

TO: Board of Trustees Regular Meeting

SUBJECT: Approval of Measure G Bond Program and Construction Management Services Date: April 14, 2025

BACKGROUND

Pacific Program Management (PPM), a professional construction management consulting service led by Mr. Ron Holcomb has provided construction management services for the District originally as Holcomb Becker Construction Management (HBCM) with the Measure C Bond beginning in 2003.

Mr. Holcomb then managed later phases of bond construction starting in 2006 independently under PPM. OJUSD projects under PPM included the Staff Development Center, the Junior High and OHS Learning Resource Center (Library) and Classroom buildings, and the OHS Swimming Pool to name a few. PPM subsequently managed Developer Fee funded projects that included construction of the OJUSD Central Kitchen, and the Multi-Purpose Rooms (Cafeterias) at Cloverland and Fair Oaks.

ANALYSIS

The District has researched and reviewed proposals from different firms that provide school construction management services. In consideration of the scope and scale of the OJUSD Facility Master Plan and the resources made available by the passage of the Measure G School Bond, it is clear that construction consultation services will require in-person supervision, a detailed understanding of current district facilities, qualified procurement, possible property sale and acquisition, and possessing a strong track record of utilizing local resources to deliver projects on time and on budget.

The District has been very pleased with the professional consultation services and construction management provided by PPM in the past. The continued performance history of PPM and the familiarity with Oakdale schools and community provides substantial justification that it is the best fit to deliver the modernization projects as provided by the Measure G school bond and presented in the District Facility Master Plan.

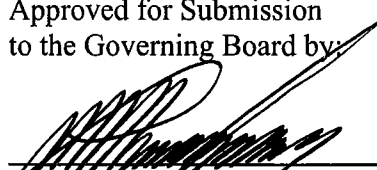
FISCAL IMPACT

The costs of program and construction management services are detailed in the contract that includes fees based on a percentage of construction costs. This fee schedule is considerably below other construction management proposals considering the level of in person supervision and duties PPM provides. In addition, PPM provides a set amount rather than hourly rates that are open-ended which can become uncontrollable in the middle of modernization projects that potentially pose unforeseen complications.

RECOMMENDATION:

It is recommended that the Board of Trustees approve the agreement with Pacific Program Management (PPM) for program and construction management services for the Measure G Modernization Projects as determined and prioritized by the Board.

Approved for Submission
to the Governing Board by:



Larry Mendonca
Superintendent