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## **Agenda Item #12**

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# FACILITIES SERVICES DIVISION

## *Monthly Program Status Report* **NEW CONSTRUCTION**

*Prepared for*  
*Facilities Committee Meeting*  
*Bond Oversight Committee Meeting*  
*December 2008*

*Through November 15, 2008*



***Monthly Program Status Report***  
**NEW CONSTRUCTION**

**\* A B R I D G E D \***

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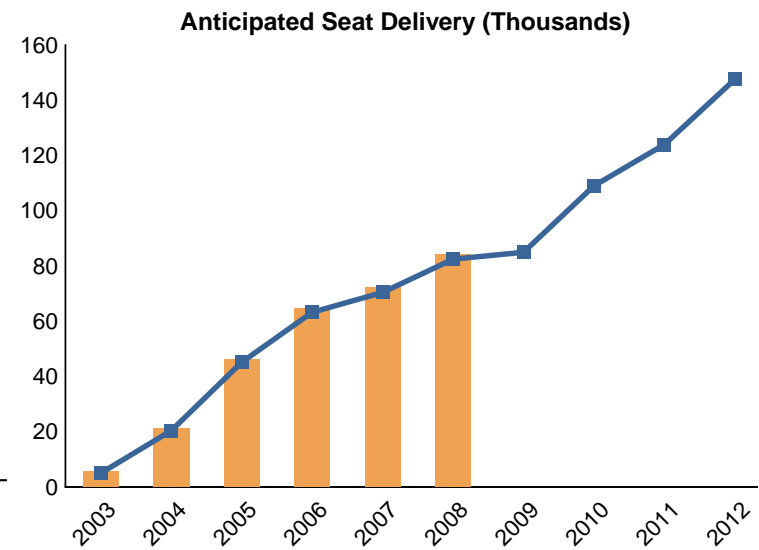
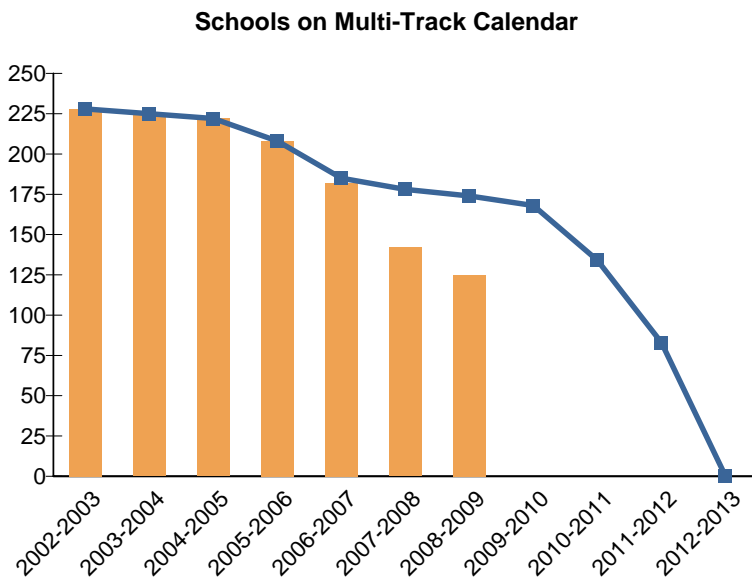
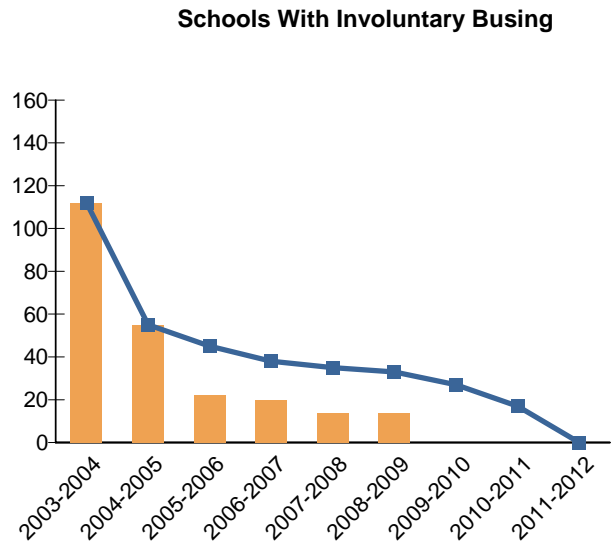
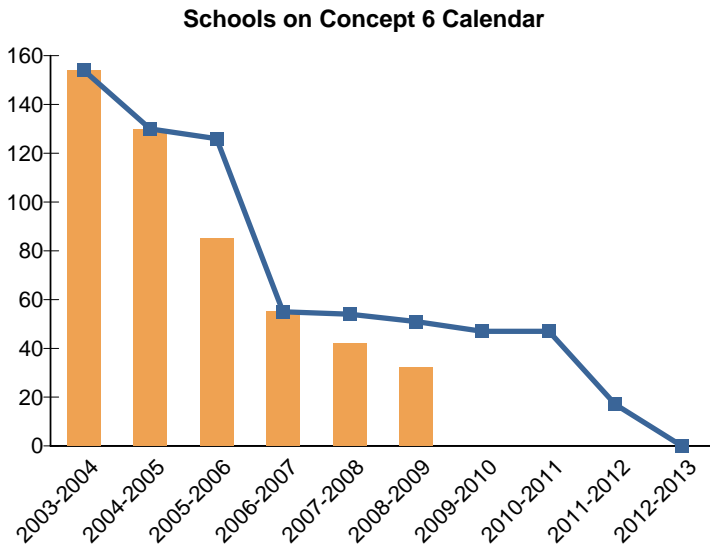
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\*Note: This is an abridged report due to in-process baseline updates in support of the SEP 2009.



