



LOS ANGELES COMMUNITY COLLEGE DISTRICT

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OFFICE OF THE CHANCELLOR

TO: Members of the Board of Trustees

FROM: Dr. Francisco Rodriguez, Chancellor

DATE: July 8, 2016

SUBJECT: BOARD LETTER FOR JULY 13, 2016 MEETING – **ADDENDUM**

Board Meeting Location

Next week's Board meeting will be held at the ***Educational Services Center***. The meeting times and locations are as follows:

<u>Meetings</u>	<u>Time</u>	<u>Location</u>
Convene for First Public Session	4:00 p.m.	Board Room
Recess to First Closed Session	Immediately Following First Public Session	Hearing Room
Convene for Second Public Session	6:00 p.m.	Board Room
Convene for Second Closed Session (if necessary)	Immediately Following Second Public Session	Hearing Room

Included in this letter is explanatory information related to agenda items:

- There will be a meeting of the Committee of the Whole. The topic for discussion will be: Addressing the Academic & Facilities Needs at LACCD.
- Under the Chancellor's Report, there will be an update on accreditation.
- Enclosed for your information is a memo from John P. Dacey Esq., Lead Construction Counsel, regarding agenda item FPD1, VIII A., B, IX. A, B, and C (***Refer to Attachment A***):
- Under Recommendations from the Chancellor, there will a Public Hearing to Adopt the 2015-16 Revised Spending Plan of the Education Protection Act (EPA). Then a super majority vote will be required to approve the spending plan as noted on item BF2.

Confidential Matters

The attached correspondence is confidential and should not be shared with other persons.

- **Office of General Counsel**
 - Enclosed for your review is a memo regarding Board Officer Elections. **(Refer to Attachment B)**
 - Enclosed for your review is the District-related litigation report. **(Refer to Attachment C)**
 - Enclosed for your review is background information regarding the LACCD v. Eleanor Walker, et al lawsuit. **(Refer to Attachment D)**
 - Enclosed for your review is the Bond-related litigation report. **(Refer to Attachment E)**
 - Enclosed for your review is an update report pertaining to complaints of discrimination/harassment. **(Refer to Attachment F)**
 - Enclosed for your review is an update report pertaining to the status on personnel actions. **(Refer to Attachment G)**
- **Human Resources** – Enclosed for your review is information pertaining to disciplinary matters. **(Refer to Attachment H)**

Responses to Board Member Inquiries

Finance and Resource Development – Enclosed for your information is a response to a Board member inquiry regarding a report titled Divided We Fail in L.A.: Improving Completion and Closing Racial Gaps in the Los Angeles Community College District **(Refer to Attachment I)**

Human Resources – Enclosed for your information is a response to a Board member inquiry regarding golf cart use policy. **(Refer to Attachment K)**

Facilities Master Planning and Development – Enclosed for your information is a response to a Board member inquiry regarding the Valley Academic and Culture Center. **(Refer to Attachment L)**

Other Matters

Deputy Chancellor's Office – Enclosed for your information is the Community College Bureau of the Los Angeles County Sheriff's Department, January – June 2016 Arrests Report. **(Refer to Attachment J)**

Let me know should you have any questions regarding next week's meeting.



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CHANCELLOR'S OFFICE

RESPONSE TO BOARD MEMBER INQUIRY

ATTACHMENT K

Received From: Board Member Nancy Pearlman

Item No. 2016-17 #2

Subject: Golf Cart Use Policy

In response to an inquiry by Board member Nancy Pearlman during the most recent Board meeting, background information is presented regarding ADA requirements. (See Attachment)

Submitted By: Albert Roman, Vice Chancellor, Human Resources
David Serrano, Risk Manager

Date: July 13, 2016

Background:

During the Board Meeting of June 8, 2013, the Staff Guild AFT 1521A President requested the Board to provide information and feedback on why the District stopped using the electric golf carts for escort/transportation services at the Colleges.

In late January 2016, the District received a complaint from two DSPS students at City College regarding use of electric golf carts being used to transport/escort students to various classes on campus, specifically complaining the carts were not ADA compliant, and the operator was not trained or did not provide adequate transit instruction to the students under the ADA – specifically, the cart operator did not pick up/drop off at an ADA accessible location, provide ADA compliant auditory instructions and direction when dropping off passengers.

The complaint was reviewed and investigated by the District (Office of Diversity, Equity and Inclusion) and ADA Compliance Office. The District later received a Summons and Complaint (lawsuit) alleging ADA violations regarding the same issues raised in the complaint.

Issues:

- **Personal mobility device:** The Office of General Counsel concluded that the ADA does not require employers to provide personal mobility devices to its employees, and as such the use of the golf carts for escort/transportation purposes was deemed a personal mobility device. Further, it was concluded that the employer obligation for ADA accommodations begins when the employee is actively engaged in work as requested by and on behalf of the employer, performing the essential functions of the job (qualified employee, able to perform essential functions with or without an accommodation). Parking one's car in the college parking lot and getting to the actual work site (whether Facilities and Operations Offices, classroom, instructor office, or other specific work site) is the responsibility of the employee and helps determine if an employee or potential employee is capable of performing the essential functions of the job. It is axiomatic that if one cannot get themselves to the work location/work site, then one is deemed not able to perform the essential work functions (if they cannot get to work, how do they perform?).
- **ADA law and DOT requirements for Transportation services:** The ADA is very clear in its mandate – prohibit discrimination on the basis of disability in all services, and activities to the public, including public accommodations (schools), to include “in the full and equal enjoyment of goods, services, facilities, privileges, advantages or accommodations...” The ADA is divided into three general titles: Title I governs employment related matters; Title II State and Local government; and Title III Public Accommodation and Commercial Facilities.

Under the ADA, when a business engages in providing transportation as a convenience for customers, i.e., provide transportation for their customers as a convenience that supports their primary business. Companies that provide services like these must offer transportation to people with disabilities. It is important to remember that the service provided must be equivalent. If customers without disabilities can get transportation quickly and easily, people with disabilities deserve equivalent service. The services offered to people with disabilities must be as convenient as the services offered to other people in terms of fares, schedules or response times, hours of operation, pick-up and drop-off locations, and other measures of equivalent service, including the type, size, and accessibility of the vehicle in use.

