



**MONTEREY PENINSULA COMMUNITY COLLEGE DISTRICT  
GOVERNING BOARD OF TRUSTEES**

**SPECIAL MEETING  
TUESDAY, JUNE 9, 2015**

**NEW BUSINESS**

# Monterey Peninsula Community College District

## Governing Board Agenda

June 9, 2015

President's Office

College Area

### Special Business Agenda Item No. A

#### Proposal:

That the Governing Board authorize the Superintendent/President to execute the contract with Scudder Roofing for the replacement of roofing on the Graphic Arts and Nursing buildings.

#### Background:

The 2014-15 District Scheduled Maintenance and Special Repairs Five Year Plan was reviewed by the Board at the January 2014 meeting. The re-roofing of the Graphic Arts and Nursing buildings was included in the priority listing of projects proposed for the 2014-15 year, contingent on state funding being allocated for scheduled maintenance.

The District did receive scheduled maintenance funding from the state this year and the roofing projects were designated for completion. Staff has been working with HGHB Architects and construction consultants to plan the projects for completion this summer and to meet the June 30 deadline for encumbrance of the funds. The existing wood shake roofing on the two buildings will be replaced by standing seam metal roofing to match the nearby and recently renovated Art Studio and Art Ceramics buildings.


Because the estimated construction cost did not exceed \$175,000, the District is utilizing an informal bidding procedure permitted under the California Uniform Public Construction Cost Accounting Act (CUPCCAA). The Board approved a resolution in July 2006 for the District to be subject to the uniform cost accounting procedures under the Act. Scudder Roofing, a local roofing contractor, is the only roofing company on the District's CUPCCAA vendor list certified to install this type of roofing. Bid documents were available on May 19, and the mandatory bid walk was held on May 27. Scudder's bid proposal will be received on June 9, prior to the Board meeting.

#### Budgetary Implications:

The roofing contract costs will be covered by state scheduled maintenance funds.

**RESOLUTION: BE IT RESOLVED,** That the Governing Board authorize the Superintendent/President to execute the contract with Scudder Roofing for the replacement of roofing on the Graphic Arts and Nursing buildings, in the amount of \$ \_\_\_\_\_.


Recommended By:

  
\_\_\_\_\_  
Dr. Walter Tribley, Superintendent/President

Prepared By:

  
\_\_\_\_\_  
Vicki Nakamura, Assistant to the President

Agenda Approval:

  
\_\_\_\_\_  
Dr. Walter Tribley, Superintendent/President

# Monterey Peninsula Community College District

## Governing Board Agenda

June 9, 2015

President's Office

College Area

### Special Business Agenda Item No. B

#### Proposal:

That the Governing Board authorize the Superintendent/President to execute the contract for the painting of the exteriors of the Graphic Arts and Nursing buildings.

#### Background:

The 2014-15 District Scheduled Maintenance and Special Repairs Five Year Plan was reviewed by the Board at the January 2014 meeting. The painting of the exteriors of the Graphic Arts and Nursing buildings was included in the priority listing of projects proposed for the 2014-15 year, contingent on state funding being allocated for scheduled maintenance.

The District did receive scheduled maintenance funding from the state this year and the painting projects were designated for completion. Staff has been working with HGHB Architects and construction consultants to plan the projects for completion this summer and to meet the June 30 deadline for encumbrance of the funds. The exteriors of the two buildings will be primed and painted with a color scheme matching the nearby and recently renovated Art Studio and Art Ceramics buildings.

Because the estimated construction cost did not exceed \$175,000, the District is utilizing an informal bidding procedure permitted under the California Uniform Public Construction Cost Accounting Act (CUPCCAA). The Board approved a resolution in July 2006 for the District to be subject to the uniform cost accounting procedures under the Act. Painting contractors on the District's CUPCCAA vendor list were notified of this project. Bid documents were available on May 19, and the mandatory bid walk was held on May 27. Bids will be received on June 9, prior to the Board meeting. The lowest responsive bidder will be recommended for the contract award.

