



**DESIGN-BUILD INSTITUTE OF AMERICA**  
**LOS ANGELES COMMUNITY COLLEGE DISTRICT**  
David Salazar, Chief Facilities Executive  
Rob Brykalski, Program Director

**BuildLACCD**

December 6, 2018

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# LOS ANGELES COMMUNITY COLLEGE DISTRICT

- 9 Community Colleges
- Encompasses 36 cities over 882 square miles in Los Angeles County
- 7.2M gross square feet of building space
- An average of 250,000 full and part-time students attend per year
- 6,000+ faculty and Staff



# AROUND THE DISTRICT



Build **LACCD**  
**JACOBS**

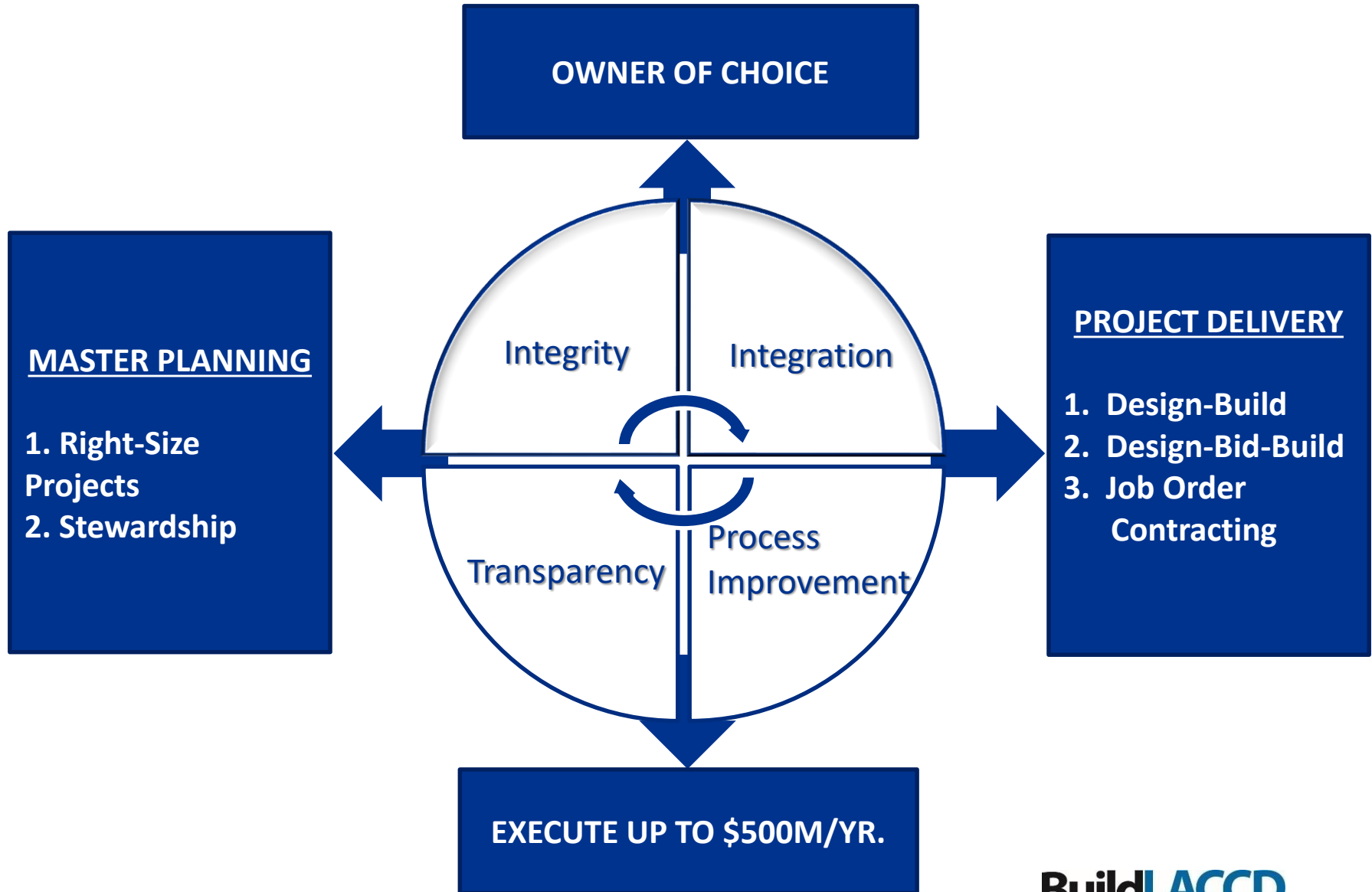
# BUILD LACCD FUNDING HISTORY

<b>Proposition A &amp; AA</b>	<b>\$2.2B</b>
<b>Measure J</b>	<b>\$3.5B</b>
<b>Measure CC</b>	<b>\$3.3B</b>
<b>Total Program</b>	<b>\$9.6B*</b>

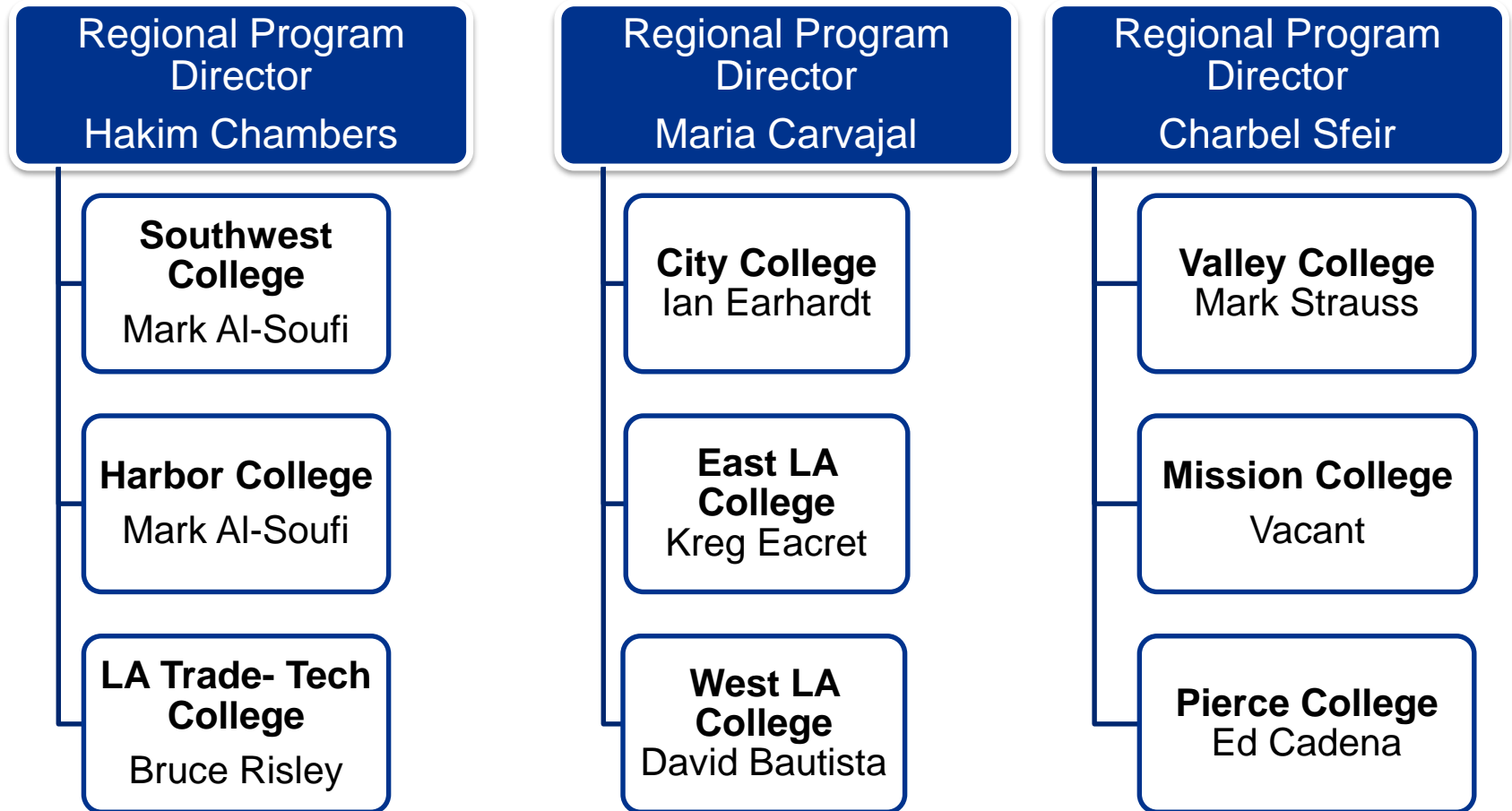
\*Includes bond funding, interest & state funding

