DSA: Serving California Since 1907
1906: San Francisco

1933: Long Beach
An Act relating to the safety of design and construction of public school buildings, providing for regulation and supervision of the construction, reconstruction or alteration of or addition to public school buildings, defining the powers and duties of the State Division of Architecture in respect thereto, providing for the collection and disposition of fees, prescribing penalties for violations thereof, and declaring the urgency of the Act, to take effect immediately.

In Assembly MAR 23 1933

Read first time. Without reference to committee or printer.
Made Case of Urgency.

Section 15 of Article IV of the Constitution suspended.
Read second time; considered engrossed.
Urgency clause read and adopted.
Read third time, passed, title approved. To Senate.

By Chief Clerk
Assistant Clerk
DESIGN AND CONSTRUCTION OVERSIGHT: STRUCTURAL, FIRE/LIFE SAFETY, ACCESS

- 72 Community College Districts
  - 114 Campuses
  - 191 Projects (2015-2016)

- 1,084 K-12 School Districts
  - 9,292 Campuses
  - 2,137 Projects (2015-2016)

- Essential Service Buildings
  - 5 Projects (2015-2016)

Incremental projects not included
DESIGN OVERSIGHT:
ACCESS COMPLIANCE ONLY

- Courts
- UC Campuses
- CSU Campuses

- 219 Projects (2014-15)
ADDITIONAL RESPONSIBILITIES

- Prop 39 Review
- Project Inspector Certification
- Testing Laboratory Certification
- DSA Academy
- Construction Change Documents
- CASp Certification
- CASp Outreach (SB 1186)
CODE DEVELOPMENT RESPONSIBILITIES

- Triennial Publication
- Intervening Update
- Emergency Regulations
- Access*
- Structural
- Mechanical
- Electrical
- Plumbing
- Landscape Irrigation
- CALGreen
HEADQUARTERS OFFICE

- Standards and Procedures
- Policy & Communication
  - Client Relations
  - Administration Relations
  - Legislative Relations
- Code Development
- Oversight Responsibilities
- Ad Hoc Task Forces
- Sustainability (MEPE)
Staff

- Headquarters: 54
- Sacramento Regional Office: 51
- Oakland Regional Office: 58
- Los Angeles Regional Office: 72
- San Diego Regional Office: 64

- Total DSA Staff: 299
## Projects in Progress as of April 30, 2017

<table>
<thead>
<tr>
<th></th>
<th>Bin</th>
<th>Plan Review</th>
<th>Returned for Comment</th>
<th>Back Check</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Only</td>
<td>$84.8 M</td>
<td>$29.0 M</td>
<td>$579.2 M</td>
<td>$132.1 M</td>
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<tr>
<td># Projects</td>
<td>194</td>
<td>117</td>
<td>666</td>
<td>59</td>
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<tr>
<td>Total</td>
<td>$667.9 M</td>
<td>$0.8 B</td>
<td>$1.9 B</td>
<td>$214.2 M</td>
</tr>
</tbody>
</table>
PROJECTS IN PROGRESS AS OF April 30, 2017

- Pending Construction
  - Meters: 1,612
  - Dollars: $2.9 B

- Active Construction
  - Meters: 1,680
  - Dollars: $6.7 B
PERCEPTION OF DSA: 2011

- Bureaucratic
- Long “Bin” time
- Loses documents
- Stumbling block to construction
- Slow
- Wasteful
CHANGING CULTURE
CHANGING PROCESSES
CHANGING CULTURE
STAKEHOLDER PERCEPTION

- Districts
- Program Managers
- Construction Managers
- Architects & Engineers
- Inspectors
- Contractors
- State Government
LEADERSHIP & STAFFING

- Leadership
  - Headquarters
  - Regional Offices
  - Succession Plan

- Staff Development
  - Collaboration
  - Change

- Communication
  - Internal
  - Stakeholders
CHANGING PROCESSES
COMMUNICATION

- Cloud Based Connectivity and Transparency
- Field Engineer Connectivity
- eTracker → iTracker
- Focused email system for stakeholders
- Weekly internal newsletter
TRANSPARENCY

- DSAbox for Projects
  - 13,193 Stakeholder Collaborators
- Certification Box
- Inspector Box
- Landscape Irrigation Box
CERTIFICATION

- Certified Projects
- Projects under construction
- Projects occupied without certification:
  - Legacy: 1983 - 2010
- Inspection Card: June 1, 2013 - Present
LEGACY PROJECTS OCCUPIED W/O CERTIFICATION
as of April 30, 2017

Occupied without Certification - Legacy Projects
TRANSITION PROJECTS
as of April 30, 2017

- Total Transition Projects: 9,633
- Total Certified: 92.8% 8,905
- Total Occupied w/out Certification 695
- Total In-process (in construction pending 301-N) 33

* Base Transition project numbers change due to projects moving to Inspection Card projects
INSPECTION CARD PROJECTS
as of April 30, 2017

- Total Projects Occupied: 9,372
- Total Certified: 93% 6,415
- Total Occupied w/out Certification 519
- Total In-process (in construction, pending 301-N) 2,438
Construction Funding

