

ATTACHMENT NO. 7

SPECIFIC DESIGN-BUILD PROPOSAL REQUIREMENTS

I. BASIC REQUIREMENTS: Proposer shall provide the following information in its Design-Build Proposal, in the format requested, without deviation. Each proposer shall submit seven printed copies of their design-build proposal (1 Original + 6 Copies) plus one electronic version. Only three (3) copies of the completed Pre-Qualification Questionnaire are required.

Overall Organization: For efficiency of review, proposal data must be organized in the same order as listed below.

Page Numbers: The page number limitation of 50 pages means 50 pages of content. An individual 'page' of paper with narrative front and back will count as 2 pages of content. The following items will *not* be counted in the 50 page total:

- Proposal covers
- Table of contents
- Section divider tabs
- Photographic images, provided that text on or adjacent to the images is minimal and for identification only. However pages with narrative text flowing around smaller photos *will* be counted against the page total.
- Prequalification Questionnaire
- Attachment 4
- Non-Collusion Affidavit
- Site Investigation Reports

Font: Font size should be a minimum of 11 point. The size and the style choice for the font should support ease of review. Font size for text in footnotes or text whose purpose is to identify charts and graphic images may be smaller than the main text.

Binding: Bound.

Page Numbers: Required.

II. DESIGN-BUILD PROPOSAL CONTENT:

A. Prequalification Questionnaire – Provide a completed Prequalification Questionnaire. Each listed member of the Design-Build team shall complete the associated Questionnaire section for that discipline.

B. Price Factors: Provide itemized breakdown of the Proposer's Base Price using the following cost categories, per the attached Design-Build Proposal Form (Attachment 7B Exhibit A1 and A2). Responses shall be provided utilizing the Excel worksheet (.xls) file provided to ensure utilization of all formulas. The proposer's base price including General Condition's costs (Design and Construction Phases) and Overhead and Profit shall include all costs as noted in Attachment 7B Exhibits A1 and A2. The base price shall also include all other requirements found elsewhere in the RFP documents. Attachment 7A includes a distribution of General Condition's costs by responsibility.

1. Preconstruction Phase – Provide a list of the personnel and their anticipated status as Full Time or Part Time for the preconstruction phase of the project, as well as their loaded rates.

- a. Provide proposed Preconstruction Services fees for all services as required by the RFP and Attachment 7B, Exhibit A2.
- b. Provide proposed Design Fees itemized for all design services as required by the RFP and attachments (Including design fees for FF&E and Phased Construction).
- No additional overhead and profit percentage will be applied to this phase.**
- c. Bonds and Insurance: amount shall be negotiated at GMP based on actual project value. No value shall be added to the proposal form.
- d. Submit hourly rate sheet of all construction management, architectural, engineering and other service consultants.

2. Construction Phase- Provide a list of the personnel and their anticipated status as Full Time or Part Time for the duration of the project, as well as their loaded rates. Assume a total construction duration of 14 months and provide at a minimum, 1 Full-Time Project Manager, 1 Full-Time Superintendent / Safety Superintendent, 1 Full-Time Project Engineer, & 1 Full-Time Administrative Assistant. **Proposals that do not include this information will be deemed non-responsive.**

- a. For the purposes of this proposal and its evaluation, the Direct Cost of the Work is assumed to be \$11,000,000.00 and will vary with the actual GMP.
- b. General Conditions Costs:**
 - i. Provide proposed General Conditions costs (i.e., direct overhead expenses), as required by the RFP and Attachment 7B, Exhibit A1.
 - ii. Bonds and Insurance: amount shall be negotiated at GMP based on actual project value. No value shall be added to the proposal form.
- c. Overhead and Profit.** List the portion of the Base Price as a percentage allocable to indirect (i.e., general administrative or home office) overhead and profit as stipulated in Attachment 7B Exhibit A1. The total sum of Overhead and Profit shall be calculated by multiplying this percentage by the Subtotal of Direct and General Conditions Costs (2a + 2b) for the project.

NOTE: It is the General Contractor's prerogative to purchase payment and bonds for subcontracted work or Sub-Guard and this cost must be provided for within the Contractor's Overhead and Profit percentage. Fees for subcontractors' bonds or for Sub-Guard will not be allowed to be included with the Direct Cost of the Work when establishing the Guaranteed Maximum Price.

3. Base Price (sum of 1 and 2, above).

C. Non-Price Factors

1. Technical Expertise: The Design-Builder's qualifications including but not limited to the following:

General Information

- a. Name of Firm
- b. Contact information, including primary contact individual(s)
- c. Number of years the firm has been in continuous practice
- d. Total number of employees (If the firm has more than one office, list the number of employees in each office and designate the office where the majority of the work effort will take place)
- e. Number of employees by discipline or expertise. Include numbers of registered professionals

Include the information as listed above for each Firm listed in the proposal.

Firm Experience

- a. Design Build team experience – List experience that this Design Build team has working together.
- b. Similar Projects - List similar experience in similar situations as Design Builder. Briefly describe the project, including size and location.
- c. Other Projects - List other projects that demonstrate the firm's experience in complex projects. Organize the list by date. Identify those which are educational in nature.
- d. BIM Capabilities – List firm experience and capability to utilize BIM.
- e. BIM Experience – List projects that demonstrate the firm's experience in utilizing BIM. Briefly describe the project, including size and location.
- f. Preconstruction Services – Describe how this Design-Build team will approach preconstruction services.
- g. Lean Construction experience – Discuss approach, projects, results and reference contacts.

