

January 16, 2014

14-083

AUTHORIZATION FOR HOWARD S. WRIGHT
CONSTRUCTION TO PROVIDE CONSTRUCTION
SERVICES FOR RENOVATIONS, SITE WORK AND
SEISMIC UPGRADES FOR THE SYLVANIA CAMPUS
BOND PROJECT

PREPARED BY: Kathy Kiaunis, Bond Finance Manager

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Bond Program

APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services
Randy McEwen, Vice President
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REPORT: As part of the 2008 Bond projects, the Board approved Resolution 10-077 which authorized the exemption process for the Construction Manager/General Contractor (CM/GC) procurement method for the Sylvania Campus. Howard S. Wright Construction was selected as the CM/GC for the Sylvania Campus through Resolution 10-097, with an initial authorization of \$21 million, and Resolution 13-078 authorized an additional \$14 million for 2013 projects, for a total of \$35 million. The bond projects at the Sylvania campus are unique compared to the other campuses, in that they are primarily renovations to existing buildings. Lack of swing space to move occupants of buildings and to relocate classes during remodels is a major limiting factor in proceeding with work at the campus. Many projects need to be planned and completed in phases, which results in several smaller projects, as opposed to larger discrete projects for new construction.

Projects to date have included renovations to the Library, Science and Technology (ST) building (phase I), Social Science (SS) building (phase I), Communication Technology (CT) building, Automotive Metals (AM) building and College Center (CC), Health Technology (HT) building heating, ventilation, and cooling (HVAC) upgrades, and campus technology services relocation.. Seismic upgrades in buildings are underway as well.

A new Automotive Storage Building was completed in 2013. Site projects have included the completion of G Street, and the addition of a Plaza Access Lane between the HT and CC Buildings.

Several maintenance projects have been completed, including a complete overhaul of the swimming pool. Technology projects to date have included VOIP work, telecom infrastructure, and the data center upgrade. Energy efficiency projects (E6) have included the boiler replacement, the heating hot water loop upgrades, and several other upgrades.

Upcoming projects in 2014 include seismic upgrades, further renovations to the CC, ST, and CT buildings, and site improvements. TSS projects, including a media control center, are also planned. At this time, an additional authorization for \$8 million for construction services is requested. This resolution, plus the previous authorizations, total \$43 million.

RECOMMENDATION: That the Board of Directors authorize Howard S. Wright Construction to provide construction services at the Sylvania Campus for \$8 million. All expenditures for these services are from the 2008 Bond funds.