

December 11, 2014

15-068

AUTHORIZATION FOR O'NEILL/WALSH COMMUNITY BUILDERS TO PROVIDE GAS AND KAISER CONSTRUCTION SERVICES FOR THE SOUTHEAST CAMPUS BOND CONSTRUCTION PROJECT

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APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services
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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), 15-024 (\$859,438) and 15-045 (\$121,578) have authorized \$38,588,984 for work including the Library, Student Commons, Legin demolition, Mt. Tabor Kitchen and renovations, German American Society (GAS) renovations, off-site improvements, U-Haul demolition, retail tenant improvements, and a project contingency.

The last phase of construction for SEC is completion of a child development center in GAS west wing, renovations to the east wing of GAS, Community Hall and attached kitchen upgrades, and Kaiser demolition and parking lot upgrades.

A child development center is part of the Bond planned expansion for Southeast Campus. The campus is

exploring service models and will be initiating an RFP in the next few months to select a program provider. In order to site the child development program, both the former Kaiser facility and the German American Society (GAS) property east and west wings were studied. Based on the condition of the buildings, required renovations, mechanical systems, and floor plans, the GAS west wing proved to be the location that best meets the programmatic needs for a child development center. Renovations include classrooms, support areas, a covered outdoor play area, and re-roofing.

The remainder of the GAS building including the east wing and the Community Hall will include re-roofing, upgrades to restrooms and lighting, and minor kitchen renovations. This will allow the kitchen area to be used for catering for Community Hall events and as a teaching kitchen for Community Education.

The recommendation for the former Kaiser building, based upon its age and condition, is to demolish the structure, and fill the site. Some required parking lot and landscape upgrades are also included. The guaranteed maximum price (GMP) for all the improvements is \$2,545,665.

This resolution plus the earlier authorizations total \$41,134,649. Construction is anticipated to be complete in the late Spring 2015.

RECOMMENDATION: That the Board of Directors authorize O'Neill/Walsh Community Builders to complete the SE child development center, GAS east wing and Community Hall improvements and Kaiser demolition for \$2,545,665. The funds are from the 2008 Bond Program.