



## Board of Education Report

**ADOPTED BY BOARD**

**APRIL 14, 2021**

**File #:** Rep-265-20/21, **Version:** 1

### **Approval of Facilities Contract Actions**

**April 13, 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 architectural and engineering contracts and approval of 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.

**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 - The Learning Garden

Informative - Los Angeles Department of Water & Power Recycled Water

Informative - Electrical Engineering Bench

Informative - Authorization to Award Comprehensive Modernization Project at San Pedro High School

**Submitted:**

3/26/21

RESPECTFULLY SUBMITTED,

APPROVED BY:

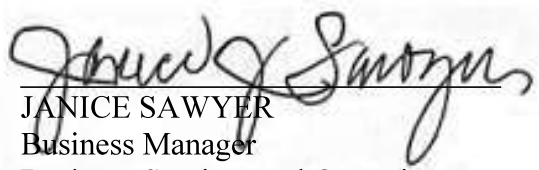
  
 AUSTIN BEUTNER  
 Superintendent

  
 MEGAN K. REILLY  
 Deputy Superintendent  
 Office of the Deputy Superintendent

REVIEWED BY:

APPROVED BY:

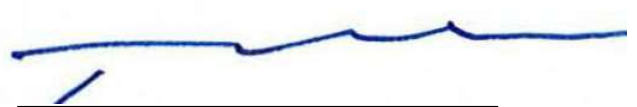
  
 DEVORA NAVERA REED  
 Interim General Counsel

  
 JANICE SAWYER  
 Business Manager  
 Business Services and Operations


 Approved as to form.

REVIEWED BY:

APPROVED &amp; 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** **\$135,883**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
MJ Construction Development	2110012 / 4400009227 <b>Item A</b>	<u>Cardenas ES</u> Installation of New Shade Structure Board Member: <u>Kelly Gonez</u>	\$135,883

**Contract Term:** 03/01/21 through Division of the State Architect (DSA) certification and close-out

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

**JOB ORDER CONTRACT AWARDS** **\$1,050,000**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
Creative Paving Solutions LLC, dba Creative Paving Coating Solutions	R-21013 / 2130017 4400009262 <b>Item B</b>	Solar Reflective Coating and Asphalt Repair Contracting Services Board Member: <u>District-wide</u>	\$350,000

**Contract Term:** 03/01/21 through 02/28/22  
Two (2) option years (OY) remaining

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

R Brothers, Inc. (SBE)	R-21013 / 2130018 4400009263 <b>Item C</b>	Solar Reflective Coating and Asphalt Repair Contracting Services Board Member: <u>District-wide</u>	\$350,000
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**Contract Term:** 02/19/21 through 02/18/22  
Two (2) option years (OY) remaining

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

Pavewest, Inc.	R-21013 / 2130019 4400009264 <b>Item D</b>	Solar Reflective Coating and Asphalt Repair Contracting Services Board Member: <u>District-wide</u>	\$350,000
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**Contract Term:** 03/01/21 through 02/28/22  
Two (2) option years (OY) remaining

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

**ADOPTED BY BOARD**

**APRIL 14, 2021**

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

**JOB ORDER CONTRACT AMENDMENTS****\$4,500,000**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
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Thomasville  
Construction Inc. (SBE)

2030009 / 4400008451  
(2030009.04)

**Item E**

Amendment to increase contract capacity of a formally  
competed contract to provide general contracting  
services District-wide.

\$1,500,000\*

**Contract term including this amendment:**

05/22/20 through 05/21/21

Two (2) OY remaining

Initial Contract Value: \$500,000

Amendment No. 1: Terms Revised

Amendment No. 2: \$3,000,000

Amendment No. 3: Terms Revised

\*Amendment No. 4: \$1,500,000

(Executed Date: 02/05/21)

**Aggregate Contract Value: \$5,000,000**Requester: *Greg Garcia, Director**Project Execution**Facilities Services Division*

Fredrick Towers, Inc.  
(SBE)

2030013 / 4400008455  
(2030013.04)

**Item F**

Amendment to increase contract capacity of a formally  
competed contract to provide general contracting  
services District-wide.

