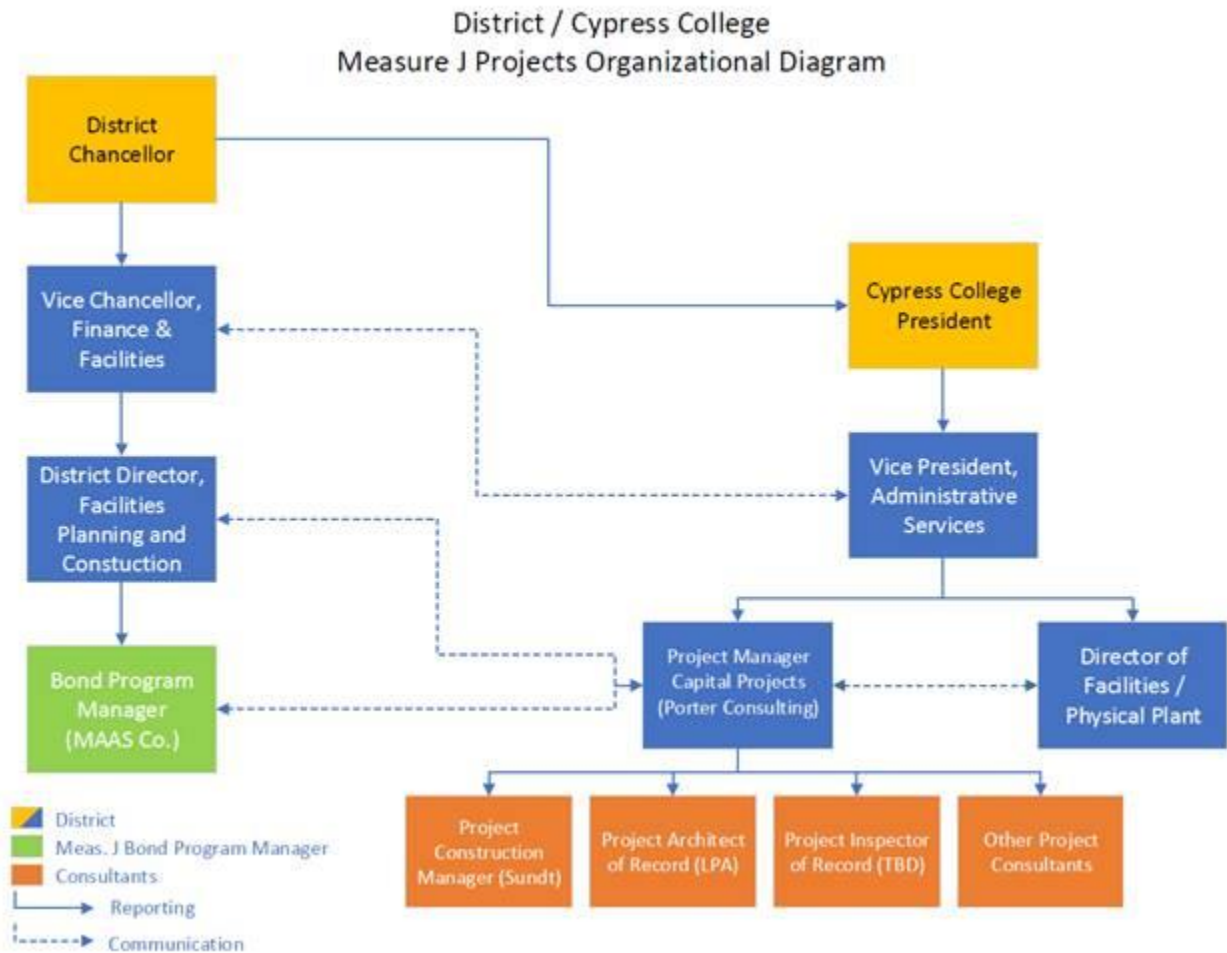


**Additional Information  
January 22, 2019 Board Meeting**

The following additional information was provided regarding the January 22 Board meeting agenda:

**Item 3.b, Agreement with Porter Consulting, Inc.:**

1. Might it be possible to diagram how all the pieces for consultants fit together, in relation to specific site construction managers, architects, campus faculty/staff interface? **Please see the diagram below and note that Porter Consulting is in the position of Project Manager, Capital Projects until permanent staff is hired.**



**Item 3.m, Cypress College SEM & VRC Projects Guaranteed Maximum Price Agreement: Discussion of this agenda item will include the attached presentation.**

1. How is this fee accounted for in the January 2019 Measure X and J Report? **The Guaranteed Maximum Price (GMP) is included in a variety of locations in the January Capital Project Report. The numbers in that report were estimates as of December 31, 2018. Bid information was received on January 11, 2019, so bid numbers were not included in the January report.**

**Additional Information  
January 22, 2019 Board Meeting**

The construction estimate throughout the January report included the GMP, not by name, but in the category of hard cost and contingencies. As examples, summary information is included on page 11 of the report, with more detailed information on pages 12, 13, 14, 17, 18, & 19.

