SAN MATEO COUNTY
COMMUNITY COLLEGE DISTRICT

REQUEST FOR DESIGN-BUILD PROPOSALS

for

SKYLINE COLLEGE
FACILITIES MAINTENACE CENTER
EROSION CONTROL AND SLOPE STABILIZATION
Bid # 86620

April 9, 2010

Owner:
San Mateo County Community College District
Facilities Planning, Operations and Maintenance
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I. INTRODUCTION

The San Mateo County Community College District (SMCCCD) seeks bids from contracted design builders for Erosion Control and Slope Stabilization at the Skyline campus Facilities Maintenance Center. All communication in the bid phases of the Project should be directed to Patty Della Bona, Project Manager, Facilities Planning, Operations and Maintenance.

PROJECT NAME: FMC Erosion Control and Slope Stabilization

PROJECT LOCATION: Skyline College

OWNER: San Mateo County Community College District

REQUESTED DESIGN-BUILD SERVICES: the selected Design-builder will utilize the bridging and reference documents to complete an environmental assessment to mitigate soil and water erosion along all slopes around the new Skyline FMC. Remedial measures will include a drainage system that ties drains into an overall solid line system to carry water to an inlet at the bottom of Richard Road and provides cleanout points. Measures should be considered with sensitivity to the ecosystem and planned effectively to control project costs.

All tie-in lines from the roof drains and the main line shall be placed in trenches a minimum of (18)-inches below the existing grade or the proposed grade depending upon flow line and location of the pipe. After the installation, all trenches shall be capped with a minimum of (12)-inches of native material and compacted to a minimum of 95% relative compaction as per ASTM D1557 or capped with concrete all the way to the existing grade (whichever is most efficient). The site shall be cleared of all surface deleterious materials including debris. Excavations extending below the planned finished site grades shall be cleaned and backfilled with suitable material in accordance with generally accepted industry standards and / or best practices.

Upon District approval, design-builder will design and construct the approved Work. Although Work Items is not subject to DSA jurisdiction, all Work shall conform to applicable codes, and generally accepted industry standards and / or best practices.

II. SUMMARY OF WORK

Work Item 1 – See Pictures #1, #2, #3, & #4 in Appendix A

- Provide a concrete roadway with drainage west of the FMC's portable office building. Roadway shall be engineered and constructed to support truck traffic.
- Surface water and subsurface seepage are currently undermining the portable office building foundation; provide a solution to mitigate seepage and restore and maintain foundation integrity.
- Erosion is evident at Lower Sweeney Ridge hillside; provide a solution to mitigate erosion and permanently stabilize the area.

Work Item 2 – See Pictures # 5, #6, #7 & #8 in Appendix A

- Erosion is evident at S/W open area of project site; defined channels are apparent. Provide a solution to mitigate erosion and permanently stabilize the area.
- Gully formation and soil movement has occurred, top soil has been lost; Provide a solution to mitigate erosion and permanently stabilize the area.

Work Item 3 – See Pictures #9 & #10 in Appendix A

- Provide a concrete surface behind [South] of Building "C' for staging and use of FMC equipment; use site Utility Plans to connect all piping into overall drainage system. Consult with building occupants for specific use, location and pad sizing requirements.

Work Item 4 – See Pictures #11, #12, #13 & #14 in Appendix A

- Replace temporary surface drains behind Building "B" and Building "A" to divert all roof runoff from the slope and connect to site storm drainage infrastructure.
- Supply a permanent collection and diversion system tied into site storm drainage infrastructure.
- Leave no areas where water can accumulate near building foundation.

Work Item 5 – See Pictures #15 & #16 in Appendix A

- Erosion is evident at hillside on N/E corner behind Building "B" and Building "A". Unstable soil is apparent; provide a solution to mitigate erosion and permanently stabilize the area.