\$1,500,000\*

**Contract term including this amendment:**

05/22/20 through 05/21/21

Two (2) OY remaining

Initial Contract Value: \$500,000

Amendment No. 1: Terms Revised

Amendment No. 2: \$3,000,000

Amendment No. 3: Terms Revised

\*Amendment No. 4: \$1,500,000

(Executed Date: 02/18/21)

**Aggregate Contract Value: \$5,000,000**Requester: *Greg Garcia, Director**Project Execution**Facilities Services Division*

AJ Fistes Corporation  
(SBE)

2130005 / 4400008590  
(2130005.01)

**Item G**

Amendment to increase contract capacity of a  
formally competed contract to provide painting  
contracting services District-wide.

\$1,500,000\*

**Contract term including this amendment:**

07/24/20 through 07/23/21

Two (2) OY remaining

Initial Contract Value: \$1,000,000

\*Amendment No. 1: \$1,500,000

(Executed Date: 02/18/21)

**Aggregate Contract Value: \$2,500,000**Requester: *Robert Laughton, Director**Maintenance & Operations**Facilities Services Division***ADOPTED BY BOARD****APRIL 14, 2021**

\* Current Ratification

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

**Item H**

B. APPROVAL OF CHANGE ORDERS

	<u>QUANTITY</u>	<u>AMOUNT</u>	
i. New Construction contract change orders that do not individually exceed 10 percent for February 2021 (Average Transaction: \$33,246):	28	\$930,875	
ii. New Construction contract credit change orders for February 2021:	5	<\$103,683>	
iii. Existing Facilities contract change orders that do not individually exceed 15 percent for February 2021 (Average Transaction: \$12,317):	192	\$2,364,915	
iv. Existing Facilities contract credit change orders for February 2021:	19	<\$742,559>	
v. Existing Facilities contract change orders that individually exceed 15 percent (but do not exceed 25 percent) for February 2021, requiring 75 percent approval by the Board:	0	\$0	
C. COMPLETION OF CONTRACTS – February 2021	43	\$48,934,582	
D. AWARD OF INFORMAL CONTRACTS (Not Exceeding \$96,700)		\$907,555	
	<u>QUANTITY</u>	<u>AMOUNT</u>	
A & B Letters for February 2021 (Average Transaction: \$25,930)	35	\$907,555	
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 – PROFESSIONAL / TASK ORDER SERVICES AGREEMENT			
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			
H. AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS			\$0
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
None			
I. AWARD OF ARCHITECTURAL AND ENGINEERING AMENDMENTS			\$0
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			
J. MEMORANDUM OF UNDERSTANDING			\$0
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			
K. AWARD OF TASK ORDER CONTRACTS			\$0
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			

ADOPTED BY BOARD

APRIL 14, 2021

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

<b>L. AWARD OF PROFESSIONAL/TECHNICAL SERVICES AMENDMENTS</b>			<b>\$0</b>
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
None			
<b>M. AWARD OF GOODS AND SERVICES CONTRACTS</b>			<b>\$36,228</b>
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
The Learning Garden	2190027 / 4400008769	Sole source contract to provide services to preserve plants and soil at an existing outdoor garden located at Venice HS.	\$0
<b>Item I</b>			
<b>Contract Term:</b> 01/26/21 through 07/25/21			
<b>Contract Value:</b>			<b>\$0</b>
Requester: <i>Aaron Bridgewater, Director</i> <i>Asset Management</i> <i>Facilities Services Division</i>			
Los Angeles Department of Water and Power	2190028 / 4400009236	Agreement to provide recycled water for irrigation purposes at Sonia M. Sotomayor Learning Academies.	\$36,228
<b>Item J</b>			
<b>Contract Term:</b> 09/23/20 through 09/22/23			
<b>Contract Value:</b>			<b>\$36,228</b>
Requester: <i>Robert Laughton, Director</i> <i>Maintenance &amp; Operations</i> <i>Facilities Services Division</i>			
<b>N. EXTRA SERVICES /AMENDMENTS FOR ARCHITECTURAL AND ENGINEERING CONTRACTS</b>			<b>\$168,207</b>
<b>CONTRACT NOS.</b>	1520038/4400003627; 1620141/4400004749; 1820036/4400006555; 1820036/4400006555; 1820036/4400006555; and 1920012/4400007431		
<b>Item K</b>			
<b>O. NO COST EXTRA SERVICES/AMENDMENTS FOR ARCHITECTURAL AND ENGINEERING CONTRACTS</b>			<b>\$0</b>
None			
<b>P. ASSIGNMENT AND ASSUMPTION OF RIGHTS AND DELEGATION OF DUTIES – ARCHITECTURAL AND ENGINEERING AGREEMENT</b>			
<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			

