

# ACTION ITEM

**Governing Board Agenda**

**Meeting Date:** October 27, 2009

| <u>Item Number</u> | <u>Item Title</u>                                                                                             | <u>Responsible Agents</u>           |
|--------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------|
| VI.B.1             | Approval of GMP Amendment Two for the<br>Remodeling of the Q Building<br>At Paradise Valley Community College | Ms. Debra Thompson<br>Dr. Paul Dale |

**Recommendation**

We recommend that the Governing Board approve GMP Amendment Two in the amount of Three Hundred Fifteen Thousand Six Hundred and Thirty Seven Dollars & Zero Cents (\$315,637.00) to

Jokake Construction Company

for the early purchase of air handling equipment and the design and construction of both the fire protection and fire alarm systems.

**Justification**

The Capital Development Advisory Council (CDAC) reviewed this item at its October 27, 2009 meeting and recommended that it be submitted for Governing Board action.

At their June 24, 2008 meetings, CDAC and the Governing Board provided Conceptual Approval for the remodeling of the Q Building, which was the Campbell County Library when it was acquired in March 2007 from Maricopa County. The primary reasons for the building purchase were that (a) the building is adjacent to the college and (b) it would be less expensive to purchase and remodel than to construct new buildings. The remodeling and expansion of the Q Building will provide 69,700 sq ft of instructional space for the Mathematics department, the Center for Teaching and Learning, Continuing Education, and various other disciplines.

The remodeling of the southwestern quadrant of the Q Building, which is the project's first phase and which will be used by the AAEC charter school, is scheduled to be completed by December 2009. The early procurement now of the air handling equipment and the design and construction of both the fire protection and fire alarm systems for the balance of the building will allow sufficient time to complete the installations in time for occupancy by the charter school. This is the second amendment to the existing Construction Manager at Risk (CMAR) contract that the Governing Board originally awarded to Jokake Construction at its November 2008 meeting. Subsequent to that meeting, the Governing Board approved the first partial GMP amendment at their July 2009 meeting in the amount of \$650,000 for the remodeling of the charter school area. The project remains on target for the total construction budget, with the final GMP amendment to be presented to the Board at the December meeting.

The funding for this amendment will come from the previously-established, multi-funded Total Project Budget of \$17,280,000.

| <b>Funding</b>                                                                                                                         | <b>Approvals/Certifications</b>                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Source:</u><br>2004 G.O. Bond New Const.    \$315,637<br><br><u>Account Identification:</u><br>730-500-754120...070084    \$315,637 | Chancellor _____<br>Academic & Student Affairs _____<br>Business Services _____<br>Human Resources _____ ITS _____<br>Res Dev & Cmty Relations _____<br>College President _____ |