



Los Angeles Community College District PROGRAM MANAGEMENT SERVICES

Terri Mestas
Program Director

CMAA Southern California Chapter
February 13, 2015



BuildLACCD
Building for tomorrow's leaders

AECOM

Campus
Services
and Bookstore

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)

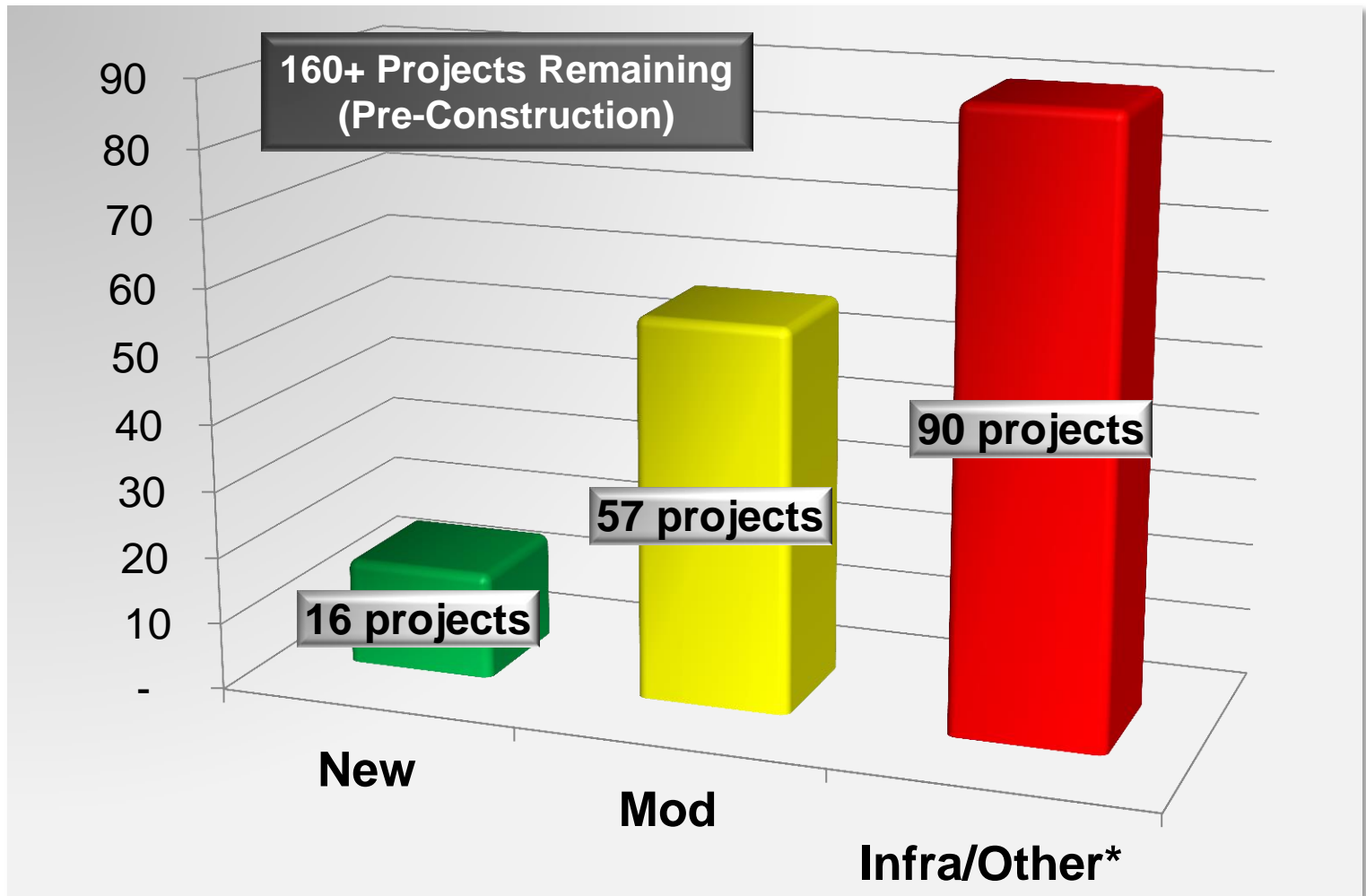


Bond Program Overview – \$6.26B

Bond Measure	Year and Amount	Essential Purpose
Proposition A	2001 \$1.245 billion	To repair, rehabilitate, modernize, and construct new facilities at all nine colleges.
Proposition AA	2003 \$908 million	To repair, rehabilitate, modernize, and construct new facilities at all nine colleges.
Measure J	2008 \$3.5 billion	To further the colleges' master plans, land acquisitions and the buyout of energy contracts. "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

