



**LEASE LEASE BACK TRAINING AND
LA TRADE TECH CULINARY ARTS SMALL CONTRACTOR OPPORTUNITY FORUM**

Thursday, February 12, 2015
1:00 PM to 3:00 PM

PROGRAM AGENDA

I.	Welcome		
II.	LACCD Build Program Mission & Goals	Terri Mestas PMO Program Director	1:00 – 1:15
III.	Lease Lease Back Training	John Dacey Lead Construction Counsel	1:20 – 2:00
IV.	LA Trade Tech Culinary Arts Project Overview	Moty Eisenberg Project Manager, Culinary Arts Project	2:00 – 2:15
	a. Scope of Work		
V.	LSEDV & Local Worker Hiring Provisions	Libby Williams Small Business Outreach Coordinator	2:15 – 2:30
VI.	Short-Listed Prime Contractors	Balfour Beatty	2:30 – 2:40
	a. LESDV Sub-contracting Opportunities	Gil Fullen, Vice President	
	b. Teaming Approach & Requirements	Sophia Cavalli , Diversity Manager	
	c. Point of Contact	McCarthy Sara Hill, Dir. Business Development Stephanie Monsen, Contracts Manager Brett Bickford, Project Manager	2:40 – 2:50
VII.	Questions & Answers		2:50 – 3:00
VIII.	Networking & Contractor Information Booths		
IX.	Adjourn		

This is an industry LSEDV outreach event only. It is neither a solicitation announcement, request for qualifications, request for proposals, or request for quotes and does not obligate AECOM or LACCD to award a contract. This event serves to provide potential qualified parties interested and capable of providing the services described herein.



Los Angeles Community College District PROGRAM MANAGEMENT SERVICES

Lease Lease-Back Training and LA Trade Tech College Culinary Arts Project Small Contractor Opportunity Forum

February 12, 2015

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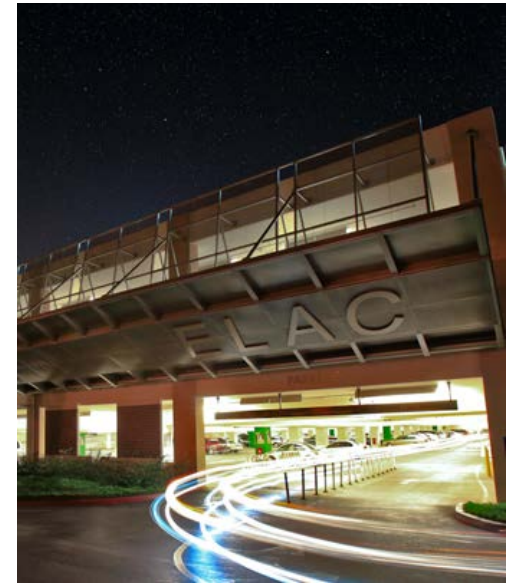
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WELCOME



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AGENDA

- LACCD Overview & Build Program Goals
- Lease Lease-Back Training
- Arts and Culinary Arts Project Overview
- LSEDV and Local Worker Hiring Provisions
- Short-Listed Prime Contractors Presentations
- Q & A
- Networking



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 serving more than 149,000 students
- Build Program Managed by Program Management Office (PMO)



LACCD OVERVIEW-COLLEGE CAMPUSES

- Los Angeles City College
- East Los Angeles College
- Los Angeles Harbor College
- Los Angeles Mission College
- Pierce College
- Los Angeles Southwest College
- Los Angeles Trade Technical College
- Los Angeles Valley College
- West Los Angeles College



SATELLITE CAMPUS CENTERS

- South Gate Educational Center (South Gate)
- Van De Kamp Innovation Center (Los Angeles)



BOND PROGRAM OVERVIEW

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	For use in furthering the colleges' master plans, land acquisitions and the buyout of energy contracts. "J is for Jobs"

Total Bond Program is \$6.26B



BOND PROGRAM GOALS

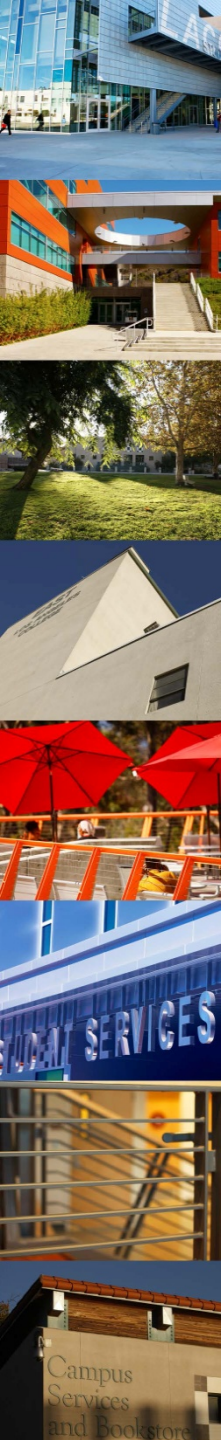
Provides the LACCD colleges with state-of-the-art buildings, facilities, and infrastructure that result in:

