



A/E Orientation Meeting

Capital Planning, Design and Construction

Ventura County Community College District
December 18, 2003



Agenda

- Bond Measure “S”
- Master Plans
- Facility Projects
- Organization, Roles, Responsibilities
- State Capital Outlay and DSA
- A/E Selection Process
- Contract
- Questions & Answers



Bond Measure "S"

- Approved March 2002 by the citizens of Ventura County
- Bonds totaling \$356.3 million for construction and rehabilitation of facilities on the three community college campuses and the Camarillo site.

Bond Measure



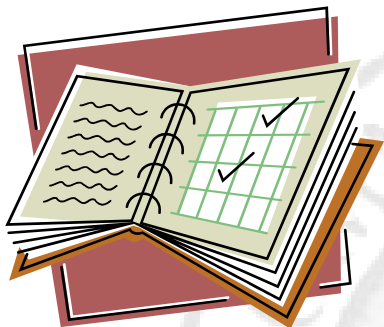


Bond Measure “S”

- Camarillo Site: \$23.9 million
 - A/E already selected
- Moorpark College: \$104.2 million
- Oxnard College: \$110.9 million
- Ventura College: \$117.2 million



Roll-Out Schedule



Bond Issues

Draft Conceptual Schedule

2002 2003 2004 2005 2006 2007



“A”



“B”



“C”



“D”

