



Board of Education Report

ADOPTED BY BOARD

OCTOBER 12, 2021

File #: Rep-040-21/22, Version: 1

Approval of Facilities Contract Actions

October 12, 2021

Procurement Services Division - Facilities Contracts

Action Proposed:

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 architectural and engineering contract; award of professional/technical services amendment; award of professional services contracts; award of goods and services contract; 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.

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.

Equity Impact:

Not Applicable.

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 - Attachment A Items P-Z - Approval of Real Estate Contracts

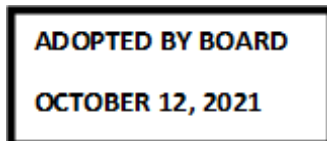
Informative - Attachment A Item BB - Approval of Recycled Water Contract

Informative - Attachment B Item DD - Authorization to Award Elastomeric Roof Coating and Repair Task Order Contracts

Informative - Attachment B Item FF -Authorization to Award Synthetic Turf Repair and Maintenance Task Order Contracts

Submitted:

10/05/21, Revision # 1



RESPECTFULLY SUBMITTED,

APPROVED BY:



MEGAN K. REILLY
Interim Superintendent



PEDRO SALCIDO
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.

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ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
A. AWARD OF ADVERTISED CONSTRUCTION CONTRACTS			\$15,484,323
Geronimo Concrete, Inc.	2110023 / 4400009771 Item A (Best Value)	<u>Eagle Rock HS</u> Americans with Disability Act (ADA) Barrier Removal Board Member: <u>Jackie Goldberg</u> Contract Term: 08/23/21 through Division of State Architect (DSA) certification and close-out Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$4,220,000
Fredrick Towers, Inc.	2110024 / 4400009770 Item B (Best Value)	<u>Garfield HS</u> New Baseball Field Board Member: <u>Mónica García</u> Contract Term: 08/11/21 through DSA certification and close-out Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$3,359,000
Masters Contracting Corp.	2110026 / 4400009768 Item C (Best Value)	<u>3rd ES</u> ADA Barrier Removal Board Member: <u>Dr. George J. McKenna III</u> Contract Term: 08/16/21 through DSA certification and close-out Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$1,597,000
Pars Arvin Construction, Inc.	2110027 / 4400009767 Item D (Best Value)	<u>Carver MS</u> ADA Barrier Removal Board Member: <u>Jackie Goldberg</u> Contract Term: 09/13/21 through DSA certification and close-out Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$2,863,000
Beta Investments & Contracts, Inc.	2110028 / 4400009773 Item E (Best Value)	<u>Venice HS</u> Auditorium Ceiling Repair Board Member: <u>Nick Melvoin</u> Contract Term: 09/07/21 through DSA certification and close-out Requester: <i>Greg Garcia, Director</i> <i>Project Execution</i> <i>Facilities Services Division</i>	\$2,676,000

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ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

AWARD OF ADVERTISED CONSTRUCTION CONTRACTS (CONT'D)

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
Eberhard	2110042 / 4400009759 Item F	<u>Gault ES</u> Replace Deteriorated Roofing Board Member: <u>Scott M. Schmerelson</u>	\$769,323
Contract Term: 10/01/21 through DSA certification and close-out			
Requester: <i>Robert Laughton, Director</i> <i>Maintenance & Operations</i> <i>Facilities Services Division</i>			

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

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
Reliable Floor Covering, Inc. (SBE)	R-21030 / 2230000 4400009692 Item G	Flooring Contracting Services Board Member: <u>District-wide</u>	\$500,000
Contract Term: 08/04/21 through 08/03/22 Two (2) option years (OY) remaining			
Requester: <i>Robert Laughton, Director</i> <i>Maintenance & Operations</i> <i>Facilities Services Division</i>			
JJJ Floor Covering, Inc. (SBE)	R-21030 / 2230001 4400009693 Item H	Flooring Contracting Services Board Member: <u>District-wide</u>	\$500,000
Contract Term: 08/04/21 through 08/03/22 Two (2) option years (OY) remaining			
Requester: <i>Robert Laughton, Director</i> <i>Maintenance & Operations</i> <i>Facilities Services Division</i>			

