



MMAAS

ANNUAL CONSTRUCTION CONTRACTING OUTREACH





AGENDA

ABOUT MAAS

MEET THE DISTRICT TEAMS

DISTRICT PRESENTATIONS

Los Angeles Community College District

North Orange Community College District

Oceanside Unified School District

Desert Community College District

QUESTIONS & ANSWERS

ABOUT US

MAAS & The Moderator



WHO WE ARE

Since our founding in 1987, we at MAAS have been on a mission to revolutionize facilities program management. We're not just a company; we're a community of employee-owners, each bringing our unique expertise and passion to the programs and projects we manage.

Our purpose is to ensure we achieve success for our clients by promoting their capital improvement projects to attract the very best constructors in our industry and encourage small disadvantaged local businesses to partner with us in executing these large, complex, and rewarding projects.



FRED PARKER
Senior Director,
Strategy & Growth

Fred is an accomplished owner's representative, project director, and construction management executive with more than 26 years' experience leading, developing, and implementing all facets of program, project, and construction management for more than \$4B in public and private capital programs.

MEET THE TEAM

Los Angeles Community College District



DR. RUEBEN SMITH
Vice Chancellor/
Chief Facilities Executive

With an undergrad in civil engineering, an MBA in environmental sustainability, and a doctorate in computer science, enterprise information systems, Dr. Smith is committed to bringing his vast knowledge and experience to delivering the best possible teaching, learning, and working environments for BuildLACCD.



RIC REYES
College Project
Director

Ricardo is a California licensed architect, Leadership in Energy and Environmental Design Accredited Professional (LEED AP), and senior construction industry leader with more than 25 years of experience spanning the fields of Architecture, Program and Project Management, and Facilities Management.

MEET THE TEAM

North Orange Community College District



NORTH ORANGE COUNTY
COMMUNITY COLLEGE DISTRICT

RICK WILLIAMS

District Director,
Facilities Planning &
Construction

Rick has 15 years of experience in Facilities Planning at NOCCCD and 25 years in the field of architecture.

"Passionate about building a foundation for educational excellence."



GILBERTO CAMARGO

Program Manager

Gilberto is a Leadership in Energy and Environmental Design Green Associate (LEED GA) and with nearly 15 years of experience in the construction industry focused on green building practices in the field of construction with a Bachelor of Science in Civil Engineering and Minor in Spanish Linguistics from the University of California, Berkeley.

MEET THE TEAM

Oceanside Unified School District



DR. ANDREA NORMAN
Associate Superintendent
of Business Services

Dr. Norman holds a Bachelor of Arts in Journalism from California State University, Long Beach, a Master's Degree in educational Leadership from California State University, Dominguez Hills, and a Doctorate in Education from USC. She oversees business services for a district that serves over 15,000 students.



PENNY MCGREW
Program Manager

Penny has led teams to the successful, on time completion of K-14 bond programs and projects for nearly 25 years. She has been responsible for all phases of program and project management for new construction and modernization projects, from initial conceptualization through planning, design, construction, and close-out.

MEET THE TEAM

Desert Community College District



MAAS

MAC MCGINNIS
Principal in Charge

Mac has more than 35 years of experience in the design and construction industry, including 20 years with California community colleges and the University of California system serving internal roles such as Program Manager and Director of Facilities. At MAAS, he provides executive level management for all of our District programs and has served as Program Manager for multiple bond-funded capital improvement projects.



MAAS

ROBERT RAUSCHER
Program Manager

Robert is a licensed architect and International Associate of Design-Build Institute of America (DBIA) with an architecture degree from California State Polytechnic University and nearly 20 years of industry experience. He is currently the Bond Program Manager at College of the desert overseeing the implementation of the \$578M Measure CC bond program.



