

2018 ASC Design Build Student Competition

Sponsored by Swinerton Builders

INTRODUCTION

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Schedule of Events:

All Events will be located in Pavilion B

Thursday, February 8, 2018

9:00 AM - Conceptual Design due (1) paper copy. Only 1-2 team members should attend.

11:00 AM - Last Call for all RFIs. Submit via USB using the provided RFI template.

12:30 PM - RFI Responses returned to Design Build teams

9:00 PM - Proposal Due (1) electronic copy.

11:00 PM - Proposal Presentation Materials due in PPT format

11:05 PM - Presentation drawing

Friday, February 10, 2017

10:00 AM - Presentations Begin

6:30 PM - Swinerton Builders presentation of problem solution

7:00 PM - Meet and Greet with Swinerton Builders

Scoring

The following is a percentage breakdown for judging of the Design-Build Competition. Each proposing Design-Build team will be scheduled for a presentation/interview, where the Design Build team may present the full sized presentation materials prepared. It is anticipated that the presentations will be limited to twenty (20) minutes with an additional five (5) minutes for Q&A.

Prequalification Package	5%
RFP Response	70%
Project Management Plan	10%
Design Solution	15%
Site Logistics and Phasing	15%
Cost Proposal	15%
Schedule	15%
Presentation Materials, Oral Presentation, Q&A	25%

Los Angeles Unified School District Jordan High School Redevelopment Project

REQUEST FOR PROPOSALS

The Los Angeles Unified School District (“District” or “LAUSD” or “Owner”) requests a proposal from your firm for the redevelopment as outlined herein of David Starr Jordan High School located in the Watts neighborhood of Los Angeles, California. The campus was originally built in 1933 and was renovated in 1952 when many of the existing buildings were completed including the track and field stadium, the multipurpose building, the auditorium, the domestic science building, and the music building. Between 1955 and 1966 the art building, cafeteria building, administration building, classroom buildings, and auto shop were also completed. The administration building, auditorium building, and a portion of the domestic science building exhibit a clear, simple and bold style of architecture and are known as the “historic core” of the Campus. These existing structures and fixed elements must be preserved and restored in their entirety.

The goal of the Jordan High School Redevelopment Project is to restructure the existing campus in order to better serve the two existing and independently operating partners: Green Dot and Partnership for Los Angeles Schools (PLAS); each of which provide the education of approximately 500 students in grades nine through twelve. The community around Jordan High School is comprised of four separate housing projects and is influenced by at least six active gangs. Therefore, the campus is organized to provide students a safe and positive learning environment through the use of small separate learning communities (SLCs). A SLC is any separately defined, individualized learning unit within a larger school setting. Students and teachers are scheduled together and frequently have a common area of the school in which to hold most or all of their classes. Smaller learning communities are an opportunity for students to be more connected to the teachers, to other students, and to the education goals of Jordan High School. The Redevelopment will achieve two separate easily identified and coherently configured learning environments in which situate classrooms, labs, administration and faculty support space capable of supporting the core academic functions of each 500 student “school within a school.” Each student on campus is encouraged to identify with and participate in the social environment of Jordan High School and the campus as a whole as well as their own small learning community. The entire student population, its administration, faculty and staff will share core facilities such as drop-off/pick-up, parking, food services, the multi purpose room, library, auditorium, visual and performing arts instructional facilities, indoor and outdoor physical education, athletics and recreational facilities, the textbook room, student store, police and security, maintenance and operations and campus administration.

LAUSD is using the Design-Build (DB) delivery method to reduce comparable project costs, expedite the project’s completion and provide features not achievable through traditional design-bid-build methods. The goal of the District is to provide cost efficient quality schools which the District can maintain, repair, and operate effectively, in a manner that promotes learning in a safe, clean, and healthy environment for students, faculty, staff, and the community. Furthermore, the District is looking for a design that will provide optimum value for both initial and long-term capital investment.

The school campus will be operational during the renovation process. Project phasing is a key component to a safe and successful construction project. When planning the phasing for this campus, keep in mind that buildings are to remain open to students, faculty staff, administration, maintenance, etc., along with the parking and common areas. Temporary facility must be used to supplement any building being renovated or replaced and will need to have all life safety, telecom, power, etc. available for time of use.

Thank you to all of the participating design build competitors and good luck!

The Existing Campus

The existing campus occupies approximately 21 ½ acres in South Central Los Angeles bounded by 103rd Street on the south (the front of campus) Alameda Street, the Alameda Freight Rail Line and light manufacturing properties on the east, Jordan Downs, a two-story residential neighborhood on the west and light manufacturing properties to the north. The campus affords vehicular access from 103rd Street, Alameda Street and from Jordan Downs via 102nd Street .