Assessment/Planning

Fast Track Projects

Phase 1 Projects

Phase 2 Projects

Phase 3 Projects



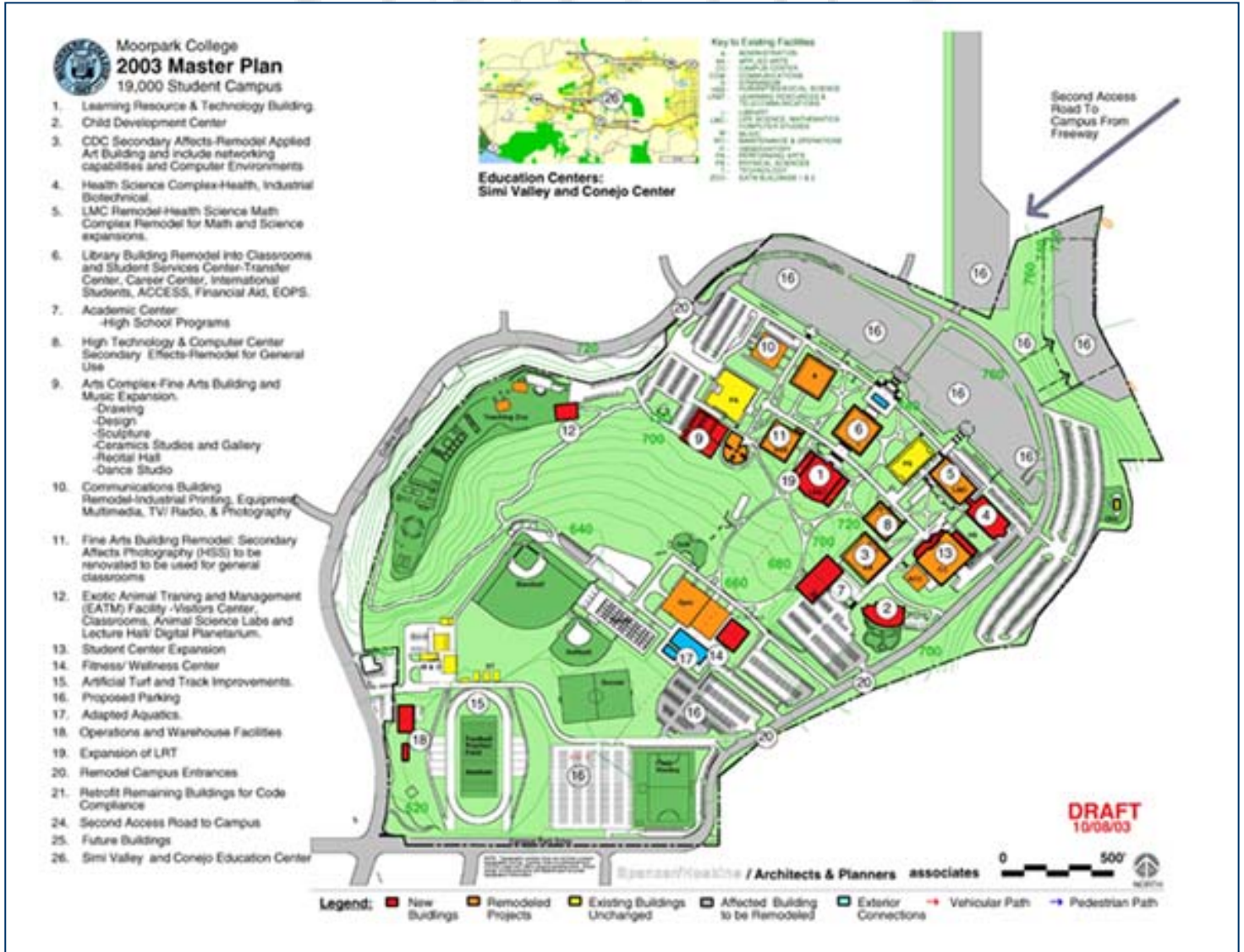


Capital Program Phasing

- Phase I Projects: Independent of EIR
 - \$ 80 Million Underway
- Phase II Projects: Dependent on EIR
 - Defined by Project Definition Reports
 - \$120 Million Budgeted
- Phase III Projects: Dependent on available funding
 - To be determined



Moorpark College Master Plan as of October 2003



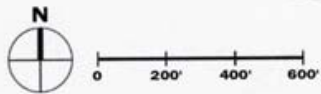
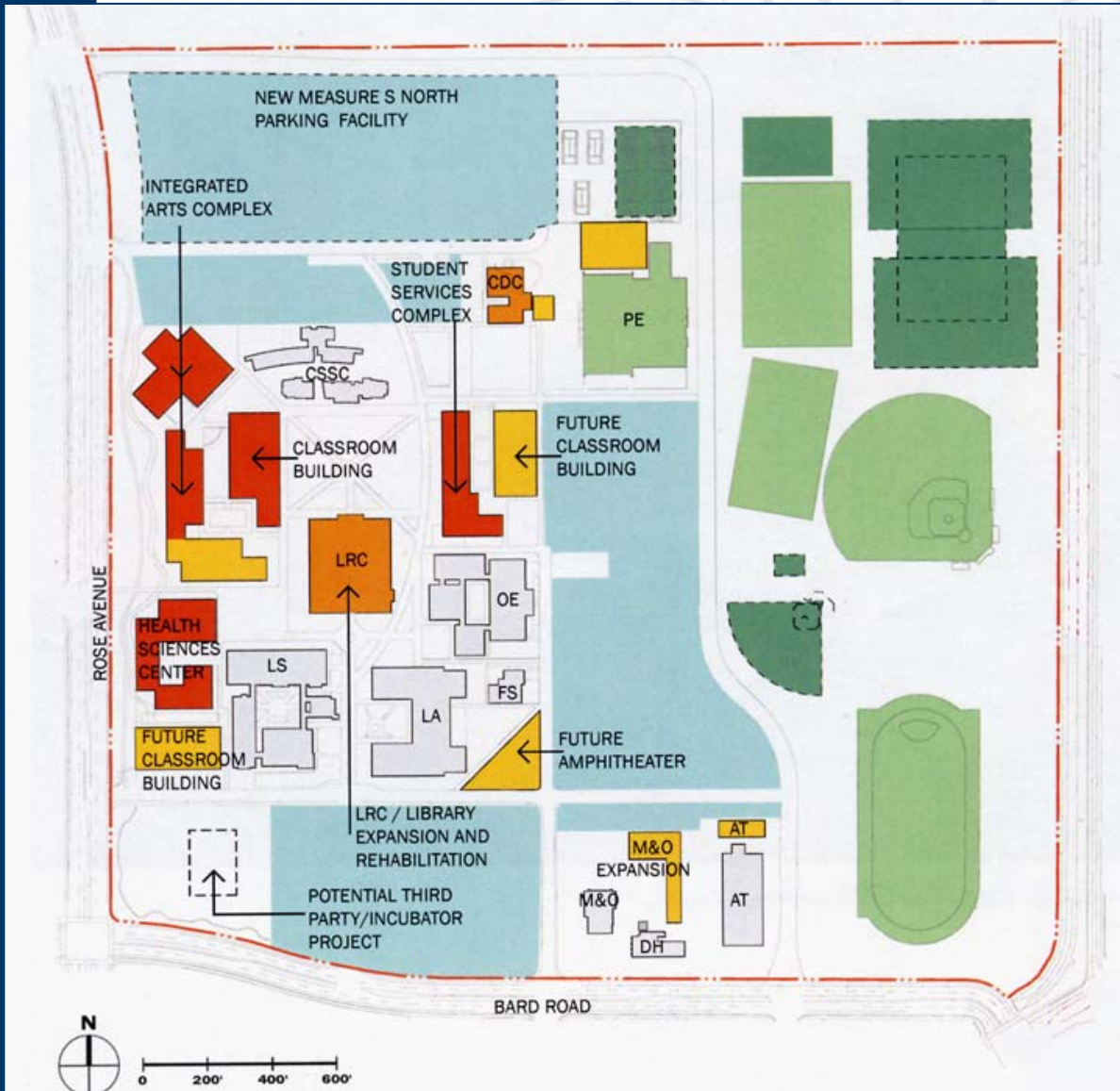


