

Berkeley City College Pre-Proposal Conference RFP # 20-21/06

Design-Build Services, 2118 Milvia Street

2020 December 7



Meeting Protocol

- Please sign in the chat bar with name, company, email
- Please type questions in the chat bar
- Please remember that all questions shall be submitted formally through Vendor Registry so that they can be properly addressed via Addendum

Agenda

- Project Team
- Project Location
- Project Overview and Scope of Work
- RFP Timeline and Project Schedule
- Exhibits and Appendices
- Request for Proposal (“RFP”) Submission Requirements
- Selection Criteria
- Interview Process
- Form of Agreement and GMP
- Stipends
- Collaboration Phase Services
- Design Phase Services
- Budget and Cost Management
- Q&A

Project Team

- Peralta Community College District
 - Atheria Smith, Acting Vice Chancellor of General Services
- Financial Services
 - Brian Slaughter, Purchasing Director
 - John Hiebert, Buyer – Contract Specialist
- Berkeley City College
 - Dr. Angelica Garcia, President, Berkeley City College
 - Stacey Shears, Vice President of Student Services
 - Kuni Hay, Vice President of Instruction
 - John Pang, Business Services Supervisor
 - Scott Barringer, Assistant Chief Engineer

Project Team

- Bond Program Management
 - Keith Kajiya
 - Sharon Serrano
 - Ray Loving
 - Cynthia Martin
 - Shonda Scott
 - Shonnell Frost-Gibbs
 - Kelly Conley
- Construction Manager
 - Bob Parks
 - Jeremy Judd
 - Summer Naranjo
- Criteria Architect
 - Merideth Marschak
 - Ned Reifenstein

Project Location

- 2118 Milvia Street, Berkeley CA



Project Location

- 2118 Milvia Street, Berkeley CA



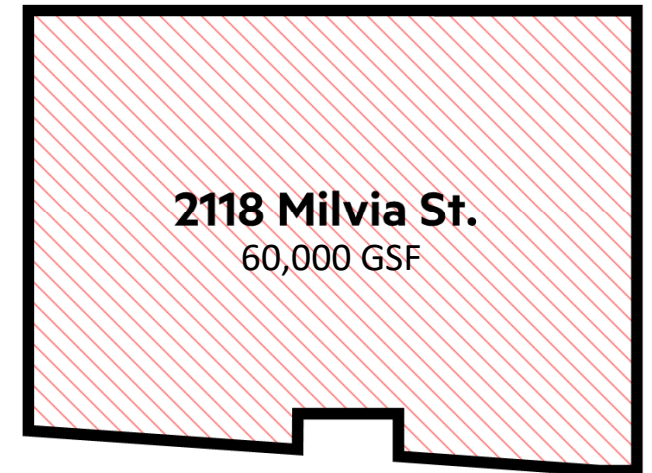
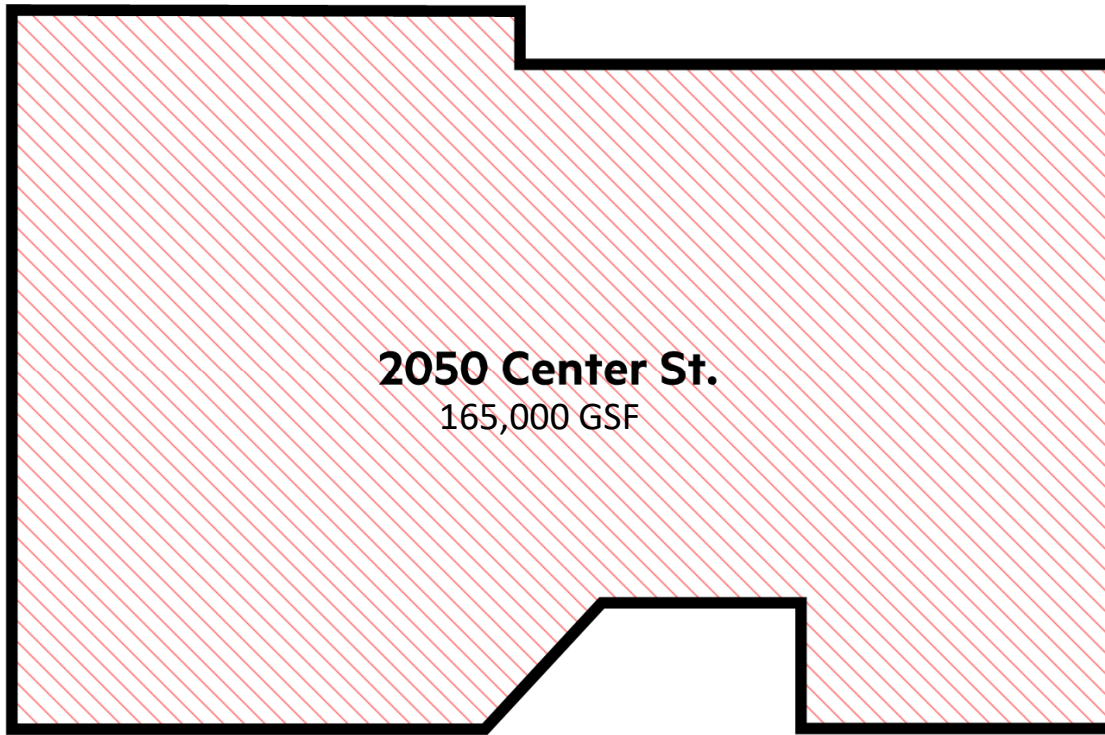
Project Overview

- Demolition of existing three (3) story building (roughly 25,000 sq. ft.)
- Construction of a new six (6) story building (roughly 60,000 sq. ft.)
- Approximate Building Footprint is 10,000 sq. ft.
- Total Design-Build NTE Budget - \$65,400,000
 - Collaboration, Design, Construction Phase Services, and Indirect Costs
 - Direct Construction Costs
 - FF&E
 - Design/Estimating Contingency
 - Construction Contingency
 - Escalation
- Total District Project Budget (includes District soft costs) - \$83,851,707

