



School Construction Industry Day VII

Construction Management At Risk Procurement Leveraging Resources and Relationships for Sustainability



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-
- Overview of Upcoming OPSB/RSD Contracting Opportunities and Project Updates
 - Insights on Procurement Methods/Back-Office Training and Support
 - Collaborative Contracting/Networking
-

Saturday, October 6, 2018

RSD & OPSB- DBE Participation Summary



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RSD Disadvantaged Enterprise (DBE) Participation Summary

- **Stabilization & Demolition Contracts:** \$ 23,691,464
- **New Construction & Renovation Contracts:** \$ 82,753,803
- **Design-Build New Construction:** \$ 34,542,724
- **CMAR-Construction Management at Risk:** \$ 42,489,283
- **Total Amount of RSD DBE Contracts:** **\$183,477,274 (26.89%)**
- **Total Number of DBE Contracts Awarded:** **750 Contracts Awarded**



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RSD-DBE Participation Summary

December 2012 to September 2018

DBE Participation December 2012 to September 2018 in Dollars
(Percentage of Total Contracts)

Month-Year	Projects Total \$	DBE Participation \$	DBE %	# of Projects
Dec-12	\$ 26,824,370	\$ 4,223,510.47	15.75%	7
Dec-13	\$ 177,985,997	\$ 23,644,538.23	13.28%	24
Dec-14	\$ 359,642,410	\$ 85,168,404.51	23.68%	41
Dec-15	\$ 493,281,364	\$ 118,814,092.06	24.09%	61
Dec-16	\$ 568,788,868	\$ 143,818,804.71	25.29%	75
Jan-17	\$ 568,788,868	\$ 144,549,357.14	25.41%	75
Sep-17	\$ 631,431,964	\$ 169,376,412.00	26.82%	81
SEP-18	\$ 682,424,090	\$ 183,474,274.00	26.89%	91

	Low Bid Only
	Includes 3 Design Build Projects
	Includes 2 CMAR Project



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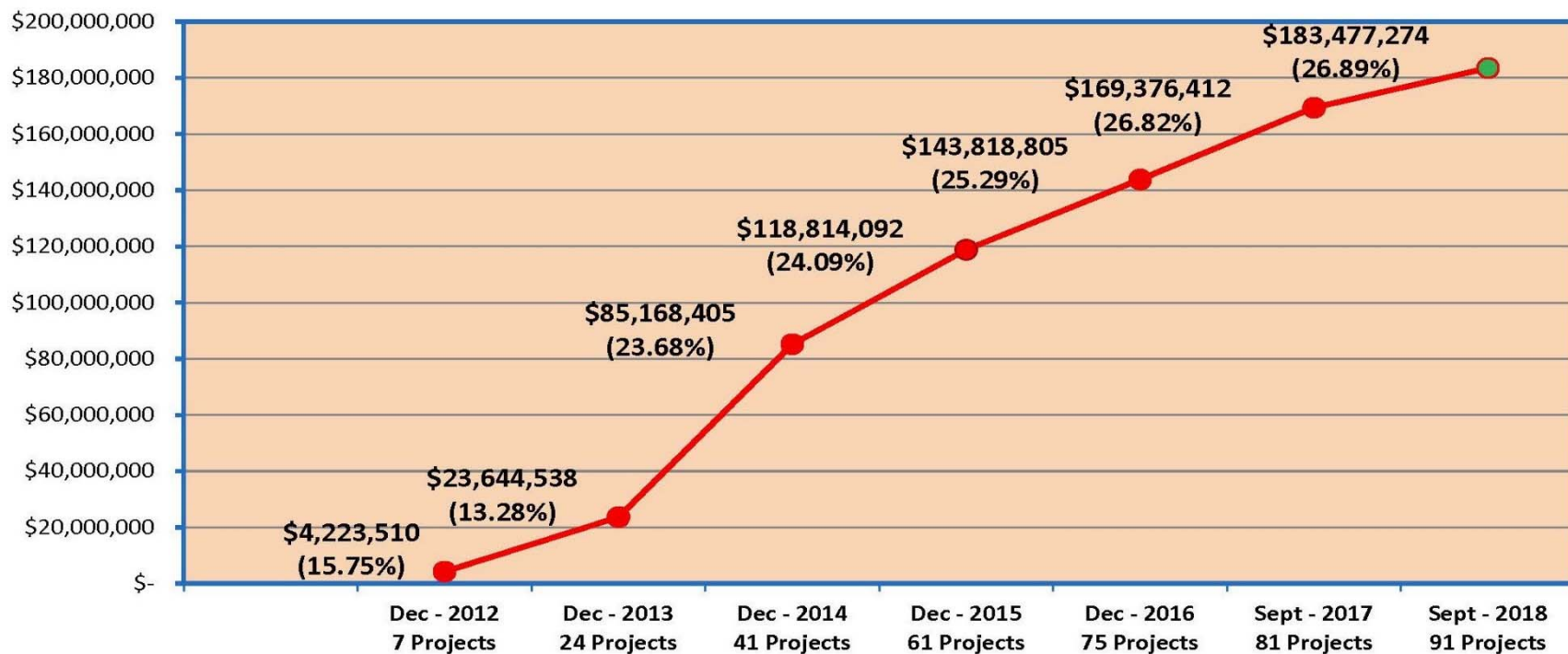
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RSD-DBE Participation Summary

