



Board of Education Report

**ADOPTED BY BOARD
NOVEMBER 5, 2019****File #:** Rep-087-19/20, **Version:** 1**Approval of Facilities Contract Actions****November 5, 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 bids; award of architectural and engineering contracts; extra services / amendments for architectural and engineering contracts; and approve the proposed contract actions as listed in Attachment "B" including: approval of commissioning provider services task order contracts; approval of waterproofing and coating services task order contract; and approval of construction inspection services contract capacity increase.

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.

Informatives:

Informative - Request for Approval of Commissioning Provider Services Task Order Contracts

Informative - Request for Approval of Task Order Contract: Best Contracting Service Inc. (2080003-4400007887)

Informative - Request for Additional \$35 Million of Contract Capacity for Seven (7) Construction Inspection Contracts

Submitted:

10/18/19

File #: Rep-087-19/20, Version: 1

RESPECTFULLY SUBMITTED,

AUSTIN BEUTNER
Superintendent

APPROVED BY:

MEGAN K. REILLY
Deputy Superintendent
Office of the Deputy Superintendent

REVIEWED BY:

DAVID HOLMQUIST
General Counsel

APPROVED BY:

JANICE SAWYER
Interim Business Manager
Business Services and Operations☒ Approved as to form.

REVIEWED BY:

TONY ATIENZA
Director, Budget Services and Financial Planning

APPROVED & PRESENTED BY:

JUDITH REECE
Chief Procurement Officer
Procurement Services Division☒ 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

A. AWARD OF ADVERTISED CONSTRUCTION CONTRACTS **\$23,540,000**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
Technion Contractors TCI, Inc. (SBE)	1910104 / 4400007828 Item A	Wright STEAM Magnet MS Flexible Learning Science Lab Board Member: <u>Nick Melvoin</u> Contract Term: 09/25/19 through Division of the State Architect (DSA) certification and close out Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$1,910,000
Piana Construction & Painting, Inc. (SBE)	1910105 / 4400007882 Item B	<u>Darby ES</u> Exterior Painting Board Member: <u>Scott M. Schmerelson</u> Contract Term: 10/05/19 through DSA certification and close out Requester: <i>Robert Laughton, Director</i> <i>Maintenance & Operations</i> <i>Facilities Services Division</i>	\$188,000 100% General Funds (RRGM)
C & P Construction Development, Inc. (SBE)	1910112 / 4400007818 Item C	<u>Chapman ES</u> Americans with Disability Act (ADA) Barrier Removal (Phase 2) Board Member: <u>Dr. Richard A. Vladovic</u> Contract Term: 09/26/19 through DSA certification and close out Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$2,298,000
Pinner Construction Co, Inc.	2010000 / 4400007853 Item D (Best Value)	<u>North Hollywood HS</u> Site Utilities & Interim Housing in Support of Comprehensive Modernization Project Board Member: <u>Scott M. Schmerelson</u> Contract Term: 09/30/19 through DSA certification and close out Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$11,269,000
Beta Investments & Contracts, Inc.	2010002 / 4400007789 Item E	<u>Castelar ES & EEC</u> Parking Structural Seismic Retrofit and New Playground Area Board Member: <u>Mónica García</u> Contract Term: 09/16/19 through DSA certification and close out Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$1,845,000

**ADOPTED BY BOARD
NOVEMBER 5, 2019**

ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

AWARD OF ADVERTISED CONSTRUCTION CONTRACTS (CONT'D)

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
Geronimo Concrete, Inc. (SBE)	2010008 / 4400007854 Item F	Gratts Learning Academy for Young Scholars Playground Paving and ADA Barrier Removal Board Member: <u>Mónica García</u> Contract Term: 10/07/19 through DSA certification and close out Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$4,150,000
Royal Construction & Builders, Inc. (SBE)	2010010 / 4400007855 Item G	<u>Arroyo Seco Museum Science Magnet</u> Sanitary Building & ADA Upgrades Board Member: <u>Mónica García</u> Contract Term: 10/07/19 through DSA certification and close out Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$1,880,000

