Construction Management Association of America
Southern California Chapter

Mark Hovatter, Chief Facilities Executive
Los Angeles Unified School District

July 21, 2016
$28 Billion Bond Program

- **Proposition BB**
  - Approved in April 1997
  - $2.4 Billion

- **Measure K**
  - Passed in November 2002
  - $3.35 Billion

- **Measure R**
  - Passed in March 2004
  - $3.87 Billion

- **Measure Y**
  - Passed in November 2005
  - $3.985 Billion

- **Measure Q**
  - Passed in November 2008
  - $7 Billion

*Plus state and federal matching funds*
STAR TREK BEYOND

IN REAL D 3D AND IMAX 3D

SKYDANCE 07.22.16

StarTrekMovie.com
Bond Program Major Accomplishments

- 130 out of 131 new schools completed
- More than 600 new construction projects providing over 170,000 new seats
- More than 19,600 school modernization projects completed to provide upgraded facilities which help improve the learning environment for students
- Only one school continues to operate on a multi-track calendar -- a 99 percent decrease -- and there are no longer any schools operating on a Concept 6 calendar
- Solar panels on rooftops and parking shade structures throughout the District are anticipated to generate approximately 21.4 megawatts of solar energy
- School network infrastructure upgrades at most of the District's K-12 school sites have been completed
Magazine Covers – Design
Good as New
Repositioning a dated property is a big investment. Here’s why owners are deciding it’s worth the money.
Next Phase of Bond Program - Modernization of Schools:

New buildings and/or major modernizations to existing buildings on school sites
Board-Approved Comprehensive Modernization Projects

Project budgets between approximately $100 million to $200 million
Anticipated timeframe approximately five years

1. Burroughs Middle School
* 2. Cleveland High School
3. Grant High School
4. Huntington Park High School
5. Jefferson High School
* 7. Polytechnic High School
* 8. Roosevelt High School
9. San Pedro High School
*10. Sherman Oaks Center for Enriched Studies Magnet (SOCES)
*11. Venice High School

* Design/Build
Typical Construction Project Timeline

**Project Development**
- Environmental Design
  - ~12-18 months
- Approvals
  - ~10-12 months
- Construction
  - ~2-4 Years

*Timeline Assumes a Traditional Design, Bid, Build Procurement*
Life Cycle Costs

What LAUSD Needs:
- Buildings that look and perform at 40 years old as they did at one year old
- Flexible designs to meet evolving requirements

Example: Replacement of Arcade at Beach Elementary School

- Approved Budget: $5,188,928
- Construction Start: Q4 2015 (11-17-2015)
- Project Completion: Q3 2016 (9-7-2016)
Accelerated Delivery

- **Modular Construction**
  Bench of Modular Suppliers

- **More Standardized Designs**

- **Incremental Design Approval**
  Bench of Design/Build Teams
  One Building at a Time
  Building Components

- **Initiate Site Work That Does Not Require DSA Approval in Advance**

- **Update Construction Contract Request for Proposals (RFPs)**
  Evaluation Scoring Criteria to Emphasize Schedule
Execution Plan for Current Comprehensive Modernization Projects

- **Design/Build (5 school sites)**
  - Cleveland High School
  - Polytechnic High School
  - Roosevelt High School
  - Sherman Oaks Center for Enriched Studies (SOCES)
  - Venice High School

**Factors to take into consideration**
- Build New vs Modernize
- Historic Preservation
- Assignment of Risk
Execution Plan for Current Comprehensive Modernization Projects Cont.

- **Design-Bid-Build (6 school sites)**
  - Burroughs Middle School
  - Grant High School
  - Huntington Park High School
  - Jefferson High School
  - North Hollywood High School
  - San Pedro High School

- **Best Value**
  - Further use of 17406
Other Major Programs Planned

- Phase II of Comprehensive Modernization Projects
  Additional 10 Schools in the $100 million range
  Submission to Board for action in Fall 2016

- Department of Housing (DOH) Bungalow Replacement
  Fifteen (15) School Sites
  Forty-six (46) Classrooms
  $150-$350 million

- Critical Repair
  $20-40 million per month

- Access Compliance
  $600 million over next 10 years
Other Major Programs Planned Cont.

