



Marie Hampton, Manager of Purchasing and Warehouse Services
c/o Michael McClung, Bond Buyer
7600 Dublin Blvd., 3rd Floor
Dublin, CA 94568

November 9, 2021

**RE: Proposal & Prequalification Application for Lease-Leaseback Project Delivery Services –
Chabot-Las Positas Community College District – Biological Science Complex - Phase II Project**

Dear Ms. Hampton, Mr. McClung and Esteemed Selection Committee,

Thank you for the opportunity to submit our proposal for lease-easeback services for your Biological Science Complex – Phase II at Chabot College. Blach Construction may be new to your District; yet as a local, Bay Area builder rooted heavily in public education, we are very interested in beginning a partnership with Chabot-Las Positas CCD and the Chabot College team.

Blach Construction was founded in 1970 in Santa Clara, CA on the belief that construction should be a partnership between the owner group, design team and contractors, where all parties demonstrate mutual respect and work toward the shared goal of a successful outcome for the owner. 50+ years later, Blach adheres to this principle through our **core values of quality, transparency, teamwork and collaboration**, which guide our team culture and daily actions.

In recent years, Blach has become a leader in lease-leaseback project delivery for California K-14 schools, having amassed over 500 such projects. We are well-versed at collaborating effectively during the preconstruction phase to maximize budgets, promote smooth DSA approvals, and deliver safe projects on active education campuses on schedule and within budget. Relevant examples include:

- **Evergreen Valley College MS3 Building, containing program elements such as labs, classrooms, offices and utilizing the building as a teaching tool, and constructed on an active college campus.**
- **Cañada College Kinesiology & Wellness Building which boasts an activated rooftop to be used by students and visitors, and was constructed concurrently with another large-scale project nearby campus.**

Beyond Blach's company resumé, our proposed project team has been hand-selected for your project because of their relevant past experience including MS3, the Kinesiology & Wellness Building and more. Specifically, Project Executive Tony Matulich, Project Manager Bria Morris and Superintendent Richard Stanco, have all worked on projects with similar features and/or challenges and will bring that knowledge and expertise when delivering your new facility.

There's no denying that this will be a uniquely challenging project to construct, given the close proximity to adjacent structures, the extensive nearby utility scope, the concurrent construction of your Library and Learning Connection building and more students returning to campus in the foreseeable future. The good news? The Blach team is well-suited for complex projects such as yours because we have overcome all of these challenges in the past. We have a proven blueprint for executing this type of work, and we'll work diligently to ensure a successful outcome for you.

Our project-specific proposal follows. Our team has read all RFP documents including addenda 1-4, walked your campus, and has developed preliminary solutions for how to successfully deliver this project. We look forward to the opportunity to discuss this with you and engage in meaningful dialogue, so that together, we can deliver this complex and exciting project. If you have any questions, please contact me at keith.craw@blach.com or (408) 869-8388.

Very truly yours,

Keith Crow
Vice President, Operations
Blach Construction Company

Executive Summary

Our highly-qualified team has studied your project information and begun formulating ideas and plans for how to accomplish your objective of delivering this program on schedule and within budget, in partnership with your design team, tBP. From here, we will strive to promote a collaborative team environment, understand your goals and priorities in more detail, and then use them as our guide. Below is an brief summary.

Overcoming Challenges

Based on the information available to us, our team has identified two main challenges related to your project. We are committed to partnering with you to overcome these challenges leveraging our collective expertise.

Budget: Delivering 40,000 sq.ft. of new construction paired with demolition/abatement of an existing building, utilities and sitework within today's booming local construction market and global supply chain challenges is an ambitious endeavor within your prescribed budget. We are no stranger to this challenge, as many projects are budget constrained, and we will work collaboratively with your team to maximize scope and program within your fixed budget. At San Jose State University, our team leveraged a unique structural system called ConXTech to save time and money, helping to reduce the overall project cost and bring the project within a feasible budget.

Logistics: It's clear that the highly constrained project site area paired with other concurrent construction on campus will present logistical challenges, beyond the already challenging nature of the Chabot College campus. As we've mentioned, we're no stranger to building in challenging conditions, as detailed in our project experience in Tab 14. At Santa Clara University, our team utilized thorough and constant communication with the campus to coordinate construction activities and pre-plan for any impacts on the campus. See Tab 9 for a letter of reference regarding this project.

