

**OHLONE COMMUNITY COLLEGE DISTRICT  
MEMORANDUM**

TO: Board of Trustees

FROM: Douglas Treadway

DATE: August 9, 2006

SUBJECT: Authorizations Related to the Student Support Services Building Project  
(Working Drawings Submittal and Budget Revision)

---

tBP Architecture presented the working drawing plans at a workshop on July 11, 2006. At that meeting, staff informed the Board that a budget reconciliation process was still not complete. Two independent cost estimating firms reviewed the working drawing documents, and each estimated construction costs based on current market conditions. The two firms have reconciled their numbers. To reduce estimated costs, the architects have recommended a number of value engineering options. These options have been reviewed with the College Council and are supported by staff to be included in the working drawings. Attached is a spreadsheet that delineates the value engineering options and a revised JCAF 32. These options reduce expected construction costs by \$1,154,040. Even with these modifications, estimates indicate that the budget must be increased by \$2,866,777.

To continue with the Student Support Services Building Project, the Board will need to reduce another portion of the overall Bond Budget to create the increase needed by the new estimates. Bond Budget #3-28 Campus Renovation Projects is the most likely area for the reduction.

If recent history provides some lessons, it is likely that the College will need to increase the Student Support Services Building Project Budget again after bids are received, given the current challenging bidding climate. The Board may recall that the College went through a similar process with the Newark Center Project where the budget was increased at the working drawing phase and there still had to be another increase of \$5 million to the construction budget after bids were received.

The Frontage Lease Project can pick up these cost differentials, so approval of that project is necessary for the integrated approach to addressing the major cost increases we are experiencing. Without such approval, the Student Support Services Building will have to be reduced and redesigned at considerable additional cost to the District, and the Board will be faced with some very hard choices.

**RECOMMENDATION:**

The President/Superintendent recommends authorization to submit the Student Support Services Building working plans and specifications, including the recommended value engineering options, to the Division of the State Architect (DSA); and further that the Board of Trustees approve an increase to the Student Support Services Building Project # 2 of \$3 million and reduce the Classroom Renovations Project # 3-28 by a like amount.