

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

July 19, 2022

Agenda Item: 8.2

Subject: Project Progress Report for Biology Phase 2 (STEM Complex) - Building 2100, Design Development Phase at Chabot-Las Positas Community College District, Chabot College.

Background: The Chabot College Biology Phase 2 (STEM Complex) has achieved the design phase milestone for the completion of the Design Development Documents and is currently over budget by between 25% and 36% of the original construction budget established for the project at the Master Planning Phase. The Lease-Leaseback Contractor and the Architect are reviewing project optimization and cost reduction measures for implementation as the project moves into the Construction Document Phase to bring the project back into budget. Inflation, Supply Chain and Labor shortage issues are expected to continue affecting the cost estimates for the project through the end of 2022 and into early 2023. The Construction Documents Phase drawings are anticipated to be completed in late 2022, at which time they will be submitted to the Division of the State Architect for review, comment and approval. The project consists of 7 labs with associated prep and support spaces, 43 faculty offices, a Dean's Office Suite, Meeting Rooms, Adjunct Faculty Office and other support spaces in 41,526 gross square feet. The District's Construction Budget was established at \$34,478,625.00 and the current cost estimate from the Lease-Leaseback Contractor is \$43,205,355.00. The project will be constructed using the Lease-Leaseback Delivery Method.

Funding Source: Measure A Bond Funds

Recommended Action: No action required, provided for information only at the completion of the Design Development Phase of work.

Submitted: Owen Letcher/Date

Approved: Ronald P. Gerhard/Date