Request for Proposals

Lease-Leaseback Construction Services

For

Sciences Building Project

Saddleback College

RFP Issued: July 23, 2012
Responses Due: August 22, 2012 (10:00 AM)
REQUEST FOR PROPOSALS: GUARANTEED MAXIMUM PRICE FOR LIFE SCIENCES BUILDING PROJECT

SECTION 1 - INTRODUCTION

The South Orange County Community College District (“District”) issued a Request for Qualifications (RFQ) for Lease-Leaseback (“LLB”) construction services. The District then conducted interviews with selected firms (“Firm(s)”. Your Firm has been selected to review the plans and specifications and provide a proposal (“Proposal”) including a Guaranteed Maximum Price (“GMP”) for the construction of the Life Sciences Building Project (“Project”).

The following dates present a general guideline and are subject to change by the District:

1. Request for Proposal due: August 22, 2012
2. Review of RFP: Concluded by: August 24, 2012
3. Selection of Firm (Board action): Anticipated by: September 24, 2012
5. Final Occupancy scheduled for: January 31, 2015

SECTION 2 – SCOPE OF SERVICES/GUARANTEED MAXIMUM PRICE

A Firm is expected to include a GMP with its Proposal representing the total cost for a COMPLETE Project including General Conditions, Firm’s Fee, Contractor’s Contingency, and District’s Contingency identified as separate line items. Fee percentage shall be calculated on Direct Construction Cost plus General Conditions Cost not including Contingency.

The successful Firm will be required to provide a finalized negotiated GMP for the Project prior to execution of the lease-leaseback agreements and Project commencement.

The successful Firm will be required to perform preconstruction services as noted in the draft Pre Construction Services Agreement. Fees for these services shall be provided as a separate line item(s) and as noted in an upcoming amendment to this proposal.

The Firm shall prepare a Proposal, which shall include the following components, based on the Contract Documents consisting of the Plans, Specifications, Soils Report, Project Timetable, Construction Services Agreement (CSA), Sublease Agreement and Site Lease:

- Cost of Work.
- Firm’s Fee (Percentage).
- Payment and performance Bonds and Insurance Costs (including Builders Risk).
- Allowances and Contingencies.
- General Conditions Costs.
- Agreement for No substitutions.
- Costs for a building enclosure mock-up incorporating multiple subcontractor’s work of the building enclosure components
- Meet requirements and procedures for obtaining LEED Platinum Certification including commissioning
- BIM participation for select subcontractors
**Basis of Proposal.** Firm shall include with the Proposal a written statement of its basis, which shall include:

- A list of all subcontractors solicited including a detailed summary of all subcontractors bids submitted. District requires a minimum of three (3) bids per trade.
- A list of the Drawings and Specifications, including all addenda that were used in preparation of the Proposal.
- The proposed cost of construction, including a schedule of values organized by trade categories, allowances, contingencies permitted by the Construction Services Agreement, self-performed work, general conditions, Firm’s Fee and other items that comprise the total cost of construction.
- A list of the clarifications and assumptions, inclusions and exclusions made by Firm in preparing the Proposal to supplement the information contained in the Drawings and Specifications.
- The Date of Commencement and the Date of Completion upon which the Proposal is based.
- A list of Allowances and Contingencies and a statement of their basis.
- Scope development sheets for all involved trades.
- A detailed budget and breakdown of all General Conditions and jobsite management expenses included within the Proposal for the duration identified in the proposed schedule.
- A proposed baseline construction schedule.
- An organizational chart containing the names of all key positions, joint venture partners, and sub-consultants with titles and their specific task assignment for this Project shall be provided in this section. The District’s evaluation will consider the entire team. No changes in the successful Firm’s team composition will be allowed without prior written approval of the District.

**SECTION 3 - PROPOSAL DELIVERY**

Seven (7) copies of the Proposal shall be delivered **no later than 10:00 AM on August 22, 2012** to:

Walt Rice  
South Orange County Community College District  
Health Sciences Building 3rd Floor  
28000 Marguerite Parkway  
Mission Viejo, California 92692

**SECTION 4 - PROPOSAL EVALUATION CRITERIA AND METHOD OF SELECTION**

Proposals received by District will be evaluated, at a minimum, according to the criteria listed below:

- Guaranteed Maximum Price (GMP) and its completeness.
- Adherence to Project Timetable
- Fee competitiveness (Firm’s fees/profit).
- Any other criteria that the District determines to be in the best interest of the District

District will evaluate Firms on their demonstrated competence and on their professional qualifications necessary for the satisfactory performance of the services required, as described in the Proposal Evaluation Criteria. The District may negotiate a contract for the Project with the Firm best qualified for the Project, as determined by the District to be in the best interest of the District, at compensation that the District determines is fair and reasonable. Should the District be unable to negotiate a satisfactory contract with the Firm considered to be the most qualified at a price the District deems reasonable, negotiations with that Firm may be formally terminated. The District may then undertake negotiations with the second most qualified Firm for the Project. In the event negotiations fail with the second most qualified Firm, it may undertake negotiations with the third most qualified Firm for the Project.
The District reserves the right to select one or more Firms to perform the work identified within this RFP. District reserves the right to reject all Firms.

SECTION 5 - GENERAL INFORMATION

Compliance. Proposals must be in strict accordance with the requirements of this RFP. Any Proposal submitted which is not in accordance with the requirements of this RFP may, at the District’s election, be disregarded.

Amendments. The District reserves the right to cancel or revise in part or in its entirety this RFP. If the District cancels or revises this RFP, all Firms will be notified. The District also reserves the right to extend the date responses are due.

Exceptions to this RFP. The RFP shall certify that the Firm takes no exceptions to this RFP or addenda. If different, please list your “Qualifications/Assumptions/Exclusions.”

Certification. Prior to award of a contract, a Firm must certify that none of the information provided in the responses to this RFP or the RFQ dated June 26, 2012, has changed and provide any updates, as necessary.

Inquiries. All questions about the meaning or intent of this RFP shall be submitted to District in writing (electronic mail is an acceptable form of “writing”) to:

Walt Rice: wrice@soccccd.edu
South Orange County Community College District
Health Sciences Building 3rd Floor
28000 Marguerite Parkway
Mission Viejo, California 92692

Replies will be issued by written notice and mailed or e-mailed to all parties recorded by District as having received the RFP documents. Questions received less than five (5) business days prior to the RFP due date will not be answered. Only questions answered by formal written notice will be binding.

Late Proposals. It is the Firm's responsibility to ensure its Proposal is received by District on or before the time and date specified. Proposals received after the date and time specified will, at the District’s election, be disregarded.

Public Record. All Proposals submitted in response to the RFP become the property of the District and a public record (with the exception of financial information) and as such, might be subject to public view.

Costs. Costs of preparing a Proposal in response to this RFP are solely the responsibility of the Firm.

NOTE: Incomplete submittals, incorrect information, or late submittals may be cause for immediate disqualification. Issuance of this RFP does not commit District to award a contract, or to pay any costs incurred in the preparation of a response to this request. District reserves the right to request additional information or clarification during the evaluation process. District retains the right to reject any or all submittals. All Firms should note that the execution of any contract pursuant to this RFP is dependent upon the approval of the South Orange County Community College District, in its sole discretion.