



## Board of Education Report

**ADOPTED BY BOARD  
MARCH 19, 2019**

**File #:** Rep-252-18/19, **Version:** 1

### **Approval of Facilities Contract Actions**

**March 19, 2019**

### **Procurement Services Division - Facilities Contracts**

#### **Action Proposed:**

Staff proposes that the Board of Education (Board) 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 job order contract amendments; approval of change orders; completion of contracts; award of informal contracts; rejection of bid; assignment and assumption of rights and delegation of duties - professional services agreement; award of professional/technical services contract; and extra services / amendments for architectural and engineering contracts; and approve the proposed contract actions as listed in Attachment "B" including: approval of professional / technical services 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.

**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.

**Issues and Analysis:**

There are no policy implications on these agreements.

**Attachments:**

Attachment "A" - Ratification of Facilities Contract Actions Awarded Under Delegated Authority.

Attachment "B" - Approval of Facilities Contract Actions Not Under Delegated Authority.

**Informative:**

Informative - Recommendation to Award Contracts: ARCADIS U.S., Inc. (1990007/4400007238); J.C. Chang & Associates, Inc. (1990008/4400007239); Vanir Construction Management, Inc. (1990009/4400007280)

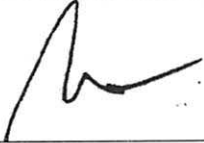
**Submitted:**

3/1/19

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MARCH 19, 2019**

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RESPECTFULLY SUBMITTED,



AUSTIN BEUTNER  
Superintendent

APPROVED & PRESENTED BY:



SCOTT S. PRICE, Ph.D.  
Chief Financial Officer  
Office of the Chief Financial Officer

REVIEWED BY:



DAVID HOLMQUIST  
General Counsel

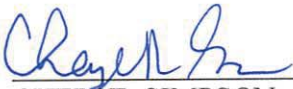
APPROVED & PRESENTED BY:



JUDITH REECE  
Interim Chief Procurement Officer  
Procurement Services Division

Approved as to form.

REVIEWED BY:



CHERYL SIMPSON  
Director, Budget Services and Financial Planning

**ADOPTED BY BOARD  
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Approved as to budget impact statement.

REVIEWED BY:



MARK HOVATTER  
Chief Facilities Executive

Approved as to facilities impact.

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

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**A. AWARD OF ADVERTISED CONSTRUCTION CONTRACTS \$8,590,211**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
Eberhard	1910021 / 4400007229 <b>Item A</b>	<u>Los Angeles HS</u> Replace Roofing & HVAC Equipment Board Member: <u>Dr. George J. McKenna III</u>  <b>Contract Term:</b> 01/22/19 through Division of State Architecture (DSA) certification and close-out  Requester: <i>Robert Laughton, Director</i> <i>Maintenance &amp; Operations</i> <i>Facilities Services Division</i>	\$3,369,323
Geronimo Concrete, Inc.	1910033 / 4400007203 <b>Item B</b>	<u>Marina Del Rey MS</u> Americans with Disability Act (ADA) Barrier Removal (Phase 2) Board Member: <u>Nick Melvoin</u>  <b>Contract Term:</b> 01/09/19 through DSA certification and close-out  Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$1,465,888
Bitech Construction Company, Inc. (SBE)	1910036 / 4400007206 <b>Item C</b>	<u>Ambler ES</u> ADA Barrier Removal (Phase 2) Board Member: <u>Dr. Richard A. Vladovic</u>  <b>Contract Term:</b> 01/30/19 through DSA certification and close-out  Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$1,674,000
Waisman Construction, Inc.	1910037 / 4400007243 <b>Item D</b>	<u>Chatsworth HS</u> ADA Barrier Removal (Phase 2) Board Member: <u>Scott M. Schmerelson</u>  <b>Contract Term:</b> 02/06/19 through DSA certification and close-out  Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$2,081,000

**ADOPTED BY BOARD  
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**ATTACHMENT A**

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**RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY**

**JOB ORDER CONTRACT AWARDS**

**\$0**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
None			

**JOB ORDER CONTRACT AMENDMENTS** **\$8,350,000**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
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WNG Construction JV, Inc.	1630021 / 4400004923 (1630021.03)	Amendment to increase contract capacity of a formally competed contract to provide general contracting services District-wide.	\$300,000*
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**Item E**

