



Board of Education Report

ADOPTED BY BOARD
MAY 19, 2020

File #: Rep-264-19/20, **Version:** 1

Approval of Facilities Contract Actions

May 19, 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; award of architectural and engineering contracts; award of goods and services contracts; 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 contract; authorization to enter into a design-build contract for comprehensive modernization project (Education Code 17250); approval of task order contracts (PCC 20118.5-.9).

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.

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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 to Award Filming Services Management Contract

Informative - On-Call Constructability Review Services

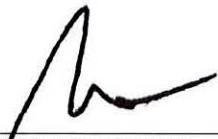
Informative - Authorization to Award Design-Build Contract for Comprehensive Modernization Project at Belvedere MS

Informative - HVAC Maintenance and Repair Services

Submitted:

05/05/20

RESPECTFULLY SUBMITTED,

AUSTIN BEUTNER
Superintendent

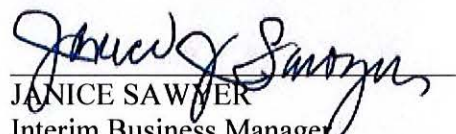

APPROVED BY:

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.

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

A. AWARD OF ADVERTISED CONSTRUCTION CONTRACTS				\$11,690,323
CONTRACTOR	IDENTIFICATION NO.	SCHOOL / PROJECT		AMOUNT
AP Construction Group, Inc., dba Air Plus, Inc. (SBE)	2010018 / 4400008298 Item A (Best Value)	<u>Aragon ES</u> Seismic Retrofit and HVAC Upgrade Board Member: <u>Jackie Goldberg</u> Contract Term: 03/23/20 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>		\$6,638,000
GMZ Engineering, Inc. (SBE)	2010020 / 4400008182 Item B	<u>University Pathways Public Service Academy – Drew MS</u> Barrier Removal, Chemistry Lab Relocation & Sanitary Building addition Board Member: <u>Dr. Richard A. Vladovic</u> Contract Term: 02/07/20 through DSA certification and close-out Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>		\$1,200,000
Eberhard	2010021 / 4400008170 Item C	<u>Nobel Charter MS</u> Replace Deteriorated Roofing Board Member: <u>Scott M. Schmerelson</u> Contract Term: 02/24/20 through DSA certification and close-out Requester: <i>Robert Laughton, Director</i> <i>Maintenance & Operations</i> <i>Facilities Services Division</i>		\$2,254,323
T&M Painting and Construction, Inc. (SBE)	2010023 / 4400008250 Item D	<u>Playa Del Rey ES</u> Exterior Painting Board Member: <u>Nick Melvoin</u> Contract Term: 02/20/20 through DSA certification and close-out Requester: <i>Robert Laughton, Director</i> <i>Maintenance & Operations</i> <i>Facilities Services Division</i>		\$179,000 100% Restricted Maintenance Funds
C&P Construction Development Inc.	2010024 / 4400008169 Item E	<u>186th St. ES</u> Exterior Painting Board Member: <u>Dr. Richard A. Vladovic</u> Contract Term: 03/07/20 through DSA certification and close-out Requester: <i>Robert Laughton, Director</i> <i>Maintenance & Operations</i> <i>Facilities Services Division</i>		\$440,000 100% Restricted Maintenance Funds

ADOPTED BY BOARD
MAY 19, 2020

ATTACHMENT A

RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY **106**

AWARD OF ADVERTISED CONSTRUCTION CONTRACTS (CONT'D)

