

2014 Bond Program / Capital Improvement Program



**BIDDERS FORUM
TUESDAY, JANUARY 20, 2015
CENTER FOR ECONOMIC DEVELOPMENT**

ADMINISTRATION & BOARD VISION



- **Mission Statement**

“Del Mar College provides access to quality education, workforce preparation, and lifelong learning for student and community success.”

- **Implement a building program which achieves the College’s mission statement.**

ADMINISTRATION & BOARD VISION

- Achieve design excellence
- Achieve technical excellence in both design and construction
- Act as good stewards of taxpayer resources
- Provide transparency, accountability and fairness in all contracting selections and business transactions.
- Implement “Best Practices” wherever possible

WHAT ARE THE MAJOR STEPS?



- Establish the Vision/Goals
- Confirm Processes
- Develop detailed Scope and Program
- Select Design Teams
- Design each Project
- Contract for Construction
- Construct each Project
- Occupy each Project

WHAT ARE THE MAJOR COMPONENTS OF THIS BUILDING PROGRAM?

- **New Projects**

- **East Campus – Music Building Phase 2 / Academic Building**

- Size: 127,500 s.f.
 - Construction Cost: \$44,625,000.00

- **West Campus – Multipurpose and Workforce Development Center (1-2 Bldgs.)**

- Size: 72,000 s.f.
 - Construction Cost: \$21,000,000.00

WHAT ARE THE MAJOR COMPONENTS OF THIS BUILDING PROGRAM?



- Renovation Projects
 - Renovate White Library
 - \$7,435,800
 - Renovate Existing Music Building
 - \$5,714,040
 - Renovate Harvin Student Center
 - \$5,355,000
 - Renovate Heldenfels Building
 - \$3,407,779

WHAT ARE THE MAJOR COMPONENTS OF THIS BUILDING PROGRAM?

- **Demolition Projects**

- English Building – East Campus
- Heritage Hall – East Campus
- General Purpose Building – West Campus
- Portable Buildings Removal – Santa Elena Street

WHAT ARE THE MAJOR COMPONENTS OF THIS BUILDING PROGRAM?



- Other Projects

- Central Plant Upgrades – East & West Campus
- Campus Edges, Landscaping, Streets, Parking, Lighting & Signage – East & West Campus
- Re-Roofing Projects
- Technology Infrastructure
- Other various projects

CONSULTANT SELECTIONS

- Geotechnical Engineering/Testing
 - One or two firms used for all projects
- Civil Engineering/Surveying
 - One or two firms used for all projects
- MEP Engineering
 - One firm used for all projects

CONSULTANT SELECTIONS



- Technology Consultant
 - One firm to develop standards used on all projects
- Landscape Architect
 - One or two firms used for all projects
- Roof Consultant
 - One or two firms used for all roofing and re-roofing projects

A/E TEAM SELECTIONS

- East Campus – Music Building Phase 2 / Academic Building
 - One (1) A/E Team for Project
- West Campus Multipurpose and Workforce Development Center
 - One (1) A/E Team for Project
- Renovations at Four (4) Buildings
 - Two (2) A/E Teams (2 projects each)
- Campus Edge & Site Improvements
 - One (1) A/E Team (1 or 2 projects)

CONTRACTOR SELECTIONS



- Central Plant Upgrade: \$3,000,000.00
- East Campus Music Building Phase 2/
Academic: \$44,625,000.00
- West Campus Multipurpose and Workforce
Development Center: \$21,000,000.00

CONTRACTOR SELECTIONS

- Renovation at White Library: \$7,435,800.00
- Renovation at Existing Music Building: \$5,714,040.00
- Renovation at Harvin Student Center: \$5,355,000.00
- Renovation at Heldenfels: \$3,407,779.00
- Re-Roofing Projects (3 contracts): \$3,500,000.00
- Site/Campus Improvements (+/- 2 contracts): \$11,250,000.00

HOW DO WE ASSURE THAT USER NEEDS ARE MET IN EACH PROJECT?



- Engage user representatives on each Project Team.
- Develop a detailed, written Program of Requirements (POR) for each project – with Project Team – prior to design.
- Engage Project Teams (user representatives) as the working group with each Project Architect Design Team.
- Develop building standards with facilities staff for all projects.

