

December 5, 2013

14-070

AUTHORIZATION FOR FORTIS CONSTRUCTION, INC.
TO PROVIDE CONSTRUCTION SERVICES FOR
BUILDING 1 RENOVATION AND BUILDING 5
GENERAL CONDITIONS FOR THE ROCK CREEK
CAMPUS 2008 BOND PROGRAM

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: On July 14, 2011 (BA 12-012), the Board of Directors adopted findings and approved an exemption to authorize the use of the CM/GC alternative contracting method for the Rock Creek Campus.

After a formal Request for Proposals process, per Resolution 12-065 on December 8, 2011, the Board awarded the Construction Manager/General Contractor contract for the Rock Creek Campus 2008 bond program to Fortis Construction. Work authorized to date through prior resolutions 12-065 (\$500,000), 12-110 (\$877,651), 12-121 (\$2,779,633), 13-008 (\$9,156,704), 13-065 (\$751,300) and 14-016 (\$738,707) includes the Building 7 partial demolition, Building 7 addition, Building 2 CTE renovations, VOIP and generator projects, Central Distribution move to leased property, storm water detention pond improvements and Building 5 preconstruction services totaling \$14,803,997.

At this time, construction work is proceeding for the renovations to Building 1, which will house the campus Facility Management Services (FMS) and Public Safety functions. These college services are being relocated from their current locations in Building 5 as part of the planned addition to that Building. The Guaranteed Maximum Price (GMP) for this project is \$1,442,328 million. In addition, authorization for an owner's

contingency of \$75,000 is requested, for a total amount of \$1,517,328.

Construction documents are in development for the addition to Building 5. The addition to Building 5 will include new classrooms, faculty workspaces, expanded student services spaces, a new food service facility, and bookstore. It is anticipated that a GMP will be established in June of 2014. Prior to establishment of the GMP, authorization is needed for project general conditions costs, including construction management, of \$586,221.

This request, totaling \$2,028,459, plus the earlier authorizations results in a revised total of \$16,832,456. Funding for the projects will come from the 2008 Bond Program.

RECOMMENDATION: That the Board of Directors authorize Fortis Construction to complete Building 1 renovations and Building 5 general conditions. The cost for these services will be approximately \$2,028,459 over the next 7 months. Expenditures for these services will be from the 2008 bond funds.