Further, the Department of Justice states in Section 36.310 “A public accommodation subject to this section shall comply with the requirements pertaining to vehicles and transportation systems in the regulations issued by the Secretary of Transportation pursuant to section 306 of the Act.”

In Section 37.101 the Department of Transportation regulatory provision, entities providing incidental transportation, if fixed route with seating capacity of 16 or fewer, must have accessible vehicles; and if demand responsive system with seating capacity of 16 or fewer, must meet equivalent service requirement (when viewed in its entirety).

If the transportation services were limited to employees only (no students, no other members of the public), the transportation services would need to meet ADA Title I for employment standards. But, if both employees and members of the public are served by the same transportation service, then Title III regulations must be followed.

Under Title I or Title III, the result is the same: the employer must not discriminate in the provision of the transportation service to either employees or the public, and requires vehicles that are compliant with ADA/DOT regulations regarding accommodations.

- BOT Policy on ADA Compliance and Admin Regulations:

The Board of Trustees have adopted Board Rule, Chapter II, Article IX, Section 2902, authorizing the Chancellor to adopt and implement administrative regulations when such are necessary or particularly where a Board policy is needed which does not require specific Board authorization – the ADA is federal law that requires District compliance, implementing ADA law through administrative regulations is one area where a policy/Administrative Regulation is needed but does not require specific Board authorization. The Chancellor has implemented Administrative Regulations B-31 through B-34- regarding ADA implementation and interactive processes.

- Individualized ADA: The ADA requires employers to engage in an interactive process with an employee, regarding their individualized needs. Typically, the employer has a very high standard to meet when providing ADA accommodation, but may be accomplished by examining the essential functions compared to marginal functions, of the job, and providing changes to processes or procedures, providing tools or equipment, to perform the essential functions. While this is not meant to be a comprehensive list of meeting accommodation needs, it does indicate that, and as discussed above, an employee's ability to arrive at the work site prepared to perform the essential functions is required before any accommodation is required of the employer (what is deemed a qualified employee with a disability, can perform the essential functions with or without an accommodation). When an employee has indicated an individualized need for mobility services – such as transportation, the ADA has made clear that individualized mobility devices are the province of the individual, as discussed above.

In short, the District Colleges were providing general transportation/escort services to students and employees, utilizing equipment that was not ADA compliant, by utilizing drivers that had not been trained in accordance with ADA, and as a result, the District received a Summons and Complaint (lawsuit) for providing such services in such a manner. In an effort to reduce future liability associated with transportation services the Colleges were asked to stop providing general transportation services, as the District is not required to provide such generalized services and as made clear in the ADA regulations, personal mobility devices are the responsibility of the individual.



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CHANCELLOR'S OFFICE

RESPONSE TO BOARD MEMBER INQUIRY

ATTACHMENT L

Received From: Board Member Scott Svonkin

Item No. 2016-17 #3

Subject: The Valley Academic and Cultural Center

In response to an inquiry by Board member Scott Svonkin during the most recent Facilities Master Planning and Oversight Committee meeting, background information is presented regarding the Valley Academic and Cultural Center. (See Attachment)

Submitted By: James O'Reilly, Chief Facilities Executive Date: July 13, 2016



LOS ANGELES COMMUNITY COLLEGE DISTRICT

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MEMORANDUM

Date: July 11, 2016

TO: Board of Trustees

FROM: James D. O'Reilly, Chief Facilities Executive

SUBJECT: RESPONSE TO QUESTIONS FROM TRUSTEE SVONKIN REGARDING THE PROPOSED INCREASED COST TO CONSTRUCT THE VALLEY ACADEMIC AND CULTURAL CENTER – COM. NO. FPD2 FOR JULY 13, 2016

On June 22, 2016, the Facilities Master Planning and Oversight Committee recommended approval 2-1 to the Board of Trustees the increased cost to construct the Valley Academic and Cultural Center (VACC) at Los Angeles Valley College. The recommendation appears on the July 13, 2016 Board Agenda as Com. No. FPD2: "Adopt Resolution Increasing Previously Approved Not to Exceed Construction Budget for the Valley Academic and Cultural Center Project at Los Angeles Valley College Based Upon Actual Bid Amounts Received through Competitive Bidding." Trustee Svonkin provided questions about the proposed Board action, and this Memorandum provides the responses.

Question #1: Did you review all of these (cost estimates)?

Response: Yes

Question #2: What was the proposed cost when the project was originally planned. Budget vs estimate.

Response: On August 12, 2009, the proposed budget was \$62,270,357 and the estimate was \$62,219,977. A copy of the estimate, prepared by C.P. O'Halloran Company, is attached (Attachment A).

Question #3: What was the cost estimate when it came to the board the first time?

Response: On June 16, 2014, the Facilities Master Planning and Oversight Committee (FMP&OC) reviewed the project (then known as the Media Arts Performing Arts Center or MAPA) with a cost estimate of \$67,020,517 based on the estimate prepared by Leland Saylor dated May 9, 2013 (Attachment B).

Question #4: Cost the second time?

Response: On October 1, 2014, the FMP&OC reviewed the redesigned project, which was renamed the Valley Academic and Cultural Center (VACC) with a cost estimate of \$67,020,517 based on the estimate prepared by Leland Saylor dated May 9, 2013 (Attachment B).

Question #5: It needs to be clear the board approved one amount and now it is being requested we approve over 12 million more than we approved.

Response: Com. No. FPD2 includes a report and resolution which explain the increased construction costs.

Question #6: What makes you believe the cost estimate provided is not correct ?