WHAT IS THE MAKE-UP OF EACH PROJECT TEAM?

- College selects the Project Team Members
 - Administrative Representatives
 - Department Leadership
 - User Group Representative(s)
 - Facilities/Operation Representative(s)
 - IT Representative(s)
 - Others as needed
 - WKMC Architects
 - Board Representative(s) & Project Architect

WHAT IS THE PROGRAM OF REQUIREMENTS (POR)?



It is the detailed list of requirements from which each Project Architect begins work.

- Developed by the College with WKMC in advance of the project.
- Primary tool to establish & document major scope & priorities for each project.
- First point for facility user input.
- Documents vision, needs, goals, objectives, constraints, budgets & schedules.
- Identifies College's separate contracts (i.e. IT, furniture, equipment, etc.) and various schedules.

COMMUNICATIONS PROTOCOLS

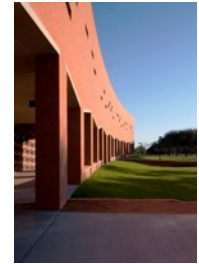
– PUBLIC

- Website
 - Project Status
 - Project Schedule
 - Project Contract Award Design
 - Project Contract Award Construction
 - Master Project Schedule
 - Master Contracts List
 - OxBlue Link (real time – construction camera - time lapse images – limited public access)

GOALS - CAPABILITY

- First priority in evaluation
- Achieve design excellence
- Achieve technical excellence in both design and construction
- High level of excellence expected in all areas of services

GOALS – LOCAL/H.U.B./M.W.B.E. BUSINESS



- Achieve high level of local business contracts
- Achieve high level of H.U.B./Minority/Women Owned Business contracts
- Track performance (aggregate amounts)

GOALS – LOCAL/H.U.B./M.W.B.E. BUSINESS

- Target Goals 2014-2020

- Professionals/Consultants:

- Local 70%
 - H.U.B./M.W.B.E. 25%

- Construction Firms:

- Local 70%
 - H.U.B./M.W.B.E. 25%

SUSTAINABLE STRATEGIES/ GOALS

- LEED Benchmark Standards
 - Energy Efficiency
 - Environmental Stewardship
 - Indoor Air Quality
 - Resource Management
 - It's About Building Responsibly!

SUSTAINABLE STRATEGIES/ GOALS



- Options to Consider
 - Task each Project Architect with developing a sustainability plan and life-cycle cost evaluation.
 - Task each Project Architect with implementing all practical sustainable strategies.

SUSTAINABLE STRATEGIES/ GOALS

- Options to Consider
 - Bench-mark project energy efficiency standards and performance against L.E.E.D. (but do not certify).
 - Consider L.E.E.D. Certified Professionals on both major new projects.

ARCHITECTURE AND ART



- What are the opportunities to integrate public art into the building program?
- Opportunities for collaboration during design?
- Opportunities for public art funding?

PROJECT DELIVERY DECISIONS



- How do we contract with the builder?
 - Construction Manager-at-Risk
 - Used previously 3 times*
 - *one was cancelled before construction began
 - Competitive Sealed Proposals
 - Primary contracting methodology for College

Both project delivery methods allow cost and qualifications to be used to determine “Best Value”

BOARD DECISION POINTS

- Approve evaluative criteria/target goals
- Approve project budget and scope
 - Bond issue
 - Completion of Program of Requirements
- Authorize A/E, Consultant & Contractor Evaluation Teams
- Approve A/E & Consultant Selections and authorize design
- Approve Project Concept Design

