

June 18, 2015

15-143

AUTHORIZE CONTRACT WITH EMERICK
CONSTRUCTION TO PROVIDE CONSTRUCTION
MANAGEMENT/GENERAL CONTRACTOR SERVICES
FOR THE NEWBERG CENTER ROOF REPAIR
PROJECT

PREPARED BY: Avelina Gulmatico, Procurement Coordinator, Bond Program

FINANCIAL RESPONSIBILITY: Linda Degman, Director, Bond Program

APPROVED BY: Sylvia Kelley, Acting President

REPORT: On December 11, 2014, BA 15-069, the Board of Directors approved an expedited contracting process in order to address the emergency circumstances on the Newberg Center roof. The College discovered significant water damage to many of the panels, which provide the basic structure of the roof as well as its insulation. To reduce the risk of further damage to the building and the potential safety hazard, the Bond Program went through an expedited procurement process of selecting the most qualified CM/GC in early part of January 2015. The Bond Program staff requested proposals from CM/GCs: Hoffman Construction, Fortis Construction and Emerick Construction. A small committee was formed to evaluate the proposals and interviewed all contractors. After careful review, the committee selected Emerick Construction based on pre-determined criteria including experience with projects of similar scope, budget, schedule and technical complexity. The review committee's decision was unanimous.

The selected contractor, together with consultants and Bond Program staff, will do further investigation on the extent of the damage and will put together the best approach for completing the project. The first phase is installation of modular buildings, the contractor submitted a proposed work and cost of \$317,000. These are required to accommodate classes and administrative functions while the building is closed for repair. The modular buildings will need to be ready for occupancy by

summer term 2015. The remaining scope and cost of the construction are not yet available, however, the Bond Program budgeted \$2 million for the completion of the construction for the Newberg roof repair project, which includes the cost of the pre-construction work and modular installation.

Time is of the essence to complete this work and we will not know the extent of the damage or repair until demolition begins. The contractor will need to complete the demolition and put back the roof structure within the dry summer months because once the structural roof is taken off the whole inside of the building will be exposed. Due to the nature of this work we are requesting the Board approve the full \$3,000,000 for this project.

RECOMMENDATION: That the Board of Directors authorizes the Bond Program to contract with Emerick Construction to provide CM/GC Services for full completion of Newberg Roof Repair project for \$3 million. Expenditures will be covered by the 2008 bond funds.