



SMALL CONTRACTOR OPPORTUNITY FORUM

Thursday, April 2, 2015 ~ 10:00 AM to 12:30 PM

PROGRAM AGENDA

I. Welcome LACCD Build Program Mission & Goals	Bryan Payne Director of Contracts	10:00-10:10
II. LSEDV & Local Worker Hiring Provisions	Veronica Soto Manager of Special Initiatives	10:10-10:20
III. Firestone Demo Project Overview	Philip Koss Regional Program Liaison	10:20-10:35
IV. Short Listed Prime Contractors	American Integrated Services Nathan Stanley	10:35-10:40
	Pinner Johnny Pinner, Justin Davis & Gary Riehle	10:40-10:45
	Swinerton Michael Shawver, Rick Moore & Nancy Figueroa	10:45-10:50
V. Mission Central Plant Project Overview	Hoss Nabaii College Project Director	10:50-11:05
VI. Short Listed Prime Contractors	University Mechanical Scott Baker	11:05-11:10
	Rudolph & Sletten Marissa Lidyoff	11:10-11:15
	Southland Industries Cameron Garnier	11:15-11:20
VII. Harbor Teacher Preparation Academy Project Overview	Coomy Kadribegovic Project Manager	11:20-11:35
VIII. Short Listed Prime Contractors	Harper Construction Kevin Smith & Karianne Tyler	11:35-11:40
	Kemp Brothers Mark Rettig	11:40-11:45
	Swinerton Michael Shawver, Rick Moore & Nancy Figueroa	11:45-11:50
IX. West LA Campus Improvements Package Overview	Phillip Vogt Project Manager	11:50-12:10
X. Short Listed Prime Contractors	Balfour Beatty Sophia Cavalli & Wayne Roemhild	12:10-12:15
	McCarthy Stephanie Monsen, Luis Giordano & Kris Nordbak	12:15-12:20
	Rudolph & Sletten Marissa Lidyoff	12:20-12:25
	Sinanian Serge Sinanian	12:25-12:30
XI. Networking & Contractor Information Tables		12:30

WELCOME

Small Contractor Opportunity Forum April 2, 2015



Firestone Demo Mission Central Plant Harbor Teacher Preparation Academy West LA Campus Improvement Project



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Los Angeles Community College District PROGRAM MANAGEMENT SERVICES

~ Welcome ~

BuildLACCD Program Mission & Goals

Bryan Payne
Director of Contracts



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)

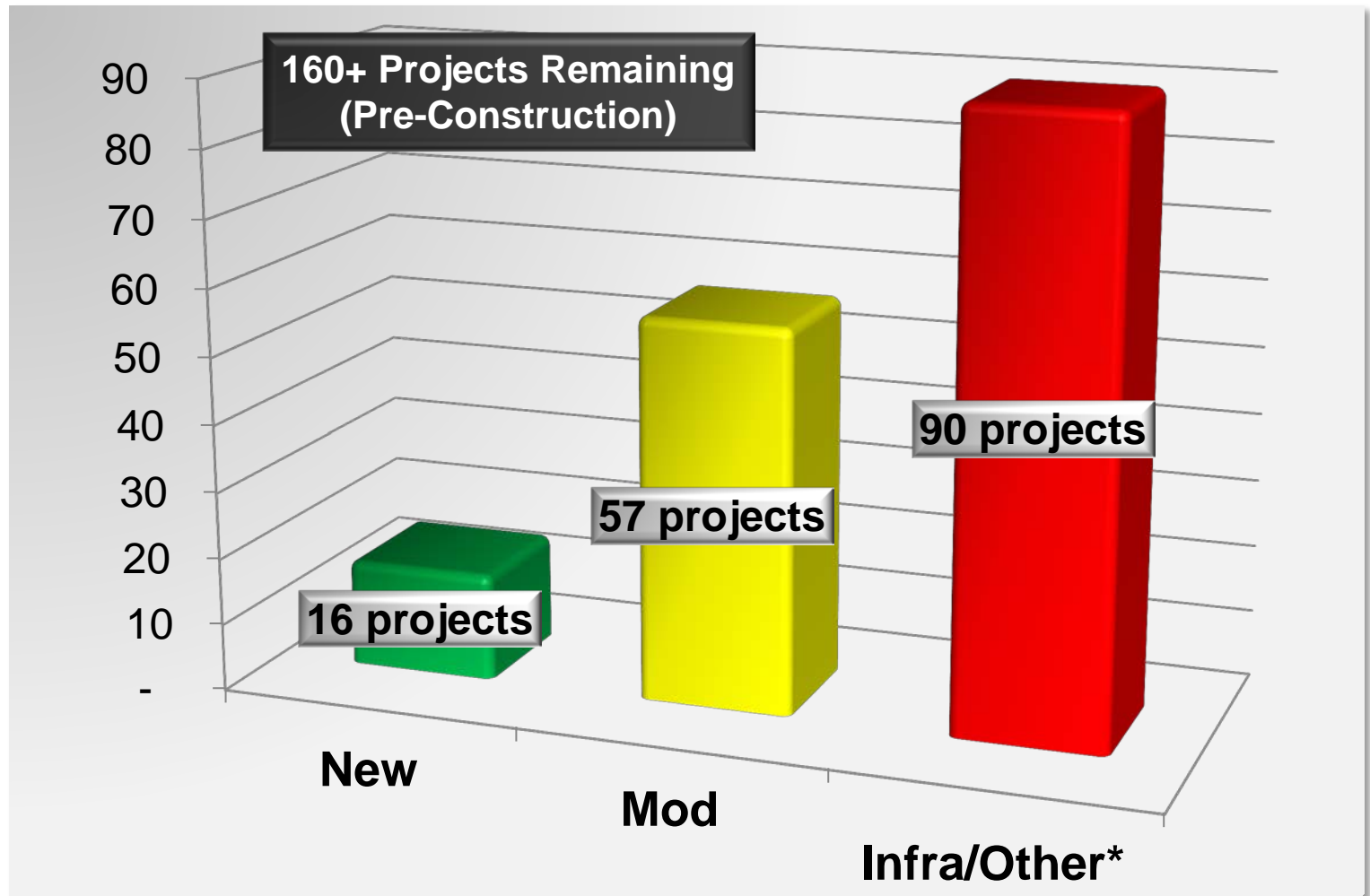


Bond Program Overview – \$6.26B

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.



Los Angeles Community College District PROGRAM MANAGEMENT SERVICES

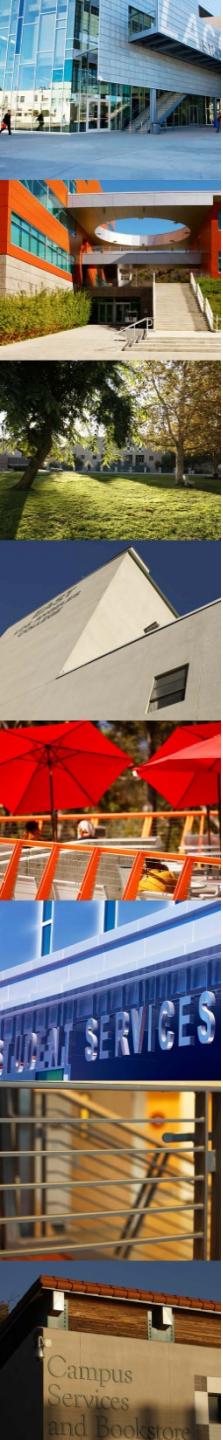
LSEDV and Local Worker Hiring Provisions

Veronica Soto
Manager of Special Initiatives



LOCAL, SMALL, EMERGING, DISABLED VETERAN (LSEDV) PARTICIPATION

- 30% Local, Small, Emerging and Disabled Veteran (LSEDV) business enterprise participation goal
- Certification accepted from any California public agency or Federal government
- Promote access to new LSEDV subcontractor pool
- Eliminate barriers to competition
- Participation monitored and tracked on B2GNow





LOCAL & DISADVANTAGED LOCAL WORKER PARTICIPATION

PROJECT LABOR AGREEMENT

- **30%** of all skilled trade positions performing project work shall be Local Workers.
- **6%** shall be Disadvantaged Local Workers.

