

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

August 16, 2022

Agenda Item: 6.2

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 Increment 2: Construction of 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. On January 18, 2022 Guaranteed Maximum Pricing (GMP) for Construction Services, Site Lease and Facilities Lease for Increment 2: Construction Services was approved along with a 5% District contingency that is being held outside of the Guaranteed Maximum Price for unforeseen conditions. Change Order 3 is being issued for unforeseen conditions, design clarification and owner requested changes.

Increment 1: Soils Improvements	\$ 3,036,793.00
Increment 2: Construction	\$68,549,244.00
<u>CO 3 to Increment 2: Construction</u>	<u>\$ 274,989.39</u>
New Contract Amount	\$71,861,026.39

The following contingencies are being held outside of the Guaranteed Maximum Price for unforeseen conditions, A/E Errors and Omissions, Owner Requested Changes and DSA Approval of Increment #2 drawings and specifications:

District Held Construction Contingency (5%)	\$3,579,302.00
<u>CO 3 From Construction Contingency to Inc 2</u>	<u>274,989.39</u>
Revised District Held Construction Contingency	\$3,304,312.61
DSA Contingency Draw (2%) – No Change	\$1,206,012.00

Funding Source: Measure A Bond Funds

Recommended Action: That the Board of Trustees approves the modification to the Existing contract with Rudolph & Sletten, of San Carlos, CA for the Library & Learning Connections Building at Chabot College in the amount not to exceed \$274,989.39. It is also recommended that the Board authorize the Vice Chancellor, Business Services, to execute the agreement on behalf of the District.

Submitted: Owen Letcher/Date

Approved: Ronald P. Gerhard/Date

APPROVED

DISAPPROVED

TABLED