

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

May 20, 2014

Agenda Item: 5.3

Subject: Adoption of Resolution No. 07-1314 – Authorizing Use of Design/Build Delivery Method for the New Academic Building 100, Las Positas College

Background: The Design/Build Delivery method offers many advantages to the District, particularly in terms of the project schedule by allowing a phased approach to the project. Phased submittal of design documents to the Division of State Architect (DSA) allows the Design/Build Team to begin construction activities on the site work while the detailed building design is undergoing DSA review. Additional advantages of the Design/Build Delivery method include:

- It establishes a single point of contact for both design and construction because the architects and engineering consultants work for the design/build entity.
- It shifts risk to the design/build entity for errors and omissions in drawings and for associated construction costs.
- It allows early involvement during the design phase by the builder, i.e., it “adds construction practicality to design imagination.”
- It produces a compressed time schedule as a result of phased permitting approvals, as referenced above.
- The design/build entity negotiates subcontracts and, because it has a continuing relationship with the subcontractors, the subcontractors are often more reliable.
- It allows the District to negotiate a guaranteed maximum price for the finished project early in the process, and produces lower project costs for the District.

Education Code §81700 (AB 1000) requires that the Board of Trustees adopt a resolution authorizing use of the design-build project delivery method prior to completing the State-sanctioned prequalification process and issuing Requests for Proposals to prequalified design-build entities for projects delivered via the Design/Build Delivery Method.

Recommended Action: That the Board of Trustees Adopt Resolution No. 07-1314 – Authorizing Use of Design/Build Delivery Method for the New Academic Classroom Building 100, Las Positas College.

Funding Source: Measure B Bond Funds

Agenda Item: 5.3
May 20, 2014
Page 2

Submitted: Jeffrey M. Kingston/Date

Approved: Jannett N. Jackson/Date

_____ APPROVED

_____ DISAPPROVED

_____ TABLED

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

RESOLUTION NO. 07-1314

RESOLUTION AUTHORIZING USE OF THE DESIGN/BUILD DELIVERY
METHOD FOR THE NEW ACADEMIC CLASSROOM BUILDING 100
LAS POSITAS COLLEGE

WHEREAS, the Education Code §81700 authorizes community college districts, to use the design-build construction method on projects to realize the benefits of a design-build contract project delivery system which include an accelerated completion, cost containment, reduction of construction complexity, and reduced exposure to risk for the community college district; and

WHEREAS, Chabot-Las Positas Community College District has decided it is in the best interest of Las Positas College's students, faculty, staff and the facilities modernization program and the New Academic Classroom Building 100 Project at Las Positas College to utilize the design-build method of project delivery; and

WHEREAS, the Governing Board of the Chabot-Las Positas Community College District finds the use of the design-build delivery method an appropriate project delivery method which will provide benefits and features unavailable through traditional design-bid-build process for the New Academic Classroom Building 100 Project at Las Positas College;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT, that the Chabot-Las Positas Community College District Board of Trustees authorizes utilization of the design-build construction delivery method, as provided for under Education Code §81700, for the New Academic Classroom Building 100 Project, Las Positas College

PASSED AND ADOPTED by the following roll call vote this 20th day of May, 2014:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Date

Secretary of the Board of Trustees of the
Chabot-Las Positas Community College District,
State of California, County of Alameda