JOB ORDER CONTRACT AWARDS

\$0

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

JOB ORDER CONTRACT AMENDMENTS

\$2,000,000

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
MJ Construction Development, Inc.	1930004 / 4400007441 (1930004.01) Item H	Amendment to increase contract capacity of a formally completed contract to provide general contracting services District wide. Contract term including this amendment: 04/16/19 through 04/15/20 Two (2) Option Years (OY) remaining Initial Contract Value: \$500,000 *Amendment No. 1: \$1,000,000 (Executed Date: 08/22/19) Aggregate Contract Value: \$1,500,000 Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$1,000,000*

* Current Ratification

ADOPTED BY BOARD
NOVEMBER 5, 2019

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>
Piana Construction & Painting, Inc. (SBE)	2030004 / 4400007780 (2030004.01)	Amendment to increase contract capacity of a formally competed contract to provide painting contracting services District wide.	\$1,000,000* 100% General Funds (RRGM)
Item I			
Contract term including this amendment: 08/02/19 through 08/01/20 Two (2) OY remaining Initial Contract Value: \$500,000 *Amendment No. 1: \$1,000,000 (Executed Date: 09/06/19) Aggregate Contract Value: \$1,500,000 Requester: Robert Laughton, Director Maintenance & Operations Facilities Services Division			

B. APPROVAL OF CHANGE ORDERS		\$2,650,745
	<u>QUANTITY</u>	<u>AMOUNT</u>
i. Construction contract change orders that do not individually exceed 10 percent for August 2019 (Average Transaction: \$43,769):	18	\$787,848
ii. Construction contract credit change orders for August 2019:	2	<\$3,944>
iii. Repair and modernization contract change orders that do not individually exceed 15 percent for August 2019 (Average Transaction: \$12,575):	149	\$1,873,628
iv. Repair and modernization contract credit change orders for August 2019:	2	<\$6,787>
v. Repair and modernization contract change orders that individually exceed 15 percent (but do not exceed 25 percent) for August 2019, requiring 75 percent approval by the Board:	0	\$0
C. COMPLETION OF CONTRACTS August 2019	16	\$64,128,289
D. AWARD OF INFORMAL CONTRACTS (Not Exceeding \$92,600)		\$965,524
	<u>QUANTITY</u>	<u>AMOUNT</u>
A & B Letters for September 2019 (Average Transaction: \$33,294)	29	\$965,524

E. REJECTION OF BIDS

<u>BID NO.</u>	<u>SCHOOL/PROJECT</u>	<u>REASON</u>
1910052 & 1910079	Gratts Learning Academy for Young Scholars Playground Paving & ADA Barrier Removal Board Member: <u>Mónica García</u>	All bids were rejected due to revisions to the scope of work. Bidding documents will be revised to incorporate all of the required work. 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.
Item J		

**ADOPTED BY BOARD
NOVEMBER 5, 2019**

* Current Ratification

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

**ADOPTED BY BOARD
NOVEMBER 5, 2019**

F. TERMINATION OF CONTRACTS FOR CONVENIENCE

CONTRACTOR IDENTIFICATION NO. SCHOOL / PROJECT

None

G. ASSIGNMENT AND ASSUMPTION OF RIGHTS AND DELEGATION OF DUTIES

CONTRACTOR IDENTIFICATION NO. DESCRIPTION

None

H. AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS

\$8,151,498

CONTRACTOR IDENTIFICATION NO. SCHOOL / PROJECT AMOUNT

NAC, Inc., dba NAC
Architecture

1920023 / 4400007774

Item K

Taft Charter HS

Architectural and engineering services for comprehensive modernization of the site including new buildings, seismic retrofits of existing buildings and renovations of existing and historic buildings. Includes new exterior campus spaces and other associated site improvements. (BOE #205 16/17)

