

**BOARD REPORT NO. 18-4-103B**

TO: Members of the Board of Trustees

FROM: Ron Galatolo, Chancellor

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**AUTHORIZATION TO AUGMENT THE DESIGN-BUILD CONTRACT FOR SKYLINE COLLEGE BUILDING 12N NEW ENVIRONMENTAL SCIENCE BUILDING PROJECT**

The Skyline College Environmental Science (Building 12N) project will construct a new ~21,000 SF building with two large lecture halls, two classroom/laboratories, faculty offices, large event space, commercial catering kitchen to support college and community events, and outdoor learning spaces. The project also includes redevelopment of the campus loop road, Parking Lot G, and utility work for the new facility.

On November 9, 2016, the San Mateo County Community College District Board of Trustees approved a contract award (Board Report No. 16-11-100B) to the Design Build Entity (DBE) of XL/DES for the design and construction of the new Skyline College Environmental Science Building 12N in the amount of \$25,930,291 based on an initial conceptual design concept and related cost estimate.

Subsequent to the initial conceptual design, the project team of XL/DES 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 environmental science programs.

Since the initial conceptual design, the project design and construction costs have increased by \$8,619,709, resulting in a total contract cost of \$34,550,000. 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 Skyline College Building 12N project has been expanded to include:

- Utilization of geothermal exchange heating and cooling system to generate operational cost savings
- Enhanced instructional technology to provide interactive flexible learning spaces
- Enhanced technology in the event space to support enterprise and community events
- Indoor/outdoor fireplaces to provide year-round utilization of event space with adjacent outdoor areas
- Upgraded building finishes over District's standards for classrooms
- Division of State Architect plan review comments and 2016 building code changes

The project will be funded with Measure H general obligation bonds.

**RECOMMENDATION**

It is recommended that the Board of Trustees authorize the Executive Vice Chancellor to augment the initial contract with the DBE team of XL/DES for the Skyline College Building 12N Environmental Science Building project by \$8,619,709, for a final guaranteed maximum price in an amount of \$34,550,000, which includes an Owner's Allowance of 10% of the contract award.