BuildLACCD

Dr. Rueben Smith
& Ric Reyes

**LOS ANGELES
COMMUNITY
COLLEGE
DISTRICT**

LACCD - WEST LOS ANGELES COLLEGE



New Facilities and Operations Building

- Construction of a new 7,500 SF Plant Facility and Physical Plant Shops Building
- The project includes demolition of existing facilities once the new building is constructed
- The project require the current Plant Facilities Complex to remain operational during construction

Size:	40,000 SF
Dollar Value:	Estimated \$22M
Timeline:	Fall 2024
Delivery Method:	Design-Bid-Build

LACCD - WEST LOS ANGELES COLLEGE

Storm Water 2 Project

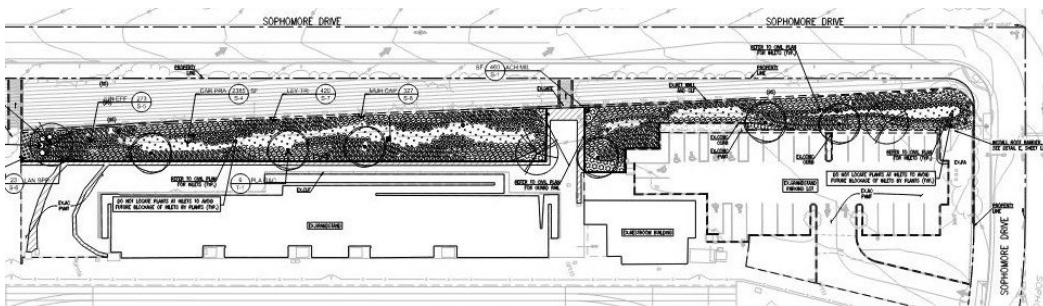
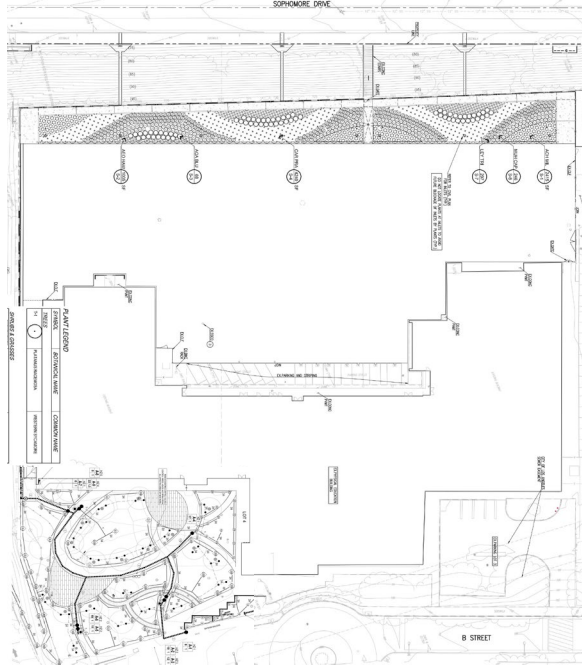
- Construction of bioswales to collect storm water from the Football Stadium and Physical Education Complex. The project consists of approximately 1 acre of water retention bioswale
- Conversion of an existing parking area to a green bioretention park space

