



Board of Education Report

ADOPTED BY BOARD
OCTOBER 17, 2023

File #: Rep-013-23/24, **Version:** 1

Approval of Facilities Contracts Actions

October 17, 2023

Procurement Services Division - Facilities Contracts

Action Proposed:

Ratify the Procurement Services Division (PSD) contract actions taken by Facilities Contracts under delegated authority as listed in Attachment “A” including: award of advertised construction contracts; award of sole source contracts, award of job order contract amendments; approval of change orders; completion of contracts; award of informal contracts; award of architectural and engineering contracts; award of goods and services contracts; extra services/amendments for architectural and engineering contracts and approve the proposed contracts listed in Attachment B including painting services task order contracts.

Background:

Facilities Contracts staff prepares monthly reports for contract actions necessary for the execution of projects approved by the Board and contained in the FSD Strategic Execution Plan (SEP), and for the maintenance and operation of District facilities in accordance with District policies and Board-delegated authority. As described in the November 12, 2013, Board Report #048-13/14 Informative, detailed information is provided on the Facilities Services website.

Expected Outcomes:

Approval of these items will allow services provided by these contracts to proceed in support of FSD projects, District policies and goals, and the Board-approved FSD-SEP.

Board Options and Consequences:

The Board can approve all actions presented or postpone selected actions pending receipt of additional information. Non-ratification of actions awarded under delegated authority in Attachment “A” will result in the immediate discontinuance of services. While non-ratification may be legally defensible, it will likely result in costly litigation over discontinued payments or if the District attempts to reclaim payments made to a vendor. District costs will likely increase as fewer contractors compete for future procurements.

Policy Implications:

This action does not change District policy and conforms to California Education Code section 17604 that permits the Board of Education to delegate authority for Facilities Contracts (Board Report #444-17/18), which the Board exercised on May 08, 2018.

Budget Impact:

The contract actions presented are within the budget authority previously approved by the Board. Unless indicated otherwise, all contract actions are Bond funded.

File #: Rep-013-23/24, **Version:** 1

Student Impact:

The contract actions will help ensure that the students are provided with safe and healthy environments, and up to-date facilities that promote learning.

Equity Impact:

Not Applicable.

Issues and Analysis:

There are no policy implications on these agreements.

Attachments:

Attachment “A” - Ratification of Facilities Contracts Actions Awarded Under Delegated Authority

Attachment “B” - Approval of Facilities Contracts Actions Not Under Delegated Authority

Linked Materials

Informatives:

Not Applicable.

Submitted:


09/19/23

ADOPTED BY BOARD

OCTOBER 17, 2023

RESPECTFULLY SUBMITTED,

APPROVED BY:


 ALBERTO M. CARVALHO
 Superintendent


 PEDRO SALCIDO
 Deputy Superintendent,
 Business Services & Operations

REVIEWED BY:

APPROVED:


 DEVORA NAVERA REED
 General Counsel


 SUNG YON LEE
 Deputy Chief Business Officer
 Business Services and Operations

☒ Approved as to form.

REVIEWED BY:

APPROVED & PRESENTED BY:


 NOLBERTO DELGADILLO
 Deputy Chief Business Officer, Finance


 CHRISTOPHER MOUNT-BENITES
 Chief Procurement Officer
 Procurement Services Division

☒ Approved as to budget impact statement

REVIEWED BY:


 KRISZTINA TOKES
 Chief Facilities Executive

☒ Approved as to facilities impact

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

A. AWARD OF ADVERTISED CONSTRUCTION CONTRACTS

Item A

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
Balfour Beatty Construction LLC	2310035 / 4400011969	<u>Hamilton HS</u> Comprehensive Modernization Project Board Member: <u>Dr. George J. McKenna III</u>	<i>Bond Funds (100%)</i>	\$56,762,682

Ratification of formally competed best value contract selected from three (3) bids received to construct the first phase of the Hamilton High School Comprehensive Modernization Project, as approved on February 9, 2021 ([Board Report No. 227-20/21](#)). The first phase of construction includes the following:

Stadium/Track and Field: The scope of this project includes the construction of visitor and home bleachers, a grass turf athletic field, synthetic track, field lighting, press box, restroom/concessions and ticket buildings, relocation of the Cheviot Hills Continuation School garden, a new parking lot and associated utilities and paving.