Solutions

Blach has identified multiple solutions and strategies to address your project's unique challenges, navigate logistical constraints and alleviate budget strain. All of these solutions are described in more detail throughout our proposal.

Full-Service In-house Preconstruction Team: Blach's internal preconstruction team comprises estimators, MEPS engineers, virtual design modelers and seasoned field personnel. Together, this team can provide cost estimating, value engineering, constructability, MEPS systems input, virtual design/modeling and identification of innovative, cost savings solutions. Our in-house estimators have access to the most current market

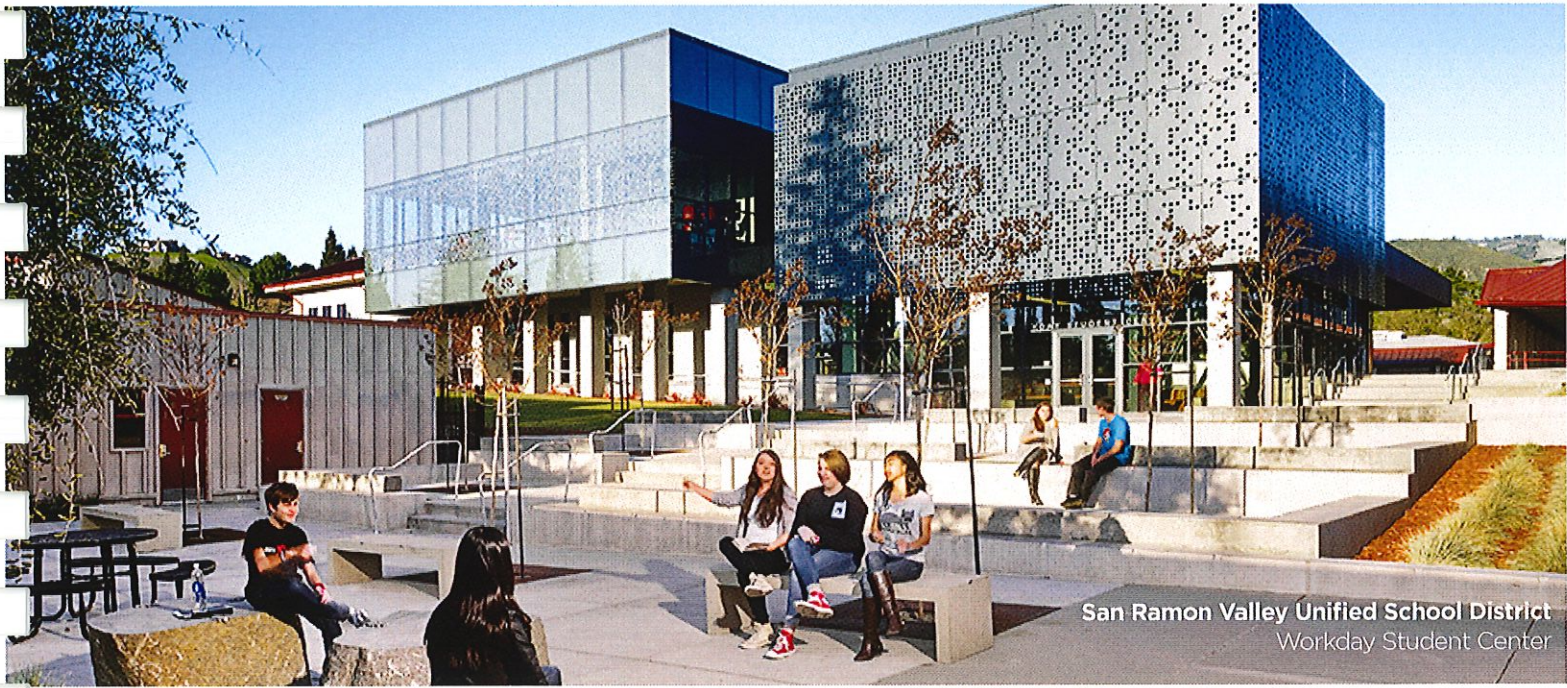
pricing from our active projects in Hayward, Fremont, and throughout the Bay Area. On most Blach projects, our estimating and preconstruction efforts help to reduce project costs by millions of dollars, ensuring projects are feasible within our clients' budgets.

