

BOARD REPORT NO. 15-3-112B

TO: Members of the Board of Trustees

FROM: Ron Galatolo, Chancellor

PREPARED BY: José D. Nuñez, Vice Chancellor, Facilities Planning & Operations, 358-6836

AUTHORIZATION TO AWARD A DESIGN CONTRACT AND TO UTILIZE THE LEASE-LEASEBACK DELIVERY METHOD FOR CAÑADA COLLEGE KINESIOLOGY / WELLNESS CENTER (BUILDING 1) PROJECT

On November 24, 2014 a selection committee interviewed four pre-qualified, reputable Architectural and Engineering firms with expertise designing similar projects. The committee unanimously selected Bunton Clifford & Associates, Inc. (BCA), a local firm with headquarters in San Jose, California. BCA has successfully designed other projects for the District, including LEED Gold certified Facility Maintenance Centers at Cañada and Skyline Colleges, and most recently the Cañada College Building 5/6 Modernization project. Having successfully completed the project program, staff now recommends award of the design contract to BCA.

On January 14, 2015 staff provided an informational briefing on the Lease Lease-Back (LLB) delivery method (Board Report No. 15-1-2C). During that presentation, staff shared that the San Francisco Bay Area Peninsula is currently considered one the most active construction markets in the country. In this highly competitive market, reputable Contractors are being very selective about which projects they choose to pursue. LLB, as a selection process that fosters collaboration between Owner, Contractor and Architect is very appealing to reputable Contractors. For these reasons, and because LLB incorporates private sector Best Practices and affords greater Owner control of the project, staff believes that the LLB delivery method bears consideration for delivery of key projects for the third phase of the Capital Improvement Program (CIP). Staff now formally requests authorization to utilize the LLB delivery method to deliver the Cañada College Kinesiology / Wellness Project.

Design services for this project will be funded by Measure A general obligation bond and local Fund Four.

RECOMMENDATION

It is recommended that the Board of Trustees authorize the Executive Vice Chancellor to execute a contract with Bunton Clifford & Associates, Inc. for design services for the Cañada College Kinesiology / Wellness Project in an amount not to exceed \$4,558,250, and also authorize utilization of the Lease Lease-Back delivery method for the Cañada College Kinesiology / Wellness Project.