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
C&P Construction Development Inc.	2010026 / 4400008282 Item F	Grand View ES Exterior Painting Board Member: <u>Nick Melvoin</u> Contract Term: 02/25/20 through DSA certification and close-out Requester: <i>Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	\$420,000 100% <i>Restricted Maintenance Funds</i>
ISR Painting & Wallcovering, Inc. (SBE)	2010027 / 4400008254 Item G	Hillside ES Exterior Painting Board Member: <u>Mónica García</u> Contract Term: 03/02/20 through DSA certification and close-out Requester: <i>Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	\$297,000 100% <i>Restricted Maintenance Funds</i>
ISR Painting & Wallcovering, Inc. (SBE)	2010029 / 4400008261 Item H	Widney Special Education HS Exterior Painting Board Member: <u>Dr. George J. McKenna III</u> Contract Term: 03/11/20 through DSA certification and close-out Requester: <i>Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	\$197,000 100% <i>Restricted Maintenance Funds</i>
ISR Painting & Wallcovering, Inc. (SBE)	2010031 / 4400008165 Item I	Gage MS Exterior Painting Board Member: <u>Jackie Goldberg</u> Contract Term: 02/26/20 through DSA certification and close-out Requester: <i>Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	\$65,000 100% <i>Restricted Maintenance Funds</i>

JOB ORDER CONTRACT AWARDS

\$0

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

ADOPTED BY BOARD MAY 19, 2020
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ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY **107**

JOB ORDER CONTRACT AMENDMENTS

\$2,500,000

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
Fredrick Towers, Inc. (SBE)	1930006 / 4400007442 (1930006.03)	Amendment to increase contract capacity of a formally competed contract to provide general contracting services District-wide.	\$2,500,000*

Item J

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

Initial Contract Value:	\$500,000
Amendment No. 1:	\$2,000,000
Amendment No. 2:	Terms Revised OY1
*Amendment No. 3:	\$2,500,000

(Executed Date: 03/05/20)

Aggregate Contract Value: \$5,000,000

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

B. APPROVAL OF CHANGE ORDERS

\$12,293,342

	<u>QUANTITY</u>	<u>AMOUNT</u>
i. Construction contract change orders that do not individually exceed 10 percent for January & February 2020 (Average Transaction: \$75,696):	36	\$2,725,071
ii. Construction contract credit change orders for January & February 2020:	1	<\$90,922>
iii. Repair and modernization contract change orders that do not individually exceed 15 percent for January & February 2020 (Average Transaction: \$12,311):	856	\$10,538,057
iv. Repair and modernization contract credit change orders for January & February 2020:	39	<\$878,864>
v. Repair and modernization contract change orders that individually exceed 15 percent (but do not exceed 25 percent) for January & February 2020, requiring 75 percent approval by the Board:	0	\$0

C. COMPLETION OF CONTRACTS – January & February 2020

56

\$76,276,411

D. AWARD OF INFORMAL CONTRACTS (Not Exceeding \$95,200)

\$1,800,518

	<u>QUANTITY</u>	<u>AMOUNT</u>
A & B Letters for February & March 2020 (Average Transaction: \$31,588)	57	\$1,800,518

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		

*Current ratification

ADOPTED BY BOARD MAY 19, 2020
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ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY **108**

ADOPTED BY BOARD
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G. ASSIGNMENT AND ASSUMPTION OF RIGHTS AND DELEGATION OF DUTIES

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

H. AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS

\$2,719,331

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
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Martinez Architects, Inc.	2020009 / 4400008094	<u>Lawrence MS</u> Architectural and engineering services to provide site analysis and design for the relocation of a portable building (BOE #141-19/20) Board Member: <u>Scott M. Schmerelson</u>	\$196,874
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Item K

Contract Term: 01/17/20 through DSA approval

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

Amador Whittle Architects, Inc. (SBE)	2020011 / 4400008160	<u>Verdugo Hills HS</u> Architectural and engineering services to provide site analysis and design for a new chemistry laboratory building (BOE #237-18/19) Board Member: <u>Kelly Gonez</u>	\$642,520
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Item L

Contract Term: 01/31/20 through DSA approval

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

Gonzalez/Goodale Architects (SBE)	2020012 / 4400008138	<u>Burroughs MS</u> Architectural and engineering services for Comprehensive Modernization to provide final schematic design for interim housing and make-ready scope for DSA approval, and development of project criteria documents for the design-build project (BOE #246-15/16) Board Member: <u>Dr. George J. McKenna III</u>	\$1,879,937
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Item M

