



Tom Hall
Director, Facilities Planning & Development
Los Angeles Community College District

CMAA Southern California Chapter

April 30, 2015



BuildLACCD
Building for tomorrow's leaders

AECOM

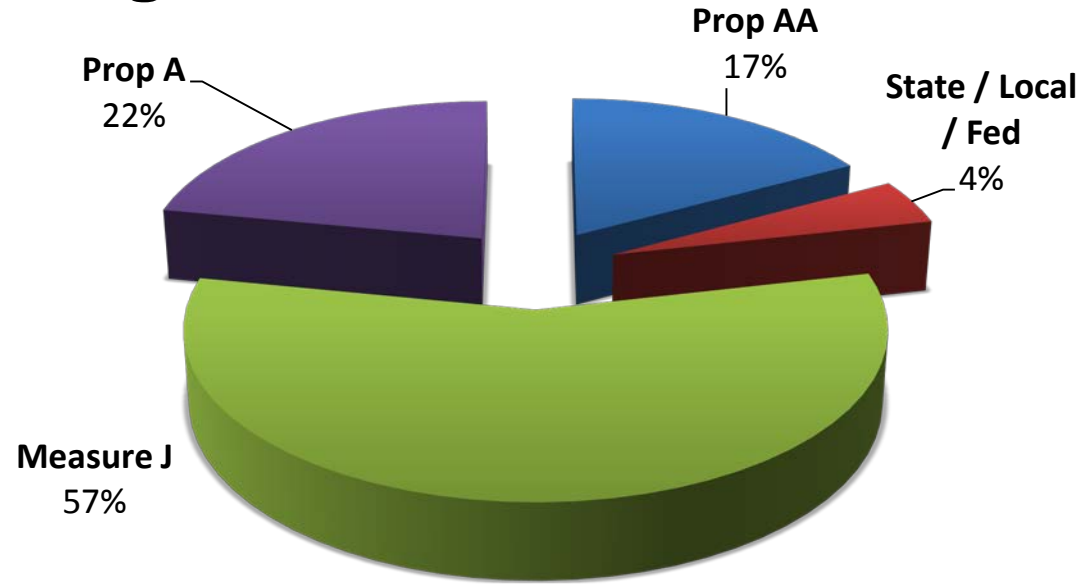


LACCD Overview

- Established in 1969
- Governed by seven-member Board of Trustees
- Nation's largest community college district
- 36 cities, 882 square miles
- Nine college campuses and two satellite campuses serve more than 149,000 students



