



**Tuesday, November 10, 2020
REGULAR MEETING OF THE BOARD OF TRUSTEES**

**5:00 p.m. Closed Session
7:00 p.m. Public Session
333 East 8th Street
Oakland, CA 94606
VIRTUAL MEETING VIA ZOOM WEBINAR**

NOTICE OF TELECONFERENCING IN COMPLIANCE WITH EXECUTIVE ORDER N-25-20

Those that would like to view the meeting can do so Live on Peralta College's YouTube link:
https://www.youtube.com/channel/UCTEVyZCQ1p_yqMRafmQFUww

PUBLIC COMMENTS

In order to equitably facilitate public comments, the following is required:

Those participating in public comment are required to register (no later than 12:00 p.m. the day of the meeting) for the webinar at the following link:

https://zoom.us/webinar/register/WN_kDBA1ypES7ixSMvHwHN7mA

After registering, you will receive a confirmation email containing information about joining the webinar.

Welcome to a meeting of the Peralta Community College District Board of Trustees. Meetings of the Peralta Community College District Governing Board are Broadcast Live on KGPC, 96.9FM, and Peralta TV on Cable Channel 27 in Alameda and Berkeley, Cable Channel 28 – Oakland, Emeryville, and Piedmont and Channel 99 on AT&T U-Verse. Listed agenda times are estimates. Live stream video of the meetings, agendas, minutes, and all open session reports and meeting materials are available for viewing on BoardDocs: <https://www.boarddocs.com/ca/peralta/Board.nsf>

Link on the Peralta Board Website: <http://web.peralta.edu/trustees/>

The meeting can also be viewed Live on Peralta College's YouTube link:

https://www.youtube.com/channel/UCTEVyZCQ1p_yqMRafmQFUww

PLEASE TURN OFF YOUR CELL PHONES DURING THE MEETING - THANK YOU!

1. CLOSED SESSION

Subject	1.1 Public Comment on Closed Session Items
Meeting	Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES
Type	

1. CLOSED SESSION

Subject	1.2 Conference with Labor Negotiator Whittaker, Peralta Federation of Teachers, Local 39, and SEIU 1021 (Government Code § 54957.6)
Meeting	Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES
Type	Information

1. CLOSED SESSION

Subject **1.3 Public Employee Appointment (Government Code Section 54957)**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Information

- Recommendation to appoint the President of College of Alameda
- Recommendation to ratify the appointment of the Acting Vice Chancellor of General Services, District Office
- Recommendation to appoint the President of Laney College
- Recommendation to ratify the appointment of the Acting Dean of Academic & Student Affairs, Laney College
- Recommendation to extend the appointment of the Acting Vice President of Instruction, Laney College

1. CLOSED SESSION

Subject

1.4 Public Employee Discipline/Dismissal/Release

Meeting

Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type

The Board is provided respective salaries in closed session for information purposes only, if any. The Board is reminded not to discuss personnel matters outside of closed session.

1. CLOSED SESSION

Subject **1.5 Public Employee Evaluation**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type

The Board is provided respective salaries in closed session for information purposes only, if any. The Board is reminded not to discuss personnel matters outside of closed session.

- Interim Chancellor Goals

1. CLOSED SESSION

Subject **1.6 Conference with Legal Counsel, Multiple Cases: (Government Code § 54956.9)**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Information

- Hussain v. Peralta Community College District, Alameda Superior Court case no. RG20057885.
- Payne v. Peralta Community College District, U.S. District Court, Northern District of CA, Case No. 3:16-cv-04390-MMC.
- Herrera v. Peralta Community College District et.al, Alameda Superior Court case no. RG18932402
- Conference with Legal Counsel, Anticipated/Potential Litigation (54956.9(b)-(c)) (2 cases)

2. OPEN SESSION

Subject

2.1 Call to Order

Meeting

Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type

Procedural

2. OPEN SESSION

Subject	2.2 Pledge of Allegiance
Meeting	Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES
Type	Procedural

2. OPEN SESSION

Subject

2.3 Roll Call

Meeting

Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type

Procedural

2. OPEN SESSION

Subject	2.4 Report of Action Taken in Closed Session
Meeting	Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES
Type	Information

2. OPEN SESSION

Subject	2.5 Approval of the Agenda
Meeting	Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES
Type	Action

2. OPEN SESSION

Subject	2.6 Approval of the Minutes
Meeting	Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES
Type	Action, Minutes
Preferred Date	Nov 10, 2020
Absolute Date	Nov 10, 2020
Fiscal Impact	No
Budgeted	No

2. OPEN SESSION

Subject	2.7 Associated Student Government Reports
Meeting	Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES
Type	Information

2. OPEN SESSION

Subject	2.8 Peralta Classified Senate Report
Meeting	Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES
Type	Information

2. OPEN SESSION

Subject	2.9 District Academic Senate Report
Meeting	Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES
Type	Information

2. OPEN SESSION

Subject **2.10 Public Communication**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Information

At this time, the Board of Trustees will listen to communication from the public on matters that are not on the agenda and are within the Board's jurisdiction. Under provisions of the Brown Act, the Board and District staff are prohibited from discussing or taking action on oral requests that are not part of the agenda, but may respond briefly. A maximum of 15 minutes (up to 3 minutes per individual) will be provided for speakers under this agenda section, at the Board President's discretion. A speaker's card must be completed to request to address the Board. Requests to speak which cannot be honored within the time limit will be scheduled for subsequent meetings in the order received. Persons addressing items included on the agenda will be heard at the time the item is considered, 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. A speaker may yield time to another speaker up to a limit of 6 additional minutes, with no more than 5 speakers on the issue, where both have completed a speaker's card, and the yielder must identify him/herself to the Board. Speakers are asked to submit any materials to the Board Clerk and shall not approach the dais during meetings. (Please line-up when your name is called.) Further direction is provided in Board Policy and Administrative Procedure 2345 Public Participation at Board Meetings.

<http://web.peralta.edu/trustees/board-policies/>

2. OPEN SESSION

Subject **2.11 Chancellor's Reports**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Information

- Information Technology Update
- Campus Updates

File Attachments

[Nov 10 Information Technology Update BOT.pdf \(1,482 KB\)](#)

[11.10.20 Merritt College BOT Report.pdf \(990 KB\)](#)

[Nov 10 COA Presidents Report.pdf \(1,799 KB\)](#)

[NewsfortheBoard 11-10-2020.pdf \(1,119 KB\)](#)

3. PRESENTATIONS

Subject **3.1 General Obligation Bonds Update. Presenters: Keith Kajiya, Bond Program Manager, and Dave Olson, Bond Municipal Advisor**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Information

TO: Peralta Board of Trustees

FROM: Department of General Services/ Capital Projects

PREPARED BY: Atheria Smith, Keith Kajiya, and Dave Olson

BACKGROUND/ANALYSIS:

This update, prepared by the Department of General Services, the Bond Program Manager and the District's Municipal Advisors, provides a summary of the budgeted uses, and amounts expended, as of 9/30/2020, of the 2020 Measure A and Measure G Bonds sold by the District in May 2020.

EVALUATION AND RECOMMENDED ACTION:

Informational only.

File Attachments 20_1110 PCCD Bond Update R1.pdf (1,533 KB)

3. PRESENTATIONS

Subject 3.2 Clery Act Presentation. Presenter: Acting Vice Chancellor Smith.

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Information

TO: Peralta Board of Trustees

FROM: Department of General Services / Security

PREPARED BY: Sharon Millman

BACKGROUND/ANALYSIS:

Clery Act Reports are federally mandated annual reports submitted to the U.S. Department of Education as evidence of disclosure of campus security statistics to assure continued eligibility for participation in the Department's financial aid programs. An annual report is developed with the collaboration of College and District personnel.

The goal of the Clery Act is to inform the public, employees, and students of safety and security issues.

Peralta's safety and security program includes the following components:

- **Safety and Security Committees**

The District-wide Safety and Security Committee meets monthly during the academic year. Committee membership includes District and College personnel responsible for security, risk management, and facilities, and representatives by campus and classification. There is also a Campus Safety and Security Committee at each college.

