

January 21, 2016

16-060

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
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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, 15-144, and 16-030) to include additional scope and Guaranteed Maximum Prices (GMP) for Fortis's contract. To date the Board of Directors approved a contract total of \$46,295,304 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 Building 7 chiller replacement (Department Funded project).

The Bond Program is ready to move forward with the Building 9 Renovation and Building 3 Renovation projects and would like to add them to Fortis Construction's existing contract. These are projects that have always been planned as part of the 2008 Bond Program. The

scope for Building 9 Renovation consists of two phases; Phase 1 is renovation of the old Bookstore space that has now been vacated because we relocated the Bookstore into new space in B5. Phase 2 consists of relocating departments on the first floor of B9 to better meet our students needs. The total GMP for the Building 9 renovation is \$1,392,287 plus an owner contingency of \$69,615 for a total of \$1,461,902; and, the scope for Building 3 Renovation consist of replacing rooftop air handlers, roof structure improvements, renovate kiln building, fire separation improvements, renovation of first floor (previously occupied by food services café, ASPCC programs, and other departments). The total GMP for this Building 3 renovation is \$3,634,298 plus an owner contingency of \$181,715 for a total of \$3,816,013.

RECOMMENDATION: That the Board of Directors authorize Fortis Construction to continue working on the RC Campus 2008 Bond Program, include the scopes and GMPs for Building 3 and Building 9 with a combined GMP total of \$5,277,915. The revised CM/GC contract total for the Rock Creek Campus 2008 bond program is \$51,573,219. Funding for these projects will be from the 2008 Bond Fund.