December 2012 to September 2018

DBE Participation December 2012 to September 2018 in Dollars

(Percentage of Total Contracts)



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OPSB Disadvantaged Enterprise (DBE) Participation Summary

- **Stabilization & Demolition Contracts:** \$ 569,422
- **New Construction & Renovation Contracts:** \$ 65,999,022
- **Total Amount of OPSB DBE Contracts:** **\$ 66,568,444 (25.00%)**



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Requirements to Bid on RSD and OPSB Capital Projects

- **Classification 1 - Louisiana General Contractor's License**

- Exception – Demolition Specialty Allowed for Demolition Projects Only

- **Bid Security for five percent (5%) of total bid**

- Certified check drawn on a bank insured by the FDIC **OR**
- Cashier's check drawn on a bank insured by the FDIC **OR**

- **Bid Bond**

- Written by a surety company licensed to do business in Louisiana and signed by the surety's agent or attorney-in-fact

AND

- Surety must be listed on the current U.S. Department of the Treasury Financial Management Service list of approved bonding companies as approved for an amount equal to or greater than the amount for which it obligates itself in the Bond

OR

- Must be a Louisiana domiciled insurance company with at least an A - rating in the latest printing of the A.M. Best's Key Rating Guide



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Recovery School District Projects

- **State of Louisiana Procurement and Contract Network:**
 - All RSD projects can be found on the State of Louisiana Procurement and Contract Network (LaPAC) website: <http://wwwcfprd.doa.louisiana.gov/OSP/LaPAC/pubMain.cfm>
 - State of Louisiana Procurement and Contract Network → Bids by Department → State → Education
OR
 - Type the following direct link in the address bar:
<http://wwwcfprd.doa.louisiana.gov/osp/lapac/dspBid.cfm?search=department&term=14>
 - Note: LaPAC does not post the advertisement until the specified 1st advertisement date
- **All Projects will advertise in the Times-Picayune and The Advocate.** *(New Orleans/Baton Rouge Edition)*
- **Keep Track of the RSD's Construction Program through the Monthly Superintendents' Reports**
 - <https://sfmpnola.org>
 - Click on For Community, Plan for Building New Schools, Monthly Superintendents' Reports



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Orleans Parish School Board Projects

- **All OPSB projects can be found on the Orleans Parish School Board (OPSB) website:** <http://www.opsb.us/>
 - Click on “Solicitations”. Projects will be listed under “Request for Proposals”, or under “Advertisement for Bids”
OR
 - Click on use the following direct link: <http://www.opsb.us/solicitations/>
- **All Projects will advertise in the Times-Picayune.**(New Orleans/Baton Rouge Edition)
- **Keep Track of the OPSB’s Construction Program through the Monthly Capital Construction Reports**



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Project Overview



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UPCOMING RSD NEW CMAR CONSTRUCTION & MAJOR RENOVATION PROJECTS

Abridged Scopes of Work for Refurbishments Available on RSD Website:

www.rsdlc.net → *RSD Procurement* → *Capital Projects Procurement* →
2018 Projected Quarterly Bid Schedule



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Cohen High School (RSD) New-CMAR

