

July 21, 2005

06-005

APPROVE GUARANTEED MAXIMUM PRICE No. 1 (GMP #1) FOR THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC) CONTRACT WITH EMERICK CONSTRUCTION FOR THE SYLVANIA CAMPUS COLLEGE SERVICES BUILDING

PREPARED BY: Steven J. Hopf, Purchasing Manager

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 #04-080, 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 Sylvania Campus College Services Building 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 Sylvania Campus College Services Building for an estimated amount of \$4,470,199.00

At the June 24, 2004 meeting, Per Resolution #04-166, the Board awarded the CM/GC contract for this program to Emerick 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.

**RECOMMENDATION:**

The Board of Directors approves the College Services Building Project, GMP #1, for a total of \$4,470,199.00, per the Sylvania Campus CM/GC contract with Emerick Construction. Funding will be primarily from Bond, Capital Maintenance and Parking funds.