



# Chester A. Widom, FAIA

## *State Architect*





*DSA: Serving California Since 1907*



*1906: San Francisco*



*1933: Long Beach*

*2342*  
**CASE OF URGENCY** Assembly Bill No. *2342*

Introduced by Mr. *Field*

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 violation 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.

*Arthur H. Robinson*  
Chief Clerk

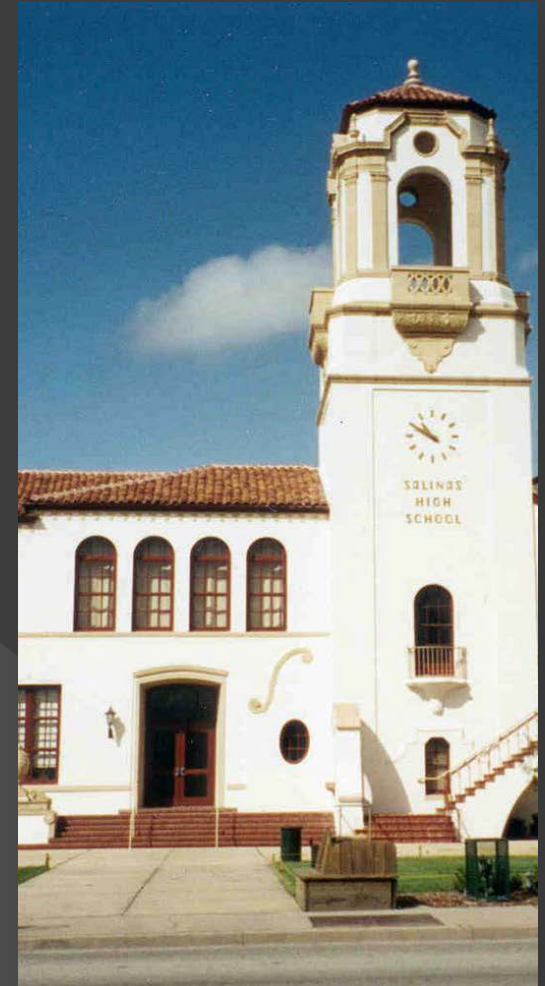
By *John J. Besch*  
Assistant Clerk

*Field Act*

# 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)

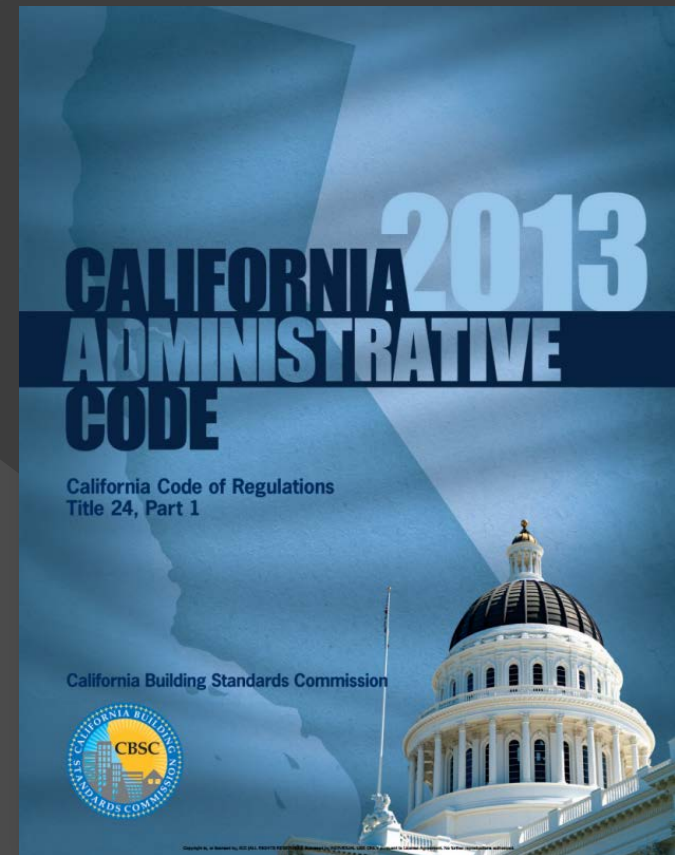