Contract Term: 01/31/20 through DSA approval

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

ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY **109**

K. AWARD OF TASK ORDER CONTRACTS **\$0**

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

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>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
None			

N. EXTRA SERVICES /AMENDMENTS FOR ARCHITECTURAL AND ENGINEERING CONTRACTS **\$3,401,855**

<p>CONTRACT NOS.</p> <p>Item N</p>	<p>1520019/4400003234; 1520019/4400003234; 1520021/4400003235; 1620141/4400004749; 1620142/4400004780; 1820028/4400006234; 1920003/4400006934; 1920009/4400007241; 1920009/4400007241; 1420029/4400002653; 1420029/4400002653; 1520019/4400003234; 1520035/4400003630; 1620141/4400004749; 1620147/4400004891; 1620147/4400004891; 1820025/4400006191; 1920002/4400006851; and 1920023/4400007774</p>
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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
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ATTACHMENT B
APPROVAL OF CONTRACTS NOT UNDER DELEGATED AUTHORITY

110

A. APPROVAL OF PROFESSIONAL / TECHNICAL SERVICES CONTRACTS

\$5,000,000

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AGGREGATE AMOUNT</u>
FilmLA, Inc.	2090027 / 4400008263 (RFP R-20015)	Authorization to award a formally competed contract for commission-based film services management to generate revenue District-wide. Contract Term: 07/01/20 through 06/30/25 Includes two (2) one-year renewal options Aggregate five-year value for contract: \$3,000,000 <i>Requester: Aaron Bridgewater, Director Asset Management Facilities Services Division</i>	\$3,000,000 100% General Funds
Item O			
Cumming Management Group, Inc.	2090029 / 4400008331	Authorization to award two (2) new formally competed contracts to be added to an existing bench for on-call constructability review services.	\$2,000,000
Plan Check Professionals, Inc.	2090030 / 4400008332	The new contracts will be added to a bench of three (3) existing contracts, with a Board-approved aggregate amount of \$5,000,000, made effective as of June 2019 (Board Report #252-18/19)*. The new aggregate value of five (5) contracts will be \$7,000,000. Authority to increase or decrease individual amounts for the five (5) formally competed contracts will be limited to the new total aggregate amount of \$7,000,000. Contract Term: 06/01/20 through 05/31/24 including two (2) one-year options Contract Value: \$2,000,000 <i>Requester: Aaron Bridgewater, Director Asset Management Facilities Services Division</i>	
Item P			

* Arcadis U.S. Inc.: JC. Chang & Associates, Inc. (SBE); Vanir Construction Management, Inc.

**ADOPTED BY BOARD
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ATTACHMENT B
APPROVAL OF CONTRACTS NOT UNDER DELEGATED AUTHORITY

111

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

\$147,200,001

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Hensel Phelps Construction Co.	1910114 / 4400008306	Authorization to award a formally competed contract for a Comprehensive Modernization project at Belvedere MS in partnership with NAC Architecture, selected via design-build (Education Code 17250) procurement method. Board Member: <u>Mónica García</u>	\$147,200,001 100% <i>Bond Funds</i>
Item Q			
Contract Term: Contract execution through DSA certification and closeout Contract Value: \$147,200,001 Requester: <i>Aaron Bridgewater, Director</i> <i>Asset Management</i> <i>Facilities Services Division</i>			

C. APPROVAL OF TECHNICAL SERVICES TASK ORDER CONTRACTS (PCC 20118.5-9)

\$18,000,000

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
ACCO Engineered Systems, Inc.	2080025 / 4400008315	Authorization to award six (6) formally competed task order contracts for HVAC and/or refrigeration maintenance and repair services	\$18,000,000 100% <i>Restricted</i>
Mesa Energy Systems, Inc., dba EMCOR Services Mesa Energy	2080026 / 4400008316	The authority to increase or decrease individual amounts for these contracts will be limited to the total aggregate amount of \$18,000,000.	<i>Maintenance Funds</i>
F.M. Thomas Air Conditioning, Inc.	2080027 / 4400008317	Contract Term: 06/01/20 through 05/31/25 including two (2) one-year options	
Lin's Air Conditioning, Inc.	2080028 / 4400008318	Contract Value: \$18,000,000	
Famand, Inc., dba sitelogIQ	2080029 / 4400008319	Requester: <i>Robert Laughton, Director</i> <i>Maintenance & Operations</i> <i>Facilities Services Division</i>	
Barberio Enterprises, Inc., dba Westco Service Company	2080030 / 4400008340 (IFB R-20006)		

