

SESSION 3

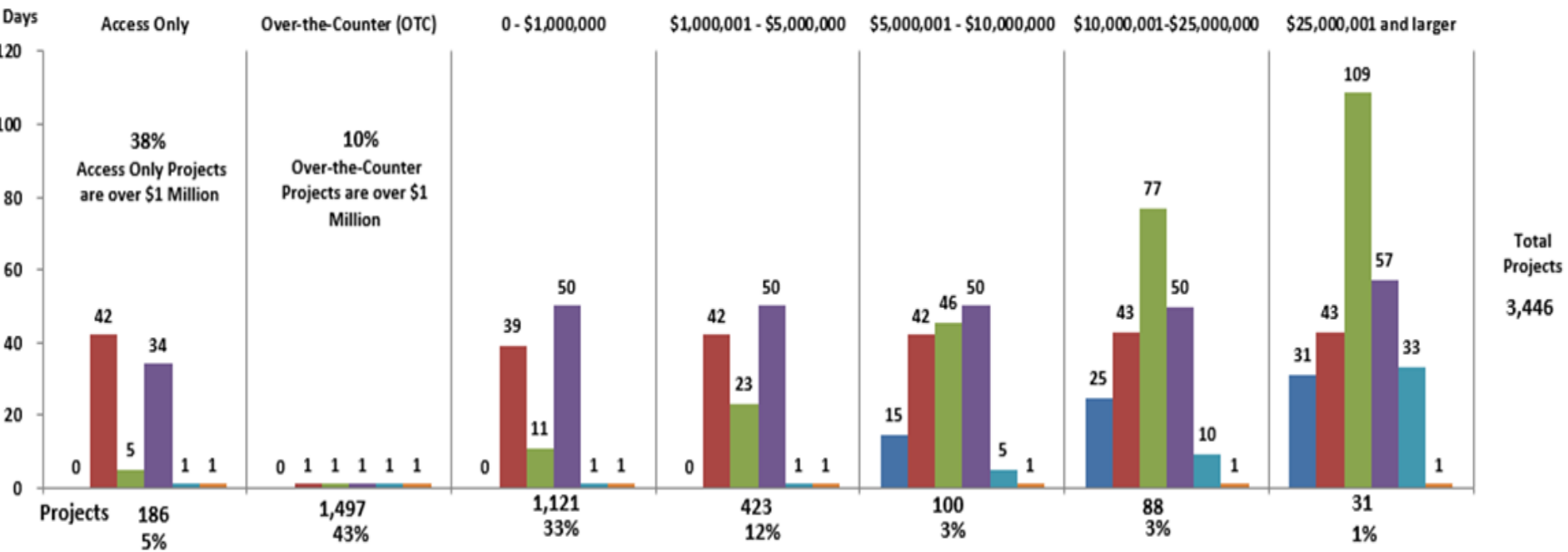
Project View from 5,000 Feet

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

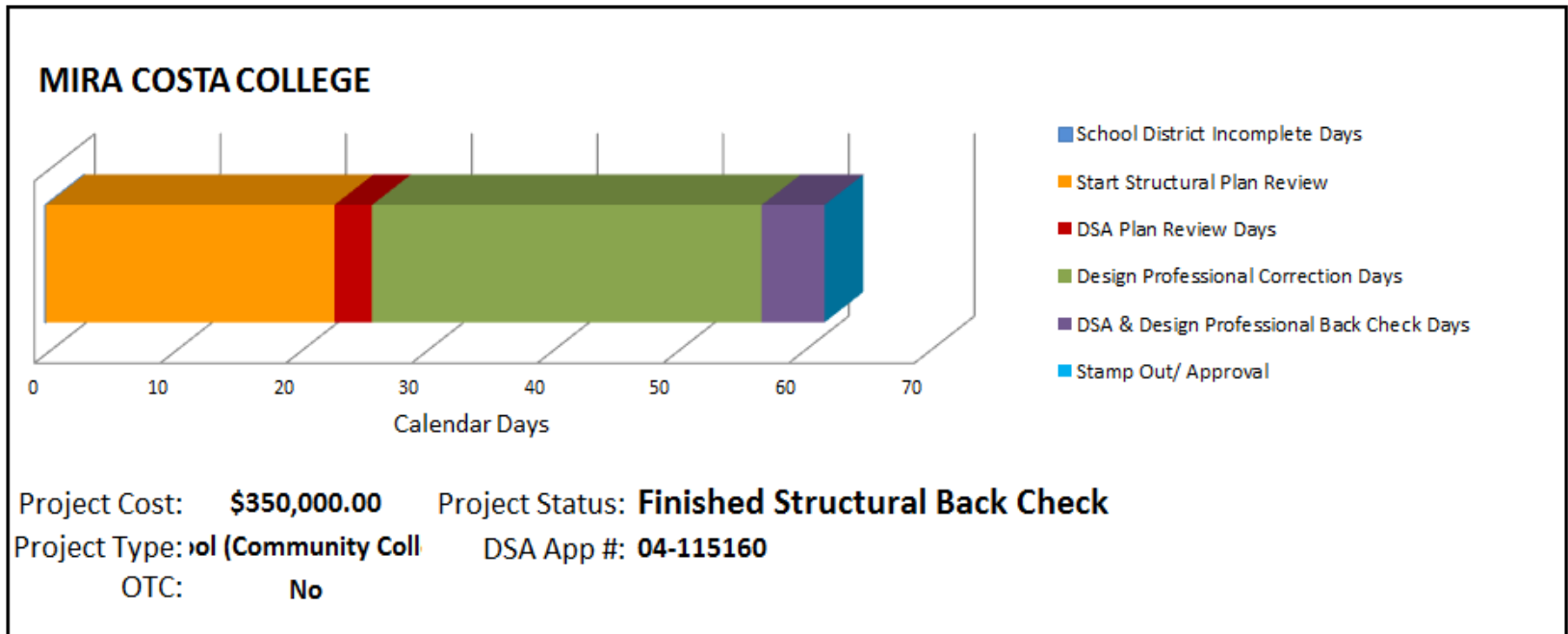


Total Projects
3,446

- 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

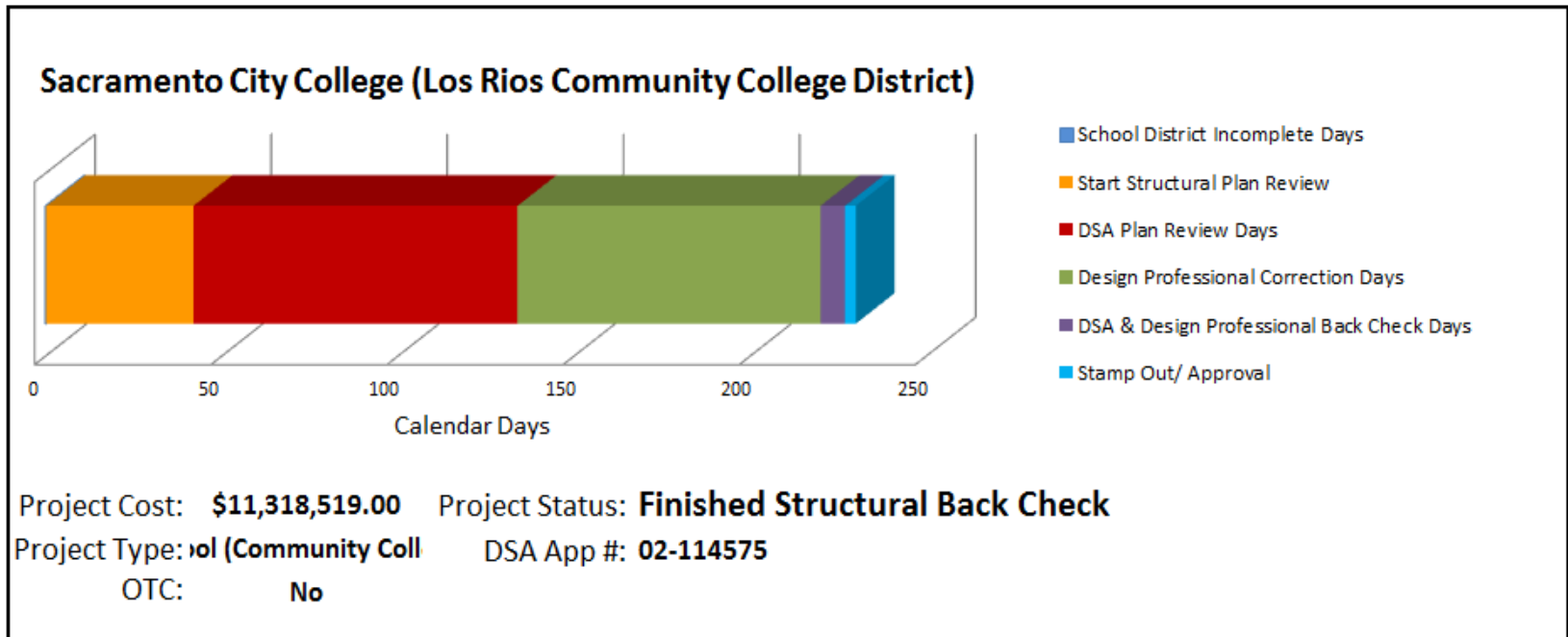


App #	Project	Application Received Date	Complete Submittal Date	School District Incomplete Days	DSA Bin Time Days	Start Structural Plan Review	Finish