DESIGN-BUILD CONTRACTS
FOR
WELLNESS CENTERS
AND
PORTABLE REPLACEMENT PROJECTS

March 10, 2017
Today’s Agenda

• Welcome & Introduction
  Judith Reece, Interim Director of Contract Administration (Facilities)
  Hugh Tucker, Interim Deputy Chief Procurement Officer (Facilities)

• Wellness Center Projects
  Al Grazioli, Asset Management Director

• Portable Replacement Projects
  Scott Singletary, Facilities Development Manager

• 2016 Legislation, Request for Qualifications/Proposals Proposal Scoring
  Judith Reece, Interim Director of Contract Administration (Facilities)

• Information Provided By LAUSD in RFP and Procurement Schedules RFP/RFQ
  Al Grazioli, Asset Management Director

• Discussion, Questions & Answers
In 2012-13 the District constructed 14 wellness center projects that integrate medical, mental health, oral health, and social services on high need campuses.

To date, over 180,000 visits have occurred at the 14 wellness centers.

Many providers have found they have reached capacity in their existing, often modest, wellness center space.
In May 2014 the Board approved $50M funding allocation for new Wellness Centers and School Based Clinics.

Service providers include Student Health and Human Services (LAUSD) and Community Partnership Health Care Services Providers (Providers), and Health Education programs.

Services include Physical Health, Behavioral (Mental) Health, and Oral Health, etc.

New facilities will be reviewed and permitted by DSA and will be designed in compliance with OSHPD 3 requirements as well all other applicable codes, regulations and standards.
## Upcoming Design-Build Procurement for Seven Wellness Center Projects

<table>
<thead>
<tr>
<th>School Site</th>
<th>Geographic Area</th>
<th>Approx. SF</th>
<th>Est. DB Contract Amount*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balboa Complex</td>
<td>North</td>
<td>4,600</td>
<td>~$4M</td>
</tr>
<tr>
<td>Maclay Middle School</td>
<td>North</td>
<td>5,000</td>
<td>~$4M</td>
</tr>
<tr>
<td>Drew Middle School</td>
<td>South</td>
<td>3,600</td>
<td>~$3M</td>
</tr>
<tr>
<td>Fremont High School</td>
<td>South</td>
<td>2,600</td>
<td>~$2M</td>
</tr>
<tr>
<td>YES Academy (Hyde Park ES)</td>
<td>South</td>
<td>5,200</td>
<td>~$4M</td>
</tr>
<tr>
<td>Manual Arts High School</td>
<td>Central</td>
<td>2,600</td>
<td>~$2M</td>
</tr>
<tr>
<td>Mendez High School</td>
<td>Central</td>
<td>6,000</td>
<td>~$5M</td>
</tr>
</tbody>
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*Budget Dollar values are approximate
LAUSD WELLNESS CENTER PROGRAM CENTRAL

Manual Arts HS

Mendez HS
Balboa Complex - Proposed New Building Location

Scope:
• New Mental Health Clinic
• Approx. 4,600 sf of new construction
• New Parking lot
Maclay Middle School - Existing Site Plan
Maclay Middle School - Proposed New Building Location

Scope:
- New Medical Clinic
- Approx. 5,000 sf of new construction
- Reconfigure existing clinic for dental services
- New Parking Lot
Drew Middle School - Proposed New Building Location

Scope:
- New Mental Health Clinic
- Approx. 3,600 sf of new construction
- New Parking Lot
Fremont High School - Proposed New Building Location

Scope:
• New Dental Clinic
• Approx. 2,600 sf of new construction
• Parking lot reconfiguration
YES Academy - Existing Site Plan
YES Academy - Proposed New Building Location

Scope:
- New Medical and Mental Health Clinic
- Approx. 5,200 sf of new construction
- New Parking lot
Manual Arts High School – Proposed New Building Location

Scope:
- Medical Clinic expansion
- Approx. 2,600 sf of new construction
- Parking lot expansion
Mendez High School - Existing Site Plan
Mendez High School – Potential New Building Location

