

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

September 18, 2018

Agenda Item: 6.4

Subject: Adoption of Resolution No. 01-1819 – Authorizing Use of Design/Build Delivery Method for the Main Switchgear Replacement Project at Las Positas College

Background: The significant expansion of the Las Positas College facilities has rendered the main switchgear at Las Positas College obsolete. The Design/Build Delivery method offers many advantages to the District, particularly in terms of the early involvement of the contractor during the design phase. The replacement of the main switchgear will require experienced contractors working closely with the design team throughout the planning and design of the project.

The Design/Build Process also provides other benefits to the District:

- It establishes a single point of contact for both design and construction because the architect and engineering consultants work closely with the Design/Builder.
- 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.”
- 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.

Agenda Item: 6.4
September 18, 2018
Page 2

Recommended Action: That the Board of Trustees Adopt Resolution No. 01-1819
Authorizing Use of Design/Build Delivery Method for the Main Switchgear Replacement Project
at Las Positas College.

Funding Source: Measure A Bond Funds

Submitted: Owen Letcher/Date

Approved: Susan A. Cota/Date

APPROVED

DISAPPROVED

TABLED

RESOLUTION NO. 01-1819

RESOLUTION AUTHORIZING USE OF DESIGN/BUILD DELIVERY METHOD FOR THE
MAIN SWITCHGEAR REPLACEMENT PROJECT
AT 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 Main Switchgear Replacement 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 Main Switchgear Replacement 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 Main Switchgear Replacement Project at Las Positas College.

PASSED AND ADOPTED by the following roll call vote this 18th day of September, 2018:

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