes 10-11-11](#)

**IDENTIFICATION OF ITEMS TO BE REMOVED FROM THE CONSENT CALENDAR FOR DEBATE or DISCUSSION 7:04 P.M. (Please state the agenda item number and identify the issue.)**

Items 10, 11, 15, and 17.

**IDENTIFICATION OF ITEMS WITH PUBLIC SPEAKERS 7:06 P.M.**

Item 17.

**ASSOCIATED STUDENT GOVERNMENT REPRESENTATIVES REPORT 7:07 P.M. At this time in the meeting, representatives of the associated student governments will be afforded an opportunity to address the Board. (Please provide your name and position, and line-up to speak.)**

Speaker Cervantes, ASLC, voiced concern with the garbage left after the Laney College swap meet and safety issues from parking lot nails. Students have been working with the financial aid office and feel that staff cuts are hurting students. They feel that consultants costs are too high, and should be directed back to the classroom. Speaker Martinez, ASCOA, shared that student government policies and procedures are being revised, and that they are re-chartering new clubs. Speaker Kurtz, ASBCC, shared that 17 clubs have been chartered, and he gave an update on their student activities.

**COMMUNICATIONS FROM MEMBERS OF THE PUBLIC 7:15 P.M. (Please line-up to speak when your name is called.) This portion of the agenda provides an opportunity for members of the public to address the Board on matters not included on this agenda. A maximum of 15 minutes (3 minutes per individual maximum) will be provided for speakers under this agenda item. Requests to speak which cannot be honored within the time limit will be scheduled for subsequent meetings in the order received. Under the Brown Act, Trustees and District staff are not allowed to discuss and/or take formal action at today's meeting on items brought before them under this item. Trustees and District staff are only allowed to respond briefly. Persons submitting cards to address an item included on the agenda will be called upon at the time the agenda item is considered by the Board, and comments on tangential issues not directly related to the item may be ruled out of order. Cards must be received prior to the Board's consideration of the item and are honored in the**

[order the cards are received by the recording secretary. Written statements can be submitted to the Board Clerk for inclusion in the Board minutes.](#)

Speaker Kammerur gave an update on the Laney channel debris situation from the Laney flea market, sharing that the debris amount is decreasing. He suggested the installation of fencing fabric between the parking lot and the channel. Speaker Berezin spoke about the Board's September 16th action approving consultant contracts. She read a petition to the Board, and the petitions were distributed, and she doesn't feel the expenses are warranted. Speaker Kopynets asked the Board to stand with the students for more classroom State funding. Speaker Salastume thanked students for attending this meeting. She feels that budget cuts don't take into account student needs, such as financial aid, counselors, and needed class sections. Speaker Candler feels the students are excluded from the college decision making process, and she reminded the Board that students vote. Speaker Conti feels that education is the key to world understanding. He asked that the root of the problem be addressed, rather than sweeping it under the rug. He shared that classes are very important to him, as they are his one shot for a better life. He shares with his friends what he's learned, and he doesn't see that rehabilitation funds spent on the prisons is well-spent. He asked the Board to feel empathy for students during these budget cuts. Speaker Lehr and Olsen shared that the students want to work with the Board and fight injustice together. Speaker Berg shared that students haven't been included in the classroom cut decision making process, and that the students have requested a list of possible classes to be cut. He feels it's a human right to receive an education. Speaker San Souci is a re-entry student, and asked for Board support. Speaker Ortega echoed the student thoughts, and shared that the students demand a reconsideration of the consultant contracts. Speaker Thompson is in the bridge program, which is on the brink of being cut. Speaker Villela is a member of the Bridge program, and she hasn't been a student for 30 years and is now succeeding. Speaker Champion is a Laney graduate who came to Laney with nothing, and she is now a UC student, due to the bridge program. Laney was a haven for her and others to go and to be nurtured, and she asked the Board not to cut sections. Speaker Castillo has attended many public meetings, and she feels priorities are upside down in society.

