



## Board of Education Report

**ADOPTED BY BOARD**

*Jump Back to Order of*  
**JANUARY 12, 2021**  
*Business*

**File #:** Rep-099-20/21, **Version:** 1

### Approval of Facilities Contract Actions

**January 12, 2021**

### 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 contracts; award of job order contract amendments; approval of change orders; completion of contracts; award of informal 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 technical services task order contracts; approval of professional/technical services contracts; authorization to enter into a design-build contract for comprehensive modernization project and authorization to enter into a comprehensive modernization project.

#### 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 - Authorization to Award Rain Gutter and Downspout Repair Task Order Contracts

Informative - Authorization to Award Propane Refueling Storage Tanks Contract - EDPO LLC dba Expo Propane

Informative - Authorization to Award Design-Build Contract for Comprehensive Modernization Project at Reseda Charter HS

Informative - Authorization to Award Comprehensive Modernization Project at North Hollywood HS

**Submitted:**

12/11/20

**ADOPTED BY BOARD**

**JANUARY 12, 2021**

File #: Rep-099-20/21, Version: 1


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JANUARY 12, 2021

RESPECTFULLY SUBMITTED,

APPROVED BY:


  
 AUSTIN BEUTNER  
 Superintendent

  
 MEGAN K. REILLY  
 Deputy Superintendent  
 Office of the Deputy Superintendent

REVIEWED BY:

APPROVED BY:


  
 DEVORA NAVERA REED  
 Interim General Counsel

  
 JANICE SAWYER  
 Business Manager  
 Business Services and Operations

✓ Approved as to form.

REVIEWED BY:


APPROVED & PRESENTED BY:

  
 TONY ATIENZA  
 Director, Budget Services and Financial Planning

  
 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** **\$1,207,746**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
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Exbon Development, Inc. (SBE)	2110008 / 4400009027 <b>Item A</b>	Carson HS Building "K" Roof Repair and New Bridge Board Member: Tanya Ortiz Franklin	\$1,207,746
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**Contract Term:** 11/06/20 through Division of State Architect (DSA) certification and close-out

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

**JOB ORDER CONTRACT AWARDS** **\$1,500,000**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
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Angeles Contractor, Inc.	R-20001 / 2130010 4400009023 <b>Item B</b>	Roofing & Waterproofing Contracting Services Board Member: <u>District-wide</u>	\$500,000
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**Contract Term:** 10/29/20 through 10/28/21  
Two (2) option years (OY) remaining

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

Best Contracting Services, Inc.	R-20001 / 2130011 4400009024 <b>Item C</b>	Roofing & Waterproofing Contracting Services Board Member: <u>District-wide</u>	\$500,000
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**Contract Term:** 11/05/20 through 11/04/21  
Two (2) option years (OY) remaining

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

Exbon Development, Inc. (SBE)	R-20001 / 2130012 4400009025 <b>Item D</b>	Roofing & Waterproofing Contracting Services Board Member: <u>District-wide</u>	\$500,000
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**Contract Term:** 10/30/20 through 10/29/21  
Two (2) option years (OY) remaining