Moorpark College Phase 2 Projects

- New Academic Center + Moorpark High School
- New Exotic Animal Training and Management (EATM) Facility
- P.E. Facilities Expansion and Renovation
- New Health Sciences
- New (Studio and Music) Arts Complex + Renovation
- Library Renovation
- Student Union Expansion and Renovation



Oxnard College Master Plan as of October 2003



EXISTING CAMPUS BUILDINGS	
MEASURE S BUILDING PROJECTS	
MEASURE S RENOVATION PROJECTS	
FUTURE BUILDING PROJECTS	
PARKING FACILITIES	
PLAYFIELD / PE REHABILITATION	
LONGTERM PLAYFIELD / PE FACILITIES	



Oxnard College Phase 2 Projects

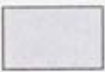
- Arts Center: Performing & Digital Arts
- Student Services Center
 - Bookstore Renovation and Expansion
- Classroom Building
- Health Sciences Center
- Library Renovation Due Diligence Study
 - Library Renovation



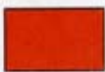
Ventura College Master Plan as of October 2003



EXISTING CAMPUS BUILDINGS



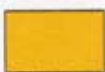
MEASURE S BUILDING PROJECTS



MEASURE S RENOVATION PROJECTS



FUTURE BUILDING PROJECTS





Ventura College Phase 2 Projects

- Advanced Technology/General Purpose Classroom/Health Sciences Complex
- Building G (Performing Arts) Due Diligence Study
 - Renovation & Expansion
- Sciences and Arts Center
- Storage Warehouse



VCCCD Capital Program Organization

- Board of Trustees
- BOT: Construction Subcommittee
- Chancellor
- College Presidents & Committees
- Bond Program Director
- VCCCD Director of Facilities
- The JCM Group



Board of Trustees

- Legal owner
- Policy-makers
- Contract Approvals
- Consultant Appointments
- Accountable to Citizen's Oversight Committee



Construction Subcommittee

- Subcommittee of the Board
- Review
 - Contracts
 - Change orders
- Interviews Consultants
- Recommends to Board