GUIDING PRINCIPLES

- Primary Preference to Campus Community Zip Codes
- Create access to union apprenticeship
- Partnership with local apprenticeship preparation programs
- LWHP participation monitored and tracked on LCP Tracker





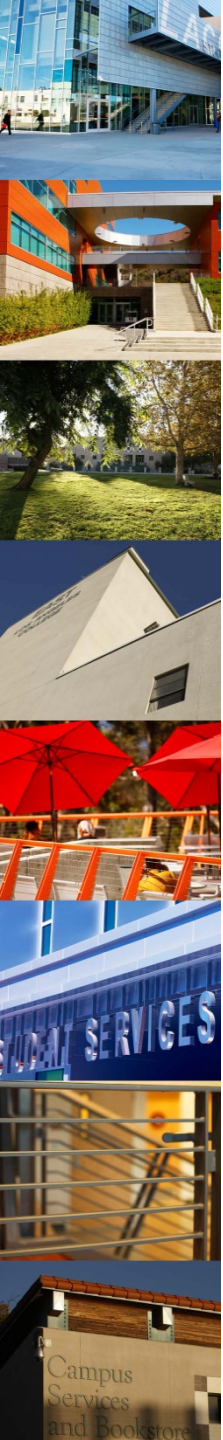
Los Angeles Community College District PROGRAM MANAGEMENT SERVICES

East Los Angeles College
Firestone Education Center
Demolition Evaluation Study and Services

Philip Koss
Regional Program Liaison



Firestone Education Center





Firestone Education Center

•Packaging

Package	Scope	%Des.	DSA App'l	% Con.	Delivery	Const. NTE	Const. Duration (CD)
DEMOLITION	Demolition of 3 Buildings, underground utilities and hardscape	0	N	0	LLB-Precon /OB/GMP	\$20M	274 (9mo)



A vertical collage of six images showing various campus scenes: a modern glass building, a building with a circular skylight, a grassy lawn with trees, a white building with a triangular roof, a red patio umbrella, and a building with "Campus Services and Bookstore" signage.

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Firestone Education Center

•Current Status

- Gruen Associates proceeding with Demolition Documents
- Demolition Contractors Shortlisted
 - American Integrated Services
 - Pinner Construction
 - Swinerton Builders



Firestone Education Center

• Project Scope - Demolition Package

- **Demolish Building 1;** Concrete construction warehouse building, partial lower level and two levels above ground for a total of 456,000 GSF
- **Existing Building 2;** Shall remain and is excluded from this scope
- **Demolish Building 3;** Concrete construction warehouse building, four levels plus a basement level for a total of 366,371 GSF
- **Demolish Building 4;** Concrete construction warehouse building, two levels for a total of 220,550 GSF
- **Demolish Bridge;** demolition includes removal of an enclosed bridge at second level connecting Building 1 (to be demolished) and Building 2nd (to remain). City of Southgate- AHJ.
- Utilities; Cap and remove the site utilities (including underground), keeping Bld 2 in operation
- Modify perimeter fence
- Haz Mat: Abatement
- Soil: Backfill, import/export
- Grade: Rough grading
- Exterior: Façade Repair
(at removed bridge)



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Firestone Education Center

• Project Scope, Pre-Construction Services

- Evaluate the existing building conditions
- Review, comment and provide recommendations for:
 - Plans, specifications, geotechnical and hazardous materials reports
- Assist the Design Team in the development of full scope of work to complete the project
- Attend meetings with the District's Design Consultant, CPT Representatives, District technical staff, College representatives, and other District related parties.
- Conduct a review of the Design team's draft demolition documents
- Prepare periodic construction cost estimates
- Open-Book subcontractor buyout that converts to a, Guaranteed Maximum Price ("GMP") or Lump Sum after buyout



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Closing Slide

(Questions/Comments)





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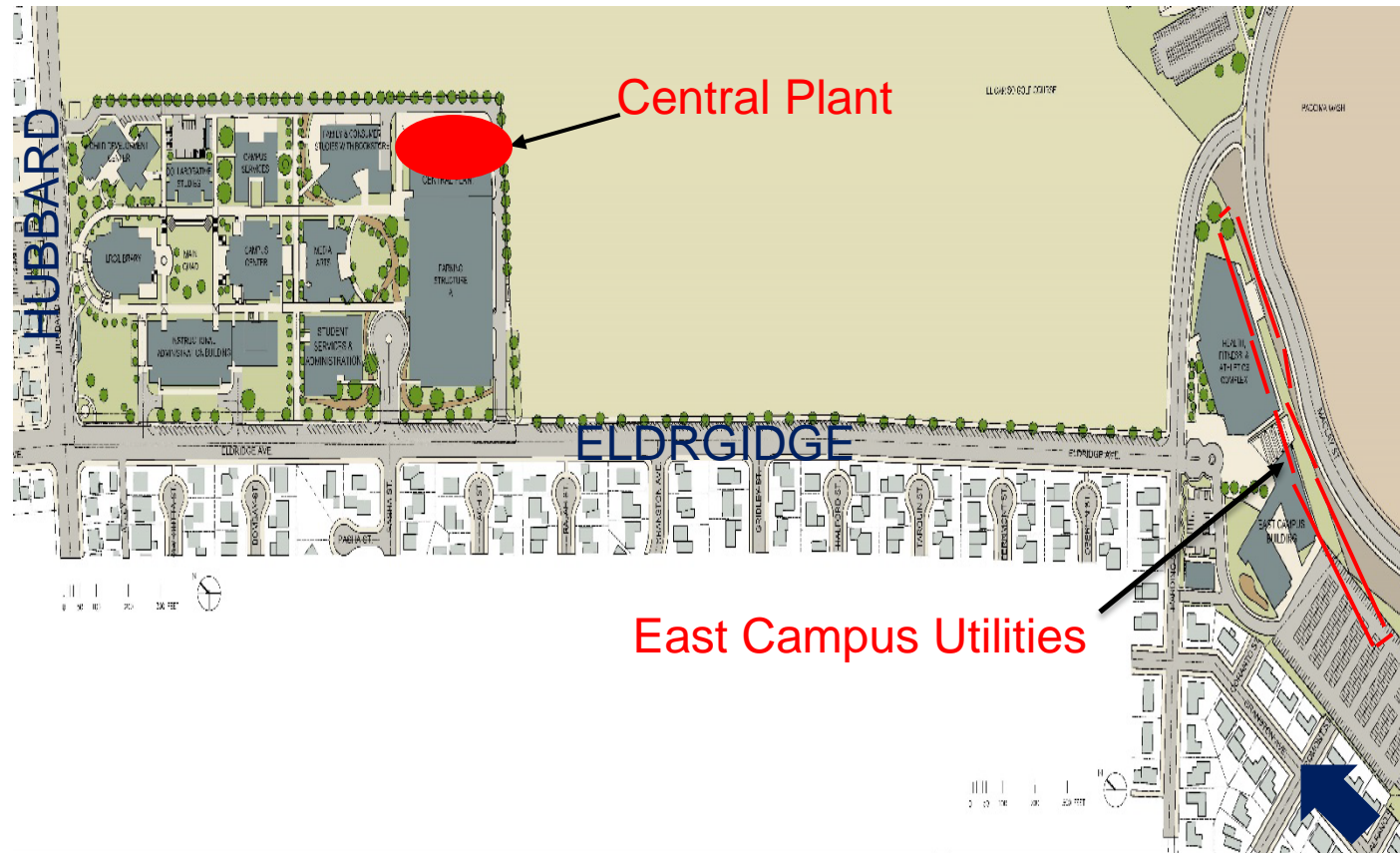
Los Angeles Community College District PROGRAM MANAGEMENT SERVICES

