

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of June 28, 2011

ITEM # 31

ITEM TITLE:

Consider Approval of Amendment No. 2 to Agreement for Construction Management Services with Stegeman & Kastner, Inc. for Laney College ADA Renovation Project

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 2 to the agreement for construction management services with Stegeman & Kastner, Inc. for the Laney College ADA Renovation Project, in the amount of \$120,500.

ITEM SUMMARY:

The amendment will provide services from March 1, 2011 to July 15, 2011. To facilitate cost savings, after July 15, 2011, construction management services will be provided in-house by District project manager staff. The services provided under Amendment No. 2 include:

- Monthly reports on project construction activities
- Bringing items of concern on scope, cost issues and scheduling to the District's attention
- Field surveys
- Development of additional scopes of work
- Assistance in final project closeout with DSA (Division of the State Architect)

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, Exhibit A-1, Laney College, "Handicap accessibility."

BACKGROUND/ANALYSIS:

The original agreement, in the amount of \$220,300 was approved at the meeting of May 12, 2009. Amendment No. 1, the amount of \$44,000 was approved at the Board meeting of December 15, 2009. Including this Amendment No. 2, the total agreement amount will be \$384,800. There have been delays in completing this project due to the contractor having to work around classes so instruction would not be disturbed and also due to aged infrastructure.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for Amendment No. 2 to the agreement for construction management services with Stegeman & Kastner, Inc. for the Laney College ADA Renovation Project, in the amount of \$120,500.

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

YES _____ No X

COMMENTS:

All Board approved 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 _____ NO X

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

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharo Date: 6-20-11
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 6-20-11
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: _____ Date: _____
Ron Gerhard, Chief Financial Officer

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: _____ Date: _____
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: 6/21/11
Wise E. Allen, Chancellor

Stegeman and Kastner, Inc.

DEVELOPMENT, PROJECT AND CONSTRUCTION MANAGEMENT

June 15, 2011

VIA E-MAIL

Peralta Community College District
333 East 8th Street
Oakland, CA 94606
ATTN: Dr. Sidiq Ikharo

RE: PAYNE V. PCCD (LANEY COLLEGE ADA PROJECT)
CONSTRUCTION MANAGEMENT
STEGEMAN AND KASTNER, INC.
AMENDMENT #2

Dear Dr. Ikharo,

Thank you for taking the time yesterday to meet with Randy Fulton, Rick Nedell and myself to finalize the terms for Amendment #2 for our construction management contract.

As directed in the meeting, we understand that the District desires to take the construction management function for the Laney ADA project "in house" as of the end of day on Friday, July 15, 2011. The attached cost calculation reflects this assumption. Given this directive and the value of deferred billings since March 2011, the total amount required for Amendment #2 is \$120,500.

As noted in our meeting, we will assist the transition process so that there is minimal, if any, impact on project operations. We sincerely appreciate the opportunity to be of service to PCCD, and look forward to future opportunities with the District.

Sincerely,



Donald R. Eichelberger
Executive Vice President and Principal

cc: Randy Fulton/S&K
Rick Nedell/Anchor Engineering

PCCD LANEY COLLEGE ADA PROJECT
 STEGEMAN AND KASTNER, INC. AMENDMENT #2 CALCULATION

ITEM	AMOUNT	REMARKS
DEFERRED BILLINGS		
MARCH 2011	\$7,665.06	
APRIL 2011	\$32,206.46	
MAY 2011	\$21,467.10	
DEFERRED THRU MAY 2011	\$61,338.62	BILLED BUT NOT PAID AS OF 5/31/11
PROJECTED 6/1/11 THRU 7/15/11		SEE ATTACHED
S&K	\$4,200.00	
AE	\$49,933.80	
MARKUP ON AE	\$4,993.38	
S/T	\$59,127.18	
ALLOWANCE FOR POST 7/15/11	\$0.00	NOT INCLUDED PER CLAUDETTE 6/15/11
AMENDMENT REQ'D	\$120,465.80	
ROUNDED	\$120,500.00	

PCCD LANEY COLLEGE ADA PROJECT
 STEGEMAN AND KASTNER, INC. AMENDMENT #2 CALCULATION

PERSON/MONTH	HOURS	RATE	EXTENSION	REMARKS
S&K				
DRE				
6/1/11-7/15/11	21	\$200	\$4,200	
TOTAL S&K			\$4,200	
ANCHOR ENGINEERING				
RICK				
6/1/11-7/15/11	51	\$153.64	\$7,836	20%
BRETT				
6/1/11-7/15/11	256	\$126.36	\$32,348	100%
HEIDE				
6/1/11-7/15/11	90	\$105.00	\$9,450	35%
ODC				
6/1/11-7/15/11			\$300	
TOTAL AE			\$49,934	