SDCCD Mesa College
Social & Behavioral Sciences Building
San Diego, CA
REQUEST FOR PROPOSALS

INTRODUCTION

Your firm is invited to submit a proposal for providing Design-Build services for San Diego Community College District. Founded in 1964, Mesa College is one of three campuses within the San Diego Community College District (SDCCD). It is the largest community college in the SDCCD with a maximum enrollment estimated to be approximately 25,000 students. The campus occupies approximately 104 acres. With the exception of a few buildings on campus, most of the original structures and infrastructure remain since 1964. On Nov 5, 2002, San Diego voters approved the Proposition S Construction Bond Program to provide approximately $685 million dollars for improvements of the three SDCCD campuses and Continuing Education sites. The purpose of the Mesa College Facilities Master Plan is two-fold. The primary purpose is to develop a facilities master plan which provides a phased framework for future campus improvement projects without moving college functions or services into temporary facilities more than once. The secondary purpose is to develop an overall campus master plan which provides a design framework for future campus improvements after the Proposition S projects are completed. The Mesa College Master Plan will provide a framework for the development, enhancement, and modernization of one of the most vibrant community colleges in the nation.

OBJECTIVE

Space will become available for the new Social & Behavioral Science Building after the demolition and relocation of several existing buildings including K-300, K-400, K-500 and I-200. This proposed four-story building consists of three floors for Social & Behavioral Sciences with Health Services and Physical Conditioning program on the ground floor. New labs and general classrooms for the Behavioral Sciences, Social Sciences, and other related fields, along with Psychology labs, Speech labs, and the Museum of Anthropology will all be located in this new building. A new fire lane will provide fire truck access to the central buildings of the campus. The new Hazardous Material Storage Building will be constructed on the north end of the L-200 Building. This building will be completed by others in the future.

PROJECT LOCATION DESCRIPTION

The Social & Behavioral Sciences Building Project site is located at 7250 Mesa College Dr. San Diego, CA 92111. The Mesa College Campus is centrally located in San Diego just 10 miles from Downtown San Diego. The climate in the area is categorized as a semi-arid Mediterranean climate with mostly mild sunny weather throughout the year. Low precipitation and arid conditions. The project site is bounded by areas of future campus demolition and development.

SUMMARY OF WORK

A. Design-Builder shall design and construct the new Mesa College Social and Behavioral Sciences Building and associated site and off-site improvements as indicated in the Scoping documents.

B. Upon execution of the Contract, the District will issue the Notice to Proceed (NTP) to the Design-Builder. When issued, the NTP will begin the Design Phase of the Project. During this phase, the Design-Builder will complete the design for the Project and fully develop the construction documents required for submittal and approval by the Division of the State Architect and acceptance by the District.

The Design Documents will be prepared by the Design-Builder and a submission of the entire package will be provided to the District for review and jurisdictional approvals. These submittals shall be clearly identified in the submittal log and included in the construction schedule with required review durations by all jurisdictional agencies.

SCOPE OF WORK INCLUSIONS:

- ➔ The proposed project consists of the construction of The Mesa College Social and Behavioral Sciences Building and Fire/Service Road Project consists of the demolition of 3 buildings, the K-300, K-400 and I-200 along with removal and replacement of site utilities, appurtenances and other improvements within the Limits of Work. I-100 and I-200 have been built independently. There is no connection
- ➔ Coordination, execution, and guarantee of all design and construction work.
- ➔ The project includes approximately 43,178 ASF of new construction following the demolition of existing buildings and site preparation, along with the construction of a new North-South Fire/Service Road and new utilities, per the detailed project criteria in Attachment 1.
- ➔ Also included is landscape and irrigation, exterior walkways, a courtyard or gathering plaza for this building and other hardscape/landscape of all disturbed areas to interface with the ultimate build-out of the campus.
- ➔ The Design-Builder should provide a short narrative to the District to present their programing for the core and shell spaces.
- ➔ Design-Builder to select exterior skin system, fenestration, and decorative scheme. Exterior skin must be appropriate for this climate. Wood and EIFS are not acceptable.
- ➔ The Design-Builder shall achieve required LEED credits for LEED Silver certification.

