



COMPTON USD – FACILITIES COMMITTEE
COMPTON HIGH SCHOOL PROJECT STATUS UPDATE
AUGUST 31, 2020

AGENDA

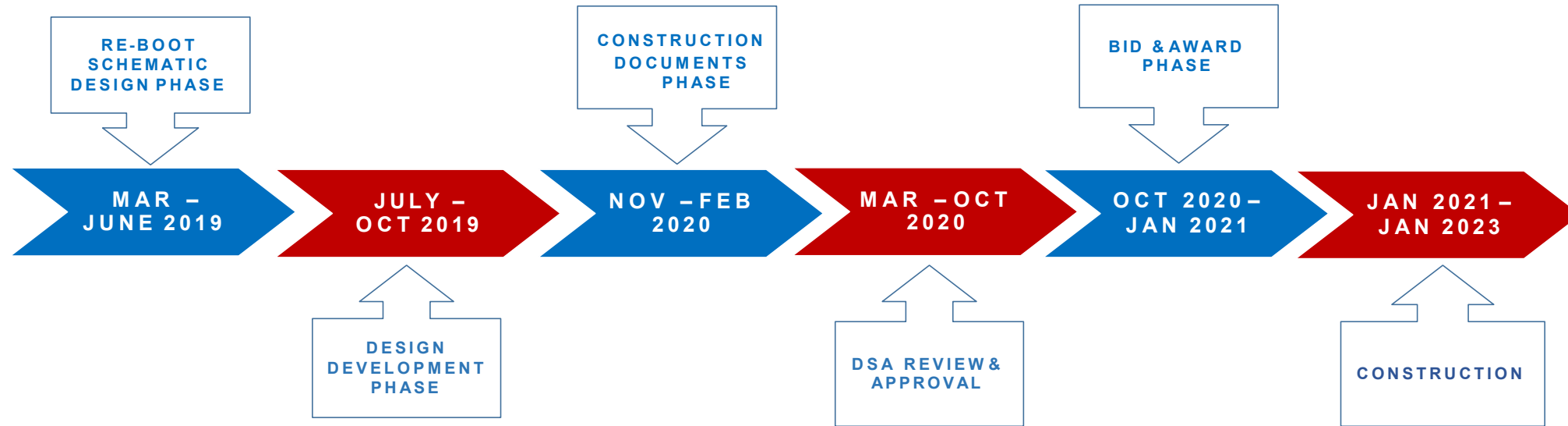
- 1. Project Overview**
- 2. Current CHS Project Status**
- 3. Delivery Method for Successful Projects**
- 4. Community Contract Outreach for Inclusivity**
- 5. Leveraging Compton USD CBA**
- 6. Overview of Upcoming Procurements**
- 7. Q & A**