[Petition 1](#)

[Petition 2](#)

[Petition 3](#)

[Petition 4](#)

[Petition 5](#)

[Petition 6](#)

[Petition 7](#)

[Petition 8](#)

[Petition 9](#)

## [PRESENTATIONS 7:30 P.M.](#)

2. Update from State Lobbyist Patrick McCallum Presenter: Patrick McCallum (20 minutes) (Item removed from the agenda.)

### [Background Material](#)

3. [Update on PLA \(Project Labor Agreement\)/Local Hiring Presenter: Vice Chancellor Ikharo and Jake Sloan \(Davillier-Sloan, Inc.\) \(10 minutes\) INFORMATIONAL ITEMS AND WRITTEN REPORTS 8:00 P.M.](#)

### [Background Material](#)

Trustee Withrow shared that many issues still prevail as presented in the past over the last six year. He asked where the agreement broke down. Some trades have tremendous unemployment. The PLA agreement shares that normal hiring procedures will be used. It doesn't require contractors to hire new workers, and some contractors bring workers with them from out of the area. Vice Chancellor Ikharo shared many projects are not design-bid projects, with include more requirements to use local businesses in their plans to win future contracts. This may still not have an impact on the listed numbers. Pre-qualifying contractors, with a history with local business and local hiring, could be suggested in the future, with a plan to reach these goals. Local capacity building goals need to be set in certain service areas, such as the elevator industry. Trustee González Yuen shared that we don't have all the data since contractors aren't required to provide workforce data, and he asked the Chancellor to assist to implement that process. State law may preclude asking for this data. Perhaps our lobbyist could assist with the issue. He's stunned that only one percent of hires are women, which could be an issue with local hiring hall processes and apprenticeship programs. He doesn't want to wait for the PLA to come due to discuss these issues. Our current practices are to ask for the data, and enforcement is the issue. Trustee Guillén asked for a concerted effort to assist our students to also gain entry into our trade programs, and our students should benefit from the PLA by plugging in our students. Goals to hire women and ethnic minorities are not currently goals in the PLA.

### **CHANCELLOR**

4. Chancellor's Report Presenter: Chancellor Allen Vice Chancellors' Reports State Budget Update Presenter: Vice Chancellor Gerhard Enrollment Update Presenter: Vice Chancellor Budd EasyPass, Financial Aid, Student Health Fee, and Health Services Initiative Update Presenter: Vice Chancellor Ng General Services' Update Presenter: Vice Chancellor Ikharo

### [Financial Aid update](#)

#### **College Reports**

**Merritt College Presenter: President Adams**

**Laney College Presenter: President Webb**

**College of Alameda Presenter: President Jackson**

**Berkeley City College Presenter: President Inclan**

### [BCC President Report](#)

### [BOARD OF TRUSTEES' ANNOUNCEMENTS](#)

Trustee Withrow asked the Board to examine functions and logistics of the operations, that can assist to find the best way to allocate resources. Student Trustee Copenhagen attended a governance

meeting for campus groups in Washington D.C., where they discussed an open source material campaign. Trustee González Yuen reported that the Wellstone democratic meeting was extremely successful, where Insurance Commissioner Dave Jones spoke. He thanked the General Counsel and other Board members for attending, and he, in turn, was thanked for helping to organize the event. He suggested to the league that they hold a roundtable on assembly bills. Trustee Gulassa asked for the amount we're paying for consultants, bond versus general funds, so that they students and the public can clearly understand how the funds are channeled, and how consultants are assisting with operations. He's excited about the 99% demonstrations going on, and he feels that it's long overdue to examine public spending and community social needs. Trustee Guillén asked that our banking relationships be examined, and he encouraged the use of community credit unions. He wished the Hindu community a Happy Diwali. Trustee Handy shared that there was a celebration for Dr. Jackson last Friday, and she was congratulated. Student Trustee Brumfield announced a scholarship essay writing project, and that basic skill classes can assist students to apply for the scholarships. CalCORPS and the BCC service community will be working together. He suggested that we hold more town hall conferences to increase dialogue with the Board and students, and encouraged the Board to visit the colleges. The Chancellor announced a workshop on November 10th on "How to do Business with PCCD" in the Boardroom from 9 am - 12 pm.

