

September 25, 2008

09-022

APPROVE ADDITIONAL EXPENDITURES OF \$126,609  
TO IN LINE COMMERCIAL CONSTRUCTION FOR THE  
ROCK CREEK KENNEL

PREPARED BY: Steven Hopf, Purchasing Manager

FINANCIAL  
RESPONSIBILITY: Steve Sivage, Director, Physical Plant

APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services  
Dr. Preston Pulliams, District President

REPORT: This project was originally bid at \$382,483 by In Line Commercial Construction. This was significantly higher than expectations, so rather than awarding the contract for this amount, PCC chose to try to reduce the cost by negotiating with the contractor to value engineer the building, particularly the mechanical, electrical and plumbing (MEP) Systems. A lower contract amount of \$235,093 for the core building was agreed to and was authorized by Board Action 08-017, September 20, 2007.

PCC's plan was to add back the MEP systems by redesigning them and contracting directly with individual MEP contractors for their installation.

Due to a series of events revolving around delays due to permitting issues with Washington County and the simultaneous need to get the kennel in service to support the Veterinary Technician Program's effort to maintain accreditation, those aspects of the construction that were intended to be bid by the College were instead bid by In Line Commercial Contractors and authorized as change orders to the original contract.

In addition, additional work not in the original bid was authorized by change order. First, PCC chose to take the opportunity to extend more reliable underground electrical power to the nearby Building Trades Program area while contractors already had the ground open. Second, at the last minute Washington County

inspectors required additional paving around the Kennel before they would issue an occupancy permit. These changes totaled \$6,336.

Community College Rules CCR.302 allows contracts to exceed the original amount by twenty-five percent without additional Board Approval. The total change order amount for this contract is \$126,609 which is a 63% increase from the contracted amount. Therefore, Board approval is required.

Final project costs total \$361,402, still under the original bid by 6.0% but with a substantially better kennel at the end for the Veterinary Technician Program.

**RECOMMENDATION:** That the Board of Directors approve additional expenditures of \$126,609 to In Line Commercial Construction for the Rock Creek Kennel. Funding source is the Capital Projects Fund.