JOB ORDER CONTRACT AMENDMENTS**\$5,500,000**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
Community Playgrounds, Inc. (SBE)	2130000 / 4400008525 (2130000.04) Item I	Amendment to increase contract capacity of a formally competed contract to provide playground safety tile matting (Playmatta) contracting services District-wide.	\$1,500,000*
Contract term including this amendment: 07/20/20 through 07/19/22 One (1) Option Year (OY) remaining			
Initial Contract Value: \$350,000			
Amendment No. 1: \$1,000,000			
Amendment No. 2: Terms Revised			
Amendment No. 3: Terms Revised			
			OY1
*Amendment No. 4: \$1,500,000 (Executed Date: 08/10/21)			
Aggregate Contract Value:			\$2,850,000
Requester: <i>Robert Laughton, Director</i> <i>Maintenance & Operations</i> <i>Facilities Services Division</i>			

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* Current Ratification

ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

JOB ORDER CONTRACT AMENDMENTS (CONT'D)

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
General 2 Constructors, Inc., dba G 2 Synthetics (SBE)	2130001 / 4400008526 (2130001.03) Item J	Amendment to increase contract capacity of a formally competed contract to provide playground safety tile matting (Playmatta) contracting services District-wide. Contract term including this amendment: 07/20/20 through 07/19/22 One (1) OY remaining Initial Contract Value: \$350,000 Amendment No. 1: Terms Revised Amendment No. 2: Terms Revised OY1 *Amendment No.3: \$1,500,000 (Executed Date: 08/10/21) Aggregate Contract Value: \$1,850,000 Requester: <i>Robert Laughton, Director</i> <i>Maintenance & Operations</i> <i>Facilities Services Division</i>	\$1,500,000*
T & M Painting and Construction, Inc. (SBE)	2130004 / 4400008563 (2130004.03) Item K	Amendment to increase contract capacity of a formally competed contract to provide painting contracting services District-wide. Contract term including this amendment: 07/24/20 through 07/23/22 One (1) OY remaining Initial Contract Value: \$1,000,000 Amendment No. 1: \$1,500,000 Amendment No. 2: Terms Revised OY1 *Amendment No. 3: \$1,500,000 (Executed Date: 08/10/21) Aggregate Contract Value: \$4,000,000 Requester: <i>Robert Laughton, Director</i> <i>Maintenance & Operations</i> <i>Facilities Services Division</i>	\$1,500,000* 100% <i>Restricted</i> <i>Maintenance</i>
Creative Paving Solutions, LLC, dba Creative Paving Coating Solutions	2130017 / 4400009262 (2130017.01) Item L	Amendment to increase contract capacity of a formally competed contract to provide solar reflective coating and asphalt repair contracting services District-wide. Contract term including this amendment: 03/01/21 through 02/28/22 Two (2) OY remaining Initial Contract Value: \$350,000 *Amendment No. 1: \$1,000,000 (Executed Date: 08/26/21) Aggregate Contract Value: \$1,350,000 Requester: <i>Robert Laughton, Director</i> <i>Maintenance & Operations</i> <i>Facilities Services Division</i>	\$1,000,000*

* Current Ratification

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ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

Item M

B. APPROVAL OF CHANGE ORDERS		\$2,278,882
	<u>QUANTITY</u>	<u>AMOUNT</u>
i. New Construction contract change orders that do not individually exceed 10 percent for August 2021 (Average Transaction: \$22,740):	29	\$659,447
ii. New Construction contract credit change orders for August 2021:	2	<\$7,364>
iii. Existing Facilities contract change orders that do not individually exceed 15 percent for August 2021 (Average Transaction: \$11,601):	186	\$2,157,810
iv. Existing Facilities contract credit change orders for August 2021:	13	<\$531,011>
v. Existing Facilities contract change orders that individually exceed 15 percent (but do not exceed 25 percent) for August 2021, requiring 75 percent approval by the Board:	0	\$0

C. COMPLETION OF CONTRACTS – July 2021 **\$32,008,872**

D. AWARD OF INFORMAL CONTRACTS (Not Exceeding \$96,700) **\$283,053**

	<u>QUANTITY</u>	<u>AMOUNT</u>
A & B Letters for August (Average Transaction: \$23,588)	12	\$283,053

