

BOARD REPORT NO. 16-9-100B

TO: Members of the Board of Trustees

FROM: Ron Galatolo, Chancellor

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**APPROVAL OF CONTRACT AWARD FOR CAÑADA COLLEGE BUILDING 1N, NEW
KINESIOLOGY AND WELLNESS / AQUATICS CENTER DESIGN-BUILD PROJECT**

The Cañada College Building (Building 1N) Kinesiology and Wellness / Aquatics Center project includes demolition and reconstruction of the existing Building 1. The new ~85,000 SF facility will provide new state-of-the-art learning, fitness and wellness facilities for students and the community. The facility will include classrooms, faculty offices, a NCAA regulation gymnasium, group exercise and dance studios, locker rooms, a competition swimming pool and instructional swimming pool. As part of this project, Parking Lot 6 will be expanded to provide additional parking for students and the public using the new facility. 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 Cañada College Kinesiology and Wellness project. Subsequent to the September Board authorization, staff has conducted a two-step qualifications/best value based selection process consisting of a Request for Statements of Qualifications (RFSOQ #86730) and a Request for Proposals (RFP #86730). San Mateo County Community College District advertised the RFSOQ on May 2, 2016 and received seven 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 June 21, 2016. The three shortlisted DBE teams are: Blach/ELS, DPR/LPAS, and Sundt/LPA.

All three shortlisted DBEs attended a pre-proposal mandatory conference in June 2016 and two separate confidential meetings in July 2016 with Chancellor Ron Galatolo, Vice Chancellor Tom Bauer, Cañada College President Jamillah Moore, Vice President of Administration Michelle Marquez of Cañada College, Vice Chancellor Jose 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 July 29, 2016.

The District's RFP Selection Committee was comprised of representatives from Cañada College, Facilities Planning and Operations, General Services and Swinerton Management & Consulting. The three DBE teams were formally interviewed on August 4, 2015. The selection committee scored the DBE's proposals using the following criteria and matrix:

Evaluation Criteria	Maximum Possible Points	Points Awarded		
		Blach/ELS	DPR/LPAS	Sundt/LPA
Technical Proposal:				
a. Project Specific Requirements	5	4.6	3.2	4.6
b. Project Organization	5	4.8	3.1	4.3
c. Staffing Levels (<i>Not Used</i>)	--	--	--	--
d. Project Approach	5	4.5	3.1	4.6
e. Project Schedule and Plan	5	3.9	2.5	4.3
f. Life Cycle Costs Analysis	10	9.1	4.6	8.4
g. Skilled Labor Force Availability	10	9.5	5.9	7.9
h. Safety Record	10	9.4	7.3	8.3
i. Sketches	5	4.5	3.4	4.5
j. Interview	10	9.4	8.2	9.9
Fee Proposal	30	30	29.63	29.99
Total	95	89.7	70.93	86.79

The Blach/ELS DBE team was the highest scoring team with 89.7 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. At the August 24, 2016 Board of Trustees meeting, an information report (Board Report 16-8-103B) 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 and discussed.

The project is funded with general obligation bonds from Measure A and Measure H 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 \$67,210,265.00. All of the fee proposals received are under the estimated budget.

RECOMMENDATION

It is recommended that the Board of Trustees authorize the Executive Vice Chancellor to execute a contract with the DBE team of Blach/ELS for the Cañada College Building 1N Kinesiology and Wellness / Aquatics Center Project, RFP #86730, in an amount of \$60,376,070.00 along with an owner contingency of 10% of the contract award.