

CONSENT AGENDA ACTION ITEM

Governing Board Agenda

Meeting Date: July 28, 2009

| <u>Item Number</u> | <u>Item Title</u> | <u>Responsible Agents</u> |
|--------------------|--|---------------------------------------|
| | CMAR Selection for Expansion and Remodel of Hannelly Center and LC Building Remodel at Phoenix College | Ms. Debra Thompson Dr. Anna Solley |

Recommendation

We recommend that the Governing Board approve the selection of

D.L. Withers Construction

to provide Construction Manager at Risk (CMAR) services for the Expansion and Remodel of the Hannelly Center and LC Building Remodel at Phoenix College. D.L. Withers Construction has submitted a pre-construction phase fee proposal of \$184,500 for this work.

Justification

The Capital Development Advisory Council (CDAC) reviewed this item at its July 28, 2009 meeting and recommended that it be submitted for Governing Board action.

At its January 27, 2009 meeting, the Governing Board provided Conceptual Approval for Phoenix College to remodel and expand the Hannelly Center and the remodeling of the Learning Center (LC). The Hannelly Center expansion is estimated at 13,000 gross square feet (gsf), while renovations within the building are approximately 37,000 gsf. Remodeling of the LC Building, to convert it to the new Student Center, will include approximately 10,000 gsf.

Purchasing publicly advertised the Request for Proposals (RFP) for CMAR services and received twenty-four responses on April 28, 2009. The following four firms were interviewed on May 28, 2009:

DPR Construction
D.L. Withers Construction
Brignall Construction
Jokake Construction

The selection committee, consisting of College and District staff, and a representative from the construction industry, recommend the selection of D.L. Withers Construction based on their strong team experience and track record with the CMAR process, their experience with the District, and their understanding of the complexities of working on multi-phase projects.

D.L. Withers has submitted a pre-construction phase fee proposal in the amount of \$159,500 plus reimbursable expenses, for a total fee of \$184,500. The budgeted construction value is projected at \$15 million, and will be awarded through a contract amendment submitted to CDAC and the Governing Board at a future date.

Funding will be provided from Plant Funds, from the previously established 2004 G.O. Bond Total Project Budget of \$24,490,000.

| Funding | Approvals/Certifications |
|---|--|
| <p><u>Source:</u> PC 2004 G.O. Bond Construction \$184,500</p> <p><u>Account Identification:</u> 730-100-754120...090028 \$184,500</p> | <p>Chancellor _____</p> <p>Academic & Student Affairs _____</p> <p>Business Services _____</p> <p>Human Resources _____ ITS _____</p> <p>Res Dev & Cmty Relations _____</p> <p>College President _____</p> |