

## SESSION 3

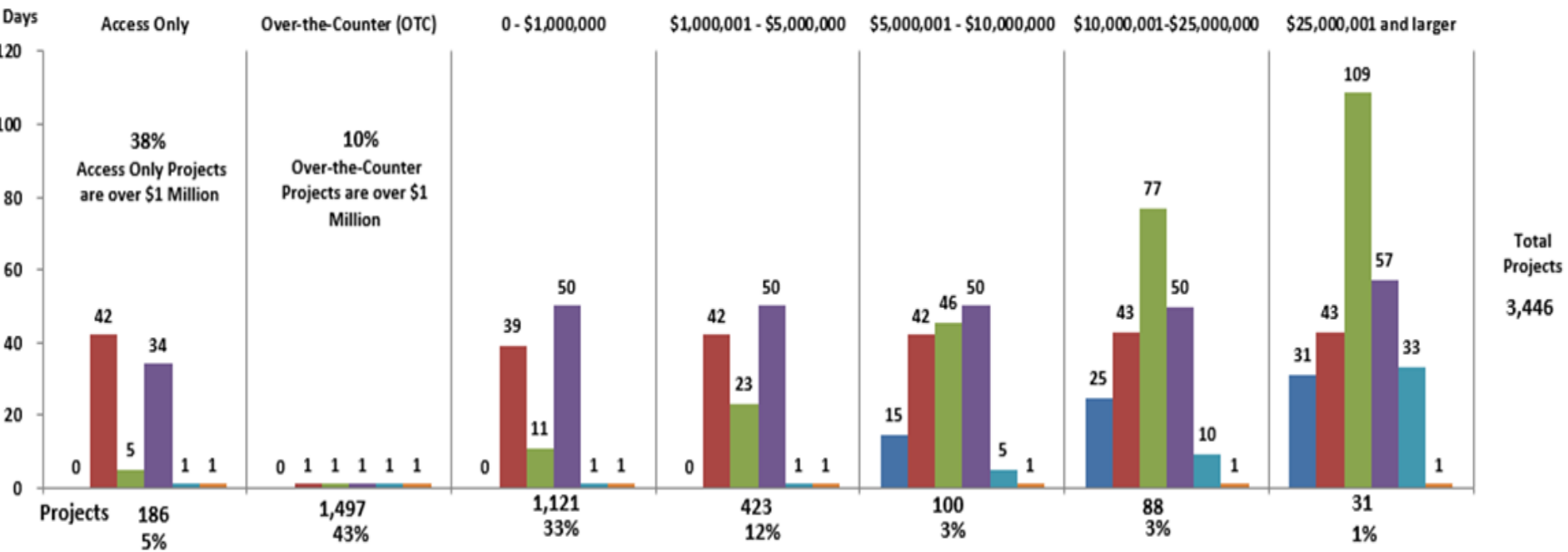
### *Project View from 5,000 Feet*

# Project Schedules *Time is Money*

- Construction funding
  - State School Facilities Bond
    - 2016 Bond (Prop 51): **\$9 B**
  - Local School Facilities Bonds
    - Prior Existing Bond Authority\* **\$25.0 B**
    - Bonds Passed in 2014 – 2016 **\$37.5 B**
  - Total Bonds: **\$71.5 B**
- Current construction inflation rate: 5% to 8.6%
- Escalation at 5% per year: **\$3.575 B**
- Monthly Escalation: **\$297.9 M**