New Electrical Service for Utility Make Ready: The scope for this portion includes the new LADWP Utility Yard and associated utilities connections to ensure the site has sufficient utilities to support the interim housing and second phase of the project.

Interim Housing (First Phase Only): The scope of work includes the following temporary facilities: 19 classrooms, restroom buildings, locker room, lunch shelters and a kitchen and scramble.

These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

The contractor is new to the District. However, Balfour Beatty has been in existence for more than 110 years and has offices throughout the United States, including in southern California, and in London and Hong Kong.

Contract Term: 09/11/23 through completion

Contract Value: \$56,762,682

Requester:

Greg Garcia, Director
Project Execution
Facilities Services Division

<p>ADOPTED BY BOARD</p> <p>OCTOBER 17, 2023</p>

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

A. AWARD OF ADVERTISED CONSTRUCTION CONTRACTS

Item B

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
Pinner Construction Company, Inc.	2310039 / 4400011968	<u>Ivanhoe ES</u> Two-Story Classroom Building & Interim Housing (<i>Classroom Replacement Project</i>) Board Member: <u>Jackie Goldberg</u>	<i>Bond Funds</i> (100%)	\$42,899,000

Ratification of formally competed best value contract selected from three (3) bids received to construct the Ivanhoe Elementary School Classroom Replacement Project, as authorized for pre-construction activities on December 17, 2017 ([Board Report No. 226-17/18](#)) and for construction activities on November 16, 2021 ([Board Report No. 029-21/22](#)).

The project was defined to ensure compliance with Education Code section 17292 requirements to eliminate the use of Department of Housing (DOH) relocatable buildings, and to provide additional capacity to accommodate growing neighborhood enrollment. Included in the project are 15 classrooms and support spaces; new 10-space parking lot with ADA access and new food services facilities; infrastructure to support the new facilities including an enhanced information technology network convergence system, new site-wide electrical service upgrade, and the stabilization of the hillside on the north perimeter of the campus; upgrades to landscape, hardscape, parking, and playground areas in project-related areas; installation of interim housing to support the school site during construction; and site work, path of travel, and other required ADA improvements.

The Board previously authorized funding for the project, and authorized staff to execute all instruments necessary, as legally permissible, to implement the project including budget modification and the purchase of equipment and materials. The current project budget is \$46,995,835 (Project No. 10369409). With the receipt of the winning construction bid, more information is known, and the project budget is being modified to support the implementation of the project. While the winning bid from Pinner Construction Company, Inc. was deemed to be the best value to the District, it was higher than the internal estimate, which necessitates an increase in the project budget. The budget is also being increased to reflect current market conditions and increased risk due to uncertain economic and market conditions over the period of the construction contract. A budget modification in the amount of \$17,597,341 will be required to support the implementation of the project, increasing the project budget to \$64,593,176. The project is funded by bond program funds earmarked in the School Upgrade Program for major modernizations, upgrades and reconfigurations to school campuses. There is no impact to the General Fund.

ATTACHMENT A**RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY**

These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

The contractor has worked with the District since 1987.

Contract Term: 09/05/23 through completion

Contract Value: \$42,899,000

Requester:

Greg Garcia, Director
Project Execution
Facilities Services Division

ADOPTED BY BOARD

OCTOBER 17, 2023

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

A. AWARD OF ADVERTISED CONSTRUCTION CONTRACTS

Item C

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
C&P Construction Development, Inc. (SBE)	2310044 / 4400011959	<u>Byrd MS</u> Underground Hydronic Piping Replacement Project Board Member: <u>Kelly Gonez</u>	<i>Bond Funds (100%)</i>	\$6,925,500

Ratification of formally competed best value contract selected from two (2) bids received to construct the Richard E. Byrd Middle School Underground Hydronic Piping Replacement Project, as authorized on June 8, 2021 ([Board Report No. 371-20/21](#)).

