

February 20, 2014

14-100

AUTHORIZATION FOR O'NEILL/WALSH COMMUNITY BUILDERS TO PROVIDE MT. TABOR RENOVATION CONSTRUCTION SERVICES 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, Vice President
Dr. Jeremy Brown, 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), 13-090 (\$1,100,000), 13-150 (\$3,897,009), and 14-008 (\$472,214) have authorized \$36,669,968 for work including the learning commons, student commons, Legin demolition, Tabor Kitchen, German American Society (GAS), off-site improvements, and a project contingency.

With the opening of the Library for Spring term, the second phase of improvements to the Mt. Tabor building are planned. The renovations will create spaces for ASPCC, the Women's Resource Center, Multi-cultural Center, Teaching Learning Center, Career Center, and Public Safety. The former bookstore space will be converted into a classroom/conference room. The former library/tutoring area will be renovated for alternative programs, including Gateway to College. The guaranteed maximum price (GMP) for the project is

\$438,000. An owner's contingency of \$500,000 is also requested, for this project and for completion of outstanding work, for a total authorization of \$938,000.

This resolution plus the earlier authorizations total \$37,607,968. Construction is anticipated to be complete by Fall 2014.

RECOMMENDATION: That the Board of Directors authorize O'Neill/Walsh Community Builders to complete the phase II Mt. Tabor renovations and an owner's contingency for a total of \$938,000. The funds are from the 2008 Bond Program.