



Board of Education Report

**ADOPTED BY BOARD
MARCH 10, 2020**

File #: Rep-249-19/20, **Version:** 1

Approval of Facilities Contract Actions

March 10, 2020

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; assignment and assumption of rights and delegation of duties; award of architectural and engineering contracts; award of professional / technical services contract amendments; 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; approval of technical services task order contracts (20118.5-.9); authorization to enter into a design-build contract for comprehensive modernization project (Education Code 17250).

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.

File #: Rep-249-19/20, Version: 1

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 Technical Services Contract - Thermal Pest Eradication Services

Informative - Request for Professional Services Contract - Affiliated Power Purchasers International, LLC

Informative - Request for Twelve Task Order Services Contracts - Geotechnical Engineering Services

Informative - Request for Three Task Order Services Contracts - Concrete Repair Services

Informative - Request for Task Order Services Contract - Fire Alarm Repair Services

Informative - Request for Five Task Order Services Contracts - Floor Covering Services

Informative - Request for Two Task Order Services Contracts - Resurfacing of Hardwood Floors

Informative - Authorization to Award Design-Build Contract for Comprehensive Modernization Project at 92nd Street ES

Submitted:

2/21/2020

**ADOPTED BY BOARD
MARCH 10, 2020**

RESPECTFULLY SUBMITTED,



AUSTIN BEUTNER
Superintendent

APPROVED BY:



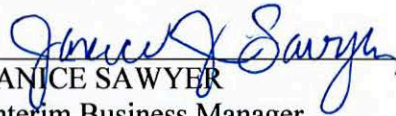
MEGAN K. REILLY
Deputy Superintendent
Office of the Deputy Superintendent

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

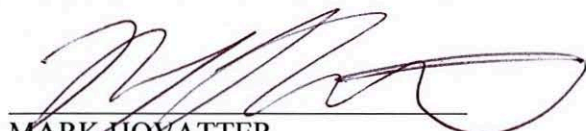
APPROVED & PRESENTED BY:



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.

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

A. AWARD OF ADVERTISED CONSTRUCTION CONTRACTS \$1,209,369

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
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Karabuild Development, Inc. (SBE)	2010012 / 4400008033	107 th ES Americans with Disability Act (ADA) Barrier Removal Board Member: <u>Dr. Richard A. Vladovic</u>	\$1,209,369
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Item A

Contract Term: 01/28/20 through Division of the State Architect (DSA) certification and close-out

Requester: *Greg Garcia, Director*
Project Execution
Facilities Services Division

JOB ORDER CONTRACT AWARDS \$0

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

JOB ORDER CONTRACT AMENDMENTS \$8,500,000

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
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Geronimo Concrete, Inc. (SBE)	1730011 / 4400005800 (1730011.06)	Amendment to increase contract capacity of a formally competed contract to provide general contracting services District-wide.	\$3,000,000*
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Item B

Contract term including this amendment:
06/15/17 through 06/14/20
No Option Years (OY) remaining

Initial Contract Value:	\$500,000
Amendment No. 1:	\$3,000,000
Amendment No. 2:	Terms Revised OY1
Amendment No. 3:	Terms Revised
Amendment No. 4:	\$2,000,000
Amendment No. 5:	Terms Revised OY2
*Amendment No. 6:	\$3,000,000
<i>(Executed Date: 01/16/20)</i>	Terms Revised

Aggregate Contract Value: \$8,500,000

Requester: *Greg Garcia, Director*
Project Execution
Facilities Services Division

* Current Ratification

**ADOPTED BY BOARD
MARCH 10, 2020**

**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>
Alternate Power & Construction, Inc., dba Danial's Electric Co. (SBE)	1830013 / 4400006254 (1830013.04) Item C	Amendment to increase contract capacity of a formally competed contract to provide general contracting services District-wide. Contract term including this amendment: 01/10/18 through 01/09/21 No OY remaining Initial Contract Value: \$500,000 Amendment No. 1: Terms Revised OY1 Amendment No. 2: Terms Revised Amendment No. 3: Terms Revised OY2 *Amendment No. 4: \$500,000 (Executed Date: 01/22/20) Terms Revised Aggregate Contract Value: \$1,000,000 Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$500,000*
Telenet VoIP, Inc. (SBE)	1830016 / 4400006259 (1830016.05) Item D	Amendment to increase contract capacity of a formally competed contract to provide electrical contracting services District-wide. Contract term including this amendment: 01/09/18 through 01/08/21 No OY remaining Initial Contract Value: \$350,000 Amendment No. 1: \$1,000,000 Amendment No. 2: Terms Revised OY1 Amendment No. 3: \$500,000 Amendment No. 4: Terms Revised OY2 *Amendment No. 5: \$1,000,000 (Executed Date: 12/13/19) Aggregate Contract Value: \$2,850,000 Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$1,000,000*

