

# School Construction Industry Connection

## Rebuilding Orleans Parish Schools

Schools Rebuilding DBE Newsletter • Volume 2 • Issue 3 • May 2015

Stuart R. Bradley School



## Finish Strong! Industry Day – CMAR Briefing

During the first quarter of 2015, the Orleans Parish School Board and the Recovery School District hosted two important events for contractors to prepare them for the final phase of rebuilding the infrastructure of the public schools in Orleans Parish.

On January 31st, the third Construction Industry Day was held at Xavier University. Jacobs/CSRS, the program managers for the school rebuilding program, provided detailed information on the remaining school rebuilding projects and the new procurement methods that have been established to control costs and insure greater DBE participation.

28 new projects were presented with project budget estimates and the specifications on the building standards. Seven of the projects planned for 2015 are new school buildings or major renovations totaling into the tens of millions dollars. The remaining 21 refurbishments will be smaller projects designed to offer opportunities for smaller DBE contractors to take on projects.

In February, Jacobs/CSRS conducted a briefing session with General and DBE contractors to provide specifics on the Construction Management at Risk (CMAR) procurement process. In this issue of the "Industry Connection" there is an article on the new CMAR procurement process.

At both the Industry Day event and the CMAR Briefing, some 80 General and DBE Contractors participated.



Contained within this newsletter is information, along with important tips and resources to get you connected.

## Making the Connection

The OPSB and RSD are taking additional measures to connect with Disadvantaged Business Enterprises (DBE's) to increase their participation in the various school projects. Both organizations understand the critical role these companies play in building sustainable communities and want to support their continued growth.

### OPSB DBE Monthly Summary

#### New & Renovations:

DBE Contractors secured subcontractors on 8 projects as of March 31, 2015. The DBE subcontracts value is \$52,546,433 of the \$193,549,360 total of awarded contracts.

#### Stabilization/Demolition/Mothballing:

DBE Contractors secured subcontractors on 2 projects as of March 31, 2015. The DBE subcontracts value is \$296,520 of the \$902,999 total of awarded contracts.

#### Total Amount of DBE Contracts

**Awarded to Date: \$58,356,553**

### RSD DBE Monthly Summary

#### New & Renovations:

DBE Contractors secured subcontracts on 17 projects as of March 31, 2015. The DBE subcontracts value is \$48,882,578 of the \$252,253,077 total of awarded contracts.

#### Stabilization/Demolition/Mothballing:

DBE Contractors secured subcontracts on 33 projects as of March 31, 2015. The DBE subcontracts value is \$9,473,975 of the \$33,011,670 total of awarded contracts.

#### Design-Build New:

DBE Contractors secured subcontracts on 3 projects as of March 31, 2015. The DBE subcontracts value is \$35,025,777 of the \$109,137,557 total of awarded contracts.