Mission College Central Plant and East Campus Utilities Campus Improvement Package

**Hoss Nabaii
College Project Director**



Central Plant - Campus Improvement Package



Central Plant Project

Scope of Work:

- New Modular Central Plant
 - (3) 400T Chillers
 - (2) 3,000 MBH Boilers
 - (3) Cooling Towers
 - Modifications to (E) Air Handlers and Controls on All Buildings
 - Connection to the Main Chilled and Hot Water Loop
- 400KW Gas-powered Fuel Cells
- Minor Site Improvements to the Adjacent Fire Road
- Heating and Ventilation in (E) 8,000SF Warehouse
- Design of Restrooms and Controls Room building
- Bid Alternate (Construction):
 - New ~ 600SF Restrooms and Controls Room Building



East Campus Interconnect Projects

Scope of Work:

- East Campus Utility Interconnect:

- Provide Connection and Piping from the East Campus Project Property Line (East Campus Central Plant) to the Health & PE Fitness Center

- Health & PE Utility Interconnect:

- Provide Electrical Conduit, Wiring and Equipment from the East Campus Project Property Line (Main Switchgear) to the Health & PE Fitness Center



A vertical collage of six images showing various campus scenes: a modern glass building, a building with a circular skylight, a grassy lawn with trees, a white building with a triangular roof, a red patio umbrella, and a sign for 'Campus Services and Bookstore'.



Central Plant Campus Improvement Package – Site Plan

Project	Scope	Delivery	Construction Estimate	Const. Duration (CD)
Central Plant	Modular central plant and fuel cells + improvements to existing M&O warehouse. Construction Bid Alternate: Control room/restrooms building.	DB	\$10M	365
East Campus Utility Interconnect	East Campus: Chilled water piping connection.	DB	\$620K	240
Health & PE Utility Interconnect (East Campus)	East Campus: New electrical feeders to the Health and PE building.	DB	\$600K	240
	Subtotal		\$11.2M	





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(Questions/Comments)





University Mechanical
& Engineering Contractors
An EMCOR Company

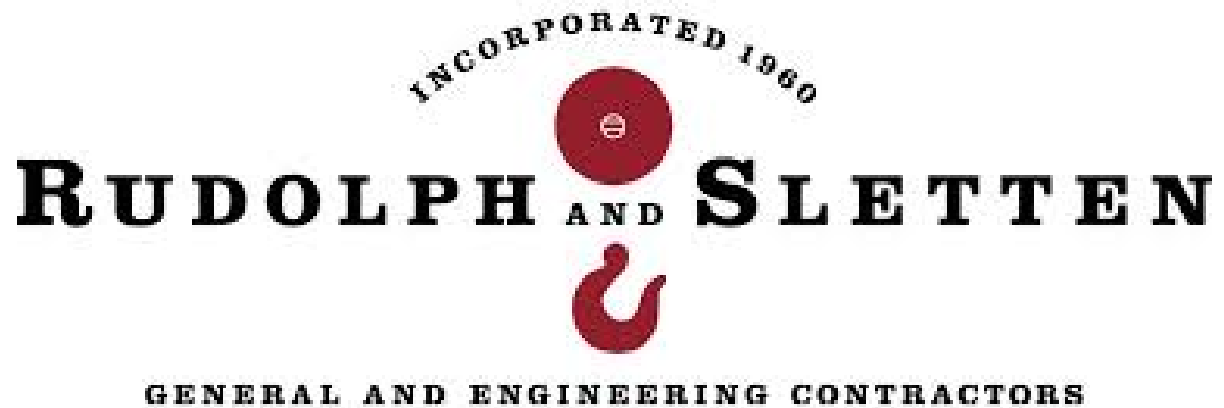
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SouthlandTM

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Los Angeles Community College District PROGRAM MANAGEMENT SERVICES

LAUSD Harbor Teacher Preparation Academy (HTPA)

Design Build Project Delivery

Coomy Kadribegovic
Project Manager



LAUSD & LACCD Collaboration- Project Owners

Project funded by LAUSD

Project located at LACCD Harbor College

LAUSD HTPA Building/s (Owner- LAUSD)

- LAUSD Standards & requirements
- Exterior aesthetics to comply with LACCD & LA Harbor college standards
- Collaborative for High Performance Schools (CHPS)- Certified
- CHPS and code required Commissioning

LACCD Storage Building (Owner- LACCD)

- LACCD standards & requirements
- Exterior aesthetics to comply with LA Harbor college standards