#### Budgetary Implications:

The painting contract costs will be covered by state scheduled maintenance funds.

**RESOLUTION:** BE IT RESOLVED, That the Governing Board authorize the Superintendent/President to execute the contract with \_\_\_\_\_ for the painting of the exteriors of the Graphic Arts and Nursing buildings, in the amount of \$ \_\_\_\_\_.

Recommended By:

Walter A. Tribley  
Dr. Walter Tribley, Superintendent/President

Prepared By:

Vicki Nakamura  
Vicki Nakamura, Assistant to the President

Agenda Approval:

Walter A. Tribley  
Dr. Walter Tribley, Superintendent/President

# Monterey Peninsula Community College District

## Governing Board Agenda

June 9, 2015

President's Office

College Area

### New Business Agenda Item No. C

#### Proposal:

That the Governing Board authorize the Superintendent/President to execute the contract for the hazardous materials abatement of the Graphic Arts and Nursing buildings.

#### Background:

The 2014-15 District Scheduled Maintenance and Special Repairs Five Year Plan was reviewed by the Board at the January 2014 meeting. The painting of the exteriors and the re-roofing of the Graphic Arts and Nursing buildings were included in the priority listing of projects proposed for the 2014-15 year, contingent on state funding being allocated for scheduled maintenance.

Sufficient scheduled maintenance funding was received from the state this year to accomplish these projects. Staff has been working with HGHB Architects and construction consultants to plan the projects for completion this summer and to meet the June 30 deadline for encumbrance of the funds. Abatement of lead paint and potential asbestos will be required as part of these projects.

Because the estimated construction cost did not exceed \$175,000, the District is utilizing an informal bidding procedure permitted under the California Uniform Public Construction Cost Accounting Act (CUPCCAA). The Board approved a resolution in July 2006 for the District to be subject to the uniform cost accounting procedures under the Act. Abatement contractors on the District's CUPCCAA vendor list were notified of this project. Bid documents were available on May 19, and the bid walk held on May 27. Bids will be received on June 9, prior to the Board meeting. The lowest responsive bidder will be recommended for the hazardous materials abatement contract award.

#### Budgetary Implications:

The abatement contract costs will be covered by state scheduled maintenance funds.

**RESOLUTION: BE IT RESOLVED,** That the Governing Board authorize the Superintendent/President to execute the contract with \_\_\_\_\_ for the abatement of hazardous materials associated with the replacement of the roofing and repainting of the exteriors of the Graphic Arts and Nursing buildings, in the amount of \$ \_\_\_\_\_.

Recommended By:

Walter A. Tribley  
Dr. Walter Tribley, Superintendent/President

Prepared By:

Vicki Nakamura  
Vicki Nakamura, Assistant to the President

Agenda Approval:

Walter A. Tribley  
Dr. Walter Tribley, Superintendent/President

# Monterey Peninsula Community College District

## Governing Board Agenda

June 9, 2015

President's Office

College Area

### Special Business Agenda Item No. D

#### Proposal:

That the Governing Board ratify the Project Assignment Amendment 05 with GBMI Inc. to act as Inspector of Record and provide inspection services for the replacement of roofing and painting of the exteriors of the Graphic Arts and Nursing buildings.

#### Background:

An inspector of record is required for facility construction and renovation projects. The District has previously contracted with GBMI Inc. for inspection services for several facilities projects, including the theater modernization and renovation of the Art Studio and Art Ceramics buildings.

The District will be completing two scheduled maintenance projects this summer, the replacement of roofing and the painting of the exteriors of the Graphic Arts and Nursing buildings. GBMI Inc. will provide the following services for these projects: inspection of work done and materials supplied to verify conformity with the contract documents, review phases of the project for conformance to regulations and codes, conduct on-site inspections of work in progress, cataloging of photos to show construction conditions, and assistance with efforts to expedite completion and ensure the quality of the projects. The two projects are expected to begin in June and be finished in September.

