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# LONG BEACH USD CONTRACTOR OUTREACH FAIR

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March 24, 2023

LONG BEACH  
UNIFIED SCHOOL DISTRICT  
*Excellence & Equity*

# WELCOME

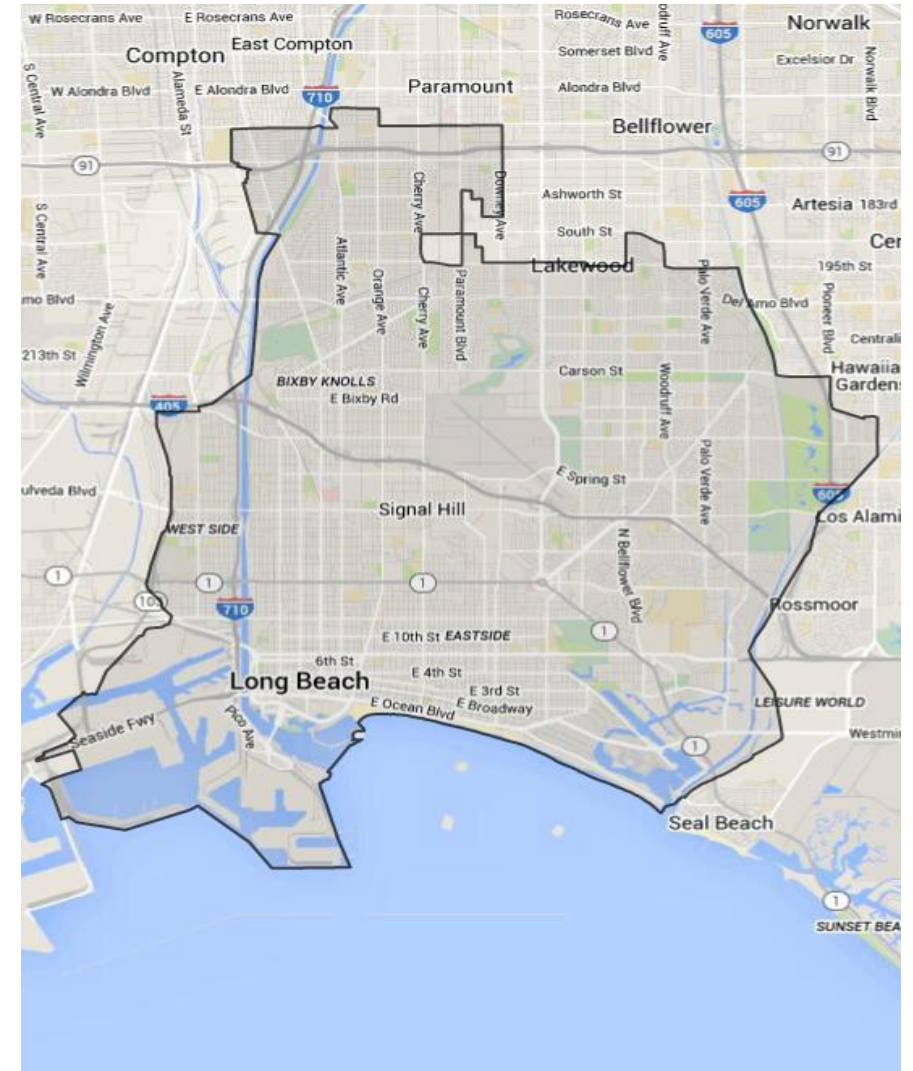
**David Miranda**

Executive Director, Facilities Development & Planning  
Long Beach Unified School District



# ABOUT LBUSD

- 84 schools
- Approximately 67,000 students
- Serves cities of Long Beach, Lakewood, Signal Hill, and Avalon on Catalina Island
- Covers 51 square miles
- Over 9 million square feet of buildings
- Average age of facilities: 63 years





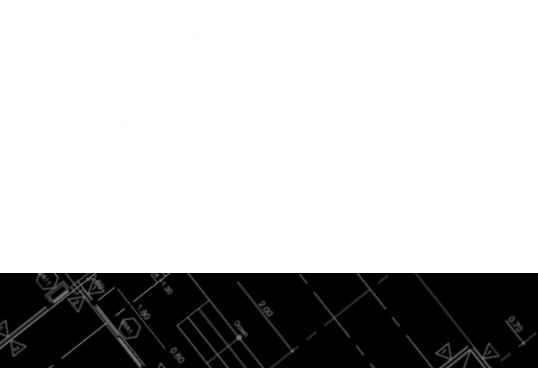
# BUILDING PROGRAM FUNDING

- 2008 Measure K: \$1.2 Billion GO bond
- 2016 Measure E: \$1.5 Billion GO bond
- 2022 Measure Q: \$1.7 Billion GO bond
- State facilities program: \$350 million
- Developer fees & other: \$50 million
- **Total program funding: \$4.8 Billion**



