LOS ANGELES UNIFIED SCHOOL DISTRICT
Procurement Services Division
Facilities Construction Contracts

HVAC INDUSTRY FORUM

March 30, 2017
Welcome and Introductions
Agenda

- Welcome and Introductions –
  George Silva, Chief Procurement Officer
  Judith Reece, Interim Director of Contract Administration
- Construction Program Update –
  Mark Hovatter, Chief Facilities Executive
  Greg Garcia, Director Project Execution
  Christos Chrysiliou, Director of Architectural and Engineering Services
- Discussion/Open Forum
- Prequalification
Construction Program Update

Total Program Sources of Funds: $25.7 billion*

Total Expended: $18.2 billion

Total Committed: $18.5 billion

Total Uncommitted: $7.2 billion

Total Unissued Bonds: $6.8 billion

* Leveraged ~$20.6 billion of Local Funding Targeted for Projects Executed by the Facilities Services Division into a $25.7 billion Program
Key Initiatives, Programs and Projects

- Comprehensive & Seismic Modernization projects
- Critical Repair Programs – Synthetic Turf, HVAC, Suspended Ceilings, Seismic Retrofit (AB 300) Program
- Department Of Housing (DOH) Portable Replacement projects
- District-wide ADA Transition Plan and Barrier Removal program
Key Initiatives, Programs and Projects continued

- Collaborating with Student Health and Human Services to Develop Health/Wellness Clinic projects
- Managing Sustainable Environment Enhancement Developments For Schools (SEEDS) program
- Food Services Kitchen Equipment's and Walk-In Freezer Cooler Upgrade program
- School Beautification and Safety Improvement program
Project Budget and Count by Construction Status

As of 2/28/17 ($ in Millions)

- Pre-Construction (620) $3,884
- Pre-Bid (25) $58
- Bid/Award (20) $81
- Under Construction (313) $485
- Construction Completed (Non-DSA) (844) $372
- Construction Completed Pending Certification (114) $1,638
- DSA Certified (323) $7,630
Projects in Pre-Construction by Design Status

As of 2/28/17 ($ in Millions)

- In Design Process (85): $1,532
- Pending Start of Design (70): $1,667
- Design Complete (Non-DSA) (119): $11
- At DSA (65): $455
- DSA Approved (64): $266
- Design Not Required (262): $91
Upcoming HVAC Work

Bid/Award (4): $21,522,339
- 10th Street Elementary School $ 7,141,103
- Hamasaki Elementary School $ 4,730,564
- Marvin Elementary School $ 2,981,097
- Perez Special Education Center $ 6,669,575

Pre-Bid (2): $13,762,428
- Maclay Middle School $ 8,827,649
- Rowan Elementary School $ 4,934,779

Pre-Construction (31): $191,058,091

Garden Grove ES: HVAC Units Ductwork and Piping Installation
Streamlined and Improved Processes

- Hired a General and Mechanical Specialist to review all drawings resulting in fewer Requests for Information (RFI) and Change Orders (COs)
- Coordinating with Inspection to ensure that what is on the plan is what is enforced in the field
- Working with Technical Services Unit to set expectations as to what products/equipment will be specified for clarity
- Reviewing the electrical and structural requirements for all equipment to ensure that electrical and structural plans are coordinated
- Constructability Team made up of Field Superintendents that have installation experience and knowledge of electrical and structural requirements
Reasons to Pursue Working with LAUSD

- Improved Drawings
- Improved Phasing of Projects
- Reduced Duration
- Prompt Payment
- OAR Proficiency
- Inspection Building Card
- New Technology (to Keep Firms Competitive)
  - Variable Refrigerant Flow (VRF)
  - Energy Management System (EMS)
    - Equipped with Web Based Remote Interface

Bottom Line: We Want to Understand the Obstacles You Face in Working with Us!
Maintenance and Operations

- Christos Chrysiliou,
  Director – Architectural & Engineering Services
M&O - A/E Services

- **HVAC Programs**
  - Critical Repair
    - Competition Gymnasiums
    - HVAC Replacement / Repair
  - Prop 39 Energy Efficiency Projects
    - 4 ESCO’s

- **HVAC status**
  - Pre-Planning
  - Planning
  - Design
  - Construction
M&O Architectural & Engineering Services

Document Development Improvement Process

- Utilizing Architectural Contracts
- Utilizing Bluebeam Review Process
- Technical Review, Transition Technical Team (TTT)
- Constructability Review Team (CRT)
- DSA Pre-intake meeting to verify scope for submittal
- Commissioning

**DESIGN PROCESS**

<table>
<thead>
<tr>
<th>Schematic Design</th>
<th>Design Development</th>
<th>Construction Documents</th>
<th>DSA Review</th>
<th>DSA Backcheck</th>
<th>Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-2 Months</td>
<td>2-3 Months</td>
<td>3 months</td>
<td>Pending on project size 4-6 months FLS, SS, AC</td>
<td>Pending on project size 1-2 days (3 week appoint. time)</td>
<td>Design Approval and Printing/ scanning of approved documents (1 Week)</td>
</tr>
</tbody>
</table>

- Scoping
- NTP Design
- SD Review
- Technical Review
- DD Review
- CRT Review
- TTT Review
- CD Review
- CRT Review
- TTT Review
- 100 % CD Review
- CRT Review
- TTT Review
- Addenda Review
- CRT Review
- TTT Review
- Plan Approval
- Bid Preparation
Discussion Topics

- Concerns about working with LAUSD
- Have you bid on District work in the past?
  - If yes, what was your experience?
  - If no, Why not?
- What is the current state of the HVAC Industry?
Prequalification Program

- Requires all contractors interested in bidding either formal or informal, competitively bid public works projects to prequalify before submitting a bid to the District.

- Provides standard on-going prequalification enrollment for prospective bidders.

- Requires a current and 3-year average Experience Modification Rate (EMR) of 1.0 or less.

- Contractor Performance Score - Compliance with District requirements (sum of Field and Compliance Components).
Prequalification Types

- **Safety Prequalification**
  - Required to bid informal contracts, JOC job orders, to be listed as a first-tier subcontractor on formal contracts (non-MEPs), and other projects for which safety prequalification is required.

- **Subcontractor Prequalification (MEP)**
  - Required for Mechanical, Electrical, and Plumbing subcontractors on formal contracts

- **Formal Prequalification**
  - Required to bid formal contracts, JOC Contracts, Best Value, and Design Build

- **Project-Specific Prequalification**
Subcontractor Prequalification

- PCC 20111.6 requirement for **Mechanical, Electrical and Plumbing (MEP)** subcontractors on projects of $1 million or more.
- LAUSD has applied this requirement to all formal contracts and JOC job orders.
- License classes affected:

  - C-4 - Boiler, Hot Water Heating and Steam Fitting
  - C-7 - Low Voltage Systems
  - C-10 - Electrical
  - C-16 - Fire Protection
  - C-20 - Warm-Air Heating, Ventilating and Air-Conditioning
  - C-34 - Pipeline
  - C-36 - Plumbing
  - C-38 - Refrigeration
  - C-42 - Sanitation System
  - C-43 - Sheet Metal
  - C-46 - Solar
QUESTIONS???
Prequalification Unit
Contact Information

- Phone: (213) 241-2651
- Fax: (562) 654-9499
- Email: prequalification@laschools.org
- Web site: www.laschools.org/new-site/prequalification