



Board of Trustees

Los Angeles Community College District

Agenda

**LOS ANGELES COMMUNITY COLLEGE DISTRICT
BOARD OF TRUSTEES
FACILITIES MASTER PLANNING & OVERSIGHT COMMITTEE
Educational Services Center
Board Room
770 Wilshire Boulevard
Los Angeles, CA 90017
Wednesday, January 24, 2018
1:30 p.m. – 2:45 p.m.**

Committee Members
Ernest H. Moreno, Chair
Steve Veres, Vice Chair
Mike Fong, Member
Sydney Kamlager, Board Alternate
David Salazar, Staff Liaison
Monte Perez, College President Liaison
Lawrence Frank, College President Liaison Alternate

Agenda
(Items may be taken out of order)

- I. ROLL CALL
- II. PUBLIC SPEAKERS*
- III. INFORMATIONAL ITEMS
 - A. Implementation of Measure CC
 - B. Overview of the Master Planning and Space Utilization Process
 - C. Active Construction Summary Report
- IV. SUMMARY – NEXT MEETING..... Ernest H. Moreno

ADJOURNMENT

*Members of the public are allotted three minutes time to address the agenda issues.

If requested, the agenda shall be made available in appropriate alternate formats to persons with a disability, as required by Section 202 of the American with Disabilities Act of 1990 (42 U.S.C. Section 12132), and the rules and regulations adopted in implementation thereof. The agenda shall include information regarding how, for whom, and when a request for disability-related modification or accommodation, including auxiliary aids or services may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting. To make such a request, please contact the Executive Secretary to the Board of Trustees at 213/891-2044 no later than 12 p.m. (noon) on the Tuesday prior to the Committee meeting.



**LOS ANGELES COMMUNITY COLLEGE DISTRICT
MEASURE CC IMPLEMENTATION UPDATE**

David Salazar, Chief Facilities Executive

BuildLACCD

January 24, 2018

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AGENDA

- History of the Bond Program
- Measure CC & Implementation
- Available Funding Sources
- Phased Project Approach
- Measure CC Priority Project Funding
- Priority Projects Per Campus
- “White Paper” Process for Phase 1
- Timeline
- Next Steps

HISTORY OF BOND PROGRAM

BOND MEASURE	YEAR AND AMOUNT	PURPOSE
<p>Proposition A</p>	<p>2001 TOTAL: \$1.245 Billion</p>	<p>To repair, rehabilitate, modernize, and construct new facilities at all nine colleges.</p>
<p>Proposition AA</p>	<p>2003 TOTAL: \$908 Million</p>	<p>To repair, rehabilitate, modernize, and construct new facilities at all nine colleges.</p>
<p>Measure J</p>	<p>2008 TOTAL: \$3.5 Billion</p>	<p>For use in furthering the colleges’ master plans, land acquisitions and the buyout of energy contracts.</p> <p>“J is for Jobs”</p>