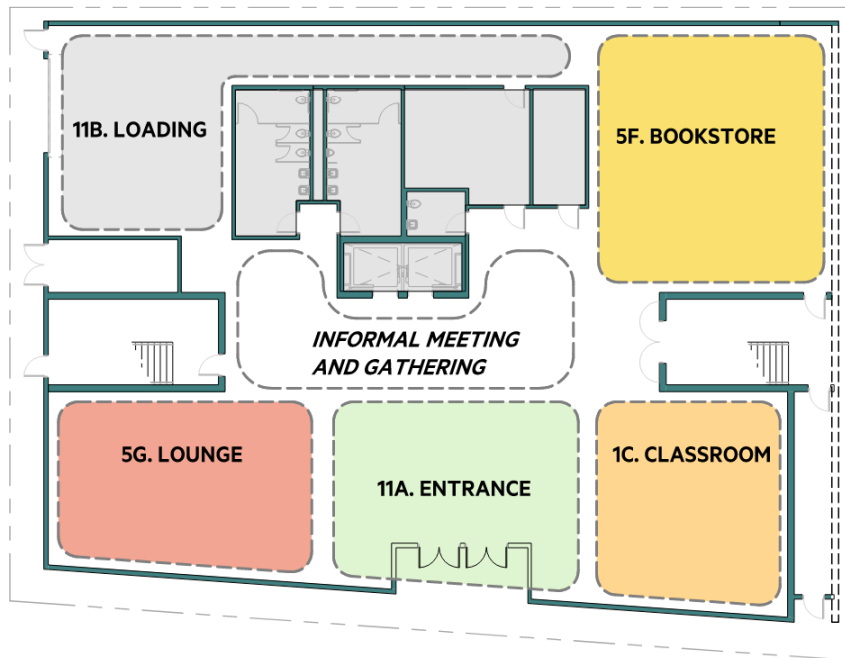
Scope of Work

- Total Gross Square Footage – 60,000
- Demolition of Existing 2118 Milvia Street
- Construct a Complete Building – not an outpost
- Expand Classrooms (replace leased space at 2000 Center + 10)
- Faculty Offices (full and part time)
- Administrative Offices (Dean + College Administration)
- Art Studios
- Outdoor Roof Space
- Student Activities and Services
 - Health Center
 - Veterans
 - Multi-Cultural Center
 - Bookstore
 - Student Lounge
 - Learning Resource Center

