

Minutes
DCOC
May 15, 2009
12:00 noon – 2:00 p.m.
District Office, LACCD
Board Room

In attendance: Nancy Carson, Los Angeles Harbor College; Raymond Cheng, East Los Angeles College; Alan Ehrlich, Foundation Representative; Reginald Byron Jones-Sawyer, Representative at-Large; Marla Bleavins, Taxpayer Representative; Gary Cook, Labor Representative; David Kersh, Los Angeles Trade Technical College; Jim Lynch, West Los Angeles College; Henry Porter, Los Angeles Southwest College; Isa Meksin, Senior Representative; David Rattray, Business Representative; Donna Slamon, Pierce College; Shana Won, Los Angeles City College; Dr. Adriana Barrera, Deputy Chancellor, LACCD; Coby King, MWW; Larry Eisenberg, Executive Director Facilities, Planning and Development, LACCD; Tom Hall, Director Facilities Planning and Development, LACCD; James Sohn, Bond Program Manager, BuildLACCD, Stu Silverstein, Public Affairs Director, BuildLACCD.

Call to order: David Rattray 12:10

Trustee Mona Field thanked the members of the DCOC, on behalf of the Board of Trustees, for their work in helping to evaluate and critique the bond program. She asked their assistance in monitoring the media to correct any misinformation about the bond program, such as the recent factually incorrect story about the Northeast Campus which was recently published in the Los Angeles Times.

She also updated the committee on the status of the Northeast Campus, formerly known as the Van de Kamps Bakery. The building was built in 1928. After it became vacant a number of years ago, the community wanted it to be renovated. The LACCD became the owner and agreed to update and turn the site into an educational facility. Because of the age of the building and needs of historic preservation, the renovation took longer than expected.

The LEED building is now nearing completion, and this fall will become an educational facility. It will house a college preparatory high school, career technical education and general education courses classes. The renovation has already received international recognition.

Minutes approved;

Program Status Report: James Sohn

Highlights: Total program including all funding sources, is \$6.118 billion. To date, \$1.479 million has been expended: In FY '09, \$420 million was spent which will exceed

FY'08 expenditures by \$100 million. The program is nearing the end of spending Propositions A/AA funds; and beginning to spend Measure J funds. Expectations for FY '08 were met; and expectations for FY '09 are on course. It was requested that future financial reports indicate which of the funding comes from Measure J.

All financial data, including all funding sources, are available on the website.

Mr. Eisenberg reported that opening bids are still below estimates but prices are starting to come back to previous levels. The program is working to get proposals out on the street FY'09 in order to take advantage of the depressed market. If FY '09 goals are achieved, there will be less to build in FY '10. In terms of job creation, the LACCD program is one of the biggest building programs in Los Angeles.

Key Messages of the Bond Public Relations Program: Coby King

MWW is expanding its targeted bond messaging to emphasize leadership in sustainability, green construction, the multiple benefits of the building program for students and faculty, and the stimulative effect of creating new jobs for residents of Los Angeles.

David Rattray requested that the data on new job creation be made available to the DCOC.

Stu Silverstein reported that the public relations program has been working on strengthening the community and media section of www.laccdbuildsgreen.org. The home page will be more visual; emphasize more photos and video and include feature stories on the beneficial effects the program.

In a future meeting, Larry will update the committee on the work of e7 studios; the program's highly successful student intern program.

Quarterly Video Update:

Larry narrated a video tour of the new projects under construction at the nine campuses and introduced video producer, Mary McCormick, of MBI. The committee appreciated the new shorter video format and suggested that future presentations include narration.

Under Measure J, more funds will be set aside for landscaping and native plant species.

Board of Trustees 4-29 Infrastructure Presentation:

Hard/soft costs: The percentage of bond funds spent on hard costs ("if you can hold it or stand on it, it's a hard cost") vs. soft costs (everything that supports construction, such as architecture, legal fees, etc.) has shifted dramatically since the program's inception.

In FY '01-'05 soft costs were the majority of the bond expenditures, in FY '06 it changed and in FY '07 and FY '08, the majority of the costs were hard costs.

The program is now trending at 22% soft costs; which is the industry considers “very good.” Every campus has completed significant projects; the program has moved out of primarily planning and design into construction and commissioning.

Safety Record: The District has a 90% safety record, which is attributable to a full time safety trainer, inspector and monitor. All new personnel is required to see safety training videos, read a safety manual and have OSHA safety training. Each contractor has a full time safety person, the cost of which is covered in the bid. Under the owner controlled insurance program, the District buys a comprehensive insurance policy that covers everyone working in the program. \$60 million was set aside in reserve for claims; we are saving \$50 million that can be reallocated to the colleges to build buildings.

After he introduced the safety inspector, Ed Aschoff, Mr. Eisenberg reported that the program went over four months without a single accident, even minor ones, a remarkable accomplishment, considering 28 major projects were under construction.

The program has some changes in how it works with the DSA (Division of State Architects) to expedite the processes of certification. The priority is to certify all projects within 90 days.

Each college has an ADA access plan; is beginning to place signage around the campus which will fit in with the overall aesthetic plan. All signage will be purchased as part of the exterior landscaping program.

Design -Build Update;

The program has awarded \$240 million worth of projects; 11 projects are going through competition right now. The program received 281 separate proposals from 112 unique firms in response to a request for new teams. Two new categories were established for small projects: one for \$2.5- \$5 million projects and one for \$ 5-10 million, to create opportunities for small businesses to work in the program.

Each team is composed of at least 6 companies, which includes architects, 3 engineers, general contractor and sub contractor. BUILD hosted three events to introduce them to each other. In most cases, the construction firm is lead; in others cases, it is the architectural team.

Mr. Rattray commended the program on its leadership; noting that Design-Build is a great way to expedite projects. Since it involves more risks and exposure, he requested that the DCOC be kept informed of the progress and pitfalls.

The program is shortening the selection process, because teams were spending more time in design than they were compensated for.

Art Resolution:

Although most major institutions of higher education set aside 1% of their budgets for their public art programs, there is currently no major public art at the District's colleges. Board of Trustees indicated an interest a couple of years ago, but didn't think it should spend bond dollars on public art.

Some members of the BOT would now like to advance this program. Mr. Eisenberg presented a resolution the committee which would set funding aside ½ of 1 % of bond money, or \$30 million, to purchase public art.

The resolution would also guide architects to incorporate art in their architecture, build art work into flooring, artistic paint schemes in walls, murals in lobby areas, and add a more artistic look in the building for no extra cost.

The college presidents are in support of the resolution as long as the funds used come from the savings achieved from current projects.

The DCOC voted to add wording to the resolution that the colleges should spend “up to” ½ of 1 %, not be mandated to spend the entire sum. They also supported the inclusion of wording that buying public art creates work for artists.

Awards:

Construction Management Association of America; Project Achievement Award
CoreNet Global, Remmys Corporate Citizen Award
CoroNet Global: National Sustainable Leadership Award

3 upcoming events:

Los Angeles Southwest College Student Services Activity Center Open House – May 21
Media tour with local media, arranged by VPE for LACC, ELAC, and LATTC- May 28:
Los Angeles Business Council Awards- May 28

Public Speakers:

Gary Cook asked about the procedure for checking sub contractors viability. The LACCD is changing its requirements to be stricter than state law, i.e. a subcontractor needs to self perform at least 50% of the work that they bid. It is the contractors' responsibility to ascertain that the subs have valid license;

Thank you to Alan Ehrlich for bringing strawberries from the Pierce Farm.

Next meeting: TBD