- **Police Services**

The District has a contract with the Alameda County Sheriff's Office ("ACSO") to provide on-site law enforcement personnel, with varying levels of service for Laney College, Merritt College, and the District Office. ACSO provides other District-wide security and safety services such as dispatch (including facilities maintenance personnel off-hours), parking enforcement, security camera monitoring, fire alarm system monitoring, and crime statistic compilation. The District is currently transitioning to entities other than law enforcement to provide these services, per direction received from the Board at the 23 Jun 2020 meeting.

Police service for Berkeley City College is provided on call by the Berkeley Police Department and for College of Alameda by the Alameda Police Department.

- **ID Badges**

Prior to July 2020, contractor and employee badges were produced by ACSO. This function is currently being transitioned.

- **Security Guard Services**

The District has a contract with A-1 Protective Services to provide unarmed guard services, including on-site front entry monitoring at Berkeley, and to supplement ACSO services at other locations.

- **Safety Aide Program**

The Safety Aide program trains and employs students to provide entry monitoring, parking escort, event security, and related services. The program is closely associated with the Administration of Justice program at Merritt.

- **Personal Safety Handbook**

In addition to the Annual Security Report, the District produces a Personal Safety Handbook, which is also updated annually.

- **Lighting**

A major project to replace and upgrade exterior and interior lighting at Laney and the District Office is in the closeout phase. This project improved lighting coverage, lighting levels, lighting controls, and energy efficiency.

- **Security Cameras**

A multi-phase project is in progress to restore full functionality to this system. Phase I of the project to upgrade this system was completed in FY 19-20. Phase I replaced the central equipment that supports this District-wide system. Phase II is planned to start this year. Phase II includes comprehensive repair or replacement of each existing camera and begins a program of annual maintenance.

- **Emergency ("Blue Light") Phones**

A phased project is in progress to restore full functionality to this system. Approximately half of the phones at Laney and Merritt were modernized and replaced in Phase I. Phase I is complete. Phase II of this project will begin this year. Phase II includes the balance of phones at Laney and Merritt, installation of a system at Alameda, and new interior phones at Berkeley.

Despite the efforts of this program, incidents in categories to be reported for Clery Act compliance have occurred. Please see the attached Annual Security Report. However, the campuses remain relatively safe compared to their immediate surroundings.

File Attachments

PersonalSafetyHandbook2020_2021.pdf (3,981 KB)
Annual Security Report - 2020.2020 09 21.pdf (4,811 KB)
11-10-2020 BOT Clery Act Presentation.pdf (550 KB)

3. PRESENTATIONS

Subject **3.3 Review and Consider Acceptance of the Annual Measure B Special Parcel Tax Report for Fiscal Year 2019/20. Presenter: Interim Vice Chancellor Ahmed**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Reports

TO: Peralta Board of Trustees

FROM: Dr. Carla Walter, Interim Chancellor

PREPARED BY: Adil Ahmed, Interim Vice Chancellor for Finance & Administration

BACKGROUND/ANALYSIS:

The Peralta Community College District's (the "District") Measure B Special Tax measure was approved by the voters in June 2012 by approximately 72% of voters. This Special Tax, or Parcel Tax, began in Fiscal Year 2012/2013 and continues for eight years, ending with the 2019/2020 Fiscal Year. The Parcel Tax is calculated and administered by NBS, as the Consultant or Parcel Tax Administrator. Actual collection of the Parcel Tax is done through the Alameda County Tax Collector. The Parcel Tax is calculated at a rate of \$48.00 per parcel.

The Annual Measure B Special Parcel Tax Report is being presented for review in accordance with Section 53411 of the California Government Code which states, "The Chief Fiscal Officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002, and at least once a year thereafter."

Tim Seufert from NBS will provide a Parcel Tax Presentation on Measure B and Measure E to the Peralta District.

DELIVERABLES/SCOPE OF WORK:

The Annual Measure B Special Parcel Tax Report for Fiscal Year 2019/20 is for informational purposes and was prepared for the Peralta Community College District by NBS at 32605 Temecula Parkway, Suite 100, Temecula CA 92592.

EVALUATION AND RECOMMENDED ACTION:

The District's Finance Department evaluated the report completed by NBS and found it to be satisfactory.

The Interim Chancellor recommends review and acceptance.

File Attachments

1920 ARPT (Peralta)v2.pdf (942 KB)
 FY 19-20 Levy Listing.pdf (14,068 KB)
 SENATE BILL 165.pdf (108 KB)
 November 10 2020 Board Presentation.pdf (380 KB)

4. INFORMATIONAL ITEMS

Subject 4.1 First Reading on Proposed Board Policies. Presenter: Interim Chancellor Walter

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Information

Goals D: Strengthen Accountability, Innovation and Collaboration

TO: Peralta Board of Trustees

FROM: Dr. Carla Walter, Interim Chancellor

PREPARED BY: Brandon Christian, Executive Assistant, Chancellor's Office

BACKGROUND/ANALYSIS:

The Board will conduct a first reading of the Board Policies. The following policies are presented for review and will return to a future Board meeting for adoption.

- **BP 4235** Credit for Prior Learning - This policy was first adopted in 2012.

File Attachments

BP 4235 Credit for Prior Learning.pdf (44 KB)

4. INFORMATIONAL ITEMS

Subject **4.2 Review the Financial Statements and Cash Flow Summary – Ending October 31, 2020. Presenter: Interim Vice Chancellor Ahmed**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Information

TO: Peralta Board of Trustees

FROM: Dr. Carla Walter, Interim Chancellor

PREPARED BY: Adil Ahmed, Interim Vice Chancellor for Finance & Administration

Background/Analysis:

This summary is presented as a means of communicating Peralta Community College District's Operating Fund net revenue and expenses through October 31, 2020 as compared to the Adopted Budget. Overall, the District is tracking closely with the Adopted Budget.

Revenues and Expenses

The District's General Fund revenue as of October 31, 2020, is \$57,255,468 which represents approximately 26.0% of actual General Fund revenues budgeted. Expenses and encumbrances are at \$66,181,982, or 29.9%, of budgeted General Fund expenses.

Cash Flow

The projected ending cash balance for the District is \$22,309,775 as of October 31, 2020. On average, the District's cash disbursements total \$14,442,703, and cash receipts total \$7,588,066 each month.

Evaluation and Recommended Action:

The Interim Chancellor recommends review.

File Attachments

October 30 2020 Financial Report-10.30.2020.pdf (62 KB)

FY 2020-21 Monthly Cashflow Report End of October 31 2020.pdf (97 KB)

4. INFORMATIONAL ITEMS

Subject 4.3 Discussion of the Items for Inclusion on the Peralta CCD Board of Trustees' December Retreat. Presenter: Dr. Helen Benjamin

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Discussion, Information

TO: Peralta Board of Trustees

FROM: Dr. Helen Benjamin

PREPARED BY: Dr. Helen Benjamin

BACKGROUND/ANALYSIS:

The Board developed and finalized its goals in July and August of this year and reviewed an implementation plan in its October 13, meeting. The items listed below are recommended discussion and activity items for the Board's December retreat for the purpose of improving the Board's performance, incorporating newly-elected members into the group, and ensuring the Board will meet the goals it has established for itself. The items to be covered will require a commitment from the Board of about eight (8) hours.

1. Develop a plan to result in an improvement in Board relationships and discussions that reflect a climate of trust, civility, and respect. (This was the lowest rated area in the self-evaluation and related to Board Goal II: Diversity, Equity, Inclusion/Social Justice.)
2. Create a vision statement for the Board with a corresponding plan for achieving that vision.
3. Review, interpret and discuss behavior appropriate to fulfilling BP 2430: Delegation of Authority to the Chancellor.
4. Identify policies and/or procedures on which board members have conflicting interpretations and develop a common understanding/interpretation of each.
5. Determine actions the Board can take to ensure a strong, positive relationship with the chancellor.
6. Identify other issues requiring Board oversight.
7. Continue discussion of Board effectiveness from the self-evaluation in accreditation Standard IVC: Governing Board.