The total inspection cost will not exceed \$18,000, at an hourly rate of \$75.

#### Budgetary Implications:

Inspection costs will be covered by state scheduled maintenance funds or contingency funds.

**RESOLUTION:** **BE IT RESOLVED,** That the Governing Board ratify the Project Assignment Amendment 05 with GBMI Inc., Inspector of Record, to provide inspection services for the replacement of roofing and painting of the exteriors of the Graphic Arts and Nursing buildings, on an hourly basis, with the total cost not to exceed \$18,000.

Recommended By:

Walt A Tribley  
Dr. Walter Tribley, Superintendent/President

Prepared By:

Vicki Nakamura  
Vicki Nakamura, Assistant to the President

Agenda Approval:

Walt A Tribley  
Dr. Walter Tribley, Superintendent/President

**PROJECT ASSIGNMENT AMENDMENT - 05**

**(TO AGREEMENT FOR ON-GOING INSPECTION SERVICES)**

This Project Assignment is executed between MONTEREY PENINSULA COMMUNITY COLLEGE DISTRICT ("District") and GBMI Inc. ("Inspector") pursuant to the Agreement for On-Going Inspection Services ("Agreement") between the Inspector and the District dated May 24, 2011. By this reference, the Agreement is incorporated herein as if set forth in full.

**1. Project Description.**

The Monterey Peninsula College, Nursing and Graphic Arts Buildings 5 & 8 Scheduled Maintenance project consists of the roof replacement of the existing Nursing and Graphic Arts Buildings and exterior painting of the same.

**2. Basic Services.**

The Inspector will provide the following services as Basic Services for the above-described Project (see Agreement for On-Going Inspection Services and Conditions to Agreement for On-Going Inspection Services for detailed description of each of the following described Basic Services).

**2.1. Basic Services**

- A. Inspect all work done and all materials supplied by the contractors, agent, employees, subcontractors and suppliers to verify conformity of all work and materials with the contract documents.
- B. Carry out the instructions of the Project Architect and the Division of State Architect.
- C. Review various phases of the project for conformance to the regulations and codes.
- D. Prepare all necessary reports and related correspondence, including additional notifications to the Division of the State Architect at various phases of the project, semi-monthly reports, and final verified reports to the Division of the State Architect.
- E. Conduct on-site inspections of work in progress.
- F. Catalog progress photos to indicate construction conditions.
- G. Assist the efforts of all parties concerned to expedite the completion and ensure the quality of the project.

**3. Project Bid Day Budget.**

\$300,000.00

**4. Inspector Compensation.**

Hourly fee is \$75 per hour. Total not to exceed \$18,000.00. Timesheets shall be submitted in accordance with Article 2.1 in the Agreement for On-going Inspection Services dated May 24, 2011.

It is recognized the consultant is not responsible for unforeseen conditions such as added work, schedule delays or extensions, contractor-rejected work, and other potential issues not under the control of the Inspector. These conditions will be negotiated on a case-by-case basis.

5. **Project Duration.**

June 2015 – September 2015

**MONTEREY PENINSULA COMMUNITY  
COLLEGE DISTRICT, a California  
Community College District**

By: \_\_\_\_\_

Dr. Walter Tribley  
MPC President/Superintendent

Dated: \_\_\_\_\_

**GBMI, Inc. Inspections**

By:  \_\_\_\_\_

George Barrall  
Inspector

Dated: 5.27.15

# Monterey Peninsula Community College District

## Governing Board Agenda

June 9, 2015

President's Office

College Area

### Special Business Agenda Item No. E

#### Proposal:

That the Governing Board ratify Project Assignment Amendment #17 with Kitchell CEM to provide construction management services for the replacement of roofing and painting of the exteriors of the Graphic Arts and Nursing buildings.

