

February 21, 2013

13-067

AUTHORIZATION FOR HOFFMAN CONSTRUCTION  
TO PROVIDE CONSTRUCTION SERVICES FOR  
SECURITY UPGRADES AND SURFACE PARKING  
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. Work authorized to date totals \$8,262,793.

Safety and security upgrades throughout the district have been included as part of the 2008 bond program objectives. Work planned at the Cascade Campus includes upgrades to door hardware to allow remote locking, access control on main doors, and placement of additional video cameras at key locations throughout the campus. The guaranteed maximum price (GMP) for this work is \$628,642.

Transportation demand management (TDM) studies have shown that the parking demand for Cascade exceeds the available supply. The construction underway at the campus will provide new underground parking when complete. In the short term, however, the construction has taken existing campus parking off-line. To reduce parking demand, the College has implemented TDM strategies including offering bus passes for staff and faculty willing to turn in their parking permits at Cascade.

In addition, the college has identified locations for additional surface parking on college-owned property, which can be constructed to assist meeting the current and long-term parking demands for the Campus. The GMP to add surface parking is \$571,804. The security upgrades and surface parking in this resolution total \$1,200,446. This resolution plus the earlier authorizations, totals \$9,463,239.

**RECOMMENDATION:** That the Board of Directors authorize Hoffman Construction to provide security upgrades and surface parking for GMPs totaling \$1,200,446. The funds are from the 2008 Bond Program.