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

**JOB ORDER CONTRACT AMENDMENTS** **\$0**

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

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

<b>B. APPROVAL OF CHANGE ORDERS</b>		<b>\$4,800,672</b>	
	<u>QUANTITY</u>	<u>AMOUNT</u>	
i. New Construction contract change orders that do not individually exceed 10 percent for November 2020 (Average Transaction: \$18,573):	56	\$1,040,097	
ii. New Construction contract credit change orders for November 2020:	3	<\$235,481>	
iii. Existing Facilities contract change orders that do not individually exceed 15 percent for November 2020 (Average Transaction: \$12,095):	323	\$3,906,633	
iv. Existing Facilities contract credit change orders for November 2020:	13	<\$528,577>	
v. Existing Facilities contract change orders that individually exceed 15 percent (but do not exceed 25 percent) for November 2020, requiring 75 percent approval by the Board:	1	\$618,000	
<b>C. COMPLETION OF CONTRACTS – November 2020</b>	27	<b>\$19,817,427</b>	
<b>D. AWARD OF INFORMAL CONTRACTS (Not Exceeding \$95,200)</b>		<b>\$595,809</b>	
	<u>QUANTITY</u>	<u>AMOUNT</u>	
A & B Letters for November 2020 (Average Transaction: \$23,832)	25	\$595,809	
<b>E. REJECTION OF BIDS</b>			
<u>BID NO.</u>	<u>SCHOOL/PROJECT</u>	<u>REASON</u>	
None			
<b>F. TERMINATION OF CONTRACTS FOR CONVENIENCE</b>			
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	
None			
<b>G. ASSIGNMENT AND ASSUMPTION OF RIGHTS AND DELEGATION OF DUTIES – PROFESSIONAL / TASK ORDER SERVICES AGREEMENT</b>			
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			
<b>H. AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS</b>			<b>\$0</b>
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
None			
<b>I. AWARD OF ARCHITECTURAL AND ENGINEERING AMENDMENTS</b>			<b>\$0</b>
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			
<b>J. MEMORANDUM OF UNDERSTANDING</b>			<b>\$0</b>
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			
<b>K. AWARD OF TASK ORDER CONTRACTS</b>			<b>\$0</b>
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			

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

L.	AWARD OF PROFESSIONAL/TECHNICAL SERVICES AMENDMENTS			\$0
	<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
	None			
M.	AWARD OF GOODS AND SERVICES CONTRACTS			\$10,000
	<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
	Gallaway Commercial, Inc. (SBE)	2190029 / 4400008907 (RFP R-20025)	Award of formally competed contract to provide Leasing and Asset Management Services in Sacramento, CA for Office of Government Relations.	\$10,000 100% General Funds
	Item E		Contract Term: 10/01/20 through 09/30/23 including two (2) one-year renewal options	
			Contract Value:	\$10,000
			Requester: Aaron Bridgewater, Director Asset Management Facilities Services Division	
N.	EXTRA SERVICES /AMENDMENTS FOR ARCHITECTURAL AND ENGINEERING CONTRACTS			\$259,134
	CONTRACT NOS.	1620140/4400004728; 1820028/4400006234; 1920012/4400007431; and 1920012/4400007431		
	Item F			
O.	NO COST EXTRA SERVICES/AMENDMENTS FOR ARCHITECTURAL AND ENGINEERING CONTRACTS			\$0
	None			
P.	ASSIGNMENT AND ASSUMPTION OF RIGHTS AND DELEGATION OF DUTIES – ARCHITECTURAL AND ENGINEERING AGREEMENT			
	<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
	None			

**ADOPTED BY BOARD**

**JANUARY 12, 2021**

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

**A. APPROVAL OF TECHNICAL SERVICES TASK ORDER CONTRACTS (PCC 20118.5-9) \$6,000,000**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Eberhard Best Contracting Services, Inc.	2180007 / 4400009051 2180008 / 4400009052  (IFB R-20026)	Authorization to award two (2) formally competed task order contracts to provide rain gutter and downspout repair and replacement services District-wide. The authority to increase or decrease individual amounts for these contracts will be limited to the total aggregate amount of \$6,000,000.	\$6,000,000 100% <i>Restricted Maintenance Funds</i>
<b>Item G</b>			
<b>Contract Term:</b> 02/01/21 through 01/31/26 including three (3) one-year options  <b>Contract Value:</b> \$6,000,000  Requester: <i>Robert Laughton, Director Maintenance &amp; Operations Facilities Services Division</i>			