Capital Program – \$6.26B



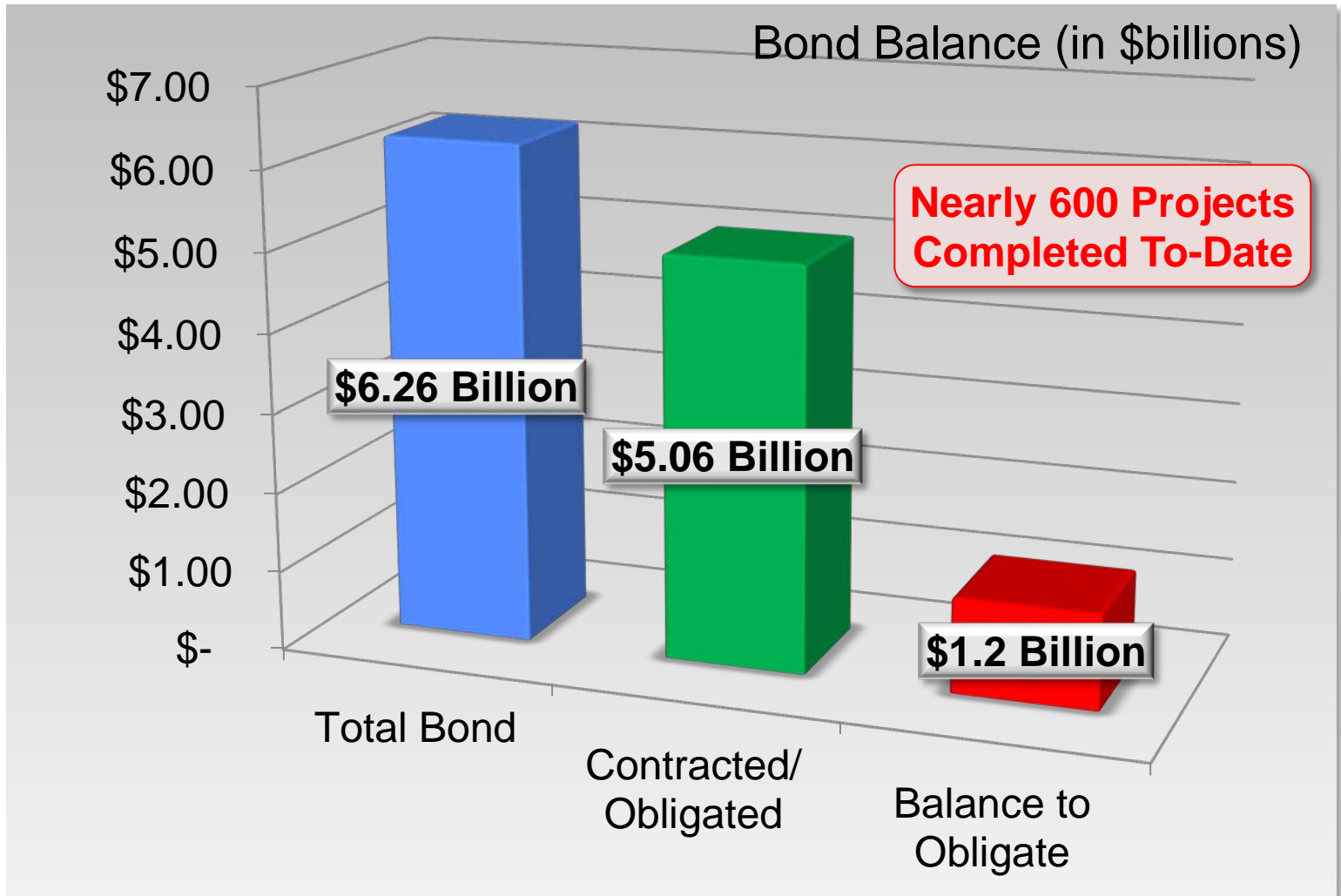
Bond Measure	Year and Amount	Essential Purpose
Proposition A	2001 \$1.245 Billion	To repair, rehabilitate, modernize, and construct new facilities at all nine colleges.
Proposition AA	2003 \$908 Million	To repair, rehabilitate, modernize, and construct new facilities at all nine colleges.
Measure J	2008 \$3.5 Billion	For use in furthering the colleges' master plans, land acquisitions and the buyout of energy contracts. "J is for Jobs"



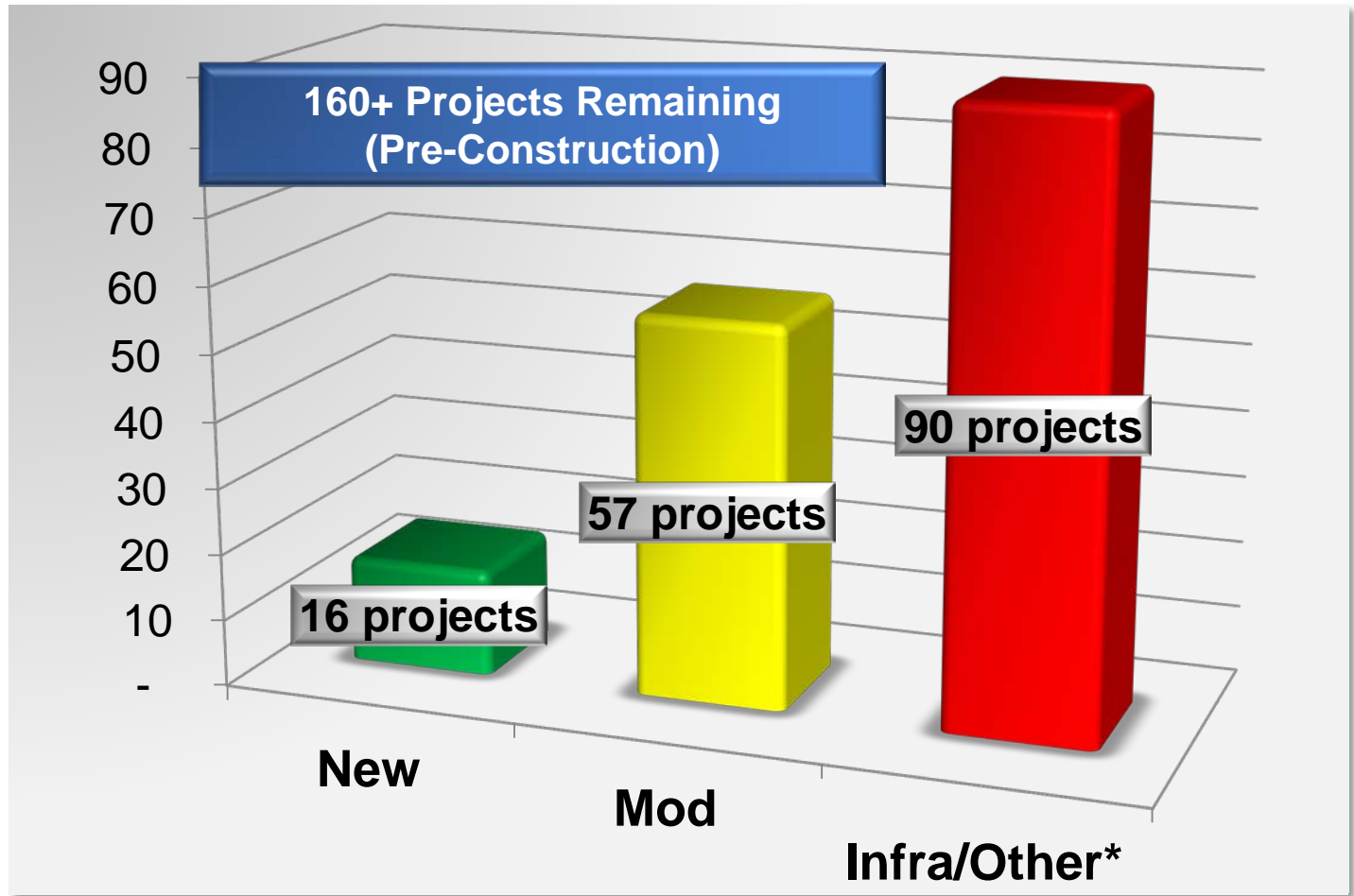
BuildLACCD
Building for tomorrow's leaders