### [DAS PRESIDENT REPORT Presenter: DAS President van Putten](#)

#### [DAS President Report](#)

**ACTION ITEMS As a matter of policy (Board Policy 1.10), no action shall be taken on any item not identified as an "action item."**

10. [Consider Approval of Hicks Consulting Group Contract for Financial Aid Support Presenter: Vice Chancellor Ng Request approval to increase the contract with Hicks Consulting Group from \\$145,000 to \\$185,000 to assist in the implementation of the financial aid systems for the District, as well as reporting management information systems' \(MIS\) data for fiscal year 2011-2012. Funding Source: Measure E. The contract compensation shall not exceed \\$185,000. The added amount of \\$40,000 is related to Hick consultant Judith Cohen, a retired Peralta Financial Aid Specialist. This contract is critical to our existing system. The Board has approved \\$145,000 for other Hick's contractors on July 19, 2011. All Board approved contracts are subject to final negotiation and execution by the Chancellor. The Chancellor recommends approval.](#)

#### [Background Material](#)

Trustee González Yuen pulled items 10 and 11. He noted that the Board still doesn't have an IT plan, timelines, or levels of accountability. He's concerned that we are bypassing possible PeopleSoft project implementation here, and he doesn't see the deliverables listed. The Chancellor provided further background information on the agenda item, and the firm is helping to retain the existing system operations. Trustee Handy agreed that the IT plan is needed to coordinate all IT contracts. The Chancellor shared that the shared government process is continuing on the matter, and that we have top notch staff working on the plan. The Chancellor will update the Board on the matter at the next meeting. Trustee Gulassa asked for the deliverables in the future with the total scope of work, and the anticipated completion date.

MOTION: Motion by Trustee Bill Withrow, second by Trustee Cy Gulassa to approve.

AYES: Trustee Bill Riley, Trustee Bill Withrow, Trustee Abel Guillén, Trustee Linda Handy, Trustee Marcie Hodge, and Trustee Cy Gulassa.

NOES: and Trustee Nicky González Yuen.  
ABSTAIN: None  
ABSENT: None

The motion passed.

## PERSONNEL

11. [Consider Approval of Service Agreement for Benefits Bridge Presenter Vice Chancellor Largent Consider approval of a contract with Benefits Bridge, a Keenan & Associates web-based product and service, to develop an integrated benefits enrollment capability, and to design a common remitting platform for delivering accurate employee and retiree benefits data which will be synchronized with all benefit business affiliates. Benefits Bridge is able to deliver payment for medical, dental, life, long-term disability, and employee assistance plan expenses for over 2000 employees, retirees and their eligible dependents. The service agreement is for one year, effective November 1, 2011, renewable annually not to exceed \\$40,000. The District recommends execution of this agreement in order to provide updated and accurate data to conduct the Actuarial Study for fiscal year ending June 30, 2012. All Board approved contracts are subject to final negotiation and execution by the Chancellor. The Chancellor recommends approval.](#)

### [Background Material](#)

MOTION: Motion by Trustee Bill Withrow, second by Trustee Cy Gulassa to approve.

AYES: Trustee Bill Riley, Trustee Bill Withrow, Trustee Abel Guillén, Trustee Linda Handy, and Trustee Cy Gulassa.  
NOES: and Trustee Nicky González Yuen.  
ABSTAIN: and Trustee Marcie Hodge.  
ABSENT: None

The motion passed.

Trustee González Yuen asked if PeopleSoft could be used possibly for this project. The Chancellor responded that this item was on the priority list of what we had to accomplish for the future and requires immediate implementation. Thus the contract is only recommended for one year, allowing staff to explore other options for the future.

