



# CSM Buildings 12 15 17 34 Modernization DESIGN-BUILD QUALIFICATION CONFERENCE

November 12, 2008



# Qualification Conference Administration

- Conference (Mandatory for GCs, Optional for other team members)
- Sign-in Sheet
- CSM 12 15 17 34 Project Website

[http://www.smccd.edu/accounts/smccd/departments/facilities/CSM\\_B12151734Mod\\_01.shtml](http://www.smccd.edu/accounts/smccd/departments/facilities/CSM_B12151734Mod_01.shtml)

# Design and Construction Contract Value

- \$4,150,000
- Does not include:
  - Group II FF&E
  - OCIP Premiums
  - Abatement
  - Inspection and Testing

# Project Scope

- **Building 12 Office Swing Space Preparation (20,206 GSF)**
- **Building 15 Modernization (13,200 GSF)**
- **Building 17 Modernization (13,400 GSF)**
- **Building 12 Tenant Improvements (~9,000 GSF)**
- **Building 34 Tenant Improvements (~7,300 GSF)**

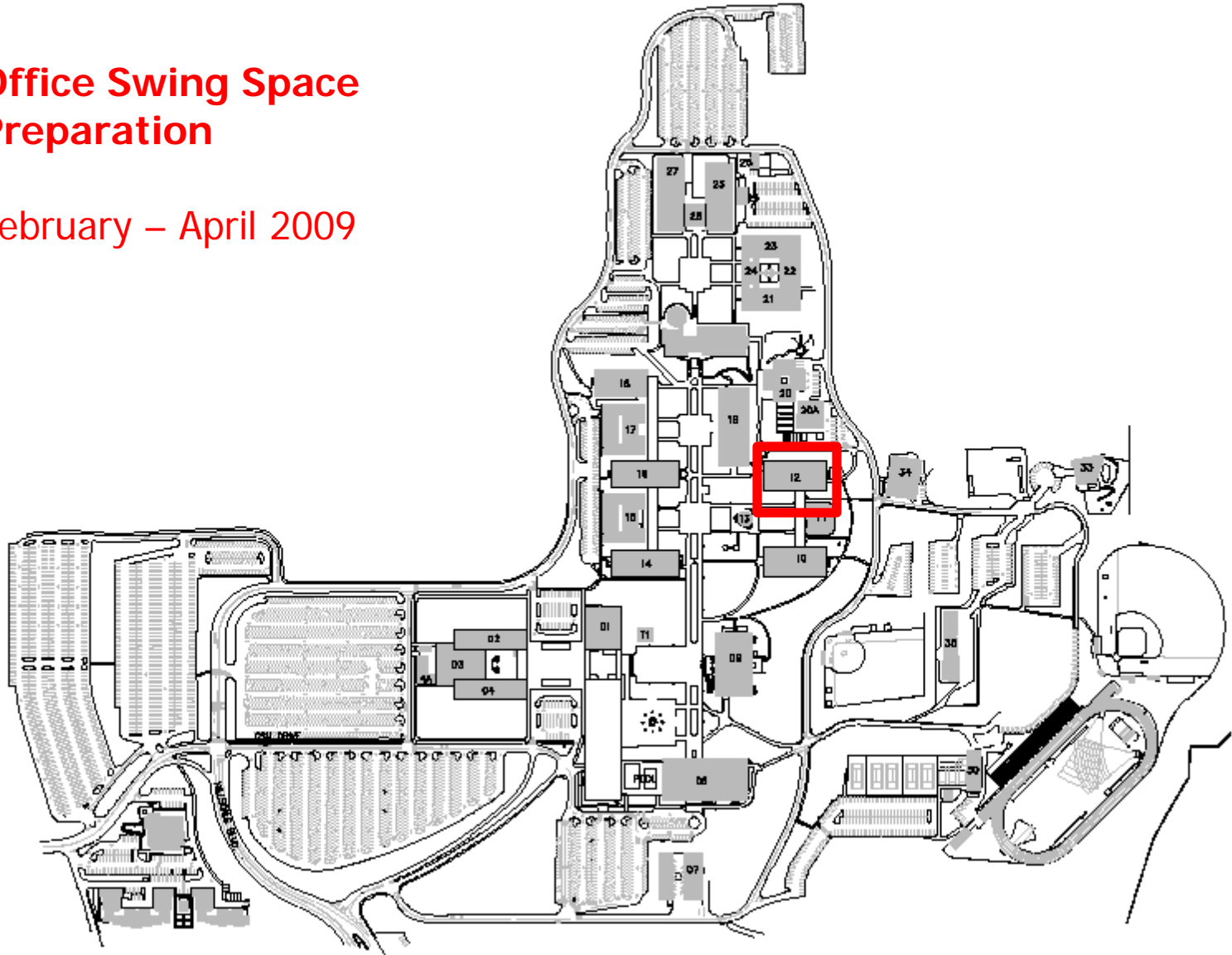
# College of San Mateo



# Building 12 Preparation

**Office Swing Space  
Preparation**

**February – April 2009**



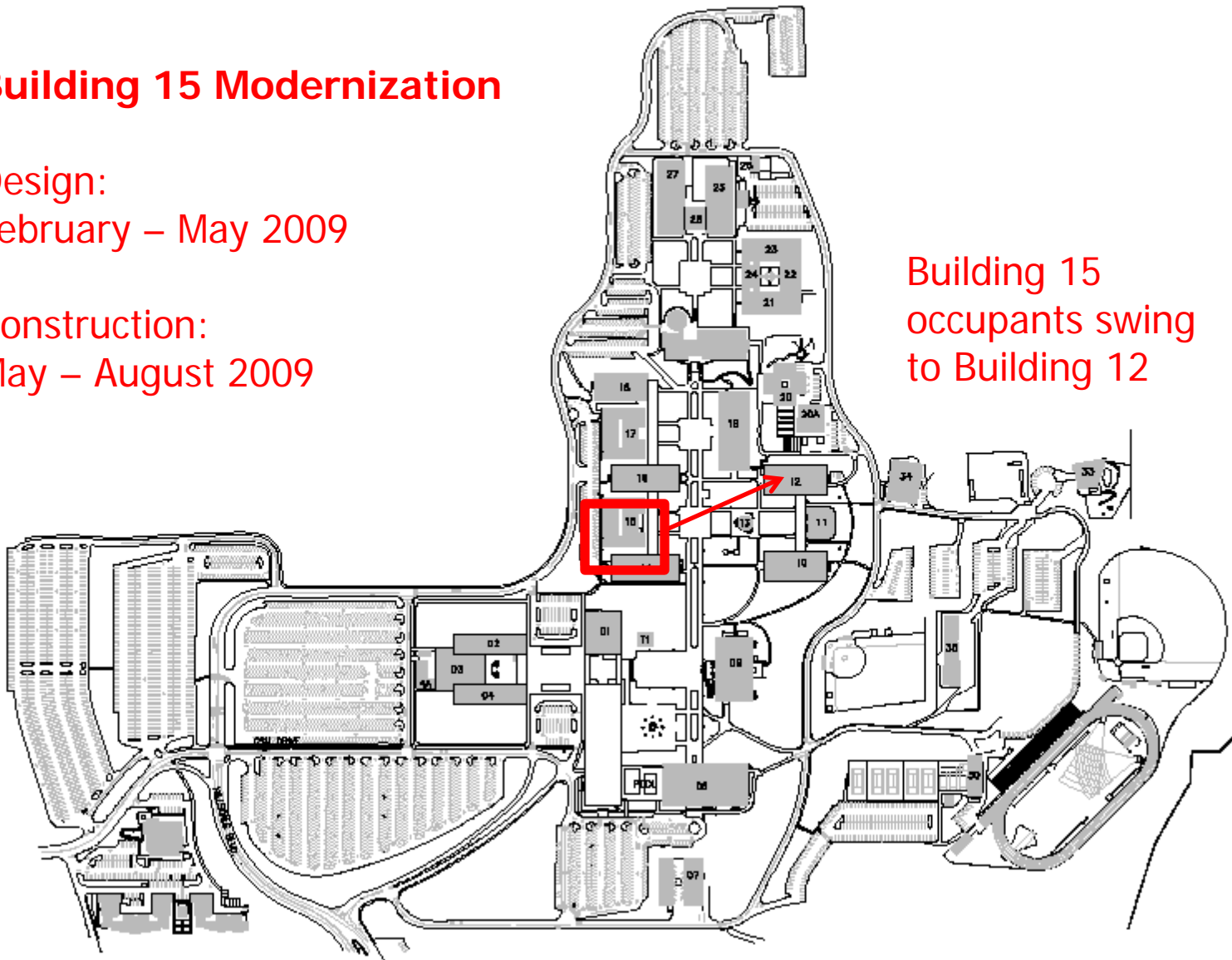