PROGRAMING REQUIREMENTS

- ➔ The Social & Behavioral Science Building has a program need for approximately 43,178 square feet of space. The Social & Behavioral Sciences Building Project will be located on campus per the master plan. The Building will consist of new classrooms, computer labs, dry labs for psychology, geography and anthropology, office space and building support space (restrooms, custodial, etc.). An initial programming effort has been completed and the Design-Build Space Program is provided as Attachment #5.
- ➔ Site development will consist of information found in Attachment #4.
- ➔ Design-Builder shall provide discussion and reasoning of type of rooms provided, conceptual plan for space usage, and opportunities for future re-allocation of space in the A/E written narrative portion of the RFP response. Include this information within Electronic Fill 002 – Design Solution.
- ➔ Any structural system and material that meet applicable structural and fire codes and allowing for installation of finishes are acceptable. Particular consideration should be made for large mechanical equipment.
- ➔ Design-Builder to select appropriate finishes for the intended use of each space. A simple reference to these items is acceptable.
- ➔ Requirements of MEP systems are to provide a safe, comfortable, and healthy environment for occupants, while being energy efficient, reliable, and inexpensive to maintain over the life of the building. Design-Builder should define limits of MEP scope at core and shell work.

- ➔ Design-Builder to select locations for all mechanical, electrical, and plumbing equipment.
- ➔ Mechanical systems include but are not limited to Domestic Hot and Cold Water; Sanitary Sewer, Waste, and Vent Systems; Natural Gas System; Fire Suppression System; and Heating, Ventilation, and Cooling (HVAC) System.
- ➔ Electrical systems include but are not limited to Primary Service and Main Switchgear; Building Power and Distribution; Lighting; Standby Power; Telecommunications; Fire Alarm; Clock; Local Sound System; Security; Connections to Furniture.
- ➔ Design-Builder to create a site-specific plan for temporarily controlling storm water run-off and erosion during construction.
- ➔ Design-Builder to create a site-specific plan for mitigation of any traffic impact to the operations of the surrounding campus spaces. Traffic disruption for emergency vehicles will not be allowed.
- ➔ Design-Builder to Identify and obtain all required permits, inspections and approvals for the project.
- ➔ Start-up and commissioning
- ➔ Training of District employees in the use, operation, and maintenance of all systems used.

SCOPE OF WORK EXCLUSIONS:

- ➔ All items indicated in the Scoping Documents as "N.I.C." (Not in Contract) or otherwise designated as not in contract work
- ➔ Fees for code compliance plan check, seismic peer review, and special testing will be paid by the District. Design builder to include the aforementioned in construction schedule.

OPPORTUNITIES & CHALLENGES:

- ➔ Design-Builder's operations shall be conducted so that they offer the least possible obstruction and inconvenience to the ongoing operations of the community college campus and to the project.
- ➔ Protect community from the effects of excessive, intrusive, and intermittent noise.
- ➔ Design-Builder is required to submit a complete and detailed traffic control plan indicating how construction will be sequenced and traffic handled during construction. The traffic control plan must clearly indicate the location and type of all work areas, movable and semi-permanent signage, barrier and barricades, and temporary striping.
    - ➔ Delivery hours are restricted to 7am-3pm. Any exception to these hours must be approved by the District.
- ➔ The permitting process for the Social & Behavioral Sciences Building shall include multiple agency review, including Division of the State Architect (DSA). The Design-Builder's schedule should consider the permitting and approval time for both the local building department and other Agencies with the following guidelines:
    - ◆ First Review of New Projects and Deferred items: within 60 days
    - ◆ Back checks: within 30 days
    - ◆ Amended Construction Documents: within 30 days
- ➔ The Design-Builder shall make provisions for an Inspector of Record. For planning purposes this inspector should be considered independent of the inspectors for the local building department and

any deputy inspectors the Design-Builder may retain. The Inspector of Record shall be considered to function in a similar capacity as deputy inspectors and shall be present for all code required inspections.