- Early Education Center Network Infrastructure
  - Eighty-eight (88) Centers: 25 in construction, 63 in design
  - $11.9 million

- Food Service
  - $20 million in walk-in freezers
  - $70 million in equipment

- Seismic Modernization Projects
  - Seven (7) projects

- Expedited Delivery of Classrooms
  - Bench of Building Manufacturers
  - Bench of Design/Build Teams
  - December to August
  - Not look like Containers
  - CEQA challenges

- Sustainability
Sustainability Initiatives
Sustainability Initiatives
Partnerships

With City of Los Angeles Including DWP

- Water Conservation Efforts
- Joint Use
LAUSD Small Business Enterprise Program

Small Business participation goal of at least 25%
Disabled Veterans Business Enterprise (DVBE) goal of 5%
LAUSD Small Business Enterprise Program Preferences

- 10% Small Business bid preference for informal contracts (bid threshold $87,800)
- Up to 5% Small Business bid preference for construction contracts (Public Contract Code, Section 2002)
- Up to 15% of evaluation scoring points for RFPs or RFQs
Small Business Program
Resources

- Small Business Certification
- Prequalification Training
- Payment Assistance
- Industry Forums & Meet the Primes

- Small Business Boot Camp
  Eight-Week Program
  Fall 2015 Class: 23 Graduates
  Spring 2016 Class: 22 Graduates
  Fall 2016 Class: Begins September 14, 2016

- Small Business Advisory Council
SBE Participation: A/B Contracts

SBEs: $5,876,120.00, 33%
Non-SBEs: $12,003,260.05, 67%
Total: $17,879,380.05

SBE Participation - A/B Contracts
July 2015 - June 2016

<table>
<thead>
<tr>
<th></th>
<th>SBEs</th>
<th>Non-SBEs</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Awarded Amount</td>
<td>$5,876,120.00</td>
<td>$12,003,260.05</td>
<td>$17,879,380.05</td>
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<tr>
<td>Percentage Awarded</td>
<td>33%</td>
<td>67%</td>
<td>100%</td>
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</table>
SBE Participation Report - Task Order Contracts

July 2015 - June 2016

<table>
<thead>
<tr>
<th></th>
<th>SBEs</th>
<th>Non-SBEs</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Awarded Amount</strong></td>
<td>$8,514,516.61</td>
<td>$1,497,785.22</td>
<td>$10,012,301.83</td>
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<tr>
<td><strong>Percentage Awarded</strong></td>
<td>85%</td>
<td>15%</td>
<td>100%</td>
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</table>

SBE Participation: Task Order Contracts

- $8,514,516.61, 85% (SBEs)
- $1,497,785.22, 15% (Non-SBEs)
- Total: $10,012,301.83 (100%)

Legend: SBEs - Small Business Enterprises, Non-SBEs - Non-SBEs
SBE Participation Report - Job Ordering Contracts (JOC)

**July 2015 - June 2016**

<table>
<thead>
<tr>
<th></th>
<th>SBEs</th>
<th>Non-SBEs</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Awarded Amount</strong></td>
<td>$23,000,000.00</td>
<td>$5,500,000.00</td>
<td>$28,500,000.00</td>
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<td><strong>Percentage Awarded</strong></td>
<td>81%</td>
<td>19%</td>
<td>100%</td>
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</table>
SBE Participation: Formal Contracts

SBE Participation Report – Formal Construction Contracts*

July 2015 - June 2016

<table>
<thead>
<tr>
<th></th>
<th>SBES</th>
<th>Non-SBES</th>
<th>Total</th>
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<tbody>
<tr>
<td>Awarded Amount</td>
<td>$35,085,081.00</td>
<td>$30,061,741.00</td>
<td>$65,146,822.00</td>
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<tr>
<td>Percentage Awarded</td>
<td>54%</td>
<td>46%</td>
<td>100%</td>
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</table>

*excluding JOC
SBE Participation: Architect & Engineering Contracts

SBE Participation Report - Architecture & Engineer Contracts
July 2015 - June 2016

<table>
<thead>
<tr>
<th></th>
<th>SBEs</th>
<th>Non-SBEs</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Awarded Amount</strong></td>
<td>$49,724,117.89</td>
<td>$45,201,212.02</td>
<td>$94,925,329.91</td>
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<td><strong>Percentage Awarded</strong></td>
<td>52%</td>
<td>48%</td>
<td>100%</td>
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</table>
Small Business Advisory Council Members

