

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

October 15, 2013

Agenda Item: 6.2

Subject: Adoption of Resolution No. 02-1314 – Authorization to Use the Construction Manager at Risk (CM at Risk) Project Delivery Method in Accordance with Government Code Section 4526 for Building 2000, Library Renovation, Las Positas College

Background: Las Positas College is proceeding with the remodel of the Library located in Building 2000. The Library renovation project will involve four distinct sub-projects that must be coordinated. The sub-projects will start at different times and involve differing trade contractor combinations. The Construction Manager at Risk (CM at Risk) delivery method provides a process to bid and assemble multiple guaranteed pricing for the sub-projects and integrate the work over the project's nine month schedule.

Government Code Section 4526 provides for an alternative project delivery system called Construction Manager at Risk (CM at Risk). In this system a Construction Manager is chosen based upon qualifications, experience and an overhead and fee price proposal. A contract is created with the successful CM to solicit competitive bidding for each of the individual sub-trades on the project. These sub-contractor bids are then gathered and opened with college representatives to determine the final construction team and final price.

Some of the advantages of utilizing this delivery method in lieu of the traditional design bid build method are:

1. The project schedule and cost can be improved by inviting contractors to compete for the project who are already mobilized on site, thereby reducing the construction complexity created by the current site conditions.
2. The subcontracted construction cost continues to be competitive by requiring the CM at Risk to competitively price the subcontracted work to a minimum of three subcontractors for each trade.
3. The CM at Risk firms provides competitively priced overhead and fee during the selection phase to ensure good value to the District.
4. Reduced coordinating, scheduling and change order issues, corresponding to overall risk and cost reduction for the project.
5. Once competitive pricing is finalized, the CM at Risk converts to a lump sum price.

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Recommended Action: That the Board of Trustees adopts Resolution No. 02-1314 authorizing Use of the Construction Manager at Risk (CM at Risk) Project Delivery Method in accordance with Government Code Section 4526 for Building 2000, Library Renovation, Las Positas College.

Submitted: Jeffrey M. Kingston/Date

Approved: Jannett N. Jackson/Date

_____ APPROVED

_____ DISAPPROVED

_____ TABLED