- **Architect-** HMS Architects
- **Scope of Work**
Demolition of Existing Building.
Construction of a New School
- **Pre-Con Awarded**
TBD
- **50% Submission Due**
TBD
- **100% Submission Due (GMP)-TBD**
- **Estimated Construction**
• \$25 Million - \$28 Million
- **Funding Source** – FEMA
- **Approximately 110,000 sf**
- **LEED Certified**



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Cohen High School-RFQ Respondents

Broadmoor, LLC

2740 North Arnoult Road
Metairie, LA 70011

The Lemoine Co. ,LLC

300 Lafayette Street
Suite 100
New Orleans, LA 70130

Landis Construction Co, LLC

8300 Earhart Boulevard
Suite 300
New Orleans, LA 70118

The McDonnel Group, LLC

3350 Ridgelake Drive
Suite 170
Metairie, LA 70002

Woodward Design+Build

1000 S. Jefferson Davis Pkwy
New Orleans, LA 70125



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Behrman Elementary School (RSD) New-CMAR

- **Architects**
- Waggoner & Ball
- **Scope of Work**
- Renovation of 129,000 sf School
- and 11,307 sf Gymnasium housed
- On 3.53 acre Site.
- Associated Site Work
- Stormwater Management System
- **Pre-Con Awarded**
- TBD
- **50% Submission Due**
- TBD
- **100% Submission Due (GMP) TBD**
- **Estimated Construction**
- \$32 Million - \$34 Million
- **Funding Source**
- FEMA
- Historic Tax Credits
- **Approximately 140,307 sf**
- **LEED Certified**



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Behrman School-RFQ Respondents

Landis Construction Co, LLC The McDonnell Group, LLC

8300 Earhart Boulevard

Suite 300

New Orleans, LA 70118

3350 Ridgelake Drive

Suite 170

Metairie, LA 70002

Woodward Design+Build

1000 S. Jefferson Davis Pkwy

New Orleans, LA 70125



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Career Technical Education Center School (Old McDonogh-35, Major Renovation-CMAR)

- **Architect**
SCNZ
- **Scope of Work**
Renovation of Previous
McDonogh 35 High School
Into a 145,000sf CTE-HS
- **Pre-Con Awarded**
TBD
- **50% Submission Due**
TBD
- **100% Submission Due**
TBD
- **Estimated Construction**
\$ 23 Million - \$25 Million
- **Funding Source-FEMA**
- **Approximately-145,000sf**
- 3.4 Acre site
- **LEED Certified**



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Career Technical Education Center School- RFQ Respondents

Broadmoor, LLC

2740 North Arnoult Road
Metairie, LA 70011

MAPP, LLC

344 Third Street
Baton Rouge, LA 70801

Landis Construction Co, LLC

8300 Earhart Boulevard
Suite 300
New Orleans, LA 70118

The McDonnell Group, LLC

3350 Ridgelake Drive
Suite 170
Metairie, LA 70002



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UPCOMING OPSB NEW CONSTRUCTION & RENOVATION PROJECTS



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Benjamin Franklin Elementary School Phase II (OPSB-Renovation)

- **Architect**
N-Y Associates
- **Scope of Work**
Refurbishment, ADA Compliance
HVAC System Update, New
Elevator, Sprinkler/ Fire Alarm
System.
- **1st Advertisement**
TBD
- **Construction Bid Opening**
TBD
- **Estimated Construction**
\$ 4.5 Million - \$ 5.3 Million
- **Funding Source**
FEMA/Capital Projects



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Hynes Elementary School-Exterior Envelope Repairs

- **Architect**
SCNZ
- **Scope of Work**
Repair of Building Exterior Envelope due to Water Infiltration
- **2nd Advertisement**
October 3rd
- **3rd Advertisement**
October 10th
- **Construction Bid Opening**
October 31st
- **Estimated Construction**
\$ 250K - \$ 300K
- **Funding Source**
FEMA/Capital Projects



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OPSB-Facility Management Process



<https://opsb.us/wp-content/uploads/2018/07/OPSB-Facility-Procedures-Handbook-2018-2019.pdf>



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How to Partner with OPSB?