E. REJECTION OF BIDS

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

F. TERMINATION OF CONTRACTS FOR CONVENIENCE

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

H. AWARD OF ARCHITECTURAL AND ENGINEERING CONTRACTS **\$488,461**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>SCHOOL / PROJECT</u>	<u>AMOUNT</u>
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AC Martin, Inc.	2220016 / 4400009766	Byrd MS	\$488,461
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Item N

Architectural and engineering services to replace the entire underground hydroponic piping system throughout the campus (BOE #371-20/21)
Board Member: Kelly Gonez

Contract Term – 08/26/21 through DSA certification and close-out

Requester: Aaron Bridgewater, Director
Asset Management
Facilities Services Division

I. AWARD OF ARCHITECTURAL AND ENGINEERING AMENDMENTS **\$0**

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

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ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

J. MEMORANDUM OF UNDERSTANDING

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			\$0

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K. AWARD OF TASK ORDER CONTRACTS

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			\$0

L. AWARD OF PROFESSIONAL/TECHNICAL SERVICES AMENDMENTS

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
			\$500,000

ArborPro, Inc. (SBE)	2180005 / 4400008620 (2180005.01)	Amendment to extend one year to the contract term of a formally competed professional services contract for tree inventory, tree health assessment, and preventative maintenance plan services District-wide. Due to COVID-19 restrictions, activity under this contract was delayed. The contract was approved by the Board on October 6, 2020 (BOE# 017-20/21). Contract value remains at \$500,000.	\$0
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Item O**Contract term including this amendment:**

11/01/20 through 10/31/22

Initial Contract Value: \$500,000

*Amendment No. 1: Terms Revised

(Executed Date: 08/26/21)

Aggregate Contract Value: \$500,000Requester: *Robert Laughton, Director*
Maintenance & Operations
Facilities Services Division**M. AWARD OF PROFESSIONAL SERVICES CONTRACTS****\$2,940,000**

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
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Cummings Appraisal Group, Inc., dba Valbridge Property Advisors	2190021 / 4400008792 (RFP R-21002)	Provide real estate property appraisal services. Contract Term: 09/21/20 through 08/31/22 including three (3) one-year renewal options	\$245,000 <i>General & Bond Funds as Identified Per Appraisal</i>
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Item P**Contract Value: \$245,000**Requester: *Aaron Bridgewater, Director*
Asset Management
Facilities Services Division

Ellis Group Inc., dba Integra Realty Resources, Inc. – Los Angeles (Micro-SBE)	2190022 / 4400008793 (RFP R-21002)	Provide real estate property appraisal services. Contract Term: 09/17/20 through 08/31/22 including three (3) one-year renewal options	\$245,000 <i>General & Bond Funds as Identified Per Appraisal</i>
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Item Q**Contract Value: \$245,000**Requester: *Aaron Bridgewater, Director*
Asset Management
Facilities Services Division

ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

M. AWARD OF PROFESSIONAL SERVICES CONTRACTS (CONT'D)

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
Frazier Capital Valuation, Inc. (Micro-SBE)	2190023 / 4400008794 (RFP R-21002)	Provide real estate property appraisal services. Contract Term: 09/24/20 through 08/31/22 including three (3) one-year renewal options Contract Value: \$245,000 Requester: <i>Aaron Bridgewater, Director</i> <i>Asset Management</i> <i>Facilities Services Division</i>	\$245,000 <i>General & Bond Funds as Identified Per Appraisal</i>
	Item R		
Kidder Mathews of CA, Inc.	2190024 / 4400008795 (RFP R-21002)	Provide real estate property appraisal services. Contract Term: 09/18/20 through 08/31/22 including three (3) one-year renewal options Contract Value: \$245,000 Requester: <i>Aaron Bridgewater, Director</i> <i>Asset Management</i> <i>Facilities Services Division</i>	\$245,000 <i>General & Bond Funds as Identified Per Appraisal</i>
	Item S		
Lea Associates, Inc.	2190025 / 4400008796 (RFP R-21002)	Provide real estate property appraisal services. Contract Term: 09/18/20 through 08/31/22 including three (3) one-year renewal options Contract Value: \$245,000 Requester: <i>Aaron Bridgewater, Director</i> <i>Asset Management</i> <i>Facilities Services Division</i>	\$245,000 <i>General & Bond Funds as Identified Per Appraisal</i>
	Item T		
R.P. Laurain & Associates, Inc. (SBE)	2190026 / 4400008797 (RFP R-21002)	Provide real estate property appraisal services. Contract Term: 09/15/20 through 08/31/22 including three (3) one-year renewal options Contract Value: \$245,000 Requester: <i>Aaron Bridgewater, Director</i> <i>Asset Management</i> <i>Facilities Services Division</i>	\$245,000 <i>General & Bond Funds as Identified Per Appraisal</i>
	Item U		
Cummings Appraisal Group, Inc., dba Valbridge Property Advisors	2190037 / 4400009155 (RFP R-21002)	Provide appraisal review services. Contract Term: 12/09/20 through 11/30/22 including three (3) one-year renewal options Contract Value: \$245,000 Requester: <i>Aaron Bridgewater, Director</i> <i>Asset Management</i> <i>Facilities Services Division</i>	\$245,000 <i>General & Bond Funds as Identified Per Appraisal</i>
	Item V		

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ATTACHMENT A
RATIFICATION OF CONTRACTS AWARDED UNDER DELEGATED AUTHORITY

M. AWARD OF PROFESSIONAL SERVICES CONTRACTS (CONT'D)

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
Ellis Group Inc., dba Integra Realty Resources, Inc. – Los Angeles (Micro-SBE)	2190038 / 4400009156 (RFP R-21002) Item W	Provide appraisal review services. Contract Term: 12/08/20 through 11/30/22 including three (3) one-year renewal options Contract Value: \$245,000 Requester: <i>Aaron Bridgewater, Director</i> <i>Asset Management</i> <i>Facilities Services Division</i>	\$245,000 <i>General & Bond Funds as Identified Per Appraisal</i>
Desmond, Marcello & Amster, LLC (SBE)	2190047 / 4400009555 (RFP R-21002) Item X	Provide goodwill appraisal services. Contract Term: 06/22/21 through 05/31/23 including three (3) one-year renewal options Contract Value: \$245,000 Requester: <i>Aaron Bridgewater, Director</i> <i>Asset Management</i> <i>Facilities Services Division</i>	\$245,000 <i>General & Bond Funds as Identified Per Appraisal</i>
Frazier Capital Valuation, Inc. (Micro-SBE)	2190048 / 4400009556 (RFP R-21002) Item Y	Provide goodwill appraisal services. Contract Term: 06/16/21 through 05/31/23 including three (3) one-year renewal options Contract Value: \$245,000 Requester: <i>Aaron Bridgewater, Director</i> <i>Asset Management</i> <i>Facilities Services Division</i>	\$245,000 <i>General & Bond Funds as Identified Per Appraisal</i>
Desmond, Marcello & Amster, LLC (SBE)	2190049 / 4400009615 (RFP R-21002) Item Z	Provide fixture and equipment appraisal services. Contract Term: 08/24/21 through 07/31/23 including three (3) one-year renewal options Contract Value: \$245,000 Requester: <i>Aaron Bridgewater, Director</i> <i>Asset Management</i> <i>Facilities Services Division</i>	\$245,000 <i>General & Bond Funds as Identified Per Appraisal</i>
Frazier Capital Valuations, Inc. (Micro- SBE)	2190050 / 4400009616 (RFP R-21002) Item AA	Provide fixture and equipment appraisal services. Contract Term: 08/19/21 through 07/31/23 including three (3) one-year renewal options Contract Value: \$245,000 Requester: <i>Aaron Bridgewater, Director</i> <i>Asset Management</i> <i>Facilities Services Division</i>	\$245,000 <i>General & Bond Funds as Identified Per Appraisal</i>