- ➔ The Design-Builder shall design the campus with future expansion in mind.
- ➔ Interior Design Goals:
  - ◆ Civic Minded - An Integral Part of the Community
  - ◆ State of the Art Technology
  - ◆ Artwork & Signage
  - ◆ Ease of Maintenance
  - ◆ Security
  - ◆ Employee Satisfaction
  - ◆ Student Satisfaction
  - ◆ Community Satisfaction

LEED CERTIFICATION:

The San Diego Community College District is committed to promoting sustainable practices. Design-Builders are required to design and build the Mesa College Social and Behavioral Sciences Building and Fire/Service Road Project in a way that minimizes detrimental environmental impact throughout the life of the building and which promotes a positive physical environment for learning. The following are LEED requirements:

- ◆ Achieve LEED Silver Certification.
- ◆ Calculate the number of credits achieved using the LEED Project Scorecard.
- ◆ The proposed quantity of LEED points will become a specification of the work to be provided under the contract.
- ◆ Provide a short narrative of life cycle advantages the proposed systems have over non-chosen systems.
- ◆ Specific LEED relative items should be noted in Electronic File 5.

BUILDING INFORMATION MODELING:

Design-Build Team (including architect, design consultants, general contractor and key sub trades) shall prepare, modify and utilize BIM for the project. At a minimum these will include architectural (trades that might have significant input into the Building Model), structural steel, structural concrete, mechanical, electrical, and plumbing trades.

- ➔ BIM shall be utilized throughout the entire project life-cycle: including design, construction, and preparation for use by facility management.
- ➔ BIM utilization will begin during the design phase. The Design-Builder shall determine when to begin collaborative BIM Modeling.
- ➔ The Design-Builder will designate ongoing consultant and trade coordination reviews of the Model(s) through the use of collaborative systems. Reviews shall include Clash Detection to locate conflicting spatial data in the Model where two elements are occupying the same physical space.
- ➔ It is anticipated that the project construction schedule will be tied into the BIM model.
- ➔ RFP should consist of BIM execution plan. Model not required.

BUDGET:

- ➔ Proposals must include costs on a Guaranteed Maximum Price basis. All submissions must be made with the understanding that the price quotation remains in effect for a period of ninety (90) days from the Proposal opening due date.
- ➔ The design-build contract cost maximum is $29,000,000 including General Conditions and Overhead and Profit.
- ➔ Proposals in excess of the maximum budget must include a written narrative explaining the reason for the overage.
- ➔ High Level Staffing Matrix

SCHEDULE:

- ➔ Design-Builder to complete 100% CD's and receive Division of State Architect (DSA) approval prior to starting any new construction. DSA requires eight (8) months for review and back check.
- ➔ Design-Builder shall achieve substantial completion of the entire work, including the design and non-design portions of the work, no later than 550 calendar days after the date of commencement of construction.
- ➔ Design-Builder shall achieve final completion of the entire work no later than thirty (30) calendar days after the occurrence of substantial completion.
- ➔ District to provide submittal review response within twenty (20) calendar days of submission.
- ➔ Disruption of utilities required by the execution of work of this contract shall be scheduled at the convenience of the District. Major disruptions, such as interruption of power to other buildings, shall be planned 60 days in advance.
- ➔ No work may be performed during the week of final exams in each and every semester.
- ➔ Working hours are from 7am - 3:30pm. Any exception to these hours must be approved by the District.
- ➔ Saturday work must be approved by the District one week in advance prior to taking place.

SUPPLEMENTAL INFORMATION

- Campus Design Guidelines Attachment #1
- Existing Conditions Photos and Survey Attachment #2
- Campus Phasing Plans and Renderings Attachment #3
- Fire Service Road Scope Attachment #4
- Program Verification Attachment #5

PROJECT TIME LINE

- ■ Contract Award 02/11/2017
- ■ Notice to Proceed 02/27/2017
- ■ Project Completion 09/30/2018