BOARD DECISION POINTS

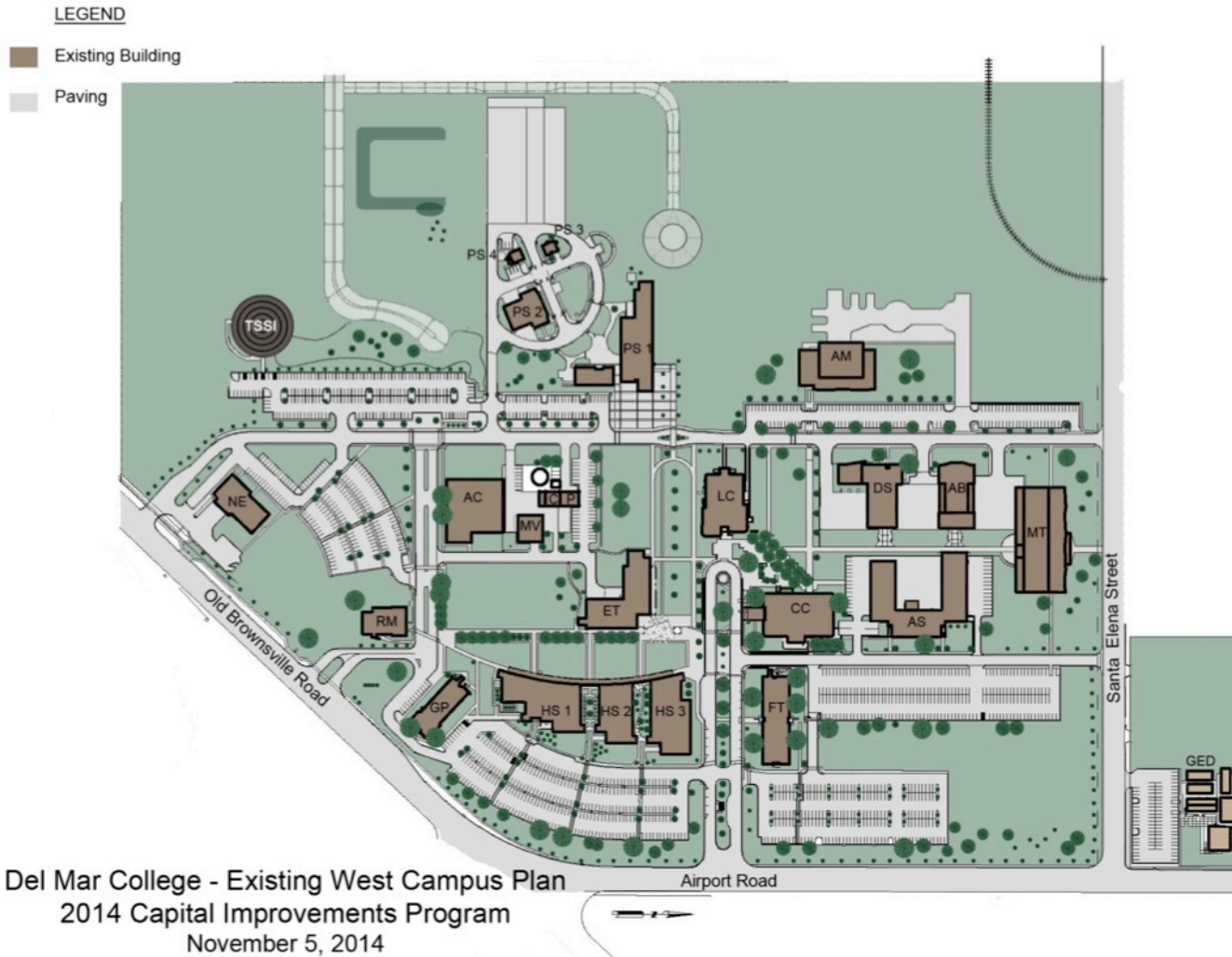


- Authorize any changes in budget or scope
- Approve General Contractor Selections
- Authorize any construction changes exceeding certain thresholds.
- Accept Completed projects

WHAT IS THE ROLE OF WKMC ARCHITECTS?

- Facilitator for the College – Lead and Manage the Entire Process
 - Assist in establishing and implementing the College’s Vision
 - Engage the “right leadership” of the College in each process, at the right time
 - Gather the necessary information so that College Leadership can make informed & timely decisions
 - Engage each department and user representative in the Programming & Design process
 - Document and detail user needs and requirements
 - Develop & update design and construction standards with the College
 - Manage and monitor the overall Program Budget
 - Manage and monitor the overall Master Program Schedule
 - Manage the design and construction selection and contracting process
 - Assist and coordinate with the College on the implementation & execution of separate contracts (i.e. IT, furniture, etc.)
 - Facilitate & Coordinate the Design and Construction Process
 - Assist and coordinate the contract closeout and warranty follow-up process.

