

BOARD REPORT NO. 18-4-102B

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 23N NEW SCIENCE AND TECHNOLOGY BUILDING PROJECT

The Cañada College Science and Technology (Building 23N) project will construct a new ~50,000 SF science and technology instructional facility which includes 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.

On January 11, 2017, the San Mateo County Community College District Board of Trustees approved a contract award (Board Report No. 17-1-100B) to the Design Build Entity (DBE) of McCarthy/HGA for the design and construction of the new Cañada College Science and Technology Building B23N in the amount of \$40,581,127 based on an initial conceptual design concept and related cost estimate.

Subsequent to the initial conceptual design, the project team of McCarthy/HGA 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, validating that the project meets the academic program needs of the science and technology programs.

Since the initial conceptual design, the project design and construction costs have increased by \$17,168,873, resulting in a total contract cost of \$57,750,000. 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. In this report, it was noted that since 2015, construction activity and construction costs have increased approximately 95% and 32% respectively.

In addition to escalating construction costs, the scope of the Cañada College Building 23N project has been expanded to include:

- Improvements to the chilled water system in the campus central utility plant
- Installation of a new air handling unit for improvements to the classroom ventilation system in Building 13
- Relocation of the campus bus stop to a new centrally located area adjacent to Building 9
- Modifications to Building 22 mechanical system allowing for connection to the campus chilled water system
- Modifications to the north plaza providing outdoor accessible collaborative spaces for students and faculty
- Division of State Architect plan review comments and 2016 building code changes

The project will be funded with Measure H general obligation bonds and State Scheduled Maintenance 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 McCarthy/HGA for the Cañada College Building 23N Science and Technology Building project by \$17,168,873, for a final guaranteed maximum price in an amount of \$57,750,000, which includes an Owner's Allowance of 10% of the contract award.