Size: Approximately 1 Acre

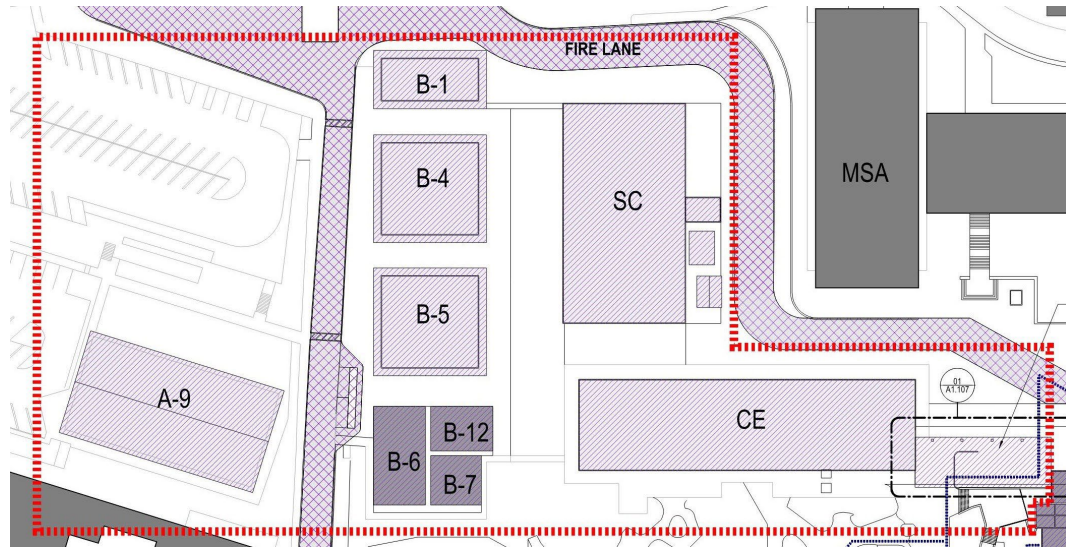
Dollar Value: Estimated \$4M

Timeline: Spring 2024 (projected date 3/25/23)

Delivery Method: Design-Bid-Build



LACCD - WEST LOS ANGELES COLLEGE



Dr. Morris J. Heldman Center – Demolition Sequence 1

- 13 one- and two-story modular buildings
- Buildings SC and CE are two-story
- Building CE includes a bridge connecting an existing adjacent building

Size: 60,000 SF Approximately

Dollar Value: Estimated \$800,000

Timeline: Winter 2024

Delivery Method: Design-Bid-Build

LACCD - WEST LOS ANGELES COLLEGE



Dr. Morris J. Heldman Center

- The building will house the learning resource center, telecommunications center, and student support offices
- Additional work will include extensive landscaping to create outdoor classrooms and student gathering places

Size:	60,000 SF
Dollar Value:	Estimated \$80M
Timeline:	Spring 2025
Delivery Method:	Design-Build

LACCD - WEST LOS ANGELES COLLEGE



Measure L.A.

- Campus allocation \$366 M
- Project Categories:
 - Sustainability/Decarbonization
 - Infrastructure
 - Athletic Fields
 - Pre-1970 Building Program
 - College Needs

Size: Various

Dollar Value: Estimated Campus Allocation \$366 M

Timeline: Spring 2025

Delivery Method: Various



NORTH ORANGE COUNTY
COMMUNITY COLLEGE DISTRICT

Rick Williams &
Gilberto Camargo

**NORTH
ORANGE
COMMUNITY
COLLEGE
DISTRICT**

NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT

Outdoor Patio Remodel

Establish an Outdoor Gathering Space Where Students, Faculty, and Staff May Congregate.

Size:	2,000 SF
Dollar Value:	\$1,382,500
Timeline:	Summer 2024
Delivery Method:	Design-Bid-Build



NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT



Boardroom Modernization

Update and Improve the Existing North Orange Continuing Education (NOCE) Boardroom by:

- Modifying the Existing Lighting, Power, and Audiovisual Systems
- Resolving Acoustical Reverberation For Clearer Sound Among Live And Broadcast Audience Members
- Providing Americans With Disabilities Act (Ada)-compliant Seating and Board Desks
- Modifying or Replacing Existing Desk Design for Improved Accessibility of All User Groups



Size: 6,000 SF

Dollar Value: \$2M

Timeline: Fall 2024

Delivery Method: Design-Bid-Build

NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT



East Parking Lot Restoration

Restoration of the East Parking Lot at NOCE – Anaheim Campus to:

- Regain Parking Stall Count from Previous Arrangement
- Include Additional Americans with Disabilities Act (ADA) Parking Stalls
- Establish a Canopy with Solar Panels for Clean Power Generation
- Create Gathering Spaces for Students, Faculty, and Staff