- Education facilities to provide training for 21st century careers and jobs
- Facilities that prepare students for the next phase of their educational career
- Optimal facilities to teach and work
- Provides local communities with larger array of resources
- Injects opportunities into the Los Angeles economy



PROGRAM PROCESS INITIATIVES

- Streamlined Processes
- Accountability
- Optimal Performance
- Maximum Participation
- Inclusion of Small and Local Business





Los Angeles Community College District PROGRAM MANAGEMENT SERVICES

Lease Lease-Back Training Industry Day Event

John Dacey
Lead Construction Counsel

February 12, 2015



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Campus
Services
and Bookstore

Agenda

- **Education Code Section**
- **Summary of the Lease Lease-Back Delivery Method**
- **Structure of the Lease Lease-Back Documents**
- **Side by Side Comparison to Other Delivery Methods & Advantages of the Lease Lease-Back Delivery Method**
- **Sample Document Chart**
- **Questions & Answers**



Lease Lease-Back Delivery Method

Authorized by Education Code section 81335

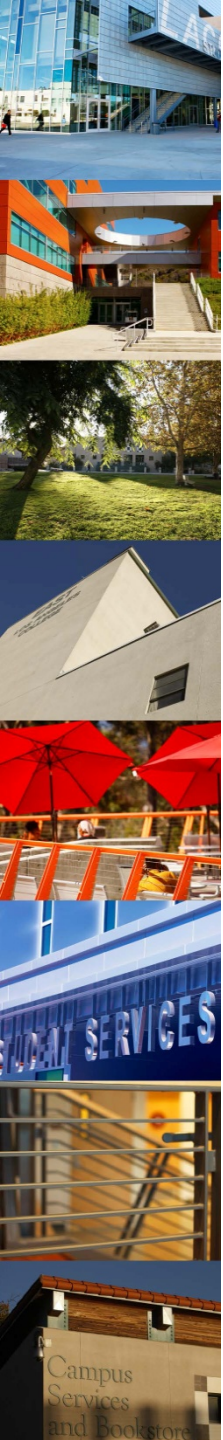
81335.

The governing board of a community college district may let, at a minimum rental of one dollar (\$1) a year, to any person, firm, or corporation any real property which belongs to the district if the instrument by which such property is let requires the lessee therein to construct on the demised premises, or provide for the construction thereon of, a building or buildings for the use of the community college district during the term thereof, and provides that title to such building shall vest in the community college district at the expiration of such term. Such instrument may provide for the means or methods by which such title shall vest in the community college district prior to the expiration of such term, and shall contain such other terms and conditions as the governing board may deem to be in the best interest of the community college district.



Lease Lease-Back Delivery Method

- Basically, LLB is a construction contract contained as part of two lease agreements.
- The LLB method also permits the owner to procure the construction services in a variety of ways that can be tailored to best fit each specific project



Lease Lease-Back Delivery Method

When structured properly, LLB is the most advantageous construction delivery method available to the community college district owner.

It is also the most expedient and cost effective method for selecting a well qualified contractor who will provide a competitive price.



Lease Lease-Back Delivery Method

A construction contract awarded by the lease lease-back method is subject to all laws applicable to a public works project in California.

For instance, the project is subject to the laws regarding prevailing wage; labor compliance; apprenticeship; subcontractor listings; performance and payment bonds, etc., etc. The only difference is “the process” used to award the contract.



Lease Lease-Back Delivery Method

Additionally, unlike the competitive bid process, where an owner has little if any say in what subcontractors the general contractor uses, under LLB the owner can set criteria as part of the selection process, such as to ensure more local subcontractor participation in a project.