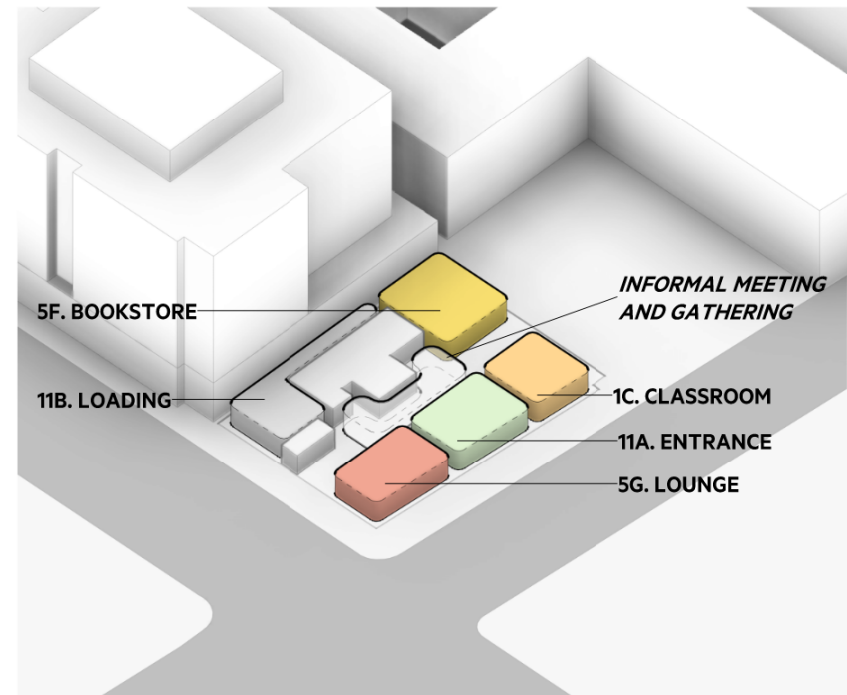
SIZE COMPARISON



FIRST FLOOR

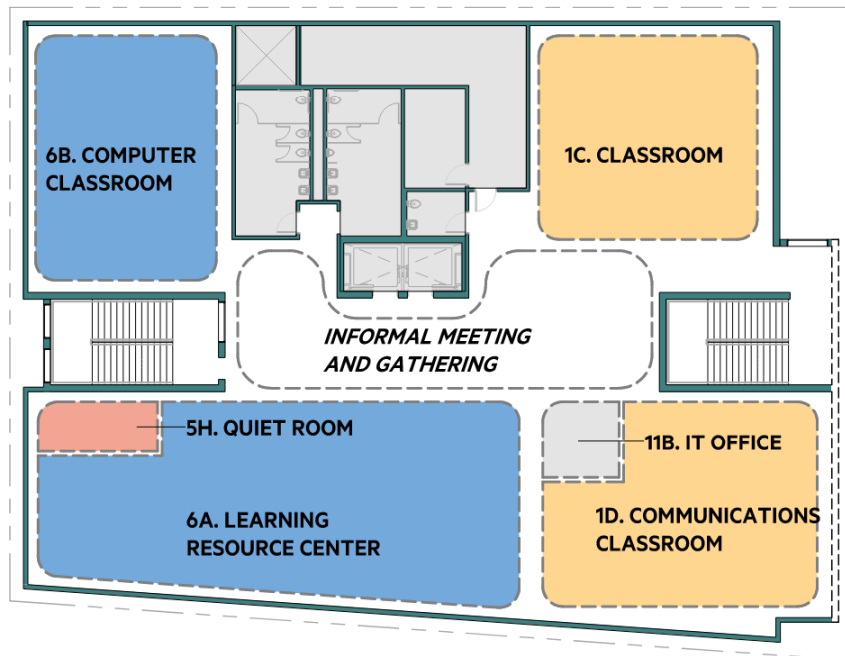


PLAN

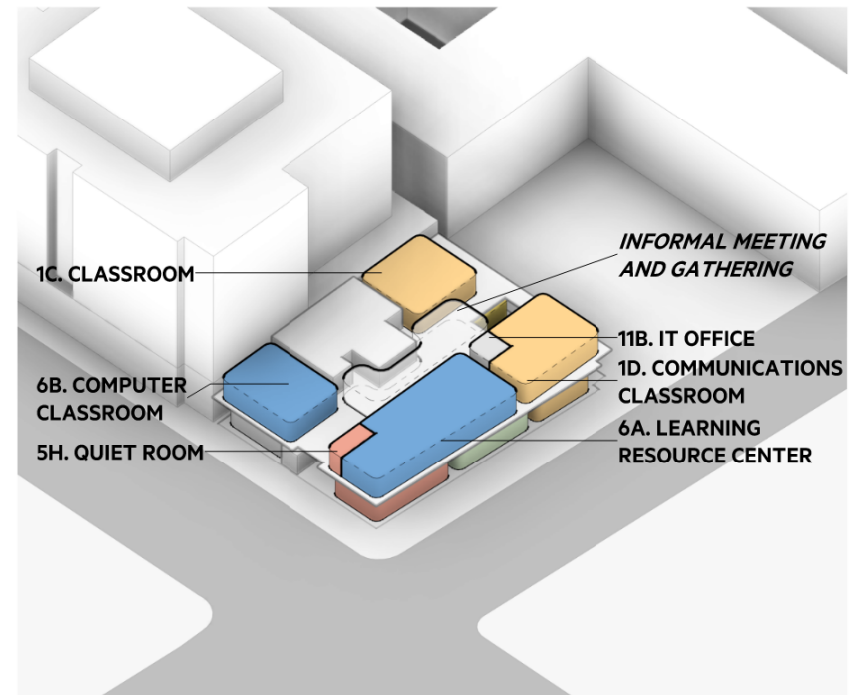


3D VIEW

SECOND FLOOR

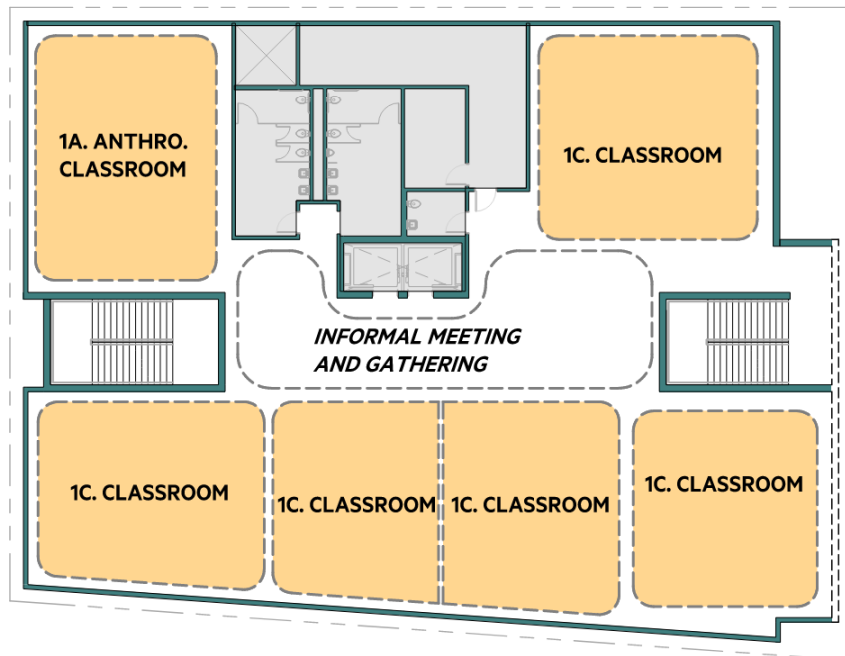


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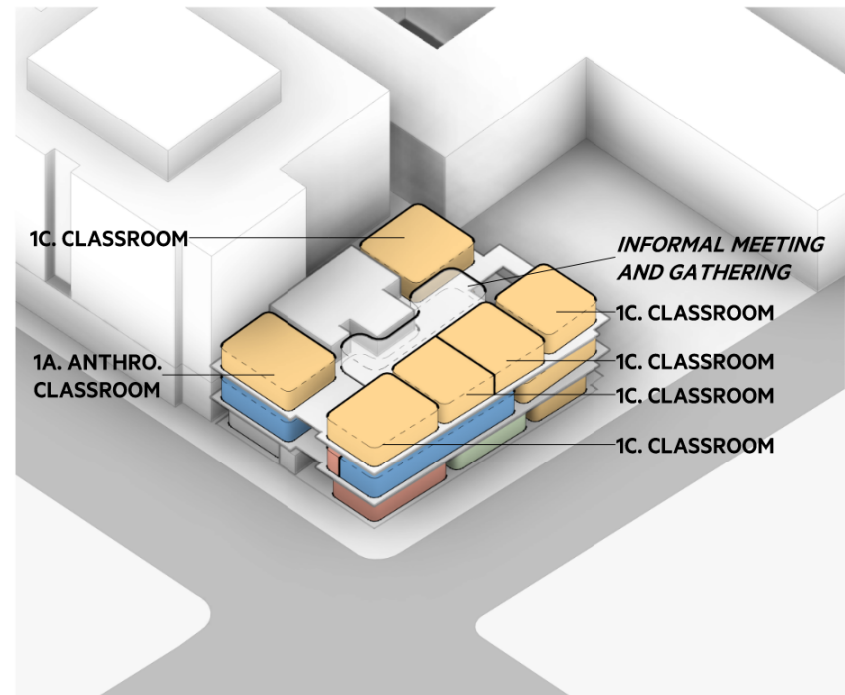


