

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of December 7, 2010**

ITEM # 42

**ITEM TITLE:**

Consider Approval of Amendment No. 1 to Agreement for Construction Management Services with Cordoba Corporation for the Laney College Athletic Complex

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested for Amendment No. 1 to the agreement with Cordoba Corporation for construction management services for the Laney College Athletic Complex project, in the amount of \$88,000.

**ITEM SUMMARY:**

Amendment No. 1 will cover the period from April 1, 2011 through August 31, 2011. Because the duration of the project increased, it was necessary to extend the construction management service period for Cordoba. Services for the extended period will be consistent with Cordoba's current scope of work, which includes, but is not limited to:

- Regular weekly construction meetings and meeting minutes
- Meetings with the owner and stakeholders (as needed)
- Coordination with DSA inspector of record (IOR), and geotechnical services provided by Inspection Services, Inc. (ISI)
- Regular review and tracking of construction documents, schedule information, submittals, daily inspection reports, and pay applications
- On-site management of daily construction activities and daily interface between owner and contractor

**BACKGROUND/ANALYSIS:**

Cordoba was originally selected from the previously Board approved short list of project management firms. The Board approved negotiation of the agreement with Cordoba at the meeting of November 18, 2008. The amount of the original agreement is \$629,100. Amendment No. 1 is the result of a negotiated process between the Department of General Services and Cordoba Corporation, and represents fair value for the services provided. Including this Amendment No. 1, the total contract price will be \$717,100.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended for Amendment No. 1 to the agreement with Cordoba Corporation for the Laney College Athletic Complex project, in the amount of \$88,000.

**SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):**

Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Laney College, "Athletic Fields, Gym and Facilities."

**OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):**

YES \_\_\_\_\_ No  X

**COMMENTS:**

All Board recommended contracts are subject to negotiation and execution by the Chancellor.

**WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?**

Vice Chancellor Ikharo

**DID A BOARD STANDING COMMITTEE RECOMMEND THE ITEM? YES  X  No \_\_\_\_\_**

**IF "YES", PLEASE INCLUDE THAT INFORMATION IN YOUR SUMMARY.**

**PLEASE ACQUIRE SIGNATURES IN THIS ORDER:**

**DOCUMENT PREPARED BY:**

Prepared by: Sadiq B. Ikharmo Date: 11-26-2010  
Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

**DOCUMENT PRESENTED BY:**

Sadiq B. Ikharmo Date: 11-26-2010  
Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

**FINANCE DEPARTMENT REVIEW**

Finance review required  Finance review *not* required

If Finance review is required, determination is:  Approved  Not Approved

If not approved, please give reason: \_\_\_\_\_

Signature: Ron Gerhard, electronically Date: 12/3/10  
For Finance and Administration

**GENERAL COUNSEL (Legality and Format/adherence to Education Codes):**

Legal review required  Legal review *not* required

If Legal review is required, determination is:  Approved  Not Approved

Signature: Thuy T. Nguyen, electronically Date: 12/1/10  
Thuy T. Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

Approved, and Place on Agenda  Not Approved, but Place on Agenda

Signature: Wise E. Allen Date: 12/1/10  
Wise E. Allen, Chancellor



## CORDOBA CORPORATION

LOS ANGELES • OAKLAND • SANTA ANA • SAN BERNARDINO

October 26, 2010

Dr. Sadiq Ikhara, Vice Chancellor  
General Services Department  
Peralta Community College District  
333 East 8th Street  
Oakland, CA 94606

RE: Cordoba Corporation - Additional Services Fee Proposal for Construction  
Management Services for LANEY ATHLETIC COMPLEX at Peralta Community College  
District

Dear Dr. Ikhara:

Thank you for the opportunity to present this additional services fee proposal for the continuation of Construction Management Services for Laney Athletic Complex at Peralta Community College District. The purpose of this proposal request is to amend the existing contract between Cordoba Corporation and PCCD, dated April 23, 2009 so that our contract time is in alignment with Gilbane's extended contract time, recently approved by the District's Board.

At the May 2010 PCCD Board meeting, the Board approved Gilbane's CO#1 which modified Gilbane's contract price from \$12,000,000 to \$17,540,000 for the Laney Athletic Complex. At the July 20th Board meeting, the Board approved Gilbane's CO #2 which modified Gilbane's contract Substantial Completion date to May 31, 2011. Final Completion for DSA closeout, punch list work and warranties would take an additional 3 months above and beyond May 31, 2010, to about the end of August 2011.

Our Cordoba contract on Page 1, item 4, "Schedule", calls for our contract time to be in accordance with the time periods in Appendix A, under 3.1. Chart 3.1 indicates that Cordoba is to be here for 440 days from Gilbane's NTP through to Final Completion. The NTP was given to Gilbane on January 11, 2010. Therefore our base contract calls for us to be out here until about March 27, 2011, if that was still the current completion date.

Cordoba historically is billing between \$25k and \$30k. The \$233k left in the Cordoba contract on September 1, 2010, would cover Cordoba until the end of March which our contract time calls for. That will leave a shortfall in our contract between the beginning of April 2011 through the end of August 2011, or about 5 months.



Cordoba Corporation  
October 26, 2010  
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The proposed fee for this additional time and CM work is eighty eight thousand dollars (\$88,000), and extends our contract time full time from April 1, 2011 to the May 31, 2011 substantial completion deadline for Gilbane, with some additional part time work for closeout over the next 3 months.

Our objective with this proposal is to have an internal concurrence and signed amendment by November 2010 so that our Amendment can get on the Board agenda next January 2011, or earlier. We know that the District takes about 3 months to process a Board approved amendment before a consultant can bill against it, and our hope would be for that internal District process to be completed by the end of April 2011.

Please indicate your acceptance of this proposal by signing this letter and returning the same to our office.

We appreciate this opportunity to be of service. Should you have any questions, please do not hesitate to contact me at 562.587.1031.

Sincerely,

Randall Martinez  
Chief Operating Officer

**Accepted by:**

BY: Sadiq B. Ithanno

DATED: Nov. 20. 2010

Attachments: Cordoba executed contract