12. Consider Approval of Short-Term Assignments - Hiring of Non-Academic Classified Short-Term Employees on an Emergency Basis Presenter: Vice Chancellor Largent Pursuant to AB500, attached is a report that contains the name, classification, and date of hire, assignment end date, hourly rate, classification, position title, location, background and experience department, and fund source of candidates recommended for short-term assignments in non-academic classified positions. Below are the names, and classifications of these candidates. Each candidate's assignment will not exceed the category in which hired. Last Name First Name Date of Hire End Date Position Title Site  
Chan Cynthia 10/26/11 12/16/11 Instructional Asst I/DSPS L  
Clark Ada 10/26/11 2/21/12 Clerical Assistant II M  
Galbraith Aaron 10/26/11 6/30/12 Instructional Asst/Multimedia B

## FACILITIES

13. Consider Ratification of Change Order No. 4, Improvements to 860 Atlantic Avenue, Alameda,

Cal-Pacific Construction Inc. Presenter: Vice Chancellor Ikharo Ratification is requested for Change Order No. 4 to the contract with Cal-Pacific Construction Inc. for the Improvements to the 860 Atlantic Avenue project in Alameda, in the amount of \$89,574.96. Including the previously Board ratified change orders, the cumulative total to date is \$285,056.07, which is 6.7% of the original contract amount (\$4,260,000.00). Funding Source: Bond Measure A. The change order items for the 860 Atlantic Avenue Improvements project are primarily due to the following: Some of the approved mechanical equipment was revised to accommodate the Maintenance Department's revised District standard of using Carrier mechanical equipment. It was not possible to salvage the existing laboratory ionized water system, necessary for the Biology and Genomics programs. A new system was ordered that entailed a greater installation effort by the contractor. The District standard security hardware was upgraded from Johnson Controls to a new Lenel security card access system this fall. This upgrade made it necessary for the contractor to provide and install the Lenel card reader system, per the current District standards. A non-compensatory time extension was required to account for delivery times of the Carrier and Lenel equipment. In accordance with Board Policy 6.83, approval was requested from the Chancellor for the change order work, and Change Order No. 4 is now brought before the Board for ratification. It is in the best interests of the District and financially prudent to authorize this change order. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends ratification.

#### Background Material

Trustee González Yuen asked for a scope of work in the contract. Vice Chancellor Ikharo responded that the vendor is conducting project management work. In addition to the original scope of work, time ran out, and the air system arrival was delayed, so the scope of work is the same as previously submitted.

14. Consider Approval of Amendment No. 3 to Agreement for Architectural Services with Murakami/Nelson Architectural Corporation for Berkeley City College Build-Out Phase 3 Presenter: Vice Chancellor Ikharo Approval is requested for Amendment No. 3 to the agreement for architectural services with Murakami/Nelson Architectural Corporation for services related to the Berkeley City College Build-Out Phase 3 construction project, in the amount of \$7,500. Funding Source: Bond Measure A. The design fees listed below for architectural and sub-consultant services are for the following: An updated cost estimate that reflects added scope to the basement level (Room 25), as well as Floor 1 (Rooms 151, 165, 141, 142, 143 and 125), Floor 2 (Room 243), Floor 3 (Rooms 342, 344, 346, 354 and 352), and Floor 4 (Room 461) Revisions to the electrical power drawings due to work performed as part of the Smart Classroom project Murakami/Nelson \$1,500 BWF Consulting Engineers \$2,500 Mack5 \$3,500 Total: \$7,500 The original agreement with Murakami/Nelson to provide architectural services for the Berkeley City College Build-Out Phases 1, 2 and 3 and the Multimedia Build-Out, in the amount of \$484,600, was awarded at the Board meeting of November 18, 2008. Amendment No. 1 in the amount of \$45,600 was approved by the Board of Trustees on December 15, 2009. Amendment No. 2 in the amount of \$101,863 was ratified by the Board of Trustees on September 28, 2010. Prior to the original agreement, Murakami/Nelson's services were initiated under an independent contract (ICC) in the amount of \$72,400. Including this Amendment No. 3, the total agreement amount is \$711,963. It should be noted that the college requested scope changes were driven by changes in educational use from the original scope under which the architects were hired. In some cases, it was added scope changes, while in other cases, it was changes to the existing scope of work. Murakami/Nelson was originally selected from the short list of architects that the Board of Trustees previously approved to perform architectural services for the District. All Board approved contracts are subject to final negotiation and execution by the Chancellor. The Chancellor recommends

approval.