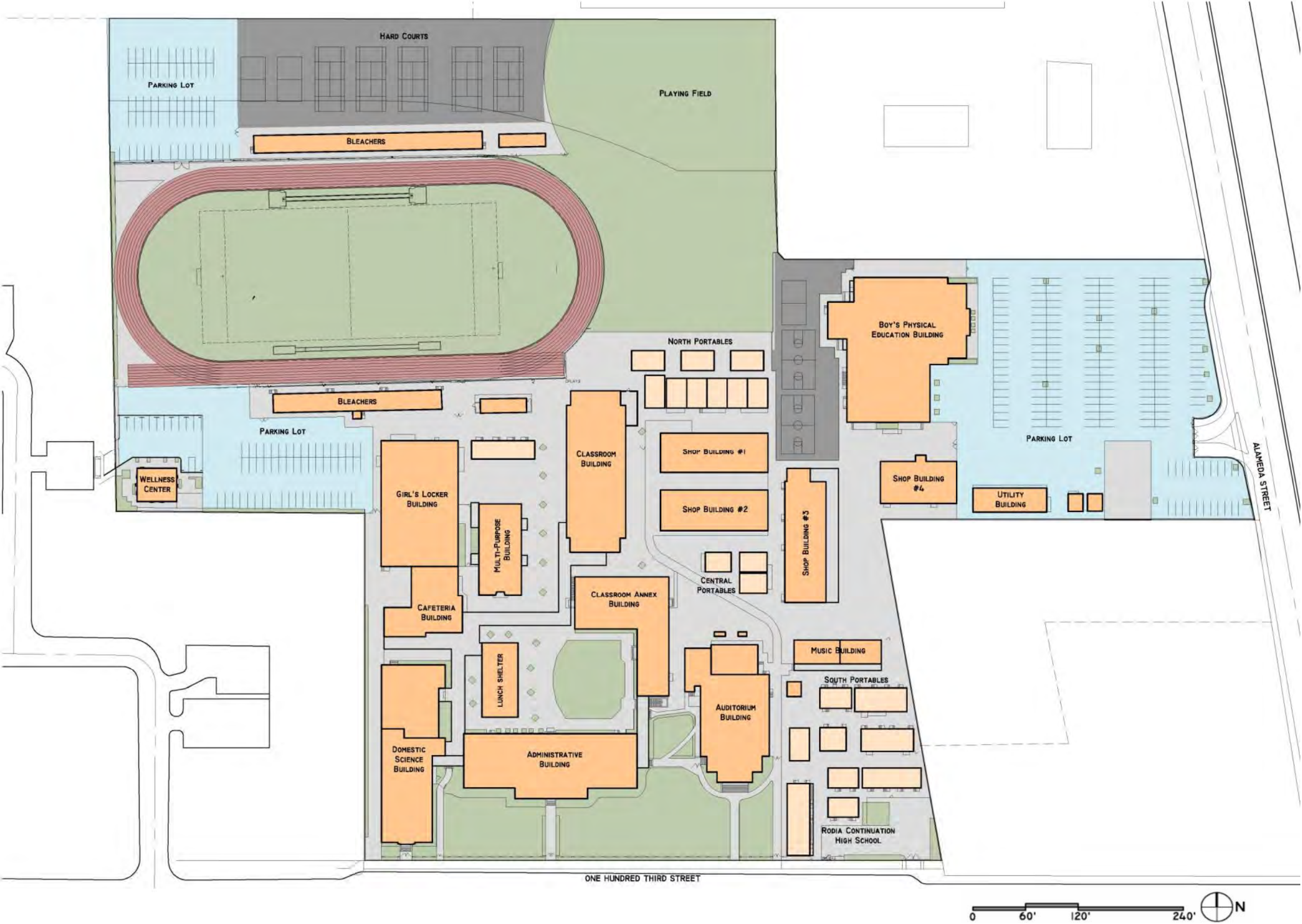
The campus features three simple, beautiful, neo-classically styled buildings of the pre-war era facing onto a generously scaled and graciously landscaped front lawn adjacent to 103rd Street. The rest of the core campus is paved. Mostly one story (but some two story and one three story) buildings and portables scatter haphazardly across the southern half of campus. A new community wellness center will occupy a portable at the southwest corner of the west leg of campus closest to and accessed from Jordan Downs. The Rodia Continuation High School occupies portables at the southeast corner of campus.

Indoor and outdoor PE, athletics and recreation occupy most of the northern half of campus. A new track and field, softball field and hardcourts with associated site work have been planned, designed and currently reside at the DSA for review and approval. This project may or may not be in place at the start of this project or it may be a part of this project.

Parking distributes into three locations at remote corners of campus. Pick-up, drop off and most parking occurs at the far east side of campus via Alameda Street.