HTPA Project Scope

38,540 GSF

11 Classrooms – 14,525 sf

Performing Arts- Music and Drama Classroom – 2250 sf

PE/ Athletics Ancillary- Aerobics, Office and Lockers – 3888 sf

Library and Media Center – 2481 sf

Multipurpose Room (with Practice Gym & Platform Stage) – 6356 sf

Special Education – 600 sf

Food Services – 2395 sf

Administration- 2200 sf

Health Offices- 975 sf

Maintenance & Operations Office and Support- 838 sf





LACCD Harbor College Storage Facility Scope

6750 GSF

Storage for extra books, computers, tables, chairs –
5800 sf

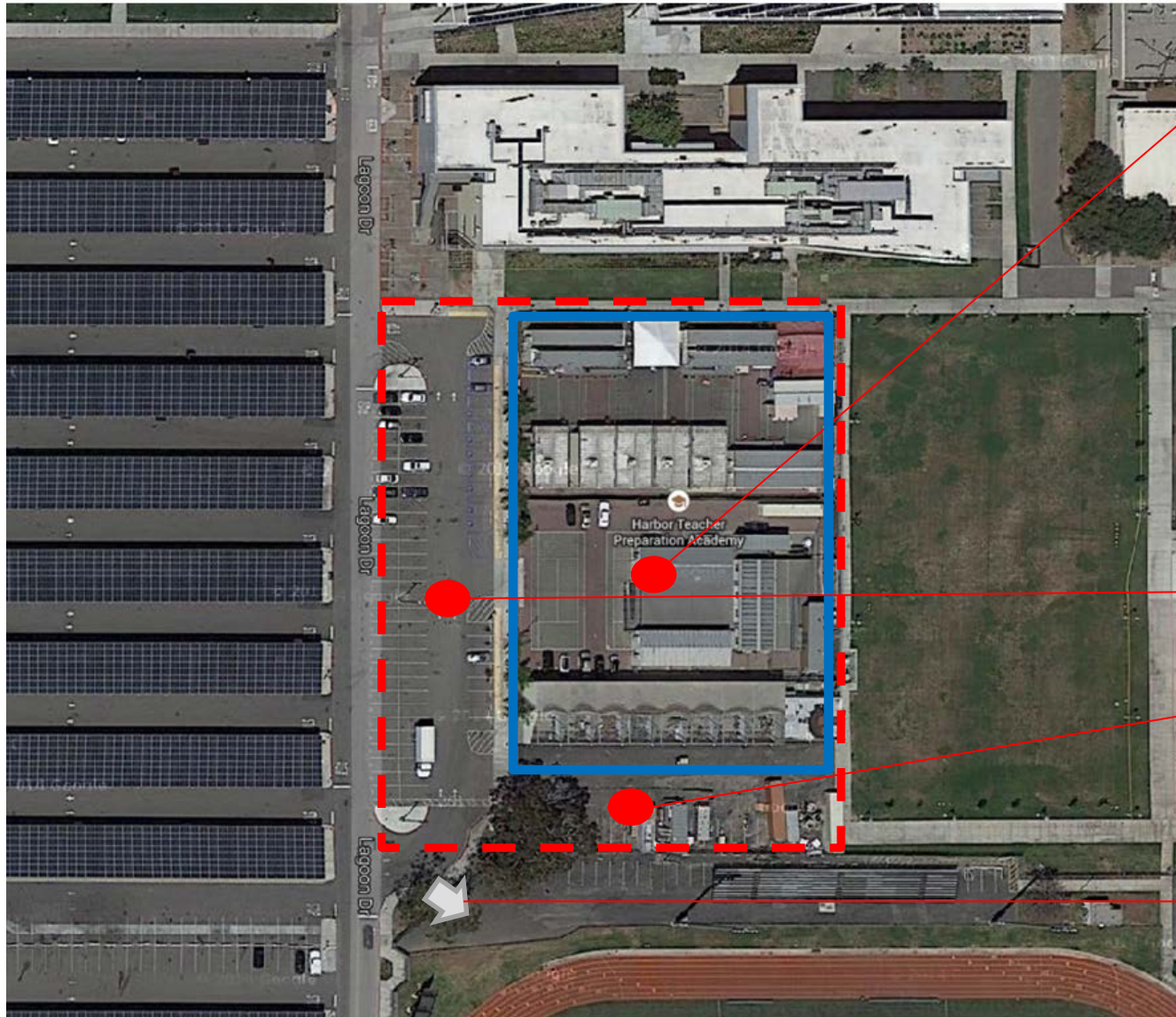
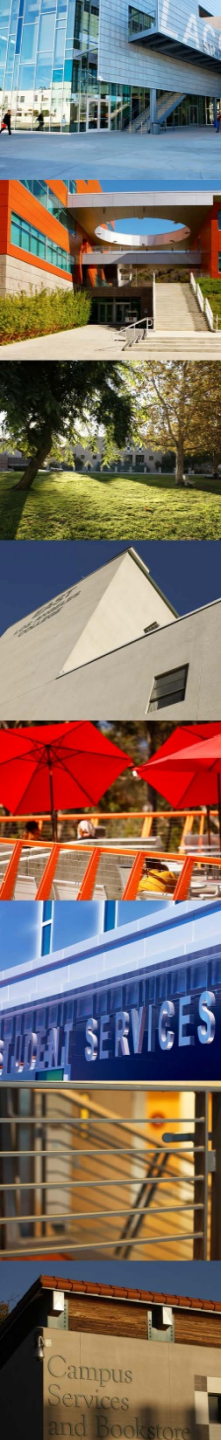
Secure Storage for records– 800 sf



Los Angeles Harbor College - Campus Map



Los Angeles Harbor College - Campus Map



LAUSD Lease
premises-
HTPA Bldg.
location

Lot 6 Annex
Accessible
Stalls and
compliant
drop off for
new school

LACCD
Storage Bldg.
Location

Access to
North
Grandstands





HTPA Budget and Schedule

HTPA Construction Budget- ~\$15M

HTPA Occupancy- **May 2018**

Anticipated Project NTP- June 2015

Design Duration (including agency approvals)- 17 months

Construction Duration- 15 months starting Jan 2017





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(Questions/Comments)





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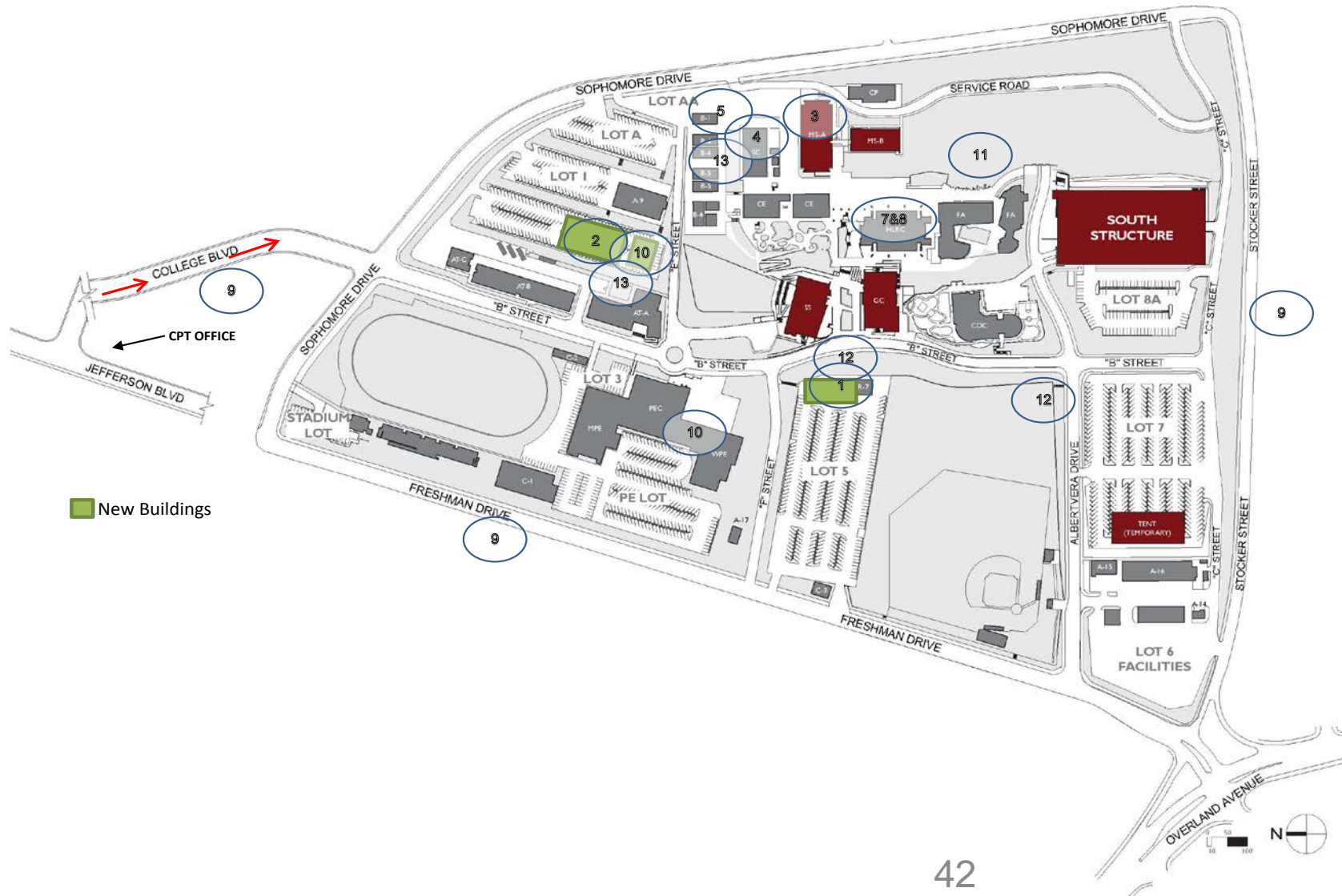
Los Angeles Community College District PROGRAM MANAGEMENT SERVICES