The project will provide an entirely new underground hydronic piping system throughout the Byrd Middle School campus, including the main connection at the adjacent Polytechnic High School Freshman Center and East Valey Skills Center. The project will replace the deteriorated piping system that is experiencing leaks and does not sufficiently or efficiently support the sitewide heating/cooling system. These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

The contractor has worked with the District since 2000. The project was awarded to the lowest responsive responsible bidder.

Contract Term: 09/06/23 through completion

Contract Value: \$6,925,500

Requester:

Greg Garcia, Director
Project Execution
Facilities Services Division

ADOPTED BY BOARD

OCTOBER 17, 2023

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

A. AWARD OF ADVERTISED CONSTRUCTION CONTRACTS

Item D

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
Reyes Electrical Contractor, Inc., dba Reyes Engineering Corp. (SBE)	2310057 / 4400011913	<u>Normandie Avenue Early Education Center</u> Outdoor Classroom Board Member: <u>Dr. George J. McKenna III</u>	<i>Bond Funds</i> (100%)	\$1,061,565

Ratification of formally competed contract selected from three (3) bids received to construct the Normandie Avenue Early Education Center Outdoor Classroom Project, as authorized on June 12, 2018 ([Board Report No. 487-17/18](#)).

The project will create outdoor learning spaces that provide learning opportunities and support children's interaction with the natural world. The outdoor learning spaces are divided into distinct activity areas to provide a wide-ranging mix of educational activities that support children with a variety of needs and learning styles. The activity areas include art, building, music, climbing/balancing, flexing, gathering, gardening, messy materials, and wheel toys. These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

The contractor has worked with the District since 2008. The project was awarded to the lowest responsive responsible bidder.

Contract Term: 08/03/23 through completion

Contract Value: \$1,061,565

Requester:

India Griffin, Director
Maintenance & Operations
Facilities Services Division

<p>ADOPTED BY BOARD</p> <p>OCTOBER 17, 2023</p>

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

A. AWARD OF ADVERTISED CONSTRUCTION CONTRACTS

Item E

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
Reyes Electrical Contractor, Inc., dba Reyes Engineering Corp. (SBE)	2310058 / 4400011940	<u>Normandie Avenue Early Education Center</u> ADA Restroom Upgrade Board Member: <u>Dr. George McKenna III</u>	<i>Bond Funds</i> (100%)	\$520,812

Ratification of formally competed contract selected from three (3) bids received to construct a new adult restroom in compliance with Americans with Disabilities (ADA) guidelines at Normandie Avenue Early Education Center, as authorized on November 14, 2017 ([Board Report No. 188-17/18](#)).

The project will upgrade one (1) restroom to ensure ADA compliance, and provide path of travel improvements. These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

The contractor has worked with the District since 2008. The project was awarded to the lowest responsive responsible bidder.

Contract Term: 07/28/23 through completion

Contract Value: \$520,812

Requester:

India Griffin, Director
Maintenance & Operations
Facilities Services Division

<p>ADOPTED BY BOARD</p> <p>OCTOBER 17, 2023</p>

ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

A. AWARD OF ADVERTISED CONSTRUCTION CONTRACTS

Item F

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
Eberhard	2310060 / 4400011939	<u>Addams Continuation HS</u> Roofing Board Member: <u>Scott M. Schmerelson</u>	<i>Restricted Maintenance Funds (100%)</i>	\$196,310

Ratification of formally competed contract selected from two (2) bids received to provide roofing upgrades.

The project replaces approximately 4,000 square feet of deteriorated roofing with new polyvinyl chloride roofing and metal flashing installation at two (2) buildings. These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

The contractor has worked with the District since 1990. The project was awarded to the lowest responsive responsible bidder.