3D VIEW

THIRD FLOOR

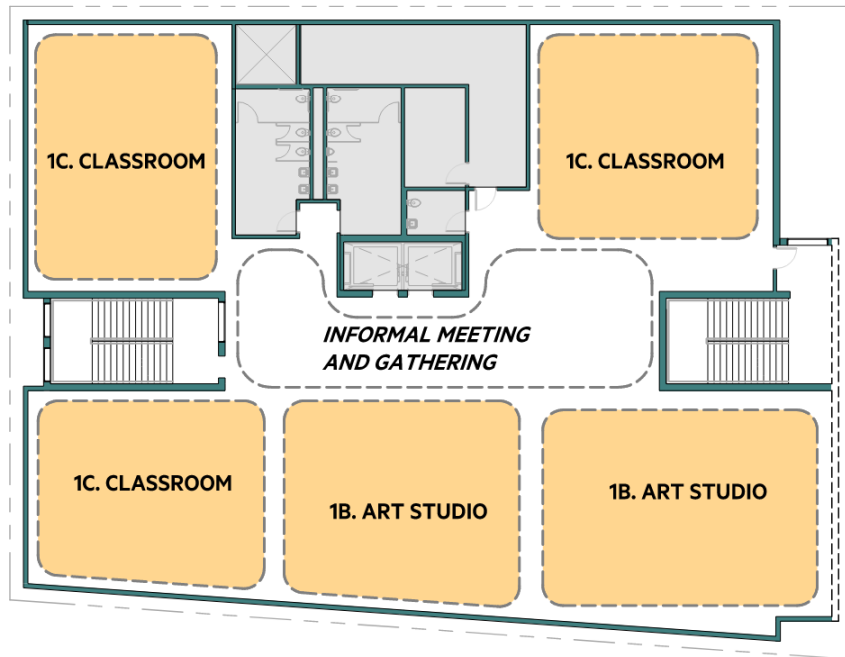


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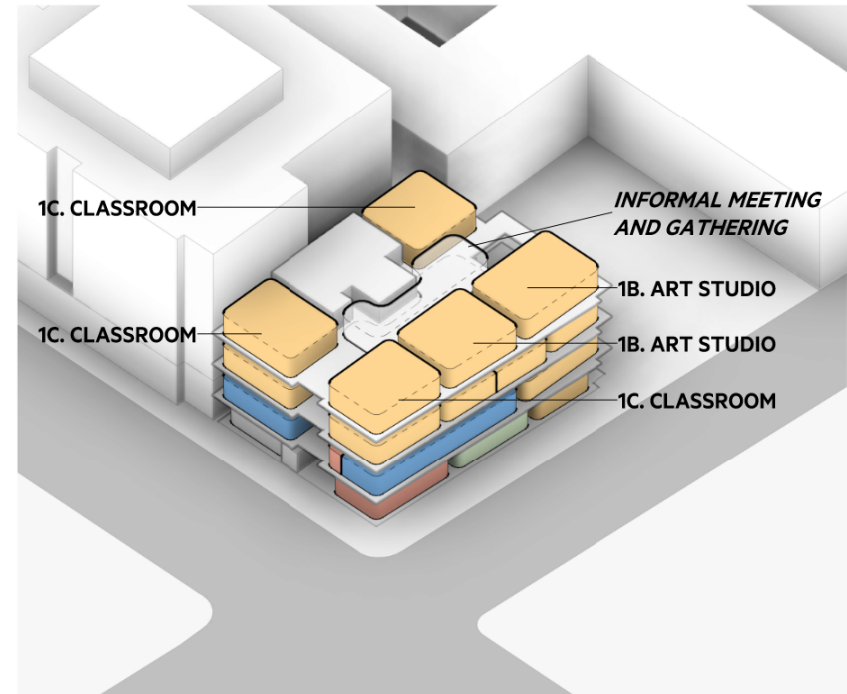


3D VIEW

FOURTH FLOOR

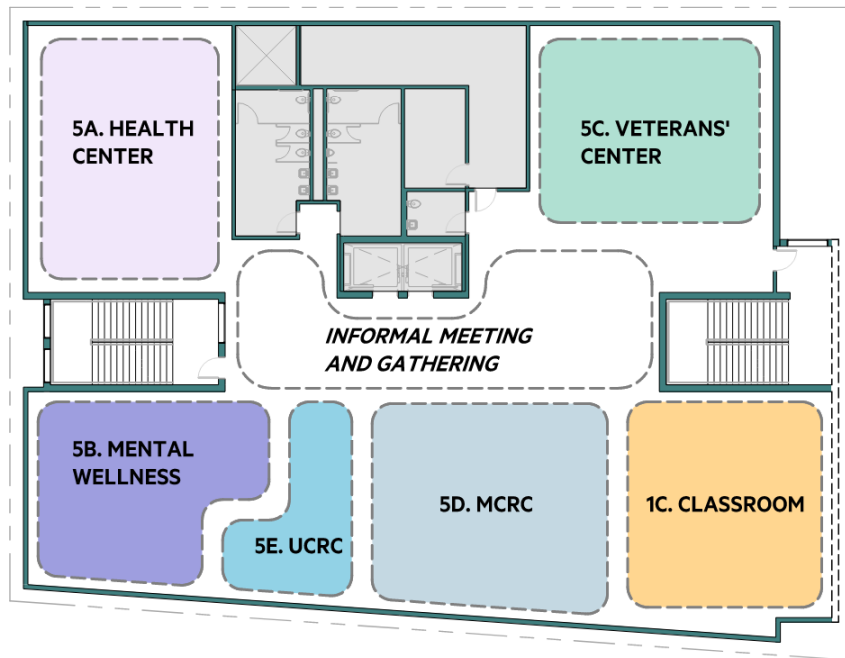


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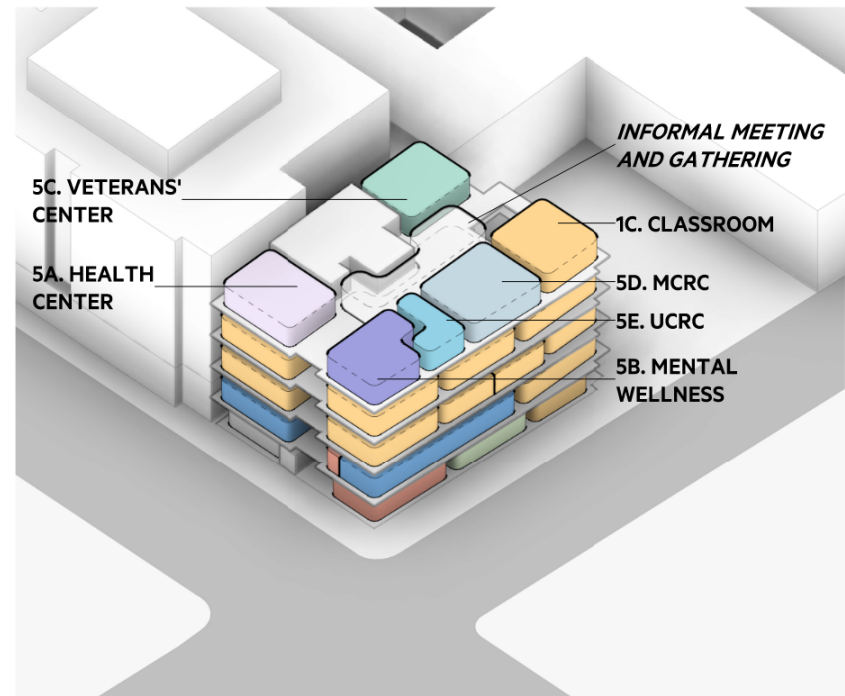


