

# SAN JOAQUIN DELTA COMMUNITY COLLEGE DISTRICT

Special/Regular Meeting of the Board of Trustees

Tuesday, April 3, 2007

Board Room, Administration 103

5151 Pacific Avenue, Stockton, CA

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## AGENDA

- 4:30 P.M. Special Session Public Meeting  
6:45 P.M. Closed Session (Personnel, Negotiations, Litigation, Real Property Transactions)  
7:30 P.M. Public Meeting
- I. **CALL TO ORDER**
- II. **COMMUNICATIONS**  
A. Comments from the Public.
- III. **SPECIAL SESSION – REPORT/INFORMATIONAL ITEMS**  
A. Bond Update. (Vice President of Business Services, Andy Dunn & Barnhart Inc., Bob Bush).
- IV. **RECESS TO CLOSED SESSION**  
A. Consideration of Real Property Transactions:  
(*The Board of Trustees may discuss the following:*)  
Properties: (1) E. Highway 12 - San Joaquin County Parcels: 049-130-12, 13, 18, 19, 44, 52, 53, 54, 55, 67, 68 and 69.  
(2) Liberty Rd. - San Joaquin County Parcels: 005-020-14, 15 and 16. (3) Foothills - Calaveras County Parcels: 048-002-66, 67 and 68.  
Negotiator(s): Public Private Ventures; Barnhart, Inc.  
Under Negotiation: Price, Terms of Payment  
[Government Code Section 54956.8]  
B. Labor Negotiations.  
Status on Contract Negotiations and Benefit Issues with the Bargaining Units.  
[Government Code Section 54957.6]  
C. Conference with Legal Counsel--Anticipated Litigation.  
[Initiation of litigation pursuant to subdivision (c) of Government Code Section 54956.9: (1) potential case]
- V. **RECONVENE PUBLIC SESSION**  
A. Announcement of reportable actions taken by the Board of Trustees in closed session.
- VI. **PLEDGE OF ALLEGIANCE**
- VII. **COMMUNICATIONS**  
A. Comments from the Public.
- VIII. **NONCONSENT AGENDA – ACTION ITEMS**  
A. Consideration to Award RFP #LA-FRP-3 For Design/Build Services for Gateway Building.

**IX.**

**COMMUNICATIONS**

- A. Comments from the Superintendent/President
- B. Comments from Board Members
- C. Comments from Constituent Groups

**X.**

**COMING EVENTS AND CONFERENCES**

- A. Calendar of Events.  
Information available on-line at <http://calendar.deltacollege.edu/>

*\*\*The next regular meeting of the Board of Trustees is April 17, 2007 \*\**

**Board of Trustees**

Maria Elena Serna, President  
Leo Burke, Vice President  
Greg McCreary, Clerk  
Anthony Bugarin  
Dan S. Parises  
Janet Rivera  
Ted Simas  
Jovan Paunovic, Student Trustee

**College Superintendent/President**  
Dr. Raúl Rodríguez

**BOARD OF TRUSTEES AGENDA**

**April 3, 2007**

**SAN JOAQUIN DELTA COMMUNITY COLLEGE DISTRICT**

**Special Session Public Meeting: 4:30 p.m.**

**Closed Session: 6:45 P.M.**

**Open Session: 7:30 P.M.**



**Administration Building  
Board Room, Administration 103  
5151 Pacific Avenue  
Stockton, CA 95207**

# Board of Trustees

San Joaquin Delta Community College District  
5151 Pacific Avenue, Stockton CA 95207

NONCON A  
1.1  
**ACTION**

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**SUBJECT:** Consideration to Award RFP #LA-RFP-3  
For Design/Build Services for Gateway Building

**DATE:** April 3, 2007

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## A. NAME OF AGENDA ITEM

Consideration to Award RFP #LA-RFP-3 for Design/Build Services for Gateway Building

## B. STATEMENT OF ISSUE/PURPOSE

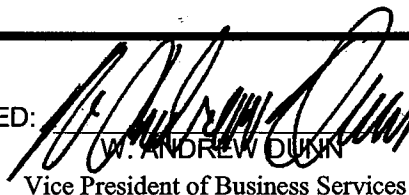
### 1. Purpose and Background:

- 1.1 On November 15, 2005, the Board of Trustees approved an adoption of a Design-Build Delivery Method, under AB 1000, for the Gateway Student Services facility.
- 1.2 The District embarked upon a process approximately one year ago with Steinberg Architects to develop the bridging documents that would be handed-off to a design-build team to complete the plans and construct the Gateway Student Services Center. During this process faculty, staff and counselors who would occupy the facility participated in the programming of the spaces. Their participation developed the cluster approach that was used. A milestone has been achieved with this recommendation being presented to the Board of Trustees regarding the design-build team.
- 1.3 On December 5, 2006, the Board of Trustees approved a listing of pre-qualified firms to receive an RFP and in turn move to the next phase of the project.
- 1.4 As prescribed by Assembly Bill 1000 Design-Build, the District has completed the process to select a design-build team.
- 1.5 As reported to the Board of Trustees at their February 20, 2007, meeting, two teams submitted design-build proposals:

Acme Construction/Dreyfuss & Blackford Associates  
Flintco Inc./MMFDB Architects

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RECOMMENDED:

  
W. ANDREW DUJIN  
Vice President of Business Services

APPROVED FOR  
CONSIDERATION:

  
RAUL RODRIGUEZ  
Superintendent/President

# **Board of Trustees**

San Joaquin Delta Community College District  
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**NONCON A**  
**1.2**  
**ACTION**

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**SUBJECT:** Consideration to Award RFP #LA-RFP-3  
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**DATE:** April 3, 2007

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- 1.6 Extensive reviews of these proposals has occurred that included a technical review lead by Joe Sion of Steinberg Architects of the electrical, mechanical, structural, civil, telecommunications and technology elements. A technology specific evaluation by Mr. Lee Belarmino of Delta College and Mr. Tyler Arrigoni of One Interface to confirm conformance with San Joaquin Delta College standards was also completed.
  - 1.7 The Bond Team conducted the evaluation of the ability of each team to provide a skilled labor force and their respective safety record.
  - 1.8 Evaluation of the cost proposals were completed by Ms. Maria Baker, Director Facilities Planning and Management; Mr. Gordon Getchel, Project Manager/Barnhart Bond Team; Mr. Bob Hartung, Consultant, Alternative Delivery Systems; Mr. Tony Fulton, Consultant, Director of Facilities Planning and Management with California State University, San Diego; and the Administration.
  - 1.9 Interviews were conducted by the subcommittee of the Gateway Student Services Design-Build Project lead by Mr. John Williams, Vice President, Student Services; Dr. Kathy Hart, Dean of Planning, Research and Regional Education; Dr. Jan Truscott, Dean of Business; Mr. Lee Belarmino, Associate Vice President of Information Technology and Ms. Maria Baker, Director of Facilities Planning and Management. Please see attachments for the scoring information.
2. Status:
- 2.1 The subcommittee of the Gateway Student Services Design-Build Project has completed the evaluation and interview process of both of the design-build teams. The Request for Proposals directed the design-build entities to submit a proposal that would reflect a fixed price of \$21,600,000. Proposals could contain exceptions (exclusions) and they could contain value added items. Additionally, proposers were to submit a cost for the District's technology additive alternate.

# Board of Trustees

San Joaquin Delta Community College District  
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NONCON A  
1.3  
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2.2 Following is a summary of the cost proposals:

	<u>Acme</u>	<u>Flintco</u>
Fixed Price	\$29,981,000	\$21,600,000
Exceptions	None	\$2,020,000
Technology	None (included in fixed price)	\$1,995,000
Additive Alternative		
Total Relative Proposal	\$29,981,000	\$25,615,000

2.3 The subcommittee unanimously concluded that the design-build team lead by Flintco was the more responsive of the two teams. As it is recognized that the design-build process is an effort to obtain the best value for the District and yet meet the needs of the program, during the contract negotiation process further analysis will occur to determine if the exceptions (exclusions) are in the best interest of the District. Similarly, a more precise evaluation of the additive alternate will reveal what elements are required to meet the District's technology needs.

2.4 The negotiation of the final contract will attempt to bring the final construction budget in as close alignment as possible with the parameters in the Measure L Budget previously shared with the Board without compromising the integrity of the project.