Contract Term: 09/06/23 through completion

Contract Value: \$196,310

Requester:

India Griffin, Director
Maintenance & Operations
Facilities Services Division

<p style="text-align: center;">ADOPTED BY BOARD OCTOBER 17, 2023</p>
--

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

A. SOLE SOURCE CONTRACTS

Item G

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
Astroturf Corporation	1510066S / 4400012010	<u>El Camino Charter HS</u> Synthetic Turf Field Replacement Board Member: <u>Scott M. Schmerelson</u>	<i>Bond Funds (100%)</i>	\$595,000

Ratification of sole source contract to provide synthetic turf field and infill replacement, as authorized on August 30, 2022 ([Board Report No. 010-22/23](#)). Astroturf was used in the original installation and the field included a warranty. The project will be completed as a warranty repair. The contract amount is a reduced price for the replacement of the turf and infill that was negotiated between Astroturf and the District. The contract includes a new eight-year warranty on the new installation.

The project will replace approximately 95,000 square feet of damaged and deteriorated synthetic turf football field. The scope of work also includes removal and replacement of the infill. The project is needed to address the failure of the field due to the infill material fusing together. Due to the condition of the field, it is currently not authorized for use. However, an alternative field(s) has been identified for use by the school for competitive athletics during construction. These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

The contractor is new to the District, but provided original turf installation as a subcontractor under a different entity name.

Contract Term: 08/29/23 through completion

Contract Value: \$595,000

Requester:

India Griffin, Director
Maintenance & Operations
Facilities Services Division

ADOPTED BY BOARD

OCTOBER 17, 2023

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

A. SOLE SOURCE CONTRACTS

Item H

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
Astroturf Corporation	1610043S / 4400012027	<u>Washington Preparatory HS</u> Synthetic Turf Field Replacement Board Member: <u>Dr. George J. McKenna III</u>	<i>Bond Funds</i> (100%)	\$585,000

Ratification of sole source contract to provide synthetic turf field and infill replacement, as authorized on May 10, 2022 ([Board Report No. 292-21/22](#)). Astroturf was used in the original installation and the field included a warranty. The project will be completed as a warranty repair. The contract amount is a reduced price for the replacement of the turf and infill that was negotiated between Astroturf and the District. The contract includes a new eight-year warranty on the new installation.

The project will replace approximately 80,000 square feet of synthetic turf on the football field. The scope of work also includes removal and replacement of the infill. The project is needed to address the failure of field due to the infill material fusing together. Due to the condition of the field, it is currently not authorized for use. However, an alternative field(s) has been identified for use by the school for competitive athletics during construction. These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

The contractor is new to the District, but provided original turf installation as a subcontractor under a different entity name.

Contract Term: 09/13/23 through completion

Contract Value: \$585,000

Requester:

India Griffin, Director
Maintenance & Operations
Facilities Services Division

<p>ADOPTED BY BOARD</p> <p>OCTOBER 17, 2023</p>

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

JOB ORDER CONTRACT AMENDMENTS

Item I

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
Reyes Electrical Contractor, Inc., dba Reyes Engineering Corp. (SBE)	2330011 / 4400011681 (2330011.01)	Districtwide Job Order Contract Amendment	<i>Bond Funds (100%)</i>	\$2,800,000*

Ratification of Job Order Contract Amendment to increase contract capacity of a formally competed contract to provide electrical and low voltage contracting services – Category A: CCTV & intrusion alarm systems installation contracting services Districtwide.

These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

Contract term including this amendment: 06/05/23 through 06/03/24

Initial Contract Value: \$500,000
 *Amendment No. 1 \$2,800,000
(Executed Date: 08/18/23)

Aggregate Contract Value: \$3,300,000

Requester:

Soheil Katal, Chief Information Officer
 Information Technology Services

** Current Ratification*

ADOPTED BY BOARD

OCTOBER 17, 2023

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

JOB ORDER CONTRACT AMENDMENTS

Item J

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
Alternate Power and Construction, Inc., dba Danial's Electric Co. (SBE)	2330013 / 4400011666 (2330013.01)	Districtwide Job Order Contract Amendment	<i>Bond Funds (100%)</i>	\$500,000*

Ratification of Job Order Contract Amendment to increase contract capacity of a formally competed contract to provide electrical and low voltage contracting services – Category A: CCTV & intrusion alarm systems installation contracting services Districtwide.