3D VIEW

FIFTH FLOOR

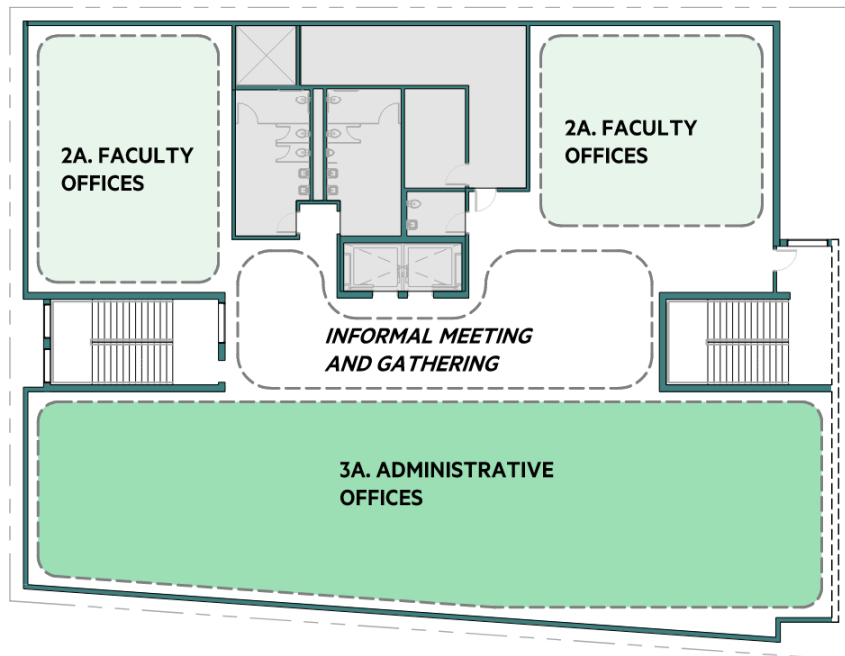


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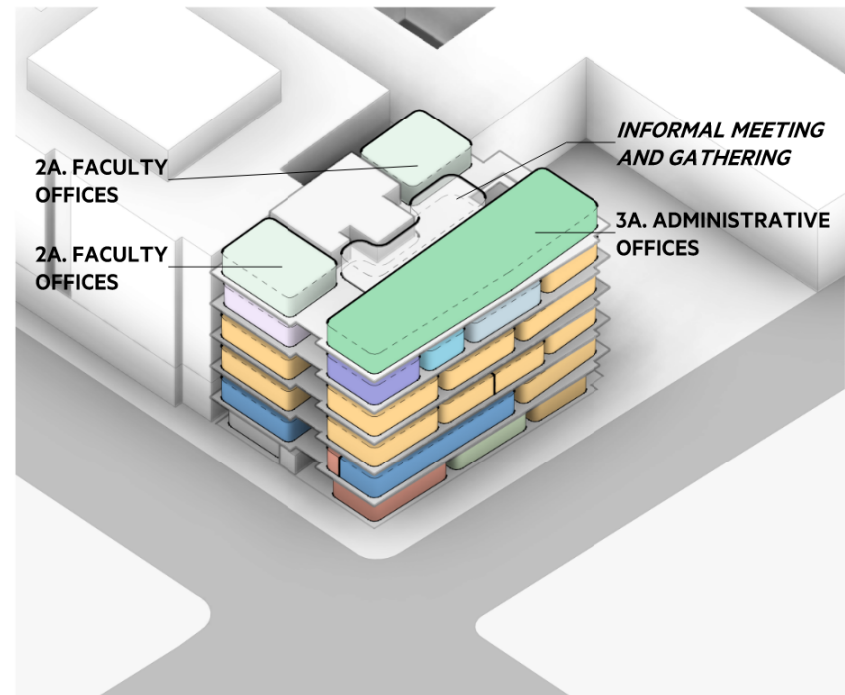


3D VIEW

SIXTH FLOOR

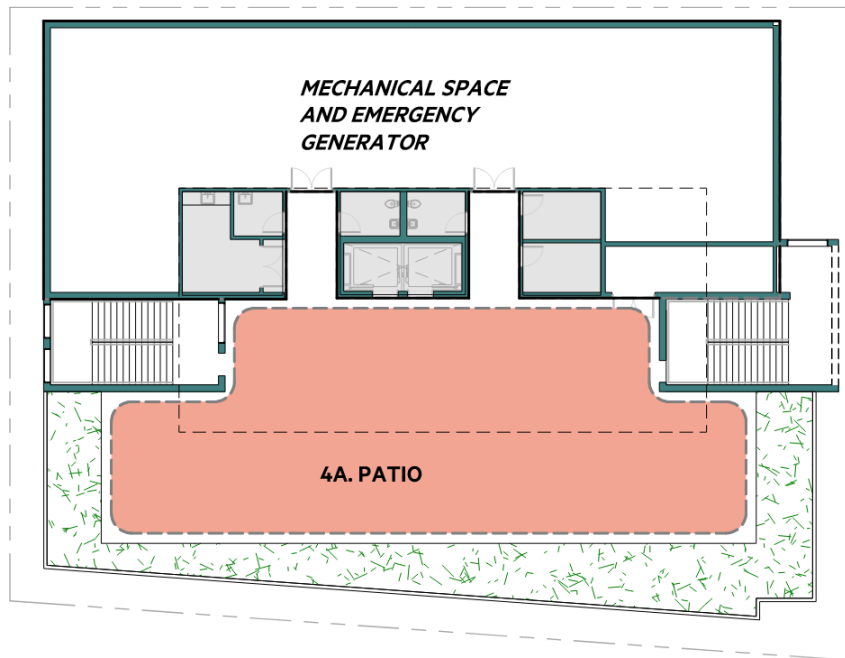


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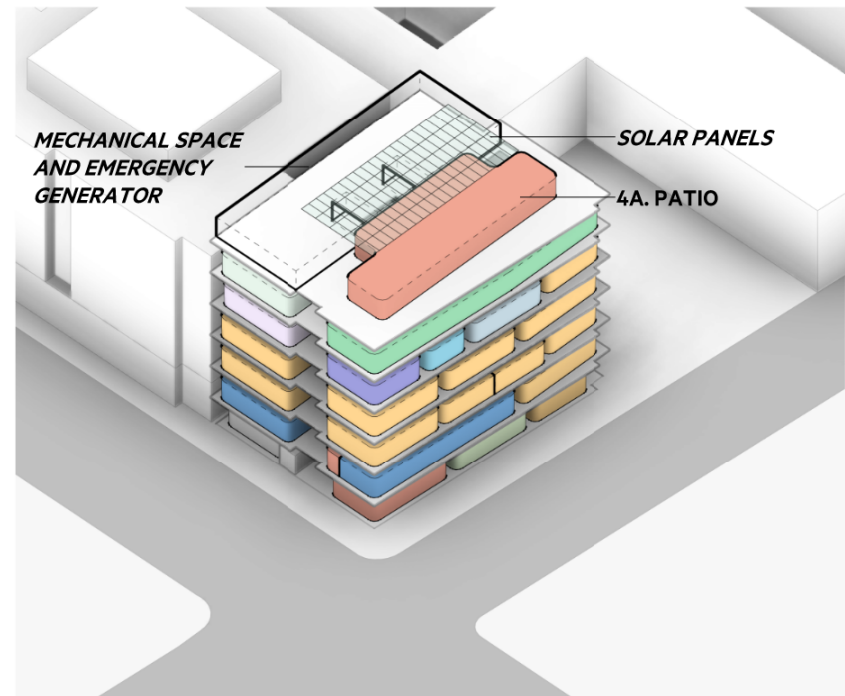