# Statewide Median Processing Days

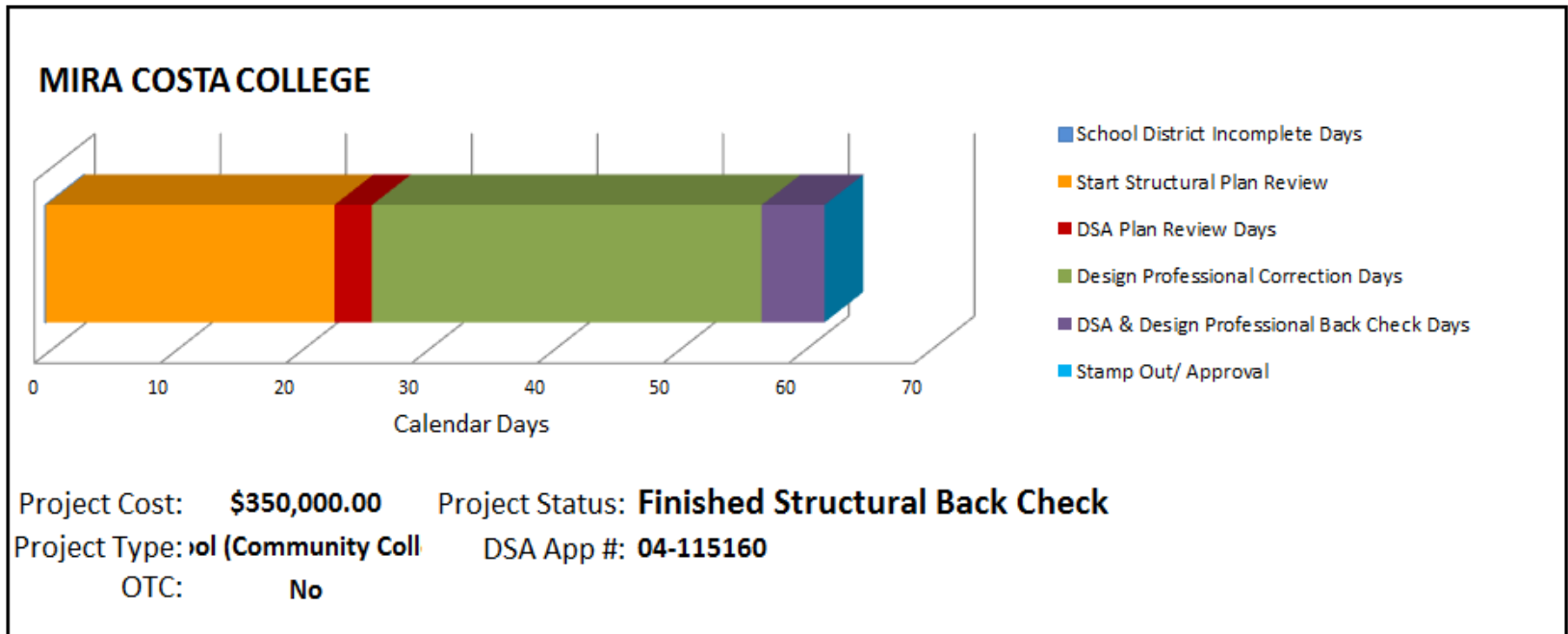
Projects **Approved** 07/01/16 through 06/30/17