- **Ensure you are a registered vendor**
 - <https://opsb.us/departments/purchasing/>
- **Review OPSB's "Solicitations" webpage for future opportunities.**
 - <https://opsb.us/solicitations/>
- **Upcoming Solicitations:**
 - Grounds Services
 - Pest and Termite Control
 - Waste Management
 - Electrical Services
 - Plumbing Services
 - Charter School Shared Services for HVAC Preventative Maintenance



OPSB Facility Management

- Charter Schools in OPSB owned facilities are responsible for the following:
 - All day to day maintenance, repairs and overall facility management
 - Provide all required facility services
 - Report any issues related to Warranty, Capital or Major Needs, and Facility Alteration requests to OPSB.
- OPSB manages facilities by...
 - Inspecting all OPSB owned facilities annually
 - Review all contracts and service agreements to ensure all required facility services are being met
 - Procure, perform and project manage all Capital and Major Repairs
 - Managed Extended Warranty requests
 - Approve Facility Alterations requests
 - For all Direct Run Schools OPSB provides all required services and manages facilities directly



What Services are Charter Schools Required to Provide?

CODE & REGULATORY COMPLIANCE

- Asbestos Management
- Boiler Inspections
- Elevator Monitoring and Inspections
- Fire Alarm Monitoring and Inspections
- Fire Extinguisher Certification and Inspections
- Fire Sprinkler System Testing and Inspections
- Kitchen Hood Fire Suppression System Testing and Inspections
- F.O.G. (Fats, Oils, Grease) Discharge Permits and Inspections
- Integrated Pest Management Plan
- Stationary Engineer

CLEAN & SECURE SCHOOLS

- Custodial Services
- Grounds / Landscaping
- Information and Technology Maintenance
- Pest Management
- Playground Management
- Security Alarm Systems
- Waste Management

FACILITY PRESERVATION

- Building Automation Systems (B A S)
- Elevators and Lifts
- Food Service Equipment
- General Building Maintenance
- Generator Maintenance and Testing
- HVAC
- Roof
- Termite Control



Charter School Public Bid Law

Charter school boards are required to follow public bid laws for contracts for the construction of public works.

School boards may purchase off a state contract since the public bid process was completed by the Office of State Purchasing. Schools must submit questionnaires through the OSP website. Also, an emergency may alter bid requirements. Schools should check La. R.S. 38.2211 for these alterations.

Public Works
Erection, construction, alteration, improvement, or repair of any public facility or immovable property owned, used, or leased, by a public entity. Includes labor and materials.

Public Works

Required	<ul style="list-style-type: none"> If contract exceeds \$150,000 – must bid and let for contract with lowest responsible bidder and Include labor, materials, and equipment. While not required, legislative auditor recommends for public works greater than \$25,000 that school boards use RFP process and/or solicit at least 3 bids.
Advertising RFP	<ul style="list-style-type: none"> Once a week, for 3 weeks in a newspaper in the area, starting at least 25 days before opening of bids (not starting on a weekend or legal holiday). Plans should be available to bidders on the first day of advertising and until 24 hours before the bidding date. Schools should use the uniform bid form established by the Dept. Of Administration
Bid Requirements	<ul style="list-style-type: none"> Includes a bid or security bond, acknowledgement of addenda, base bid, alternates, bid total, signature, name of firm, and unit prices Submitted via certified mail or by hand
Required Documentation	<ul style="list-style-type: none"> Written confirmation of the accepted offer shall be part of the contract file Record of all elements of the public bid process shall be retained for at least 6 years following the purchase or completion of the public work
Disqualification of Bidder	<ul style="list-style-type: none"> To disqualify any bidder as not a “responsible bidder,” school boards must give written notice to the bidder and reasons for disqualification Must give the bidder an opportunity to be heard at an informal hearing
Bond Requirements	<ul style="list-style-type: none"> Bid: 5% Bid Bonds or other forms of bid security Performance: Not less than 50% of contract for public works contracts greater than or equal to \$50,000
Time Limit	<ul style="list-style-type: none"> 30 days upon conclusion or receiving bids to accept lowest responsible bidder or reject all bids
Written Contract	<ul style="list-style-type: none"> When any public work is accepted, the school board and bidder shall enter into a written contract

This informational document is a general guide to inform schools of basic requirements. It is NOT a substitute for federal state guidelines and/or the appropriate state and local policies. Please visit the websites above for more information or contact the Office of Portfolio with questions.