The Pond Project, which will be a scheduled maintenance project, has not been included in the Capital Outlay Project Report.

There will be a slide in the Board presentation that shows the funding source for the entire project, not just the GMP.

2. Recognizing that we will have a presentation on this non-block item, what are we anticipating in terms of funding between the various sources: Measure J Bond, Local Capital Outlay, and Fundraising Sources. **For the GMP most of the funding is coming from Measure J funds, \$ 90,367,514 with \$546,468 coming from local Capital Outlay and \$1,138,359 coming from fundraised money.**
3. Is there any State Bond money for this project? **There are no State Bond funds for this project.**
4. What if the fundraising sources don't meet expectations? What alternatives are we exploring? **If fundraising dollars are not raised, the campus will be responsible for making up the difference from either carryover funds, one-time funding requests, or other revenues.**

**Item 4.a, Cypress College Curriculum:**

1. Pages 2-5: Please share the impetus for the 16 new courses for an AS degree in Mechatronics, Robotics and Automation. **These new courses are part of three new certificates and one new AS degree in two separate fields. One is Computer Aided Design (the modern equivalent to what used to be Drafting); the others are all related to Automated Manufacturing. Automated Manufacturing is computer driven robotic manufacturing (the equivalent to what used to be assembly line work). It is an emerging field. These courses and programs are brand new and will be offered as the Cypress College Engineering Program grows.**
2. Pages 2-5: What industries, trade publications are these tied to are this exciting "innovation economy?" **Computer Aided Design allows students to get jobs working for engineering and architectural firms. The other degrees allow students to work in the fields listed below. The certificates are certified by Siemens, a huge technology firm that has enterprises in many technical disciplines.**

**“Based on the report by the Center of Excellence the following industry sectors can benefit from the graduates of this program:**

- **Electrical Equipment and appliances**
- **Aerospace product and parts manufacturing**
- **Computer and electronics product manufacturing**
- **Medical equipment and supplies manufacturing**
- **Pharmaceutical and medicine manufacturing“**

**Additional Information**  
**January 22, 2019 Board Meeting**

3. Pages 2-5: What plans do we have to market this to potential students, internships with industries, etc. **Equipment for these programs are being funded through the Strong Workforce Grant and once the programs are initiated they will be advertised through the CTE website and associated marketing campaigns. Megatronics is a cutting edge manufacturing technique with the potential for explosive growth in the near future.**
4. Page 6: Reference to AB 705. Please provide a brief description and refresher of AB 705 and its mandates for implementation. **AB 705 is a bill signed by the Governor on October 13, 2017 that took effect on January 1, 2018. The bill requires that a community college district or college maximize the probability that a student will enter and complete transfer-level coursework in English and math within a one year timeframe and use, in the placement of students into English and math courses, one or more of the following: high school coursework, high school grades, and high school grade point average.**

**Item 5.b, Classified Personnel, New Job Descriptions: This item will be pulled from block vote in order to incorporate an additional standalone essential function to all three of the new job descriptions stating, “Understand universal design principles and guidelines, and relevant policies and laws related to accessibility standards.”**

1. District Director, Enterprise IT Applications Support and Development: Essential Functions #9 – Should this include Internet usage Policies? **Staff have recommended to not include internet usage policies in the job description since it is a shared responsibility.**
2. District Director, Enterprise IT Applications Support and Development: Essential Functions #13 – Should this include knowledge of Universal design and laws regarding accessibility? **Yes, the following stand-alone essential function will be added: “Understand universal design principles and guidelines, and relevant policies and laws related to accessibility standards.”**
3. District Director, Information Technology Infrastructure and Operations: Essential Functions #5 – Do we have a district Technology Plan? Should job description assign this task to this individual? **Yes, the District does have a technology plan, and the Technology Coordinating Council has oversight and responsibility of the plan.**
4. District Director, Information Technology Infrastructure and Operations: Essential Functions #16 – Should this include knowledge of Universal design and laws regarding accessibility? **Yes, the following stand-alone essential function will be added: “Understand universal design principles and guidelines, and relevant policies and laws related to accessibility standards.”**