**ADOPTED BY BOARD**

**APRIL 14, 2021**

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

**A. APPROVAL OF ARCHITECTURAL AND ENGINEERING CONTRACTS** **\$5,000,000**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Breen Engineering, Inc. (SBE)	2120119 / 4400009258	Authorization to award formally competed	\$5,000,000
Glumac	2120120 / 4400009259	architectural and engineering contracts for	
Hariton Engineering, Inc. (SBE)	2120121 / 4400009270	electrical engineering services. The authority	
Henderson Engineers, Inc.	2120122 / 4400009271	to increase or decrease individual amounts for	
IDS Group, Inc. (SBE)	2120123 / 4400009272	these contracts will be limited to the total	
IMEG Corp.	2120124 / 4400009273	aggregate amount of \$5,000,000.	
J & S Consulting Engineers, Inc. (SBE)	2120125 / 4400009274	<b>Contract Term:</b> 05/01/21 through 04/30/26	
J.C. Chang & Associates, Inc. (SBE)	2120126 / 4400009275	including two (2) one-year options	
Khazra & Associates, Inc. (SBE)	2120127 / 4400009276	<b>Aggregate Contract Value for Seventeen (17)</b>	
Owen Group, Limited Partnership	2120128 / 4400009277	<b>Contracts: \$5,000,000</b>	
PBS Engineers, Inc. (SBE)	2120129 / 4400009278		
Pacific Engineers Group (SBE)	2120130 / 4400009279	Requester: <i>Robert Laughton, Director</i>	
Roshanian and Associates, Inc. (SBE)	2120131 / 4400009280	<i>Maintenance &amp; Operations</i>	
SY Lee Associates, Inc. (SBE)	2120132 / 4400009281	<i>Facilities Services Division</i>	
Salas O'Brien Engineers, Inc., dba Salas O'Brien	2120133 / 4400009282		
Sky Parsi Engineering & Consulting Corporation (SBE)	2120134 / 4400009283		
Turpin & Rattan Engineering, Inc.(SBE)	2120135 / 4400009284		

(RFQ R-21012)

**Item L**

**B. APPROVAL OF COMPREHENSIVE MODERNIZATION PROJECT** **\$171,633,000**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Pinner Construction Company, Inc.	2110011 / 4400009443	Authorization to award a formally competed contract for a Comprehensive Modernization project at San Pedro HS selected via best value procurement method.	\$171,633,000
		Board Member: <u>Tanya Ortiz Franklin</u>	100% <i>Bond Funds</i>
		<b>Contract Term:</b> 04/14/21 through 08/29/27	
		<b>Contract Value: \$171,633,000</b>	
		Requester: <i>Greg Garcia, Director</i>	
		<i>Project Execution</i>	
		<i>Facilities Services Division</i>	

**ADOPTED BY BOARD**

**APRIL 14, 2021**



ADOPTED BY BOARD

APRIL 14, 2021

Board of Education Report  
No. 265-20/21  
Attachment A Item I  
For 04/13/2021 Board Meeting

INTEROFFICE CORRESPONDENCE  
Los Angeles Unified School District  
Facilities Services Division

**INFORMATIVE****DATE:** April 13, 2021

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

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

**SUBJECT: CONTRACTOR NAME: The Learning Garden**  
**CONTRACT NO.: 2190027/4400008769**  
**CONTRACT AMOUNT: \$0.00**  
**RATIFICATION OF GOODS AND SERVICES CONTRACT AWARDED**  
**UNDER DELEGATED AUTHORITY**

***Student Impact:***

Implementation of this contract will allow The Learning Garden (Entity) to maintain the Venice High School Garden (Garden) and students will continue to benefit from the learning opportunities the garden provides. Additionally, as this is a zero-cost contract, there is no cost impact for executing this contract.

***Introduction***

The Entity was launched in March of 2001 and has served as a model in the community for horticultural education and environmental sustainability based in the Garden. Various groups associated with the Entity have worked with the high school horticultural program to transform the 60,000 square foot plot of land into the existing Garden. For the students of the high school the Garden provides an opportunity to be closer to nature, and serves as a place to learn about respecting the environment and taking care of plants and animals.

***Why is this necessary?***

The Garden at Venice High School does not have automatic irrigation, and requires dedicated hand-watering based on the moisture requirements of the various plants and routine maintenance. All plants in the Garden were installed, and have been long maintained by volunteers, students and school partners, including the Entity. Unfortunately, the maintenance undertaken by non-District personnel has been done so without the benefit and legal protection of a formal contract.

