

Design-Build Institute of America

Western Pacific Region

Mark Hovatter, Chief Facilities Executive
Los Angeles Unified School District



Thursday, October 20, 2016

Los Angeles, California

Summary

- *Future Bonds*
 - State
 - LAUSD
 - LACCD
- *Projects Currently Underway*
- *Upcoming Projects*
- *Potential Future Design-Build Projects*
- *LAUSD Design-Build Process*
- *Accelerated Delivery*



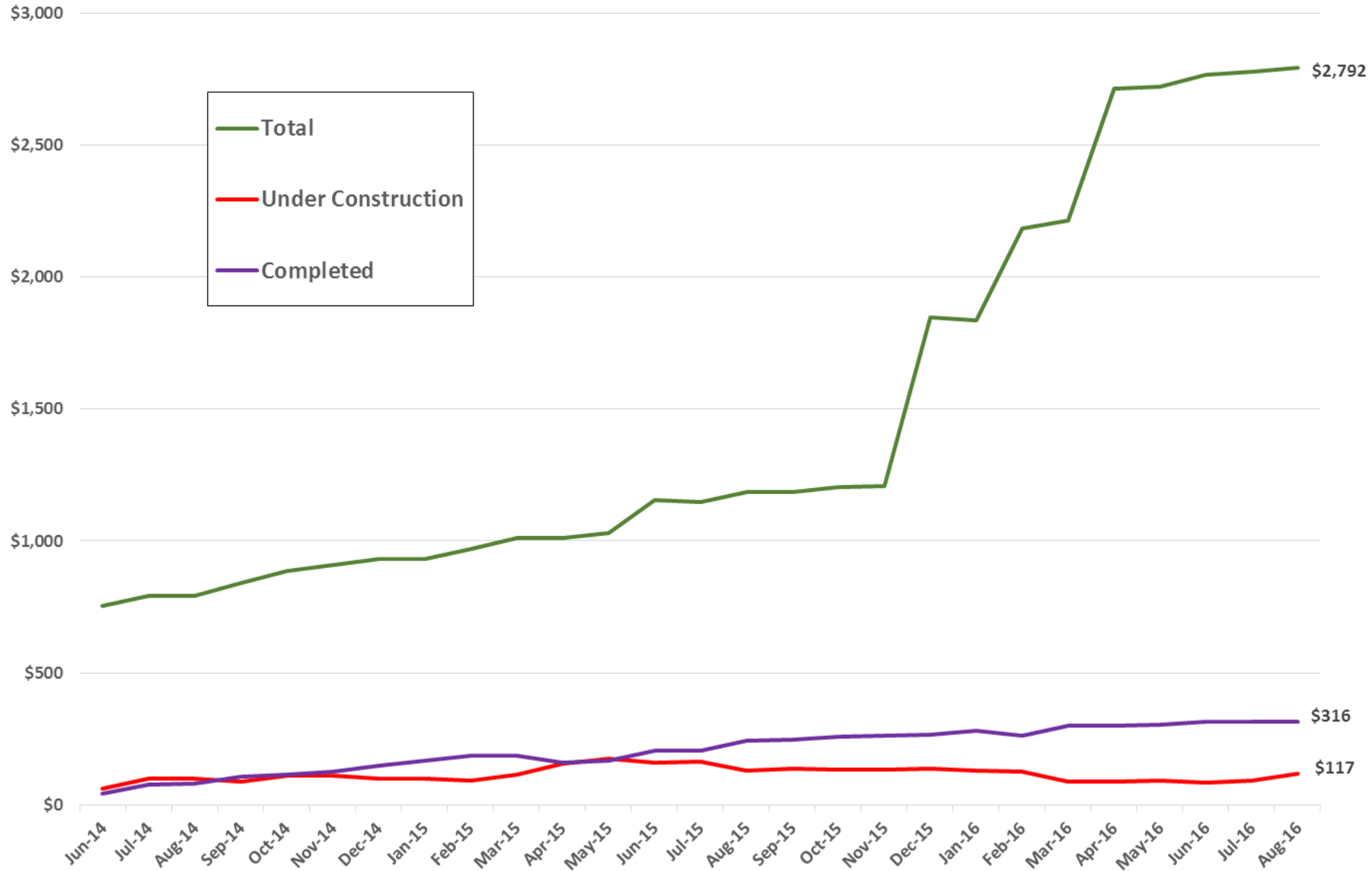
Currently Underway

- ❖ *Amount - \$2.8 Billion Approved by the Board*
- ❖ *Anticipate Another \$1 Billion by December 2016*