Work Item 6 – See Pictures #17, #18 & #19 in Appendix A

- Water is currently flowing over the meridian between lower Richard's Road and Parking Lot 4 and erosion is evident. Provide a solution to decrease soil loss to include but not limited to additional drainage tying into existing storm drainage system to mitigate erosion and permanently stabilize the area..
- Provide a solution to permanently prevent water ponding in Parking Lot 4
- Drain outlet at lower level of Richard's Road is clogged; provide remedy to make functional

Work Item 7– **Alternate** pricing: See Picture #20 Appendix A

- Water intrusion into Buildings A, B and C occurs while raining; provide a solution to mitigate flooding and permanently weatherize the area. Solution might include but is not limited to trench drains.

A. BRIDGING DOCUMENTS can be found at FPMO

1. Bridging Document 1a:

   Civil construction drawings for **Skyline College Facilities Maintenance Center**, dated August 12, 2004 by Sugimura & Associates Architects

2. Bridging Document 1b:
   Electrical construction drawings for **Skyline College Facilities Maintenance Center**, dated September 22, 2003 by Sugimura & Associates Architect
3. Bridging Document 1c:
   Landscape construction drawings for **Skyline College Facilities Maintenance Center**, dated July 26, 2004 Sugimura & Associates Architect.
4. Bridging Document 1d:
   Structural construction drawings for **Skyline College Facilities Maintenance Center**, dated February 8, 2020 by Sugimura & Associates Architect
5. Bridging Document 1e:
   Architectural construction drawings for **Skyline College Facilities Maintenance Center**, dated October 18, 2007

B. REFERENCE DOCUMENTS can be found at
http://sharepoint.smccd.edu/SiteDirectory/CPD/FPMO/Forms/AllItems.aspx?RootFolder=%2fSiteDirectory%2fCPD%2fFPMO%2fSkyline%20FMC%20Slope%20Mitigation&FolderCTID=&View=%7b442EF00F%2d3DE9%2d475C%2d9025%2dB3C32C9C78D1%7d

1. Reference Document1:
   Skyline Aerial dated July 26, 2007
2. Reference Document 2:
   TRC Geotechnical Investigation, Skyline College Parking Lot 10 and FMC Portable – Note: excuse Parking Lot 10 comments.
3. Reference Document 3:
   Advance Soil Technology, Inc's (AST) Recommendations and Soil Investigation dated September 22, 2009
4. Reference Document 4:
   Skyline FMC site electrical as-built (draft) E1.1 dated March 23, 2010
5. Reference Document 5:
   FMC Plan with Photos dated March 3, 2010.
6. Reference Document 6:
   FMC Utility Plan by Bunton Clifford Associates dated July 14, 2008
7. Reference Document 7:
   FMC Grading and Drainage Plan by Bunton Clifford Associates dated July 14, 2008
8. Reference Document 8:
   FMC Floor Plan by by Bunton Clifford Associates dated July 25, 2007

C. WORK COVERED BY CONTRACT DOCUMENTS CONSISTS OF THE FOLLOWING ITEMS. District plans to award as many of Work Items #1-#7 as its budget will allow. Design-Builder shall price each item so that each price is indicative of a complete, operable and maintainable scope of work, including providing, furnishing, and performing all Services and providing and furnishing all necessary supplies, housing, materials and equipment, and all necessary supervision, labor, and services required for the engineering, design, procurement, quality assurance and inspection, construction, installation, startup, checkout, testing, site cleanup, project closeout documentation and training of District's personnel, all in conformity with the

requirements, legal requirements, generally accepted industry standards and / or best practices, criteria, performance guarantees, and warranties set forth in the Contract Documents.

1. Item 1- provide concrete driveway with controls and drainage to prevent the continued undermining of the portable office building and stabilize the hillside at lower Sweeney Ridge.
    a. Item 1a Lump sum price for scope shown or inferred to provide a driveway from the S/W edge of visitor's/employee parking lot to cell site gate.
    b. Item 1b - provide costs intercept hillside water from seeping under or otherwise traveling towards existing portable. Include details of your approach and solution.
    c. Item 1c - provide a lump sum price for a retaining wall or other means to keep soil from sliding and water from draining under, or around the existing storage containers as well as the new driveway and portable office. Remedy should be placed in a straight line from the hillside at the S/W corner of the containers to the gate post.

