

October 16, 2014

15-045

AUTHORIZATION FOR O'NEILL/WALSH COMMUNITY BUILDERS TO PROVIDE RETAIL CONSTRUCTION SERVICES FOR THE SOUTHEAST CAMPUS 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.

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) and 15-024 (\$859,438) have authorized \$38,467,406 for work including the Library, Student Commons, Legin demolition, Mt. Tabor Kitchen and renovations, German American Society (GAS) renovations and demolitions, off-site improvements, U-Haul demolition and a project contingency.

The first floor of both Library and Student Commons has been allocated for retail space, to serve the needs of the staff and students, and community. These spaces, creation of which was part of the original scope for the Southeast Bond program, were developed to create an active campus edge that interacts with the surrounding neighborhood to help support development of community-based commercial activity. In July 2013, with

Resolution 14-026, the Board delegated authority to negotiate leases for these spaces. A lease has been executed for the Library space, and Letters of Intent (LOI) are in process for two of the Student Commons spaces.

The retail spaces were built with minimal infrastructure at the time of initial construction, because specific tenants had not been identified. At this time, tenant improvements (TI's) including utilities are required to prepare the Library retail space for occupancy. The guaranteed maximum price (GMP) for the improvements is \$121,578.

This resolution plus the earlier authorizations total \$38,588,984. Construction is anticipated to be complete in the Fall 2014.

RECOMMENDATION: That the Board of Directors authorize O'Neill/Walsh Community Builders to complete the SE Library retail space for \$121,578. The funds are from the 2008 Bond Program.