Virtual Design: During preconstruction, our virtual design team will begin modeling your project in construction-level detail. This effort helps provide an accurate representation of the project from a constructability standpoint, including foundations and underground scope, enabling a proactive approach to the project, and the ability to mitigate conflicts and constructability challenges. We can also utilize these models as shop drawings for any portion of the project that is determined to be prefabricated.

Prefabrication: For over a decade, Blach has pioneered the use of prefabrication on public education projects. Our history of prefabrication began with prefabricating portions of wood-framed classroom buildings in Salinas and Daly City. Now our abilities include prefabricated, shop-welded structural steel and light-gage metal exterior wall and roof panels, among other items. DSA approved and code compliant, all of our prefabricated work results in cost and schedule savings, enhanced quality and minimized disruption to campus. We have identified opportunities to leverage prefabrication to benefit your project, and we look forward to exploring those with you during preconstruction.

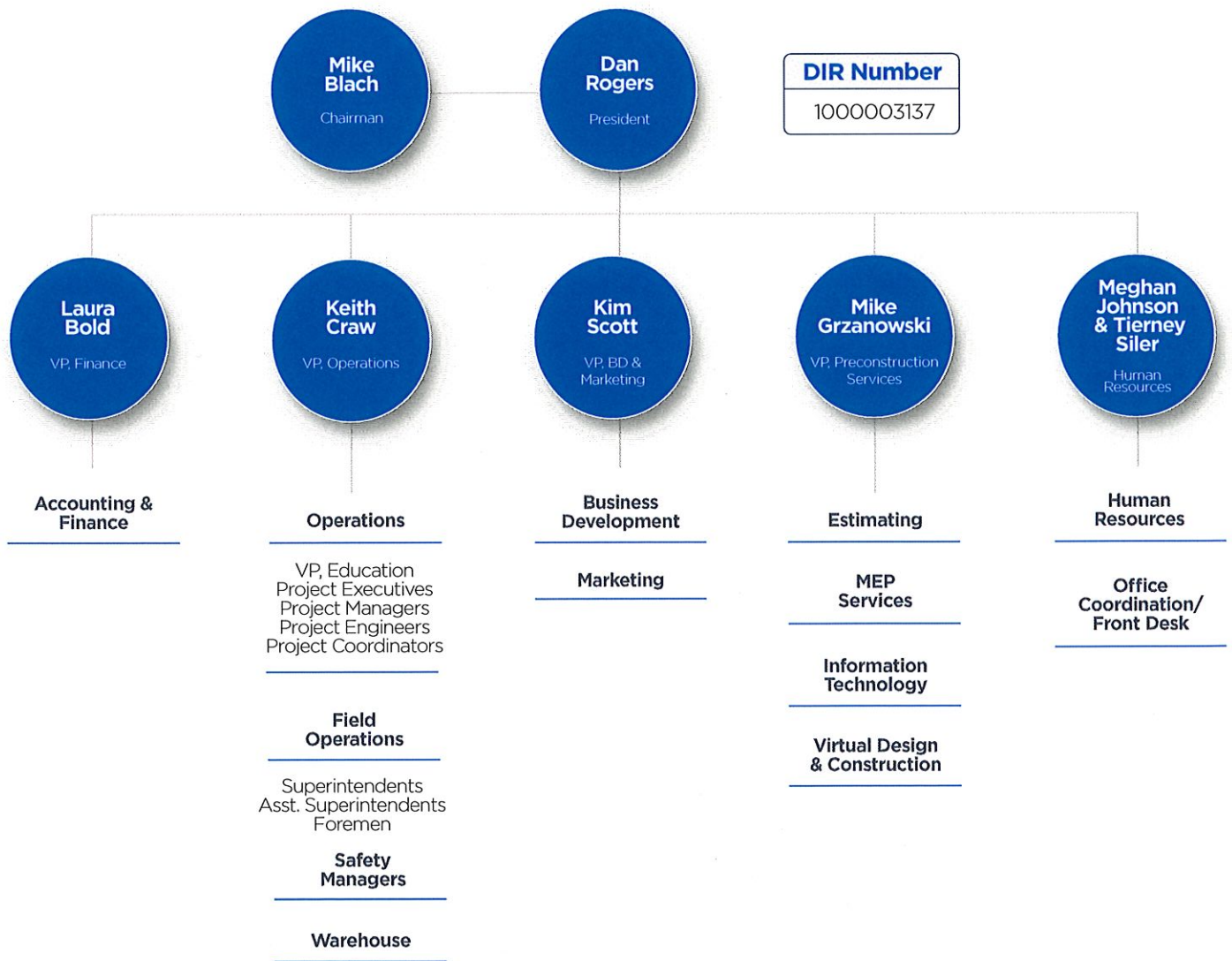
Award Winning Safety Culture: Your project site is constrained and presents numerous challenges including maintaining safety for the construction team, as well as students, staff and campus visitors. Blach's safety program, tailored to each project, has won numerous accolades from AGC and Cal OSHA, and results in **a best in class EMR of .38 in 2021**. Safety will be top-of-mind for our team as we become guests on your campus.