**Contract term including this amendment:**

06/21/16 through 06/20/19

No option years (OY) remaining

Initial Contract Value: \$350,000

Amendment No. 1: \$500,000

Terms Revised

OY1

Amendment No. 2: Terms Revised

OY2

\*Amendment No. 3: \$300,000

*(Executed Date: 01/10/19)*

**Aggregate Contract Value: \$1,150,000**

*Requester: Greg Garcia, Director*

*Project Execution*

*Facilities Services Division*

Fredrick Towers, Inc.	1630024 / 4400004925 (1630024.07)	Amendment to increase contract capacity of a formally competed contract to provide general contracting services District-wide.	\$1,000,000*
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**Item F**

**Contract term including this amendment:**

06/21/16 through 06/20/19

No OY remaining

Initial Contract Value: \$350,000

Amendment No. 1: \$2,000,000

Amendment No. 2: \$2,000,000

Amendment No. 3: \$1,000,000

Terms Revised

OY1

Amendment No. 4: \$1,000,000

Amendment No. 5: \$150,000

Amendment No. 6: Terms Revised

OY2

\*Amendment No. 7: \$1,000,000

*(Executed Date: 12/19/18)*

**Aggregate Contract Value: \$7,500,000**

*Requester: Greg Garcia, Director*

*Project Execution*

*Facilities Services Division*

\* Current Ratification

<p><b>ADOPTED BY BOARD MARCH 19, 2019</b></p>
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**ATTACHMENT A  
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY**

**JOB ORDER CONTRACT AMENDMENTS (CONT'D)**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
Link-Nilsen Corporation	1730004 / 4400005460 (1730004.02) <b>Item G</b>	Amendment to increase contract capacity of a formally competed contract to provide fire sprinkler head replacement contracting services District-wide.  <b>Contract term including this amendment:</b> 01/20/17 through 01/19/20 No OY remaining  Initial Contract Value: \$350,000 Amendment No. 1: Terms Revised OY1  *Amendment No. 2: \$350,000 (Executed Date: 01/08/19) Terms Revised OY2  <b>Aggregate Contract Value: \$700,000</b>  <i>Requester: Robert Laughton, Director Maintenance &amp; Operations Facilities Services Division</i>	\$350,000*
C & P Construction Development, Inc.	1730009 / 4400005796 (1730009.04) <b>Item H</b>	Amendment to increase contract capacity of a formally competed contract to provide general contracting services District-wide.  <b>Contract term including this amendment:</b> 06/09/17 through 06/08/19 One (1) OY remaining  Initial Contract Value: \$500,000 Amendment No. 1: \$3,000,000 Amendment No. 2: \$1,000,000 Terms Revised OY1 Amendment No. 3: Terms Revised *Amendment No. 4: \$1,200,000 (Executed Date: 01/11/19)  <b>Aggregate Contract Value: \$5,700,000</b>  <i>Requester: Greg Garcia, Director Project Execution Facilities Services Division</i>	\$1,200,000*

<p><b>ADOPTED BY BOARD MARCH 19, 2019</b></p>
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\* Current Ratification

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

**JOB ORDER CONTRACT AMENDMENTS (CONT'D)**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
Reyes Electrical Contractor, Inc.	1830009 / 4400006219 (1830009.03) <b>Item I</b>	Amendment to increase contract capacity of a formally competed contract to provide general contracting services District-wide.  <b>Contract term including this amendment:</b> 01/10/18 through 01/09/20 One (1) OY remaining  Initial Contract Value: \$500,000 Amendment No. 1: \$1,500,000 Amendment No. 2: \$2,000,000 Terms Revised OY1 *Amendment No. 3: \$2,000,000 (Executed Date: 12/21/18)  <b>Aggregate Contract Value: \$6,000,000</b>  <i>Requester: Greg Garcia, Director Project Execution Facilities Services Division</i>	\$2,000,000*
Exbon Development, Inc.	1830010 / 4400006251 (1830010.03) <b>Item J</b>	Amendment to increase contract capacity of a formally competed contract to provide general contracting services District-wide.  <b>Contract term including this amendment:</b> 01/16/18 through 01/15/20 One (1) OY remaining  Initial Contract Value: \$500,000 Amendment No. 1: \$1,000,000 Amendment No. 2: \$1,000,000 Terms Revised OY1 *Amendment No. 3: \$2,000,000 (Executed Date: 01/07/19)  <b>Aggregate Contract Value: \$4,500,000</b>  <i>Requester: Greg Garcia, Director Project Execution Facilities Services Division</i>	\$2,000,000*
Reyes Electrical Contractor, Inc.	1830015 / 4400006258 (1830015.03) <b>Item K</b>	Amendment to increase contract capacity of a formally competed contract to provide electrical services District-wide.  <b>Contract term including this amendment:</b> 01/09/18 through 01/08/20 One (1) OY remaining  Initial Contract Value: \$350,000 Amendment No. 1: \$1,000,000 Amendment No. 2: \$1,500,000 Terms Revised OY1 *Amendment No. 3: \$1,500,000 (Executed Date: 12/21/18)  <b>Aggregate Contract Value: \$2,850,000</b>  <i>Requester: Greg Garcia, Director Project Execution Facilities Services Division</i>	\$1,500,000*

