

Request for Proposal: #2026-06

Merced Community College District

**Physical Education Complex Replacement and Pool
Renovation Architectural and Engineering Design
Services**



MERCED
COLLEGE

NOTICE CALLING FOR REQUEST FOR QUALIFICATIONS/ REQUEST FOR PROPOSALS (RFQ/P)

RFP#2026-06 Physical Education Complex Replacement and Pool Renovation Architectural and Engineering Design Services

DISTRICT: MERCED COMMUNITY COLLEGE DISTRICT

NOTICE IS HEREBY GIVEN that the Merced Community College District of Merced County, California, acting by and through its Governing Board, hereinafter referred to as "MCCD," invites qualified firms to submit proposals and qualifications for the following project:

RFP# 2026-06 Physical Education Complex Replacement and Pool Renovation Architectural and Engineering Design Services

Each proposal must conform and be responsive to this invitation, the Information for Bidders, the Specifications, Plans (if any), and all other documents comprising the contract documents.

The District reserves the right to accept or reject any or all proposals, negotiate with any or all responsible firms, and waive any informality in the proposal process.

Proposal Deadline: August 25, 2026 at 2:00 p.m. at the address listed below. MCCD will use the official U.S. time as provided by <https://www.time.gov/> to determine submission timeliness.

For further information, contact:

Email: purchasingbids@mccd.edu

Return Proposals To:

Merced Community College District

ATTN: Janet Pilkington, Director, Purchasing & Risk Management

3600 M Street,

Merced, CA 95348

MERCED COMMUNITY COLLEGE DISTRICT REQUEST FOR PROPOSALS AND QUALIFICATIONS RFP #2026-06

Physical Education Complex Replacement and Pool Renovation Architectural and Engineering Design Services

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I. INTRODUCTION

The Merced Community College District ("District") is soliciting Statements of Qualifications and Proposals from qualified architectural firms and their consultant teams to provide comprehensive architectural, engineering, planning, design, bidding, construction administration, project management support, and post-construction services for the replacement of the Physical Education Complex and renovation of the existing swimming pool at Merced College.

The District intends to select the firm that demonstrates the best overall qualifications, technical expertise, project understanding, team composition, and value to successfully deliver this project.

The selected firm will provide complete professional services from programming through final project closeout.

II. INSTRUCTIONS AND CONDITIONS

- SCHEDULE OF EVENTS

Action

Date/Time

Last Day for Questions/Clarifications

August 10, 2026 @ 2:00 p.m.

Q&A Response

August 13, 2026 @ 2:00 p.m.

Deadline for Receipt of Proposals

August 25, 2026 @ 2:00 p.m.

Interviews (if required)

August 31, 2026 TBD

Board of Trustees Contract Award

September 8, 2026

MERCED COMMUNITY COLLEGE DISTRICT

REQUEST FOR QUALIFICATIONS / REQUEST FOR PROPOSALS (RFQ/P)

ARCHITECTURAL AND ENGINEERING DESIGN SERVICES

Physical Education Complex Replacement and Pool Renovation

Merced College – Merced, California

1. INTRODUCTION

The Merced Community College District ("District") is soliciting Statements of Qualifications and Proposals from qualified architectural firms and their consultant teams to provide comprehensive architectural, engineering, planning, design, bidding, construction administration, project management support, and post-construction services for the replacement of the Physical Education Complex and renovation of the existing swimming pool at Merced College.

The District intends to select the firm that demonstrates the best overall qualifications, technical expertise, project understanding, team composition, and value to successfully deliver this project.

The selected firm will provide complete professional services from programming through final project closeout.

2. PROJECT DESCRIPTION

The Merced Community College District intends to replace the existing Physical Education Complex and renovate the existing aquatic facilities at Merced College through a comprehensive modernization project funded through the California Community Colleges State Capital Outlay Program.

The project includes the demolition and replacement of the existing Physical Education Complex, consisting of:

Building		Constructed	Gross SF	Assignable SF
Gymnasium	1968	30,224	24,369	
Field House	1966	4,466	3,629	
Pool Building	1975	4,222	3,387	

These facilities have exceeded their useful life, have received no significant modernization since original construction, and contain numerous building systems that are obsolete, deteriorated, or no longer adequately support current instructional programs. Facility Condition Index (FCI) evaluations indicate replacement is the most cost-effective long-term solution for the Gymnasium (105%), Field House (109%), and Pool Building (103%).