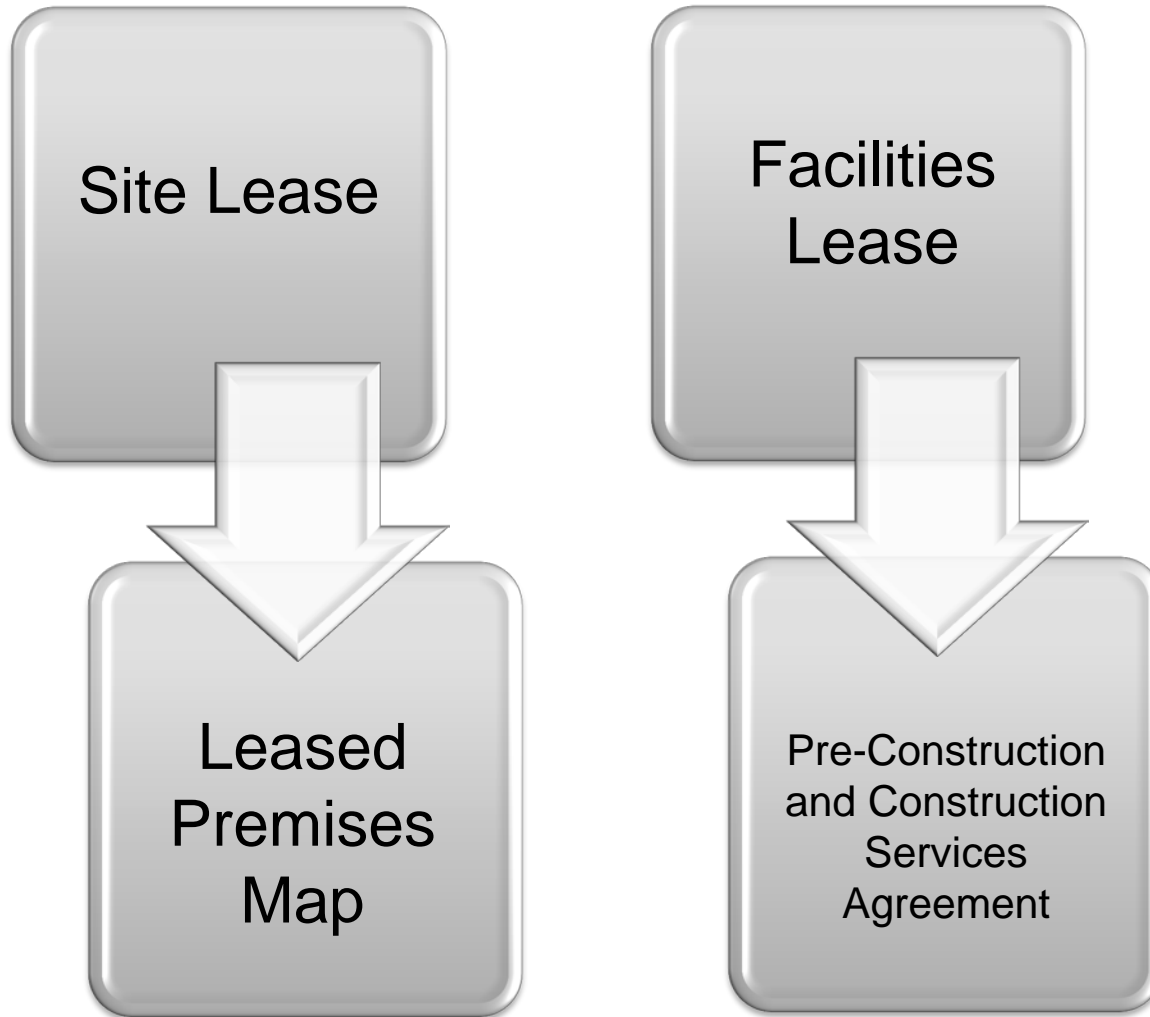
Lease Lease-Back Delivery Method

In summary, the Lease Lease-Back method is the most flexible delivery method available for community college district owners.

As such, the process can be crafted to fit the owner's needs on a project by project basis, while producing the most qualified contractor at a truly competitive price.



Contracting Arrangement LLB Projects



Side By Side Comparison – Successful Project Characteristics

(Lease Lease-back Vs. Design Build Vs. Design Bid Build)

KEY:	CHARACTERISTIC:
YELLOW	Very Good
LIGHT BLUE	Probably Can/OK
PURPLE	Bad



Side By Side Comparison - Successful Project Characteristics (cont.)