- Incomplete Days
- Plan Review Days
- Back Check Days

- Bin Time Days
- Design Professional Correction Days
- Approval/Stamp Out Days

# Community College Scorecard: San Diego Region

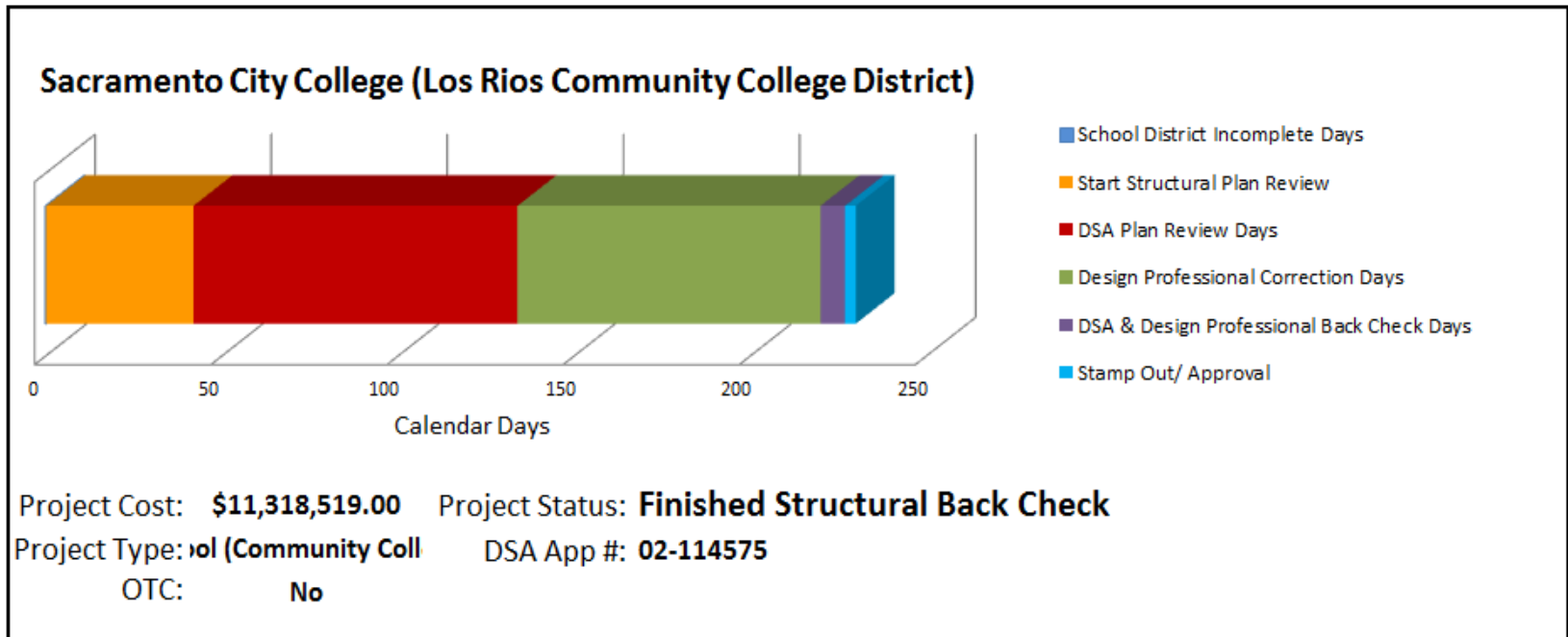


App #	Project	Application Received Date	Complete Submittal Date	School District Incomplete Days	DSA Bin Time Days	Start Structural Plan Review	Finish Structural Plan Review/Return of Comments	DSA Plan Review Days	Start Structural Back Check	Design Professional Correction Days	Finish Structural Back Check	DSA & Design Professional Back Check Days	Stamp/ Approval Date	Stamp Out/ Approval
04-115160	MIRA COSTA COLLEGE	03/30/16	03/30/16	0	23	04/22/16	04/25/16	3	05/26/16	31	05/31/16	5	05/31/16	1

# Mira Costa College Escalation

- \$350,000 @ 8%: \$28,000/year  
– \$3230/6wks (Bin)
- \$350,000 @ 10%: \$35,000/year  
– \$4036/6wks (Bin)
- \$350,000 @ 5%: \$17,500/year  
– \$1486/31days