2. Item 2 - re-direct water flow and seepage to stabilize slope south of site buildings showing high degree of erosion.
    a. Item 2a – provide a lump sum price to mitigate S/W area that shows deep cracks and gullies. Provide detailed explanation of proposed solution.
    b. Item 2b – price a system to channel water from this open area to thwart erosion and soil movement which may include but not limited to catch basins feeding into an overall system comprised of a (12)-inch solid/tight line and carried to a inlet.
    c. Item 2c – provide costs if sub-grade improvements are included where practical.

    Remedy may include but not limited to re-hydroseeding with methods to further establish vegetation, adding an erosion control blanket or turf reinforcement mat over hydroseeding, or installation of fiber rolls and adding a catch basin at the bottom of slope; consider re-grading the downhill side of the fence, hydroseed and cover with turf reinforcement mat.

3. Item 3 – Pave areas behind Building C
    a. Item 3a - provide a lump sum price for scope shown or inferred to pave area behind Building 'C' using Portland cement concrete where soil is currently covered with gravel. Specify materials which will supply a high degree of reliability and long service life to reduce deterioration and cracking. Remedy may include but not limited to slope area to drain into one or two small area drains piped to existing catch basins piped to the existing catch basin in the drive aisle or connected to the roof drain pipes behind Building B.
    b. Item 3c - provide a lump sum price to connect all drainage lines, basins and curbs running inside of fence to final drain inlet.

    Specify pavement thickness and mix design. Do not use pavement materials that are designed to allow rapid infiltration of surface water.

4. Item 4 - divert all roof runoff. Roof runoff should be directed to a proper discharge facility through closed conduit to prevent water runoff onto the surface of the slopes. Ponding of surface water should not be allowed on or adjacent to structures.

a. Item 4a - lump sum price for scope shown or inferred to divert all roof runoff from the slope by providing curb on top to divert water from running to face of slopes with drains tying into a closed pipe system. No water should be allowed to run over slope.
b. Item 4b - provide a lump sum price to channel water using but not limited to a continue curb around the back corner of Building 'B' towards Building 'A'. Remedy may include but not limited to saw cutting at each downspout to make a permanent below grade connection from roof drain to storm pipe or replacing concrete adding a gravel trench with perforated pipe parallel to the concrete
c. Item 4c - provide a lump sum price to tie-in all lines from the roof drains and the main line to trenching a minimum of (18)-inches below the existing grade or the proposed grade depending upon flow line and location of the pipe.
d. Item 4d – Lump sum price for scope shown or inferred to provide but not limited to vegetative ground cover. Use materials that require little or no watering. Avoid open planting areas within 3 feet of the building perimeter.

After the installation, all trenches shall be capped with a minimum of (12)-inches of native material and compacted to a minimum of 95% relative compaction as per ASTM D1557 or capped with concrete all the way to the existing grade (whichever is convenient).

5. Item 5 – Stabilize ground displacement on hillside at N/E corner behind Buildings 'A' and 'B'
   a. Item 5a - lump sum price for scope shown or inferred to remedy excessive surface runoff, disturbance of soil due to construction activities. The improvement may include but not limited to a seat wall supported on shallow pier foundation or soil blanket
   b. Item 5b – Lump sum price for scope shown or inferred to provide but not limited to vegetative ground cover. Use materials that little or no watering. Avoid open planting areas within 3 feet of the building perimeter.
   c. Iem 5c – lump sum price to continue stabilization below building 'A', remedy may include but not limited to re-hydroseeded and covered with turf reinforcement mats; storm drain lines should be buried.