MEASURE CC

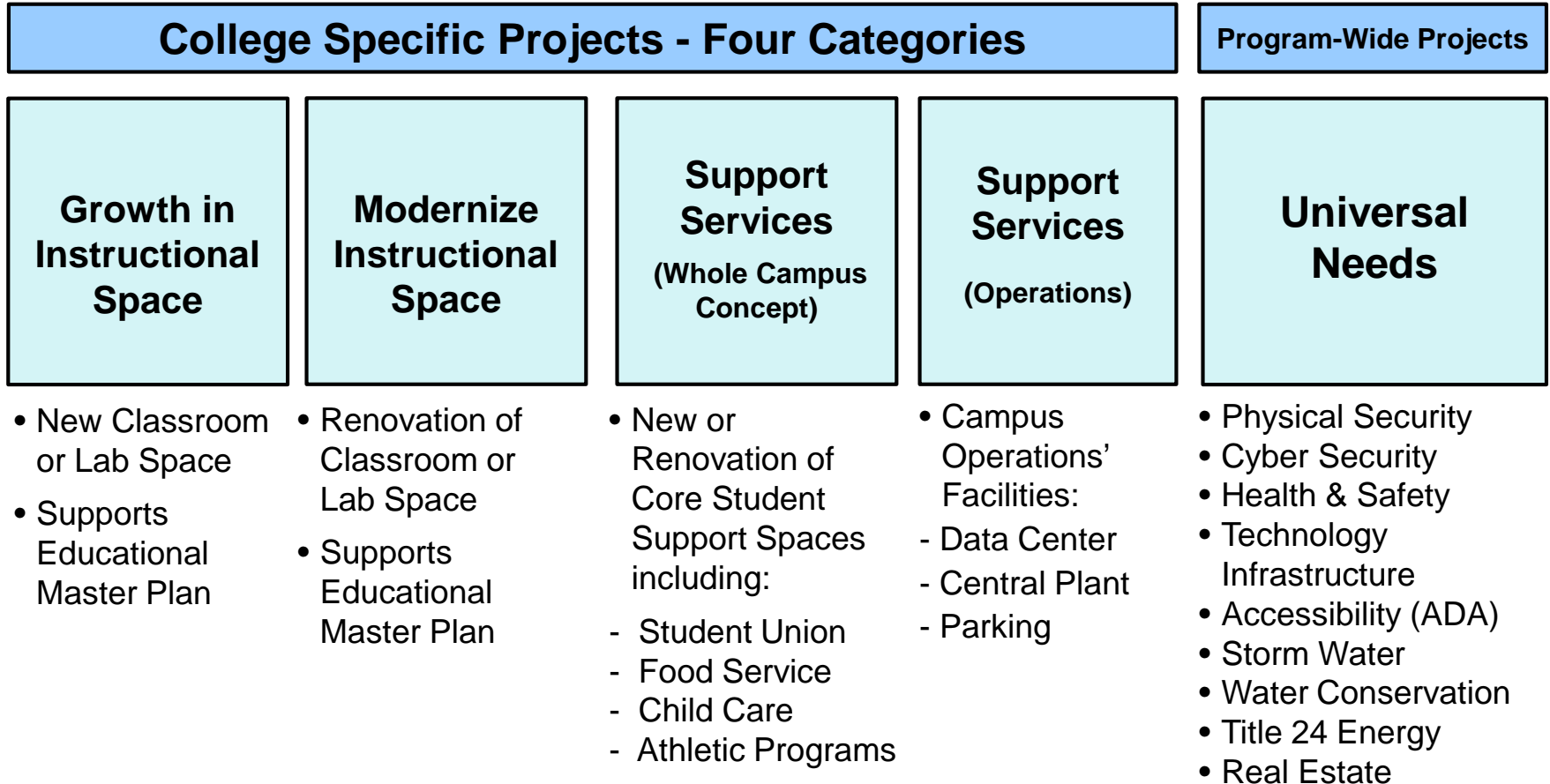
Measure CC: \$3.3B Bond Passed November 8, 2016

To repair local community colleges/prepare students/veterans for jobs/university transfer by upgrading vocational/career education for veterans, firefighters, paramedics nurses/police, removing lead paint/asbestos, upgrading campus safety/security systems, technology, handicapped accessibility/earthquake safety, repairing deteriorating gas, water/sewer lines, acquiring, constructing, repairing facilities, sites/equipment

MEASURE CC IMPLEMENTATION – CATEGORIES

- Growth in Instructional Space Projects
- Modernization of Instructional Space Projects
- “Whole Campus Concept” Projects
- Operational Support Services Projects
- Program-Wide Projects

MEASURE CC IMPLEMENTATION – CATEGORIES



MEASURE CC IMPLEMENTATION – CRITERIA

Project Review Criteria

Space Programming:

