

**Alpena Community College Board of Trustees**  
125-C Besser Technical Center, 665 Johnson Street, Alpena, MI 49707  
(989) 358-7215

**Notice of Special Meeting**

**Location of Meeting:** Room 400, Charles R. Donnelly Natural Resources Center,  
665 Johnson Street, Alpena, Michigan, 49707  
**Meeting Time:** 5:30 p.m.  
**Meeting Date:** Monday, May 13, 2019  
**Date of Notice:** May 1, 2019

The Alpena Community College Board of Trustees will gather for a special meeting on Monday, May 13, 2019, at 5:30 p.m. The purpose of the meeting is to consider approving a construction manager for the Center for Health Sciences/Van Lare Hall renovation project.

The meeting will be held in the Roger C. Bauer Board Room, Room 400 of the Charles R. Donnelly Natural Resources Center, 665 Johnson Street.

Alpena Community College provides access for individuals with disabilities to both the Roger C. Bauer Board Room and the Charles R. Donnelly Natural Resources Center. Individuals with a disability who need a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the meeting, can contact Jay Walterreit, Secretary of the Board of Trustees, at (989) 358-7215 at least one week prior to the meeting or as soon as possible.

All official proceedings and agendas are kept in the Office of the Board of Trustees, 125-C Besser Technical Center, on the Alpena campus, and can be viewed upon request between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.

Jay Walterreit  
Secretary of the Board of Trustees  
(989) 358-7215

SPECIAL MEETING AGENDA  
ALPENA COMMUNITY COLLEGE BOARD OF TRUSTEES

Monday, May 13, 2019, 5:30 p.m.

Roger C. Bauer Board Room, Room 400, Charles R. Donnelly Natural Resources Center  
665 Johnson Street, Alpena, MI 49707

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Approval of Agenda
- 4) Introduction of Guests and Public Comment
- 5) Action Items
  - 2.738 Selection of Construction Management Firm for the  
Center for Health Sciences Van Lare Hall Renovation Project.....2
- 6) New Business
- 7) Suggested Future Agenda Items
- 8) Next Regular Meeting: May 15, 2019, 7:00 p.m.
- 9) Adjournment

## **2.738 Selection of Construction Management Firm for the Center for Health Sciences Van Lare Hall Renovation Project**

In July 2017 the State of Michigan approved Public Act 107 of 2017 which authorized planning for Alpena Community College's proposed Center for Health Sciences. The project would repurpose Van Lare Hall to provide space and updated technology to house an enhanced Nursing program and offer a community gathering space overlooking the Thunder Bay River.

At the October 31, 2017, special meeting, the ACC Board of Trustees approved the selection of Cornerstone Architects of Traverse City, Michigan, to provide architectural services for the design and construction of the Center for Health Sciences.

In December 2017 the Board of Trustees approved the hiring of Oak City Contracting, LLC., of Alpena, Michigan, to be the pre-construction manager for the project.

In late winter 2019 Oak City completed their pre-construction responsibilities and subsequently withdrew from the project. After receiving feedback from state officials on how best to proceed, ACC administrators began discussions with the bidder who received the second highest scoring from the pre-construction manager bid process, Spence Brothers of Traverse City, Michigan.

Representatives from Spence Brothers met with ACC administrators regarding the specifics of the renovation project. Based on those discussions, administrators have revised the project proposal resulting in the following specifications and estimated total project cost of \$8.7 million.

Cost of Construction: \$6,264,000.00

Project Timeline: 14 months

Construction Manager Fee: \$669,616.00

Based on the results of the scoring system, feedback from state officials, and numbers above, ACC administrators are recommending Spence Brothers be approved as the construction manager for the Center for Health Sciences Van Lare Hall renovation project.

Therefore, the following resolution is proposed:

The Alpena Community College Board of Trustees approves Spence Brothers of Traverse City, Michigan, as the construction manager for the Center for Health Sciences Van Lare Hall renovation project.