Response: A detailed analysis has been performed by the Program Management Office comparing the Leland Saylor estimate of May 9, 2013 of \$67M to the competitively bid and subsequently negotiated Final Guaranteed Maximum Price (GMP) of June 17, 2016 of \$78.5M. That analysis revealed the Leland Saylor estimate contained inaccuracies that fall into three (3) categories: 1.) missed scope, 2.) inaccurate quantities of work, and 3.) inaccurate unit prices. These inaccuracies make up approximately \$7.6M of the difference between the \$67M and the \$78.5M. The remaining difference between the \$67M and the \$78.5M is roughly \$3.9M in A/V, FF&E, an orchestra shell, and specialty stage lighting added to the construction budget since the time Leland Saylor did their estimate. This \$3.9M of equipment was always part of the Total Project Budget but was planned to be owner-purchased and installed early in the project. As this equipment selection and design evolved, it became apparent that they required significant integration with the Lease Lease-Back (LLB) contractor's work and could not be readily separated for independent installation without the risk of future commissioning and warranty problems. Also, much of these systems must be installed while walls and ceilings are open during construction and cannot be installed after the fact. For these reasons, the decision was made to procure this specialty FF&E turnkey from a single entity, the LLB Contractor. Had this procurement strategy been in place May 9, 2013 when Leland Saylor completed its estimate, the Saylor estimate would not have been \$67M but rather \$70,914,807.

Question #7: How do we know the price is fair since it is millions over the cost estimate.

Response: At present, we now have better scope definition having identified items missed by Leland Saylor as noted above and a completed design. Moreover, we now have competitively bid and negotiated subcontractor prices that accurately reflect current market conditions. Significant outreach was done to the contracting community in advance of the competitive bidding that resulted in multiple subcontractor bids in each discipline of the work.

Question #8: What proof do you have to support the new cost info vs the estimate by the firm hired to do that. Did your staff do its own estimate?

Response: PMO estimators have reviewed the GMP figures in detail.

Question #9: The board needs a chart on the escalation and then a narrative on the changes and a true explanation of the cost escalation.

Response: The chart attached titled "Estimate History Graph" (Attachment C) shows from 2009 through 2013, the project estimates ranged between \$62M and \$67M. During that time, the project matured from a conceptual design to 100% construction documents. As additional information was developed in completing the 100% construction documents, more refined quantities and materials evolved. Subsequently, when the project was competitively bid in 2016, the actual price of \$78.5M was identified. The attached file titled "VACC VE Rev1CS....Slide #4..." (Attachment D) indicates why the Leland Saylor estimate differed from the GMP.

Question #10: What caused the original delays from when it was proposed. Then need background on the boards changes to the project when it was approved.

Response: Based on the attached schedule presented to FMP&OC on June 22, 2016 titled "FMPOC Draft VACC Timeline R7" (Attachment E), the major delays appear to be: "Preparing Business Case to Proceed..." 03-May-11A to 30-Sep-14A; "LLB Procurement Method Reconsideration..." 25-Aug-15A; through "District Advises Contractor to Remain LLB" 07-Mar-16A. This equates to 17 months for the Business Case Delay and another 8.5 months for the LLB Procurement reconsideration Delay. A total delay of 25.5 months.

Thank you for your time and consideration. Should you have any questions, please feel free to call me at (213) 891-2048.

cc: Dr. Francisco C. Rodriguez, Chancellor
Dr. Adriana D. Barrera, Deputy Chancellor
Thomas Donovan, Program Director

Attachments: A. C.P. O'Halloran Estimate
B. Leland Saylor Estimate
C. Estimate History Graph
D. VACC Slide 4
E. VACC Timeline