#### Background:

The District has previously contracted with Kitchell CEM for construction management services for several facilities projects on campus, including most recently the renovation of the Art Studio and Art Ceramics buildings.

The District will be completing two scheduled maintenance projects this summer, the replacement of roofing and the painting of the exteriors of the Graphic Arts and Nursing buildings. Michael Carson, senior project manager, Kitchell CEM, will be on site part-time and on call as needed during the construction phase and for project close-out from June through September. These construction management services will be provided at a fixed fee of \$40,656.

#### Budgetary Implications:

The construction management fee will be covered by state scheduled maintenance funds and unappropriated funds.

- RESOLUTION:** **BE IT RESOLVED,** That the Governing Board ratify Project Assignment Amendment #17 with Kitchell CEM to provide construction management services for the replacement of roofing and painting of the exteriors of the Graphic Arts and Nursing buildings, at a fixed fee of \$40,656.

Recommended By:

  
\_\_\_\_\_


Dr. Walter Tribley, Superintendent/President

Prepared By:

  
\_\_\_\_\_

Vicki Nakamura, Assistant to the President

Agenda Approval:

  
\_\_\_\_\_

Dr. Walter Tribley, Superintendent/President



**EXHIBIT B: PROJECT ASSIGNMENT AMENDMENT**

*(To Agreement for On-Going Construction Management Services)*

This Project Assignment is executed between **MONTEREY PENINSULA COMMUNITY COLLEGE DISTRICT** ("District") and **Kitchell CEM** ("CM") pursuant to the Agreement for On-Going Construction Management Services ("Agreement") between the CM and the District dated October 10, 2008. By this reference, the Agreement is incorporated herein as if set forth in full.

**1. Project Description.**

1.1 Project Description (Bidding and Construction Phases)

Monterey Peninsula College – Scheduled Maintenance

1.2 Design Team

The District has retained the following design professionals ("the Architect") to provide services consisting generally of the development and preparation Design Documents, assistance during bidding of the Construction Contract(s) and assistance in administration of the Construction Contract(s):

HGHB  
9699 Blue Larkspur Lane, Suite 201  
Monterey, CA 93940

**2. Basic Services.**

In addition to the Basic Services described in the Agreement for On-Going Construction Management Services and Conditions to Agreement for On-Going Construction Management Services, the Construction Manager will provide the following as a Basic Service for the above-described Project (refer to the Agreement for On-Going Construction Management Services and Conditions to Agreement for On-Going Construction Management Services for detailed description of each of the following).

- 2.1 Pre-Construction Phase (Not Applicable to this PAA).
- 2.2 Bid Documents (Not Applicable to this PAA, provided by others).
- 2.3 Peer Review (Not Applicable to this PAA).
- 2.4 Construction Cost Estimate (Not Applicable to this PAA).

**3. Budget.**

3.1 Total Project Budget: \$350,000

**4. Construction Management Compensation.**

Contract Price. The District shall pay CM a fixed fee of Forty Thousand Six Hundred Fifty Six Dollars (\$40,656). The Contract Price is based on the construction schedule for this project coinciding with the schedule as detailed in Item 5, below.

**5. Basic Services Completion Schedule.**

|                                  | START DATE | FINISH DATE |
|----------------------------------|------------|-------------|
| Pre Design                       | N/A        | N/A         |
| Preliminary Plans                | N/A        | N/A         |
| Working Drawings (including DSA) | N/A        | N/A         |
| Bidding                          | 05/18/15   | 06/09/15    |
| Construction                     | 06/15/15   | 09/11/15    |

**IN WITNESS WHEREOF**, the District and CM have executed this Agreement as of the date set forth above.

**“CM”**  
Kitchell CEM

**“DISTRICT”**  
Monterey Peninsula Community College District,  
a California Community College District

By: \_\_\_\_\_  
Russell A. Fox  
President

By: \_\_\_\_\_  
Dr. Walter Tribley  
MPC President, Superintendent