

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of February 23, 2016

ITEM TITLE:

Consider Approval of Amendment No. 1 to the Original Agreement with KITCHELL CEM for an Extension of Time and the Additional Retro-Commissioning Services on the Merritt College Barbara Lee Center for Science and Allied Health.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for Amendment No. 1 to the Original Agreement with KITCHELL CEM for an Extension of Time until August 31, 2016 and the addition of Retro-Commissioning Services on the Merritt College Barbara Lee Center for Science and Allied Health, in the amount not-to-exceed \$297,000.

ITEM SUMMARY:

KITCHELL CEM has been the District's Construction Manager on the Barbara Lee Center project for the last several years. The administration recommends the extension of KITCHELL's existing construction management contract services in order to complete its current construction management services and to provide retro-commissioning services.

KITCHELL scope of services during this extension of time will include, but is not limited to the following:

- Completing of construction management services; and
- Performance of Retro-Commission Services, which include:
 - Creation of Equipment and Operation Programs and Systems;
 - Training of the District's stationary engineers;
 - Creation of a Preventive Maintenance Program; and
 - Review and coordination of Warranty documentation from manufacturer.

The term of this extension is for a period of twelve (12) months. These services will ensure a more complete and seamless transfer of the building maintenance and operations to the District.

The Chancellor recommends approval.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure A, approved by the voters in Peralta's constituency and authorized under in Resolution 05/06-45, Exhibit A-1, District-Wide, support services for the "acquisition, construction, repair, refurbishment, equipping, upgrading, and modernization of classrooms, campuses, buildings, facilities, and grounds throughout the District."

BACKGROUND/ANALYSIS:

Due to KITCHELL's strong and comprehensive knowledge of the building's components and operating systems, DGS requested that KITCHELL provide a proposal to provide retro-commissioning services during the first year construction warranty period. KITCHELL provided a proposal quote of \$297,000. It is in the best interests of the project and financial prudent to the District for KITCHELL to provide and complete the project scope of services.

DELIVERABLES AND SCOPE OF WORK:

KITCHELL scope of services is outlined under the Item Summary.

ANTICIPATED COMPLETION DATE:

August 30, 2016.

EVALUATION AND RECOMMENDED ACTION:

The administration recommends approval of Amendment No. 1 for the additional retro-commissioning services with KITCHELL CEM on the Merritt College Barbara Lee Center for Science and Allied Health Building.

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

YES _____ No X

COMMENTS:

Not Applicable

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING? Vice Chancellor Ikharo.

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

DOCUMENT PREPARED BY:

Prepared by: Dr. Sadiq B. Ikharo Date: February 5, 2016
Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: February 5, 2016
Vice Chancellor of General Services

FINANCE DEPARTMENT REVIEW

 X Finance review required _____ Finance review *not* required

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

If not approved, please give reason: _____

Signature: Ronald D. Little II
Ronald D. Little II, Vice Chancellor 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: *Ericka Curls Bartling*

Ericka Curls Bartling, Acting General Counsel

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda

Not Approved, but Place on Agenda

Signature: *Jowel C. Laguerre*

Dr. Jowel C. Laguerre, Chancellor