Option 1

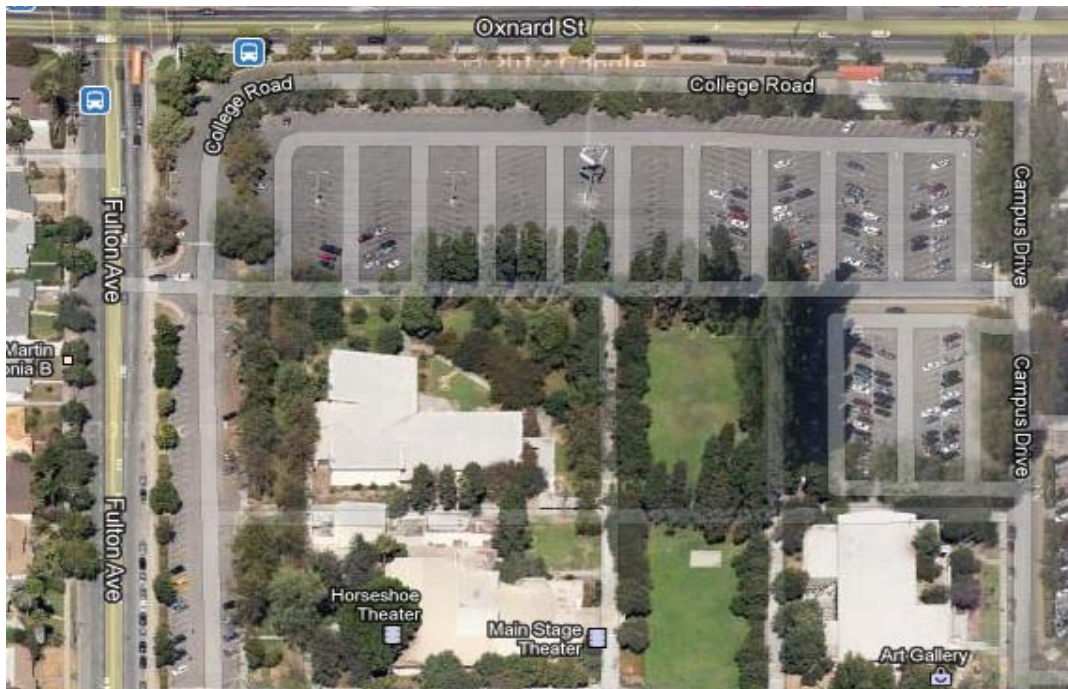
Concept Design Cost Estimate	Performing Arts		Media Arts		Shared Space		Site		Total		
	50,842 GSF		40,809 GSF		11,336 GSF		39,842 GSF		102,986 GSF		
COMPONENT SUMMARY	\$ / GSF	\$	\$ / GSF	\$	\$ / GSF	\$	\$ / GSF	\$	\$ / GSF	\$	
1. Foundations	18.00	915,156	9.50	387,681	9.50	107,689	-	-	13.70	1,410,527	
2. Vertical Structure	35.00	1,779,470	14.00	571,320	14.00	158,700	-	-	24.37	2,509,490	
3. Floor and Roof Structure	48.50	2,465,837	34.50	1,407,896	33.50	379,746	-	-	41.30	4,253,479	
4. Exterior Cladding	90.00	4,575,780	71.40	2,913,732	71.40	809,370	-	-	80.58	8,298,882	
5. Roofing and Waterproofing	12.75	648,236	9.50	387,681	9.50	107,689	-	-	11.10	1,143,606	
Shell (1 - 5)	204.25	10,384,479	138.90	5,668,311	137.90	1,563,195	-	-	171.05	17,615,984	
6. Interior Partitions and Doors	25.75	1,309,182	25.00	1,020,214	23.00	260,721	-	-	25.15	2,590,117	
7. Interior Finishes - Floors, Walls, Ceilings	35.00	1,779,470	31.00	1,265,066	28.00	317,400	-	-	32.64	3,361,936	
Interiors (6 - 7)	60.75	3,088,652	56.00	2,285,280	51.00	578,121	-	-	57.79	5,952,053	
8. Fixed Group 1 Equipment, Casework and Specialties	70.17	3,567,682	47.86	1,952,937	10.00	113,357	-	-	54.71	5,633,976	
9. Stairs and Elevators	15.25	775,341	8.00	326,469	7.00	79,350	-	-	11.47	1,181,159	
Equipment, Stairs and Elevators (8 - 9)	85.42	4,343,023	55.86	2,279,406	17.00	192,707	-	-	66.18	6,815,135	
10. Plumbing	12.50	635,525	7.00	285,660	6.00	68,014	-	-	9.61	989,199	
11. Heating, Ventilation, Air Conditioning	50.00	2,542,100	42.00	1,713,960	38.00	430,757	-	-	45.51	4,686,817	
12. Electrical	45.50	2,313,311	45.50	1,856,790	36.00	408,086	-	-	44.45	4,578,187	
13. Fire Protection	7.50	381,315	6.00	244,851	5.00	56,679	-	-	6.63	682,845	
Mechanical and Electrical (10 - 13)	115.50	5,872,251	100.50	4,101,261	85.00	963,536	-	-	106.20	10,937,048	
14. Site Preparation and Demolition	-	-	-	-	-	-	10.00	398,420	3.87	398,420	
15. Site Development	-	-	-	-	-	-	35.00	1,394,470	13.54	1,394,470	
16. Site Utilities	-	-	-	-	-	-	12.50	498,025	4.84	498,025	
Sitework (14 - 16)	-	-	-	-	-	-	57.50	2,290,915	22.24	2,290,915	
SUBTOTAL	465.92	23,688,404	351.26	14,334,258	290.90	3,297,559	57.50	2,290,915	423.47	43,611,136	
General Contractor General Conditions	8.5%	39.60	2,013,514	29.86	1,218,412	24.73	280,293	4.89	194,728	35.99	3,706,947
Bonds and Insurances	1.8%	9.10	462,635	6.86	279,948	5.68	64,401	1.12	44,742	8.27	851,725
Overhead and Profit	4.0%	20.58	1,046,582	15.52	633,305	12.85	145,690	2.54	101,215	18.71	1,926,792
TOTAL CONSTRUCTION 08/2009	535.21	27,211,134	403.49	16,465,922	334.16	3,787,943	66.05	2,631,600	486.44	50,096,600	
Design / Estimate Contingency	15.0%	80.28	4,081,670	60.52	2,469,888	50.12	568,191	9.91	394,740	72.97	7,514,490
Cost Escalation to Construction Mid Point Feb. 2012 @ 3% Per Year	8.0%	49.24	2,503,424	37.12	1,514,865	30.74	348,491	6.08	242,107	44.75	4,608,887
TOTAL CONSTRUCTION ESCALATED	664.73	33,796,229	501.14	20,450,676	415.03	4,704,626	82.04	3,268,447	604.16	62,219,977	



100% CONSTRUCTION DOCUMENTS

PERFORMING & MEDIA ARTS CENTER AT LOS ANGELES VALLEY COLLEGE

VALLEY GLEN , CA



LSA JOB NUMBER:

12-080.12

May 9, 2013

PREPARED FOR
LOS ANGELES COMMUNITY COLLEGE DISTRICT
BY LELAND SAYLOR ASSOCIATES

101 Montgomery Street, Suite 800 | San Francisco | California | 94104
415-291-3200 | 415-291-3201 (f) | www.lelandsaylor.com

PROJECT: **PERFORMING & MEDIA ARTS CENTER AT LOS ANGELES
VALLEY COLLEGE**

JOB NUMBER: **12-080.12**

LOCATION: **VALLEY GLEN , CA**

PREPARED BY: **MP, AH, TC, WM**

CLIENT: **LOS ANGELES COMMUNITY COLLEGE DISTRICT**

BID DATE: **08/13**

DESCRIPTION: **NEW PERFORMING AND MEDIA ARTS CENTER**

ESTIMATE DATE: **5/9/2013**

PREFACE AND NOTES TO THE ESTIMATE

1.0 PROJECT SYNOPSIS

1.1 TYPE OF STUDY:

100% Construction Documents Construction Cost Estimate

1.2 PROJECT DESCRIPTION:

Construction Type: The building has a significant reinforced concrete wall structure focused on the main theater, with steel beams, girders and a relatively small number of columns. The classroom/media/administration area has a two story moment frame structure.

Foundation Type: Foundations are a combination of continuous spread footings and column pads.

Exterior Wall Type: Exterior walls are a mix of metal panel, trespa, and finished concrete, with a limited area of glazed curtain walling.

Roof Type: Roofing is mostly PVC membrane, with standing seam system at theater.

Stories Below Grade: The building has a partial basement.

Stories Above Grade: The building is two story, with additional fly tower at theater.