**B. 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>
EDPO LLC, dba Expo Propane	2190036/4400009015  (IFB R-21003)	Authorization to award a formally competed contract to provide and install two thousand (2,000) gallon vertical propane refueling storage tanks with two (2) fuel dispensing units at three (3) Bus Garage locations – Business Division (BD), Gardena and Van Nuys.	\$5,000,000  100% <i>General Funds</i>
<b>Item H</b>			
<b>Contract Term:</b> 03/01/21 through 02/28/26 including two (2) one-year renewal options  <b>Contract Value:</b> \$5,000,000  Requester: <i>Lilia Montoya-Herrera, Director Transportation Services Division</i>			

**C. AUTHORIZATION TO ENTER INTO A DESIGN-BUILD CONTRACT FOR COMPREHENSIVE MODERNIZATION PROJECT \$136,998,042**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Hensel Phelps Construction Co.	2010025 / 4400009012  <b>Item I</b>	Authorization to award a formally competed contract for a Comprehensive Modernization project at Reseda Charter HS in partnership with NAC Architecture, selected via design-build (Education Code 17250) procurement method. Board Member: <u>Kelly Gonez</u>	\$136,998,042 100% <i>Bond Funds</i>
<b>Contract Term:</b> Contract execution through DSA certification and closeout  <b>Contract Value:</b> \$136,998,042  Requester: <i>Aaron Bridgewater, Director Asset Management Facilities Services Division</i>			

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

<b>D. APPROVAL OF COMPREHENSIVE MODERNIZATION PROJECT</b>			<b>\$199,523,100</b>
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Clark Construction Group – California LP	2010066 / 4400009160	Authorization to award a formally competed contract for a Comprehensive Modernization project at North Hollywood HS selected via best value procurement method. Board Member: <u>Scott M. Schmerelson</u>	\$199,523,100 100% <i>Bond Funds</i>
	<b>Item J</b> <b>(Best Value)</b>	<b>Contract Term:</b> Contract execution through DSA certification and closeout  <b>Contract Value:</b> \$199,523,100  Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	

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<p><b>JANUARY 12, 2021</b></p>
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Board of Education Report  
No. 099-20/21  
Attachment B Item G  
For 01/12/2021 Board Meeting

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

**INFORMATIVE**

**DATE:** October 30, 2020

**TO:** Members, Board of Education  
Austin Beutner, Superintendent

**FROM:** Robert Laughton, Director  
Maintenance & Operations

**SUBJECT: IFB R-20026 RAIN GUTTER AND DOWNSPOUT REPAIR AND  
REPLACEMENT SERVICES – DISTRICTWIDE**

**CONTRACTOR NAMES:**

EBERHARD

2180007 / 4400009051

BEST CONTRACTING SERVICES

2180008 / 4400009052

**CONTRACT AMOUNT: 6,000,000 TOTAL VALUE OVER FIVE YEARS**

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

**REQUEST FOR TWO (2) TASK ORDER SERVICES CONTRACTS**

***Student Impact:***

Students will benefit by having a learning environment that provides well-maintained rain gutter and downspout systems.

***Introduction:***

Maintenance & Operations is requesting the Board of Education's approval to award Task Order Contract Numbers: 2180007 / 4400009051 and 2180008 / 4400009052, to provide rain gutter and downspout repair and replacement services to the District.

***Why is this necessary?***

These contracts are needed to provide the lowest overall competitive cost to provide rain gutter and downspout repair and replacement services to the District on an as-needed basis.

***Why do we need to do this now?***

There is a continuous need to provide rain gutter and downspout repair and replacement services. The ability to contract rain gutter and downspout repair and replacement services at a reduced cost will assist in the effort to 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 and outsourcing of authorized contractors.

Members, Board of Education  
Austin Beutner, Superintendent

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October 30, 2020

***What are the terms of the proposed agreement?***

The term of this contract will be for two (2) years, with three (3) one-year extension options. Funding will be provided on as-needed basis utilizing an estimated 100% Restricted Maintenance Funds.