PROJECT FOR NEW TRACK AND FIELD, SOFT BALL FIELD, HARD COURTS AND ASSOCIATED SITE WORK CURRENTLY UNDER REVIEW AT DSA



Existing Buildings on Campus

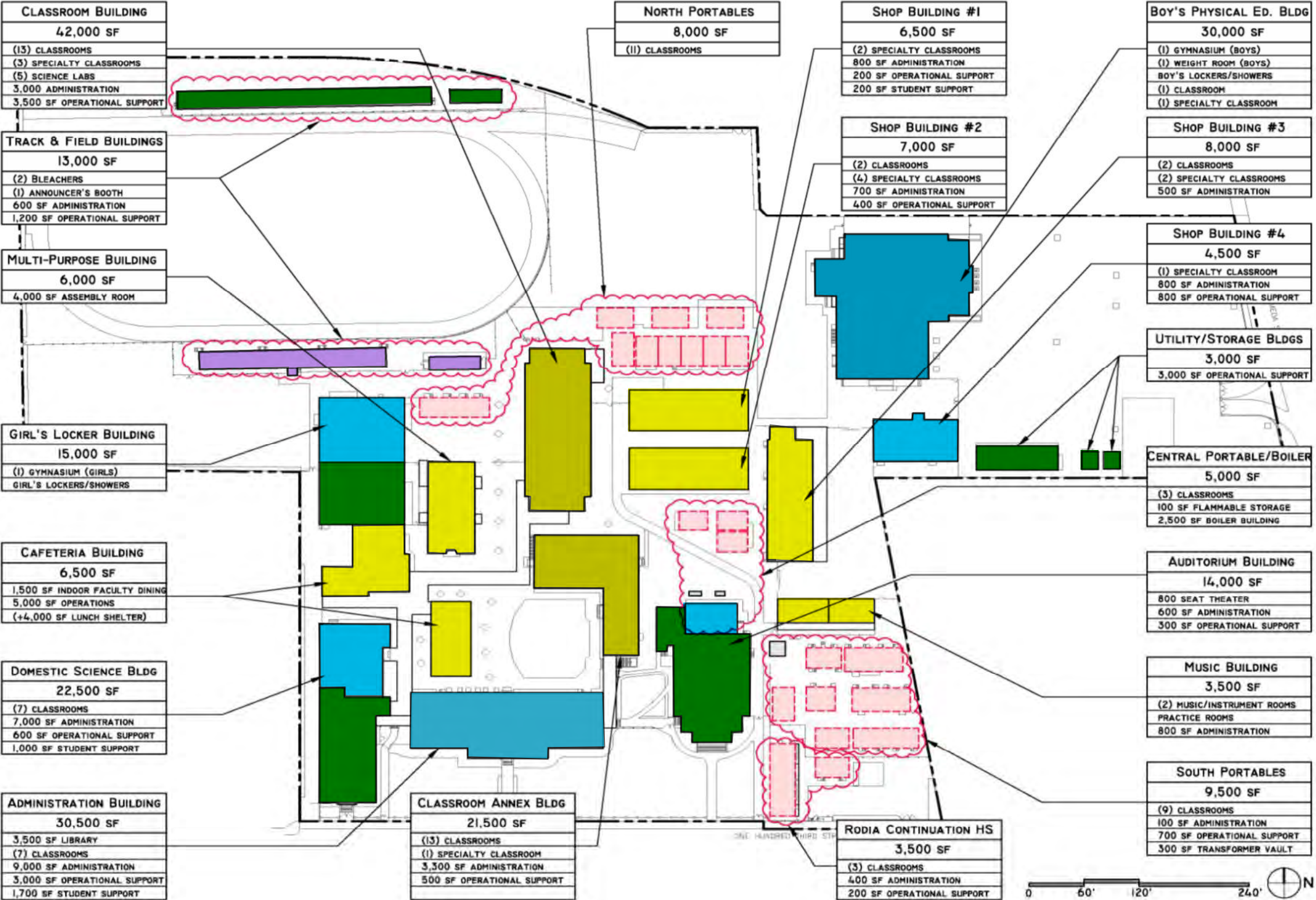
Three high quality, well configured, poured- in place concrete buildings identified in green will remain:

- Domestic Science Building
- Auditorium Building
- Girl’s Gymnasium located in the Existing Girl's Locker Building

All other buildings identified in yellow and portables identified in red will be removed. The Classroom Annex Building is two-story and the Classroom Building is three story. The remaining low quality buildings are inefficient in land use (single story), improperly located, inadequately configured inside and out, of poor structural integrity, and/or of low design quality.

