



Desert Community College District  
Request for Qualifications/Proposals – Addendum 1  
(Pages 1 – 4, Section A – D)  
RFQ/RFP No. 2023-09-01

For

Professional Construction Management Services  
Related to the  
College of the Desert  
Palm Springs Development Project

September 29, 2023

Statements of Qualification and Proposals Due:  
**October 13, 2023**

College of the Desert  
Attn: Mac McGinnis  
Bond Program Manager  
43-500 Monterey Ave.  
Palm Desert, CA 92260

## **A. INTRODUCTION**

The Desert Community College District (“District”) invites the submission of Qualified Proposals for Professional Services in alignment with the District’s current development needs for the College of the Desert – ***Palm Springs Development Project*** (hereinafter referred to as the “Project”). The proposed Project includes site improvements, infrastructure, and approximately 175,000 gsf of new construction for multiple buildings on approximately 27 acres of repurposed land in Palm Springs, CA.

This is a significant project that will create a new community college campus and workforce development center in the heart of Palm Springs, serving the needs of the Coachella Valley and surrounding region. The District intends to create a world-class facility that will prepare students for immediate entry into their chosen career fields by providing high-quality education and hands-on experience in an industry-shaped working environment.

The Project is supported by local and regional businesses and is informed and driven by current industry standards and developing trends. It is anticipated to be a high-profile undertaking that will benefit not only the District, but the surrounding community. The Schematic Design for this Project is complete and the design team, led by the Architect of Record, WRNS Studio, is proceeding with Design Development. The Project consists of:

- I. A primary education building called the “Accelerator” which will provide spaces for Digital Media and Arts, Healthcare, and Architecture programs, student services, technology labs, maker spaces, flexible classrooms and presentation spaces, a film screening studio, radio station, and student café;
- II. A world-class culinary institute that includes multiple state-of-the-art kitchen “laboratories,” a small restaurant, and associated support spaces;
- III. A multi-venue Event Center;
- IV. A central utility plant designed to meet current needs and provide for future expansion;
- V. Maintenance, Operations, and Security facilities;
- VI. A multi-modal transportation and mobility hub;
- VII. Site improvements consisting of Coachella Valley and native desert landscaping; and
- VIII. Facilities to achieve a minimum LEED certification of Gold, with a stretch goal of Platinum, including on-site power generation via photovoltaic panels.

The District will accept proposals until the time and date stated below. The District will narrow the field of respondents to a list of three (3) qualified firms who will be invited to interview with the District’s selection committee, following which a single Construction Management Firm (hereinafter referred to as the “CM”) will be selected to provide Pre-Construction, Bidding, and Construction services. Construction services will be provided by Construction Manager – Multiple Prime (hereinafter referred to as “CMMP”) delivery method and the CM will manage the Prime Trade Contractors contracted directly by the District. CM’s work will be conducted under a Professional Services Agreement.

The selected firm must be able to begin work immediately upon contract execution.

## **B. SUBMISSION RULES**

All questions should be sent by electronic mail to:

***Mac McGinnis***  
***Bond Program Manager, MAAS Companies***  
[mmcginnis@bond.collegeofthedesert.edu](mailto:mmcginnis@bond.collegeofthedesert.edu)

The deadline for submissions is **4:00PM, Thursday, October 13, 2023**

The Subject on the email should read as follows:

**Palm Springs Development Project – CM Services Proposal**

All Proposals should be addressed as follows:

**College of the Desert, Palm Springs Development Project**

Mac McGinnis

Bond Program Manager

c/o Bond Program Management Office

43-500 Monterey Avenue,

Palm Desert, CA 92260

Submissions will be accepted by hard copy only on the stated deadline. Provide six (6) hard copy RFQ/P packages with one (1) Flash Drive.