3D VIEW

SEVENTH FLOOR



PLAN



3D VIEW

Timeline and Schedule

December 1, 2020	Release of RFP # 20-21/06
December 7, 2020, 10:00 A.M.	Mandatory Informational Meeting
December 14-15, 2020	Collaboration Interview # 1
January 12-14, 2021	Collaboration Interview # 2
January 19, 2021, 2:00 P.M.	Last day to receive written questions from respondents
January 22, 2021, 2:00 P.M.	Last day for District to issue addenda or answer questions
January 29, 2021, 2:00 P.M.	Deadline for submissions in response to RFP
February 3-5, 2021	Final Interviews
March, 2021	(Anticipated) Design-Build BOT Approval & Contract Award
Q2 2021 – Q1 2022	(Anticipated) Collaboration and Design Phases
Q1 2022 – Q4 2022	(Anticipated) Division of the State Architect (DSA) Review
Q4 2022 – Q4 2024	(Anticipated) Construction and Closeout Phases

Exhibits and Appendices

- Reference Section VII of the RFP Document for a list of Documents Comprising the RFP
- Exhibits to be returned with Exhibit C - Proposal Form

Exhibits to be Returned with the Proposal Form	
Exhibit A	Certification of RFP
Exhibit B	RFP Acknowledgement and Signature Form
Exhibit C	Proposal Form
Exhibit D-1	Non-Collusion Declaration
Exhibit D-2	Iran Contracting Act Certification
Exhibit E	Stipend Agreement
Exhibit F	Non-Disclosure Agreement
Exhibit G	SLBE/SELBE Program and Self Certification Affidavit (as applicable)
Exhibit H	Bond Accompanying Proposal
Exhibit I	Proposer Certifications

Exhibits and Appendices

- List of Appendixes

Appendices	
Appendix A	Project Description and Scope of Services
Appendix B	Criteria Documents
Appendix C	Form of Agreement
Appendix D	Project Labor Agreement
Appendix E	Division 00 and 01 Specifications
Appendix F	Design and Construction Standards
Appendix G	Sustainability Information
Appendix H	PCCD Project Design Milestone Acceptance Form
Appendix I	Informational Only Documents
Attachment 1	Draft Phase 1 Environmental Site Assessment, 1/30/2015
Attachment 2	Soil Gas Survey Results, 2118 Milvia Street, 3/27/2015
Attachment 3	Geotechnical Investigation and Foundation Design, 6/9/2017
Attachment 4	Mitigated Negative Declaration/Initial Study, March 2015
Attachment 5	Space Utilization Study – Fall 2019 Semester
Attachment 6	P1- Pothole Map, 5/25/2018
Attachment 7	Topographic and Utility Map, 1/29/2015
Attachment 8	KPW Evaluation and Design Criteria of Existing Bldg. R3, 8/7/18
Attachment 9	BCC Town Hall Presentation 5/8/2019
Attachment 10	BCC CEXP Meeting Notes from 12/20/2018 to 5/8/2019
Attachment 11	BCC Facilities Committee Meeting 10/9/2020
Attachment 12	Milvia Bikeway Project Overview, 7/10/2020

Submission Requirements

- Request for Proposal (“RFP”)
 - Submit Electronically: <https://build.peralta.edu/vendor-registry>
- Request for Information (RFI’s) to be submitted through Vendor Registry.
- Each proposer is solely responsible for timely submission of its proposal; the District is not responsible for any technological issues in a DBE’s ability to timely submit its proposal or portion thereof by the specified date and time as prescribed in this RFP.

Submission Requirements

- **Section IV.O.3 – Proposal Contents**

Follow the Format Requirements and Keep it Organized

- Tab 1 – Executive Summary (1 page - not scored)
- Tab 2 – Table of Contents (1 page - not scored)
- Tab 3 – Cover Letter (2 pages – not scored)
- Tab 4 – Method and Strategic Plan (8 pages – 100 Points)
- Tab 5 – Schedule and GMP Development (6 pages – 75 Points)
- Tab 6 – Design Proposal (50 Points)
 - One (1) 36"x48" Concept Board and two (2) page written narrative
- Tab 7 – Life Cycle Cost Analysis (6 pages – 50 Points)
- Tab 8 – SLBE/SELBE Compliance (1 page – 25 Points)
- Proposal Form (Exhibit C - 75 Points)

Submission Requirements

- Section IV.O.3 – Tab 1 (Executive Summary)
 - Tab 1 – Executive Summary (1 page - not scored)
 - An overview of the entire Proposal with a description of the general approach and/or methodology Respondent will use to meet the goals and fulfill the general functions as set forth in this RFP.

Submission Requirements

- Section IV.O.3 – Tab 2 (Table of Contents)
 - Tab 2 – Table of Contents (1 page - not scored)
 - A complete and clear listing of the headings and pages to allow easy reference to key information.

Submission Requirements

- Section IV.O.3 – Tab 3 (Cover Letter)
 - Tab 3 – Cover Letter (2 pages - not scored)
 - Ensure all of the bulleted items are included in the Cover Letter.
 - Letter must include the following statement:
 - “[RESPONDENT’S NAME] received a copy of the District’s Design-Build Agreement (“Agreement”) attached at Appendix C to the RFP. [RESPONDENT’S NAME] has reviewed all of the Contract provisions, including the indemnity provisions and insurance requirements contained in the Agreement. If given the opportunity to contract with the District, [RESPONDENT’S NAME] has no objections to these provisions, or to the use of the Agreement.”

Submission Requirements

- **Section IV.O.3 – Tab 4 (Method and Strategic Plan)**
 - Tab 4 – Method and Strategic Plan (8 pages – 100 Points)
 - Captures the teams technical and managerial approach to the project.
 - How the team will communicate and collaborate with the District.
 - How the team will work with stakeholders.
 - Risk Register.
 - Site Logistics Map.
 - Approach to change management.
 - Utilization of technology.

