

July 16,2015

16-010

AUTHORIZE A CONTRACT INCREASE TO INCLUDE
STUDENT SERVICES REMODEL/EXPANSION GMP
TO O'NEILL/WALSH COMMUNITY BUILDERS CM/GC
CONTRACT FOR THE SOUTHEAST CAMPUS 2008
BOND CONSTRUCTION PROJECT

PREPARED BY: Avelina Gulmatico, Procurement Coordinator, Bond Program

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Bond Program

APPROVED BY: Sylvia Kelly, Acting 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 (OWCB). Thereafter, additional resolutions were approved (BAs 13-027, 13-059, 13-066, 13-079, 13-090, 13-150, 14-008, 14-100, 15-024, 15-045 and 15-068) to include additional scope and guaranteed maximum pricing (GMP) for OWCB's contract. To date the Board of Directors approved a contract total of \$41,134,649 and this total includes GMPs for the following projects: Library, Student Commons, Legin demolition, Mt. Tabor Kitchen and renovations, German American Society (GAS) renovations, off-site improvements, U-Haul demolition, retail tenant improvements, Kaiser demolition and a project contingency.

SEC has a need to expand and reconfigure the Student Services area in the Student Commons. The existing space does not allow for additional staff needed to serve the growth in students at the campus. All the space within the Student Commons first floor is occupied and the only available expansion space is the set aside space for

retail. Student services will expand into one section of the retail space. There will be two retail operations on the storefront, one is under renovation for Field Bikes and we are working on a tenant for the other space. This additional space and reconfiguration of Student Services will provide a better environment to serve the students at SEC.

The Bond Program is requesting authorization for an additional GMP to complete the Student Services remodel/expansion in the Student Commons. The project size is 3,000 square feet (1,400 sf expansion and 1,600 sf reconfiguration).

The total amount of the GMP is \$888,790, which includes an owner project contingency. Construction is anticipated to be completed for Fall term 2015.

RECOMMENDATION: That the Board of Directors authorize O'Neill/Walsh Community Builders to include scope of work for Student Services remodel/expansion at the Student Commons, for an additional cost of \$888,790, the revised CM/GC contract total for the Southeast Campus 2008 Bond program is \$42,023,439. Funding for these projects are from the 2008 Bond Program.