Buildings identified in blue will be renovated as follows:

- Administration Building (Minimal Upgrades)
- Domestic Science Building Classrooms
- Auditorium Administration and Operational Staff
- Girl’s Locker Building Converts to MPR
- 3500 SF Boy's Gymnasium Converts to Girls' Lock Rooms
- Shop Building #4



Existing Building Summary			
No.	NAME	STORIES	FLOOR AREA
1	DOMESTIC SCIENCES	2	22,500
2	ADMINISTRATION	2	30,500
3	AUDITORIUM	2	14,000
6	MUSIC	1	3,500
7	CLASSROOM ANNEX	2	21,500
8	MULTI-PURPOSE	1	6,000
9	GIRLS LOCKER	2	15,000
10	BOYS PHYSICAL ED.	1+B	30,000
12	SHOP 1	1	6,500
13	SHOP 2	1	7,000
16	SHOP 3	1	8,000
19	CLASSROOM	3+B	42,000
20	SHOP 4	1	4,500
21,27	CAFETERIA	1	6,500
17,18,24-26	TRACK & FIELD	1	13,000
11,14,23	UTILITY/STORAGE	1	3,000
29-32,36-40,47	NORTH PORTABLES	1	8,000
4,5,15,41-43	CENTRAL PORTS.	1	5,000
22,28,33-35,44-46	SOUTH PORTS.	1	9,500
1,2	RODIA CONT. HS	1	3,500
TOTAL:			259,500 S.F.
			(+4,000 SF LUNCH SHELTER)

Legend	
<div></div>	Renovated/Removed By Other
<div></div>	To Remain / Protect in Place
<div></div>	To Be Removed
<div></div>	To Be Renovated
<div></div>	Portable to be Removed

Los Angeles Unified School District

Jordan High School Redevelopment Project

SCOPE OF WORK

Scope of Work Inclusions:

- **Removal of existing permanent and portable facilities**
 - ◆ Eight (8) permanent buildings
 - ◆ Twenty-two (22) portables
 - ◆ Lunch Shelter
 - ◆ Miscellaneous site structures, pavement and landscape.
- **New Construction**
 - ◆ Two (2) three-story SLC Classroom Buildings:
 - (960 SF/Classroom; 30 Students/Class)
 - Type II-B Construction
 - (Prefabricated or modular buildings shall not be acceptable)
 - Min. 24 and Max. 28 classrooms, small admin area and sanitary facilities
 - No more than 52 combined number of classrooms between the two SLCs
 - ◆ One-story practice gym (8,000 SF) Type II-B Construction
 - ◆ Two (2) lunch shelters within the proximity of each SLC (2,500 SF Min. EA)
- **Renovation and Conversations of Six (6) existing buildings (See provided As-Builts)**
 - ◆ Administration Building:
 - Upgrade office space, campus security office
 - Upgrade library, classroom space and other facilities as necessary
 - Upgrade fire alarm for single campus system
 - Upgrade low voltage for single campus system to match new construction
 - Low voltage systems shall have the capability to be zoned separately by SLC
 - Seismic retrofit as necessary
 - Provide new interior and exterior finishes and new roof
 - ◆ Domestic Science Building Classrooms (Limited Scope):
 - Upgrade fire alarm for single campus system
 - Provide pathway for campus low voltage to tie into under future work
 - Paint exterior
 - ◆ Auditorium Building
 - Upgrade fire alarm for single campus system
 - Upgrade low voltage for single campus system to match new construction
 - Low voltage systems shall have the capability to be zoned separately by SLC
 - Paint exterior
 - ◆ Girls Locker Building converts to New Food Service
 - ◆ Practice Gym (next to Girl's Locker Building) converts to (3) performing arts classrooms
 - ◆ Boy's Gymnasium
 - Upgrade fire alarm for single campus system
 - Upgrade low voltage for single campus system to match new construction
 - Low voltage systems shall have the capability to be zoned separately by SLC
 - Paint exterior
 - ◆ Shop Building #4 converts to Girl's locker room.

Los Angeles Unified School District

Jordan High School Redevelopment Project

Scope of Work Inclusions Continued:

- Site Work:
 - ◆ East West promenade
 - ◆ Central quadrangle
 - ◆ South quadrangle
 - ◆ East quadrangle
 - ◆ Southeast campus (includes 75-space parking lot)
 - ◆ Miscellaneous site repairs and upgrades
- Site utilities repairs and upgrades
- New fire life safety system
- New low voltage system (including phone, PA, data and wireless)
 - ◆ Entire campus to be controlled from the Administration Building
- Mechanical systems including but not limited to:
 - ◆ Domestic hot and cold water
 - ◆ Sanitary sewer, waste, and vent
 - ◆ Fire suppression
 - ◆ Natural gas
 - ◆ Heating, ventilation, and cooling (HVAC) systems
- Electrical systems including but not limited to:
 - ◆ Primary service and main switchgear
 - ◆ Building power and distribution
 - ◆ Lighting
 - ◆ Standby power
 - ◆ TelecommunicationS
 - ◆ Local sound system
 - ◆ Security
 - ◆ Fire alarm.
- Training of Owner and District employees in the use, operation, and maintenance of all systems used.

