

May 16, 2013

13-090

AUTHORIZATION TO ADD AN OWNER CONTINGENCY  
TO THE O'NEILL/WALSH COMMUNITY BUILDERS  
CONSTRUCTION SERVICES CONTRACT 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 (\$500,000), 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), 13-066 (\$2,362,460), and 13-079 (\$683,613), have authorized \$31,200,745, for work including the learning commons, students commons, Legin demolition, Mt. Tabor kitchen and German American Society project pre-work.

Construction on the learning commons and student commons buildings are well underway and the Mt. Tabor kitchen addition has begun, and all are progressing on schedule. The College has a need to add an owner's contingency to the contract amount to cover any changes required by the owner or regulatory authorities, or as a result of design changes needed as the projects progress. The amount requested at this time for an owner contingency is approximately 4% of the contract value for these projects, or \$1,100,000. The amount of this resolution plus prior authorizations totals \$32,300,745.

RECOMMENDATION: That the Board of Directors authorize the addition of an owner's contingency to the O'Neill/Walsh Community Builders contract of \$1,100,000. The funds are from the 2008 Bond Program and the general fund.