

***ADDENDUM TO AGENDA***

This is an addendum to the agenda for the Board of Trustees of the Santa Monica Community College District on Tuesday, May 3, 2016.

**MAJOR ITEMS OF BUSINESS****RECOMMENDATION NO. 28**

**SUBJECT:**                               **AWARD OF BID – STUDENT SERVICES BUILDING**

**SUBMITTED BY:**                       Vice President, Business and Administration

**REQUESTED ACTION:**               It is recommended that the Board of Trustees award the bid to the lowest responsive bidder for the Student Services project:

<u>Bidder</u>	<u>Amount</u>
Bernards Bros.	\$77,438,000
SJ Amoroso	\$79,647,000
Pinner Construction	\$79,699,000
T.B. Penick & Sons, Inc.	\$79,900,900
Clark & Sullivan/Walsh Construction	\$83,760,000

**FUNDING SOURCE:**                   Measure AA, S, U

**COMMENT:**    The Student Services Building project consolidates most student services and some administrative functions to a single location at the front gateway of the main campus. At present, student services are dispersed throughout the main campus and many are housed in temporary buildings. The project also provides a new campus entry, including a pedestrian walkway, a passenger drop off area, and a driveway to a new underground parking garage. The 112,000 square foot building is three stories, with work areas for approximately 300 people, along with an assessment center, two classrooms, a 300-seat auditorium for orientation and other uses, and underground parking for 500 cars. The building is designed to meet the LEED gold standard and includes rooftop photovoltaic panels.

**PROGRAM BACKGROUND:** Many of today's services and support programs for students had not been established at the time of the original campus construction in the 1950s and early 1960s. As a result, programs such as Financial Aid, EOP&S, Assessment, Career Services, Scholars, Latino Center, African American Collegian Center, Black Collegians, International Education, and Center for Students with Disabilities are housed in temporary facilities.

Additionally, Academic Counseling and the Transfer Center operate in the campus's original administration building, which has limited floor space. Growth in Counseling has required the relocation of the Administrative offices and Admissions functions originally housed in the building to other campus locations, mostly in temporary facilities. Newer counseling functions such as Assessment and the Welcome Center have needed to operate in separate facilities. The campus also lacks an appropriate assembly space for new student orientation.

Housing these programs, and several others such as the Bursar's Office, in a consolidated Student Services building at the front gate of the main campus or in the center of campus has been one of the principal goals of SMC's master facilities plan since the early 1990s.

CONSTRUCTION PROJECT BACKGROUND: The original design for the building was envisioned beginning in 2003 with the submittal of a project proposal to the State Chancellor's Office. Additional funding was secured with the passage of Measure S in November 2004. Architectural work began in May 2007. A year later, the original design was altered to embrace a signature physical form and contour for the building and to increase the underground parking to three levels. The project was broken into phases. Phase 1 started in January 2009 and included the demolition and excavation for the parking structure. Phase 1 was completed in 2010 at a cost of \$7.9 million. Phase 2, construction of the building itself, has endured a long delay. The original building design needed to be abandoned, as revisions in State of California guidelines and interpretations regarding seismic standards resulted in building construction costs that were unaffordable. The effort to retain the original design was complex and lengthy. After much effort, in July 2013, the Board of Trustees approved moving forward with a new design that could be economically constructed and would meet the latest seismic safety requirements.

Morris Architects, recognizing the ongoing nature of changing requirements of student services programs, met with each of the programs to be housed in the building, and made allowances to accommodate new programs. The design team has brought the space allocations up to date. Of note, even with an increase in floor area to approximately 112,000 square feet, the new design is more efficient in terms of site use, and allows for an improved setback from Pico Boulevard and significantly more open space to the west of the building leading into the campus. The new design is also flexible, and the building, once constructed, can be readily modified as program needs change.

The District pre-qualified five firms to bid on the construction project and all participated. In anticipation of bids, in March 2016, the District received a cost estimate of \$82,643,000 from an independent consultant, Faithful and Gould. The District received four bids below its estimate and one bid slightly above the estimate. The low bid is Bernards Bros., at \$77,438,000. The cost for constructing the new building is \$691 per square foot compared to \$1,207 per square foot for the previous design (both numbers include the cost of building the parking garage).

Bernards is a major Los Angeles general contractor with extensive experience in the building of school renovation and expansion projects, including on campuses that are fully in operation. They have been a reliable contractor for Santa Monica College previously, completing both the Bundy Campus West Building in 2005 and the Information Technology relocation building on the main campus in 2015. Bernards is also currently the construction contractor for SMC's East Wing addition at the Performing Arts Center and the Health, PE, Fitness, and Dance complex on the main campus. The firm has recently completed higher education projects include the USC Wallis Annenberg Hall, Pierce College Library, Crafton Hills College Center, Claremont McKenna Kravis Center, CSULA Science Building, and multiple buildings at Rancho Santiago CCD. Other major Southern California projects include Disney's California Adventure, Legoland, Rose Bowl Renovation, and Americana at Brand.

The enhanced planning and design effort was completed with the submittal to DSA in March 2015. The project received DSA approval this past week, in April 2016. With the approval of the Board of Trustees, construction is expected to start in June and the building to be completed by the end of 2018.

MOTION MADE BY:  
SECONDED BY:  
STUDENT ADVISORY:  
AYES:  
NOES:

CONSENT AGENDA: ACADEMIC AND STUDENT AFFAIRS

**RECOMMENDATION NO. 29 NEW COURSES AND DEGREES: SPRING 2016**

*Requested Action: Approval/Ratification*

*Requested by: Curriculum Committee*

*Approved by: Georgia Lorenz, Vice-President, Academic Affairs*

New Courses

CIS 37 Microsoft Word  
ET 21A Character Design  
ET 21B Environment Design  
ET 21C Prop and Vehicle Design  
HEALTH 70 Integrative Health  
MATH 50 Pre-Statistics  
POL SC 24 Introduction to Law

New Programs

Visual Development Department Certificate

Course Reinstatement

TH ART 28B 3D Make-Up and Theatrical Styles  
TH ART 32 Scenic Design

Distance Education

CIS 37 Microsoft Word