- Primary use of space
- Educational Plan
 - Support market demand
 - Changes driven by student and employer demand
- Supported by Stakeholders

Planning:

- Educational Master Plan
- Facilities Master Plan
- Environmental Analysis (CEQA & EIR)

Condition:

- Facility Condition Index (“FCI”)
- Replace Non-Permanent Structures

Growth:

- Full Time Equivalent Students (“FTES”) Growth
- Capacity Load Ratios

Equity:

- Full Complement of Facilities

Space:

- Net Square Footage Change
- Improved Space Utilization

Cost:

- Expended Costs
- Life Cycle Costs
- Total Projected Costs

MEASURE CC IMPLEMENTATION – PROGRAM-WIDE

- **Regulatory Requirements, Standards and Minimum Thresholds** (Criteria Development Underway)
 - Physical & Cyber Security, A/V, Technology
 - Accessibility – American Disabilities Act
 - Storm Water Regulations – Clean Water Act, EPA, SWPP
 - Title 24 Changes – Energy Efficiency Requirements
 - Title IX – Equity Issue
 - Water Conservation Regulations
 - Real Estate Acquisitions

AVAILABLE FUNDING SOURCES – MEASURE CC

Amount	Description	Comments
\$675M	College Priority Projects	Up to \$75M Per College
\$895M	College Specific Projects	Categories 1-4
\$1B	Program-Wide/Universal Needs	Security, Accessibility, Title 24 Energy, etc.
\$2.57B	Sub-Total	
\$330M	Measure CC Reserve	Available for Projects as Risks Decline
\$120M	Measure J Carry Forward Reserve	Available for Projects as Risks Decline
\$280M	Program Support	Legal, OCIP, Labor Compliance, PMO, etc.
\$3.3B	Total Measure CC Bond	

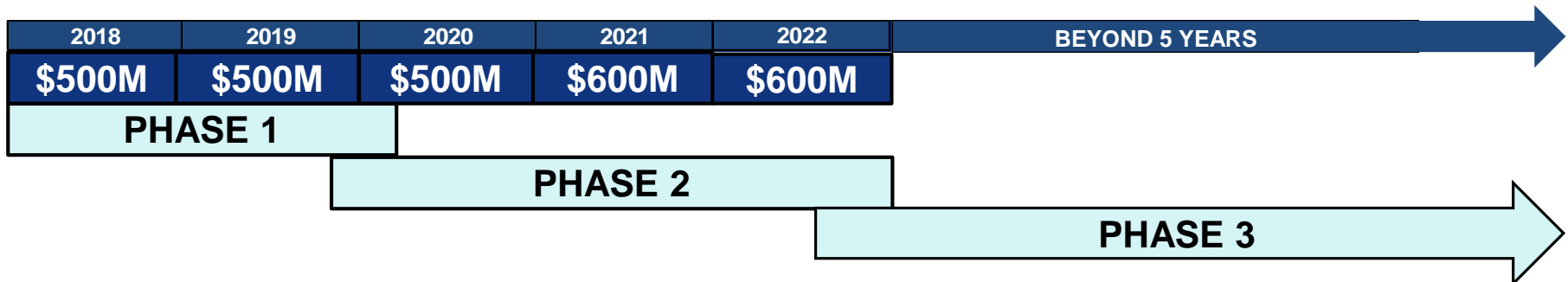
Note: A/AA Risk Included in Measure J Reserve

PHASED PROJECT APPROACH

PHASE 1	
\$75M Per College	\$675M
<hr/>	
Program Reserve Release (Measure J)	\$129M
<hr/>	
Program-Wide Projects (30% of \$1B)	\$300M
TOTAL \$1.1B	

PHASE 2	
College Specific Projects	\$895M
<hr/>	
Program-Wide Projects (70% of \$1B)	\$700M
TOTAL \$1.6B	

PHASE 3	
Measure CC Risk Reserve	\$330M
<hr/>	
Measure J Carry Forward Risk Reserve	\$120M
TOTAL \$450M	



