Los Angeles Community College District
PROGRAM MANAGEMENT SERVICES

Terri Mestas
Program Director

CMAA Southern California Chapter
February 13, 2015
LACCD Overview

- Established in 1969
- Governed by seven-member Board of Trustees
- Nation’s largest community college district
- Encompasses 36 cities within 882 square miles
- Nine college campuses and two satellite campuses serve more than 149,000 students
- Build-LACCD managed by Program Management Office (PMO)
## Bond Program Overview – $6.26B

<table>
<thead>
<tr>
<th>Bond Measure</th>
<th>Year and Amount</th>
<th>Essential Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposition A</td>
<td>2001 $1.245 billion</td>
<td>To repair, rehabilitate, modernize, and construct new facilities at all nine colleges.</td>
</tr>
<tr>
<td>Proposition AA</td>
<td>2003 $908 million</td>
<td>To repair, rehabilitate, modernize, and construct new facilities at all nine colleges.</td>
</tr>
<tr>
<td>Measure J</td>
<td>2008 $3.5 billion</td>
<td>To further the colleges’ master plans, land acquisitions and the buyout of energy contracts.</td>
</tr>
</tbody>
</table>

“J is for Jobs”
College Projects Remaining

*Other includes demo, landscape/hardscape, parking, P.E. fields, roadways/street, stormwater, etc.
Procurement Improvements

CMAA 2015

New Process
• Construction Procurement
• Professional Services Procurement

CMAA 2014

Online Vendor Portal
• PlanetBids

Alternative Delivery Methods
• Design-Bid-Build
• Design-Build
• Lease-Leaseback

BuildLACCD
Building for tomorrow’s leaders
Procurements

LACCD needs -

• Partnerships for a collaborative effort
• Best qualified team for the project
• Best managers of cost and schedule

LACCD provides -

• Collaborative qualified team to support effort
• Streamlined processes
• Mgmt of stakeholders
• Open to opportunities to improve
Procurement Process

Step 1

- Issue RFQ
- Score, Rank and Shortlist Finalists
- Issue RFP
- Review/Score Proposals Interview
- Recommend Award

**Submit**
- General and Project Specific Qualifications
- Submit Project Specific Technical and Price Proposal
General Procurement Improvements

• Qualifications (RFQ) phase ~ select contractors w similar experience

• Limited design competitions/charrettes

• Post-procurement, pre-design collaboration phase
  – A cooperative approach to address challenges or concerns with the college, Program Management Office & College Project Team

• Reduce time to cut costs for proposers and district
  – Eliminated multiple confidential comments phases
  – Eliminated multiple addenda

• Level playing field for presentations

• Standardized proposal forms

• Streamlined Design-Build agreement and GCs

• Lease-Leaseback pricing GCs and fee instead of lump sum
Criteria from Recent Procurements – Step 1

- Prime firms must have CA business license
- Corporations registered with the California Secretary of State
- Prime firms experience in public education facility construction and contracting management
- Principal or Responsible Managing Officer must have architectural, engineering or contractor’s license
- Five-years construction or project management experience for at least one principal of the prime firm
- Prime firms minimum of ten employees
- Prime firms in existence for minimum 5 years
- Small Business Enterprise (SBE) firms must have a current certification
Criteria from Recent Procurements – Step 1

• Section 5: Project Specific Qualifications
  • Scored separately based on an applicant’s responses
  • Scoring used to rank applicants that passed previous sections

<table>
<thead>
<tr>
<th>RFQ Project-Specific Qualifications</th>
<th>Weight</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Firm Experience and Past Performance</td>
<td>170 points</td>
</tr>
<tr>
<td>• Key Personnel</td>
<td>150 points</td>
</tr>
<tr>
<td>• LSEDV</td>
<td>30 points</td>
</tr>
<tr>
<td><strong>Total Points Available</strong></td>
<td><strong>350 points</strong></td>
</tr>
</tbody>
</table>

• Weighting may change for each project. Additional items may be added if particular specialties are needed (i.e., culinary, automotive, laboratory, etc.).
Criteria from Recent Procurements – Step 1