Chancellor

- Overall administration
- Financial controls
- Contract terms
- Capital and operating procedures



College Presidents & Committees

- Integration of Educational Plan with Campus Plan
- Design guidelines
- Campus phasing
- Program criteria
- User input



Program Director

- Oversight of Bond Measure “S”
- Liaison to District Administration, Board of Trustees, Citizen’s Oversight Committee
- Program Design
- Policy, Procedures, Administration



VCCCD Director of Facilities State Capital Outlay and DSA

- State-wide Chancellor's Office
- Final Project Proposals (FPP)
- Funding and design approvals
- Division of State Architect



The JCM Group

- Integrated Program Management
 - Save time, \$, efficiency
 - PM/CM on site, administered centrally
- Assessment and planning
- Pre-Construction services
- Design Management
- Construction Management
- Budget, Schedule Controls



A/E Selection Process

1. Screen qualifications/Identify 10 firms for each project (CPDC, JCM)
2. Refine list of firms from 10 to 5 or 6 (College, CPDC, JCM)
3. Interview short-list of firms (College, CPDC, JCM)
4. Propose min. 2, max. 3 for each project (College, CPDC, JCM)



A/E Selection Process

5. Interview nominated firms (Board Construction Subcommittee)
6. Propose firm to Board (Board Construction Subcommittee)
7. Approve selected firm (Full Board)

Objective: First A/E Firms under contract, ready to start work March 2004.



Criteria for A/E Selection

- Relevant Experience
- Project Manager/Team
- Scope/Budget/Schedule Controls
- Document Quality
- Local Partnering/Subconsultant Participation
- References (Client, Contractor)



Contract

- Fees within State guidelines
 - 8% new construction, 10% renovation
 - No reimbursement for out-of-town travel
- Standardized Agreement
- Different from former contract
 - Fixed Price
 - Accountable for construction cost
 - Design within Budget
 - Defined Deliverables
- Possibility of Multiple Prime Contracts
- Form of Agreement to be posted on Web





What does “greater accountability for construction costs” mean?

Historically the District has not held the A/E Team accountable. For this Capital Program, A/E Teams will be accountable to design within 10% of construction budget.



How many construction projects will use multiple prime contracts?

Because of the additional bid packages that may be required, will this change the A/E fee?

It has not been conclusively determined if multiple prime is legal vis-à-vis Public Contracting Code. If a project can and should be delivered using multiple prime contracts, and additional work is required, the A/E fee will be subject to negotiation.



May A/E firms resubmit their qualifications as part of a joint venture or in association with local or other firms?

Yes. Revised or augmented qualifications may be submitted until January 5, 2004, 12:00 PM. Direct all submittals to:

VCCCD Capital Planning, Design and Construction
333 Skyway Drive
Camarillo, CA 93010
Attn: Ms. Diane Stephens