## NEW CONSTRUCTION PROGRAM STATUS

### Key Deliverables



Baseline is the 2008 Strategic Execution Plan



## PROGRAM EXECUTIVE NOTES

### REAL ESTATE

#### Pending Board Items

- The following items are planned for presentation to the Board of Education in late November 2008:
  - Preferred site redesignation for South Region HS #7
  - Project approvals for:
    - Central Region ES #21
    - Central Region MacArthur Park ES Addition
    - South Region ES #11
    - South Region ES #12
  
- The following items are planned for presentation to the Board of Education in December 2008:
  - Project approvals for:
    - Central Region ES #20
    - South Region HS #7
    - South Region HS #15
    - South Region MS #3
    - Valley Region ES #13
  - Relocation plans for:
    - Central Region ES #21
    - South Region ES #10
    - South Region ES #11
    - South Region ES #12
    - South Region MS #3
    - Valley Region ES #13
  - Project cancellations for:
    - Valley Region ES #14
    - Valley Region Montague Charter Academy Addition

#### Site Selection & Acquisition Activities

- South Region HS #8 - Southeast Cities Working Session
  - Due to significant soils and groundwater contamination found during environmental investigations, the preferred site previously designated for South Region HS #8 has been rescinded.
  - The site selection process to find a new preferred site for the project began with a working session on October 24, 2008. Elected officials and community leaders from the Southeast Cities joined staff from Community Outreach, Real Estate, and Board members' offices to review possible sites.
  - During the session, stakeholders exchanged ideas with the LAUSD staff who are directly responsible for identifying sites. The consensus reached was that by working together, we will overcome the challenges faced when building new schools in densely populated neighborhoods.



## PROGRAM EXECUTIVE NOTES

### REAL ESTATE

#### Site Selection & Acquisition Activities (continued)

- South Region HS #8 - Southeast Cities Working Session (continued)
  - A community meeting will be held on November 18, 2008 to present to the general community the possible sites reviewed at this working session and to solicit additional site suggestions.
- 136 out of 139 projects requiring land acquisition have Board-designated preferred sites.
  - South Region ES Addition #1: The site selection process continues.
  - South Region HS #8: The site selection process has begun to find a new preferred site.
  - Valley Region ES #14: Based on changes in enrollment projections, this project is no longer required to achieve the District's goal of providing a two-semester neighborhood school for all students. A staff recommendation to cancel this project will be presented to the Board in December 2008.
- 117 out of 139 projects requiring land acquisition are entirely owned and vacated.