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

c: Devora Navera Reed  
Pedro Salcido  
Patricia Chambers  
Jefferson Crain  
Mark Hovatter  
Judith Reece

**ADOPTED BY BOARD**

**JANUARY 12, 2021**

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JANUARY 12, 2021

Board of Education Report  
No. 099-20/21  
Attachment B Item H  
For 01/12/2021 Board Meeting

INTEROFFICE CORRESPONDENCE  
Los Angeles Unified School District  
Facilities Services Division

**INFORMATIVE****DATE:** 01/12/2021

**TO:** Members, Board of Education  
Austin Beutner, Superintendent

**FROM:** Janice Sawyer  
Business Manager

**SUBJECT: AWARDING CONTRACTOR NAME: EDPO LLC dba EXPO PROPANE  
IFB R-21003 PROPANE GAS AND REFUELING STATIONS  
CONTRACT No.: 2190036/4400009015  
AGGREGATE CONTRACT AMOUNT: \$5,000,000  
CONTRACT TERM: THREE (3) YEARS WITH TWO (2) ONE-YEAR  
RENEWAL OPTIONS.  
REQUEST FOR ONE (1) TECHNICAL SERVICES AGREEMENT**

***Student Impact:***

These contract for Propane Gas and Refueling Stations will support Transportation Services Division objectives of reducing the District's air and greenhouse gas emissions including providing a cleaner source of fuel for District-owned school buses and a safe and healthy learning environment for the students.

***Introduction:***

Staff proposes that the Board of Education approve a contract for the propane fuel, delivery, and lease of propane refueling equipment at the Gardena, Business Division, and Van Nuys Bus Garages to fuel a fleet of over 100 buses operating five (5) days a week, forty-eight (48) weeks per year. Each bus is anticipated to travel between twenty-five (25) and one hundred fifty (150) miles per day.

***Why is this necessary?***

The use of propane-fueled buses versus diesel-fueled substantially reduces emission levels of nitrogen oxides, particulate matter, and hydrocarbons, and overall greenhouse gas emissions. The table below provides the percent reduction of emissions on the use of alternative fuel versus diesel fuel.

***Why do we need to do this now?***

The current Propane Gas and Refueling Stations contract expired on September 30, 2020. The District needs to have a new contract to continue to support the Transportation Branch's Green School Bus Program's goal to provide alternative-fueled vehicles based on availability and funding; and in conjunction with the District's Sustainability Plan, objectives in reducing the District's air and greenhouse gas emissions include a cleaner source of fuel for District-owned school buses.



***What would happen if this were not approved?***

If this contract is not approved, there would not be propane gas to fuel the school buses crucial for transporting District Students safely and efficiently to and from school. In addition, this will result in increased administrative cost and cause an undue burden to District personnel, and the need for multiple bids on every order for propane gas which will delay/disrupt services.

***What are the terms of the proposed agreement?***

The contract term is for five (5) years (three (3) years and two (2) one-year renewal option years) and includes installation, maintenance, permits, testing, and monitoring consumption of fuel for safety, delivery, and inventory purposes. There will be three (3) fueling sites; Gardena, Business Division, and Van Nuys with a 2000 gallon vertical tank and two (2) dispensing units each. Funding will be provided on as-needed basis utilizing 100% General Funds. The contract will be State and/or locally funded and is subject to fiscal year funding.

**Budget**

The contract price includes the cost of fuel, lease of the fueling equipment, and installation and maintenance of the tank and dispensers.

Propane fuel cost is anticipated to be \$1.04 per gallon including taxes, installation and lease of the tank, and fueling equipment. The fuel cost is based upon the published BPN Principal U.S. Posting AePEX Energy Los Angeles rack price on the date of delivery.

Annual fuel cost and consumption will depend on each bus route assignment and deployment schedule. Currently, District's estimated annual consumption of propane gas is approximately 900,000 gallons, 18,000 gallons per week per and 3,600 gallons per day. The estimated annual contract spend is approximately \$1,000,000.