- ❖ *Comprehensive Modernizations*
 - Eleven have been approved*
 - Another 10-15 projects should be approved by December*

SCHOOL UPGRADE PROGRAM (SUP) PROGRESS CHART

As of 8/31/16 (\$ in Millions)



Why Design-Build Procurement?

- *Collaborative Architect / Contractor Team*
- *Primarily New Construction and Site Work*
- *Expedite Projects*



Current Design-Build Projects

- *Porter Ranch Community School Addition Project - Approximately \$10.8 Million*
- *International Studies Learning Center Addition Project - Approximately \$29.4 Million*
- *93rd Street Elementary School Food Service Upgrade Project - Approximately \$7.4 Million*

\$2.8 Billion in Board-Approved Construction Projects



Approved Projects - Categories

PROJECT TYPE	BUDGET
Comprehensive Modernization	1,420,794,936
HVAC	290,546,064
IT Network Upgrade	231,282,382
Seismic Modernization	212,396,394
Paving/Greening/Playground Equipment	150,646,803
Addition	102,880,614
Plumbing/Irrigation/Drainage	91,331,355
Campus Improvement	83,437,519
Roofing	46,301,268
Access Compliance	39,523,772
Food Services Renovation	32,379,615
Electrical/Lighting	30,689,853
Furniture/Fixtures/Equipment	24,500,000
Reconfiguration	13,461,576
Gym/Athletic Facilities Renovation	11,951,590

Approved Projects – Categories cont.

PROJECT TYPE	BUDGET
Excavation	8,858,957
Flooring	4,893,364
Portable	4,000,000
Fire Alarm System	2,702,889
Auditorium Renovation	1,496,876
SEEDS	1,143,409
Fencing	887,020
Lunch/Shade Shelter	429,226
Ceiling/Wall System	376,122
Grand Total	2,806,911,604

Comprehensive Modernization Projects Phase I

Eleven Projects Approved

** Five will be Design-Build*

Mostly constructing new buildings

** Six will be Design-Bid-Build*

Mostly modernizing existing buildings (many of which are historic)

Board-Approved Comprehensive Modernization Projects

Project budgets between approximately \$100 million to \$200 million - \$ 1.4 Billion Total
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
6. North Hollywood 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

Upcoming Design-Build Procurement for Five Comprehensive Modernization Projects

- *Polytechnic High School* \$105 - \$115-million
- *Roosevelt High School* \$90 - \$100-million
- *Sherman Oaks Center for Enriched Studies* \$60 - \$70-million
- *Venice High School* \$75 - \$85-million
- *Cleveland High School* \$65 - \$75-million

** Dollar values are approximate*

Upcoming Design-Build Comprehensive Modernization Projects

Cleveland Charter High School

What we recommend



Proposed Scope of Work

- **Building Upgrades**
 - Gymnasium
 - Classroom Buildings 4 & 5
- **New Building(s) to be Constructed**
 - Classrooms (50+)
 - Multi-Purpose Building/Cafeteria
 - Maintenance & Operation
- **Site Work**
 - Parking
 - Site Infrastructure

Site Acreage:
33.6 Acres

Board Approved Budget:
\$109,823,330

Upcoming Design-Build Comprehensive Modernization Projects

Polytechnic High School

What we recommend



Proposed Scope of Work

- **New Building(s) to be Constructed**
 - Classrooms
 - Gymnasium
 - Cafeteria
 - Auditorium
 - Administration/Library
- **Site Work**
 - Parking
 - Student drop off
 - Site Infrastructure
- **Renovation of Existing Classroom Buildings**
 - Roofing
 - Paint (Interior & Exterior)
 - Flooring & Base