These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

Contract term including this amendment: 05/31/23 through 05/29/24

Initial Contract Value: \$500,000

*Amendment No. 1 \$500,000

(Executed Date: 08/08/23)

Aggregate Contract Value: \$1,000,000

Requester:

Soheil Katal, Chief Information Officer
Information Technology Services

* *Current Ratification*

ADOPTED BY BOARD

OCTOBER 17, 2023

ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

Item K**B. APPROVAL OF CHANGE ORDERS****August 2023 = \$9,428,751**

		<u>QUANTITY</u>	<u>AMOUNT</u>
	i. New Construction contract change orders that do not individually exceed 10 percent for August 2023 (Average Transaction: \$33,925; Median Transaction: \$15,240)	63	\$2,137,274
	ii. New Construction contract credit change orders for August 2023:	4	<\$113,266>
	iii. Existing Facilities contract change orders that do not individually exceed 15 percent for August 2023 (Average Transaction: \$14,302; Median Transaction: \$6,252):	539	\$7,709,023
	iv. Existing Facilities contract credit change orders for August 2023:	24	<\$304,280>
	v. Existing Facilities contract change orders that individually exceed 15 percent (but do not exceed 25 percent) for August 2023, requiring 75 percent approval by the Board:	0	\$0

C.	COMPLETION OF CONTRACTS – August 2023	15	\$2,672,716
-----------	--	----	-------------

D.	AWARD OF INFORMAL CONTRACTS (Not Exceeding \$109,300)		
	A & B Letters for August 2023 (Average Transaction: \$47,134; Median Transaction: \$38,500)	45	\$2,118,789

<p style="text-align: center;">ADOPTED BY BOARD OCTOBER 17, 2023</p>
--

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

H. AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS

Item L

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
CSDA Design Group (SBE)	2320027/ 4400011362	<u>Charnock Road ES</u> Accessibility Enhancement Project	<i>Bond Funds (100%)</i>	\$388,983
Board Member: <u>Dr. George J. McKenna III</u>				

Ratification of design contract to provide architectural and engineering services procured via RFQ R-13019.

Architectural and engineering services for site investigation/preliminary planning, construction documents, bid/proposal and award, and construction and closeout phases for the Charnock Road Elementary School Accessibility Enhancement / Voluntary Barrier Removal Project, as authorized on Juen 13, 2023 ([Board Report No. 280-22/23](#)).

The Charnock Road Elementary School site spans 5.84 acres and is comprised of one traditional K-5 elementary school program. The building area is approximately 37,839 square feet and includes five single-story permanent buildings, one multi-story permanent building and 11 relocatable buildings. The permanent buildings were constructed between 1949 and 1999. As of the 2022-2023 ECAR, the school served 239 students and currently 88 have been identified as having a disability. The site has been assigned a Category Two accessibility level. In order to meet the criteria for Category Two, various upgrades to five buildings are required, including: corrections, installation, or replacement of one new stage lift, eight restroom upgrades, one new changing room, 16 path of travel upgrades, three new concrete ramps, four drinking fountain upgrades, two assembly seat upgrades, other miscellaneous upgrades, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

Contract Term: 08/07/23 through closeout

Contract Value: \$388,983

Requester:

Aaron Bridgewater, Director
Asset Management
Facilities Services Division

ADOPTED BY BOARD

OCTOBER 17, 2023

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

H. AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS

Item M

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
NAC, Inc., dba NAC Architecture	2320028/ 4400011612	<u>Irving STEAM Magnet MS</u> Major Modernization Project Board Member: <u>Jackie Goldberg</u>	<i>Bond Funds (100%)</i>	\$363,184

Ratification of design contract to provide architectural and engineering services for site analysis, project criteria development, and design-build RFP-RFC support phases procured via RFQ R-13019 for the Irving STEAM Magnet Middle School Major Modernization Project, as authorized on November 15, 2022 ([Board Report No. 074-22/23](#)).