Alternative Delivery Methods

- Design-Bid-Build
- Design-Build
- **Lease-Leaseback**

CMAA 2014

- Online Vendor Portal
 - PlanetBids





Procurements

LACCD needs -

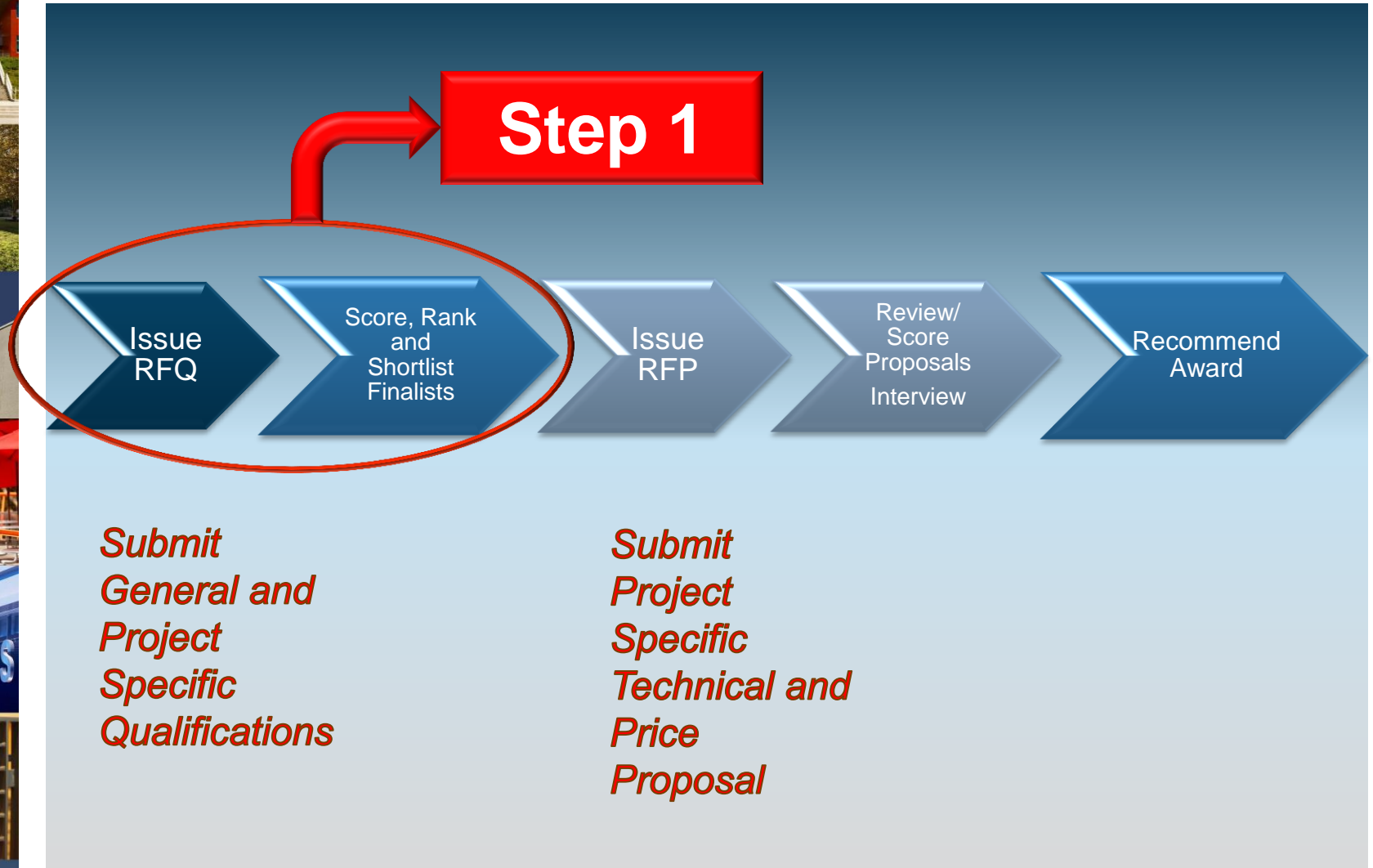
- Partnerships for a collaborative effort
- Best qualified team for the project
- Best managers of cost and schedule

