

June 20, 2013

13-150

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

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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 Construction Manager/General Contractor (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 CM/GC 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), 13-079 (683,613) and 13-090 (\$1,100,000) have authorized \$32,300,745 for work including the learning commons, student commons, Legin demolition, Tabor Kitchen, German American Society (GAS) pre-work, and a project contingency.

The college purchased the former 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 include seismic upgrades, new mechanical systems, internal upgrades, and removal of non-historic later additions to the building. The guaranteed maximum price (GMP) for the project is \$3,897,009.

The GAS renovation in this resolution plus the earlier pre-work (\$200,000 included in Res. 13-079) totals \$4,097,009 This resolution plus the earlier authorizations total \$36,397,754. Construction is anticipated to be complete in the GAS by the end of Summer 2014.

RECOMMENDATION: That the Board of Directors authorize O'Neill/Walsh Community Builders to complete the renovation to the GAS building for a total of \$3,897,009. The funds are from the 2008 Bond Program.