The Entity has the experience and knowledge to maintain and tend to the various fruit bearing and educationally-based plants, and provide the required seasonal transplanting necessary to ensure the Garden continues to thrive. Without this maintenance, the Garden would become an eyesore to the local community and additional, burdensome work for the Los Angeles Unified's Maintenance and Operations (M&O) staff. Given M&O's limited budget, it is likely that if the Entity did not continue to provide in-kind services, the quality of the maintenance and upkeep of the Garden would significantly decline.

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

This contract with Los Angeles Unified will allow the Entity access to the Garden in order to provide maintenance, and ensures the Entity is covered by the proper necessary insurance, as well as abides by all Los Angeles Unified policies. The Garden includes sensitive plants, many of which are more than 15 years old, which are utilized by the school and educational partners for educational purposes. To ensure the health and well-being of this school Garden, this contract is needed now in order to allow the Entity to provide maintenance services.

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

If this contract is not approved, the Entity will not be able to gain access to the school site and the student and community Garden areas will not be maintained. Students, who typically utilize the school Garden regularly with their classes will not benefit from this Garden upon their return to in-person learning and beyond. Additionally, if not maintained, the site will become an eyesore to the local community as well as a financial burden to Los Angeles Unified, and an increased workload for M&O staff who will be required to clear out the overgrown or dried out plants, weeds and trees.

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

This is a zero-cost contract for Los Angeles Unified. General and/or Bond funds will not be used to implement this contract. The contract will be valid for a 6-month period.

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) 248-2279.

c: Devora Navera Reed  
Pedro Salcido  
Patricia Chambers  
Jefferson Crain  
Megan K. Reilly  
David Hart  
Janice Sawyer  
Judith Reece  
Mark Hovatter  
Alix O'Brien

**ADOPTED BY BOARD**

**APRIL 14, 2021**

ADOPTED BY BOARD

APRIL 14, 2021

Board of Education Report  
No. 265- 20/21  
Attachment A Item J  
For 04/13/21 Board Meeting

INTEROFFICE CORRESPONDENCE  
Los Angeles Unified School District  
Facilities Services Division

**INFORMATIVE****DATE:** February 23, 2021

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

**FROM:** Robert Laughton  
Director of Maintenance and Operations

**SUBJECT: CONTRACTOR NAME: Los Angeles Dept. of Water and Power**  
**CONTRACT NO.: 2190028/4400009236**  
**CONTRACT AMOUNT: \$36,228**  
**REQUEST FOR RECYCLED WATER CONTRACT - SONIA M.**  
**SOTOMAYOR LEARNING ACADEMIES**

***Student Impact:***

The Recycled Water contract for Sonia M. Sotomayor Learning Academies program displaces the irrigation potable water use with recycled water, conserving potable water for the community. The reduced water rates save general fund money; therefore, allowing more funds to be available for school programs. Students will learn about the benefits of recycled water and how it contributes to sustainability at their school, homes, and communities. This action supports the academic outcomes of all students, including Low Income students, English Learner students, Foster Youth, African American students and Special Education students.

***Introduction******Why is this necessary?***

The Recycled Water contract allows Sonia M. Sotomayor Learning Academies to be served under the Los Angeles Department of Water and Power (LADWP) recycled water rate, representing a significant water cost savings to the District.

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

The current Recycled Water contract is set to expire on February 28, 2021. The new contract will allow the school site irrigation systems continue to be served on the recycled water rate of \$1.676 per HCF. The contract provides estimated water cost savings of \$230,621 over the three-year term.

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

If action to execute the agreement is not taken, the Sonia M. Sotomayor Learning Academies would default to the potable water rate of \$6.858 per HCF, increasing the water costs by \$230,621 over the three-year term.

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

The contract will have a three-year term. The funding is within the approved utility budget. Please refer to Attachment A below for the school site, contract number and contract value.