Structural Plan Review/Return of Comments	DSA Plan Review Days	Start Structural Back Check	Design Professional Correction Days	Finish Structural Back Check	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

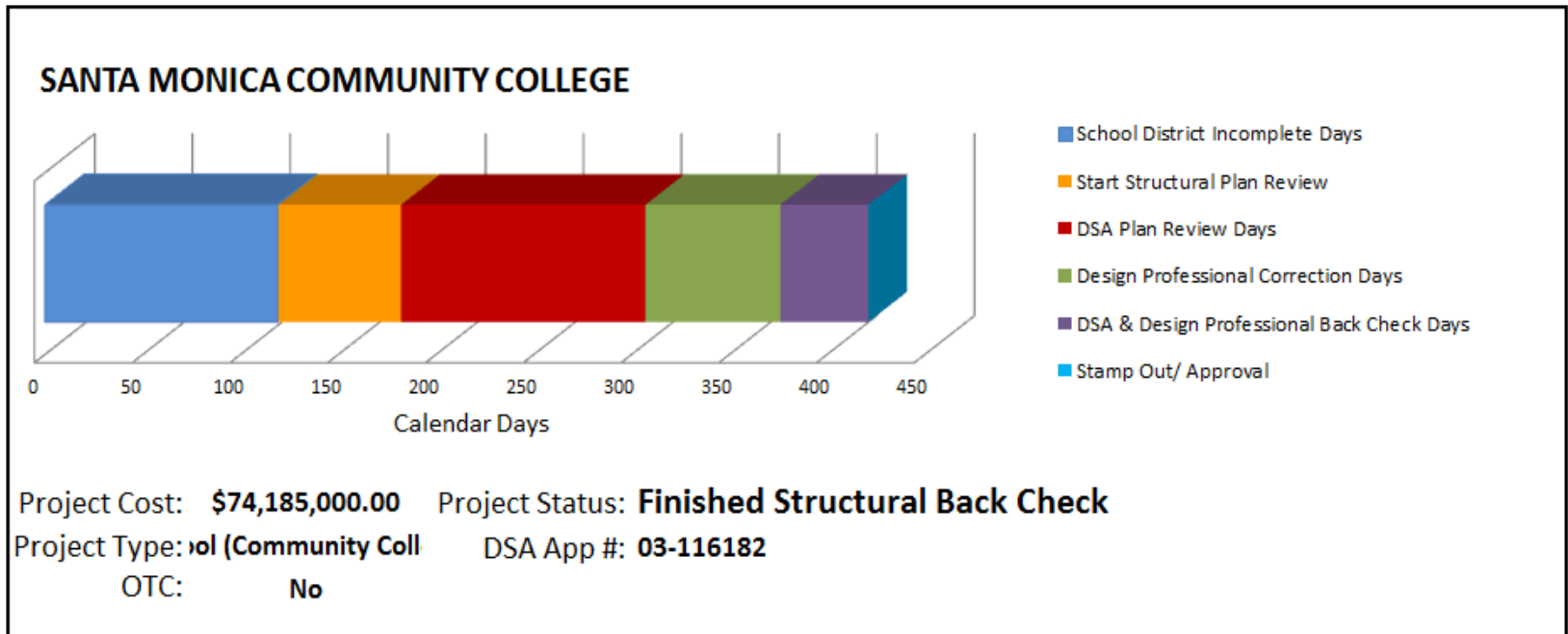


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02-114575	Sacramento City College (Los Rios Community College District)	09/08/15	09/08/15	0	42	10/20/15	01/20/16	92	04/15/16	86	04/22/16	7	04/25/16	3

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



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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

Dan Levernier, SE; Sacramento 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)
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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?
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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