

September 16, 2004

05-017

RATIFY GUARANTEED MAXIMUM PRICE (GMP #8) FOR
THE SYLVANIA CAMPUS BOND IMPROVEMENTS
PROGRAM CONTRACT WITH EMERICK 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
Dr. Preston Pulliams, 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 Sylvania 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 renovation and upgrade construction projects at the Sylvania Campus with a preliminary estimated cost of \$7,250,000.

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. 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. The following GMP projects have been approved by Board Resolution to date:

GMP #1	HT & AM Bldgs. (04-019)	\$ 1,510,742
GMP #2	Phase 1 Electrical (04-050)	\$ 532,794
GMP #3	Sculpture Building (04-067)	\$ 107,550
GMP #4	Cooling Improvements (04-067)	\$ 2,698,370
GMP #5	Phase 2 Power Dist. (04-067)	\$ 1,724,150
GMP #6	Fire Protection (04-067)	\$ 550,654
GMP #7	A/C & Electrical (04-130)	\$ 1,144,063

GMP #8, for CT Building Ceilings, ST Building Second Level Ceilings and ST Building Third Level Ceilings, has been negotiated for \$1,056,286. It has been approved by President Pulliams, as authorized by Board Policy B 505, and now needs to be ratified by the Board.

RECOMMENDATION: That the Board of Directors ratify GMP #8 for \$1,056,286. The total of all Sylvania Campus GMP amounts to date for this contract is now \$9,324,609. Funding for these projects will be from bond and capital maintenance funds.

Director Margolin moved to approve Resolutions 05-005 through 05-019 and it was approved unanimously.