RFQ&P Development Master Planning Consultant Services
Pre-Submittal Session - November 22, 2013

Presented by:
Brandy K. D’Lena, District Executive Director, Facilities, Planning & Purchasing
Dr. Randy W. Peebles, Associate Vice Chancellor, Economic Development
Jeremy Krout, Environment | Planning | Development Solutions, Inc.
Nader Shah, Hudson Pacific Properties, Inc.
Overview of Today’s Presentation

Four key areas we will cover:

Planning Documents and Processes

Snap Shot of Today

District wide efforts to expand & update CTE

Next Steps
Preparing the ATEP site for construction and partners
Land Use Planning

Revised land use plan may include:

- ATEP Development Master Plan for land use and development
- Building standards
- College site designation options
- Education partner site locations
- Commercial and business site locations
- Other revised planning details
ATEP Development Master Plan

- Land use
- Landscaping
- Sustainability
- Circulation
- Infrastructure

Development Master Plan for Land Use and Development

Design Guidelines & Regulations
- Design Concept
- General Development
- Signage
- Building heights

- Colleges
- Education Partners
- Commercial & Business

Site Locations
Mission

The Advanced Technology & Education Park (ATEP) will be a premier economic and workforce development site for the region.

Vision

The Advanced Technology & Education Park (ATEP) provides development opportunities for Irvine Valley College and Saddleback College as well as land use partners to support community, business and industry workforce development needs.
California Community Colleges

Statewide system of higher ed

- 4 districts
- 2 colleges
- 72 districts

Statewide initiatives

- Career Technical Education
- Economic and Workforce Development
- AA Degree, Certificate & Transfer

Statewide system of higher ed
<table>
<thead>
<tr>
<th>District</th>
<th>Service Area in Square Miles</th>
<th>% of Square Mile Area</th>
<th>Service Area Population</th>
<th>Headcount</th>
<th>FTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Orange County CCD</td>
<td>382</td>
<td>45%</td>
<td>900,000</td>
<td>43,834</td>
<td>25,000</td>
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<tr>
<td>North Orange County CCD</td>
<td>155</td>
<td>18%</td>
<td>1,000,000</td>
<td>83,799</td>
<td>34,697</td>
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<tr>
<td>Rancho Santiago CCD</td>
<td>193</td>
<td>23%</td>
<td>700,000</td>
<td>50,223</td>
<td>34,310</td>
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<tr>
<td>Coast CCD</td>
<td>105</td>
<td>13%</td>
<td>767,000</td>
<td>50,799</td>
<td>39,084</td>
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</table>
Center for Innovation in Healthcare Education

Patient Care Units
Emergency Services
Clinical Services
Saddleback College
Healthcare in
Center for Innovation
Education
Assessment & Training
Patient Services
Medical Records

Programs Approved by Board of Trustees Feb 2012
Manufacturers and Suppliers

• Hospital equipment, beds, intravenous pumps
• Hospital products
• Medication dispensing systems
• Clinical lab & biotech companies
• High fidelity simulators
• AV systems for recording & debriefing simulations

Software Companies

• Patient care simulations
• Electronic health records
• Lab simulations
• Medication management
• Sign language education
• Virtual professional environments
Multimedia Technology
- Electrical Technology and Resource Management
- Applied Technology
- Administration of Justice
- Business Management

Programs Approved by Board of Trustees Feb 2012
Potential Partners

- Multimedia Technology
- Electrical Technology and Resource Management
- Applied Technology
- Business Management
- Administration of Justice

IVC
Irvine Valley College
Next Steps:

- On site development - demolition and roadway construction
- Exploration for external funding
- Colleges academic program planning and program partners exploration
- Seek site ground lease partners
Buildable Space Limits/Options

• Development Agreement Fixes Entitlement
• Two Set Limits on Types of Use:
  1. 100% Education Use @ 1,710,780 sf
  2. Mixed Use Option @ 1,087,970 sf
     • 51% Education Use @ 554,870 sf
     • 49% Commercial Use @ 533,100 sf
• Ideal Mix Option (between above limits)
  A district and consultant derived “ideal mix” of education and non-education land use mix that is within the designated development limitations
Request for Qualification & Proposals Submittal Schedule

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td>RFQ&amp;P - 1st Advertisement</td>
<td>November 5, 2013</td>
</tr>
<tr>
<td>RFQ&amp;P - 2nd Advertisement</td>
<td>November 12, 2013</td>
</tr>
<tr>
<td>Deadline email confirmation of interest</td>
<td>November 13, 2013</td>
</tr>
<tr>
<td>Deadline for written questions</td>
<td>December 5, 2013</td>
</tr>
<tr>
<td>Last addendum (if any)</td>
<td>December 6, 2:00 PM</td>
</tr>
<tr>
<td><strong>Deadline for RFQ&amp;P Submittal</strong></td>
<td><strong>December 10, 2:00 PM</strong></td>
</tr>
<tr>
<td>Interviews</td>
<td>January 9 and/or 10, 2013</td>
</tr>
<tr>
<td>Complete Board Agenda</td>
<td>January 29, 2013</td>
</tr>
<tr>
<td>Board Meeting Date</td>
<td>February 24, 2013</td>
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Development Master Planning Consultant – Qualification Matrix