Board Member: Nick Melvoin

Contract Term: 08/21/19 through DSA certification and close out

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

\$7,932,816

Cannon/Parkin, Inc., dba
Cannon Design

2020001 / 4400007802

Item L

Taft Charter HS

Architectural and engineering services for removal and replacement of all site domestic water systems, sewer systems, natural gas systems, and site fire water systems throughout the entire site. (BOE #424 14/15)

Board Member: Nick Melvoin

Contract Term: 08/15/19 through DSA approval

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

\$218,682

I. AWARD OF ARCHITECTURAL AND ENGINEERING AMENDMENTS

\$0

CONTRACTOR IDENTIFICATION NO. DESCRIPTION AMOUNT

None

J. MEMORANDUM OF UNDERSTANDING

\$0

CONTRACTOR IDENTIFICATION NO. DESCRIPTION

AMOUNT

None

K. AWARD OF TASK ORDER CONTRACTS

\$0

CONTRACTOR IDENTIFICATION NO. DESCRIPTION

AMOUNT

None

ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

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

\$357,253

CONTRACT NOS. Item M	1420025/4400002562; 1420026/4400002565; 1420029/4400002653; 1420029/4400002653; 1420029/4400002653; 1420029/4400002653; 1420029/4400002653; 1420030/4400002658; 1520001/4400003042; 1520004/4400003146; 1520023/4400003237; 1520033/4400003528; 1520055/4400003899; 1720021/4400005393; 1720043/4400005859; and 1720043/4400005859
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O. NO COST EXTRA SERVICES/AMENDMENTS FOR ARCHITECTURAL AND ENGINEERING CONTRACTS

\$0

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

ADOPTED BY BOARD NOVEMBER 5, 2019
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ATTACHMENT B
APPROVAL OF CONTRACTS NOT UNDER DELEGATED AUTHORITY

A. APPROVAL OF TASK ORDER CONTRACTS**\$6,000,000**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT TO EXCEED AGGREGATE AMOUNT</u>
3QC, Inc.	2090003 / 4400007859	Authorization to award formally competed contracts for design and construction	\$5,000,000
Alliance PROJECT, Inc.	2090004 / 4400007905	commissioning provider services selected via RFQ No. R-19034. The selected firms	
Alpers Engineering Group LLC	2090005 / 4400007906	will support the Facilities Services Division to ensure compliance with LAUSD Board of	
Capital Engineering Consultants Inc	2090006 / 4400007907	Education (BOE) Resolutions, and the California Code of Regulations (also known	
Digital Energy Inc.	2090007 / 4400007908	as Title 24), Parts 6 and 11 mandates.	
Engineering Economics Inc.	2090008 / 4400007891	Contract Term: 12/01/19 through 11/30/24	
FGI Farnsworth Group Inc.	2090009 / 4400007892	Includes three (3) one year options	
JACOBS Engineering Group, Inc.	2090010 / 4400007893	Aggregate five-year contract value for 11 contracts: \$5,000,000	
Sindoni Consulting & Management Services Inc.	2090011 / 4400007894	Requester: <i>Aaron Bridgewater, Director Asset Management</i>	
TMCx Solutions, LLC	2090012 / 4400007895	<i>Facilities Services Division</i>	
Trinity Systems	2090013 / 4400007896		

(RFQ R 19034)

Item N

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT TO EXCEED AGGREGATE AMOUNT</u>
Best Contracting Services, Inc.	2080003 / 4400007887	Authorization to award a formally competed task order contract for waterproofing and coating services District wide selected via IFB No. R 20001.	\$1,000,000 100% General Funds (RRGM)
	(IFB R 20001)	Contract Term: 11/06/19 through 11/05/24	
	Item O	Includes two (2) one year options	
		Aggregate five-year contract value: \$1,000,000	
		Requester: <i>Robert Laughton, Director Maintenance & Operations</i>	
		<i>Facilities Services Division</i>	