LACCD provides -

- Collaborative qualified team to support effort
- Streamlined processes
- Mgmt of stakeholders
- Open to opportunities to improve



Procurement Process



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

RFQ Project-Specific Qualifications	Weight
• Firm Experience and Past Performance	170 points
• Key Personnel	150 points
• LSEDV	30 points
Total Points Available	350 points

- 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

5.1 Firm Experience and Past Performance	Total 170 points
Experience & approach managing (multiple) construction projects including design/assist services (general approach)	30 points
Experience & approach managing Guaranteed Max. Price (GMP) on an open-book basis. Describe proposed method of establishing open-book pricing.	20 points
Project Experience – Submit 3 projects that show: <ul style="list-style-type: none">• 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

Total 150 points

Identify for each individual project included in the procurement the following:

Project Executive	(information required – not scored)
Project Manager	(scored up to 55 points maximum)
Project Superintendent	(scored up to 55 points maximum)
QA/QC Manager	(scored up to 10 points maximum)
Safety Manager	(scored up to 30 points maximum)

- 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

5.3	Community Economic Development (CED) Program and LSEDV Participation	Total 30 points
<p>Provide 3 project examples (including subcontractor performance) within last five years that contained Local Worker Hiring (LWH) goals:</p> <ul style="list-style-type: none">- LWH goal and participation achieved- Disadvantaged LWH goal and participation achieved- Number of apprentices who worked on project and new apprentices hired- Describe specific outreach and hiring activities to create employment opportunities and provide access to union apprenticeship programs for local workers.- Activities and community-based partnerships established or used to identify and hire qualified local workers.- Activities undertaken to work with local trade unions to maximize local worker participation.		<p>Must Document</p> <p>15 points</p>



