

May 19, 2016

16-121

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

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FINANCIAL  
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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, Community Hall and childcare renovations, and a project contingency.

As building use and pedestrian circulation patterns are better identified at the new Southeast Campus, certain needs have become apparent. The following improvements are intended to meet these needs. (1) Add a covered entry roof to the Community Hall, which better

identifies the primary door to the building, screens the building's utility equipment, and creates needed casual gathering areas; (2) Build additional sidewalks that connect critical pathways and remove certain obsolete sidewalks and fencing left over from the original GAS site; (3) Build a bus shelter at the main PCC shuttle stop to accommodate ridership needs; seating, weather protection, lighting and a sense of place; (4) Provide a complimentary pedestrian shelter/bicycle parking gateway across from the bus stop shelter to serve users waiting for private rides; (5) In response to campus needs, provide fenced, secured bicycle parking on a new concrete pad for up to 140 bicycles.

The Bond Program, Transportation and Parking, and FMS are requesting authorization for an additional GMP to complete these site improvements. The total amount of the GMP is \$675,194, which includes an owner project contingency. Construction is anticipated to be completed for winter 2017.

**RECOMMENDATION:** That the Board of Directors authorize O'Neill/Walsh Community Builders to include scope of work for site improvements, for an additional cost of \$675,194, the revised CM/GC contract total for the Southeast Campus 2008 Bond program is \$41,809,843. Funding for these projects are from the 2008 Bond Program, Transportation and Parking and 2000 Fund.