TOP 3 PROJECTS AS IDENTIFIED BY COLLEGES

CITY		
Priority	Project	Estimated Cost
1	Central Plant - Heating and AC throughout Campus	\$20,160,000
2	Cesar Chavez Administration - Demolish & Build New	\$66,105,000
3	Upgrades to Student Food Court	\$520,000
EAST		
Priority	Project	Estimated Cost
1	Central Plant	\$30,481,000
2	New Public Service Building/Administration of Justice	\$44,589,000
3	Nursing/Allied Health Replacement Building	\$48,183,000
HARBOR		
Priority	Project	Estimated Cost
1	Old Administration Modernization	\$16,815,000
2	Special Program Services (SPS) Health Center	\$15,000,000
3	New Community Education Building (CEB)	\$20,875,000

MISSION		
Priority	Project	Estimated Cost
1	New Student Services Building	\$72,450,000
2	Safety & Security Facility	\$4,000,000
3	Library Renovation Phase II, Data Center	\$36,560,000
PIERCE		
Priority	Project	Estimated Cost
1	Agricultural Education Building	\$19,009,000
2	Multi-Purpose Academic and Workforce Education Building	\$89,725,000
3	Child Development Academic Facility	\$13,920,000
SOUTHWEST		
Priority	Project	Estimated Cost
1	Renovate Technology Education Building/Nursing Bldg.	\$19,000,000
2	Student Union Building	\$30,000,000
3	Student Services Education Building	\$31,019,000

TRADE TECH		
Priority	Project	Estimated Cost
1	Construction Technology Building	\$125,000,000
2	New Transportation Workforce Institute/Locker Rooms	\$66,000,000
3	New Design & Media Arts Building	\$90,188,000
VALLEY		
Priority	Project	Estimated Cost
1	New Planetarium Expansion	\$11,432,000
2	General & Parking Lots H & J	\$12,397,000
3	Demolition of the Theater Arts Building	\$2,298,000
WEST		
Priority	Project	Estimated Cost
1	Heldman Learning Resource Center - Demolition & Replacement	\$56,231,000
2	Fine Arts Building Renovation	\$18,591,000
3	Energy Efficiency - Central Plant Infrastructure	\$1,875,000

PROJECT REQUEST – WHITE PAPER FOR PHASE 1

- Requirements:
 - Summary
 - Correspondence to Measure CC Criteria
 - Preliminary Delivery Method
 - Project Impact & Risks
 - Facility Condition Index (FCI)
 - Full Time Equivalent Student (FTES)
 - Adherence to Master Plan and Educational Plan
 - Project Estimate Worksheet
- Approvals from College, PMO & District

PROGRAM-WIDE PROJECT ASSESSMENTS FOR PHASE 1

- Security and Safety Assessment
- Security Command Center
- Cyber Security
- Mechanical, Electrical and Plumbing Infrastructure Assessment
- Accessibility (ADA) Transition Plan Updates
- Compliance with Storm Water and Water Conservation Regulations

PROJECT INITIATION TIMELINE

3 MONTH PROJECTION		% Comp.	Dec. 2017				Jan. 2018				Feb. 2018				Mar. 2018			
			W 1	W 2	W 3	W 4	W 1	W 2	W 3	W 4	W 1	W 2	W 3	W 4	W 1	W 2	W 3	W 4
1.	CPT College Meetings	100%																
2.	White Papers Prep/Submissions Program Reserve Release + Up to \$75M Per College	10%																
3.	White Paper Approvals	0%																
4.	Project Definition (Scope, Schedule, Budget)	0%																

SAMPLE SCHEDULE OF MEASURE CC PRIORITY PROJECT

Design-Build Project	Dur. (days)	YEAR 1				YEAR 2				YEAR 3				YEAR 4				YEAR 5				YEAR 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Project Approval/White Paper Process	30	█																							
Programing	180	█	█	█																					
DBE Bid & Award	130				█	█																			
Design/DSA Review	600					█	█	█	█	█	█	█	█												
Construction	720													█	█	█	█	█	█	█	█				
Subst. Compl.	1																				█				
Closeout/Certification	90																					█			

SUMMARY

- \$1.1B Available for Projects for Phase 1
- Submission and Approval of Projects
- Three-Phase Approach
- Master Planning and CEQA Analysis as Required
- Space Utilization Analysis as Required

QUESTIONS?



