

May 19, 2005

05-091

RATIFY GUARANTEED MAXIMUM PRICE (GMP #10) 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, District 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. At the April 15, 2004 meeting, per Resolution 04-131, the Board authorized a revised total expenditure authority amount of \$13,268,323 for the renovations portion of the Sylvania Campus Bond Program.

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	Ceilings, CT & ST (05-017)	\$ 1,056,286
GMP #9	Classroom Renovation (05-044)	\$ 241,704

GMP #10 is for the remodel of select spaces in the Sylvania campus CT Building. The project cost has been negotiated for \$425,485.

RECOMMENDATION:

That the Board of Directors ratify GMP #10 for \$425,485. The total of all Sylvania Campus GMP amounts to date for this contract is \$9,991,798, adding in another \$765,199 in change orders brings the grand total to \$10,756,997. Funding will be from the Bond Construction Fund for bond projects and the Capital Project Fund for maintenance projects.

Director Margolin moved to approve Resolutions 05-082 through 05-091 by consent agenda and it passed unanimously.