The project scope includes:

- Construction of approximately 19 general and specialty classrooms, support spaces, library, administration spaces, and M&O spaces
- Seismic retrofit to the existing Auditorium Building
- Installation of relocatable buildings to accommodate the City of Angels Program
- Demolition of two-story Administration/Classroom Building, one-story Classroom Building, and one-story Homemaking Building
- Demolition of six (6) relocatable buildings
- Demolition of selected existing covered walkway/arcades impacted by the project scope associated landscape, hardscape, parking improvements, and infrastructure upgrades including, but not limited to, sanitary sewer, water, storm water, and electrical utilities
- Interim facilities, as required. 8) Requirements from the ADA, DSA, CEQA, Department of Toxic Substances Control (DTSC), or other improvements to ensure compliance with local, state, and federal requirements

These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

Contract Term: 07/25/23 through closeout

Contract Value: \$363,184

Requester:

Aaron Bridgewater, Director
Asset Management
Facilities Services Division

<p>ADOPTED BY BOARD</p> <p>OCTOBER 17, 2023</p>

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

H. AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS

Item N

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
Swift Lee Office, Inc. (SBE)	2320030/ 4400011598	Basset Street ES Accessibility Enhancement Project	Bond Funds (100%)	\$277,008

Board Member:
Scott M. Schmerelson

Ratification of design contract to provide architectural and engineering services procured via RFQ R-13019 for the Basset Street Elementary school Accessibility Enhancement Project, as authorized on June 13, 2023 ([Board Report No. 280- 22/23](#)). The scope of the contract includes architectural and engineering services for site investigation/preliminary planning, construction documents, bid/proposal and award, and construction and closeout phases of the project.

The Bassett Elementary School site spans 5.78 acres and is comprised of three elementary school programs including a traditional K-5 elementary school program, a dual language program, and a media arts/technology magnet program. The building area is approximately 54,793 square feet and includes six single-story permanent buildings, one multi-story permanent building and 19 relocatable buildings. The permanent buildings were constructed between 1950 and 1999. As of the 2022- 2023 E-CAR, the school served 590 students and currently 101 have been identified as having a disability.

The site has been assigned a Category Two accessibility level. In order to meet the criteria for Category Two, various upgrades to ten buildings are required, including: corrections, installation, or replacement of two concrete ramps, one new stage lift and stage adapt, one changing room with accessible restroom, four restroom upgrades, 18 path of travel upgrades, four drinking fountain upgrades, one parking lot upgrade, three assembly seat upgrades, other miscellaneous upgrades, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

Contract Term: 07/27/23 through closeout

Contract Value: \$277,008

Requester:

Aaron Bridgewater, Director
Asset Management
Facilities Services Division

<p>ADOPTED BY BOARD</p> <p>OCTOBER 17, 2023</p>

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

H. AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS

Item O

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
GA Design, Inc. (SBE)	2320031/ 4400011643	<u>Harrison Street ES</u> Accessibility Enhancement Project	<i>Bond Funds (100%)</i>	\$342,988
Board Member: <u>Dr. Rocío Rivas</u>				

Ratification of design contract to provide architectural and engineering services procured via RFQ R-13019 for the Harrison Street Elementary School Accessibility Enhancement Project, as authorized on June 13, 2023 ([Board Report No. 280- 22/23](#)). The scope of the contract includes architectural and engineering services for site investigation/preliminary planning, construction documents, bid/proposal and award, and construction and closeout phases of the project.

The Harrison Street Elementary School site spans 5.75 acres and is comprised of two schools/programs including a traditional K-6 elementary school program and a dual language immersion program. The building area is approximately 58,497 square feet and includes four single-story permanent buildings, four multi-story buildings and one relocatable building. The permanent buildings were constructed between 1962 and 20095. As of the 2022-2023 E-CAR, the school served 290 students and currently 68 have been identified as having a disability.

The site has been assigned a Category Two accessibility level. In order to meet the criteria for Category Two, various upgrades to seven buildings are required, including: corrections, installation, or replacement of one new stage lift, 10 restroom upgrades, 16 path of travel upgrades, four new concrete ramps, seven drinking fountain upgrades, two assembly seat upgrades, other miscellaneous upgrades, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

Contract Term: 08/08/23 through closeout

Contract Value: \$342,988

Requester:

Aaron Bridgewater, Director
Asset Management
Facilities Services Division

<p>ADOPTED BY BOARD</p> <p>OCTOBER 17, 2023</p>

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

H. AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS

Item P

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>
tBP/ Architecture, Inc. (SBE)	2420003/ 4400011908	<u>Langdon Avenue ES</u> Outdoor Learning Environment Project	<i>Bond Funds (100%)</i>	\$138,861

Board Member:
Kelly Gonez

Ratification of design contract to provide architectural and engineering services procured via RFQ R-19012 for the Langdon Avenue Elementary school Outdoor Learning Environment Project, as authorized on March 27, 2023 ([Board Report No. 192-22/23](#)). The scope of the contract includes architectural and engineering services for site analysis/schematic design, design development, DSA back check set, DSA approval, bid/proposal and award, and construction and closeout phases.

The Langdon Avenue Elementary School Outdoor Learning Environment Project includes but is not limited to:

- Removal of one bungalow building (2 classrooms) and adjacent asphalt
- Construction of an approximately 2,000 square foot outdoor learning space
- Landscaping
- Shaded seating areas
- Shade structure
- Internet connectivity
- Installation of a sink if infrastructure is already in place
- Improvements to ensure compliance with local, state, and federal requirements including from the ADA, DSA, CEQA, and DTSC

These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

Contract Term: 08/18/23 through closeout

Contract Value: \$138,861

Requester:

Aaron Bridgewater, Director
Asset Management
Facilities Services Division

<p>ADOPTED BY BOARD</p> <p>OCTOBER 17, 2023</p>

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

N. AWARD OF GOODS AND SERVICES CONTRACTS

Item Q

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>NOT-TO- EXCEED AMOUNT</u>
Blankinship & Associates, Inc.	2490002 / 4400011914	<u>Districtwide</u> Board Member: <u>Various</u>	<i>General Funds (100%)</i>	\$95,000

Ratification of formally competed contract to develop an updated Integrated Pest Management (IPM) policy and procedures manual to ensure continued compliance with the Healthy Schools Act (HSA), and assist in establishing an effective pest management program. Contractor was selected via RFP R-23016, and is new to the District.

The procurement is in response to an Office of the Inspector General audit action to update the District IPM policy issued in 2002. The scope of services includes, but is not limited to the following:

- The new Manual shall comply with current HSA requirements and IPM state and federal guidelines.
- The Manual shall include research, statistics, analysis, recommendations, and public presentations on IPM methodologies, laws, best practices, and emerging technologies.
- The Manual shall include analysis and research of current HSA requirements for California school districts.
- Analysis of historical, current, and anticipated IPM, HSA, and applicable laws to guide revisions and updates of the Manual.
- Analysis and research on other school districts and government agencies' IPM programs.
- Guidance in the fulfilment of the District's Office of the Inspector General's Performance Audit of current and existing IPM Programs.
- Research into the role of Department of Pesticide Regulation in California.
- Establishment of an effective and efficient pest management program.
- A long-term prevention plan by identifying and altering cultural, structural, and environmental conditions at District sites.
- Recommendations or suggestions for continuous improvements of the IPM program.
- Analysis of the local (Los Angeles or Southern California) conditions related to near threatened, vulnerable, endangered, and critically endangered species (European honeybees, North American bumble bees, swallows, feral cats/dogs, etc.).
- Analysis of risk factors when determining pesticide usage to prevent building damage and ensure structural integrity.
- Analysis of differences in IPM methodologies with respect to risk factors (pros and cons).
- Recommendations for strategies in mitigating risk factors.

These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

Contract Term: 09/15/23 through 07/31/24

Contract Value: \$95,000

Requester:

India Griffin, Director
Maintenance & Operations
Facilities Services Division

<p style="text-align: center;">ADOPTED BY BOARD OCTOBER 17, 2023</p>
--

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

N. AWARD OF GOODS AND SERVICES CONTRACTS

Item R

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>SOURCE OF FUNDS</u>	<u>NOT-TO- EXCEED AMOUNT</u>
Centroplan USA LLC	2490003 / 4400010664	<u>Belmont HS</u> Solar Photovoltaic Pilot Project Board Member: <u>Dr. Rocío Rivas</u>	<i>Energy Rebate Account Funds (100%)</i>	\$287,149

Ratification of contract for the design and installation of a non-penetrating solar photovoltaic (PV) system at Belmont High School, as authorized September 14, 2021 ([Board Report No. 030-21/22](#)). The contract supports the District in reaching its goal of 100% clean, renewable energy by 2040. The Belmont High School Solar PV Pilot Project is funded by the 2021 Memorandum of Understanding (MOU) between the District and LADWP.

