



## Board of Education Report

ADOPTED BY BOARD  
MAY 21, 2019

File #: Rep-296-18/19, Version: 1

**Authorization to Enter into a Contract for the Design-Build of Ulysses S. Grant High School  
Comprehensive Modernization Project  
May 21, 2019  
Procurement Services Division - Facilities Contracts**

**Action Proposed:**

Staff proposes that the Board of Education (Board) authorize the (Interim) Chief Procurement Officer, and/or her designee, to enter into a design-build contract on behalf of the District with the design-build entity, Pinner Construction Co., Inc. who will partner with the architecture firm CannonDesign, for the lump sum amount of \$144,634,722 for the design and construction of the Ulysses S. Grant High School (Grant High School) Comprehensive Modernization Project (Project) pursuant to the requirements of California Education Code section 17250.10 et seq. (Education Code 17250).

**Background:**

On April 12, 2016 the Board approved the project definition for the Project (Board Report No. 340-15/16), and subsequently, on December 12, 2017, approved the Project (Board Report No. 220-17/18) and adopted the Mitigated Negative Declaration (Board Report No. 219-17/18) and a Resolution to Exempt the Project from Local Land Use Regulations Under California Government Code Section 53094(b) (Board Report No. 218-17/18). The Project includes the construction of new facilities and improvements to existing school facilities. New facilities include a two-story classroom building (primarily science), support spaces, a one-story performing arts and library building including a flexible performance space and specialty classrooms for media and arts, and a Horticulture/M&O building with adjacent support space. The existing Multi-purpose building, and classroom buildings #100 & #200 will be seismically retrofitted and modernized, and the administration function will be housed in classroom building #100. The lunch shelter will be seismically separated from the multi-purpose building and gymnasium. The fire alarm in the gymnasium building will be upgraded. All existing buildings will be upgraded with new exterior paint. Upgrades to the site infrastructure and utilities, and improvements to meet programmatic access requirements of the Americans with Disabilities Act will be made throughout the school site. All existing classrooms that will be upgraded for accessibility will also receive minor interior improvements. The Project includes the Information Technology Division's updated and enhanced standards and requirements for ITD convergence. The Project also includes the demolition of the existing Administration, Library, M&O, Industrial Arts, Horticulture, two single-story classroom buildings, and 13 portable buildings, housing 27 classrooms.

Section 17250 provides a general authorization for school districts to use the design-build method for projects. This project-delivery method allows the District to procure both design and construction services under one contract, thereby accelerating project completion. In accordance with section 17250, the District issued a Request for Qualifications (RFQ) on September 14, 2018. Three responses were received and evaluated based on criteria identified in the RFQ by a selection panel consisting of District employees. All proposers were invited to respond to the Request for Proposal (RFP) issued on October 30, 2018. All individuals participating in the selection process were required to sign non-disclosure statements and certify that they have no conflicts of interest with potential proposers.

The three proposers submitted their respective final proposals on March 22, 2019. A selection panel of District employees and technical advisors evaluated all three proposals based on the following criteria identified in the RFP and in accordance with section 17250: design, technical expertise, price, skilled labor force availability, life-cycle costs, outreach (Small Business Enterprise (SBE)/local worker/"We Build"), safety and work-based learning partnership. The proposal of Pinner Construction Co., Inc./CannonDesign for the lump sum amount of \$144,634,722 was determined to be both the best value to the District and the lowest price received.

Staff anticipates issuing the Notice to Proceed (NTP) for Design in the second quarter of 2019, the NTP for construction of the interim housing and site utility packages in the third quarter of 2019 and the NTP for new building construction in the second quarter of 2020. The Project will be constructed in phases, with completion of all phases anticipated to be in the first quarter of 2024.

The Project is located in Local District Northeast and Board District 3 (Scott Schmerelson).

**Expected Outcomes:**

Staff anticipates that the Board will approve the proposed action to authorize the (Interim) Chief Procurement Officer and/or her designee to enter into a design-build contract on behalf of the District with Pinner Construction Co., Inc. to design and construct the Project at Grant High School.

**Board Options and Consequences:**

Approval of this action will allow staff to enter into a contract for the design and construction of the Project. If authorization to enter into a contract with Pinner Construction Co., Inc./CannonDesign is not granted, Grant High School will continue to operate with aging and deteriorating buildings in need of seismic upgrade, grounds and site infrastructure, which may negatively impact the school's ability to deliver the instructional program and/or operate. Furthermore, students, staff, and the community will not benefit from the significant facilities improvements that will be undertaken as part of the Project.

**Policy Implications:**

This action helps facilitate implementation of the Facilities Services Division (FSD) Strategic Execution Plan (SE) and is consistent with the District's long-term goal to address unmet school facilities needs and significantly improve conditions of aging and deteriorating school facilities as described in the District's local bond measures.

**Budget Impact:**

The current budget for the Grant High School Comprehensive Modernization Project (Project No. 10366801) is \$155,682,393. Due to the award of this contract, a budget modification will be required in the amount of \$19,830,094, increasing the total budget to \$175,512,487. The Best and Final Offer is the lowest price received by the District to design and build the project and reflects the proposer's expected market conditions and risks associated with completing design and construction. Other project costs, including management and inspection, have been adjusted based either on the contractual duration of construction or due to specific updated pricing (e.g., furniture and equipment). The budget also includes an amount for unforeseen conditions that are likely to be encountered. The Project, including the budget increase, is funded by Bond Program funds targeted in the School Upgrade Program (SUP) for major renovations, modernizations and/or reconfigurations to school buildings, and Developer Fees. No General Funds will be used.

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**Student Impact:**

The Project, once completed, will help ensure that the students attending the school are provided with a safe and healthy environment, and up-to-date facilities that promote learning.

**Issues and Analysis:**

There are no policy implications on these agreements.

**Attachments:**

None

**Informatives:**


None

**Submitted:**


05/03/19

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RESPECTFULLY SUBMITTED,

  
\_\_\_\_\_  
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Superintendent

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☒ Approved as to form.

REVIEWED BY:

  
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CHERYL SIMPSON  
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☒ Approved as to budget impact statement.

REVIEWED BY:

  
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Chief Facilities Executive  
☒ Approved as to facilities impact.