# ADDITIONAL RESPONSIBILITIES

- 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
- *CAL*Green<sup>®</sup>

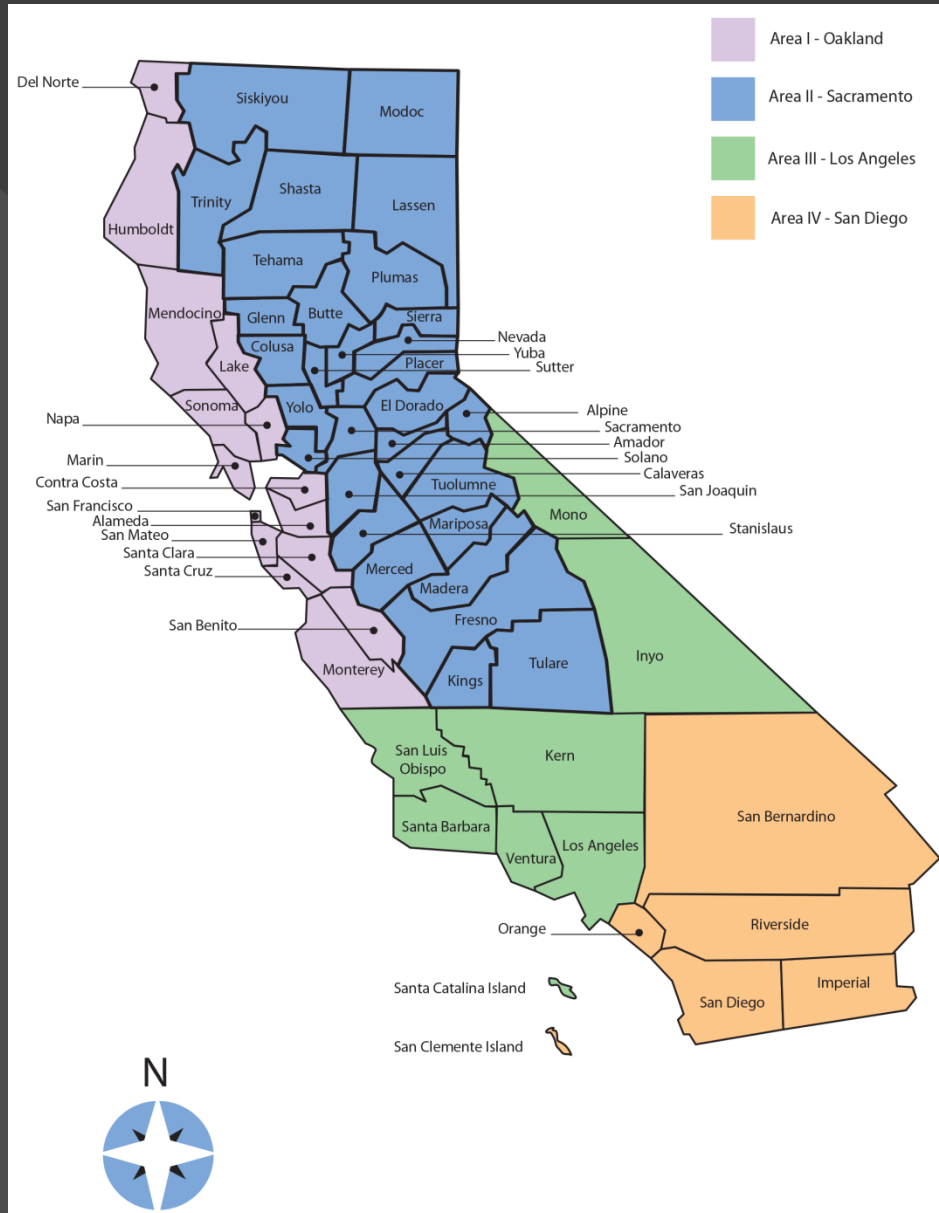




# HEADQUARTERS OFFICE

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