# PROGRAM GOALS & PRIORITIES

- Campuswide modernization of all school sites
  - HVAC system installation
  - Utility upgrades
  - Accessibility upgrades
  - Fire alarm upgrades
  - Intercom, clocks, speakers
  - Classroom technology
  - Ceiling repair
  - Interior lights
  - Interior & exterior painting
  - New windows as necessary
- Athletic facilities (all-weather fields, aquatics centers, etc.)
- LBUSD FMP priority categories



# DELIVERY METHODS

- Lease lease-back (LLB)
  - Primary delivery method
  - Pre-qualified list of construction firms
  - Opportunities at the sub-contractor level
- Design bid build
  - Specialized projects
  - Prequalification program
- CM multi-prime
  - Alternative to LLB delivery
- Design build
  - Limited use



# PREQUALIFIED LLB FIRMS



**Balfour Beatty**



**C.W. Driver**  
COMPANIES



**Erickson-Hall Construction**  
An Employee Owned Company





# PROGRAM ACHIEVEMENTS

- Three new schools constructed from the ground up
  - Nelson Middle School
  - McBride High School
  - Browning High School





# PROGRAM ACHIEVEMENTS

- Complete rebuild of two campuses
  - Roosevelt Elementary School
    - ✓ Innovative use of limited space
    - ✓ Retained historical character of original buildings
  - Newcomb K-8 School
    - ✓ Added gymnasium, lecture hall, elevators and computer labs



# PROGRAM ACHIEVEMENTS

- Jordan High School campus-wide transformation
  - Completed
    - ✓ Five state-of-the-art classroom buildings
    - ✓ New kitchen & food service area
    - ✓ Auditorium & library renovation
    - ✓ Wi-Fi upgrades, parking lots, tennis courts, etc.
  - Current & upcoming construction
    - ✓ 31,500-square-foot facility for Jordan's medical science academy
    - ✓ Lunch shelter & outdoor corridor
    - ✓ Upcoming: athletic facility upgrades





# PROGRAM ACHIEVEMENTS

- Complete renovation of 31 schools, or more than one-third of all campuses districtwide
  - High-efficiency air conditioning systems
  - Technology and accessibility upgrades
  - Ceiling and roofing repairs
  - Other campus improvements (windows, paint, landscaping, etc.)





# PROGRAM ACHIEVEMENTS

- All-weather sports fields at eight schools
  - ✓ Cabrillo, Lakewood, Poly, Millikan and Wilson high schools
  - ✓ Jefferson, Rogers and Stephens middle schools
- New fields headed to 16 additional schools





# CURRENT PROJECTS



Jordan Phases 2B & 3  
Holmes ES HVAC/Modernization  
Bancroft MS HVAC/Modernization

Avalon K-12 HVAC/Modernization  
Keller MS Modern Locker Room  
Telecom

Electronic Door Locks Pilot  
ESSER Funded Projects

# FACILITY MASTER PLAN – PRIORITY CATEGORIES



## Facility Enhancements

*Creating next generation learning environments where students can thrive*



## Pre-K/T-K Expansion

*Preparing lifelong learners for a brighter future in Long Beach*



## Health & Fitness

*Preparing LBUSD students for healthy lifestyles*



## Instructional Technology

*Building a high-speed technology future that supports project-based learning, where instruction and collaboration can occur anywhere and everywhere*



## Community & Professional Development Space

*Heightened access, public service, and instructional preparation*



## Wellness & Green Spaces

*Offering spaces that improve cognitive development, mental well-being, and physical health*



## Sustainability

*Preparing Long Beach students for a lasting, healthy world*



## Safe Campuses

*Protecting the well-being of LBUSD staff, students, and community*



## Career & Technical Education

*Develop technical skills, knowledge and training for students to succeed in future careers*



## Media Centers

*Reimagining LBUSD libraries as the campus hub of relationships and collaboration*

