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From: Morrow, Victoria
To: Skyline Employees
Subject: Skyline Shines, November 30, 2007- Design Build attachment



Skyline College Design Build Project Briefing

November 29, 2007

Background

In the fall of 2005, the local voters approved a capital construction bond for the San Mateo County Community College District. In the spring of 2006, Skyline developed its Educational Master Plan via the Educational and Facilities Master Planning Project Task Force and with the assistance of consultant Rick Voorhees. During the fall of the 2006-07 year, the college worked with Steinberg Architects to develop a Facilities Master Plan which identified our highest priorities for new and renovated buildings and for other Sitework at the college. Renovation work will include Building 1 (Creative Arts and Social Science and the Main Theater), the Child Development Center (this may be a renovation or a new construction project) and completion of the renovation of Building 2 (Student Services) to house some One Stop functions and the Telecommunications program.

The new construction and the Sitework needed were combined into a single “design/build” project. Design/Build projects involve a team including architects and building contractors, called a DBE or Design/Build Entity. During the spring of 2007, we worked with Kwan Henmi Architects to develop “bridging documents” for the design/build portion of the work. The bridging documents converted the more abstract ideas of the Facilities Master Plan into more concrete descriptions of the specifications for the buildings and the site. The renovation components of the Plan were designed separately. The bridging documents were used to assist the district to publish a Request for Proposals (RFP) for the design/build project in late spring 2007.

Current status of the Design/Build project

We are now waiting to receive proposals from the firms that are competing for our project on November 30. We learned in late summer that our complex project original scope would have cost about \$117 million to build, so the gap was \$27 million. In order to ensure that qualified teams compete for our project, we needed to bring the scope and the budget more closely into alignment, and to do it quickly. Otherwise we would have risked a couple of things: loss of

important competitors in the process, and delay in the project which will shrink the value of the money available.

The decision about how we should proceed was made within the college's collaborative governance structure, and that means through the already established Educational and Facilities Master Plan Project Task Force or EFMPP. That group met right after the start of Fall Semester on August 30, 2007, to review an array of scenarios for how to bring the scope and budget into alignment to provide recommendations to the president. That meeting was very well attended and we reviewed the background on the project, the criteria for identifying the college's best scenario (attached below along with the college's Vision and Mission statements), and seven different approaches to achieving alignment between the scope of the project and the budget for it. The President's Cabinet then considered the advice of the group on the key issues represented in the scenarios and the criteria and developed the final plan. We believe that we were able to capture a great deal of what had been originally planned.

The Final Design/Build Project Plan

Provided below is the updated Facilities Master Plan map for the college, originally developed in 2006, and now revised to reflect the two new buildings proposed as well as the sitework.

Updated 2006 Skyline Facilities Master Plan Map



Here are the essential features of the plan:

- We will move most of the original programming for the proposed Multicultural/Administration Building into the Wellness Building and eliminate the Multicultural/Administration Building.
- We will retain the Automotive Transmission Building.
- We will retain the Wellness Building and include in it the following:
 - Multicultural Center to include space for our Learning Communities, the International Students Program and the Asian Studies Program.
 - Cosmetology
 - Fitness/Training Room
 - Sports Medicine
 - 3 general classrooms
 - A classroom for Dance, Yoga and Pilates
 - Administrative offices
- There will be some simplification to the Sitework but we will still have the disabled access improvements we hoped for, greatly enhanced parking, more well defined entrances to the college and the landscaping for the interior of the campus.

We will establish a new name for the Wellness Building which better reflects its broader overall purpose: Multicultural Center, Administration, Cosmetology and Wellness functions are all part of it now. We will utilize our usual governance processes to make the decision on the new name for the building.

Other functions we had hoped to house in the Multicultural/Administration building will be located elsewhere on campus. The architect/contractor firm with which we will be working will be selected in early winter and then the detailed planning for our next wave of new buildings and site work will begin.

Here is the rough timeline from November 2007 through February 2008 and beyond:

November 30	Deadline for proposal submission in response to the Design Build Project Request for Proposals (RFP)
December 3-13	Review of proposal responsiveness to the RFP
December 14	College Wide Forum, 1-4 pm, Room 2306, proposal presentation and discussion
December 17-February 1	College wide feedback: displays will be placed in the Student Center with an opportunity to fill out feedback forms there. The proposal information will also be placed and electronic feedback can be submitted.

December 24- January 1	College and District closed
January 2-18	District Construction Planning Department prepares Information Report to the Board of Trustee based upon initial college feedback.
January 22	Spring Semester begins
January 23	Information Report to the Board of Trustees
February 27	Board of Trustees awards contract
February 28-May 30	Detailed design work with user groups and EFMPP
Fall 2008	Ground breaking for new facilities
Fall 2010	Completion of new facilities

As the details of the timeline firm up, the college will be kept apprised.