Questions/Break



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Design-Bid- Build Process

- **Competitive Low Bid**

- In accordance with Louisiana Public Bid Law

- All public work exceeding the contract limit as defined in this Section, including labor and materials, to be done by a public entity shall be advertised and let by contract to the lowest responsible and responsive bidder who had bid according to the bidding documents as advertised, and no such public work shall be done except as provided in this Part.
- A responsive bidder is the apparent low bidder who submits the proper documentation within ten days of the opening of the bids.



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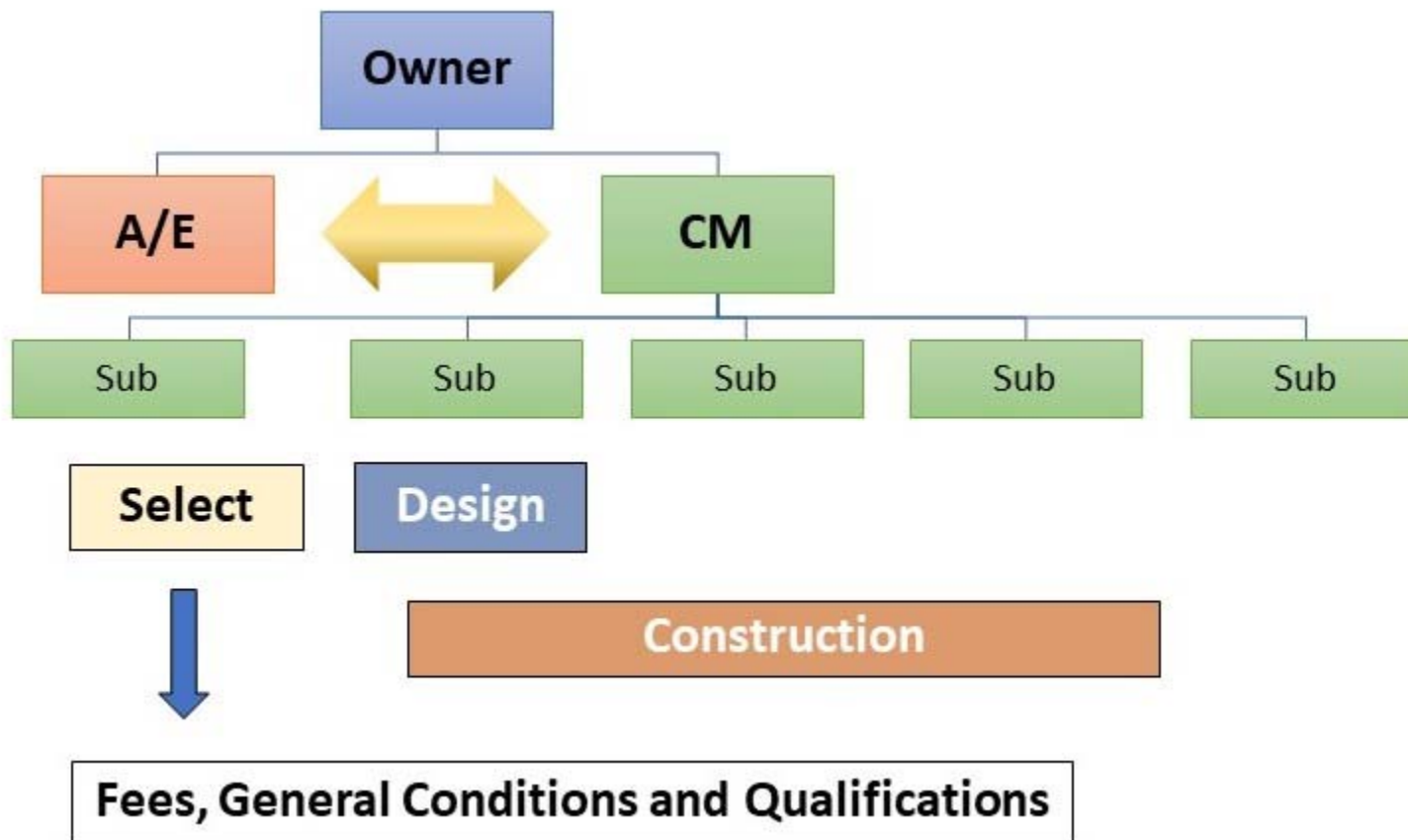
CMAR Process