# Award of Contract - Guaranteed Maximum Price for the Science Engineering and Mathematics (SEM) & Veterans' Center

January 22, 2019

## Timelines

	Phase	New SEM				New VRC/SAC Renovation Veterans' Memorial Bridge & TG			
		Start		End		Start		End	
1.	Program Validation	6/29/2016	A	9/16/2016	A	12/9/2016	A	2/22/2017	A
2.	Schematic Design	11/8/2016	A	3/24/2017	A	2/23/2017	A	6/6/2017	A
3.	Design Development (Includes Discoveries)	3/27/2017	A	9/1/2017	A	7/24/2017	A	10/5/2017	A
4.	Construction Documents	10/5/2017	A	3/13/2018	A	10/6/2017	A	3/13/2018	A
5.	Submit to DSA and DSA Processing	3/14/2018	A	10/19/2018	A	3/14/2018	A	8/22/2018	A
6.	Bidding and Award	10/22/2018	A	2/6/2019	E	11/1/2018	A	2/6/2019	E
7.	Construction	2/7/2019	E	2/26/2021	E	2/7/2019	E	6/19/2020	E
8.	FF&E Installation, Move-in, and Occupancy	3/1/2021	E	6/18/2021	E	8/3/2020	E	9/28/2020	E
9.	Close Out	4/9/2021	E	6/18/2021	E	7/28/2020	E	9/28/2020	E

A - Actual Date  
E - Estimated Date

## Estimates Compared to Approvals

	SEM	VRC/SAC	Bridge/ Garden/ Plaza	Pond	Total
Approved Budget	100,246,025	13,500,000	1,500,000	682,017	115,928,042
Revised Estimate	100,429,246	13,281,997	1,348,929	682,017	115,742,189
Difference	(183,221)	218,003	151,071	-	185,853

- The pond project is a scope change. We have to drain the pond during construction so it is an efficient time to make the repairs

## Value Engineering

- Deductive alternates
  - Plaster Soffits \$266,424
  - Exposed Fasteners \$793,944
- Pre-bid Value Engineering examples
  - IDC: Fire Sprinklers (\$492,286)
  - SEM: Foundations (\$1.4M)
  - SEM: Str. Steel (\$210,000)
- Post-bid Value Engineering examples
  - Revision of light fixture packaging/more competitive lines
  - Simplify flashing details
  - Review type of water piping and related fittings

## Definitions

- **Guaranteed Maximum Price – GMP**
  - The maximum price that the District and CMAR agree upon as payment for managing, and completing the building project. The GMP is a not-to-exceed contract amount, but does not include scope changes directed by the District.
- **District Allowance**
  - An allowance for work that is indeterminate at the time of bidding, but could reasonably be expected during a construction project.
- **Construction Manager (CM) Allowance**
  - An allowance to cover cost that could reasonably be expected, but were not included in the trade bid packages due to uncertainty of need or amount. Any remaining allowance would be returned.
- **Construction Manager Contingency**
  - Use of the CM contingency requires district and campus approval. Eligible uses include: rework due to ambiguities or conflict in construction documents, work shown or inferred in the construction documents but missing from bid packages. Ineligible uses include: additional Project management staff or weather protection. By contract this is set at 2%.
- **District Construction Contingency**
  - Construction contingencies set aside for unforeseen conditions, added Fire/Life/Safety code compliance and field discovered design errors/omissions. Typically for new projects, a minimum of 2.5%-5% as a precaution.
- **Design Fee Contingency**
  - An amount to cover design fees if there are any scope changes or value engineering that require additional architectural work.