• Maximizing Score in Section 5 of the RFQ

<table>
<thead>
<tr>
<th>5.1 Firm Experience and Past Performance</th>
<th>Total 170 points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Experience &amp; approach managing (multiple) construction projects including <strong>design/assist services</strong> (general approach)</td>
<td>30 points</td>
</tr>
<tr>
<td>Experience &amp; approach <strong>managing Guaranteed Max. Price</strong> (GMP) on an open-book basis. Describe proposed method of establishing open-book pricing.</td>
<td>20 points</td>
</tr>
</tbody>
</table>

Project Experience – Submit 3 projects that show:

• Experience **specific to project** needs
• Experience managing multiple projects occurring concurrently. Specify **management approach** to staffing allocations during **construction, subcontractors, coordination**.
• Approach to turning projects over to owner in **multiple projects** situations.
• Approach to problem solving and **collaboration** with PMO and other District consultants.

120 points: 40 points for each project
Criteria from Recent Procurements – Step 1

• Maximizing Score in Section 5 of the RFQ

### 5.2 Key Personnel

<table>
<thead>
<tr>
<th>Role</th>
<th>Total Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Executive</td>
<td>(information required – not scored)</td>
</tr>
<tr>
<td>Project Manager</td>
<td>(scored up to 55 points maximum)</td>
</tr>
<tr>
<td>Project Superintendent</td>
<td>(scored up to 55 points maximum)</td>
</tr>
<tr>
<td>QA/QC Manager</td>
<td>(scored up to 10 points maximum)</td>
</tr>
<tr>
<td>Safety Manager</td>
<td>(scored up to 30 points maximum)</td>
</tr>
</tbody>
</table>

- Resume for each Key Person should include
  - Years with your firm
  - Estimated percent of time anticipated to spend on project sites for construction services
  - Role each will play and why they are qualified

- **To maximize points, the experience of Key Personnel listed by proposer should possess experience with the following:**
  - Managed projects w similar scopes of work
  - Public Contracts and/or higher education facilities
Criteria from Recent Procurements – Step 1

- Maximizing Score in Section 5 of the RFQ

<table>
<thead>
<tr>
<th>5.3</th>
<th>Community Economic Development (CED) Program and LSEDV Participation</th>
<th>Total 30 points</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Provide 3 project examples (including subcontractor performance)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>within last five years that contained Local Worker Hiring (LWH) goals:</td>
<td>Must Document</td>
</tr>
<tr>
<td></td>
<td>- LWH goal and participation achieved</td>
<td>15 points</td>
</tr>
<tr>
<td></td>
<td>- Disadvantaged LWH goal and participation achieved</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Number of apprentices who worked on project and new apprentices hired</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Describe specific outreach and hiring activities to create</td>
<td></td>
</tr>
<tr>
<td></td>
<td>employment opportunities and provide access to union</td>
<td></td>
</tr>
<tr>
<td></td>
<td>apprenticeship programs for local workers.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Activities and community-based partnerships established or used</td>
<td></td>
</tr>
<tr>
<td></td>
<td>to identify and hire qualified local workers.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Activities undertaken to work with local trade unions to</td>
<td></td>
</tr>
<tr>
<td></td>
<td>maximize local worker participation.</td>
<td></td>
</tr>
</tbody>
</table>
Criteria from Recent Procurements – Step 1

• Maximizing Score in Section 5 of the RFQ

<table>
<thead>
<tr>
<th>5.3</th>
<th>Community Economic Development (CED) Program and LSEDV Participation (cont.)</th>
<th>Total 30 points</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Provide 3 project examples (including subcontractor performance) within last 5 years that contained Local, Small, Emerging, Disabled Veteran-Owned (LSEDV) business participation goals:</td>
<td>15 points</td>
</tr>
<tr>
<td></td>
<td>- Number of LSEDV firms and non-LSEDV firms on the project</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Specific <strong>outreach</strong> and contracting provisions to facilitate LSEDV participation.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- <strong>Activities and community-based partnerships</strong> established or used to identify and support LSEDV participation.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Activities to help LSEDV firms address barriers and challenges related to bonding, accessing skilled labor and managing cash flow.</td>
<td></td>
</tr>
</tbody>
</table>
Procurement Process

Step 1

Issue RFQ → Score, Rank and Shortlist Finalists → Issue RFP → Review/Score Proposals Interview → Recommend Award

