



Board of Education Report

ADOPTED BY BOARD
FEBRUARY 4, 2020

File #: Rep-215-19/20, **Version:** 1

Authorization to Enter into a Design-Build Contract for the Elizabeth Learning Center Comprehensive Modernization Project

February 4, 2020

Procurement Services Division - Facilities Contracts

Action Proposed:

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, Sinanian Development, Inc. (Sinanian), who will partner with the architecture firm WLC Architects, Inc., in the lump sum amount of \$108,884,551.54 for the design and construction of the Elizabeth Learning Center 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 November 5, 2019 adopted the Mitigated Negative Declaration (Board Report No. 148 -19/20) and approved the Project (Board Report No. 149-19/20). 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 53 general and specialized classrooms, including kindergarten, instructional support spaces, textbook room, support areas, library and covered walkways will be constructed. All existing buildings that will remain on site will receive minor upgrades. The Administrative Building (#1A) will be seismically retrofitted and modernized, and the Physical Education Building (#9B) will receive new roofing and heating, ventilation, and air conditioning (HVAC). Moreover, the exterior of all existing buildings including Classroom Building 4, Science Building 1, Science Building 2, Multi-Purpose Building, Oral Arts and Music Building, Graphic Arts and Electrical Shop Building, Metal and Wood Shop Building, and Sanitary Building 4 will be painted, as necessary, to provide a uniform appearance and enhanced curb appeal, and existing 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, CCTV, and other systems serving the entire school site will also be replaced or upgraded, including the installation of a new electrical service. Various safety conditions will be improved including site lighting, fencing, and gates as needed. Various landscape and hardscape improvements will also be made, including the removal and replacement of trees, asphalt demolition, repaving and striping of hardcourts, new basketball courts and tennis courts. Moreover, upgrades, improvements or other mitigations to ensure compliance with local state and/or federal facilities requirements will be undertaken. The Project also includes the demolition of the existing Building A (#7A), Building B (#8A), East Classroom Building 3 (#9A), and 22 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 June 21, 2019. Three 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 August 2, 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 three proposers submitted their respective final non-priced proposals on November 26, 2019, and their sealed price proposals on December 19, 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 concept/materials/approach, 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 Sinanian/WLC Architects in the lump sum amount of \$108,884,551.54 was determined to be the best value to Los Angeles Unified. The cost proposal reflects the proposer's schedule, expected market conditions, and risks associated with completing the design and construction of the Project

Staff anticipates issuing the Notice to Proceed (NTP) for design in the second quarter of 2020, the NTP for construction of the interim housing and site utility packages in the first quarter of 2021, and the NTP for construction of new buildings in the third quarter of 2021. The Project will be constructed in phases, with completion of the last phase anticipated in the third quarter of 2025.

The Project is located in Local District East and Board District 5 (Jackie Goldberg).

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 Sinanian/WLC Architects to design and construct the Project at Elizabeth Learning Center.

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 Sinanian/WLC Architects is not granted, Elizabeth Learning Center 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.

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Budget Impact:

The current budget for the Project (Project No.10368156) is \$134,407,096. Based on the award of this contract as well as a revised forecast of all anticipated project costs, the total project budget will be adjusted to \$133,189,028. The Project 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 Elizabeth Learning Center.

Issues and Analysis:

There are no policy implications on these agreements.

Attachments:

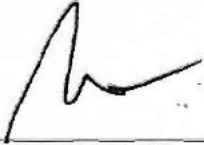
None

Informatives:

None

Submitted: 02/04/2020

RESPECTFULLY SUBMITTED,



AUSTIN BEUTNER
Superintendent

APPROVED BY:



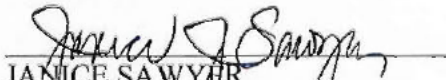
MEGAN K. REILLY
Deputy Superintendent
Office of the Deputy Superintendent

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.