Site Acreage:
37.2 Acres

Board Approved Budget:
\$162,209,848

Upcoming Design-Build Comprehensive Modernization Projects

Roosevelt High School *What we recommend*



Proposed Scope of Work

- **New building(s) to be constructed consisting of:**
 - Classrooms
 - General
 - Science
 - Specialty
 - Gymnasium
 - Auditorium
 - Lunch Shelter
 - Health/Wellness Clinic
- **Site upgrades**
 - Site infrastructure
 - Accessibility
 - Parking and drop-off
 - Landscape & hardscape
 - Exterior paint

Site Acreage:
22.7 Acres

Board Approved Budget:
\$137,437,976

Upcoming Design-Build Comprehensive Modernization Projects

SOCES

What we recommend



Proposed Scope of Work

- **Major Building Upgrades**
 - Auditorium
 - Administration
- **New Building(s) to be Constructed**
 - Classrooms
 - Gymnasium
 - Lunch Shelter
- **Site Work**
 - Hardscape/Landscape
 - Site Infrastructure

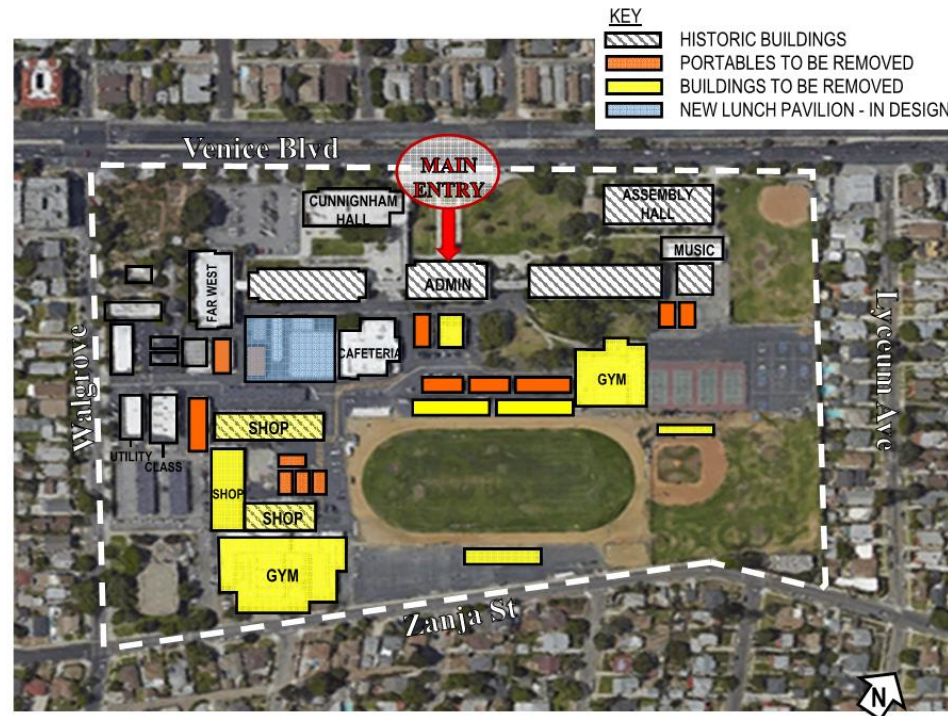
Site Acreage:
21.5 Acres

Board Approved Budget:
\$93,463,772

Upcoming Design-Build Comprehensive Modernization Projects

Venice High School

What we recommend



Proposed Scope of Work

- **New building(s) to be constructed consisting of:**
 - Classrooms
 - General
 - Science
 - Specialty
 - Gymnasium
 - Field bleachers
- **Site upgrades**
 - Site infrastructure
 - Vehicular circulation
 - Track and field
 - Baseball and Softball
 - P.E. courts & tennis
 - Landscape & hardscape
 - Accessibility
 - Exterior paint

