



## **REQUEST FOR DESIGN-BUILD PROPOSALS**

*for*

### **COLLEGE OF SAN MATEO BUILDING 9 2009 RENOVATION PROJECT**

July 22, 2009

Owner:

San Mateo County Community College District  
Construction Planning Department  
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## I. INTRODUCTION

The San Mateo County Community College District (SMCCCD) seeks bids from contracted design builders for the renovation of Building 9 on the College of San Mateo campus. All communication in the bid phases of the Project should be directed to Linda da Silva, Executive Director of Construction Planning.

PROJECT NAME: CSM Building 9 – 2009 Renovation Project

PROJECT LOCATION: College of San Mateo, Building 9, San Mateo, CA.

OWNER: San Mateo County Community College District

REQUESTED DESIGN-BUILD SERVICES: the selected Design-builder will utilize the bridging and reference documents to provide preconstruction services. Upon District approval, design-builder will construct the approved Work. Work Item 1 Restroom Renovation has been approved by DSA and will be constructed as a DSA certified project. Although Work Items 2 – 6 will not be submitted to DSA, the Work shall conform to applicable codes. Construction work will be inspected by the District's inspector to help ensure the Work is in conformance with approved construction documents, applicable codes and District expectations.

## II. SUMMARY OF WORK

A. BRIDGING DOCUMENTS can be found at

[http://www.smccd.edu/accounts/smccd/departments/facilities/CSM\\_B9Mod\\_01.shtml](http://www.smccd.edu/accounts/smccd/departments/facilities/CSM_B9Mod_01.shtml)

1. Bridging Document 1a:  
DSA approved drawings for **College of San Mateo Building 9 Restroom Remodel**, dated July 7, 2009 by Sugimura Finney Architects.
2. Bridging Document 1b:  
DSA approved specifications for **College of San Mateo Building 9 Restroom Remodel**, dated July 7, 2009 by Sugimura Finney Architects.
3. Bridging Document 2:  
**SMCCCD Design Review Comments Log for CSM B9 Restroom Remodel**, dated July 24, 2009.
4. Bridging Document 3a:  
75% Progress Set drawings for **Building 9 Remodel (Base Building & KCSM)**, dated May 19, 2009 by Sugimura Finney Architects.
5. Bridging Document 3b:  
75% Progress Set specifications for **Building 9 Remodel (Base Building & KCSM)**, dated May 19, 2009 by Sugimura Finney Architects.
6. Bridging Document 4:  
**SMCCCD Design Review Comments Log for CSM B9 Base Building & KCSM Renovation**, dated July 24, 2009.
7. Bridging Document 5:  
**HVAC and Temperature Control System Analysis and Preliminary Scope of Repairs**, dated July 19, 2009 developed by GRD Energy.