Scope of Work Exclusions:

- Owner will reimburse for:
 - ◆ Code compliance plan check
 - ◆ Seismic peer review
 - ◆ Special testing
 - ◆ Design-Builder to include the aforementioned in construction schedule
- Owner will perform pre-construction survey; control and reference points will be indicated.
- Owner will pay directly for all third party inspections.

Los Angeles Unified School District Jordan High School Redevelopment Project

RFP RESPONSE REQUIREMENTS

Design-Build Teams shall use the following outline in the presentation of their solutions to this Request for Proposal (RFP). The proposal shall be concise and fully self-contained, and shall display clearly and accurately the information requested in the order and format indicated below. All content must be submitted in the form of a PDF unless specifically noted otherwise. Only one (1) electronic proposal will be required this year in the form of a USB flash drive. Do not submit proposal copy in a 3-ring binder.

Each section of the proposal as outlined below must be saved to the USB flash drive as a separate PDF file.

Example File Name: School Prefix-001, i.e. SWIN-001.

- | | |
|------------------------|---|
| → Electronic File 001: | Prequalification Package
<input type="checkbox"/> Company Qualifications and Project Experience
<input type="checkbox"/> Company Organization Chart
<input type="checkbox"/> Project Organization Chart
<input type="checkbox"/> Actual Student Resumes |
| → Electronic File 002: | Project Management Plan
<input type="checkbox"/> Transmittal Letter
<input type="checkbox"/> Table of Contents
<input type="checkbox"/> Safety
<input type="checkbox"/> Project Risk
<input type="checkbox"/> LEED Certification
<input type="checkbox"/> Community Involvement
<input type="checkbox"/> Addendum Acknowledgements
<i>(Included in this file should be a signed addendum acknowledgement form, solution, and narrative for each addendum issued.)</i> |
| → Electronic File 003: | Design Solution
<input type="checkbox"/> Conceptual Design
<input type="checkbox"/> Design Narrative
<input type="checkbox"/> Design Documents |
| → Electronic File 004: | Construction Phasing / Logistics Plans
<input type="checkbox"/> Preliminary Campus Layout
<input type="checkbox"/> Construction Phasing/Logistics Plans |
| → Electronic File 005: | Cost Proposal
<input type="checkbox"/> Itemized Cost Proposal
<input type="checkbox"/> Exceptions/Qualifications |
| → Electronic File 006: | Proposed Schedule
<input type="checkbox"/> Schedule Narrative
<input type="checkbox"/> Complete Schedule |

Los Angeles Unified School District

Jordan High School Redevelopment Project

PROJECT MANAGEMENT PLAN

Transmittal Letter:

Introduce and summarize the overall approach and outcome of the D/B team efforts and note any outstanding characteristics of the D/B proposal presented. Confirm that all requested requirements have been met in the proposal, or briefly summarize those elements that could not be provided.

Table of Contents:

The Table of Contents shall list all Proposal sections as outlined herein.

Safety

Provide a narrative describing your Firm's commitment to safety and the project specific safety measures that will be taken to ensure the safety of students, faculty and neighbors during Construction. Describe how the project team will establish and maintain adequate barricades in order to keep students and other pedestrians from entering the job site. Identify personnel on the jobsite who are specifically responsible for safety.

Prepare an example of a completed Pre-Task Plan using the attached template. The scenario is you will have Drywall and Framing occurring for the first time in some classrooms, and your Drywall subcontractor informed you that they are expecting a shipment to come during school hours. Knowing all these items will be taking place complete the provided Pre-Task form in full.

Abatement

The classrooms have been abated for immediate dangers. The items are of no danger until construction begins in the spaces and the paints/insulation materials are disturbed. Time will be needed for the abatement of the classrooms. Still existing on in the classrooms that will be renovated are the following health hazards:

- Asbestos or asbestos-containing materials
- Lead-based paint

Owner will provide hazardous waste remediation including cleanup of contaminated soils. The district will carry an allowance for remediation outside of the project cost. The design-builder shall include abatement activities by the district in the project schedule.

Project Risk:

Describe your firm's project specific plans for controlling the design and construction efforts in order to manage risk in the form of a narrative. Describe how stakeholder involvement will be managed throughout the project. Identify all the major risks included in the project and how will the contractor solve or avoid them. Design-Builder shall have no right to self perform any portion of this work.

Your firm typically holds a "GO-NO-GO" meeting to assess risk of a potential pursuit. Those typically in attendance at minimum are the Division Manager, Chief Estimator, Director of Preconstruction, Business Development Manager, and Operations Manager. This process is done for the following reasons:

1. Identify the pros and cons of the potential project
2. Optimize the use of your firm's limited resources
3. Deciding what not to pursue is as important as deciding what to pursue
4. Increase probability of achieving Annual Business Plan financial and other targets
5. Choose the best "Champion" and Pursuit Team to work on the proposal

Los Angeles Unified School District

Jordan High School Redevelopment Project

Project Risk Continued:

Assume your team has decided to move forward with the project. Fill out and complete the attached GO-NO-GO form. Have four of your teammates fill in the ratings for the different roles listed.