- **CMAR – Construction Manager At-Risk**
 - In accordance with Louisiana Revised Statute Title 38 Section 2225.2.4
 - Currently only for projects \$25M +
 - Provides for early collaboration, cost control, risk mitigation and reduction in changes



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Construction Management At Risk



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CMAR Procurement in Louisiana

- Louisiana Act No. 782, June 2014
- Act 782 defines the CMAR selection committee (5 members)
- Requires minimum of RFQ advertising on the Owner's "official journal" or the Owner's website
- Suggests scoring criteria for the RFQ Process (experience, safety, bonding, etc.)



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CMAR Procurement in Louisiana

- LA Act 782 requires cost estimates from the CM when the final design of the project is no more than 60% design completion and again when the final design of the project is no more than 90% complete
- Stipulates that if the Owner and CM are not able to reach agreeable Guaranteed Maximum Price (GMP) and sign a contract, then “the project shall be re-advertised and publicly bid utilizing the design-bid -build delivery method.”



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CMAR Process

- Two Phases:
 1. Preconstruction
 2. Construction Management
- CMAR is hinged on “Team Collaboration”
- Not a hierarchical or combative process



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CMAR Process

- Owner selects a Project specific qualified CM near the same time as the Architect
- Allows Contractor and Subcontractor's input during design
- Keeps Project within budget during the design phase
- Reduces risk for all parties with constructability reviews and coordination
- Still includes competitive bidding among subcontractors
- Cost transparency throughout all of the design phases



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CMAR Process

- CM provides Preconstruction services to Owner and Design Team
- Solicit and identify subcontractors for pricing
- Regular meetings and pricing updates throughout design to meet the budget
- CM is contractually obligated to provide a minimum of three competitive prices per Scope of Work (bids submitted by subcontractors)
- At 90% Design Phase, CM gives a Guaranteed Maximum Price (GMP)



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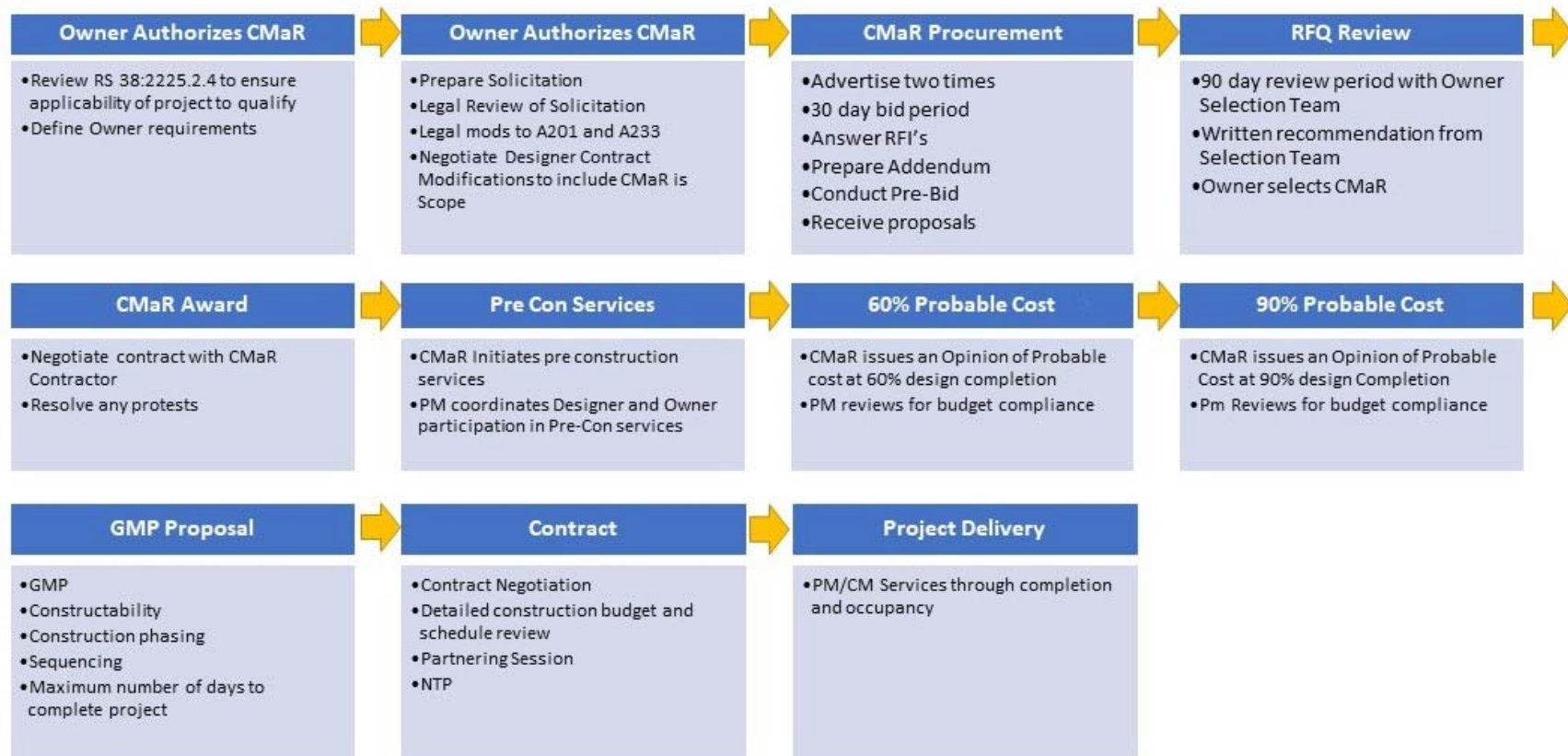
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CMAR Process Flow Chart