Capital Program – \$6.26B



Capital Program – Projects Remaining



**Other includes demo, landscape/hardscape, parking, P.E. fields, roadways/street, stormwater, etc.*





Addressing the Total Cost of Ownership (TCO)

- ✓ **Reviewing the status of existing and proposed facilities**
- ✓ **Benchmarking of existing facilities**
- ✓ **Developing processes to measure, monitor and control**
 - Cost
 - Utilization



Facilities Condition Assessment History

- Naval Facilities Engineering Command (NAVFAC)
- 1970s: Facilities Audit
- Computerized Maintenance Management System (CMMS)
- 1980s: FCA
 - APPA, Leadership in Educational Facilities (Association of Physical Plant Administrators)
 - International Facilities Management Association (IFMA)
 - National Association of College University Business Officers (NACUBO)





Defining Facilities Condition Assessment (FCA)

APPA definition:

“[T]he process of developing a comprehensive picture of physical conditions and the functional performance of buildings and infrastructure; analyzing the results of data collection and observations; and reporting and presenting findings.”





Benchmarking using Facilities Condition Index (FCI)

FCI =

Maintenance, Repair & Replacement Deficiencies of Facilities

Current Replacement Value of the Facilities

- 1. Under 5% – Good**
- 2. 5% to 10% – Fair**
- 3. Over 10% – Poor**



Current Calif. Community College Process



Board of Governors

- Safe facilities
- Increase instructional capacity / growth
- Modernize instructional space & activate existing unused space
- Promote complete campus concept
- Increase and/or modernize institutional support services capacity

Where Does Information Come From?

- Facilities Condition Assessment
- Space Inventory
- Five-year construction plan
- Initial project proposal
- Final project proposal
- Fusion



Current Calif. Community College Process

Collection Process

- State: three-year cycle
- Survey
- Life expectancy
- Assessment reports

Project Prioritization Factors

- Hazardous / safety
- Function
- Building integrity
- Code compliance
- Aesthetics
- Accessibility



Current Calif. Community College Process

Funding Prioritization Factors

- Bond funds – Prop 39 (local)
- Scheduled Maintenance Program funds (state)
- Capital Outlay funds (state)
- Prop 39 Energy funds (state)
- Deferred Maintenance funds (district operational budget)
- Grant Funds (special one-time money)

Environmental Factors

- Political
- Social
- Revenue





Change the Culture



BuildLACCD
Building for tomorrow's leaders