# Building 15 Modernization

## Building 15 Modernization

Design:  
February – May 2009

Construction:  
May – August 2009

Building 15  
occupants swing  
to Building 12



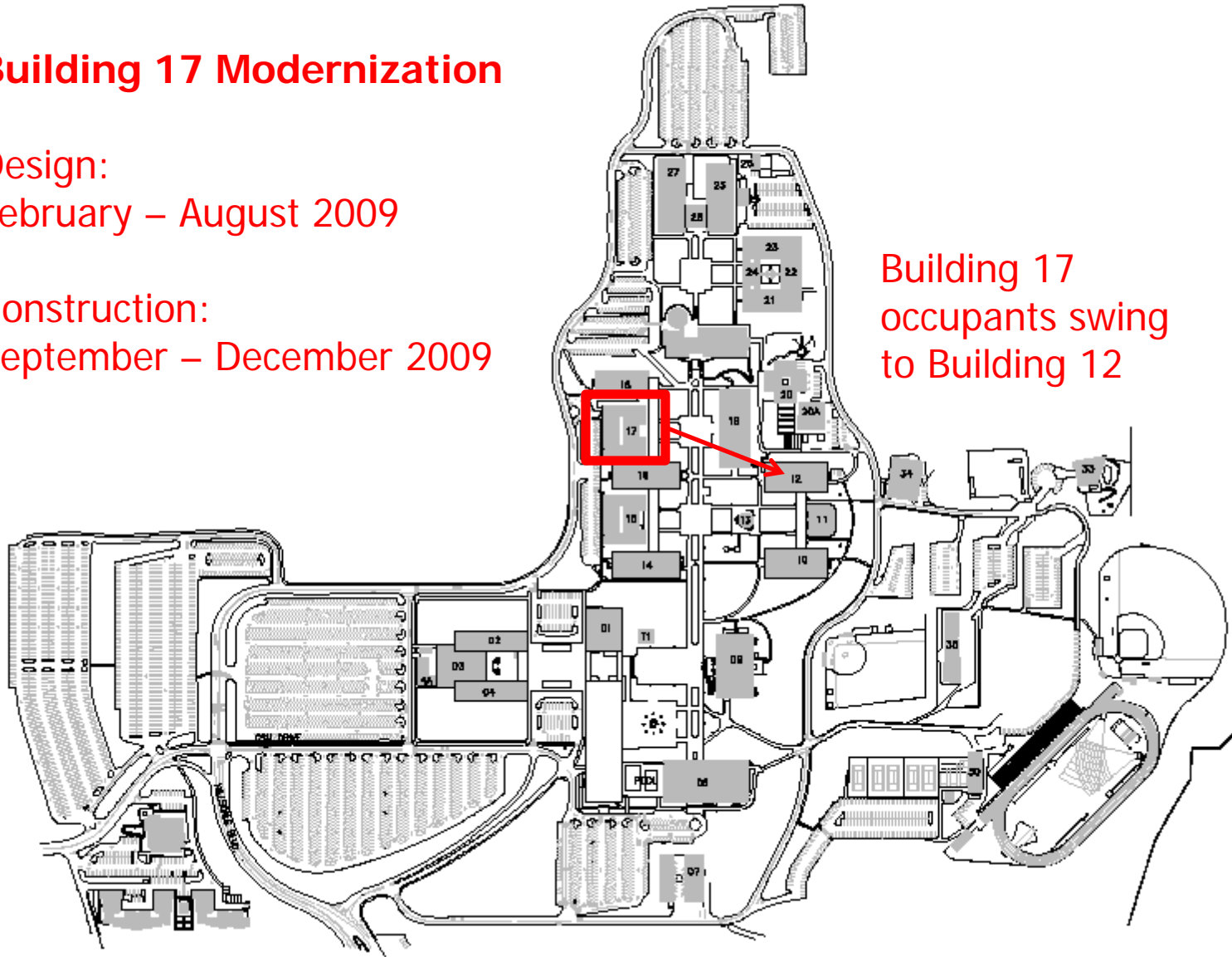
# Building 17 Modernization

## Building 17 Modernization

Design:  
February – August 2009

Construction:  