**ADOPTED BY BOARD  
MARCH 19, 2019**

\* Current Ratification

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

<b>B. APPROVAL OF CHANGE ORDERS</b>		<b>\$1,642,639</b>
	<u>QUANTITY</u>	<u>AMOUNT</u>
i. Construction contract change orders that do not individually exceed 10 percent for January 2019 (Average Transaction: \$20,707):	35	\$724,731
ii. Construction contract credit change orders for January 2019:	1	<\$66,750>
iii. Repair and modernization contract change orders that do not individually exceed 15 percent for January 2019 (Average Transaction: \$11,393):	95	\$1,082,352
iv. Repair and modernization contract credit change orders for January 2019:	6	<\$97,694>
v. Repair and modernization contract change orders that individually exceed 15 percent (but do not exceed 25 percent) for January 2019, requiring 75 percent approval by the Board:	0	\$0

**C. COMPLETION OF CONTRACTS – December 2018** 12 **\$4,150,410**

**D. AWARD OF INFORMAL CONTRACTS (Not Exceeding \$92,600)** **\$620,158**

	<u>QUANTITY</u>	<u>AMOUNT</u>
A & B Letters for January 2019 (Average Transaction: \$18,793)	33	\$620,158

**E. REJECTION OF BIDS**

<u>BID NO.</u>	<u>SCHOOL/PROJECT</u>	<u>REASON</u>
1910018	<u>Marina Del Rey MS</u> ADA Barrier Removal (Phase 2) Board Member: <u>Nick Melvojn</u> <p align="center"><b>Item L</b></p>	All bids were rejected due to lowest bidder listing an abatement subcontractor that is not listed in the LAUSD Owner’s List of Pre-Qualified Asbestos Abatement Subcontractors. The second lowest bidder is \$406,203 or 20% more than the lowest bidder. The school administration has been notified. The project was re-advertised and awarded to Geronimo Concrete, Inc. See Section A, page 1 of this report.

**F. TERMINATION OF CONTRACTS FOR CONVENIENCE**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>
None		

**ADOPTED BY BOARD  
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**G. ASSIGNMENT AND ASSUMPTION OF RIGHTS AND DELEGATION OF DUTIES – PROFESSIONAL SERVICES AGREEMENT**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Koury Engineering & Testing, Inc.	<u>1590061/4400003500</u>	Assignment and Assumption of Agreement from Koury Geotechnical Services, Inc., to provide geotechnical engineering and support services for the District’s A/E Services group.	\$575,575 <i>Remaining Value</i>
	<b>Item M</b>		
		Effective Date: January 30, 2019	

**H. AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS** **\$0**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			

**ATTACHMENT A**

**247 RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY**

**I. AWARD OF ARCHITECTURAL AND ENGINEERING AMENDMENTS \$0**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			

**J. MEMORANDUM OF UNDERSTANDING \$0**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			

**K. AWARD OF PROFESSIONAL/TECHNICAL SERVICES CONTRACTS \$81,500**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Evan Terry Associates, LLC	1890006 / 4400006145 <b>Item N</b>	Single Source agreement to provide ADA survey software and database management. Listing of ADA barriers is a District obligation as part of the ADA Transition Plan.  <b>Contract Term:</b> 01/09/19 through 11/30/19 Four (4) one-year options remaining  Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$81,500

**L. AWARD OF PROFESSIONAL/TECHNICAL SERVICES AMENDMENTS \$0**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
None			

**M. AWARD OF GOODS AND SERVICES CONTRACTS \$0**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>NOT-TO-EXCEED AMOUNT</u>
None		

**N. \* EXTRA SERVICES /AMENDMENTS FOR ARCHITECTURAL AND ENGINEERING CONTRACTS \$742,385**

CONTRACT NOS. <b>Item O</b>	0520124/4400001660, 1420031/4400002659, 1520001/4400003042, 1620145/4400004824, 1620145/4400004824, 1720043/4400005859, 1720053/4400006020, 1820030/4400006256, 1820030/4400006256, 1820035/4400006554, and 1820035/4400006554.
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**O. NO COST EXTRA SERVICES/AMENDMENTS FOR ARCHITECTURAL AND ENGINEERING CONTRACTS \$0**

None

\* Detailed information is available at <http://www.laschools.org/new-site/contracts/boe-contract-actions/>.