# UPCOMING PROJECTS

## 2023-24

Birney HVAC  
Emerson HVAC  
Gompers HVAC  
Stanford HVAC  
Hamilton Gym  
Jordan Athletics  
Avalon Kitchen/Field  
Lakewood Aquatics Center  
Wilson Aquatics Center  
Cameras

## 2025-26

Jordan Athletics (cont.)  
Los Cerritos HVAC Plus  
Millikan HVAC Plus  
Buffum HVAC Plus  
Henry HVAC Plus  
Hoover HVAC Plus  
Carver HVAC Plus  
Marshall HVAC Plus  
Poly Transformation (cont.)  
Washington Transformation (cont.)  
Electronic Door Locks (cont.)

## 2027-28

Millikan Aquatics Center  
Lakewood Natatorium  
Wilson Gym/Natatorium  
Franklin All-Weather Field  
Hamilton All-Weather Field  
Hughes All-Weather Field  
King HVAC Plus  
Whittier HVAC Plus  
District Admin Center  
Poly Transformation (cont.)  
Electronic Door Locks (cont.)

## 2029-30

Newcomb All-Weather Field  
Powell All-Weather Field  
Robinson All-Weather Field  
Tincher All-Weather Field  
Signal Hill HVAC Plus  
Franklin HVAC Plus  
Edison HVAC Plus  
TRC Building  
Poly Transformation (cont.)  
Lindbergh HVAC Plus (cont.)

## 2024-25

Stanford HVAC (cont.)  
Hamilton Gym  
Jordan Athletics  
Millikan HVAC Plus  
Gant HVAC Plus  
Tincher HVAC Plus  
Poly Transformation  
Washington Transformation  
Solar Carports/Shade  
Electronic Door Locks  
Cameras (cont.)

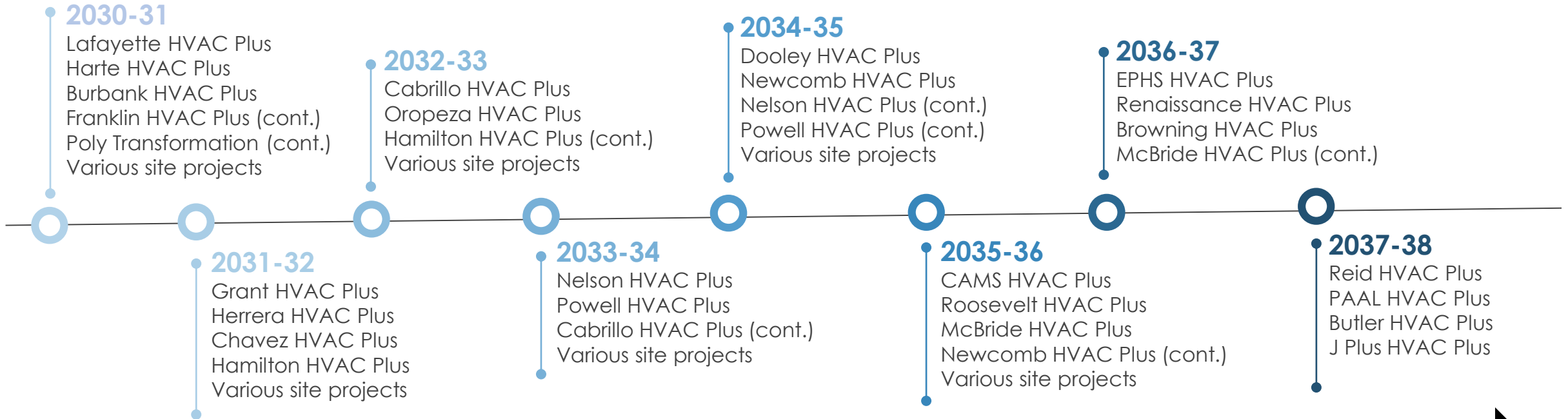
## 2026-27

Jordan Athletics (cont.)  
Monroe HVAC  
Tucker HVAC Plus  
Burroughs HVAC Plus  
Sato HVAC Plus  
Hoover HVAC Plus (cont.)  
Marshall HVAC Plus (cont.)  
Lincoln HVAC Plus  
Addams HVAC Plus  
Stevenson HVAC Plus  
Poly Transformation (cont.)  
Washington Transformation (cont.)  
Electronic Door Locks (cont.)