The project will construct a new approximately 38,900 GSF Physical Education Complex that will provide approximately 32,040 ASF, including:

Approximately 1,200 ASF of office space.

Approximately 30,840 ASF of Physical Education instructional and support space.

The new complex is anticipated to include spaces supporting:

Physical Education instruction

Kinesiology

Intercollegiate Athletics

Adaptive Physical Education

Gymnasium and instructional activity spaces

Weight and fitness training

Sports medicine and athletic training

Faculty and staff offices

Coaches' offices

Team rooms

Locker rooms

Equipment storage

Athletic support spaces

Building support and operational spaces

The aquatic portion of the project includes the renovation of the existing swimming pool and associated pool infrastructure, together with the addition of an adaptive Physical Education pool to better serve instructional programs and improve accessibility for students with disabilities. Renovations are anticipated to include modernization of pool equipment, mechanical and electrical systems, accessibility improvements, pool finishes, deck improvements, and associated site work.

3. PROJECT OBJECTIVES

The District seeks a design team capable of delivering a facility that:

Supports current and future instructional needs

Creates a modern collegiate athletic environment

Maximizes student recruitment and retention

Improves accessibility throughout the complex

Reduces operating and maintenance costs

Incorporates sustainable design principles

Provides flexibility for future program changes

Improves spectator experience where appropriate

Supports community use when appropriate

Integrates with the existing campus architecture and Facilities Master Plan

4. PROJECT BUDGET

The total estimated project budget is **Fifty Million Four Hundred Sixty Thousand Dollars (\$50,460,000)**, inclusive of all project costs.

The project budget includes, but is not limited to:

- Architectural and engineering design services
- Specialty consultant services
- Programming and planning
- Surveying and geotechnical investigations
- Environmental investigations and permitting
- DSA plan review and inspection fees
- Construction costs
- Construction contingency
- Testing and inspection services
- Furniture, Fixtures, and Equipment (FF&E), as applicable
- Technology and audiovisual systems
- Project management and construction management services
- Commissioning
- Move management
- Escalation
- Other project soft costs

The Architect shall work collaboratively with the District throughout the design process to maintain the project within the approved Total Project Budget (TPB). The selected firm shall implement a proactive cost management process that includes estimating and budget validation at each design milestone. If estimates indicate the project exceeds the established budget, the Architect shall, at no additional cost to the District, revise the design as necessary to bring the project back within budget while maintaining the District's programmatic objectives.

The Architect shall prepare independent construction cost estimates at the completion of Programming, Schematic Design, Design Development, and Construction Documents. Estimates shall identify market escalation, construction contingencies, allowances, and bid climate assumptions and shall include recommendations for value management when appropriate.

The District expects the design team to deliver a project that maximizes long-term value through durable materials, efficient building systems, low life-cycle costs, and ease of maintenance while remaining within the approved Total Project Budget.

5. SCOPE OF SERVICES

The selected Architect shall provide complete professional services including all required subconsultants.

Services shall include, but are not limited to:

State Capital Outlay Coordination

The Architect shall provide all professional services necessary to support the District's administration of this State-funded project, including but not limited to:

- Assist the District with preparation, updates, and revisions to the JCAF-32 Cost Estimate and Project Schedule form.

- Coordinate with the California Community Colleges Chancellor's Office (CCCCO) throughout the design and construction process

- Prepare exhibits, cost information, schedules, and supporting documentation required by the CCCCCO including submission of Preliminary Plans and Working Drawings for review and approval.

- Coordinate design milestones with State Capital Outlay requirements.

- Respond to CCCCCO review comments and provide revised documentation as necessary.