NOTE: Include a copy of this Matrix (Exhibit E) with highlighted cells filled in behind Summary in Tab 3

<table>
<thead>
<tr>
<th>Reviewer Firm</th>
<th>Location</th>
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<tbody>
<tr>
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<td></td>
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NOTE: Firm to validate quantities listed on this sheet with supporting documentation in appropriate proposal tab sections.

<table>
<thead>
<tr>
<th>TAB</th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td>Cover Letter - Professional / Format / Signed.</td>
</tr>
<tr>
<td>2</td>
<td>Table of Contents - Correct &amp; Professional</td>
</tr>
<tr>
<td>3</td>
<td>Executive Summary - professional - coherent - relevant - concise</td>
</tr>
<tr>
<td>4</td>
<td>Experience</td>
</tr>
<tr>
<td></td>
<td>Years in business (min 3)</td>
</tr>
<tr>
<td></td>
<td>Location - proximity to campuses</td>
</tr>
<tr>
<td></td>
<td>Number of Projects in past 5 years Other K-12 Community College</td>
</tr>
<tr>
<td></td>
<td>Development Plans specific to Education</td>
</tr>
<tr>
<td></td>
<td>Development Plans specific to Commercial</td>
</tr>
<tr>
<td></td>
<td>Development Plans: Combo Education &amp; Commercial</td>
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<tr>
<td></td>
<td>Number of Contract terminations in last 5 years</td>
</tr>
<tr>
<td></td>
<td>Number of Mediation / Litigation in last 5 years</td>
</tr>
<tr>
<td>5</td>
<td>Personnel</td>
</tr>
<tr>
<td></td>
<td>Number of in-house staff &gt; 5 years experience</td>
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<tr>
<td>6</td>
<td>Scope of Work</td>
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<td></td>
<td>Quality Control - Process, etc.</td>
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<td>8</td>
<td>Additional Data re. Company</td>
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<tr>
<td></td>
<td>Other</td>
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<tr>
<td>9</td>
<td>Fee Proposal Rates - Sealed Envelope</td>
</tr>
<tr>
<td>11</td>
<td>References &amp; Recommendations</td>
</tr>
<tr>
<td></td>
<td>Number of References with phone #s</td>
</tr>
<tr>
<td></td>
<td>Number of Written Recommendations from past clients</td>
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<tr>
<td></td>
<td>Phone Interview results</td>
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<tr>
<td>12</td>
<td>Agreement Review</td>
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<tr>
<td></td>
<td>Review and comments attached</td>
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<tr>
<td>13</td>
<td>Certification signed w correct # of addenda noted</td>
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<thead>
<tr>
<th>Sub Total</th>
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<tbody>
<tr>
<td>Reviewer - Overall Impression re Proposal and Firm</td>
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<tr>
<td>Total</td>
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REQUEST FOR QUALIFICATIONS AND PROPOSALS - DEVELOPMENT MASTER PLANNING SERVICES, ADVANCED TECHNOLOGY & EDUCATION PARK

South Orange County Community College District (SOCCCD) is inviting submittals from qualified firms, partnerships, corporations, associations, or professional organizations to provide DEVELOPMENT MASTER PLANNING SERVICES for the Advanced Technology & Education Park. Selection will result in an Agreement expected to provide comprehensive professional services to SOCCCD beginning February 25, 2013.

If you would like to submit a response to this Request for Qualifications and Proposals, please send seven (7) hard copies and one (1) electronic copy of requested materials to:

South Orange County Community College District
Facilities Planning & Purchasing
Health Sciences Building
28000 Marguerite Parkway
Mission Viejo, CA 92692
Attn: Brandye D’Lena

Questions regarding this RFQ&P may be directed to Brandye K. D’Lena, Executive Director of Facilities, Planning & Purchasing, at (949) 582-4678 or via email at bdlena@socccd.edu.

The District may modify the RFQ&P prior to the deadline for submittals by issuance of an electronic addendum on the district bid website. Firms/Individuals (Firm) may confirm an interest in providing a submittal by emailing bdlena@socccd.edu. Acknowledging Firms may receive addenda information if any is provided as well as have access to this information via the website.

All responses must be received by mail, recognized carrier or hand delivered by

2:00 PM Tuesday, December 10, 2013