West Los Angeles College Campus Improvements Package

Phillip Vogt
Project Manager

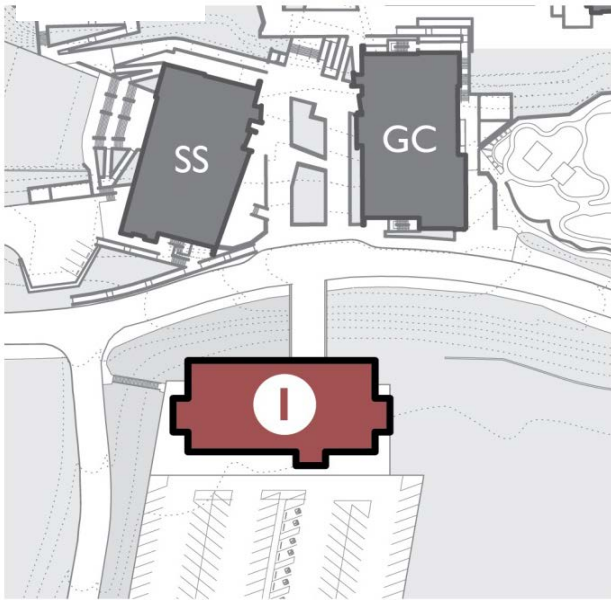


West Los Angeles College Campus Map



West LA College Campus Improvements Package

Project #1 **Technology Learning** **Center**



CONSTRUCTION BUDGET: \$13,530,000

PROJECT SCOPE

41,280 Gross Square Feet in proposed 3-level structure.

Proposed Program:

1. Specialized Computer Labs for Computer Science Division
2. General-Use Computer Labs
3. Business Division Offices
4. Computer Science Division Offices
5. AFT Faculty, AFT Staff, and Academic Senate Offices
6. Westside Extension (Professional Development Program)
7. I.T. Data Storage
8. Sheriff's Department & Emergency Operations Center



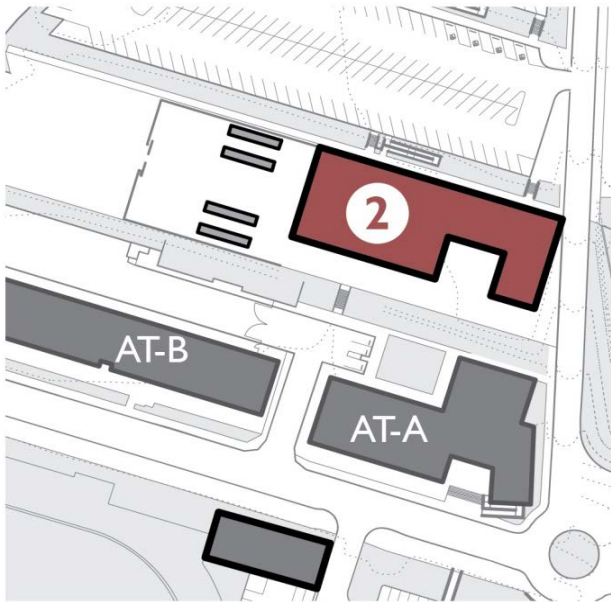
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West LA College Campus Improvements Package

Project #2 **Watson Center 2**



CONSTRUCTION BUDGET: \$4,570,000

PROJECT SCOPE

16,000 Gross Square Feet in proposed 1-level structure.

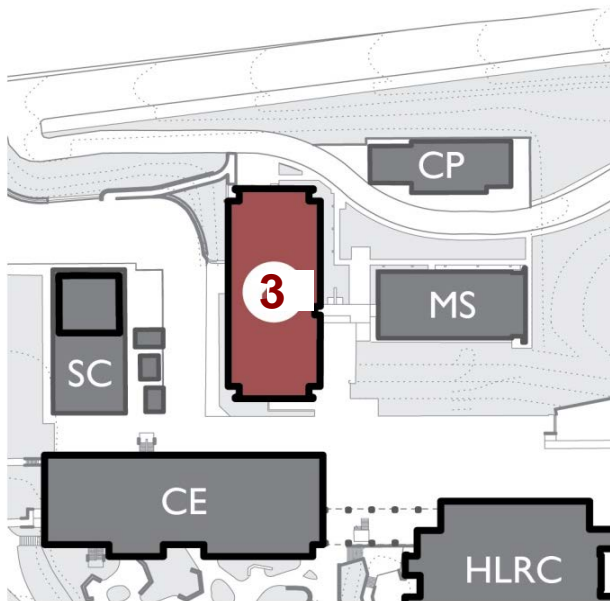
Proposed Program:

1. Motion Picture & Television Production (MPTP): Sound Stage, Shop, Prop House, Costume Lab, Faculty Offices, Restrooms, and Outdoor Work Areas.



West LA College Campus Improvements Package

Project #3 Science and Math Building Renovation for Allied Health



CONSTRUCTION BUDGET: \$1,650,000

PROJECT SCOPE

7,575 square foot renovation on ground level and 1st level of MS-A Building to reallocate underutilized existing spaces. Minor modifications include HVAC, lighting, fire sprinklers, and other FLS systems.

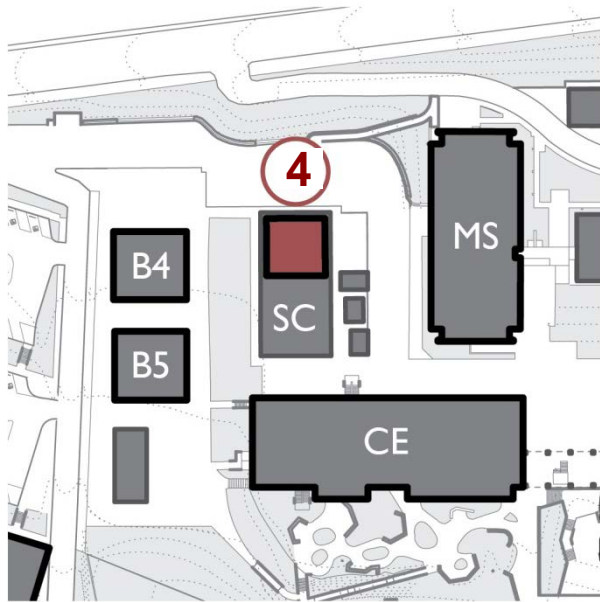
Proposed Program:

1. Allied Health Lab, Mock Medical Lab, and dedicated storage for the Allied Health Division.
2. Reallocation of classroom space for improved efficiency.
3. No changes to building exiting.



West LA College Campus Improvements Package

Project #4 Science Center Renovation



CONSTRUCTION BUDGET: \$640,000

PROJECT SCOPE

3,500 square foot renovation on east side of existing SC Building to reconfigure space including HVAC, Fire Sprinklers, and other FLS systems.

Proposed Program:

1. Reprographics Room
2. Faculty / Staff Workroom
3. Mailroom

Construction of the Science and Math Renovation for Allied Health must be completed prior to start of this work.



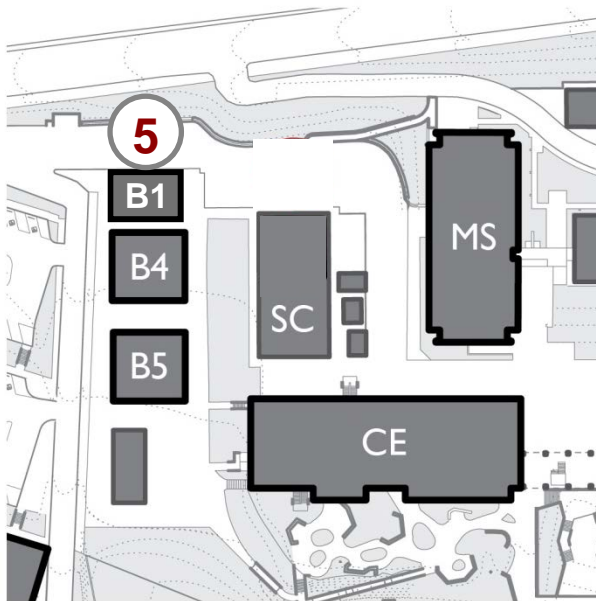
West LA College Campus Improvements Package

Project #5 **Demolition of Temporary** **and Obsolete Facilities –** **Building B1**

PROJECT SCOPE

Demolition of Building B1 and associated site repairs.