Focus on Schedule: Our preliminary project schedule can be found in Tab 10, and reflects a 20-month duration. During preconstruction, we will collaborate with you to align this schedule with your academic calendar, and strive to accelerate the project by applying innovative solutions that are mutually agreed upon by the project team.



San Ramon Valley Unified School District
Workday Student Center

Company Organizational Chart & DIR Number





8. Contractor's Approach to Work:

Describe how the Contractor intends to work with the District's administration officials to perform the Services, including the Vice Chancellor, Project Planner Manager, College administration and maintenance staff to develop management techniques and responses related to the unique challenges of the District's educational program requirements.

Our Approach

To ensure that we deliver a successful project we focus on communication with an emphasis on listening and understanding. As we start working with your team we want and need to better understand CLPCCD's project specific goals. By taking on this project, Blach guarantees that we will deliver the project on time and within budget, but there are other project goals that we need to discuss and understand. These goals will evolve with each phase of the project and we're committed to working with you to achieve each of your goals.

Blach's culture is built on our core values of quality, transparency, teamwork and respect, and all members of our team are guided by these values as we perform our work day in and day out. Once we understand your goals, and establish a collaborative team approach, we will maintain consistent communication and collaboration as we move from preconstruction through buy-out, construction, and closeout.

Preconstruction Phase

We have found that our greatest opportunity to influence the successful outcome of a project is through early collaboration and planning. Blach will work with CLPCCD and tBP/Architecture as a trusted partner to assist with the design and help the team make value-based decisions that benefit the project.

- Analyze building systems such as the MEPS, skin and structure which have the most impact on building performance and cost.
- Look for innovative solutions that offer cost and schedule efficiencies without sacrificing quality or program.
- Identify potential stress points of the project and collaborate with the team to manage through these issues.
- Focus on completeness of design to facilitate efficient plan check and permit review.
- Collaborate with the administration, design team, faculty, maintenance and operations team.
- Look beyond the first costs, focusing on utility expenses and long term maintenance costs.
- Identify long lead materials and equipment and prioritize the buy-out of these key items. We will closely monitor current supply chain volatility and keep the team informed of changing conditions.
- Refine our logistics, safety, and schedule plans.
- Utilize our experience working on large, occupied college campus.
- Concentrate our constructability review on fire-rated assemblies and façade details to protect against water intrusion.
- Perform Building Information Modeling (BIM) coordination for clash avoidance.
- Virtual design is implemented during preconstruction, and utilized as a tool to assist during the construction phase. Please see page 18 for more information on Blach's use of virtual design.
- Provide regular budget updates utilizing join.build and cost impact logs to provide current budget feedback.

Buyout & GMP Phase

Procuring subcontractors and developing the Guaranteed Maximum Price (GMP) is one of the most critical milestones in any project, and requires a great deal of strategy, planning and meticulous execution. In order to provide competitive pricing for your upcoming project, we will:

- **Assemble Strategic Bid Packages:** In the past, to facilitate an economic buyout process we've combined scopes from multiple bid packages to help reduce subcontractor operating costs and ensure that there are no scope gaps. For example, we suggest combining the miscellaneous/architectural metals package with the structural steel package. And consolidating the exterior air/water barrier into a single package rather than having multiple subcontractors responsible for the waterproofing scope.
- **Develop Detailed Scope Statements:** This helps bridge any gaps between what is shown on the plans and conveyed in the specifications. Our scope statements identify requirements for phasing, resource/crew allocations, number of mobilizations, specific mock-up conditions, and directions on where and how the critical path/priority work will be performed.
- **Early Procurement of Critical Path Subcontractors:** For key trades that require long lead times, deferred submittals or detailed shop drawings we've found it beneficial to buy-out these bid packages early. For your project, we would look at early procurement for the structural steel, HVAC equipment and window/glazing system packages.
- **Identify Material Procurement Challenges:** Focus on identifying material procurement issues, which is especially important during this time in the industry. We will identify the long lead items that might be challenging to procure and mitigate any potential schedule impacts.