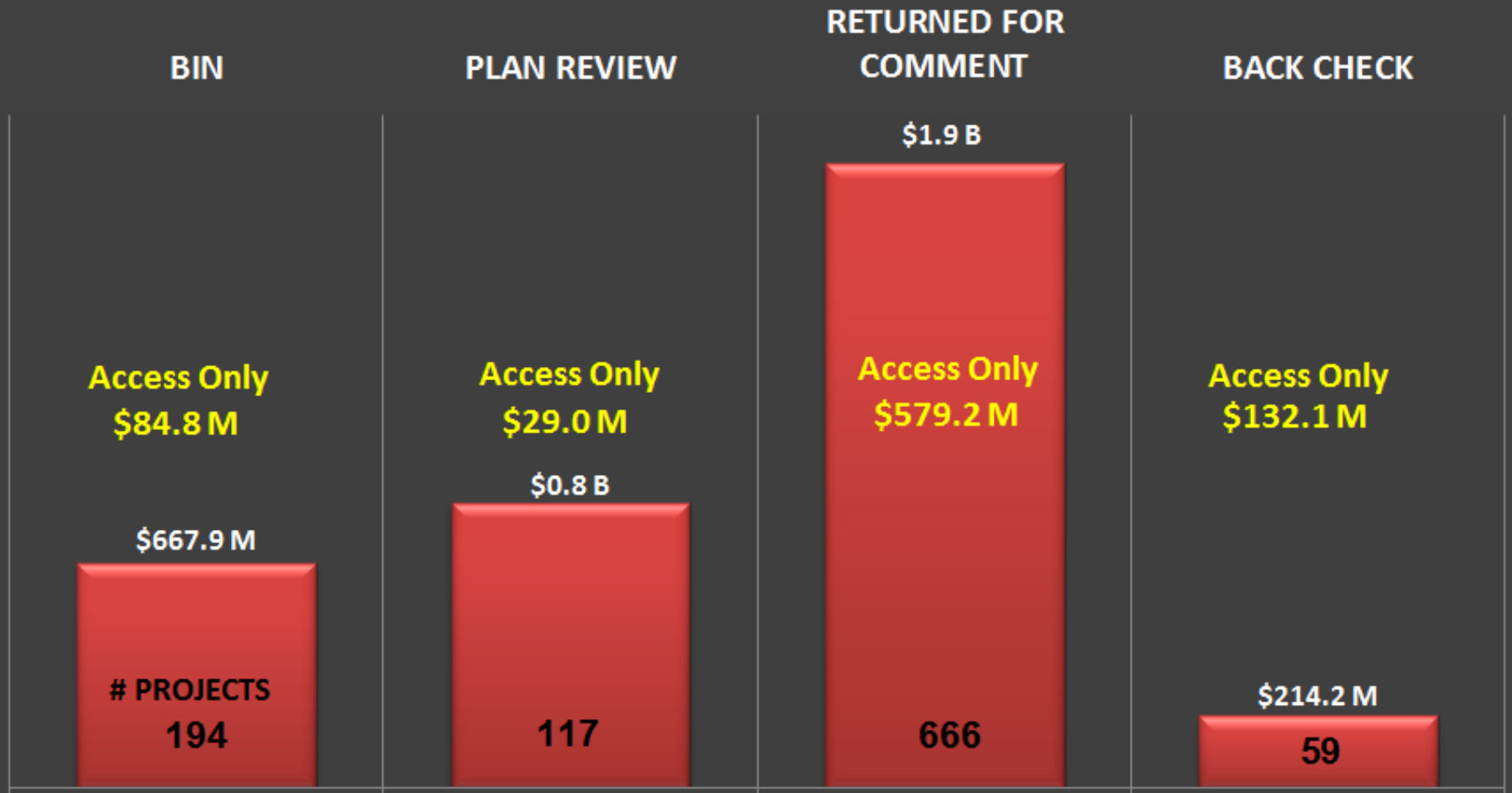
# REGIONAL OFFICES



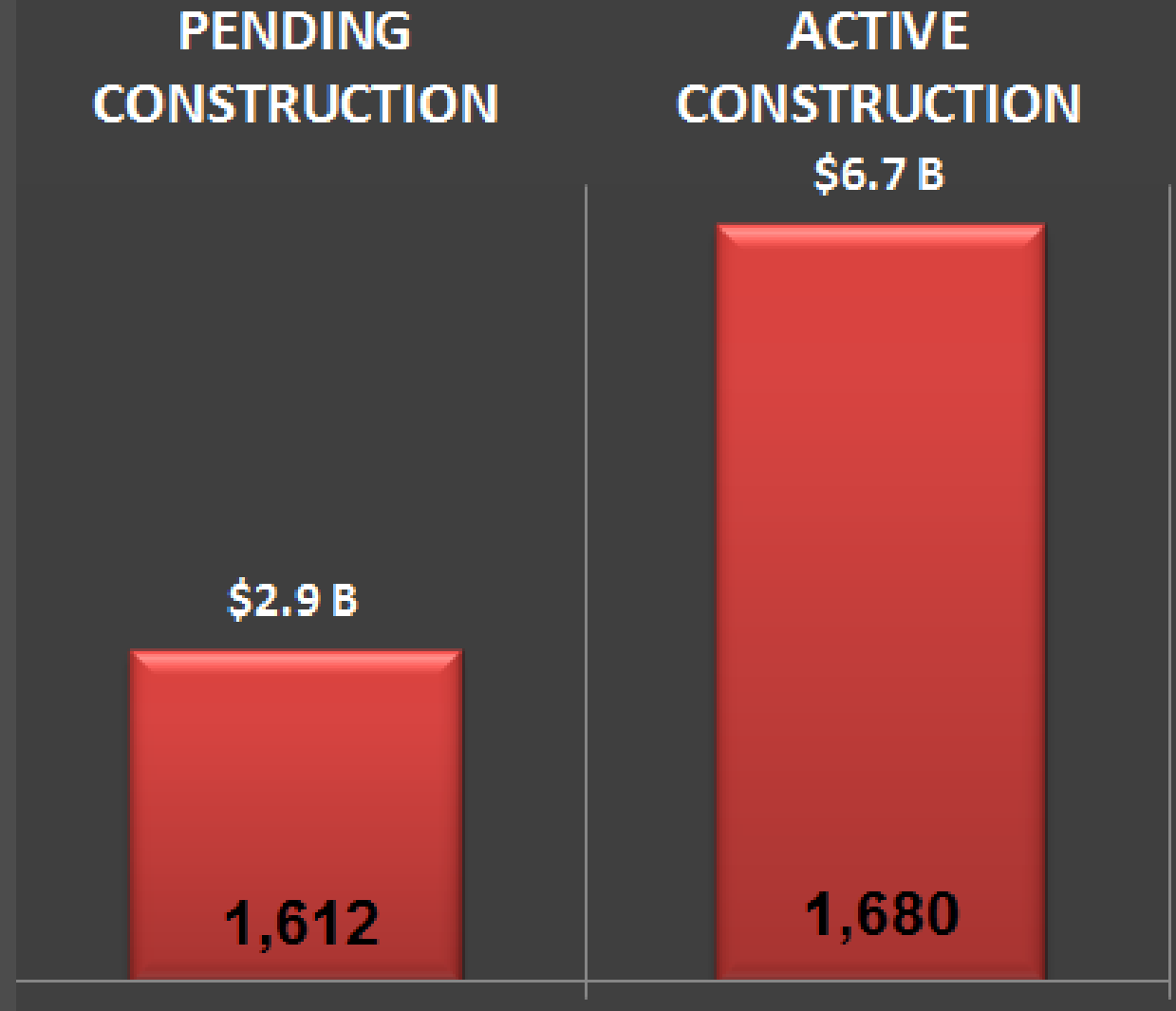
# Staff

● 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



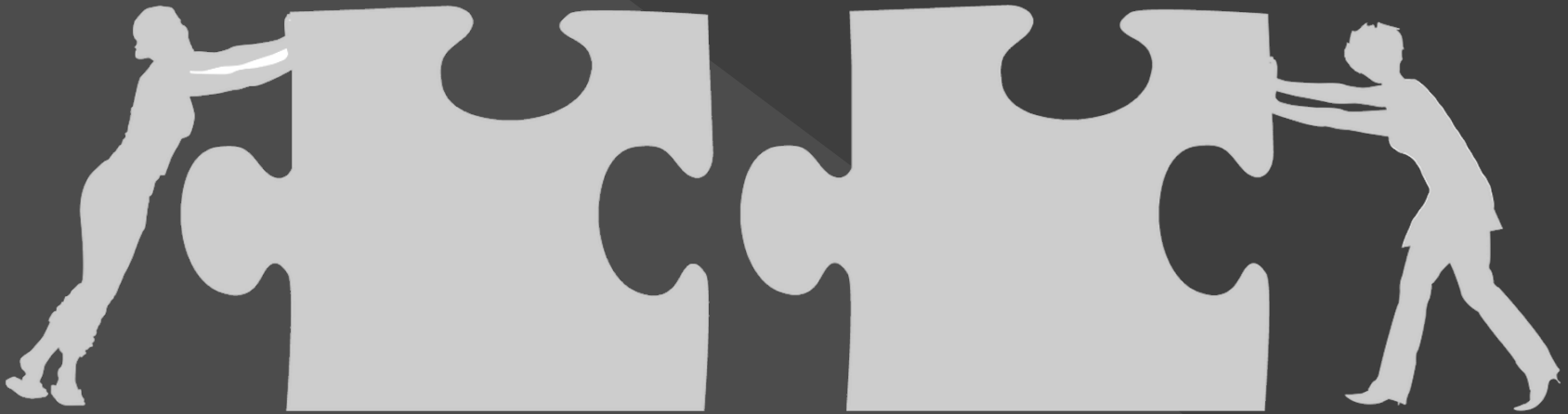
# PROJECTS IN PROGRESS AS OF April 30, 2017