Scope:
- New Wellness Center with Medical, Dental and Mental Health services
- Approx. 6,000 sf of new construction
- New parking lot
Mendez High School – Potential New Building Location

Scope:
- New Wellness Center with Medical, Dental and Mental Health services
- Approx. 6,000 sf of new construction
- New parking lot
YES Academy - Proposed Functional Adjacency Diagram
Medical and Mental Health Services
Manual Arts HS - Proposed Functional Adjacency Diagram
Medical Services
CONSTRUCTION TYPES AND METHODOLOGY

- Conventional construction “Stick built”
- Pre-fabricated structures and partition systems
- Customized Modular Structures
- Hybrid construction (Mix of above systems in one building or various sites)
The District has removed all DOH Relocatable Buildings at school-sites where program demands allowed for removal without replacement.

Currently the District has 16 school sites that require projects to provide necessary program spaces to enable the removal of DOH Relocatable Buildings.

- Anticipated project costs for all 16 school sites ~ $350 million
The Board of Education has approved Project Definitions for 3 of the 16 school-sites to remove DOH Portable Buildings and provide new program spaces:

- 156th Elementary School
- Calabash Elementary School
- Stevenson Middle School

The scope for each project considers:

- Demographic analysis
- Educational program requirements
- Specific or unique site conditions
- Reduction of the District’s reliance on relocatable buildings
- Budget constraints

The proposed projects will enable the District to comply with applicable State statutes, remove supervision barriers, and improve playground space and overall site utilization.
The District anticipates establishing Project Definitions for the remaining school sites with DOH Portable Buildings in 2017*.

Remaining School Sites

- Amestoy Elementary School
- Canyon Elementary School
- Castle Heights Elementary School
- Dahlia Heights Elementary School
- Delevan Drive Elementary School
- Dixie Canyon Elementary School
- Franklin Elementary School
- Ivanhoe Elementary School
- South Shores Performing Arts Magnet
- Topanga Elementary School
- Valerio Elementary School
- Wilson High School
- Wonderland Elementary School

*Procurement Methods will be established after Project Definition is approved by the Board of Education*
Upcoming Design-Build Procurement for Three DOH Portable Replacement Projects

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<tr>
<td>156th Street Elementary School</td>
<td>South</td>
<td>14,000 SF</td>
<td>~$10-$11M</td>
</tr>
<tr>
<td>Stevenson Middle School</td>
<td>Central</td>
<td>2,000 SF</td>
<td>~$1M - $2M</td>
</tr>
<tr>
<td>Calabash Elementary School</td>
<td>North</td>
<td>14,000 SF</td>
<td>~$10-$11M</td>
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Upcoming DOH Portable Replacement Projects
156th Street Elementary School

Scope:
• Remove 8 Classroom in Portable Buildings
• Construct 8 New Classrooms
• Construct New Kinder Play Yard
• New Fire Alarm System on Entire Campus
• Site Restoration
• Provide Path of Travel
Upcoming DOH Portable Replacement Projects
Stevenson Middle School

Scope:
- Remove 2 Classrooms in Portable Buildings
- Construct New 1,920 SF Building
- Site Restoration
- Provide Path of Travel
Upcoming DOH Portable Replacement Projects
Calabash Elementary School

Scope:
- Remove 8 Classrooms in Portable Buildings, One Portable Restroom, and One Book Storage Building
- Construct 8 New Classroom
- Site Restoration
- Provide Path of Travel
Why Design-Build Procurement?