Construction Phase

We have identified several important construction elements outlined below that will create a seamless project execution and ensure that we meet each and every one of your expectations.

Balancing Productivity with Safety

- The project site is challenging with limited access, providing us with an opportunity to look towards an innovative solution. On a similar project, with similar constraints, we utilized a structural steel system that was erected in half the normal time allowing us to accelerate the schedule. The accelerated steel schedule reduces the onsite crane time, which also minimized impacts to the campus and learning environment
- There is a substantial amount of concrete required for the project; we see a benefit to placing concrete either on the weekends or seeking permits that allow us to place concrete through the night. This approach would reduce the interface between the students/faculty and our operations, minimizing disruption to the adjacent academic programs.
- Our schedule will identify impacts to traffic patterns and utility shutdowns when required.
- We are aware that the Learning Resource Center will likely be under construction concurrent with this project. On past projects we've taken the lead to coordinate with other projects on campus. Sharing our schedules with the other project teams ensures that critical activities such as large concrete pours are coordinated between the project sites, minimizing any impacts to campus operations and traffic patterns.
- Utilizing prefabrication where appropriate. Our team will study the structural systems and see if there is a way utilize prefabrication.
- Incorporating prefabricated wall panels on past projects has helped expedite the completion of the exterior façade, reducing the amount of time we're working on the perimeter of the building. Working with our structural steel subcontractor(s) on developing details that will reduce welding time in the field helping us to complete the structural system.

Setting and Maintaining Milestones

- We update our schedules weekly and share this information with the entire team. This allows all parties to be on the same page, understanding what's happening on the project next week, next month, next quarter and the next year.
- The schedule updates coupled with our weekly owner, architect, and contractor meetings are a perfect opportunity to discuss the upcoming activities and potential impacts to the campus operations.
- We will include key dates from the academic calendar in our schedule so there is a complete understanding as to how the project's activities will interact with the campus operations.

Benefits of Self-Perform Work

- Utilizing our carpenters and laborers can benefit the project. Direct control of the labor resources and material procurement is both cost effective and guarantees schedule milestones are met.
- We have the quality craftsman and expertise to self-perform concrete foundations and exterior and interior wall systems.

Focusing on Quality

- Utilizing prequalified subcontractors is the first step towards guaranteeing quality. Through prequalification, subcontractors show that they can meet the quality standards that we require throughout each phase of the project.
- Mock-ups and first-in-place work also set our quality standards. We will work with your design team, tBP/ Architecture, and subcontractors early in the project to mock-up the most complex details to ensure that it's built

correctly. In our experience, there are instances when we mock-up details and through testing find the details do not work. By doing this early in the project, we identify the problem and find solutions before the building element is in place and without impacting the schedule. Our first-in-place work is the evolution of our mock ups, they confirm that we've met the quality standards.

Closeout Phase

Our collective effort to meet the District's goals will be forgotten if the final phase of the project does not go as planned. We start the closeout phase of the project at the very beginning of the project, during preconstruction. Early planning for closeout will include:

- Develop a detailed commissioning schedule with our MEP team and the district's Maintenance and Operations team after the MEP submittals have been approved and equipment is procured.
- During the initial submittal phase we identify the closeout documentation and commission reports and continually track these documents during the course of construction to ensure they are delivered on time.

After the construction phase, beyond standard closeout, we will provide the following:

- Comprehensive training to your maintenance staff and site staff along with operation & maintenance and video training to ensure all end-users understand how to operate the new building systems and equipment.
- Dedicated staff to closeout the project to ensure timely financial closeout, completion of all punchlist items, and submission of all required DSA closeout documentation well ahead of the 90-day certification requirement.

Utilizing Virtual Design

Blach has taken the lead on multiple projects utilizing virtual design (commonly referred to as BIM) to further enhance the permit drawings. Our team models the key elements of the building system including the primary structure and the MEP systems to make sure all of these elements are spatially coordinated in the slab/foundations, ceilings, shafts, walls, and roof. The time spent in the virtual lab saves time in the field (which equates to cost savings) because the model is used as shop drawings.

