

MODIFICATION NO. 2 TO AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES

This Modification No. 2 to Agreement for Construction Management Services Dated June 15, 2010, is entered into by and between the Rio Hondo Community College District ("District") and Del Terra Real Estate Services, Inc. dba Del Terra Group ("Del Terra") and shall be effective as of October 1, 2012 when it has been fully executed by the parties.

Recitals

- A. On June 8, 2004, the District entered into a contract with RHPMT (a Joint Venture consisting of URS Corporation, Del Terra Group and Summit Consulting and Engineering) to provide program management services (the "RHPMT Contract").
- B. On June 15, 2010, the District and Del Terra entered into an Agreement for Construction Management Services, as modified by Modification No. 1 dated June 15, 2010 (the "Agreement").
- C. After the RHPMT Contract was completed, on or about September 30, 2012, the District requested that Del Terra continue to provide Program Management and Construction Management services for the current and forthcoming construction bond projects. On February 20, 2013, the District's Board of Trustees voted to authorize the District's Superintendent, President or designee to carry out the foregoing objectives and towards that end the District and Del Terra are entering in to this Modification No. 2.

Agreement

1. Scope of Services. Del Terra will provide continuing construction management services, as defined in the Agreement, and program management services, as defined in this Modification No. 2 (collectively, the "Services"), to the District as needed for the following projects (the "Projects"):

PE Building
PE Retaining Wall
El Monte Educational Center
Softball field renovation
Soccer field renovation

Del Terra will provide program management and construction management services, as defined in the Agreement and this Modification No. 2, on forthcoming District projects as directed by the District.

2. Basic Program Management Services. Del Terra's program management services which are Basic Services under the Agreement are described in Exhibit A to this Modification No. 2.
3. Basic Fee. The District will pay Manager nine hundred ninety-five thousand dollars (\$995,000.00) for the Services which are Basic Services in accordance with the payment schedule for the Projects attached as Exhibit B to this Modification No. 2.
4. Schedule of Services. Unless extended by mutual agreement, the Basic Services to be performed under this Modification No. 2 will be completed within the times set forth in Exhibit B to this Modification No. 2, except that Del Terra's Basic Services which are program management services will be completed within the latest of the time periods for the Projects set forth in Exhibit B.
5. Additional Services. The District will pay Del Terra for Additional Services as provided in the Agreement, except that if, through no fault of Del Terra, the duration of the Projects extends beyond the completion dates referenced in Exhibit B to this Modification No. 2 limited to the cumulative time period of five (5) years pursuant to Education Code section 81644, any continuation of services on the part of Del Terra beyond such points shall constitute "Additional Services". For such extensions of the Services the basis of Del Terra's compensation shall be equitably adjusted in accordance with the Agreement.
6. Effect of This Modification No. 2 on Agreement. Except as modified by this Modification No. 2, the terms of the Agreement remain in full force and effect.

Signatures on next page

The parties, through their authorized representatives, have executed this Agreement as of the day and year first written above.

RIO HONDO COMMUNITY COLLEGE DISTRICT

By:  _____

Name: Teresa Dreyfuss

Title: Interim President; VP Finance/Bus.

ADDRESS FOR NOTICE:

Attn: Teresa Dreyfuss, Interim President; Vice President, Finance & Business
Rio Hondo Community College District
3600 Workman Mill Road
Whittier, California 90601
562 / 908-3404

DEL TERRA REAL ESTATE SERVICES, INC dba/DEL TERRA GROUP

By:  _____

Name: Luis D. Rojas

Title: President and CEO

ADDRESS FOR NOTICE:

Mr. Luis D. Rojas
Del Terra Group
13181 Crossroads Pkwy, No., Ste. 540
City of Industry, CA 91746

EXHIBIT A

Program Management Services

Del Terra will provide the program management services described below as need for the Projects and, for forthcoming projects, as directed by the District.