5. CONSENT CALENDAR - CHANCELLOR'S OFFICE

Subject 5.1 Consider Ratification of Monthly Contract Report in accordance with Administrative Policy 6340. Presenter: Interim Chancellor Walter

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Action

Preferred Date Nov 10, 2020

Absolute Date Nov 10, 2020

Fiscal Impact No

TO: Peralta Board of Trustees

FROM: Dr. Carla Walter, Interim Chancellor

PREPARED BY: Brandi Howard, Contracts & Legal Affairs Coordinator

BACKGROUND/ANALYSIS: Consider Ratification of the Monthly Report of Contracts for the period of October 15, 2020, through October 28, 2020. In accordance with Administrative Policy 6340, all contracts and amendments regardless of dollar amount must be ratified by the Board of Trustees within 60 days, if not approved in advance as otherwise required herein.

DELIVERABLES/SCOPE OF WORK: Scope of Work and budget source for each contract can be found in the monthly report.

EVALUATION AND RECOMMENDED ACTION: The Interim Chancellor recommends ratification.

File Attachments BOT Contract Ratification Report for 11.10.2020.pdf (125 KB)

5. CONSENT CALENDAR - CHANCELLOR'S OFFICE

Subject 5.2 Consider Approval of the Board Meeting Calendar for 2021. Presenter: Interim Chancellor Walter

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Action (Consent)

Preferred Date Nov 10, 2020

Absolute Date Nov 10, 2020

Fiscal Impact No

Budgeted No

TO: Peralta Board of Trustees

FROM: Dr. Carla Walter, Interim Chancellor

PREPARED BY: The Chancellor's Office

RECOMMENDED ACTION:

Consider Approval of the Board Meeting Calendar for 2021.

File Attachments

[2021 Governing Board Meeting Schedule.pdf \(75 KB\)](#)

All matters listed under the Consent Calendar are considered by the Board of Trustees to be routine or sufficiently supported by back-up information as to not require additional discussion. Consent Calendar items will be enacted by one motion. There will be no separate discussion on these items prior to the time the Board votes on them, unless a Board member requests that a specific item be removed from the Consent Calendar for action and a separate vote. Public comment on Consent Calendar items from anyone completing a card will be heard prior to the Board's vote on the Consent Calendar. All Board approved contracts are subject to final negotiation and execution by the Chancellor.

6. CONSENT CALENDAR - FACILITIES

Subject	6.1 Consider Approval of Amendment No. 2 to the Independent Consultant Agreement for Professional Engineering Services with Allana Buick & Bers for the Laney Podium Waterproofing Replacement Phase 3 Project to Increase the Compensation for Services in an Amount Not-to-Exceed \$10,000 to Cover Additional Leak Repair Services. Presenter: Acting Vice Chancellor Smith
Meeting	Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES
Type	Action (Consent)
Preferred Date	Oct 27, 2020
Absolute Date	Nov 10, 2020
Fiscal Impact	Yes
Dollar Amount	\$10,000.00
Budget Source	1-63-391-5105-1-710000-2465-03 (Fund 63, Measure A Fund)

TO: Peralta Board of Trustees

FROM: Department of General Services

PREPARED BY: Swinerton CM

BACKGROUND/ANALYSIS:

Amendment No. 2 (Amendment”) to the Independent Consultant Agreement with Allana Buick & Bers (“ABB”) (“Agreement”) provides for an increase in the compensation amount for ABB to address additional identified leaks at Laney. Specifically, this Amendment increases ABB’s scope of work to include leaks in: (1) room A202 of the Building A; (2) room F224 in Building F; (3) the library upper deck; (4) first floor, and (5) additional ground floor leaks at the Student Center. The cost to perform the additional work is \$10,000.00.

This Amendment also correctly memorializes the parties’ agreement regarding the time to complete the scope of services set forth in the Agreement. The project is tentatively scheduled to begin during the upcoming Spring Break, and is anticipated to be completed by the end December 31, 2021.

In late 2013, the Peralta Community College District experienced extensive water intrusion and numerous complaints from faculty and students at Laney College Campus. At such time the District retained the services of Gale Associates to investigate the leaks and provide design documents to address the leaks. Such work was performed in 2014 by Valentine Corporation. Since then the initial repairs did not address the leaks, they continued, and as a result, substantial rework had to be performed.

The District engaged the engineering services of ABB to investigate the leaks and prepare remedial design documents. After its initial investigations it was decided to proceed with the overall scope of work in three phases. ABB prepared the design for phases 1 and 2 in 2017 and 2018 respectively. Construction of both phases were performed after their designs, and the work was completed in 2018 and 2019 respectively.

A summary of the original contract amount and amendments are noted below and are attached.

Contract	Approved Amount	Time Extension	Board Approval Date
Original Contract	\$265,160.00	N/A	5/12/20
Amendment No. 1	\$27,350.00	0 days	6/9/20
Amendment No. 2	\$10,000.00	568 days	This item.
New Contract Sum	\$302,510.00		

Contact Information for Allana Buick & Bers:

990 Commercial Street
Palo Alto, CA 94303
650-543-5648

www.abbae.com

Eugene Buick is one of the partners of the firm. The company has been in the waterproofing/ architectural engineering business providing design services for remedial and new construction. The firm was established in 1987. Eugene Buick is one of the Principals, and has been involved with the remedial repairs at Laney from the beginning.

DELIVERABLES/SCOPE OF WORK:

Scope of Services – Laney Podium Waterproofing Replacement Phase 3

1. Miscellaneous Leak Repairs in following areas:

- Building F areas in F254 (roof leaks at two locations and one mechanical plumbing leak)
- Building A room A202 (roof leak)
- Library (second floor deck on plaza side and brick face of wall at 4th floor level)
- Student Center leak on 2nd floor in room SC202
- Providing control joints and expansion joints for new concrete topping slab

ANTICIPATED COMPLETION DATE:

Work will be completed by December 31, 2021.

EVALUATION AND RECOMMENDED ACTION:

The Project Manager, Acting Vice Chancellor of General Services and Interim Chancellor recommend approval of Amendment No. 2 to the Independent Consultant Agreement for Professional Engineering Services with Allana Buick & Bers for the Laney Podium Waterproofing Replacement Phase 3 Project to increase the compensation for services in an amount not-to-exceed \$10,000 to cover additional leak repair services.

File Attachments

[Allana Buick & Bers Amendment #2_PCCD signed.pdf \(3,896 KB\)](#)
[original contract and amendment #1 combined.pdf \(2,838 KB\)](#)

All matters listed under the Consent Calendar are considered by the Board of Trustees to be routine or sufficiently supported by back-up information as to not require additional discussion. Consent Calendar items will be enacted by one motion. There will be no separate discussion on these items prior to the time the Board votes on them, unless a Board member requests that a specific item be removed from the Consent Calendar for action and a separate vote. Public comment on Consent Calendar items from anyone completing a card will be heard prior to the Board's vote on the Consent Calendar. All Board approved contracts are subject to final negotiation and execution by the Chancellor.

6. CONSENT CALENDAR - FACILITIES

Subject **6.2 Consider Approval of Amendment No.2 to Agreement for Professional Consulting Services with Inspection Services Inc., for the Provision of Special Testing and Inspection Services Required to Complete the New Center for Liberal Arts Building at the College of Alameda Campus in an Amount Not-to-Exceed \$20,000. Presenter: Acting Vice Chancellor Smith**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Action (Consent)

Preferred Date Oct 27, 2020

Absolute Date Nov 10, 2020

Fiscal Impact Yes

Dollar Amount \$20,000.00

Budgeted Yes

Budget Source 1-63-391-5105-1-710000-2361-00 (Measure A Funds)

TO: Peralta Board of Trustees

FROM: Department of General Services

PREPARED BY: Roebbelen CM

BACKGROUND/ANALYSIS:

Inspection Services Inc. ("ISI") has an agreement to provide special inspections (ie, welding, compaction testing, fireproofing, etc...) for the College of Alameda New Center for Liberal Arts building. ISI's original contract was approved on 2/5/2019 in the amount of \$250,000. Amendment No. 1 to the contract in the amount of \$35,000 was approved on 12/10/2019.

