

Coast Community College District

Request for Construction Management Qualifications

RFQ NO. 004-09

Measure C -General Obligation Bond Project

Project Detail

Campus: Coastline Community College
Project Name: Newport Beach Learning Center
Architect: LPA Architecture
Project Type: New Construction of a 65,000 Gross Square Foot Building

Preliminary Budget

Site Acquisition: \$12,800,000

Plans & Working Drawings:

Architectural/Engineering Fees: \$ 1,500,000
(Programming/Preliminary Plans, Working Drawings & Construction Admin.)
Preliminary Tests: (Soils, CEQA) \$ 200,000
Other Costs: \$ 60,000

Construction:

Utility Service \$ 500,000
Site Development \$ 1,200,000
New Construction \$19,000,000

Contingency: \$ 500,000
DSA Fees/State Chancellor Fees \$ 160,000
Material Testing/DSA Inspection \$ 350,000
Project Management \$ 600,000
Furniture and Group 2 Equipment (Separate Funding Source)

ESTIMATED PROJECT COSTS: \$36,870,000

Timeline:

Programming Phase: March/June 2009
Schematics/Preliminary Plans: September/October 2009
Working Drawings: November 2009/February 2010
DSA Approval: March – August 2010
Bid Process: August/September 2010
Construction: October 2010-December 2011
Building Open for Instruction: January 2012

Construction Management Expectations:

This will be a multiple prime construction project using local bond funds. Beyond standard construction management services as a multiple prime construction manager, the District would like the CM to include the following services:

- As part of the construction management agreement, the District would like the construction manager to assist with furnishings and equipment in regards to schedule and coordinating installation.
- Assist with value engineering whenever possible.
- CM will include in each trades scope of work an allowance. This allowance will be tracked by the construction manager but approved by the Coastline and District Facilities team.
- This project will be a Leed's certified building so CM firm would need to do Leed's tracking.
- The College is considering occupying the building by Spring 2012. The College will need guidance from the selected construction manager to determine the appropriate dates for construction and building occupancy.

Status:

The Coastline Community College (CCC) Newport Beach Learning Center Building project is currently in design but expected to go to DSA in March 2010. The College will require the construction manager firm selected to do a complete constructability review of the plans and specifications before the bid process.

RFQ Submittal Instructions

Submittals should include the following information:

- Successful Experience with DSA
- Successful Experience with California K-14 Projects
- Successful Experience with Leed's Projects
- Successful Experience with Multiple Prime Construction Projects
- Proposed Personnel for the Project
- The RFQ Submittal will be limited to 30 pages.

The RFQ for the CCC Newport Beach Learning Center with attachments can be found at the Coast Community College website: <http://www.cccd.edu/measurec/facilities/projects.aspx> . The attachments will include a sample "Construction Manager Agreement" and a site plan. Submit five (5) identical copies of proposal materials no later than September 28, 2009 at 4:00 p.m. Proposals should be delivered to:

District Director of Facilities & Planning
Coast Community College District
Facilities & Planning
1370 Adams Avenue
Costa Mesa, CA 92626

Selection Process

- The District must receive the RFQ no later than September 28, 2009 at 4:00 p.m.
- A College Selection Committee will review all the submitted RFQ packets and short list the firms. The “Short List” will be posted on the Coast Community College Website <http://www.cccd.edu/measurec/facilities/projects.aspx> .
- Firms selected for the “Short List” will be notified of the interview date and time.
- After the interviews, the CCC Selection Committee will ask the three firms who score highest to submit a proposal.
- The firm selected will be approved at the November 4, 2009 board meeting.

If you have questions regarding this RFQ, please contact Kevin McElroy at (714) 241-6144 or by email kmcelroy@coastline.edu