Site work: Site work includes site clearance and excavation, selective demolition, new paving and soft landscaping, with site lighting and utilities works. Additionally this estimate contains a separate section for the utility loop, and for upgrades to parking lot B, including lighting.

Plumbing System: Plumbing includes compressed air Systems, industrial cold water, grease waste and interceptor, building expansion joint flexible connections, perimeter drainage.

PROJECT:	PERFORMING & MEDIA ARTS CENTER AT LOS ANGELES VALLEY COLLEGE	JOB NUMBER:	12-080.12
LOCATION:	VALLEY GLEN , CA	PREPARED BY:	MP, AH, TC, WM
CLIENT:	LOS ANGELES COMMUNITY COLLEGE DISTRICT	BID DATE:	08/13
DESCRIPTION:	NEW PERFORMING AND MEDIA ARTS CENTER	ESTIMATE DATE:	5/9/2013

PREFACE AND NOTES TO THE ESTIMATE

Mechanical System: Mechanical includes all equipment, ductwork and distribution systems as shown or implied in the documents, ductwork sound attenuation including sound traps, duct lining, and acoustical plenums, specialized exhaust systems including dust collection ,kitchen exhaust, etc...fan coils as required for areas requiring self contained air conditioning, bacnet ddc controls.

Fire Protection System: The building is protected with a full wet sprinkler system, with extended protection in the theater seating areas, and Ansul fire protection system at kitchen.

Electrical Service: The building is served by a full service and distribution system, providing equipment and user convenience power, lighting, and low voltage systems. In addition, the scope includes full theater acoustical, lighting and rigging fit out to numerous performance spaces (pricing by Shalleck Collaborative Inc. - (see Appendix).

1.3 GENERAL NOTES REGARDING PROJECT:

Procurement will be design-bid-build. It is expected that 4-5 bids will be secured from qualified General Contractors.

The project consists of a new theater and classroom building for the Performing and Media Arts programs at LA Valley College. The building is a two story concrete and steel structure with a partial basement. The building is approximately 120,000 square feet and sits at the north side of campus. This building will house a 430-seat Main Stage Theater, a 143-seat Horseshoe Theater, a 221-seat Screening Theater, and a Lab Theater. In addition, the building will house highly specialized teaching facilities geared to both the Performing and Media Arts programs, such as: a 76-seat Smart Lecture Hall, several Smart Classrooms, a Scene Shop, Costume Shop, Photography Studio, Radio Station, and other technical and sound-sensitive spaces. The exterior improvements include an outdoor amphitheater, hardscaping and landscaping. This estimate also covers work to the at-grade *parking* lot B and the utility loop.



PROJECT: **PERFORMING & MEDIA ARTS CENTER AT LOS ANGELES VALLEY COLLEGE**
LOCATION: **VALLEY GLEN , CA**
CLIENT: **LOS ANGELES COMMUNITY COLLEGE DISTRICT**
DESCRIPTION: **NEW PERFORMING AND MEDIA ARTS CENTER**

JOB NUMBER: **12-080.12**
PREPARED BY: **MP, AH, TC, WM**
BID DATE: **08/13**
ESTIMATE DATE: **5/9/2013**

PREFACE AND NOTES TO THE ESTIMATE

2.0 DEFINITIONS

2.1 ESTIMATE OF COST:

Our 100% CD Estimate of Cost is prepared from a detailed survey of the quantities of work - items prepared from the drawings and specifications that make up the full package. Historical costs, information provided by contractors and suppliers, plus judgmental evaluation by the Estimator are used as appropriate as the basis for pricing. Reasonable allowances as appropriate are included for items of work which are not specifically itemized.

2.2 BID:

An offer to enter a contract to perform work for a fixed sum, to be completed within a limited period of time.



PROJECT: **PERFORMING & MEDIA ARTS CENTER AT LOS ANGELES VALLEY COLLEGE**
 LOCATION: **VALLEY GLEN , CA**
 CLIENT: **LOS ANGELES COMMUNITY COLLEGE DISTRICT**
 DESCRIPTION: **NEW PERFORMING AND MEDIA ARTS CENTER**

JOB NUMBER: **12-080.12**
 PREPARED BY: **MP, AH, TC, WM**
 BID DATE: **08/13**
 ESTIMATE DATE: **5/9/2013**

PREFACE AND NOTES TO THE ESTIMATE

3.0 BIDS & CONTRACTS

3.1 MARKET CONDITIONS:

In the current market conditions for construction, our experience shows the following results on competitive bids, as a differential from Leland Saylor Associates final estimates:

Number of Bids	Percentage Differential
1	+25 to 100%
2 - 3	+10 to 25%
4 - 5	0 to +10%
6 - 7	0 to -10%
8 or more	-10 to -20%

Accordingly, it is extremely important to ensure that a minimum of 4 to 5 valid bids are received. Since LSA has no control over the bid process, there is no guarantee that proposals, bids or construction cost will not vary from our opinions or our estimate of cost.

PROJECT: **PERFORMING & MEDIA ARTS CENTER AT LOS ANGELES
VALLEY COLLEGE**

LOCATION: **VALLEY GLEN , CA**

CLIENT: **LOS ANGELES COMMUNITY COLLEGE DISTRICT**

DESCRIPTION: **NEW PERFORMING AND MEDIA ARTS CENTER**

JOB NUMBER: **12-080.12**

PREPARED BY: **MP, AH, TC, WM**

BID DATE: **08/13**

ESTIMATE DATE: **5/9/2013**

PREFACE AND NOTES TO THE ESTIMATE

4.0 ESTIMATE DOCUMENTS

4.1 This Estimate has been compiled from the following documents and information supplied:

DRAWINGS:

100% DSA Submittal Set Dated 04/01/13, Comprising:

Performing and Media Arts Center

Volume 1: General, Civil, Landscape, Campus Access (55 sheets)

Volume 2: Architectural, Part 1 (124 sheets)

Volume 3: Architectural, Part 2 (131 sheets)

Volume 4: Structural (161 sheets)

Volume 5: Mechanical, Plumbing, Security, Tele/Data (115 sheets)

Volume 6: Electrical, Audio / Visual (123 sheets)

Volume 7: Theater (109 sheets)

Volume 8: Lighting, Fire, Exterior Glazing, Elevator, Kitchen, Signage (120 sheets)

Parking Lot B

Parking Lot B Renovation set (39 sheets)

SPECIFICATIONS / PROJECT MANUAL:

Project Manual, 100% DSA Submittal, dated 04/01/13

COSTS PROVIDED BY OTHERS:

Shalleck Collaborative Inc.