WEST CAMPUS – EXISTING PLAN



Del Mar College - Existing West Campus Plan
2014 Capital Improvements Program
November 5, 2014

December 9, 2014

Coordinating Architect / Building Program Managers **WKMC**
ARCHITECTS

WEST CAMPUS – PROPOSED IMPROVEMENT PLAN



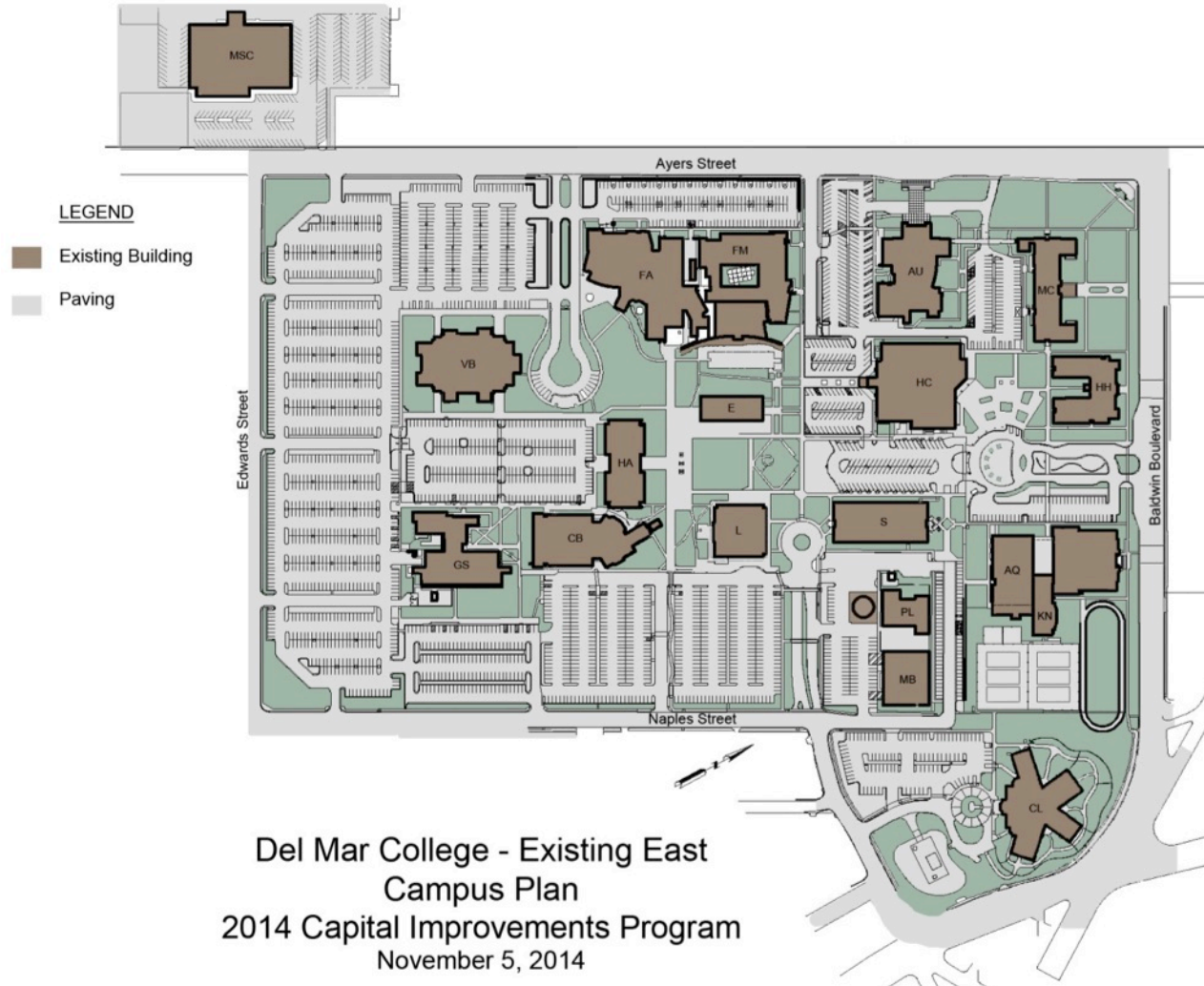
Del Mar College - Proposed West Campus Plan
 2014 Capital Improvements Program
 November 5, 2014