6. Item 6 - Provide pricing to mitigate water and debris run off into Parking Lot 4 at lower Richard Road
   a. Item 6a – lump sum price for scope shown or inferred to decrease soil lost, water over flow and prevent parking lot ponding which may include but not limited to adding two (2) new catch basin in S/W area of Parking Lot 4
   b. Item 6c - Provide lump sum pricing to tie the remedy in an adjacent storm water drain in Parking Lot 4.
   c. Item 6d – include cost to clean out and make fully functional the existing drain filled with natural vegetation and debris at lower Richard Road, South side of road.

7. Item 7 – **Alternate pricing**: provide a solution to minimize rain water from traveling into Facilities Maintenance Center work spaces from asphalt paved area in center of buildings.
   a. 7a – lump sum price which may include but not limited to installation of trench drains at building openings and grinding pavement in front of thresholds for a positive surface water drainage gradient (2% minimum) adjacent to the structures away from floor of work areas.

Description	Item Price	Total Price
1. Driveway and Lower Sweeney Ridge Stabilization 1a Driveway 1b Manage hillside water 1c Full sub-floor framing Other	_____ _____ _____ _____	1)_____
2. Re-direct Water Flow and Seepage South of Site Buildings 2a Mitigate S/W Area 2b Channel Water 2c Sub-grade improvements Other	_____ _____ _____ _____	2)_____
3. Pave Behind Building C 3a Area paving 3b Connect All Drainage Lines, Basins and Curbs Other	_____ _____ _____	3)_____
4. Divert Roof Runoff 4a Divert Roof Run off 4b Channel Water 4c Tie in All Lines 4d Ground Cover (if applicable) Other	_____ _____ _____ _____ _____	4)_____
5. Stabilize Ground Displacement on N/E Hillside 5a Remedy Soil Disturbance 5b Ground Cover (if applicable. 5c Hillside below building A Other	_____ _____ _____ _____	5)_____
6. Mitigate Water and Debris Running into Parking Lot 4 6a Prevent Parking Lot 4 Ponding 6b Tie into Existing Drain 6c Clean Out Drain Other	_____ _____ _____ _____	6)_____
TOTAL		_____
7. Alternate Pricing 7a Minimize Rain Water from Entering FMC work spaces.	_____	7)_____

D. WORK SEQUENCE:

- Construction: District will collaborate with the awarded design-builder to finalize schedule of construction activities. Phased construction will be required to allow continued occupancy of the buildings during construction. The District's hazardous materials abatement contractor will remove identified hazardous materials in areas of work prior to construction.

E. DESIGN-BUILDERS USE OF PREMISES:

1. General: Facility Maintenance Center will be fully operational during construction. Areas of work will be identified for each construction phase, and design-builder must not disrupt other building operations.
2. Use of Site: This project will occur concurrent with other campus capital projects, including new building construction, existing building renovations and site improvements. Contractor parking, lay-down, storage and other space requirements must be coordinated with those other contractors and projects, and in a manner that does not disrupt regular college operations.

III. PROJECT SCHEDULE / ACTIVITIES + MILESTONE DATES

A.	RFP Issuance	Friday, April 9, 2010
B.	Proposals Due	Friday, April 23, 2010
C.	District Review of Proposals	Monday, April 26, 2010 – April 30, 2010
D.	Construction Start	TBD
E.	Substantial Completion	TBD

As part of its proposal, design-builder should submit a proposed preconstruction, construction and substantial completion schedule for each of the six work items.

IV. PRE-PROPOSAL SITE VISIT

Design-builders wishing to visit the site prior to submitting a proposal may coordinate those activities through Patty Della Bona, Project Manager. Design-builders may request confidential meetings prior to submitting a proposal.

V. BASIS OF CONTRACT AWARD

The contract award will be based on the following criteria:

- 40% Price points can be achieved from the value associated with the cumulative price of all items. "Value" is determined by low price, adherence to SMCCCD Facilities Design and Construction Standards, and conformance with Title 24, A.D.A. and Field Act.