Item R

ADOPTED BY BOARD MAY 19, 2020
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INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division

INFORMATIVE

DATE: May 19, 2020

TO: Members, Board of Education
Austin Beutner, Superintendent

FROM: Aaron Bridgewater
Director of Facilities Planning and Development

SUBJECT: RFP R-20015 FILMING SERVICES MANAGEMENT
CONTRACTOR NAME: FILMLA, INC.
CONTRACT NO.: 2090027/4400008263
INITIAL CONTRACT AMOUNT: \$3,000,000
REQUEST FOR PROFESSIONAL SERVICES CONTRACT

Student Impact:

At the discretion of each School Site Administrator, net revenue allocated to a school site, generated from filming activities on Los Angeles Unified properties may be used to provide instructional benefit to students.

Introduction

Staff proposes that the Board of Education (Board) authorize the Chief Procurement Officer, and/or her designee, to enter into a commission-based, revenue generating professional services contract on behalf of Los Angeles Unified with FilmLA, Inc. (FilmLA), to exclusively engage FilmLA as an independent contractor to negotiate and coordinate licenses with production companies from the entertainment industry and other entities seeking to engage in production events on Los Angeles Unified properties. FilmLA is a 501(c)(4) not-for-profit public benefit organization and the official film office of both the City of Los Angeles (City) and County of Los Angeles (County). FilmLA has been providing services to Los Angeles Unified for the last 18 years under Board approved contracts. FilmLA has streamlined and enhanced the on-location filmmaking process for School Site Administrators, production companies, and the community.

The services to be provided by FilmLA include the licensing of Los Angeles Unified properties to production companies from the entertainment industry and other entities for filming of motion pictures, television shows, commercials, photo shoots, non-commercial public service announcements, and other related activities, such as, but not limited to, staging, base camp and parking (collectively, a Production Event).

In accordance with Public Contract Code Division 2 Part 2 Chapter 2 Article 4 Sections 10335-10381, Los Angeles Unified issued a Request for Proposals (RFP) on January 31, 2020. Three responses were received and evaluated based on criteria identified in the RFP by an employee selection panel. All individuals participating in the selection process were required to sign non-disclosure statements and certify that they have no conflicts of interest with potential proposers. The three proposers submitted their respective final proposals by February 14, 2020. A selection

panel of employees evaluated the three proposals based on the following criteria identified in the RFP: fee for services, firm's qualifications and experience, key personnel experience and qualifications, marketing plan, Small Business Enterprise Plan, Disable Veteran Business Enterprise Plan, and linked learning/work-based learning program. The proposal of FilmLA was determined to be the most experienced and qualified for Los Angeles Unified.

Why is this necessary?

Los Angeles Unified does not have expertise in the filming production licensing industry. This contract will allow FilmLA to negotiate license agreements for Production Events with production companies from the entertainment industry and other entities seeking to use Los Angeles Unified properties. Additionally, FilmLA issues all film permits on behalf of the City and County, which ensures that the activity is compliant and permitted within the City and County boundaries.

Why do we need to do this now?

The current filming services management contract (Contract No. 1590077/4400005049) expires on April 23, 2020. Delaying the proposed action will likely prevent Production Events from occurring on Los Angeles Unified properties.

What would happen if this were not approved?