Size: 9,500 SF

Dollar Value: \$3M

Timeline: Spring 2025

Delivery Method: Design-Bid-Build



NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT



Health & Wellness Center

A Partial Renovation of the First Floor in GYM-2 (Building 11) to:

- Expand the Existing Health Center
- Construct New Dance Studio
- Construct New Kinesiology Classroom
- Construct New All-gender Restrooms

Size: 7,000 SF

Dollar Value: \$3.4M

Timeline: Spring 2024 (Estimated Bid Phase)
General Contractor Prequalification Applications Due 3/13/2024

Delivery Method: Design-Bid-Build

NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT

Softball Field Renovations

Update the field amenities with new:

- Elevated Bleachers
- Backstop and Perimeter Fencing
- Covered Dugouts
- New Landscaping and Hardscaping Surrounding the Fields
- Americans With Disabilities Act (ADA) Improvements
- Team Room

Size: 53,598 SF

Dollar Value: \$4M

Timeline: Summer Fall 2025 (construction)

Delivery Method: Design-Bid-Build



NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT



New Welcome Center & Lot C West

Centralize Student and Financial Services Under One Roof to House:

- Campus Bookstore, Admissions and Records, Bursar, Financial Aid, Outreach, Career Center, Counseling Services, Disability Support Services, and Student Diversity Success Initiative Department.
- Building Construction to Follow Demolition of Buildings 1100 And 1300.

Size: 40,000 SF

Dollar Value: \$39M

Timeline: Procurement: Fall 2025
Construction Start: Fall of 2027

Delivery Method: Progressive Design-Build

NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT



Athletics Field Improvements

Improve the existing facilities for the Campus Athletics Department by adding new:

- New Locker Rooms
- Press Box
- Scoreboard
- Bathrooms
- Associated Infrastructure

Size: TBD SF

Dollar Value: \$7M

Timeline: Anticipated Fall 2025

Delivery Method: Design-Bid-Build

NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT



New Horticulture/Lab School/STEM Lab

Consolidate All STEM Programs into a Two-Floor Building with:

- Updated Laboratories and Associated Infrastructure
- Greenhouse Spaces
- Tailored Classrooms
- Tutoring Spaces
- Americans With Disabilities Act (ADA) Improvements

Size: 43,703 SF

Dollar Value: \$42,736,264

Timeline: Summer 2027

Delivery Method: Design-Bid-Build



Dr. Andrea Norman
& Penny McGrew

**OCEANSIDE
UNIFIED
SCHOOL
DISTRICT**

OCEANSIDE UNIFIED SCHOOL DISTRICT

Jefferson Middle School Modernization and New Gym/ Multipurpose Room

- Funding through Proposition H and Measure W
- Modernization of Four Buildings, along with Prefabrication of VAPA, Science, Gym/MPR/Storage Buildings
- Pending DSA Approval
- Three DSA Increments
- Six Construction Phases

Size: 64,264 SF

Dollar Value: \$37M

Timeline: Design: through February 2024
DSA Approval: February - September 2024
Interim Housing: Summer 2024
Bid Phase: September - December 2024
Construction: Winter 2024 - Winter 2026

Delivery Method: Multi-Prime and Design-Bid-Build



OCEANSIDE UNIFIED SCHOOL DISTRICT



Surfside Educational Academy Modernization

- Funding through Measure W
- Modernization of all buildings
- Currently in design development
- Two DSA increments
- Three Construction Phases

Size: 53,528 Square Feet

Dollar Value: \$37.5M

Timeline: Design: through May 2024
DSA Approval: July - October 2024
Bid Phase: October - December 2024
Construction: Winter 2025 - Winter 2026

Delivery Method: Multi-Prime



OCEANSIDE UNIFIED SCHOOL DISTRICT

North Terrace School Rebuild

- Funding through Department of Defense and Measure W
- Rebuild of Entire School Site
- Currently in Programming