Submission Requirements

- **Section IV.O.3 – Tab 5 (Schedule and GMP Development)**
 - Tab 5 – Schedule and GMP Development (6 pages – 75 Points)
 - Development of a preliminary design and construction schedule.
 - Approach to estimating, value engineering, alternates, etc. in order to design the project to the NTE Budget.
 - Procurement Plan/Log.
 - Budget Review.

Submission Requirements

- Section IV.O.3 – Tab 6 (Design Proposal)
 - Tab 6 – Design Proposal (2 pages + one 36"x48" Electronic Concept Board – 50 Points)
 - 2 page written narrative explaining your design concepts, solutions, innovative ideas, and efficiencies for the project.
 - One 36"x48" Concept Board
 - Axonometric drawing showing stacking/massing
 - Diagrammatic floor plans showing adjacencies.
 - Site/hardscape view
 - No fly by videos, renderings, rendered images, models, graphics, etc.

Submission Requirements

- **Section IV.O.3 – Tab 7 (Life Cycle Cost Analysis)**
 - Tab 7 – Life Cycle Cost Analysis (6 pages – 50 Points)
 - 1 page written narrative describing strategies, innovative products, materials, and methods the DBE would employ on the project in order to meet the Districts low life cycle cost goals.
 - Example of a life cycle cost analysis completed on a similar project (no more than 5 pages).

Submission Requirements

- **Section IV.O.3 – Tab 8 (SLBE/SELBE Compliance)**
 - Tab 8 – SLBE/SELBE Compliance (1 page – 25 Points)
 - Building upon the DBE's response during the RFQ phase, please provide any additional narratives or plans in order to demonstrate the DBE's commitment to meet the SLBE/SELBE goals of the District.
 - Complete Exhibit G – SLBE/SELBE Program and Self Certification Affidavit for any additional firms on the DBE Team who meet the District's definition of an SLBE/SELBE who were not submitted during the RFQ phase.

Submission Requirements

- Section IV.O.6 – Proposal Form (Exhibit C) (75 Points)

DOCUMENT 00 41 13
PROPOSAL FORM

To: Peralta Community College District ("District" or "Owner")

From: _____
(Proper Name of Bidder)

The undersigned declares that proposer has read and understands the Contract Documents, and agrees and proposes to furnish all necessary labor, materials, and equipment to perform and furnish all work in accordance with the terms and conditions of the Contract Documents, including, without limitation, the Request for Proposal, Appendices A through I, and Exhibits A through I for the following project known as:

2118 Milvia Street Project

The total Not to Exceed Budget for this project is \$65,400,000. This NTE Budget includes the following items:

- a. Collaboration and Design Phase Services (Collaboration, Design, and Preconstruction Fees)
- b. Estimated Direct Construction Costs (EDCC) (inclusive of direct construction costs, FF&E and General Requirements)
- c. General Conditions (inclusive of Construction Administration Fees) during Construction
- d. Overhead & Profit during Construction
- e. Performance & Payment Bonds during Construction
- f. Insurance during Construction
- g. DBE's Design/Estimating Contingency
- h. DBE's Construction Contingency
- i. Escalation

DBE will accept payment for the work as follows:

Submission Requirements

- Section IV.O.6 – Proposal Form (Exhibit C)

1. Price Proposal: Collaboration, Design, GMP and Agency Approvals (Lump Sum Cost)

- a. This Lump Sum Cost includes all Collaboration and Design Related Services, Pre-Construction Services, GMP Development/Approval, Agency Approvals and all related costs, fees, insurance, etc.; no bonding is required at this phase and none should be priced.

\$ _____ Dollars

2. Price Proposal: General Conditions (Lump Sum Cost)

- a. This Lump Sum Cost includes all DBE Management (General Contractor, Architect of Record, Engineers of Record, Consultants, etc. and all other Supervisory and Administrative Staff as required to support the project, including all items as identified in Article 8 of the Design-Build Form of Agreement and Specification Section 01 14 10.

\$ _____ Dollars

Submission Requirements

- Section IV.O.6 – Proposal Form (Exhibit C)

3. Price Proposal: Construction Overhead and Profit (Percentage and Dollar Amount)

- a. The stated percentage will be used to calculate the DBE's overhead and profit at time of GMP.
- b. The stated dollar amount must be calculated based on the stated percentage and will be used to develop the DBE's overall Price Proposal for Scoring of the RFP.
- c. Overhead and Profit shall be calculated based on the sum of the DBE's EDCC and DBE's General Conditions.

_____ Percent % _____dollars

4. Price Proposal: DBE's Payment & Performance Bond Rate (Percentage and Dollar Amount)

- a. The stated percentage will be used to calculate the DBE's Payment & Performance Bond cost at time of GMP.
- b. The stated dollar amount must be calculated based on the stated percentage and will be used to develop the DBE's overall Price Proposal for Scoring of the RFP.
- c. Payment and Performance Bond's shall be calculated based on the sum of the DBE's EDCC, DBE's General Conditions, and DBE's Overhead & Profit

_____ Percent % _____dollars

Submission Requirements

- Section IV.O.6 – Proposal Form (Exhibit C)

5. Price Proposal: Insurance Rate (Percentage and Dollar Amount)

- a. The stated percentage will be used to calculate the DBE's Insurance cost at time of GMP.
- b. The stated dollar amount must be calculated based on the stated percentage and will be used to develop the DBE's overall Price Proposal for Scoring of the RFP.
- c. Insurance cost shall be calculated based on the sum of the DBE's EDCC, DBE's General Conditions, DBE's Overhead & Profit, and DBE's Payment & Performance Bond cost)

_____ Percent % _____ dollars

Total Price Proposal

1. The DBE's Total Price Proposal (Sum of Items 1 through 5 above to be used for scoring the Price Proposal Section of the RFP)

\$ _____ Dollars

Submission Requirements

- Section IV.O.6 – Proposal Form (Exhibit C)

Design-Build Entity Staffing included in General Conditions:

- | | |
|---|---------------|
| 1. General Contractor – Project Manager | _____hrs/week |
| 2. General Contractor – Design Manager | _____hrs/week |
| 3. General Contractor – Superintendent | _____hrs/week |
| 4. AOR – Project Manager | _____hrs/week |
| 5. AOR – Lead Architect | _____hrs/week |
| 6. Structural Engineer of Record | _____hrs/week |
| 7. Mechanical Engineer of Record | _____hrs/week |
| 8. Electrical Engineer of Record | _____hrs/week |
| 9. Plumbing Engineer of Record | _____hrs/week |
| 10. Other: | _____hrs/week |
| 11. Other: | _____hrs/week |
| 12. Other: | _____hrs/week |
| 13. Other: | _____hrs/week |
| 14. Other: | _____hrs/week |
| 15. Other: | _____hrs/week |