- Collaborative Architect / Contractor Team
- Expedited Project Schedule
- Budget control and containment
Design-Build Procurement

• California Education Code Section 17250.10 et. seq. (Education Code 17250)
• Authorizes Design-Build procurement process for bid evaluation and selection for construction projects that exceed $1-million
• Acquisition process will be conducted with full and open competition using an RFQ and RFP process
• These projects are subject to the District’s Project Stabilization Agreement (PSA) and prevailing wage requirements
• District Standard Pre-Qualification will apply
Design-Build Construction Procurement
Tentative Schedule

- Portable Replacement Projects
  RFQ Release Date: March/April 2017
- Wellness Centers - South (3 projects)
  RFQ Release Date: April 2017
- Wellness Centers – Central (2 projects)
  RFQ Release Date: May/June 2017
- Wellness Centers - North (2 projects)
  RFQ Release Date: May/June 2017
Statement of Qualifications submitted in response to the Request for Qualifications will be scored on the following categories and associated weighted points*:

- Project Experience (K-12 and/or Medical Clinic projects) 28%
- Teaming and Integration (Past Performance as a Team) 10%
- Key Personnel 25%
- Design-Build Experience 21%
- Design Excellence 5%
- Organization and Technical Approach 5%
- Small Business Enterprise 5%
- Safety 1%

* Scoring subject to change based on project-specific criteria
Request for Proposals

• Three (3) short-listed Design-Build teams will be invited to proceed to RFP selection process
• Selection process will include a design competition
• The two (2) Design-Build teams that are not selected will receive a pre-defined stipend
Proposal Scoring

Proposals will be scored based on the following categories:

• Price
• Design Concept, Materials & Approach and presentation
• Technical Expertise / Phasing / Schedule
• Outreach (SBE, WeBuild, & Local Worker Participation)
• Life-Cycle Cost
• Safety Record
• Work-based Learning Partnership
Information LAUSD to Provide to Proposal Teams

- Limits of Work
- Basis of Design or Design Criteria Documents
- Functional adjacencies diagram
- Proposed Site Layout
- Programmatic Adjacency Requirements
- Design Standards
- Educational Specifications
- Design Specifications (Wellness Center/Clinics)
Information LAUSD to Provide to Proposal Teams
(Continued)

- General Requirements
- Topographic Survey
- Geotechnical Report
- Utility Survey
- As-Built Record Drawings (as available)
- CEQA Mitigation Requirements
- Traffic Study (if applicable)
- Additional Information (TBD)
**Procurement Schedule - RFQ**

- Release of RFQ and Advertising  Week 1
- Non-Mandatory Pre-RFQ Scope Presentation  Week 2
- Pre-SOQ Questions  Week 3
- LAUSD Response to Questions  Week 4
- Statement of Qualifications Due  Week 8
- LAUSD Review SOQ  Week 9
- Announcement of 3 Short-listed Design-Build Teams  Week 10

*Time frames are approximate and subject to change based on each project*
Procurement Schedule - RFP

- Issuance of RFP  Week 1
- Mandatory Site Walks / LAUSD Project Info and Q&A  Week 2
- Issue Addendum No.1  Week 3
- Interview(s)  Week 4
- Requests for Clarification Deadline  Week 7
- LAUSD Issuance of Last Addendum  Week 8

*Time frames are approximate and subject to change based on each project*
Procurement Schedule - RFP
(Continued)

• Design-Builder Non-Price Proposals Due  Week 10
• Final Presentation  Week 11
• Sealed Price Proposal Due  Week 12
• Selection of Design-Build Team / Notice of Intent to Award  Week 13
• Board Authorization to Negotiate & Enter into Contract  Week 16
• Anticipated Notice-to-Proceed for Design  Week 16

* Time frames are approximate and subject to change project by project
Design-Build Team Resources

- Prevailing Wage / Labor Compliance Program (LCP)  [http://www.laschools.org/new-site/labor-compliance/](http://www.laschools.org/new-site/labor-compliance/)
- Owner Controlled Insurance Program (OCIP)  [http://www.laschools.org/fcs/cc/pq/file-storage/?folder_id=1045824](http://www.laschools.org/fcs/cc/pq/file-storage/?folder_id=1045824)
Questions and Answers
THANK YOU FOR YOUR PARTICIPATION