All net revenue collected in connection with the use of school facilities for filming shall be distributed 75% to the host school and 25% to the pool of schools without filming in the fiscal year in which they were collected. In the 2018-2019 school year, Los Angeles Unified issued approximately 545 film related license agreements for use of Los Angeles Unified properties, generating approximately \$3,220,000 in gross revenue and \$2,720,000 in net revenue (after FilmLA commissions). Between July 2019 through January 2020, Los Angeles Unified issued approximately 370 film license agreements and generated approximately \$2,400,000 in gross revenue and \$2,020,000 in net revenue (after FilmLA commissions).

If authorization to enter into a contract with FilmLA is not granted, schools will not benefit from the revenue generated from licensing Production Events on Los Angeles Unified properties. Staff will need to advertise and issue a new RFP to solicit film management services from qualified firms.

What are the terms of the proposed agreement?

The proposed commission-based revenue-generating contract will have an initial term of three-years with two options for additional terms of one-year each (total of five years).

License fees are based on Los Angeles Unified's Filming and Parking Fees Schedule. Under the terms of the proposed agreement, FilmLA will retain a fixed commission percentage of 16% of the gross revenue (total license fees paid by each production company, less personnel and/or custodial fees, any damage fee reimbursement and excess utility use fees) as compensation for their services.

The current contract with FilmLA began on April 24, 2015. Since 2018, FilmLA commissions have ranged from approximately \$422,000 to \$542,000 annually. Based on these historical amounts, assuming an initial three-year term and two options to extend for one year each (total five years), the proposed contract amount is \$3,000,000.

**ADOPTED BY BOARD
MAY 19, 2020**

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MAY 19, 2020**

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

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

INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Program Support Services

INFORMATIVE

DATE: May 19, 2020

TO: Members, Board of Education
Austin Beutner, Superintendent

FROM: Aaron Bridgewater,
Director of Facilities Planning and Development

SUBJECT: AWARDING CONTRACTOR NAME: CUMMING MANAGEMENT GROUP, INC. & PLAN CHECK PROFESSIONALS, INC.
CONTRACT NOS.: 2090029/4400008331 & 2090030/4400008332
TOTAL CONTRACT CAPACITY: \$2,000,000
RECOMMENDATION TO AWARD ON-CALL CONSTRUCTABILITY REVIEW SERVICES

Introduction

The Facilities Services Division (Facilities) proposes that the Board of Education (Board) authorize the Chief Procurement Officer and/or her designee to enter into professional services agreements with Cumming Management Group, Inc. (“Cumming”) and Plan Check Professionals, Inc. (“Plan Check”) for on-call constructability review services. Constructability reviews help ensure the successful completion of school modernization and repair projects.

Why is this necessary?

An important component of the project development process is a constructability review of project drawings and specifications. It helps ensure that the design documents are complete and accurate, coordinated, biddable and buildable. Through this review, a multi-discipline team of technical experts can identify conflicts within the documents, flaws that may impact construction, and factors that may negatively impact the project budget and schedule. A constructability review also helps expedite the Division of the State Architect (DSA) review and approval process, and is effective in eliminating hidden costs, change orders and time delays. For these and many reasons, a constructability review has been a long-standing industry standard.

Why do we need to do this now?

Facilities currently has a small internal constructability review team with limited capacity and three contracts for on-call constructability review services. However, they are unable to meet the current and projected demand for these services.

What would happen if this were not approved?

If the proposed contracts with Cumming and Plan Check are not awarded, school modernization and repair projects will likely encounter schedule delays and incur additional costs. For example, submission to DSA may be delayed and projects could be held up in the DSA-approval process, thus extending the schedule by at least four to six months or more and leading to increased costs.

What are the terms of the proposed agreement?

The contract term is for four years and includes two one-year options to renew. The total aggregate not-to-exceed capacity of the two proposed contracts is \$2,000,000. Task orders will be issued to support projects approved by the Board.

