

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

September 19, 2017

Agenda Item: 6.3

Subject: Adoption of Resolution No. 05-1718 – Authorizing Use of Design/Build Delivery Method for the Athletic Field Improvements, Chabot 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 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 architect 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. 05-1718 – Authorizing Use of Design/Build Delivery Method for the Athletic Field Improvements, Chabot College.

Funding Source: Measure A Bond Funds

Submitted: Doug Horner/Date

Approved: Jannett N.
Jackson/Date

APPROVED

DISAPPROVED

TABLED