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

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

**ADOPTED BY BOARD**

**APRIL 14, 2021**

Members, Board of Education  
Austin Beutner, Superintendent

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February 22, 2021

**ATTACHMENT A**

<b>SCHOOL SITE</b>	<b>CONTRACT NO.</b>	<b>VALUE</b>
SONIA M. SOTOMAYOR LEARNING ACADEMIES	2190028/4400009236	\$36,228

**ADOPTED BY BOARD****APRIL 14, 2021**

ADOPTED BY BOARD

APRIL 14, 2021

Board of Education Report  
 No. 265-20/21  
 Attachment B Item L  
 For 04/13/21 Board Meeting

INTEROFFICE CORRESPONDENCE  
 Los Angeles Unified School District  
 Facilities Services Division

**INFORMATIVE**

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

**DATE:** February 26, 2021

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

**SUBJECT: REQUEST TO AWARD SEVENTEEN (17) FACILITIES SERVICES  
 ELECTRICAL ENGINEERING SERVICES CONTRACTS (RFQ R-21012)  
 CONTRACT NO.: 2120119/4400009258 TO 2120120/4400009259 and  
 2120121/4400009270 to 2120135/4400009284  
 AGGREGATE CONTRACT VALUE: \$5,000,000**

***Why is this necessary?***

These electrical engineering services contracts are needed to provide professional electrical engineering evaluation and design services for Critical Repair, Modernization, Division of State Architect (DSA) Certification Programs and maintenance upgrade work. The electrical engineering firms selected as part of this RFQ will provide design services for power, lighting, computer, fire alarm, public address, security, and other low voltage systems at District facilities. These standing contracts enable the District to react quickly to electrical engineering services requests.

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

The current electrical engineering services agreements under RFQ R-15036 will expire on April 30, 2021. Awarding this new round of agreements will allow continuation of needed professional electrical engineering services to support ongoing and upcoming facilities improvement and maintenance projects. Of the seventeen (17) electrical engineering firms selected, twelve (12) are Small Business Enterprise (SBE) firms and five (5) are new to this bench.

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

Facilities improvement and maintenance programs may be disrupted due to lack of approved contracts and DSA approvals and progress on facilities projects may be delayed.

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

The agreements will have a three-year initial term with an additional two (2) one-year renewal option periods. We are requesting an aggregate capacity of \$5 million. Please refer to Attachment A below for the complete list of contracts and respective firms

Members, Board of Education  
Austin Beutner

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February 26, 2021

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

c: Devora Navera Reed  
Pedro Salcido  
Patricia Chambers  
Jefferson Crain  
Megan K. Reilly  
Janice Sawyer  
Mark Hovatter  
Judith Reece  
Christos Chrysiliou

**ADOPTED BY BOARD**

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Members, Board of Education  
Austin Beutner

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January 22, 2021

**Attachment A**

#	Firm Name	Location	SBE
1	Breen Engineering Inc	Torrance	Yes
2	Glumac	Los Angeles	No
3	Hariton Engineering, Inc.	Pasadena	Yes
4	Henderson Engineers, Inc.	Los Angeles	No
5	IDS Group, Inc.	Los Angeles	Yes
6	IMEG Corp.	Ontario	No
7	J & S Consulting Engineers, Inc.	Burbank	Yes
8	J.C. Chang & Associates, Inc.	Torrance	Yes
9	Khazra & Associates, Inc.	Los Angeles	Yes
10	Owen Group, Limited Partnership	Pasadena	No
11	P B S Engineers, Inc.	Glendora	Yes
12	Pacific Engineers Group	Los Angeles	Yes
13	Roshanian and Associates, Inc.	Los Angeles	Yes
14	S Y Lee Associates, Inc.	Glendale	Yes
15	Salas O'Brien Engineers, Inc. dba Salas O'Brien	Santa Ana	No
16	Sky Parsi Engineering & Consulting Corporation	Newport Beach	Yes
17	Turpin & Rattan Engineering Inc.	Montrose	Yes

**ADOPTED BY BOARD**

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Board of Education Report  
No. 265-20/21  
Attachment B Item M  
For 04/13/21 Board Meeting

INTEROFFICE CORRESPONDENCE  
Los Angeles Unified School District  
Facilities Services Division

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

**DATE:** **INFORMATIVE**  
**April 13, 2021**

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

**SUBJECT: SAN PEDRO HIGH SCHOOL COMPREHENSIVE MODERNIZATION PROJECT**  
**CONTRACTOR: PINNER CONSTRUCTION CO., INC.**  
**CONTRACT NO.: 2110011**  
**CONTRACT AMOUNT: \$171,633,000**  
**REQUEST FOR APPROVAL TO AWARD A CONSTRUCTION CONTRACT PROCURED VIA BEST VALUE COMPLEX SELECTION PROCESS**

***Student Impact***

The San Pedro High School Comprehensive Modernization Project (Project) will provide students, among others, with 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 Pinner Construction Co., Inc. (Pinner) for the construction of the Project in the lump sum amount of \$171,633,000, 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 September 17, 2020, and six contractors submitted a Statement of Qualifications (SOQs). The SOQs were first evaluated on the following criteria:

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

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The SOQs were scored and ranked, and four contractors were shortlisted and continued onto the selection process.