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

N. AWARD OF GOODS AND SERVICES CONTRACTS \$83,983

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>NOT-TO-EXCEED AMOUNT</u>
Los Angeles Department of Water and Power	2190051 / 4400009726	Provide recycled water for irrigation purposes at Van Nuys HS.	\$83,983 100% General Funds
	Item BB	Contract Term: 03/10/21 through 03/09/24 including two (2) one-year renewal options Contract Value: \$83,983	
		<i>Requester: Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	

O. EXTRA SERVICES /AMENDMENTS FOR ARCHITECTURAL AND ENGINEERING CONTRACTS \$1,138,581

CONTRACT NOS. 1520031/4400003434; 1520055/4400003899; 1720042/4400005892; 1720042/4400005892;
Item CC 1720042/4400005892; 1720042/4400005892; 1720048/4400005973; 1820035/4400006554;
1820036/4400006555; 1920020/4400007540; 1920020/4400007540; 1920023/4400007774;
1920023/4400007774; 1920023/4400007774; and 2120001/4400008536

P. NO COST EXTRA SERVICES/AMENDMENTS FOR ARCHITECTURAL AND ENGINEERING CONTRACTS \$0

None

Q. 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			

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

A. APPROVAL OF TECHNICAL SERVICES TASK ORDER CONTRACTS (PCC 20118.5-.9) \$12,000,000

<u>CONTRACTOR</u>	<u>IDENTIFICATION NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Best Contracting Services, Inc.	2280001 / 4400009769	Authorization to award two (2) formally competed task order contracts to provide elastomeric roof coating and repair services District-wide. The individual amounts of these contracts will be limited to \$3,000,000.	\$6,000,000 <i>100% Restricted Maintenance Funds</i>
Danny Letner, Inc., dba Letner Roofing Company	2280002 / 4400009800 (IFB R-21027)	Contract Term: 11/01/21 through 10/31/23 includes three (3) one-year options Aggregate Contract Value: \$6,000,000 <i>Requester: Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	

Item DD

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Item EE

Asphalt Fabric and Engineering, Inc.	2280004 / 4400009785	Authorization to award two (2) formally competed task order contracts to provide synthetic turf repair and maintenance services District-wide. The individual amounts of these contracts will be limited to \$3,000,000.	\$6,000,000 <i>100% Restricted Maintenance Funds</i>
Thomasville Construction, Inc. (SBE)	2280005 / 4400009786 (IFB R-21024)	Contract Term: 11/01/21 through 10/31/23 includes three (3) one-year options Aggregate Contract Value: \$6,000,000 <i>Requester: Robert Laughton, Director Maintenance & Operations Facilities Services Division</i>	

Item FF

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Item GG

ADOPTED BY BOARD

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ADOPTED BY BOARD
OCTOBER 12, 2021

INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division

INFORMATIVE

DATE: October 12, 2021

TO: Members, Board of Education
Megan Reilly, Interim Superintendent

FROM: Aaron Bridgewater, Director *Aaron B/B*
Facilities Planning and Development

**SUBJECT: RECOMMENDATION TO RATIFY TWELVE (12) CONTRACTS
TO PROVIDE REAL PROPERTY APPRAISAL SERVICES,
AGGREGATE CONTRACT CAPACITY: \$2,940,000**

**REAL PROPERTY APPRAISAL SERVICES CONTRACTS NOS.
2190021/4400008792 to 2190026/4400008797, 2190037/4400009155,
2190038/4400009156, 2190047/4400009555, 2190048/4400009556,
2190049/4400009615 AND 2190050/4400009616**

Student Impact:

The proposed contracts will support the Los Angeles Unified School District’s (District) efforts to maximize the use of current real estate assets through various means including, but not limited to, acquisition, disposition, exchange and joint occupancy to support various District initiatives and student needs.

Equity Impact:

Not Applicable.

Introduction

The Facilities Services Division (Facilities) proposes that the Board of Education (Board) ratify twelve (12) contracts entered into on behalf of the District with seven (7) firms to provide comprehensive Real Estate Property Appraisal services. These will be “Task Order” contracts with a total “not-to-exceed dollar amount”. It is imperative to note that these contracts do not require any minimum dollar amount to be spent and that the services are to be provided on an “as and when needed” basis.

Why is this necessary?