If you have any questions or require additional information, please contact me at [janicet.sawyer@lausd.net](mailto:janicet.sawyer@lausd.net).

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

**ADOPTED BY BOARD**

**JANUARY 12, 2021**

ADOPTED BY BOARD

JANUARY 12, 2021

Board of Education Report  
No. 099-20/21  
Attachment B Item I  
For 01/12/21 Board Meeting

INTEROFFICE CORRESPONDENCE  
Los Angeles Unified School District  
Facilities Services Division

**INFORMATIVE****DATE:** November 6, 2020

**TO:** Members, Board of Education  
Austin Beutner, Superintendent

**FROM:** Aaron Bridgewater, Director of Facilities Planning and Development

**SUBJECT: RESEDA CHARTER HIGH SCHOOL COMPREHENSIVE  
MODERNIZATION PROJECT  
CONTRACT NO.: 2010025 / 4400009012  
CONTRACT AMOUNT: \$136,998,042  
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 Reseda Charter High 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 the Los Angeles Unified School District (Los Angeles Unified or District) with the design-build entity, Hensel Phelps, who will partner with the architecture firm NAC Architecture, in the lump sum amount of \$136,998,042 for the design and construction of the Reseda Charter High 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 May 8, 2020. The District received seven responses to the RFQ and evaluated them based on the proposers' project experience, key personnel, design-build experience, teaming and integration, technical approach, organizational approach, outreach plan, and safety. The Selection Panel consisting of District employees reviewed the proposals and shortlisted three design-build entities: Pankow/Gonzalez Goodale Architects/SOM, Kemp Brothers/DLR Group, and Hensel Phelps/NAC Architecture. The short-listed proposers were invited to participate in the Request for Proposal (RFP) issued on June 12, 2020. 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 proposers submitted their respective final non-priced proposals on October 14, 2020, and their sealed price proposals on October 28, 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 from Hensel Phelps/NAC Architecture in the lump sum amount of \$136,998,042 was determined to be reasonable and the Best Value based on the proposed design concept, schedule, phasing, logistics, expected market conditions, and risks associated with completing the design and construction of the Project.

***Project Scope, Schedule, and Budget***

The Board approved the project definition for the Project (Board Report No. 205-16/17) on December 13, 2016. On March 10, 2020, the Board adopted the Mitigated Negative Declaration (Board Report No. 267-19/20) and approved the Project (Board Report No. 268-19/20).

The Project consists of the construction of new school facilities, improvements to existing school facilities, and the demolition of certain aging and deteriorated facilities. The Project scope also includes interim facilities, as necessary, to accommodate the temporary displacement of any facility and its associated function during construction.

New facilities consisting of 15 general and specialty classrooms (including a parents' center which counts as a classroom), instructional support spaces, support areas, a multipurpose/performing arts building, an administration building, cafeteria/lunch shelter/student store, library, parking, and covered walkways will be constructed. The North Gym and South Gyms will be seismically retrofitted and modernized. The Academic Building #3, Science Building #4, Art Building #8, Industrial Arts Building #9, Classroom Building #15, and Classroom Building #17 will receive interior improvements including paint, new markerboards, and new window blinds. The exterior of all existing buildings will be painted to provide a uniform appearance and enhanced curb appeal.

The Project includes demolition of 23 aging and deteriorated portable classroom buildings, Classroom Building #13, Parents Center Building #43, Homemaking Building, Sanitary Building #16, Industrial Arts Building #7A/7B, and various covered walkways. The Project scope also includes demolition and replacement of the Administration Building, Library, Auditorium (with a new Multipurpose/Performing Arts Center), and Cafeteria/Lunch Shelter/Student Store.

The Project also includes various site-wide upgrades. 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. Landscaping and hardscape improvements will also be made, including outdoor learning/performance areas, the removal and replacement of trees, and paving improvements throughout the site.