1. Design Management
2. Prepare Project Cost Estimates
3. Development of Project Controls and Systems
4. Manage Program and Project Level Accounting and Reconciliation Activities
5. Create Program & Project Level Schedules
6. Develop Program and Project Level Budgets
7. Pre-Construction & Planning
 - a. Development of Division 0 & 1 (Boiler Plate)
 - b. Project Needs Assessment/Site Evaluation
 - c. A/E Coordination
 - d. Design Management (limited to New projects, not Existing projects)
 - e. DSA Coordination
 - f. Constructability Reviews & Value Engineering (limited to New projects, not Existing projects)
 - g. Schedule Development and Management
 - h. Budget Development, Management and Cost Control
8. Bid and Award Services
 - a. Front-End Document Development
 - b. Bidding Strategies & Bid Package Development
 - c. Project Controls, Communication & Document Management
 - d. Pre-Bid Conferences
 - e. Proposal Analysis
 - f. Contract award services

**DT-PMT, 2012/2013/2014 Program and Construction Management Fee
 Monthly Fee Allocation v2
 Initial PM/CM Fee of \$995,000**

Percent Complete & Fee Earned

Project Value	Total Gross Fee (6.84%)	Allocated Fee	Start of PM/CM Effort	Est'd End of PM/CM Effort	Overall Time (mths)	Percent Complete & Fee Earned			
						October 2012	November 2012	December 2012	Total 2012
PE Building Prj	\$ 7,964,000	\$ 544,804.40	10/1/2012	9/30/2013	12	5%	10%	10%	25%
						\$ 27,240.22	\$ 54,480.44	\$ 54,480.44	\$ 136,201.10
PE Retain'g Wall	350,000	\$ 23,942.94	10/1/2012	10/31/2013	13	5%	5%	0%	10%
						\$ 1,197.15	\$ 1,197.15	\$ -	\$ 2,394.29
EMEC	1,781,000	\$ 121,835.34	10/1/2012	4/30/2013	7	20%	20%	20%	60%
						\$ 24,367.07	\$ 24,367.07	\$ 24,367.07	\$ 73,101.20
Softball Field	1,350,000	\$ 92,351.32	10/1/2012	9/11/2013	12	5%	5%	0%	10%
						\$ 4,617.57	\$ 4,617.57	\$ -	\$ 9,235.13
Soccer Field	3,100,000	\$ 212,066.00	10/1/2012	6/30/2014	21	3%	2%	0%	5%
						\$ 6,361.98	\$ 4,241.32	\$ -	\$ 10,603.30
Total	\$ 14,545,000	\$ 995,000				\$ 63,783.98	\$ 88,903.54	\$ 78,847.51	\$ 231,535.03

**DT-PMT, 2012/2013/2014 Program and Construction Management Fee
 Monthly Fee Allocation v2
 Initial PM/CM Fee of \$995,000**

Project Value	Total Gross Fee (6.84%)	Allocated Fee	Start of PM/CM Effort	Est'd End of PM/CM Effort	Overall Time (mths)	Percent Complete & Fee Earned						Total 2014	Cumulative Fee		
						January 2014	February 2014	March 2014	April 2014	May 2014	June 2014				
PE Building Proj	\$ 7,964,000	\$ 544,804.40	10/1/2012	9/30/2013	12								\$ 100%	\$ 544,804.40	100%
PE Retaining Wall	350,000	\$ 23,942.94	10/1/2012	10/31/2013	13								\$ 100%	\$ 23,942.94	100%
EMEC	1,781,000	\$ 121,835.34	10/1/2012	4/30/2013	7								\$ 100%	\$ 121,835.34	100%
Softball Field	1,350,000	\$ 92,351.32	10/1/2012	9/11/2013	12								\$ 100%	\$ 92,351.32	100%
Soccer Field	3,100,000	\$ 212,066.00	10/1/2012	6/30/2014	21	5%	15%	20%	20%	10%	5%		\$ 100%	\$ 212,066.00	100%
Total	\$ 14,545,000	\$ 995,000				\$ 10,603.30	\$ 31,809.90	\$ 42,413.20	\$ 42,413.20	\$ 21,206.60	\$ 10,603.30	\$ 159,049.50	\$ 995,000.00		