

July 17, 2003

04-020

RATIFY GUARANTEED MAXIMUM PRICE (GMP) FOR THE  
CASCADE CAMPUS EXPANSION PROGRAM CONTRACT  
WITH WALSH CONSTRUCTION, GYM BUILDING  
PROJECT

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 October 18, 2001 meeting, per Resolution #02-039, the Board adopted findings, granted an exemption from competitive bidding, and authorized the use of the Construction Manager/General Contractor (CM/GC) contracting method for the Cascade Campus Expansion Program. This program consists of the construction of four (4) new buildings, three (3) additions to existing buildings, and renovations to four (4) other existing buildings, plus required site improvements.

At the July 18, 2002 meeting, per Resolution #03-005, the Board awarded the CM/GC contract for this program to Walsh Construction Company. The resolution stated that actual construction costs would be based on a negotiated Guaranteed Maximum Price (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.

At the January 16, 2003 meeting, per Resolution #03-052, the Board approved the GMP for the Jackson Hall Addition and Remodel project for \$6,245,522.

At the June 19, 2003 meeting, per Resolution #03-157, the Board approved the GMP for the SSB Remodel Project for \$689,680.

The GMP for the next project, the Gym Building, has now been negotiated for \$4,905,304. The need to move quickly to maintain the overall schedule required that this project 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 Gym Building project GMP amount of \$4,905,304. 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.