#### Background Material

17. Consider Approval of Resolution No. 11/12-20 to Change Third Party Administrator (TPA) for the Tax Deferred 403(b) and 457 (b) Plans from TSA Consulting to Mid-America Plan Administrators Presenter Vice Chancellor Largent Peralta extends the opportunity for voluntary participation in tax-deferred 403(b) and 457 plans. With increased IRS regulation, many TPAs are imposing administrative fees which are born by either the employee or the employer. All Board approved contracts are subject to final negotiation and execution by the Chancellor. The Chancellor recommends approval.

#### Background Material

Speaker Sullivan watches tired systems, students, and employees in the system. She asked that the community college be a safe space for our students. She loves her benefits, and she asked that they remain the same. She also invited students to the writing center for scholarship help.

#### Executed resolution

**CONSENT CALENDAR (FOR ACTION) 8:15 P.M. All action items are to be considered to be a part of a consent calendar. Trustees are given the opportunity to pull specific items off of the consent calendar for discussion and action. All items that have not been pulled by a Trustee will be considered in a block for comments by the public and action by the Board. All Board approved contracts are subject to final negotiation and execution by the Chancellor. Items pulled for Debate by the Trustees will be addressed later in the meeting, at approximately 8:15 p.m. Meeting times are estimates.**

MOTION: Motion by Trustee Nicky González Yuen, second by Trustee Cy Gulassa to approve the Consent Calendar, including agenda Items 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, and 18.

AYES: Trustee Bill Riley, Trustee Bill Withrow, Trustee Abel Guillén, Trustee Linda Handy, Trustee Marcie Hodge, Trustee Cy Gulassa, and Trustee Nicky González Yuen.

NOES: None

ABSTAIN: None

ABSENT: None

The motion passed.

Trustee Guillén abstained on Item 18.

#### **FINANCIAL SERVICES**

5. Consider Ratification of Purchase Order Report Presenter: Vice Chancellor Gerhard Consider ratification of purchase order report. This item is for informational purposes only. This report is being presented for review in accordance with Education Code section 81656 which states, "All transactions entered into by the District shall be reviewed by the governing board every 60 days". All Purchase Orders listed have been issued in accordance with the District's policies and procedures by an authorized officer of the District and have been budgeted. The Chancellor recommends ratification.

#### [Background Material](#)

6. Consider Ratification of the AP, Travel, and Consulting Contract Warrant Register Presenter: Vice Chancellor Gerhard Consider ratification of the AP, Travel, and Consulting Contract Warrant Register. Recent AP, Travel and Consulting Contract warrant registers are brought to the Board for ratification purposes only. The Chancellor recommends ratification.

#### [Background Material](#)

7. Consider Approval of Budget Transfer Report Presenter: Vice Chancellor Gerhard Consider approval of budget transfer report. Budget transfers shall be made in accordance with California Code of Regulations Section 58307. The Chancellor recommends approval.

#### [Background Material](#)

8. Consider Approval of a One-Year Contract to Horta Food Service, Inc. for Cafeteria Food Service at the College of Alameda Presenter: President Jackson Consider approval of a one-year contract to Horta Food Service, Inc. for cafeteria food service at the College of Alameda. No funding required. Through RFP # 10-11/20, the Peralta Community College District sought proposals from established food service providers for the College of Alameda cafeteria. Prospective providers were to have the capability to improve the diversity and quality of food offered, provide a creative menu at reasonable prices for day, evening students and staff, while maintaining a facility sanitized and free of debris. A committee reviewed the bids received and evaluated the proposals based on their submitted responses to Company Information, Resources, and Key Personnel; Nutritional Plan; References, Knowledge and Experience; sales commission; Menu variety, Price, and Marketing Promotions; Environmentally Sustainable Procurement and SLBE affiliation. Originally, New Era Foods was selected for the contract. Since then, the district has terminated for convenience the contract with New Era Foods and will enter into a contract with Horta Food Service as the vendor who had come in second to New Era Foods in the original RFP. This contract will generate funds for the Associated Students at College of Alameda. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