Characteristics Proven Necessary for Successful Public Projects	LLB	DB	DBB
Qualitative selection process = Well Qualified Contractor	Yes	Yes	No
Right Contractor for the right Project	Yes	Prob	No
Owner receives competitive pricing	Yes	Yes	Yes
Payment and Performance Bonds	Yes	Yes	Yes
Owner Ability to reject proposed subcontractors	Yes	No	No
Owner can require open book bidding of sub-trades	Yes	No	No
Contractor can be involved in Design Phase	Yes	Yes	No
Contractor and subs can be involved in Design Phase	Yes	No	No
GC helps resolve Design & Construction Issues < construction	Yes	Yes	No
Contractor can build its own team if Owner permits it	Yes	Yes	No
Owner can take lump sum or GC's and Fee with sub-trade bids	Yes	Yes	No



Side By Side Comparison – Successful Project Characteristics (cont.)

Characteristics Proven Necessary for Successful Public Projects	LLB	DB	DBB
Best achieves Owner's need on per project basis	Yes	Prob	No
Promotes a Team approach	Yes	No	No
Fewer Change Orders	Yes	Prob	No
Likelihood of "on time and on budget" project increased	Yes	Yes	No
Usually Produces Best Price and Best Value	Yes	No	No
Accelerated completion of the project	Yes	Prob	No
Reduction of Construction Complexity	Yes	Prob	No
Best protects all parties from risk	Yes	No	No



Request for Qualification Document

(containing instructions for SOQ submittal)

#	Attachments to RFQ
1	Pre-Qualification Questionnaire Document
2	Acknowledgement of Addenda Form
3	CED Certification Form
4	Conflict of Interest Certification Form
5	Non-Collusion Declaration Form
6	Non-Discrimination Declaration Form
7	Authority to Release Information Form
8	Confidentiality Agreement Form
9	Applicant Representations and Certification Form
	FORMS 1 THROUGH 9 MUST BE SUBMITTED WITH YOUR SOQ
10	RFQ Checklist of Required SOQ Submittals
11	Site Lease (Sample)
	Exhibit A: Lease Premises Map(s)
12	Facilities Lease (Sample)
	Exhibit A: Construction Services Agreement (Sample)
	Exhibit 1: Contractor Proposal (Place Holder)
	Exhibit 2: Contractor Price Proposal (Place Holder)
	Exhibit 3: Contractor Summary of Construction Costs (Place Holder)
	Exhibit 4: Contractor Designation of Subcontractor (Place Holder)
	Exhibit 5: Contractor Proposer Representations (Place Holder)
	Exhibit 6: Contractor CED Certification (Place Holder)
	Exhibit 7: General Conditions (Sample)
	Exhibit 8: Supplementary Conditions
	Exhibit 9: Payment Bond (Sample)
	Exhibit 10: Performance Bond (Sample)
	Exhibit 11: Summary of Work
	Exhibit 12: Escrow Agreement (Sample)
	Exhibit 13: Community Economic Development Policy
	Exhibit 14: OCIP Manual
	Exhibit 15: Division 1 Specs (Sample)
	Exhibit 16: Technical Specifications (Place Holder)
	Exhibit 17: DSA Approved Design Documents (Place Holder)
	Exhibit 18: Payee Data Record (Sample)
	Exhibit 19: Invoice Form (Sample)
	Exhibit 20: Workers Comp Certification (Sample)
	Exhibit 21: RFP & Addenda (Place Holder)
	Appendix A: Reference Documents
	Appendix B: Proposal Bond (Placeholder)
13	Bid Protest Procedure