Production Systems Budget; VE Recommendations - 100% CD (Rev 2), dated 01/22/13

4.2 The user is cautioned that significant changes in the scope of the project, or alterations to the project documents after completion of the 100% construction documents construction cost estimate can cause major cost changes. In these circumstances, Leland Saylor Associates should be notified and an appropriate adjustment made to the 100% construction documents construction cost estimate.



PROJECT: **PERFORMING & MEDIA ARTS CENTER AT LOS ANGELES VALLEY COLLEGE**
LOCATION: **VALLEY GLEN , CA**
CLIENT: **LOS ANGELES COMMUNITY COLLEGE DISTRICT**
DESCRIPTION: **NEW PERFORMING AND MEDIA ARTS CENTER**

JOB NUMBER: **12-080.12**
PREPARED BY: **MP, AH, TC, WM**
BID DATE: **08/13**
ESTIMATE DATE: **5/9/2013**

PREFACE AND NOTES TO THE ESTIMATE

5.0 **GROSS SQUARE FEET**

BUILDING	GSF
Performing and Media Arts Center (Re: Drawing G011)	118,099
Parking Lot B	218,436

6.0 **WAGE RATES**

6.1 This Estimate is based on market wage-rates and conditions currently applicable in VALLEY GLEN , CA .

PROJECT: **PERFORMING & MEDIA ARTS CENTER AT LOS ANGELES VALLEY COLLEGE**
 LOCATION: **VALLEY GLEN , CA**
 CLIENT: **LOS ANGELES COMMUNITY COLLEGE DISTRICT**
 DESCRIPTION: **NEW PERFORMING AND MEDIA ARTS CENTER**

JOB NUMBER: **12-080.12**
 PREPARED BY: **MP, AH, TC, WM**
 BID DATE: **08/13**
 ESTIMATE DATE: **5/9/2013**

PREFACE AND NOTES TO THE ESTIMATE

7.0 PRORATE ADDITIONS TO THE ESTIMATE

7.1 GENERAL CONDITIONS: 8.00%

An allowance based on 8.00% of the construction costs subtotal has been included for Contractor's General Conditions.

In addition, General Requirements/Site logistics costs are provided as an allowance of 1% of direct construction costs

7.2 CONTINGENCY: 0.00%

No allowance has been included in the estimate for Design Contingency.

DSA submittal complete

7.3 ESCALATION: 4.96%

An allowance of 4.96% has been included in this estimate for construction material & labor cost escalation up to the anticipated mid-point of construction, based on the following assumptions:

Construction start date:	November 2013
Construction period:	30 Months
Mid-point of construction:	February 2015
Annual escalation rates:	
2013	2.50%
2014	3.00%
2015	3.00%
Allowance for escalation:	4.96%

No allowance has been made for Code Escalation or Technological Escalation.

7.4 ITEM NOT USED



PROJECT: **PERFORMING & MEDIA ARTS CENTER AT LOS ANGELES VALLEY COLLEGE**
LOCATION: **VALLEY GLEN , CA**
CLIENT: **LOS ANGELES COMMUNITY COLLEGE DISTRICT**
DESCRIPTION: **NEW PERFORMING AND MEDIA ARTS CENTER**

JOB NUMBER: **12-080.12**
PREPARED BY: **MP, AH, TC, WM**
BID DATE: **08/13**
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PREFACE AND NOTES TO THE ESTIMATE

7.5 PHASING ALLOWANCE 0.00%

No Phasing Allowance is needed for this job.

7.6 BONDS: 1.50%

An allowance of 1.50% of the construction cost subtotal is included to provide for the cost of Payment and Performance Bonds, if required.

7.7 CONTRACTOR'S FEE: 3.75%

An allowance based on 3.75% of the construction cost subtotal is included for Contractor's office Overhead and Profit. Office overhead of the contractor is always included with the fee.

All field overhead of the contractor is included in the General Conditions and General Requirements sections of the estimate.

PROJECT: **PERFORMING & MEDIA ARTS CENTER AT LOS ANGELES
VALLEY COLLEGE**

LOCATION: **VALLEY GLEN , CA**

CLIENT: **LOS ANGELES COMMUNITY COLLEGE DISTRICT**

DESCRIPTION: **NEW PERFORMING AND MEDIA ARTS CENTER**

JOB NUMBER: **12-080.12**

PREPARED BY: **MP, AH, TC, WM**

BID DATE: **08/13**

ESTIMATE DATE: **5/9/2013**

PREFACE AND NOTES TO THE ESTIMATE

8.0 **SPECIAL NOTES PERTAINING TO THIS ESTIMATE**

8.1 **SPECIFIC INCLUSIONS:**

The following items are specifically included in this estimate:

- Performing and media arts center, including full theater fit out
- Site Work
- Parking Lot B
- Utility Loop

8.2 **SPECIFIC EXCLUSIONS:**

the following items are specifically excluded from this estimate:

- Soil remediation
- MEP services work over 5' outside Of The Building Perimeter
- Seismic bracing beyond Current Ubc
- Recommendations of Acoustical Report, if more restrictive than shown in the Mechanical Design
- Shake Testing Of Equipment
- Proprietary Controls
- Treatment Facilities For Contaminated Solids
- Central Plant Equipment Or Site Distribution Piping
- Owner supplied and installed furniture, fixtures and equipment, except as stated
- Loose furniture and equipment except as specifically identified
- Security equipment and devices, except as itemized
- Chilled beams and Under Floor Air Delivery
- Audio visual equipment, except as itemized
- Photovoltaic panels or provision
- UPS systems
- Hazardous material handling, disposal and abatement
- Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- Testing and inspection fees
- Architectural, design and construction management fees
- Scope change and post contract contingencies
- Assessments, taxes, finance, legal and development charges
- Environmental impact mitigation
- Builder's risk, project wrap-up and other owner provided insurance program