- 30% Price Certainty points can be achieved from the price certainty offered in the Design-Builder's proposal, specific to confidence in the proposed price and the anticipation of cost changes as design and construction progresses.
- 30% Project Management Plan points can be earned with a superior construction logistics plan, quality assurance/quality control plan, construction administration, safety plan, project schedule, and other aspects of project management and administration.

VI. PRICING PROPOSAL REQUIREMENTS

Submit one summary project proposal via email to Patty Della Bona at dellabonap@smccd.edu

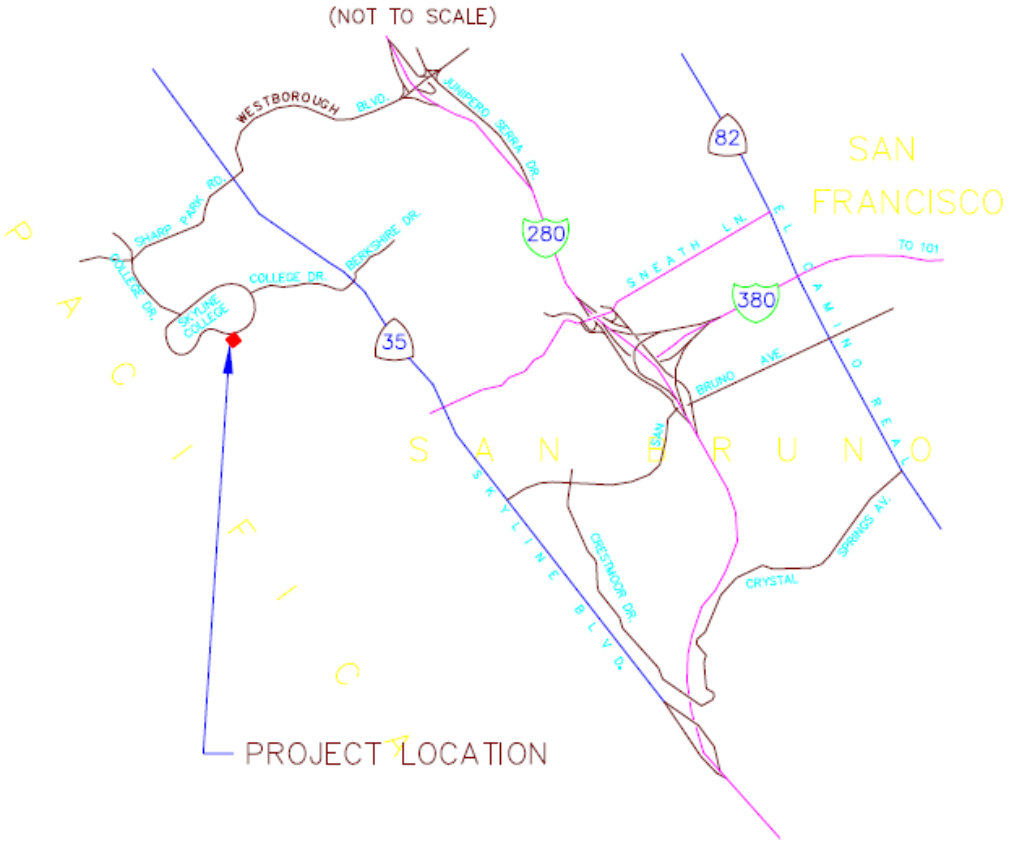
- Submit pricing information for each requested line item.
- Provide clarification of proposed costs and assumptions/exclusions, to score points in the "Price Certainty" category.
- Provide a narrative description of Project Management Plan, including a proposed schedule.