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Questions & Answers



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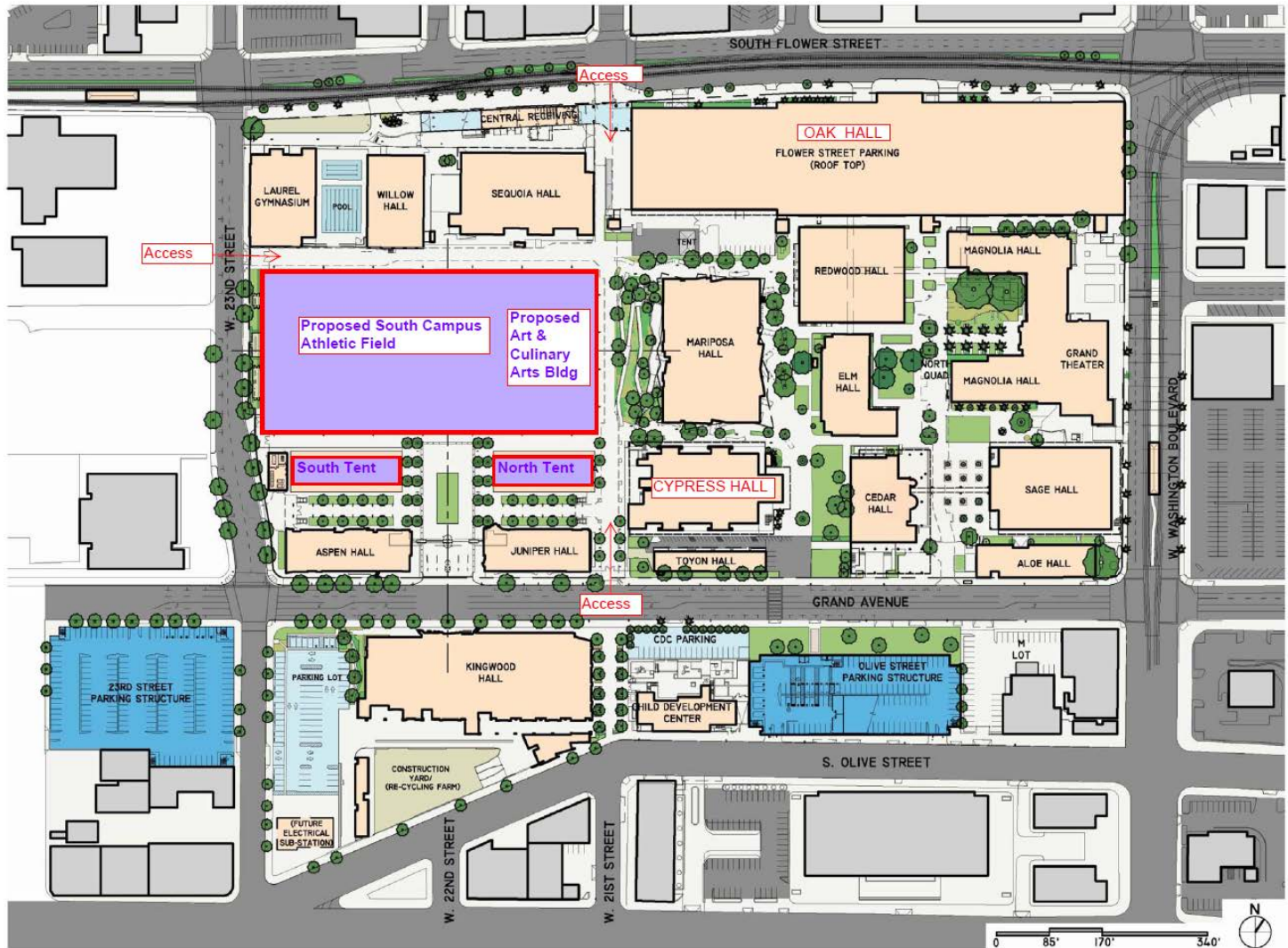




Los Angeles Trade Technical College Arts and Culinary Arts Project



Los Angeles Trade Technical College - Campus Map



Art and Culinary Arts Building

• Tentative Procurement Schedule

Planet Bids Notice	Friday, November 14, 2014
Sources Sought Meeting	Thursday November 20, 2014
Issue RFQ	January 2, 2015
Mandatory Pre-Bid Meeting	Planet Bids Notice
SOQ RFC's Due	January 16, 2015
Final Addendum	January 19, 2015
RFQ's Due	January 23, 2015
Issue Short List	February 5, 2015
Issue RFP	Week of February 16, 2015 (<u>Tentative</u>)
Mandatory Pre-Bid Meeting	Week of February 23, 2015 (<u>Tentative</u>)
RFC's Due	March 3, 2015 (<u>Tentative</u>)
Final Addendum	March 9, 2015 (<u>Tentative</u>)
Bids Due	March 18, 2015 (<u>Tentative</u>)
Interview Short List/Final Scoring	March 20, 2015 (<u>Tentative</u>)
BOT	April 15, 2015 (<u>Tentative</u>)
NTP Preconstruction Services	May 2015
NTP Construction	Q4, 2016
Substantial Completion	Q4, 2018



Art and Culinary Arts Building

Task Descriptions:

1. Art and Culinary Arts Building- Phase 2

- The Culinary Arts Department at Los Angeles Trade-Technical College has the proud tradition of being one of the oldest culinary schools in the nation, serving the local community for more than 80 years.
- The Culinary Arts program is accredited by the American Culinary Federation Educational Institute (ACFEI) and is supported by the local professional associations in the food industries.
- Design-to-Budget: \$32.2M, 3- story new construction, 56,000 GSF with 42,300 ASF, and LEED Silver certified.
- Program Spaces
 - ✓ Offices and student lounges;
 - ✓ Multipurpose/dining room for 600 seats;
 - ✓ Bakery labs and kitchen labs;
 - ✓ General classrooms; offices and auxiliary spaces for IT, storage, conference rooms and toilet facilities, and MEP supporting facilities.
- During design phase, AE with the LLB contractor's assistance, will maintain project budget.