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Projects Using CMAR Delivery Method

CMAR-Project Status Summary

- **Booker T. Washington High School** **65%**
- **John McDonogh High School** **100%**
- **New Edna Karr High School** **16%**
- **CTE HS at Kerlerec Street-(Evaluating Proposals)**
- **Cohen High School-(Evaluating Proposals)**
- **Behrman Elementary School-(Evaluating Proposals)**



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Subcontractor Involvement And Selection Process



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Subcontractor Involvement and Selection

- Subcontractors are involved in Preconstruction at some level of participation
- Pricing and schedule input, ideas for reducing costs, value engineering
- This will involve creativity and competitive pricing from the subcontractors
- Therefore, it is in the CM's best interest to be inclusive



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Subcontractor Involvement and Selection

- Initially, the CM opens up to the entire subcontracting market
- Inclusive and inviting process
- Advertising through local publications and websites (Times-Picayune, The Advocate, Daily Business Journal, NOLA City Business, etc.)
- CM may additionally utilize electronic solicitations
- Subcontractor Fairs, Meetings, etc.



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Subcontractor Involvement and Selection

Considerations For Selection

- Price
- Qualifications, Past Experience
- Capacity, Staff Availability
- Insurability and Bonding
- Financial Stability
- Small Business Utilization Plan
- References
- Owner and Architect Input



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Project Safety Requirements

• Development of Safety Plan (reference 29 CFR 1926 OSHA Construction Industry Regulation)

- Prevention is the only way to reduce the risk of worker injuries and death. No person should ever have to be injured, become ill, or die for a paycheck.



- General Duty Clause, Section 5(a)(1) OSHA Act of 1970,

- Each Employer, “place of employment which are free from recognizable hazards that are causing or are likely to cause death or serious physical harm to his employees.”
- Each Employee, “comply with occupational safety and health standards and all rules, regulations, and orders”

- Written Safety Plan:

- Small business w/10 or fewer employees are exempt, however a safety plan demonstrates a commitment to your employees health
- Compliant with OSHA standards and information is relevant
- 4-Prong Approach: Management Commitment/Accountability, Worker Involvement/Communication, Workplace Analysis, Training/Prevention
- Address Hazard Communication, Fall Protection Program, LOTO Procedures, Excavation, Confine Space, etc.
- Education / Training (OSHA 10hr and 30hr) and Tool Box Meeting (see handout)



