



April 20, 2009

MEMORANDUM

TO: District Board of Trustees

FROM: William D. Law, Jr., President

SUBJECT: Guaranteed Maximum Price – Ghazvini Center for Healthcare Education

Item Description:

This item requests that the Board approve the Guaranteed Maximum Price for both the Tallahassee Memorial Hospital Replacement Parking lot and the first sequence of work on the Ghazvini Center for Healthcare Building

Overview:

The Ghazvini Center for Healthcare Education consists of three distinct phases: (1) the construction of Surgeon's Drive; (2) the construction of the TMH Replacement Parking Lot; and (3) the Ghazvini Center for Healthcare Education Building.

Salient Facts:

On March 12, 2009 the construction manager, Culpepper/Baycrest, received bids for the TMH Replacement Parking lot and the Ghazvini Center for Healthcare Education Building. Based on the bids received, the GMP for the TMH Replacement Parking Lot is \$1,045,624. The GMP for the Ghazvini Center for Healthcare Education Building is \$21,552,018. In both cases this is the maximum cost to the College for these two phases of the project. This change since the last estimate in December 2008 reflects the excellent timing to bid the project to take advantage of overall reductions in cost of materials and labor.

The total cost for the construction of all phases of the Ghazvini Center project is \$23,598,620, not including furnishings and equipment.

Past Actions:

The Board approved the GMP for the construction of Surgeon's Drive at the February 16, 2009 meeting in the amount of \$1,000,978.

Future Actions:

The Board will be asked to approve the second sequence of construction for the Ghazvini Center Building since the funds needed are scheduled for approval in the 2009-10 PECO Appropriation. This appropriation is in the amount of \$2,355,460.

The Board will also be asked to approve the lease with Tallahassee Memorial Hospital and the College for the 6.53 acres for the construction of the Building and associated parking.

Funding/Financial Matters:

Funding for Surgeon's Drive are available from the 2007-08 PECO Appropriation in the amount of \$20,050,713. Funds for the construction of the TMH Replacement Parking Lot in the amount of \$1,045,624 are available from the same source, the 2007-08 PECO Appropriation. The balance of funds available in the 2007-08 PECO Appropriation will cover the cost of the first sequence of work on the building, totaling \$19,432,016. There is an appropriation in the 2009 Legislative that will provide the necessary funding to complete sequence for the building. Future appropriations in 2010 and 2011 in the amounts of \$4,355,460 and \$3,684,759 respectively, will provide funds for furnishings and equipment.

Staff Resource:

Teresa Smith

Recommended Action:

Approve the GMP for the construction of the TMH Replacement Parking Lot for \$1,045,624 and the first sequence of construction of the Ghazvini Center for Healthcare Education Building for \$19,432,016.