- B. REFERENCE DOCUMENTS can be found at  
[http://www.smccd.edu/accounts/smccd/departments/facilities/CSM\\_B9Mod\\_01.shtml](http://www.smccd.edu/accounts/smccd/departments/facilities/CSM_B9Mod_01.shtml)
1. Reference Document 1:  
CSM B9 1961 Original Construction Record Documents
  2. Reference Document 2:  
CSM B9 1994 Seismic Upgrade Record Documents
  3. Reference Document 3:  
CSM B9 2005 Renovation Record Documents
  4. Reference Document 4:  
CSM B9 Air Balance Report CMI 2005
  5. Reference Document 5:  
KCSM FM Equipment List
  6. Reference Document 6:  
KCSM CD Album High Density Storage Prelim 2D Layout May 2009
  7. Reference Document 7:  
Hazardous Materials Specification for Building 9 and KCSM FM Studio Renovations, dated January 22, 2009 by Denali Group.
- C. WORK COVERED BY CONTRACT DOCUMENTS CONSISTS OF THE FOLLOWING ITEMS. District plans to award as many items 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, criteria, performance guarantees, and warranties set forth in the Contract Documents.
1. Item 1 Restroom Renovation, per DSA approved drawings/specifications dated July 7, 2009.
    - a. Item 1a Lump sum price for scope shown or inferred in the DSA approved documents.
    - b. Item 1b Price for preconstruction services to assist District, Sugimura Architects and their subconsultants in resolving SMCCCD's design review comments and design-builder's understanding of construction document deficiencies.
    - c. Item 1c Rough Order of Magnitude price to complete scope not shown on DSA approved drawings. Provide a fee schedule for this work.
  2. HVAC and Temperature Control System Analysis and Repairs
    - a. Item 2a System Deficiency Analysis and Recommendation
    - b. Item 2b System Deficiency Repairs Allowance \$750,000. Provide a fee schedule for the use of the Owner's Allowance for this work.
  3. KCSM FM Studios/Library/Performance Space/Support Space Remodel, per 75% drawings/specifications dated May 19, 2009.
    - a. Item 3a Lump sum price for scope shown or inferred in the 75% documents.
    - b. Item 3b Price for preconstruction services to assist District, Sugimura Architects and their subconsultants in design completion, given SMCCCD's design review comments log and design-builder's understanding of construction document deficiencies.

- c. Item 3c Rough Order of Magnitude price to complete scope not shown on 75% drawings. Provide a fee schedule for this work.
- d. Item 3d FM Studio Swing Space Allowance \$50,000. Provide a fee schedule for the use of the Owner's Allowance for this work.
4. Library Classroom Renovation, per 75% drawings/specifications dated May 19, 2009.
  - a. Item 4a Lump sum price for scope shown or inferred in the 75% documents.
  - b. Item 4b Price for preconstruction services to assist District, Sugimura Architects and their subconsultants in design completion, given SMCCCD's design review comments log and design-builder's understanding of construction document deficiencies.
  - c. Item 4c Rough Order of Magnitude price to complete scope not shown on 75% drawings. Provide a fee schedule for this work.
5. Library Study Area Ground Floor and Mezzanine power and data upgrades
  - a. Item 5a Lump sum price for scope shown or inferred in the 75% documents.
  - b. Item 5b Price for preconstruction services to assist District, Sugimura Architects and their subconsultants in design completion, given SMCCCD's design review comments log and design-builder's understanding of construction document deficiencies.
  - c. Item 5c Rough Order of Magnitude price to complete scope not shown on 75% drawings. Provide a fee schedule for this work.
6. Other Base Building Improvements, per 75% drawings (lobby flooring replacement, entrance floor mats, deck leak mitigation, etc.)
  - a. Item 6a Lump sum price for scope shown or inferred in the 75% documents.
  - b. Item 6b Price for preconstruction services to assist District, Sugimura Architects and their subconsultants in design completion, given SMCCCD's design review comments log and design-builder's understanding of construction document deficiencies.
  - c. Item 6c Rough Order of Magnitude price to complete scope not shown on 75% drawings. Provide a fee schedule for this work.

D. WORK SEQUENCE:

- Preconstruction: District will collaborate with the awarded design-builder to finalize schedule of preconstruction activities.
- 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 building 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: Building 9 will be fully occupied 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, laydown, 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	Wednesday 7/22/09
B.	Proposals Due	Wednesday 8/26/09
C.	District Review of Proposals	8/26/09 – 9/2/09
D.	Board Approval/Notice To Proceed	late September 2009
E.	Preconstruction Services Start	TBD
F.	Construction Start	TBD
G.	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 Linda da Silva, Executive Director of Construction Planning. 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 preconstruction and 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 Linda da Silva at [dasilva@smccd.edu](mailto:dasilva@smccd.edu)

- Submit a CP form and backup for each Item. In the “description of change” section of each CP, state “CSM B9 2009 Renovation, Item # Name”; e.g., “CSM B9 2009 Renovation, Item 4a Library Classroom Renovation”.
- 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**