Program/ Construction Management Selection Process

November 11, 2004
Organization

College of Marin - CIP

Board of Trustees

Executive Committee

Lead Architect tbd

Program Manager

M&O

Indian Valley CM

Kentfield CM

- President: Fran White
- CBO: Michael Beebe
- Measure C Executive: José D. Nuñez

Director of M&O: Bob Thompson
Supervisor of M&O: Don Flowers
Demographics

- **Kentfield Campus (KTD) - Kentfield**
  - Built - 1926
  - Acreage - 87 Acres / 373,806 sf / 18 Buildings
  - Parking - 1,774

- **Indian Valley Campus (IVC) - Novato**
  - Built - 1975
  - Acreage - 333 Acres / 171,549 sf / 22 Buildings
  - Parking - 900

- **Districtwide**
  - 6,943 Students
  - 5,334 Student FTES
  - 287 Faculty and Staff
Kentfield Campus (KTD)
Kentfield Campus
Tentative Project List

- Modernization of Learning Resource Center - 66,000 gsf
- Modernization of Harlan Center - 25,651 gsf
- Modernization of Fusselman Hall - 14,717 gsf
- Modernization of Science Center - 50,837 gsf
- Modernization of Fine Arts Center - 79,636 gsf
- Modernization of Student Center - 36,227 gsf
- Modernization of Diamond Physical Ed Center - 36,392 gsf
- Multi-Purpose Academic & Support Facility - 65,000 gsf – New Construction
- Learning Resource Center - 75,000 gsf – New Construction
- Child Care Facility - 10,000 gsf – New Construction
- Facilities Maintenance Center 30,000 gsf – New Construction
- Gateway Entrance Plaza – New Construction
Indian Valley Campus
Tentative Projects List

- Modernization of Pomo Center - 47,494 gsf
- Modernization of Administrative & Children’s Center - 19,588 gsf
- Capital Renewal & Expansion of Central Plant - 2,000 gsf
- Capital Renewal of Library – 14,280 gsf
- Capital Renewal of Miwok Cluster – 28,410 gsf
- Capital Renewal of Ohlone Cluster – 20,543
- Pedestrian Bridges
District Wide

Tentative Projects List

- Telecommunications
- Infrastructure
  - Site
  - Parking & Roadways
  - Utilities (Sanitary, Storm, Electrical, Gas)
- Fire Alarm Replacement
- Access Controls
- ADA Accessibility Improvements
- Signage
Responsibilities:

- Implements all Aspects of Measure C
- Overall Program-wide Scope of Work
- Overall Program-wide Construction Organization
- Overall Program-wide Communications
- Overall Program-wide Schedule
- Overall Program-wide Financial Management
- Overall Program-wide Quality Control
- Overall Program-wide Logistic & Safety
Program Management

- Produces Multi-year Capital Improvement Plan
  - Scope
  - Schedule
  - Budgets
- Develops Program Management Plan
- Develops Document & Fiscal Controls Procedures
- Establishes & Manages Program-wide Design & Building Standards
Program Management

- Produces Multi-project/site Construction Management Plans
- Recommends Project Delivery Method(s)
- Recommends Procurement Strategies
- Prepares Monthly Project Status/Fiscal Reports
- Manages Construction Process of Multi-projects/sites
- Establishes & Utilizes Effective Document and Fiscal Controls
Construction Management (CM)

Responsibilities:

- Overall Campus Wide Construction Projects
- Coordination with District, PM and College Staff
- Conducts Design & Code Reviews through CD/WDs
- Coordinates Activities of Contractor(s)
- Generates Detailed Project Schedule
- Manages & Maintains Budget & Fiscal Controls
- Manages & Maintains Project Documents
- Manages & Maintains Project Controls
- Conducts Value Engineering Studies
- Produces and/or Evaluates Construction Estimates
Construction Management

- Implements Campus Construction Plan
- Manages Multiple Projects
- Ensures Quality Control
- Overall Campus Logistics & Job Site Safety
- Move Management (All Aspects)
- Overall Construction Inspections & Testing
- Overall Project Budget
- Project Controls
Construction Management

- Design & Code Constructability Reviews through CDs
- Coordinates Activities of Multiple Contractors & Vendors
- Generate Detailed Project Schedules
- Manage & Maintain Project Documents
- Conduct Project Value Engineering Studies
- Produce & Evaluate Construction Estimates at SD/DD/CDS
- Ensure Overall Campus Communications
PM/CM Selection Criteria

- Experience with DSA (Mandatory)
- Experience with State Chancellor’s Office
- Experience in higher education projects (Mandatory)
- Knowledge of K – 14 construction in CA
- Experience in Design Build Contracts
- Experience & Approach to Value Engineering
- Experience with complex Program-wide Budgeting, Cost, & Quality Control Methods
- Approach to Programwide Planning and Design
- Experience & Approach to Cost Estimating
PM/CM Selection Criteria (cont.)

- Experience & Approach to Bidding
- Experience & Approach to Managing Multiple Contracts
- Experience & Approach to Construction Administration
- Experience & Approach to Project Management
- Experience with managing Multiple Disciplines
- Experience & Approach to Design Management
- Experience & Approach to Site Logistics & Safety
PM/CM Selection Criteria (cont.)

- Experience & Approach to Communications
- Experience with Public Contract code
- Experience with Bond Oversight Committees
- Experience with Bond Financing
- Size & Experience of the Firms that Respond
- Responsiveness to RFQ
- Business Practices
- Experience with Move Management
Program/Construction Management RFQ/ RFP: The Process

- Mandatory Prebid Briefing (November 11)
- Issue RFQ (November 11)
- Screen Statements and Develop Long List (December 6)
- Issue Request For Proposal (RFP) (December 10)
- Selection Committee interviews Short-Listed Firms (January 24, 2005)
- BOT interviews Finalist Firms (February 8)
- Contract Award - TBD
Questions & Answers

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