RFP RESPONSE REQUIREMENTS

OUTLINE FOR PROPOSALS

Design Build Teams shall use the following outline in the presentation of their solutions to this RFP. The proposal shall be concise and fully self-contained, and shall display clearly and accurately the information requested in the order and format indicated below. It is recommended that all submitted proposal content be capable of being converted to Adobe PDF format for consistency. Only one (1) electronic PDF formatted proposal will be required this year. Do not submit proposal copy in 3-ring binder. Each section of the electronic copy of the proposal must be saved as a separate PDF file as follows:

PDF files for each of the following documents shall be submitted via "USB jump drive":

Response For Proposals

Example File Name: School Prefix-001 (refer to "Electronic Processing of RFIs" memorandum)

- Electronic File 001:
  Transmittal Letter
  Table of Contents
  Project Management Plan
- Electronic File 002:
  Design Solution
  Construction Materials/Systems Narrative
  BIM Execution Plan
- Electronic File 003:
  Cost Proposal
  Exceptions/Clarifications
- Electronic File 004:
  Proposed Schedule
- Electronic File 005:
  LEED Scorecard/Checklist
  Addendum Acknowledgement Form, Solution, & Narrative
  (Included in this file should be an acknowledgement form, solution, and narrative for each addendum issued)

Transmittal Letter:
Provide a transmittal letter identifying the prime Design-Builder and Design-Build Team. Introduce and summarize the overall approach and outcome of the D/B team efforts and note any outstanding characteristics of the D/B proposal presented. Confirm that all requested requirements have been met in the proposal, or briefly summarize those elements that could not be provided.

Table of Contents:
The Table of Contents shall list all Proposal sections as outlined herein.

Project Management:
Provide a detailed Organization Chart for your proposed team, and correlate in with a detailed Project Management Plan. The proposal should include each team member's real resume. The Project Management Plan should clearly communicate your specific plans for controlling the design and construction efforts. Identify all the major risks included in the project and how will the contractor solve or avoid them.

1. Design-Builder shall employ a competent project manager, superintendent, scheduler, forepersons, and necessary assistants during performance of the work.
2. Design-Builder's superintendent and forepersons shall be present at the site at all times that the work is in progress and at any time that any employee of the Design-Builder, Subcontractor, or Sub-consultant is present at the site.
3. Design-Builder's project manager and superintendent shall, unless excused from attendance by the District, attend all job meetings.
4. Design-Builder's superintendent shall not perform the work of any trade or perform any work not directly related to the supervision of the work and shall be available twenty-four (24) hours a day, seven (7) days a week, to respond to emergencies.

Site Coordination:
The D/B team shall provide a logistical site plan that clearly identifies how the site will be utilized. Plan must include: site fencing, gate locations, debris box locations, materials staging, temporary field office, employee parking, other items not listed but assumed to be needed, and other activities shown in the design solution material.

Conceptual Design Submittal:
Provide at least three sketches, plans, or diagrams, which best explain your design and circulation at this phase. The way in which the design is presented (sketches, diagrams, plans, etc.) is of your choosing. Include a brief summary of your approach to the design portion, and the team intention with the design. Turn in one copy.

Provide a concept design presentation that effectively proposes solutions to the design challenges presented by this project. Presentation materials submitted with the Proposal shall be the same 8 ½" x 11" proposal package, for the selection committee review prior to D/B team presentations and interviews.

The A/E written narrative should include but is not limited to:

- A description of the proposed architectural concept, façade, interior space development, and utility routing design. How will this building suit the needs of the owner? How will it suit the needs of the users?
- A narrative of how the D/B team shall manage the design phase. The following categories are an example of additional areas in which the design team may need to manage additional consultants in: Civil Engineering, Landscape Design, Structural Engineering, Fire Protection, MEP, Security, etc.
- The written narrative should describe how the proposed concept design responds to the requirements of the problem. Following the submittal of Design-Build proposals, which include the concept design presentation materials described above.
- Provide a written narrative to briefly describe the nature and quality of the building systems and materials proposed for the project. Include why the systems and materials were chosen. Describe the design philosophy of where available funds would be allocated to assure long-term project success.
- The narrative should include general information regarding proposed materials and systems in the following areas:
    - Structural System Concept
    - Hardscape & Landscape Materials
    - Exterior Building Finish Materials & Textures
    - MEP Systems
    - Special Consideration for Fire Protection
    - Utility Service Provisions
    - Interior Design & Space Planning

Itemized Cost Proposal:

Provide an itemized cost breakdown (budget) that corresponds with the turnkey provisions of the concept design, program, schedule, construction systems & materials.