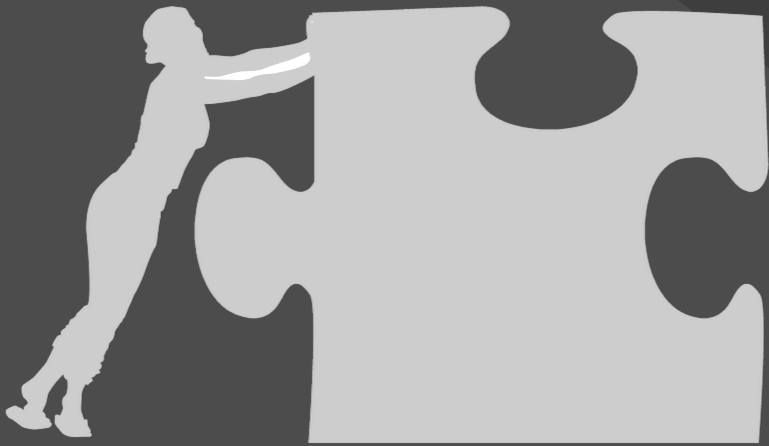
# PERCEPTION OF DSA: 2011

- ⦿ Bureaucratic
- ⦿ Long “Bin” time
- ⦿ Loses documents
- ⦿ Stumbling block to construction
- ⦿ Slow
- ⦿ Wasteful