END OF DOCUMENT

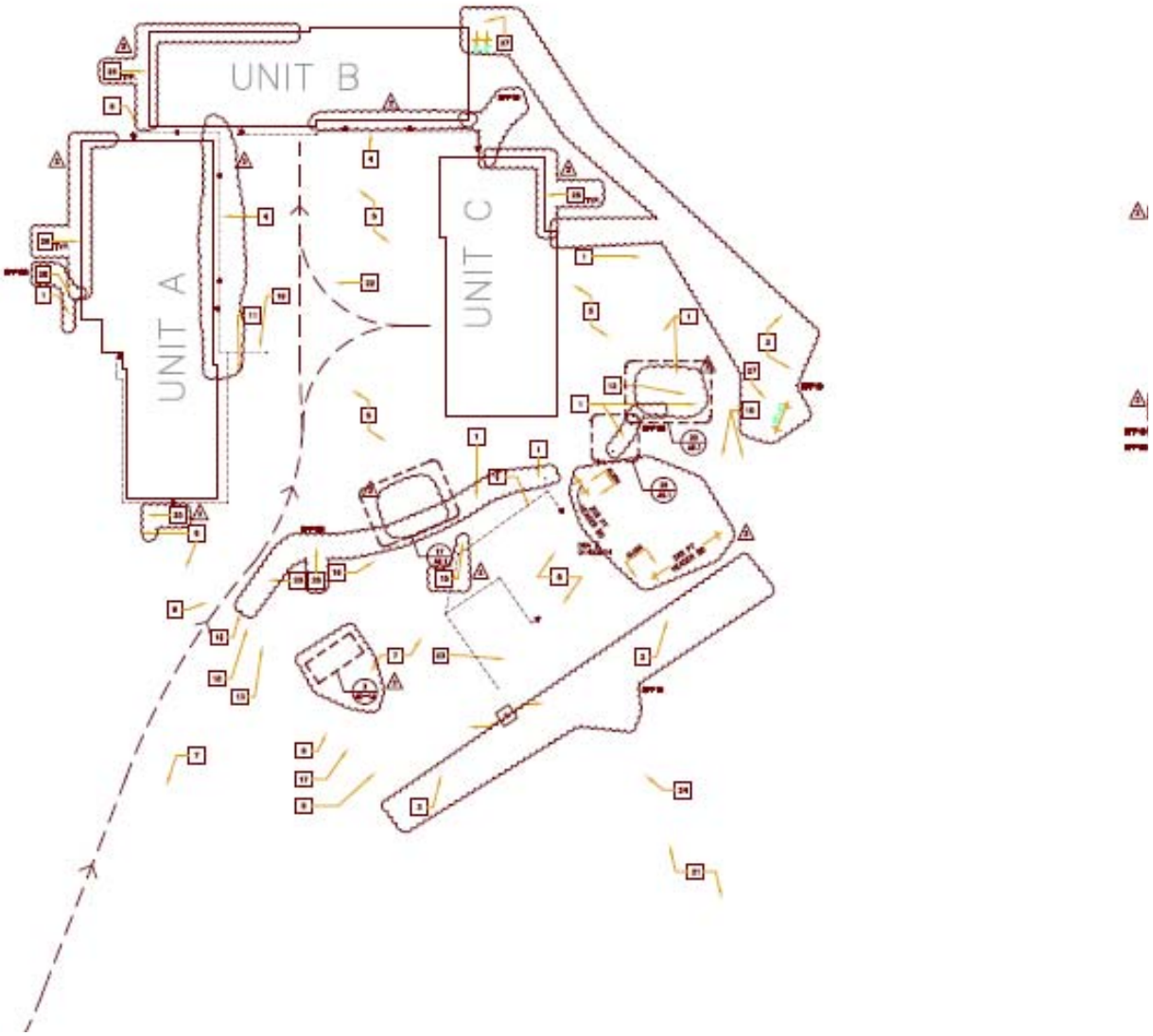
APPENDIX "A"

Vicinity Map
Site Plan
Pictures
Reference *only* Sketch I – Existing Catch Basins
Reference *only* Sketch II - Property Drawing
Reference *only* Sketch III - Sample Drainage Solution