Centroplan will install a non-penetrating solar PV system on the roof of the administration building at Belmont High School, and per the terms of the MOU, LADWP agrees to reimburse the District for the cost of these contracted services which are valued in the amount of \$287,149.

Belmont High School was selected as it has an existing Sika Sarnafil Polyvinyl Chloride (PVC) roof that is compatible with the proposed PV attachment system and has the capability to accept additional load. The new non-penetrating PV system technology does not require any roof membrane penetrations, thus eliminating potential leakage points and reducing maintenance costs. Instead, the solar PV mount is welded to the roof membrane using a welding flange and standard hot-air welding equipment. The contract will allow the District to evaluate the non-penetrating solar PV system technology and determine its applicability for other school sites.

The Agreement with Centroplan includes a 20-year operations and maintenance (O&M) agreement and a 10-year performance guarantee. The O&M agreement provides preventative maintenance and solar PV system repairs and the performance guarantee will ensure the annual solar energy production over 10 years. After 20 years, the District will have the option to extend the O&M agreement or have District Maintenance and Operations staff assume the work. Centroplan will also be responsible for coordinating with the utility provider, LADWP, to secure connection to the energy grid prior to testing and energizing the solar panels.

These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

Contract Term: 07/28/23 through 12/31/24

Contract Value: \$287,149

Requester:

India Griffin, Director
Maintenance & Operations
Facilities Services Division

ADOPTED BY BOARD OCTOBER 17, 2023
--

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

- O. **EXTRA SERVICES / AMENDMENTS FOR ARCHITECTURAL AND ENGINEERING CONTRACTS** **\$683,840**

Item S

CONTRACT NOS.	0520124/4400001660; 1820007/4400006097; 1820007/4400006097; 1820028/4400006234; 1820028/4400006234; 1820028/4400006234; 1920003/4400006934; 1920011/4400007299; 1920011/4400007299; 1920012/4400007431; 1920012/4400007431; 1920019/4400007462; 1920023/4400007774; 2120144/4400009717; 2220025/4400010177; 2220031/4400010152; 2320006/4400010921
---------------	---

Extra services are for design work that is not covered under the original Agreement. July Extra Services are listed at the link provided.

These services provide operational effectiveness and modernize infrastructure. Pillar 4 is supported by this action.

[BOE 013 Extra Services](#)

ADOPTED BY BOARD
OCTOBER 17, 2023

ATTACHMENT B
APPROVAL OF CONTRACTS NOT UNDER DELEGATED AUTHORITY

**A. APPROVAL OF TECHNICAL SERVICES TASK ORDER CONTRACTS
(PCC 20118.5-.9)**

\$21,000,000

Item T

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>
CTG Construction, Inc. (SBE)	2480001/4400011975
Fix Painting Company	2480002/4400011976
Omega Construction Co., Inc. (SBE)	2480003/4400011977
Piana Construction & Painting, Inc. (SBE)	2480004/4400011978
Prime Painting Contractors, Inc. (SBE)	2480005/4400011979
So Cal Construction, Inc.(SBE)	2480006/4400011980
T&M Painting & Construction, Inc. (SBE)	2480007/4400011981

Authorization to award seven (7) formally competed task order contracts to provide painting services Districtwide procured via IFB R-23005. The authority to increase or decrease individual amounts for these contracts will be limited to \$3,000,000 each.

Contract Term: 11/01/23 through 10/31/24 plus four (4) one-year renewal options

NOT-TO-EXCEED AGGREGATE AMOUNT

\$21,000,000* (100% Restricted Maintenance Funds)

Requester:

India Griffin, Director

Maintenance & Operations

Facilities Services Division

ADOPTED BY BOARD

OCTOBER 17, 2023