#### [Background Material](#)

### **EDUCATIONAL SERVICES**

9. Consider Approval of Course and Program Additions, Deactivations and Changes Presenter: Vice Chancellor Budd Included for approval are proposed curriculum actions as recommended by the Council for Instruction, Planning and Development (CIPD). The packet entitled "Curriculum and Instruction Recommendations - October 2011" contains course and program additions, changes and deactivations as approved by the colleges' curriculum committees and CIPD. The Chancellor recommends approval.

#### [Background Material](#)

15. [Consider Approval of Amendment No. 2 to the Agreement with W. J. Robinson & Associates, Inc. for Construction Management Services for 860 Atlantic Avenue Building Improvements](#) Presenter: Vice Chancellor Ikharo Approval is requested for Amendment No. 2 to the agreement for construction management services with W. J. Robinson & Associates, Inc. for the 860 Atlantic Avenue Building Improvements project, in the amount of \$21,521. Funding Source: Bond Measure A. The 860 Atlantic Avenue facility is being renovated as swing space

[for the College of Alameda science departments and the Merritt College genomics program. This amendment will extend the term of the agreement for construction management services with W. J. Robinson & Associates, Inc. for a two-month period, from October 1, 2011 through November 30, 2011. The project was substantially completed on September 15, 2011. The requested time extension is the result of several changes to the original scope of work, as requested by the District for improving the ultimate functioning of the facility. Services were also required to oversee the late arriving laboratory equipment, which is now installed. This delayed the completion of punch list items and the project's commissioning and final close-out with the Division of the State Architect \(DSA\). The scope of work under this amendment includes, but is not limited to: Construction management during the: Continued removal and relocation of laboratory furnishing from the main campuses of the College of Alameda and Merritt College Final building systems commissioning Coordinating furniture moves for the remaining departments. In an effort to control the costs related to the project, existing furniture and equipment from the Merritt and College of Alameda campuses has been relocated to the laboratory spaces where possible. Project close-out, including submittal of the O & M \(operations and maintenance\) manuals, warranties, and equipment training The Board of Trustees approved entering into an agreement with W. J. Robinson & Associates, Inc. at the meeting of May 12, 2009, at a fee of \\$176,352. Amendment No. 1 in the amount of \\$43,509 was approved by the Board at the meeting of April 12, 2011. Including this Amendment No. 2, the total contract amount will be \\$241,382. This firm was selected from the previously Board approved short list of project/construction management firms. All Board approved contracts are subject to final negotiation and execution by the Chancellor. The Chancellor recommends approval.](#)