Criteria from Recent Procurements – Step 1

- Maximizing Score in Section 5 of the RFQ

5.3	Community Economic Development (CED) Program and LSEDV Participation (cont.)	Total 30 points
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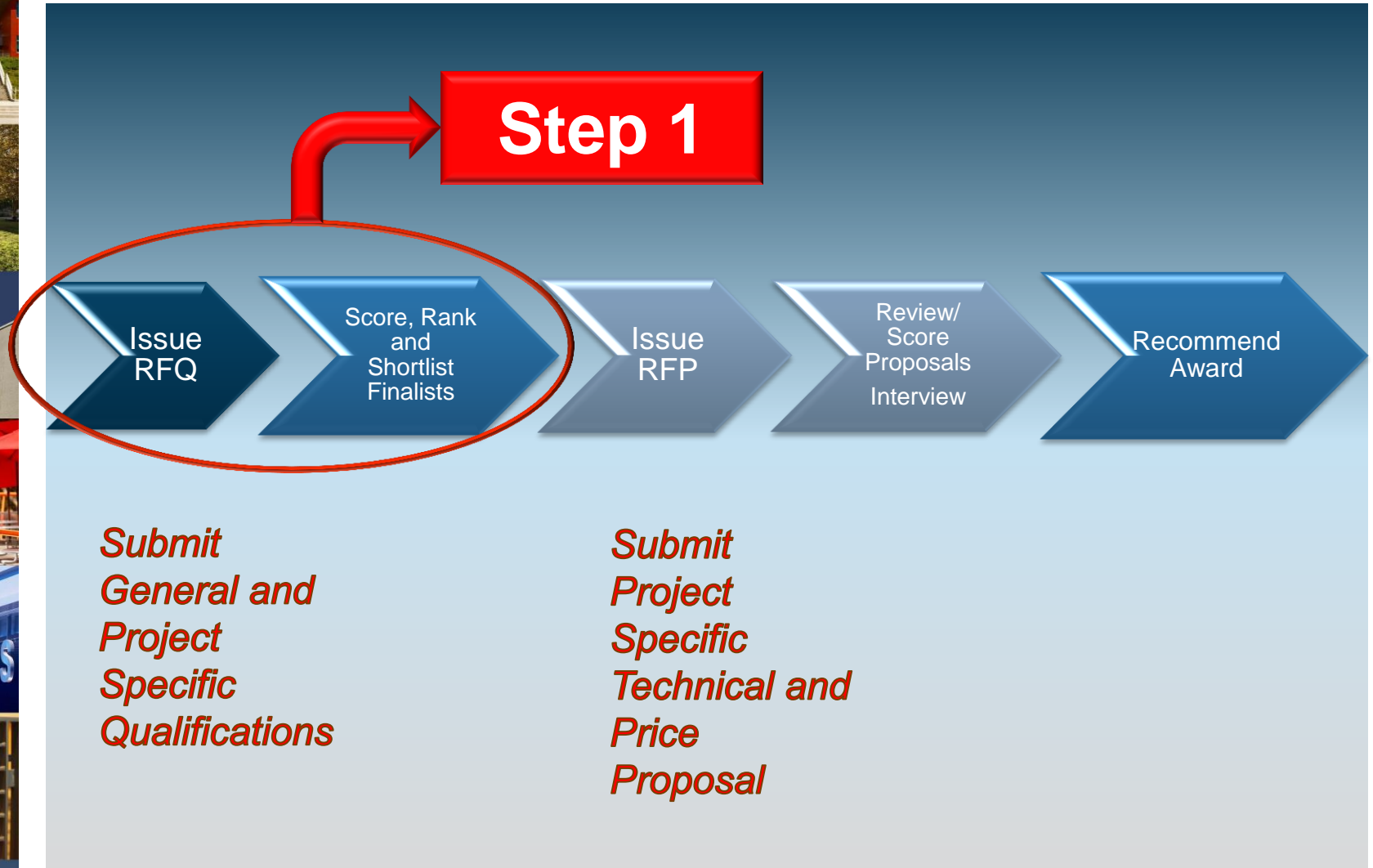
Provide 3 project examples (including subcontractor performance) within last 5 years that contained Local, Small, Emerging, Disabled Veteran-Owned (**LSEDV**) business participation goals:

- Number of LSEDV firms and non-LSEDV firms on the project
- Specific **outreach** and contracting provisions to facilitate LSEDV participation.
- **Activities and community-based partnerships** established or used to identify and support LSEDV participation.
- Activities to help LSEDV firms address barriers and challenges related to bonding, accessing skilled labor and managing cash flow.

