

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

April 20, 2010

Agenda Item: 6.2

Subject: Approval of Award of Construction Manager at Risk (CM at Risk) Services Agreement for Renovation of Buildings 500/600/700/1700, Las Positas College

Background: On March 16, 2010 the Board of Trustees approved a Resolution authorizing use of the Construction Manager at Risk (CM at Risk) Project Delivery Method for the Renovation of Buildings 500/600/700/1700 at Las Positas College. A Request for Proposal (RFP) 10-08 for CM at Risk services was issued and a mandatory project site walk occurred on March 30, 2010 in which twenty-one (21) participants attended.

In accordance with the RFP, five (5) proposals were received on April 8, 2010 and four (4) qualified proposals were reviewed and scored by the committee. The results of the cost per unit tabulation were as follows:

1. Turner Construction Company (San Francisco, CA)	\$3,786
2. J. D. General (Livermore, CA)	\$5,298
3. TBI Construction & Construction Management, Inc. (San Jose, CA)	\$5,506
4. John Plane Construction, Inc. (Brisbane, CA)	\$5,936

Evaluation of the proposals, based upon the lowest ratio of fee to quality points, identified Turner Construction Company of San Francisco, CA with the lowest responsible and responsive proposal.

Once the specific sub-contractors have been selected by the Construction Manager at Risk based upon a competitive bidding process, in accordance with the contract documents, the District will issue a change order adding the scope, schedule and budget to the CM at Risk Services Agreement. The initial Services Agreement of \$340,000 plus additional sub-contractor's change order and contingency is estimated to be a not to exceed budget of \$2.5M for Renovation of Buildings 500/600/700/1700 at Las Positas College.

Recommended Action: That the Board of Trustees approves the proposed Award of Construction Manager at Risk (CM at Risk) Services Agreement to Turner Construction Company of San Francisco, CA for Renovation of Buildings 500/600/700/1700, Las Positas College in an amount not to exceed \$340,000 plus additional sub-contractor's change order and contingency for a total not to exceed budget of \$2.5M.

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It is also recommended that the Board authorizes the Vice Chancellor, Business Services, to execute the agreement and any future augmentations or amendments to this agreement on behalf of the District.

Funding Source: Measure B Bond Funds

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Submitted: Jeffrey M. Kingston/Date

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Approved: Joel L. Kinnamon/Date

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