

- ACTION ITEM REQUESTING TO BE ADDED AFTER POSTING OF AGENDA -

TO: Board of Education

FROM: Constance Hubbard, Superintendent
David Burke, Program Manager, Seismic Safety Bond Program

SUBJECT: **APPROVE GUARANTEED MAXIMUM PRICE (GMP) FOR CONTRACT
BETWEEN THE DISTRICT AND OVERAA CONSTRUCTION COMPANY FOR
THE SEISMIC STRENGTHENING RENOVATION OF PIEDMONT HIGH
SCHOOL (QUAD/LIBRARY BUILDING AND STUDENT CENTER BUILDING)**

I. SUPPORT INFORMATION

It is requested that this item be added to the agenda to ensure that there are no interruptions in the critical path and that construction can remain on time for the High School seismic strengthening and installation of the integrated fire alarm system for the Piedmont High School, Millennium High School, and Piedmont Middle School buildings. The cost estimates were not finalized in time to be included as part of the regular Board agenda posting for the approval of a GMP that is in excess of prior authorization. If this item is held to the Board meeting of October 14, 2009, it would stop the construction process for three weeks.

The Board is being requested to approve the Guaranteed Maximum Price (GMP) of \$5,573,500 for this project. The GMP is greater than previously authorized by the Board because it includes the amounts for the two approved preliminary services agreements for \$414,000 and \$49,000 approved by the Board on July 9, 2009 and March 11, 2009, and final costs for the changes required by DSA. The total cost for this project remains under the project budget for the seismic strengthening of the Quad/Library Building and Student Center at PHS and the installation of an integrated fire alarm system to include all of the buildings on the PHS, PMS and MHS campuses.

The July 22, 2009 authorization for the GMP for \$5,250,000 was for tentative costs associated with pending DSA approval documents. The changes in the plans required from DSA resulted in significant cost implications. That GMP authorization also did not adequately reflect the preliminary services agreements that need to be included in the final Board-approved GMP for all projects if the firm providing the preliminary services is designated as the Developer in the Lease-Leaseback Agreement.

Vila Construction Company has worked carefully with John Nelson and Overaa Construction for value-engineering and has reduced the non-essential scope of the project such as the equipment to enhance space as a teaching site (audio-visual, etc.). The current scope includes the infrastructure to add the equipment at a later date and incorporates the significant number of changes required by DSA in their final approval notes. Overaa Construction and Vila Construction, in working with our Construction Manager, have been successful at keeping the project on time, in scope and on budget.

The GMP being requested for approval is within the project budgeted for the Seismic Safety Bond Program.

II. RECOMMENDED ACTION: REVIEW & ACTION

Upon a vote of the Board to add this item to the agenda, it is recommended that the Board review the details of the request and take action to approve the revised Guaranteed Maximum Price (GMP) in the amount of \$5,573,500 for the contract between the District and Overaa Construction Company for the seismic strengthening renovation of Piedmont High School (Quad/Library Building and Student Center Building) and the installation of an integrated fire alarm system to include all of the buildings on the PHS, MHS and PMS campuses.

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