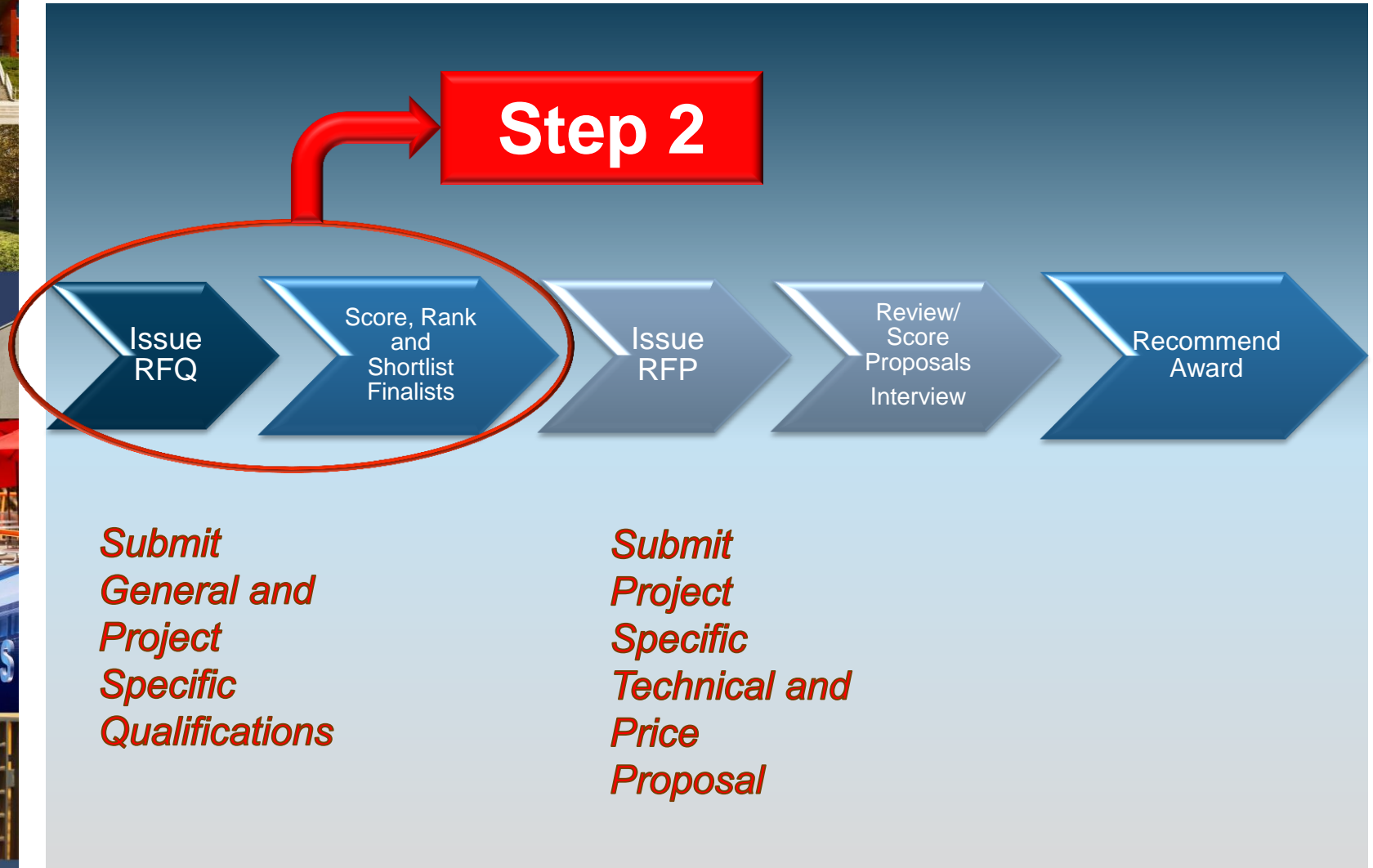
15 points



Procurement Process



Procurement Process



Criteria from Recent Procurements – Step 2

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

RFP Item	Maximum Points
• Proposal	200
• Interview / Presentation	300
• Price	150
RFP Total:	650



Criteria from Recent Procurements – Step 2

Project Approach and Methodology Mgmt. Plan	What's Needed	What's Included	Weight / Scoring 200 Points
A.	Field Survey & Construction Document Review Plan	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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

Project Approach and Methodology Mgmt. Plan	What's Needed	What's Included	Weight / Scoring 200 Points
C.	Construction Schedules	<ul style="list-style-type: none"> Proposed sequences, milestone dates and schedule durations Prelim precon and construction schedule 	30 of 200
D.	Quality Assurance/Quality Control Plan	<ul style="list-style-type: none"> Quality control management and compliance documentation plan 	20 of 200
E.	Construction Management Plan	<ul style="list-style-type: none"> 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 200 Points
F.	Subcontracting Selection Plan	<ul style="list-style-type: none"> Qualifications process for evaluating prospective firms 	20 of 200
G.	Business Participation Plan for LSEDV	<ul style="list-style-type: none"> Description of firm's business outreach approach 	10 of 200
H.	Local Worker Hiring Plan	<ul style="list-style-type: none"> Description of firm's business outreach approach 	10 of 200

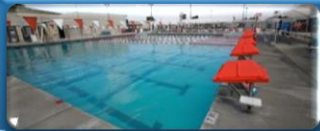
LSEDV = local, small, emerging & disabled-veteran



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

	Low	Moderate	High	Extreme	Extreme
4 Likely	Low	Moderate	High	High	Extreme
3 Possible	Low	Moderate	Moderate	High	High
2 Unlikely	Low	Low	Moderate	Moderate	Moderate
1 Rare	Low	Low	Low	Low	Low
	1	2	3	4	5