It is important that the District have these contracts in place for performance of Real Estate Appraisal services, should the need arise. Each of these highly qualified firms was chosen due to their experience and exemplary record of providing quality and timely appraisal services to the District and other public agencies.

The District uses various types of appraisal services for the acquisition, disposition, and leasing of property. Appraisal services have also been used by the District in feasibility studies. The types of services needed fall into three categories:

Members, Board of Education 2
Megan Reilly, Interim Superintendent

October 12, 2021

Real Property Appraisal Services: When needed, staff will attempt to secure bids from at least three firms. At any given time though, one or more firms may not be available to bid. Having six firms on the real property appraisal list will provide staff with sufficient capacity to secure three bids, even if some firms are unavailable.

Appraisal Review Services: If the market value of an appraised property exceeds \$1,000,000, District policy requires a review of the original real property appraisal by a separate firm. The panel of appraisal firms also include firms who can also provide appraisal review services.

Specialized Appraisal Services: This includes appraisal services for fixtures and equipment and goodwill. The panel of appraisal firms also includes firms which have other specific areas of expertise (valuation of permanent fixtures and equipment and business goodwill) which may be necessary for commercial and industrial property valuations.

The District may require appraisal services for several reasons including, but not limited to:

- (1) Acquisition, disposition, or exchange of land
- (2) Pricing/Sale of District owned properties declared as surplus
- (3) Negotiation of leases for District owned and occupied properties

Why do we need to do this now?

The previous contracts for these services expired on November 30, 2019. The District does not currently have a task order contract for appraisal services. These contracts will allow staff to continue to support the District's need for appraisal services without interruption and/or delay.

What would happen if this were not approved?

Ratification of the twelve (12) master task order contracts will ensure continuance of Real Estate Property Appraisal services are provided throughout the District. If the recommended contracts are not ratified, the District's lack of service may inhibit the District's ability to provide support to various departments real estate and facility's needs, and to meet critical regulatory and legal requirements.

What are the terms of the proposed agreement?

The services provided under these contracts will be for an initial term of two (2) years and three (3) one (1) year option periods to extend. Presented in the table below are the proposed vendors, scope of services and contract award amounts as summarized. Please note the appraisal firms have specific areas of expertise.

Firm/Contractor	Contract No.	Not-to-Exceed Capacity	Services Provided	# of Option Years
Cummings Appraisals dba Valbridge Property Advisors	2190021/4400008792	\$245,000	A	3
	2190037/4400009155	\$245,000	AR	3
Desmond, Marcello & Amster, LLC	2190049/4400009615	\$245,000	FE	3
	2190047/4400009555	\$245,000	GW	3
Ellis Group dba Integra Realty Resources - Los Angeles	2190022/4400008793	\$245,000	A	3
	2190038/4400009156	\$245,000	AR	3

Firm/Contractor	Contract No.	Not-to-Exceed Capacity	Services Provided	# of Option Years
Frazier Capital Valuation, Inc.	2190023/4400008794	\$245,000	A	3
	2190050/4400009616	\$245,000	FE	3
	2190048/4400009556	\$245,000	GW	3
Kidder Mathews of California	2190024/4400008795	\$245,000	A	3
Lea Associates, Inc.	2190025/4400008796	\$245,000	A	3
R.P. Laurain & Associates	2190026/4400008797	\$245,000	A	3

Service Codes:

A = Real Property Appraisals

AR = Appraisal Reviews

FE = Fixtures and Equipment Appraisals

GW = Goodwill/Business Valuation Appraisals

SBE: All firms except Cummings Appraisals, Kidder Mathews and Lea Associates

Category	Appraisal Services	Typical Cost per Appraisal
1	Real Property Appraisal Service	
	Single Family	\$1,000 to \$2,500
	Multi- Family (2 to 4 units)	\$1,400 to \$3,500
	Multi- Family (5 to 9 units)	\$1,600 to \$6,500
	Apartment (10 units or more)	\$2,500 to \$10,000
	High Rise Buildings	\$2,500 to \$18,000
	Commercial & Industrial	\$3,200 to \$13,500
	Vacant Land	\$1,900 to \$15,000
2	Appraisal Review Service	Approx. 1/3 to 1/2 of original appraisal cost
3	Specialized Appraisal Services	
	Fixtures and Equipment Appraisal Service	\$2,000 to \$15,000
	Goodwill/Business Valuation Appraisal Service	\$5,000 or more

Each firm has been recommended to receive a task order contract with a total “not-to-exceed dollar amount” of \$245,000 per contract, over five years.