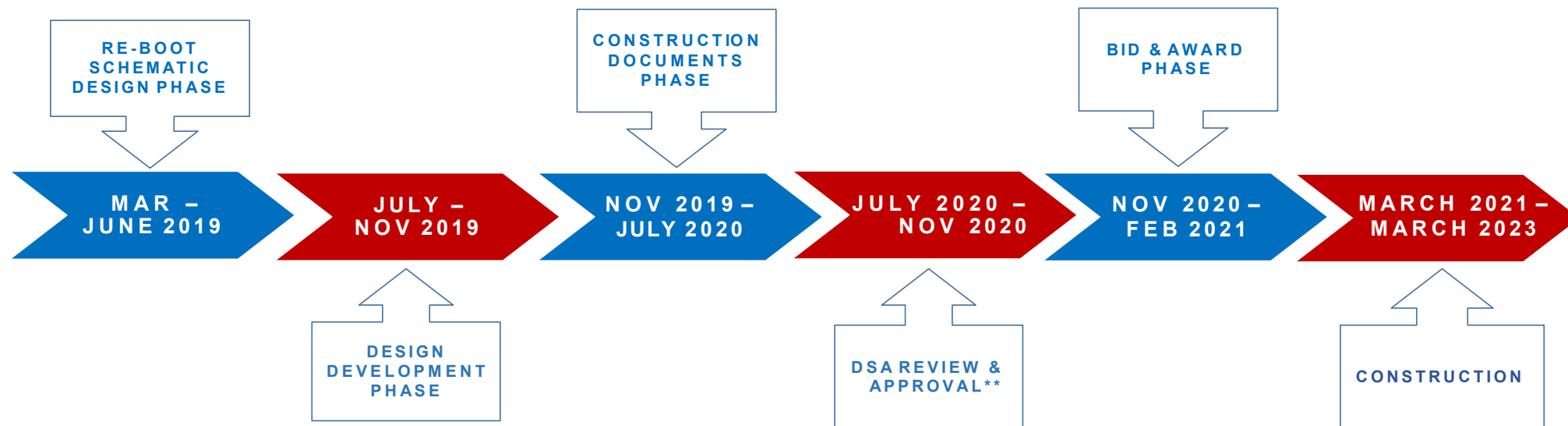


NEW COMPTON HIGH SCHOOL PROJECT SCHEDULE SEPTEMBER 11, 2019 BOARD PRESENTATION

PREVIOUS PROJECT SCHEDULE



REVISED SCHEDULE



** SUBMITTED TO DSA JULY 8TH, 2020

CHS PROJECT STATUS - DSA REVIEW

Services	Plan Reviewer	Actual Start Date	Anticipated Finish	Finish Date	Status %	Returned Date	Back Check Reviewer	Start Date	Finish Date	Status %
Access Compliance	Karim, Ferris	7/17/2020	9/4/2020		75					0
	Fennell, Marjorie	7/24/2020	9/4/2020		75					0
	Niktab, Nasser	7/24/2020	9/4/2020		75					0
Fire & Life Safety	Brown, David	7/17/2020	10/5/2020		2					0
	Mosavat, Zara	8/13/2020	10/5/2020		2					0
Structural Safety	Chia, Frank	7/17/2020	10/30/2020		1					0
	Lin, Cheng-Ming	7/30/2020	10/30/2020		3					0
	Yoshimura, Eric	7/30/2020	10/30/2020		2					0

Source: DSA Project Status eTracker August 26, 2020

NOTE: DSA Backcheck & Approval is projected for 11/16 to 11/24 per DLR Schedule 6/27/19.

PROJECT DELIVERY OPTIONS

	ADVANTAGES	DISADVANTAGES
TRADITIONAL (DESIGN-BID-BUILD)	<ul style="list-style-type: none"> • Allows for Maintaining a Competitive Budget • Best Value Competitive Bidding • Transparent Contractor Selection & Award • Set Final Contract Price • Bid Specific to Contract Docs 	<ul style="list-style-type: none"> • Accepts any prospective bidder meeting minimum pre-qualification requirements • Risk of Low Bid Change Requests • Manipulate Design Intent to Increase Costs
LEASE-LEASE BACK	<ul style="list-style-type: none"> • Attracts Contractors for this Delivery Type • Establish Potential GMP • Pre-Construction Services • Premium GCs Attracted 	<ul style="list-style-type: none"> • Higher Initial Cost (possibly not budgeted) • Unknown Final Cost due to Subcontractor Overruns • Non-transparency of Subcontracting Costs • Team Proposed Not provided • Cost Increases vs. Established GMP • Contingency Disputes • Proprietary Subcontractors from GC • Premium Price without Premium Service

New Compton HS Campus



- Recommend Design-Bid-Build Delivery Method
- Ready to start Pre-Qualification Process
- Projected to advertise Request for Bid by 12/31/20
(DSA Approval anticipated as early as Nov 2020)

Community Benefits Agreement (CBA)

Project	% Local Hire	% Apprentices	% Small Business Participation
CUSD	35%	30% of each craft's work force (Division of Apprenticeship Standards (DAS) may set lower/higher percentage)	Demonstrate efforts that encourage participation by small businesses
LAUSD	50%	30% of total workforce 40% 1 st year apprentices	25%
Los Angeles Community College District	35% 10% Disadvantaged Workers and/or Veterans	30% of total workforce 50% 1 st year apprentices	30% Local, Small, Emerging and Disabled Veteran (LSEDV) businesses
San Diego Unified School District	35% in Targeted Zip Codes 70% Residents of SDUSD Zip Codes 100% Residents of SD County	N/A	40% Small, Emerging, Disabled Veteran Women, Minority- Owned Enterprise

CBA SUCCESS INDICATORS

- CUSD **builds relationships with community partners** (i.e., business councils, labor unions and community-based organizations).
- **Effective Small & Local Business participation**
- **Provides data** that the District can use to determine whether the CBA is implemented appropriately and is effective in meeting goals.
- **Displays and communicates how students, school facilities and communities will directly benefit from Measure S.**
- **Increase awareness that facilities improvements enhance student achievement.**
- **Communicates Measure S achievements, progress, and initiatives to stakeholders/public.**