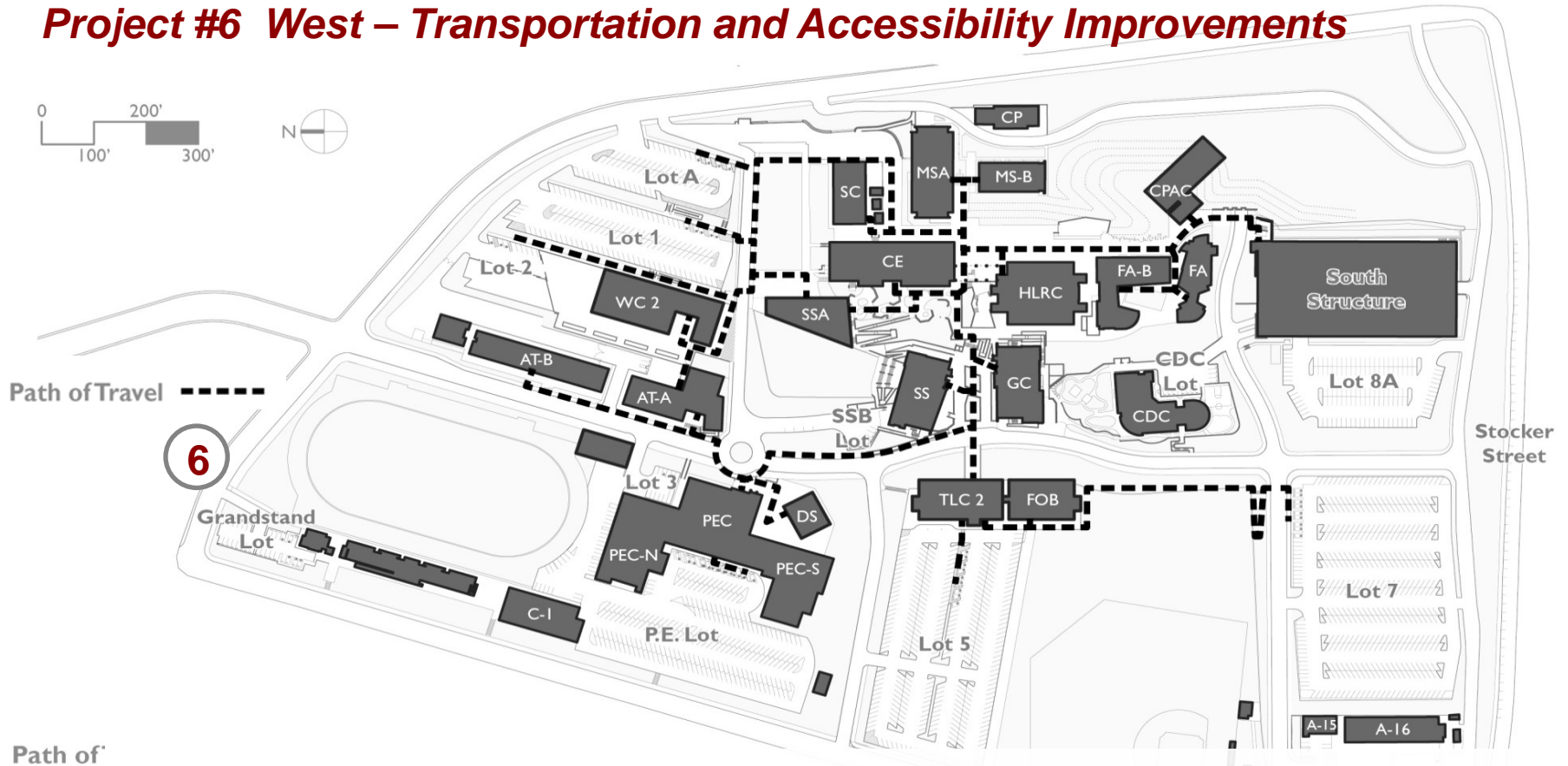
This work cannot begin until the current occupants are moved to the completed Science Center Renovation



CONSTRUCTION BUDGET: \$80,000



Project #6 West – Transportation and Accessibility Improvements



PROJECT SCOPE

Removal of barriers to accessibility in exterior spaces across campus, leading to buildings, instructional, support, and administrative spaces.

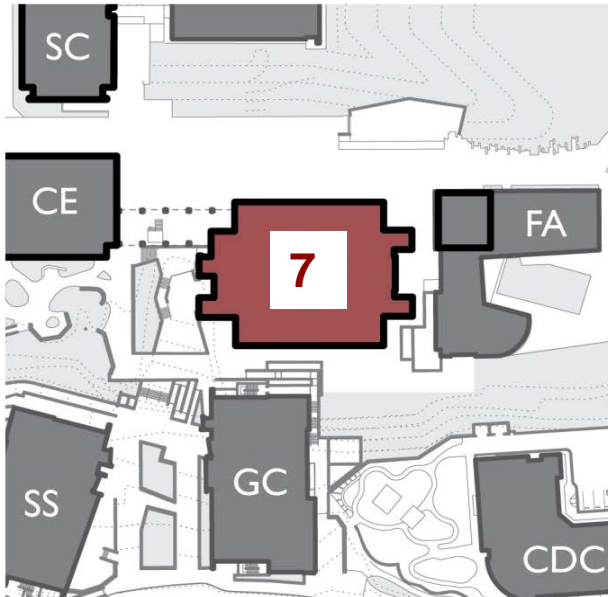
CONSTRUCTION BUDGET: \$2,190,000

NOTE: 40J Funding

This scope will be executed in phases so as not to impact campus operations.

West LA College Campus Improvements Package

Project #7 Omni Acoustical Performance Lab



CONSTRUCTION BUDGET: \$200,000

PROJECT SCOPE

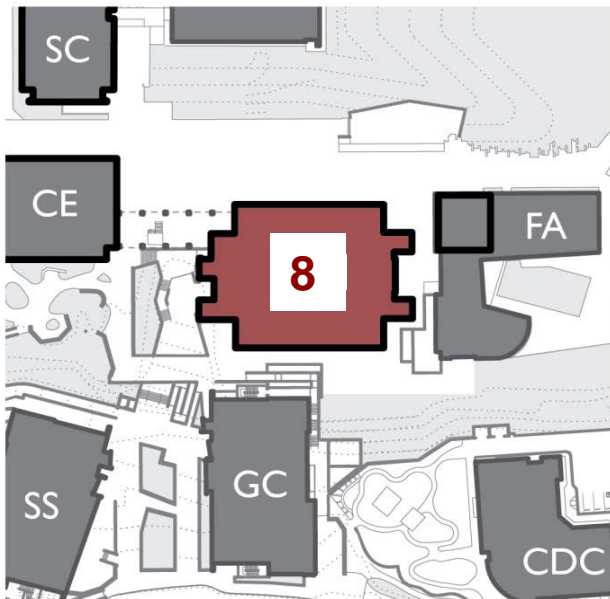
1,600 square foot renovation of existing space in the HLRC Building.

