

November 17, 2005

06-026

RATIFY GUARANTEED MAXIMUM PRICE (GMP #12) FOR  
THE CASCADE CAMPUS EXPANSION PROGRAM  
CONTRACT WITH WALSH CONSTRUCTION – WEST  
(ARGO) PARKING – PHASE 2.

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 October 18, 2001 meeting, per Resolution 02-039, the Board adopted findings, granted an exemption from competitive bidding, and authorized the use of the Construction Manager/General Contractor (CM/GC) contracting method for the Cascade Campus Expansion Program. This program consists of the construction of four (4) new buildings, three (3) additions to existing buildings, and renovations to four (4) other existing buildings, plus required site improvements.

At the July 18, 2002 meeting, per Resolution 03-005, the Board awarded the CM/GC contract for this program to Walsh 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 ratification. The following GMP projects have been approved by Board Resolution to date:

GMP #1	Jackson Hall Addition (03-052)	\$6,245,522
GMP #2	SSB Remodel Project (03-157)	\$ 689,680
GMP #3	PE Building Project (04-020)	\$4,905,304
GMP #4	North Parking Lot (04-021)	\$ 404,568
GMP #5	West Parking Lot (04-049)	\$ 562,938
GMP #6	Technology Bldg. (04-066)	\$7,106,066
GMP #7	Public Service Bldg. (04-152)	\$3,245,992

GMP #8	Site Telecom Project (04-152)	\$ 210,920
GMP #9*	Terrell Hall Additions (05-022)	\$3,555,667
GMP#10	Moriarty Building (05-023)	\$7,539,042
GMP #11	Student Center Remodel (06-020)	\$ 173,572

The GMP (#12) for the next project, West (Argo) Parking – Phase 2, has been negotiated for \$282,723. This project will remove the Argo Metal Works building that has been used for temporary storage during construction and replace it with additional parking on the site. The need to move quickly to maintain the overall schedule and to provide this badly needed additional parking for the Cascade Campus required that this project work start immediately, which did not allow time for the Board to approve the GMP amount prior to beginning work. President Pulliams approved this GMP, as authorized by Board Policy B505, and it now requires ratification by the Board.

**RECOMMENDATION:**

That the Board of Directors ratify the West (Argo) Parking – Phase 2, GMP (#12) in the amount of \$282,723, per the CM/GC contract with Walsh Construction. The total of all Cascade Campus Board approved GMP amounts to date is now \$34,921,994.

Funding for GMP #12 will be from Bond funds.