Site Acreage:

28.8 Acres

Board Approved Budget:

\$111,491,261

Recently Completed Design-Build Project

JORDAN HIGH SCHOOL REDEVELOPMENT



Main Gate at 103rd Street



Two Lunch shelters and Courtyard



Library of Administration Building

- **Construction Start: Q2 2013 (4-25-2013)**
- **Construction Completed: April 15, 2016**
- **Approved Budget: \$88,592,635**
- **Project Provides:**
 - Two New Three Story Classroom Buildings (Small Learning Community East, Small Learning Community West) & 1 New Practice Gym Building: **Completed December 2014**
 - Conversion of Practice Gym to Food Services Facility: **Completed March 2014**
 - Conversion of Wood Shop Building to Girl's Locker Room: **Completed November 2013**
 - Demolition of Existing Facilities, Site Work, Landscape and Irrigation
 - Renovation of Existing Administration Building and Multipurpose Room
 - Installation of Fully Automatic Campus-wide Fire Alarm System and Wireless Network System
- **Architect/Engineer: DLR Group Contractor: Swinerton Builders**

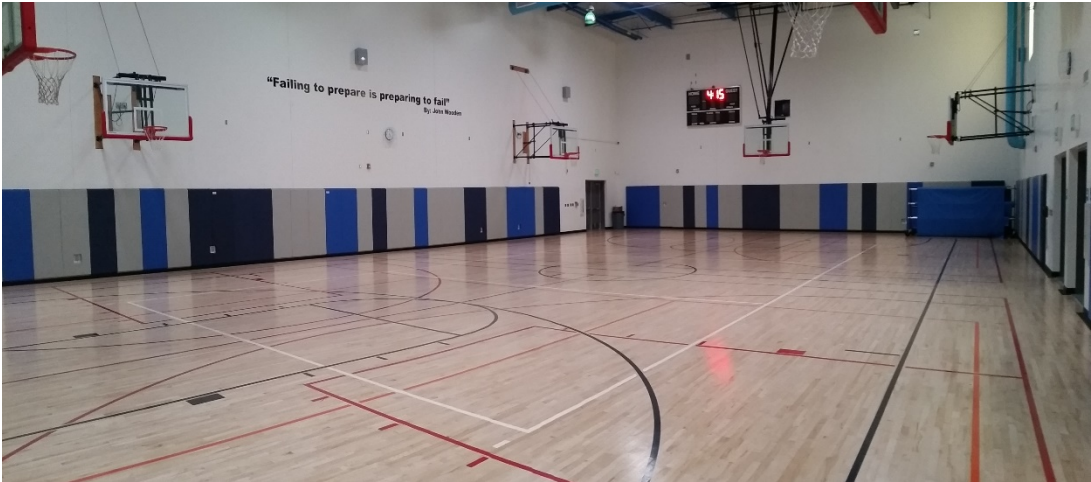


1st Floor of Administration Building

JORDAN HIGH SCHOOL REDEVELOPMENT



Classroom of Administration Building



Practice Gym



East Parking Lot – Looking South



East Parking Lot – Looking North

Jordan High School Redevelopment



Practice Gymnasium Exterior: Aerial View



Partnership for Los Angeles Schools (PLAS) Classroom Building



Practice Gym Interior



Food Service Line

Potential Future Design-Build Projects

Comprehensive Modernization Phase II

Department of Housing Certified Bungalow Replacement

Seismic Projects

ADA Access Compliance

Phase II of Solar Program



History of Project Delivery Platforms

❖ Design-Bid-Build

Education Code 17406 (Lease-Leaseback)

Competitive Best Value Award

Hybrid: Design-Bid-Build, Design-Build

New Legislation for 17406 (AB 2316)

