

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

March 16, 2010

Agenda Item: 6.5

Subject: Adoption of Resolution No. 09-0910—Authorizing Use of the Construction Manager at Risk (CM at Risk) Project Delivery Method for Renovation of Buildings 500/600/700/1700, Las Positas College, in accordance with Government Code Section 4526

Background: The Student Services and Administration Building (SSA) is currently under design by Steinberg Architects. Due to the construction of this project, nearby buildings 1200, 1500 and 1600 will need to be removed. Their functions will be relocated to buildings 500, 600, 700, 1700 and three leased temporary portable buildings adjacent to building 1300.

Government Code Section 4526 provides for an alternative project delivery system called Construction Manager at Risk (CM at Risk). In this system, a Construction Manager is chosen based upon qualifications, experience and an overhead and fee price proposal. A contract is created with the successful CM to solicit competitive bidding for each of the individual sub-trades on the project. These sub-contractor bids are then gathered and opened with college representatives to determine the final construction team and final price.

Recommended Action: That the Board of Trustees adopts Resolution No. 09-0910—Authorizing Use of the Construction Manager at Risk (CM at Risk) Project Delivery Method for Renovation of Buildings 500/600/700/1700, Las Positas College, in accordance with Government Code Section 4526.

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Submitted: Jeffrey M. Kingston/Date

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Approved: Joel L. Kinnamon/Date

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\_\_\_\_\_ APPROVED

\_\_\_\_\_ DISAPPROVED

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CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

RESOLUTION NO. 09-0910

AUTHORIZING USE OF THE CONSTRUCTION MANAGER AT RISK PROJECT DELIVERY METHOD FOR RENOVATION OF BUILDINGS 500/600/700/1700 AT LAS POSITAS COLLEGE

WHEREAS, the Government Code Section 4526 authorizes the use of the Construction Manager at Risk (CM at Risk) construction method on projects to realize the benefits of a CM at Risk contract project delivery system to create a schedule, provide competitive costing, the reduction of construction complexity, and reduced exposure to risk for the community college district; and

WHEREAS, Chabot-Las Positas Community College District has decided it is in the best interest of Las Positas College's students, faculty, staff and the facilities modernization program and for Renovation of Buildings 500/600/700/1700 at Las Positas College to utilize the CM at Risk method of project delivery;

WHEREAS, the Governing Board of the Chabot-Las Positas Community College District finds the use of the CM at Risk delivery method an appropriate project delivery method which will provide benefits and features unavailable through traditional design-bid-build process for Renovation of Buildings 500/600/700/1700 at Las Positas College;

NOW, THEREFORE, that the Chabot-Las Positas Community College District Board of Trustees authorizes utilization of the CM at Risk Project delivery method, as provided for under Government Code Section 4526, for Renovation of Buildings 500/600/700/1700 at Las Positas College.

PASSED AND ADOPTED by the following roll call vote this 16<sup>th</sup> day of March 2010 by the Governing Board of Chabot-Las Positas Community College District of Alameda County, State of California.

AYES:

NOES:

ABSENT:

ABSTENTIONS:

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Date

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Secretary of the Board of Trustees of the  
Chabot-Las Positas Community College District,  
State of California, County of Alameda