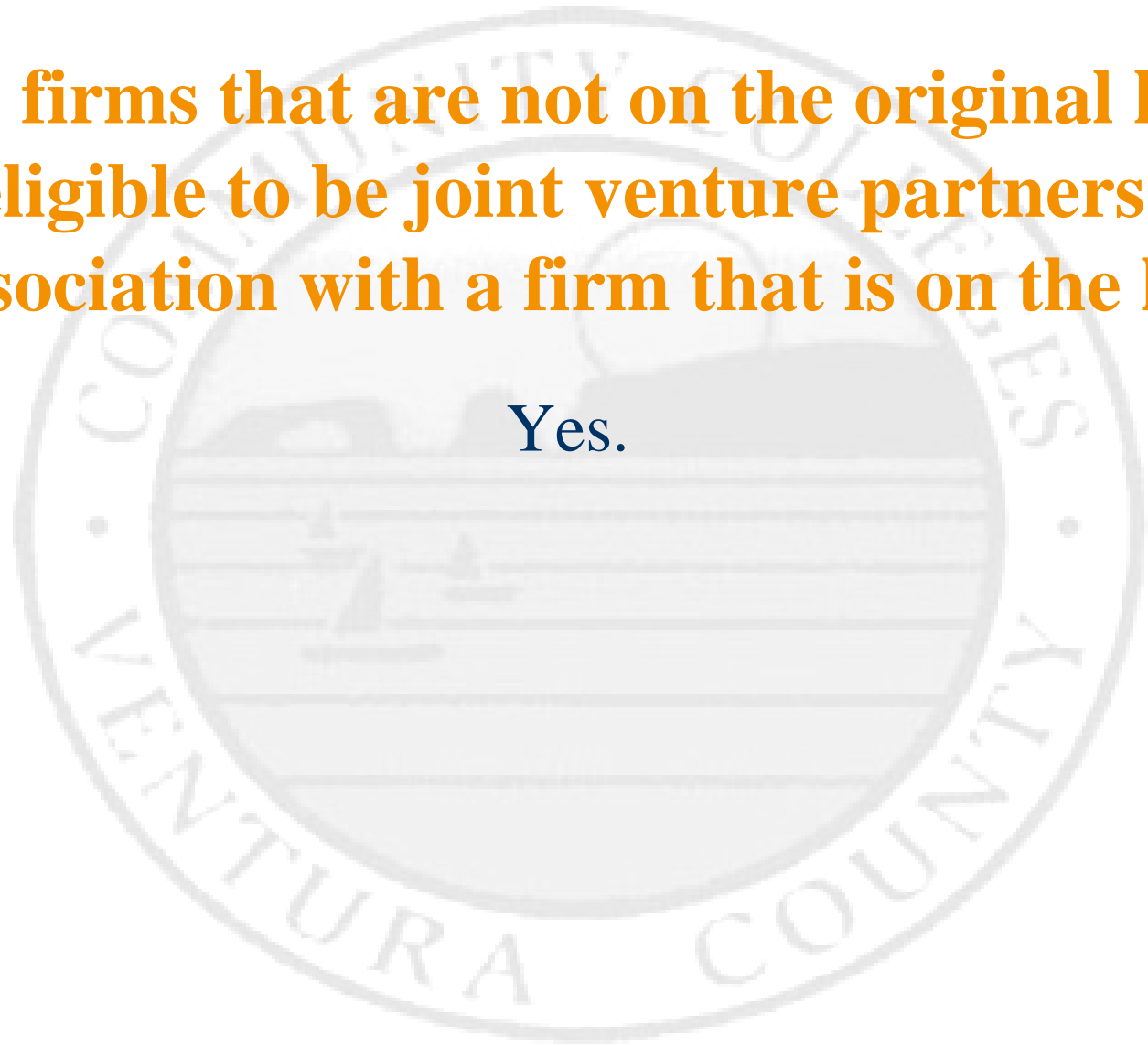
How important is being local to being selected?

The Board of Trustees has stated that they would like Ventura County consultants and contractors that supported passage of Bond Measure S, and are paying property taxes which finance the Bond, to be well represented. This can be done either as joint ventures, associations, or through sub-consultants. Though this provision has not been essential for Phase 1 A/E teams to be selected, it is none-the-less encouraged.



Are firms that are not on the original list of 85 eligible to be joint venture partners or in association with a firm that is on the list?