PROJECT: **PERFORMING & MEDIA ARTS CENTER AT LOS ANGELES VALLEY**
 LOCATION: **VALLEY GLEN , CA**

JOB NO: **12-080.12**
 PREPARED BY: **MP, AH, TC, WM,
 ML, AT**

CLIENT: **LOS ANGELES COMMUNITY COLLEGE DISTRICT**
 DESCRIPTION: **OVERALL SUMMARY**

CHECKED BY: **IS**
 DATE: **5/9/2013**
 GSF: **118,099**

100% Construction Documents Construction Cost Estimate

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
SUMMARY OF THE ESTIMATE					
	BUILDING:	118,099	SF	516.99	\$ 61,055,471
	SITE WORK:	118,099	SF	42.29	\$ 4,994,916
	PARKING LOT B:	218,436	SF	13.31	\$ 2,906,738
	UTILITY LOOP	118,099	SF	8.21	\$ 970,130
	TOTAL JOB DIRECT COSTS				\$ 69,927,255

Competitive Bidding

69,927,255-2,906,738= **\$67,020,517**

The prices in this Estimate are based on Competitive Bidding. Competitive Bidding is receiving responsive bids from at least five (5) or more General Contractors and three (3) or more responsive bids from Major Subcontractors or Trades. Major Subcontractors include concrete, structural steel, exterior envelope, plaster/EIFS, Mechanical, Plumbing and Electrical, and theater fit-out Subcontractors.

Without Competitive Bidding, Contractor bids can and have ranged from 25%-to 100% over the prices in this Estimate, depending on the size of the job.

It is important to ensure that the project is adequately publicized so that the minimum number of bids for competitive bidding are received. Please contact LSA if you need ideas about how to publicize your project.



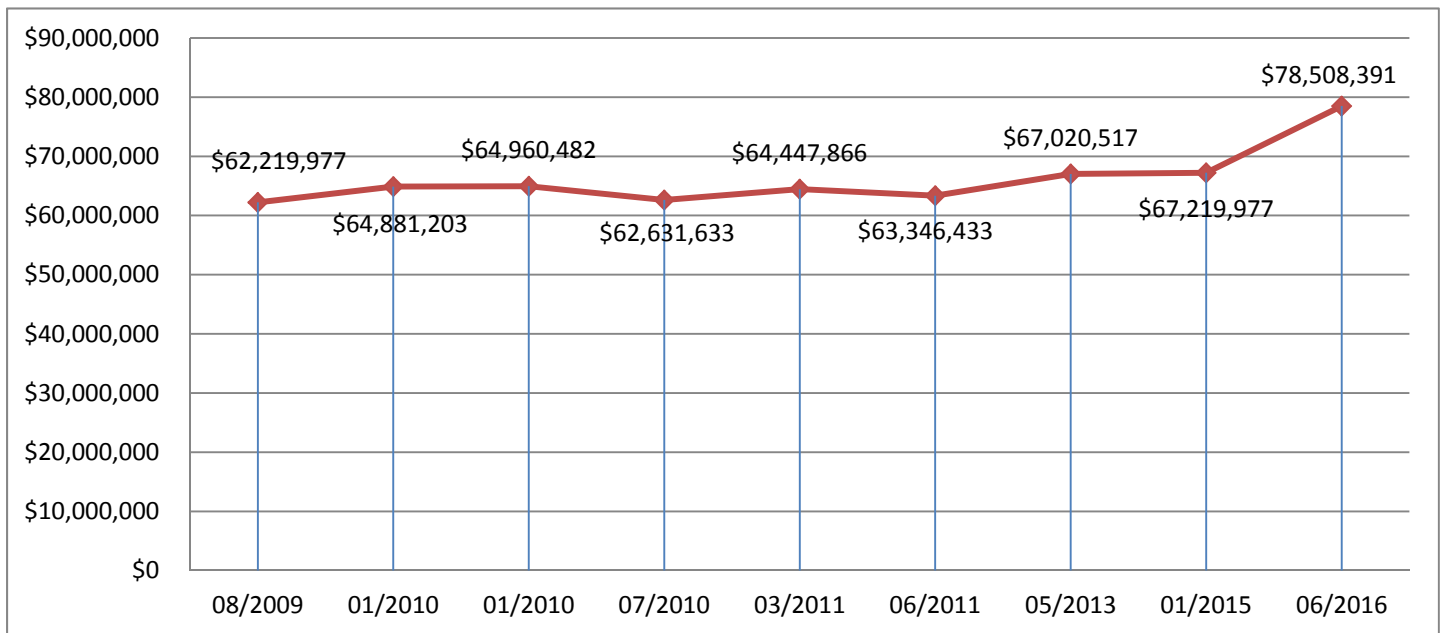
Los Angeles Community College District
 Department of Facilities Planning and Development
 Sustainable Building Program

July 6, 2016

HISTORY OF VACC CONSTRUCTION COST ESTIMATES

In 2009 it was decided to combine the Media Arts Project and Performing Arts Center into one building.