VICINITY MAP



SITE PLAN



PHOTOS

ITEM 1

 # 1

#2

#3

#4

ITEM 2

#5

#6

#7

#8

ITEM 3

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#10

ITEM 4

#11

#12

#13

#14

ITEM 5

#15

#16

ITEM 6

 # 17

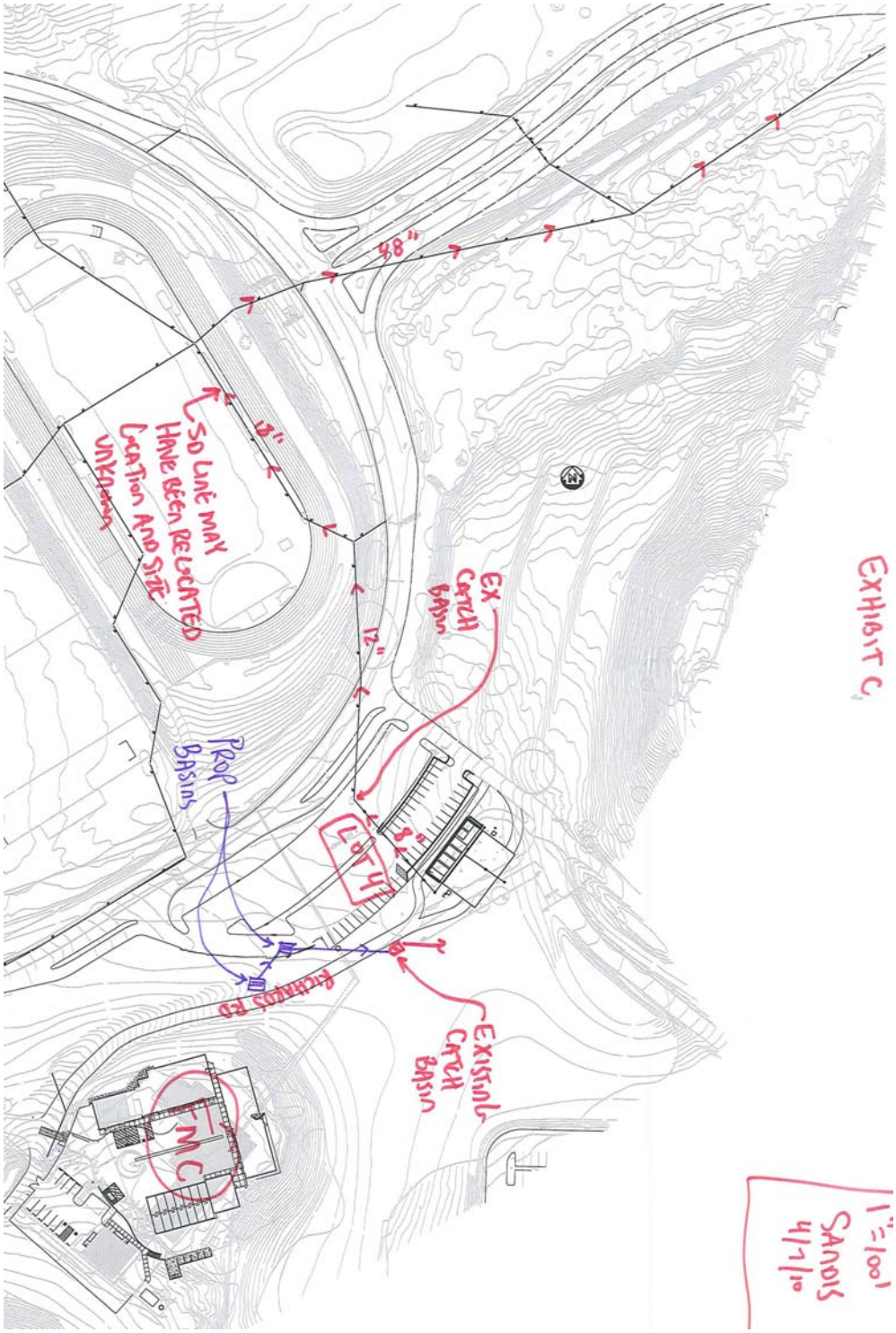