Team Member Experience

List the following for each team member:

- a. Accurate description of proposed project role
- b. Educational credentials
- c. Number of years of Educational design and/or construction in California
- d. Number of years of experience in Educational design and/or construction overall
- e. Number of years with present firm
- f. Specific project experience with similar projects where the team member played a significant role.
- g. Office location

Information and experience requirements in this section of the proposal are applicable to the key design build team members as well as for any specialty design or planning consultants that may be listed as part of the team. Key team members are those who will have substantive input to the project.

Firm and Team References

For each member firm, list at least one contact on the project owner's team for each of the projects listed above in the *Similar Projects* lists. Include name, address, telephone and email contact information.

2. Design Excellence: Proposer shall include information to enable the District to evaluate the Proposer's design capabilities, from the perspective of the following design excellence sub-factors:

- a. General approach to working together as a member of an integrated project team to maintain budget, schedule and quality of project.
- b. Describe your approach to target value design and how you will assure design and costs are in alignment throughout the duration of the design process.
- c. A general discussion of the approach to systems design evaluation and selection.
- d. Approach to the use of BIM within your team and its application to this project.
- e. Approach to façade treatment of building(s).
- f. Approach to energy-efficient lighting of the building(s) and exterior spaces.
- g. Approach to space efficient design of Maintenance and Operations Complex programming.

Palomar College specifically does not want to see fully developed designs as part of the RFP response. Massing diagrams, bubble diagrams and other early design development tools are allowable.

3. Life Cycle Costs: The District recognizes that the Design Build proposals will not include a full design within the proposal and therefore a full life cycle analysis of the proposed systems is not practical at the time of submittal. The District has a focused interest in the total cost of ownership of the building over its expected life and desires a lower cost over the life of the building even if it means a higher initial construction cost. The District wants this project to be energy-efficient and sustainable. Design-Build Proposals shall include information to demonstrate their design approach to "Life Cycle Costs".

Describe the team's approach to designing major systems as well as finishes with consideration for its first cost, estimated life, annual maintenance cost, operation cost and projected replacement time.

Palomar College desires the HVAC system to be Variable Refrigerant Flow (VRF) technology and utilization of LED lighting for interior and exterior applications to the extent practicable. Teams should state their approach to energy modeling of the building, continuous commissioning, and the expected design energy use intensity of the building(s).

Similarly, Palomar College desires highly durable finishes within the available budget. Teams should discuss their approach to evaluating and selecting finishes on the basis of total life cycle.

4. Skilled Labor Force: Pursuant to Education Code Section 81703(c) (2) (F), each Proposer must have an agreement with a registered apprenticeship program, approved by the California Apprenticeship Council, which has graduated apprentices in each of the immediately preceding five years. Each Proposer that has completed a Pre-Qualification Questionnaire will have already met this minimum requirement. The scoring of the "Skilled Labor Force Availability" factor shall be based upon the extent to which the information provided in the Design-Build Proposal demonstrates that the Proposer exceeds this minimum requirement as based upon the District's review of the information and documents provided in respect to following labor availability sub-factor:

Apprenticeship Agreement(s): Provide copies of Proposer's Apprentice Agreement(s) Proposer has with registered Apprenticeship Program(s), approved by the California Apprenticeship Council, which has graduated apprentices in each of the past five years. Additional points will be granted for major trade contractor apprenticeship agreements.

5. Safety Record: From Education Code 81703, each Proposer must have an experience modification rate for the most recent three-year period average of 1.0 or less, and its average total recordable injury or illness rate and average lost work rate for the most recent three-year period must not exceed the applicable statistical standards for its business category, or if the (Proposer) is a party to an alternative dispute resolution system as provided for in Section 3201.5 of the Labor Code. Each Proposer that has completed a Pre-Qualification Questionnaire will have already met this minimum requirement. The scoring of Safety Record shall be based upon the extent to which the information provided in the Design-Build Proposal demonstrates that the Proposer exceeds the minimum requirement based on the District's review of the information and documents submitted in respect to each of the following safety sub-factors:

a. Experience Modification Rate: Provide written certification from the worker's compensation insurer for the Design Builder confirming the average "Experience Modification Rate" over the last 3 full calendar years.

b. Total Recordable Incident Rate (TRIR): Provide the (i) TRIR for the past 3 full calendar years (as recorded on OSHA Form 300); and (ii) copies of OSHA 200/300 logs confirming the number of cases listed.

c. Days Away from Work Case(s): Provide (ii) LWR calculation for the past 3 full calendar years (as recorded on OSHA Form 300.); and (iii) copies of OSHA 200/300 logs confirming the number of cases listed.

d. Fatalities: Provide (i) a listing of incidents during the last 3 full calendar years as recorded on OSHA Form 300 Box G; and (ii) copies of OSHA 200/300 logs confirming the number of fatalities listed.

e. OSHA Citation History: Provide (i) a listing of all serious and willful OSHA citations during the last 3 full calendar years (including type of citation, current status, and fine paid. This information is available at <http://www.osha.gov/pls/imis/establishment.html>).

6. Local Business Participation: Proposer must demonstrate its commitment to utilizing local businesses by discussing its approach to procuring and retaining services through the use of these firms in the execution of the work for the projects. Proposers may include examples of tracking logs and how it plans on providing validation that such subcontracted businesses are based in north San Diego County.

Proposers will be scored based on the following:

- Subcontracting Participation Goals
- Percentage Goals/Contract Volume for Local Businesses
- Principal Services/Products and/or Firm Commitments for Subcontracting
- Subcontracting Methodology
- Sourcing
- Past Performance

Commitment to local business participation qualifies for up to 50 points of total Design/Build proposal.

- D. Agreement to Prepare and Submit a Design-Build Proposal** – Provide a completed Attachment 4.
- E. Non Collusion Affidavit** – Provide a completed Non-Collusion Affidavit
- F. Site Investigation Reports** – Provide copies of any reports generated from any Site investigation conducted in accordance with Paragraph 4.3.9 of the RFP.