

January 17, 2013

13-059

AUTHORIZATION FOR O'NEILL/WALSH COMMUNITY BUILDERS TO PROVIDE CONSTRUCTION SERVICES FOR THE DEMOLITION OF THE LEGIN PROPERTY FOR THE SOUTHEAST CENTER 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 12-059, the Board of Directors adopted the findings and approved the exemption to authorize the use of the CM/GC alternative contracting method for Southeast Center.

After a formal Request for Proposals process, per Resolution 12-075, the Board awarded the Construction Manager/General Contractor contract for the Southeast Center 2008 bond program to O'Neill/Walsh Community Builders, for an initial amount of \$500,000. With Resolution 13-027, the Board approved construction for the Learning Commons and Students Commons projects for \$26,749,147.

The Legin Restaurant property was offered to the College, and purchased as part of the 2008 bond program, with a lease back option for the restaurant owners. The construction access, staging, and utility infrastructure needs of the project, plus the cost savings of completing the construction for the Student Commons and Learning Commons concurrently, enabled by early demolition, made it advantageous to buy out the lease early and demolish the building. PCC negotiated the lease termination, and took possession of the building at the end of October. The cost for demolishing the building has been established, and needs to be authorized at this time.

The guaranteed maximum price (GMP) to demolish the restaurant building is \$905,525. This resolution plus the earlier authorizations total \$28,154,672.

RECOMMENDATION: That the Board of Directors authorize O'Neill/Walsh Community Builders to demolish the Legin Restaurant at Southeast Center for a GMP of \$905,525. The funds are from the 2008 Bond Program.