

October 16, 2003

04-049

RATIFY GUARANTEED MAXIMUM PRICE (GMP#5) FOR  
THE CASCADE CAMPUS EXPANSION PROGRAM  
CONTRACT WITH WALSH CONSTRUCTION, WEST  
PARKING LOT 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  
Gerard "Jerry" Berger, 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 GMP #1 for the Jackson Hall Addition and Remodel project for \$6,245,522.

At the June 19, 2003 meeting, per Resolution 03-157, the Board ratified GMP #2 for the SSB Remodel Project for \$689,680.

At the July 17, 2003 meeting, per Resolution 04-020, the Board ratified GMP #3 for the Gym Building Project for \$4,905,304.

Also at the July 17, 2003 meeting, per Resolution 04-021, the Board approved GMP #4 for the North Parking Lot Project for \$404,568.

The GMP for the next project (#5), the West Parking Lot, has now been negotiated for \$562,938. 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 Berger 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 West Parking Lot Project GMP (#5) amount of \$562,938. The total of all GMP amounts to date is now \$12,808,012. All funding for this project will be from the capital construction (bond) fund.

Director Williams moved to approve Resolutions 04-044 through 04-055 and it passed unanimously.