September – December 2009

Building 17  
occupants swing  
to Building 12





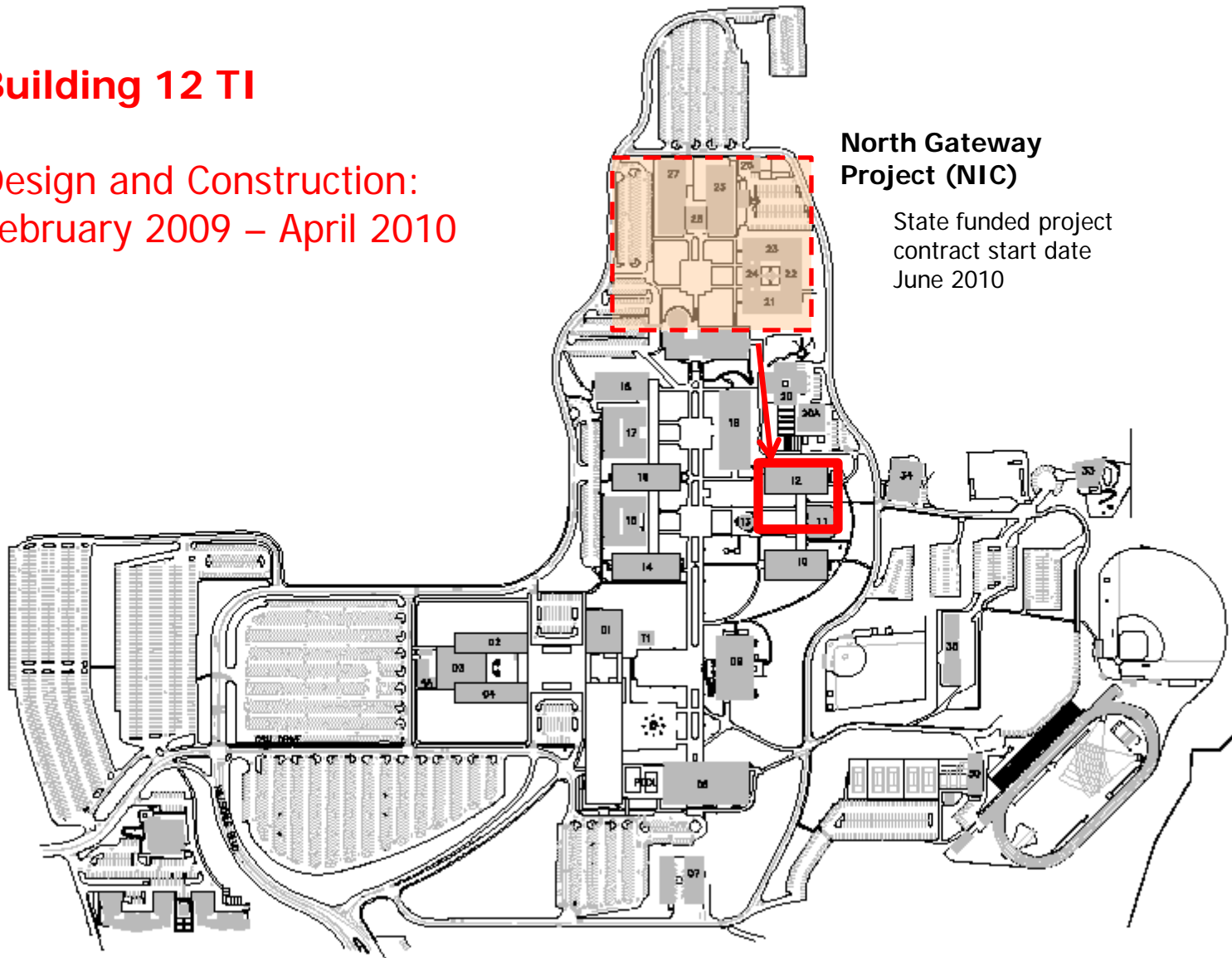
# Building 12 Tenant Improvements

## Building 12 TI

Design and Construction:  
February 2009 – April 2010

North Gateway  
Project (NIC)

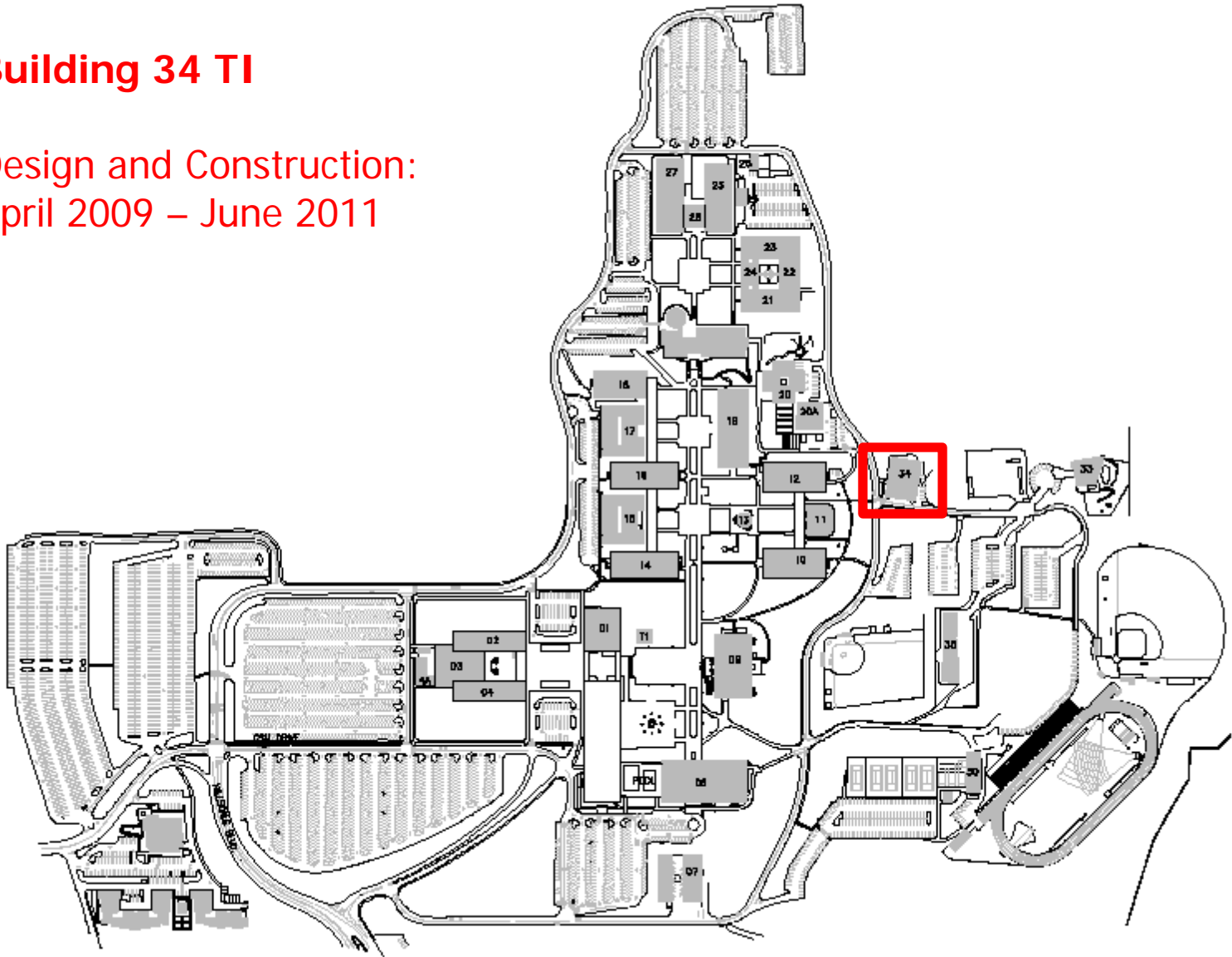
State funded project  
contract start date  
June 2010



