



Board of Education Report

**ADOPTED BY BOARD
SEPTEMBER 3, 2019**

File #: Rep-008-19/20, **Version:** 1

**Authorization to Enter into a Design-Build Contract for the McKinley Avenue Elementary School Comprehensive Modernization Project
September 3, 2019
Procurement Services Division - Facilities Contracts**

Staff proposes that the Board of Education (Board) authorize the Chief Procurement Officer, and/or her designee, to enter into a design-build contract on behalf of Los Angeles Unified with the design-build entity, Kemp Bros. Construction, Inc. (Kemp Bros.), who will partner with the architecture firm Gonzalez Goodale Architects, in the lump sum amount of \$71,450,000 for the design and construction of the McKinley Avenue Elementary School Comprehensive Modernization Project (Project) pursuant to the requirements of California Education Code section 17250.10 et seq. (Education Code 17250).

Background:

On December 13, 2016 the Board approved the project definition for the Project (Board Report No. 205-16/17), and on June 18, 2019 adopted the Mitigated Negative Declaration (Board Report No. 410-18/19) and approved the Project (Board Report No. 411-18/19). The Project consists of the construction of new facilities, improvements to existing school facilities, and the demolition of certain aging and deteriorated facilities. The Project will also provide interim facilities (on and off-site), as necessary, and is subject to compliance with local, state and/or federal facilities requirements that may require certain upgrades, improvements and/or other mitigations be undertaken.

New facilities consisting of 32 general and specialized classrooms including the two-story McKinley Building (Administration/Classroom/Kindergarten/MPR/Library), a two-story New Classroom Building, new lunch shelter, support areas, hard courts, a grass field, and staff parking lot will be constructed. All existing buildings that will remain on site will receive minor upgrades. The exterior of the existing Cafeteria Building, Classroom Building (Hubert Hall) and Storage Building will be painted, as necessary, to provide a uniform appearance and enhanced curb appeal. The existing Hubert Hall classrooms not being modernized will receive minor interior improvements to help promote teaching and learning. Improvements to meet programmatic access requirements of the Americans with Disabilities Act (ADA) will be made throughout the school site. Aging and outdated site infrastructure such as utilities, stormwater/sewer lines, Internet Protocol convergence systems, and other systems serving the entire school site will also be replaced or upgraded, including the installation of a new electrical service and campus wide fire alarm system. Various safety conditions will be improved including site lighting, fencing/gates, and/or CCTV systems as needed. Various landscape and hardscape improvements will also be made, including the removal and replacement of trees. The Project also includes the demolition of the existing Administration/Classroom Building, Kindergarten/Classroom Building, the Assembly/Classroom Building, the secondary Kindergarten Building, two arcades, the lunch shelter, and 11 relocatable buildings.

Section 17250 provides a general authorization for school districts to use the design-build project delivery method to procure both design and construction services under one contract, thereby accelerating project completion. In accordance with section 17250, Los Angeles Unified issued a Request for Qualifications (RFQ) on November 9, 2018. Two responses were received and evaluated based on criteria identified in the RFQ by an employee selection panel. Proposers were invited to respond to the Request for Proposal (RFP) issued on January 28, 2019. 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 two proposers submitted their respective final proposals on June 18, 2019. A selection panel of employees and technical advisors evaluated both proposals based on the following criteria identified in the RFP and in accordance with section 17250: price, design, schedule, phasing and logistics, technical expertise, outreach (Small Business Enterprise (SBE)/Disabled Veteran Business Enterprise/local worker/"We Build"), life-cycle costs, safety records, and work-based learning partnership. The proposal of Kemp Bros./Gonzalez Goodale Architects in the lump sum amount of \$71,450,000 was determined to be the best value to Los Angeles Unified and was the lowest price received. The cost proposal reflects the proposer's schedule, and risks associated with completing the design and construction of the Project

Staff anticipates issuing the Notice to Proceed (NTP) for design in the third quarter of 2019, the NTP for construction of the staff parking lot, interim housing, and site utility packages in the second quarter of 2020, and the NTP for construction of new buildings in the second quarter of 2021. The Project will be constructed in phases, with completion of all phases anticipated in the fourth quarter of 2024.

The Project is located in Local District South and Board District 7 (Dr. Richard A. Vladovic).

Expected Outcomes:

Staff anticipates that the Board will approve the proposed action to authorize the Chief Procurement Officer and/or her designee to enter into a design-build contract on behalf of Los Angeles Unified with Kemp Bros./Gonzalez Goodale Architects to design and construct the Project at McKinley Elementary 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 Kemp Bros./Gonzalez Goodale Architects is not granted, McKinley Elementary School will continue to operate with aging, deteriorating, and outdated buildings, 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 would be provided by the Project.

Policy Implications:

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

Budget Impact:

The current budget for the Project (Project No.10368162) is \$89,958,347. Due to the award of this contract as well as a revised forecast of all anticipated project costs, a budget modification will be required in the amount of \$814,987, increasing the total budget to \$90,773,334. The Project, including the budget increase, is funded by Bond Program funds targeted in the School Upgrade Program for major renovations, modernizations and/or reconfigurations to school buildings, and potentially Developer Fees. No General Funds will be used.

Student Impact:

The Project will provide safe and up-to-date facilities that promote teaching and learning for the students of McKinley Elementary School.

Issues and Analysis:

There are no policy implications on these agreements.

Attachments:

None

Informatives:

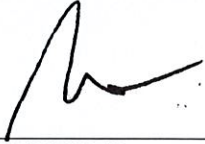
None

Submitted:

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RESPECTFULLY SUBMITTED,



AUSTIN BEUTNER
Superintendent

APPROVED BY:



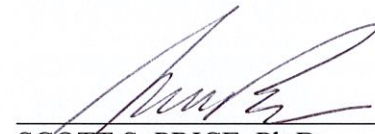
MEGAN K. REILLY
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REVIEWED BY:



DAVID HOLMQUIST
General Counsel

APPROVED & PRESENTED BY:



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

☒ Approved as to form.

REVIEWED BY:



TONY ATIENZA
Director, Budget Services and Financial Planning

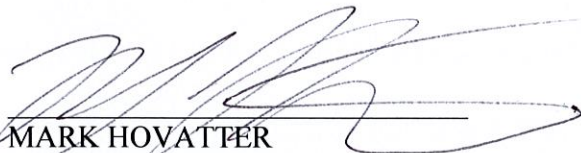
APPROVED & PRESENTED BY



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.