As part of the selection process, the four contractors were evaluated based on the following additional factors:

<u>EVALUATION CRITERIA</u>	<u>POINTS</u>
Subcontractor Statement of Qualifications	Pass/Fail
Project Plan	500
Interviews	500
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.

<b>Short-Listed Proposers</b>	<b>Qualification Score</b>	<b>Bid Price</b>	<b>Best-Value Score</b>
Pinner Construction Co., Inc.	1,851.45	\$171,633,000	92,701.94
S.J. Amoroso Construction Co., LLC	1,775.48	\$169,097,000	95,240.16
Kemp Bros. Construction, Inc.	1,829.93	\$175,992,609	96,174.50
<i>PCL Construction Services, Inc.</i> <i>(Requested to Withdraw Price Bid)</i>	<i>1,789.14</i>	<i>\$147,530,803</i>	<i>82,459.06</i>

The proposal from Pinner Construction in the lump sum amount of \$171,633,000 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. 182-15/16) on December 08, 2015, and on November 13, 2018 certified the Final Environmental Impact Report (Board Report No. 051-18/19) and approved the Project (Board Report No. 052-18/19).

The Project consists of the construction of 14 general and specialty classrooms (including science labs, a parent center, and teacher collaboration room), instructional support spaces, administration, food services, and a central plant. The existing historic buildings which include the Administration Building #1, Classroom Building #3, and the Home Economics Building #6 will be seismically retrofitted and fully modernized. Additionally, existing space within these buildings will be reconfigured and remodeled to provide 34 standard-sized classrooms that support 21<sup>st</sup> century teaching and learning standards. 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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The Old Gymnasium Building #2 will be seismically strengthened and will receive a new roof, and a heating, ventilation, and air conditioning (HVAC) system in the main court. Upgrades to Science/Classroom Building #8 (also known as the Science Building) will also be undertaken, and include a new elevator, minor interior modifications to support 21<sup>st</sup> century teaching and learning standards for general classrooms, and improvements to the exterior façade to compliment the historic architecture of the campus. The exterior of all existing buildings will be painted as necessary to provide a uniform appearance and enhanced curb appeal. 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 will be made throughout the school site. Aging and outdated site infrastructure (i.e. utilities, stormwater/sewer lines, Internet Protocol convergence systems, CCTV, fire alarm and other systems serving the entire school site) will also be upgraded. The Project also includes new surface parking, a new campus drop-off/main entrance off Leland Street, and minor offsite improvements. Landscape and hardscape improvements will be made, including the removal and replacement of trees, and paving improvements throughout the site.

The Project also includes the demolition of four relocatable buildings and five permanent structures, including the Industrial Arts Building #4, Shop Building #9, Food Service Unit #13, Classroom Building #17 and lunch shelter. The southwest and northeast parking lots will also be demolished and replaced to accommodate the construction of new facilities.

Staff anticipates issuing the Notice to Proceed (NTP) for construction in the second quarter of 2021. The Project will be constructed in phases, with substantial completion of the last phase anticipated in the second quarter of 2027.

The Board previously authorized the funding for the Project when it approved the project definition (Board Report No. 182-15/16). The current budget for the proposed Project (Project No. 10366808) is \$191,238,489. 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.

The winning construction bid from Pinner was higher than the internal estimate, which necessitates an increase in the project budget. The budget is also being increased to reflect the updated construction phasing plan, extended schedule, and additional management services, inspection services and architectural and engineering services. Additionally, the budget for the purchase of furniture and equipment needed to outfit the 14 newly constructed and 34 fully modernized classrooms was refined to include highly specialized equipment for career technical education classrooms. The updated project budget is \$244,765,373, an increase of \$53,526,884. 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. This action will require that funding, in the amount of the budget increase, be transferred from the Facilities Program Reserve to the major renovations, modernizations and/or reconfigurations to school buildings category of need.

***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,

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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 Pinner 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 Pinner 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.

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

Pinner proposes to complete the Project in the second quarter of 2027, in the lump sum amount of \$171,633,000.

c: Devora Navera Reed  
Pedro Salcido  
Patricia Chambers  
Jefferson Crain  
Megan K. Reilly  
Mark Hovatter  
Krisztina Tokes  
Aaron Bridgewater  
Alix O'Brien  
David Hart  
Judith Reece

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