Proposed Program:
1. Black Box Theater



West LA College Campus Improvements Package

Project #8 Heldman Learning Resource Center Renovation – Phase 2



CONSTRUCTION BUDGET: \$1,790,000

PROJECT SCOPE

2,729 NSF square foot renovation on 1st level of existing HLRC Building.

Proposed Program:

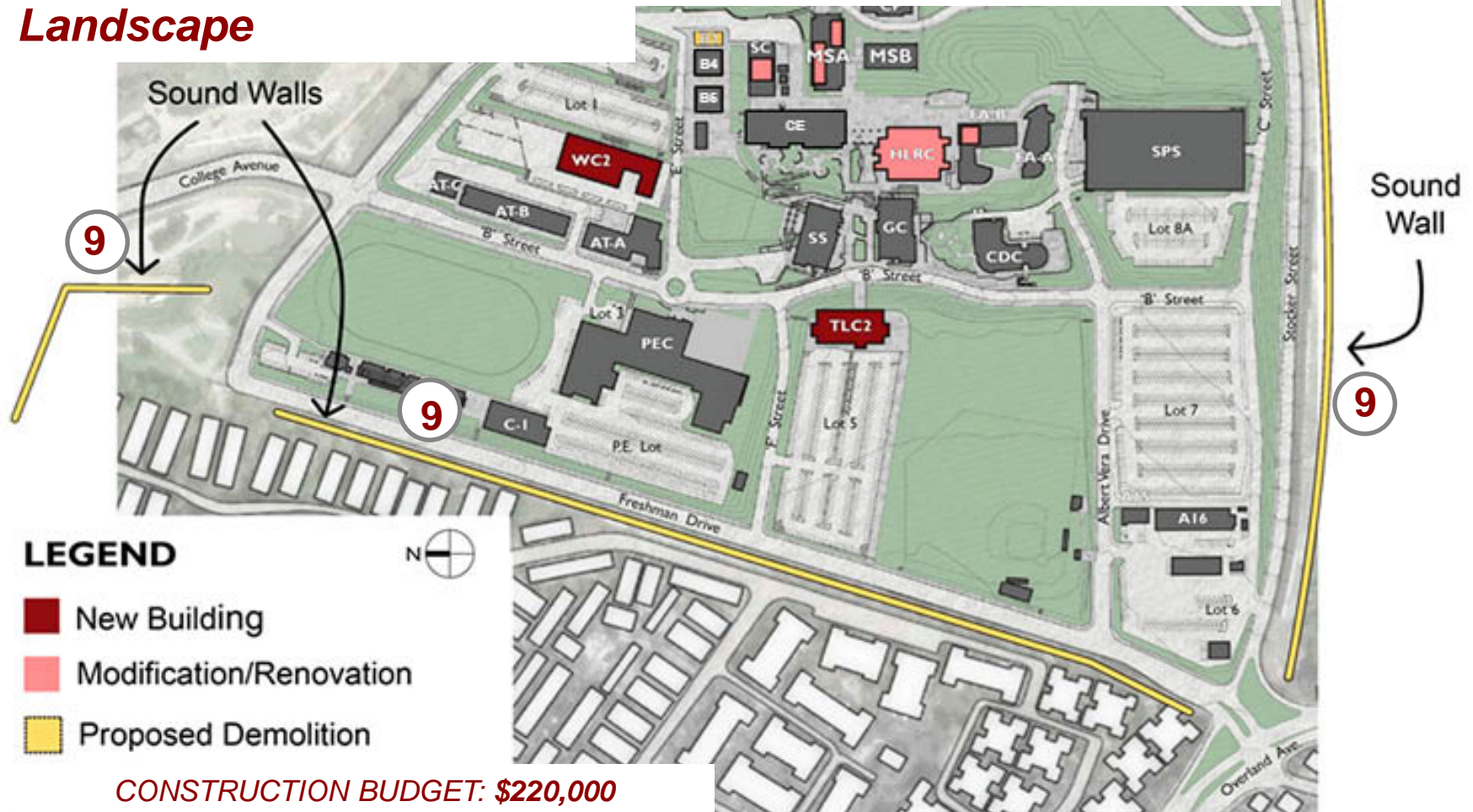
1. Expand Learning Center
2. Convert space for Digital Library / Library Orientation Room
3. Provide Distance Learning Office



Project #9 Demolition of Temporary and Obsolete Facilities – Dismantle Sound Walls & Restore Landscape

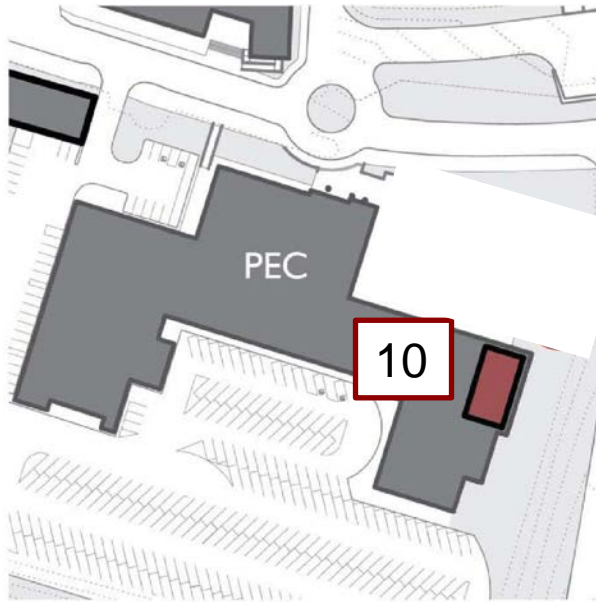
PROJECT SCOPE

Remove the existing temporary sound walls.



West LA College Campus Improvements Package

Project #10 **Physical Education & Dance (Renovation & New Building)**



CONSTRUCTION BUDGET: \$1,720,000

PROJECT SCOPE

Project Components, consists of, but is not limited to: renovation of existing performance and studio space located within the existing PEC-S building and the construction of a new stand-alone building to be located within Parking Lot 2.

Project Description (Renovation), consists of, but is not limited to: demolition of approximately 2,900 Net Square Feet of flooring and addition of new sprung wood flooring fully covered with Marley surface within an existing performance and studio space, built-in AV/ music cabinet with lockable cabinet doors, Portable steel ballet bars for 40 students, (2) 70" flat screen Television with multi inputs, replace existing chalk board with white board and paint.

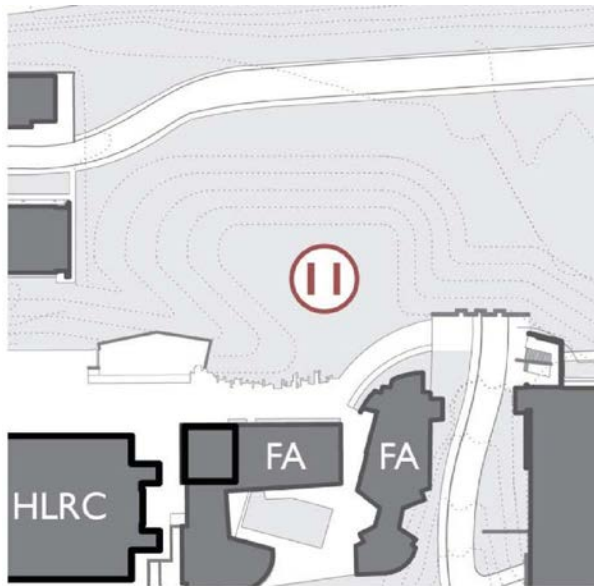
Project Description (New Building), consists of, but not limited to: a new 4,400 Gross Square Feet, one level, Fully Sprinklered, stand-alone building located within Parking Lot 2; consisting of: 3,360 NSF Dance Studio, 250 NSF Vestibule, 715 NSF Storage and (3) single occupancy restrooms.



