

BOARD REPORT NO. 16-10-4C

TO: Members of the Board of Trustees

FROM: Ron Galatolo, Chancellor

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REPORT ON SELECTION PROCESS FOR SKYLINE COLLEGE BUILDING 12N, NEW ENVIRONMENTAL SCIENCE DESIGN-BUILD PROJECT

The Skyline College Environmental Science Building (Building 12N) project will construct a new ~21,000 SF environmental sciences instructional facility with two large lecture halls, two classroom/laboratories, and complementary outdoor learning spaces. It will include a large gathering space with a catering kitchen for students, faculty and community functions. The project is covered under the approved Program Stabilization Agreement amended by the SMCCCD Board of Trustees on March 16, 2016 (Board Report 16-3-103B) which includes a provision for the Design-Build Entity (DBE) and Building Trades Council to participate in the Trades Introduction Program (TIP) and JobTrain Program.

On February 17, 2016, the Board of Trustees approved staff recommendations for various project delivery methods for the first phase of Capital Improvement Program Phase 3 (CIP3) (Board Report 16-2-102B) which included the Design-Build delivery method for the Skyline College Environmental Science project. Subsequent to the February Board authorization, staff has conducted a two-step qualifications/best value based selection process consisting of a Request for Statements of Qualifications (RFSOQ #86731) and a Request for Proposals (RFP #86731). San Mateo County Community College District advertised the RFSOQ on June 27, 2016 and received ten Statements of Qualifications (SOQs) from interested Design-Build-Entities on July 28, 2016. The SOQs were reviewed using the published scoring criteria and shortlisted to three DBE teams which were sent the RFP on August 15, 2016. The three shortlisted DBE teams were: Blach/Ratcliff, Pankow/Kwan Henmi and XL/DES.

All three shortlisted DBEs attended a pre-proposal mandatory conference on August 23, 2016 and two separate confidential meetings in August and September with Chancellor Ron Galatolo, Vice Chancellor Tom Bauer, President Regina Stanback Stroud, Vice President of Administrative Services Eloisa Briones, Vice President of Student Services Angélica Garcia, Interim Vice President of Instruction Aaron McVean, Vice Chancellor José Nuñez, District Facilities Planning and Operations (FPO) staff, General Services staff, and two representatives of Swinerton Management & Consulting. The confidential meetings provided an opportunity for the DBEs to learn more about the design vision, academic programs and enterprise operations envisioned for the new building. Each DBE firm submitted their respective proposals on September 23, 2016.

The District's RFP Selection Committee was comprised of representatives from Skyline College, Facilities Planning and Operations (FPO), General Services and Swinerton Management & Consulting. The three DBE teams were formally interviewed on September 29, 2016. The selection committee scored the DBE teams' proposals using the criteria published in the RFP.

The XL Construction/DES Architects DBE team was the highest scoring team with 93 points. They also had the lowest fee proposal which awarded them the maximum possible points for the fee portion of the evaluation. The fee proposals were very competitive as reflected in the closeness of the scores.

The budget for the DBE portion of the project is \$26,163,217.00. The project is funded with general obligation bonds from Measure H as well as other local funds.