#### Program Activities

- State funding applications were submitted to the Office of Public School Construction (OPSC) on October 27, 2008 for over \$344 million in state funds. This included 9 full funding applications and 10 environmental hardship applications.
  - As part of the funding application process, we worked closely with several local and state agencies to receive the necessary approvals.
  - The Real Estate Department completed all of the necessary work on acquisition and relocation costs to be included in this year's state funding applications.
  - As part of the acquisition process, a third party appraisal is required in order to make an offer to purchase properties on a potential school site. When filing for state matching funds, an updated appraisal is required by the state. The declining real estate market has created a financial disadvantage to the District because for any property values that are now less than what the District paid, the state uses the lower value in determining matching funds.
- In order to file additional state funding applications next year, the District submitted a request to OPSC for the one-year extension allowable under the Critically Overcrowded Schools (COS) program. Once OPSC has completed their review of this extension request, it will be presented to the State Allocation Board at their monthly meeting, the next of which is scheduled for December 10, 2008. If the State Allocation Board fails to approve this extension request, approximately \$340 million in state funds that are imperative for the New School Construction program would be at risk.
- The Real Estate Department has been successful in handing over 36 projects to the Construction Department including most recently Valley Region Blythe ES Addition. An additional 30 projects have yet to be transitioned.
- On November 19, 2008, Edwin Van Ginkel will participate in a panel for the Society for Marketing Professional Services to discuss "General Election 2008: How will the election results impact 2009 capital improvement programs?" The panel will also include Steve Brinkman from the Pasadena Unified School District's Facilities Program and Larry Eisenberg from the Los Angeles Community College District's Facilities Planning & Development.



## PROGRAM EXECUTIVE NOTES

### SCHOOL PLANNING & DESIGN

#### Current Design Activities

##### Recent DSA Activities

- Design Management has gained DSA approvals for all High Performance School (HPS) applications submitted to OPSC for Proposition 1D funding. This effort should net between \$3M and \$4M to support the construction of “high performance features” in our schools.

##### Future DSA Submittals

- Design Management plans to submit 19 New Construction projects in 2009.
  - Two of these projects will be submitted in January.
  - Four projects will be submitted in February.

##### Current Project Status

- 13 projects have issued notices to proceed to the architect to complete the 50% to 100% Construction Documentation Phase.
- 4 projects have issued notices to proceed to the architect to complete the 0% to 50% Construction Documentation Phase.
- 1 project has issued notice to proceed to the architect to complete the Design Development Phase.

#### Design Management Priorities

- A/E technical support for construction in the field.
- Peer reviews to address quality assurance and quality control for 19 projects to be submitted to DSA in the first quarter of 2009.
- LAUSD and DSA have implemented a concurrent review process that allows for four milestone meetings with the DSA regarding the design and development of our drawing packages. Ultimately, once submitted, these drawings are reviewed by the DSA; a process that takes more than 7 months to gain approval. These 4 preliminary reviews are intended to:
  - Provide pre-review comments to shorten the ultimate review duration.
  - Clarify issues and challenges prior to submittal.
  - Introduce the DSA reviewers to the project.



## PROGRAM EXECUTIVE NOTES

### CONSTRUCTION

#### Construction Economics

- All sectors of construction are declining at the national level. After many years of growth, overall construction starts declined 8% in 2007, with projected declines of 12.4% for 2008, and 7.4% for 2009.
- Construction employment in Los Angeles County has decreased by 9,900 jobs over a one year period. However, the construction job losses in LA County may improve as its voters passed all 23 school bond measures, plus other infrastructure bond measures.
- LAUSD continues to see an increase in the number of contractors submitting bids or proposals for new school construction, with a decrease in the cost per square foot as compared to a year ago.

#### Central LA Area New HS #9 (450 North Grand)

- Project is 99% complete. Substantial completion was achieved October 24, 2008. Final completion and administrative occupancy is scheduled by mid-December 2008. This school will provide 1,728 new school seats and is scheduled for occupancy in fall 2009.
- Remaining work includes final adjustments to the fire alarm, fire suppression and mechanical systems; completion of punchlist corrective items; placement of miscellaneous signage; and final cleaning.
- Site landscaping and hardscape construction are complete. Sealing of pavements is nearly complete. Offsite work is complete.

