

Board of Trustees Agenda Item

Board Meeting Date: October 4, 2010

Title of Item:

Project 261 Mediated Learning Center – Amendment #1 to the Preconstruction Services Agreement: Early Procurement of Structural Steel Shop Drawings.

Background and Analysis:

On August 31, 2010, the District entered into a Preconstruction Services Agreement with Sundt Construction, Inc. (Sundt) to prepare a Guaranteed Maximum Price (GMP) for delivery of the new Mediated Learning Center project at De Anza College.

The Preliminary Construction Schedule provided by Sundt indicates that the building construction schedule can be significantly shortened if Sundt is allowed to purchase and submit structural steel shop drawings immediately after it identifies the best value structural steel subcontractor, instead of waiting until the Guaranteed Maximum Price (GMP) is presented to Board for approval on December 6, 2010. If allowed, this process will assist Sundt in its efforts to “fast track” the lengthy process involved with detailing and approving the structural steel shop drawings (ten week estimate) and then procuring, fabricating, and beginning the delivery of the materials (twelve week estimate). Approval of this process will expedite the completion of the project.

The estimated cost of preparing and submitting structural steel shop drawings is \$100,000. However, the final cost will be equal to the actual amount proposed by the best-value trade subcontractor selected by Sundt.

Recommendation:

Authorize Carmen Redmond, Director of Purchasing Services, to sign Amendment #1 to the Preconstruction Services Agreement in the amount of \$100,000 with Sundt Construction, Inc.

Submitted by:	Carmen Redmond
Additional contact names:	Tom Armstrong, Donna Jones-Dulin, Charles Allen, Annette Perez
Is backup provided?	Yes (Amendment #1 to Preconstruction Services Agreement)

Amendment #1 to the Preconstruction Services Agreement
for Project 261, Mediated Learning Center

Amendment #1 to the Preconstruction Services Agreement dated August 31, 2010 between Foothill-De Anza Community College District ("District") and Sundt Construction, Inc. ("Sundt").

DATE OF AMENDMENT:

October 5, 2010

SCOPE:

Sundt will procure structural steel shop drawings from the best-value trade subcontractor for that discipline prior to approval of the GMP by the District Board of Trustees. Sundt will ensure that the subcontractor commences with structural steel shop drawing preparation on or before November 18, 2010 after review of subcontractor bid packages by Sundt, the Architect and its consultants, and the District. Sundt will submit the prepared structural steel shop drawings to the Architect and its consultants for review and approval by December 30, 2010. The drawings become the property of the District.

Sundt has submitted an estimated cost of \$100,000 for 100% final structural steel shop drawings. However, the parties agree that the District will not pay more for the structural steel shop drawings than the amount proposed by the selected best-value trade subcontractor in its bid to Sundt. The parties therefore agree to issue an additional amendment to the Preconstruction Services Agreement in order to adjust the cost of the structural steel shop drawings so that it equals the amount proposed by the selected best-value trade subcontractor in its bid to Sundt. The parties further agree that the payments due to Sundt under the Facilities Lease, if awarded, will be reduced by an amount equal to the amount proposed by the selected best-value trade subcontractor in its bid to Sundt for the structural steel shop drawings.

COMPENSATION:

Original contract value:	\$ 170,000.00
Net change in contract value from previous amendments:	\$ 0.00
Contract value prior to this amendment:	\$ 170,000.00
Estimated net change in contract value due to this amendment:	<u>\$ 100,000.00</u>
New contract value including this amendment:	\$ 270,000.00

SCHEDULE:

No Change

OTHER:

All other contract terms are to remain in place pursuant to the Preconstruction Services Agreement referenced above.

Amendment agreed to by:

OWNER

Signature	Date
Carmen A. Redmond, C.P.M.	
Director of Purchasing Services	
Foothill-De Anza Community College District	

CONTRACTOR

Signature	Date
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Print Name
Sundt Construction, Inc.