* Current Ratification

<p>ADOPTED BY BOARD MARCH 10, 2020</p>

**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>
Thomasville Construction, Inc. (SBE)	1930001 / 4400007423 (1930001.03)	Amendment to increase contract capacity of a formally competed contract to provide general contracting services District-wide.	\$2,000,000*

Item E

Contract term including this amendment:
04/04/19 through 04/03/21
One (1) OY remaining

Initial Contract Value:	\$500,000
Amendment No. 1:	Terms Revised
Amendment No. 2:	\$2,000,000
*Amendment No. 3:	\$2,000,000
(Executed Date: 01/22/20)	Terms Revised
	OY1

Aggregate Contract Value: \$4,500,000

Requester: *Greg Garcia, Director*
Project Execution
Facilities Services Division

Alternate Power & Construction, Inc., dba Danial's Electric Co. (SBE)	1930003 / 4400007399 (1930003.01)	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:
04/15/19 through 04/14/21
One (1) OY remaining

Initial Contract Value:	\$500,000
*Amendment No. 1:	\$1,000,000
(Executed Date: 01/22/20)	Terms Revised
	OY1

Aggregate Contract Value: \$1,500,000

Requester: *Greg Garcia, Director*
Project Execution
Facilities Services Division

Asbestos Instant Response, Inc., dba Air Demolition & Environmental Solutions (SBE)	1930010 / 4400007590 (1930010.03)	Amendment to increase contract capacity of a formally competed contract to provide abatement and demolition contracting services District-wide.	\$1,000,000*
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Item G

Contract term including this amendment:
05/28/19 through 05/27/20
Two (2) OY remaining

Initial Contract Value:	\$350,000
Amendment No. 1:	\$1,000,000
Amendment No. 2:	Terms Revised
*Amendment No. 3:	\$1,000,000
(Executed Date: 01/06/20)	

Aggregate Contract Value: \$2,350,000

Requester: *Robert Laughton, Director*
Maintenance & Operations
Facilities Services Division

**ADOPTED BY BOARD
MARCH 10, 2020**

* Current Ratification

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

B. APPROVAL OF CHANGE ORDERS		\$6,033,918
	<u>QUANTITY</u>	<u>AMOUNT</u>
i. Construction contract change orders that do not individually exceed 10 percent for December 2019 (Average Transaction: \$34,151):	22	\$751,321
ii. Construction contract credit change orders for December 2019:	0	<\$0>
iii. Repair and modernization contract change orders that do not individually exceed 15 percent for December 2019 (Average Transaction: \$13,857):	394	\$5,459,759
iv. Repair and modernization contract credit change orders for December 2019:	11	<\$177,162>
v. Repair and modernization contract change orders that individually exceed 15 percent (but do not exceed 25 percent) for December 2019, requiring 75 percent approval by the Board:	0	\$0
C. COMPLETION OF CONTRACTS – December 2019	11	\$13,981,166
D. AWARD OF INFORMAL CONTRACTS (Not Exceeding \$95,200)		\$651,808

	<u>QUANTITY</u>	<u>AMOUNT</u>
A & B Letters for January 2020 (Average Transaction: \$26,072)	25	\$651,808

E. REJECTION OF BIDS

<u>BID NO.</u>	<u>SCHOOL/PROJECT</u>	<u>REASON</u>
None		

F. TERMINATION OF CONTRACTS FOR CONVENIENCE

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

G. ASSIGNMENT AND ASSUMPTION OF RIGHTS AND DELEGATION OF DUTIES

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>
Owen Group Limited Partnership		Assignment and Assumption Agreement for professional services and architectural/engineering services contracts due to acquisition of Henrikson Owen & Associates, Inc.
	1590014/4400003086	Commissioning Agent Services Master Agreement
	1590014/4400003086	Main ES Commissioning Task Order Contract
	1590014/4400003086	Cleveland HS Commissioning Task Order Contract
	1590014/4400003086	Calabash Charter Commissioning Task Order Contract
	1590014/4400003086	Wilson HS Commissioning Task Order Contract
	1620055/4400004276	Mechanical Engineering Services Master Agreement
	1620055/4400004276	Emerson MS Chiller Replacement Task Order Contract
	1620055/4400004276	Fairfax HS Boiler Replacement Task Order Contract
	1620135/4400004676	Electrical Engineering Services Master Agreement

Item H

Effective Date: January 24, 2020

<p>ADOPTED BY BOARD MARCH 10, 2020</p>

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

H. AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS \$181,200

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
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Owen Group, Limited Partnership	2020007 / 4400007928	<u>Westchester Enriched Sciences Magnet HS</u> Architectural and engineering services for new elevator, bridge, and canopy for vertical handicap access between upper and lower campus for the ADA Barrier Removal Program including construction administration and close-out services (BOE #340-17/18) Board Member: <u>Nick Melvoin</u>	\$93,149
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Item I