December 9, 2014

Coordinating Architect / Building Program Managers



EAST CAMPUS – EXISTING PLAN



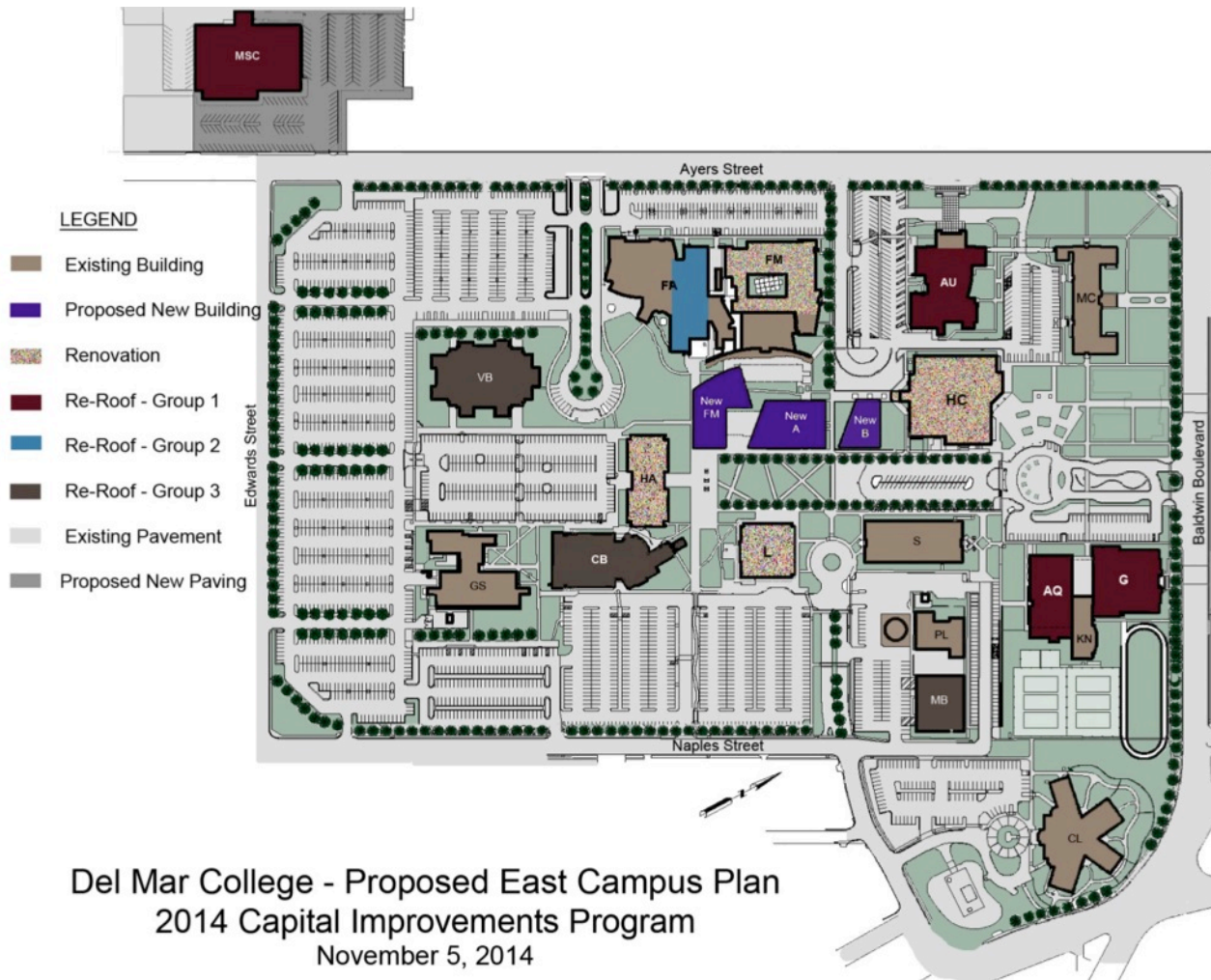
Del Mar College - Existing East
Campus Plan
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Coordinating Architect / Building Program Managers