West LA College Campus Improvements Package

PROJECT SCOPE

Project #11 Performing Arts Amphitheater Phase 1



CONSTRUCTION BUDGET: \$720,000

Re-grade to provide stable slope and provide 12' wide flat "benches" in slope at 1/3 points.

Plant with grasses to provide outdoor congregation area along existing 'President's Lane'. Install irrigation system for planted (grass) slopes, upslope.

Provide concrete pad and shade structure to accommodate exterior performances by music, theater, and dance departments.

Provide electrical power to stage area.

Provide pole mounted lighting for minimal exit level lighting.



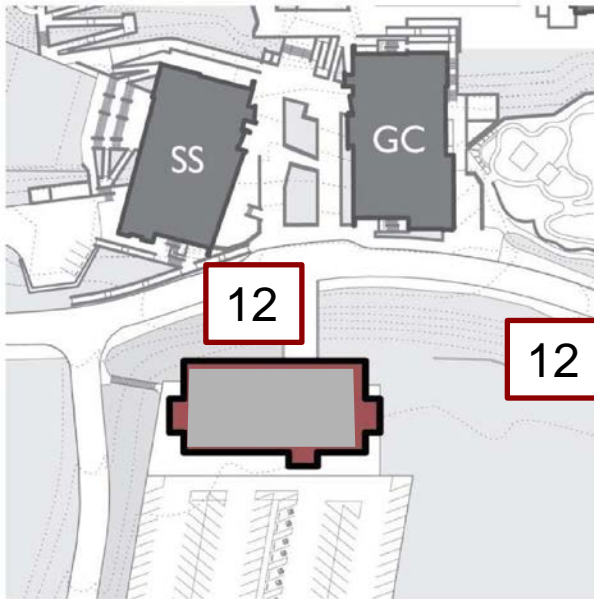
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West LA College Campus Improvements Package

Project #12 **Transition & Accessibility** **Improvements - Lot 5 Tower &** **Albert Vera Ramp**



CONSTRUCTION BUDGET: \$1,580,000

PROJECT SCOPE

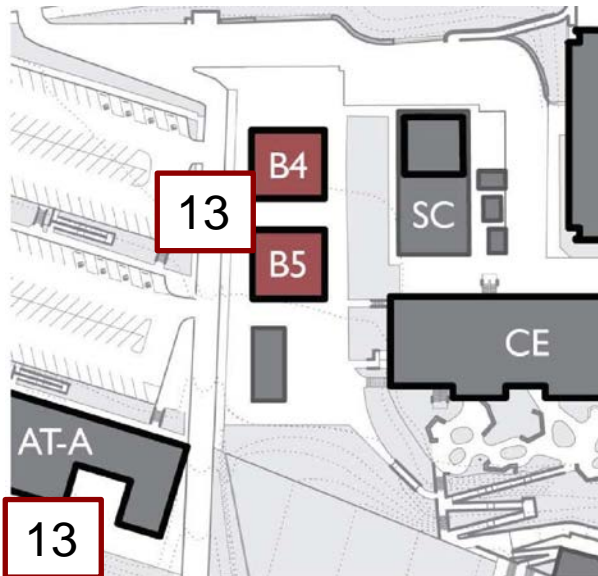
Project Components, consists of, but is not limited to: Grading, Hardscape/Paving, Electrical, Elevator Tower, Stairs and Bridge.

Project Description, consists of, but is not limited to: Provide an ADA accessible path of travel from Parking Lot 7 to the “B” Street pedestrian crossing. The elevator and stairs will also serve the three story Technology Learning Center Building.



West LA College Campus Improvements Package

Project #13 **Transition & Accessibility** **Improvements - ATA Bridge &** **B4/B5 Elevator**



CONSTRUCTION BUDGET: \$1,350,000

PROJECT SCOPE

Project Components, consists of, but is not limited to: Hardscape/ Paving, Electrical, Elevator Tower and Bridge.

Project Description, consists of, but is not limited to: Provide new bridge, elevator and sloping walks, as required to provide access to the second level of the AT-A Building from Parking Lot 2 and the second level of the B4 & B5 Bungalows.





West LA College Campus Improvements Package

• Project Scope, Pre-Construction Services

- Evaluate the existing building conditions
- Review, comment and provide recommendations for:
 - Plans, specifications, geotechnical and hazardous materials reports
- Assist the Design Team in the development of full scope of work to complete the project
- Attend meetings with the District's Design Consultant, CPT Representatives, District technical staff, College representatives, and other District related parties.
- Conduct a review of the Design team's draft demolition documents
- Prepare periodic construction cost estimates
- Open-Book subcontractor buyout that converts to a, Guaranteed Maximum Price ("GMP") or Lump Sum after buyout



WLAC LLB Campus Improvements Package Projected Schedule

3/31/2015

PROJECT	2015												2016												2017												2018												
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Technology Learning Center 2																																																	
Watson Center 2																																																	
Sci/Math Building Renovation for Allied Health																																																	
Science Center Renovation																																																	
Demo Temp & Obsolete Facilities - Building B1																																																	
40J-Trans/Access Imprv - Remaining Priority 1 & 2																																																	
Renovation - Omni-Acoustical Perf Lab																																																	
HLRC st and 2nd Floor																																																	
Demo Temp/Obsolete Fac - Dismantle Sound Walls & Restore Landscape																																																	
Physical Education & Dance - New Bldg																																																	
Performing Arts Amphitheater																																																	
40J-Trans/Access Imprv Lot 5 Tower & A-V Ramp																																																	
40J-Trans/Access Imprv - ATA-Lot 2 Bridge B4/5 Elev																																																	
ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	

Design

Design Assist

DSA

Construction



Closing Slide

(Questions/Comments)





Balfour Beatty Construction

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MCCARTHY

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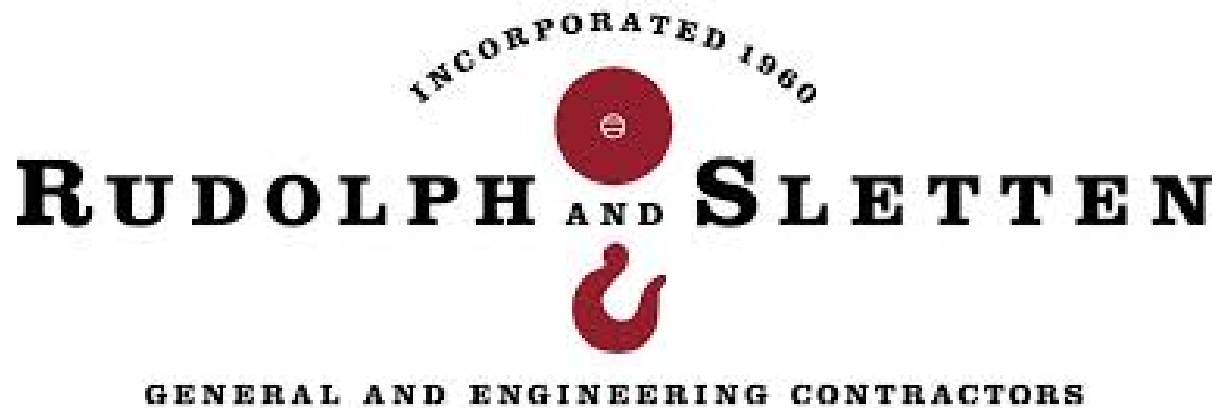
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THANK YOU FOR ATTENDING ADJOURN TO CONTRACTOR INFORMATION TABLES & NETWORKING

