

EVERGREEN

THE EVERGREEN STATE COLLEGE

**Special Meeting of the Board of Trustees
January 21, 2005
11:00 a.m. – 11:20 a.m.**

Daniel J. Evans Library Building, Room 3109
2700 Evergreen Parkway NW, Olympia WA 98505-0002
Olympia WA 98505

Agenda

Approval of contract for renovation of the Daniel J. Evans Library Building

The Board of Trustees of The Evergreen State College will meet by telephone to take action on a contract for the renovation of the Daniel J. Evans Library Building.

Members of the public may observe the meeting by speaker phone at the location above.

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January 20, 2005

EXECUTIVE SUMMARY

TO: Board of Trustees
FROM: Thomas L. Purce, President
SUBJECT: Daniel J. Evans Library Building Modernization Project

1) Administrative Recommendation

- Approve the award of the construction contract for the Daniel J. Evans Library Building project to Pease Construction for \$12,966,235 for the base bid plus alternatives 1, 2a or 2b, and 4.
- Approve a total project budget of \$21,500,000 which includes the Architect and Engineering costs, construction contract, State sales tax, equipment, project management costs and project contingency.
- Delegate authority to the President (or designee) to approve change orders for the project until the cumulative total of change orders awarded equals or exceeds 60 percent (\$809,600) of the construction contingency fund established for the project.

2) Explanation

- a) Present policy comparison: This project is the third necessary stage of the overall Library Modernization Effort. The first stage involved the re-roofing of the building and the second stage was the Student & Academic Support Services project. This contract includes the replacement of all major mechanical systems, seismic upgrades and program improvements in "B" & "C" wings of the building. The fourth stage will focus on "A" wing.
- b) Proposed by: Art Costantino, Interim Vice President for Finance and Administration, and Collin Orr, Interim Director of Facilities.
- c) Purpose: To modernize the space in the B and C-wings of the Daniel J. Evans Library Building.
- d) Background: The state legislature appropriated \$21,500,000 in the 2003-05 Capital Budget to accomplish this type of modernization effort. Once the contract is approved by the Board of Trustees, Pease Construction will be required to furnish the College information to determine if they are a responsible bidder. If they are found to be not responsible, the next lowest bid will be considered, and board approval for a construction contract will again be sought

3) **Scheduling**

Project design has been completed and bids received.

- Board approval of construction contract award January 21, 2005
- Start of construction March 1, 2005
- Project completion June, 2006

4) **Fiscal Impact**

The project was designed by Studio Meng Strazzara and the resulting scope of work for this project is within the existing appropriated funds to accomplish this type of capital project. Any change orders beyond the threshold delegated by the board in this motion would require either (1) Board approval or (2) Board delegation of a revised "ceiling" for change order activity. Seconded by Mr. Lamb and approved.

5) **Program Impact**

Approval will allow the contractor to begin material acquisition and mobilization necessary to ensure a successful project that is accomplished within budget and on schedule.

6) **Legal Process**


The college is provided with instructions to carry out the legal and budgetary requirements concerning capital projects. This recommendation is consistent with those requirements.


The Board's Delegation of Authority (Resolution 2002-02) reserves for the board the authority to authorize the award of construction contracts exceeding \$500,000 (reservation #18). The Delegation of Authority also reserves for the board the authority to approve change orders that cumulatively exceed \$49,999 or would cause the project to exceed the board approved contract amount by \$49,999.

7) **Staff Review**

 Recording Secretary to the Board of Trustees

____ Executive Associate to the President

 Vice President for Finance and Administration

 Executive Director of Operating Budget and Planning

**SPECIAL MEETING
OF THE BOARD OF TRUSTEES
OF THE EVERGREEN STATE COLLEGE**

January 21, 2004

Trustees Attending:

Deborah Barnett
David Lamb
Karen Lane
Merritt Long
Marilee Roloff

Absent: Stanley Flemming
Claudia Kauffman RedMorningStar
Sophal Long

Staff Present:

John Carmichael, Administrative Assistant to the President/Recording Secretary
to the Board of Trustees
Art Costantino, Interim Vice President for Finance and Administration
Collin Orr, Interim Director of Facilities

Friday, January 21, 2005

Chair Marilee Roloff called the meeting to order at 11:00 a.m.. Trustees Deborah Barnett, David Lamb, Karen Lane, Merritt Long and Marilee Roloff attended the meeting by phone. Staff attended in the board room of the Daniel J. Evans Building in Olympia, where provision was made for members of the public to observe the meeting.

Interim Vice President for Finance and Administration Art Costantino summarized the staff recommendation for awarding the construction contract for the first phase of renovation for the Daniel J. Evans Library Building. He noted that several bid alternates are included in the staff's recommendation, including alternative 1, which involves a process for removing asbestos during carpet removal, alternatives 2a or 2b, which involve a digital control system for the HVAC system, and alternative 4, which would upgrade the level of information technology cabling in the project.

Motion
#01-03-05

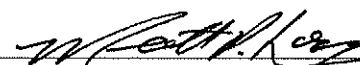
Trustee Merritt Long made a motion to:

- Approve the award of the construction contract for the Daniel J. Evans Library Building project to Pease Construction for \$12,966,235 for the base bid plus alternatives 1, 2a or 2b, and 4; and
- Approve a total project budget of \$21,500,000 which includes the Architect and Engineering costs, construction contract, State sales tax, equipment, project management costs and project contingency; and
- Delegate authority to the President (or designee) to approve change orders for the project until the cumulative total of change orders awarded equals or exceeds 60 percent (\$809,600) of the construction contingency fund established for the project.

The motion was seconded by Trustee Lane and passed unanimously on a roll call vote.

Ms. Roloff adjourned the meeting at 11:20 a.m.


Marilee K. Roloff, Chair


Merritt Long, Secretary