**ADOPTED BY BOARD
NOVEMBER 5, 2019**

ATTACHMENT B
APPROVAL OF CONTRACTS NOT UNDER DELEGATED AUTHORITY

B. APPROVAL OF PROFESSIONAL / TECHNICAL SERVICES CONTRACTS

\$35,000,000

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT TO EXCEED AGGREGATE AMOUNT</u>
Greg Powell Architect, APC dba Premier Inspection Services	1890008 / 4400006362	Authorization to increase the aggregate for the formally competed contracts to provide construction inspection services District wide.	\$35,000,000*
Inspection Service of California, Inc. dba BPI Inspection Services (SBE)	1890009 / 4400006363	The authority to increase or decrease individual amounts for these contracts will be limited to the aggregate amount of \$47,000,000.	
Knowland Construction Services, LLC (SBE)	1890010 / 4400006364	Contract term including this amendment: 05/01/18 through 04/30/23 Three (3) one year options remaining	
Sandy Pringle Associates, Inspection Consultants (SBE)	1890011 / 4400006365	Original Value: \$12,000,000 *Additional Requested Value: \$35,000,000	
Stephen Payte DSA Inspections, Inc. (SBE)	1890013 / 4400006367	Aggregate five-year value for 7 contracts: \$47,000,000	
T.Y.R., Inc. (SBE)	1890014 / 4400006368		
The "G" Crew (TGC) (SBE)	1890015 / 4400006369	Requester: <i>Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	

Item P

**Current capacity increase requiring Board approval*

**ADOPTED BY BOARD
NOVEMBER 5, 2019**

**ADOPTED BY BOARD
NOVEMBER 5, 2019**

**Board of Education Report
No. 087-19/20
For November 5 Board Meeting**

**INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division**

INFORMATIVE

TO: Members, Board of Education
Austin Beutner, Superintendent

Date: October 7, 2019

FROM: Aaron Bridgewater
Director of Facilities Asset Management

**SUBJECT: AWARDED CONTRACTOR NAMES
CONTRACT NOS': 2090003 through 2090013
CONTRACT AMOUNT: \$5,000,000
COMMISSIONING PROVIDER SERVICES TASK ORDER CONTRACTS**

Overview

On November 5, 2019, as part of the Procurement Services Division's Facilities Contract Actions Board Report, the Board of Education (Board) will be asked to take action on staff's proposal to authorize the award of task order contracts to eleven (11) firms to provide professional Commissioning Provider Services. These contracts enable the District to secure the services of third party design engineers required under the California Code of Regulations (also known as Title 24) to perform the building commissioning review of the District's design and construction documents for projects consisting of complex mechanical systems.

Background

Building commissioning is a systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements. Part 6 (Building Energy Efficiency Standards) of Title 24, requires owners to perform building commissioning on construction projects to ensure Title 24 energy efficiency standards are achieved. The code further stipulates that for buildings with complex mechanical systems, an independent, review of the design and construction documents by a third party design engineer is required. Complex mechanical systems include multiple zoned systems, and those interfaced or controlled by additional devices or systems, such as energy management and building automation services.

District commissioning procedures also include specific requirements for commissioning of projects, building systems and components beyond code requirements. Furthermore, the sustainability standards of the Collaborative for High Performance Schools (CHPS), which is an official policy of the Board's for school construction and modernization projects, also requires building commissioning.

ADOPTED BY BOARD NOVEMBER 5, 2019
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Overview of Proposed Action

Staff is proposing that the Board approve staff's proposal to authorize the award of task order contracts to eleven (11) firms to provide professional Commissioning Agent services. The firms were selected via a qualifications-based selection process (RFQ R-19034). The selected firms will support the Facilities Services Division with commissioning services to ensure compliance with LAUSD Board of Education (BOE) Resolutions, the California Code of Regulations Title 24, Parts 6 and 11 mandates, and District policy and procedures.

The recommendation of the Selection Panel is to enter into contracts with the eleven (11) highest ranking firms. All the selection panel members were District Employees and the procurement process was conducted in accordance with FSD and District Policies and Procedures. The intent of the RFQ was to evaluate and select the best qualified commissioning services firms to provide Commissioning Agent Services to the building program.

