

April 15, 2004

04-131

AUTHORIZE ADDITIONAL EXPENDITURE AUTHORITY
FOR THE CM/GC CONTRACT WITH EMERICK
CONSTRUCTION COMPANY TO COMPLETE
ADDITIONAL IMPROVEMENTS AND RENOVATION
WORK FOR THE SYLVANIA CAMPUS BOND PROGRAM

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 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 to coordinate and manage the construction of a series of building renovation and improvement projects at the Sylvania Campus with an estimated total cost of \$7,250,000. This 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 approval authority. Construction sequencing and timing is such that a single GMP for the entire program could not be completed at one time. Instead, a GMP for each of the projects was to be individually negotiated and brought to the Board for ratification. To date, GMPs #1 through #7 have been ratified by the Board for a total of \$8,268,323.

The scope of additional renovation and modernization work now contemplated as part of the CM/GC Sylvania Campus Bond Program has been identified and the College's design consultants have estimated the cost of this work at

approximately \$5,000,000. Key elements of this work include:

- Classroom modernizations: AM, SS, ST, and CT Buildings
- Faculty office modernization: SS and ST Buildings
- Modernizations and alterations as part of the Telecommunications Strategy (wiring closet upgrades, cabling, raceways, and conduit)
- Space utilization repairs campus-wide
- Post-construction ceiling repairs campus-wide

These additional construction costs will be based on negotiated GMP packages which will be brought back to the Board for ratification. The current Board authorized total GMP for this contract is \$8,268,323. This increase of an additional \$5,000,000 of work will put the total at approximately \$13,268,323.

RECOMMENDATION:

That the Board of Directors authorize an additional \$5,000,000 expenditure authority for the CM/GC contract with Emerick Construction Company to complete additional improvements and renovations as part of the Sylvania Campus Bond Program. The total authorized expenditure amount will be \$13,268,323. Funding will be primarily from Bond funds, with some Capital Maintenance and departmental capital funds additions.

Director Germond moved to approve Resolutions 04-123 through 04-135, 04-137, and 04-138 by consent agenda and it carried unanimously.