Basically says that it is okay to use 17406 if you use the LAUSD Model

Adds the ability to award before DSA final design approval

❖ Design-Build

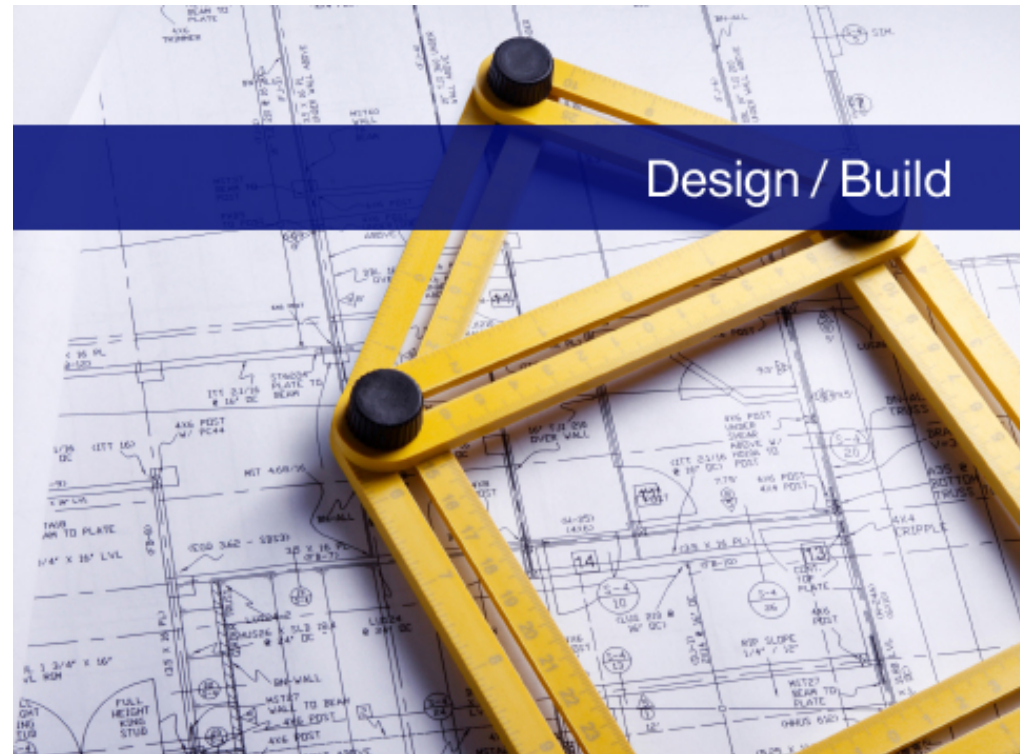
Earlier Limitations

Means and Methods

Design Competition Stipends

Selection Based on past Performance

Our Current Design-Build Program



Request for Qualifications

Statement of Qualifications submitted in response to the Request for Qualifications will be scored on the following categories and associated weighted points:

- Project Experience (K-12) 25%
- Teaming and Integration (Past Performance as a Team) 22%
- Key Personnel 22%
- Design-Build Experience 17%
- Organization and Technical Approach 7%
- Small Business Enterprise 5%
- Safety 1%
- Skilled & Trained Workforce 1%
- LIFE CYCLE MAINTENANCE ?%

* Scoring subject to change based on project-specific criteria

Proposal Scoring

Proposals will be scored based on the following categories and associated weighted points:

- *Price* 28%
- *Design Concept, Materials & Approach* 26%
- *Technical Expertise / Phasing / Schedule* 25%
- *Outreach (SBE, WeBuild, & Local Worker Participation)* 15%
- *Life-Cycle Cost* 2%
- *Safety Record* 2%
- *Skilled Labor Force Availability* 1%
- *Work-based Learning Partnership* 1%

** Scoring subject to change based on project-specific criteria*

Information LAUSD to Provide to Proposal Teams

- *Limits of Work*
- *Basis of Design*
- *Preliminary Schematic Design*
- *Building Demolition Plan*
- *Proposed Site Layout, Building Massing, Exterior Materials*
- *Major Program Adjacency Requirements*
- *Design Standards*
- *Educational Specifications*



Information LAUSD to Provide to Proposal Teams Cont.

