

February 18, 2016

16-076

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

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REPORT: On December 8, 2011 (BA 12-060), the Board of Directors adopted the findings and approved the exemption to authorize the use of the CM/GC alternative contracting method for Cascade Campus.

And, on March 15, 2012 (BA 12-087), the Board of Directors awarded the CM/GC contract for Cascade Campus 2008 Bond Program to Hoffman Construction. Thereafter, additional resolutions were approved (BA 13-028, 13-058, 13-054, 13-067, 13-077, 13-091, 14-118, 14-133, 15-056 and 15-146) to include additional scope and guaranteed maximum pricing (GMPs) to Hoffman's contract. To date the Board of Directors approved a contract total of \$51,031,065. This total includes GMPs for the following projects: underground parking structure, paragon building, security improvements and surface parking, academic building, student center projects, TEB classrooms, generators and mechanical unit replacement at Terrell Hall, Library and Plaza upgrades, Student Center demolition and additional generators.

The Bond Program is requesting an increase to Hoffman's CM/GC contract to include the scope for installing generators at the Paragon Building and Public Service Building. The intent is to re-use existing generators from other buildings, which is a savings of about \$20,000. The scope includes installing ATS switches, standby panel for each building, wiring

necessary lighting and owner furnished AC unit. The estimated cost for this work is \$212,000 (includes \$6,200 for Telecom room A/C unit). In addition, the Cascade Campus gym will need to have glass installed to reduce the sound or noise between the floors. The estimated cost is \$80,000.

RECOMMENDATION: That the Board of Directors authorize an increase to Hoffman Construction's contract to provide CM/GC services for the Cascade Campus 2008 bond program for an additional cost of \$292,000 and the revised contract total will be \$51,323,065. The funds covered by the 2008 Bond fund.