**Funds Remaining: \$4B**

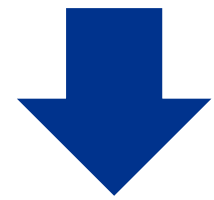
# PROGRAM VISION



# PROJECT MANAGEMENT



# LACCD DELIVERY METHODS



## Job Order Contract (JOC)

- Bond Projects' Primary Use – Punch List Items
- District Use (Non Bond) – Repetitive Non-Complex Scope

## Design-Bid-Build

- Under \$2.5M Prequalified Service Providers (PQSP)
- Used For State Funded Projects
- Master Planning
- CEQA

## Design-Build

- Primary Delivery Method

# SIZE CATEGORIES – DESIGN-BUILD CONTRACTS

- Design Build Entities May Submit On All Categories
- Three Categories (Estimated Values)
  - **Small** \$2.5M to \$15M
  - **Medium** \$15M to \$30M
  - **Large** \$30M+

## SELECTION CRITERIA – SMALL PROJECTS (\$2.5-\$15M)

- **Pre-Qualification** - 1.5 Yrs. (Exclusive) (2 A/E Firms)
  - **4 Design-Build Entities (DBE)**
    - Expected to Propose Or Go To Next Ranked DBE
  - **Firm Experience** – Completed Last 10 Years
    - Builder – 2 DB Education Projects
    - A/E – 3 CA Educ. Proj. w/ DSA (S/A/FLS)

# SELECTION CRITERIA – MEDIUM PROJECTS (\$15-\$30M)

- **Teaming** – Project By Project
- **Firm Experience** – Completed Last 10 Years
  - Builder – 3 CA Education Projects
    - DB DSA General (Access Only OK)
  - A/E – 3 CA Education Projects
    - DB DSA (S/A/FLS)

# SELECTION CRITERIA – LARGE PROJECTS (\$30M+)

- **Teaming** – Project By Project
- **Firm Experience** – Completed Last 10 Years
  - Builder – 3 CA Education Projects
    - DB, DSA (S/A/FLS), LEAN Principles
  - A/E – 3 CA Education Projects
    - DB, DSA (S/A/FLS)

# DELIVERY METHOD OPTIONS – DESIGN-BUILD

- **Lump Sum** – S/M/L Projects
  - Higher Risk to Design-Builder (DB)
  - Higher Cost to Owner
- **Open Book** – M/L Projects
  - Share Risk With DB & Owner
  - Lower Cost to Owner

# RFP DESIGN & INTERVIEW (S/M/L)

- **RFP Design Requirements (Collaborative)**
  - Site Plan / Rendering / Material Boards
- **Presentation and Interview Parameters**
  - Not Required / Allowed
    - Models / BIM / Schematic Designs
  - Required
    - Site Plan / Renderings / Material Boards
    - Team Chemistry
    - Project Approach

# OPEN BOOK DESIGN-BUILD

- **District Designated**
  - Construction Budget
  - Schedules For:
    - Design Phases
      - Collaboration Thru DSA Submission
      - DSA Review/Approval
      - Open Book Bidding
    - Construction Phase

