

May 19, 2016

16-119

AUTHORIZATION TO INCREASE BALFOUR BEATTY
CONSTRUCTION CONTRACT (formerly, Howard S Wright
Constructions) TO PROVIDE CONSTRUCTION
MANAGER/GENERAL CONTRACTOR FOR SYLVANIA
CAMPUS 2008 BOND PROJECTS

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REPORT: As part of the 2008 Bond projects, the Board reviewed and approved Resolution 10--077 which authorized the exemption process for the Construction Manager/General Contractor (CM/GC) procurement method for the Sylvania Campus. Howard S. Wright Constructors was selected as the CM/GC for the Sylvania Campus through Resolution 10-097, with an initial authorization of \$21 million, plus Resolution 13-078 for \$14 million for 2013 projects, Resolution 14-083 for \$8 million for 2014 projects, Resolution 15-040 for \$7 million for 2015 projects, and Resolution 15-130 for \$2 million increase, with revised total of \$52 million. The bond projects at the Sylvania campus are unique compared to the other campuses, in that they are primarily renovations to existing buildings. Lack of swing space to move occupants of buildings and to relocate classes during remodels is a major limiting factor in proceeding with work at the campus. Many projects need to be planned and completed in phases, which results in several smaller projects, as opposed to larger discreet projects for new construction.

Projects to date have included renovations to the Library, Science and Technology (ST) Building (phase I & phase II in progress), Social Science and Technology (SS) Building (phase I), Health Technology (HT) Building Heating Ventilation and Cooling (HVAC) upgrades and CTS relocation, Communication Technology (CT) Building phase I, AM Building and College Center (CC). A new media control center is complete and Seismic upgrades in buildings and walkways are underway as well. A new entry to the east side

of the CC Building is also underway. The Automotive Storage Building was completed in 2013. Site projects have included the completion of G Street, and the addition of a Plaza Access Lane between the HT and CC Buildings. Social Science and Technology (SS) Building Renovation (Phase 2) completed in late 2015. The site work detention pond was completed in The HT Radiography and Dental Equipment upgrade was completed in late 2015. CT Little Theater renovation, CC Building Phase 2 was completed late 2015 and phase 3 renovation is in process. Site lighting project (FMS) is in process, Phase 2 will be completed by summer 2016.

Several maintenance projects have been completed, including a complete overhaul of the swimming pool. Technology projects to date have included VOIP work, telecom infrastructure, and the data center. Energy efficiency projects (E6) have included the boiler replacement, the heating hot water loop upgrades, CC HVAC upgrades and several other improvements.

Upcoming projects through 2017, with their approximate values, are the following: Kitchen Remodel, \$1 million; CC Bldg Renovation Phase 4 thru 5, \$4 million; CC building office remodel, \$2.5 million; Additional sitework improvement, \$700K; phase 2 site lighting, \$1.45M. This request is for additional increase of approximately \$9.65 million plus the previous authorizations totals to \$61.65 million.

RECOMMENDATION: That the Board of Directors authorize Balfour Beatty Construction to continue to provide Construction Manager/General Contractor services at the Sylvania Campus for an additional \$9.65 million, with the revised contract total of \$61.65 million. Of the \$9.4 million, \$1.2 million will be funded from FMS 2000 fund for additional work of Sylvania Campus Site Lighting project, and remaining funds for other projects are covered by 2008 Bond funds.