

# Chemical and Biological Research Laboratory Center Renovation Project – Construction Manager Contract Authority

## Proposed Board Action

- Authorize the President to negotiate and execute a contract with Allstate Construction for construction management services not to exceed \$18,499,362.

## Background and Purpose

- Renovate and complete the top two floors of the Pharmacy Building.
- Construction on the existing Pharmacy Building was completed in September 2016
- The top two floors remained unfinished shell space due to insufficient project funding.

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## Public Solicitation

- Allstate Construction was selected through a formal public solicitation process.
- Three (3) other construction management companies participated
  - CSI Contracting, Inc.
  - Culpepper Construction
  - Ajax Building Corporation
- A committee consisting of nine individuals reviewed, rated, and ultimately selected Allstate Construction.
- The project management team negotiated with Allstate Construction.
- Received Guaranteed Maximum Price (GMP) on March 19, 2026 (GMP pricing good for 45-days).

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## Allstate Construction's well-rounded experience as a Construction Manager:

- Experience with large, multi-phase public projects
- Strong performance in occupied and operational environments
- Capability in both vertical construction and infrastructure improvements

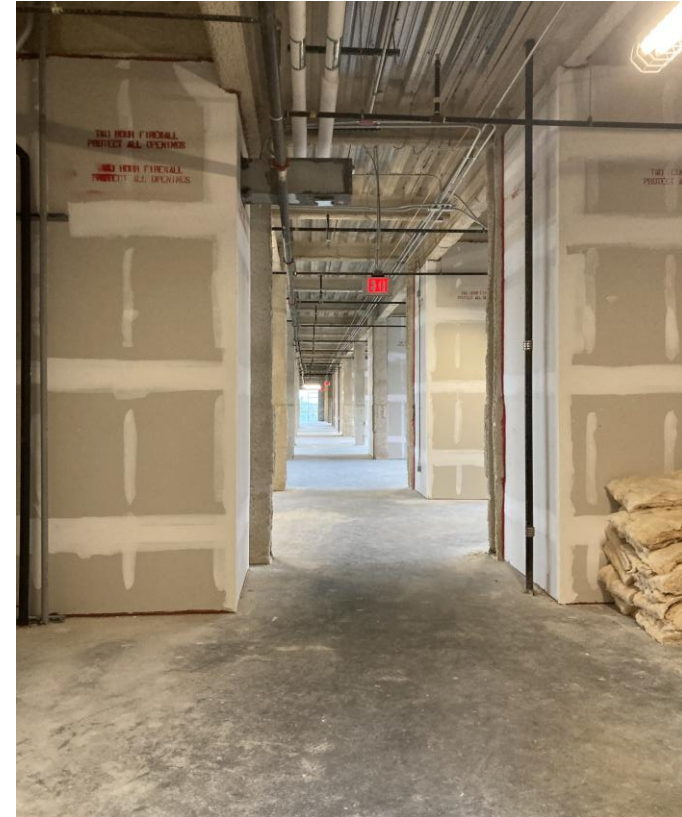
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## Allstate Construction's well-rounded experience as a Construction Manager:

### Current Funding Status

➤ Total PECO Allocation (To Date):	\$14,309,913
➤ Total NIH Grant Allocation (To Date):	\$7,991,046
➤ <b>Available Funding (To Date):</b>	<b>\$22,300,959</b>
➤ Current GMP (Phase I pending approval):	(\$18,499,362)
➤ Design Services:	(\$ 2,602,094)
➤ Remaining Balance after GMP:	\$1,199,503
➤ <b>Remaining Anticipated PECO Funding:</b>	<b>\$13,108,950</b>
<b>Total Estimated Project Budget:</b>	<b>\$35,409,909</b>

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**Strike, Strike, and Strike Again!**

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② LEVEL 2 AXONOMETRIC

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**Strike, Strike, and Strike Again!**

# Banking Resolution

## Proposed Board Action

Resolve that the University President, Marva Johnson; its Acting Chief Financial Officer, Nichole Murry; and its Associate Vice President/Controller, Shajuana Jenkins, be Authorized Signatories on checks issued to pay the just obligations of the University and that such checks be signed by the University President and at least one other of the Authorized Signatories.