

December 9, 2004

05-039

APPROVE GUARANTEED MAXIMUM PRICE (GMP #3) FOR
THE CONSTRUCTION MANAGER/GENERAL
CONTRACTOR (CM/GC) CONTRACT WITH HOWARD S.
WRIGHT CONSTRUCTION COMPANY FOR THE ROCK
CREEK CAMPUS PHASE 2 RENOVATION PROJECT
(Building 3 Renovations)

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, District President

REPORT: At the March 20, 2003 meeting, per Resolution #03-080, the PCC Local Contract Review Board adopted findings, granted a class exemption from competitive bidding, and authorized the use of alternative contracting methods for the remaining 2000 Bond Program Capital Improvement Projects. It was determined by Procurement and Physical Plant staff that the alternative contracting method that would best serve the interests and needs of the College for the selection of a general contractor for the Rock Creek Campus Phase 2 Renovation Project was a formal Request for Proposals (RFP) process to select a Construction Manager/General Contractor (CM/GC). This contract will be for the selected CM/GC firm to plan, coordinate and manage the construction of a series of renovation projects on: Buildings 2, 3, and 5 (est. \$2,820,000).

At the February 19, 2004 meeting, Per Resolution #04-099, the Board awarded the CM/GC contract for this program to Howard S. Wright 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 approval or ratification.

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

GMP #1	Building 2 Additions (05-024)	\$958,078
GMP #2	Building 5 Renovations (05-029)	\$332,625

GMP #3, for the project titled Building 3 Renovations, has been negotiated for \$1,387,002, and now requires approval by the Board.

RECOMMENDATION:

That the Board of Directors approve the Building 3 Renovations Project GMP (#3) amount of \$1,387,002, per the Rock Creek Campus Phase 2 Renovation CM/GC contract with Howard S. Wright Construction Company. The total of all Rock Creek Campus GMP amounts to date is now \$2,667,705. Funding will be primarily from Bond funds, with some Capital Maintenance and departmental fund additions.

Director Margolin moved to approve Resolutions 05-032 through 05-035 and Resolutions 05-039, 05-040, 05-042 and 05-043 and is passed unanimously.