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
Scott Price
Pedro Salcido
Megan Reilly
David Hart
Jefferson Crain
Patricia Chambers
Mark Hovatter
Krisztina Tokes
Judith Reece
Alix O'Brien

INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division

INFORMATIVE

DATE: May 19, 2020

TO: Members, Board of Education
Austin Beutner, Superintendent

FROM: Aaron Bridgewater, Director of Facilities Planning and Development

**SUBJECT: BELVEDERE MIDDLE SCHOOL COMPREHENSIVE
MODERNIZATION PROJECT
CONTRACT NO.: 4400008306
CONTRACT AMOUNT: \$147,200,001
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 Belvedere Middle 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, Hensel Phelps Construction Co., who will partner with the architecture firm NAC Architecture, in the lump sum amount of \$147,200,001 for the design and construction of the Belvedere Middle School Comprehensive Modernization Project (Project) pursuant to the requirements of California Education Code section 17250.10 et seq. (section 17250.10).

Procurement Process

In accordance with section 17250.10, Los Angeles Unified issued a Request for Qualifications (RFQ) on August 8, 2019. Four responses were received and evaluated based on the criteria identified in the RFQ, project experience, key personnel, design-build experience, teaming and integration, technical approach, organizational approach, outreach plan, and safety, by an employee selection panel. Three proposers were invited to respond to the Request for Proposal (RFP) issued on September 16, 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 February 19, 2020, and their sealed price proposals on March 10, 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.

As part of the RFP, all proposers were asked to analyze the construction logistics, design considerations, schedule implications, and cost impacts to the overall project if the Classroom and Library Building were retrofitted and modernized or demolished and replaced. All submitted proposals recommended the replacement of the Classroom and Library Building in lieu of retrofitting and modernizing the building as previously anticipated.

The proposal from Hensel Phelps Construction Co. / NAC Architects in the lump sum amount of \$147,200,001 was determined to be the best value to Los Angeles Unified. Their construction phasing and logistics plan was the most advantageous to school operations. Their schedule delivers the project one school year earlier than previously anticipated, and their design will improve operational efficiency and student circulation patterns with the added demolition and replacement of three classroom buildings -- the Choral Music Building, All Purpose Building, and Music Building. The Hensel Phelps Construction Co. / NAC Architects cost proposal reflects their design concept, schedule, phasing, logistics, expected market conditions, and risks associated with completing the design and construction of the Project. So instead of the original concept of constructing 23 replacement classrooms and modernizing and/or retrofitting 24 classrooms, the Hensel Phelps plan will replace 47 total classrooms and demolish all existing classrooms, thus eliminating the need to modernize any classrooms.

Project Scope, Schedule, and Budget

The Board approved the project definition for the Project (Board Report No. 205-16/17) on December 13, 2016, and on March 10, 2020 adopted the Mitigated Negative Declaration (Board Report No. 277 -19/20) and approved the Project (Board Report No. 278-19/20).

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 is subject to compliance with local, state and/or federal facilities requirements that may require certain upgrades, improvements and/or other mitigations be undertaken.

Based on the selected proposal, the project now consists of the new construction of 47 replacement general and specialty classrooms, as well as the previously planned construction of instructional support spaces, textbook room, support areas, administration, gymnasium, maintenance and operations, food service and lunch shelter will be constructed. The Auditorium, which is a portion of the Main Administrative Building, will be seismically retrofitted and modernized.

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 (i.e. utilities, stormwater/sewer lines, Internet Protocol convergence systems, CCTV, and other systems serving the entire school site) will also be upgraded. Various safety conditions will be improved including site lighting, fencing, and gates as needed. Landscape and hardscape improvements will also be made, including a new student garden, repaving and striping of hardcourts, new basketball courts and play courts/areas, the removal and replacement of trees, and paving improvements throughout the site.

The Project also includes the demolition of a portion of the Main Administrative Building (excluding the auditorium), Storage Unit # 2, Classroom Building (Math Lab), Physical Education

Building, Home Economics/Cafeteria Building, two lunch shelters, Utility Building, Shop Building, Storage Unit #1, Green House, Relocatable Agriculture Classroom Building, Classroom Building #1, Academic Building, Relocatable Building No. 25, the Flammable Storage structure, as well as four additional buildings, Classroom and Library Building, Choral Music Building, All Purpose Building, and Music Building that were previously anticipated to be retrofitted and/or modernized. 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/site utility work is anticipated to be issued in the fourth quarter of 2020, and the selective demolition/testing/abatement activities may begin in advance of this work in an earlier phase. Issuance of the NTP for construction of new building(s) is anticipated 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 2024. The project had previously been anticipated to be completed in the third quarter of 2025.