#### Central LA New Learning Center #1 (Ambassador Site)

- The Phase I K-3 project is currently 70% complete and is scheduled for occupancy in fall 2009. The methane mitigation system and underground utility rough-ins are complete. Classroom framing is complete, utility rough-ins are complete, and interior finishes are well under way. The structures for the central plant and parking facility are complete and finishes have commenced. Delivery and installation of central plant equipment is well under way. Site retaining walls and other structures are well under way.
- The MS/HS project is 38% complete, with school occupancy scheduled for fall 2010. Underground utilities, methane mitigation system and building foundations are nearly complete. Structural steel framing is complete, with a traditional "topping out" ceremony scheduled for November 21, 2008. Fireproofing, utility rough-ins and interior framing are well under way. Site retaining walls are well under way. Off-site work is well under way.

#### Central LA New Learning Center #1 (Wilshire Public Park)

- Work on the Wilshire Public Park commenced in early August. Earthwork, utilities and structural walls are nearly complete. Grading in preparation for site hardscaping is nearly complete. Work on the historic entrance pylon is under way. Construction is scheduled for completion by April 2009.
- The total project cost of the park is \$2,000,000 with joint use funding provided by LAUSD, the Community Redevelopment Agency and the City of Los Angeles.



## PROGRAM EXECUTIVE NOTES

### CONSTRUCTION

#### **Central LA Area New HS #1 (Helen Bernstein HS)**

- Punchlist work is 90% complete with remaining work taking place after school hours and on weekends. The synthetic turf multi-purpose field was completed on October 3, 2008. Remedial repairs for the swimming pool are under way.
- Miscellaneous site improvements, not included in the original design, are under way. These include a scoreboard at the football field and a marquee at the school entrance.
- On October 15, 2008, the Johnson Opportunity Community Day School, occupied the continuation school facility temporarily. The selection of a permanent location is pending.
- The school provided 2,106 new seats, to relieve overcrowding at Hollywood HS and Marshall HS.

#### **Central LA Area New MS #3**

- Substantial completion was achieved on October 31, 2008. Remaining punchlist work includes minor adjustments to mechanical and electrical systems, as well as landscaping and final cleaning.
- Final completion and administrative occupancy is scheduled for the end of December 2008 or early January 2009. School occupancy is scheduled for September 2009.
- The school will provide 810 new seats, to relieve overcrowding at Berendo MS and Virgil MS.

#### **Valley Region Enadia Way ES Reopening**

- Substantial completion was achieved on October 17, 2008. Furniture/equipment delivery and set up will be completed by the end of November. School occupancy is scheduled for December 1, 2008.
- The school will provide 350 new seats, to relieve overcrowding at Canoga Park ES.



### **Anticipated Future Events (30-Day Lookahead)**

- 11/17/08 Groundbreaking Ceremony - South Region ES #7
- 11/17/08 Construction Update Meeting - Valley Region HS #4
- 11/18/08 Site Selection Kick-Off Meeting - South Region HS #8
- 11/18/08 CEQA Draft EIR Meeting - South Region ES #10
- 11/18/08 Construction Update Meeting - Valley Region ES #8
- 11/19/08 Construction Update Meeting - Valley Region Maclay ES Addition
- 11/20/08 Construction Update Meeting - Valley Region ES #7
- 11/20/08 CEQA Draft EIR Meeting - South Region ES #9
- 11/20/08 Construction Update Meeting - South Region ES #1
- 11/25/08 Construction Update Meeting - Valley Region ES #9
- 12/1/08 Groundbreaking Ceremony - Central Region MS #7
- 12/2/08 Acquisition Relocation Update Meeting - South Region ES #9
- 12/2/08 Construction Update Meeting - Valley Region Byrd HS Reconfiguration
- 12/3/08 Groundbreaking Ceremony - South Region HS #2
- 12/3/08 Construction Update Meeting - Valley Region ES #10
- 12/4/08 CEQA Draft EIR Meeting - South Region HS #9
- 12/5/08 Groundbreaking Ceremony - Valley Region ES #12
- 12/9/08 Acquisition Relocation Update Meeting - South Region ES #10