Payments to appraisal firms for services rendered will come from general and/or bond funds depending on the funding source(s) of the project for which the service is required. Only services for projects that are bond funded will be paid from bond funds. If an appraisal service is required for a project that is not bond funded, general funds will be used for payment of the appraisal service rendered.

ADOPTED BY BOARD

OCTOBER 12, 2021

Members, Board of Education
Megan Reilly, Interim Superintendent

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October 12, 2021

If you have any questions or require additional information, please contact me at aaron.bridgewater@lausd.net or at (213) 248-2279.

c: Devora Navera Reed
Pedro Salcido
Patricia Chambers
Amanda Wherritt
Mary Lu Camacho
David Hart
Mark Hovatter

Kristina Tokes
Alix O'Brien
Judith Reece
Al Grazioli
Julie Woessner

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OCTOBER 12, 2021

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OCTOBER 12, 2021

INTEROFFICE CORRESPONDENCE
 Los Angeles Unified School District
 Facilities Services Division

INFORMATIVE

DATE: October 12, 2021

TO: Members, Board of Education
 Megan K. Reilly, Interim Superintendent

FROM: Robert Laughton
 Director of Maintenance and Operations

SUBJECT: CONTRACTOR NAME: Los Angeles Dept. of Water and Power
CONTRACT NO.: 2190051/4400009726
CONTRACT AMOUNT: \$83,983
REQUEST FOR RECYCLED WATER CONTRACT – VAN NUYS HS

Student Impact:

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.

Equity Impact:

Not Applicable.

Introduction:

The Recycled Water contract for Van Nuys High School provides for the displacement of potable water used for irrigation 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.

Why is this necessary?

The Recycled Water contract allows Van Nuys High School 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 Recycled Water contract expired on February 28, 2021. The new contract will allow the school site irrigation systems to continue to be served on the recycled water rate of \$1.676 per HCF. The contract provides estimated water cost savings of \$533,385 over the three-year contract term.

What would happen if this were not approved?

If action to execute the agreement is not taken, the Van Nuys High School would default to the annual average potable water rate of \$6.926 per HCF, increasing the water costs by \$533,385 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 or at (213) 241-0482.

c: David Holmquist
Pedro Salcido
Patricia Chambers
Amanda Wherritt
Janice Sawyer
Judith Reece
Christos Chrysiliou

ADOPTED BY BOARD

OCTOBER 12, 2021

Members, Board of Education
Megan K. Reilly, Interim Superintendent

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October 12, 2021

ATTACHMENT A

SCHOOL SITE	CONTRACT NO.	VALUE
VAN NUYS HIGH SCHOOL	2190051/4400009726	\$83,893

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OCTOBER 12, 2021

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OCTOBER 12, 2021

INTEROFFICE CORRESPONDENCE
 Los Angeles Unified School District
 Facilities Services Division

INFORMATIVE

DATE: October 12, 2021

TO: Members, Board of Education
 Megan K. Reilly, Superintendent (Interim)

FROM: Robert Laughton, Director
 Maintenance & Operations Branch

SUBJECT: **IFB NO. R-21027 ELASTOMERIC ROOF COATING SERVICES (DISTRICT-WIDE)
 REQUEST FOR APPROVAL OF TWO (2) TASK ORDER CONTRACTS**

CONTRACTOR NAMES:

BEST CONTRACTING SERVICE, INC. 2280001-4400009769

DANNY LETNER INC. dba LETNER ROOFING CO. 2280002-4400009800

CONTRACT AMOUNT: \$6,000,000 AGGREGATE (\$3,000,000 PER CONTRACT)

TERM: TWO (2) YEARS, PLUS THREE (3) ONE-YEAR RENEWAL OPTIONS

Student Impact:

Students benefit by having a safe, educational environment centered on academic success and retaining a high standard of learning while providing well-maintained roofs in watertight condition so that there is no impact to the learning environment.