Amendment No. 1 included an estimated cost projection for the additional fees required to complete all inspections required for the remainder of the New Center for Liberal Arts Building Project and DSA close-out. ISI's work to date to satisfy DSA's request for: (1) Laboratory of Record documentation; (2) verification related to the Post Construction Inspection Plan; and (3) deferred storefront and curtainwall inspections on the Project has depleted at least 50% of the increased fee amount memorialized in Amendment No. 1. Amendment No. 2 is required to cover the additional costs (\$20,000.00) required to complete the negotiated scope of work and fully close-out the project.

A summary of the history of ISI's agreement follows:

Description of Contract	Amount	Board Approval
Agreement for Professional Consulting Services	NTE \$250,000	2/5/2019
Amendment No.1 to Agreement	NTE \$35,000	12/10/2019
Amendment No. 2 to Agreement	NTE \$20,000	This item.
TOTAL	\$305,000.00	

DELIVERABLES/SCOPE OF WORK:

Inspection Services Inc. will provide additional special inspections for the remainder of the New Center for Liberal Arts Building project including: (1) satisfying DSA's request for the Laboratory of Record to documentation; (2) verification of issues listed in the Post Construction Inspection Plan for the deferred storefront and curtainwall; and (3) associated construction change documents.

ANTICIPATED COMPLETION DATE:

The inspection services will be completed by November 2020.

EVALUATION AND RECOMMENDED ACTION:

The Acting Vice Chancellor of General Services and Interim Chancellor recommend approval of Amendment No. 2 to Agreement for Professional Consulting Services with Inspection Services Inc. for the provision of special testing and inspection services required to complete the New Center for Liberal Arts building at the College of Alameda campus in an amount not-to-exceed \$20,000.

File Attachments

ISI Inspection Services Contract COA NCLA MARC_signed.pdf (3,137 KB)

All matters listed under the Consent Calendar are considered by the Board of Trustees to be routine or sufficiently supported by back-up information as to not require additional discussion. Consent Calendar items will be enacted by one motion. There will be no separate discussion on these items prior to the time the Board votes on them, unless a Board member requests that a specific item be removed from the Consent Calendar for action and a separate vote. Public comment on Consent Calendar items from anyone completing a card will be heard prior to the Board's vote on the Consent Calendar. All Board approved contracts are subject to final negotiation and execution by the Chancellor.

6. CONSENT CALENDAR - FACILITIES

Subject	6.3 Consider Approval of Amendment No. 1 to the Agreement for Construction Management Services with Roebbelen Construction Management Services, Inc., to Increase the Negotiated Fee in an Amount Not-to-Exceed \$92,609.00. Presenter: Acting Vice Chancellor Smith
Meeting	Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES
Type	Action (Consent)
Preferred Date	Oct 27, 2020
Absolute Date	Nov 10, 2020
Fiscal Impact	Yes
Dollar Amount	\$92,609.00
Budgeted	Yes
Budget Source	1-63-391-5105-1-710000-2361-00 (Measure A Funds)

TO: Peralta Board of Trustees

FROM: Department of General Services

PREPARED BY: Atheria Smith, Acting Vice Chancellor

BACKGROUND/ANALYSIS:

The Board is asked to approve Amendment No. 1 ("Amendment") to the Agreement for Construction Management Services ("Agreement") with Roebbelen Construction Management Services, Inc. ("Roebbelen") for the construction management services ("Services") required for the College of Alameda Liberal Arts Building ("Project"). This Amendment memorialize the parties' agreement to deduct unused allowances and authorize Roebbelen to continue their Services coordinating owner requested changes, move management, and Project close-out requirements.

In 2018, District staff conducted a solicitation for construction management services from the list of Project Management/Construction Management (PM/CM) vendors approved by the Board in June 2018 for District projects. The solicitation was issued and routed to vendors from the approved list and the District received three proposals. The proposal submitted by Roebbelen was the most responsive and cost effective for the scope of work and the Board awarded the Agreement to Roebbelen on November 13, 2018.

This Amendment confirms that the District has deducted certain unused allowances from the Agreement and authorizes the extension of time for Roebbelen to perform the Services required to close-out the Project. A summary of the changes follows:

Base Scope of Services	\$990,335.00
Allowances	
Furniture, Fixtures and Equipment	\$ 88,305.00
Moving Services	\$121,925.00
Hazardous Material Abatement	\$197,450.00
Anaysis of Schedule	\$ 10,826.00
Warranty Inspection Services	\$ 11,201.00
Original Contract Total	\$1,420,042.00
Addendum 1	
Delete Hazardous Material Abatement	\$(197,450.00)
Delete Warranty Inspection	\$ (11,201.00)
Extension of Services	\$ 301,260.00
Addendum 1 Subtotal	\$ 92,609.00
Revised Contract Amount (Original Contract + Addendum 1)	\$1,512,651.00

This is the first contract amendment Roebbelen has been awarded in the fiscal year 2020-2021.

Contact Information:

Roebbelen Construction Management Services, Inc.

1241 Hawks Flight Court
El Dorado Hills, CA 95762

Marsha Perry Taras is the Principal in Charge and Victor C. Lopez is the Project Executive.

DELIVERABLES/SCOPE OF WORK:

Roebbelen will continue to provide construction management services for the Project. Services include, but are not limited to, serving as the District's Project representative; serving as the liaison with the general contractor, suppliers, and vendors; monitoring and advising the District on all key project developments, reporting methods for schedules, cost and budget status and cost controls; tracking and reporting on project status; communicating with the Board to provide Project updates; providing design coordination services; verifying general contractor deliverables including bids, insurance, and schedule of values; monitoring the Project work for compliance with DSA requirements; managing the project to achieve the District's objectives in relation to costs, time, and quality, assisting the District in assessing Project completion; obtaining from the general contractor the final Project documents and reviewing them for compliance with the contract requirements; and managing District warranty inspection and warranty work, among other Project related tasks.

ANTICIPATED COMPLETION DATE:

The contract for construction management services is anticipated to be completed by December 31, 2020.

EVALUATION AND RECOMMENDED ACTION:

The Acting Vice Chancellor of General Services and Interim Chancellor recommend approval of Amendment No. 1 to the Agreement for Construction Management Services with Roebbelen Construction Management Services, Inc., to increase the negotiated fee in an amount not-to-exceed \$92,609.00.

File Attachments

[Roebbelen Amendment 1 NCLA 1MARC_signed.pdf \(4,413 KB\)](#)

[COA NCLA_CM Services_Original Agreement_Fully Executed.pdf \(2,247 KB\)](#)

All matters listed under the Consent Calendar are considered by the Board of Trustees to be routine or sufficiently supported by back-up information as to not require additional discussion. Consent Calendar items will be enacted by one motion. There will be no separate discussion on these items prior to the time the Board votes on them, unless a Board member requests that a specific item be removed from the Consent Calendar for action and a separate vote. Public comment on Consent Calendar items from anyone completing a card will be heard prior to the Board's vote on the Consent Calendar. All Board approved contracts are subject to final negotiation and execution by the Chancellor.

6. CONSENT CALENDAR - FACILITIES

Subject **6.4 Consider Approval of Change Order No. 8 to C. Overaa & Co.'s Design-Build Agreement for the College of Alameda New Center for Liberal Arts Project in the Amount of \$109,169.10 to Cover Additional Owner Initiated Services Required to Address Owner Requested Changes. Presenter: Acting Vice Chancellor Smith**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Action (Consent)

Preferred Date Oct 27, 2020

Absolute Date Nov 10, 2020

Fiscal Impact Yes

Dollar Amount \$109,169.10

Budgeted Yes

Budget Source 1-63-391-6201-1-710000-2361-00 (Measure A Funds)

TO: Peralta Board of Trustees

FROM: Department of General Services

PREPARED BY: AECOM

BACKGROUND/ANALYSIS:

The New Center of Liberal Arts Project includes the construction of a new classroom building at the College of Alameda. Following a formal procurement process, the District entered into contract with C. Overaa & Co. in February 2017, to provide Design-Bid-Build Services for the construction of the new classroom building at the campus.