Submit
General and Project Specific Qualifications

Submit
Project Specific Technical and Price Proposal
Procurement Process

Step 2

Issue RFQ

Score, Rank and Shortlist Finalists

Issue RFP

Review/Score Proposals, Interview

Recommend Award

Submit General and Project Specific Qualifications

Submit Project Specific Technical and Price Proposal
Criteria from Recent Procurements – Step 2

- Request for Proposals (RFP)
  - Scored on its own merit
  - RFQ score does *not* carry forward

<table>
<thead>
<tr>
<th>RFP Item</th>
<th>Maximum Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposal</td>
<td>200</td>
</tr>
<tr>
<td>Interview / Presentation</td>
<td>300</td>
</tr>
<tr>
<td>Price</td>
<td>150</td>
</tr>
<tr>
<td><strong>RFP Total:</strong></td>
<td><strong>650</strong></td>
</tr>
</tbody>
</table>
## Criteria from Recent Procurements – Step 2

<table>
<thead>
<tr>
<th>Project Approach and Methodology Mgmt. Plan</th>
<th>What’s Needed</th>
<th>What’s Included</th>
<th>Weight / Scoring 200 Points</th>
</tr>
</thead>
</table>
| A. Field Survey & Construction Document Review Plan | • How will *surveys and CD review / precon svcs* be conducted?  
• How will *construction document review* be conducted?  
• What precon svcs not in RFP should be used?  
• What precon svcs in RFP should not be used? | 40 of 200 |
| B. Cost Control & Forecasting Plan | • *Cost and Schedule tracking*  
• Experience & expectations with labor and materials availability  
• How to generate subcontractor and/or supplier competition in bidding | 40 of 200 |
# Criteria from Recent Procurements – Step 2

<table>
<thead>
<tr>
<th>Project Approach and Methodology Mgmt. Plan</th>
<th>What’s Needed</th>
<th>What’s Included</th>
<th>Weight / Scoring 200 Points</th>
</tr>
</thead>
</table>
| C.                                          | Construction Schedules | • Proposed sequences, milestone dates and schedule durations
• Prelim precon and construction schedule   | 30 of 200                   |
| D.                                          | Quality Assurance/Quality Control Plan | • Quality control management and compliance documentation plan | 20 of 200                   |
| E.                                          | Construction Management Plan | • Key *issues/potential constraints anticipated*
• Approach for work *coordination*
• *Communications process*
• *Safety hazards and safety program*
• *ID top four risks & mitigation plan* | 40 of 200                   |
# Criteria from Recent Procurements – Step 2

| Project Approach and Methodology Mgmt. Plan | What’s Needed                                         | What’s Included                                                        | Weight / Scoring  
|-------------------------------------------|------------------------------------------------------|----------------------------------------------------------------------|--------------------
| F.                                        | Subcontracting Selection Plan                        | • Qualifications process for evaluating prospective firms             | 20 of 200          
| G.                                        | Business Participation Plan for LSEDV                | • Description of firm’s business outreach approach                    | 10 of 200          
| H.                                        | Local Worker Hiring Plan                             | • Description of firm’s business outreach approach                    | 10 of 200          

_LSEDV = local, small, emerging & disabled-veteran_
Potential Firm Differentiators

- Collaborative preconstruction experience
- Relevant experience to project type
  - Science lab, athletic complex, culinary building, etc.
- Quality management plan tailored to project
- Interview
  - Team interaction
- Risk identification and mitigation strategy
- LSEDV outreach success
Current and Upcoming Opportunities
## Current and Upcoming Opportunities

<table>
<thead>
<tr>
<th>Issue Date</th>
<th>Project</th>
<th>Award Date</th>
<th>Value ($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>15-Dec-14</td>
<td>Trade Culinary Arts LLB - AOR</td>
<td>25-Mar-15</td>
<td>$4.2</td>
</tr>
<tr>
<td>13-Feb-15</td>
<td>Pierce Security Upgrade</td>
<td>25-Mar-15</td>
<td>$2.5</td>
</tr>
<tr>
<td>22-Jan-15</td>
<td>Mission Central Plant</td>
<td>15-Apr-15</td>
<td>$10.9</td>
</tr>
<tr>
<td>02-Jan-15</td>
<td>Trade Culinary Arts LLB</td>
<td>15-Apr-15</td>
<td>$42.3</td>
</tr>
<tr>
<td>22-Jan-15</td>
<td>Firestone Demolition LLB</td>
<td>15-Apr-15</td>
<td>$22.2</td>
</tr>
</tbody>
</table>

0-90 Days
Los Angeles Trade Technical College
Trade Culinary Arts

Project Description
This 50,000 GSF project is for a new culinary arts facility to be located south of Mariposa Hall. Recent program modifications have provided for more multi-purpose functions to be accommodated in the building. Programming is substantially completed, however will proceed to design phase in conjunction with Master Plan Update.