#### [Background Material](#)

16. Consider Approval of Short-Listed Firms for Construction & Project Management Services District-Wide Presenter: Vice Chancellor Ikharo Approval is requested of short-listed firms that will provide construction & project management services District-wide for the foreseeable future. Funding Source: Approval of the short list has no fiscal impact. The fees for project management/construction management services will be paid from the appropriate project budget when services are required. Board approval will be requested, as needed, when firms are hired. The District previously solicited for Construction Management/ Project Management (CM/PM) services in December 2007. It was therefore necessary to update this list with current vendors. The firms were selected from proposals received in response to a formal Request for Qualifications (RFQ 10-11/29). The RFQ was publically advertised, and a total of 27 firms responded. A total of 8 (44%) out of 18 vendors selected were from the Oakland-Berkeley area. The responses were evaluated by a selection committee, based on the evaluation criteria listed in the RFQ (summary, narrative, additional data, experience and references). The committee identified the following fifteen (15) firms that received the highest evaluation scores: FIRM LOCATION 1. HEERY INTERNATIONAL Oakland, CA 2. KITCHELL San Jose, CA 3. SEVILLE CONSTRUCTION SERVICES Pasadena, CA 4. CONSOLIDATED CM INC. Oakland, CA 5. APSI CONSTRUCTION MANAGEMENT San Francisco, CA 6. SGI CONSTRUCTION MANAGEMENT San Francisco, CA 7. GKK WORKS Oakland, CA 8. CAMBRIDGE CM Palo Alto, CA 9. GILBANE BUILDING COMPANY San Jose, CA 10. DON TODD ASSOCIATES San Francisco, CA 11. ANTHONIO INC Oakland, CA 12. RUDOLPH & SLETTEN Redwood City, CA 13. GAFCON, INC. Los Angeles, CA 14. 4LEAF, INC. Pleasanton, CA 15. CORDOBA CORPORATION Oakland, CA The following Small Local Business Enterprise (SLBE) and Small Emerging Local Business Enterprise (SELBE) firms located within Peralta Community College District's market area (Alameda, Oakland, Piedmont, Emeryville, Berkeley, and Albany) that are capable of undertaking small to mid-range projects are recommended: FIRM LOCATION 1. OLIVE

CONSTRUCTION MANAGEMENT Oakland, CA 2. AMG MANAGEMENT GROUP Oakland, CA 3. MILLER & ASSOCIATES Oakland, CA It should be noted that staff verified the claims by some businesses to be SLBE/SELBE (including financial tax returns) and sustains the validity of such claims. As necessities arise for project management services to address immediate and future facilities needs for health/safety and capital improvement projects throughout the District, selection will be made from these short-listed firms, based on their qualifications and experience required for the project. Some of these project management firms offer expertise in specific areas that could assist the District with capital projects. The Administration will invite the vendors listed to give actual price quotes when projects are available for implementation. All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

#### [Background Material](#)

18. Consider Approval to Enter into an Agreement with Olive Construction Management, Inc. for Project/Construction Management Services for the ADA Improvements at Laney College Presenter: Vice Chancellor Ikharo. Approval is requested to enter into an agreement with Olive Construction Management, Inc. (OCM) to provide project/construction management services for the ADA Improvements at Laney College, in the not-to-exceed amount of \$76,250. Funding Source: Bond Measure A. It is anticipated that the cost for these services will be recovered. This project has been turned over from the initial contractor, IMR Contractor Corporation, due to a bankruptcy and is now under construction by Vertex, a contractor assigned by IMR's surety. The project is approximately 80% complete. OCM's services will cover the period from October 24, 2011 to the end of February 2012. The project will require DSA certification. OCM was selected from the previously Board approved short list of project management firms, and is also included in the current short list on the agenda for Board approval at this October 25, 2011 meeting as a Small Local Business Enterprise (SLBE) vendor, which was verified. All Board approved contracts are subject to final negotiation and execution by the Chancellor. The Chancellor recommends approval.

#### [Background Material](#)

#### [Background Materials - part 2](#)

Trustee Guillén abstained

#### [Announcements](#)

1. Board meetings are recorded and stored for viewing on Granicus, posted on the new Peralta Board website. The public can always view recorded Board meeting presentations here at your leisure. 2. The next regular Board meeting will be held here on November 15th at 7 p.m. here in the District Boardroom, which is the third Tuesday night of the month. 3. The Board will hold a special retreat meeting on Thursday evening November 10th, at a time and location to be determined, probably at 6 p.m. in Alameda. 4. The public is reminded to vote on Election Day on November 8th, to honor Veterans on Veteran's Day on November 11th, and wishes everyone a fun and safe Halloween. 5. The Board extends sympathy to the COA community, and family and friends of retired employee Mr. Sami Ali upon his passing.

**[ADJOURNMENT OF THE REGULAR BOARD MEETING Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours prior to the meeting to the Board Clerk 466-7203 repstein@peralta.edu](#)**

---

Wise E. Allen, Chancellor  
Secretary to the Board of Trustees  
PERALTA COMMUNITY COLLEGE  
DISTRICT