Subsequently, the Board approved Change Orders No. 1 through 7. These Change Orders are shown in Table 1.1.

Table 1.1

Contract	Approved Amount	Board Approval Date
Original Contract	\$31,465,000.00	9/25/18
Change Order No. 1	\$ 484,505.00	11/13/18
Change Order No. 2	\$ 347,083.01	3/12/19
Change Order No. 3 – Presented via Amendment No. 3	\$ 56,265.00	5/28/19
Change Order No. 4 – Presented via Amendment No. 4	\$ 0.00	9/10/19
Change Order No. 5 & 6 Presented via Amendment No. 5	\$ 35,528.00	10/8/19
Change Order No. 7	\$ 276,184.00	6/23/20
Change Order No. 8	\$109,169.10	This item.
Change Order Total	\$32,773,734.11	

The Board is now asked to approve Change Order No. 8. Change Order No. 8 includes eighteen Proposed Change Orders (“PCO”). The scope of work and services set forth in Change Order No. 8 stem from owner requested items for the Contractor to provide additional services. The additional services are detailed in the attached change order and include tree removal, A/V system upgrades, art locker revisions, faculty signage revisions, CCTV infrastructure work, and the installation of tackboards and various equipment requested by the Project owner.

Contact Information

C. Overaa Co.
200 Parr Boulevard, Richmond, CA 94801
Phone: 510-234-0926 | Mobile: 510-719-0446
www.overaa.com

DELIVERABLES/SCOPE OF WORK:

NCLA Change Order No. 8 increases the contract amount by \$109,169.10 to cover the additional services provided, resulting in a total contract sum of \$32,773,734.11. The scope of the CORs included in this change order can be found in the descriptions on the attached Change Order No. 8. Briefly stated, the additional services include tree removal, A/V system upgrades, art locker revisions, faculty signage revisions, CCTV infrastructure work and the installation of tackboards and various equipment requested by the Project owner.

ANTICIPATED COMPLETION DATE:

The Final Completion Date for the Project is March 23, 2020.

EVALUATION AND RECOMMENDED ACTION:

The Project Manager, Acting Vice Chancellor of General Services and Interim Chancellor recommend approval of Change Order No. 8 to C. Overaa & Co.'s Design-Build Agreement for the College of Alameda New Center for Liberal Arts Project in the amount of \$109,169.00 to cover additional owner-initiated services required to address owner requested changes.

File Attachments

[Overra CO 8 MARC_signed.pdf \(7,644 KB\)](#)

All matters listed under the Consent Calendar are considered by the Board of Trustees to be routine or sufficiently supported by back-up information as to not require additional discussion. Consent Calendar items will be enacted by one motion. There will be no separate discussion on these items prior to the time the Board votes on them, unless a Board member requests that a specific item be removed from the Consent Calendar for action and a separate vote. Public comment on Consent Calendar items from anyone completing a card will be heard prior to the Board's vote on the Consent Calendar. All Board approved contracts are subject to final negotiation and execution by the Chancellor.

6. CONSENT CALENDAR - FACILITIES

Subject	6.5 Consider Approval of the Release of 50% of the Retention Amount Held in Escrow, in the Amount of \$770,149.78, to C. Overaa & Co. as an Acknowledgment that the New Center for Liberal Arts Project at the College of Alameda Campus has Reached Substantial Completion. Presenter: Acting Vice Chancellor Smith
Meeting	Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES
Type	Action (Consent)
Preferred Date	Oct 27, 2020
Absolute Date	Nov 10, 2020
Fiscal Impact	Yes
Dollar Amount	\$770,149.78
Budgeted	Yes
Budget Source	1-63-391-6201-1-710000-2361-00 (Measure A Funds)

TO: Peralta Board of Trustees

FROM: Department of General Services

PREPARED BY: Roebbelen CM

BACKGROUND/ANALYSIS:

The Board is asked to release the sum of Seven-Hundred Seventy Thousand, One Hundred Forty-Nine Dollars and 78/100 Cents (\$770,149.78) from Escrow Account No. 75-104962-02 to C. Overaa Co. ("Overaa") as the New Center for Liberal Arts Project ("Project") has reached substantial completion.

The Project includes the construction of a new classroom building at the College of Alameda. Following a formal procurement process, the District entered into contract with Overaa in September 2018 to provide Design-Bid-Build Services for the construction of the new classroom building at the campus ("Contract"). Pursuant to Public Contract Code, Overaa elected to deposit securities with escrow agent as a substitute for retention earnings to be withheld by the District. The Project has reached Substantial Completion, and the District is willing to release 50% of the retention held, reducing it from 5% to 2.5%. The remaining funds will be held in Escrow Account No. 75-104962-02 at Farmer & Merchant Bank until proper authorization is provided to release the additional funds. The history of this Contract is shown in Table 1.1.

Table 1.1

Contract	Approved Amount	Board Approval Date
Original Contract	\$31,465,000.00	9/25/18
Change Order No. 1	\$ 484,505.00	11/13/18
Change Order No. 2	\$ 347,083.01	3/12/19
Change Order No. 3 – Presented via Amendment No. 3	\$ 56,265.00	5/28/19
Change Order No. 4 – Presented via Amendment No. 4	\$ 0.00	9/10/19
Change Order No. 5 & 6 Presented via Amendment No. 5	\$ 35,528.00	10/8/19
Change Order No. 7	\$ 276,184.00	6/23/20
Change Order No. 8	\$109,169.10	Pending 10/27/2020
Change Order Total	\$32,773,734.11	

Contact Information

C. Overaa Co.
200 Parr Boulevard, Richmond, CA 94801
Phone: 510-234-0926 | Mobile: 510-719-0446
www.overaa.com

DELIVERABLES/SCOPE OF WORK:

The Project has reached Substantial Completion.

ANTICIPATED COMPLETION DATE:

The Final Completion Date for the Project is March 23, 2020.

EVALUATION AND RECOMMENDED ACTION:

The Project Manager, Acting Vice Chancellor of General Services and Interim Chancellor recommend approval of the release of 50% of the retention amount held in escrow, in the amount of \$770,149.78, to C. Overaa & Co. as an acknowledgment that the New Center for Liberal Arts Project at the College of Alameda campus has reached substantial completion.

File Attachments

[Overaa Partial Retention Release MARC_signed.pdf \(13,656 KB\)](#)

All matters listed under the Consent Calendar are considered by the Board of Trustees to be routine or sufficiently supported by back-up information as to not require additional discussion. Consent Calendar items will be enacted by one motion. There will be no separate discussion on these items prior to the time the Board votes on them, unless a Board member requests that a specific item be removed from the Consent Calendar for action and a separate vote. Public comment on Consent Calendar items from anyone completing a card will be heard prior to the Board's vote on the Consent Calendar. All Board approved contracts are subject to final negotiation and execution by the Chancellor.

6. CONSENT CALENDAR - FACILITIES

Subject	6.6 Consider Approval of Amendment No. 5 to Agreement for Architectural Services with Noll and Tam Architects to add North Plaza Improvements Services for the new Library + Learning Resource Center Building at Laney College and Increase the Fee for Services Rendered by \$131,385.00. Presenter: Acting Vice Chancellor Smith
Meeting	Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES
Type	Action (Consent)
Preferred Date	Oct 27, 2020
Absolute Date	Nov 10, 2020
Fiscal Impact	Yes
Dollar Amount	\$131,385.00
Budgeted	Yes
Budget Source	1-63-391-5105-1-710000-2383-00 (Measure A Funds)

TO: Peralta Board of Trustees

FROM: Department of General Services

PREPARED BY: Swinerton CM

BACKGROUND/ANALYSIS:

The Board is asked to consider Amendment No. 5 to the Noll and Tam Architects' Laney College Library + Learning Resource Center ("LRC") contract. This scope of work adds landscape improvements for the North Plaza adjacent to the site of the new LRC.

On December 10, 2019, the Board approved an Agreement for Architectural Services with Noll & Tam Architects to provide architectural and engineering services for the Laney College LRC Project ("Project"). The Project is located on the southeast corner of the campus and consists of approximately 72,000 gross square feet. The fee for providing the specified architectural services was \$5,233,222.00.