Contract Term: 12/16/19 through DSA certification and close-out

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

Perkins Eastman Architects, D.P.C., dba Perkins Eastman Architects	2020008 / 4400008074	<u>Monroe HS</u> Architectural and engineering services for the installation of electric hoists for the complete operation of production lighting in the Media Center including construction administration and close-out services (BOE #049-14/15) Board Member: <u>Kelly Gonez</u>	\$88,051
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Item J

Contract Term: 12/19/19 through DSA certification and close-out

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

I. AWARD OF ARCHITECTURAL AND ENGINEERING AMENDMENTS \$0

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

J. MEMORANDUM OF UNDERSTANDING \$0

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

K. AWARD OF TASK ORDER CONTRACTS \$0

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

**ADOPTED BY BOARD
MARCH 10, 2020**

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

L. AWARD OF PROFESSIONAL/TECHNICAL SERVICES AMENDMENTS			\$50,000
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
International Facility Management Association	1980008 / 4400007372 Item K	Amendment to increase contract capacity to add 20 Facilities Services Division staff to obtain Sustainable Facility Professional Certification and extend contract term to March 31, 2020. Contract Term including this amendment: 03/27/19 through 03/31/20 Initial Contract Value: \$180,000 *Amendment No. 1: \$50,000 Amendment No. 2: Terms Revised Aggregate Contract Value: \$230,000 Requester: <i>Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	\$50,000* 100% <i>General Funds</i>

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			\$477,350
<u>CONTRACT NOS.</u>	1420029/4400002653; 1520001/4400003042; 1520007/4400003164; 1520007/4400003164; 1520021/4400003235; 1520021/4400003235; 1620147/4400004891; 1720001/4400004968; 1720001/4400004968; 1720048/4400005973; 1720048/4400005973; 1820007/4400006097; 1820010/4400006102; 1820030/4400006256; and 1920020/4400007540		
Item L			

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			

* *Current Ratification*

<p>ADOPTED BY BOARD MARCH 10, 2020</p>

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

A. APPROVAL OF PROFESSIONAL / TECHNICAL SERVICES CONTRACTS

\$27,000,000

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AGGREGATE AMOUNT</u>
Precision Works, Inc., dba Precision Environmental	2080011 / 4400008110 (IFB R-19043)	Authorization to award a formally competed contract for thermal pest eradication services for drywood termites District-wide. Item M Contract Term: Execution date through 03/10/25 Includes two (2) one-year renewal options Aggregate five-year value for contract: \$2,000,000 <i>Requester: Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	\$2,000,000 100% <i>Restricted Maintenance Funds</i>
Affiliated Power Purchasers International, LLC	2080023 / 4400008162 (IFB R-20010)	Authorization to award a formally competed contract to provide energy procurement services at no direct cost to the District. Costs will be paid indirectly through District’s electricity and natural gas utility rates. Item N Contract Term: 02/20/20 through 01/31/25 Includes four (4) one-year renewal options Aggregate five-year value for contract: \$0 <i>Requester: Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	\$0

**ADOPTED BY BOARD
MARCH 10, 2020**

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

A. APPROVAL OF PROFESSIONAL / TECHNICAL SERVICES CONTRACTS (CONT'D)

AESCO (SBE)	2090014/4400008120	Authorization to award formally competed professional services contracts for geotechnical engineering services District-wide. The authority to increase or decrease individual amounts for these contracts will be limited to the aggregate amount of \$25,000,000.	\$25,000,000
GEOCON West, Inc.	2090015/4400008121		90% <i>Bond Funds</i>
Geotechnical Professionals, Inc. (SBE)	2090016/4400008122		10% <i>General Funds</i>
Gorian and Associates, Inc. (SBE)	2090017/4400008123	Contract Term: 04/01/20 through 03/31/25 Includes three (3) one-year renewal options	
Group Delta Consultants, Inc.	2090018/4400008124	Aggregate five-year value for twelve contracts: \$25,000,000	
Koury Engineering & Testing, Inc. (SBE)	2090019/4400008125	Requester: <i>Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	
Ninyo & Moore Geotechnical & Environmental Sciences Consultants	2090020/4400008126		
NV5 West, Inc.	2090021/4400008127		
RMA GROUP	2090022/4400008128		
TGR Geotechnical, Inc. (TGR) (SBE)	2090023/4400008129		
The Converse Professional Group, dba Converse Consultants	2090024/4400008130		
Wood Environment & Infrastructure Solutions, Inc.	2090025/4400008131		

(RFQ-R-20005)

Item O

ADOPTED BY BOARD MARCH 10, 2020
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**ATTACHMENT B
APPROVAL OF CONTRACTS NOT UNDER DELEGATED AUTHORITY**

