

January 20, 2005

05-047

AUTHORIZE ADDITIONAL EXPENDITURE AUTHORITY,
AND APPROVE GMP #4, FOR THE ROCK CREEK
CAMPUS PHASE 2 CONSTRUCTION
MANAGER/GENERAL CONTRACTOR (CM/GC)
CONTRACT WITH HOWARD S. WRIGHT
CONSTRUCTION COMPANY TO COMPLETE
ADDITIONAL IMPROVEMENTS AND RENOVATION
WORK FOR THE ROCK CREEK CAMPUS PHASE 2
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
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	Building 3 Renovations (05-039)	<u>\$1,387,002</u>
		\$2,677,705

GMP #4 has now been negotiated in the amount of \$4,447,038. This would bring the total contract to \$7,124,743 and exceed the \$2.8 million expenditure authority originally established by Resolution 04-099.

Key elements of this work include:

- Convert building 2 former library space as well as the entire north end second floor into general purpose and computer classrooms.
- Create part-time faculty space.
- Convert former Student Affairs area, (1st floor) into general purpose classrooms.
- Upgrade HVAC, telecommunications, lighting and fire sprinkler systems.

GMP # 4 bid process included MWESB outreach via, direct contact, on Campus MWESB outreach event, networking, walk through and pre-bid meetings. Of the 10 1st tier firms used on the project to date 6 are State certified MWESB firms for a total contract amount of \$1,601,138.

RECOMMENDATION: That the Board of Directors increase expenditure authority for the Rock Creek Phase 2 CM/GC contract with Howard S. Wright from \$2,800,000 to \$7,200,000 and approve GMP #4 in the amount of \$4,447,038. Funding will be primarily from the Bond Construction Fund, with some capital maintenance and departmental fund additions.

Director Germond moved for approval of Resolutions 05-043 through 05-050 by consent agenda and it passed unanimously.