# Community College Scorecard: Sacramento Region

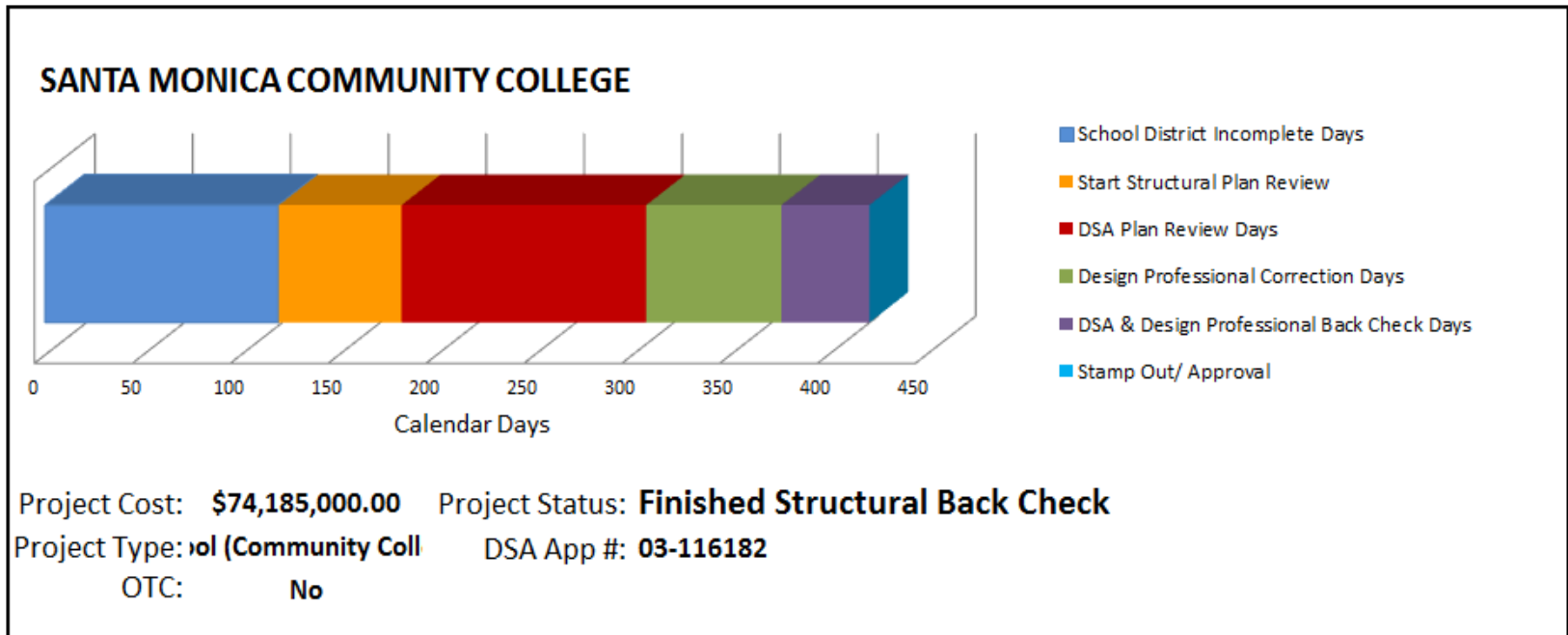


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02-114575	Sacramento City College (Los Rios Community College District)	09/08/15	09/08/15	0	42	10/20/15	01/20/16	92	04/15/16	86	04/22/16	7	04/25/16	3

# Sacramento City College

- \$11,318,519 @ 6%: \$679,114/ year  
– \$78,359/ 6wk (Bin)
- \$11,318,519 @ 7%: \$792,296/ year  
– \$91,418/ 6wk (Bin)
- \$11,318,519 @ 5%: \$565,926/year  
– \$133,341/ 86 days (Bin, DSA, A&E)

# Community College Scorecard: Los Angeles Region



App #	Project	Application Received Date	Complete Submittal Date	School District Incomplete Days	DSA Bin Time Days	Start Structural Plan Review	Finish Structural Plan Review/Return of Comments	DSA Plan Review Days	Start Structural Back Check	Design Professional Correction Days	Finish Structural Back Check	DSA & Design Professional Back Check Days	Stamp/ Approval Date	Stamp Out/ Approval
03-116182	SANTA MONICA COMMUNITY COLLEGE	03/05/15	07/02/15	119	63	09/03/15	01/06/16	125	03/15/16	69	04/29/16	45	04/29/16	1

# Santa Monica Community College

- \$74,185,000 @ 9%: \$6,676,650/ yr  
– \$770,383/ 6 wk (Bin)
- \$74,185,000 @ 5%: \$3,709,250/ yr  
– \$427,990/ 6 wk (Bin)
- \$74,184,000 @ 5%: \$3,709,250/yr  
– \$4,288,502/ 422 days (Incomplete, Bin, DSA, A&E)

# Project Development Time Reduction

## Design & Funding

- Districts
- CDE
- OPSC

## DSA Review

- Bin time
- Intake
- Plan review
- Back check
- Construction oversight

## Construction

- Constructor
- Design Team
- DSA

# Appointment System

- Bin time: 6 Weeks of Escalation
  - \$ 71.5 B Total Project Value @ 5% = \$ 1.475 B
  - \$ 5 M Project @ 5% : \$ 28,846
  - \$ 1 M Project @ 5% : \$ 5,769
- Appointment system:
  - 6 weeks = **Better Documents**
    - Faster plan review
    - Faster back check
    - Faster and better construction