Construction Budget: $42 Million
Delivery Type: Lease-Leaseback
RFP for AOR: Issued
RFQ/RFP for LLB: RFQ Issued/RFP February 17, 2015
Expected Construction Commencement (Notice to Proceed): Q4 2016
## Current and Upcoming Opportunities

<table>
<thead>
<tr>
<th>Issue Date</th>
<th>Project</th>
<th>Award Date</th>
<th>Value (M$)</th>
</tr>
</thead>
<tbody>
<tr>
<td>27-Jan-15</td>
<td>Firestone LLB - AOR</td>
<td>13-May-15</td>
<td>$6.0</td>
</tr>
<tr>
<td>17-Feb-15</td>
<td>Pierce Automotive LLB - AOR</td>
<td>13-May-15</td>
<td>$1.3</td>
</tr>
<tr>
<td>17-Feb-15</td>
<td>Trade Blue Line/Grand Avenue</td>
<td>13-May-15</td>
<td>$3.90</td>
</tr>
<tr>
<td>23-Feb-15</td>
<td>Valley Central Plant</td>
<td>13-May-15</td>
<td>$8.3</td>
</tr>
<tr>
<td>04-Mar-15</td>
<td>Southwest Transit Center</td>
<td>13-May-15</td>
<td>$.9</td>
</tr>
<tr>
<td>26-Feb-15</td>
<td>Harbor Teacher Prep Academy</td>
<td>13-May-15</td>
<td>$20.0</td>
</tr>
<tr>
<td>06-Feb-15</td>
<td>West CIP LLB</td>
<td>27-May-15</td>
<td>$38.5</td>
</tr>
</tbody>
</table>
West Los Angeles College
Technology Learning Center 2
mid-campus adjacent to the faculty office building and east of parking lot 5

Campus Improvement Package
(Construction Budget = $ 24M)
- Science & Math Bldg. Renovation for Allied Health $1.7M
- Science Center Renovation $0.661M
- Demo of Temp. & Obsolete Facilities Bldg. 2 $77K
- ADA-Transition Accessibility Improvements $1.5M
- Omni Acoustical Performance Lab- Renovation $200K
- HLRC Renovation $786K
- Demo of Sound Wall $200K

Technology Learning Resource Center 2
Programming Architect: WestEdge
Construction Budget: $13.7M
Delivery Type: Lease Leaseback
Project Type: New Construction
Mandatory Pre-bid Feb17, 2015
RFQ/RFP Issuance Date: Mar 9, 2015

Watson Center 2
Programming Architect: WestEdge
Construction Budget: $ 4.5M
Delivery Type: Lease Leaseback
Project Type: New Construction
Mandatory Pre-bid Feb17, 2015
RFQ/RFP Issuance Date: Mar 9, 2015
# Current and Upcoming Opportunities

<table>
<thead>
<tr>
<th>Issue Date</th>
<th>Project</th>
<th>Award Date</th>
<th>Value ($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>17-Feb-15</td>
<td>Valley Academic and Cultural Center LLB</td>
<td>10-Jun-15</td>
<td>$90.0</td>
</tr>
<tr>
<td>23-Feb-15</td>
<td>City CIP LLB</td>
<td>10-Jun-15</td>
<td>$18.0</td>
</tr>
<tr>
<td>09-Mar-15</td>
<td>Firestone Education Center LLB</td>
<td>08-Jul-15</td>
<td>$63.4</td>
</tr>
</tbody>
</table>

120-180 Days
Los Angeles Valley College
Valley Academic & Cultural Center
(Formerly MAPA)
Northern end of the central mall