Size: 87,125 SF

Dollar Value: \$90M

Timeline: Design: Through Spring 2025
DSA Approval: Spring – Fall 2025
Bid Phase: Fall 2025
Construction: Winter 2025 – Spring 2028

Delivery Method: Multi-Prime



OCEANSIDE UNIFIED SCHOOL DISTRICT



New District Office Administration Building & Operations Complex

- Administration Building: New 2-story Building for District Administration and Various Departments, including a Board Room
- Operations Complex (In Programming Phase): Buildings for Maintenance & Operations, Facilities, Nutrition, Transportation, and a Warehouse

Size:	Administration Building: 28,000 SF Operations Complex: 47,300 SF
Dollar Value:	Administration Building: \$34.6M Operations Complex: \$38M
Timeline:	Administration Building: Construction: Spring 2025 – Winter 2026 Operations Complex: Design: Spring 2024 – Summer 2025 City Review: Summer – Winter 2025 Bid Phase: Winter 2025 Construction: Winter 2026 – Summer 2027
Delivery Method:	Multi-Prime

OCEANSIDE UNIFIED SCHOOL DISTRICT



Districtwide Window Evaluation

- Architect: DLR Group – Evaluation of All Windows at All School Sites

Ivey Ranch Roof & HVAC Replacement

- RFP Pending to Select Architect
- \$7.6M

El Camino High School New Restroom Buildings & Weight Room Replacement

- RFP Pending to Select Architect
- \$6.5M

Lincoln Middle School Portable Replacement (6)

- Pre-design Phase
- \$5M

Laurel Elementary School Kinder Modular & 3 Offices Replacement

- Pre-design Phase
- \$2M

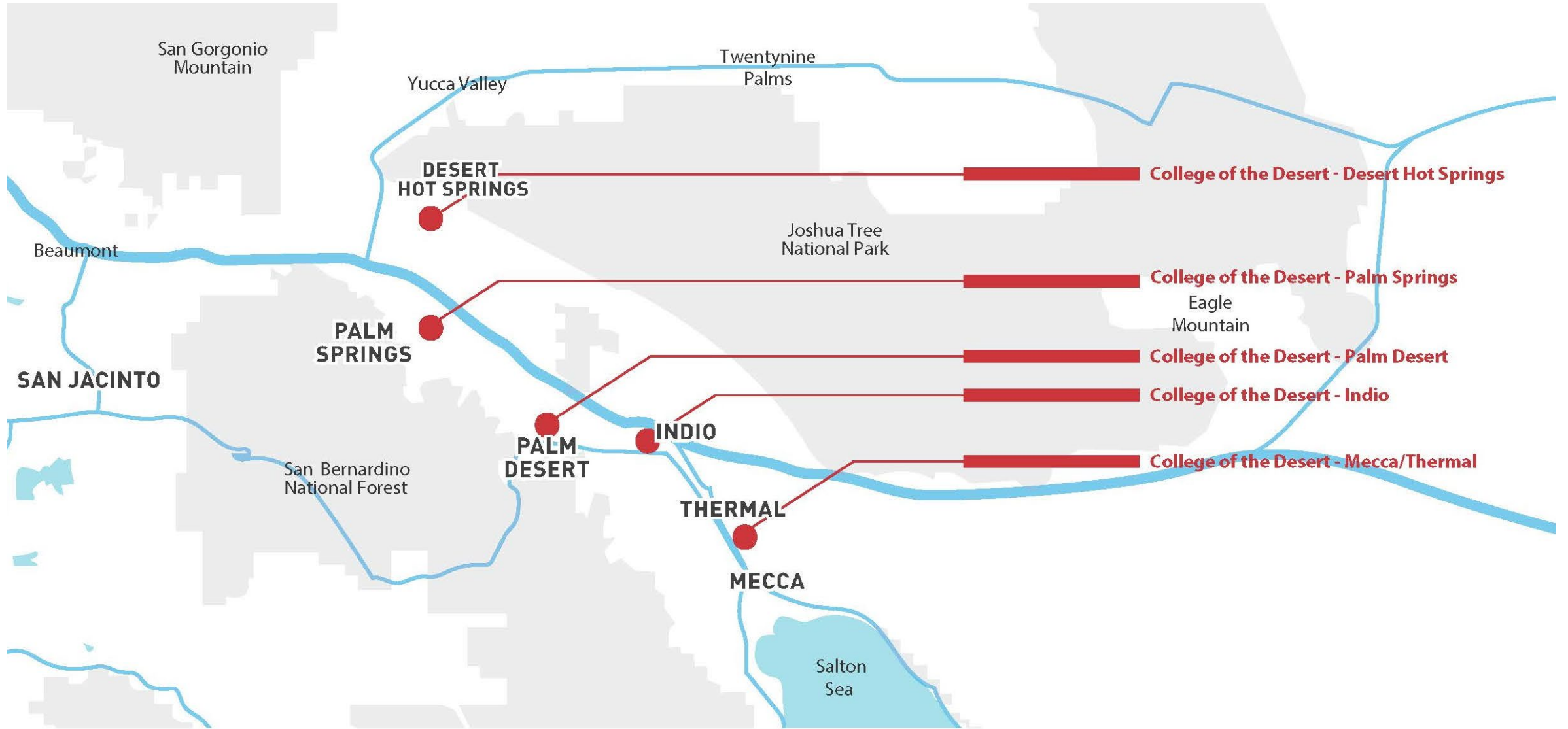
Foussat Elementary School Classroom Construction (5)