# Electronic Plan Review



## SESSION 3

### *Project View from 5,000 Feet*


Craig Rush, San Diego Regional Manager

Jim Hackett, Principal Structural Engineer


Ida A. Clair AIA, LEED AP, CASp; Principal Architect

George Barnes, Principal Fire & Life Safety Officer

# DSA Responsibilities

- Structural Safety (SSS)
  - Fire and Life Safety (FLS)
  - Accessibility Compliance (ACS)
- 

# Early Project Discussions Prior to Starting Actual Design

- Unusual site or program?
  - Critical time frame?
  - Scope of work and exempt work?
  - What would be the best approach?
- 

# Pre-Application Review During Conceptual or Schematic Design

- Meeting discussion w/agenda & mtg. minutes:
  - Design criteria
  - Project scope of work & potential exemptions
  - Code interpretations
  - Code cycle implications for: SSS, FLS & ACS
  - Increments
  - Schedule and critical timeline
  - Rehabilitation triggers

# Project Submittal Registration

- Submit forms DSA 1-REG with DSA 1 & DSA 1-INC. if an incremental project
- DSA assigns application number & opens DSABox account
- Project Submittal Appointment date given 6 weeks from Registration date
- W/in 1 week of Registration, progress documents uploaded to DSABox


# Project Submittal Appointment (1 of 2)

- Submit DSA 1 (Application for Approval of Plans and Specifications) w/correct fees & Exemption Concurrence letter if appropriate
- Currently
  - Primarily Paper / some electronic submittals
  - Appointments 6 weeks from Registration date
  - DSA commitment: 5 days until Plan Review
  - AE commitment: keep appointment time & provide a complete submittal

# Project Submittal Appointment (2 of 2)

- Electronic
  - DSA Installed new equipment
  - AECOM assists in developing standards & training
  - Architect uploads to Box with notification to DSA
  - Utilize Bluebeam software
  - Future: use of electronic money transfer for fees


# Intake/Phase 1 Review

- Face to face meeting with Intake
  - Importance of form DSA 3: Project Submittal Checklist
  - Verify completeness of submittal (If not complete then must re-register for another appointment 6 weeks out)
  - Landscape irrigation
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# Plan Review/Phase 2 Review

- Structural (SSS)
- Fire and Life Safety (FLS)
- Accessibility Compliance (ACS)
- Simultaneous reviews
- Projects transferred to other offices or outside consultants
- Collaboration opportunities through Bluebeam


# Back Check

- At DSA regional office back check room
  - Electronic back check
  - Future: back check remotely via Bluebeam
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# Design Build Projects

- Balance Builder's need for flexibility with regulatory requirements for complete design before commencement of construction.
  - DSA IR A-33: Design-Build and Lease-Leaseback Alternative Project Delivery Methods


# Stamp Out and Approval

- Approval of Plans letter
  - Form DSA 5 – PI: Project Inspector Qualification and Approval
  - Form DSA 102-IC: Construction Start Notice/Inspection Card Request
  - Inspection Card
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# Post Approval Documents

- Deferred submittals
  - Revisions
  - Addenda
  - Construction Change Documents (CCD's)
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# Pre-Construction

- Fee adjustment to construction contract amount
  - Pre-construction meeting
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# Construction Oversight

- Field Engineer Responsibilities
  - Inspector Responsibilities
    - Inspector Box
    - Inspector Task Force
  - A/E responsibilities
  - School district responsibilities
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# DSAbOX

- Inspection Card
  - Changes during construction (CCDs)
  - Verified reports
  - Other construction documents
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# Certification (1 of 2)

- Project Status
  - Under Construction
  - Occupied without Certification
  - Certified
  - Timing Notification
    - Occupied
    - Form DSA 301-N: Notification of Requirement for Certification
    - Form DSA 301-P: Notification of Requirement for Certification (Public)

# Certification (2 of 2)

- Certification Box: Public
- Fee reconciliation
  - Cost of original contract with the addition of CCDs.
  - No double dipping.
  - Form DSA 168: Statement of Final Actual Project Cost.

# Pre-check Plans (PC)

- Relocatable classrooms, restrooms, etc.
- Modular buildings single & multiple story buildings
- Shade Structures
- Solar Structures
- Carports
- Bleachers
- Scoreboards
- Elevators
- Ramps
- Over-the-Counter