# CHANGING CULTURE CHANGING PROCESSES



# CHANGING CULTURE





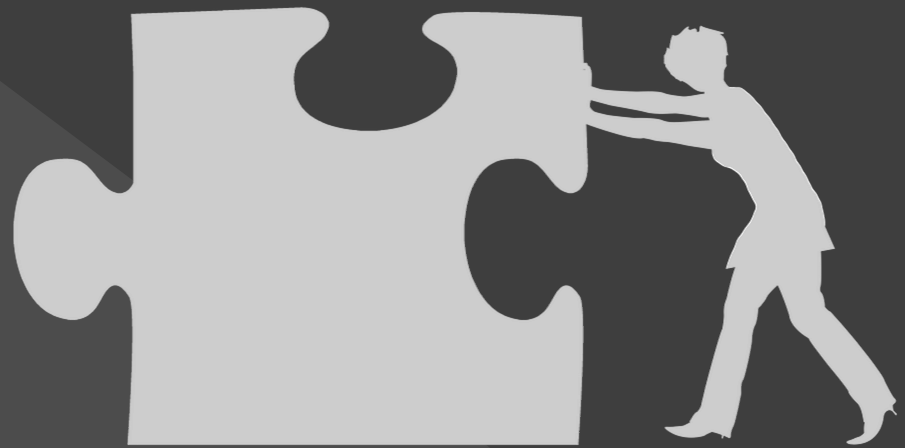
# STAKEHOLDER PERCEPTION

- ⦿ 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

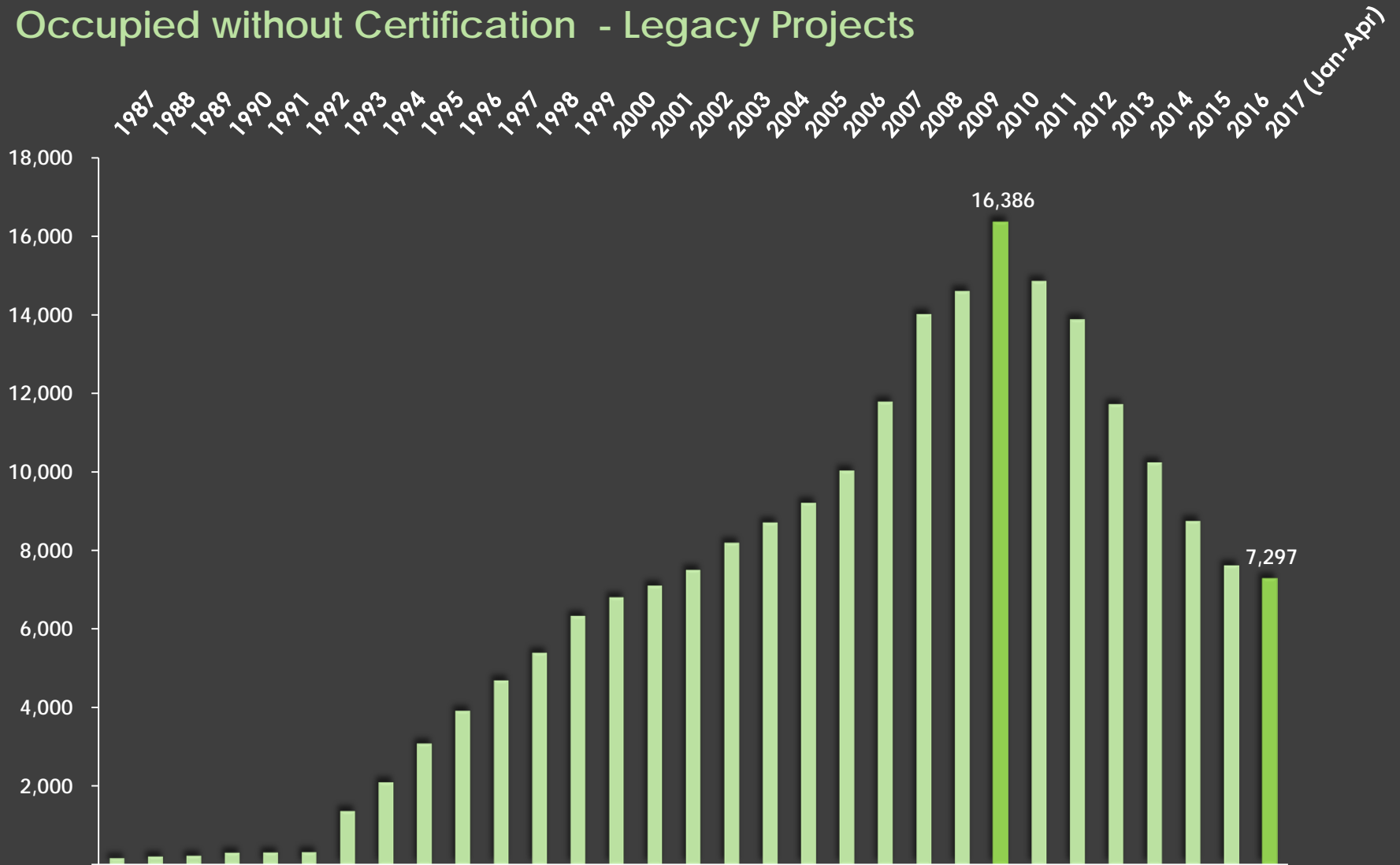
# CERTIFICATION

- ◎ Certified Projects
- ◎ Projects under construction
- ◎ Projects occupied without certification:
  - > Legacy 1983 - 2010
  - > Transition: 2011 – May 31, 2013
- ◎ **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

# PROJECT SCHEDULES

## TIME IS MONEY

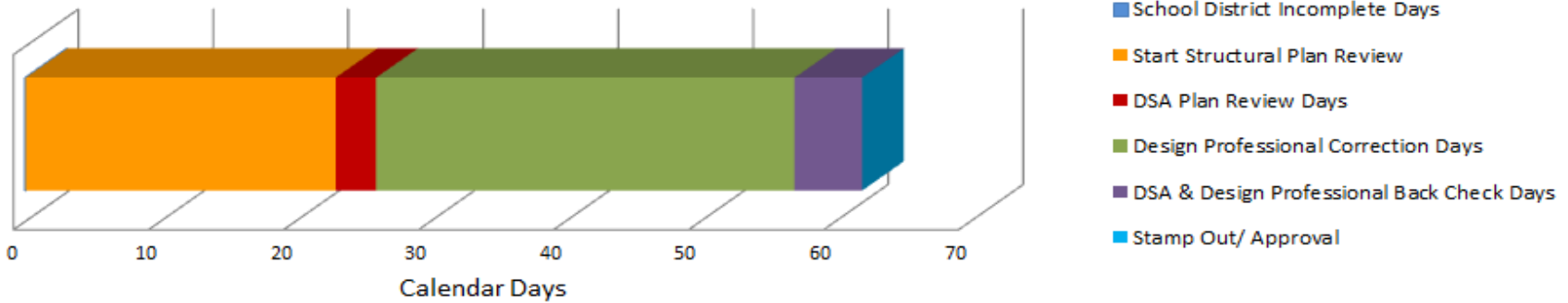
- ◎ Construction Funding
  - > State School Facilities Bonds
    - 2016 Bond (Prop 51): \$9B
  - > Local School Facilities Bonds
    - Prior Existing Bond Authority\* \$25.0B
    - Bonds Passed in 2014 – 2016 \$37.5B
  - > **Total Bonds:** **\$71.5B**
  