B. APPROVAL OF TECHNICAL SERVICES TASK ORDER CONTRACTS (PCC 20118.5-9)			\$14,200,000
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AGGREGATE AMOUNT</u>
Jack Cardani Construction, Inc. (SBE)	2080012 / 4400008133	Authorization to award formally competed task order contracts for concrete repair services District-wide. The authority to increase or decrease individual amounts for these contracts will be limited to the aggregate amount of \$3,000,000.	\$3,000,000 100% <i>Restricted Maintenance Funds</i>
Martinez Landscape Co., Inc. (SBE)	2080013 / 4400008134		
R Brothers, Inc. (SBE)	2080014 / 4400008135 (IFB R-19045)	Contract Term: 04/01/20 through 03/31/25 Includes two (2) one-year renewal options	
	Item P	Aggregate five-year value for three contracts: \$3,000,000 Requester: <i>Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	
Telenet VoIP, Inc. (SBE)	2080015 / 4400008112 (IFB R-19018)	Authorization to award a formally competed task order contract for fire alarm equipment and related systems maintenance and repair services District-wide.	\$1,000,000 100% <i>Restricted Maintenance Funds</i>
	Item Q	Contract Term: Executed date through 02/28/25 Includes two (2) one-year renewal options Aggregate five-year contract value: \$1,000,000 Requester: <i>Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	
Empire Floor Covering, Inc. (SBE)	2080016 / 4400008087	Authorization to award formally competed task order contracts for floor covering repair services District-wide. The authority to increase or decrease individual amounts for these contracts will be limited to the aggregate amount of \$7,200,000.	\$7,200,000 100% <i>Restricted Maintenance Funds</i>
Floor Covering Unlimited, Inc. (SBE)	2080017 / 4400008088		
Floor Tech America (SBE)	2080018 / 4400008089		
JJJ Floor Covering, Inc. (SBE)	2080019 / 4400008100	Contract Term: 04/01/20 through 03/31/25 Includes two (2) one-year renewal options	
Reliable Floor Covering, Inc. (SBE)	2080020 / 4400008101 (IFB R-19048)	Aggregate five-year value for five contracts: \$7,200,000 Requester: <i>Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	
	Item R		

<p>ADOPTED BY BOARD MARCH 10, 2020</p>

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

B. APPROVAL OF TECHNICAL SERVICES TASK ORDER CONTRACTS (20118.5-9) (CONT'D)

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AGGREGATE AMOUNT</u>
McWil Sports Surfaces, Inc. (SBE)	2080021 / 4400008102	Authorization to award formally competed task order contracts for repair and resurfacing of hardwood floor services District-wide. The authority to increase or decrease individual amounts for these contracts will be limited to the aggregate amount of \$3,000,000.	\$3,000,000 100% <i>Restricted Maintenance Funds</i>
BMI Installations, Inc.	2080022 / 4400008103 (IFB R-20012)	Item S Contract Term: 04/01/20 through 03/31/25 Includes two (2) one-year renewal options Aggregate five-year value for two contracts: \$3,000,000 Requester: <i>Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	

C. AUTHORIZATION TO ENTER INTO A DESIGN-BUILD CONTRACT FOR COMPREHENSIVE MODERNIZATION PROJECT

\$58,488,547

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Morillo Construction, Inc.	1910117 / 4400008151 (RFP R-19041)	Authorization to award a formally competed contract for a Comprehensive Modernization project at 92 nd Street ES in partnership with IBI Group, selected via design-build (Education Code 17250) procurement method. Board Member: <u>Dr. Richard A. Vladovic</u> Contract Term: Contract execution through DSA certification and closeout Contract Value: \$58,488,547 Requester: <i>Aaron Bridgewater, Director Asset Management Facilities Services Division</i>	\$58,488,547 100% <i>Bond Funds</i>
	Item T		

**ADOPTED BY BOARD
MARCH 10, 2020**

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MARCH 10, 2020**

Board of Education Report
No. 249-19/20
Attachment B Item M
For 03/10/2020 Board Meeting

INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division

INFORMATIVE

DATE: March 10, 2020

TO: Members, Board of Education
Austin Beutner, Superintendent

FROM: Robert Laughton, Director
Maintenance & Operations

**SUBJECT: IFB R-19043 THERMAL PEST ERADICATION & HEAT TREATMENT SERVICES FOR DRYWOOD TERMITES
CONTRACTOR NAME: PRECISION WORKS, INC. dba PRECISION ENVIRONMENTAL
CONTRACT NO.: 2080011/4400008110
CONTRACT AMOUNT: \$2,000,000 TOTAL VALUE OVER FIVE YEARS WITH AN INITIAL THIRTY-SIX (36) MONTHS, WITH TWO (2) TWELVE MONTH EXTENSION OPTIONS.**

REQUEST FOR TECHNICAL SERVICES CONTRACT

Student Impact:

This contract will support the District staff in providing a safe and healthy learning environment.

Introduction:

Maintenance & Operations is requesting the Board of Education's approval to award Task Order Contract No: 2080011/4400008110 to provide the Thermal Pest Eradication & Heat Treatment Services for Drywood Termites to the District.

