

# CONSENT AGENDA ACTION ITEM

**Governing Board Agenda**

**Meeting Date:** November 25, 2008

<u>Item Number</u>	<u>Item Title</u>	<u>Responsible Agents</u>
	CMAR Selection for Q Building Remodel at Paradise Valley Community College	Ms. Debra Thompson Dr. Paul Dale

**Recommendation**

We recommend that the Governing Board approve the selection of

Jokake Construction

to provide Construction Manager at Risk (CMAR) services for the remodel of Q Building at Paradise Valley Community College, with a pre-construction phase fee of \$106,000.

**Justification**

The Capital Development Advisory Council reviewed this item at its November 25, 2008 meeting and recommended that it be submitted for Governing Board action.

At their June 2008 meetings, CDAC and the Governing Board provided conceptual phase approval for the remodeling of the Q Building at Paradise Valley Community College. The scope of this project will include the remodel of approximately 45,000 gross square feet within the recently acquired County Library, which is now the Q Building. It will create an instructional and learning center for all mathematics courses, and it will provide a venue for alternative delivery and flexible scheduling of course offerings. This project will also create a Center for Teaching and Learning, additional classrooms, space for Faculty and Support Services, and it will complete the installation of data cabling from the main campus to Q Building.

Purchasing publicly advertised the Request for Proposals for CMAR services and received nineteen responses on August 19, 2008. The following firms were interviewed on November 3, 2008:

Brycon Construction	Haydon Construction
Concord General	McCarthy Construction
McGough Southwest	Jokake Construction

The selection committee, consisting of College and District staff and a construction industry representative, recommend Jokake Construction to provide CMAR services based on their expertise with similar projects.

Funding will be provided from the previously established, multi-funded Total Project Budget of \$16,505,000. The budgeted construction value is projected between \$8.6 million and \$9.0 million, and it will be awarded through contract amendment submitted to the Governing Board at a future date.

<b>Funding</b>	<b>Approvals/Certifications</b>
<p><u>Source:</u> PVCC G.O. Bond Construction \$106,000</p> <p><u>Account Identification:</u> 730-500-754120...070084 \$106,000</p>	<p>Chancellor _____</p> <p>Academic Affairs _____</p> <p>Business Services _____</p> <p>Human Resources _____ ITS _____</p> <p>Student &amp; Community Affairs _____</p> <p>College President _____</p>