



Design-Build for the
Public Sector

DSA Approved Design-Build

Strategies & Results of California
Community College's 1st Multi-
Package Design Submission

Linda da Silva

Director of Facilities Maintenance & Operations



SAN MATEO COUNTY
COMMUNITY COLLEGE DISTRICT

Agenda

Design-Build for the *Public Sector*

1. Overview of Design-Build

- Legislation
- Guidelines
- The RFP Process
- Pros/Cons

2. SMCCD: Other Design-Build Projects

- Skyline: A Case Study
 - Project Background / Project Goals
 - Overview of DSA Process
 - Traditional
 - Incremental and Fast-Track Submittal
 - Design-Build Entity
 - Schedule
 - Refining the DSA Process

3. Lessons Learned & Summary

4. Questions



Legislation

Design-Build for the *Public Sector*

AB 1000: Enacted in September 2002. Allows Design-Build to be used by the following:

- Los Angeles Community College District
- San Jose-Evergreen Community College District
- San Mateo County Community College District
- State Chancellor's Office to select as many as five individual projects from other community college districts
 - Riverside Community College District – Parking Structure (Approved March 29, 2005)
 - San Joaquin Delta Community College District – Student Services Building (Applied, Pending Approval)



Guidelines

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The Design-Build Road Map

- Selecting a Project for Design-Build Delivery
- Project Approval/Notification Process
- Prequalification
- Request for Proposal (RFP)
- Selecting the Design-Build Entity
- Implementation of the Design-Build Contract

Implementation of Design-Build

- The Community College District's Role
- LAO Reporting Requirements



Guidelines

Design-Build for the *Public Sector*

Implementation of Design – Build

- The Community College District's Role
- LAO Reporting Requirements



The RFP Process



Selection Committee or Facilities Team

Team to Paper Screen Vendors

Pre-qualification

Short-list to Three Firms

Issue the RFP

Confidential Meetings

Stipend

Award



Pros/Cons

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Pros

- Simplified contracting
- Reduction in adversarial relationships
- Cost containment
- Speed of delivery
- Sharing of risk
- Early involvement of the builder
- Validate another project delivery method for community college districts

Cons

- Significant investment of time and effort up-front and in implementation
- Potentially less control over design
- May be more difficult to compare proposals
- Limited institutional capabilities
- Approval agency capabilities:
 - Division of the State Architect
 - Local Fire Marshall



District-Wide Projects

Design-Build for the *Public Sector*

District-Wide Athletic Facilities Upgrade

Modernization and upgrade to the District's athletic facilities

Upgrades to:

- 1 Synthetic turf football field
- 2 Tracks
- 3 Synthetic turf soccer fields
- 2 Synthetic practice fields
- 3 Synthetic turf baseball fields
- 27 Tennis courts

Support facilities; bleachers, restrooms, fencing, parking and pressbox

Accessibility improvements

Prequalification: August 2003

RFQ: October 3003

RFP Issued: November 21, 2003

Proposals Received: January 8, 2003

Contract award: September 19, 2003

Awarded to: Robert A. Bothman, Inc.

Methodology: Best Value Procurement

Contract Amount: \$18

Anticipated Completion April 2006

Turf PreQual: October 2003



College of San Mateo

Design-Build for the *Public Sector*

Science Building

- 58,500 OGSF building for Biology, Chemistry, Physics, Earth Sciences and Astronomy
- Support areas include: lab prep, lecture halls, faculty offices, Observatory and Planetarium
- Prequalification: Summer 2003
- RFP Issued: Fall 2003
- Proposals Received: December 19, 2003
- Contract award: February, 2004
- Awarded to McCarthy Builders/LPA
- Methodology: Best Value Procurement
- Contract Amount: \$19.5 million
- Anticipated completion: May 2006