**C. RFQ/P SCHEDULE**

- September 8, 2023: RFP issued
- September 29, 2023: RFP Addendum 1 issued (pages 1-4)
- October 2, 2023: Deadline for Questions
- October 9, 2023: Responses to Questions issued
- October 13, 2023: Proposals due

**D. MINIMUM QUALIFICATIONS**

1. Respondents must demonstrate not less than ten (10) years of company experience managing public works projects in the state of California. Experience may not be aggregated by combining the experience of individual team members; experience shall be relevant to the company itself.
2. Respondents must demonstrate not less than ten (10) years of company experience managing multi-prime construction projects. Experience may not be aggregated by combining the experience of individual team members; experience shall be relevant to the company itself.
3. Respondents must provide not less than three (3) examples of successful multi-phase, multi-prime-contractor construction management projects of size and scope similar to the project at hand, completed within the last ten (10) years. Specifically, exemplar projects must:
  - a. have at least one (1) project with an aggregate total construction cost of not less than \$200,000,000.00, adjusted for current inflation if applicable;
  - b. have at least one (1) project with an aggregate building gross square footage not less than 150,000 sf;
  - c. be higher education (community college or university) projects including classroom, laboratory, and support spaces, for not less than two of the three examples; and
  - d. be publicly bid projects executed under the jurisdiction of the California public contract code for not less than two of the three examples
4. Respondents must provide experienced staff members meeting the minimum individual qualifications listed below. Respondents should note that relevant experience will be favorably considered, especially experience on higher education projects. Respondents are also encouraged to provide a staffing plan or team organization scenario that ensures successful project delivery.
  - a. Project Executive: minimum 10 years managing construction projects, preferably with multi-prime delivery method
  - b. Project Manager: minimum 10 years managing construction projects, preferably with

- multi-prime delivery method
- c. Superintendent(s): minimum 10 years managing construction projects, preferably with multi-prime delivery method

#### **E. PROPOSAL CONTENT – REQUIRED INFORMATION AND FORMAT**

Proposals must contain sufficient detail to enable the District Selection Committee to determine the merits of the firm. Proposals shall clearly address all elements requested below and **not exceed thirty (30) double-sided 8.5x11 pages** (excluding cover letter, table of contents, cover pages and any tabs/dividers).

In order to be considered for selection as a Construction Manager, the respondent firm will submit the following items in the specified order:

##### **1. Letter of Introduction**

Letter of introduction on company letterhead, shall include the name, address, email address and phone number of the contact person in response to this RFP. Letter shall not exceed one (1) page and should demonstrate your firm's familiarity with managing projects within a bond program structure with specific relevant experience. This letter should introduce the team and include as a minimum:

- a. Identify individual (person) or individual(s) who will be responsible in oversight capacity for work; and identify individual or individuals, who will be leading the Construction Management team.
- b. If submitting as joint venture team, note which team member (company) is the prime consultant, or how the contractual relationship of the team will be managed. The District prefers to contract with a single Firm and will not manage the contracts of sub-contractors or secondary firms.

##### **2. Table of Contents**

##### **3. Project Team**

The District anticipates that this Project will require the services of multiple superintendents, project engineers, and support staff. CM's Project team members shall, at minimum, be as defined in the draft Agreement. Provide a complete staffing plan and resumes of proposed Project team members: Project Executive, Project Manager, and Superintendent(s). Project Engineers, Administrators, and support staff need not be identified. Identify qualifications of the listed individuals relevant to educational projects and to the type of project outlined in Section A – Introduction, above. Include the following on the one (1) page resume for each team member:

- a. Proposed Role
- b. Number of years employed by the firm
- c. Proposed team member's experience with other team members
- d. CM Multi-Prime project delivery experience
- e. Experience with projects of similar dollar value, size and duration
- f. Education
- g. References

It is the District's expectation that the firm's actual on-site team will consist of the Proposed Project Team members listed in the Proposal. Substitutions will not be accepted unless the team member is no longer in CM's employ. Proposed replacements shall be submitted to the Program Manager ("PM") for review and acceptance with the District prior to acceptance of the