LEED Certification:

LAUSD is committed to promoting sustainable practices. Design-Builder is required to design and build in a way that minimizes detrimental environmental impact throughout the life of the building and which promotes a positive physical environment for learning. The following are LEED requirements:

- Achieve at least a Silver rating in accordance with U.S. Green Building Council LEED for Schools; selection of specific credits to achieve is the responsibility of Design-Builder.
- LEED v4 for Building and Construction (for Schools) Checklist - See Schools Tab
- Provide a narrative on innovative techniques and/or materials to be used in the construction of the facility. Describe life cycle advantages the proposed systems have over non-chosen systems.

The parking lot at Jordan High School contains 215 parking spots that are covered with solar overhangs. The overhangs were recently installed and are in great condition. LAUSD advises your project team that the panels that are currently installed, must stay where they are in the parking lot. The current solar power generated on campus is enough to power 9,000 square feet of the campus as currently configured. As you redevelop the campus and upgrade/replace facilities, make note of how the solar power will be utilized toward the overall LEED accreditation, breaking it down per building if applicable.

Community Involvement:

Fill out the attached Community Outreach Pre Bid Meeting Agenda as if your team had conducted a meeting with local residents prior to the start of construction.

The District places a high value on meeting goals and objectives for Small Business Enterprise (SBE), Local Worker, and We-build programs. The "We-Build" Program provides local District residents with the opportunity to enroll in a comprehensive, ten-week or 300 hour pre-apprenticeship training program. Graduates then get preferential dispatches to LAUSD job sites. Local Hires are defined as anyone within the same District as the school at which work is taking place at. Anyone outside of the same district does not currently help meet the 50% local worker participation.

Your team will be required to maintain a 50% local hire for the overall project. Describe in 500-1000 words how your team will implement and maintain a program during construction to promote and maintain the 50% local hire requirement. This will help you fill out "Section 3 - Local Hire Goals" on the attached Community Outreach Pre Bid Meeting agenda.

Los Angeles Unified School District
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DESIGN SOLUTION

Design Guidelines

- Design goals included but are not limited to: civic minded, state of the art technology, artwork and signage, ease of maintenance, security, employee satisfaction, student satisfaction, community satisfaction.
- New buildings shall be of Type II One Hour construction. New buildings' structural system shall consist of steel braces or moment frame steel construction with columns anchored to concrete spread foundations. Concrete slab on grade and 4-6 inch concrete filled steel deck at upper floors and roof. Do not propose pre-engineered metal buildings, pre-engineered glazed structures, or precast concrete structural frame.
- Exterior surfaces of new buildings will consist of simple natural materials of depth, solidarity and durability such as plaster and stone rendered in light, natural colors and tones. Exterior surfaces will exhibit no primary colors, nor consist of unrelieved expanses of metal or glass panel of any kind or color except in focused areas of detail where such materials are appropriate.
- For flat roofing use either thermoplastic roofing membrane (PVC) or Modified bituminous roofing membrane. For sloped roofing use either metal roof panels or clay roofing tiles.
- New buildings will accommodate high efficiency mechanical systems; use either stand-alone HVAC systems such as Package rooftop units, air handlers, variable air volume or central HVAC systems such as Chilled Water and Hot Water Heating systems with fan coil units and air handlers. All equipment shall configure for connection to future central plant.
- Requirements of MEP systems are to provide safe, comfortable, and healthy environment for occupants, while being energy efficient, reliable, and inexpensive to maintain over the life of the building. Design-Builder should define limits of MEP scope.
- Design-Builder to select locations for all mechanical, electrical, and plumbing equipment. All equipment, conduits, piping, and ducts must be concealed. Conceal equipment from views from street, pedestrian level, and windows in adjacent buildings.
- Design-Builder to select appropriate finishes for the intended use of each space. A simple reference to these items or concept board is acceptable.
- For site furnishings use either cast-in-place or precast concrete.

Los Angeles Unified School District

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DESIGN SOLUTION

Conceptual Design Review

Begin with a conceptual design that effectively proposes solutions to the guidelines and scope of work presented by this problem statement. Prepare quality sketches and diagrams such as building massing, site plan, and material palette. At 9:00 AM report to Pavilion B to present your ideas at this time; judges will review and provide feedback prior to the completion of your design. See “Construction Phasing / Logistics” for additional deliverables.

Any deviations from the above listed guidelines must be presented with reasonable explanation to the judges during the 9:00 AM Conceptual Design Review. Judges on behalf of the District have the right to approve or deny such suggestions.