Why is this necessary?

This contract is needed to provide the lowest overall competitive cost for Thermal Pest Eradication & Heat Treatment Services for Drywood Termites.

Why do we need to do this now?

This service contract will assist Maintenance & Operations Branch with Thermal Pest Eradication & Heat Treatment Services for Drywood Termites throughout the District, due to District's high demand and backlog of service requests.

What would happen if this were not approved?

If this contract is not approved, there would be an increased administrative cost and burden to the Maintenance & Operations Branch for the procurement of thermal pest eradication & heat treatment services for drywood termites.

What are the terms of the proposed agreement?

The term of this contract will be for thirty-six months, with two twelve-month extension options. Funding will be provided on as-needed basis utilizing an estimated 100% Restrictive 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
Janice Sawyer
Mark Hovatter
Judith Reece

**ADOPTED BY BOARD
MARCH 10, 2020**

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MARCH 10, 2020**

Board of Education Report
No. 249-19/20
Attachment B Item N
For 03/10/2020 Board Meeting

INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division

INFORMATIVE

DATE: January 30, 2020

TO: Members, Board of Education
Austin Beutner, Superintendent

FROM: Robert Laughton, Director
Maintenance & Operations

**SUBJECT: CONTRACTOR NAME: Affiliated Power Purchasers International, LLC
CONTRACT NO.: 2080023/4400008162
CONTRACT AMOUNT: \$0
REQUEST FOR PROFESSIONAL SERVICES CONTRACT**

Student Impact:

This contract facilitates natural gas and electricity commodity auctions, leading to price competition, which in turn leads to reduced utility costs. This saves money to the general fund, leaving more funding for students and school staff.

Introduction

This contract awards a brokerage firm that will facilitate energy procurement auctions on behalf of LAUSD. This firm will advise on both products and pricing based on their staff's expertise on market conditions and historic pricing trends.

Why is this necessary?

If no contract is awarded, electricity and natural gas services will default back to Southern California Edison and Southern California Gas Company default prices, which exposes LAUSD to higher utility costs.

Why do we need to do this now?

The current energy brokerage contract expires in February 2020.

What would happen if this were not approved?

Electricity and Natural Gas Services will be forced into bundled service, resulting in higher utility costs to the General Fund.

What are the terms of the proposed agreement?

This contract term lasts one year with four one-year options to extend.

If you have any questions or require additional information, please contact me at christos.chrysiliou@lausd.net or at (213) 241-0482.

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

**ADOPTED BY BOARD
MARCH 10, 2020**

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MARCH 10, 2020**

Board of Education Report
No. 249-19/20
Attachment B Item O
For 03/10/2020 Board Meeting

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

INFORMATIVE

DATE: March 10, 2020

TO: Members, Board of Education
Austin Beutner, Superintendent

FROM: Robert Laughton, Director
Maintenance & Operations

SUBJECT: RFQ R-20005 GEOTECHNICAL ENGINEERING SERVICES

CONTRACTOR NAMES:

AESCO	2090014 / 4400008120
Geocon West, Inc.	2090015 / 4400008121
Geotechnical Professionals, Inc. (GPI)	2090016 / 4400008122
GORIAN and Associates, Inc.	2090017 / 4400008123
Group Delta Consultants, Inc.	2090018 / 4400008124
Koury Engineering & Testing, Inc.	2090019 / 4400008125
Ninyo & Moore Geotechnical & Environmental Sciences Consultants	2090020 / 4400008126
N V 5 West, Inc.	2090021 / 4400008127
RMA GROUP	2090022 / 4400008128
TGR Geotechnical, Inc. (TGR)	2090023 / 4400008129
The Converse Professional Group	2090024 / 4400008130
Wood Environment & Infrastructure Solutions, Inc. (WOOD)	2090025 / 4400008131

INITIAL AGGREGATE CONTRACT AMOUNT: \$25,000,000

**CONTRACT TERM: TWO (2) YEARS WITH THREE (3) ONE-YEAR
RENEWAL OPTIONS.**

REQUEST FOR TWELVE (12) TASK ORDER SERVICES CONTRACTS

Student Impact:

These contracts for Geotechnical Engineering Services will support District staff in providing a safe and healthy learning environment.

Introduction:

Maintenance & Operations is requesting the Board of Education's approval to award Task Order Contracts Nos: 2090014 / 4400008120, 2090015 / 4400008121, 2090016 / 4400008122, 2090017 / 4400008123, & 2090018 / 4400008124, 2090019 / 4400008125, 2090020 / 4400008126, 2090021 / 4400008127, 2090022 / 4400008128, 2090023 / 4400008129, 2090024 / 4400008130, and 2090025 / 4400008131, to provide Geotechnical Engineering Services to the District.

Why is this necessary?