## Cost Summary Estimated Total Project Cost

	SEM	VRC/SAC	Bridge/ Garden/ Plaza	Pond	TOTAL
<b>GMP</b>	<b>80,532,546</b>	<b>9,834,968</b>	<b>1,138,359</b>	<b>546,468</b>	<b>92,052,341</b>
<b>Other Construction</b>	<b>2,925,172</b>	<b>548,881</b>	<b>86,112</b>	<b>37,535</b>	<b>3,597,700</b>
<b>Soft Cost</b>	<b>10,971,528</b>	<b>2,428,864</b>	<b>88,014</b>	<b>98,014</b>	<b>13,586,420</b>
<b>Equipment</b>	<b>6,000,000</b>	<b>469,284</b>	<b>36,444</b>		<b>6,505,728</b>
<b>Total Project Cost</b>	<b>100,429,246</b>	<b>13,281,997</b>	<b>1,348,929</b>	<b>682,017</b>	<b>115,742,189</b>

## Cost Summary Construction Cost/GMP

	SEM	VRC/SAC	Bridge/ Garden/ Plaza	Pond	Total
Direct Cost of Work (Subcontractors)	68,122,295	7,863,294	964,821	463,161	77,413,571
CM Allowance	1,031,360	257,840			1,289,200
District Allowance	1,858,120	214,530	-		2,072,650
CM Overhead and Profit @ 4.48%	3,221,094	378,106	43,764	21,009	3,663,973
Site Management Fee - CM Staffing	3,974,042	848,205	98,176	47,129	4,967,552
CM Construction Contingency	1,437,988	168,797	19,538	9,379	1,635,702
Sub Contractor Default Insurance	887,647	104,196	12,060	5,790	1,009,693
<b>GMP</b>	<b>80,532,546</b>	<b>9,834,968</b>	<b>1,138,359</b>	<b>546,468</b>	<b>92,052,341</b>

## Cost Summary Other Construction Costs

	SEM	VRC/SAC	Bridge/ Garden/ Plaza	Pond	Total
OCIP & Additional Insurance	2,019,375	225,598	26,112	12,535	2,283,620
District Construction Contingency	905,797	323,283	60,000	25,000	1,314,080
<b>Subtotal</b>	<b>2,925,172</b>	<b>548,881</b>	<b>86,112</b>	<b>37,535</b>	<b>3,597,700</b>

## Cost Summary Soft Costs

	SEM	VRC/SAC	Bridge/ Garden/ Plaza	Pond	Total
EIR Supplement	14,500	12,000			26,500
Architect of Record -LPA	5,182,670	1,149,895			6,332,565
Design Fee Contingency	186,240	57,495		10,000	253,735
Geo Tech	50,580	26,162	8,036	8,036	92,814
Hazmat, Estimating	20,000	80,000			100,000
Furniture Consultant	258,800	94,300			353,100
Specialty Consultant		131,012	32,145	32,145	195,302
Commissioning	197,800	97,250			295,050
Preconstruction Management	533,535	189,514			723,049
Testing and Inspection	3,363,230	412,189	36,444	36,444	3,848,307
Other Permits	50,000	20,000			70,000
DSA fees	1,114,173	159,047	11,389	11,389	1,295,998
<b>TOTAL SOFT COSTS</b>	<b>10,971,528</b>	<b>2,428,864</b>	<b>88,014</b>	<b>98,014</b>	<b>13,586,420</b>

## Cost Summary Equipment Cost

	SEM	VRC/SAC	Bridge/ Garden/ Plaza	Pond	Total
Measure J FF & E	3,000,000	469,284	36,444		3,505,728
Campus Funded FF & E	3,000,000				3,000,000
<b>TOTAL EQUIPMENT COST</b>	<b>6,000,000</b>	<b>469,284</b>	<b>36,444</b>	<b>-</b>	<b>6,505,728</b>

- \$6,000,000 estimated by our FF&E Consultant - Dovetail
- Campus initial listing of equipment was estimated at \$9.1 million
- Campus is still in the process of assessing reuse of equipment and how to phase in an instructional equipment plan



## Contingencies

	SEM	VRC/SAC	Bridge/ Garden/ Plaza	Pond	Total
CM Construction Contingency	1,437,988	168,797	19,538	9,379	1,635,702
District Construction Contingency	905,797	323,283	60,000	25,000	1,314,080
Design Fee Contingency	186,240	57,495		10,000	253,735
<b>Total</b>	<b>2,530,025</b>	<b>549,575</b>	<b>79,538</b>	<b>44,379</b>	<b>3,203,517</b>

- Decrease in contingency of \$1,695,362 for the SEM Building
- Expectation is that contingency will increase during the early part of the project as additional value engineering takes place
- All contingencies to revert back to the District if not used
- Process for approving use of contingency
- Much of the contingency has moved to allowances
- Overhead and profit is not calculated on CM Construction Contingencies
- District Construction Contingencies will be marked up for overhead and profit if used for scope increases