CONTRACT COMMUNITY OUTREACH

Inclusivity of Minority Owned, Local Businesses, Community Engagement for Labor

- **Contractor and vendor marketing program** to generate interest in the program's projects and share any requirements of any special funding sources mandated on the projects. Generate excitement about the projects that Measure S will support and the value of this investment.
- **Develop and facilitate Local Business Contract outreach events**, listening sessions, industry forums, small business inclusion workshops, etc. in support of the District's bond program.
- **Design and develop mailers** for dissemination to keep local Business apprised of upcoming construction activities that may provide opportunity for them and to provide a point-of-contact to whom they may contact for questions.
- **Create programmatic and project specific fact sheets** to highlight major project completions and milestones for opportunity to Local Businesses.
- **Identify various avenues to publicize major project milestones**, project achievements, and positive impacts to stakeholders as a result of the bond program to garner and maintain continuous community support for the District's bond program highlighting local participation successes.

CONTRACT COMMUNITY OUTREACH

Inclusivity of Minority Owned, Local Businesses, Community Engagement for Labor

- **Identify opportunities for the District's bond program to be recognized within the construction industry** for honors in the fields of sustainability, construction management and design innovation.
- **Develop marketing materials in support of the District's bond program**, as necessary.
- Work in close collaboration with the District to **develop a District business outreach plan** aimed to increase participation by local businesses, students, and residents to maximize the economic impact and benefits generated by the bond program.
- **Develop small business seminars**, such as Bonding & Certification, Public Contract Law, Principles of Scheduling, How to bid Informal and Formal Contracts, How to develop Safety Plan, Access to Capital, Contractor Prequalification, Labor Compliance, 10 Hour Construction Safety and Health Outreach Program Training.

LEVERAGING CBA INCLUSIVITY

- **Work Opportunities Program (Required)**
 - ✓ Consistent with CBA Article 21 a work opportunities program is to be established for District residents, **the primary goals of which shall be to maximize construction work opportunities for District residents.**
- **Identify components of CBA in RFQ/P for Upcoming Procurements**

CBA ACTION ITEMS

- ✓ Set Small Business Participation Goals (by existing District Policies or Project Bid Documents?)
- ✓ Select CBA Project Labor Coordinator
- ✓ Schedule CBA Work Opportunities Program
- ✓ Select members for CBA Joint Administrative Committee (if preferred option)
- ✓ Issue Campus Wide Demolition Project for Bid before or after above items

PREQUALIFICATION REQUIREMENTS

- **Skills, Equipment & Tools necessary to complete work** – All General Contractors and major subcontractors (mechanical, electrical and plumbing) must hold California Contractor's License(s) in full force and effect for the work to be performed.
- **Insurance** – All insurance coverage, including **Worker's Compensation**, must be provided through a California-admitted Insurance Company with an A-VII or higher rating, according to the A.M. Best Company standards.
- **Bond Capacity** by surety company licensed to do business in California.
- **Available Cash Flow** – Submit current financial statement.
- Compliance with District requirements (including **Community Benefits Agreement**)
- **Record of Project Delivery** – Submit Contractor References and achieve a passing Contractor Performance Score on Prequalification Questionnaire.

PROCUREMENT STATUS

- **Commissioning Authority Services** – Formal Bidding Complete, to Award 8/11
- **DSA Inspection Services** – Formal Bidding Complete, to price per 100% CDs
- **DSA Materials Testing** – Formal Bidding Complete, to price per 100% CDs
- **Campus Wide Demolition** – Ready for Bid Phase
- **New Compton High School** – Under DSA Review
Preliminary Bid Date December 2020
(DSA Approval anticipated as early as Nov 2020)



Commissioning Authority Procurement

- Publicly Advertised Request for Qualifications and Proposals by RFQ/P No. 18(20-21)FP in May 2020.
- Competitive Qualifications & Fee Proposals received on June 16, 2020 from
 - CBRE | Heery
 - DH Green Energy Consultants
 - Engineering Economics, Inc.
 - Glumac
 - LEAF Engineers
 - P2S Inc.
- Interviewed following firms on the July 27, 2020
 - CBRE | Heery
 - Glumac
 - P2S Inc.
- Notice of Intent to Award issued to **P2S, Inc.** on July 30, 2020 via Contracts Dept