The Board previously authorized funding for the Project when it adopted the project definition (Board Report No. 205-16/17). The current budget is \$159,343,020 (Project No. 10368158). Based on the award of this contract as well as a revised forecast of all anticipated project costs, a budget modification in the amount of \$12,713,262 will be required, increasing the project budget to \$172,056,282. The Project is funded by Bond Program funds targeted in the School Upgrade Program for major renovations, modernizations and/or reconfigurations to school buildings. There is no impact to the General Fund.

Why is this necessary?

This action is necessary to facilitate implementation of the Project and the Facilities Services Division Strategic Execution Plan. Belvedere Middle School has been in operation since the 1920's. The Auditorium, which is a portion of the Administrative Building requires seismic retrofit and modernization. The remaining buildings were built in the 1920's, 1950's and 1960's, have received minor improvements over the years, are outdated, and require replacement. This Project is needed to address seismic vulnerabilities, failing or broken building and site systems and infrastructure, barriers to program accessibility, and various other deteriorated conditions.

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 Belvedere Middle 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 Hensel Phelps Construction Co./ NAC Architects 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?

Hensel Phelps Construction Co./ NAC Architects proposes to deliver the Project in the third

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quarter of 2024, in the lump sum amount of \$147,200,001.

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
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Alix O'Brien
Janice Sawyer
Judith Reece

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INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division

INFORMATIVE

DATE: May 19, 2020

TO: Members, Board of Education
Austin Beutner, Superintendent

FROM: Robert Laughton, Director
Maintenance & Operation

**SUBJECT: IFB NO. R-20006 HVAC MAINTENANCE & REPAIR SERVICES
CONTRACTORS' NAMES: ACCO, LIN'S AC, INC., SITELOGIQ,
WESTCO, FM THOMAS AND EMCORP
CONTRACT NOS.: 2080025-4400008315, 2080026-4400008316, 2080027-
4400008317, 2080028-4400008318, 2080029-4400008319, AND 2080030-
4400008340
CONTRACT AMOUNT: \$18,000,000 (TOTAL VALUE SUM OF SIX
CONTRACTS OVER 36 MONTHS WITH TWO TWELVE MONTH
EXTENSION OPTIONS)
REQUEST FOR PROFESSIONAL SERVICES CONTRACTS**

Student Impact:

Students benefit by having functional HVAC equipment at sites throughout the District that is well maintained, thus improving the learning environment for all students.

Introduction

Maintenance and Operations is requesting the Board of Education's approval to award a three-year contract with optional two-year extensions to ACCO contract No 2080025-4400008315, Lin's AC, Inc. contract No. 2080026-4400008316, SitelogIQ contract No. 2080027-4400008317, Westco contract No. 2080028-4400008318, FM Thomas contract No. 2080029-4400008319 and Emcorp Contract No. 20800030-4400008340, for maintenance and repair of HVAC equipment at locations throughout the District.

Why is this necessary?

The contract is needed to procure the lowest overall competitive service cost for the repair and maintenance of HVAC equipment, on an as-needed basis.

Why do we need to do this now?

These service contracts will assist Maintenance and Operations Branch. Contracts will supplement the District's labor force to meet the urgent HVAC trouble call demand to restore cooling and heating systems to normal operation.

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What would happen if this were not approved?

Prolonged breakdown of HVAC systems would greatly disrupt student and staff learning environments, add extended repair time and administrative cost and burden to the Maintenance & Operations.

What are the terms of the proposed agreement?

The terms of the contract will be for 36 months with two twelve-month extension options. Funding is 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
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Darnise Williams
Patricia Chambers
Jefferson Crain
Megan K. Reilly
Janice Sawyer
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