Architect: Steven Ehrlich Architects
Construction Budget: $66M
Delivery Type: Lease Leaseback
Project Type: New Construction
Expected RFQ/RFP Issuance Date: Mar 2015
Expected Construction Commencement (Notice to Proceed): Aug 2015
East Los Angeles College
Firestone Education Education Center
City of South Gate

Architect: TBD
Construction Budget: $63M
Delivery Type: Lease Leaseback
Project Type: New Construction

Expected RFQ/RFP Issuance Date: Mar 2015
Expected Construction Commencement (Notice to Proceed): 2017-2018
Los Angeles Pierce College
Expanded Automotive & New Technical Education Facilities

Campus Improvement Package
(Construction Budget = $ 45.5M)

- Campus-Wide Utilities Extension $ 2.5M
- Central Plant Expansion $ 6M
- Mason Street Re-route $ 3.2M
- Fire Access Road Improvements $ 379K
- Parking Lots & Roadways $ 2.5M
- Pierce Storm Water $ 3.4M

Architect: TBD
Construction budget: $ 27M
Delivery Type: Lease Leaseback
Project Type: New Construction & Renovation

Expected AOR RFQ/RFP Issuance Date: Mar 3, 2015
Expected Construction RFQ/RFP Issuance Date: Mar 30, 2015
Expected Construction Commencement (Notice to Proceed): Mar 2017
## Professional Services Procurements

<table>
<thead>
<tr>
<th>Services</th>
<th>Estimated Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Environmental Services</strong> Bench Contracts</td>
<td>2015 Q2</td>
</tr>
<tr>
<td><strong>Information Technology Support Services Bench Contracts</strong></td>
<td>2015 Q2</td>
</tr>
<tr>
<td><strong>As-Needed Project Specific</strong> Architect and Engineer</td>
<td>Register online at <a href="http://planetbids.com">planetbids.com</a></td>
</tr>
</tbody>
</table>
Bond Program Information Online
Click here to view and download bid documents.

Online Vendor Portal
PlanetBids Vendor Portal

1,200+ Firms Registered
Diversity Reporting

Los Angeles Community College District
VENDOR PORTAL

New Vendor Registration
Create a new vendor record.
If you wish to view or edit an existing vendor, simply
log in with your Username and Password.

Bid Opportunities
Search for bid opportunities with this agency,
download documents, become a prospective bidder,
and electronically bid on projects.

My Contracts
Manage your awarded contracts, record payments,
add subcontractors, produce reports and charts.

Certified Vendors
Find Certified Vendors

Contracts
View public information regarding agency contracts.

News & Events
- Update Vendor Profile 2nd Request by Friday
  June 20, 2014
- LACCD $6.2B Bond Program Update

### LACCD Office of the Bond Program Monitor

Bond Program Oversight, Audits, Investigations, and Whistleblower Hotline.

Universal Reoprophics Online
bid documents. No user name or password is necessary.

**CPM Contact List**

**Contractor Mailing List**

General contractors, sub-contractors who would like to add their company to LACCD bidders list, please email: contracts@build-laccd.org

Looking for the community and media site? It's at LACCD Builds Green.

<table>
<thead>
<tr>
<th>Latest Updates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bench Management</td>
</tr>
<tr>
<td>DesignBUILD</td>
</tr>
<tr>
<td>Furniture and Bulk Procurement</td>
</tr>
<tr>
<td>Outreach and Other Programs</td>
</tr>
<tr>
<td>Project Related Resources</td>
</tr>
<tr>
<td>LACCD Internship Program</td>
</tr>
</tbody>
</table>

The Facility Standards listed below for each Campus represent materials, equipment and systems commonly used and maintained by Facilities, Management and Operations on their particular campus. The list is not intended to be definitive, nor should the list exclude proposing new, and
For more information

www.build-laccd.org
Backup Slides
Contracting Arrangement For LLB Projects

LLB = Lease-Leaseback

- Site Lease
  - Leased Premises Map
- Facilities Lease
  - Pre-Construction and Construction Services Agreement
Lease-Leaseback (LLB)

- Leases a building or site with right to build out architect’s design
- Monthly lease is based on % complete
- Works with GC to design project within budget
- Sub-leases building from contractor to allow continued school operations
- Buys project back at completion