Based on current workload projections, code requirements, and cost proposals received to date, it is anticipated that awarding an aggregate capacity of the eleven (11) building commissioning contracts of \$5 Million will provide sufficient capacity for building commissioning services to be provided for the current Board approved projects including comprehensive modernization projects, classroom replacement projects, and critical repair projects. The amount awarded to each firm will be based on the needs of the Bond Program. These contracts are funded by projects approved by the Board. While Facilities is requesting contract capacity in the amount of \$5 Million, all of these funds may not necessarily be expended, or additional funds may be requested should the actual workload or costs exceed current projections.

Why is this necessary?

Building commissioning services are required by the California Code of Regulations, Title 24 - Part 6, to help ensure compliance with CHPS sustainability standards for school construction projects, and per District procedures.

Why do we need to do this now?

Previously selected commissioning provider companies' contracts have expired.

What would happen if this were not approved?

Projects would not be compliant with the California Code of Regulations, Title 24 - Part 6, which could delay efforts to secure Division of the State Architect (DSA) approval on project plans and specifications. Furthermore, CHPS certification would be unachievable.

What are the terms of the proposed agreement?

These "Task Order" Contracts will have a total not-to-exceed dollar amount. It is imperative to note that these Contracts do not require any minimum dollar amount to be spent and that the services are to be provided on an "as and when needed" basis. The services provided under these Contracts will be for an *initial term of two (2) years with three (3) one (1) year renewal option periods* to extend.

Presented in the table below are the proposed Vendors and contract award amounts.

<i>Firm</i>	<i>Contract Number</i>	<i># of Option Years</i>
3QC, Inc.	2090003/4400007859	Three (3)
alliancePROJECT, Inc.	2090004/4400007905	Three (3)
Alpers Engineering Group, LLC	2090005/4400007906	Three (3)
Capital Engineering Consultants, Inc.	2090006/4400007907	Three (3)
Digital Energy, Inc.	2090007/4400007908	Three (3)
Engineering Economics, Inc. (EEI)	2090008/4400007891	Three (3)
FGI – Farnsworth Group, Inc. (Farnsworth Group)	2090009/4400007892	Three (3)
Jacobs Engineering Group, Inc. (JACOBS)	2090010/4400007893	Three (3)
Sindoni Consulting & Management Services, Inc. (SCMS)	2090011/4400007894	Three (3)
TMCx Solutions, LLC	2090012/4400007895	Three (3)
Trinity Systems	2090013/4400007896	Three (3)
TOTAL		

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

c: David Holmquist
Pedro Salcido
Darnise Williams
Patricia Chambers
Jefferson Crain
Judith Reece
Mark Hovatter
Krisztina Tokes
Alix O'Brien

**ADOPTED BY BOARD
NOVEMBER 5, 2019**

**INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division**

INFORMATIVE

DATE: September 20, 2019

TO: Members, Board of Education
Austin Beutner, Superintendent

FROM: Robert Laughton, Director
Maintenance & Operations

**SUBJECT: IFB NO. R-20001 – WATERPROOFING COATING SERVICES
BEST CONTRACTING SERVICE, INC., CONTRACT NO.: 2080003-
4400007887
CONTRACT AMOUNT: \$1,000,000 TOTAL VALUE FOR (36) MONTHS,
THE CONTRACT IS SUBJECT TO TWO (2) TWELVE (12) MONTHS
EXTENSIONS, FOR A MAXIMUM OF FIVE (5) YEARS TOTAL.
REQUEST FOR APPROVAL OF TASK ORDER CONTRACT**

Student Impact:

Students benefit from having facilities walkways, stairs and floors maintained, in watertight condition so that there is no impact to the learning environment.

Introduction

Maintenance and Operations is requesting the Board of Education's approval to award Capacity Contract No(s): 2080003 - 4400007887, for waterproofing coating services to be used at various District locations.

Why is this necessary?