- ◎ **Escalation @ 8%/year** **\$5.72B**

- ◎ Stakeholder Schedule Misconception

\* Estimate

# TYPICAL MONTHLY SCORECARD POSTED ON DSA WEBSITE

## MIRA COSTA COLLEGE

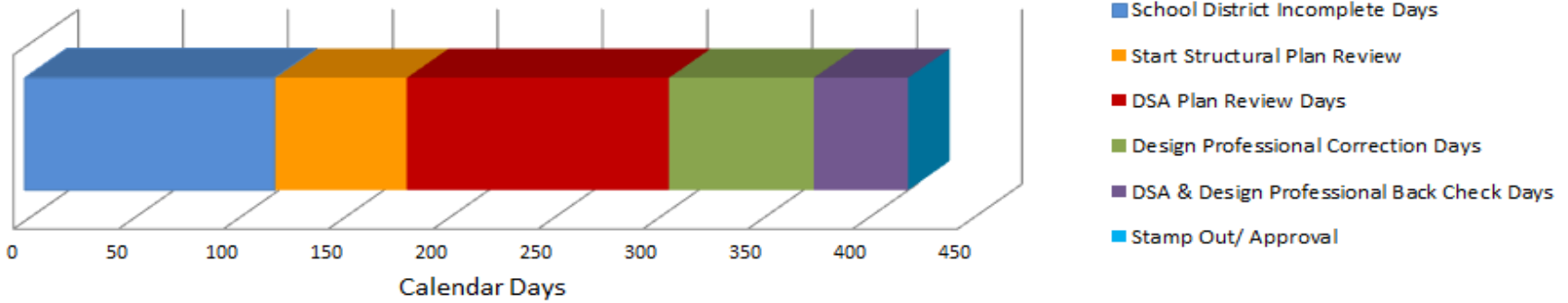


Project Cost: **\$350,000.00**      Project Status: **Finished Structural Back Check**  
 Project Type: **col (Community Coll**      DSA App #: **04-115160**  
 OTC: **No**

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/ Approval Date	Stamp Out/ Approval
04-115160	MIRA COSTA COLLEGE	03/30/16	03/30/16	0	23	04/22/16	04/25/16	3	05/26/16	31	05/31/16	5	05/31/16	1

# TYPICAL MONTHLY SCORECARD POSTED ON DSA WEBSITE

## SANTA MONICA COMMUNITY COLLEGE

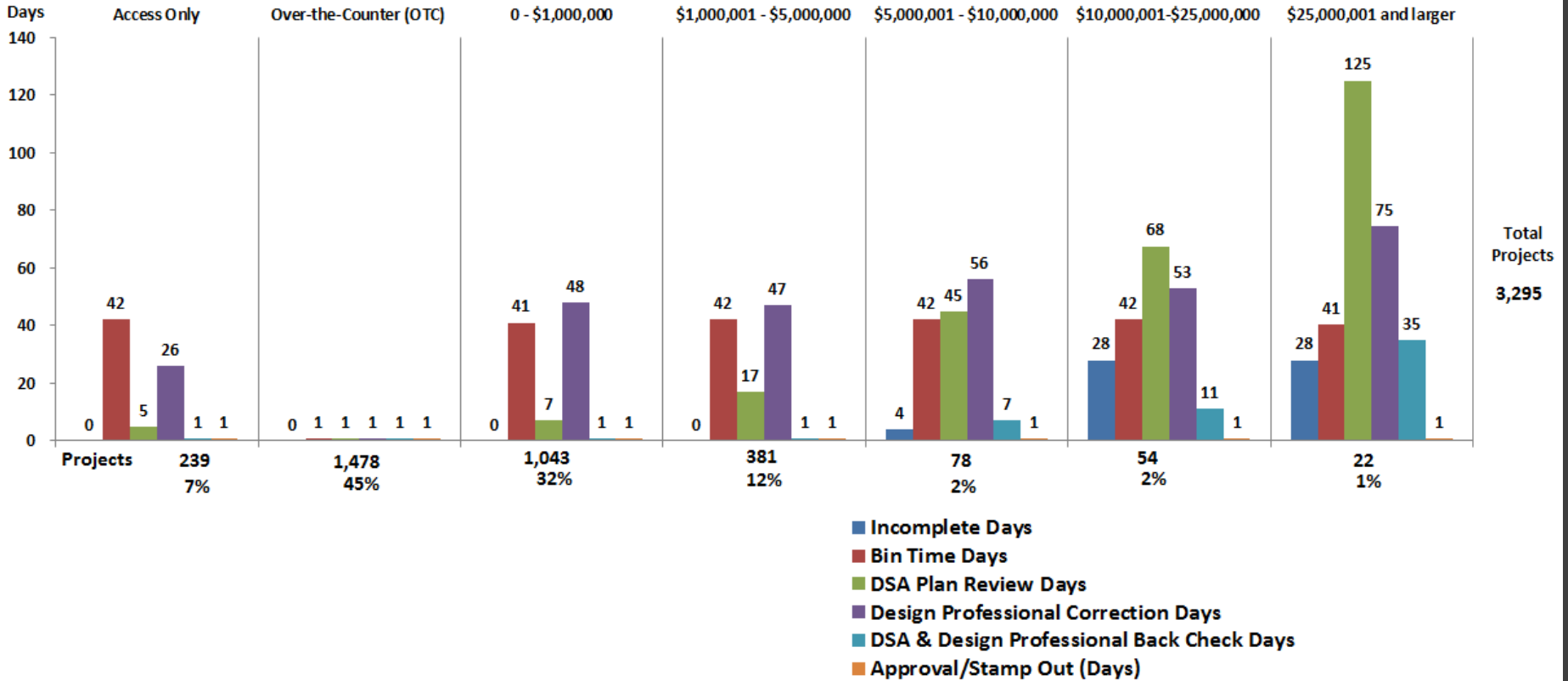


Project Cost: **\$74,185,000.00**    Project Status: **Finished Structural Back Check**  
 Project Type: **col (Community Coll**    DSA App #: **03-116182**  
 OTC: **No**

