

**Board of Trustees Agenda Report
For the Trustee Meeting Date of September 27, 2011**

ITEM TITLE:

Consider Approval of Amendment No. 2 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. 2 to the agreement for construction management services with Cordoba Corporation for the Laney College Athletic Complex project, in the amount of \$37,000.

ITEM SUMMARY:

The duration of the project increased due to permitting and weather delays, unforeseen conditions, and additional scope at the request of the college/district. As a result, it was necessary to extend the construction management service period for Cordoba. Amendment No. 2 will cover the period from September 1, 2011 through January 31, 2012. 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), during project and through project close-out
- 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, in the amount of \$88,000, was approved at the Board meeting of December 7, 2010. Amendment No. 2 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 Amendment Nos. 1 and 2, the total contract price will be \$754,100.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is requested for Amendment No. 2 to the agreement for construction management services with Cordoba Corporation for the Laney College Athletic Complex project, in the amount of \$37,000.

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. Ikharo Date: 9-16-11

Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 9-16-11

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: Ron Gerhard, electronically by re Date: 9/19/11
Ronald 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: Thuy T. Nguyen, electronically by re Date: 9/20/11
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: 9/19/11
Wise E. Allen, Chancellor



CORDOBA CORPORATION

August 24, 2011

Mr. Trent Tornabene
Facilities Project Manager
Peralta Community College District
333 East 8th Street
Oakland, CA. 94606

Re: Peralta Community College District
Project: Laney College Athletic Complex/ Field House CM Services
Project Number: 02338, DSA File No.: 1-C1 Application #01-110972
Project Location: Laney College, 700 Fallon Street, Oakland, CA
Construction Management Service Fee Contract # 16506, Vendor # 724433

Dear Mr. Tornabene,

Cordoba Corporation respectfully submits this amendment request for additional funds for Construction Management (CM) services for the Laney Athletic Complex Project. Specifically, successful completion of the project requires an additional \$37,000 amendment to our contract based on the following considerations:

- The project originally was to be completed on May 31, 2011. The estimated Substantial Completion date is now October 15, 2011.
- We have managed to use our budget efficiently thus far, but only covers September and October 2011.
- Staff is required in order to clear all the punch list items and achieve a successful closeout. Part time staffing thru January 2012 should be provided for this work.

Cordoba Corporation is requesting additional funds to order to provide an additional three (3) months of construction management services through the project's substantial completion and preparation of project punch list and closeout documents.

Should you have any questions please contact me at (562) 587-1031.

Respectfully submitted,

Randall D. Martinez
Chief Operating Officer

cc: Dr. Sadiq Ikharo
Robert Dias
Claudette Brero-Gow
Angel A. Alvarez, P.E.