Equity Impact:

Not Applicable.

Introduction

Maintenance and Operations (M&O) is requesting the Board of Education's approval to award Annual Contract No. R-21027 for the Elastomeric Roof Coatings and Repair services to be used at various locations throughout the District.

Why is this necessary?

These contracts will provide the lowest overall competitive cost to support our need to perform overwhelming volume of roofing repair services. This contract will assist Maintenance and Operations to perform the needed services utilizing a licensed contractor.

Why do we need to do this now?

There is a continuous need to provide ongoing preventative maintenance on polyurethane foam roofing and built-up roofing systems throughout the District. The ability to utilize a contract to provide timely repair services at a reduced cost will assist in the effort to minimize disruption to the learning environment for students.

What would happen if this were not approved?

If these contracts are not approved, M&O will need to explore alternate resources for performing the required work potentially at a higher cost, which will also result in a delay in providing necessary services to the schools.

Members, Board of Education
Megan K. Reilly, Superintendent (Interim)

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What are the terms of the proposed agreement?

The term of this contract will be for two (2) years, with three (3) one-year renewal 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 or at (213) 241-0304.

c: Devora Navera Reed
Pedro Salcido
Patricia Chambers
Amanda Wherritt
Janice Sawyer
Mark Hovatter
Judith Reece

ADOPTED BY BOARD
OCTOBER 12, 2021

ADOPTED BY BOARD

OCTOBER 12, 2021

INTEROFFICE CORRESPONDENCE
Los Angeles Unified School District
Facilities Services Division

INFORMATIVE

DATE: October 12, 2021

TO: Members, Board of Education
 Megan K. Reilly, Superintendent (Interim)

FROM: Robert Laughton, Director
 Maintenance & Operations Branch

**SUBJECT: IFB NO. R-21024 SYNTHETIC TURF REPAIR AND MAINTENANCE SERVICES
 (DISTRICT-WIDE)
 REQUEST FOR APPROVAL OF TWO (2) TASK ORDER CONTRACTS
CONTRACTOR NAMES:
 ASPHALT FABRIC AND ENGINEERING, INC. 2280004/4400009785
 THOMASVILLE CONSTRUCTION, INC. 2280005/4400009786
 CONTRACT AMOUNT: \$6,000,000 AGGREGATE (\$3,000,000 PER CONTRACT)
 TERM: TWO (2) YEARS, PLUS THREE (3) ONE-YEAR RENEWAL OPTIONS**

Student Impact:

Students benefit by having a safe, educational environment centered on academic success and retaining a high standard of learning while providing well-maintained athletic and general-purpose turf fields. This contract provides an environment that encourages learning, physical activity, and social engagement.

Equity Impact:

Not Applicable.

Introduction

Maintenance and Operations (M&O) is requesting the Board of Education's approval to award Annual Contract No. R-21024 for the Synthetic Turf Repair and Maintenance Services to be used at various locations throughout the District.

Why is this necessary?

This contract will provide the lowest overall competitive cost to provide repair and maintenance of the District's synthetic baseball, soccer, football and general-purpose fields. This contract will assist Maintenance and Operations in providing safe and healthy play/exercise environments for physical education classes, physical therapy and competitive sporting events utilizing a licensed contractor.

Why do we need to do this now?

There is a continuous need to provide synthetic turf repair and maintenance services throughout the District. The ability to utilize a contract to provide timely repair services at a reduced cost will help minimize disruption to the learning and exercise environments for students.

Members, Board of Education
Megan K. Reilly, Superintendent (Interim)

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What would happen if this were not approved?

If these contracts are not approved, M&O will need to explore alternate resources for performing the required work potentially at a higher cost, which will also result in a delay in providing necessary services to the schools.

What are the terms of the proposed agreement?

The term of this contract will be for two (2) years, with three (3) one-year renewal options. Funding will be provided on an as-needed basis utilizing 100% of 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: Devora Navera Reed
Pedro Salcido
Patricia Chambers
Amanda Wherritt
Janice Sawyer
Mark Hovatter
Judith Reece

ADOPTED BY BOARD
OCTOBER 12, 2021