

BOARD REPORT NO. 16-11-100B

TO: Members of the Board of Trustees

FROM: Ron Galatolo, Chancellor

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APPROVAL OF CONTRACT AWARD FOR SKYLINE COLLEGE BUILDING 12N, NEW ENVIRONMENTAL SCIENCE DESIGN-BUILD PROJECT

The Skyline College Environmental Science (Building 12N) project will construct a new ~21,000 SF building 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 Building project. Subsequent to the February Board authorization, staff 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. 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/ELS, 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 2016 with Chancellor Ron Galatolo, Vice Chancellor Tom Bauer, Skyline College President Regina Stanback Stroud, Vice President of Administration 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 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, General Services and Swinerton Management & Consulting. The three DBE teams were formally interviewed on September 29, 2016. The selection committee scored the DBE's proposals using the following criteria and matrix:

Evaluation Criteria	Maximum Possible Points	Points Awarded		
		Blach/ELS	Pankow/ Kwan Henmi	XL/DES
Technical Proposal:				
a. Project Specific Requirements	5	4.7	3.2	4.7
b. Project Organization	5	4.5	37	4.9
c. Staffing Levels (<i>Not Used</i>)	--	--	--	--
d. Project Approach	10	9.0	7.2	9.2
e. Project Schedule and Plan	5	4.4	3.8	4.5
f. Life Cycle Costs Analysis	10	9.4	6.2	8.2
g. Skilled Labor Force Availability	10	9.3	6.1	8.2
h. Safety Record	10	9.0	8.2	9.8
i. Sketches	5	4.1	2.6	4.7
j. Interview	10	9.1	5.0	9.1
Fee Proposal	30	28.7	27.5	30
Total	100	92	73	93

The XL/DES DBE team was the highest scoring team with 93 points. They also had the lowest fee proposal which awarded them the maximum possible (30) points for the fee portion of the evaluation. At the October 26, 2016 Board of Trustees meeting, an information report (Board Report 16-10-4C) was presented describing the RFSOQ and RFP processes, scoring criteria/matrices, and scoring results. Renderings of building conceptual designs submitted by each shortlisted firm were also shown.

The project will be funded with Measure H general obligation bonds as well as other local funds. Leland Saylor Associates, the District's capital cost consultant, performed cost estimates during the programming and conceptual design phases. The budget for the construction of the project is \$26,200,000.00.

RECOMMENDATION

It is recommended that the Board of Trustees authorize the Executive Vice Chancellor to execute a contract with the DBE team of XL/DES for the Skyline College Building 12N Environmental Science Building project, RFP #86731, in an amount of \$25,930,291.00 which includes an owner contingency of 10% of the contract award.