- *General Requirements*
- *Topographic Survey*
- *Geotechnical Report*
- *Utility Infrastructure Survey*
- *As-Built Record Drawings*
- *CEQA Mitigation Requirements*
- *Traffic Study*
- *Additional Information*



Procurement Schedule – RFQ

<i>Release of RFQ and Advertising</i>	<i>Week 1</i>
<i>Mandatory Pre-RFQ Scope Presentation</i>	<i>Week 2</i>
<i>Pre-SOQ Questions</i>	<i>Week 3</i>
<i>LAUSD Response to Questions</i>	<i>Week 5</i>
<i>Statement of Qualifications Due</i>	<i>Week 8</i>
<i>LAUSD Review SOQ</i>	<i>Week 10</i>
<i>Announcement of 3 Short-listed Design-Build Teams</i>	<i>Week 11</i>

** Time frames are approximate and subject to change based on each project*

Procurement Schedule-RFP

<i>Issuance of RFP</i>	<i>Week 1</i>
<i>Mandatory Site Walk / LAUSD Project Info and Q&A</i>	<i>Week 2</i>
<i>Written Questions Due</i>	<i>Week 2</i>
<i>Issue Addendum No.1</i>	<i>Week 3</i>
<i>Interview</i>	<i>Week 4</i>
<i>Requests for Clarification Deadline</i>	<i>Week 5</i>
<i>LAUSD Issuance of Last Addendum</i>	<i>Week 6</i>

** Time frames are approximate and subject to change based on each project*

Procurement Schedule-RFP Cont.

Design-Builder Non-Price Proposals Due	Week 8
Final Presentation	Week 9
Sealed Price Proposal Due	Week 10
Selection of Design-Build Team / Notice of Intent to Award	Week 10
Board Authorization to Negotiate & Enter into Contract	Week 16
Anticipated Notice-to-Proceed for Design	Week 16

** Time frames are approximate and subject to change project by project*

Contractor Resources

- Prequalification Program <http://www.laschools.org/new-site/prequalification/>
- Prevailing Wage / Labor Compliance Program (LCP) <http://www.laschools.org/new-site/labor-compliance/>
- Project Stabilization Agreement (PSA) <http://www.laschools.org/new-site/project-stabilization/>
- Small Business Enterprise (SBE) <http://www.laschools.org/new-site/small-business/>
- Owner Controlled Insurance Program (OCIP) http://www.laschools.org/fcs/cc/pq/file-storage/?folder_id=1045824
- District's technical specifications http://www.laschools.org/documents/?folder_id=219598873
- Construction Contracts Best Value Requests for Qualifications <http://www.laschools.org/new-site/bidding-opportunities/best-value/construction-contracts>

Request for Proposals

- Three short-listed Design-Build teams proceed to RFP selection process
- Selection process will include a design competition
- The two Design-Build teams that are not selected will receive a stipend

Design-Build Construction Procurement

- California Education Code Section 17250.10 *et. seq.* (Education Code 17250)
- Authorizes Design-Build procurement process for bid evaluation and selection for construction projects that exceed \$1million
- Acquisition process will be conducted with full and open competition using an RFQ and RFP proposal process
- District will develop RFQ; the Department of Industrial Relations (DIR) questionnaire is no longer required

Expedited Delivery of Classrooms

Bench of Modular Building Manufacturers

Bench of Design-Build Teams

December to August

Not to look like Containers

CEQA Challenges



What LAUSD's Chief Facilities Executive Wants from the Design-Build Program

- Best Design and Construction Team
- Take Full Advantage of the Latest Innovations in the Construction Industry
- Most Expedient Timeline
- Minimize the Amount a Design-Build Firm has to Pay for the Privilege of Submitting a Second Place Proposal



*In the Words of One of the Greatest
Design Builders of Our Time.....*

*Life is tough,
Its tougher when you are stupid*



Questions ??