- Society of American Military Engineers
- Southern California Minority Supplier Development Council
- Los Angeles Council of Black Professional Engineers
- Asian Business Association
- Asian American Architects/Engineers
- Black Business Association
- Construction Management Association of America
- Chinese American Construction Professionals
- The Surety of Underwriters Association of Southern California
- City of Los Angeles Council District 9
- Disabled Veteran Business Alliance
- Latin Business Association
- National Association of Surety Bond Procedures
- National Association Minority Contractors
- National Association of Black Veterans
- National Association of Women in Construction
- Valley Economic Development Center
LAUSD Small Business Program

Contact Information

Small Business/"We Build" Program
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Events: www.laschools.org/sbe
Bid Opportunities: http://www.laschools.org/new-site/bidding-opportunities/
Prequalification: http://www.laschools.org/new-site/prequalification/
New Approach to Payment and Performance Bonds

- Master Agreements
- We Pay
- Post Default Process
“Don’t pay any attention to the critics – don’t even ignore them.”

Samuel Goldwyn

(Metro-Goldwyn-Mayer MGM)
Work Force Housing

- Joint Use
- District Employee Preference
- Locations

[Map showing locations: Gardena HS, Selma ES, Norwood ES, Glassel Park EEC]
“The Marshall Plan”
Dealing with the clash between:

Architectural Integrity and Historic Preservation
and
Safety and Efficiency
Marshall High School
Marshall High School
Previous Scaffolding
Marshall High School
Current “Temporary” Scaffolding
Marshall High School Project

- **Original Project Definition:** “the million dollar project”
  
  Repairs to exterior façade of the historic tower portion of the Administration Building

- **Redefined Project:**
  
  $11 Million

  Repairs and improvements to historic façade of the administration building, including the tower

  Replacement of administration building roof

  Seismic strengthening of the tower

  ADA required accessibility upgrades including modifications to school entry

**Project Timeline:**

- Anticipated start of construction: second quarter 2017
- Anticipated completion: third quarter 2020
- (Anticipated completion of roof replacement: fourth quarter 2017)
## Approved Projects - Categories

<table>
<thead>
<tr>
<th>PROJECT TYPE</th>
<th>BUDGET</th>
</tr>
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<tbody>
<tr>
<td>Comprehensive Modernization</td>
<td>1,420,794,936</td>
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<tr>
<td>HVAC</td>
<td>290,546,064</td>
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<tr>
<td>IT Network Upgrade</td>
<td>231,282,382</td>
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<tr>
<td>Seismic Modernization</td>
<td>212,396,394</td>
</tr>
<tr>
<td>Paving/Greening/Playground Equ Addition</td>
<td>150,646,803</td>
</tr>
<tr>
<td>Plumbing/Irrigation/Drainage</td>
<td>91,331,355</td>
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<tr>
<td>Campus Improvement</td>
<td>83,437,519</td>
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<tr>
<td>Roofing</td>
<td>46,301,268</td>
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<tr>
<td>Access Compliance</td>
<td>39,523,772</td>
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<tr>
<td>Food Services Renovation</td>
<td>32,379,615</td>
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<tr>
<td>Electrical/Lighting</td>
<td>30,689,853</td>
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<tr>
<td>Furniture/Fixtures/Equipment</td>
<td>24,500,000</td>
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<tr>
<td>Reconfiguration</td>
<td>13,461,576</td>
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<tr>
<td>Gym/Athletic Facilities Renovation</td>
<td>11,951,590</td>
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## Approved Projects – Categories Cont.

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excavation</td>
<td>8,858,957</td>
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<tr>
<td>Flooring</td>
<td>4,893,364</td>
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<tr>
<td>Portable</td>
<td>4,000,000</td>
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<tr>
<td>Fire Alarm System</td>
<td>2,702,889</td>
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<tr>
<td>Auditorium Renovation</td>
<td>1,496,876</td>
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<tr>
<td>SEEDS</td>
<td>1,143,409</td>
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<tr>
<td>Fencing</td>
<td>887,020</td>
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<tr>
<td>Lunch/Shade Shelter</td>
<td>429,226</td>
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<tr>
<td>Ceiling/Wall System</td>
<td>376,122</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>2,806,911,604</strong></td>
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</table>
And last, but not least......