On February 25, 2020, Amendment No. 1 to the Agreement was approved for additional services relating to an energy investigation and analysis in the amount of \$20,500. The study included strategies for upgrading the cooling towers and Central Utility Plant (CUP) after assessing their current condition with consideration of more efficient systems for the overall campus energy plan. In addition, it assessed the potential for energy reduction strategies inclusive of photovoltaic and geothermal opportunities.

On May 12, 2020, Amendment Nos. 2 and No. 3 were approved for additional services to the Agreement. Amendment No. 2 added LEED Certification design and commissioning services to the project design for a value of \$136,600. Amendment No. 3 added smoke control system services to the Agreement for a value of \$54,746.

On July 14, 2020, Amendment No. 4 was approved for additional services to the Agreement. Amendment No. 4 added criteria documents services required for the District to procure Design/Build services to modernize the central utility plant for a value of \$176,940.

A summary of the amendments and previous Board approval dates are noted below:

Contract	Approved Amount	Time Extension	Board Approval Date
Original Contract	\$5,233,222	N/A	12/10/19
Amendment No. 1	\$20,500	0 days	2/25/20
Amendment No. 2	\$136,600	0 days	5/12/20
Amendment No. 3	\$54,746	0 days	5/12/20
Amendment No. 4	\$176,940	0 days	7/14/20
Amendment No. 5	\$131,385	0 days	This item
TOTAL	\$5,753,393		

In the 2020-21 Fiscal Year, Noll and Tam Architects has been awarded the following contracts or contract amendments with the District:

Contract	Amount	Board Approval	Complete or Ongoing
Agreement for Architectural Services - Laney College LRC, Amendment No. 4, Criteria Documents Services	\$176,940.00	7/14/2020	Ongoing
Agreement for Architectural Services – Merritt Landscape Horticultural Complex – Amendment No. 1	\$34,750.00	10/13/2020	Ongoing
TOTAL	\$211,690.00		

DELIVERABLES/SCOPE OF WORK:

Provide design and construction documents required for the District to bid and construct the North Plaza Improvements adjacent to the LRC site.

ANTICIPATED COMPLETION DATE:

The North Plaza Improvements documents will be published as part of the Library-LRC bid documents as part of the Design-Bid-Build procurement process. The design team will perform Construction Administration services through an estimated Completion Date of the construction contract in the second quarter of 2023.

EVALUATION AND RECOMMENDED ACTION:

The Construction Manager, Acting Vice Chancellor of DGS, and Interim Chancellor recommend approval of Amendment No. 5 to the Agreement for Architectural Service with Noll and Tam Architects, adding North Plaza Improvements Services for landscape improvements adjacent to the new Library + Learning Resource Center Building for an amount not to exceed \$131,385.00.

File Attachments
[Noll & Tam_ LRC Amend.#5 MARC_signed.pdf \(12,251 KB\)](#)

All matters listed under the Consent Calendar are considered by the Board of Trustees to be routine or sufficiently supported by back-up information as to not require additional discussion. Consent Calendar items will be enacted by one motion. There will be no separate discussion on these items prior to the time the Board votes on them, unless a Board member requests that a specific item be removed from the Consent Calendar for action and a separate vote. Public comment on Consent Calendar items from anyone completing a card will be heard prior to the Board's vote on the Consent Calendar. All Board approved contracts are subject to final negotiation and execution by the Chancellor.

6. CONSENT CALENDAR - FACILITIES

Subject **6.7 Consider Approval of CMAS Purchase Agreement under CMAS Contract Pricing and Provisions with Ojo Technology Inc. in the Amount of \$95,353.41 to Purchase Equipment, Software and Services Needed to Install Security Cameras and a Security Server in the College of Alameda's New Center for Liberal Arts Building. Presenter: Acting Vice Chancellor Smith**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Action (Consent)

Preferred Date Oct 27, 2020

Absolute Date Nov 10, 2020

Fiscal Impact Yes

Dollar Amount \$95,353.41

Budgeted Yes

Budget Source Measure A Funds

TO: Peralta Board of Trustees

FROM: Department of General Services

PREPARED BY: Roebbelen CM

BACKGROUND/ANALYSIS:

The New Center of Liberal Arts Project ("Project") includes the construction of a new classroom building at the College of Alameda campus. At this time, the District wishes to procure the required equipment, software and associated services to install security cameras and the related security camera server for the Project from Ojo Technology Inc. ("Ojo") via a CMAS Purchase Agreement under CMAS Contract Pricing and Provisions ("Agreement").

Pursuant to Public Contract Code § 20653, the District can procure goods and services via State of California Department of General Services' competitively bid CMAS contracts. By doing so, the District removes repetitive, resource intensive, costly and time consuming bid processes.

Under this Agreement, Ojo will install the server and twenty-nine (29) cameras required to fully secure the new building.

In the 2020-2021 Fiscal Year, the District approved Change Order No. 5 to the Construction Agreement with Ojo for the Emergency Blue Phones Project at Laney College, Merritt College and the District Administrative Center ("District Wide Blue Phone Project"). In addition, the District approved the release of the remaining 5% retention held under the District's construction contract with Ojo for the District Wide Blue Phone Project. Ojo has not been awarded any other contracts or contract amendments this fiscal year.

Contract Scope	Total Contract Amount	Board Approval date
District Wide Blue Phone Change Order No. 5	\$1,344,265.62	Jul 28, 2020
District Wide Blue Phones Release of Retention	\$1,344,265.62	September 15, 2020

There are 3 Budget Strings associated with this Item.

Budget String	Amount	Addendum	Total	Percentage
1-63-391-6403-1-710000-2361-00	\$ 39,661.76	\$0.00	\$ 39,661.76	42%
1-63-391-5105-1-710000-2361-00	\$ 50,424.09	\$0.00	\$ 50,424.09	53%
1-63-391-5891-1-710000-2361-00	\$ 5,267.55	\$0.00	\$ 5,267.55	5%
Totals:	\$ 95,353.41	\$0.00	\$ 95,353.41	100%

Contact Information

Ojo Technology Inc.
1485 Bayshore Blvd. #199
San Francisco, CA, 94124
Ph: (415) 801-2582

DELIVERABLES/SCOPE OF WORK:

Under this Agreement, Ojo will furnish, install, and configure twenty-nine (29) cameras in the New Center for Liberal Arts Building. In addition, Ojo will procure and install the security servers required to process and store the information from the cameras.

Ojo is responsible for testing all of the installed equipment. Ojo is also required to provide shop drawings, warranties, and product manuals for all of the installed equipment per the Agreement.

ANTICIPATED COMPLETION DATE:

The anticipated completion date for this Project is December 31, 2020.

EVALUATION AND RECOMMENDED ACTION:

The Project Manager, Acting Vice Chancellor of General Services, campus IT staff, and the Interim Chancellor recommend approval of the CMAS Purchase Agreement under CMAS Pricing and Provisions with the proposals from Ojo Technology Inc. in the amount of \$95,353.41 to purchase equipment, software and services needed to install security cameras and the security server for the College of Alameda's New Center for Liberal Arts Building.

File Attachments

[OJO Technology NCLA Cameras CMAS MARC_signed.pdf \(9,389 KB\)](#)

All matters listed under the Consent Calendar are considered by the Board of Trustees to be routine or sufficiently supported by back-up information as to not require additional discussion. Consent Calendar items will be enacted by one motion. There will be no separate discussion on these items prior to the time the Board votes on them, unless a Board member requests that a specific item be removed from the Consent Calendar for action and a separate vote. Public comment on Consent Calendar items from anyone completing a card will be heard prior to the Board's vote on the Consent Calendar. All Board approved contracts are subject to final negotiation and execution by the Chancellor.

7. ACTION ITEMS

Subject 7.1 Consider Second Reading and Approval of Proposed Board Policies. Presenter: Interim Chancellor Walter

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Action

Preferred Date Nov 10, 2020

Absolute Date Nov 10, 2020

Fiscal Impact No

Goals D: Strengthen Accountability, Innovation and Collaboration

TO: Peralta Board of Trustees

FROM: Dr. Carla Walter, Interim Chancellor

PREPARED BY: Brandon Christian, Executive Assistant, Chancellor's Office

BACKGROUND/ANALYSIS:

The Board will conduct a second reading and consider approval of the presented Board Policies.