## 2028-29

Bancroft All-Weather Field  
Millikan Natatorium  
Cubberley All-Weather Field  
Hoover All-Weather Field  
Lindbergh All-Weather Field  
Marshall All-Weather Field  
Sato All-Weather Field  
Stanford All-Weather Field  
Lindbergh HVAC Plus  
Smith HVAC Plus  
Willard HVAC Plus  
District Admin Center (cont.)  
Poly Transformation (cont.)

# UPCOMING PROJECTS



*Various site projects: CTE, media centers, green space, portables removal, TK expansion, health & fitness, parking/drop off*

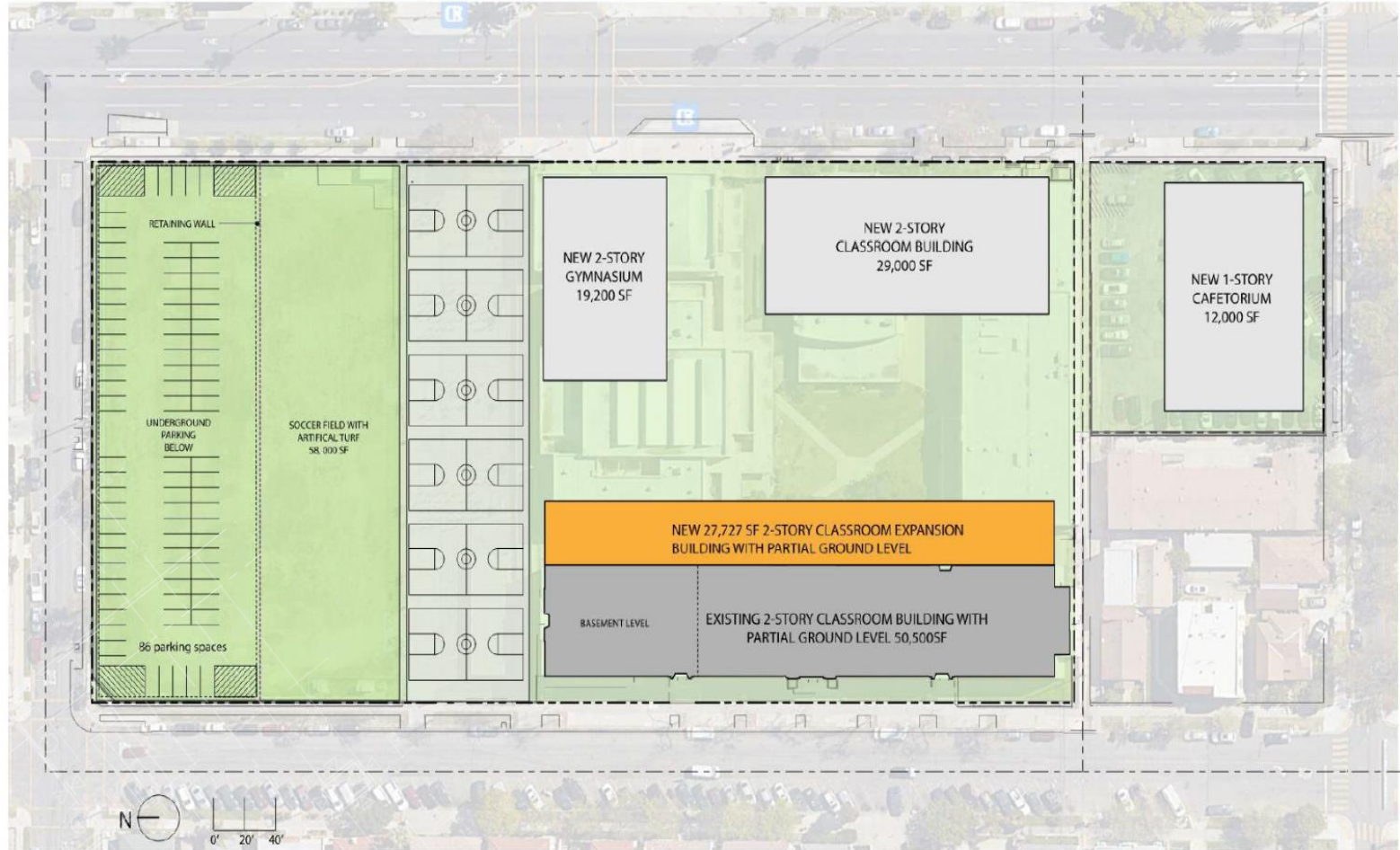


# POLY TRANSFORMATION



- Campuswide transformation begins 2024-25
- Anticipated completion in 2030-31
- Students remain on campus