DSA Project Inspection Services

- Publicly Advertised Request for Qualifications and Proposals by RFQ/P No. 7(18-19)FP in December 2018.
- Competitive Qualifications & Fee Proposals received on Dec 11, 2018 from
 - American Engineering Laboratories
 - Premier Inspection Services
 - TYR, Inc
 - Vital Inspection Services
- Interviewed & Scored the above firms on January 25, 2019 via Contracts Dept
- 100% CDs to be issued to **TYR, Inc.** for Award at DSA Approval

DSA Materials Testing Services

- Publicly Advertised Request for Qualifications and Proposals by RFQ/P No. 8(18-19)FP in December 2018.
- Competitive Qualifications & Fee Proposals received from following firms on
 - American Engineering Laboratories
 - Caltech Labs
 - Koury Engineering
 - Ninyo & Moore
 - RMA Group
 - SCST
 - Smith-Emery
 - Twining
- Interviewed & Scored the above firms on January 31, 2019 via Contracts Dept
- 100% CDs to be issued to **Ninyo & Moore** for Award at DSA Approval

Campus Wide Demolition

- Publicly Advertised for Pre-Qualifications Applications in March 2020.
- Pre-qualification Questionnaires received from following firms on April 3, 2020
 - Asbestos Instant Response, (dba AIR Demolition & Environmental)
 - Bayview Environmental Services
 - Clauss Construction
 - Environmental Construction Group
 - Danny Ryan Precision Contracting (dba Precision Contracting, Inc.)
 - Northstar Contracting Group, Inc.
 - Resource Environmental, Inc.
- Pre-Qualification Letters Issued to the above firms in June 2020 via Contracts Dept
- Ready to issue Request for Bid to Pre-Qualified Contractors listed above

Campus Wide Estimated Demolition Cost

Demolition Scope of Work Item	Estimated Cost
Campus Wide Abatement of Building Hazardous Materials	\$ 690,399
Campus Wide Structure Demolition	\$ 1,624,180
Campus Wide Utility Demolition	\$ 4,970,174
Total Estimated Demolition Cost	\$ 7,284,753

Other Related Costs	Estimated Cost
Building Abatement Observation & Clearance	\$ 41,430
UST Removal & Site Assessment	\$ 106,842
UST Remedial Action	\$ TBD
DTSC Remedial Action Workplan (RAW)	\$ TBD

Demolition Salvage Items

By District

- 1) Theatre Seats
- 2) HVAC Refrigerant Equipment
- 3) Gymnasium Banners
- 4) Gym Interior Plaque
- 5) Admin Bldg Interior Plaque
- 6) CHS Project Design Competition Model: District to confirm.
- 7) Admin Building Time Capsules (District to schedule removal ceremony)

By Demolition Contractor

- 1) Admin Building Large Exterior Building Plaques
- 2) Admin Building Compton Metal Letters “Compton High School”
- 3) Admin Building Compton Decorative Metal Plates
- 4) Cafeteria Building Clock Tower Spire
- 5) PDC, Channel 26 Satellite Dishes

CHS Design Updates

Maintenance Yard: Confirm that the Maintenance Yard to remain as is per early DLR discussions. If paved for use as an overflow parking area, asphalt paving is recommended.

Existing Driveway @ Barron & Laurel: Consider providing additional access to Maintenance Area via existing Driveway at Barron & Laurel.

Off-Site Improvements Design: On 8/25, the City of Compton submitted comments on the Off-Site Improvements Design.

City of Compton Design Comments

On 8/25, the City of Compton issued the following comments on the **Off-Site Improvements Design** that are not included in the current design scope:

- a) Replace all non-conforming sidewalk/curb/gutter/driveway approaches
- b) Repair/replace (E) broken conforming sidewalk/curb/gutter
- c) Provide landscape and irrigated parkways along all street frontages except for the front section of the school (City to consider tree wells in the front section)
- d) Provide one 36-inch box tree in the parkways/tree wells for every 50 linear feet of street frontage

Since these items are outside of the District's property line, they may not be Bond fundable.

New Compton HS Construction (RECAP)

- DSA Approval November 2020 (Anticipated)
- Bid & Award Phase Dec 2020 to Feb 2021
- Start Construction Mar 2021
- Finish Construction Mar 2023



Q&A

