

May 20, 2004

04-152

RATIFY GUARANTEED MAXIMUM PRICES (GMPS #7 & 8)  
FOR THE CASCADE CAMPUS EXPANSION PROGRAM  
CONTRACT WITH WALSH CONSTRUCTION

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, District 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 and will 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 Physical Education 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.

At the October 16, 2003 meeting, per Resolution 04-049, the Board approved GMP #5 for the West Parking Lot for \$562,938.

At the November 20, 2003 meeting, per Resolution 04-066, the Board approved GMP #6 for the Technology Education Building Project for \$7,106,066.

The GMPs for the next two projects: (#7) the Public Service Education Building has been negotiated for \$3,245,992, and (#8) the Site Telecommunication Project has been negotiated for \$210,920. 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 the GMP amounts prior to beginning work. President Berger approved these GMPs, as authorized by Board Policy B703, and they now require ratification by the Board.

**RECOMMENDATION:**

That the Board of Directors ratify the Public Service Education Building Project GMP (#7) amount of \$3,245,992, and the Site Telecommunication Project GMP (#8) amount of \$210,920. The total of all Cascade Campus GMP amounts to date is now \$23,370,990. Funding will be primarily from Bond funds, with some Capital Maintenance and departmental fund additions.

Director Germond moved for approval of Resolutions 04-149 through 04-152 and it passed unanimously.