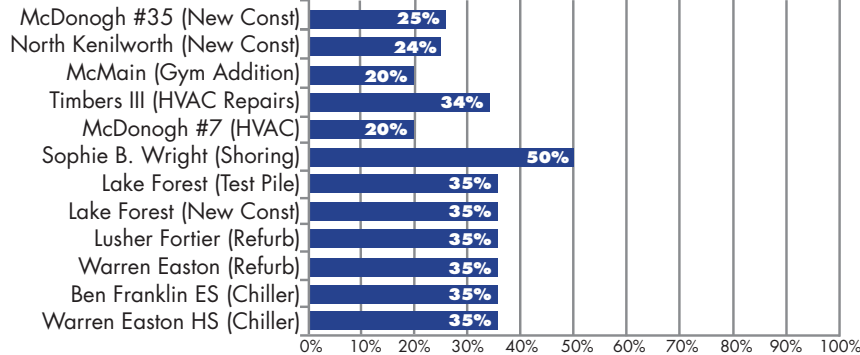
#### Total Amount of DBE Contracts

**Awarded to Date: \$93,382,330**

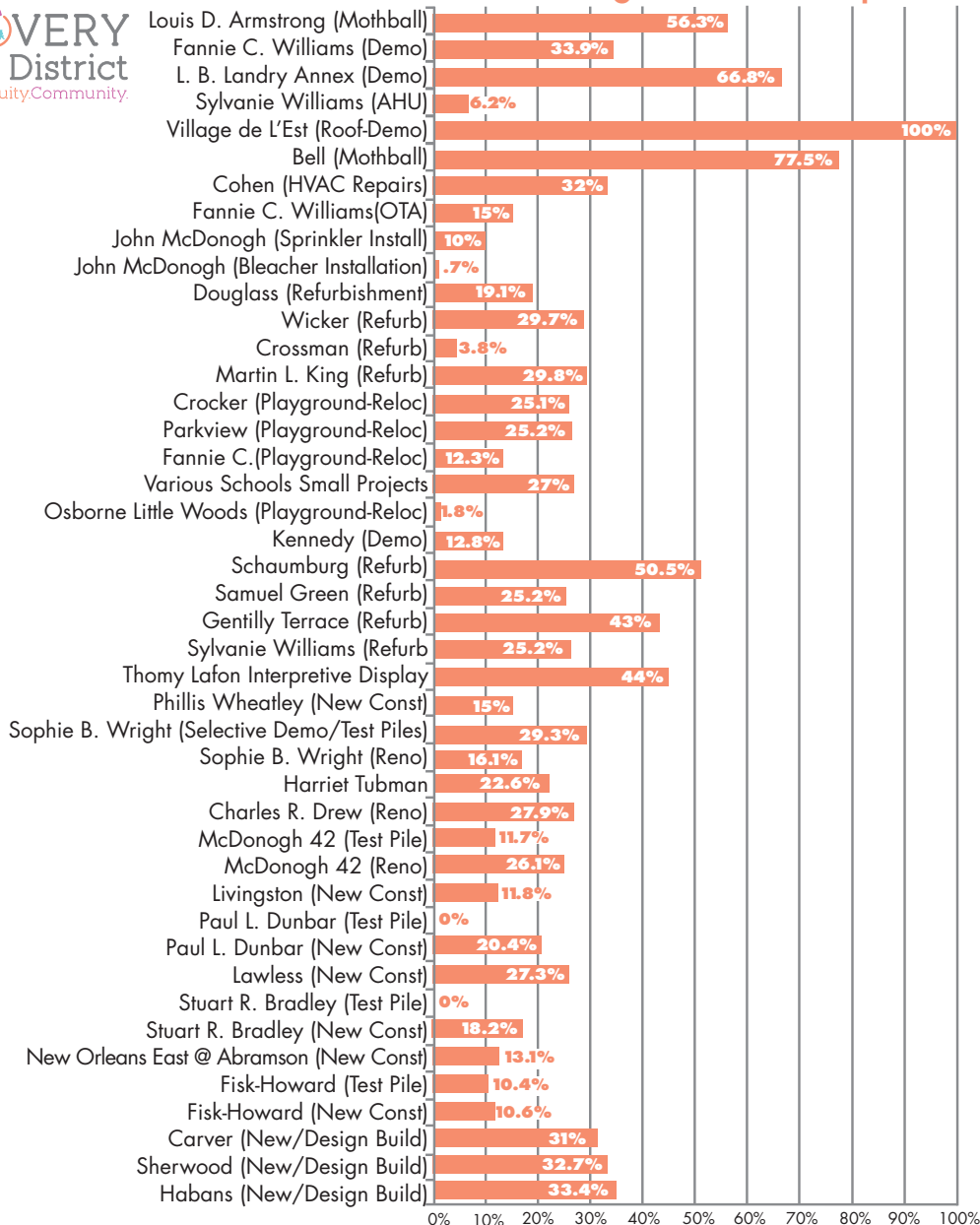
*\*DBE provisions were included in projects bid after June 30, 2012*



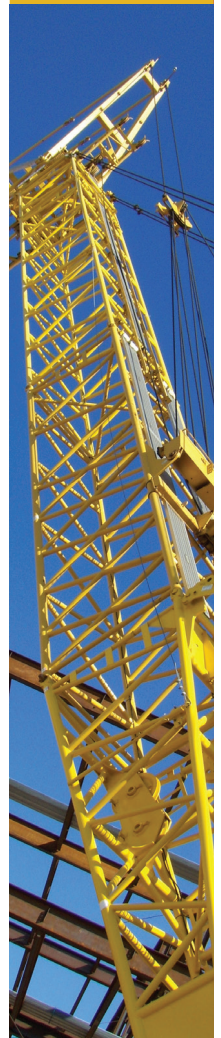
## OPSB Percentages of DBE Participation



## RSD Percentage of DBE Participation



In the two charts displayed to the left, the OPSB and RSD offer information, as of March 31, 2015, pertaining to the percentage of DBE participation in projects completed or under construction.







Rufino Saavedra, the President of Rufino Painting & Construction, Inc.

# QUALITY – HONESTY – RELIABILITY

(Rufino's Painting & Construction, Inc.)

With thirty plus (30+) years of experience, Rufino's Painting & Construction, Inc., is one of the leading painting and drywall contractors in the metropolitan area.

While maintaining a Disadvantaged Business Enterprise (DBE) status, Rufino's Painting has completed hundreds of commercial projects, among them several high profile projects and dozens of school projects.

