

September 17, 2015

16-030

AUTHORIZE AN INCREASE TO FORTIS  
CONSTRUCTION'S CONTRACT TO PROVIDE  
CONSTRUCTION MANAGER/GENERAL  
CONTRACTOR (CM/GC) SERVICES FOR ROCK  
CREEK CAMPUS 2008 BOND PROGRAM

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FINANCIAL  
RESPONSIBILITY: Linda Degman, Director, Bond Program

APPROVED BY: Sylvia Kelley, Interim 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.

On December 8, 2011 (BA 12, 065), the Board of Directors awarded the construction Manager/General Contractor contract to Fortis Construction. Thereafter, additional resolutions were approved (BA 12-065, 12-110, 12-121, 13-008, 13-065, 14-016, 14-070, 14-116, 14-134, 15-131 and 15-144) to include additional scope and Guaranteed Maximum Prices (GMP) for Fortis's contract. To date the Board of Directors approved a contract total of \$45,264,264 and this total include GMPs for the following projects: Building 7 partial demolition and addition, Building 2 CTE renovations, VOIP and generator projects, Central Distribution relocation, storm water detention pond improvements, Building 1 reconfiguration and renovation, Building 5 demolition and construction, Building 2 renovations, Building 2 & 3 seismic upgrade, and completion of Egress Road Project.

The Bond Program, together with Facilities Management Services Department (FMS), is requesting authorization to include a GMP for the completion of Building 7 chiller replacement project with a GMP of \$1,031,040. This work is integral to the addition of Building 7 that was completed in Spring 2014. Due to the aging chillers and the addition to the building it has been difficult to provide

adequate comfort for our students and staff during this heating season. The FMS Department does not have current expertise or staff to act as general contractor for this scope of work that will require integration of multiple types of equipment (chiller, pumps/piping, and electrical controls), coordination of work and procurement, as well as quality control in a very tight time frame for completion. The desire was to complete by end of December, 2015. After careful consideration, the staff determined it will be in the best interest of the College to have Fortis Construction perform all services necessary for the full completion of this project, as part of their CM/GC contract for the Rock Creek Campus 2008 Bond Program. This scope consists of demolition and removal of existing chillers/water pumps; furnish and installation new chillers and water pumps; demolition and patching interior and exterior walls; painting, and replacing flooring materials. This work will also include integration, scheduling, coordination and construction management for full completion of the Building 7 re-roof project. Roofing will be done by Snyder Roofing (BA 15-127). The total GMP of \$1,031,040 (includes an owner contingency of \$93,731) is funded by FMS Department.

**RECOMMENDATION:** That the Board of Directors authorize Fortis Construction to continue working on the RC Campus contract for an additional cost of \$1,031,040 and the revised CM/GC contract total for the Rock Creek Campus 2008 bond program is \$ 46,295,304. Funding for \$1,031,040 will be from FMS 2000 fund and remaining funds covered by 2008 Bond Fund.