Virtually modeling the building brings the added key benefit of allowing us to work with the District on serviceability and maintainability of the new facilities. We will meet with the District's Maintenance and Operations team to coordinate access to valves, controls, switches, and other service points that are so critical to the ongoing maintenance of the building. By doing this proactively in the model, we can avoid the cost and time impacts from any rework.

Blach's virtual team develops the model so it can be utilized during construction. The data from the model ensures that our layout is accurate, including 17,000 points of connection, for our MEP, Structural, and key Architectural elements. This approach also enhances productivity allowing for prefabrication of ductwork, pipe racks, and other elements of the project.



A model from the MS3 Building at Evergreen Valley College where there was a new utility trench that ran along the north side of the building. The utilities then ran through the breezeway which is where we needed to make sure they stayed above the plane of influence. We always model the foundation plane of influence to make sure any underground utilities are not impacted by the building's footings.



Balancing Productivity with CLPCCD's Campus Operations

- The site is challenging with limited access. Constructing a 41,000 SF three-story building located between four buildings will require constant coordination and communication with the district.
- Setting up the site logistics that serves both the needs of the project and the district will require collaboration. Throughout Blach's history we've been successful in establishing logistics and work plans that allow us to be productive while keeping the students and staff safe.
- The tight site provides an opportunity to innovate. We have utilized pre-fabrication techniques on past projects to help accelerate schedules and lessen the impacts to campus operations.

There is a substantial amount of concrete required for the project. We see a benefit to placing concrete either on the weekends or seek out the permits allowing us to place concrete through the night. This approach would reduce the interface between the students/faculty and our operations. The end goal is to minimize the disrupting the adjacent academic programs.

Preliminary Site Logistics Plan

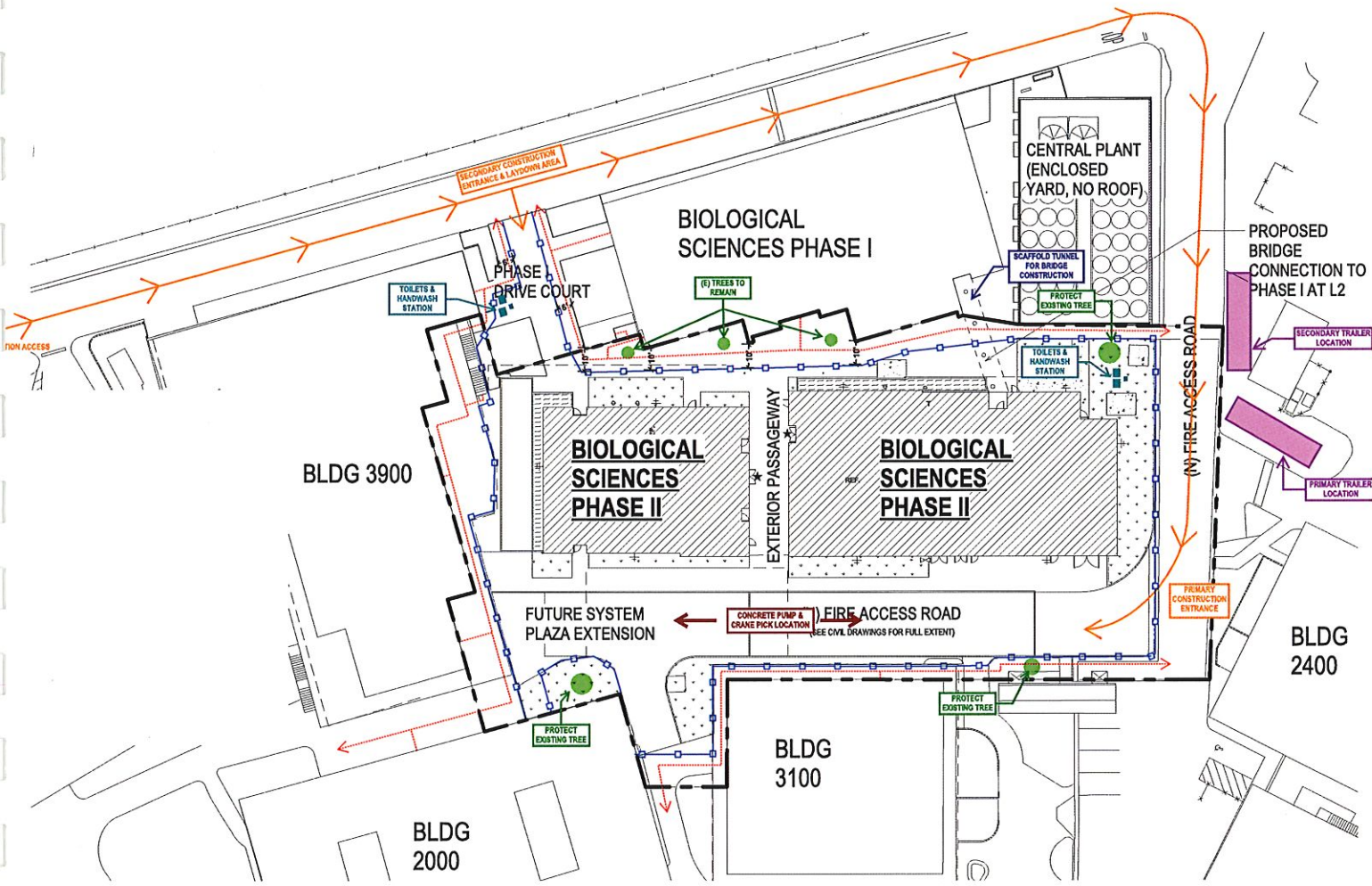
As seen on the following page, we have developed a preliminary phasing and logistics plan that highlights our staging areas, access routes, fencing plans and other important details for each increment of work. Our sole purpose in this effort is to complete this project safely and with minimal disruption to your daily operations. No one knows your campus like you do, so these logistics plans are a starting point. We look forward to obtaining your critical input to make sure these plans are a collective effort and reflect the true needs of your campus.