Date	Phase	Estimate Prepared by	Amount
8-12-2009	Conceptual Design	C. P. O'Halloran	\$62,219,977
1-21-2010	Schematic Design	C. P. O'Halloran	\$64,881,203
1-28-2010	Schematic Design	URS	\$64,960,482
7-1-2010	Design Development	C. P. O'Halloran	\$62,631,633
3-11-2011	95% Construction	C. P. O'Halloran	\$64,447,866
6-16-2011	100 % CD	C. P. O'Halloran	\$63,346,433
5-9-2013	100 % CD	Leland Saylor	\$67,020,517
1-27-2015	DSA Approved	PMO	\$67,219,977
6-17-2016	Final GMP	Pinner	\$78,508,391



Los Angeles Valley College
 5800 Fulton Ave. Valley Glen, CA 91401
 818-756-096



Los Angeles Community College District
Department of Facilities Planning and Development
Sustainable Building Program

BuildLACCD
Los Angeles Valley College

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818-756-096

VACC Cost Increase/Overview

Estimate Item	Value	Detail
Audio Visual FF&E	\$ 3,253,190	Not estimated due to assumption that it is under Owner Furnished/ Contractor Installed budget (Original \$67 M would increase to \$70.2 M for comparison purposes).
Orchestra Shell & Specialty Stage Lighting	\$ 661,617	In order to establish single source of responsibility, moved the scope from Owner Furnished/ Owner Installed to Contractor Furnished/ Contractor Installed.
Electrical, Communication, Electronics & Security	\$ 1,961,505	Highly specialized and technical scope of work were underestimated.
Site work and demolition, Site Utilities	\$ 427,656	Underestimated magnitude of excavating, grading and planting.
Structural: Concrete, rebar, steel	\$ 1,713,679	Estimate did not capture the large amount of reinforcement steel in structural concrete and site work. Very expensive Lithocrete was specified for site work and not included. Additional area of Intumescent paint.
Wood & Plastic, Thermal, Moisture Protection, Doors, Windows	\$ 2,261,919	Estimate failed to capture rough carpentry and under estimated the cost of elaborate wood work including ceiling. Unique sound proof doors and windows not fully captured.
Finishes	\$ 3,623,258	Underestimated scope includes wood floors, tile, insulation, fire proofing, steel studs and drywall, scaffolding and suspended ceilings. The design includes sprung floors and isolated ceiling systems that were not fully captured in the estimate. Theater space railings and acoustic design had not been included in original estimate as well as complexity of installation
Fire Suppression, Plumbing, HVAC & Equipment	\$ (3,749,224)	Buyout Savings
Business Points: Extended Duration, Bond, Reasonable Contingency, Staff Cost During LLB Delay	\$ 1,350,882	Extended Contract duration 27 vs 24; Increased Performance Bond; Contingency at 1%; Additional staff time.
Anticipated Final GMP	\$ 78,508,391	



Activity Name	Start	Finish	2008		2009				2010				2011				2012				2013				2014				2015				2016				2017				2018				2019				2020
			Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1							
08V-801 Valley Academic and Cultural Center	16-Apr-09 A	21-Jun-16	▼																																														
Design Performing Arts Center Project	16-Apr-09 A	24-Feb-10 A	16-Apr-09 A [Actual Work] 24-Feb-10 A, Design Performing Arts Center Project																																														
Design Media Arts Project	30-Apr-09 A	24-Feb-10 A	30-Apr-09 A [Actual Work] 24-Feb-10 A, Design Media Arts Project																																														
BOT Approval of Merging Two Projects in to One Project		24-Feb-10 A	24-Feb-10 A ◆ BOT Approval of Merging Two Projects in to One Project																																														
Revised Design - 1 Building - Media and Performing Arts Center	25-Feb-10 A	02-May-11 A	25-Feb-10 A [Actual Work] 02-May-11 A, Revised Design - 1 Building - Media and Performing Arts Center																																														
1st. VE Effort \$ 5 M +/-	01-Mar-11 A	05-Feb-13 A	01-Mar-11 A [Actual Work] 05-Feb-13 A, 1st. VE Effort \$ 5 M +/-																																														
DSA Approval	03-May-11 A	02-May-13 A	03-May-11 A [Actual Work] 02-May-13 A, DSA Approval																																														
Preparing Business Case to Proceed with Bidding/Construction	03-May-13 A	30-Sep-14 A	03-May-13 A [Actual Work] 30-Sep-14 A, Preparing Business Case to Proceed with Bidding/Construction																																														
Leeland Saylor Estimate		09-May-13 A	09-May-13 A ◆ Leeland Saylor Estimate																																														
FMPOC - Business Case Presentation		01-Oct-14 A	01-Oct-14 A ◆ FMPOC - Business Case Presentation																																														
Project Budget Reviewed by CPT/PMO		27-Jan-15 A	27-Jan-15 A ◆ Project Budget Reviewed by CPT/PMO																																														
Procurement of Takeover A/E (QDG)	30-Jan-15 A	08-Apr-15 A	30-Jan-15 A [Actual Work] 08-Apr-15 A, Procurement of Takeover A/E (QDG)																																														
BOT Approval LLB Contractor		24-Jun-15 A	24-Jun-15 A ◆ BOT Approval LLB Contractor																																														
LLB Procurement Method Reconsideration (Appellate Court Ruling)		25-Aug-15 A	25-Aug-15 A ◆ LLB Procurement Method Reconsideration (Appellate Court Ruling)																																														
Pinner In-House Preliminary Estimate - \$83.4 M		30-Sep-15 A	30-Sep-15 A ◆ Pinner In-House Preliminary Estimate - \$83.4 M																																														
2nd. VE Effort - \$ 3 M Identified and Incorporated	30-Sep-15 A	18-Nov-15 A	30-Sep-15 A [Actual Work] 18-Nov-15 A, 2nd. VE Effort - \$ 3 M Identified and Incorporated																																														
Pinner Advises Industry Busier - \$1.8 +/- Cost Increase		27-Jan-16 A	27-Jan-16 A ◆ Pinner Advises Industry Busier - \$1.8 +/- Cost Increase																																														
District Advises Contract to Remain LLB		07-Mar-16 A	07-Mar-16 A ◆ District Advises Contract to Remain LLB																																														
Bidding and GMP Establishment \$ 79.048 M	18-Mar-16 A	21-Apr-16 A	18-Mar-16 A [Actual Work] 21-Apr-16 A, Bidding and GMP Establishment \$ 79.048 M																																														
GMP Refinement \$ 78.5 M	22-Apr-16 A	21-Jun-16	22-Apr-16 A [Actual Work] 21-Jun-16, GMP Refinement \$ 78.5 M																																														

■ Actual Work
 ■ Critical Remaining Work
 ▼ Summary
■ Remaining Work
 ◆ Milestone