Risk identification and mitigation strategy



LSEDV outreach success





Current and Upcoming Opportunities



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Current and Upcoming Opportunities



0-90 Days

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



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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



90-120 Days

<i>Issue Date</i>	<i>Project</i>	<i>Award Date</i>	<i>Value (\$M)</i>
27-Jan-15	Firestone LLB - AOR	13-May-15	\$6.0
17-Feb-15	Pierce Automotive LLB - AOR	13-May-15	\$1.3
17-Feb-15	Trade Blue Line/Grand Avenue	13-May-15	\$3.90
23-Feb-15	Valley Central Plant	13-May-15	\$8.3
04-Mar-15	Southwest Transit Center	13-May-15	\$0.9
26-Feb-15	Harbor Teacher Prep Academy	13-May-15	\$20.0
06-Feb-15	West CIP LLB	27-May-15	\$38.5



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West Los Angeles College

Technology Learning Center 2

mid-campus adjacent to the faculty office building and east of parking lot 5



- LEGEND**
- Proposed Building
 - Proposed Renovation
 - Existing Building
 - Proposed Demolition

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**



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Current and Upcoming Opportunities



120-180 Days

<i>Issue Date</i>	<i>Project</i>	<i>Award Date</i>	<i>Value (\$M)</i>
17-Feb-15	Valley Academic and Cultural Center LLB	10-Jun-15	\$90.0
23-Feb-15	City CIP LLB	10-Jun-15	\$18.0
09-Mar-15	Firestone Education Center LLB	08-Jul-15	\$63.4
30-Mar-15	Pierce Automotive & New Tech Ed LLB	12-Aug-15	\$32.0



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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



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East Los Angeles College Firestone 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



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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

Services	Estimated Dates
Environmental Services Bench Contracts	2015 Q2
Information Technology Support Services Bench Contracts	2015 Q2
As-Needed Project Specific Architect and Engineer	Register online at planetbids.com





Bond Program Information Online



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www.build-laccd.org



LACCD Sustainable Building Program

Contracting & Bidding Site

Community & Media Site

A collage of images. The left side shows construction workers on a building site with scaffolding. The right side shows a community event with people and a sign that says 'CHILD DEVELOPMENT CENTER'. The Los Angeles Community College District logo is overlaid in the center.

[Email login](#) | [BuildLACCD University](#)



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BuildLACCD | Doing Business With Us

Doing Business With Us	Notice to Bidders	Current Opportunities - Construction	Current Opportunities - Professional Services	Design Build - Proposals
Bench Management	Furniture and Bulk Procurement	Outreach and Other Programs	Project Related Resources	LACCD Internship Program

Click here to view and download bid documents.

Online Vendor Portal

Latest Updates
<p>DSA Snapshot- News and Updates!</p> <p>DSA Snapshot September 2013(Posted 10/11/13)</p> <p>DSA Update Box Naming Convention(Posted 09/16/13)</p> <p>DSA Update Forms for Inspection Card Projects (Posted 09/16/13)</p>
Bench Management
DesignBUILD
Furniture and Bulk Procurement
Notice to Bidders
Campus Facility Standards



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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 User Name and Password.
- Bid Opportunities**
Search for bid opportunities with this agency, download documents, become a prospective bidder, and electronically bid on projects.
- My Contracts** UNAVAILABLE
Manage your awarded contracts, record payments, add subcontractors, produce reports and charts.
- Certified Vendors** UNAVAILABLE
Find Certified Vendors
- Contracts** UNAVAILABLE
View public information regarding agency contracts.
- News & Events**
 - Update Vendor Profile 2nd Request by Friday June 20, 2014
 - LACCD \$6.2B BOND PROGRAM UPDATE AND

PLANETBIDS

<http://www.planetbids.com/portal/portal.cfm?CompanyID=21372>



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Doing Business With Us

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Doing Business With Us	Notice to Bidders	Current Opportunities - Construction	Current Opportunities - Professional Services	Design Build - Proposals
Bench Management	Furniture and Bulk Procurement	Outreach and Other Programs	Project Related Resources	LACCD Internship Program

LACCD Office of the Bond Program Monitor

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

Universal Reprographics Online
bid documents. No user name or

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](#).