## OPEN BOOK (CONT.)

- **Cost Proposal Fixed Costs**
  - Collaboration thru Open Book Buyout
  - Construction Administration
- **Cost Proposal % of Construction**
  - General Conditions / Requirements
  - Overhead & Profit
  - Payment / Performance Bonds

## OPEN BOOK (CONT.)

- **Single Contract**
  - Component #1 (Initial Contract)
    - Pre-Design thru Trade Buyout
      - Accept Final Contract Cost
      - Off Ramp
  - Component #2 (Final Contract)
    - Contract Amendment

# LESSONS LEARNED OPEN BOOK

## Cost Estimating – Contract Requirements

- CSI Format – Task Level WBS (Level 4 at DD)
- Estimates – Signed/Certified By Chief Estimator
  - With Cost Proposal
  - After Contract Award
  - Design: 100% SD, 50% & 100% DD, 50% & 100% CD
  - After DSA Approval

# LESSONS LEARNED OPEN BOOK (CONT.)

## Programming & Criteria Documents

- Base Requirements
- Enhancement Options (Deductive Alternates)

## Deductive Alternates


- 7.5% Construction Budget Required for Deduct. Alternates
  - Individual Scope Packages – Approved by DSA
  - Designated by Priority (Example #1 thru #5)
  - Unused Budget Returned to District

# OWNER OF CHOICE – DESIGN-BUILD

- “Fast” & Reasonable RFQ/RFP
- Short List to 3 (Medium and Large)
- Limited Design For RFP / Interview (Collaborative)
- Separate NTP Site Mobilization / Critical Submittals
- New BIM Standards
- Cost = 20% of Scoring
- Debriefs – 25 Minutes by Request


# WEBSITE

<http://www.build-laccd.org/contractors-bidders>




ABOUT COLLEGES MEDIA ROOM REPORTS EVENTS OVERSIGHT LABOR & CED


CONTRACTORS & BIDDERS




Home




Project Resources



Forms & Templates



Standards & Guidelines

Register on:  


## Open Procurements \*Last updated 10/23/2018 08:45 AM

[View all](#)

\*Only showing 5 most recent open procurements.

Title	Type	Project stage	Due date	Planet Bid URL
Master Service Agreement for Asset Tagging and Surplus Services	General	Bidding	October 25, 2018 12:00 PM	<a href="https://www.planetbids.com/portal/portal.cfm?companyID=21372&amp;bidID=54400">https://www.planetbids.com/portal/portal.cfm?companyID=21372&amp;bidID=54400</a>
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## Upcoming Procurements

- [Upcoming Construction and Business Opportunities - Large Construction Projects](#)
- [Upcoming Construction and Business Opportunities - PQSP Small Projects](#)
- [Upcoming Construction and Business Opportunities - Professional Services](#)
- [Upcoming Construction and Business Opportunities - Bench Openings](#)

# LA MISSION COLLEGE STUDENT SERVICES BUILDING



Construction Budget Range: \$30M-\$50M

Delivery Method: Design-Build

RFQ/RFP released

# UPCOMING LARGE PROJECTS

College	Project Name	Contract Estimate	RFQ/RFP Release
LA Southwest College	Student Union	\$30 - \$40 million	1 <sup>st</sup> Qtr 2019
East LA College	Public Services Building	\$15- \$25 million	3 <sup>rd</sup> Qtr 2019
LA City College	Cesar Chavez Replacement	\$50 - \$60 million	3 <sup>rd</sup> Qtr 2019
LA Pierce College	Multipurpose Academic & Workforce Education Building	\$50- \$60 million	4 <sup>th</sup> Qtr 2019
West LA College	Heldman Learning Resource Center	\$50 - \$60 Million	1 <sup>st</sup> Qtr 2020

# ADDITIONAL INFORMATION

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# LACCD IS THE BEST OWNER IN TOWN