

July 17, 2003

04-019

RATIFY GUARANTEED MAXIMUM PRICE (GMP) FOR THE
SYLVANIA CAMPUS BOND IMPROVEMENTS PROGRAM
CONTRACT WITH EMERICK CONSTRUCTION, HT AND
AM BUILDING RENOVATIONS AND IMPROVEMENTS

PREPARED BY: John Persen, Manager, Bond MWESB Procurement Program

FINANCIAL
RESPONSIBILITY: Steve Sivage, Director, Physical Plant

APPROVED BY: Randy McEwen, Vice-President, Administrative Services
Jesus "Jess" Carreon, President

REPORT: At the March 20, 2003 meeting, per Resolution #03-080, the Board adopted findings, granted a class exemption from competitive bidding, and authorized the use of alternative contracting methods for the remaining 2000 Campus Expansion Program.

At the June 19, 2003 meeting, per Resolution #03-161, the Board ratified a CM/GC contract to Emerick Construction Company for the construction of a series of projects consisting of HT and AM Building Renovations and Improvements, Air Conditioning Additions, Fire Sprinkler System Completion, Site Electrical Infrastructure Upgrades and Emergency Power System Modifications. The total cost of all of these improvements is estimated to be \$7,250,000.

The resolution stated that actual construction costs would be based on a negotiated Guaranteed Maximum Prices (GMP), which would be brought back to the Board for expenditure approval authority. However, construction sequencing and timing is such that a single GMP for the entire program cannot be completed at one time. Instead, a GMP for each of the projects will be individually negotiated to form the final GMP to be brought to the Board for ratification.

The GMP for the first project, the HT and AM Building Renovations, has now been negotiated for \$1,510,742. This is a fast track project designed to modify those spaces in time for the beginning of the Fall Term 2003. The need to move quickly and not lose time in this schedule required that this work start immediately, which did not allow time for the Board to approve this GMP amount prior to beginning work. President Carreon approved this GMP, as authorized by Board Policy B703, and it now requires ratification by the Board.

RECOMMENDATION:

That the Board of Directors ratify the HT and AM Building Renovations and Improvements GMP amount of \$1,510,742. All funding for this project will be from the capital construction (bond) fund.

Director Anderson moved for approval of Resolutions 04-001, 04-010 through 04-021 and 04-023 and it was approved unanimously.