**Bid Openings**

Nov-08 Central Region HS #16

**Construction Contract Awards**

Dec-08 Central Region HS #16



### **Events Since Last Report**

- 10/18/08 Ribbon-Cutting Ceremony - Central LA HS #11
- 10/20/08 Ribbon-Cutting Ceremony - Manual Arts New PC #2
- 10/21/08 Ribbon-Cutting Ceremony - East Valley Area New HS #1A
- 10/22/08 Acquisition Relocation Update Meeting - South Region ES #12
- 10/23/08 Project Update Meeting - Central Region EEC #2
- 10/23/08 Groundbreaking Ceremony - South Region HS #4
- 11/03/08 Construction Update Meeting - Valley Region Enadia Way ES Reopening
- 11/06/08 Construction Update Meeting - Valley Region ES #6
- 11/12/08 Construction Update Meeting - Valley Region HS #5
- 11/12/08 Pre-Construction Meeting - South Region ES #7
- 11/13/08 Acquisition Relocation Update Meeting - South Region MS #3
- 11/13/08 Construction Update Meeting - East Valley Area New HS #1B - Playing Fields



## APPENDIX

### ◆ Bid Results



**BID RESULTS**

**PROJECTS BID PRIOR TO 2008**

Total Number of Projects Bid Prior to 2008	Total District Estimate	Lowest Responsive Bid/Award	Difference
114 Projects	\$2,549,798,626	\$2,810,955,809	10.24%

**BID RESULTS**

**PROJECTS BID FROM 2008 FORWARD**

Project Name	District Estimate	Low Bid	Difference	Contractor	Architect
Valley Region Maclay ES Addition	\$19,845,814	\$17,389,000	-12.38%	Turner Construction Co.	Martinez/Kuch Architects
Valley Region ES #6	\$38,164,079	\$38,652,722	1.28%	Pinner Construction, Inc.	MVE Institutional
Central Region Gratts EEC and Gratts New PC	\$31,583,532	\$34,140,000	8.09%	Summit Builders	Jubany Architects
Valley Region HS #5	\$104,168,173	\$102,927,000	-1.19%	Turner Construction Co.	Martinez Architects
Central Region ES #18	\$25,294,926	\$28,226,000	11.59%	EMMA Corp.	Quatro Design Group
Central Region HS #13	\$128,319,042	\$116,356,000	-9.32%	Turner Construction Co.	HMC Architects
Valley Region HS #4	\$72,101,575	\$72,975,000	1.21%	Hensel Phelps	GKK / Architects for Education
Valley Region Byrd HS Reconfiguration	\$17,059,732	\$14,564,000	-14.63%	DJM Construction Co., Inc.	Hill Partnership
Valley Region ES #8	\$33,774,679	\$29,278,000	-13.31%	EMMA Corp.	WLC Architects
South Region HS #4	\$117,935,870	\$105,500,000	-10.54%	Suffolk Construction Co., Inc.	tBP Architecture
South Region ES #4 and South Region EEC #2	\$39,307,147	\$42,242,000	7.47%	Pinner Construction, Inc.	Owen Group
Valley Region ES #10	\$25,804,757	\$23,555,555	-8.72%	Sinanian Development	Hill Partnership
Central Region MS #7	\$77,136,840	\$77,285,000	0.19%	Clark Construction Group, LLC	Osborn Architects
Valley Region ES #12	\$29,734,552	\$26,777,000	-9.95%	Sinanian Development	Harley Ellis Devereaux
Valley Region HS #9	\$42,088,209	\$45,648,000	8.46%	Turner Construction Co.	STV / R.L. Binder
South Region HS #2	\$107,431,052	\$89,293,116	-16.88%	McCarthy Building Companies, Inc.	Leo Daly



**BID RESULTS**

**PROJECTS BID FROM 2008 FORWARD**

<b>Project Name</b>	<b>District Estimate</b>	<b>Low Bid</b>	<b>Difference</b>	<b>Contractor</b>	<b>Architect</b>
South Region ES #7	\$35,312,791	\$31,500,000	-10.80%	Summit Builders	Hak Sik Son
Central Region HS #16	\$92,939,678	\$89,422,947	-3.78%	Turner Construction Co.	A C Martin Partners, Inc.
<b>Totals</b>	<b>18 Projects</b>	<b>\$1,038,002,448</b>	<b>\$985,731,340</b>	<b>-5.04%</b>	

**GRAND TOTAL - BID RESULTS**

<b>Grand Total Number of Projects Bid</b>	<b>Grand Total District Estimate</b>	<b>Grand Total Lowest Responsive Bid/Award</b>	<b>Difference</b>
132 Projects	\$3,587,801,074	\$3,796,687,149	5.82%