Geotechnical Engineering Services are critical to properly analyze pre-existing subsurface soil conditions at District sites to support design and monitor construction.

The task orders are typically broken down into two phases. The first phase deals with investigating and characterizing potential sites for new building construction, modernization projects, pavement repair, LID development (Low Impact Development- greening), and synthetic turf replacements. Geotechnical hazards investigations are also necessary to evaluate the cause for structural damages to existing buildings. This scope of work includes evaluation of geologic, seismic hazards and soil characteristics. The geotechnical firms provide soil investigation reports and design recommendations based on their findings. During the second phase, the geotechnical firms are tasked with and responsible for monitoring the site(s) to ensure the geotechnical engineering design standards are followed and required soils testing reports for the project are filed with Division of State Architects (DSA).

Why do we need to do this now?

Current Geotechnical Engineering Services Agreements expire on March 31, 2020. The District needs to have new Geotechnical Engineering firms available to continue to support ongoing facilities repair and modernization programs.

What would happen if this were not approved?

If this contract is not approved, there would be an increased administrative cost and burden to District personnel, and the need for multiple bids on every order which will delay repairs.

What are the terms of the proposed agreement?

The term of this contract will be for two (2) years, including three (3) one-year renewal options. Funding will be provided on as-needed basis utilizing estimated 90% Bond Funds and 10% General Funds.

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

**ADOPTED BY BOARD
MARCH 10, 2020**

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MARCH 10, 2020**

Board of Education Report
No. 249-19/20
Attachment B Item P
For 03/10/2020 Board Meeting

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

INFORMATIVE

DATE: March 10, 2020

TO: Members, Board of Education
Austin Beutner, Superintendent

FROM: Robert Laughton, Director
Maintenance & Operations

SUBJECT: IFB R-1945 FLOOR CONCRETE REPAIR SERVICES

CONTRACTOR NAMES:

JACK CARDANI CONSTRUCTION, INC. 2080012 / 4400008133

MARTINEZ LANDSCAPE CO., INC. 2080013 / 4400008134

R BROTHERS INC. 2080014 / 4400008135

CONTRACT AMOUNT: 3,000,000 TOTAL VALUE OVER FIVE YEARS

**CONTRACT TERM: INITIAL THIRTY-SIX (36) MONTHS, WITH TWO
(2) ONE-YEAR EXTENSION OPTIONS.**

REQUEST FOR THREE (3) TASK ORDER SERVICES CONTRACTS

Student Impact:

Students will benefit by having a learning environment that provides secure and well-maintained concrete surfaces.

Introduction:

Maintenance & Operations is requesting the Board of Education's approval to award Task Order Contracts Nos: 2080012 / 4400008133, 2080013 / 4400008134, and 2080014 / 4400008135, to provide concrete repair services to the District.

Why is this necessary?

These contracts are needed to provide the lowest overall competitive cost to provide concrete repair services to the District on an as-needed basis.

Why do we need to do this now?

There is a continuous need to provide concrete repair services. The ability to contract concrete repair services at a reduced cost will assist in the effort to maintain a secure campus and minimize disruption to the students learning environment.

What would happen if this were not approved?

If these contracts are not approved, there would be increased administrative cost and burden to the Maintenance & Operations Branch for the procurement of concrete repair services. Additionally, it is anticipated that concrete repair services will exceed the Public Contract Code that limits the

District's total purchase of a commodity to \$96,200 per year. Future purchases will need to be formally advertised for each purchase thereafter.

What are the terms of the proposed agreement?

The term of this contract will be for thirty-six (36) months, with two (2) twelve (12)-month extension options. Funding will be provided on as-needed basis utilizing an estimated 100% Restrictive 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
Janice Sawyer
Mark Hovatter
Judith Reece

**ADOPTED BY BOARD
MARCH 10, 2020**

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MARCH 10, 2020**

Board of Education Report
No. 249-19/20
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For March 10 Board Meeting

INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division

INFORMATIVE

DATE: March 10, 2020

TO: Members, Board of Education
Austin Beutner, Superintendent

FROM Robert Laughton,
Director Maintenance &
Operations

**SUBJECT: IFB NO. R-1918 – FIRE ALARM EQUIPMENT REPAIR,
PROGRAMMING TASK ORDER
TELENET VOiP, INC., CONTRACT NO.: 2080015-4400008112
CONTRACT AMOUNT: \$1,000,000 TOTAL AGGREGATE VALUE FOR
(36) MONTHS WITH (2) OPTIONAL ONE-YEAR EXTENSIONS,
REQUEST FOR APPROVAL OF TASK ORDER CONTRACT**

Student Impact:

Students benefit from having facilities fire alarm systems operational for life safety in case of fire.

Introduction

Maintenance and Operations is requesting the Board of Education's approval to award Capacity Contract No(s): 2080015-4400008112, for fire alarm repair services to be used at various District locations.

Why is this necessary?

