



## Delta College Board of Trustees Agenda Item

### Agenda Item Details

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| Meeting            | Sep 15, 2015 - Regular Meeting of the Board of Trustees   |
| Category           | 9. Non-Consent Agenda - Action Items  |
| Subject            | J. Request to Authorize the Creation and Funding of a "Facilities Master Planning Project" and to Authorize Contract Negotiations for Architectural Services to Develop the Campus & Facilities Master Planning Services  |
| Type               | Action, Non-Con   |
| Fiscal Impact      | Yes   |
| Dollar Amount      | 500,000.00  |
| Budgeted           | No  |
| Budget Source      | Measure L Bond Funds  |
| Recommended Action | <p>The administration recommends that the Board of Trustees authorize the following actions:</p> <p>A. Authorize the creation of a new bond project entitled "Facilities Master Planning (FMP) Project" using Measure L Bond funds with an initial budget of \$500,000 from bond program contingency.</p> <p>B. Authorize negotiations with the top-ranked qualified architectural firm Gensler/LDA to provide the services to develop the campus and facilities master planning and possibly other capital planning and design services, per the Request for Qualification (RFQ) LA-RFQ-51.</p> <p>C. Authorize the Superintendent/President or authorized designee to execute the final agreement following successful negotiations.</p> <p>D. Qualify the other two (2) firms that were interviewed to provide services for the District for projects as needed.</p> |
| Goals              | <p>Strategic Goal 4 - In order to improve the effectiveness of college operations, develop and implement a communication plan that provides regular, timely, open, and transparent communication among all internal and external stakeholders.</p> <p>Strategic Goal 3 - In order to provide adequate facilities, update the Facilities Master Plan and complete the remaining Measure L Bond projects in a timely manner.</p>  |

The District recently updated its Educational Master Plan (EMP), which is currently in draft form. The Facilities Master Plan (FMP) will build on the momentum of the academic vision in the draft EMP and help guide the development of the facilities and a campus to support the continuing drive for excellence and community engagement over the next 10 to 15 years.

The District is now ready to move to the next level of planning, which will examine the potential of additional academic program development, growth, and capital development. The District's embedded tradition of shared governance and decision-making remains solid and will be an important factor in the development of the Facilities Master Plan, which when combined with the Educational Master Plan will comprise the District's complete

Educational Master Plan. The District is hopeful that the proposed planning process will lead to a future successful general obligation facilities bond measure as well as State capital outlay funding to meet the identified facility needs.

It is expected that the FMP will consider long-range program development, growth, and capital plans for the existing main campus and educational center, as well as potential expansion of the College with the addition of an educational center in northern San Joaquin County (i.e., the "North County Education Center" or NCC). The FMP will include a review of the educational program plans, potential for maximum growth at build-out for the main campus, and a capital program that will identify preferred land use, potential building sites, circulation plans, as well as capacity and massing plans to support the academic program needs of the District. For the North County Educational Center, the Architectural firm will consider the educational program and develop the site development master plan for this new educational center, should it come to fruition. Similar considerations for a more permanent presence at the South Campus at Mountain House would be addressed in the FMP. Additionally, the FMP will consider how to expand on the District's environmental sustainability efforts.

Facilities Master Planning will entail an overall understanding of the District's facilities needs based on a variety of inputs including but not necessarily limited to: review of the 2014/2015 Draft Educational Master Plan; "Visioning Sessions" and other similar work sessions with defined committees; review and analyses of other existing documents; site tours; a land use map of potential satellite and/or new educational center locations and a discussion of transportation needs and other student services associated with these locations and the main campus; as well as initial understanding of the potential other synergistic developments. The Facilities Master Planning will also involve review and an update to the District's Americans with Disabilities Act (ADA) Transition Plan.

The EMP, including the Academic Master Plan and the Facilities Master Plan, once approved by the District's Board of Trustees, will be the key impetus to a potential Bond Measure in 2018 or later.

The purpose of this Board item is to authorize:

- 1) Staff to create a new bond project entitled, "Facilities Master Planning (FMP)" Project using, and to use \$500,000 of funding from Measure L Bond Program Contingency to establish the budget for the project. These funds have been earmarked for this purpose by the Bond Program Team since Fall 2014, when the Educational Master Plan update was underway. The FMP Project is not anticipated to require all of this budget, and any additional funding will be returned to bond program contingency.
- 2) Staff to enter into contract negotiations with the top ranked architectural firm, Gensler/LDA, to develop the campus and facilities master planning and possibly other capital planning and design services.
- 3) Authorize Superintendent Dr. Hart to execute the contract following successful negotiations, with the contract being ratified via consent agenda at a future Board of Trustees' meeting.

The RFQ was widely advertised in the local newspaper and was sent to approximately sixty (60) various architectural firms, including distribution outlets for professional services and on the Purchasing Department's web page. A total of five (5) firms submitted respective Statement of Qualifications (SOQ's) as follows:

|   | Firm & City                         |
|---|-------------------------------------|
| 1 | Gensler/LDA, San Francisco/Stockton |
| 2 | LPA, Sacramento                     |
| 3 | Lionakis, Sacramento                |
| 4 | Steinberg, San Jose                 |

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| 5 | tBP, Concord |
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The SOQ's were reviewed for minimum qualifications and the following three (3) firms were prequalified (shortlisted) on their related experience:

|   | Firm & City                         |
|---|-------------------------------------|
| 1 | Gensler/LDA, San Francisco/Stockton |
| 2 | Steinberg, San Jose                 |
| 3 | tBP, Concord                        |

Interviews were held August 25 and 26, 2015, by a twelve (12) member selection committee, composed of shared governance representatives, members of the Executive Leadership Team, direct end-users and the Director of Purchasing and Contact Services.

The committee ranked the firms in the following order based on the interview presentation including project approach, responses to interview questions, and the team's experience with specific facility master projects.

| Ranking | Firm & City                         |
|---------|-------------------------------------|
| #1      | Gensler/LDA, San Francisco/Stockton |
| #2      | Steinberg, San Jose                 |
| #3      | tBP, Concord                        |

Per Government Code 4526, the process to select professional firms for construction-related services must be based on a competitive qualification process. The final selection is based on demonstrated competence, related experience, and not price. It is recommended to authorize staff to begin negotiations with the No. 1 ranked firm first. If negotiations are not successful, staff will cease those negotiations and will initiate negotiations with the No. 2 ranked firm, and so on until a successful negotiation is reached.

**Materials related to an item on this Agenda submitted to the Board of Trustees after distribution of the agenda packet are available for public inspection in the Office of the Superintendent/President in the Administration Building, Room 103, 5151 Pacific Avenue, Stockton, CA.**