

March 21, 2013

13-079

AUTHORIZATION FOR O'NEILL/WALSH COMMUNITY BUILDERS TO PROVIDE CONSTRUCTION SERVICES FOR THE SITE INVESTIGATION AND INITIAL RENOVATION OF THE GERMAN AMERICAN SOCIETY PROPERTY FOR THE SOUTHEAST CENTER BOND CONSTRUCTION PROJECT

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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 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. Resolutions to date, including 13-027 (\$26,749,147), 13-059 (\$905,525) and 13-066 (\$232,460) have authorized \$30,517,132, for work including the learning commons, students commons, Legin demolition, and Mt. Tabor Kitchen.

The college purchased the former German American Society (GAS) properties as part of the 2008 bond program in conjunction with plans to develop the Southeast Center into a comprehensive campus. The campus plan includes utilizing the 1911 Building of the GAS as the campus administration and district community education offices. Renovations to the building will include seismic upgrades, new mechanical systems, and removal of non-historic later additions to the building. Construction documents are currently being developed, and it is anticipated that a guaranteed maximum price (GMP) for the project will be brought to

the board in the next two months. At this time, authorization is requested for further site investigation and construction pre-work for \$200,000.

In addition, portions of the former nursing home wings of the GAS property are being used for temporary swing space for campus administration and work space for facilities management during the construction. The GMP for this work is \$327,325.

Some work has been needed in the Mt. Tabor building in advance of the main bond work. Facilities Management Services has requested that the contractor complete improvements to the mechanical system in the kiln area for \$62,942, and the campus administration requested the addition of a roof over the kiln area for \$59,538. Finally, improvements to Room 106 were needed to turn the space into a classroom during construction for \$33,808. These projects total \$156,288, and are all from bond funds with the exception of the kiln roof, which is funded by the general fund.

The GAS and Tabor renovations in this resolution total \$683,613. This resolution plus the earlier authorizations total \$31,200,745.

**RECOMMENDATION:** That the Board of Directors authorize O'Neill/Walsh Community Builders to complete the initial phase of the renovations to the GAS and Mt. Tabor buildings for a total of \$683,613. The funds are from the 2008 Bond Program and the general fund.