

LAUSD Construction Outcomes Analysis – Interview Rubric

A) Welcome and Introduction of the MGT Interview Team

Goal of the Study:

- Identify factors that may be inflating the cost of school construction projects by performing internal and external inquiries and evaluations
- Identify complexities that are unique to urban construction
- Review District contracting practices
- Determine whether costs are in line with peer districts
- Evaluate external market dynamics that impact projects

Purpose:

- Execute a detailed cost analysis, to determine factors that influence construction costs and identify contributing factors
- Perform peer review of like project in other jurisdictions
- Perform interviews of various staff members involved in project identification, design, and execution as well as fiscal representatives

Results from the Interview will be used to:

- Determine processes and practices of the various job areas
- Evaluate best practices
- Evaluate any insufficiencies in processes/practices

The Interview will not:

- Determine how well a job or activity is performed
- Decide whether individuals are qualified
- Evaluate organization charts, job descriptions, and/or salaries

B) Questions

- 1) Name, Department, Title, and Contact Information
- 2) Role within the organization as related to school facilities projects
- 3) When identifying projects, are there factors that are taken into consideration for prioritization?
- 4) In the project identification process, are there clear guidelines on school and space utilization?
- 5) When a project is approved and budgeted, are there value engineering exercises implemented?
- 6) When designing projects, are there clear educational specifications and product standards?
- 7) What school construction project stands out to you as a great success? Why?
- 8) What school construction project stands out to you as a challenge? Why?

Los Angeles Unified School District
Construction Cost Analysis Final Draft Report
Appendix A

C) Conclusion

- 1) What do you hope to result from this review?
- 2) Do you have any recommendations you know MGT should include in the report?
- 3) Is there anything else you would like to share?