- State School Facilities Bonds
  - 2016 Bond (Prop 51): $9B
- Local School Facilities Bonds
  - Prior Existing Bond Authority*: $25.0B
  - Bonds Passed in 2014 – 2016: $37.5B
- Total Bonds: $71.5B

Escalation @ 8%/year: $5.72B

Stakeholder Schedule Misconception

* Estimate
TYPICAL MONTHLY SCORECARD
POSTED ON DSA WEBSITE

MIRA COSTA COLLEGE

Project Cost: $350,000.00
Project Type: OTC (Community Coll)
OTC: No
Project Status: Finished Structural Back Check
DSA App #: 04-115160

<table>
<thead>
<tr>
<th>App #</th>
<th>Project</th>
<th>Application Received Date</th>
<th>Complete Submittal Date</th>
<th>School District Incomplete Days</th>
<th>DSA Bln Time Days</th>
<th>Start Structural Plan Review</th>
<th>Finish Structural Plan Review/Return of Comments</th>
<th>DSA Plan Review Days</th>
<th>Start Structural Back Check</th>
<th>Design Professional Correction Days</th>
<th>Finish Structural Back Check</th>
<th>DSA &amp; Design Professional Back Check Days</th>
<th>Stamp Out/Approval Date</th>
<th>Stamp Out/Approval</th>
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</thead>
<tbody>
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<td>04-115160</td>
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<td>03/30/16</td>
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<td>23</td>
<td>04/22/16</td>
<td>04/25/16</td>
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<td>05/26/16</td>
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<td>05/31/16</td>
<td>5</td>
<td>05/31/16</td>
<td>1</td>
</tr>
</tbody>
</table>
**TYPICAL MONTHLY SCORECARD POSTED ON DSA WEBSITE**

**SANTA MONICA COMMUNITY COLLEGE**

- **Project Cost:** $74,185,000.00
- **Project Status:** Finished Structural Back Check
- **Project Type:** OTC: No
- **DSA App #:** 03-116182

### Project Details

| App #     | Project                  | Application Received Date | Complete Submittal Date | School District Incomplete Days | DSA Bin Time Days | Start Structural Plan Review | Finish Structural Plan Review/Return of Comments | DSA Plan Review Days | Start Structural Back Check | Design Professional Correction Days | Finish Structural Back Check | DSA & Design Professional Back Check Days | Stamp Out/Approval Date | Stamp Out/Approval |
|-----------|--------------------------|---------------------------|-------------------------|-------------------------------|------------------|-------------------------------|------------------------------------------------|---------------------|-------------------------------|-----------------------------------|-------------------------------|---------------------------|-------------------------------|--------------------------|--------------------|
| 03-116182 | SANTA MONICA COMMUNITY COLLEGE | 08/05/15                 | 07/02/15                | 119                           | 63               | 01/06/16                      | 01/06/16                                                     | 125                 | 03/15/16                      | 69                               | 04/29/16                      | 45                        | 04/29/16                      | 1                        |
TIME IS MONEY

- Eliminate Bin Time
- Develop Appointment System
- DSA Commitment
  - Scheduled Review Completion
- Design Professional/ Client Commitment
  - Complete Submission
CHALLENGES

 Culture
  › Collaborative
  › Succession

 Processes
  › Bin Time > Scheduled Appointment System
  › eTracker > iTracker
  › Electronic Plan Review
  › Testing and Certification
  › Continuing Education
  › Design Build

 Sustainability
DESIGN AWARD JURIES
CHANGING THE CONVERSATION

- IMPACT OF DESIGN
  - Education
  - Energy & Water Conservation

- REACHING ZERO NET ENERGY
  - Is it possible?
  - At what cost?

- COST VS. INVESTMENT
  - Some benefits are hard to calculate/quantify
  - Must protect investment
10,000 Campuses
x 5 Bldgs/Campus
50,000 Buildings
POTENTIAL SAVINGS

50,000 Buildings
$3k Per Bldg/Year
x 10 Years

$1.5 BILLION
WEB SITE: www.7x7x7DesignEnergyWater.com

- Video of Presentation at the Crest Theatre
- Final Reports
- Cost Estimates
- Sustainability Articles
DESIGN BUILD
Public School and Community College Process

Owner
DB
A/E
Builder
DSA’s DESIGN BUILD HISTORY

- Mixed Project Success
  - Lack of Design Build Team’s DSA Experience
    - Similar to Municipal Agencies
    - Solve the Details in the Field
    - Excessive CCDs
  - DSA’s Staff Skeptical of Delivery Method

- DSA Alternate Delivery Task Force
  - Regulations
  - Processes

- District Q.A. Programs
SUCCESSFUL DESIGN BUILD/DZA COLLABORATION CRITERIA

- Mutual Trust and Respect
- Team Experience:
  - Design Professionals
  - Construction Leadership
  - Major Sub-Contractors
  - Project Inspector(s)
  - DSA Plan Reviewers
  - DSA Field Engineer
- Professional Responsibilities
DSA’s DESIGN BUILD CONCERNS & RECOMMENDATIONS

- Builder’s Influence:
  - Architect
  - Inspector
- Builder’s Participation with DSA
- Major Sub-Contractor’s Engaged Early
- No Differed Submissions
- Field Engineers Participation
“Partners in the Design and Construction of Great Schools”