

December 6, 2012

13-054

AUTHORIZATION FOR HOFFMAN CONSTRUCTION
TO PROVIDE CONSTRUCTION SERVICES FOR
RENOVATION OF THE PARAGON BUILDING FOR
THE CASCADE CAMPUS BOND CONSTRUCTION
PROJECT

PREPARED BY: Kathy Kiaunis, Manager, Bond Finance

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Bond Program

APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services
Randy McEwen, District Vice President
Dr. Preston Pulliams, District President

REPORT: With Board Resolution 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.

After a formal Request for Proposals process, per Resolution 12-087, the Board awarded the Construction Manager/General Contractor contract for the Cascade Campus 2008 bond program to Hoffman Construction, for an initial amount of \$500,000.

The College owns the former Paragon Club property on N. Killingsworth. Due to the urban nature of the Cascade Campus, there is limited staging area for construction in the area. It is desirable to use the Killingsworth property to house the construction offices in lieu of finding space for construction trailers for the CM/GC and partner firms. The property is immediately adjacent to the south edge of the project site, where the Student Center will be located. An MWESB firm was selected to prepare a design for the renovation, with a view to maintaining flexibility for future uses. The property will be renovated with Cascade project funds that would have been used for renting construction trailers with the addition of some bond funds to complete the project. After campus construction is complete, an assessment will be done to look at highest and best use for the long-term. The guaranteed

maximum price (GMP) of this work is \$641,637. Construction is anticipated to be complete in Spring 2013. This resolution plus the earlier authorizations total \$1,141,637.

RECOMMENDATION: That the Board of Directors authorize Hoffman Construction to renovate the Paragon Building for a GMP of \$641,637. The funds are from the 2008 Bond Program.