

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

October 19, 2021

Agenda Item: 6.6

Subject: Approval of Modification to the existing Lease/Leaseback contract with Rudolph & Sletten of San Carlos, CA, for Phase II of said contract for Guaranteed Maximum Pricing (GMP) for Construction Services, Site Lease and Facilities Lease for Increment 1: Soil Improvements for the Library & Learning Connections Building Project at Chabot College

Background: On May 19, 2020, the Board of Trustees approved the Lease/Leaseback Contract with Rudolph & Sletten for pre-construction services for the Library & Learning Connections Building Project at Chabot College. Per Article 2, Item 11 establishing GMP and Milestone Schedule of said Lease Leaseback Agreement, the Contractor has successfully negotiated the GMP and milestone schedule for Increment 1: Soil Improvements for the Library & Learning Connections Building at Chabot College with District Staff. Work associated with Increment 1: Soil Improvements includes five bid packages including: Ground Improvements; Tie Down Anchors: Demolition, Earthwork, Grading and AC Paving; Site Utilities and Professional Surveying. The work is based upon Division of the State Architect approved drawings and specifications.

The Contractor's preliminary estimate for Increment 2: Construction of the Library & Learning Connections Building is within 2% of the construction budget of \$72,793,369.00. The Final GMP for Increment 2: Construction will be presented to the Board for approval following Division of the State Architect (DSA) approval.

Pursuant to the Pre-Construction contract, the District will issue a Notice to Proceed to the LLB Contractor and enter into a separate Site Lease Agreement with Contractor (the "Site Lease"), under which it will lease the Project site described and depicted in Exhibit A1.

Upon completion of project the Contractor will lease the Site and the Project back to the District pursuant to a separate Facilities Lease Agreement (the "Facilities Lease"), under which the District will be required to make lease payments to Contractor for the use and occupancy of the Site, including the Project for a (12) twelve-month period.

Current Approved Amount	\$ 927,457.35
Increment 1: Soils Improvements	<u>\$ 3,036,793.00</u>
New Contract Amount	\$ 3,964,250.35

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Recommended Action: That the Board of Trustees approves the proposed Lease/Leaseback contract modification for Phase II, Guaranteed Maximum Pricing (GMP) for construction services, site lease and facilities lease for Increment 1: Soils Improvements to Rudolph & Sletten, of San Carlos, CA for the Library & Learning Connections Building at Chabot College in the amount not to exceed \$3,036,793.00. It is also recommended that the Board authorize the Vice Chancellor, Business Services, to execute the agreement on behalf of the District.

Funding Source: Measure A Bond Funds

Submitted: Owen Letcher/Date

Approved: Ronald P. Gerhard/Date

_____ APPROVED

_____ DISAPPROVED

_____ TABLED