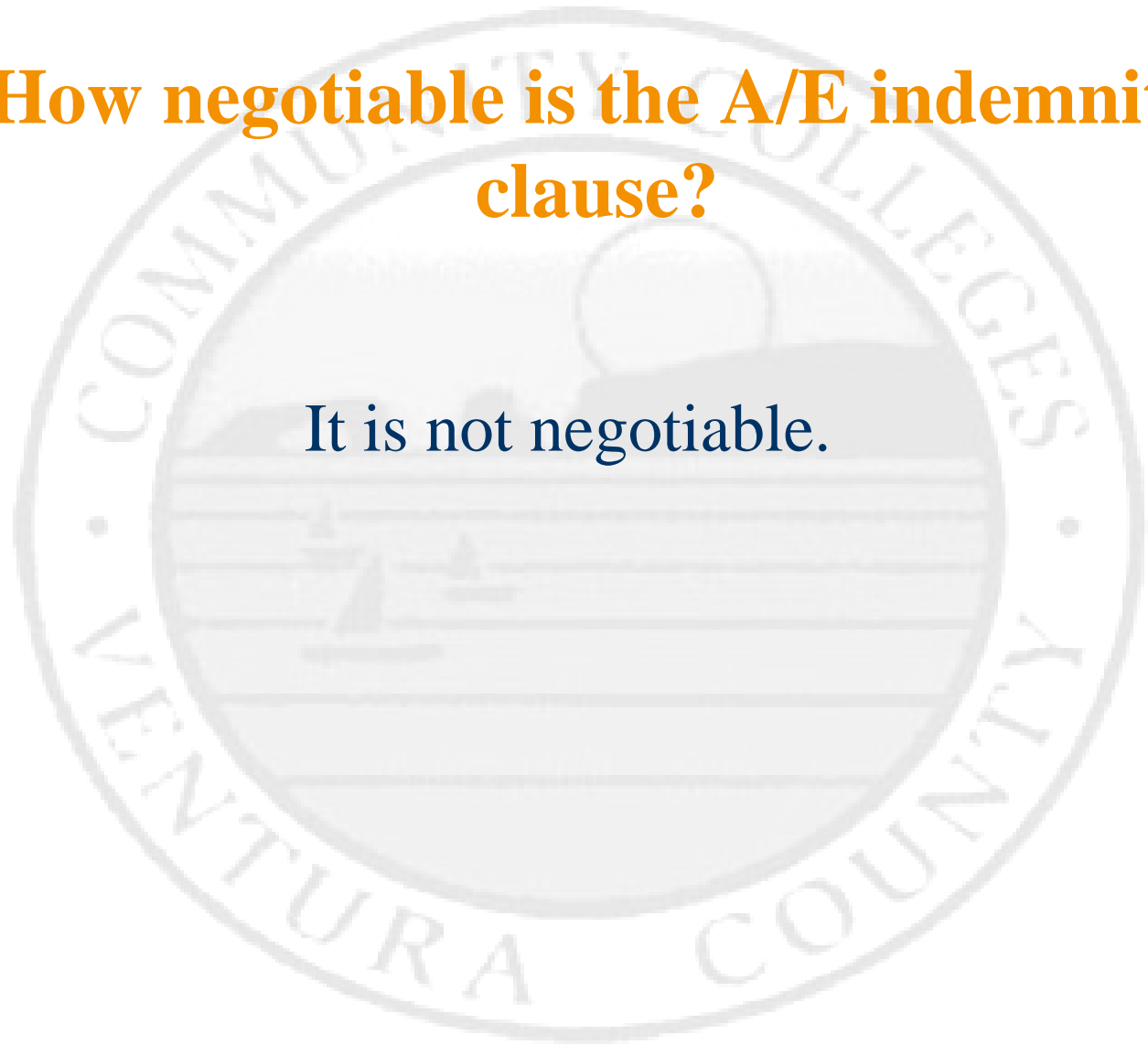
Yes.





How negotiable is the A/E indemnity clause?

It is not negotiable.





How important is sustainable design to VCCCD, the Colleges, selection?

While each college has expressed an interest in sustainable design, and has master plan guidelines regarding sustainable design, there is no District nor college policy that specifically mandates or seeks LEED or CHPS compliance or certification.



Do A/E fees include a provision for program development?

Project Definition Reports have been developed, approved, and posted on the VCCCD website. These documents describe the programmatic basis, space requirements and budget for each project. Each A/E firm will use them as a jumping off point for design. Deviation from the Project Definition Report scope will be strongly discouraged.



Which DSA office has VCCCD been working with?

Los Angeles, principally with structural engineering
reviewer Shaf Ulah.