Phase 1 – Existing Conditions Evaluation

- Site investigations

- Existing building evaluations

- Utility investigations

- Pool assessment

- Hazardous materials coordination

- Code analysis

- Existing document review

Phase 2 – Programming

Conduct comprehensive programming activities including:

- Stakeholder interviews
- Faculty workshops
- Athletic department coordination
- Space programming
- Adjacency studies
- Operational planning
- Equipment planning
- Preliminary project budget validation

Deliverables include:

- Final Space Program
- Design Criteria Report
- Room Data Sheets

Phase 3 – Schematic Design

Prepare:

- Site plans
- Floor plans
- Building massing
- Exterior concepts
- Structural concepts
- Mechanical concepts
- Electrical concepts
- Plumbing concepts
- Civil concepts
- Landscape concepts
- Sustainability strategy

Cost estimate

Project schedule

Conduct multiple stakeholder presentations.

Phase 4 – Design Development

Develop:

Architectural systems

Structural systems

Civil engineering

Pool systems

Mechanical systems

Plumbing systems

Electrical systems

Fire protection

Telecommunications

Audio/Visual

Security

Access control

Technology infrastructure

Building controls

Sustainability measures

Provide updated cost estimate.

Phase 5 – Construction Documents

Prepare complete DSA-ready construction documents including:

Architectural

Structural

Civil

Landscape

Mechanical

Electrical

Plumbing

Fire Protection

Low Voltage

Specifications

Cost Estimate

Coordinate all disciplines.

Provide complete quality control reviews.

Phase 6 – DSA Approval

Provide:

DSA coordination

Agency responses

Plan revisions

Meetings

Additional documentation

Approval support

Phase 7 – Bidding Support

Services include:

Pre-bid meetings

Addenda

RFI responses

Bid evaluations

Recommendation of award

Value engineering if required

Phase 8 – Construction Administration

Provide complete construction administration services including:

- Submittal review
- Shop drawing review
- RFI responses
- Site observations
- Weekly meetings
- Change order review
- ASI preparation
- Pay application review
- Testing coordination
- DSA coordination
- Punch list
- Final inspection
- Project closeout

Phase 9 – Post Construction

Provide:

- Warranty support
- Record drawing review
- Operations training participation
- One-year warranty inspection
- Post-occupancy evaluation

6. REQUIRED CONSULTANTS

The Consultant team shall include, at minimum:

- Civil Engineer
- Structural Engineer
- Mechanical Engineer
- Electrical Engineer

Plumbing Engineer
Fire Protection Engineer
Landscape Architect
Aquatics / Pool Design Specialist

7. DISTRICT EXPECTATIONS

The District expects the Architect to:

- Lead the design process
- Facilitate stakeholder meetings
- Maintain project schedule
- Maintain project budget
- Produce coordinated construction documents
- Minimize change orders
- Deliver innovative yet practical solutions
- Maintain continuity of key staff throughout the project

8. STATEMENT OF QUALIFICATIONS REQUIREMENTS

Proposal Format and Page Limit

To facilitate a fair and efficient evaluation process, the Proposal (excluding the cover, table of contents, divider pages, required forms, and resumes) shall not exceed twenty (20) single-sided pages. Pages shall be 8½" x 11", with a minimum 11-point font and minimum ½-inch margins.

Resumes for key personnel shall be limited to one (1) page per individual and are not included in the page limitation.

Required certifications, District forms, and other requested attachments are excluded from the page limitation.

Submittals shall include:

A. Firm Overview

History

Office locations

Organizational structure

B. Team Organization

Include:

- Organizational chart
 - Key personnel
 - Consultant team
 - Roles and responsibilities
-

C. Relevant Experience

Provide at least four comparable projects involving:

- Athletic Facilities
- Gymnasiums
- Aquatic Facilities

For each project provide:

- Client
 - Completion date
 - Construction cost
 - Delivery method
 - Square footage
 - Services provided
 - Reference information
-

D. Project Understanding

Discuss:

- Understanding of District goals
 - Major project challenges
 - Proposed design philosophy
 - Schedule considerations
 - Cost management approach
-

E. Quality Control

Describe:

- QA/QC procedures
 - Coordination process
 - Clash detection
 - Constructability review process
-

F. Construction Administration

Describe:

- Site visit philosophy
 - Response times
 - Construction support approach
 - Staffing during construction
-

G. Sustainable Design

Describe experience incorporating:

- Energy efficiency
 - Water conservation
 - Durable materials
 - Life-cycle cost reduction
-

H. References

Provide five client references.