The contract will provide the lowest overall competitive cost for services that will assist our needs due to the overwhelming demand to have waterproofing coating services. This will provide effective and efficient operations throughout the LAUSD and mitigate any disturbance to the student environment.

Why do we need to do this now?

These service contracts will assist Maintenance & Operations Branch with the annual safety coating repairs throughout the District. This will supplement the District Work load to maintain and ensure the safety of students and staff.

What would happen if this were not approved?

This contract is needed to provide the lowest overall competitive cost for waterproofing and coating services of our ramps, walkways, and below grade waterproofing.

What are the terms of the proposed agreement?

The awarded contract will be for a period of 36 months with two (2) one-year options. Funding will be provided on an as-needed basis utilizing 100% Restricted Maintenance Funds.

If you have any questions or require additional information, please contact me at robert.laughton@lausd.net or at (213) 241-0304.

c: David Holmquist
Pedro Salcido
Darnise Williams
Patricia Chambers
Jefferson Crain
Megan K. Reilly
Luis Buendia
Janice Sawyer
Judith Reece
Mark Hovatter

**ADOPTED BY BOARD
NOVEMBER 5, 2019**

**INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division**

INFORMATIVE

DATE: September 20, 2019

TO: Members, Board of Education
Austin Beutner, Superintendent

FROM: Robert Laughton, Director
Maintenance & Operations Branch

**SUBJECT: REQUEST FOR ADDITIONAL \$35 MILLION OF CONTRACT CAPACITY
FOR SEVEN (7) CONSTRUCTION INSPECTION CONTRACTS**

Facilities/Student Impact:

The contract actions will help ensure that students are provided with safe and healthy learning environments that promote learning.

Why is this necessary?

Facilities comprehensive modernization and rehabilitation workload has significantly increased and is anticipated to continue on an upward trend. The increasing number of projects, with a total value increase of slightly under \$7 billion, corresponds to an increase in Project or Building Inspectors required for projects to be Division of State Architect (DSA) certified. The Construction Inspection contracts have assisted in filling the staffing gap and provide needed inspection staff to meet the requirements of the DSA and proceed with the completion of projects in a timely manner and avoid costly delays.

Why do we need to do this now?

The current Board-approved aggregate contract capacity is \$12 Million (Bd. Report No. 346-17/18). This request will increase the contract capacity by an additional \$35 million for a total contract capacity of \$47 million for the 5-year contract duration (1- year initial agreement and 4 option years). The original intent of the Construction Inspection contracts was to augment District inspector positions required to fulfill project requirements. The main resource is to hire District staff and utilize traditional District recruitment methods. However, in the last two years that the District Building Construction Inspector positions have been posted, the recruitment efforts were not successful. There is an increased demand for Building Inspectors in the Los Angeles area, neighboring cities and statewide, due to the increase in the volume of ongoing projects. As a result, the Construction Inspection Department in the Facilities Services Division has been actively using these contracts to bridge the staffing gap and fill the open positions. Awarding this additional contract capacity will enable Facilities to continue supporting the ongoing and anticipated workload for capital improvement projects.

What would happen if this were not approved?

If an increase in the aggregate contract capacity is not approved, it would result in the early termination of the Construction Inspection contracts and would cause a severe impact on the Inspection Department's workload on FSD projects. This would result in construction delays as inspection staff is required for construction projects to proceed. This will impede the Maintenance & Operations Branch's goal in providing safe and healthy learning environments for LAUSD students.

What are the terms of the proposed agreement?

The authority to increase contract capacity for these formally approved Inspection contracts will be to fulfill the requirements of the remaining three (3) option years, the contract of which is expected to be terminated on April 30, 2023.

If you have any questions or require additional information, please contact me at robert.laughton@lausd.net or at (213) 241-0304.

c: Megan K. Reilly
David Holmquist
Pedro Salcido
Darnise Williams
Patricia Chambers
Jefferson Crain
Mark Hovatter
Krisztina Tokes
Judith Reece
Luis Buendia
Janice Sawyer

**ADOPTED BY BOARD
NOVEMBER 5, 2019**