EAST CAMPUS – PROPOSED IMPROVEMENT PLAN



December 9, 2014

Coordinating Architect / Building Program Managers **WKMC**
ARCHITECTS

PRELIMINARY PROJECT SCHEDULE - Part1

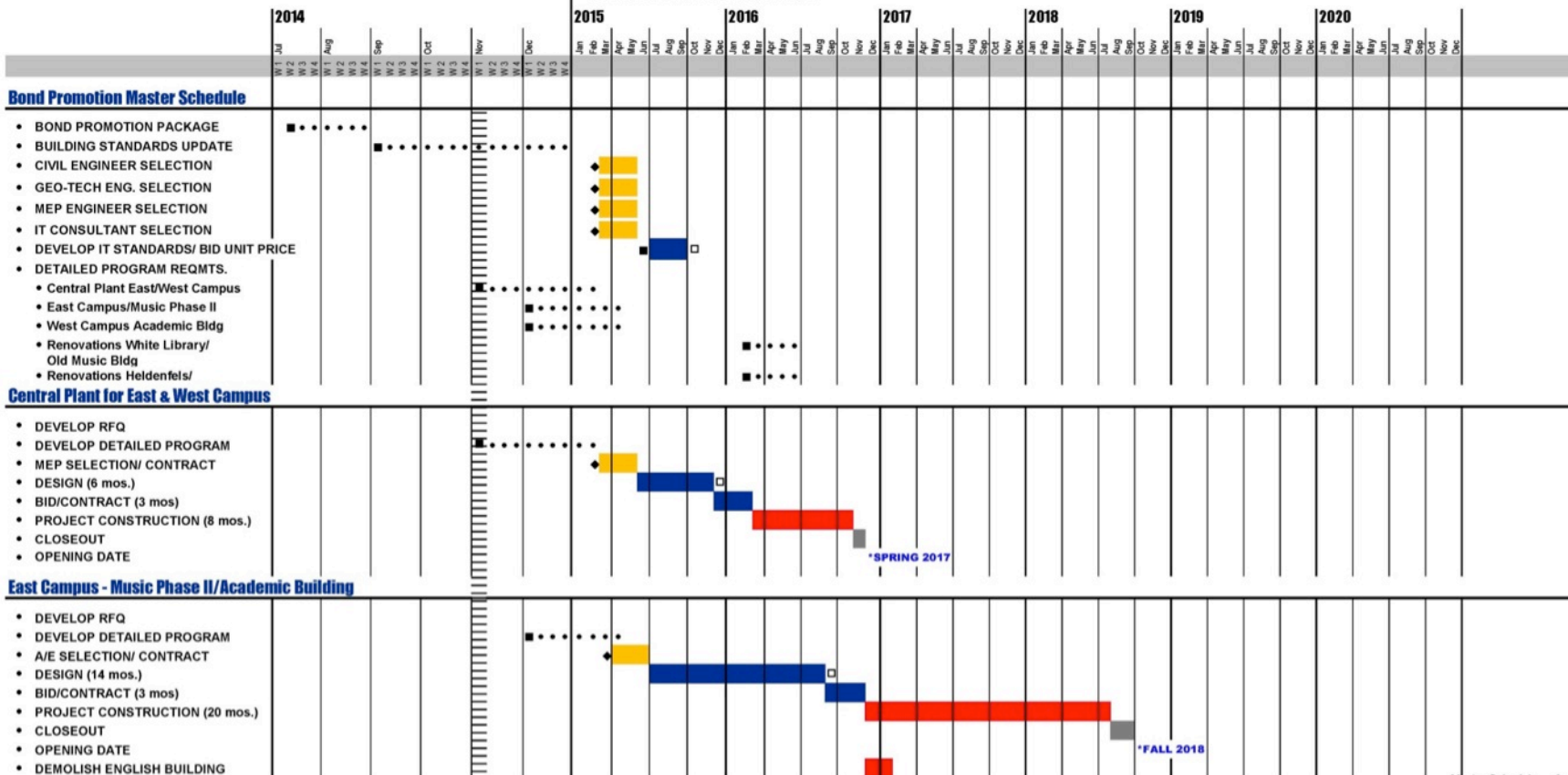


MASTER SCHEDULE

2014 Capital Improvement Program

Bond Issue Nov. 4

* NOTE: Horizontal Timeline scale changes at this point.

