

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of December 6, 2011**

ITEM# 40

**ITEM TITLE:**

Consider Approval to Enter into an Agreement with Kitchell Corporation for Construction Management Services for the Merritt College Science and Allied Heath Building

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested to enter into an agreement with Kitchell Corporation for construction management services for the Merritt College Science and Allied Health Building project, in the not-to-exceed amount of \$1,212,327.

**ITEM SUMMARY:**

Four construction management firms were requested to submit proposals for services. The firms were selected from the short list of construction management firms approved by the Board of Trustees at the meetings of December 11, 2007 and October 25, 2011. Two of the firms, Cordova and Bovis Lend Lease, declined to submit proposals for internal reasons. The proposals of the remaining firms, Kitchell Corporation and URS, were reviewed by a selection committee comprised of three members of the General Services Department staff and evaluated using the following criteria:

<b>Evaluation Criteria</b>	<b>Weights</b>
Resources and Key Personnel	10
Knowledge and Experience	15
Plan and Approach	15
Proposed Costs	50
Environmental Sustainability	5

The firms were scored with rankings from 1 to 100. Following is the evaluation score for each firm:

<b>Firm</b>	<b>Score</b>
Kitchell Corporation	92
URS	78
Cordova (did not submit proposal)	0
Bovis Lend Lease (did not submit proposal)	0

Kitchell Corporation received the highest ranking and is the recommended firm.

**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, Merritt College, "Science Lab upgrades," "Nursing Skills Labs," "Dedicated Nursing

Program conference room and classrooms," "Allied Health labs," "Providing for and equipping sufficient office space for nursing instructors and science instructors," "Science faculty meeting areas," and "Equipment, technology upgrades, and facility and classrooms improvements for the college's following programs: Science, Child Development, Communications, English as a Second Language at the Fruitvale Education Center, Art, Ceramics, Landscape Horticulture/Design, Learning Center, Liberal Arts, Music, Physical Education/Athletics, and Radiologic Science."

**BACKGROUND/ANALYSIS:**

A recommendation to authorize the negotiation of a design-build contract for the Merritt College Science and Allied Health Building will be made at this Board meeting. To help facilitate the construction process, the services of a construction manager are required for the project. The services of the construction manager will be utilized during the contract cost negotiation process with the recommended design-build contractor, as well as during the actual project construction.

**DELIVERABLES/SCOPE OF WORK:**

The scope of services includes, but is not limited to:

- Project management and support
- Construction management services, including DSA project closeout
- Review estimates for content and constructability review
- Coordinate, attend and manage all project construction meetings
- Additional services as required by the District, such as cost negotiations with the contractor

**ANTICIPATED COMPLETION DATE:**

To be determined based on negotiations with the design-build contractor.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended to enter into an agreement with Kitchell Corporation for construction management services for the Merritt College Science and Allied Health Building project, in the not-to-exceed amount of \$1,212,327.

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

YES \_\_\_\_\_ NO  X

**COMMENTS:**

No additional comments.

**WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING? (VICE CHANCELLOR)**

Vice Chancellor Ikhara

(\*\*\*\*\*Board contract approval is subject to negotiation and execution by the Chancellor.)

**DOCUMENT PREPARED BY:**  
Prepared by: Sadiq B. Ikharo Date: 11/29/11  
Dr. Sadiq B. Ikharo, Vice Chancellor for General Services

**DOCUMENT PRESENTED AND APPROVED BY:**  
Presented and approved by: Sadiq B. Ikharo Date: 11/29/11  
Dr. Sadiq B. Ikharo  
Vice Chancellor for 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 by ve Date: 11/30/11  
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: 11/30/11  
Wise E. Allen, Chancellor