Chabot College Biological Science Complex

- Using the service road as a main access to the jobsite eliminates construction traffic from crossing pedestrian circulation
- No blockage of existing fire lanes/access roads
- Proposed construction fence line still allows for pedestrian access to surrounding buildings, as well as proper emergency egress from these buildings
- Utilization of just-in-time delivery due to lack of laydown area
- With construction being extremely tight to existing buildings and fence line, all scaffolding would be netted. This will prevent objects from falling on other side of fencing and down onto pedestrians
- Abundance of signage to direct pedestrian traffic around site
- Flaggers and traffic control for all deliveries in and out of site
- Scaffolding tunnel for construction of overhead pedestrian bridge
- Sequencing of steel erection from southwest corner to north east corner
- Constant awareness of academic calendar to effectively coordinate construction activities and minimize campus disruption. For example, utilization of school breaks for utility shutdowns, or work that occurs outside our fence line. In addition, scheduling demolition activities during a time when the least amount of students/staff are on campus (i.e. summer months).

See the following page for our detailed site logistics plan.

Preliminary Site Logistics Phase II



LEGEND

- ⋯ PEDESTRIAN CIRCULATION & EGRESS AROUND CONSTRUCTION SITE
- CONSTRUCTION FENCE LINE
- CONSTRUCTION ACCESS ROUTE

NOTES & ASSUMPTIONS

- EXISTING FIRE ACCESS/SERVICE ROADS ON NORTH AND WEST ENDS OF SITE REMAIN OPEN DURING CONSTRUCTION. NEW FIRE LANE ON EAST SIDE OF SITE TO BE UTILIZED DURING CONSTRUCTION.
- ASSUMING OFF-SITE STORAGE AND JUST-IN-TIME DELIVERIES DUE TO MINIMAL ONSITE LAYDOWN AREA.
- FLAGGERS AND TRAFFIC CONTROL FOR ALL DELIVERIES IN AND OUT OF SITE.
- LARGE DELIVERY TRUCKS WILL NEED TO EXIT CONSTRUCTION SITE BY BACKING OUT TO SERVICE ROAD DUE TO LACK OF TURNAROUND AREA.
- CONSTRUCTION FENCE LINE ALLOWS FOR PROPER PEDESTRIAN ACCESS & EGRESS TO/FROM ADJACENT BUILDINGS
- ABUNDANCE OF SIGNAGE WILL BE UTILIZED TO DIRECT PEDESTRIAN TRAFFIC AROUND SITE.