## Allowances

	SEM	VRC/SAC	Bridge/Garden/ Plaza	Pond	Total
CM Allowance	1,031,360	257,840			1,289,200
District Allowances	1,858,120	214,530			2,072,650
<b>Total</b>	<b>2,889,480</b>	<b>472,370</b>	<b>-</b>	<b>-</b>	<b>3,361,850</b>

- Purpose of Allowances – real expenses that we did not want to include with trade bids in case we do not have to incur the expense
- CM Allowances - Power outages, overtime to maintain schedule, safety netting, etc.
- District Allowances - Concrete repair, additional DSA fees, etc.
- Process for approving the use of allowances
- All unused allowances revert back to the District along with overhead and profit

## What is included in the GMP

- Trade Bids
- Allowances
- Overhead and profit for the Construction Manager (CM) @ 4.48%
- Site manager fee @ 6.00%
  - Original proposal was @4.63% of trade bids
  - Increase to 6.00% to account for the increase from 20 months to 26 - 30% increase in time
- CM Construction Contingency
- Sub Contractor Default Insurance

## What is not included in the GMP

- OCIP Insurance – wrap around coverage at 2.6527%
- District Construction Contingency
- Exclusion list from Sundt
  - Roof repairs for the Student Activities Center
  - List of 46 items – Examples
    - Permits
    - IT equipment
    - Noise abatement

## GMP Process

- Design Project – District, College, LPA and Sundt Teams
- Develop Roadmap to \$100M – College, Sundt, LPA Teams
- Procure Project – District Purchasing, Legal, LPA and Sundt Teams
  - Public Relations / Pre-Sell Project / Garner Interest
  - Advertise / Publish Project
  - Collect Bids

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### BID REVIEW PERIOD

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- Bid Reconciliation – Sundt, LPA Teams
- Develop GMP - District, College, Sundt Teams
- Finalize GMP
- Board Approval

## GMP Process

- Legal counsel has reviewed the GMP process
- Pre-qualifications of contractors
- 32 different bid proposals
- 383 firms were prequalified to bid
- 101 trade contractor bids were received
- GMP is based on the lowest responsive/responsible bid from prequalified bidders.

## Funding Sources

	SEM	VRC/SAC	Bridge/Garden/Plaza	Pond	Total
<b>MEASURE J FUNDS:</b>					
SEM Building	94,783,786				94,783,786
Veteran Center		13,500,000	100,800		13,600,800
Infrastructure Projects	2,447,588	933,148			3,380,736
Mass Communications/Safety	327,006	57,461			384,467
Sub Total	97,558,380	14,490,609	100,800	-	112,149,789
FUNDRAISED RESOURCES			1,500,000		1,500,000
CAMPUS CARRYOVERS	3,000,000				3,000,000
SCHEDULED MAINTENANCE				682,017	682,017
<b>TOTAL RESOURCES</b>	<b>100,558,380</b>	<b>14,490,609</b>	<b>1,600,800</b>	<b>682,017</b>	<b>117,331,806</b>
Estimated Project Cost	100,429,246	13,281,997	1,348,929	682,017	115,742,189

- Pond project was not included in the Capital Projects Report
- Fundraised amount received to date \$400,000
- Additional amount pledged \$45,000
- District to front cash for the Bridge/Garden/Plaza Project

## New Science Engineering and Mathematics (SEM) Building



New SEM Southwest Elevation. Rendering by LPA, Inc.

- 106,023 square foot classroom and lab building
- Space for the SEM Division office, Faculty offices
- 100 seat Immersive Digital Classroom (IDC)
- Laboratory space for the Mortuary Science Program.

## Veterans' Resource Center/Student Activities Center (VRC/SAC)

- 11,233 assignable square foot multi-use student resource building, and includes space
- Student Activities Center
- Associated Student Government Work Area
- International Student Program
- Veterans' Resource Center



New VRC North Elevation. Rendering by LPA, Inc.

## Veterans' Memorial Bridge, Tribute Garden, and Plaza



Veterans' Memorial Bridge and Tribute Gardens. Rendering by LPA, Inc.

- Bridge over existing pond linking new VRC and new Tribute Garden
- Flagpoles for national and defense forces standards
- Event plaza in front of new VRC
- New walking paths, landscaping, and irrigation

## Pond Refurbishment Project

- Refurbishment of existing pond
- Pond surface repairs
- Realignment of water features
- Replacement of aging equipment



Existing Pond Satellite View  
Source: Google Earth

Questions?