District facilities have numerous fire alarm systems. Fire alarm systems are currently generating approximately 100 daily trouble calls, creating a back log. Diagnosing and repair can be labor intensive.

Why do we need to do this now?

This service contract will assist Maintenance & Operations Branch. This will supplement the District's labor force to meet these urgent demands to restore the systems to normal operation.

What would happen if this were not approved?

If this contract is not approved, there would be an increased administrative cost and burden to the Maintenance & Operations Branch for the procurement of outsourcing factory-trained and authorized contractors.

What are the terms of the proposed agreement?

The awarded contracts will be for a period of 36 months plus two (2) one-year optional extensions. 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
Janice Sawyer
Mark Hovatter
Judith Reece

**ADOPTED BY BOARD
MARCH 10, 2020**

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MARCH 10, 2020**

Board of Education Report
No. 249-19/20
Attachment B Item R
For 03/10/2020 Board Meeting

INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division

INFORMATIVE

DATE: March 10, 2020

TO: Members, Board of Education
Austin Beutner, Superintendent

FROM: Robert Laughton, Director
Maintenance & Operations

SUBJECT: IFB R-1948 FLOOR COVERING SERVICES
EMPIRE FLOOR COVERING, INC. 2080016 / 4400008087
FLOOR COVERING UNLIMITED, INC. 2080017 / 4400008088
FLOOR TECH AMERICA 2080018 / 4400008089
JJJ FLOOR COVERING, INC. 2080019 / 4400008100
RELIABLE FLOOR COVERING INC. 2080020 / 4400008101
CONTRACT AMOUNT: 7,200,000 TOTAL VALUE OVER FIVE YEARS
WITH AN INITIAL THIRTY-SIX (36) MONTHS, WITH TWO (2)
TWELVE MONTH EXTENSION OPTIONS.

REQUEST FOR TASK ORDER SERVICES CONTRACT

Student Impact:

These contracts for floor covering services will support the Districts staff in providing a safe and healthy learning environment.

Introduction:

Maintenance & Operations is requesting the Board of Education's approval to award task order Contracts Nos: 2080016 / 4400008087, 2080017 / 4400008088, 2080018 / 4400008089, 2080019 / 4400008100, & 2080020 / 4400008101 to provide floor covering services to the District.

Why is this necessary?

These contracts are needed to provide the lowest overall competitive cost for floor covering services throughout the District.

Why do we need to do this now?

These service contracts will assist Maintenance & Operations Branch with the annual floor covering services throughout the District, due to the Districts high demand and backlog of service request.

What would happen if this were not approved?

If these contracts are not approved, there would be an increase administrative cost and burden to the Maintenance & Operations Branch for the procurement of floor covering services.

What are the terms of the proposed agreement?

The term of this contract will be for thirty-six months, with two twelve-month extension options. Funding will be provided on as-needed basis utilizing an estimated 100% Restrictive 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
Janice Sawyer
Judith Reece

**ADOPTED BY BOARD
MARCH 10, 2020**

<p>ADOPTED BY BOARD MARCH 10, 2020</p>
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Board of Education Report
No. 249-19/20
Attachment B Item S
For 03/10/2020 Board Meeting

INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division

INFORMATIVE

DATE: March 10, 2020

TO: Members, Board of Education
Austin Beutner, Superintendent

FROM: Robert Laughton, Director
Maintenance & Operations

SUBJECT: IFB R-20012 RESURFACING OF HARDWOOD FLOORS:
McWIL SPORTS SURFACING, INC. 2080021 / 4400008102
BMI INSTALLATIONS, INC. 2080022 / 4400008103
CONTRACT AMOUNT: 3,000,000 TOTAL VALUE OVER FIVE YEARS
WITH AN INITIAL THIRTY-SIX (36) MONTHS, WITH TWO (2)
TWELVE MONTH EXTENSION OPTIONS.

REQUEST FOR TASK ORDER SERVICES CONTRACT

Student Impact:

These contracts for resurfacing of hardwood floors will support the Districts staff in providing a safe and healthy learning environment.

Introduction:

Maintenance & Operations is requesting the Board of Education's approval to award Task Order Contracts Nos: 2080021 / 4400008102, 2080022 / 4400008103, to provide the resurfacing of hardwood floors to the District.

Why is this necessary?

These contracts are needed to provide the lowest overall competitive cost for the resurfacing of hardwood floors throughout the District.

Why do we need to do this now?

These service contracts will assist Maintenance & Operations Branch with the resurfacing of hardwood floors throughout the District, due to Districts high demand and backlog of service request.

What would happen if this were not approved?

If these contracts are not approved, there would be an increase administrative cost and burden to the Maintenance & Operations Branch for the procurement of floor covering services.

What are the terms of the proposed agreement?