Latest Updates

Bench Management

DesignBUILD

Furniture and Bulk

ers

ty

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

contracts@build-laccd.org



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For more information

www.build-laccd.org



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Backup Slides

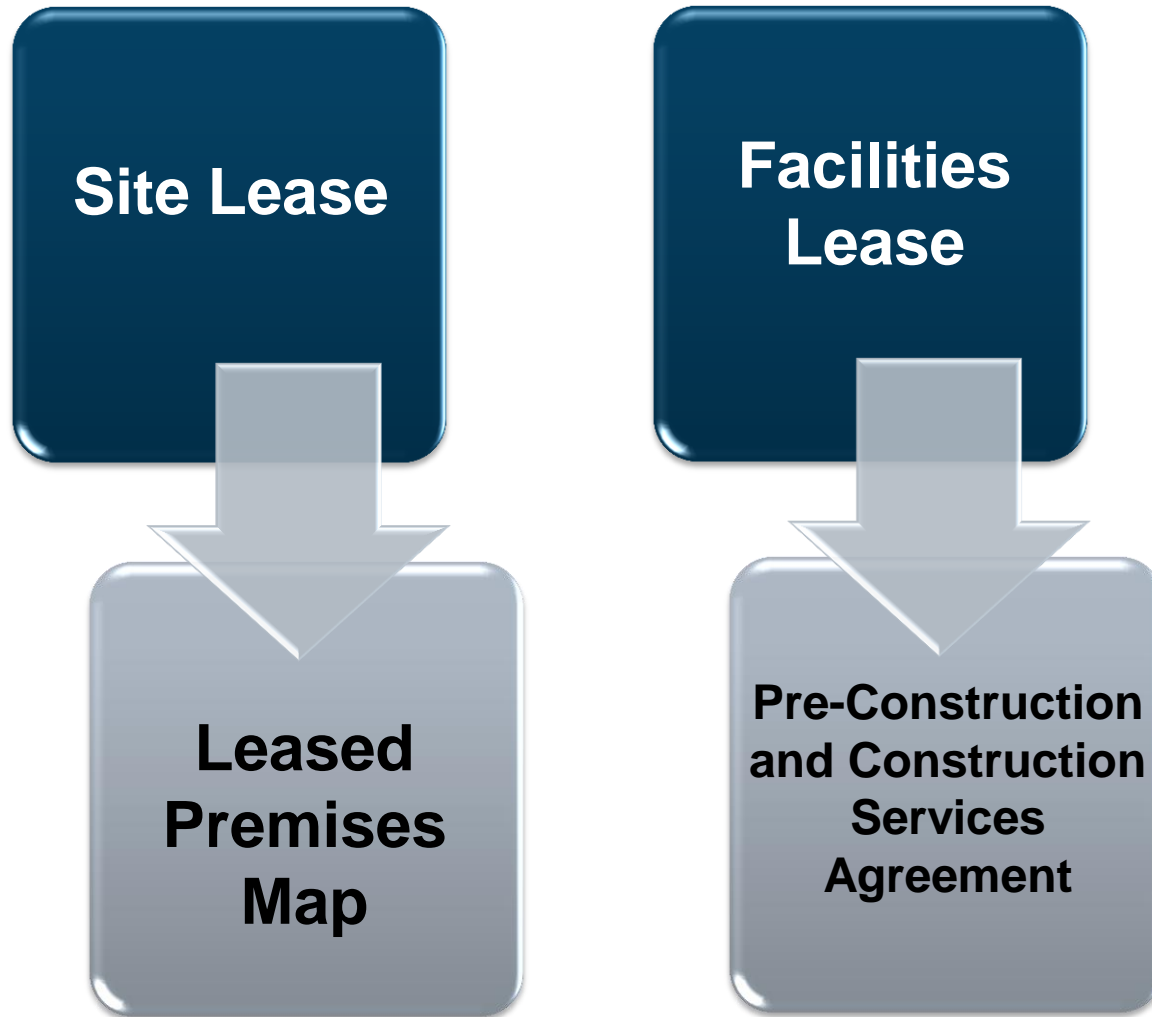


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Contracting Arrangement For LLB Projects

LLB = Lease-Leaseback



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