9. INTERVIEW

Shortlisted firms may be invited for interviews.

The District anticipates presentations followed by panel questions.

Interview topics may include:

- Project understanding
- Team qualifications
- Design philosophy
- Schedule management
- Budget management
- DSA experience
- Construction administration
- Lessons learned

10. EVALUATION CRITERIA

Submittals may be evaluated using criteria including:

Criteria	Points
Relevant Experience	20
Project Team	20
Technical Approach	20
Athletic Facility Experience	10
DSA Experience	10
Construction Administration	5
References	5
Interview	10
Total Possible Points: 100	

11. PROJECT SCHEDULE

RFQ/P Procurement Schedule

<u>Milestone</u>	<u>Target Date</u>
RFQ/P Issued	July 16, 2026

<u>Milestone</u>	<u>Target Date</u>
Questions Due	August 10, 2026
Responses Issued	August 13, 2026
Statements of Qualifications (SOQ) Due	August 25, 2026
Interviews	August 31, 2026
Selection of Preferred Firm	September 2, 2026
Board of Trustees Approval	September 8, 2026
Contract Negotiation	September 9–11, 2026 (anticipated)
Notice to Proceed	September 14, 2026 (anticipated)

The District intends to select a design team that can commit the personnel and resources necessary to meet the following project schedule. While the District reserves the right to modify these dates, respondents shall demonstrate their ability to meet or exceed the anticipated schedule.

Project Design and Construction Milestones

<u>Milestone</u>	<u>Target Date</u>
Start Preliminary Plans	September 14, 2026
Start Working Drawings	March 1, 2027
Complete Working Drawings	August 1, 2027
DSA Final Approval	April 1, 2028
Advertise for Construction Bids	June 1, 2028
Award Construction Contract	August 1, 2028
Advertise Equipment Procurement	July 1, 2029

Complete Project and Notice of Completion August 1, 2030

The selected Architect shall prepare and maintain a detailed project schedule throughout the duration of the project, identifying all design milestones, agency reviews, CCCCOC coordination activities, DSA submittals and approvals, bidding activities, construction administration services, and project closeout activities. The Architect shall promptly notify the District of any issues that may impact the schedule and shall recommend recovery strategies to maintain the established project milestones.

The District reserves the right to:

- Reject any or all submittals.
- Waive informalities.
- Request additional information.
- Conduct interviews.
- Negotiate scope and fees.
- Cancel this solicitation.
- Modify the scope.
- Select one or more firms.

13. DELIVERABLES

The selected Architect shall provide all required deliverables in both electronic and hard-copy format as required by the District, including:

- Programming Report
- Schematic Design Package
- Design Development Package
- Construction Documents
- Specifications
- Cost Estimates
- Presentation Materials
- Meeting Minutes
- Construction Observation Reports
- Record Drawings
- Warranty Inspection Report (11 mo. post construction)

14. GENERAL REQUIREMENTS

The Architect shall:

- Hold all licenses required by the State of California.
- Demonstrate extensive DSA experience.
- Carry required professional liability insurance.

Comply with all District standards.

Coordinate with District consultants.

Utilize Building Information Modeling (BIM).

Participate in partnering sessions as requested.

Attend Board presentations as required.

Provide prompt responses throughout design and construction.

The District seeks a collaborative design partner with demonstrated expertise in delivering higher education athletic facilities, replacing aging campus infrastructure, and successfully guiding complex public projects from initial planning through occupancy.

The District reserves the right to reject any or all proposals and will retain ownership of all proposals submitted.

VII. SIGNATURE FORM

(To be submitted with proposal)

I hereby submit this proposal in response to **RFP#2026-06 Physical Education Complex Replacement and Pool Renovation Architectural and Engineering Design Services** and affirm, under penalty of perjury, that all representations are true and accurate.

Note: ALL ENTRIES SHALL BE LEGIBLE AND SHALL BE TYPEWRITTEN OR PRINTED.

Signature _____

Type or Print (Name/Title) _____

Name of Company _____

Address _____

City, State, Zip Code _____

Telephone Number (Area Code) _____

Email Address _____

Tax Identification Number _____