

February 20, 2003

03-063

AUTHORIZE INCREASED EXPENDITURE FOR LEASE
CRUTCHER LEWIS CONTRACT FOR THE SYLVANIA
CAMPUS RENOVATION PROJECT (SUMMER 2002) TO
INCLUDE THE ADDITION OF A METAL SCULPTURE
PROGRAM OUT-BUILDING.

PREPARED BY:

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FINANCIAL
RESPONSIBILITY:

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APPROVED BY:

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REPORT:

After a formal Invitation to Bid process, per Resolution #03-003 on July 18, 2002, the Board awarded the Summer 2002 Sylvania Campus Renovation project to Lease Crutcher Lewis. An initial expenditure authorization of \$700,800 was granted.

During the course of the project, concealed conditions unknown at the time of the bid required that the location of the elevator in the CT Building be moved at an additional cost of \$82,396 for different machinery and associated construction.

The College then asked that the contractor add two new scopes of work to the project. One of these was a request that air conditioning be added to the math lab at a cost of \$61,733. This work is part of a larger Bond Initiative that is still in planning, but was advantageous to move into this scope because we were already working in the area.

The other was to upgrade the College's ITS wiring for an area much larger than required by the construction itself. The cabling work in the ST Computer room triggered an ITS policy that changes this project from a simple addition of stations in a specific service area with older technology (low-voltage wiring) to complete

replacement of the entire service area with new cables and connections for newer, higher capacity data systems. The cost of this work was \$61,124.

When combined, these changes total \$205,253, which is within thirty-three 33% change order limit of \$231,264 for College projects without seeking Board approval, (PCC 200.210).

Construction documents have been recently finalized for the addition of an outdoor metal sculpture studio that will alleviate long standing acoustical problems between two incompatible programs. Essentially, it moves all of the noisy functions of metal sculpting from the interior of the CT building to the outside. The cost of this addition is estimated to be \$120,000 and is included in the program for Bond improvements for the Sylvania campus.

Because of the delays due to moving the elevator and the need to work around the College's academic schedule, Lease Crutcher Lewis is still in the process of completing the elevators in the CT and HT buildings and are, therefore, still mobilized on site. Allowing this contractor to proceed with construction of the metal sculpture studio, as a change order to the Summer 2002 contract, would be an efficient way to accomplish this work. It would leverage the contractor's site knowledge, it would avoid needing to pay additional mobilization costs, it would enable the building to be constructed as quickly as possible and it would save the college the expense of issuing a new invitation to bid for this work. However, the addition of this work will exceed the Board authorized thirty-three 33% change order limit.

It is in the best interest of the College and more efficient, to allow Lease Crutcher Lewis to proceed with the construction of the metal sculpture studio. It would leverage the contractor's site knowledge and eliminate paying additional mobilization costs.

RECOMMENDATION:

That the Board of Directors authorize the increased contract amount for Lease Crutcher Lewis to include the construction of the metal sculpture studio \$120,000. Total expenditure authorization for this contract shall now be \$1,026,053. All expenditures for these services will be from bond funds.

Director Germond moved for approval of Resolutions 03-058, 03-059, and 03-061 through 03-065 by consent agenda. It passed unanimously.