# WASHINGTON TRANSFORMATION



- Campuswide transformation begins 2024-25
- Anticipated completion in 2027-28



# LOCAL SOURCE HIRING

- Local hiring promoted through chambers of commerce and business associations, annual contractor fairs and other channels
- Contractors encouraged to reach out to qualified people and companies within the District's area
- 2020 Community Workforce Development Agreement



# LONG BEACH CaLL

- Career learning program that helps prepare students for college and career
- Why host an intern?
  - Unique skills and talent (e.g. social media skills)
  - New ideas and diversity
  - Talent pipeline
- Additional information available at LBUSD's main website at **LBSchools.net**





# OWNER CONTROLLED INSURANCE PROGRAM (OCIP)

- A single, consolidated insurance program that insures the contractors and subcontractors and other designated parties for work performed on site for a project
- Must have 1.24 or less Experienced Modification Rating (EMR) at time of enrollment
- OCIP covers only the work performed on site and includes:
  - Workers' compensation
  - General liability
  - Excess liability



# LBUSD BIDDING PROCESS

**Erica Bonilla**

Assistant Director, Purchasing & Contracts  
Long Beach Unified School District



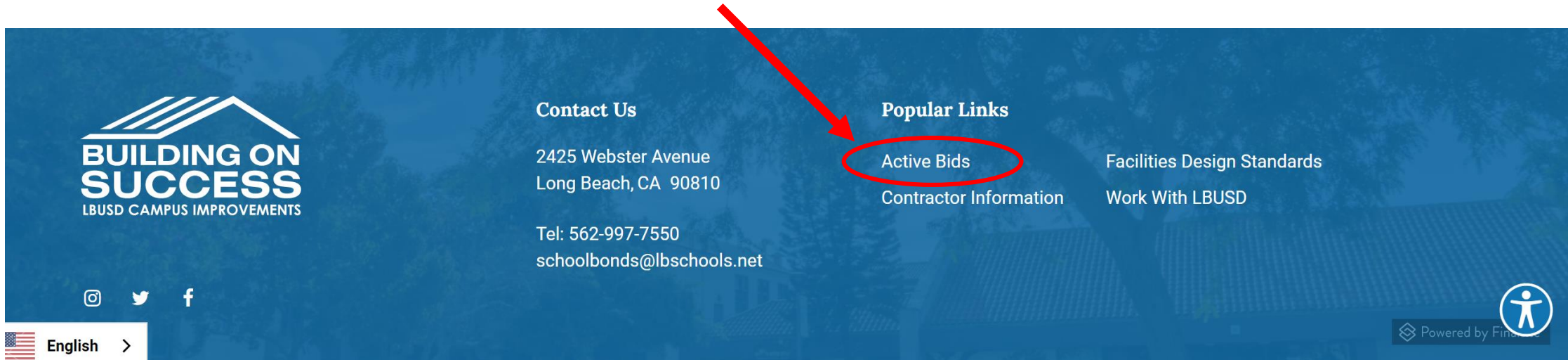
# PLANET BIDS

- Web-enabled vendor portal and e-procurement program
- Registered vendors/contractors receive automatic bid alert notifications based on the commodity codes or license classifications selected
- View/download bid documents, plan, specs, etc.
- CUPCCAA Registration for informal bids (<\$200,000)



# ACCESSING PLANET BIDS

- Visit **LBSchoolBonds.net** and click on the “Active Bids” link at the bottom of the page
  - Register or login and see all current and past solicitations





# PREQUALIFICATION

- Prequalification is required for projects \$500,000 or more
- Submit questionnaires to **QualityBidders.com**
- Prequalification status valid for one (1) year
- List of prequalified contractors is posted on LBSchoolBonds.net
  - Updated every night with the latest approved prequalified contractors



# OUTREACH

- Print advertisements
  - Long Beach Press Telegram
  - Trade journals
- LBSchoolBonds.net and LBUSD bonds newsletter
  - Upcoming projects highlighted in bonds newsletter

