

**BOARD REPORT NO. 16-2-102B**

TO: Members of the Board of Trustees

FROM: Ron Galatolo, Chancellor

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358-6836

**AUTHORIZATION FOR CAPITAL IMPROVEMENT PROGRAM PHASE 3 (CIP3) PROJECT DELIVERY METHODS, PHASE ONE PROJECTS**

On January 14, 2015, August 12, 2015, and September 9, 2015, staff presented information reports on various project delivery methods. The delivery methods reported on were respectively: Lease Lease-Back (LLB) (Board Report No. 15-1-2C), Construction Management at Risk (CMAR) (Board Report No. 15-8-12), and Design Build and Multiple Prime (Board Report No. 15-9-1C). These reports outlined the key functional components associated with implementing each delivery method, along with their respective benefits. On September 30, 2015, the Board of Trustees approved staff recommendations for various project delivery methods for the first phase of Capital Improvement Program Phase 3 (CIP3) (Board Report 15-9-102B). Subsequent to the September Board authorization, staff has continued to have conversations with various general contractors regarding their willingness to participate in LLB or CMAR on public higher education projects. Due to the California Supreme Court decision on LLB, staff has found that construction professionals are reluctant to engage in projects delivered via these methods. Staff has determined it is therefore prudent to revise the recommendation to use CMAR to other delivery methods on the CIP3 projects as identified below.

The **Cañada College Kinesiology and Wellness Building (Building 1N)** project includes demolition and reconstruction of the existing Building 1. The new ~85,000 SF facility will provide new state-of-the-art learning, fitness and wellness facilities for students and the community. The facility will include classrooms, faculty offices, a NCAA regulation gymnasium, group exercise and dance studios, locker rooms, a competition swimming pool and instructional swimming pool. This is a large project, which warrants design phase constructability and value engineering consultancy and preconstruction logistics planning. Based on the project size and complexity, staff revises the recommendation to use the CMAR project delivery method to Design Build for this project.

The **Cañada College Math and Science Building (Building 23N)** project will construct a new ~48,000 SF math and science instructional facility. The new building will include state-of-the-art computer labs, earth science, astronomy, biology, microbiology labs, lecture classrooms, anatomy and cadaver labs, radiology technology, and program administrator and faculty offices. This is a large project, which warrants design phase constructability and value engineering consultancy and preconstruction logistics planning. The science laboratory designs are typical for community colleges, and the building will incorporate standard educational technology in the classrooms. Based on the project size and complexity, staff revises the recommendation to use the CMAR project delivery method to Design Build for this project

The **College of San Mateo Humanities and Arts Building (Building 3)** project will modernize the building's infrastructure including heating and cooling systems, plumbing, and fire sprinklers. The project also includes accessibility upgrades to meet current applicable codes, and audio visual and acoustical performance upgrades, including A/V controls at stage for instructional purposes. Classrooms, dressing rooms, restrooms, warm up rooms, and backstage areas will be renovated. This is a medium sized project, of sufficient magnitude to warrant design phase constructability and value engineering consultancy and preconstruction logistics planning. Based on the project size and complexity, staff revises the recommendation to use the CMAR project delivery method to Design Bid Build for this project.

The **College of San Mateo Student Life and Learning Communities (Building 17)** project provides tenant improvements to an existing ~7,000 SF area to create collaborative student support and learning environments including Puente Project, Honors Project, Mana, Umoja, and Project Change. The renovation will include computer labs, seminar rooms, meeting rooms, program administrator and faculty offices. This project is a small and uncomplicated tenant improvement project. Based on the project size and complexity, staff continues to recommend the Design-Bid-Build project delivery method for this project.

The **College of San Mateo Building Center for Emerging Technologies (Building 19N)** project provides for demolition of the existing Building Nos. 12, 20 and 20A and demolition and reconstruction of the existing Building 19, and a parking lot. The new ~55,000 SF facility will provide state-of-the-art laboratories and classrooms for engineering, architecture and computer sciences, including computer-aided design labs. The building will feature a Maker Space/Tech Shop. This is a large, complex project that will benefit from the Design-Build delivery method. The complexity associated with demolition of multiple structures and complex design details related to Maker Space / Tech Shop access, technology, and equipment warrants shifting design error and omission risk to the Design Build Entity (DBE). Additionally, the project delivery time will be accelerated, resulting in earlier occupancy and reduced costs. Based on project size and complexity, staff continues to recommend the Design Build project delivery method for this project.

The **Skyline College Social Science and Creative Arts (Building 1N)** project provides for demolition and reconstruction of the existing Building 1. The new ~120,000 SF facility will include a new 520-seat main theater, a 60-seat Black Box theater, a 220-seat choral room, music practice rooms, several large lecture halls, an art gallery, sculpture studios, classroom and laboratory facilities for 2D and 3D design studios, photography dark room and laboratory, digital media art studios, art history classrooms, ceramics classroom and studio, and program administrator and faculty offices. This project is very large and complex. The existing structure and site house the campus boiler plant and the campus main point of entry (MPOE) for electrical, gas, water and IT infrastructure. Coordination of demolition and reconstruction activities to ensure continuous utility service to the campus is critical to the delivery of instruction. The new facility will also include highly complex systems, particularly those serving fine and performing arts programs, which are vulnerable to design errors and omissions, particularly in regards to installation details. The Design-Build delivery method will shift risks associated with design errors and omissions and utility service coordination to the Design-Build Entity (DBE). Additionally, the recommended delivery method integrates design and construction to improve schedule and utility coordination/logistics which in turn is expected to save the District costs. Based on project size and complexity, staff continues to recommend the Design-Build project delivery method for this project.

The **Skyline College Environmental Science Building (Building 12N)** project will construct a new ~21,000 SF environmental sciences instructional facility with two large lecture halls, two classroom/laboratories, and complementary outdoor learning spaces. It will include a large gathering space with a catering kitchen for students, faculty and community functions. This is a large project, which warrants design phase constructability and value engineering consultancy and preconstruction logistics planning. Based on project size and complexity, staff revises the recommendation to use the CMAR project delivery method to Design Build for this project.

**RECOMMENDATION**

It is recommended that the Board of Trustees authorize the Vice Chancellor of Facilities Planning, Maintenance and Operations to proceed with the implementation of these CIP3 projects utilizing the project delivery methods recommended above.