# **Board of Trustees**

San Joaquin Delta Community College District  
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**NONCON  
1.4  
ACTION**

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## **C. RECOMMENDATION**

It is recommended that the Board of Trustees authorize the Administration to begin negotiations with Flintco Construction/MMFDB Architects as the preferred design-build team for the Gateway Student Services Center, with a not to exceed cost of \$25.6 million, as noted in Section 2.2.

It is further recommended that, in the event negotiations with Flintco are not successful, the Board authorize staff to open negotiations with Acme for the final contract and authorize the President to execute the final agreement.

## Gateway Building Design/Build RFP

### Scoring Process Explanation

#### **Overview:**

Generally, the evaluation of competing Design/Build Proposals represents the comparison of the relative worth of each proposal to the other submitted proposals, since the starting point for all of the proposals is merely a program for the space and each team has a certain amount of latitude with regard to their interpretation of that program. In the case of the Gateway Student Services Building, the Steering Committee had already established not only program for the building, but all of the major design components. Therefore, a scoring system was devised that evaluated each proposal against the Bridging Documents and not each other.

Each category of the analysis was evaluated using a 5 point scale (except for Price which used a 10 point scale for differentiation purposes) with 3 being determined to be 'substantially equivalent to the Bridging Documents prepared by Steinberg Architects. If a proposal was deemed to be identifiably better than the Bridging Documents, it was awarded a 4 and substantially better, a 5. Likewise, if it was identifiably less appropriate, it was awarded a 2 and substantially worse, a 1. If there was no response to a particular category, that warranted a 0. Additionally, each category that was going to be evaluated was assigned a Significance Factor in order to differentiate the relative importance of one item over another. The Adjusted Score for each category was thereby the Assigned Score times the Significance Factor. While the Maximum Score for all of the categories was 1000, since conforming with the requirements of the RFP was awarded a 3 instead of a 5 in each case, an Adequate Score was determined to be 3 times the various Significance Factors, not 5, and therefore was calculated to be approximately 600.

#### **Price:**

Each project was judged on its proposed cost relative to the fixed price of \$21,600,000. Each project was awarded 5 base points assuming no exceptions and no discount will. The value of all exceptions and all alternates was added to the Fixed Price to determine the Actual Price.

Each project lost one (1) point for each 10% of the Fixed Price that their Actual Price exceeded the Fixed Price.

Flintco exceeded the Fixed Price by 9.35% and therefore was awarded 4 points.

Acme exceeded the Fixed Price by 38.80% and therefore was awarded 1 point.

#### **Life Cycle Costs over 15 years for more:**

This evaluation is required by law. Each team has been asked to provide a written description of the aspects of their project that they feel meet the needs of the College in this area that were not already included in the Bridging Documents prepared by Steinberg Architects.

Each team did not include any additional elements to their proposal and therefore were each awarded 3 points.

**Skilled Labor Force Availability:**

This evaluation is required by law. It is essentially a pass/fail situation. Each team had been asked to respond to this issue in the RFQ and the results of that input showed that they both were in compliance with this requirement and therefore were both awarded a 3.

**Acceptable Safety Record:**

This evaluation is required by law. Each team was asked to respond to this question in the Qualifications statement by providing the Workman's Compensation Experience Factor. In order to be qualified, a firm had to have an Experience Factor of less than 1.0, with a lower score being best.

Acme was below 1.0 and was awarded 3 points.

Flintco was substantially below 1.0 and was awarded 4 points.

**Technical Expertise and Qualifications of Firms and Individuals:**

The experience and qualifications of each firm were evaluated by the technical group based on this group's collective experience in constructing similar projects and their evaluation of the experience levels of the team members that were submitted by each DBE.

Qualifications of Firms

Each firm was evaluated regarding their demonstrated experience working on similar projects. Generally, each of the contracting firms was found to be equally qualified for this project as were their sub-contractors that were identified and therefore they were each awarded 3's in those categories. The architect for Flintco has significant experience in similar design/build projects that exceed that which was minimally required and therefore, they were award a 4 in that category.

Qualifications of Individuals

While participating firms may have substantial experience and skill in completing a design/build project of this scope, the individuals that are proposed to be assigned to the Gateway Building may not. The individuals that were proposed to be assigned to the project by each team were evaluated in much the same way that was used for the firms and were found to be qualified and therefore each firm was awarded 3's in these categories.