Save a PDF copy of these sketches onto the USB Drive as part of your final proposal; these can be image(s) of hand sketches or models saved as a PDF.

Design Narrative

Provide a written narrative describing how the concept of the proposed design responds to the requirements of the problem. Explain how the Design Build team intends to manage the design phase and consultants. Briefly describe the nature and quality of the systems and materials proposed and why they were chosen. Describe the design philosophy of where available funds would be allocated to assure highest quality and best value. Include general information regarding the following:

- Programming achievements
- Exterior Building Finish Materials
- Hardscape and Landscape Materials
- MEPF Systems
- Utility Service Provisions
- Interior Design
- Opportunities for future expansion

Design Documents

Design-Builder shall provide the following drawings at a minimum, printed to an 11x17 sized PDF in Color.

- Cover Sheet
- Site Reference Plan
- Occupancy Plans (Show Total SF for Each Room and Maximum # of Occupants, example provided)
- Floor Plans
- Elevations
- Exterior Theming / Material Palette

Los Angeles Unified School District

Jordan High School Redevelopment Project

CONSTRUCTION PHASING / LOGISTICS

Site Requirements

- Design-builders must minimize disruptions to the learning environment while working on an occupied school campus. Quiet hours for the campus are from 7AM to 4PM. Activities that cause excessive and/or disturbing noise (i.e. chipping hammer, chop saws) must occur outside of these hours or sound mitigation measures must be taken to prevent disruption of the learning environment. Noisy work may need to be scheduled on a swing shift, night shift, or weekend as long as it does not also impact the surrounding residences.
- Protect community from the effects of excessive, intrusive, and intermittent noise. Quiet Hours for the surrounding neighborhoods are from 8PM to 8AM. Plan delivery routes to avoid the need for back up alarms. Turn off trucks and heavy equipment; do not leave equipment in idle for longer than five minutes.
- See attached school calendars for reference of holiday breaks.
- Maintain existing emergency exits required by code open during construction period, unless alternate means of egress acceptable by local authorities are provided.
- Temporary or permanent classrooms must be provided to accommodate all 1,000 students in their respective SLCs at all times during Construction.
- Existing shared spaces such as food service, physical education, music etc. must be relocated during renovation or construction.

Campus Layout Review

Begin with an overall campus/building layout that effectively proposes solutions to the scope of work and site requirements. At 9:00 AM report to Pavilion B to present your ideas; the judges will review and provide feedback prior to the completion of phasing plans and Project Schedule. See “Construction Design Review” for additional deliverables at this time. Save a PDF copy of these sketches/plans onto the USB Drive as part of your final proposal.

Construction Phasing / Logistics Plans

Clearly identify number of phases and provide comprehensive plans for each phase of construction showing how campus facilities will accommodate the full capacity of students at each point in time. Builder will need to provide temporary facilities (trailers) to accommodate students while buildings are being renovated or constructed. Each phase should consider the path of travel for students and staff to get from one building to another in the safest way possible. The use of site fencing and barricades should be used to keep non-construction staff out of construction areas at all times. Staging for building materials and means and methods for dispersing the building materials should also be considered during the phasing plan to ensure that staging and movement of building materials does not impede the operational campus during school hours.

Phasing/Logistics plans should not only be diagrammatic but should also provide descriptions of the scope of work and schedule during each phase. A schedule summary must be clearly indicated on each phasing plan including start date and date for temporary certificate of occupancy for each building during such phase. Phasing plans should identify any existing items that must be removed or temporary items that must be constructed. Each plan must describe pedestrian and automotive traffic control. Print on an 11x17 PDF in Color.

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Construction Phasing / Logistics Plans Continued:

The following must be indicated at a minimum:

- Site boundary and barricades
- Entrance/Gate Locations
- Materials staging
- Temporary trailer(s)/office(s)
- Employee parking
- Storm Water Pollution and Prevention Plan (SWPPP)
- Traffic and haul routes
- Emergency vehicle access
- Identify delivery hours and work hours
- Type of Equipment and Staging Location(s)
- Toilets
- Estimated Average Daily Manpower Count
- Dumpsters

Los Angeles Unified School District

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COST PROPOSAL

Contract Sum

The Design-build Cost Limitation for the project is: Sixty-Seven Million Five Hundred Thousand Dollars (\$85,500,000). This Cost Limitation is referred to as the Guaranteed Maximum Price (GMP) Amount and includes both the fixed price component, which is comprised of fee, general conditions, and design costs, as well as the amount available for the subcontractor trade package buyout, which is the difference between the GMP Amount and fixed price component. A successful design-build project is one that designs and constructs to the budget. Reserve funding is not available to supplement budget overruns.