MASTER PLANNING AND SPACE UTILIZATION ANALYSIS

David Salazar, Chief Facilities Executive

BuildLACCD

January 24, 2018



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FACILITIES MASTER PLAN

Provides a road map/framework that is driven by the Educational Master Plan and includes essential information required for the successful planning, design, construction and entitlement to build future facilities



INFORMS MEASURE CC PROJECT IMPLEMENTATION

- Documents location and size of existing and proposed facilities in accordance with the college vision and educational master plan
- Supports evaluation of potential environmental impacts required by CEQA
- Provides direction for design guidelines, wayfinding, ADA accessibility, etc.
- Identifies utilities infrastructure requirements



APPROACH

- Focuses on moving Measure CC bond projects forward
- Aligns educational plans with space utilization
- Includes the early participation of college representatives, College Project Teams and environmental consultants
- Updates some existing master plans to include new College priority projects
- Benefits of this approach – speed and consistency



SPACE UTILIZATION ANALYSIS

- Documents how space is currently being used
- Identifies strategies to improve space utilization
- Compares utilization with California Community College standards
- Assists with creation of Master Plans and Measure CC project development



APPROACH

- Study targets College priority projects where space utilization analysis is needed
- Focuses on moving Measure CC bond projects forward consistent with revised or current master plans and CEQA entitlements
- Facilities are right-sized based on demonstrated needs



NEXT STEPS

- Review existing Master Plans to determine if any revision or analysis is necessary to move projects forward
 - Space utilization study
 - Technical feasibility and environmental assessment



PROJECT INITIATION TIMELINE

3 MONTH PROJECTION		% Comp.	Dec. 2017				Jan. 2018				Feb. 2018				Mar. 2018			
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2.	White Papers Prep/Submissions Program Reserve Release + Up to \$75M Per College	10%																
3.	White Paper Approvals	0%																
4.	Project Definition (Scope, Schedule, Budget)	0%																
5.	Master Plans Update	0%																
6.	Space Utilization Analyses	0%																



QUESTIONS?



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BUILD-LACCD BOND PROGRAM
Active Construction Project Status Report
 (Prop A, Prop AA, Measure J)