Staff anticipates issuing the Notice to Proceed (NTP) for design in the first quarter of 2021. The NTP for interim housing/site utility work is anticipated to be issued in the second quarter of 2021,

and selective demolition/testing/abatement activities may begin in advance of this work in an earlier phase. Issuance of the NTP for the modernization of existing buildings and the construction of new buildings is anticipated in the first quarter of 2022. The Project will be constructed in phases, with completion of the last phase anticipated in the second quarter of 2025. Prior to the receipt of the Hensel Phelps/NAC Architecture proposal, the Project was anticipated to be completed in the third quarter of 2026.

The Board previously authorized funding for the Project when it adopted the project definition (Board Report No. 205-16/17). The current budget is \$175,516,470 (Project No. 10368163). 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 \$5,368,674 will be required, decreasing the Project budget to \$170,147,796. 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. The Administration Building, Library Building, Homemaking Building, Auditorium, Industrial Arts Building #7A/7B, and Cafeteria/Lunch Shelter/Student Store require replacement due to seismic concerns. The portable buildings are outdated, deteriorated, 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 Reseda Charter High 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/NAC Architecture is not granted, the Project schedule and benefits to the students, staff and community would be delayed. Staff would re-evaluate 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/NAC Architecture proposes to complete the Project in the second quarter of 2025, in the lump sum amount of \$136,998,042.

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

c: Devora Navera Reed  
Pedro Salcido  
Patricia Chambers

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**JANUARY 12, 2021**

Members, Board of Education  
Austin Beutner, Superintendent

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January 12, 2021

Jefferson Crain  
Megan K. Reilly  
David Hart  
Mark Hovatter  
Krisztina Tokes  
Alix O'Brien  
Roland Mueller  
Judith Reece

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JANUARY 12, 2021

Board of Education Report  
No. 099-20/21  
Attachment B Item J  
For 01/12/21 Board Meeting

## INTEROFFICE CORRESPONDENCE

Los Angeles Unified School District  
Facilities Services Division

**INFORMATIVE**

**TO:** Members, Board of Education  
Austin Beutner, Superintendent

**DATE:** **January 12, 2021**

**FROM:** Greg Garcia, Director of Project Execution

**SUBJECT: NORTH HOLLYWOOD HIGH SCHOOL COMPREHENSIVE  
MODERNIZATION PROJECT  
CONTRACTOR: CLARK CONSTRUCTION GROUP-CALIFORNIA, LP  
CONTRACT NO.: 2010066  
CONTRACT AMOUNT: \$199,523,100  
REQUEST FOR APPROVAL TO AWARD A CONSTRUCTION  
CONTRACT PROCURED VIA BEST VALUE COMPLEX SELECTION  
PROCESS**

***Student Impact***

The North Hollywood High School Comprehensive Modernization project (Project) will provide safe and updated school facilities that support 21<sup>st</sup> century teaching and learning.

***Introduction***

Staff proposes that the Board of Education (Board) authorize the Chief Procurement Officer, and/or her designee, to enter into, on behalf of the Los Angeles Unified School District (Los Angeles Unified), a contract with Clark Construction Group-California, LP (Clark) for the construction of the Project in the lump sum amount of \$199,523,100, utilizing the Best Value Procurement method pursuant to Public Contract Code 20119 et seq. (PCC 20119).

***Procurement Process***

The Project was procured utilizing the Best Value Complex Selection Process. A Request for Qualifications and Bids was issued on May 21, 2020, and six contractors submitted a Statement of Qualifications (SOQs). The SOQs were first evaluated on the following criteria:

EVALUATION CRITERIA	POINTS
Relevant Experience	300
Demonstrated Management Competency	300
Past Performance	250
Use of Small Business Enterprise (SBE)	50
Local Worker Goals	40
We Build	10
Financial Conditions	20

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Safety Record		10
<u>Labor Compliance</u>		20
SOQ Subtotal Points		1,000 points

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The SOQs were scored and ranked, and three contractors were shortlisted and continued onto the selection process. These contractors were then evaluated based on the following additional factors:

EVALUATION CRITERIA	POINTS
Subcontractor's Statement of Qualification	200
Project Plan	400
<u>Interview</u>	400
Selection Process Subtotal Points	1,000 points

The short-listed contractors received an overall "qualifications score" based on the scores awarded during the two procurement phases. The short-listed contractors were then invited to submit sealed bids. In order to determine the best value to Los Angeles Unified, the bidder's price was divided by its qualifications score. The lowest score was deemed to be the best value.