- **BP 5030 Student Fees** - This policy was updated in accordance with new laws pertaining to student fees.

EVALUATION AND RECOMMENDED ACTION:

The Interim Chancellor recommends approval.

File Attachments
BP 5030 Student Fees.pdf (52 KB)

7. ACTION ITEMS

Subject **7.2 Consider Approval of the PCCD Mission Statement. Presenter: Interim Chancellor Walter**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Action

Preferred Date Nov 10, 2020

Absolute Date Nov 10, 2020

Fiscal Impact No

Goals D: Strengthen Accountability, Innovation and Collaboration

TO: Peralta Board of Trustees

FROM: Dr. Carla Walter, Interim Chancellor

PREPARED BY: Dr. Carla Walter, Interim Chancellor

BACKGROUND/ANALYSIS:

The Accrediting Commission for Junior and Community Colleges (ACCJC) Standards and Eligibility Requirements call for institutions of higher education to periodically review and articulate the mission statement.

- Standard 1.A.1: The institution’s educational mission is clearly defined, adopted, and published by its governing board consistent with its legal authorization, and is appropriate to a degree-granting institution of higher education and the constituency it seeks to serve. The mission statement defines an institutional commitment to student learning and achievement (Standard 1.A.1 and 1.A.4)
- Standard 1.A.4: The institution articulates its mission in a widely published statement approved by the governing board. The mission statement is periodically reviewed and updated as necessary. (ER 6)
- Eligibility Requirement 6: The mission describes the institution’s broad educational purposes, its intended student population, the types of degrees and other credentials it offers, and its commitment to student learning and student achievement. (ER 6)

Over the past year, a Peralta Governance Committee (PGC) taskforce led by Dr. Tina Vasconcellos (VP Student Services at College of Alameda) organized and conducted a PCCD mission statement review sessions at each of the four colleges as well as the district office. These sessions involved more than 150 students, classified professionals, full and part-time faculty as well as administrators allowing all voices to be included. Each of these sessions reviewed the current mission statement and developed a new one for district-wide consideration. PCCD employees were then invited to respond to a survey and indicate their preference of the five mission statements developed. We received 171 responses. The statement receiving the majority of votes was then presented to the PGC. PGC members worked with the statement and made modifications to address additional constituent input. The amended statement was recommended to the Chancellor by the Peralta Governance Committee by unanimous vote on March 27, 2020.

The Recommended Mission Statement was:

“The Peralta Community College District is a collaborative of colleges advancing social and economic transformation for students and the community through quality education, rooted in equity, social justice and partnerships.”

The current Mission Statement is: <https://web.peralta.edu/about-peralta/mission/>

We are a collaborative community of colleges. Together, we provide educational leadership for the East Bay, delivering programs and services that sustainably enhance the region’s human, economic, environmental, and social development. We empower our students to achieve their highest aspirations. We develop leaders who create opportunities and transform lives. Together with our partners, we provide our diverse students and communities with equitable access to educational resources, experiences, and life-long opportunities to meet and exceed their goals. In part, the Peralta Community College District provides accessible, high quality, educational programs and services to meet the following needs of our multi-cultural communities:

- Articulation agreements with a broad array of highly respected Universities;
- Achievement of Associate Degrees of Arts and Science, and certificates of achievement;

- Acquisition of career-technical skills that are compatible with industry demand;
- Promotion of economic development and job growth;
- Foundational basic skills and continuing education;
- Lifelong learning, life skills, civic engagement, and cultural enrichment;
- Early college programs for community high school students;
- Supportive, satisfying, safe and functional work environment for faculty and staff; and
- Preparation for an environmentally sustainable future

EVALUATION AND RECOMMENDED ACTION:

The Interim Chancellor recommends reaffirming the current mission statement or approval of the recommended mission statement.

File Attachments

[Approved Mission Statement March 27 2020.pdf \(59 KB\)](#)

7. ACTION ITEMS

Subject **7.3 Consider Ratification of Amendment No. 1 to the Independent Consultant Agreement for Special Services with Noll & Tam Architects for the Transition Analysis Services at Berkeley City College to Extend the Term of the Agreement until December 31, 2020 and to Modify the Scope of Services Set Forth in Exhibit "A" at No Additional Cost to the District. Presenter: Acting Vice Chancellor Smith**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Action

Preferred Date Oct 13, 2020

Absolute Date Nov 10, 2020

Fiscal Impact No

TO: Peralta Board of Trustees

FROM: Department of General Services

PREPARED BY: Kitchell CEM

BACKGROUND/ANALYSIS:

Ratification of Amendment No. 1 to the Independent Consultant Agreement for Special Services ("Agreement") with Noll & Tam Architects ("Noll & Tam") for the 2118 Milvia Street Project ("Project") is necessary to extend the term of the Agreement and to modify the scope of services set forth therein. Since the Agreement was approved by the Board in 2019, the District has elected to utilize the Design-Build Project Delivery Method for the Project. As the decision regarding the specific project delivery method was not finalized prior to the approval of the Agreement, it is necessary to align the scope of services to ensure that Noll & Tam provide the documentation required for the District to initiate the procurement process for a design-build entity for the Project.

To put this Amendment in context, the District purchased 2118 Milvia Street in 2015 with the intention to convert the existing 2.5 story office building to classroom use and to eliminate the need for leased space to support Berkeley City College ("BCC"). The scale and type of project for BCC was initially limited by the funding available (primarily Measure A). However, the passage of Measure G afforded the District an opportunity to expand on the scope of the desired permanent facilities for BCC in a more efficient and cost-effective manner.

BCC, in collaboration with the District Office, began to transition the scope, engineering requirements, and cost analysis for the original remodel project at 2118 Milvia ("MARR") to a more comprehensive 2-phase, 2-site Campus Expansion project ("CEXP"). The CEXP approach was pursued as a method for quickly advancing BCC's priorities identified in the District's Facilities and Technology Master Plan.

On July 23, 2019 the Board approved the Agreement with Noll & Tam to provide a project transition analysis to support strategic decision-making by BCC and the District. The scope of services in the Agreement included programming, engineering requirements, and the preparation of a budget for the CEXP. During this transition analysis, the District Project Management Team decided to utilize the design-build project delivery method for the construction of the Project. Thereafter, the District Project Management Team met with Noll & Tam to discuss potential revisions to the remaining scope of services of this Agreement. The goal of this Amendment No. 1 is to memorialize the documentation Noll & Tam will prepare for inclusion in a Design-Build RFP aimed to formally procure a design-build entity for the Project.

The Board is asked to approve this Amendment No. 1 to the Agreement to extend the term of the agreement until December 31, 2020 and modify the scope of services set forth in Exhibit "A" at no additional cost to the District.

A summary of this Agreement follows:

Contract	Approved Amount	Time Extension	Contract End Date	Board Approval Date
Independent Consultant Agreement for Special Services	\$151,594.00	N/A	12/12/2019	07/23/2019
Amendment No. 1	\$0	384 days	12/31/2020	This item.
TOTAL	\$151,594.00			

In the 2020-21 Fiscal Year, Noll & Tam was awarded the following additional contracts or contract amendments with the District:

Contract Type	Entity Using Vendor	Amount	Board Approval
Amendment No. 4 to the Agreement for Architectural Services for the Laney College Library + Learning Resource Center Building	Laney College	\$176,940.00	7/23/2020
Amendment No. 1 to Agreement for Architectural Services for the Merritt College Landscape Horticulture Complex	Merritt College	\$34,750.00	9/15/2020
TOTAL		\$211,690.00	

Contact Information for Noll & Tam Architects:

729 Heinz Avenue

Berkeley, CA 94710

(510) 542-2200

Merideth Marschak, Principal

DELIVERABLES/SCOPE OF WORK:

Amendment No. 1 to the Agreement amends Exhibit A to the Agreement, Description of Services to be Performed by the Consultant to memorialize the scope of services that have been completed, the scope of additional services required to provide the documentation the District needs to issue a Request for Proposals to formally secure a design-build entity to complete the Project and delete the scopes of services no longer required now that the District has decided to utilize the design-build project delivery method for the Project.

