

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

July 21, 2009

Agenda Item: 6.5

Subject: Approval of Award of Construction Manager at Risk (CM at Risk) Services Agreement to Lathrop Construction Associates, Inc. for PE Phase III at Las Positas College

Background: On April 21, 2009 the Board of Trustees approved a Resolution authorizing use of the Construction Manager at Risk (CM at Risk) Project Delivery Method for the PE Phase III project at Las Positas College. A Request for Proposal (RFP) 09-06 for CM at Risk services was issued and a mandatory project site walk occurred on May 28, 2009 in which twenty-one (21) participants attended.

In accordance with the RFP, six (6) proposals were received on June 17, 2009 and three (3) qualified proposals were reviewed and scored by the committee. The results of the cost per unit tabulation were as follows:

1. Lathrop Construction Associates, Inc. (Benicia, California)	\$6,975
2. Swinerton Builders (San Francisco, California)	\$7,935
3. Edge Development, Inc. (Temecula, California)	\$8,177

Evaluation of the proposals, based upon the lowest ratio of fee to quality points identified Lathrop Construction Associates, Inc. of Benicia, CA with the lowest responsible and responsive proposal.

Once the specific sub-contractors have been selected by the Construction Manager at Risk based upon a competitive bidding process, in accordance with the contract documents, the District will issue a change order adding the scope, schedule and budget to the CM at Risk Services Agreement. The initial Services Agreement of \$630,000 plus additional sub-contractor's change order and contingency is estimated to be a not to exceed budget of \$5,266,875 for PE Phase III, Las Positas College.

Recommended Action: That the Board of Trustees approve the Award of Construction Manager at Risk (CM at Risk) Services Agreement to Lathrop Construction Associates, Inc. of Benicia, CA for PE Phase III, Las Positas College in an amount not to exceed \$630,000 plus additional sub-contractor's change order and contingency for a total not to exceed budget of \$5,266,875.

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It is also recommended that the Board authorize the Vice Chancellor, Business Services to execute the agreement and any future augmentations or amendments to the agreement on behalf of the District.

Funding Source: Measure B Bond Funds

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Submitted: Jeffrey M. Kingston/Date

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Approved: Joel L. Kinnamon/Date

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