Skyline College

Student Support and Community Services Center / Science Annex

**Design-Build for the
Public Sector**

- Incremental Submittals: Phase I and II
- 39,000 OGSF building for the college bookstore, food services, student activities, student government, and multi-cultural center
- 26,000 OGSF science wing addition for Natural Science laboratories
- Prequalification: Winter 2003
- RFP Issued: March 2004
- Proposals Received: May 11, 2004
- Contract award: October 2004
- Awarded to Hensel Phelps Construction/Steinberg Architects
- Methodology: Best Value Procurement
- Contract Amount: \$20.8 million
- Anticipated completion: December 2006

Skyline Bldg6 Fri Nov 18 10:11:11 AM 2005



Project Background

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Project Information

- 39,000 SF student support and community service center
- 29,000 SF science annex
- Adjacent landscaping
- Bridging documents by others
- One DSA number
- Two incremental submittals
- Fast-track

Project Goals

- Design and construct the project per the bridging documents
- Construct the project to meet the budget
- Meet requirements of the schedule for completion
- Obtain approval of incremental submittals from DSA (fast-track)
- Minimize campus disruption and provide a safe environment during construction
- Meet or exceed program and Skyline College goals for both projects



Overview of DSA Process

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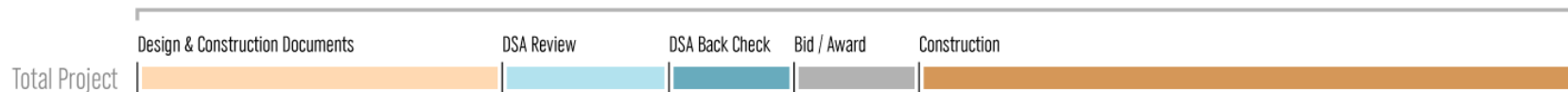
Traditional Submittal

- Well-defined complete project submittal with a linear process
- Clear understanding of requirements and process for review
- Limited pre-submittal meetings
- Review of projects in sequence of submittal

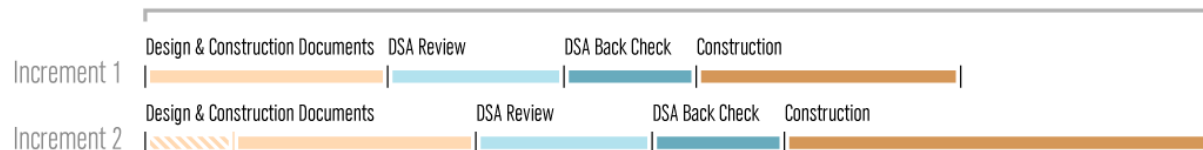
Incremental and Fast Track Submittal

- Schedule early and more-frequent meetings (District must be included)
- Clearly outline and document submittal packages and deliverables
- Provide and meet schedules for submittals
- Obtain and document buy-in for process and deliverables

Traditional Submittal Process



Design-Build Incremental / Fast Track Submittal Process



Design – Build Entity

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Project Team

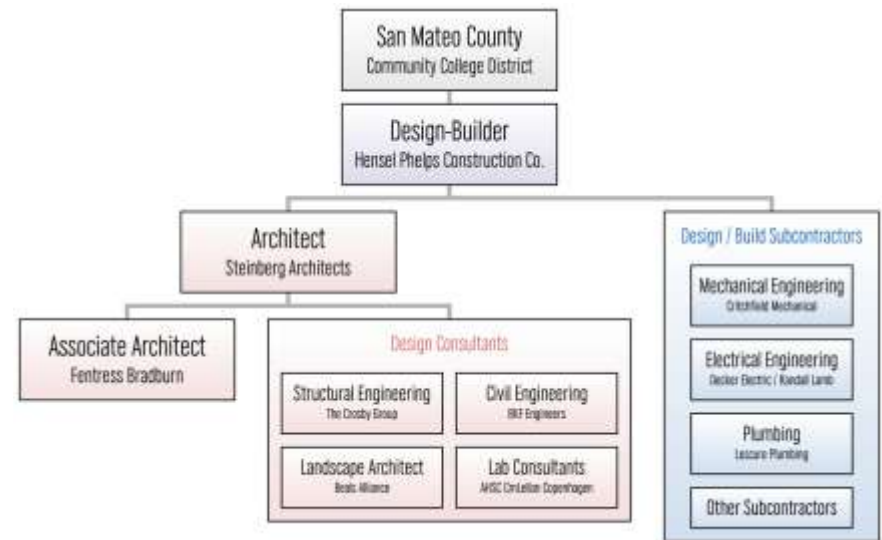
- Structure of Design-Build Entity
- Consultant Team
- Responsibility and Interface of Team Members as Part of the Design-Build Entity

