

August 21, 2014

15-024

AUTHORIZATION FOR O'NEILL/WALSH COMMUNITY BUILDERS TO PROVIDE NORTH PARKING LOT AND VOICE OVER INTERNET PROTOCOL (VOIP) CONSTRUCTION SERVICES 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 Construction Manager/General Contractor (CM/GC) alternative contracting method for Southeast Center's 2008 Bond Program work.

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), 14-008 (\$472,214) and 14-100 (\$938,000) have authorized \$37,607,968 for work including the Library, Student Commons, Legin demolition, Mt. Tabor Kitchen and renovations, German American Society (GAS) renovations and demolitions, off-site improvements, and a project contingency.

In April 2012 the City of Portland approved the Southeast Center land use request, including additional parking to the north on the U-Haul site, which the College purchased in 2012. The College has been working with the Oregon Department of Transportation (ODOT) on an approval to confirm the property's access locations onto 82nd Avenue, and is now ready to demolish the existing U-Haul structure and build out approximately 81 parking

spaces. The guaranteed maximum price (GMP) for the improvements is \$740,929. A portion of the project, \$300,000, will be funded by the parking operations fund.

In addition, infrastructure upgrades to accommodate the Voice-Over-Internet Protocol (VOIP) system at Southeast will be completed this summer for a cost of \$118,509. The total authorization for these two projects is \$859,438.

This resolution plus the earlier authorizations total \$38,467,406. Construction is anticipated to be complete by Fall 2014.

RECOMMENDATION: That the Board of Directors authorize O'Neill/Walsh Community Builders to complete the north parking lot and VOIP improvements for \$859,438. The funds are from the 2008 Bond Program and the parking operations fund.