Proposal may include the following:

- Design/Engineering
- Site Work/Improvements
- Construction
- Construction Inspections, including quality control and quality assurance testing
- Administration and General Conditions as required
- Professional Fees
- Design Surveys and Investigations
- LEED Certification & Fees

Use proposed estimate summary sheet provided for the overall summary of your estimate. Enter numbers in excel format and place the estimate summary in front of the detailed estimate. The detailed itemized cost breakdown shall be categorized by Uniformat Divisions. Provide both construction and design cost. A schedule of values is also required. Also include a separate breakdown of General Conditions, show fee.

*All the backup sheets need to be attached to the proposal in order to receive scores.

Exceptions and Clarifications:
Several assumptions will need to be made throughout the Design-Build process. Include all the design, estimate, scheduling assumptions and value engineering proposals and ideas in this section.

Provide a detailed Bar Chart AND a logic diagram in PERT or PDM with minimal 75 activities. Include design reviews in the schedule. Think about what takes place at each of these phases.

The schedule should clearly identify all project phases, major activities and duration, major milestones, owner activities, and major disruptions. The schedule should at least indicate the following categories: activity description and ID, early start, late start, early finish, late finish, total float, and duration Critical Path. Copies of the schedule should be provided in the Proposal. Manpower loaded schedules are not required but welcomed.

Also provide a brief narrative of the project phasing/scheduling approach to be utilized. Identify assumptions, risks and benefits. Describe the Owner's and Designer's responsibilities in assuring the schedule success with this approach. Identify Pre-Construction Activities: such as procurement items, permitting, design review, etc.

Establish a schedule including at a minimum the following milestones:

- 100% DD complete
- 100% CD complete
- Long lead procurement
- Mobilize / start work
- Demo
- Set transformer
- Place foundation
- Erect structure
- Building dry-in
- MEP wall rough-in complete
- Test Building MEP System
- Building Commissioning

The Design-Build team shall specify how much allowance, if any has been made for inclement weather in the schedule. The D/B team shall also specify the days of the week and the hours of the construction operations during each phase of the work.

LEED Checklist:
Complete LEED v3.0 checklist and provide narrative on innovative techniques and/or materials to be used in the construction of the facility.

Presentation:

Each proposing Design-Build team will be scheduled for a presentation/interview, where the Design Build team may present their proposed design, project management plan, budget, and schedule. It is anticipated that the presentations will be limited to **20** minutes with an additional **5** minutes for Q&A.

Judging Criteria:

The following is a percentage breakdown for the Design-Build Competition:

Pre-qualification Submittal	**5%**
RFP Response	**70%**
Construction Management Plan	15%
Design	15%
Schedule	15%
Estimating	15%
LEED/Community Art	5%
Addendum Responses	5%
Presentation Materials, Oral Presentation, Q&A	**25%**

Competition Schedule of Events:

Thursday, February 9, 2017

- 6:00 am – Pre-Bid Meeting – Pre-Qualifications
  - Submittal of Statement of Qualifications due (1) Electronic copy on Provided USB Drive
  - All Team Members are required to attend.
- 9:00 am – One copy of Conceptual Design Due
  - Include at least 3 quality sketches/diagrams that best illustrate your design at this phase, also include brief written description. At a minimum, general schematic diagram showing building shape and orientation on site, and elevations or details identifying any architectural elements.
- 11:00 am – Deadline for all RFI's (Use RFI format provided only)
- 12:30 pm – RFI responses returned to D/B teams
- 9:00 pm – One (1) electronic colored copy of Design-Build Proposal Due
- 11:00 pm – Proposal Presentation Materials due in PDF format
- 11:05 pm – Presentation drawing

Friday, February 10, 2017

- 10:00 am - Presentations begin
- 6:30 pm - Swinerton Builders presentation of problem solution and answer questions