Short-Listed Proposers	Qualification Score	Bid Price	Best-Value Score
Clark Construction Group California, LP	1,853.13	\$199,523,100	107,668.16
PCL Construction Services	1,798.71	\$205,900,000	114,470.93
SJ Amoroso Construction Co. LLC	1,707.12	\$204,247,000	119,664.20

The proposal from Clark in the lump sum amount of \$199,523,100 was determined to be the best value based on the proposed schedule, phasing, logistics, expected market conditions, and risks associated with completing the construction of the Project.

### ***Project Scope, Schedule, and Budget***

The Board approved the project definition for the Project (Board Report No. 340-15/16) on April 12, 2016, and on April 10, 2018 adopted the Mitigated Negative Declaration (Board Report No. 371-17/18) and approved the Project (Board Report No. 372-17/18).

The Project consists of the construction of a new classroom building (56 general and specialty classrooms), a gymnasium, performing arts center, maintenance and operations space, basketball courts, tennis courts, baseball and softball fields. Kennedy Hall (a classroom and administration building), Frasher Hall (a classroom building), and the Library/Media Center will be modernized and seismically retrofitted. Aging and deteriorated portable structures will also be removed. The Project scope includes interim facilities, as necessary, to accommodate the temporary displacement of any facility and its associated function during construction.



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Improvements to meet programmatic access requirements of the Americans with Disabilities Act will be made throughout the school site, including the addition of a new accessible restroom building. 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. The Project also includes various site-wide upgrades and offsite improvements. Landscape and hardscape improvements will be made, including the removal and replacement of trees, and paving improvements throughout the site.

Staff anticipates issuing the Notice to Proceed (NTP) for construction in the first quarter of 2021. The Project will be constructed in phases, with completion of the last phase anticipated in the fourth quarter of 2025.

The Board previously authorized the funding for the Project when it approved the project definition (Board Report No. 340-15/16). The current budget for the proposed Project (Project No. 10366799) is \$283,277,967. With the receipt of the winning construction bid, more information is known, and the project budget is being modified to support the implementation of the project.

While the amount of the winning construction bid from Clark was the lowest bid received, it was higher than the internal estimate, which necessitates an increase in the project budget. The budget is also being increased to support requirements for specialized interim housing, additional architectural and engineering services needed during construction, and to align with a refined budget for the purchase of furniture and equipment needed to outfit the 56 newly constructed classrooms, including highly specialized equipment for career technical education classrooms. The new budget is \$292,039,659, an increase of \$8,761,692. The Project, including the increase, is funded by Bond Program funds targeted in the School Upgrade Program for major renovations, modernizations and/or reconfigurations to school buildings.

***Why is this necessary?***

This action is necessary to facilitate implementation of the Project and the Facilities Services Division Strategic Execution Plan. 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 detailed 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. Authorization to enter into a construction contract with Clark will allow the Project to begin construction. Delaying the proposed action will likely result in schedule delays and may lead to increased costs.

***What would happen if this is not approved?***

If authorization to enter into a construction contract with Clark is not approved, all bids would be rejected, and the Project would have to be re-procured. The Project, and benefits to the students, staff and community, would be delayed.

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***What are the terms of the proposed agreement?***

Clark proposes to complete the Project in the fourth quarter of 2025, in the lump sum amount of \$199,523,100.

c: Devora Navera Reed  
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