

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

November 18, 2008

Agenda Item: 6.3

Subject: Adoption of Resolution No. 06-0809 – Authorizing Use of the Construction Manager at Risk (CM at Risk) Project Delivery Method in Accordance with Government Code Section 4526 for Building 500 at Chabot College

Background: Following the successful renovation of Buildings 800 and 900, Chabot College is proceeding with the renovation of classroom Building 500. A unique challenge has presented itself in this next renovation: with the construction of the Community Student Service Center and Instructional Office Building in full swing, there is inadequate lay down space for another contractor to mobilize and be provided lay down space adjacent to Building 500.

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.

Some of the advantages of utilizing this delivery method in lieu of the traditional design bid build method are:

1. The project schedule and cost can be improved by inviting contractors to compete for the project who are already mobilized on site, thereby reducing the construction complexity created by the current site conditions.
2. The subcontracted construction cost continues to be competitive by requiring the CM at Risk to competitively price the subcontracted work to a minimum of three subcontractors for each trade.
3. The CM at Risk firms provides competitively priced overhead and fee during the selection phase to ensure good value to the District.
4. Reduced coordinating, scheduling and change order issues, corresponding to overall risk and cost reduction for the project.
5. Once competitive pricing is finalized, the CM at Risk converts to a lump sum price.

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Recommended Action: That the Board of Trustees adopt Resolution No. 06-0809 authorizing Use of the Construction Manager at Risk (CM at Risk) Project Delivery Method in accordance with Government Code Section 4526 for Building 500 at Chabot College.

Submitted: Jeffrey M. Kingston/Date

Approved: Joel L. Kinnamon/Date

_____ APPROVED

_____ DISAPPROVED

_____ TABLED

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

RESOLUTION NO. 06-0809

AUTHORIZING USE OF THE CONSTRUCTION MANAGER AT RISK PROJECT
DELIVERY METHOD FOR THE BUILDING 500 PROJECT AT
CHABOT 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 which include an improved completion schedule, competitive costing, 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 Chabot College's students, faculty, staff and the facilities modernization program and the Building 500 Project at Chabot College to utilize the CM at Risk method of project delivery; and

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 the Building 500 Project at Chabot College;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT, 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 the Building 500 Project at Chabot College.

PASSED AND ADOPTED by the following roll call vote this 18th day of November 2008 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

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