Fixed	Guaranteed Maximum Price (GMP)
Fee	Trade / Sub Costs
General Conditions	
General Requirements / Phasing	
Design Costs	

Itemized Cost Proposal (Estimate Excel File)

Provide a Cost Proposal that corresponds with the turnkey provisions of the concept design, program, schedule, construction systems & materials. Use the Estimate Excel Workbook provided. Design-Build team must submit both the Excel Workbook File and one (1) PDF including the Cover Sheet and each worksheet/tab in order to receive scores.

General Conditions

Provide a detailed staffing matrix for the duration of the project, showing expected staffing for phases if applicable to supplement your general conditions which describes how you intend to staff the project in order to ensure schedule completion, quality, safety, and timely review of design changes and project costs. Use the General Conditions Spreadsheet provided as a tab in the Estimate Excel Workbook.

- Design-Builder shall employ a competent project manager, superintendent, scheduler, forepersons, and necessary assistants during performance of the work.
- Design-Builder's superintendent and forepersons shall be present at the site at all times that the work is in progress and at any time that any employee of Design-Builder or a Subcontractor of Consultant is present at the site.

Exclusions/Qualifications

Several assumptions will need to be made throughout the Design-Build process. Provide a narrative or list of exceptions and clarifications. Describe any night work, swing shifts, or acceleration that is factored into the proposal. Any value engineering proposals and alternates with associated costs may also be in this section.

Los Angeles Unified School District

Jordan High School Redevelopment Project

PROJECT SCHEDULE

Project Duration

Time of Completion shall be measured from the Notice to Proceed (NTP) with Preliminary Design. The Project Substantial Completion Date is November 19th, 2021. Design-Builder shall identify substantial completion dates for individual phases of work both in the project schedule and phasing plan. Design-Builder shall achieve Temporary Certificate of Occupancy for a Building no later than sixty (60) days after its Substantial Completion. Design Builder shall achieve Project Certification no later than ninety (90) days after Final Completion of last Element of Work.

Notice to Proceed with Design (NTP)

Notice to Proceed with Design is awarded to your firm on February 8, 2018. The Design-Builder shall complete the design for the Project and fully develop the construction documents required for submittal and obtain approval by the Division of the State Architect (DSA) and acceptance by the District within Four Hundred (400) working days.

Design-Builder shall present a fifty-percent (50%) construction document set to the District for review and comment. Allow twenty (20) working days for District review of 50% CD Drawings. After review comments have been resolved, the Design-Builder will complete the construction documents and submit for all necessary permits at one time; no piecemeal submissions to DSA. DSA First Review of New Projects and Deferred Items allow sixty (60) working days for review. DSA Back Checks and Amended Construction Documents allow thirty (30) working days for review.

Notice to Proceed with Construction

Required plans for all Elements of Work must be fully approved by DSA before a Notice to Proceed with Construction for any Element will be issued. Identify any early trades that are necessary to release prior to DSA approval. After completion of design and DSA approval, Design-Builder shall award remainder of Subcontractor Trade Packages for construction.

Schedule Narrative

Provide a brief narrative of the project scheduling and phasing approach. Identify assumptions, risks and benefits. Describe the Owner's and Designer's responsibilities in ensuring the schedule success with this approach. Specify how much allowance, if any, has been made for inclement weather in the schedule.

Schedule Requirements

Provide a detailed CPM schedule with a WBS structure and a minimum of 75 activities. No work should be scheduled on Federal and State Holidays. No work may be performed during the week of final exams in each and every semester. The proposal schedule should clearly identify the following:

- Project Phases labeled to match Phasing Plan
- Temporary Construction and Demolition related to Phasing
- Milestones (Design, Construction, Completion)
- Design Durations
- DSA and District Reviews
- Subcontractor Buyout
- BIM Coordination
- Submittals and Procurement

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Jordan High School Redevelopment Project

Schedule Requirements Continued

- Mobilization(s)
- Disruption of Utilities
- Start Up and Commissioning
- All Inspections (Construction, Substantial, Final)
- Owner Activities
- Inclement Weather Days

Schedule Formatting

Provide a Complete Project Schedule in color and formatted to 11x17 (PDF). Schedule must identify the Critical path and show the following columns:

- Activity Description
- Activity ID
- Duration
- Early Start and Early Finish
- Late Start and Late Finish
- Total Float
- Critical Path

Los Angeles Unified School District
Jordan High School Redevelopment Project

SUMMARY OF ATTACHMENTS

List of Attachments Included:

- 1 - Photos of Existing Campus (Compressed Folder)
- 2 - As Built Drawings (Compressed Folder)
- 3 - Daily Safety Pre-Task Plan Form (Word)
- 4 - Go-NO-GO Project Risk Form (Excel)
- 5 - LEED v4 for Building and Construction Checklist (Excel)
- 6 - Community Outreach Pre Bid Meeting Agenda Form (Word)
- 7 - Example Occupancy Plan (PDF)
- 8 - LAUSD Instructional Calendar (PDF)
- 9 - Cost Proposal Worksheet (Excel)