Rufino Saavedra, the president of the company, is originally from Peru. He settled in New Orleans in 1983. In 1990 Rufino opened his company, Rufino Painting & Construction, Inc. By 1994, he had obtained his commercial state license. His company grew and expanded during the 90's and early 2000's.

Since his company is located on the Westbank, Rufino was able to get his business up and running fairly quickly following the flooding and devastation of Hurricane Katrina in 2005. Being in position to operate, Rufino was selected to re-paint the interior and exterior of the Morial Convention Center following the storm in 2006. He says that was one of his most important and defining projects and it helped build his

reputation for quality, on-time, and on-budget work.

Today, Rufino's Painting & Construction, Inc., has a workforce of eighty plus (80+) people and has twelve (12) commercial projects under contract.

Eight (8) of those projects are part of the Public School Rebuilding Program. He is currently providing painting, finishing and drywall services for four

(4) new schools (McDonogh 35, Lake Forest, Lawless, and North Kenilworth). Rufino's is also the painting sub-contractor for four (4) renovation projects (Sophie Wright, Drew and McDonogh 42, and Lusher/Fortier).

Rufino says he has a passion for school projects. "I have been repairing schools for the past two decades. I believe we have the responsibility to leave a legacy to the children."

Rufino says that he has been involved in DBE programs since "day one". "I'm very involved with the City of New Orleans and I am grateful to this city that has embraced us. As an immigrant, we appreciate this and like to give back", says Rufino. He is the past Honorary Consul for Peru. He has served on the Boards of the Boy Scouts of America, New Orleans Regional Leadership Institute,

**Rufino says he has a passion for school projects. "I have been repairing schools for the past two decades. I believe we have the responsibility to leave a legacy to the children."**

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American Red Cross and the Jefferson Economic Development Commission (JEDCO), and he is President Emeritus of the Hispanic Chamber. He currently serves on the Board of Directors of the New Orleans Chamber of Commerce.

Despite his success, Rufino feels that certified and qualified DBE companies could be even better off if they had easier access to secure higher bonding and financing for

working capital. Mr. Rufino said, "Many of us certified DBE's have already proven that we can do the work".

Rufino says he has had mostly good experiences working on school projects. "It's a lot of paperwork, but we appreciate the support and monitoring that the school program has provided for DBE contractors as we work to rebuild schools.

## **PUBLIC NOTICE – Invitation for Construction Management at Risk (CMAR) Services for New Karr High School**

The Orleans Parish School Board (OPSB) is seeking Statements of Qualifications (SOQ) from highly qualified Construction Management firms interested in providing Construction Management at Risk (CMAR) Services for:

### **NEW KARR HIGH SCHOOL • OPSB PROJECT NO. 2015-0307-0001**

An electronic file is available at [www.opsb.us/solicitations](http://www.opsb.us/solicitations). In addition to this website location, interested firms may obtain official Request for Qualifications (RFQ) packages from:

Orleans Parish School Board • c/o Jacobs/CSRS Program Management • Attention: Kevin Chenevert, Design Manager  
3520 General DeGaulle Drive, Suite 5070 • New Orleans, LA 70114 • (225) 202-7422  
Email: [kevin.chenevert@jacobsccrs.com](mailto:kevin.chenevert@jacobsccrs.com)

**The SOQ submissions for this project will be accepted until 4:00 PM on May 26, 2015.**

**A Mandatory Pre-Proposal Conference will be conducted at 10:00 AM on Thursday, May 14, 2015 at 3520 General DeGaulle, 5th Floor, Suite 5070, New Orleans, LA 70114.**

# **Contractors Training Events**

<b>Event Date</b>	<b>Training Event</b>	<b>Description</b>
Thursday, May 7 10 AM – 2 PM	Construction Project Management	Construction projects require management of a multitude of tasks, including scheduling, materials, personnel, finance, reporting requirements and much more. You will learn from our very experienced project managers how to manage your projects efficiently and effectively.
Friday, May 8 10 AM – 2 PM	Teaming Agreements, Joint Ventures and Strategic Alliances	Increase your company's access to bigger profits through collaboration. Learn the advantages of collaborating and what to avoid in contractor partnership agreements, including: what to look for in a partner, negotiation strategies, as well as how to identify target opportunities.
Friday, May 15 10 AM – 2 PM	Construction Safety	How you manage your back office operations is critical to the efficiency and more importantly, the profitability of your company. UDA Construction Suite can help you to organize, maintain and manage your operations effectively.