# COMMUNITY WORKFORCE DEVELOPMENT AGREEMENT

**Gonzalo Armijos**

Director of Strategy & Client Relations  
The Solis Group



# COMMUNITY WORKFORCE DEVELOPMENT AGREEMENT

- Five-year pilot agreement approved January 2020
- \$400 million in Measure E & Measure K projects
  - 15 projects
- Hire goals
  - Local hire 40%
  - Priority access for LBUSD students in apprenticeship program
  - Building trades scholarship program for disadvantaged students
- Apprenticeship coordinator





# CWDA PROJECT LIST



Jordan HS Phase 2B  
Wilson HS Aquatic Center  
Gant ES HVAC/Modernization  
Tincher K-8 HVAC/Modernization  
Jordan HS Gym & Aquatic Center



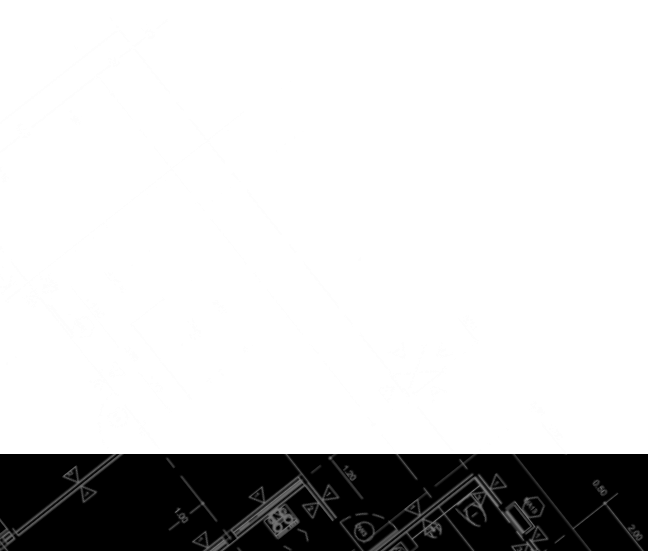
Lakewood HS Aquatic Center  
Carver ES HVAC/Modernization  
Marshall K-8 HVAC/Modernization  
Millikan HS Aquatic Center  
Poly HS HVAC/Modernization



Buffum ES HVAC/Modernization  
Poly HS Aquatic Center  
Henry ES HVAC/Modernization  
Hoover MS HVAC/Modernization  
Tucker ES HVAC/Modernization

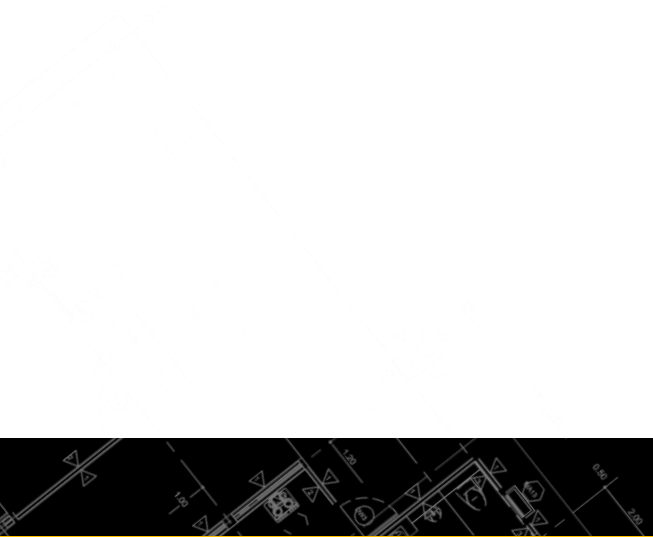
# PREVAILING WAGES

- The payment of prevailing wage rates is required on all Public Works projects of \$1,000 and more pursuant to Labor Code Section 1774
- All contractors and subcontractors are required to register with the DIR prior to working on a public works project
- The online submission of Certified Payroll Records (eCPR) to DIR is required
- Payment of prevailing wage rates will be verified via the random audit of certified payroll records



# PREVAILING WAGES

- Skilled and Trained Workforce Reporting is required on lease leaseback projects
- Local source hiring will be tracked and reported monthly (zip codes within a 15-mile radius)
- Local business participation will be tracked and reported monthly
- Apprenticeship requirements (or good faith effort) will be enforced
- Solis Group will conduct training and overview for all of the requirements for all prime contractors and subcontractors





# THANK YOU

**Contact:**

[LBSchoolBonds.net](https://lbschoolbonds.net)

[schoolbonds@lbschools.net](mailto:schoolbonds@lbschools.net)

(562) 997-7550



**Q&A**