

ATTACHMENT A GENERAL PROJECT INFORMATION

INTRODUCTION

The Witch Creek Fire of 2007 destroyed 20 residences and 2 administrative buildings at the County's San Pasqual Academy located southeast of Escondido. Planning for the reconstruction of these facilities presents an opportunity to refine the San Pasqual Academy Visionary Plan master plan in light of experience gained in seven years of operations for potential improvements in campus organization and in siting for fire protection. San Pasqual Academy is a resident educational campus for some 180 foster youth providing year-round education, sports & recreation activities, and career, technical and agricultural training.

The purpose of this contract is to provide professional planning services to the County of San Diego (County) Department of General Services Project Management Division in support of San Pasqual Academy Reconstruction Development Planning. The consultant shall have staff qualified to translate stakeholder experience and vision, campus site attributes, Major Use Permit conditions and Code requirements into programmatic criteria for the reconstruction. The selected firm will be precluded from participating with a design-build entity if the project proceeds as a design-build implementation.

An architect has been retained to design the replacement East Administration Center, and will participate in planning sessions.

SCOPE OF WORK

The selected planning consultant will work with San Pasqual Academy program staff, the County Health & Human Services Agency and Department of General Services to develop siting and building design guidelines for the reconstruction of replacement residential dwelling units and East Administration Center at the San Pasqual Academy. The Planning Consultant will complete the following tasks:

San Pasqual Academy Reconstruction Development Plan. A schematic site plan and configuration parameters for residential dwelling units and East Administration Center will be prepared from interviews with stakeholders, using as a reference the boundaries, goals and objectives, and other parameters identified in the San Pasqual Academy Visionary Plan, and data provided by the County. This "San Pasqual Academy Reconstruction Development Plan" should contain an analysis of alternatives and identification for potential future development. This will include a discussion and schematic illustration(s) of the advantages and disadvantages of each alternative.

Infrastructure and site improvements. Roads and utility infrastructure and site improvements necessary to accommodate the proposed site development plan will be presented. This will encompass such elements as storm water containment and mitigation, internal circulation modifications and improvements, landscaping, hardscape,

utility additions, and possible demolition of existing obsolete or underutilized facilities. Potential site reconfigurations may also be developed in the alternative studies.

Building and Construction Specifications. The “San Pasqual Academy Reconstruction Development Plan” shall contain a “Basis of Design” description of building materials including “shelter in place” construction parameters to mitigate potential damage in a future fire. Building characteristics and specifications are to be sufficient to be incorporated in a design-build Request for Proposals (RFP).

Planning Consistency Analysis. The Planning consultant will prepare the “San Pasqual Academy Reconstruction Development Plan” within the context of the San Pasqual Academy Visionary Plan, Major Use Permit and Environmental Impact Report. Significant input to this analysis will be provided by the County Health and Human Services Agency and the Department of General Services.

Cost Estimates. The consultant shall prepare concept construction and project cost estimates for the San Pasqual Academy Reconstruction Development Plan encompassing potential costs and benefits of construction alternatives to mitigate or reduce future maintenance and operational costs for these facilities.

Request for Proposal Assistance. The consultant will assist in preparing the project requirements to be incorporated in the RFP and provide technical support for the evaluation of RFP responses.

EVALUATION CRITERIA IN PRIORITY ORDER

The following priority order will be used to evaluate pre-qualified submittals:

1. Experience of the firm members assigned to this project with master planning, design and implementation of educational/multi-functional campus design projects. Indicate how the projects involved multiple stakeholders, entitlement, environmental/terrain constraints, fire prone location, and infrastructure replacement/upgrade issues. Projects completed within the last five years, quality of work, and compliance with performance schedules and standards are important. Preference given to projects located in San Diego County.
2. Experience of the firm members assigned to this project with leading and facilitating planning and design workshops/charettes with stakeholders, members of the community and agency staff.
3. Experience of the firm members assigned to this project with processing Major Use Permits, Minor Use Permits, Conditional Use Permits within the County of San Diego and with the County of San Diego Department of Planning and Land Use.

4. Resumes and experience of the firm members assigned to this project; licensure with California State Board of Registration for all specialties where appropriate; longevity of project staff with the firm or in the discipline.
5. Experience and Availability of Building Information Modeling (BIM) system.
6. Cost estimating.
7. Experience of the firm members assigned to this project with coordinating disciplines such as landscape, architectural, civil, structural, mechanical, electrical, plumbing, and low voltage security/alarm.
8. Location of the firm relative to where project services are performed and / or pertinent knowledge of San Diego County and the San Pasqual area.
9. Disabled Veteran Business Enterprises (DVBE) and small business enterprise status/participation.

The maximum points attainable are 100. **Attachment B Evaluation Criteria in Priority Order** is provided as a sample score sheet with maximum points possible for each criterion.

SUBMITTAL REQUIREMENTS

Arrange these required elements in the following order:

1. Organization chart of the project team assigned to this project with specific staff assignments.
2. A completed Standard Form 330.
3. Detailed resumes of individuals assigned as project planners, architects, engineers or project managers that demonstrates experience addressed in the above Evaluation Criteria, if not detailed in the Standard Form 330.
4. Project description of three (3) applicable projects with photos or documents that demonstrate elements addressed in the above Evaluation Criteria, if not detailed in the Standard Form 330.

Statements must have the above-required items to be deemed responsive.

SAMPLE CONTRACT

A sample contract and exhibits are provided in Attachment C as follows:

C-1 Sample Contract

C-2 Sample Exhibit B Insurance and Bonding Requirements

C-3 Sample Exhibit C Payment Terms