Workshops are held at the ULGNO Office, 4640 S. Carrollton Avenue, unless otherwise noted.  
Contact [wbrc@urbanleagueneuorleans.org](mailto:wbrc@urbanleagueneuorleans.org) or (504) 620-9647 to RSVP for workshops.

# Construction Management at Risk (CMAR) Delivery Method Adopted by OPSB-RSD

**T**he current delivery methods used by both the Orleans Parish School Board and the Recovery School District for schools construction projects is known as Design-Bid-Build. Under this procurement method, a contract is legally required to be awarded to the lowest responsible bidder as outlined in La. R.S. 38:2211 et. seq. To be awarded a contract, a bidder must do two things: 1) meet the minimal qualifications required by the bid and 2) be the lowest bidder. With this traditional procurement method, work associated with the design and construction of a project are separate work. The low-bid procurement method as it is termed; does not address local and minority inclusion.

On June 19, 2014, the Louisiana legislature approved the use of the Construction Management at Risk Procurement [CMAR] method for public contracts. This approval offers an alternative to Design-Bid-Build and is a critical step in advancing how contracts for school rebuilding construction projects may be awarded.

Since La. R.S. 38:2225.2.4 was created via Act 680 in 2014, Construction Management at Risk has become more widely utilized in the state of Louisiana because of its ability to better serve the public interest in ways that the traditional Design-Bid-Build method of construction does not.

The Construction Management at Risk delivery method allows the Owner of a project to choose the Construction Manager (CM) before the design phase is complete. The CMAR Contractor is selected based on qualifications, and then the entire operation is centralized under a single contract. The architect and CM work together in order to cultivate and develop the design. Then the CMAR Contractor gives the client a guaranteed maximum price and coordinates all subcontract work. The A/E Firm is hired separately from the CMAR Contractor and the traditional client-A/E relationship is maintained. This difference saves money and time by changing the relationship between designers and contractors into an alliance that fosters collaboration and teamwork.

Given the potential for positive economic impact and capacity building within the local and disadvantaged community, the Construction Management at Risk process versus low bid procurement allows the Owner to base the CMAR Contractor selection on "Qualifications and Best Value".

**The Construction Management at Risk delivery method allows the Owner of a project to choose the Construction Manager (CM) before the design phase is complete.**

## **The benefits realized are:**

- **Faster Delivery** – increases the speed of the project and can also strengthen coordination between the architect/ engineer and the CMAR Contractor; the work is completed faster and with fewer problems;
- **Cost Savings** – an integrated team is geared toward efficiency and innovation;
- **Better Quality** – the CMAR Contractor, Architect/Engineers, and the Owner all collaborate and work as a unified team, which creates enhanced synergies throughout the process and often fosters innovations to deliver a better project;
- **Singular Responsibility** – one entity is held accountable for cost, scheduling and performance;
- **Transparency** – is enhanced, because all costs and fees are in the open, which diminishes adversarial relationship between components working on the project, while at the same time eliminating bid shopping;
- **DBE Inclusion** – allows for more control and opportunity to increase DBE participation by including it as an element of the scoring criteria; (a minimum of 35% DBE participation);
- **Reduced Owner's Risk** – the CMAR Contractor assumes the additional risk;
- **Reduced Litigation Claims** – by closing warranty gaps, owners minimize exposure to litigation claims.

For the reasons listed above, the Recovery School District will procure work on Booker T. Washington and John McDonogh High Schools as CMAR projects. The Orleans Parish School Board will use CMAR for the building of Karr High School.





Livingston School Building

## Publisher's Corner

**T**his newsletter, "School Construction Industry Connection", is a publication created by the School Rebuilding Disadvantaged Business Enterprise (DBE) Team. The DBE Team meets weekly to review, plan and advocate for DBE and local involvement in rebuilding the public schools of New Orleans.

The newsletter is intended to provide a transparent look at the level of local and DBE involvement in school rebuilding. We will provide updates on DBE involvement in each construction project, information on upcoming construction bids, contact information on resource providers, a feature story on a successful DBE contractor, and commentary on policy initiatives to enhance DBE participation.

The Urban League of Greater New Orleans' Contractors Resource Center (CRC) is available to provide education, training and support for DBE, women-owned and small contracting companies. The intent of the CRC is to increase capacity in these firms, with specific emphasis on the school rebuilding projects in New Orleans.

Visit the center at the Urban League's headquarters at 4640 S. Carrollton Avenue, Suite 250 for assistance, or visit [www.urbanleagueneworleans.org](http://www.urbanleagueneworleans.org)



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For more information, please contact, Bright Moments, LLC at (504) 592-1800 or e-mail [Billr@Brightmomentsnola.com](mailto:Billr@Brightmomentsnola.com)

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