The term of this contract will be for thirty-six months, with two twelve-month extension options. Funding will be provided on as-needed basis utilizing an estimated 100% Restrictive 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
Janice Sawyer
Judith Reece

**ADOPTED BY BOARD
MARCH 10, 2020**

<p>ADOPTED BY BOARD MARCH 10, 2020</p>
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Board of Education Report
No. 249-19/20
Attachment B Item T
For 03/10/20 Board Meeting

INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division

INFORMATIVE

DATE: March 10, 2020

TO: Members, Board of Education
Austin Beutner, Superintendent

FROM: Aaron Bridgewater, Director of Facilities Planning and Development

**SUBJECT: 92nd STREET ELEMENTARY SCHOOL – COMPREHENSIVE
MODERNIZATION PROJECT
CONTRACT NO.: 4400008151
CONTRACT AMOUNT: \$58,488,547
REQUEST FOR APPROVAL TO AWARD DESIGN-BUILD CONTRACT**

Student Impact:

The project will provide safe and up-to-date facilities that promote teaching and learning for the students of 92nd Street Elementary School.

Introduction

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, Morillo Construction, Inc. (Morillo), who will partner with the architecture firm IBI Group, in the lump sum amount of \$58,488,547 for the design and construction of the 92nd Street Elementary School Comprehensive Modernization Project (Project) pursuant to the requirements of California Education Code section 17250.10 et seq. (Education Code 17250.10).

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. The Board approved the project definition for the Project (Board Report No. 205-16/17) on December 13, 2016, and on October 1, 2019 adopted the Negative Declaration (Board Report No. 084 -19/20) and approved the Project (Board Report No. 085-19/20).

In accordance with section 17250.10, Los Angeles Unified issued a Request for Qualifications (RFQ) on July 8, 2019. Four responses were received and evaluated based on criteria identified in the RFQ by an employee selection panel. Three proposers were invited to respond to the Request for Proposal (RFP) issued on September 6, 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 December 18, 2019, and their sealed price proposals on January 22, 2020. A selection panel of employees and technical advisors evaluated the three proposals based on the following criteria identified in the RFP and in accordance with section 17250.10: 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 Morillo/IBI Group in the lump sum amount of \$58,488,547 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

Why is this necessary?

This action is necessary to facilitate implementation of the Project and the Facilities Services Division Strategic Execution Plan. The 92nd Street Elementary School has been in operation since the 1930's. The existing Assembly Hall/Classroom Building (West Building) was built in 1940 and requires seismic retrofit and modernization. The remaining classroom buildings were built in the 1950's and 1970's and have received minimal modernization and update, are outdated and require replacement and modernization. This Project is needed to address seismic vulnerabilities, failing or broken building and site systems, infrastructure, barriers to program accessibility, deteriorated exterior conditions, and interior classroom spaces.

Why do we need to do this now?

The initial planning, design, and environmental evaluation phase of the Project has been completed. The Project is ready to progress to the next stage of project development. For the 92nd Street Elementary School Comprehensive Modernization Project this means the authorization of a design-build contract to deliver the Project. Delaying the proposed action will likely result in schedule delays and may lead to increased costs.

What would happen if this were not approved?

If authorization to enter into a contract with Morillo/IBI Group is not granted, the Project schedule and benefits to the students, staff and community would be delayed. Staff would reevaluate the Project and determine whether to advertise and issue a new design-build RFP or utilize an entirely different project delivery method.

What are the terms of the proposed agreement?

Morillo/IBI Group proposes to deliver the Project in the lump sum amount of \$58,488,547. The Project consists of the construction of new facilities, improvements to existing school facilities, and the demolition of certain aging and deteriorated facilities. New facilities consisting of 17 general and specialized classrooms, including kindergarten, instructional support spaces, textbook room, support areas, and covered walkways will be constructed. All existing buildings that will remain on site will receive minor upgrades. The Assembly Hall/Classroom Building (West Building) will be seismically retrofitted and modernized, the Administration/Library Building and Kindergarten Classroom Building #2 will receive new heating, ventilation, and air conditioning (HVAC). The exterior of existing Classroom Buildings A-C, Administration/Library Building, Kindergarten Classroom Building #2, Cafeteria, and Equipment Storage Building 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 (including within buildings). 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 removed, replaced or upgraded, including the installation of a new electrical service, water, and gas lines. 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 new playground, hardcourts, new basketball courts, new outdoor learning areas, and new parking lot. Additionally, 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 Kindergarten Building #1, Building D (2-story Federal Building), and six relocatable buildings. The Project will provide on-site interim facilities, as necessary.

Staff anticipates issuing the Notice to Proceed (NTP) for design in the second quarter of 2020, the NTP for interim housing and site utility work in the fourth quarter of 2020, and the NTP for construction of new building(s) in the second quarter of 2021. The Project will be constructed in phases, with completion of the last phase anticipated in the fourth quarter of 2024.

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

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

**ADOPTED BY BOARD
MARCH 10, 2020**