Art and Culinary Arts Building

Task Descriptions - Cont'd

2. South Campus Athletic Field

- The athletic field: to accommodate soccer and other similar athletic activities; and extension of the Art and Culinary Arts Building.
- The integration: key to the success of the Campus South Quad.
- Design-to-Budget: \$3.83 M,

3. Existing North Tent

- Disassemble and facilitate removal of the tent components from the site by the College Project Team (CPT) for surplus processing per the District's policies and procedures. The area to be landscaped/hardscaped supporting campus outdoor activities.
- Design-to-Budget allowance: \$175K
- A footprint of approximately 68' x 166' x 23.5' high
- This tent is German engineered and manufactured by Losberger US, LLC. www.losbergerus.com. The specific tent model is Uniflex.



Art and Culinary Arts Building

Task Descriptions- Cont'd

4. Evaluate the Existing South Tent

- Evaluate the existing south tent (a temporary facility) and upgrade it for DSA certification as a school building if cost effective.
- If the analysis determines that the upgrades are cost prohibitive, it may be disassembled along with the existing North Tent. The area to be landscaped/hardscaped supporting campus outdoor activities.
- Design-to-Budget allowance: \$300K
- A footprint of approximately 68' x 182'x 23.5' high.





Art and Culinary Arts Building

• Program

3-story building, 56,000 GSF with 42,300 ASF.

First Floor

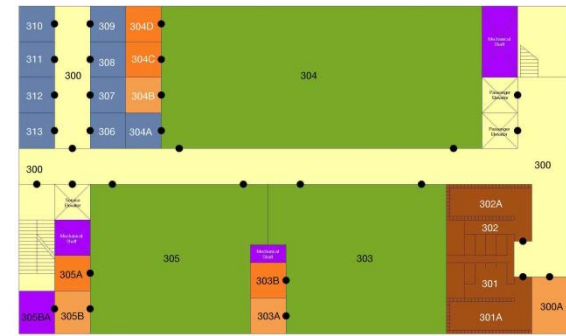
- Servery & Multipurpose/Dining Room
 - Large assembly area
 - Multi-purpose activities
 - Fashion shows
 - Banquet dinners
 - Student lounge and informal gathering areas
- Production Kitchen & Bakery Lab
- Department Offices, Dry Goods, General Stores, Support Spaces

Second Floor

- General Classroom with fixed seating and tables; and General Classrooms with movable seating
- Flex Kitchen Lab

Third Floor

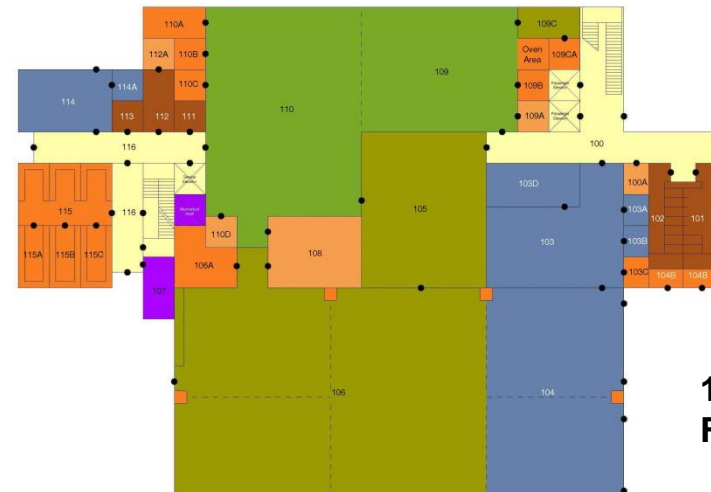
- Kitchen Lab
- Bakery Labs
- Faculty Offices



3rd Floor



2nd Floor



1st Floor





ADDITIONAL COMMUNITY A/E OPPORTUNITIES





LSEDV AND LOCAL WORKER HIRING PROVISIONS



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





PRIME CONTRACTOR PRESENTATIONS



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Balfour Beatty Construction

Contact:

Sophia Cavalli

Diversity & Community Partnering Manager

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NETWORK



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