ANTICIPATED COMPLETION DATE:

The scope of services included in this Agreement will be completed by December 31, 2020.

EVALUATION AND RECOMMENDED ACTION:

The Construction Manager, Acting Vice Chancellor of DGS, and Interim Chancellor recommend ratification of Amendment No. 1 to Independent Consultant Agreement for Special Services with Noll & Tam Architects for the Transition Analysis Services at Berkeley City College to extend the term of the agreement to December 31, 2020 and to modify the scope of services set forth in Exhibit "A" at no additional cost to the District.

File Attachments

100320_Noll Tam Amendment_BCC Milvia MARC_signed.pdf (9,142 KB)

7. ACTION ITEMS

Subject **7.4 Consider Acceptance of the Laney College BEST Center Project (Bid No. 14/15-11), Authorize Execution and Filing of the Notice of Completion and Approve Release of the Remaining 2.5% Retention in the Amount of \$136,274.67 to W.E. Lyons Construction Co. Presenter: Acting Vice Chancellor Smith**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Action

Preferred Date Oct 27, 2020

Absolute Date Nov 10, 2020

Fiscal Impact Yes

Dollar Amount \$136,274.67

Budgeted Yes

Budget Source 1-63-391-6206-1-710000-2437-00 (Measure A Fund)

TO: Peralta Board of Trustees

FROM: Department of General Services

PREPARED BY: AECOM

BACKGROUND/ANALYSIS:

A Construction Agreement (“Agreement”) in the amount of \$4,599,305.00 was awarded to W.E. Lyons Construction Company (the “Contractor”), the low bidder submitting the lowest bid after competitive bid, by the District’s Board on October 6, 2015. The scope of services under the contract included construction of two test houses each of approximately 1,250 gross square feet and a classroom of approximately 2,500 square feet and designed to meet LEED Platinum and Zero Net Energy standards (the “Project”).

The Board previously ratified and approved ten Change Orders for additional scopes of work and/or extending the completion date of the Project:

Contract	Approved Amount	Board Approval Date
Original Contract	\$4,599,305.00	10/6/15
Change Order No. 1	57736.16	9/13/16
Change Order No. 2	54,459.83	3/14/17
Change Order No. 3	174,068.68	6/27/17
Change Order No. 4	8,328.30	9/12/17
Change Order No. 5	37,028.38	9/12/17
Change Order No. 6	62,871.38	11/14/17
Change Order No. 7	6,334.20	11/14/17
Change Order No. 8	16,899.49	12/12/17
Change Order No. 9	43,692.90	4/24/18
Change Order No. 10	26,965.78	1/21/20
New Contract Sum	\$5,087,690.10	

Contractor has constructed the Project, including the two test houses and the classroom, and has completed an additional scope of work to make certain radiant panel leak repairs, drywall replacement and repair and related work.

DELIVERABLES/SCOPE OF WORK:

Contractor has fulfilled its contractual obligations by completing the project scope set forth in the Agreement. The deliverables and/or services provided included the construction of the Project, including the two test houses and the classroom as well as radiant panel leak repairs, drywall replacement and repair and related work.

The Final Completion date for the Project was June 30, 2020. As a consequence, and in light of the successful completion of the Project, the next action is the execution of the Notice of Completion (NOC) and release of the remaining 2.5% retention in the amount of \$136,274.67.

ANTICIPATED COMPLETION DATE:

The Project was fully completed on June 30, 2020. Following the Board of Trustees' acceptance of the Project, the Chancellor will execute the NOC and the NOC will be filed with the County of Alameda.

EVALUATION AND RECOMMENDED ACTION:

The Program Manager, Acting Vice Chancellor of the Department of General Services and the Interim Chancellor recommend the acceptance of the Laney College BEST Center Project (Bid No. 14/15-11), authorize execution and filing of the Notice of Completion and approve release of the remaining 2.5% retention in the amount of \$136,247.67 to W.E. Lyons Construction Co.

File Attachments

W.E. Lyons-BEST -MARC_signed.pdf (6,990 KB)

7. ACTION ITEMS

Subject **7.5 Consider Approval of a Management Personnel Item (Resignation) Presenter: Vice Chancellor Whittaker**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Action

Preferred Date Nov 10, 2020

Absolute Date Nov 10, 2020

Fiscal Impact No

Budgeted Yes

TO: Peralta Board of Trustees

FROM: Channele Whittaker

PREPARED BY: Socorro Taylor

BACKGROUND/ANALYSIS: (Please discuss this item. If a Vendor is Involved, please include the company name as well as the individual.)

APPROVAL OF MANAGEMENT PERSONNEL ITEMS

New employment; changes in assignment, compensation, and placement; leaves of absence; changes in staff allocation; retirements, phase-in retirements and resignations.

A. ADMINISTRATIVE APPOINTMENT, REAPPOINTMENT, ASSIGNMENT AND REASSIGNMENT

(NP = New Position *= New Employee)

<u>Name</u>	<u>Location</u>	<u>Department/Reports to:</u>
-------------	-----------------	-------------------------------

None	<u>District Office</u>	
------	------------------------	--

None	<u>Berkeley City College</u>	
------	------------------------------	--

None	<u>College of Alameda</u>	
------	---------------------------	--

None	<u>Laney College</u>	
------	----------------------	--

None	<u>Merritt College</u>	
------	------------------------	--

B. PHASE-IN RETIREMENT

None

C. LEAVE OF ABSENCE

None

D. PUBLIC EMPLOYEE RETIREMENT AND RESIGNATION

1. Retirement

<u>Name</u>	<u>Location</u>	<u>Department/Reports to:</u>
-------------	-----------------	-------------------------------

None	<u>Berkeley City College</u>	
------	------------------------------	--

None

College of Alameda

None

District Office

None

Laney College

None

Merritt College

2. Resignation

None

Berkeley City College

None

College of Alameda

Leigh Sata
Administrative retirement effective
November 10, 2020

District Office
Vice Chancellor

General Services/Interim Chancellor Carla Wal

None

Laney College

None

Merritt College

DELIVERABLES/SCOPE OF WORK:

N/A

ANTICIPATED COMPLETION DATE:

N/A

EVALUATION AND RECOMMENDED ACTION:

The Interim Chancellor recommends approval.

7. ACTION ITEMS

Subject **7.6 Consider Approval of a Classified Management Position for the Department of General Services (Director of Public Safety). Presenter: Interim Vice Chancellor Whittaker**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Action

Preferred Date Nov 10, 2020

Absolute Date Nov 10, 2020

Fiscal Impact Yes

Dollar Amount \$218,911.00

Budgeted Yes

Budget Source General Funds - 1-01-161-2101-1-659900-0000-00

TO: Peralta Board of Trustees

FROM: Channele Whittaker, Interim Vice Chancellor for Human Resources & Employee Relations

PREPARED BY: Socorro Taylor

BACKGROUND/ANALYSIS:

The District Administration requests the Board to approve the following new classified management position for the Department of General Services:

<u>Position Title</u>	<u>Location</u>	<u>Classification</u>	<u>Salary Range</u>	<u>Funding Source</u>	<u>Budget Code</u>
Director of Public Safety	District/ Dept. of General Services	Classified Management	\$126,816 - \$149,874	General Fund	

DELIVERABLES/SCOPE OF WORK:

N/A

ANTICIPATED COMPLETION DATE:

N/A

EVALUATION AND RECOMMENDED ACTION:

The Interim Chancellor recommends approval.

<p>File Attachments 11-10-20 Position Request for Director of Public Safety.pdf (612 KB)</p>

8. REPORTS

Subject

8.1 Board of Trustees' Reports

Meeting

Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type

Information

10. ADJOURNMENT

Subject **10.1 Meeting Adjournment**

Meeting Nov 10, 2020 - REGULAR MEETING OF THE BOARD OF TRUSTEES

Type Procedural