

July 17, 2013

14-008

AUTHORIZATION FOR O'NEILL/WALSH COMMUNITY BUILDERS TO PROVIDE REQUIRED PORTLAND BUREAU OF TRANSPORTATION (PBOT) OFF SITE CONSTRUCTION SERVICES FOR THE SOUTHEAST CENTER BOND CONSTRUCTION PROJECT

PREPARED BY: Kathy Kiaunis, Manager, Bond Finance

FINANCIAL RESPONSIBILITY: Linda Degman, Director, Bond Program

APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services
Randy McEwen, Vice President
Dr. Jeremy Brown, President

REPORT: With Board Resolution 12-059, the Board of Directors adopted the findings and approved the exemption to authorize the use of the Construction Manager/General Contractor (CM/GC) alternative contracting method for Southeast Center.

After a formal Request for Proposals process, per Resolution 12-075 (\$500,000), the Board awarded the CM/GC contract for the Southeast Center 2008 bond program to O'Neill/Walsh Community Builders. Resolutions to date, including 13-027 (\$26,749,147), 13-059 (\$905,525), 13-066 (\$2,362,460), 13-079 (\$683,613), 13-090 (\$1,100,000), and 13-150 (\$3,897,009) have authorized \$36,197,754 for work including the learning commons, student commons, Legin demolition, Mt Tabor Kitchen, German American Society (GAS) renovations, and a project contingency.

As part of the approval of the Southeast Center improvements, the Portland Bureau of Transportation (PBOT) has required half street improvements to 80th Avenue. Requirements include street widening, paving, landscaping and a sidewalk along one side of the street. Other offsite improvements are required as well around the perimeter of the campus on Division Street, 77th Avenue, and Sherman Street. The guaranteed maximum price (GMP) for the project is \$472,214.

This resolution plus the earlier authorizations total \$36,669,968. Construction is anticipated to be complete for the off site improvements by the end of Summer 2014.

RECOMMENDATION: That the Board of Directors authorize O'Neill/Walsh Community Builders to complete the off site improvements for a total of \$472,214. The funds are from the 2008 Bond Program.