# Building 34 Tenant Improvements

## Building 34 TI

Design and Construction:  
April 2009 – June 2011



# Design-Build Teams

- General Contractor
- Designers
  - Architect(s), Structural Engineer, Acoustic Engineer, Teledata ?, Security ?, Peer Reviewers ?
- Design-Build Subcontractors
  - HVAC, Plumbing, Electrical / Data, Security Integration, etc.
- Subcontractors (elective)
  - Flooring, Painting, Ceramic Tile, Window Shades, Acoustic Treatments, Doors/Hardware, Drywall, etc.

# Design-Build Team Qualification

- Completion and submission of Statement of Qualifications
- Professional licensure in good standing
- Bonding Capacity
- Verifiable successful completion on comparable projects
- Ability to perform successfully on a design-build project

# Subcontracting

Ed. Code §81704.(c) (1) All subcontracts that were not listed by the design-build entity in accordance with Section 81703 shall be awarded by the design-build entity . . .

- (A) Provide public notice of the availability of work to be subcontracted.
- (B) Provide a fixed date and time on which the subcontracted work will be awarded.
- (3) Subcontractors bidding on contracts pursuant to this subdivision shall be afforded the protections contained in Chapter 4 (commencing with Section 4100) of Part 1 of Div. 2 of the Public Contract Code.

# Bonding

Ed. Code §81704. (a) Any design-build entity that is selected to design and build a project pursuant to this chapter shall possess or obtain sufficient bonding to cover the contract amount for nondesign services, and errors and omission insurance coverage sufficient to cover all design and architectural services provided in the contract.

# OCIP Coverage (Owner Controlled Insurance Program)

- **Workers' Compensation and Employer's Liability Insurance**
  - **General Liability Insurance**
  - **Excess Liability Insurance**
  - **Contractor's Pollution Liability**
  - **Builders Risk**
- \* OCIP covers on-site operations only

# OCIP Qualification

- 1. Serious and Willful violation findings in the past five (5) years shall not exceed:
  - 1 to 3 Design-Build Entity/Subcontractors – a maximum of 1 Serious and Willful Violation
  - 4 to 6 Design-Build Entity/Subcontractors – a maximum of 2 Serious and Willful Violations
  - 7 or more Design-Build Entity/Subcontractors – a maximum of 3 Serious and Willful Violations
  
- 2. 100% of the listed firms must provide evidence of an Injury and Illness Prevention Program (IIPP)
  
- 3. Bidder's current published Workers' Compensation Experience Modification Factor (EMR) at bid opening shall not be greater than 1.25. 75% of the listed subcontractors must have an EMR of 1.25 or less averaged over the last three published years.