Project Cost

- Stipulated Sum
- Identified Scope Additions of Landscape, Food Service and Bookstore
- Other Scope Additions
- Controlling Project Costs and Challenges of Stipulated Sum in Current Construction Environment

Project Documents

- DSA Approved Construction Documents
- Project Buy-Outs
- Deferred Approval Documents
- Documentation for Revisions



Design – Build Entity



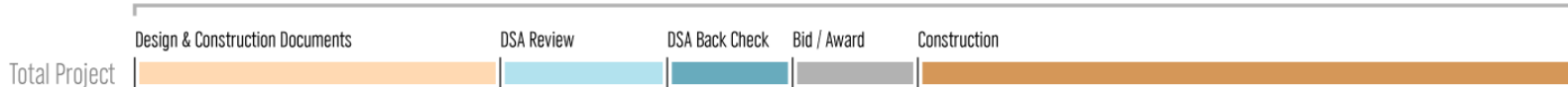
Project Schedule

- Fast-track vs. normal schedule
- Coordination and communication with DSA

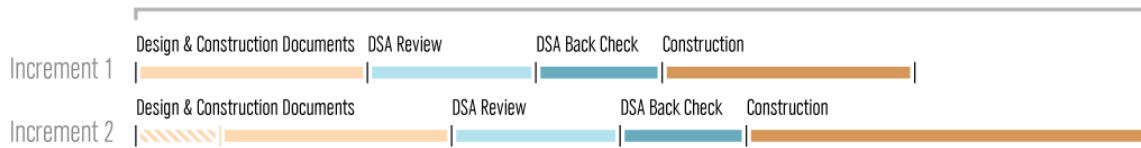
Interface with DSA

- Understanding the process
- Building relationships with the decision-makers
- Frequent dialogue when necessary
- Complete submittals for changes

Traditional Submittal Process



Design-Build Incremental / Fast Track Submittal Process



Design – Build Entity

Refining the DSA Process:

Buy-In Approach

- Include District participation
- Establish a contact person at DSA
- Schedule early and appropriate meetings
- Describe incremental submittals and deliverables and obtain buy-in
- Involve structural engineer and other key consultants
- Follow requested procedure and information for submittals

Incremental Submittals: Phase I

- Rough grading, foundation and structural steel package
- Clearly Identify documents requiring approval
- Provide sufficient reference CDs for reviewer information
- Involve structural engineer and other appropriate consultants
- Time between increments may vary

Incremental Submittals: Phase II

- Complete architectural and MEP package less Increment I documents
- Clearly identify documents requiring approval
- Differentiate Increment II from Increment I

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Lessons Learned



District Unable to Influence

- Dynamics of DSA Process
- Changing Market Conditions

District Able to Influence

- Alignment of Scope w/ Stipulated Sum
- Effective Qualification Process
- Extent & Depth of Control – Bridging Documents
- Outcomes Affect Future Design-Build Projects



Summary

Design-Build for the *Public Sector*

Defining the DSA Process

- Buy-In Approach
- Design-Build is working
- LAO report upon completion of first project
- Other community college projects
 - Where are we going next?
 - Be conscious of Precedent
 - Bear Responsibility for Future of Design-Build
- State Chancellor Office
 - IPP/FPP Process
 - PWCE Approval Process
 - Traditional
 - New Start
- Legislation for other community college districts





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Questions

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