



Facilities Planning & Development

LEAP²

March 25, 2011

So, How Does a Building Get Built?

- Planning - Educational Master Plan
- Planning - Facilities Master Plan
- Planning - Prioritizing Need
- Planning - Identify Funding
- Planning - Define Project Scope
- Planning - Select Project Team
- BUILD!

Educational Master Plan

- Current and Future Needs
- 1, 3, 5 and 10-year projections for instructional demand
- Growth projections: State and District
- Local community and business needs
- Note: The Past is the Past!

Facilities Master Plan

- Assemble the needs of the Instructional demand
- Compile the existing space and use information
- Compare space utilization: existing vs. requested future space
- Create new space based on new demand
- Expose existing space (vacated into new or relocated space) for re-utilization to meet future demand (Secondary Effects)
- Compile above analyses into comprehensive Capital Building document

Prioritizing Need

- Health and Safety (Category A projects)
- Increase Instructional Capacity (Category B projects)
- Modernize Instructional Space (Category C projects)
- Complete the Campus (Category D projects)
- Increase Support Services Capacity (Category E projects)
- Modernize Support Services Space (Category F projects)

Prioritizing Need (cont.)

- State funding formula for available Bond funds:
 - No more than 50% for Category A projects;
 - Up to 50% of remaining (after Category A has been fulfilled) funding for Category B projects;
 - Up to 25% of remaining (after Category A has been fulfilled) funding for Category C projects;
 - Up to 15% of remaining (after Category A has been fulfilled) funding for Category D projects;
 - Up to 5% of remaining (after Category A has been fulfilled) funding for Category E projects;
 - Up to 5% of remaining (after Category A has been fulfilled) funding for Category F projects.
 - Note: D, E and F funding may be combined if needed to fully fund a project.

Identify Funding

- State funds?
- Local funds?
- Combination of State and Local funds?
- Grants?
- Fundraising?
- Partnerships?
- Assume long-term debt?
- Asset-generating?

Define Project Scope

- Re-assess (from an Instructional perspective) the project as submitted in the E&FMP
- Update current physical capacity
- Calculate effect of proposed project on future projects
- Submit Initial and Final Project Proposals to State
- Verify that the final design meets all capacity and financial criteria of Final Project Proposal

Select Project Team

- After State approval, assemble design Team: Architect, User Group and Facilities
- Design the project, obtaining necessary Agency approvals as required (Chancellor's Office and DSA)
- Verify (again) that the final project meets the pre approved parameters for space and budget

Build It!

- Select method of construction delivery: Low Bid, sole Contractor, Multiple Prime (Construction Management), Design/Build
- Select appropriate Consultant
- Package the project for bidding
- Bid
- Evaluate Bids
- Confirm that the Bids do not exceed the project budget; if not, modify project (not scope!) to meet budget constraints
- Board-approve contracts
- Break ground
- Cut the Ribbon!