# District Standards

<http://www.smccd.edu/accounts/smccd/departments/facilities/DesignStandards.shtml>

Construction Planning Department Downloads Site - Windows Internet Explorer

http://www.smccd.edu/portal/CPD/CPD%20Downloads/Forms/AllItems.aspx?RootFolder=/portal/CPD/CPD%20Downloads/S

File Edit View Favorites Tools Help

Google

Construction Planning Department Downloads Site

Home Documents and Lists Create Site Settings Help Up to SMCCCD Portal

Construction Planning Department  
**Construction Planning Department Downloads Site**  
SMCCCD Design Standards and Construction Specifications

Select a View  
All Documents  
Explorer View

Actions  
Alert me  
Export to spreadsheet  
Modify settings and columns

This site provides public access to SMCCCD Construction Planning Department documents.

New Document | Upload Document | Up | New Folder | Filter | Edit in Datasheet

Type	Name	Modified	Modified By	Description	Hyperlink
Document	A Smart Person Would START HERE_v2_2007_10_27	10/27/2007 10:01 PM	Da Silva, Linda L.	Intro, Instructions and Revisions Table	
Folder	Big Picture Design Standard Topics	6/17/2008 5:14 AM	Da Silva, Linda L.		
Folder	Divisions 00 - 01 Bidding and Contract Documents	2/11/2008 2:04 PM	Da Silva, Linda L.		
Folder	Divisions 02 - 08 Site, Concrete, Doors, Metals, Moisture, Thermal and more	6/24/2008 3:56 PM	Da Silva, Linda L.		
Folder	Divisions 09 - 20 Finishes, Specialties, Equipment, Furnishings and more	8/20/2008 7:30 PM	Da Silva, Linda L.		
Folder	Divisions 21 - 30 Mechanical, Electrical, Plumbing and more	10/28/2008 1:31 PM	Da Silva, Linda L.		
Folder	Divisions 31 and higher - Earthwork, Utilities, Exterior Improvements	10/9/2008 12:24 PM	Da Silva, Linda L.		

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# Qualification Process & Timeline

- **Request for Qualifications published October 29, 2008 on the SMCCCD website**
  - <http://www.smccd.edu/accounts/smccd/departments/facilities/CSMBusOps.shtml>
- **Qualification Conference**
  - November 12, 2008, 9:00am – 10:30 am
- **Statements of Qualifications Due**
  - December 2, 2008, 4:00 PM
  - SMCCCD Construction Planning Department, 1700 West Hillsdale Blvd, Building 27, San Mateo, CA 94402
- **Evaluation & Shortlisting of 3 design-build teams**
  - Evaluation of SoQs: early December 2008
  - Shortlisted teams announced by mid December 2008

# Proposal & Contract Timeline

- Issuance of Request for Proposal: mid December 2008
- Proposals due: mid January 2009
- Proposal review period: January 2009
- Contract award: February 25, 2009

This is *not* the Pre-Proposal Conference,  
but we know you're wondering . . .

- Design-Builder Selection Criteria
  - Safety
  - Worker Availability
  - Life Cycle Cost
  - Technical Expertise
  - Price
    - GMP converting to fixed price upon acceptance of costing by District
    - Price aspect of Proposals will be evaluated upon GC fee and reimbursable costs
  - Design Management Approach
  - Schedule
  - Cost Management Approach
  - Risk Mitigation



# Question & Answer

[plan@smccd.edu](mailto:plan@smccd.edu)

