

BOARD REPORT NO. 18-12-105B

TO: Members of the Board of Trustees

FROM: Ron Galatolo, Chancellor

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**AUTHORIZATION TO AUGMENT THE DESIGN-BUILD CONTRACT FOR CAÑADA
COLLEGE BUILDING IN NEW KINESIOLOGY AND WELLNESS BUILDING PROJECT**

The Cañada College Kinesiology and Wellness (Building 1N) project will construct a new ~115,000 SF kinesiology and wellness instructional and enterprise facility which includes state-of-the-art fitness center, aquatic center, dance studios, yoga studios, cycling studios, NCAA gymnasium for basketball and volleyball, weight training facility, lecture classroom, student and enterprise locker/shower rooms, an activated roof with running track, pickleball courts, sunrise yoga studio, an outdoor exercise area, expansion of Parking Lot 6, south quad plaza, and program administrator, faculty, and enterprise operation offices.

On September 14, 2016, the San Mateo County Community College District Board of Trustees approved a contract award (Board Report No. 16-9-100B) to the Design Build Entity (DBE) of Blach/ELS for the design and construction of the new Cañada College Kinesiology and Wellness Building B1N in the amount of \$60,376,070 based on an initial conceptual design concept and related cost estimate.

Subsequent to the initial conceptual design, the project team of Blach/ELS has completed program validation, Division of State Architect permit process, and sub-trade contractor procurement. The program and design phases of the project engaged the faculty and staff of the new facility along with representatives of the Auxiliary Services and enterprise operations teams, validating that the project meets the academic and enterprise program needs of the kinesiology, wellness, athletic and enterprise programs.

Since the initial conceptual design, the project design and construction costs have increased by \$28,096,291 resulting in a total contract cost of \$88,472,361. Costs have increased due to price escalation in the Bay Area market as well as final project design specifications and technical specifications. On January 24, 2018, staff presented an information report to the Board (Board Report No. 18-1-4C) describing the volatile and overheated construction market in the Bay Area. The report noted that, since 2014, construction activity and construction costs have increased approximately 95% and 32%, respectively. Since the January 2018 information board report, construction costs have escalated an additional 7%.

In addition to escalating construction costs, the scope of the Cañada College Building 1N project has been expanded to include:

- Activation of ~30,000 sq. ft. of the roof area for a running track, pickleball courts, yoga, and outdoor exercise areas
- Redeveloping Parking Lot 4 to provide a plaza connecting the new building to the central campus and providing outdoor accessible collaborative spaces for students and faculty
- Redeveloping the former entablature area providing a plaza area for ceremonial events and aquatic

- center overflow viewing area
- Relocation and connecting ADA path of travel between the new Kinesiology and Wellness Building with the central campus
- Division of State Architect plan review comments and 2016 building code changes

The project will be funded with Measure H general obligation bonds and other local funds.

RECOMMENDATION

It is recommended that the Board of Trustees authorize the Executive Vice Chancellor to augment the initial contract with the DBE team of Blach/ELS for the Cañada College Building 1N Kinesiology and Wellness Building project by \$28,096,291 for a final guaranteed maximum price in an amount of \$88,472,361 along with an owner contingency of 10% of the contract award.