- Pre-design Phase
- \$7.75M



Mac McGinnis &
Robert Rauscher

**DESERT
COMMUNITY
COLLEGE
DISTRICT**



DESERT COMMUNITY COLLEGE DISTRICT LOCATIONS

DESERT COMMUNITY COLLEGE DISTRICT

Athletics Stadium and Fields

- The Athletics Facilities Feasibility study was completed in 2020 and identified a menu of options, which were prioritized and assembled into proposed phases.
- This phase will demolish the existing football stadium and construct a new 20,000 SF stadium building, which will house team locker rooms and associated auxiliary spaces, a 3,000 SF weight room, sports official facilities, and support areas, including equipment storage rooms, laundry, video, and IT rooms.
- In addition, the project will install new sports lighting at both the football and soccer fields and renovate an existing parking lot.

Size:	390,000 SF
Dollar Value:	Estimated \$23.2M
Timeline:	Q2 2024 – Q2 2025
Delivery Method:	Construction Manager – Multiple Prime



DESERT COMMUNITY COLLEGE DISTRICT



Roadrunner Motors – Auto Tech Training Center Project

- The new Automotive Technology Training Center facility will be constructed on a 5.8-acre parcel in Cathedral City
- Provides specialized and generalized classrooms, teaching laboratories, including service vehicle bays/lifts, offices, conference room, support space, and parking.
- Initial effort involved programming, site planning, and schematic design.

Size:	26,000 SF
Dollar Value:	Estimated \$21.7M
Timeline:	Q3 2024 – Q1 2026
Delivery Method:	Construction Manager – Multiple Prime



DESERT COMMUNITY COLLEGE DISTRICT

Palm Springs Campus

- Planning and development of a new campus on approximately 27 acres of reclaimed land in Palm Springs
- Campus will accommodate signature programs, including Hospitality and Culinary Arts, Architecture, Digital Media and Media Production, Radio, and Healthcare.
- To accommodate these programs, Phase 1 includes construction of an education Accelerator containing flexible classrooms, meeting spaces, student services, maker spaces, and high-tech learning laboratories, along with a Culinary Institute and Events Center.

Size: 175,000 SF

Dollar Value: \$320M

Timeline: Q4 2024 – Q1 2027

Delivery Method: Construction Manager – Multiple Prime





PALM SPRINGS DEVELOPMENT PROJECT

CAMPUS LOOKING WEST

Questions & Answers