#18

#19

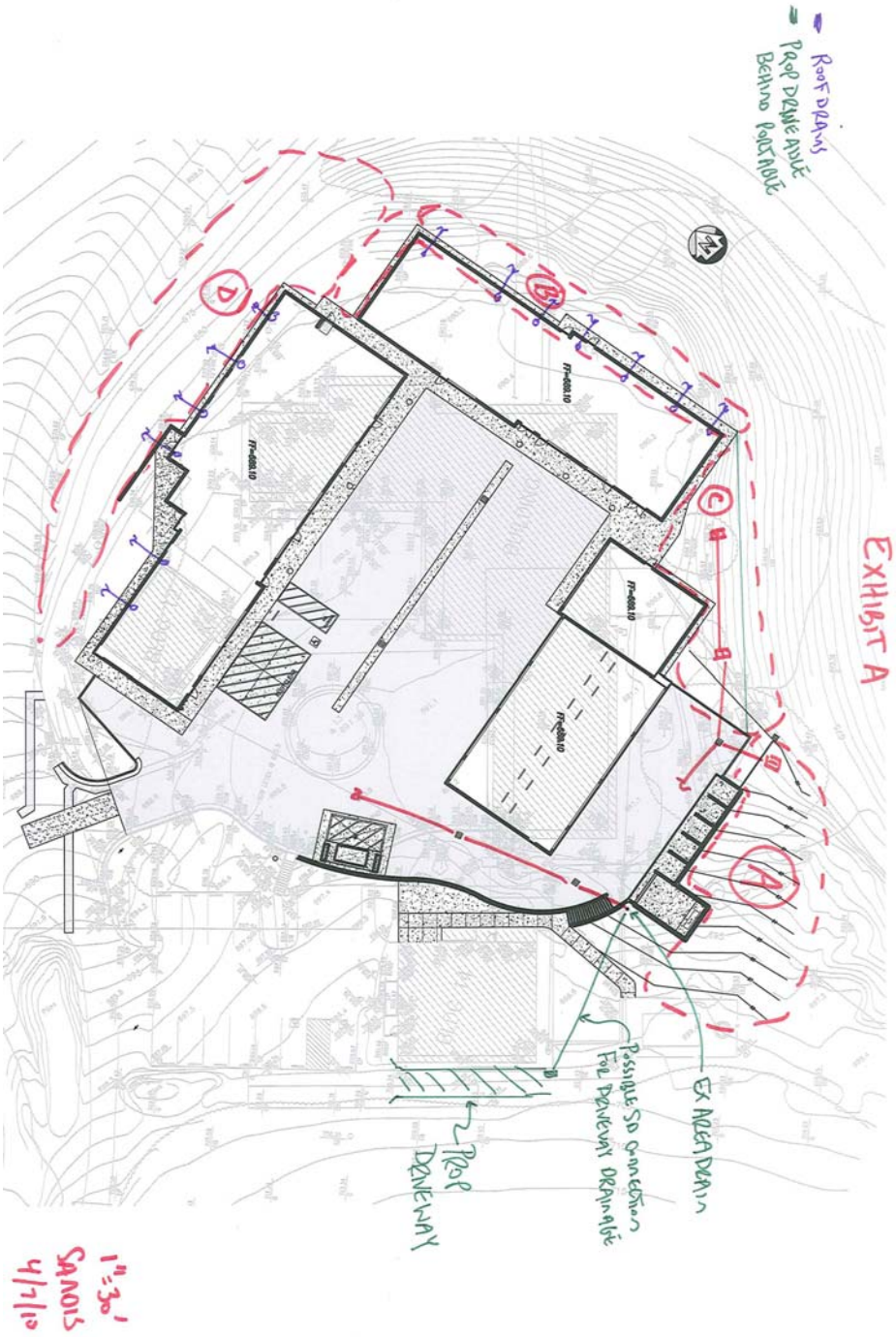
ITEM 7 [ALTERNATE]

#20

Reference Sketch I – Existing Catch Basins



Reference Sketch II – Property Drawings



Reference Sketch III – Sample Drainage Solution