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/ Approval Date	Stamp Out/ Approval
03-116182	SANTA MONICA COMMUNITY COLLEGE	03/05/15	07/02/15	119	63	09/03/15	01/06/16	125	03/15/16	69	04/29/16	45	04/29/16	1

# Statewide Median Processing Days

Projects Approved 07/01/15 through 06/30/16



# 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

**7x7x7** | **DESIGN ENERGY WATER**  
7 ARCHITECTS 7 SCHOOLS 7 INNOVATIONS



#DSA7x7x7  
#DesignEnergyWater



# 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  
x 5**

**50,000**

**Campuses  
Bldgs/Campus  
Buildings**



# POTENTIAL SAVINGS

**50,000 Buildings**

**\$3k Per Bldg/Year**

**x 10 Years**

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**\$1.5 BILLION**

**WEB SITE: [www.7x7x7DesignEnergyWater.com](http://www.7x7x7DesignEnergyWater.com)**

- ⦿ Video of Presentation at the Crest Theatre
- ⦿ Final Reports
- ⦿ Cost Estimates
- ⦿ Sustainability Articles



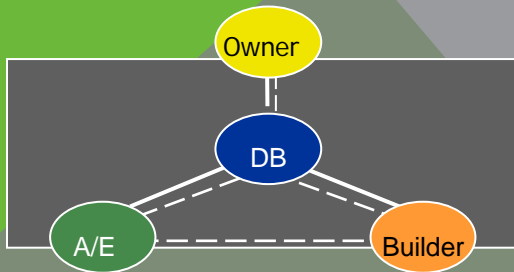
**DSA**

DIVISION OF THE STATE ARCHITECT

DEPARTMENT OF GENERAL SERVICES

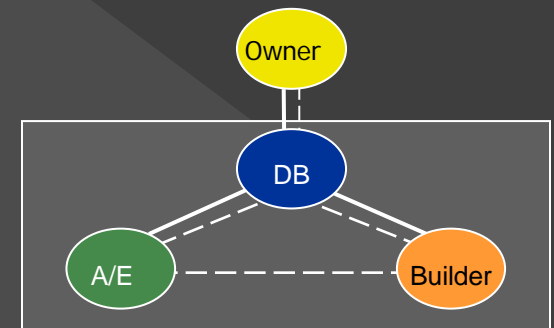
# DESIGN BUILD

## *Public School and Community College Process*



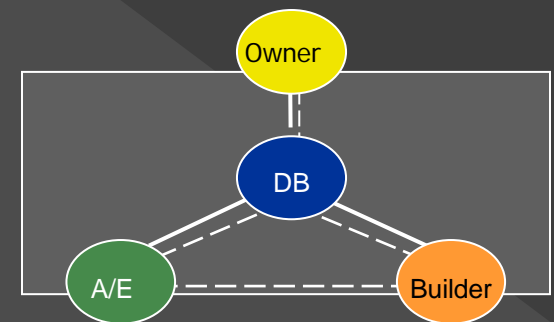
# DSA's DESIGN BUILD HISTORY

- 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/DSA COLLABORATION CRITERIA

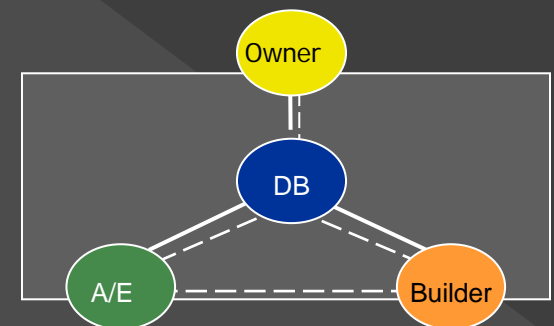
- ◎ Mutual Trust and Respect
- ◎ Team Experience:
  - > Design Professionals
  - > Construction Leadership
  - > Major Sub-Contractors
  - > Project Inspector(s)
  - > DSA Plan Reviewers
  - > DSA Field Engineer
- ◎ Professional Responsibilities





# DSA's DESIGN BUILD CONCERNS & RECOMENDATIONS

- ◎ Builder's Influence:
  - > Architect
  - > Inspector
- ◎ Builder's Participation with DSA
- ◎ Major Sub-Contractor's Engaged Early
- ◎ No Differed Submissions
- ◎ Field Engineers Participation



Edward R. Roybal Learning Center  
(formerly Belmont High School)



LACCD East Los Angeles College  
E3&E5



“Partners in the Design and Construction of Great Schools”