



Solano Community College District

MEASURE Q STEERING COMMITTEE MEETING

Fairfield Campus – First Floor Board Room (*Administration Swing Space*)

Solano Community College, 360 Campus Lane, Fairfield, California

Wednesday, September 17, 2014

5:00 p.m. – 6:00 p.m.

MINUTES

- I. Introductions**
 - a. Leigh Sata opened the meeting by initiating introductions of all members present.
 - i. Introduced the meetings presenters, Mr. Robert Fuselier and Ms. Ines Zildzic from Kitchell CEM.
- II. Comments from the Public on Non-agenda Items**
 - a. No members of the public present
- III. Project Delivery Methods, Presenter, Robert Fuselier, Kitchell CEM**
 - a. Design-Bid-Build
 - i. State Funded projects require this methodology
 - ii. Attributes of this methodology:
 1. Architect is selected on qualifications
 2. Design process is independent of Builder input
 3. Builder is procured by low bid without the benefit of joining the team in order to thoroughly review drawings
 - a. Public Contract Code requires that the lowest responsive, responsible bidder is chosen.
 - b. SCCD can institute a prequalification process for bidders to weed out the less qualified bidders.
 4. Claims and settlements are part of the process
 5. Change orders will occur during construction and the project budget will be developed to accommodate changes.
 - iii. Considerations
 1. Unforeseen conditions are one of four areas that affect the cost and because building 1200 is a renovation, there will be areas that are not accessible prior to the start of construction. Selective demolition to eliminate as many changes as possible will be performed.
 - iv. SCCD's two projects utilizing this method are Building 1200 (Performing Arts Building); and Building 100 (Library Learning Resource Center), both on the Fairfield campus.

- b. Lease-Lease Back
 - i. Attributes of this methodology:
 - 1. Architect and Builder selected on qualifications
 - 2. Competitive selection process
 - 3. Traditional design process with outgoing input from Builder
 - 4. Builder joins team early in project
 - 5. Guaranteed Maximum Price provided
 - 6. Claims and Change Orders can occur
 - 7. Best Value selection process
 - a. There is an interview process based on best value, quality schedule bids not just lowest price.
 - 8. Architect involved in pre-construction services
 - ii. Considerations
 - 1. Pre-construction services are provided by Builder
 - 2. Architect and Builder are independent but work together to benefit project
 - 3. Contracts are more complex
 - iii. SCCD – Building 600, Administration Building; Science Building (Fairfield Campus); Classroom Building Renovation (Vacaville Center)
 - c. Design Build
 - i. Attributes of this methodology:
 - 1. Two stage design process. The “Criteria Architect” is selected first and is selected based on qualifications
 - a. Works with User Groups for fixed amount of time
 - b. Does not design the project, but creates the set of criteria from which the project will be designed to.
 - 2. Building Entity provides actual building design based on criteria
 - 3. High value user group input occurs early in process
 - 4. Best record of on-time, on-budget performance
 - ii. Considerations
 - 1. Process is built for speed, same advantages as Lease-Lease Back
 - 2. Requires Criteria Architect with intense user input phase 1 design
 - 3. Limited ability to make changes during construction
 - a. Users have less opportunity to provide input to Builder
 - 4. Contracts are more complex
 - iii. SCCD – Biotechnology and Science Building (Vacaville Center); Autotechnology Building (Vallejo); Utility Infrastructure Upgrade (Energy)
- IV. **Bond Project List – Phase 1, Presenter, Ines Zildzic, Program Manager, Kitchell CEM**
 - a. Approve Project List – August 20, 2014
 - b. Approval of First Tier Projects – September 17, 2014
 - i. Eight (8) “First Tier” Project
 - 1. Initiation forms will be presented to Board of Trustees on September 17, 2014
 - c. Project Initiation Forms
 - i. High level summary of the information about all phases of the project
 - 1. Includes cost estimates
 - ii. Intent is to keep the Board of Trustees better informed about all the details of a project.
 - 1. Board approval is requested as construction projects are initiated

- d. Committee Comment
 - i. Establishing milestones for projects
 - 1. To keep the community informed as to when builders markers are coming
 - e. Committee Comment
 - i. Add project photos to the front page of the SCCD website
 - f. Committee Comment
 - i. Will the faculty be more involved in the design process of new construction
 - 1. Yes, there are 3-5 months where the Criteria Architect will meet with faculty and staff user groups to ensure all user criteria concerns are included.
- V. Prospects for the Statewide Education Bond, Presenter, Leigh Sata, Executive Bonds Manager, SCCD**
- a. 2014 – Confirmed that it is not on the ballot
 - b. 2016 – Based on information provided at CCFC, it is unlikely to occur
 - c. 2018 – Possible if Governor Brown approves during an election year
 - d. 2020 – Characterized at CCFC as next “realistic” opportunity by Susan Yeager, acting Facilities Head for the Chancellor’s office
 - e. CCFC Recommendation for colleges:
 - i. Develop Plan B strategy if projects are important to the mission of the College
- VI. LEED Silver Certification, Presenter, Ines Zildzic, Program Manager, Kitchell CEM**
- a. Discussion: LEED Certification – Background and Building 1200
 - i. What is LEED Certification?
 - 1. LEED, or Leadership in Energy & Environmental Design, is a green building certification program that recognizes best-in-class building strategies and practices.
 - a. To receive LEED certification, building projects satisfy prerequisites and earn points to achieve different levels of certification.
 - i. Prerequisites and credits differ for each rating system, and teams choose the best fit for their project.
 - ii. District Standards
 - 1. The District’s FMP states “The District will endeavor to meet and exceed the following LEED standards: all major new capital projects to be designed to LEED Silver criteria and all major renovation projects to be designed to LEED Certified criteria.”
 - iii. Building 1200 Design
 - 1. The Bond Program has designed Building 1200 to the 2013 Building and Energy codes, and the project is already comfortably in a “LEED SILVER” standing according to the draft checklist (see attachment) with a projected 53 points.
 - a. This exceeds the District’s current Facilities Master Plan (FMP) Design Standards.
 - b. The 53 points identified are considered “low hanging” as they are already incorporated into the project design, to date.
 - iv. Bond Program Recommendation
 - 1. Not necessary to spend the additional funds on LEED for a modernization. Recommend additional funding for “plaque on the wall” for “ground-up” constructions, like the Science Building or Library

Building. Modernization projects can still be built to silver certification standards.

v. Committee Comment

1. Why can't we brand ourselves?
 - a. LEED is a national recognized certification.
 - b. Performing Arts Building will meet the LEED Silver standards and reap the energy savings, even if the building is not certified.
2. Can we find out how much the certification is?
 - a. The cost premium is between \$60-\$200K

VII. Items for 1 October Meeting

- a. No items

VIII. Adjournment

DRAFT