Submission Requirements

- Section IV.O.6 – Proposal Form (Exhibit C)
 - Ensure the following executed documents are attached with Exhibit C:
 - Exhibit A – Certification of RFP
 - Exhibit B – RFP Acknowledgement and Signature Form
 - Exhibit C – Proposal Form (This Form)
 - Exhibit D-1 – Non-Collusion Declaration
 - Exhibit D-2 – Iran Contract Act Certification
 - Exhibit E – Stipend Agreement
 - Exhibit F – Non-Disclosure Agreement
 - Exhibit G – SLBE/SELBE Program and Self Certification (as applicable)
 - Exhibit H – Bond Accompanying Proposal
 - Exhibit I – Proposer Certifications

Selection Criteria

- Section V – Selection Criteria and Procedures

FACTOR	DESCRIPTION	WEIGHT
Tab 4	Method and Strategic Plan	100 points
Tab 5	Schedule and GMP Development Plan	75 points
Tab 6	Design Proposal (one 36"x48" Concept Board)	50 points
Tab 7	Life Cycle Cost Analysis	50 Points
Tab 8	SLBE & SELBE Compliance	25 Points
Skilled Labor Force Availability	Agreement with a registered apprenticeship program that meets the requirements of Education Code section 81703, subdivision (c)(2)(F).	Pass/fail
Safety Record	Experience modification rate and average total recordable injury/illness rate meet the requirements of Education Code section 81703, subdivision (c)(2)(G).	Pass/fail
Price Proposal	<p>Submit Exhibit C "Proposal Form" in a separate electronic file.</p> <p>Points to be assigned on a prorated basis against the lowest DBE price proposal. i.e. lowest price proposal will be awarded the full 75 points. For the second lowest price proposal - lowest price proposal will be divided by second lowest price proposal and multiplied by 75 to determine points awarded; and so on. As an example, if price proposal A is \$1,000,000 and price proposal B is \$1,250,000, the Proposer A is awarded 75 points and Proposer B is awarded 60 points ($\\$1,000,000 / \\$1,250,000 = 80\% \times 75 = 60$ points).</p>	75 points
Interview # 1	Collaboration Interview # 1	25 points
Interview # 2	Collaboration Interview # 2	25 Points
Interview # 3	Final Interview	75 points
MAXIMUM SCORE: 500 points		

Interview Process

- **Section V.C – Interviews**

- Three mandatory interviews:
 - Collaboration Interview # 1 (25 Points) – 12/14 or 12/15
 - Collaboration Interview # 2 (25 Points) – 1/12, 1/13, or 1/14
 - Final Interview (75 Points) – 2/3, 2/4, or 2/5
- Names of individuals participating in the interview must be provided in advance, but must include at a minimum:
 - General Contractor – Project Manager
 - General Contractor – Design Manager
 - General Contractor – Superintendent
 - Architect of Record – Project Manager
 - Architect of Record – Design Manager or Person who will be stamping the drawing submission to DSA

Interview Process

- **Section V.C – Interviews**
 - No fly by videos, renderings, rendered images, models, graphics, etc.
 - Points may be deducted from the RFP.
 - Electronic copy of all presentation materials used during each interview, including meeting minutes from Interview # 1 and Interview # 2 to be provided within 3 working days after the interview.
 - Uploaded through Vendor Registry

Interview Process

- Section V.C – Interviews
 - Collaboration Interview # 1 and # 2:
 - DBE to lead the interview panel through a collaborative discovery and interactive discussion to capture their ideas for the project and to better inform the DBE team in responding to the questions in this RFP.
 - Interview Length – 60 Minutes
 - 5 Minutes for District team introductions
 - 35 Minutes for DBE presentation
 - 20 minutes for questions and answers

Interview Process

- Section V.C – Interviews
 - Final Interview:
 - DBE will make a presentation of their design concepts and proposal for the project to the interview panel.
 - Interview Length – 90 Minutes
 - 5 Minutes for District team introductions
 - 55 Minutes for DBE presentation
 - 30 minutes for questions and answers

- **Appendix C – Form of Agreement**
 - Contract to be executed prior to board approval and issuance of NTP
 - Article 8.1 – NTE Amount set at \$65,400,000
 - Article 8.1.1 – NTE Amount shall be superseded by the GMP with an amendment to the contract.
 - Article 8.6 – General Conditions Listing
 - Article 8.8 – Guaranteed Maximum Price
 - To be determined within 60 calendar days after approval of Design Development documents.

Stipends

- **Section IV.N – Stipend**
 - The two respondents that submit a responsive Proposal in response to the RFP, but are not the selected DBE, will be eligible to receive a stipend of twenty five thousand Dollars (\$25,000) pursuant to the District's Stipend Agreement (Exhibit E). Respondents must execute and return a copy of the Stipend Agreement with their Proposal, and comply with all terms of the Stipend Agreement, in order to be eligible for the stipend.

- **Appendix A – Section B**

- General Scope of work:
 - Site visits as needed to review the current site conditions and to complete geotechnical surveys, soils investigations, topographical surveys, hazardous materials surveying, utility locating, utility assessments, etc. in order to minimize unforeseen conditions.
 - Collaborate with the College Stakeholders to clarify and refine the project criteria documents.
 - Establish a final space program and conceptual plan layouts.
 - Conduct value engineering analysis.
 - Provide a detailed Construction CPM Schedule.
 - Provide a detailed Construction Logistics Plan.
 - Submit a certified cost estimate that the project can be completed within the NTE budget.
 - Complete the “Project Design Milestone Acceptance” Form prior to moving into Schematic Design.

- **Appendix A – Section C**
 - Schematic Design
 - Project Design Milestone Acceptance Form
 - Approval by the Board of Trustees will be required at this phase
 - Design Development
 - Project Design Milestone Acceptance Form
 - 50% Construction Documents
 - Project Design Milestone Acceptance Form
 - 100% Construction Documents
 - Project Design Milestone Acceptance Form
 - DSA Approval
 - Approval by the Board of Trustees will be required at this phase

- **RFP Section IV.O.3 – Tab 5 Schedule and GMP Development Plan**
 - Feedback from the Design-Build Teams on the adequacy of the Project NTE Budget.
 - Recommendations or Solutions to maintain the NTE Budget.
- **Appendix A – Project Description and Scope of Services**
 - Each milestone, i.e. Collaboration, Schematic Design, and Design Development will require that the DBE provide an estimate signed off by their Chief Estimator or equal that the project can be completed within the NTE Budget.

Questions?

2020 December 7