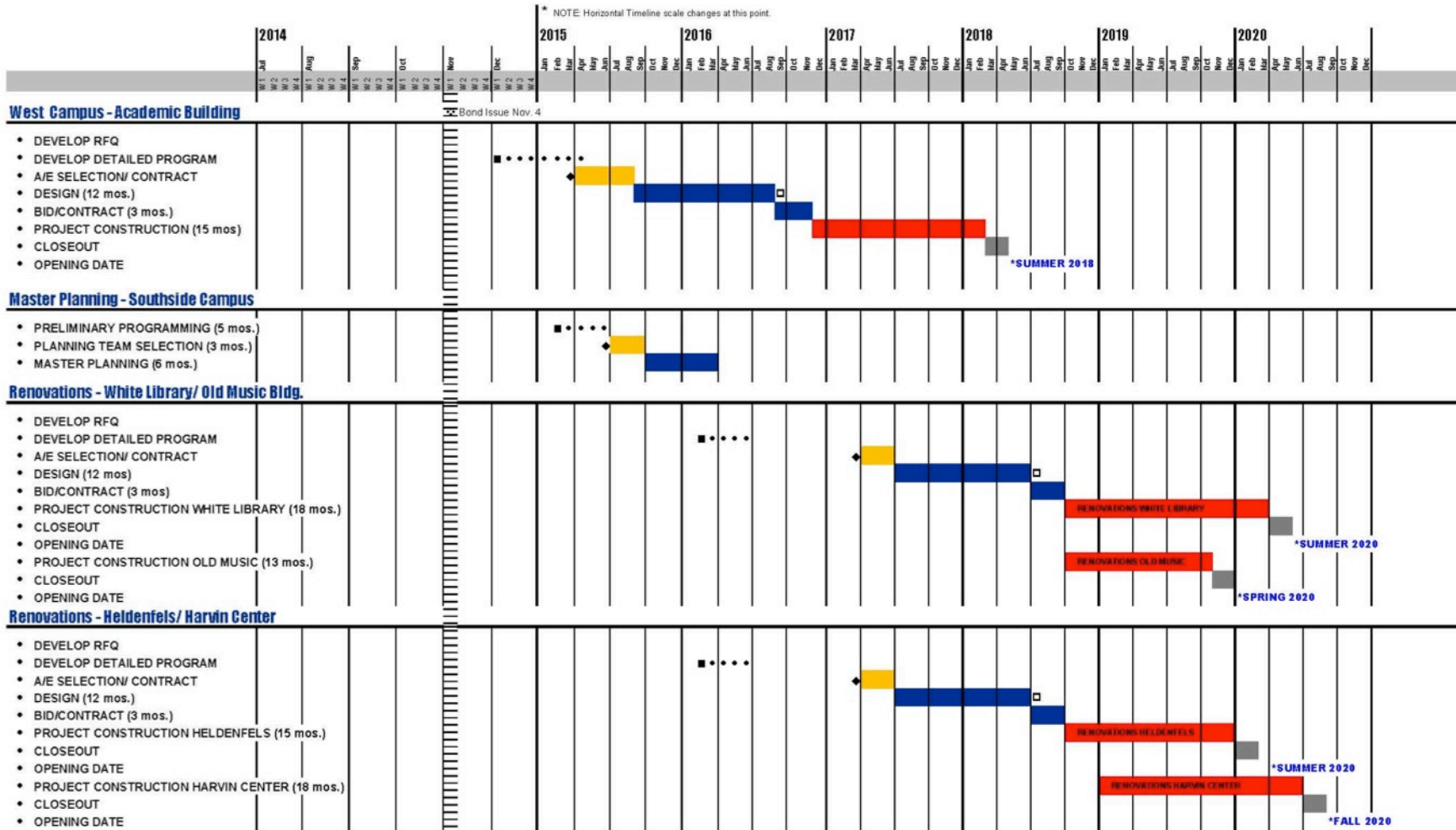


December 9, 2014

Coordinating Architect / Building Program Managers



PRELIMINARY PROJECT SCHEDULE - Part2



PRELIMINARY PROJECT SCHEDULE – Part 3