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Project Safety Requirements

- **LARSD Program Site Specific Safety Action Plan** (see handout)
 - **GC responsible to provide:**
 - Site Specific Safety Action Plan (avoid cut/paste safety plans)
 - Effective, Functional Safety Plan; Pro-active Involvement; Address Employee Exposure
 - **Areas to cover include:**
 - Incident/Accident Reporting Procedures
 - Emergency Response Plan / Perimeter and Access Control
 - Personal Protective Equipment Requirements
 - Pre-Phase Meeting / Job Hazard Analysis
 - Orientation / Training / Tool Box Meetings
 - **DON'T FORGET:**
 - First-Aid Kit onsite and First Aid/AED/CPR Trained Employees
 - Federal/State Employment Poster (bi-lingual)
 - Local Medical Facility Direction / Telephone Numbers (bi-lingual)



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Questions/Break



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Roundtable Discussion: CMAR - Subcontractor's Participation

- **Panelists**

- Danah Malone, Malone Electrical
- Travis & Karen Williams, NOLA Steele Fabrication
- Michael Chatmon, Chatmon Construction
- Louis Livers, Livers Construction
- *Moderator, Frank Johnson, Urban League of Louisiana*



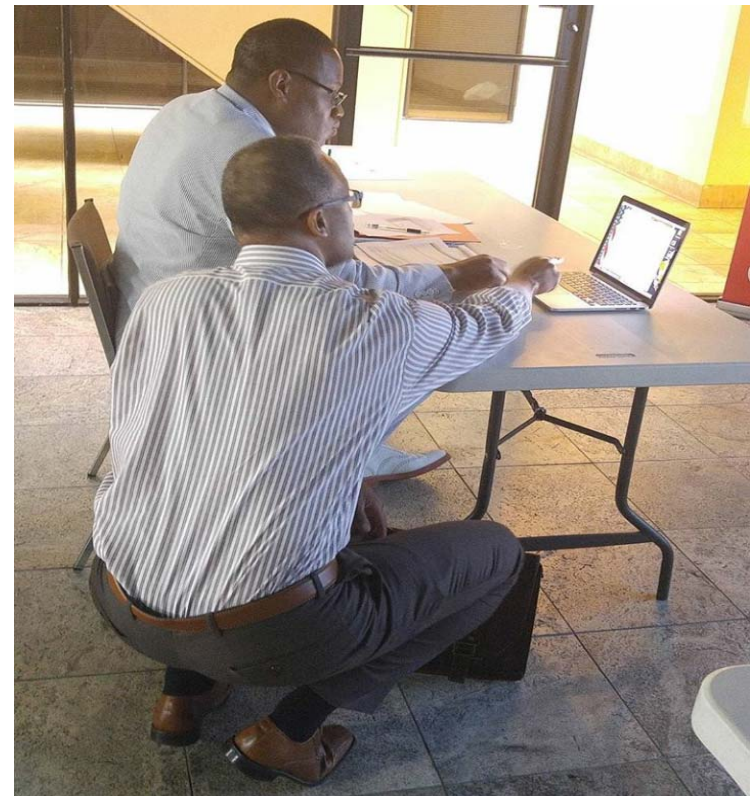
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The Urban League of Louisiana (ULLA) works in association with Jacobs/CSRS and the DBE Planning Group to support the planning, outreach and DBE capacity-building efforts for the schools rebuilding program.

The CRC provides:

- business development resources to small, disadvantaged business enterprise (DBE) certified, minority, and women-owned contracting firms, and
- access to a computer lab outfitted with widely used construction scheduling, estimating, and accounting software used for training and direct usage.





- A state-of-the-art plotter is available for large, full-color hard copies of project plans and specifications.
- Other contractor-specific training workshops, including:
 - Intermediate and advanced project management
 - Back-office applications
 - Financials preparation
 - Software instruction





Upcoming CRC Trainings

Date	Class	Time
Thursday, October 18	Women In Construction Convening	8:30a-4:30p
Thursday, October 25	Legal Clinic for Contractors	9:00a-11:00a
Friday, October 26	PlanSwift Estimating Training	9:00a-1:00p
Thursday/Friday, November 1 and 2	Green Professional Building Skills Training (2 Day Training)	8:30a-5:00p
Friday, November 2	Intermediate QuickBooks and Costing for Contractors	9:00a-12:00p
Friday, November 9	Annual Veterans Small Business Breakfast and Resources Summit	9:00a-11:30a
Thursday, November 15	Tracking Production Rates	10:00a-12:00p
Friday, December 7	Opportunities Outlook 2019	9:00a-12:00p

For more information, email us at wbrc@urbanleaguela.org.

QUESTIONS?



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