**ADOPTED BY BOARD  
MARCH 19, 2019**

**ATTACHMENT B**  
**APPROVAL OF CONTRACTS NOT UNDER DELEGATED AUTHORITY**

248

**A. APPROVAL OF PROFESSIONAL/TECHNICAL SERVICES CONTRACTS**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AGGREGATE AMOUNT</u>
ARCADIS U.S. Inc.	1980007/ 4400007238	Authorization to award three (3) formally competed contracts for On-Call Constructability Review services necessary to eliminate hidden costs, change orders and time delays. If not approved construction projects could be held up in the DSA-approval process and potentially prolonging the schedule by 4-6 months or more. The authority to increase or decrease individual amounts for these formally competed contracts will be limited to the total aggregate amount of \$5,000,000.	\$5,000,000
J.C. Chang & Associates, Inc.	1980008/ 4400007239		
Vanir Construction Management, Inc.	1980009/ 4400007280		

**Item P**

**Contract Term:** 06/01/19 through 05/31/22

**Contract Value: \$5,000,000**

Requester: *Aaron Bridgewater, Director  
Asset Management  
Facilities Services Division*

<b>ADOPTED BY BOARD MARCH 19, 2019</b>
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**ADOPTED BY BOARD  
MARCH 19, 2019**

INTEROFFICE CORRESPONDENCE  
Los Angeles Unified School District  
Program Support Services

**INFORMATIVE**

**DATE: February 11, 2019**

**TO:** Members, Board of Education  
Austin Beutner, Superintendent

**FROM:** Aaron Bridgewater, Director of Facilities Planning and Development *ABD*

**SUBJECT: AWARDED CONTRACTOR NAME: 3 FIRMS (SEE ATTACHED)  
CONTRACT NOs.: 1990007/4400007238, 1990008/4400007239,  
1990009/4400007280  
TOTAL CONTRACT CAPACITY: \$5,000,000  
RECOMMENDATION TO AWARD –  
ON-CALL CONSTRUCTABILITY REVIEW SERVICES**

***Introduction***

The Facilities Services Division (Facilities) proposes that the Board of Education (Board) authorize staff to enter into professional services agreements for on-call constructability review services.

***Why is this necessary?***

Independent Constructability Review services are important during the Design Phase (50%-100% Construction Documents) of project development to ensure that the design documents are complete and accurate, coordinated, biddable and buildable. This will help avoid construction change orders, to provide less conflict, management and construction delays. This will also help expedite the DSA review and approval process. Additionally, on-call constructability reviewers are needed to supplement the District's internal constructability review team to meet the current and projected review demand.

***Why do we need to do this now?***

The Constructability Review is effective in eliminating hidden costs, change orders and time delays, the overall cost and time savings on the project to the District will be significant. Current contracts for on-call constructability are set to expire on May 31, 2019.

***What would happen if this were not approved?***

If this is not approved, construction projects could incur additional costs and schedule delays. Design projects could be held up in the DSA-approval process by dragging out the schedule 4 – 6 months or more, thus increasing costs.

***What are the terms of the proposed agreement?***

The contracts would be for three years; plus two option years.

If you have any questions or require additional information, please contact me at aaron.bridgewater@lausd.net or at (213) 241-4894.

251 c: David Holmquist  
Hilda Maldonado  
Scott Price  
Pedro Salcido  
Jefferson Crain  
Danna Escalante  
Mark Hovatter  
Krisztina Tokes  
Judith Reece  
Alix O'Brien

**ADOPTED BY BOARD  
MARCH 19, 2019**

ATTACHMENT

<u>CONTRACT #</u>	<u>FIRM NAME</u>	<u>SBE</u>
1990007/4400007238	ARCADIS U.S., Inc.	No*
1990008/4400007239	J.C. Chang & Associates, Inc.	Yes
1990009/4400007280	Vanir Construction Management, Inc.	No*

\*Firms submitted SBE Subcontractors.

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