

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of June 24, 2008

ITEM # 29

ITEM TITLE:

Approval of Extended Construction Management Services for Short-Term Projects, Laney College, 1701 Associates, Inc.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for an extension of project management/construction management services provided by 1701 Associates, Inc., to June 30, 2008, at a not-to-exceed fee of \$7,500.

ITEM SUMMARY:

1701 Associates, Inc. has provided project and construction management services for the Laney College Short-Term Projects under an agreement approved by the Board on May 8, 2007. Previous amendments have been approved by Board to extend the service period through May 31, 2008. This proposed amendment will extend services for one month, through June 30, 2008, at a not-to-exceed fee of \$7,500. The work will be done under the supervision of Consolidated Construction Management, the new Board approved project/construction management firm for the Phase II Laney Short-Term Projects. The fee will allow 1701 Associates to complete outstanding work during the transition to the new project managers. This amount is being presented for Board approval because it puts 1701 Associates above the threshold.

BACKGROUND/ANALYSIS:

At the Board meeting of April 8, 2008, an extension of services for 1701 Associates, Inc. was approved to allow completion and close-out of the Laney Short-Term Projects in construction or post construction. 1701 Associates, Inc. estimated the number of hours required to complete services for such projects, based on maintaining between six (6) to seven (7) employees on the Laney College projects. Their estimate to extend the service period from mid-March 2008 through May 31, 2008 was at a not-to-exceed fee of \$198,273. That amount has been reached, and in order to complete outstanding work during the transition to the new project managers, a time extension to June 30, 2008 and an additional not-to-exceed fee of \$7,500 is now requested.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for an extension of project management/construction management services provided by 1701 Associates, Inc., to June 30, 2008, at a not-to-exceed fee of \$7,500.

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, "Classroom and facilities repairs and grounds improvements."

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 Ikharo

DID A BOARD STANDING COMMITTEE APPROVE 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: June 24, 2008
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: June 24, 2008
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: Thomas Smith Date: 6.17.08
Thomas Smith
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: Thuy T. Nguyen Date: 6/17/08
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: Elihu Harris Date: 6/15/08
Elihu Harris, Chancellor

**AMENDMENT THREE
TO AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN PERALTA COMMUNITY COLLEGE DISTRICT
AND 1701 ASSOCIATES, INC.
FOR THE SHORT-TERM PROJECTS, LANEY COLLEGE**

This Amendment is entered into this 1st day of June, 2008, between the PERALTA COMMUNITY COLLEGE DISTRICT (DISTRICT) and 1701 Associates, Inc. (CONSULTANT).

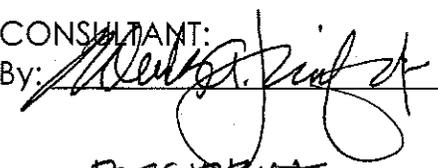
WHEREAS, CONSULTANT has commenced the services under the original agreement dated May 24th, 2007; and additional services are required to continue Phase II of the Short-Term Projects at Laney College.

NOW, THEREFORE, the DISTRICT and CONSULTANT amend this agreement as follows:

Extension of project management and construction management services to June 30th, 2008, at a not-to-exceed fee of SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$7,500.00). All work shall be under the supervision of Consolidated Construction Management (CCR).

The additional services shall be performed under the terms and conditions of the original Agreement, as modified by Amendment One dated October 9th, 2007 and Amendment Two dated April 8th, 2008. All remaining portions of the agreement shall remain in full force and effect as originally stated.

IN WITNESS WHEREOF, CONSULTANT has executed this Amendment, and the DISTRICT, by its Vice Chancellor for General Services, has executed this Amendment.

CONSULTANT:
By:  Dated: 6/10/08

Title: PRESIDENT

DISTRICT:
By: Sadiq B. Phans Dated: 6/12/08

Title: Vice Chancellor