					COST Data Date 04-Jan-18 ^{3,4} PROJECT CHANGE ORDER Data Date 12-Jan-18 ²					SCHEDULE Data Date 01-Jan-18			
Line #	Project #	Project Name	Project Status	Contract Type ¹	Original Construction Contract Value [A] ²	Aggregate Approved Change Order Amount to Date [B] ^{2,3}	Current Revised Contract Amount to Date [C = A + B] ²	EAC (Construction Only) ⁵	Physical % Complete	Original (Contract) Substantial Completion [I]	# of Calendar Days Extended to Date by Mutual Agreement [J=K-I]	Revised (Contract) Substantial Completion Date [K]	Current Forecasted Substantial Completion Date [L]
Los Angeles City College													
1	01C-108.00	Da Vinci Hall	In Construction	DBB	\$17,661,000	\$0	\$17,661,000	\$17,835,467	28%	Jul-18	0	Jul-18	Jul-18
East Los Angeles College													
2	02E-222.05	Science Career & Mathematics Building G8 (Earth Sciences)	In Construction	DB	\$9,085,620	\$4,538,130	\$13,623,750	\$14,177,557	83%	Nov-17	0	Nov-17	Feb-18
Los Angeles Harbor College													
3	03H-350.03	S.A.I.L.S. - Infrastructure/Land & Hardscape/Security	In Construction	DB	\$16,260,112	(\$116,614)	\$16,143,498	\$16,655,687	83%	Apr-14	1,806	Mar-19	Mar-19
4	03H-350.01	S.A.I.L.S. - Student Union	In Construction	DB	\$39,809,201	\$12,983,473	\$52,792,674	\$52,778,472	64%	Apr-14	1,569	Jul-18	Jul-18
5	03H-338.01	Campus Wide ADA Transition	In Construction	DB	\$785,207	\$664,188	\$1,449,395	\$1,199,394	52%	May-16	528	Oct-17	Feb-18
6	40J-302.01	Harbor - Transportation and Accessibility Improvements	In Construction	DB	\$2,022,457	\$83,369	\$2,105,826	\$2,113,518	52%	May-16	528	Oct-17	Feb-18
Los Angeles Mission College													
7	04M-406.00	Student Services/Admin Building (Pasha Street)	In Construction	DBB	\$1,010,000	\$0	\$1,010,000	\$1,800,000	93%	Jan-18	0	Jan-18	Jan-18
Los Angeles Pierce College													
8	05P-535.05	SLE Community Services / Agriculture Science Building Renovation	In Construction	LLB	\$3,745,947	\$255,018	\$4,000,965	\$5,279,139	96%	Nov-16	31	Dec-16	Feb-18
9	05P-527.01	Physical Education Facilities - General (DSA Corrections)	In Construction	PQSP	\$197,000	\$13,494	\$210,494	\$197,000	100%	Aug-16	0	Aug-16	Jan-18
Los Angeles Southwest College													
10	06S-615.03	Transit Centers	In Construction	DBB	\$909,007	\$0	\$909,007	\$1,186,433	85%	Dec-17	0	Dec-17	Jan-18
Los Angeles Trade Tech College													
11	07T-714.03	Construction Tech Yard and Storage Building	In Construction	PQSP	\$1,003,253	\$0	\$1,003,253	\$1,003,253	65%	Dec-17	0	Dec-17	Feb-18
12	40J-702.01	Trade - Trans and Accessibility Requirements	In Construction	DBB-P	\$3,820,000	\$116,427	\$3,936,427	\$5,003,305	80%	Oct-17	1	Nov-17	Feb-18
Los Angeles Valley College													
13	08V-801.00	Valley Academic & Cultural Center (VACC)	In Construction	LLB	\$78,508,391	\$0	\$78,508,391	\$78,498,211	28%	Dec-18	0	Dec-18	Feb-19
West Los Angeles College													
14	40J-909.03	Storm Water Project Phase 2 - Pave Lot 7	In Construction	DB	\$355,670	\$0	\$355,670	\$355,670	11%	Nov-16	0	Nov-16	Jan-18
15	09W-948.00	Plant Facilities Center	In Construction	DB	\$2,337,469	\$0	\$2,337,469	\$2,487,590	55%	Nov-16	0	Nov-16	Mar-18
16	40J-902.01	West - Trans and Accessibility Improvements	In Construction	PQSP	\$820,000	\$0	\$820,000	\$1,084,523	15%	Jun-18	0	Jun-18	Jul-18
Active Construction Projects Total⁶					16	\$178,330,334	\$18,537,484	\$196,867,819	\$201,655,220				

Notes
 1. Contract Type: DBB = Design-Bid-Build DB = Design-Build LLB = Lease Leaseback PQSP = Prequalified Service Providers DBB-P = Design-Bid-Build - Prequalified
 2. Columns [A], [B], and [C] are based on values for the prime general contractor solely.
 3. Total Change to Date values excludes notice of changes and Change Order Proposals.

4. Design EAC is included only for Design-Build contracts.
 5. Construction EAC includes the total of new construction and renovation hard costs.