Qualifications of Team

Finally, it is important that the proposed team as a whole be evaluated regarding their perceived ability to accomplish a project of this scope and magnitude. Their experience working together will be important as will their collective experience with design-build projects. Both teams had adequate experience working together on similar projects and therefore were both awarded 3's. While the Flintco Team has had more experience working on design/build projects, it was not deemed significant enough to warrant the award of additional points, and therefore each was awarded a 3 in this category.

### Interviews

At the interview, each of the teams was evaluated by the Selection Committee according to the overall impression that they give through their ability to work together, the quality of the proposal/interview documents themselves, and their presentation of the ability of the team to accomplish the project. The Selection Committee's evaluation of these factors is included in the summary of their Evaluation Process.

### **Overall Quality of the Proposed Project Design**

The Selection Committee evaluated each team through the team's presentation on a number of categories that relate to the overall proposed design and its quality relative to that which is proposed in the bridging documents. The designs were evaluated in the categories that are listed on the RFP Proposal Score Sheet.

Each of these categories were graded assuming that a 3 was warranted when the proposed design was substantially consistent with the bridging documents, 4 and 5 would have been warranted if there were improvements or substantial improvements, and 2 and 1 were the proposed design was not consistent or significantly inconsistent with the documents. Since neither proposal suggested significant changes to the bridging documents, the vast majority of scores were 3's.

Additionally, Engineering Issues were also evaluated by Steinberg Architects and their consultant team with regard to the bridging documents in their respective disciplines. As before, 3 points was awarded for substantial consistency, 4 & 5 for exceeding that which is presented in the bridging documents to some degree, and 1 & 2 for failure to achieve that which is presented. Again, the absence of the ability of the teams to propose significant changes to the design lead to all of the scores being 3's in this area.

### **Operational Issues**

Each team was asked to provide a schedule and an operations plan. Both of these items are normal for design/build proposals. The individual members of the Bond Team who will be responsible for managing the construction process reviewed each of these documents to determine if a team was proposing to expedite the schedule and to what degree they have been creative in finding ways to manage the construction process while minimizing their impact on campus life going on around the site.

While Acme's schedule and construction plan fulfilled the requirements of the RFP, neither of those documents suggested anything beyond the minimum required and therefore were both awarded 3's. Flintco provided a more detailed schedule that allowed the team to evaluate their proposed method for meeting the College's requirements, and their construction plan reflected not only their needs by the needs of the major sub-contractors as well, and therefore both of these documents were awarded 4's.

Flintco

	Score	Factor	Adjusted	Adequate	Maximum
Price	4	10	40	50	100
Life Cycle	3	20	60	60	100
Skilled Labor	3	20	60	60	100
Safety Record	4	20	80	60	100
<b>Technical Expertise</b>					
<b>Firm Qualifications</b>					
Contractor	3	2	6	6	10
Architect	4	2	8	6	10
Subconsultants	3	2	6	6	10
<b>Individual Qualifications</b>					
Project Manager	3	2	6	6	10
Design Manager	3	2	6	6	10
Superintendent	3	2	6	6	10
<b>Team Qualifications</b>					
Experience Together	3	2	6	6	10
Design/Build Experience	3	2	6	6	10
<b>Interview</b>					
Overall Impression	4	10	40	30	50
Quality of Proposal	3.8	4	15.2	12	20
Ability to Accomplish Project	4	10	40	30	50
<b>Project Design</b>					
<b>Site Design</b>					
Plaza/Courtyard	2.8	2	5.6	6	10
Driveway Drop-Off	3	2	6	6	10
Circulation	3	3	9	9	15
Landscape	3	3	9	9	15
<b>Building Design</b>					
Program	3	6	18	18	30
Building Exterior	2.9	6	17.4	18	30
Building Interior	3	6	18	18	30
Use of Technology	2.8	6	16.8	18	30
Building Comfort	2.8	6	16.8	18	30
Accessibility (Ramp Solution)	3	6	18	18	30
<b>Engineering Issues</b>					
Site Utilities	3	4	12	12	20
Structural System	3	4	12	12	20
HVAC/Plumbing Systems	3	4	12	12	20
Electrical Systems	3	4	12	12	20
Telecommunications	3	4	12	12	20
Technology	3	4	12	12	20
<b>Operational Issues</b>					
Schedule	4	5	20	15	25
Operations Plan	4	5	20	15	25
			631.8	590	1000